Cape Coral Lots 3505 6-Plex
3505 Skyline Boulevard
Cape Coral, Florida

GENERAL NOTES

1. OWNER IS TO OBTAIN AND PAY ALL REQUIRED PERMITS
2. ALL WORK SHALL COMPLY WITH GOVERNING CODES, RULES AND REGULATIONS
3. THIS WORK SHALL BE COMPLETED IN A PROFESSIONAL MANNER USING ONLY CRAFTSMAN SKILLED AND EXPERIENCED IN THE WORK INVOLVED.
4. CONTRACTORS SHALL COMPLY WITH ALL O.S.H.A. AND LIFE SAFETY STANDARDS DURING THE COURSE OF CONSTRUCTION
5. WORK OF MECHANICAL AND ELECTRICAL SCOPE CONSTRUCTIONS DOCUMENTS ARE RELATED TO AND AFFECT WORK OF ARCHITECTURAL PROVISIONS, CONTRACTOR TO FULLY ACQUAINT HIMSELF/HERSELF WITH REQUIREMENTS OF MECHANICAL AND ELECTRICAL WORK AND TO PROVIDE FULLY FOR THE INTERFACE OF THIS WORK.
6. SHOWN ADA CODE COMPLIANCE DIMENSIONS ARE FINAL FINISHED DIMENSIONS, CONTRACTOR SHALL COORDINATE ALL SELECTED BY OWNER MATERIAL FINISHES TO MAINTAIN DIMENSIONS (IF APPLICABLE).

–ALL FIRST FLOOR UNITS ARE HANDICAP ADAPTABLE

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TRUSSES

28	TRUSSES LAYOUT

PROJECT CONSISTS OF A MULTI–FAMILY 6–PLEX LOCATED AT:
3505 Skyline Boulevard, Cape Coral Florida
7,572 S.F. – SEE ARCHITECTURAL DRAWINGS FOR DETAILS

LEE COUNTY CODE INFORMATION:

–BUILDING AND STRUCTURAL	–FLORIDA BUILDING CODE 2017 SIXTH EDITION
–STRUCTURAL	–FLORIDA BUILIDNG CODE 2017 SIXTH EDITION
–PLUMBING	–FLORIDA PLUMBING CODE 2017 EDITION
–MECHANICAL	–FLORIDA MECHANICAL CODE 2017 EDITION
–ELECTRICAL	–NEC 2014, EDITION OF NFPA–70
–FIRE PROTECTION:	–2017 SIXTH EDITION FLORIDA FIRE PREVENTION AND NFPA 101 (PFPA101, 2012 EDITION)
ACCESSIBILITY:	–FLORIDA ACCESSIBILITY CODE 2017 EDITION

BUILDING DATA:

ZONING CLASSIFICATION:	–RESIDENTIAL (MULTI–FAMILY)
DEVELOPMENT TYPE:	–RESIDENTIAL (R–2)
PARKING SPACES TOTAL:	–SEE CIVIL DRAWINGS
OCCUPANCY TYPE:	–RESIDENTIAL (R–2)
TYPE OF CONSTRUCTION	–(V–B)
SPRINKLER:	–YES
HANDICAPPED SPACES	–SEE CIVIL DRAWINGS
NUMBER OF STORIES:	–(2) TWO
BUILDING STORIES:	(2) STORY ALLOWED (2 STORY PROPOSED)
IMPORTANCE FACTOR:	1.00 (BUILDING CATEGORY II)
EXPOSURE CATEGORY:	"B"

INTERNAL PRESSURE COEFFICIENTES: +0.18, –0.18 (ENCLOSED)
AT LANAI: +0.55, –0.55 (PARTIALLY ENCLOSED)

BUILDING AREA:
RESIDENTIAL (R–2) 7,000 S.F. TABLE 503
TOTAL AREA ALLOW–SEE AREA MODIFICATION BELOW: 29,750 S.F.
TOTAL PROPOSED BUILDING AREA: 7,626 S.F.

–BUILDING HEIGHT:
–RESIDENTIAL (R–2) 40 FEET MAX. HEIGHT TABLE 503 (28.0' PROPOSED)

AREA MODIFICATION

Aa= {At + (At x If) + (At x Is)}
If= 25%
Is= AUTOMATIC SPRINKLER INCREASE= 300%
Aa={7,000 + (7,000 x 25%) + (7,000 x 300%)}
Aa={7,000 + (1,750) + (21,000)}
Aa= 29,750 S.F.

–REQUIRED SEPARATION BETWEEN OCCUPANCY:
NUMBER OF UNITS: 6
1/2 HR. FIRE RATED RESISTANT
PROVIDED 1 HR. FIRE RATED RESISTANT UL DESIGN U–305 (MIN.)

–FIRE EXTINGUISHER REQ.: 1 PER 3,000 S.F. –1 PROVIDED PER UNIT
MAXIMUM TRAVELING DISTANCE BETWEEN FIRE EXTINGUISHERS (75 FEET)
PER F.B.C. 2017 TABLE 906.3(1)
–FIRE EXTINGUISHER FOR CLASS AND FIRE HAZARD: 2A–10BC

BASIC WIND SPEED: 160 M.P.H.

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02–45–23–C1–01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE"– N.A.V.D.

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CONTRACTOR/DEVELOPER:

PROJ No: 11–06–18
FILE: PINEDA 6–PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11–30–18

REVISIONS
DATE | REV.BY

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A/E
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 3910

SEAL

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6–plex 3505 aristizabal

SHEET
A–1
COVER
01 OF 28

ABBREVIATIONS

SYMBOLS

SYMBOLS	DEFINITIONS
@	AT
∠	ANGLE
&	AND
℄	CENTERLINE
ϕ	DIAMETER
#	POUND: NUMBER
/	PER

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

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

DRAWING SYMBOLS

LINE SYMBOLS

CENTER LINE
HIDDEN LINE
PROPERTY LINE
NOTE LEADER

DRAWING SYMBOLS

SECTION (WALL OR CROSS) — SPECIFIC DWG. NUMBER OR LETTER / DWG. SHEET AND SECTION LOCATION

DETAIL (LOCATED ON DRAWINGS) — SPECIFIC DWG. NUMBER OR LETTER / DWG. SHEET AND SECTION LOCATION

INTERIOR ELEVATION — SPECIFIC INT. ELEVATION NUMBER (1 / A-1) / DWG. SHEET AND INTERIOR ELEVATION LOCATION

ROOM IDENTIFICATION — A-101: ROOM IDENTIFIER, FLOOR IDENTIFIER, BUILDING IDENTIFIER

SCHEDULE SYMBOLS

DOOR TYPE — FLOOR IDENTIFIER, DOOR NUMBER IDENTIFIER (102)

WINDOW TYPE — WINDOW TYPE NUMBER OR LETTER

SPECIALTIES

KEYNOTES — NOTE NUMBER (1) / NOTE LEADER

EQUIPMENT

WATER CLOSET
LAVATORY
STANDARD TUB
TUB
REFRIGERATOR (R.)
DOUBLE BOWL SINK
DISHWASHER
RANGE
WASHER
DRYER (D.)
SERVICE SINK
WATER HEATER (W.H.)
AIR HANDLING UNIT (AHU)
COMPRESSOR
POOL EQUIPMENT

EQUIPMENT

TOWEL BAR
MEDICINE CABINET
TOILET PAPER HOLDER
SHOWER HEAD

MATERIAL SYMBOLS

UNDISTURBED EARTH
COMPACTED FILL
STONE/ROCK
STONE FILL/GRAVEL
STRUCTURAL CONCRETE
LIGHTWEIGHT CONCRETE
STEEL REINFORCING
MARBLE
CONCRETE MASONRY UNITS
BEARING WALL
ROUGH WOOD
WOOD BLOCKING
FINISH WOOD
BATT INSULATION
RIGID INSULATION
SHINGLES
ROOF TILE (BARREL STYLE)
ROOF TILE (FLAT STYLE)
STEEL
ALUMINUM
GLASS

WALL MATERIAL-SYMBOLS

8" C.M.U.
HORIZONTAL REINF.
G.W.B.
METAL OR WOOD FURRINGS
INSULATION
VERTICAL REINF. IN FILLED CELL

STUCCO
STRUCTURAL CONCRETE
8" C.M.U.

METAL FRAMING OR WOOD FRAME
G.W.B.

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ADDRESS: 3505 Skyline Blvd — FLOOD ZONE: "AE" — N.A.V.D.

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CONTACT: PROJECT MANAGER: Gustavo A. Roman
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CONTRACTOR/DEVELOPER:

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
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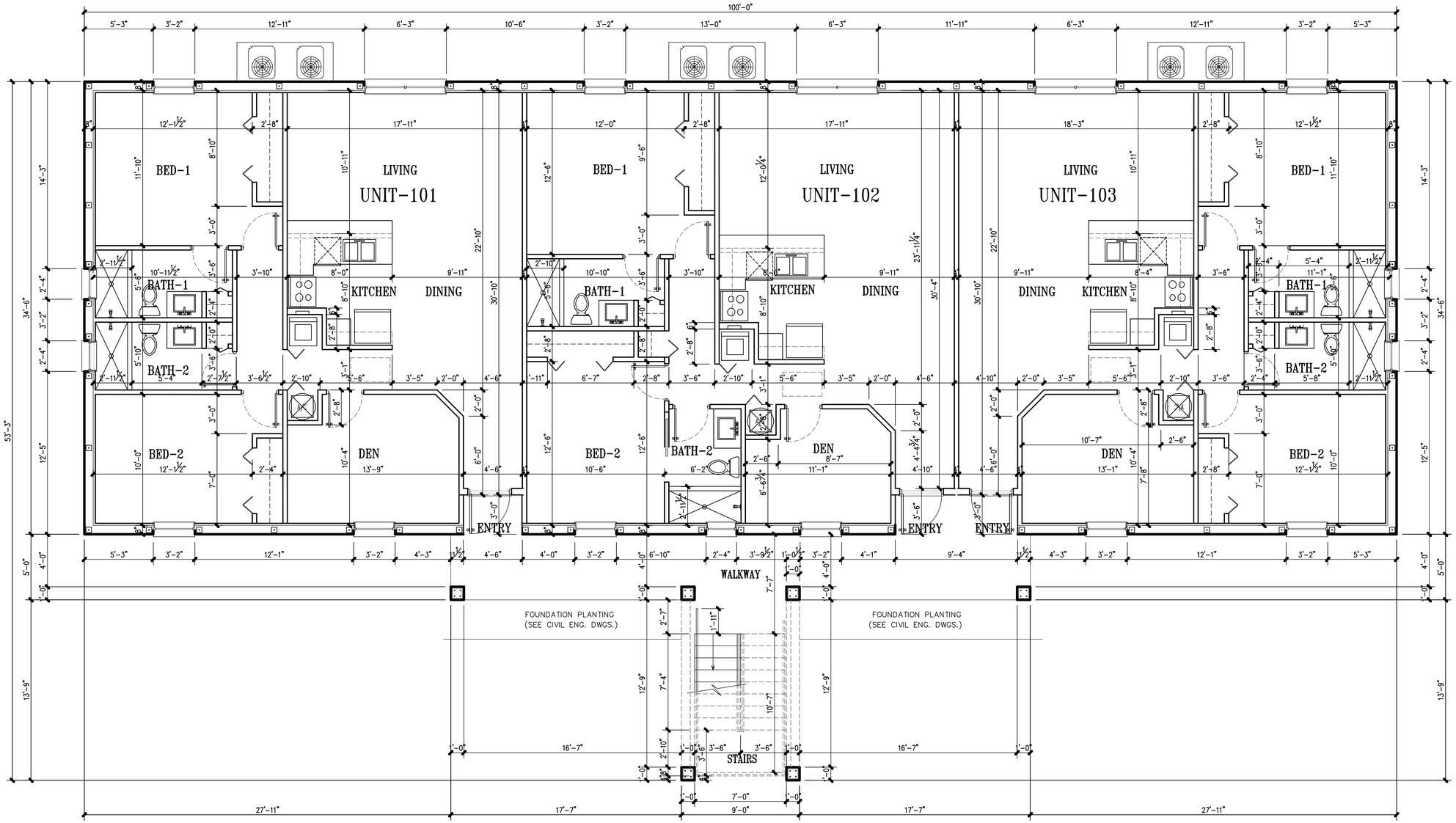
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

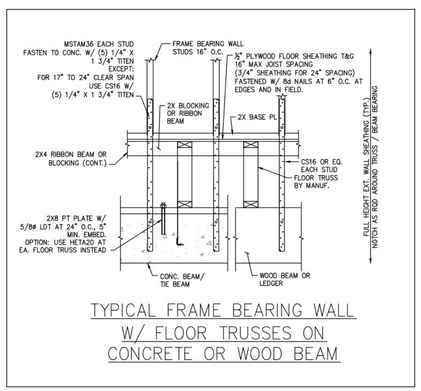
pineda 6-plex 3505 aristizabal

SHEET
A-2
02 OF 28

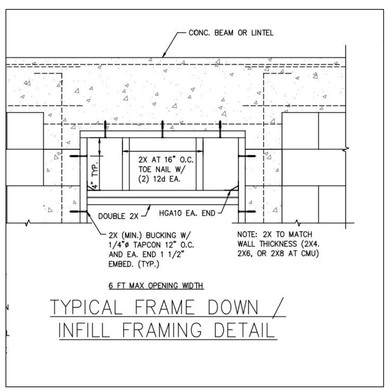


FIRST FLOOR PLAN (DIMENSIONED)

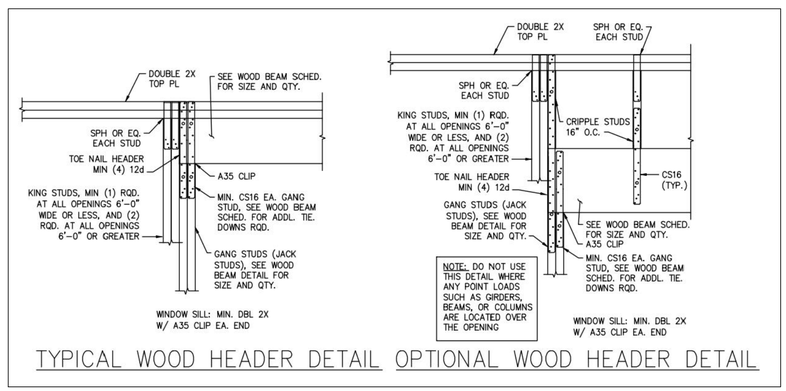
1/4" = 1'-0"



TYPICAL FRAME BEARING WALL W/ FLOOR TRUSSES ON CONCRETE OR WOOD BEAM



TYPICAL FRAME DOWN / INFILL FRAMING DETAIL



TYPICAL WOOD HEADER DETAIL OPTIONAL WOOD HEADER DETAIL

SQUARE FOOTAGE CALCULATIONS

	UNIT-101 END UNIT	UNIT-102 CENTER UNIT	UNIT-103 END UNIT	UNIT-201 END UNIT	UNIT-202 CENTER UNIT	UNIT-203 END UNIT	TOTAL
LIVING	1156 S.F.	1137 S.F.	1156 S.F.	1156 S.F.	1137 S.F.	1156 S.F.	6898 S.F.
ENTRY	15 S.F.	15 S.F.	15 S.F.	15 S.F.	15 S.F.	15 S.F.	90 S.F.
SUB-TOTAL							6988 S.F.
WALKWAY-1							230 S.F.
WALKWAY-2							230 S.F.
STAIRS							124 S.F.
TOTAL							7572 S.F.

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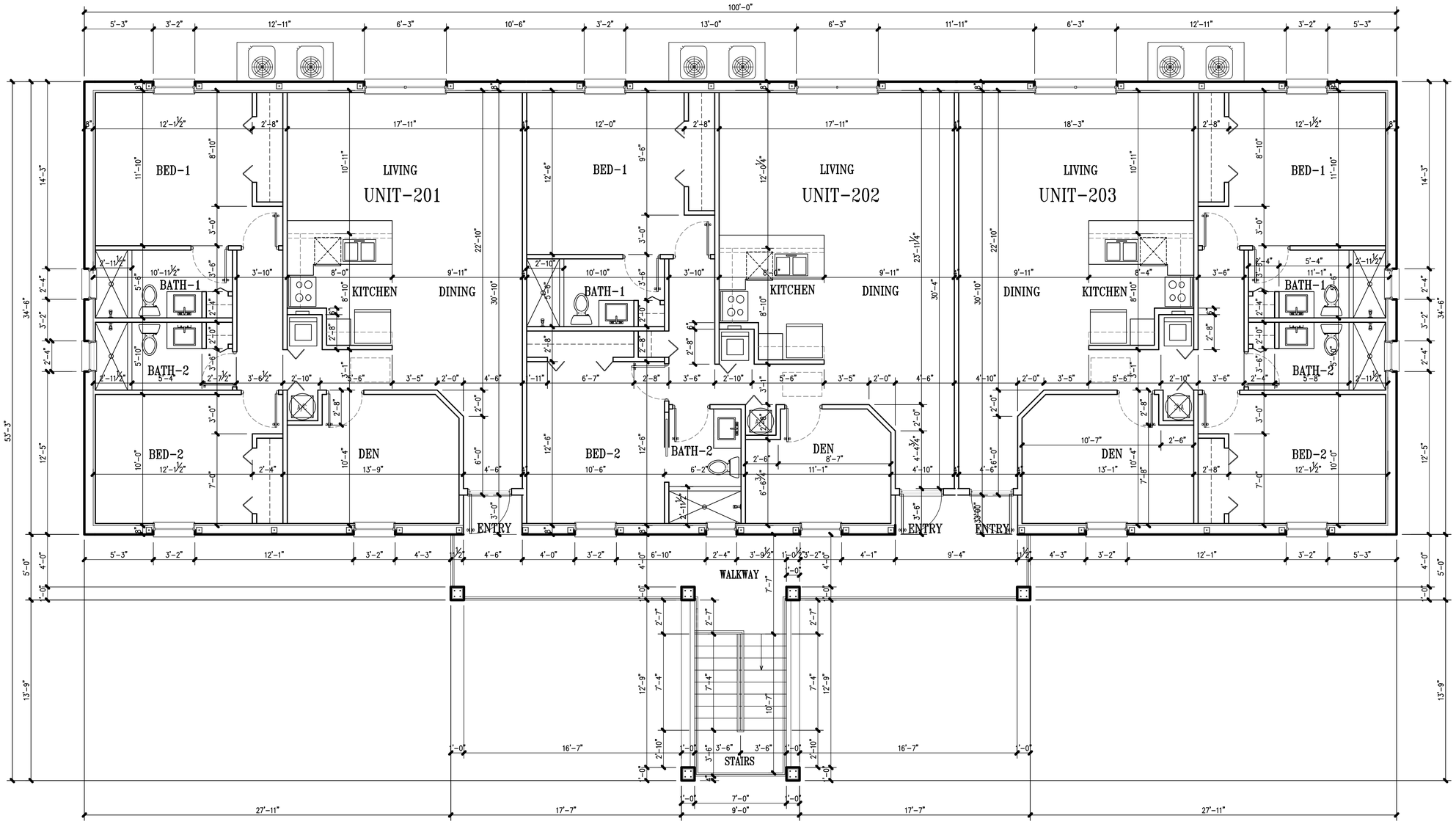
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

SHEET
A-4
FIRST FL PLAN (DIM.)
04 OF 28



SECOND FLOOR PLAN (DIMENSIONED)

1/4" = 1'-0"

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FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

REVISIONS		
DATE	REV.BY	

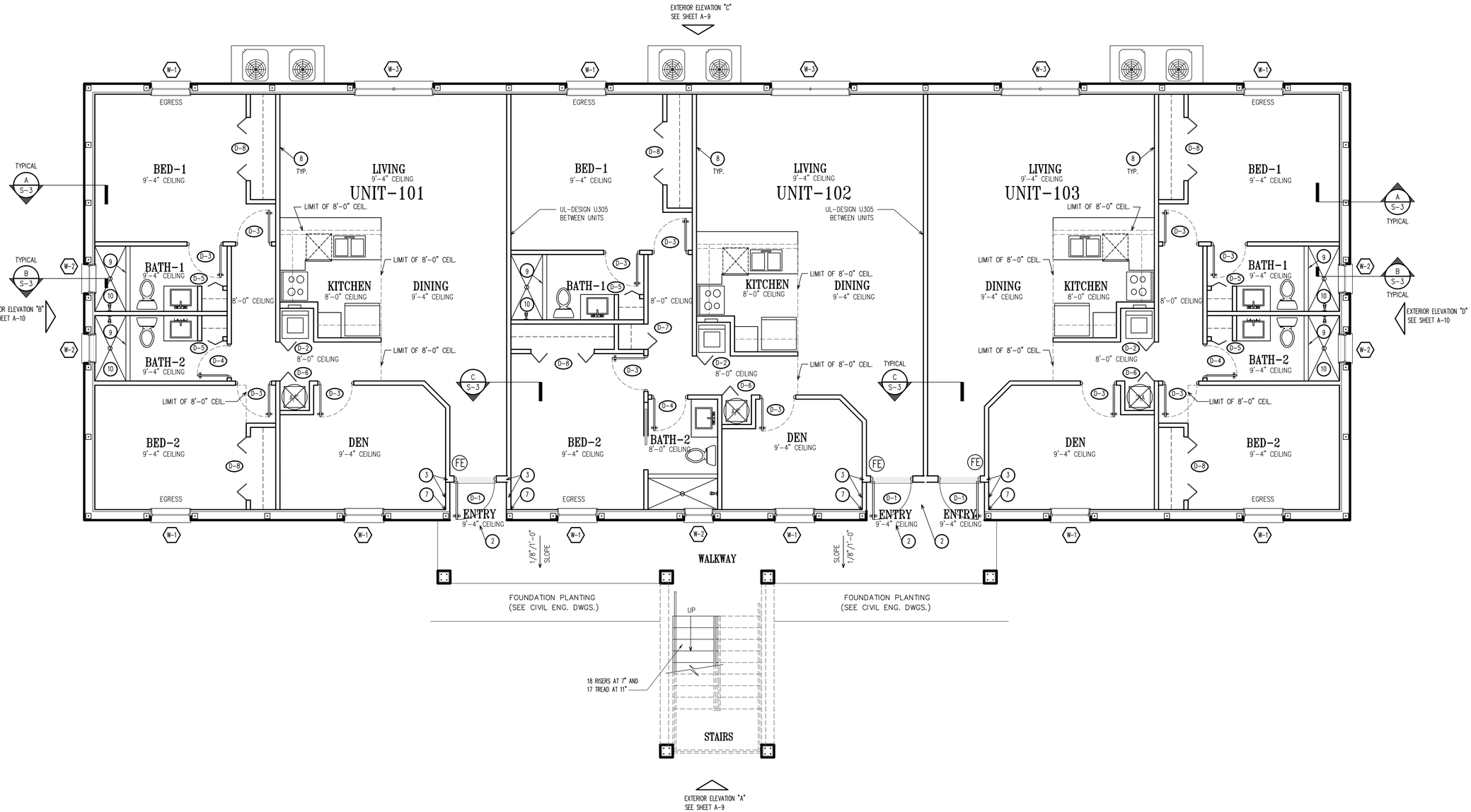
GulfCoast Engineering, LLC
3002 Del Prado Boulevard South Cape Coral, Florida 33904
(239) 458 6633 e-mail: www.gcefl.com

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

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

SHEET
A-5
SECOND FL PLAN (DIM.)
05 OF 28



FIRST FLOOR PLAN (DIMENSIONED)

1/4" = 1'-0"

DOORS AND WINDOW N.O.A. OR FL. NUMBERS

FRENCH STYLE DOOR MANUFACTURER: P.G.T. OR EQUAL
DOOR APPROVED No.: N.O.A. 17-0504.01 - EXP. DATE: OCT 18, 2022

SOLID DOOR MANUFACTURER: THERMA-TRU OR EQUAL
SOLID DOOR APPROVED FL No. FL5891-R6 - EXP. DATE: DEC/ 31/2021

GARAGE DOOR MANUFACTURER:CLOPAY or EQUAL
GARAGE DOOR APPROVED No. FL 17-0809.30 EXP. DATE: JULY 21, 2021

GARAGE DOOR MANUFACTURER:OVERHEAD DOOR CORPORATION OR EQUAL
GARAGE DOOR APPROVED No.: N.O.A. 18-0418.10 EXP. DATE: SEPT 08, 2021

SLIDING GLASS DOOR MANUFACTURER: P.G.T. OR EQUAL
SLIDING GLASS DOORS APPROVED No.: N.O.A. 17-0420.13 EXP. DATE: MAR 24, 2020

WINDOW MANUFACTURER: PGT WINDOW OR EQUAL
WINDOW APPROVED No.:N.O.A. No:17-0630.08 (SINGLE HUNG) EXP. DATE: MAR 26, 2021
WINDOW APPROVED No.:N.O.A. No:17-0411.03 (HORIZONTAL SLIDER WINDOW) EXP. DATE: NOV 01, 2022
WINDOW APPROVED No.: N.O.A. No.:18-0430.05 (ALUMINUM-FIXED GLASS) EXP. DATE: FEB 19, 2024
WINDOW APPROVED No.:N.O.A. No:17-0614.14 (ALUMINUM CASEMENT WINDOW) EXP. DATE: APR 11, 2023
WINDOW APPROVED No.:N.O.A. No:17-0614.15 (ALUM.-CASEMENT FIXED GLASS WINDOW) EXP. DATE: APR 11, 2023
WINDOW APPROVED No.:N.O.A. No:17-0614.20 (ALUM. AWNING WINDOW) EXP. DATE: APR 11, 2023

2017 6th EDITION FLORIDA BUILDING CODE COMPLIANCE
Cape Coral Lots 3505 6-PLEX AT 3505 Skyline Boulevard

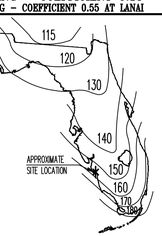
DESIGN CRITERIA: ENCLOSED BUILDING - COEFFICIENT 0.18
DESIGN CRITERIA: PARTIALLY ENCLOSED BUILDING - COEFFICIENT 0.55 AT LANAI

-APPROXIMATE SITE LOCATION: (CAPE CORAL-LEE COUNTY)
-BASIC WIND SPEED-M.P.H. :160 M.P.H.
-WIND SPEED AND STATIC PRESSURE= 42.18 P.S.F.
-WIND IMPORTANCE FACTOR AND BUILDING CATEGORY: HOUSE = 2.0, SCREENED ENCLOSURES= 0.87
-MEANS ROOF HEIGHT= 24'-9 3/4" (SEE EXTERIOR ELEVATIONS)
-WIND EXPOSURE= "B"
-ROOF OVERHANG COMPONENT AND CLADDING DESIGN
WIND PRESSURE= (ROOF ANGLE = (4:12 SLOPE) 18.43 DEGREES

ZONE 1 EFFECTIVE WIND AREA=10 41.2, -63.4
ZONE 1 EFFECTIVE WIND AREA=20 36.3, -61.7
ZONE 1 EFFECTIVE WIND AREA=50 31.7, -59.3
ZONE 1 EFFECTIVE WIND AREA=100 28.1, -57.5

ZONE 2 EFFECTIVE WIND AREA=10 39.9, -110.5
ZONE 2 EFFECTIVE WIND AREA=20 36.4, -101.6
ZONE 2 EFFECTIVE WIND AREA=50 31.7, -89.9
ZONE 2 EFFECTIVE WIND AREA=100 28.0, -81.1

ZONE 3 EFFECTIVE WIND AREA=10 39.9, -163.4
ZONE 3 EFFECTIVE WIND AREA=20 36.4, -152.8
ZONE 3 EFFECTIVE WIND AREA=50 31.7, -138.7
ZONE 3 EFFECTIVE WIND AREA=100 28.1, -128.2



NOTE: NOT ALL WIND BORNE DEBRIS REGIONS ARE SHOWN. THIS FLORIDA MAP IS INTENDED FOR SPECIFIC SITE LOCATION ONLY. (SEE LEGAL DESCRIPTION)

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT FOR TABLE R301.2(2)

MEAN ROOF HEIGHT	EXPOSURE C	EXPOSURE D
30 FEET	1.40	1.66
35 FEET	1.45	1.70

WALLS:	ENCLOSED	PARTIALLY ENCLOSED
WINDWARD WALL	+0.43, -0.73	+0.11, -1.05
LEEWARD WALL	+0.51, -0.21	+0.83, -0.11

-APPLICABLE INTERNAL PRESSURE COEFFICIENT (COMPONENT AND CLADDING WIND LOADS)= SEE SCHEDULE

SEE FLOOR PLAN - NOTED FOR DOOR AND WINDOW TAGS LOCATION
IMPACT GLASS

22% SAFETY FACTOR HAS BEEN ADDED.

(W-1) WINDOW SCHEDULE

WDW NO.	LOCATION	TYPE	SIZES WxH	QT.	N.O.A. OR FL. No.	MODEL	EFFECTIVE WIND ADJ. (+/-P)	BASIC WIND SPEED-V (MPH-3 SEC. GUST)	REMARKS
W-1	LIVING,BED-2,DEN	T-1	S-1	18			16.6	+35.38 -38.55	
W-2	BATH-1, BATH-2	T-1	S-2	10			5.05	+37.08 -40.28	
W-3	LIVING, BED-1	T-1	S-3	12			33.2	+31.59 -34.64	

T-1: SINGLE HUNG
T-2: FIXED GLASS
T-3: HORIZONTAL SLIDER
T-4: CASEMENT

S-1: 3'-2" X 5'-3" SINGLE HUNG (25)
S-2: 2'-4" X 2'-2" SINGLE HUNG
S-3: (2) 3'-2" X 5'-3" SINGLE HUNG (25)

NOTES:
ALL DIMENSIONS ARE ROUGH MASONRY OPENINGS
CONTRACTOR SHALL COORDINATE FINAL OPENINGS WITH SELECTED WINDOW MANUFACTURER

WINDOWS FRAME COLOR: WHITE

EGRESS WINDOW MIN. ESCAPE OPENINGS: 20" WIDE X 24" HIGH (CLEAR)
OPERABLE WINDOWS LOCATED 72" ABOVE FINISHED GRADE LOWEST PART OF CLEAR OPENING SHALL BE 24" A.F.F. OF RM. WINDOW LOCATED
8" PRECAST LINTEL OVER ALL WINDOWS 8F8-1B-IF APPLICABLE (SEE STRUCT. DWGS. AND FIELD VERIFY LENGTH)

(D-1) DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR ELEV.	DOOR TYPE	SIZES WxH	QT.	FINISH	FRAME	HW	MANUF.	N.O.A. OR FL. No.	EFFECTIVE WIND ADJ. (+/-P)	BASIC WIND SPEED-V (MPH-3 SEC. GUST)	NOTES
EXTERIOR DOORS													
D-1	ENTRY		M-1	S-6	6	F-1	FR-1		P.G.T.		24.0	+31.59 -34.64	W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
INTERIOR DOOR													
D-2	UTILITY		M-5	S-4	6	F-1	--						
D-3	BED-1, BED-2 DEN, BATH-1		M-3	S-5	24	F-1	FR-2						
D-4	BATH-2		M-3	S-3	6	F-1	FR-2						
D-5	BATH-1, BATH-2		M-5	S-11	10	F-1	--						
D-6	A/C		M-5	S-2	6	F-1	--						
D-7	HALLWAY		M-5	S-1	2	F-1	--						
D-8	BED-1, BED-2		M-5	S-7	12	F-1	--						
D-9	BATH-2		M-4	S-4	6	F-1	--						

M-1: METAL OR FIBERGLASS FRENCH STYLE SWING DOOR (OPTIONAL: SOLID MTL. DOOR)
M-2: SLIDING GLASS DOORS
M-3: MASONITE (HOLLOW CORE) SWING DOOR
M-4: POCKET DOOR
M-5: BI-FOLD DOOR
M-6: INTERIOR FRENCH STYLE DOORS
M-7: BI-PASS DOORS

S-1: 2'-0" x 6'-8" x 1 3/8"
S-2: 2'-4" x 6'-8" x 1 3/8"
S-3: 2'-6" x 6'-8" x 1 3/8"
S-4: 2'-8" x 6'-8" x 1 3/8"
S-5: 2'-10" x 6'-8" x 1 3/8"
S-6: 3'-0" x 8'-0" x 1 3/4"
S-7: (2)2'-6" x 6'-8" x 1 3/8"
S-8: (2)3'-0" x 6'-8" x 1 3/8"
S-9: 12'-0" x 8'-0"
S-10: 2'-8" x 6'-8" x 1 3/8"
S-11: 1'-8" x 6'-8" x 1 3/8"

F-1: PAINT (MANUF:) (COLOR: WHITE)
FR-1: HOLLOW METAL FRAME
FR-2: PRE-HUNG WOOD FRAME

(FE) SEMI-RECESSED FIRE EXTINGUISHER (2A-10BC)

SQUARE FOOTAGE CALCULATIONS

	UNIT-101 END UNIT	UNIT-102 CENTER UNIT	UNIT-103 END UNIT	UNIT-201 END UNIT	UNIT-202 CENTER UNIT	UNIT-203 END UNIT	TOTAL
LIVING	1156 S.F.	1137 S.F.	1156 S.F.	1156 S.F.	1137 S.F.	1156 S.F.	6898 S.F.
ENTRY	15 S.F.	15 S.F.	15 S.F.	15 S.F.	15 S.F.	15 S.F.	90 S.F.
SUB-TOTAL							6988 S.F.
WALKWAY-1							230 S.F.
WALKWAY-2							230 S.F.
STAIRS							124 S.F.
TOTAL							7572 S.F.

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE"- N.A.V.D.

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

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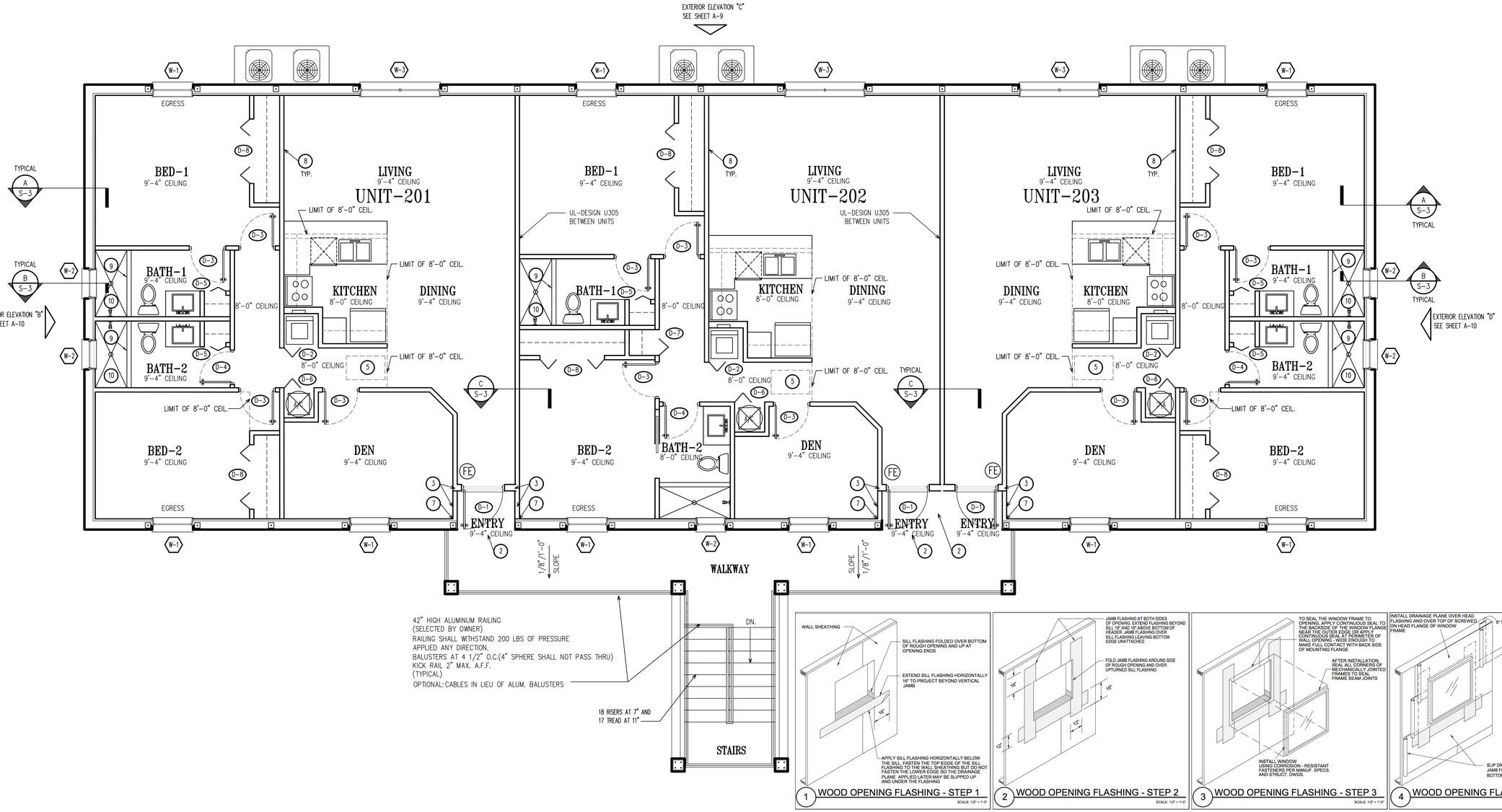
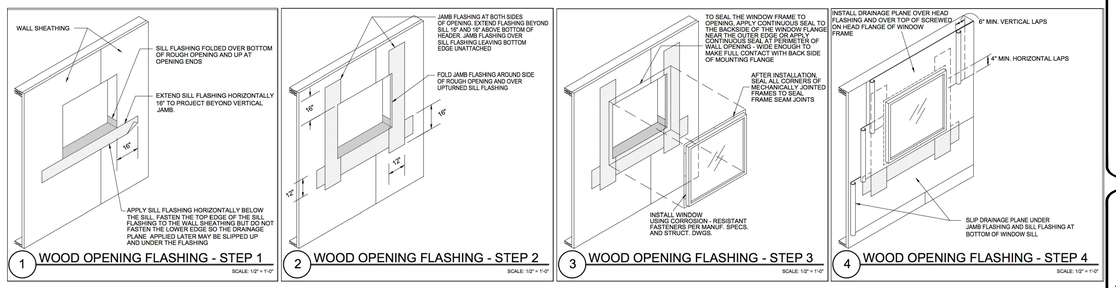




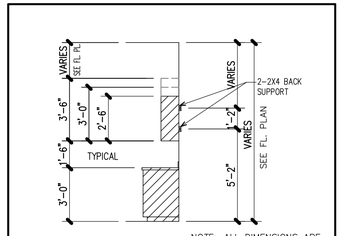
SECOND FLOOR PLAN (NOTED)

LEGEND

1. CEILING AT LANAI SHALL BE AS FOLLOW: 5/8" SOFFIT BOARD OR 1/2" SAG RESISTANT GYPSUM CEILING BOARD OVER 1x4 STRIPPING AT 16" O.C.
2. CEILING AT ENTRY SHALL BE AS FOLLOW: 5/8" SOFFIT BOARD OR 1/2" SAG RESISTANT GYPSUM CEILING BOARD OVER 1x4 STRIPPING AT 16" O.C. (OPTIONAL: CONCRETE ROOF-SEE STRUCT. DWGS IF APPLICABLE).
3. INSULATED WALL (TYP.)
4. 3" OR 4" DRYER VENT THROUGH ROOF.
5. 22" x 36" ATTIC ACCESS PANEL WITH PULL DOWN STAIRS-CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH TRUSS MANUFACTURER LAYOUT.
6. TRAY OR COFFERED CEILING
7. FASTENED 2x4 P.T. VERTICAL WD. STUD AGAINST 8" C.M.U. WALL WITH 3" X 1/4" TAPCONS AT 12" O.C. THROUGHOUT
8. 1/2" GYPSUM WALLBOARD ON 2x4 WOOD STUDS OR 3 5/8" METAL STUDS AT 16" O.C. (TYP.)
9. 4" SHOWER CURB (OPTIONAL)
10. 1/2" RECESSED (MIN.)-SLOPE SHOWER FLOOR TO DRAIN
12. DASHED LINE INDICATES TIE BEAM ABOVE-SEE STRUCTURAL DRAWINGS (TYP.)

NOTES

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



CABINET BACKING STUDS

CABINET BACKING STUDS REINFORCEMENT NOTES:

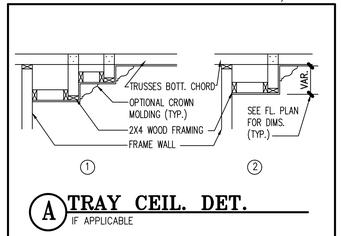
STUDS IN BEARING WALLS:
EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2x4, WHERE SPACED NOT MORE THAN 16" O.C. OR NOT LESS THAN 2x6, WHERE SPACED NOT MORE THAN 24" O.C.

A MINIMUM 2x4 HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN (2) SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

IF METAL FRAMING USED PROVIDE DOUBLE (20 GAUGE) VERTICAL METAL STUDS SPACED AT A MINIMUM OF 16" O.C. AND MEETING THE ABOVE MENTIONED HORIZONTAL FRAMING REQUIREMENTS.

NOTE: ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR SHALL COORDINATE FINAL DIM. WITH CABINET MANUFACTURER

1/4" = 1'-0"



A TRAY CEIL. DET.

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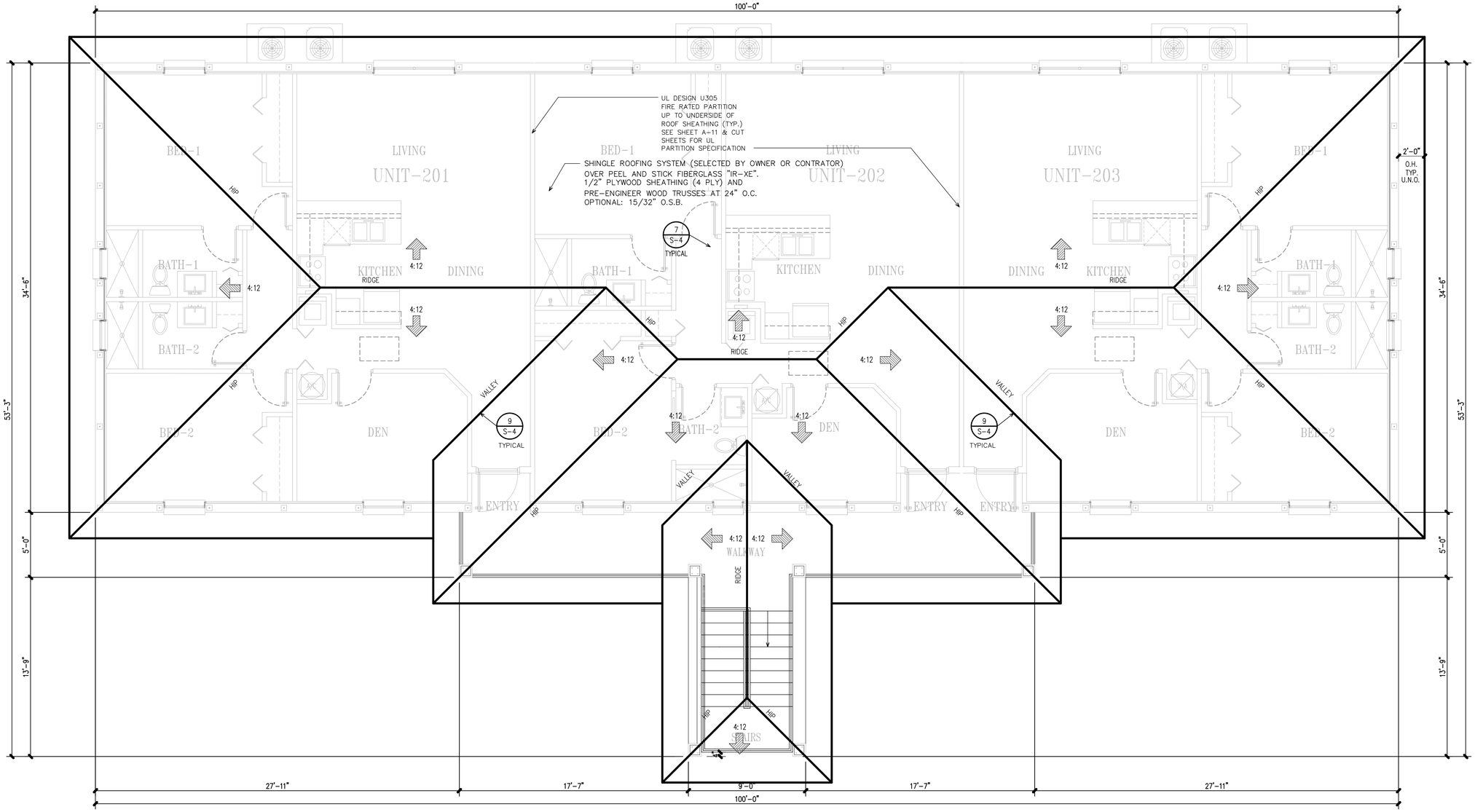

1/4" = 1'-0"

ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.
2. 4 : 12 PITCH (TYPICAL)
3. ROOF PLAN FOR DESIGN PURPOSES ONLY. TRUSS MANUFACTURER TO SUBMIT ENGINEERED TRUSS DRAWINGS FOR APPROVAL.
4. ALL HEADERS: (2) 2"X 12" SYP #2 WITH 1/2" PLYWOOD FITCH PLATE UNLESS NOTED OTHERWISE.
5. PROVIDE 2 EACH, HURRICANE STRAPS AT EACH GIRDER OF HIP TRUSS. USE SIMPSON TS22 OR SANIBEL STRAP AT WOOD BRG. WALLS OR SIMPSON HETA 22 AT MASONRY BRG. WALL OR APPROVED EQUAL. ADDITIONAL ANCHORING MAY BE REQUIRED ON TRUSS ENGINEERING.
6. NOT USED
7. ROOF TRUSS DRAWINGS TO BE SUBMITTED TO G.C. OR PROJECT ARCHITECT FOR FINAL REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. ALL PERMANENT TRUSS BRACING SPECIFICATIONS TO BE PROVIDED BY TRUSS MANUF. AND SHIPPED WITH TRUSS ENGINEERING SIGNED AND SEALED BY FL. REG. PROF. ENG.
9. PROVIDE A MIN. OF 2 EACH. 1 1/4"X 24" GA. GALVANIZED ANCHOR STRAPS, EACH SIDE ALL HEADERS BETWEEN HEADER AND WALL STUDS UNLESS NOTED OTHERWISE.
10. HANDFRAME AREA: 2 X 8 RAFTERS W/ 2 X 10 HIP, VALLEYS, AND RIDGES (TYP.) @ 16" O.C. (IF APPLICABLE)
11. ALL WOOD BEAMS OTHER THAN THOSE SPECIFIED TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
12. ALL BEAMS AND COLUMNS TO PROVIDE CONTINUOUS UPLIFT ANCHORAGE W/ METAL CONNECTORS, STRAPS AND BOLTS.
13. DESIGN ROOF TRUSS FOR WIND LOAD OF 160 MPH.
14. SEE DETAIL 3,4,5,10/S-4 FOR TRUSS ANCHORING MODELS (SIMILAR)
15. SEE DETAIL 7/S-4 FOR ROOF SHEATING FASTENING PATTERN
16. SEE DETAIL 9/S-4 FOR VALLEY DETAIL - IF APPLICABLE
17. ALUMINUM VALLEY FLASHING (TYPICAL) - IF APPLICABLE
18. ALL FLOOR TRUSSES MUST BE TOP CHORD BEARING, CONTRACTOR SHALL COORDINATE WITH SELECTED TRUSS MANUFACTURER. (IF APPLICABLE)
19. CONTRACTOR MUST REVIEW ALL TRUSS MANUFACTURER DRAWINGS AND VERIFY ALL DIMENSIONS, SLOPES, HEEL HEIGHTS, OVERHANGS, CEILING HEIGHTS, CEILING DESIGNS, TRAY OR COFFER CEILING ETC.. IT IS NOT THE DESIGNER OR ENGINEERS RESPONSIBILITY TO REVIEW AND NOT LIMITED TO ALL ITEMS MENTIONED ABOVE.
20. DESIGNER AND ENGINEER OF RECORD WILL ONLY REVIEW TRUSSES FOR CODE COMPLIANCE.
21. PROJECT DESIGNER AND ENGINEER OF RECORD WILL BE RELEASE OF ANY COMPLAINT FROM OWNER OR CONTRACTOR IF CONTRACTOR OR SUPERINTENDENT DO NOT REPORT ON WRITING ANY TRUSSES DISCREPANCY ON ROOF, CEILING HEIGHTS, BEARING HEIGHTS ETC. TO DESIGNER OR ENGINEER OF RECORD

TRUSS LOADING CONDITIONS

ROOF TRUSSES		FLOOR TRUSSES	
TOP CHORD LIVE:	20	TOP CHORD LIVE:	--
TOP CHORD DEAD:	25	TOP CHORD DEAD:	--
BOTTOM CHORD LIVE:	--	BOTTOM CHORD LIVE:	--
BOTTOM CHORD DEAD:	10	BOTTOM CHORD DEAD:	--
TOTAL LOAD (PSF):	55	TOTAL LOAD (PSF):	--
DURATION:	1.25	DURATION:	1.00
5 PSF TCDL + 5 PSF BCDL USE TO RESIST UPLIFT			

-DESIGN CRITERIA: FBC 2017 SIXTH EDITION RES TPI/2014
-SEE TRUSS MANUFACTURER DRAWINGS FOR FINAL CALCULATIONS SHOWN CALCULATIONS ARE FOR REFERENCE ONLY.

TRUSS TIE DOWN

MARK	MANUFACTURER	MODEL	LOCATION	QUANTITY
01	SIMPSON	HETA20	TYP. (U.N.O.)	
02	SIMPSON			
03	SIMPSON			
04	SIMPSON			

ROOFING SCHEDULE

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

4,722 S.F. OF ROOFING (47.2 SQUARES)-APPROXIMATE
-NOTE: LEDGE NOT INCLUDED

ACCESSORIES: EX.: ROOF VENTS, CHIMNEY ETC.

PLYWOOD: 148 4X8 SHEETS

2X8 WOOD TOP
PARAPET PLATE: 325 LINEAR FEET
FLASHING: 325 LINEAR FEET

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE" N.A.V.D.

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

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

PROJ No:	11-06-18
FILE:	PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN:	G.A.R.
CHECKED:	B.L.C.
DATE:	11-30-18

REVISIONS

DATE	REV.	BY

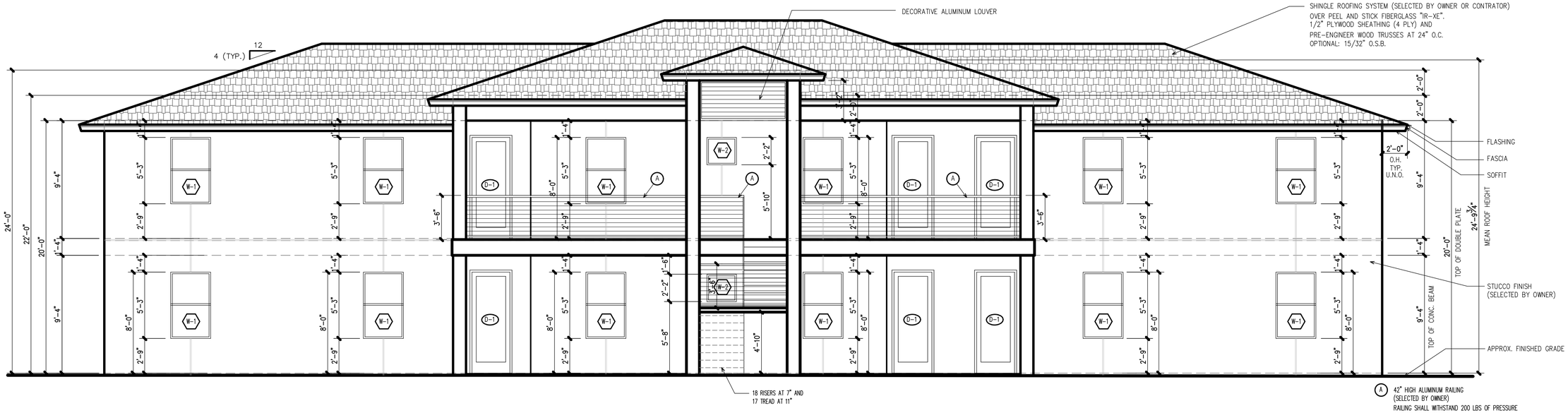
GulfCoast Engineering, LLC
3002 Del Prado Boulevard South Cape Coral, Florida 33904
(239) 458 6633 e-mail: www.gcefl.com

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

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

SHEET
A-8
ROOF PLAN
08 OF 28

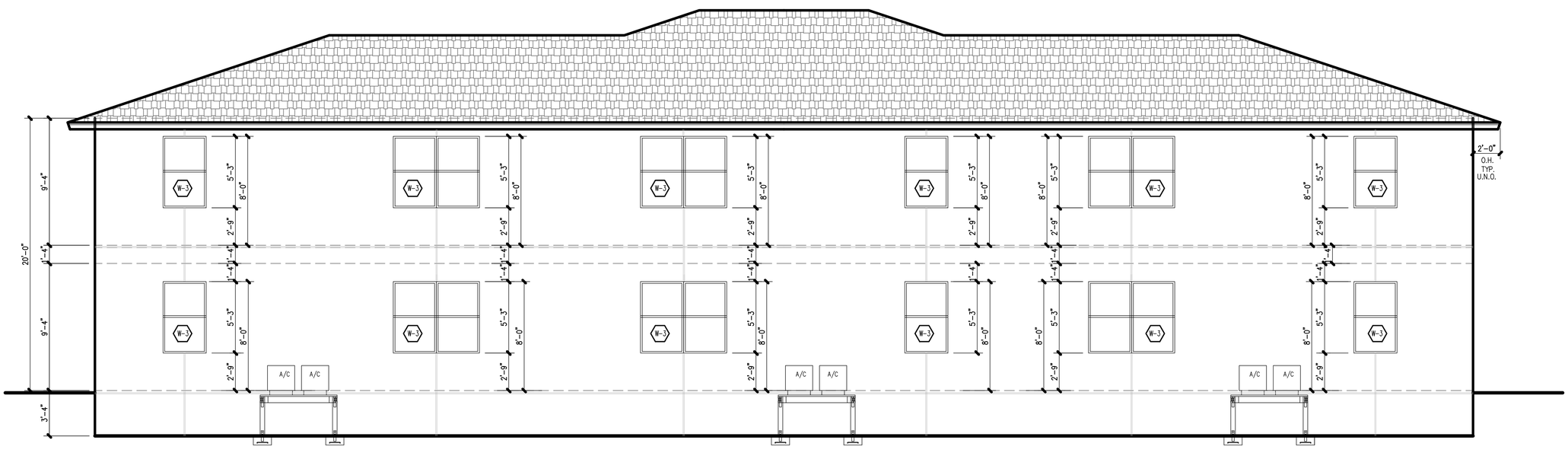


FRONT ELEVATION

NOTES THIS ELEVATION TYPICAL FOR ALL ELEVATIONS

1/4" = 1'-0"

(A) 42" HIGH ALUMINUM RAILING
(SELECTED BY OWNER)
RAILING SHALL WITHSTAND 200 LBS OF PRESSURE
APPLIED ANY DIRECTION.
BALUSTERS AT 4 1/2" O.C.(4" SPHERE SHALL NOT PASS THRU)
KICK RAIL 2" MAX. A.F.F.
(TYPICAL)
OPTIONAL: CABLES IN LIEU OF ALUM. BALUSTERS



REAR ELEVATION

1/4" = 1'-0"

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
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CONTACT: Gustavo A. Roman
PROJECT MANAGER: (239) 677 5778
e-mail: gustavoromanb@yahoo.com
CONTRACTOR/DEVELOPER:

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

REVISIONS		
DATE	REQ'BY	

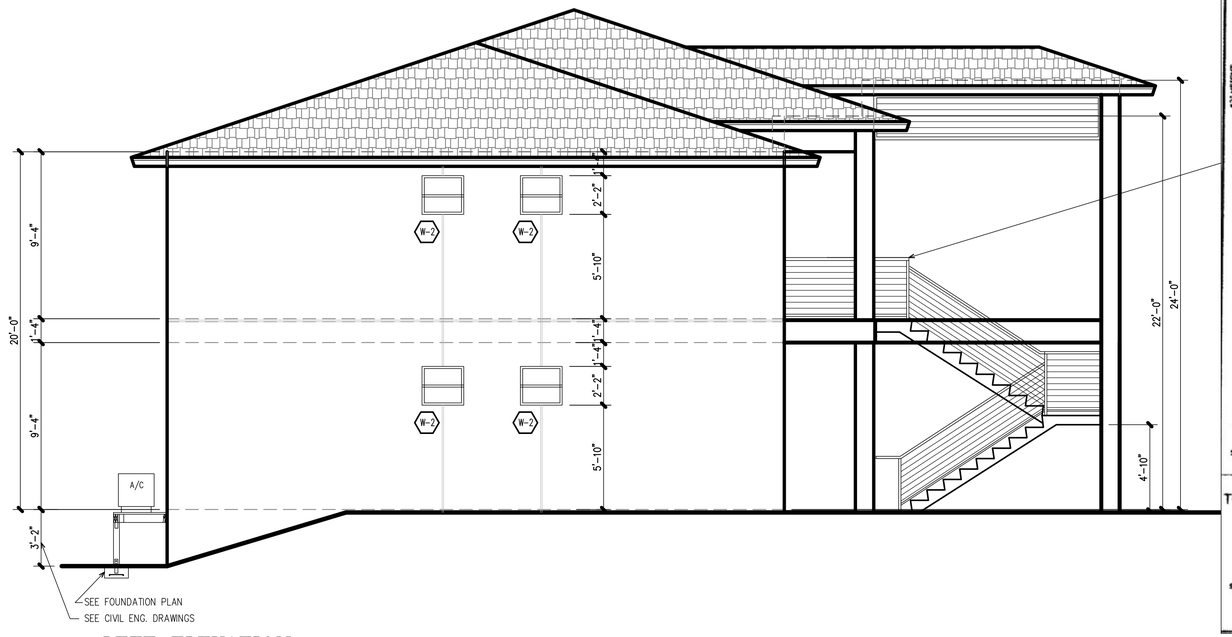
GulfCoast Engineering, LLC
3002 Del Prado Boulevard South Cape Coral, Florida 33904
(239) 458 6633 e-mail: www.gcefl.com

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

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

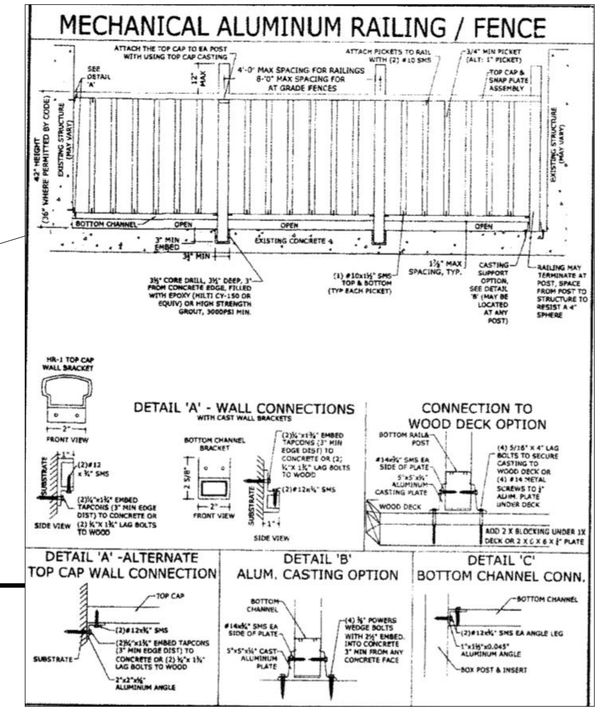
pineda 6-plex 3505 aristizabal

SHEET
A-9
ELEVATIONS
09 OF 28

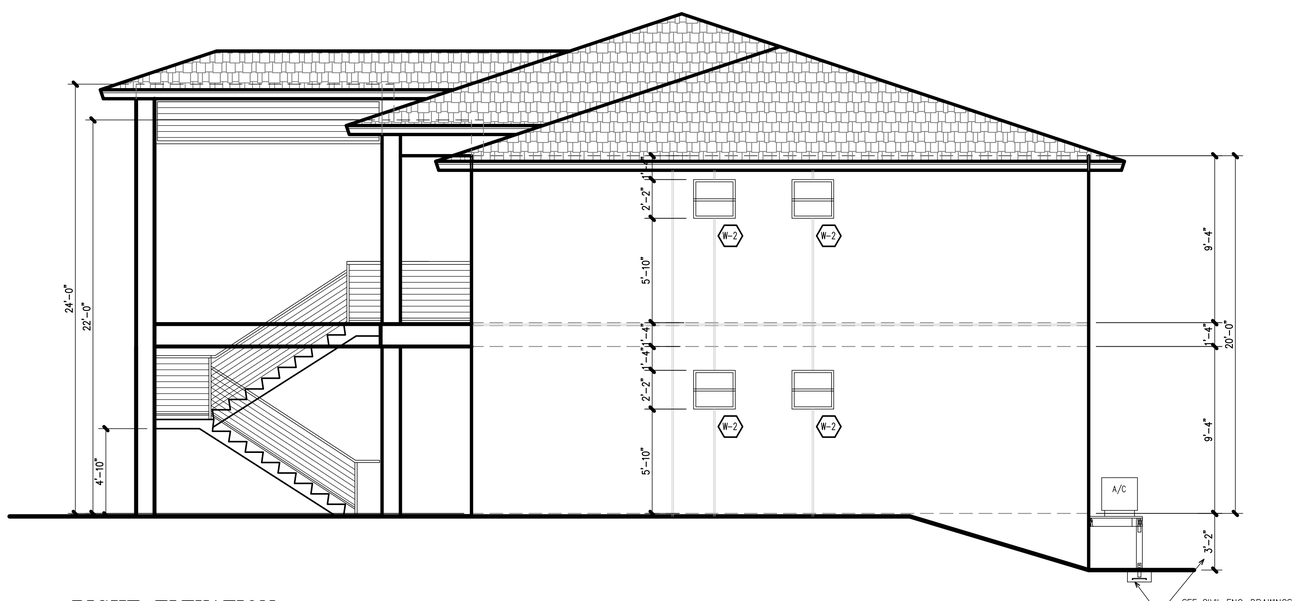


LEFT ELEVATION

1/4" = 1'-0"



SEE SHEET A-11A FOR ADDITIONAL INFORMATION



RIGHT ELEVATION

1/4" = 1'-0"

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION		
LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
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CONTACT: PROJECT MANAGER: Gustavo A. Roman
(239) 677 5778
e-mail: gustavoromanb@yahoo.com
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PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
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REVISIONS

DATE	REQ'BY			

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

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

SHEET
A-10
ELEVATIONS
10 OF 28

CLIV.R9700
Wall-opening Protective Materials

3M COMPANY 3M FIRE PROTECTION PRODUCTS

3M CENTER ST PAUL, MN 55144 USA

Type MPP+ moldable putty pads for use with max 4-11/16 by 4-11/16 by 2-1/8 in. deep flush device UL Listed Metallic Outlet Boxes installed with steel cover plates for use in 1 or 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. wide wood or steel studs and constructed as specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 4-11/16 by 4-11/16 by 2 1/8 in. deep flush device UL Listed Metallic Outlet Boxes installed with steel or plastic cover plates for use in 1 hr or 2 hr fire rated gypsum board wall assemblies framed with min 5-1/2 in. wide wood or steel studs and constructed as specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Metallic outlet boxes to be provided with steel attachment brackets which offset box min 1/4 in. from stud. Putty pad to be affixed to the back and all four sides of the box. Boxes may be installed back-to-back within the stud cavity. When back-to-back boxes are interconnected, a ball of putty is to be installed to plug the open end of each electrical metallic tube or conduit within the outlet boxes.

Type MPP+ moldable putty pads for use with max 4 by 4 by 2-1/8 in. deep flush device UL Listed Metallic Outlet Boxes installed with plastic cover plates for use in 1 or 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. wide wood or steel studs and constructed as specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 14 by 4 by 2-1/2 in. deep flush device UL Listed Metallic Outlet Boxes installed with steel cover plates for use in 1 or 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. wide steel studs and constructed as specified in the individual U400 or V400 Series Wall and Partition Designs in the fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 14 by 4-1/2 by 2-1/2 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Carlon Electrical Products, made of PVC and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classified for Fire Resistance" category in the Fire Resistance Directory. Boxes installed with steel cover plates, for use in 1 or 2 hr rated gypsum board wall assemblies framed with min 3-1/2 in. wide wood studs and constructed as specified in the individual U300 Series Wall and Partition Designs in the Fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 4 by 3-1/4 by 3-3/4 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Thomas & Betts Corp., made of polycarbonate, Type 234 or made of phenolic, Type 1052 and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classified for Fire Resistance" category in the Fire Resistance Directory. Boxes installed with steel cover plates. For use in 1 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. wide wood studs and constructed as specified in the individual U300 series Wall and Partition Designs in the Fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 4 by 3-3/4 by 3 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Carlon Electrical Products, made of PVC and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classified for Fire Resistance category in the Fire Resistance Directory. Boxes installed with plastic cover plates, for use in 1 hr rated gypsum board wall assemblies framed with min 3-1/2 in. wide wood studs and constructed as specified in the individual U300 Series Wall and Partition Designs in the Fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 4 by 3-1/4 by 3-3/4 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Thomas & Betts Corp., made of phenolic, Type 2002-738-C and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classified for Fire Resistance" category in the Fire Resistance Directory. Boxes installed with steel cover plates. For use in 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. wide steel studs and constructed as specified in the individual U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory.

Type MPP+ moldable putty pads for use with max 4 by 4 by 1-1/2 in. deep flush device UL Listed Metallic Outlet Boxes installed with plastic cover plates for use in 1 hr fire rated gypsum board wall assemblies framed with min 3-5/8 in. wide steel studs and constructed as specified in the individual U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Boxes may be installed back-to-back within the stud cavity.

Type MPP+ moldable putty pads for use with max 5 by 5 by 2 7/8 in. deep flush device UL Listed Metallic Outlet Boxes or UL Listed Communications-Circuit Accessories manufactured by Randl Industries Inc for use in 1 hr or 2 hr fire rated gypsum board wall assemblies framed with min 3-5/8 in. wide wood or steel studs and constructed as specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Metallic outlet boxes to be provided with UL Listed Signal Appliance with steel cover plate manufactured by Cooper Wheelock Inc.

Moldable putty pads are to be installed to completely cover the exterior surfaces of the outlet box (except for the side of the outlet box against the stud unless otherwise noted) including nailing tabs and to completely seal against the stud within the stud cavity. Multiple moldable putty pads may be installed on an outlet box to attain the required minimum thickness of putty material. Additional putty material used to seal around each conduit and/or cable fitting on the exterior of each box. A min 1/10 in. thickness of putty material is required on the exterior surfaces of flush device boxes in 1 and 2 hr fire rated Wall and Partition Designs. When the moldable putty pad outlet box protective material is used on boxes on both sides of wall as directed, the horizontal separation between outlet boxes on opposite sides of the wall may be less than 24 in. provided that the outlet boxes are not installed back to back, except as noted.

Design No. U305

BXUV.U305
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

ee General Information for Fire-resistance Ratings - ANSI/UL 263

ee General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U305

July 14, 2016

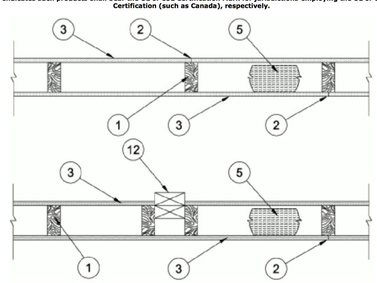
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6, 6A or 6B, **Steel Framing Members***.

When Items 6, 6B, or 6C **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type LightRoc (finish rating 22 min) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC; Type C, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 or Type PG-C

PANEL REY S A — Type GREX, PRX, PRC, PRC2; Types RHX, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

FOR ADDITIONAL INFORMATION SEE ATTACHED UL SPECIFICATIONS SHEETS.

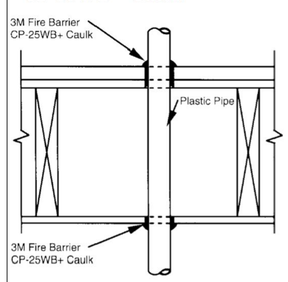
SCHEDULES OF UL-2079 (DYNAMIC) JOINT FIRESTOP SYSTEMS

JOINT TYPE	ASSEMBLY RATING	UL-CLASSIFIED SYSTEM: JOINT WIDTH LESS THAN OR EQUAL TO 2"	UL-CLASSIFIED SYSTEM: JOINT WIDTH GREATER THAN 2", LESS THAN OR EQUAL TO 6" [4]
CONCRETE FLOOR-TO-FLOOR	1	FF-D-1012, FF-D-1013[3]	FF-D-1012, FF-D-1013
	2	FF-D-1012, FF-D-1013[3]	FF-D-1012, FF-D-1013
	3	FF-D-1011, FF-D-1026[3]	FF-D-1011, FF-D-1026
	4	FF-D-1047	N/A**
EDGE OF CONCRETE FLOOR SLAB-TO-WALL	1	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021[1]	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021
	2	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021[1]	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021
	3	FW-D-1011, FW-D-1021[1]	FW-D-1011, FW-D-1021
	4	FW-D-1047	N/A**
CONCRETE OR BLOCK WALL TO FLAT CONCRETE SLAB FLOOR (TOP-OF-WALL)	1	HW-D-0097[1], HWD 0268	HW-D-1008, HW-D-1009
	2	HW-D-0097[1], HWD 0268	HW-D-1008, HW-D-1009
	3	HW-D-1008[1], HWD 0268	HW-D-1008
	4	HWD 0261	N/A**
CONCRETE OR BLOCK WALL TO CONCRETE OVER FLUTED METAL DECK (TOP-OF-WALL)	1	HW-D-0080, HW-D-0081, HW-D-0098	HW-D-1037
	2	HW-D-0080, HW-D-0081, HW-D-0098	HW-D-1037
	3	HW-D-0294	N/A**
	4	HW-D-0294	N/A**
GYPSUM WALL TO FLAT CONCRETE SLAB FLOOR (TOP-OF-WALL)	1	HW-D-0082, HW-D-0083, HW-D-0097, HW-D-0106	N/A**
	2	HW-D-0082, HW-D-0083, HW-D-0097, HW-D-0106	N/A**
	3	HW-D-1008[1]	N/A**
GYPSUM SHAFT WALL TO FLAT CONCRETE SLAB (TOP-OF-WALL)	2	HW-D-0342	N/A**
GYPSUM WALL TO CONCRETE OVER FLUTED METAL DECK (TOP-OF-WALL)	1	HW-D-0042*, HW-D-0049*, HW-D-0087*, HW-D-0089*, HW-D-0045, HW-D-0046*, HW-D-0076*, HW-D-0077*	N/A**
	2	HW-D-0042*, HW-D-0049*, HW-D-0087*, HW-D-0089*, HW-D-0045, HW-D-0046*, HW-D-0076*, HW-D-0077*	N/A**
	3	HW-D-0292	N/A**
	4	HW-D-0292	N/A**
CONCRETE WALL-TO-WALL	1	WW-D-0017, WW-D-0032	WW-D-1011, WW-D-1012
	2	WW-D-0017, WW-D-0032	WW-D-1011, WW-D-1012
	3	WW-D-1011[1]	WW-D-1011
	4	WW-D-1047	N/A**
GYPSUM WALL-TO-CONCRETE WALL	1	WW-D-0040	N/A**
	2	WW-D-0040	N/A**

* SEE NOTE 3
** CONTACT HILTI FOR CURRENT UL-CLASSIFIED SYSTEM OR ENGINEER JUDGMENT DRAWING: 800-879-8000

NOTES:
1. CLASSIFIED SYSTEMS FOR 2" - 6" WIDE JOINTS MAY BE USED FOR JOINTS 2" WIDE AND LESS.
2. CONFIRM THAT MOVEMENT CAPABILITIES OF THE SELECTED UL SYSTEM MEETS OR EXCEEDS THE SPECIFIED MOVEMENT RANGE OF THE PARTICULAR JOINT.
3. SYSTEMS MARKED WITH ASTERIK (*) ARE SUITABLE FOR TOP-OF-WALL JOINTS WHERE THE FLUTED METAL DECK HAS SPRAY-ON MONOKOTE MK-6/HY FIREPROOFING.
4. VERIFY ALLOWABLE JOINT WIDTH ON SPECIFIC UL SYSTEM DRAWING.

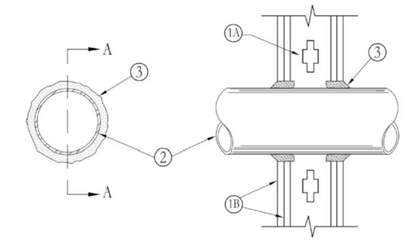
Figure 3b – Penetration and Firestopping with CP 25WB+ Caulk



- If construction assembly matches Figure 3a, penetration can be firestopped according to Figure 3b.
- Firestopping in Figure 3b meets requirements of F-C-2039.
- For PVC, ccPVC, CPVC, ABC, ccABS drain waste vent (DWV) up to 11/2" (38 mm).
- Caulk only.
- Point contact permitted.
- Opening can be 0" to 5/8" (0 to 16 mm) larger than pipe.

System No. W-L-1001

June 15, 2005
F Ratings – 1, 2, 3 and 4 Hr (See Items 2 and 3)
T Ratings – 0, 1, 2, 3, and 4 Hr (See Item 3)
L Rating At Ambient – less than 1 CFM/sq ft
L Rating At 400 F – less than 1 CFM/sq ft



SECTION A-A

1. **Wall Assembly** – The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood studs (max 2 hr fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 3-5/8 in. (92 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board*** – Nom 1/2 or 5/8 in. (13 or 16 mm) thick, 4 ft. (122 cm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 26 in. (660 mm).
2. **Through Penetrant** – One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (0 mm) (point contact) to max 2 in. (51 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe** – Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 24 in. (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
   C. **Conduit** – Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing
   D. **Copper Tubing** – Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing
   E. **Copper Pipe** – Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
   F. **Through Penetrating Product*** – **Flexible Metal Piping** – The following types of steel flexible metal gas piping may be used:
      1. Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
         OMEGA FLEX INC
      2. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
         TITEFLEX CORP
         A. BUNDY CO
      3. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
         WARD MFG INC

System No. W-L-1001 *continued*

3. **Fill, Void or Cavity Material* – Caulk or Sealant** – Min 5/8. 1-1/4,1-7/8 and 2-1/2 in. (16, 32, 48 and 64 mm) thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

Max Pipe or Conduit Diam In. (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0+, 1 or 2
1 (25)	3 or 4	3 or 4
4 (102)	1 or 2	0
6 (152)	3 or 4	0
12 (305)	1 or 2	0

+When copper pipe is used, T Rating is 0 hr.
3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant,
*Bearing the UL Classification Marking

1 hr.

FM FC-442
GA FC 5517

One layer 5/8" (15.9 mm) Fire-Shield C Wallboard applied perpendicular and screw attached directly to the lower chord of 14" (35.6 mm) deep wood-webbed trusses of 2 x 4 (38 mm x 89 mm) lbr. with Type I.L.S. plates spaced 24" o.c. (610 mm). Edge joints backed with 2 x 4 (38 mm x 89 mm) wood blocks fastened to lower chord with Z-clips. 19/32" (15.1 mm) plywood floor sheathing.

GA FILE NO. FC 5517
FLOOR-CEILING SYSTEM WOOD TRUSSES FRAMED

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE: "AE" N.A.V.D.

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

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

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DATE	REV BY	

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

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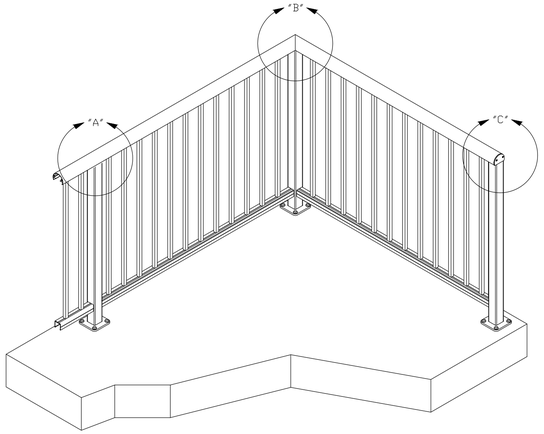
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910

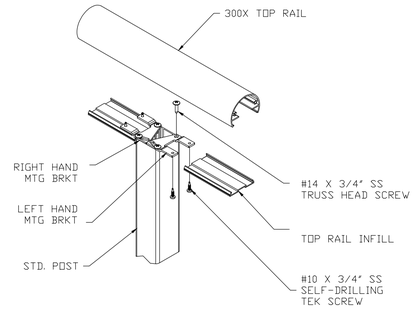
PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

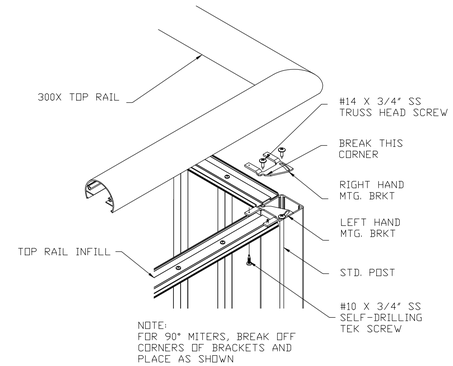
SHEET
A-11
11 OF 28



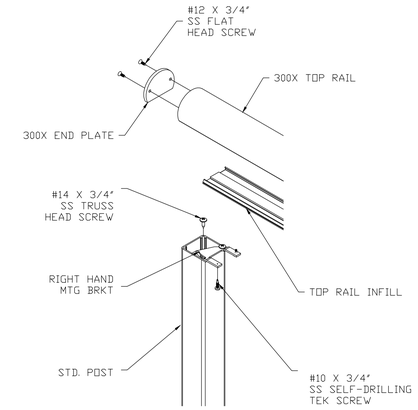
TYPICAL ISOMETRIC
NTS



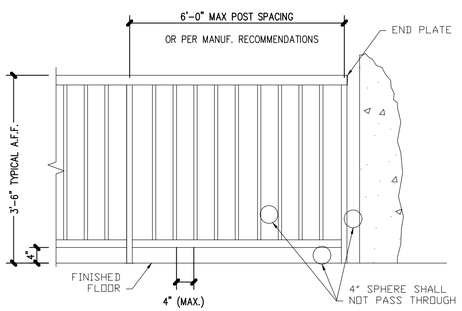
A TYP. TOP RAIL CONNECTION
SCALE: 2.5



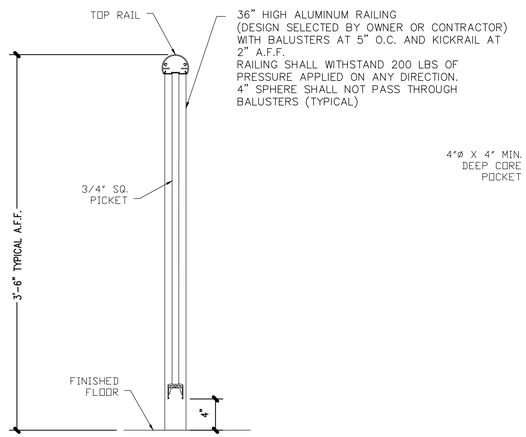
B TYP. CORNER CONN.
SCALE: 2.5



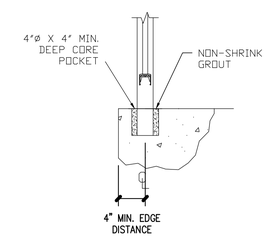
C END CONDITION DETAIL
SCALE: 2.5



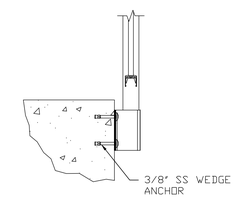
D TYP. ELEVATION



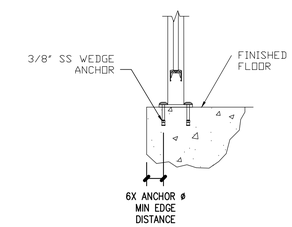
E TYP. SECTION



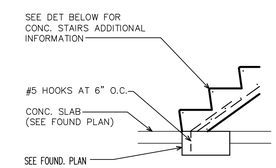
F CORE MOUNT



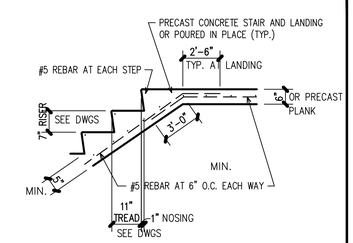
G FACE MOUNT



H SURFACE MOUNT



J EXTERIOR STAIRS DETAIL
N.T.S.



K TYP. REINF. STAIRS DET
OPTIONAL: PRECAST STAIRS
N.T.S.

ALUMINUM RAILING DETAILS

SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION

FIGURE 505.10.2
TOP HANDRAIL EXTENSION AT STAIRS

Note: X = tread depth

FIGURE 505.10.3
BOTTOM HANDRAIL EXTENSION AT STAIRS

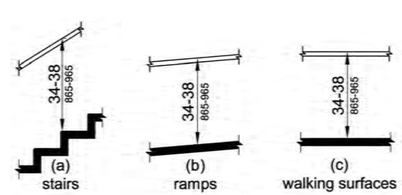


FIGURE 505.4
HANDRAIL HEIGHT

504.5 Nosings.

The radius of curvature at the leading edge of the tread shall be $^1/_2$ inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend $1^1/_2$ inches (38 mm) maximum over the tread below.

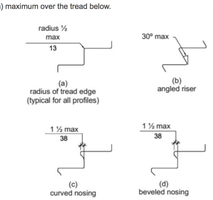


FIGURE 504.5
STAIR NOSINGS

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

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PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE"- N.A.V.D.

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CONTRACTOR/DEVELOPER:

PROJ No:	11-06-18
FILE:	PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN:	G.A.R.
CHECKED:	B.L.C.
DATE:	11-30-18

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LICENSE NO. 72152
C.O.A. NO. 9910

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505
aristizabal

SHEET
A-11A
OF 28

STRUCTURAL SPECIFICATIONS

MISCELLANEOUS:

1. THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH AS SHOWN IN THE STRUCTURAL DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING. SHORING, GUYS OR TIE–DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
3. APPLICABLE BUILDING CODE: 2017 SIXTH EDITION FLORIDA BUILDING CODE, CURRENT EDITION.
4. DESIGN LOADS:

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

FOR REFERENCE ONLY, SEE TRUSS MANUFACTURER DRAWINGS FOR FINAL CALCULATIONS

5. DESIGN WIND VELOCITY = (Vult) 150 M.P.H. (Vasd) 116 M.P.H.
   DESIGN WIND VELOCITY = (Vult) 160 M.P.H. (Vasd) 124 M.P.H. ← APPLIED
   DESIGN WIND VELOCITY = (Vult) 170 M.P.H. (Vasd) 132 M.P.H.
   USE FACTOR = 2.0
6. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2017 SIXTH EDITION FLORIDA BUILDING CODE
7. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
8. CONTRACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
9. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN, ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE SPECIALTY ENGINEER, WHERE SPECIFIED HEREIN.
10. SUBMIT ONE PRINT AND ONE SEPIA OR DIGITAL FILE OF ALL SHOP DRAWINGS.
11. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERROR OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEERS REVIEW THEREOF.
12. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFY TO THIS OFFICE WHEN THE STRUCTURAL SYSTEM IS SUBSTANTIALLY COMPLETED, AND BEFORE SHEATHING, CEILING OR ROOFING IS INSTALLED.
13. IF THE BUILDING DEPARTMENT CLASSIFIES THIS PROJECT AS A THRESHOLD BUILDING, A SPECIAL INSPECTOR SHALL BE RETAINED IN ACCORDANCE WITH FLORIDA STATUTES.
14. THE SPECIAL INSPECTOR SHALL BE LICENSED BY THE DEPARMENT OF COMMUNITY AFFAIRS AND SHALL STRICTLY FOLLOW THE STRUCTURAL INSPECTION PLAN PREPARED BY THIS OFFICE.
15. RESUMES OF THE SPECIAL INSPECTOR AND ANY OF HIS AUTHORIZED REPRESENTATIVES SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW. THIS OFFICE RESERVES THE RIGHT TO REJECT ANY INSPECTOR THAT DOES NOT MEET OUR QUALFICATIONS.

SITE WORK

1. ASSUMED SOIL BEARING PRESSURE= 2500 PSF., MINIMUM.
2. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM WHATEVER SUBGRADE TESTING THAT IS NECESSARY TO CONFIRM THE ASSUMED BEARING WITHOUT EXCESSIVE SETTLEMENT.
3. TESTING MAY INCLUDE, BUT IS NOT LIMITED TO, DENSITY TESTS, AUGER BORINGS, OR STANDARD PENETRATION BORINGS.
4. A COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
5. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
6. THE SIDES OF FOOTINGS MAY BE EARTH–FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.

CAST IN PLACE CONCRETE

1. CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS.
   a) FOOTINGS, SLAB–ON–GRADE, SLAB FILL.....3000 PSI
   b) MASONRY WALL TIE BEAMS, TIE COLUMNS.....3000 PSI
   c) COLUMNS, WALLS, BEAMS, SLABS..... 3000 PSI
2. CONCRETE SHALL BE READYMIX PER ASTM C94:
   a) PORTLAND CEMENT – ASTM C 150
   b) AGGREGATES – ASTM C33 (3/4" MAX.)
   c) NO CALCUIM CHLORIDE
   d) AIR ENTRAINING – ASTM C260
   e) WATER REDUCING – ASTM C494
   f) FLYASH– ASTM C618–78 CLASS F (20% MAX. BY WEIGHT)
   g) WATER – CLEAN AND POTABLE.
3. REINFORCING STEEL: ASTM A615 GRADE 60.
4. REQUIRED SLUMP RANGE = 3" TO 5"
5. WELDED WIRE FABRIC: ASTM A–185 OR FIBERMESH
6. MOISTURE BARRIER: 6 MIL. POLYETHYLENE. LAP 6" AND TAPE ALL JOINTS.
7. CODE AND STANDRADS: (CURRENT EDITION)
   ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDING".
   ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
   ACI 318 "BLDG. CODE REQUIREMENTS FOR REINF. CONCRETE".
   ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
8. MINIMUM LAP SPLICE= 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
9. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC., AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS ON ALL EXPOSED SURFACES.
10. ALL BEAMS, SPANDRELS AND SLABS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR REQUIRED CONSTRUCTION JOINTS. PROPOSED CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
11. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED, NO SLEEVE, OPENING, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER.
12. CONTRACTOR SHALL VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
13. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
14. NOT USED
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING, AND RESHORING, DESIGN SHALL BE PERFORMED BY A LICENSED FLORIDA ENGINEER.
16. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING CONCRETE TESTS ON SITE.
    a) CYLINDER STRENGTH TESTS – ASTM C39; ONE SET OF FOUR CYLINDERS FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. HOLD THE FINAL CYLINDER IN RESERVE.
    b) SLUMP TESTS– ASTM C143.
17. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
18. RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR AND DO NOT EXCEED SLUMP LIMITATIONS OR TOTAL ALLOWABLE WATER TO CEMENT RATIO. USE COLD WATER FROM THE TRUCK TANK AND REMIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE. ALL TESTS SHALL BE DONE AFTER THE ADDITION OF WATER TO THE MIX.
19. MAXIMUM WATER TO CEMENTS RATIO WHEN NO BACK–UP DATA IS AVAILABLE:
    a) 4000 PSI, 28–DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.44 MAXIMUM (NON–AIR–ENTRAINED), 0.36 MAXIMUM (AIR–ENTRAINED)
    b) 3000 PSI, 28–DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON–AIR–ENTRAINED), 0.47 MAXIMUM (AIR–ENTRAINED).
20. REINFORCING BAR COVER:
    a) FOOTINGS 3"
    b) COLUMNS 1 1/2"
    c) BEAMS 1 1/2"
    d) SLABS 3/4" (INTERIOR) 1 1/2" (EXTERIOR)
    e) DOWELS SHALL BE #5 X 32" LONG(MIN.) WITH 6" MIN. EMBEDMENT AND EPOXY FILLED UNLESS NOTED OTHERWISE
21. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME
22. WHERE BAR LENGTHS ARE GIVEN ON DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.
23. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES. WET FORMS BEFORE PLACING CONCRETE.
24. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
25. REPAIR AND PATCH DEFECTIVE AREAS WITH CEMENT MORTAR IMMEDIATELY AFTER REMOVAL OF FORMS, EXCEPT WHERE REINFORCING IS VISIBLE. CONTACT STRUCTURAL ENGINEER FOR EVALUATION OF EXPOSED REINFORCING.
26. PROVIDE CORNER BARS AT ALL BEAM AND WALL FOOTING CORNERS TO MATCH HORIZONTAL BARS.
27. SUBMITTALS:
    a) SUBMIT PROPOSED CONCRETE MIX DESIGN PRIOR TO CONSTRUCTION, INCLUDING BACKUP DATA IN ACCORDANCE WITH ACI 301–96 CHAPTER 4, SECTION 4.2.3, EXCLUDING SECTION 4.2.3.4B
    b) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS.
    c) SUBMIT FORM WORK AND SHORING DDRAWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.
28. ALL BUILDING AND SITE SLABS–ON–GRADE SHALL BE AT LEAST 4" THICK, REINFORCED WITH 6x6–W1.4xW1.4 OR FIBERCRETE ON 6 MIL. VAPOR BARRIER, WITH SAW–CUT CONTROL JOINTS 20'–0" O.C. EACH WAY INCLUDING HOUSEKEEPING PADS AS REQUIRED. SEE PLANS FOR OTHER CONDITIONS.
29. SLOPE ALL WALKWAYS AWAY FROM THE BUILDING.

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II. MINIMUM NET COMPRESSIVE UNIT STRENGTH = 2000 PSI. (NET AREA COMPRESSIVE MASONRY STRENGTH f'm = 1500 PSI).
2. MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION).
3. COARSE GROUT SHALL CONFORM TO ASTM C476:
   a) 2500 PSI AT 28 DAYS.
   b) 1/4" MAXIMUM AGGREGATE.
   c) 8" – 11" SLUMP.
4. CODES AND STANDARDS:
   ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
   ACI 530.1/ASCE 6 "SPECIFICATIONS FOR MASONRY STRUCTURES".
5. A REINFORCED CONCRETE TIE BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL USE GAVANIZED MESH–TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL BEAM CORNERS TO MATCH HORIZONTAL BARS.
6. UNLESS NOTE OTHERWSE, TIE BEAMS SHALL BE AS FOLLOWS:
   a) ROOF LEVEL: 8" x 16" CONCRETE BEAM W/(2) #5 T AND B AND #3 TIES AT 24" O.C. OR AS SHOWN ON DRAWINGS.
7. VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 8'–0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF 1/2" FROM MASONRY OR AS SHOWN. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1" . CENTER BARS IN WALLS U.N.O.
8. VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM. LAP SPLICE VERTICAL REINFORCEMENT ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL AND MASONRY PARAPETS UNLESS NOTED OTHERWSE. MAINTAIN VERTICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS EXCEEDING 8'–0" OPENINGS.
9. ALL REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR.
10. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
11. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGETHER.
12. HORIZONTAL REINFORCEMENT AT EVERY OTHER BLOCK COURSE (OPTIONAL) AT 16" O.C. BETWEEN BLOCKS
13. WHERE MASONRY PARAPETS ARE BUILT ABOVE ROOF CONCRETE TIE BEAM VERTICAL REINFORCING REBARS SHALL BE INSTALL AT 8'–0" O.C. MAX. ON PARAPETS 4'–0" OR LESS; 6'–0" O.C. ON PARAPETS BETWEEN 4'–0" AND 6'–0"; 4'–0" O.C. ON PARAPETS BETWEEN 6'–0" AND 8'–0"; 3'–0" O.C. ON PARAPETS BETWEEN 8'–0" AND 10'–0"
    NOTE: –CONTACT ENGINEER OF RECORD FOR REINFORCING ON PARAPETS GREATER THAN 10'–0" IF APPLICABLE
    –CONTINUE ON PARAPET ALL SHOWN VERTICAL REINFORCING ON WALLS BELOW.
14. INSTALL 1–#5 REBAR AT 6'–0" O.C. MAX. OR AS SHOWN WITH FILLED CELLS ON ALL MASONRY BLOCK WALL BETWEEN PRECAST LINTEL AND CONCRETE TIE BEAM ABOVE ALL CLEAR SPAN OPENINGS GREATER THAN 8'–0" OR AS SPECIFIED BELOW:
    (1–#5 REBAR AT CENTER OF CLEAR SPANS BETWEEN 8'–0" AND 10'–0")
    (2–#5 REBARS EQUALLY SPACED ON CLEAR SPANS BETWEEN 10'–0" AND 12'–0")
    (3–#5 REBARS EQUALLY SPACED ON CLEAR SPANS BETWEEN 12'–0" AND 16'–0")
    (4–#5 REBARS EQUALLY SPACED ON CLEAR SPANS BETWEEN 16'–0" AND 20'–0")
    OR AS SHOWN ON DRAWINGS.
15. WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.
16. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'–0". CLEANOUTS TO BE SAW–CUT 4"x4".
17. GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5'–0" MAX. LIFTS HEIGHTS.
18. CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.
19. STORE BLOCKS ON PALLETS AND COVER WITH VISQUEEN.
20. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL, FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.
21. NOT USED
22. MASONRY INSPECTION SHALL BE PROVIDED BY A QUALIFIED AGENT IN ACCORDANCE WITH ACI 530–1.5. INSPECTION SERVICES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE WORK IN PROGRESS AS WELL AS MATERIALS, EQUIPMENT AND PROCEDURES.
23. SUBMITTALS:
    a) SUBMIT PROPOSED GROUT MIX DESIGN PRIOR TO CONSTRUCTION.
    b) SUBMIT PROPOSED MORTAR MIX DESIGN PRIOR TO CONSTRUCTION
    c) SUBMIT DETAILED SHOP DRAWINGS. INCLUDE BAR LISTS AND BEND DIAGRAMS.
    d) SUBMIT COMPRESSIVE STRENGTH TESTS OF PROPOSED MASONRY UNITS PRIOR TO CONSTRUCTION. MASONRY UNITS ARE TO BE TESTED IN ACCORDANCE WITH ASTM C140.
24. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS:
    a) SAMPLE AND TEST GROUT IN ACCORFANCE WITH ASTM C1019 FOR EACH 5000 SQ. FT. OF MASONRY
    b) SLUMP TEST – ASTM C143
    c) MASONRY PRIMS TEST IN ACCORDANCE WITH ASTM E447, METHOD
       B. MODIFIED AS FOLLOW:
       1. PRISMS SHALL BE STACK BOND, ONE UNIT LONG AND THICK WITH A FULL MORTAR BED.
       2. LIMIT HEIGHT/THICKNESS RATIO FROM 1.33 – 5.00
       3. PROVIDE A MINIMUM OF ONE JOINT. ONE SET OF 3 PRISMS PRIOR TO CONSTRUCTION AND DURING CONSTRUCTION FOR EACH 5000 SQ. FT. WALL.
25. PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING OR 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.
26. TOP OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.

CARPENTRY

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER; WITH 19% MAXIMUM MOITURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
5. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. TT–W–571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP–2.
6. PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
7. INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'–0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS AT MID–HEIGHT.
8. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
9. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON MANURACTURING CONNECTORS, OR EQUIVALENT, SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
10. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. 2x4 SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 2'–0" O.C.
11. STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
12. ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE OF 2x4 STUDS UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.
13. WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2x6 HEADERS FOR SPANS UP TO 6'–0" AND DOUBLE 2x8 HEADERS FROM 6'–0" TO 7'–0" SEE PLANS FOR SPANS GREATER THAN 7'–0", ALSO PROVIDE 1/2" PLYWOOD SPACER PLATE BETWEEN BEAMS PLYS. NAIL TOGETHER WITH 16d NAILS AT 12" ON CENTER TOP AND BOTTOM.
14. NAILING FOR PLYWOOD ROOF S SHALL BE RINK SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. INTERMEDIATE FOR 1/2" THICK OR LESS. NAILING TO BE RINK SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. INTERMEDIATE FOR 19/32" OR GREATER UNLESS NOTED OTHERWISE. WHERE THE MEAN ROOF HEIGHT EXCEEDS 25', USE RINK SHANK NAILS.
15. ALL NON–LOAD BEARING PARTITIONS SHALL CONSIST OF 2x4 STUDS SPACED AT 24" O.C. 2x4 STUDS DO NOT NEED TO BE DOUBLED AT THE FIRST FLOOR FOR NON–LOAD BEARING PARTITIONS ONLY.
16. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS, 2x SOLE PLATES SHALL BE ATTACHED TO THE SLAB WITH EITHER HILTI DN72 (WITH 7/8" DIAMETER 5/64" THICK WASHERS) POWDER DRIVEN FASTENERS AT 0'–10" ON CENTER, OR 1/2" DIAMETER HILTI KWIC–BOLTS (EXPANSION ANCHORS) WITH 6" EMBEDMENT, AT 4'–0" O.C. REDHEAD FASTENERS OF EQUIVALENT SIZES MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO INSTALLATION. SEE THE SHEAR WALL SCHEDULE FOR SPECIAL SOLE PLATE ATTACHMENT AT SHEAR WALLS.
17. WALL SHEATHING SHALL BE:
    a) AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSUM WALLBOARD, (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS) EACH SIDE OF STUDS, NAILED WITH 5d COOLER NAILS AT 7" O.C. (USE 6d COOLER NAILS FOR 5/8" WALLBOARD) AT ALL SUPPORTS. PROVIDE SOLID 2x BLOCKING AT ALL SHEET EDGES, BLOCKING IS NOT REQUIRED AT NON–LOAD BEARING PARTITIONS.
18. FLOOR SHEATHING IS 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED WITH 10d NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 10d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS.
19. ROOF SHEATHING SHALL BE 1/2" (4 PLY MIN.) C.D.X. PLYWOOD OR 15/32" O.S.B. WITH BACKED RADIANT BARRIER OR GREATER NAILED WITH 8d RING SHANK NAILS (MIN.) AT 4" O.C. AT SUPPORTED EDGES, AND 8d RING SHANK NAILS (MIN.) AT 4" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYWOOD CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2x BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.
20. NAILING SCHEDULE:

    SEE SHEET S–6 FOR FASTENING SCHEDULE
21. AT ALL WALLS SUPPORTING ROOF TRUSSES, PROVIDE UPLIFT STRAPPING/CONNECTORS SHOWN IN THE TYPICAL WALL ELEVATION
22. FASTENER SUBSTITUTIONS

    ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL

    ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.

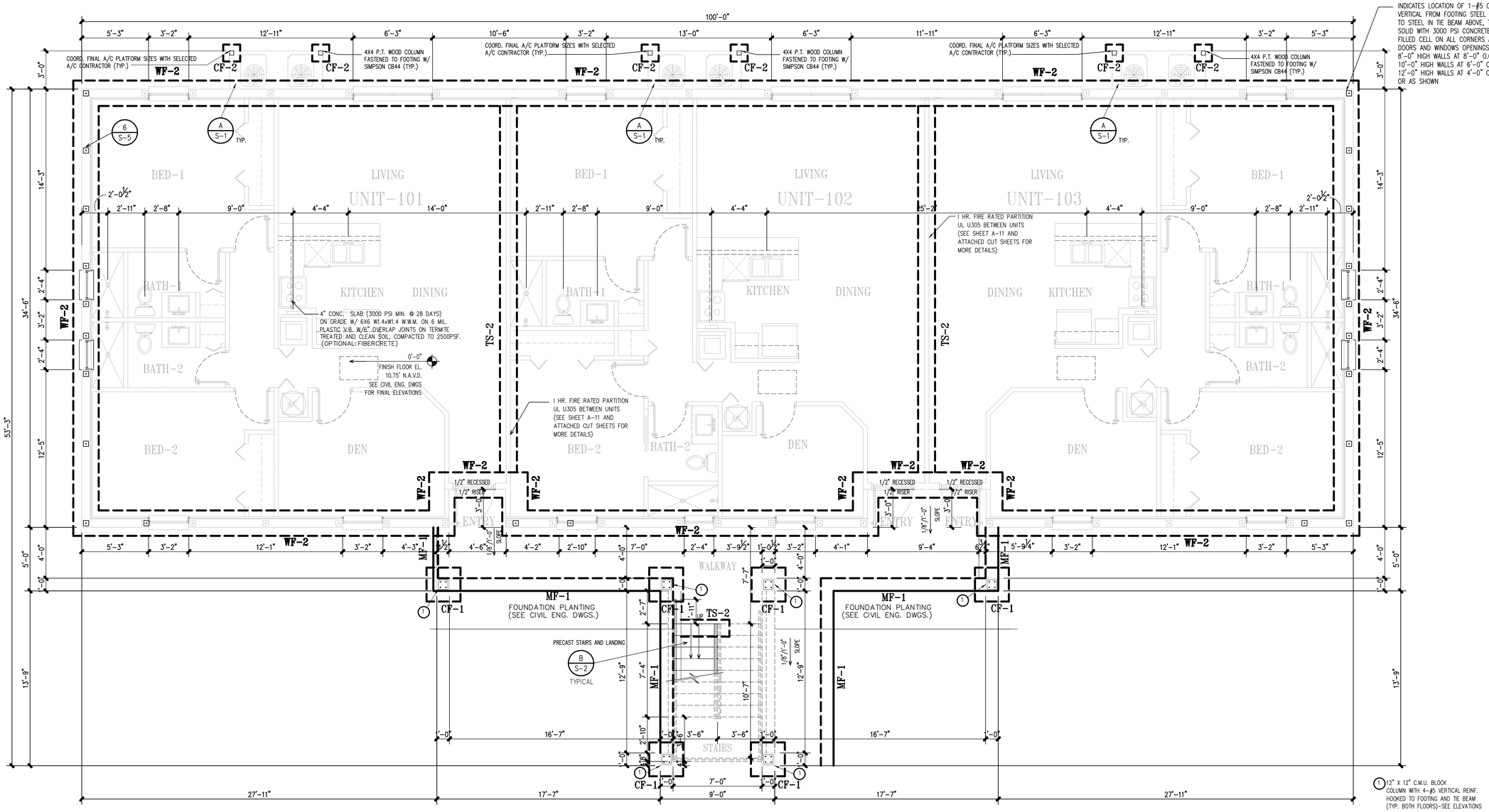
SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL
	8d SCREW SHANK NAIL 0.131 P–NAIL
10d COMMON NAIL	10d RING SHANK NAIL 10d SCREW SHANK NAIL 0.148 P–NAIL
6d COOLER NAIL	#6 x 1 1/4" TYPE S OR W DRYWALL SCREW

23. GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK–UP DATA.

    FLORIDA ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO WOOD TRUSS FABRICATION.
    a) SUBMIT SEALED WOOD TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
    b) SUBMIT SEALED WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENT.
    c) SUBMIT SEALED WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.
24. ALL EXTERIOR WOOD STUDS BEARING WALLS MUST HAVE SIMPSON H2.5 CLIP, SP–1 OR SIMPSON SP–2 STUD PLATE TIES TO BOTTOM AND TOP PLATES, FIRST AND SECOND FLOOR IF APPLICABLE.
25. ALL 2ND FL. EXTERIOR WOOD STUDS BEARING WALLS MUST BE FASTENED TO CONC. TIE BEAM BELOW WITH SIMPSON MSTAM36 STRAPS. (NOTE: ALSO FASTENED TO FLOOR TRUSSES OR JOISTS–IF APPLICABLE)
26. ALL EXTERIOR WOOD STUDS BEARING WALLS MUST BE FASTENED TO CONC. FOOTING WITH 5/8" X 6" MIN. EXPANSION BOLTS (BOTTOM PLATE) AND VERT. STUDS WITH SIMPSON H2.5, SP–1 OR SP–2 TOP AND BOTTOM.
27. OPTIONAL: 3 5/8" 25 GA. (MIN.) METAL STUDS FOR INTERIOR WALL FRAMING ONLY.

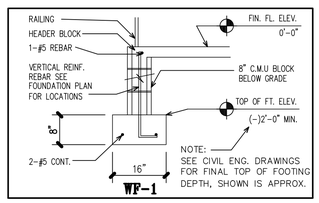
PRE–ENGINEERED WOOD TRUSSES

1. THIS SECTION DEFINES PRE–ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF TRUSSES AS "WOOD TRUSSES".
2. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 1986 EDITION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ACCOCIATION. "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI–85", PUBLISED BY THE TRUSS PLATE INSTITUTE, AND THE APPLICABLE BUILDING CODE LISTED IN THE MISCELLANEOUS SECTION OF THESE SPECIFICATIONS.
3. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
4. WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING; LIVE, DEAD, WIND, AND CONCENTRATED.
   SEE MISCELLANEOUS SECTION FOR LIVE LOADS:
   MINIMUM NET UPLIFT.....15 PSF
   MINIMUM NET UPLIFT AT OVERHANG.....18 PSF
   MIMINUM SUPERIMPOSED DEAD LOADS:
   TOP CHORD.....20 PSF
   BOTTOM CHORD.....10 PSF
   FOR REFERENCE ONLY, SEE TRUSS MANUFACTURER DRAWINGS FOR FINAL CALCULATIONS
5. DURATION OF LOAD FACTOR:
   ROOF DL+LL+WL 1.33
   ROOF DL=LL 1.25
6. WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING INFORMATION:
   a) SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.
   b) ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL FRAMING MUST BE CONSIDERED.
   c) ADJUSTMENTS TO ALLOWABLE VALUES, (DURATION OF LOAD FACTORS, ETC..
   d) REACTIVE FORCES AND THEIR LOCATIONS.
   e) BEARING TYPE AND MINIMUM BEARING LENGTH
   f) DEFLECTION, SPAN AND REACTION.
   g) METAL CONNECTOR PLATE TYPE, GAUGE, SIZE AND LOCATION
   h) LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.
   i) LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING
   j) TRUSS SPLICES MUST BE DETAILED. THIS INCLUDES "PIGGY BACK" TRUSSES.
   k) CONNECTION DETAILS: TRUSS TO BEARING, TRUSS TO TRUSS, TRUSS TO TRUSS GIRDER, PIGGY BACK TO TRUSS, ETC.,
   l) BRACING: NOTE MINIMUM REQUIREMENTS BELOW.
7. DEFLECTIONS: (UNLESS NOTED OTHERWISE).
   a) SPAN LIVE LOAD: LESS THAN OR EQUAL TO SPAN/360.
   b) SPAN TOTAL LOAD: LESS THAN OR EQUAL TO SPAN/240.
   c) REACTION LIVE LOAD: LESS THAN OR EQUAL TO TRUSS BEARING HEIGHT/480.
   d) REACTION TOTAL LOAD: LESS THAN OR EQUAL TO TRUSS BEARING HEIGHT/360.
8. FIRE RETARDANT WOOD IS NOT ALLOWABLE.
9. ALL FLOOR TRUSSES MUST BE TOP CHORD BEARING ON WOOD LEDGER CONTRACTOR SHALL COORDINATE WITH SELECTED TRUSS MANUFACTURER. (IF APPLICABLE)
10. WOOD TRUSSES MUST BE CHECKED FOR WIND, WIND VELOCITY, DESIGN VELOCITY PRESSURES, AND TYPE OF STRUCTURE FOR WIND, MUST BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
11. CONTINUOUS BOTTOM CHORD LATERAL BRACING IS REQUIRED AT A MINIMUM SPACING OF 10'–0" O.C. UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM ONE END OF THE BUILDING TO OTHER END. OVERLAP CONTINUOUS BRACING AT LEAST ONE TRUSS SPACE. USE A MINIMUM OF 2x4 GRADE MARKED LUMBER AT LEAST 10' LONG, WITH 2–6d NAILS AT INTERMEDIATE AND 3–16d NAILS AT END CONNECTIONS.
12. CROSS BRACING IS REQUIRED AT MINIMUM 10'–0" O.C. UNLESS NOTED OTHERWISE. LOCATED CROSS BRACING AT OR NEAR THE BOTTOM CHORD BRACING. INSTALL CROSS BRACING AT EACH END AND AT 20'–0" O.C. ALONG THE LENGTH OF THE LATERAL BRACING. CROSS BRACING IS ACCOMPLISHED BY ATTACHING DIAGONAL WEB BRACING TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IN OPPOSITE DIRECTIONS AT APPROXIMATELY 45 DEGREES FORMING A CROSS "X". USE A MINIMUM OF 2x4 GRADE MARKED LUMBER WITH AT LEAST 2–16d NAILS AT EACH CONNECTION.
13. TRUSS

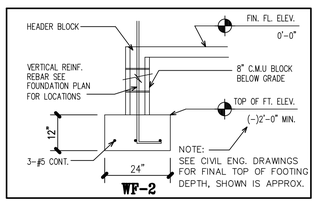


FOUNDATION PLAN

11/64" = 11'-0"



WF-1



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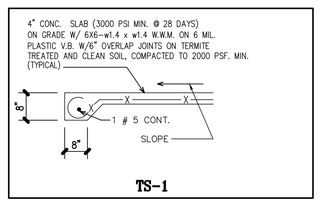
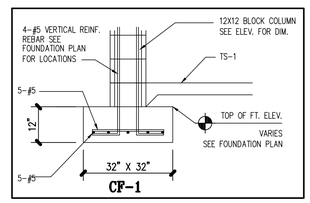
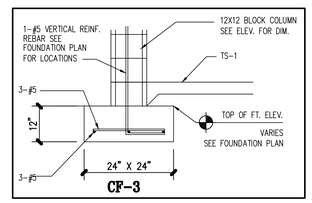


TS-1



CF-1



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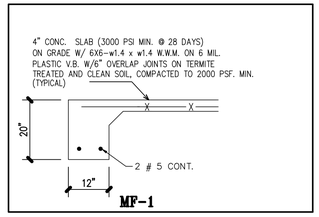

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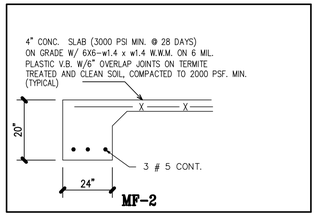

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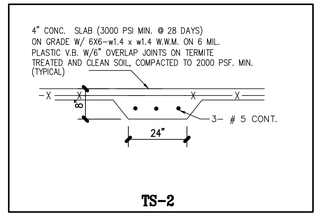

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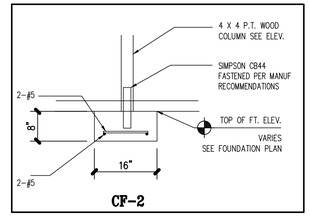

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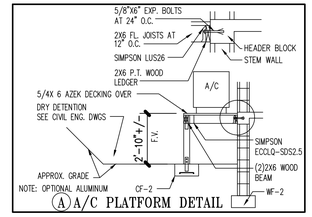

(A) A/C PLATFORM DETAIL

MINIMUM SOIL CONDITION REQUIREMENTS:

BEARING MATERIAL: FOUNDATION CAN BE PLACED ON COMPACTED SUITABLE MATERIAL.

BEARING SOIL AFTER COMPACTION SHALL EXHIBIT DENSITIES EQUIVALENT TO AT LEAST 95% OF THE MODIFIED PROCTOR MAX. DRY DENSITY

BEARING DEPTH: CONTINUOUS WALL FOOTING SHALL BEAR AT LEAST 20" BELOW THE LOWEST ADJACENT GRADE.

BEARING PRESSURE: THE MINIMUM ALLOWABLE SOIL PRESSURE SHALL BE 2000 PSI.

POURED FOOTING FOR COLUMNS AND WALLS IN SAME MASS OF CONC. DO NOT USE DOUBLE FOOTING.

NOTES:
- ALL PLUMBING FIXTURE DRAIN LOCATION ARE APPROXIMATE CONTRACTOR SHALL COORDINATE LOCATIONS WITH PLUMBING CONTRACTOR AND WITH SELECTED MODELS MANUFACTURER..
- FOR ADDITIONAL DIMENSIONS SEE SHEET A-3, DIMENSIONED FLOOR PLAN
- ALL FOOTINGS 3000 PSI (MIN.)
- SLAB CONTROL JOINTS PER CONTRACTOR

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PLAT BOOK: 21	PAGE(S): 129	SECTION:
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CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE" N.A.V.D.

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

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

REVISIONS

DATE	REV BY

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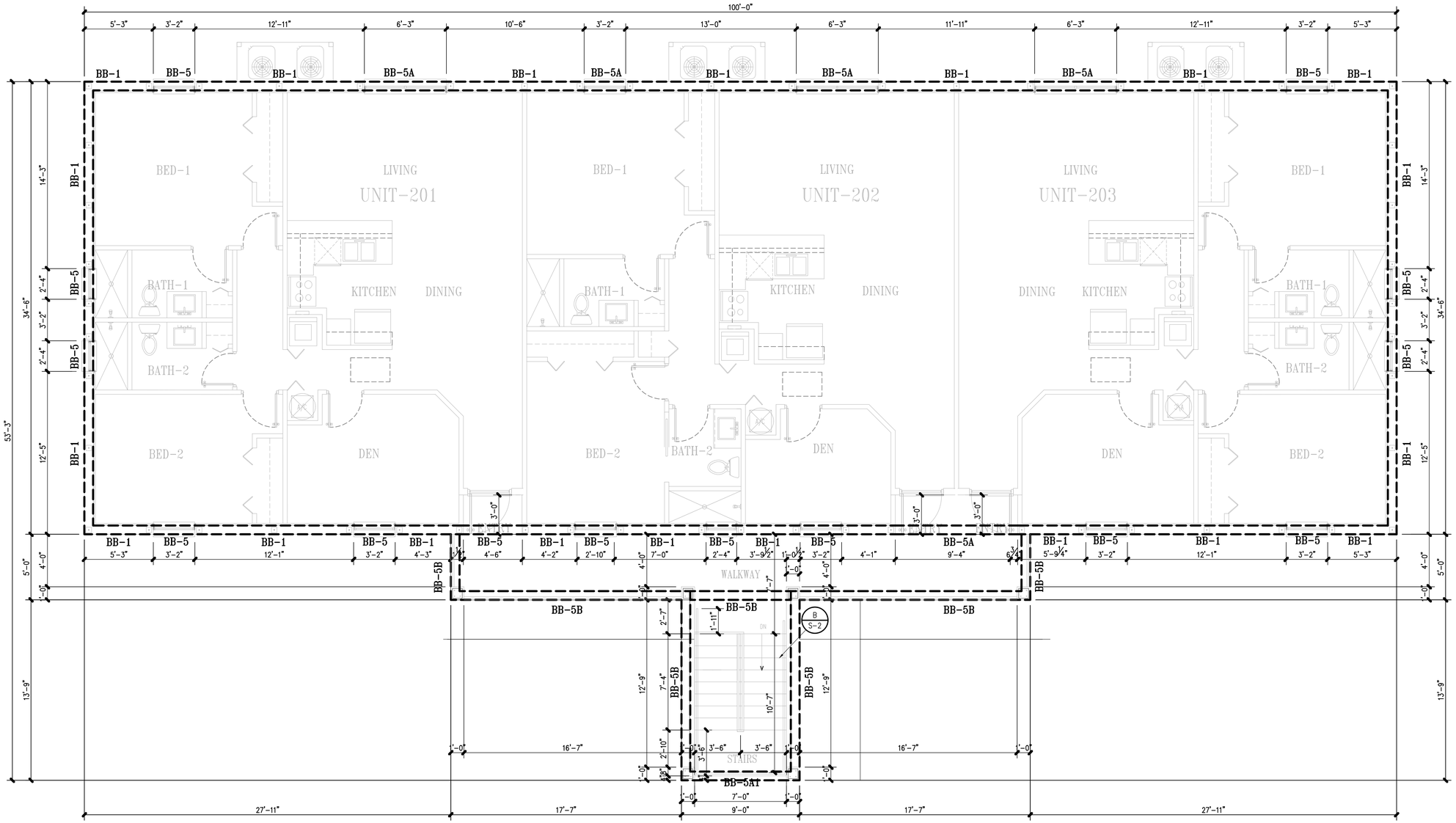
(239) 458 6633 e-mail: www.gcefl.com

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

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

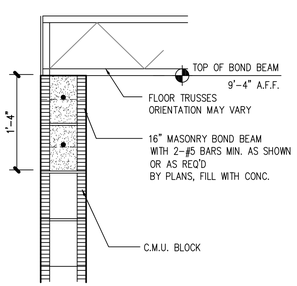
pineda 6-plex 3505 aristizabal

SHEET
S-1
FOUNDATION PLAN

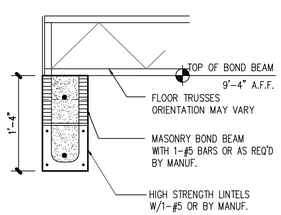


FIRST FLOOR TIE BEAM PLAN

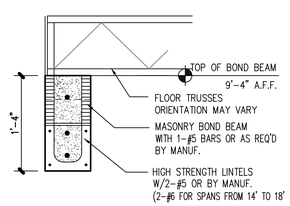
11/64" = 11'-0"



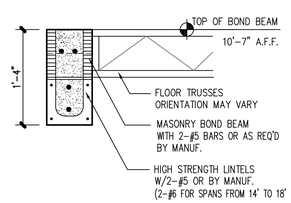
BOND BEAM-1 (BB-1)



BOND BEAM-5 (BB-5)



BOND BEAM-5A (BB-5A)



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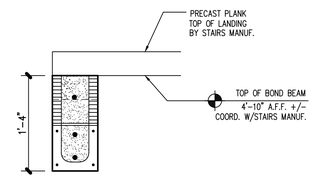
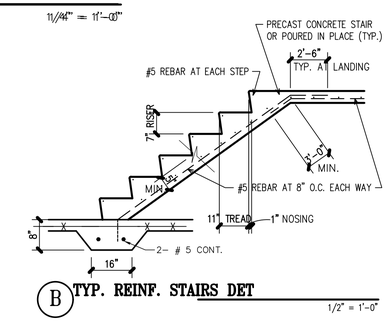


BOND BEAM-5A1 (BB-5A1)



B TYP. REINF. STAIRS DET

1/2" = 1'-0"

NOTE:
- CONTRACTOR SHALL COORDINATE WITH ENG. OF RECORD, BOND BEAM AND LINTEL MANUF. REQUIRED HIGH STRENGTH LINTELS AND REBAR ON LOADS APPLIED TO SPANS OVER ENTRY, LANAI, GARAGE, SLIDING GLASS DOORS, WINDOWS, DOOR OPENINGS ETC. (IF NOT SHOWN ON TIE BEAM PLAN).
- ONLY USE HIGH STRENGTH LINTEL ON ALL ALLOWABLE SPANS, ANY OTHER WILL NOT BE ACCEPTABLE OR SUITABLE.
- INSTALL 2-#5 REBAR (MIN.) IN HIGH STRENGTH LINTEL SPANS OVER 8'-0" OR PER MANUF. RECOMMENDATIONS
- ALL CLEAR SPAN BEAMS SHALL HAVE 4" MINIMUM BEARING AT EACH END OF OPENINGS OR AS SHOWN ON DWG.
- COORDINATE BEAM HEIGHT WITH ALL WINDOWS AND DOORS MANUFACTURER
- SEE EXTERIOR ELEVATIONS FOR LINTEL SIZES OVER OPENINGS
- FASTENED ALL FLOOR TRUSSES TO BOND BEAM WITH SIMPSON HETA20 (TYP. U.N.O.)

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e-mail: gustavoromanb@yahoo.com
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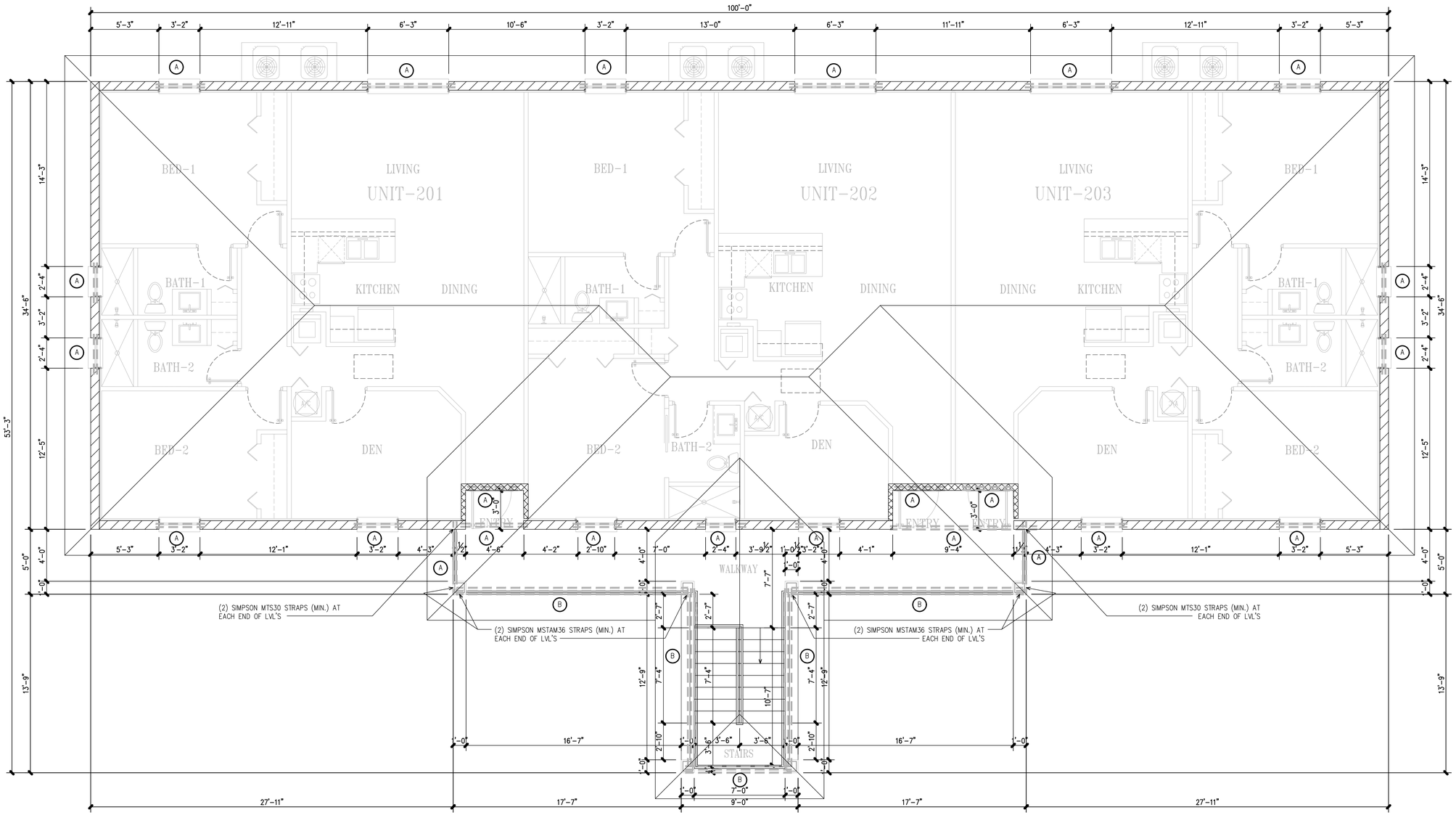
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

SHEET
S-2
TIE BEAM PLAN
14 OF 28



SECOND FLOOR TIE BEAM PLAN

1/4" = 1'-0"

(2) 2X6 TOP WOOD PLATE
9'-4" TOP, 20'-0" +/- A.F.F.

2X4 TOP DOUBLE PLATE S.Y.P. #2 (MIN.)
AT ENTRIES: 9'-4" TOP 20'-0" +/- A.F.F.

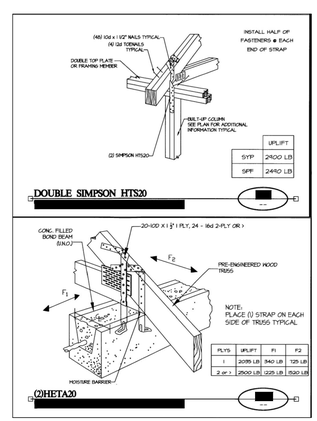
(A)

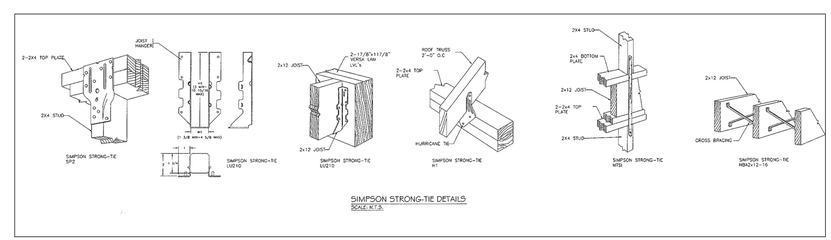
(2)2 X 12 S.Y.P. #2 WOOD BEAM (MIN.) OR
(2)1 1/2" X 16 LVL WOOD BEAM
(4" MIN. BEARING AT EACH END)
TOP OF BEAM AT:
-WINDOWS AND DOORS: 9'-4" TOP OF BEAM-20'-0" +/- A.F.F.)

-WALKWAY: 11'-4" TOP OF BEAM-22'-0" +/- A.F.F.)-FIELD VERIFY
NOTE: WRAP AROUND WITH WIRE LATH, FELT AND STUCCO.
(SEE FRONT ELEVATION-A SHEET A-9)
OPTIONAL: (2) 2X12 WOOD BEAM

(B)

(3)1 3/4" X 16 LVL WOOD BEAM
(4" MIN. BEARING AT EACH END)
TOP OF BEAM AT:
-WALKWAY: 11'-4" TOP OF BEAM-22'-0" +/- A.F.F.)
-STAIRS: 13'-4" TOP OF BEAM-24'-0" +/- A.F.F.)
NOTE: WRAP AROUND WITH WIRE LATH, FELT AND STUCCO.
(SEE FRONT ELEVATION-A SHEET A-9)
OPTIONAL: (3) 2X12 WOOD BEAM





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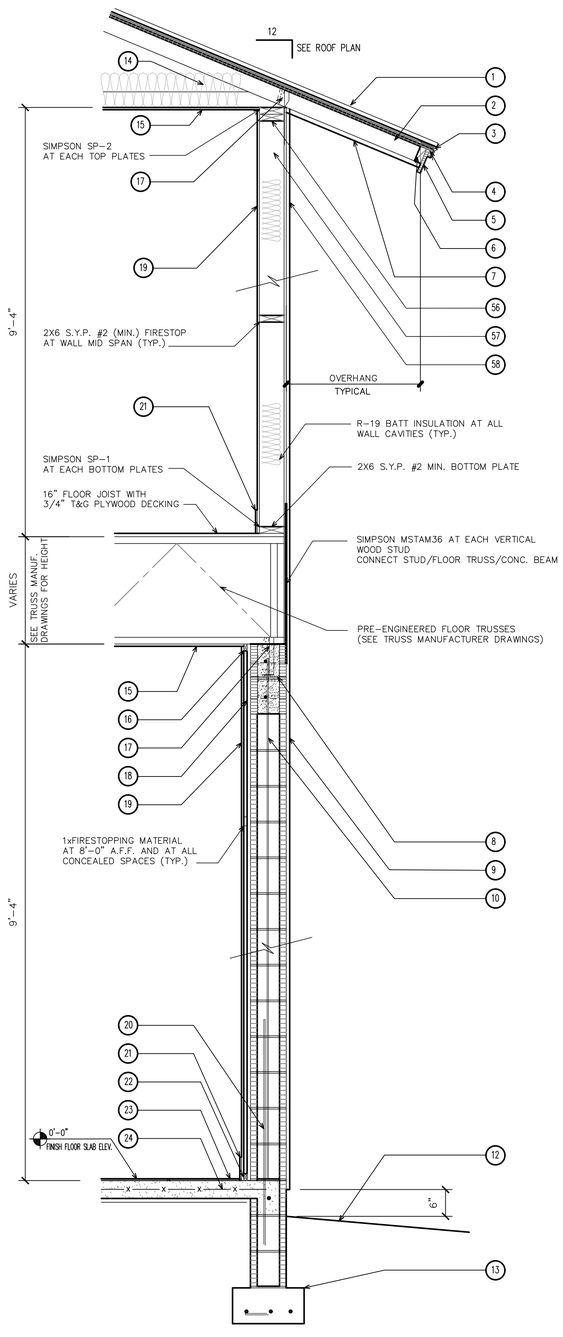
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910
SEAL

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

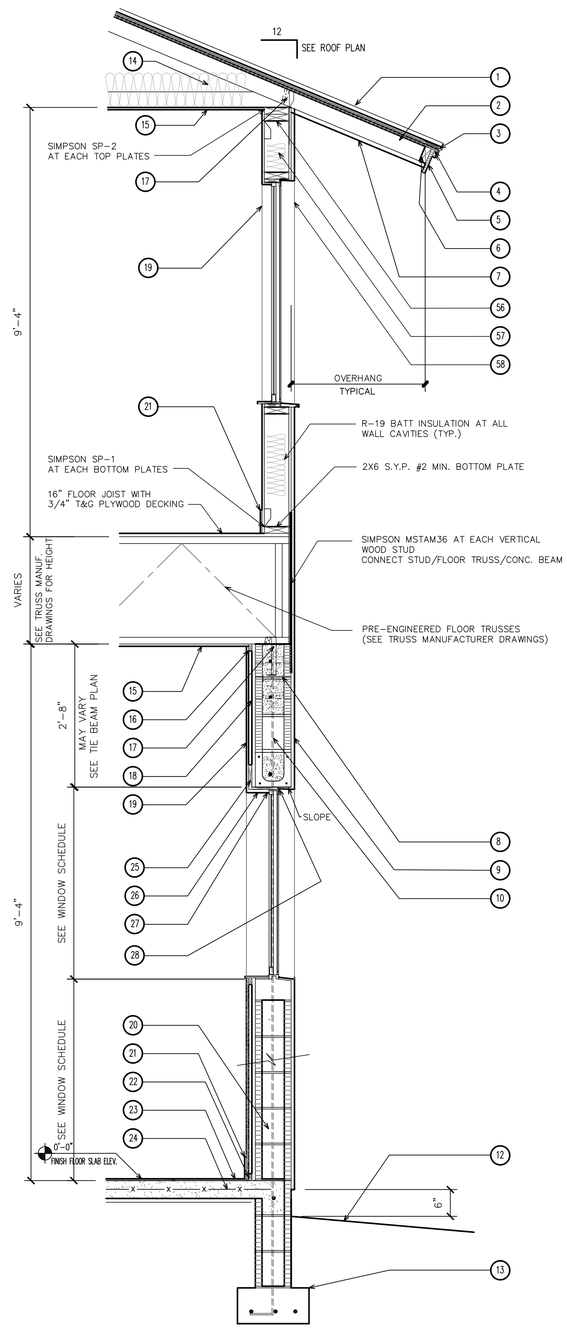
SHEET
S-2A
2ND FL TIE BEAM
15 OF 28



A TYPICAL TWO STORY WALL SECTION

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

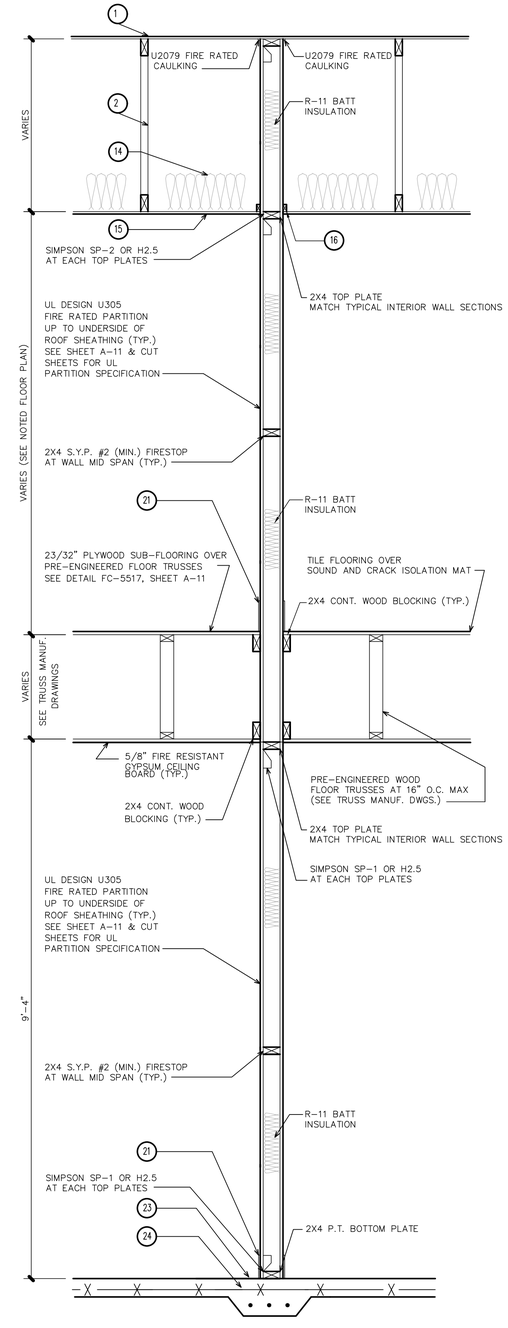
3/4" = 1'-0"



B TYPICAL TWO STORY WALL SECTION AT WINDOW

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

3/4" = 1'-0"



C TYPICAL TWO STORY WALL SECTION
BETWEEN UNITS (RATED PARTITION-NON BEARING)

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

3/4" = 1'-0"

LEGEND

1. SHINGLE ROOFING SYSTEM (SELECTED BY OWNER OR CONTRATOR) OVER PEEL AND STICK FIBERGLASS "IR-XE". 1/2" PLYWOOD SHEATHING (4 PLY) AND PRE-ENGINEER WOOD TRUSSES AT 24" O.C. OPTIONAL: 15/32" O.S.B.
2. PRE-ENGINEER WOOD TRUSSES AT 24" O.C.
3. 26 ga. GALVANIZED METAL OR 0.019 PAINTABLE ALUMINUM DRIP
4. 1x3 R.S. DRIP
5. 2x6 R.S. CEDAR FASCIA OR VINYL
6. 2x4 WOOD BLOCKING
7. SOFFIT: STUCCO FINISH OVER METAL LATH, FELT AND 1/2" C.D.X. PLYWOOD WITH 4" WIDE x CONTINUOUS SCREENED VENTILATION (TYP.) OPTIONAL: VINYL VENTILATED SOFFIT
8. FORM AND POURED CONCRETE TIE BEAM-TYP. (SEE STRUCTURAL DWGS.)
9. 3/4" PARGE COAT CEMENTITIOUS FINISH-TWO COATS WITH FINISH SELECTED BY OWNER OVER 8" C.M.U. BLOCK AND BEAM
10. VERTICAL REINFORCING REBAR (SEE STRUCTURAL DRAWINGS FOR SIZE AND ARCH. DWGS FOR LOCATIONS)
11. NOT USED
12. APPROXIMATE FINISHED GRADE
13. CONCRETE FOOTING (SEE STRUCTURAL DRAWINGS) OPTIONAL STEM WALL FOOTING
14. BATT OR ICYNINE SPRAY INSULATION (SEE ENERGY CALCULATIONS) NOTE: IF ICYNINE IS SELECTED APPLIED TO UNDERSIDE OF ROOF SHEATHING
15. 1/2" GYPSUM CEILING BOARD (SAG RESISTANT)
16. 1x2 OR 1x3 FURRING STRIPS AT 16" O.C. (TYPICAL)
17. TRUSS ANCHORING SYSTEM (SEE STRUCTURAL DRAWINGS FOR MODEL AND MANUFACTURER)
18. 3/4" INSULATION BOARD (SEE ENERGY CALCULATIONS FOR RATING)
19. 1/2" GYPSUM WALLBOARD-PANELS APPLIED VERTICALLY OR HORIZONTALLY
20. 40 DIAMETER BAR EXTENSION (SEE ARCH. DWGS. FOR LOCATIONS)
21. BASE BOARD (MODEL SELECTED BY OWNER OR CONTRACTOR)
22. 1x2 OR 1x3 P.T. WOOD BOTTOM FURRING STRIPS (TYPICAL)
23. FINISHED FLOORING (SEE ARCH. DWG. FINISH SCHEDULE)
24. 4" CONCRETE SLAB (3,000 MIN. PSI AT 28 DAYS, ON GRADE WITH 6x6-W1.4 x W1.4 W.W.M. ON 6 MIL. PLASTIC VAPOR BARRIER WITH 6" OVERLAP JOINTS ON TERMITE TREATE AND CLEAN SOIL (TYP.) SEE STRUCTURAL DRAWINGS FOR SOIL COMPACTION
25. 1x6 WOOD-20 INCHES BEYOND EACH SIDE OF OPENING (1x4 AT JAMB AND WINDOW SILL)
26. 1x4 P.T. BUCK WITH 2 3/4" x 3/16" TAPCONS AT 16" O.C. -3 SIDES TYPICAL
27. FINISHED CAULKING ALL AROUND WINDOW OR DOOR
28. SEALANT-ALL AROUND WINDOW OR DOOR
29. STOOL -SELECTED BY OWNER OR CONTRACTOR
30. PRECAST LINTEL OVER WINDOWS WITH 8" BEYOND OPENING ON EACH SIDE (SEE STRUCTURAL DRAWINGS)
31. IMPACT WINDOW (SEE ARCH. DWGS. FOR MODEL AND SIZES)
32. ALUMINUM SCREENED PANEL ON ALL WINDOWS
33. SLOPED TOP
34. WINDOW SILL (SEE STRUCTURAL DRAWINGS)
35. GARAGE DOOR TRACK SYSTEM
36. GARAGE DOOR TRACK SUPPORT SYSTEM
37. SKIM COAT CEMENTITIOUS FINISH WITH SKIP TROWEL FINISH
38. NOT USED
39. GARAGE DOOR FINISH TRIM
40. DASHED LINE INDICATES 2x6 P.T. BEYOND AT EDGE OF OPENINGS
41. FINISHED FLOOR ELEVATIONS BEYOND
42. 2 INCHES GARAGE FLOOR SLOPE
43. FOOTING BEYOND (SEE STRUCTURAL DRAWINGS)
44. 3/4" RECESSED (SEE STRUCTURAL DWGS)
45. SLOPE (SEE SURVEY OR CIVIL DRAWINGS)
46. CONC. SLAB (SEE NOTE 24) OR PAVERS-SELECTED BY OWNER
47. DOUBLE OR TRIPLE GIRDER TRUSSES (SEE STRUCTURAL DWGS. AND TRUSS MANUFACTURER LAYOUT)
48. TRUSS OR GIRDER HANGER, BY TRUSS MANUF. OR SEE STRUCTURAL DWGS.
49. R-19 BATT INSULATION
50. DASHED LINE INDICATES CEILING BEYOND
51. NOT USED
52. CONCRETE BEAM BEYOND (SEE STRUCTURAL DRAWINGS)
53. OVERHANG BEYOND
54. SLIDING GLASS DOORS (SEE DOOR SCHEDULE)
55. ALUMINUM SLIDING GLASS DOORS FRAME SET IN FULL BED OF SEALANT
56. (2) 2x6 S.Y.P. #2 (MIN.) TOP PLATE
57. 2x6 S.Y.P. #2 (MIN.) WOOD STUDS AT 16" O.C.
58. 3/4" PARGE COAT CEMENTITIOUS FINISH-TWO COATS WITH FINISH SELECTED BY OWNER OVER METAL LATH, FELT AND 1/2" (4 PLY MIN.) C.D.X. PLYWOOD SHEATHING

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

PROJ No:	11-06-18
FILE:	PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN:	G.A.R.
CHECKED:	B.L.C.
DATE:	11-30-18

REVISIONS

DATE	REQ'BY			

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

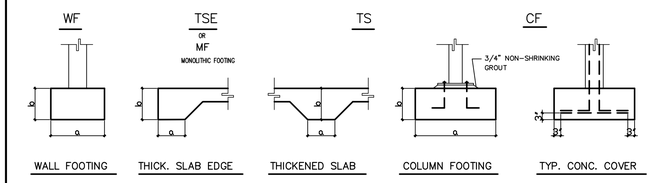
SEAL
A/E
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

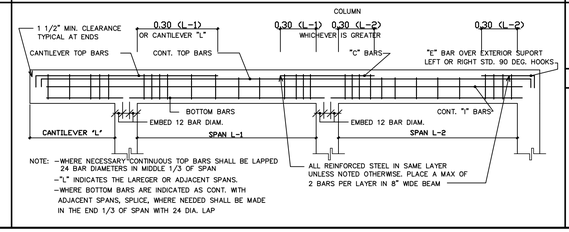
pineda 6-plex 3505 aristizabal

SHEET
S-3
16 OF 28

FOOTING TYPES



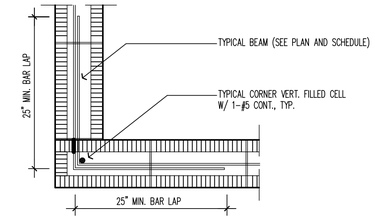
TYPICAL BAR DIAGRAM



TYP. BAR SPLICE

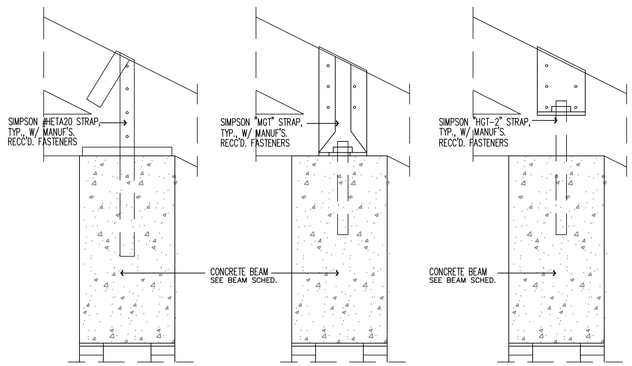
MIN. LAP SPLICE

BAR SIZE	MIN. LAP SPLICE
# 5	26"
# 6	31"
# 7	39"
# 8	51"
# 9	65"
# 10	82"



BLOCK DETAIL (AT TYPICAL CORNER) 1

SCALE 1 1/2" = 1'-0"



TRUSS BEARING 2

SCALE 3" = 1'-0"

(FOR UPLIFT UP TO 1890 LBS.)
SEE TRUSS MANUFACTURER DRAWINGS FOR LOCATIONS

TRUSS BEARING 3

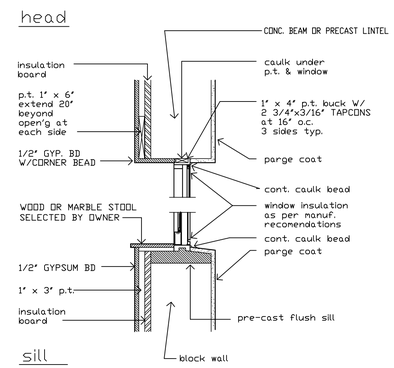
SCALE 3" = 1'-0"

(FOR UPLIFT FROM 1890 LBS. TO 3655 LBS.)
SEE TRUSS MANUFACTURER DRAWINGS FOR LOCATIONS

TRUSS BEARING 4

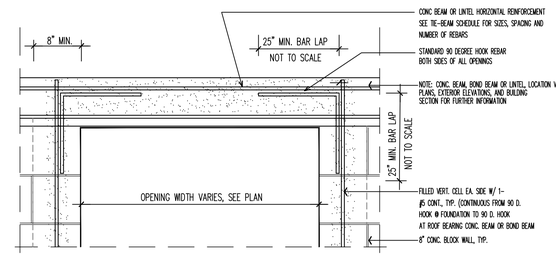
SCALE 3" = 1'-0"

(FOR UPLIFT FROM 3655 LBS. TO 6485 LBS.)
USE HGT-3 FOR UPLIFT FROM 6485 TO 9035 LBS.
USE HGT-4 FOR UPLIFT FROM 9035 TO 9685 LBS.
SEE TRUSS MANUFACTURER DRAWINGS FOR LOCATIONS-IF APPLICABLE



TYP. ALUMINUM WINDOW INSTALLATION 5

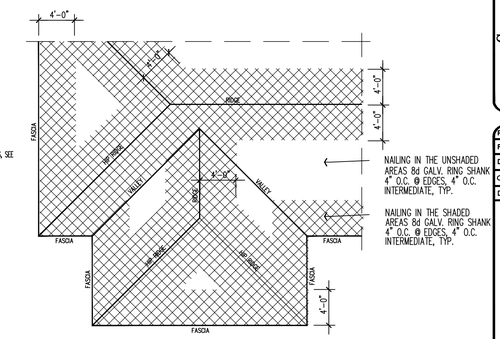
NO SCALE



BLOCK WALL DETAIL 6

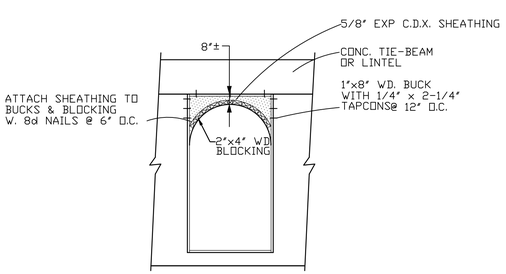
APPLIED ON ALL WINDOWS AND DOORS OPENINGS
SEE FLOOR PLAN FOR LOCATIONS

SCALE 1 1/2" = 1'-0"



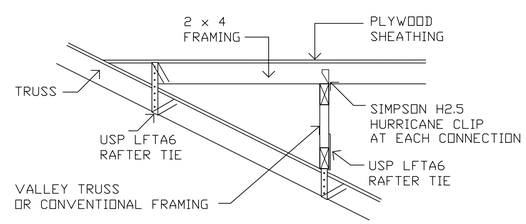
ROOF SHEATHING DETAIL (IF APPLICABLE) 7

NO SCALE



ARCH DETAIL (IF APPLICABLE) 8

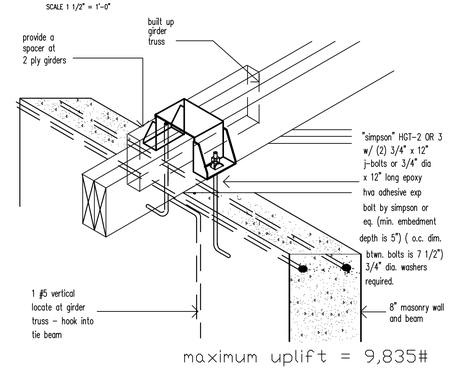
SCALE N.T.S.



VALLEY FRAMING DET. 9

IF APPLICABLE

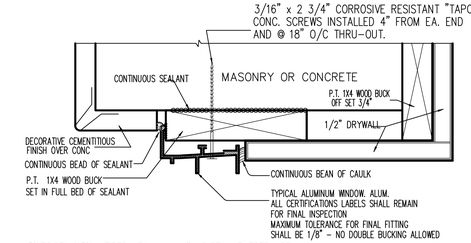
SCALE: 3/4" = 1'-0"



HOLD DOWN DETAIL 10

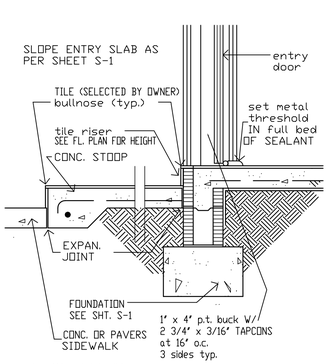
SEE TRUSS MANUFACTURER DRAWINGS FOR LOCATIONS-IF APPLICABLE

N.T.S.

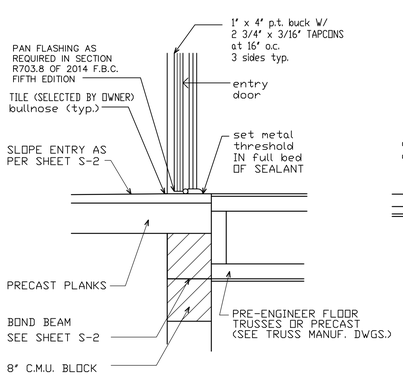


WINDOW HEAD & JAMB DETAIL 11

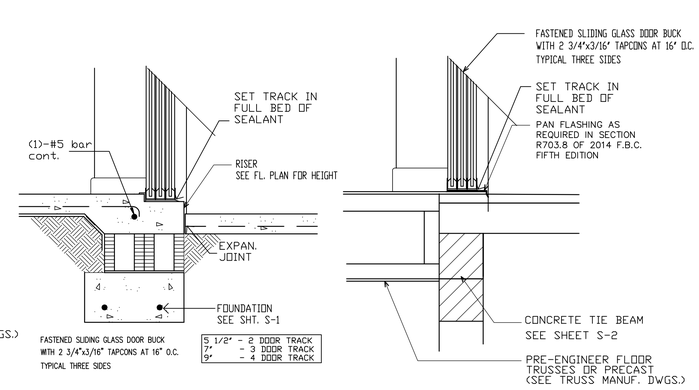
N.T.S.



FRONT ENTRY DETAIL

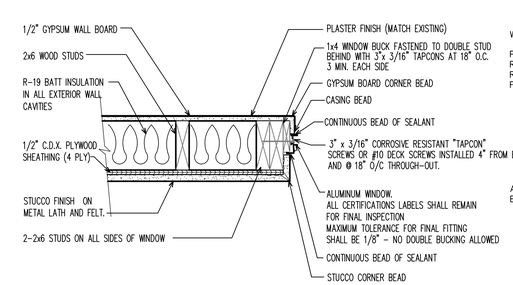


SCALE: 3/4" = 1'-0"



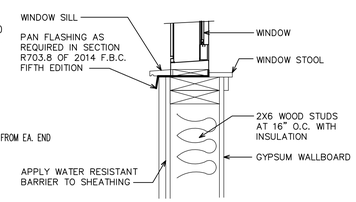
SLIDING GLASS DOORS DETAIL 14

N.T.S.



TYP. ALUMINUM WINDOW INSTALLATION IF APPLICABLE 15

WOOD APPLICATION
HEAD AND JAM SIMILAR
NOTE:
WINDOW BUCK SHALL BE SET ON A FULL BED OF SEALANT (TYPICAL ALL SIDES)



WINDOW PAN FLASHING DET.

NOTE: WINDOWS MORE THAN 72" ABOVE GRADE HAVE A MINIMUM SILL HEIGHT OF 24" A.F.F. PER R312..2.1

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION			
LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45	
PLAT BOOK: 21	PAGE(S): 129	SECTION:	
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030	
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA	
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE"	N.A.V.D.

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THESE PLANS ARE IN COMPLIANCE WITH THE 2017 6TH EDITION FLORIDA BUILDING CODE AND ASCE 7-10, INCLUDING SECTION 1609 FOR 160 MPH BASIC WIND SPEED
3-SECOND GUST AND EXPOSURE "B" WIND ZONE-RISK CATEGORY 2

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

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

REVISIONS
DATE | REQ'BY

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SEAL
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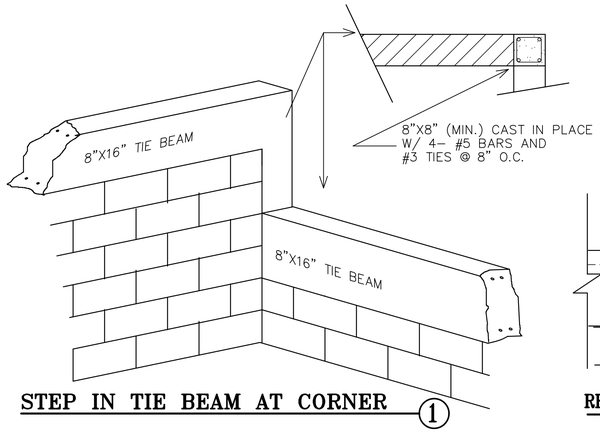
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 3910

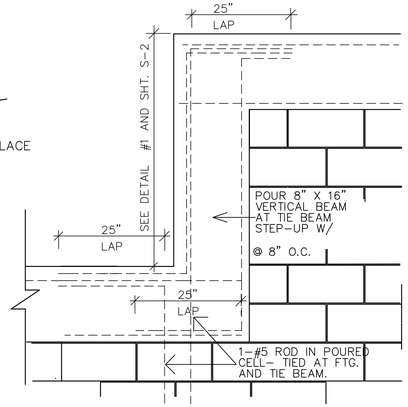
PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

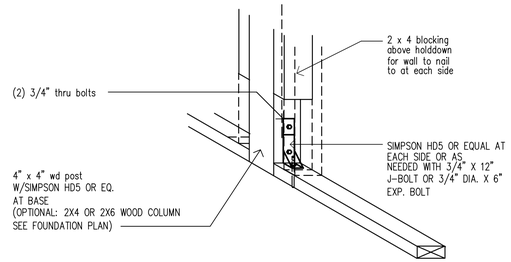
SHEET
S-4
STRUCTURAL DETAILS
17 OF 28



STEP IN TIE BEAM AT CORNER (1)



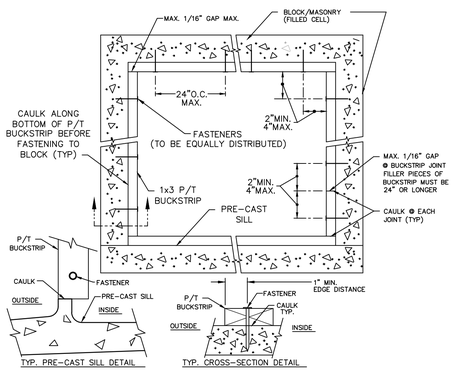
REBAR DET AT TIE BEAM STEP UP (2)



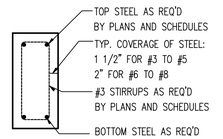
HOLD DOWN DETAIL (3)

IF APPLICABLE

N.T.S.



WOOD BUCK INSTALLATION PLAN



TYP. CONC. BEAM DET.

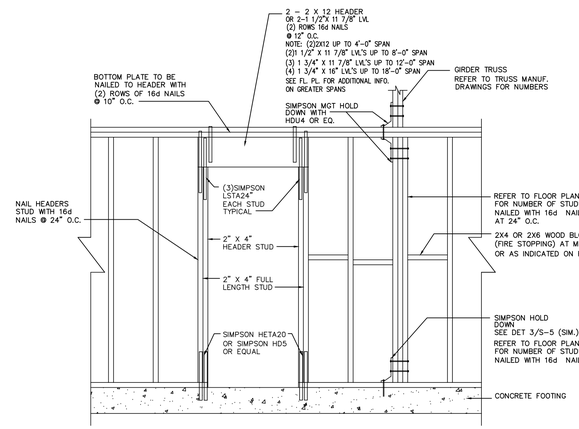
NOTE: 1. SPACING BETWEEN BOTTOM BAR LAYERS SHALL BE 1"
2. CONTRACTOR MAY USE 14" DEEP CONC. BEAMS AT WINDOWS AND DOOR OPENINGS IN LIEU OF 16" TYP. BEAM AT MASONRY WALLS, UNLESS SPECIFICALLY STATED ON FLOOR PLAN TO DO OTHERWISE. (IF APPLICABLE)

fastening of window and door frames to pressure treated lumber at masonry openings, shall be in accordance with manufacturers specifications.

fastening of window and door frames to wood frame openings, shall be in accordance with manuf. specifications.

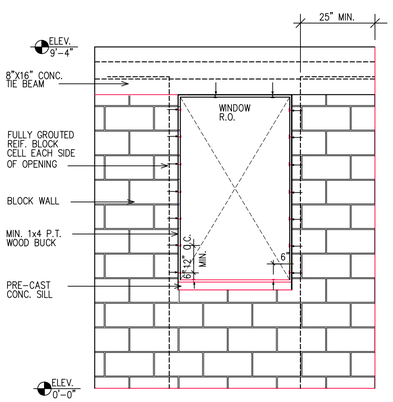
ALL PRESSURE TREATED LUMBER SUPPORTING SLIDING GLASS DOOR OR HINGED DOOR FRAME SHALL BE SECURE TO MASONRY WITH 3/16" x 3 1/4" RAMSET PHILLIPS FLATHEAD TAPCONS, OR EQUAL, START "TAPCONS" AT 6" O.C. THEN SPACE AND STAGGER AT 12" O.C. MINIMUM EMBEDMENT SHALL BE 1 1/2". IN ADDITION, FASTENERS SECURING BUCKS ALONG TOP OF FRAME TO THE BOTTOM OF A TIE BEAM SHALL BE PLACED ACCORDINGLY. NOTE, ULESS PERMITTED BY DOOR MANUFACTURER TO USE 1x8 P.T., CONTRACTOR SHALL USE 2x8 P.T..

REBAR DET AT TIE BEAM (4)



HEADER DET. & TRUSS GIRDER CONNECTION (8)

N.T.S.



BUCK ANCHORS: 3/16" DIA. X 2 3/4" TAPCON MIN. 1 1/4" EMBEDMENT INTO MAS. OR CONCRETE.

DETAIL AS SHOWN APPLIES TO WINDOWS UP TO 37" WIDE.

FOR 54" WIDE WINDOWS ADD (1) TAPCON FASTENER AT CENTER OF TOP AND BOTTOM BUCK.

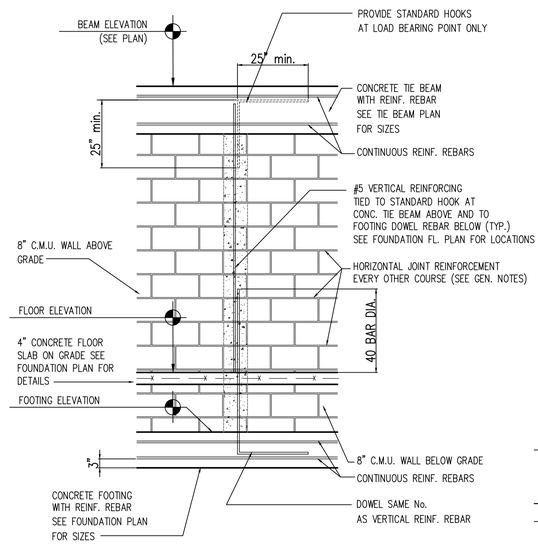
MULTIPLE WINDOWS: TAP-CONS 12" O.C. MAX. ALL SIDES

NOTE:

DOORS AND WINDOWS SHALL BE CAPABLE OF WITHSTANDING 160 MPH (MIN.) WIND LOADS CONTRACTOR SHALL FURNISH MFG'RS CUT SHEETS AND CERTIFICATION OF WIND LOAD COMPLIANCE W/THESE PLANS FOR PERMITTING

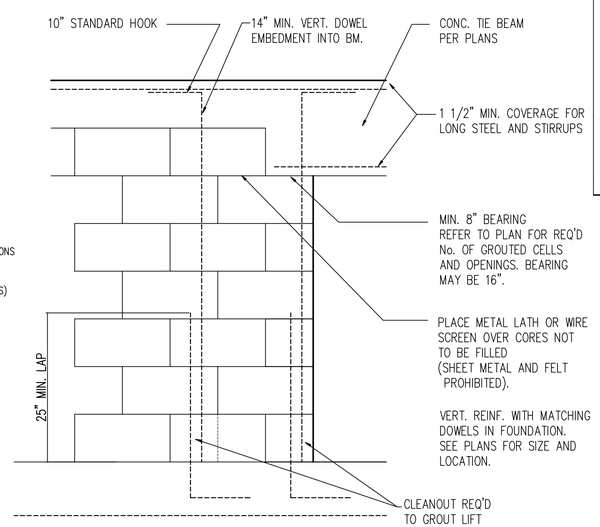
WINDOW WOOD BUCK INSTALLATION (5)

1/2"=1'-0"



VERTICAL REINF. FILLED CELL IN MASONRY WALL (6)

1/2"=1'-0"



TYP. MASONRY WALL REINF. (7)

LINTEL SAFE LOAD TABLES

FOR GRAVITY AND UPLIFT LOADS FOR CAST-CRETE, QUALITY AND LOTTS LINTELS (8" PRECAST AND PRESTRESSED U-LINTELS)

LENGTH \ TYPE	GRAVITY 8F8-0B / 8F8-1B	8F16-0B / 8F16-1B	8F24-0B / 8F24-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	3069	6113	8974	10000
	3069	6113	8974	10000
3'-6" (42") PRECAST	3069	5163	8054	10951
	3069	6113	8974	10000
4'-0" (48") PRECAST	2521	3820	5961	8107
	2521	5549	8974	10000
4'-6" (54") PRECAST	1963	2931	4576	6224
	1963	4673	6741	10000
5'-4" (64") PRECAST	1349	1999	3123	4249
	1657	3699	5336	8203
5'-10" (70") PRECAST	1105	1631	2549	3470
	1261	3288	4743	6663
6'-6" (78") PRECAST	1065	2864	3707	5061
	1065	2864	4131	5399
7'-6" (90") PRECAST	1007	2399	2698	3685
	1007	2399	3461	4523
9'-4" (112") PRECAST	635	1625	2668	3302
	635	1843	2668	3387
10'-6" (126") PRECAST	535	1247	2329	2536
	541	1533	2329	2614
11'-4" (136") PRECAST	574	1366	2135	2789
	574	1366	2135	2789
12'-0" (144") PRECAST	505	1254	1912	2498
	505	1237	1912	2498
13'-4" (160") PRECAST	464	1075	1779	2324
	464	1075	1779	2324
14'-0" (168") PRECAST	424	1002	1685	2202
	436	1002	1685	2630
14'-8" (176") PRESTRESSED	NR	NR	NR	NR
	458	1087	1601	2092
15'-4" (184") PRESTRESSED	NR	NR	NR	NR
	412	1022	1525	1992
17'-4" (208") PRESTRESSED	NR	NR	NR	NR
	300	864	1334	1743
19'-4" (232") PRESTRESSED	NR	NR	NR	NR
	235	747	1141	1614
21'-4" (256") PRESTRESSED	NR	NR	NR	NR
	180	598	1087	1468
22'-0" (264") PRESTRESSED	NR	NR	NR	NR
	165	550	992	1387
24'-0" (288") PRESTRESSED	NR	NR	NR	NR
	129	450	843	1164

LENGTH \ TYPE	UPLIFT 8F8-1T	8F16-1T	8F24-1T	8F32-1T
2'-10" (34") PRECAST	1972	4460	7034	9608
3'-6" (42") PRECAST	1569	3547	5591	7636
4'-0" (48") PRECAST	1363	3079	4853	6627
4'-6" (54") PRECAST	1207	2724	4292	5861
5'-4" (64") PRECAST	1016	2290	3607	4888
5'-10" (70") PRECAST	871	2093	3295	4345
6'-6" (78") PRECAST	735	1880	2959	3785
7'-6" (90") PRECAST	560	1438	2314	3171
9'-4" (112") PRECAST	440	963	1540	2120
10'-6" (126") PRECAST	376	777	1240	1706
11'-4" (136") PRECAST	286	678	1081	1487
12'-0" (144") PRECAST	225	609	978	1345
13'-4" (160") PRECAST	192	521	827	1136
14'-0" (168") PRECAST	170	467	763	1048
14'-8" (176") PRESTRESSED	222	452	716	971
15'-4" (184") PRESTRESSED	224	422	647	951
17'-4" (208") PRESTRESSED	187	356	499	767
19'-4" (232") PRESTRESSED	162	309	388	656
21'-4" (256") PRESTRESSED	142	272	360	582
22'-0" (264") PRESTRESSED	137	266	319	536
24'-0" (288") PRESTRESSED	124	240	245	416

LENGTH \ TYPE	GRAVITY 8RF14-0B / 8RF14-1B	UPLIFT 8RF14-1T
4'-4" (52") PRECAST	3280	2635
	4571	
4'-6" (54") PRECAST	2992	2525
	4330	
5'-8" (68") PRECAST	1716	1960
	3165	
5'-10" (70") PRECAST	1600	1643
	3047	
6'-8" (80") PRECAST	2517	1304
	2630	
7'-6" (90") PRECAST	2123	1078
	2123	
9'-8" (116") PRECAST	1419	819
	1419	

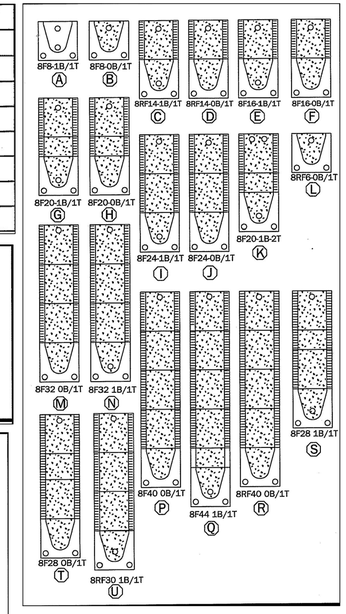
GENERAL INSTALLATION NOTES

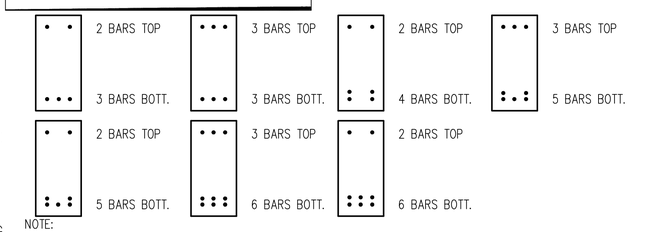
1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on national design analysis per ACI 318 and ACI 530
10. Product Approvals: Manufacturer oof lintel shall provide product approval number to Contractor/Building Department.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-926 or other approved coating.
12. U-lintels loaded simultaneously with vertical (gravity and uplift) and horizontal (lateral) loads shoud be checked for combine loading with the following equation:

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

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing aditional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear as cewed from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from the next longest length shown.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply support span.





NOTE:

FORMWORK AND SHORING: NOT STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARD 347 AND 301

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA

ADDRESS: 3505 Skyline Blvd FLOOD ZONE:"AE" N.A.V.D.

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CONTRACTOR/DEVELOPER:

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

REVISIONS
DATE | REQ'BY

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

PROJECT: Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

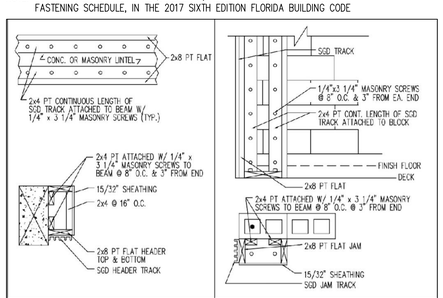
pineda 6-plex 3505 aristizabal

SHEET S-5
STRUCTURAL DETAILS
18 OF 28

FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3–8d COMMON (2 1/2"X0.131") 3–3" X 0.131" NAILS 3–3" 13 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2–8d COMMON (2 1/2"X0.131") 2–3" X 0.131" NAILS 2–3" 13 GAGE STAPLES	TOENAIL EACH END
3. 1"X6" SUBFLOORING OR LESS TO EACH JOIST	2–8d COMMON (2 1/2"X0.131")	FACE NAIL
4. WIDER THAN 1"X6" SUBFLOORING TO EACH JOIST	3–8d COMMON (2 1/2"X0.131")	FACE NAIL
5. 2" SUBFLOORING TO JOIST OR GIRDER	3–16d COMMON (3 1/2"X0.162")	BIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2"x0.135") at 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3–14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3–16d (3 1/2"x0.135") at 16" O.C. 4–3" X 0.131" NAILS AT 16" O.C. 4–3" 14 GAGE STAPLES AT 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2–16d COMMON (3 1/2"x0.162") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4–8d COMMON (2 1/2"x0.131") 4–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
	2–16d COMMON (3 1/2"x0.162") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	END NAIL
9. DOUBLE STUDS	16d (3 1/2"x0.135") at 24" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3 1/2"x0.135") at 16" O.C. 3" X 0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8–16d COMMON (3 1/2"x0.162") 12–3" X 0.131" NAILS 12–3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3–8d COMMON (2 1/2"x0.131") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2 1/2"x0.131") AT 6" O.C. 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2–16d COMMON (3 1/2"x0.162") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3–8d COMMON (2 1/2"x0.131") 5–3" X 0.131" NAILS 5–3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4–8d COMMON (2 1/2"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3 1/2"x0.162")MIN. TABLE 2308.10.4.1 4–3" X 0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3 1/2"x0.162")MIN. TABLE 2308.10.4.1 4–3" X 0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1)	3–8d COMMON (2 1/2"x0.131") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD & PLATE	2–8d COMMON (2 1/2"x0.131") 2–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
21. 1"X8" SHEATHING TO EACH BEARING	3–8d COMMON (2 1/2"x0.131")	FACE NAIL
22. WIDER THAN 1"X8" SHEATHING TO EA. BEARING	3–8d COMMON (2 1/2"x0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3 1/2"x0.162"). 3" X 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAM	20d COMMON (4"x0.192") ,32" O.C. 3" X 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2–20d COMMON (4"x0.192") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL AT EA. AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3 1/2"x0.162").	AT EACH BEARING
26. COLLAR TIE TO RAFTERS	3–10d COMMON (3"x0.148") 4–3" X 0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTERE TO HIP	3–10d COMMON (3"x0.148") 4–3" X 0.131" NAILS 4–3" 14 GAGE STAPLES	TOENAIL
	2–16d COMMON (3 1/2"x0.162") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2–BY RIDGE BEAM	2–16d COMMON (3 1/2"x0.162") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
	2–16d COMMON (3 1/2"x0.162") 3–3" X 0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	3–16d COMMON (3 1/2"x0.162") 4–3" X 0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3–16d COMMON (3 1/2"x0.162") 4–3" X 0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL AT EA. JOIST

NOTE: FOR ADDITIONAL NAILING REQUIREMENTS, REFER TO SECTION 2304.10.1 FASTENING SCHEDULE, IN THE 2017 SIXTH EDITION FLORIDA BUILDING CODE



HEADER DETAIL — NOTE: FRAME WALLS TO USE SAME SIZE LAC SCREWS FRAMER TO ENSURE SOLID LUMBER AT ATTACHMENTS — JAM DETAIL

EXTERIOR POCKET SGD DETAILS (CMU)

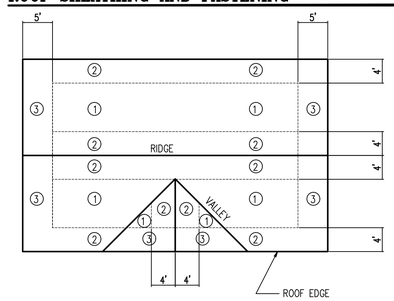
SCALE: N.T.S.

FASTENING SCHEDULE OF STRAP TO TRUSSES

No. OF FASTENERS	FASTENER	ALLOWABLE UPLIFT LOAD 16 GAUGE	14 GAUGE
2	16d x 3 1/2" 10d x 3"	360# 325#	365# 335#
3	16d x 3 1/2" 10d x 3"	535# 490#	545# 500#
4	16d x 3 1/2" 10d x 3"	715# 655#	725# 670#
5	16d x 3 1/2" 10d x 3"	895# 820#	905# 840#
6	16d x 3 1/2" 10d x 3"	1075# 950#	1090# 1005#
7	16d x 3 1/2" 10d x 3"	1250# 1250#	1270# 1175#
8	16d x 3 1/2" 10d x 3"	-- --	1450# 1340#
9	16d x 3 1/2" 10d x 3"	-- --	1635# 1510#
10	16d x 3 1/2" 10d x 3"	-- --	1950# 1875#
11	16d x 3 1/2" 10d x 3"	-- --	1950# 1845#

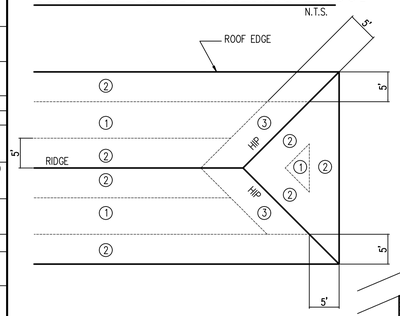
NOTE:
1. USE ABOVE SCHEDULE FOR THE NAILING OF METAL STRAPS TO WOOD TRUSSES/RAFTERS.
2. FOR 3 NAIL APPLICATION, 2 SHALL BE PLACED AT FULL STRAP SIDE AND ONE AT BENT OVER SIDE. OTHER APPLICATIONS SHALL HAVE EVEN NAILING OR HAVE ODD NUMBER OF NAILS AT FULL STRAP SIDE.
3. SCHEDULE APPLIES FOR METAL STRAPS TO WOOD CONNECTIONS USING A SPECIES GROUP 2 LUMBER, SUCH AS SOUTHERN YELLOW PINE.
4. FOR STRAPS AND LOADING NO LISTED ABOVE REFER TO REQUIREMENTS LISTED BY MANUF. CATALOG.

ROOF SHEATHING AND FASTENING



TYP. GABLE ROOF FASTENING LAYOUT

N.T.S.



TYP. HIP ROOF FASTENING LAYOUT

N.T.S.

NOTE: CONTRACTOR TO FOLLOW BRACING DETAILS AND REQUIREMENTS AS SHOWN IN TRUSS ATTACHED SHEETS FOR LATERAL WIND LOADING. CONTRACTOR SHOULD FOLLOW TRUSS PLATE INSTITUTE HIB–91 FOR HANDLING, INSTALLING AND BARCING METAL PLATE CONNECTED WOOD TRUSSES, CONTRACTOR RESPONSIBLE FOR PROPER INSTALLATION OF TEMPORARY BRACING AND ALL BRACING REQUIRED BY TRUSS MANUFACTURER AS STATED ON ENGINEERING T/P/I/ SHEETS SEALED BY ENGINEER.

FASTENING NOTES:

1. NAILING:

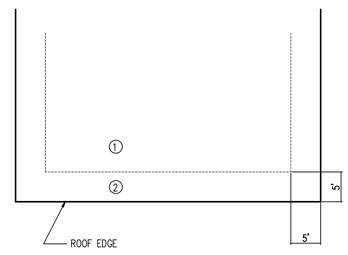
SINGLE STORY:
ALL ZONES – USE 8d RING SHANK NAILS
4" O.C. EDGE AND 4" O.C. FIELD

NOTE: IF PNEUMATIC NAILS ARE USED:
USE A PASLODE OR EQUIVALENT, 2 3/8" x .113 R.S. NAIL, PART #097397 IN LIEU OF 8d RING SHANK NAILS CALLED FOR ABOVE.

TWO STORY:
ZONE 1 AND 2: USE 8d RING SHANK NAILS
4" O.C. EDGE AND 4" O.C. FIELD.

ZONE 3. : USE 8d RING–SHANK NAILS, 4" O.C. EDGES AND 4" O.C. FIELD.

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



FLAT DECK

N.T.S.

SHEATHING NOTES:

1. PLYWOOD SHEATHING SHALL BE:

FOR SHINGLE OR METAL ROOF: (MINIMUM) 1/2" OR 7/16" GROUP 2, EXP.1 APA RATED SHEATHING 24/0.

FOR CEMENT TILE: (MINIMUM) 5/8" C–D GROUP 2, EXP. 1 APA RATED SHEATHING 32/16 OR 15/32" C–D GROUP 2, EXP. 1 APA RATED SHEATHING 32/16.

GENERAL NOTES, SCHEDULES AND RETROFIT FASTENERS

SCHEDULE "A"

WINDOW ATTACHEMENT

SCHEDULE AND OPTIONS

OPTION 1. WINDOW SHALL BE ATTACHED TO THE MASONRY PER THE FOLLOWING SPECIFICATIONS:

A. ATTACHE 1x4 PRESSURE TREATED BUCK IN THE BACK BED OF CAULK TO MASONRY SIDE AND TOP OPENINGS WITH 1 3/4"x .097 PNEUMATIC DRIVEN T–NAILS, OR 1 1/2" x 0.113 CASE–HARDENER PNEUMATIC DRIVEN NAILS, STARTING AT 4" FROM EACH END AND SPACING AT 8" O.C. ENTIRE LENGTH.

B. BUCKS SHALL BE ONE PIECE FOR FULL LENGTH.

C. THIS METHOD APPLIES TO A SINGLE BUCK APPLICATION ONLY.

D. NAILING SHALL BE AT A 90 DEGREE ANGLE, SO AS NOT TO BEND OR CURL NAILS, OF BUCK SPLITS, REPLACE AND RE–NAIL OR USE TAPCONS AS STATED ABOVE.

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

ALL PRESSURE TREATED LUMBER SUPPORTING SLIDING GLASS DOOR OR HINGED DOOR FRAME SHALL BE SECURE TO MASONRY WITH 3/16" x 3 1/4" RAMSET PHILLIPS FLATHEAD TAPCONS, OR EQUAL, START "TAPCONS" AT 6" O.C. THEN SPACE AND STAGGER AT 12" O.C. MINIMUM EMBEDMENT SHALL BE 1 1/2". IN ADDITION, FASTENERS SECURING BUCKS ALONG TOP OF FRAME TO THE BOTTOM OF A TIE BEAM SHALL BE PLACED ACCORDINGLY. NOTE, UNLESS PERMITTED BY DOOR MANUFACTURER TO USE 1x8 P.T., CONTRACTOR SHALL USE 2x8 P.T..

SCHEDULE "B"

OPTION 2. A. ATTACH 2x4 (MIN.) P.T. BUCK TO MASONRY OPENING WITH 2 ROWS OF 3/16" TAPCONS, MIN. EMBEDMENT 1 1/2". START AT 4" EACH END, THEN SPACE AT 8" O.C.

B. BUCK TO BE SET AND ATTACHED WITH A BACK DEB OF CAULK TO MASONRY SIDE.

C. CONTRACTOR NOTE, MASONRY OPENING ADJUSTMENTS MAY BE REQUIRED.

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

SCHEDULE "C"

FASTENING SCHEDULE OF MISSED STRAPS TO TIE BEAMS

1. STRAPS WICH ARE MISSED DURING TIE BEAM PLACEMENT MAY BE ADDED USING EITHER A SIMSON MTS 20 TWIST STRAP OR A SEMCO RTPGA820 STRAP.

2. MAXIMUM UPLIFT CAPACITY LOADS SHALL BE:
1000# FOR 1 SIMPSON MTS 20 TWIST STRAP
1700# FOR 2 SEMCO RTPGA820 TWIST STRAP
2000# FOR 2 SIMSON MTS20 TWIST STRAPS
3400# FOR 2 SEMCO RTPGA820 TWIST STRAPS
3000# FOR 3 SIMPSON MTS20 TWIST STRAP
5100# FOR 3 SEMCO RTPGA820 TWIST STRAPS

3. SIMPSON MTS20 STRAPS SHALL BE ATTACHED TO THE TIE BEAM WITH:
(3)–3/16" x 2 1/4" TAPCONS, OR
(2)–UNISET DW125 LOW VELOCITY FASTENERS, OR
(2)–RAMSET 1512SD LOW VELOCITY FASTENERS

4. SEMCO RTPGA820 STRAPS SHALL BE ATTACHED TO TIE BEAM WITH:
(3)–UNISET DW125 LOW VELOCITY FASTENERS, OR
(3)–RAMSET 1512SD LOW VELOCITY FASTENERS.

5. TAPCONS SHALL BE SPACED A MINIMUM OR 2 1/4" O.C., WITH 2" MINIMUM EDGE DISTANCE AT THE TOP.

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

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

8. FOR UPLIFT LOADS BEYOND THE CAPACITY OF THE STRAPS LISTED ABOVE, USED AT A SINGLE APPLICATION, CONTACT ENGINEER TO PROVIDE A CORRECT AND SUITABLE FASTENER DETAIL OR SEE SHEET S–3 DETAILS 2, 3 AND 4.
USE 1 SIMPSON "HGT" HEAVY GIRDER TIE DOWN
USE HGT2 FOR 2 PLY GIRDER WITH MAX. UPLIFT OF 7395#
USE HGT3 FOR 3 PLY GIRDER WITH MAX. UPLIFT OF 9650#.
REFER TO SIMSON "EPOXY TIE" SYSTEM SPECIFICATIONS FOR RETROFIT BOLT MODEL RFB REQUIREMENTS FOR ANCHORING.

9. FOR (7) OR MORE STRAPS MISSED IN A ROW, AT COMMON TRUSSES, THE CONTRACTOR SHALL:

A. CONTACT ENGINEER TO PROVIDE A CORRECT AND SUITABLE FASTENING DETAILS OR
B. USE (1) SEMCO 2X–HDP2X (SAMIBEL STRAP) ATTACHED TO THE TIE BEAM WITH LOW VELOCITY FASTENERS AS LISTED ABOVE. USE A TOTAL OF 8 FASTENERS, 4 EACH LEG. CONTRACTOR MAY USE THIS METHOD FOR ALL COMMON TRUSSES NOT EXCEEDING 1875# UPLIFT.

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

SCHEDULE "D"

RETROFIT FASTENERS

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

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

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

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

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

SPECIAL NOTES:

1. LISTED REPLACEMENTS ABOVE, ARE FOR SINGLE MISSING STRAP ONLY. EXAMPLE, IF PLANS CALL FOR (2) HPA28'S SCHEDULE ABOVE WILL NO APPLY, CONTACT ENGINEER.

2. IF RETROFITS ARE USED AT AREAS WHERE 3 STUDS ARE USED, THESE STUDS SHALL BE SPIKED TOGETHER FROM EACH SIDE WITH 16d NAILS STAGGERED 4" O.C.

3. IF RETROFIT ARE USED AT AREAS WHERE 4 STUDS OR MORE ARE USED, CONTRACTOR SHALL ATTACH SIMPSON A35F CLIPS 8" O.C. OVER MIDDLE JOINT OF BUILT–UP STUDS, FOLLOW NAILING REQUIREMENTS IN NOTE #2 FOR JOINING STUDS TOGETHER, IF 5 STUDS ARE USED, CLIP SHALL BE STAGGERED OVER THE 2 INNER MOST JOINTS.

4. EQUIVALENT FASTENERS AND ANCHORING BOLTS OF OTHER MANUFACTURER MAY BE SUBSTITUTED.

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

ACCEPTABLE RETROFIT ANCHORS BY SIMPSON

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

ANCHOR BOLT RETROFIT

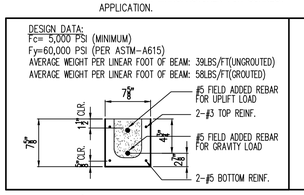
REPLACEMENT SCHEDULE

1. CONTRACTOR MAY SE A 1/2" x 5" WEDGE ANCHOR, IN LIEU OF 1/2" "J" BOLTS CALLED FOR IN SPECIFICATION (IF APPLICABLE)

2. SPACE BOLTS PER PLAN REQUIREMENTS.

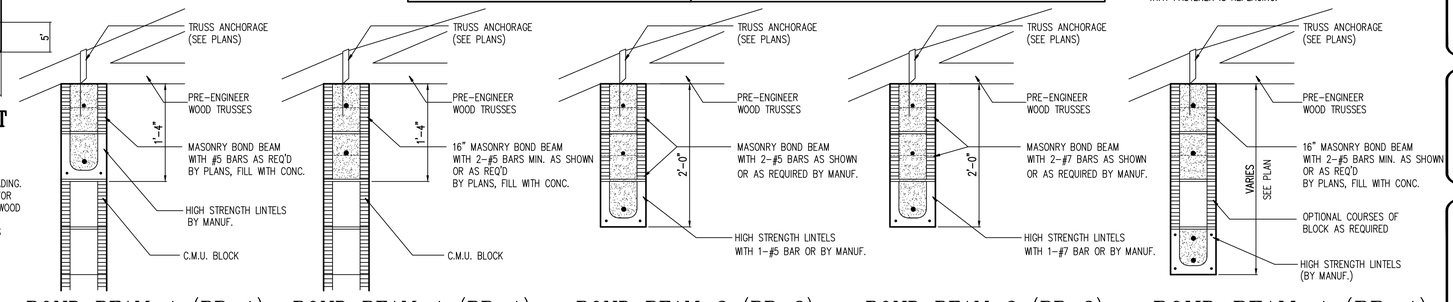
3. MATCH WASHER SIZE TO ORIGINAL SIZE SPECIFIED ON PLAN THAT FASTENER IS REPLACING.

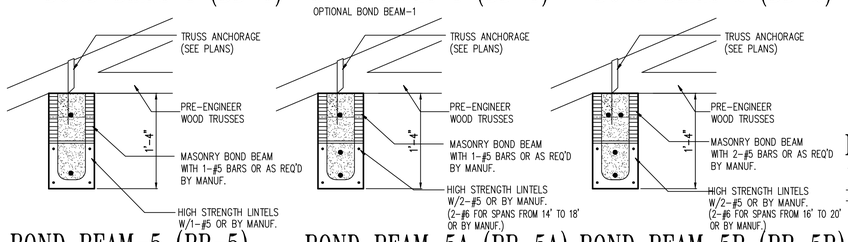
DESIGN DATA:
f'c= 5,000 PSI (MINIMUM)
Fy=60,000 PSI (PER ASTM–A615)
AVERAGE WEIGHT PER LINEAR FOOT OF BEAM: 39LBS/FT(UNGROUTED)
AVERAGE WEIGHT PER LINEAR FOOT OF BEAM: 58LBS/FT(GROUTED)

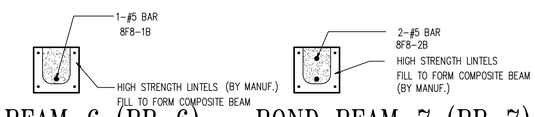


F: FILLED WITH GROUT
U: UNFILLED
NOMINAL WIDTH → 8F16–1B/1T
NOMINAL HEIGHT
QUANTITY OF #5 FIELD ADDED REBARS AT BOTTOM OF LINTEL CAVITY FOR GRAVITY LOAD
QUANTITY OF #5 FIELD ADDED REBARS AT TOP FOR UPLIFT LOAD

BOND BEAM NOMENCLATURE







BOND BEAM–6 (BB–6) BOND BEAM–7 (BB–7)

–CONTRACTOR SHALL COORDINATE WITH ENG. OF RECORD, BOND BEAM AND LINTEL MANUF. REQUIRED HIGH STRENGTH LINTELS AND REBAR ON LOADS APPLIED TO SPANS OVER ENTRY, LANAI, GARAGE, SLIDING GLASS DOORS, WINDOWS, DOOR OPENINGS ETC.
–ONLY USE HIGH STRENGTH LINTEL ON ALL ALLOWABLE SPANS, ANY OTHER WILL NOT BE ACCEPTABLE OR SUITABLE.
–INSTALL 2–#5 REBAR (MIN.) IN HIGH STRENGTH LINTEL SPANS OVER 8'–0" OR PER MANUF. RECOMMENDATIONS

BOND BEAM DETAILS

OPTIONAL

NOTE: ALL BOND BEAM SHALL BE FULLY GROUT FILLED (TYP.)

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02–45–23–C1–01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
		FLOOD ZONE:"AE" N.A.V.D.

ADDRESS: 3505 Skyline Blvd

DO NOT SCALE DRAWINGS, USE GIVEN DIMENSION REPORT. COMMENT 6
ANY DISCREPANCIES ON THE DOCUMENTS REPORT TO THE ENGINEER OF RECORD OR CONSTRUCTION SUPERINTENDENT ON WRITING BEFORE PROCEEDING WITH ANY WORK. IF CONTRACTOR FAILS TO REPORT, ENGINEER OF RECORD AND DESIGNER WILL BE RELEASE OF ANY COMPLAINT AND OWNER OR CONTRACTOR WILL ASSUME FULL RESPONSIBILITY THESE PLANS ARE IN COMPLIANCE WITH THE 2017 6TH EDITION FLORIDA BUILDING CODE AND ASCE 7–10, INCLUDING SECTION 1609 FOR 160 MPH BASIC WIND SPEED 3–SECOND GUST AND EXPOSURE "B" WIND ZONE–RISK CATEGORY 2

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CONTACT: PROJECT MANAGER: Gustavo A. Roman
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e–mail: gustavoromanb@yahoo.com
CONTRACTOR/DEVELOPER:

PROJ No: 11–06–18
FILE: PINEDA 6–PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11–30–18

REVISIONS		
DATE	REQ'BY	

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

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

PROJECT:
Cape Coral Lots 3505 6–plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6–plex 3505 aristizabal

SHEET
S–6
STRUCTURAL DETAILS
19 OF 28

GENERAL NOTES

1. TYPE OF CONSTRUCTION: CLASS V, UNPROTECTED, GROUP R3 OCCUPANCY PER F.B.C.
2. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.
3. BUILDER SHALL COORDINATE ALL THE WORK OF TRADES.
4. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK, THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER, BACK CHARGES WILL NOT BE ACCEPTED, DO NOT SCALE DRAWINGS.
5. SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
6. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
10. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY SECTION.
11. THE CONTRACTOR/OWNER IS TO VERIFY ALL SITE CONDITIONS, PROPERTY DIMENSIONS, AND PRODUCT AVAILABILITY. OPENINGS FOR WINDOWS, DOORS AND ATTACHMENTS REQUIREMENTS, DIMENSIONS OF PRODUCTS, INCLUDING APPLIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
12. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH 2017 SIXTH EDITION CODE AND ASCE7-10.
13. ENGINEERING DESIGNS PROVIDED IN THESE DETAIL SPECIFICATIONS REPRESENT THE MINIMUM DESIGN CRITERIA FOR CONSTRUCTION TO THE CODES IDENTIFIED ABOVE.
14. ANY PRODUCT OR MATERIAL SUBSTITUTION IS PERMITTED AS LONG AS THE SUBSTITUTION IS EQUAL TO OR GREATER THAN THE ORIGINAL SPECIFIED PRODUCT. ALL TESTING DATA OR PRODUCT VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER HAS NOT PROVIDED REVIEW OF SUCH MATERIAL UNLESS OTHERWISE SPECIFIED.
15. ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.
16. CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MFG. SPECIFICATIONS AND TO COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND ASCE7-10. THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL IF REQUESTED.
17. ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION OF THE BUILDING OFFICIALS. CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS, AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN. THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
18. HOMEOWNER ASSOCIATION, DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER.
19. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE. THE CONTRACTOR IS RESPONSIBLITY FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING AND ALL COMPONENTS OF THE BUILDING. ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
20. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE OR BUILDING TO ALL APPLICABLE CODES AND ORDINANCES. SITE DRAINAGE IS ALSO THE CONTRACTORS RESPONSIBILITY. THE ENGINEER HAS ACKNOWLEDGED NO REVIEW, COMMENT OR COMPLIANCE.
21. NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUIRED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE ACI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

GENERAL PLAN NOTES

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDED AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
2. PROVIDE 1" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVAC, DHW, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECH. CODE
3. PROVIDE 1X2 P.T. FIRESTOP HORIZONTAL AT CEILING AND WALL INTERSECTIONS OR 8"-0" O.C. VERTICAL MAX. AND ALL OTHER LOCATIONS PER F.B.C. SECTION 705.
4. ALL GLAZING WITHIN 24" (48 OM HINGE) AND PARALLEL TO A DOOR SHALL BE TEMPERED, ALL WINDOWS OR GLAZED ENCLOSURES AT OR WITHIN 36" OR TUBS AND SHOWER WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SIDELIGHTS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.
5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 20" WIDE, 24" HIGH AND MIN. NET AREA OF 5.7 S.F. FOR SECOND FLOOR WINDOWS AND 5.0 S.F. FOR FIRST FLOOR WINDOWS. THE BOTTOM OF THE OPENINGS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LEVEL AND 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4"-0" DROP, THE SILL SHALL BE NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD AS REQUIRED PER CODE.
6. ALL BATHROOM FLOORS SHALL BE F APPROVED IMPERVIOUS MATERIALS.
7. IN AREAS OTHER THAN HVHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2305.3 AND .3A OF F.B.C. AS PER MIN. THICKNESS ALLOWED.
8. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS PAS PER F.P.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
9. BALUSTERS AT STAIRS, LANDINGS AND BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE (WHEN REQUIRED).
10. PROVIDE A MIN. OF 4" CLEAR ALL AROUND AIR HANDLER UNITS, OR AS REQ. BY MFG.
11. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS AND KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK FROM SIDE PROPERTY LINES.

APPLICABLE CODES

PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2017 SIXTH EDITION CODE AND ASCE 7-10

BUILDING CODE	FLORIDA BUILDING CODE, BUILDING 2017 SIXTH EDITION
BUILDING CODE	FLORIDA BUILDING CODE, RESIDENTIAL 2017 SIXTH EDITION
BUILDING CODE	FLORIDA BUILDING CODE, EXISTING BUILDING 2017 SIXTH EDITION
PLUMBING CODE	FLORIDA BUILDING CODE, MECHANICAL 2017 SIXTH EDITION
MECHANICAL CODE	FLORIDA BUILDING CODE, PLUMBING 2017 SIXTH EDITION
ELECTRICAL CODE	NEC 2014 AND NFPA 70
FIRE CODE	2017 SIXTH EDITION FIRE PREVENTION AND NFPA 101
ACCESSIBILITY CODE	FLORIDA BUILDING CODE,ACCESSIBILITY 2017 SIXTH EDITION
ENERGY CODE	FLORIDA BUILDING CODE, ENERGY CONSERVATION 2017 SIXTH EDITION

BASIC WIND SPEED	160 MPH
IMPORTANT FACTOR	1.0
EXPOSURE	B
METHOD OF DESIGN	ASCE 7-10
BUILDING TYPE	ENCLOSED 0.18
RISK CATEGORY	RISK CATEGORY 2

FASCIA AND SOFFIT VENTING NOTES

1. MINIMUM 2" X 4" SUB FASCIA NAILED TO TRUSS TAILS W/(2) NAILS AT EACH TRUSS (EACH PLY WHEN MULTIPLE TRUSS)
2. TYPICAL DRIP EDGE AND SOFFIT/FASCIA INSTALLED TO MFG. SPECIFICATIONS.

ENTRY AND LANAI CLG. SPECIFICATIONS

ALL LANAI AND ENTRY CEILING:
OPTION 1:
MINIMUM - 1/2" NOM C.D.X. PLYWOOD OR OSB FASTENED WITH 8d NAILS AT 4" O.C.

OPTION 2:
1/2" SAG RESISTANT GYPSUM BOARD OVER 1 X 4 P.T. (OR BETTER) STRIPPING AT 16" O.C. ATTACHED TO TRUSSES WITH (2) 16d NAILS.

LOAD SCHEDULE

TRUSS DESIGN INFORMATION

LOCATION	LIVE	DEAD	PART'N	TOTAL
FIRST FLOOR	40	15	10	65
SECOND FLOOR	40	15	10	65
ROOF	20	25	0	45

(ROOF LOAD DESIGN SUPPLIED BY TRUSS ENGINEER)

SEE ABOVE CHART FOR WIND SPEED CATEGORY, AND DESIGN INFORMATION

NOTE:
THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE AND ASCE, DESIGN PRESSURES FOR EXTERIOR DOORS AND WINDOWS ARE NOTED ON THE ELEVATIONS. WINDOW AND DOOR MANUFACTURERS SHALL MULTIPLY THE GIVEN DESIGN PRESSURES BY THE APPROPRIATE FACTORS TO OBTAIN TEST PRESSURES.
TRUSS DESIGN INFORMATION: ROOF TRUSSES SHALL BE DESIGN PER THE 2017 SIXTH EDITION F.B.C.

MASONRY NOTES

1. CONCRETE UNITS TO BE ASTM C 90-03a. ASTM GRADE NI OR NL PROVIDE PRECAST LINTELS AS NECESSARY. (IM - 1,500 PSI)
2. MORTAR TYPE M PER ASTM C 270-04.
3. CONCRETE FILL:
   A. CELLS LINTELS AND BOND BEAM WHERE SPECIFIED SHALL BE FILLED W/ 3,000 PSI PEA GRAVEL CONCRETE.
   B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.
   C. ALL CONCRETE SHALL BE OR A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX, WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.
   D. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
4. REINFORCING:
   VERTICAL:
   A. ASTM A615-04a: PER REINFORCING SECTION (GRADE 40)
   B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
   C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
   D. VERTICAL REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
   E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
   HORIZONTAL:
   A. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.
   B. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAGE LADDER TYPE REINFORCEMENT SPACED NOT MORE THAN 16" O.C. VERTICAL REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THAN 24" BEYOND THE OPENINGS. PROVIDE 9" MIN. EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS.
5. GENERAL:
   A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 530-05/ASCE 5-05/T.M.S. 402-05, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
   B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530.1-05/ASCE 6-05/T.M.S. 602-05, SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.
   C. IN HVHZ AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICIAL TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.4 F.B.C.
6. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.
7. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTIONS, AND BEFORE GROUTING.
8. FOUNDATION PLAN THAT DIMENSIONS (1)#5 BAR IN GROUTED CELL (DOWNPOUR LOCATIONS) (WHERE APPLICABLE) ARE NOMINAL LOCATIONS AND MINOR ADJUSTMENTS ARE ACCEPTABLE. DIMENSIONS ARE PROVIDED FOR EASE OF INSPECTION AND LAYOUT.
9. SEE REPAIR DETAIL FOR "MISSED" DOWNPOUR LOCATIONS. DETAIL MAY BE USED FOR MAXIMUM OF FIVE (5) LOCATIONS CONSECUTIVELY. MORE THAN FIVE (5) CONSECUTIVE MISSED LOCATIONS WILL REQUIRE ADVISEMENT FROM ENGINEER.
10. ALL MASONRY UNITS ARE TO BE INSTALLED PER THE FLORIDA BUILDING CODE LATEST EDITION.
11. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE ACI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

TIE BEAM NOTES

1. SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END OF BEAM OR THROUGHOUT BEAM AS INDICATED ON BEAM SCHEDULE STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE 1-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE NOTED
2. ALL BEAM TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.
3. ALL TIE BEAMS REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAM ONLY. ALL SPLICES TO BE A MINIMUM OF 40 BAR DIAMETERS.
4. BUNDLE ALL STRUCTURAL TIE BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAM (UNLESS NOTED OTHERWISE).
5. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOWS AND DOORS HEAD. ADD 2-#5 BOTTOM IF DROP EXCEEDS 16".
6. TIE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK WORK.
7. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT UNLESS OTHERWISE NOTED.
8. REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.
9. PROVIDE 1 1/2" COVERAGE TOP, SIDES, BOTTOM AND 1" BETWEEN ADJACENT REBARS
10. TIE BEAM SHALL BE MINIMUM 3000 PSI AT 28 DAYS.
11. TIE BEAM REINFORCEMENT SHALL BE GRADE 40 MIN.

LINTEL NOTES

MATERIALS
1. FC PRECAST LINTELS -= 3,500 PSI
2. FC PRESTRESSED LINTELS = 6,000 PSI
3. FC GROUT = 3,000 PSI W/MAXIMUM 3/8" AGGREGATE.
4. CONCRETE MASONRY UNITS (CMU.) PER ASTM C90 W/ MINIMUM NET AREA COMPRESSIVE STRENGTH = 1,900 PSI
5. REBAR PROVIDED IN PRECAST LINTEL PER ASTM A615 GR60
FIELD REBAR PER ASTM A615 GR40 OR GR60
6. PRESTRESSING STAND PER ASTM A416 GRADE 270 LOW RELAXATION
7. 7/32 WIRE PER ASTM A510
8. MORTAR PER ASTM C270 TYPE M OR S

GENERAL INSTALLATION NOTES
1. ALL VALUES BASED ON MIN. 4" BEARING.
2. PROVIDE FULL MORTAR HEAD AND BED JOINTS.
3. SHORE FILLED LINTELS AS REQUIRED.
4. INSTALLATION OF LINTEL MUST COMPLY WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. LINTELS ARE MANUFACTURED WITH 5 1/2" LONG NOTCHES AT ENDS TO ACCOMODATE VERTICAL CELL REINFORCING AND GROUTING.
6. ALL LINTELS MUST MEET OR EXCEED L/360 VERTICAL DEFLECTION, EXCEPT LINTELS 17'-4" AND LONGER WITH A NOMINAL HEIGHT OF 8" MEET OR EXCEED L/180.
7. 7/32" DIAMETER WIRE STIRRUPS ARE WELDED TO THE BOTTOM STEEL FRO MECHANICAL ANCHORAGE
8. BOTTOM FIELD ADDED REBAR TO BE LOCATED AT THE BOTTOM OF THE LINTEL CAVITY.
9. CAST-IN-PLACE CONCRETE MAY BE PROVIDED IN COMPOSITE LINTEL IN LIEU OF C.M.U.
10. SAFE LOAD RATINGS BASED ON RATIONAL DESIGN ANALYSIS PER ACI 318 AND ACI 530.

TRUSS BRACING NOTES

1. BRACING SHOWN DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE TRUSS INSTALLER AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. REFER TO HIB91 AND BMT-76
2. PERMANENT WEB LATERAL BRACING IS TO BE INSTALLED AS SHOWN ON THE INDIVIDUAL TRUSS DRAWINGS (WEB LATERAL) BRACING IS NOT SHOWN ON THIS SHEET. PERMANENT WEB LATERAL BRACING IS TO BE RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS OR BY PERMANENT DIAGONAL BRACING (NOT SHOWN) IN THE PLACE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED 20' ALONG CONTINUOUS WEB BRACE REFER TO HIB91 AND BMT-76
3. PERMANENT DIAGONAL BRACING AS SHOWN ON THIS SHEET DOES NOT INCLUDE BRACING REQUIRED FOR GABLE END STUDS OR BOTTOM CHORD OF GABLE END AT WALL. REFER TO STANDARD GABLE END DETAIL FOR BRACING REQUIREMENTS WHEN REQUIRED.
4. ALL TOP CHORDS ARE ASSUMED TO BE SHEATHED AND ALL BOTTOM CHORDS BRACED BY A RIGID CEILING SYSTEM. REFER TO INDIVIDUAL TRUSS DRAWINGS FOR BRACING REQUIREMENTS OF NON-SHEATHED TOP CHORDS AND UNSUPPORTED BOTTOM CHORDS.
5. REFER TO TPI/HB91 AND BMT-76 COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES APPENDIX C, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACE COMPONENTS.
6. THE STRUCTURAL ADEQUACY OF THE INDIVIDUAL TRUSSES DESIGNS TO WITHSTAND GRAVITY AND WIND LOADINGS AS WELL AS GIRDER CONNECTIONS AND LOADS ARE THE RESPONSIBILITY OF THE TRUSS DESIGNER. ANCHORAGE OF THE TRUSSES AND GIRDERS TO THE SUPPORTING STRUCTURE TO WITHSTAND WIND UPLIFT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER.
7. THE BRACING FOR THE ROOF SYSTEM IS DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURE AND MEET THE REQUIREMENTS OF THE FBC.
8. BRACING SHALL BE A MIN. OF 2 X 4 SPF W/(2) 10d NAILS OR 1X4 SPIB @2 10d NAILS.
9. BOTTOM CHORD BRACING SHALL BE INSTALLED ON TOP SIDE OF BOTTOM CHORD CENTERED BETWEEN BEARING POINTS THEN EQUALLY SPACED 8'-0" O.C. MAX EACH SIDE-LAPPED 24" MIN.
10. INTERMEDIATE "X" BRACING REQUIRED FOR TRUSS HEIGHTS 5' AND GREATER ON (10) COMMON TRUSSES OR MORE PACED AT A MAXIMUM 20' - SEE DETAIL IN HB91.
11. INSTALL BOTTOM CHORD BRACING AT 15' FEET ON CENTER MAXIMUM MAXIMUM DISTANCE FROM EDGE OF BEARING SUPPORT TO BOTTOM CHORD BRACE SHALL BE 10'

WALL & CLG GYPSUM BOARD APPLICATION NOTES

1. FOR TYPICAL INTERIOR WALLS 1/2" SINGLE PLY CYP. BD. ATT. W/ SCREWS AT 8" O.C. MIN. EMBEDMENT 3/4" , SHALL BE APPLIED TO ALL RESIDENCE FRAMING MEMBERS SPACED AT 16" O.C.
2. FOR GARAGE INTERIOR WALLS 1/2" SINGLE-PLY CYP. BD. ATT. W/ SCREWS AT 8" O.C. MIN. EMBEDMENT 3/4", SHALL BE APPLIED TOO ALL GARAGE FRAMING MEMBERS SPACED AT 16" O.C.
3. FOR ALL CEILING FRAMING MEMBERS, APPLY 5/8" SINGLE PLY CYP. BD. OR 1/2" SAG RESISTANT CYP BOARDS ATT. W/SCREWS AT 7" O.C. MIN EMBEDMENT 3/4" PERPENDICULAR TO CEILING FRAMING.
4. FOR GARAGE CEILING BENEATH HABITABLE ROOMS 5/8" TYPE "X" GYPSUM BOARDS SHALL BE APPLIED ATT. W/ SCREWS AT 6" O.C. MIN. EMBEDMENT 3/4" PERPENDICULAR TO CEILING FRAMING.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO ASTEM C94-00, SHALL HAVE A MAX. WATER/CEMENT RATIO OF .6 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 38 DAYS (UNLESS NOTED OTHERWISE) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-05 AND ACI 301-05. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-05.
2. MIN. CONCRETE COVER OVER REINFORCING SHALL BE SLABS ON VAPOR BARRIER BEAMS AND COLUMNS: 1 1/2" FORMED CONCRETE BELOW GRADE: 2", UNFORMED CONCRETE BELOW GRADE: 3"
3. REINFORCING STEEL: 40 (FY=60,000) ASTM A615-04a
4. DETAIL OF CONC. REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.
5. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
6. CONCRETE BEAM SIZES MAY INCREASE (8" MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR FIT BLOCK COURSING, DROP BOTTOM OF TIE BEAM AS REQUIRED AT WINDOWS AND DOORS BEAMS (28" MAX.) AND ADD 2-#5 BARS BOTTOM IF DROP EXCEEDS 8".
7. DOWELS COLUMNS AND WALLS REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.
8. REINFORCING STEEL SHALL BE LAPPED 40 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRED TOGETHER, PROVIDE CORNER BARS SAME SIZED AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 40 BAR DIA. MIN.
9. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.
10. CONCRETE SLABS SHALL NOT BE LOADED UNTIL 12 HOURS AS ELAPSED.
11. CONCRETE BEAM SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE PLACEMENTS SHALL BE IN ACCORDANCE WITH ACI 318.
12. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATIONS OF THE ACI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR THE DESIGN FABRICATION AND DIRECTION OF STRUCTURAL STEEL FOR BUILDINGS. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATIONS AS FOLLOWS:
W SHAPES O A992-06a
OTHER SHAPES - A36-04
PLACTES - A307-03
TUBULAR - A500-07 GRADE B (46 KS).
2. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. AS.1E70XX.

FOUNDATION NOTES

1. FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6X6 X W1.4 X W1.4 WWM. (OR FIBERMESH) ON 6 MIL. VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PRE-TREATED FOR TERMITES. W.W.M. SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-0" O.C. EACH WAY WITH APPROVED MATERIALS.
2. ALL REINFORCING STEEL TO BE GRADE 40.
3. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED
4. FOOTING DESIGN BASED ON ASSUMED SOIL BARING CAPACITY PER FBC-R 401. CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER IF REQUESTED/REQUIRED BY BUILDING OFFICIAL.
5. ALL SITE PREPARATIONS AND DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT WHEN REQUIRED MUST BE STRICTLY ADHERED TO.
6. FILL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN TYPE 1-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE NOTED
7. AFTER STANDARD CLEANING GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND.
8. CONCRETE SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.
9. SPLICES SHALL BE 40 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 40 BAR DIAMETER EACH WAY.
10. ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERIMETER.
11. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2,500 PSI MINIMUM MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.65.
12. CONCRETE TESTING, SLUMP TEST, BREAK TEST, QA/QC IS TO BE PERFORMED AT THE DISCRETION OF THE CONTRACTOR. NOT VERIFIED BY ENGINEER UNLESS SPECIFICALLY ARRANGED.
13. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY THE EXISTING SITE CONDITIONS PROVIDE A MINIMUM SOIL BEARING CAPACITY PER FBC-R 401, NO GEOTECHNICAL ENGINEERING HAS BEEN PROVIDED BY THE ENGINEER.
14. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATIONS OF THE ACI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

TRUSS UPLIFT CONNECTOR SCHEDULE

TRUSS UPLIFT CONNECTOR SCHEDULE:

SIMPSON STRONG TIE OR EQUAL
1. THE FOLLOWING TRUSS STRAP SPECIFICATIONS ARE TO BE USED WITH THE PROVIDED MANUFACTURER'S TRUSS PLAN GUIDELINES FOR DESIGNED UPLIFTS.
2. TRUSS STRAPS BELOW ARE PROVIDED TO ALLOW AN INCREASE IN UPLIFT STRAPPING IF DESRED BY CONTRACTORS.

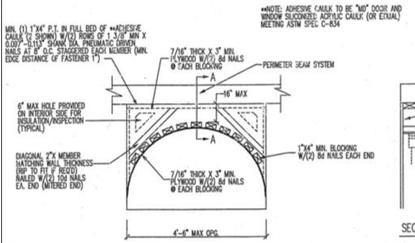
CONCRETE TIE BEAM	
TRUSS UPLIFT	STRAP
0/ THROUGH 1450/	META-20
1451/ THROUGH 1810/	HETA-20
1811/ THROUGH 2500/	2-HETA-20
2501/ THROUGH 5420/	HPA-35 (MULT. TRUSS REQ'D)
5421/ THROUGH 10840/	2-HPA-35 (MULTIPLE TRUSS REQ'D)
10841/ THROUGH 16620/	2-HDU14

WOOD CONNECTIONS	
TRUSS UPLIFT	STRAP
0/ THROUGH 860/	MTS-20
861/ THROUGH 1245/	HTS-20
1246/ THROUGH 2490/	2-HTS-20 (SEE NOTE 1 BELOW)
2491/ THROUGH 4980/	4-HTS-20 (SEE NOTE 2 BELOW)
4981/ THROUGH 8700/	2-MST-60

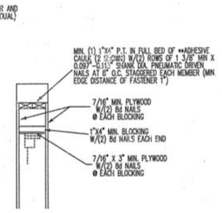
NOTES:
1. REQUIRED SPECIAL WALL CONSTRUCTION. SEE STRAP NAILING SPECIFICATION CHART FOR STRAP INSTALLATION AND WALL DETAILS.
2. REQUIRED MULTIPLE PLY TRUSS AND BEARING POST/COLUMN. ATTACH (1) STRAP EACH SIDE EACH FACE OF TRUSS TO BEARING POST/COLUMN

TRUSS STRAP REPAIR DETAIL

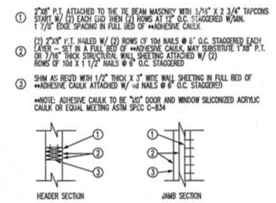
THE MISSING STRAPS IN THE TIE BEAM AT TRUSS LOCATIONS MAY BE REPAIRED USING THE FOLLOWING UPLIFT SCHEDULE. MISSING TRUSS STRAP REPAIRS ARE TO BE FOLLOWED PER THE DETAILS IN THE MOST RECENT EDITION OF THE SIMPSON MFG. CAT



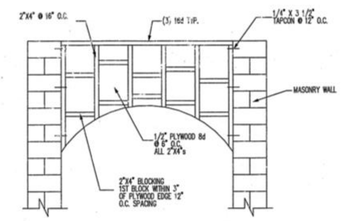
5A MASONRY ARCH WINDOW DETAIL
N.T.S.



SECTION "A-A"
N.T.S.



WINDOW & PASS THRU DOOR
5B W/ OPT. SHIM/FURR IN DETAIL TO 4" MAX
N.T.S.



5C ARCH FRAMING
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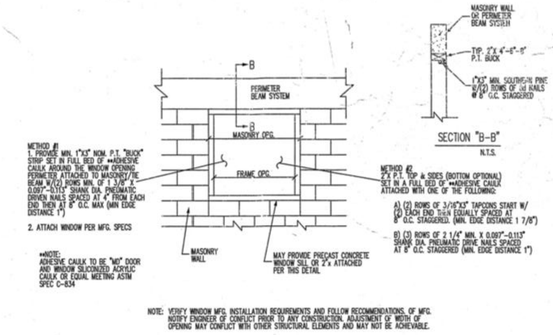
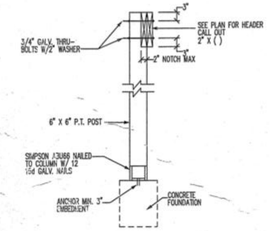


NOTE: VERIFY WINDOW MFG. INSTALLATION REQUIREMENTS AND FOLLOW RECOMMENDATIONS. OF MFG. NOTIFY ENGINEER OF CONFLICT PRIOR TO ANY CONSTRUCTION. ADJUSTMENT OF WIDTH OF OPENING MAY CONFLICT WITH OTHER STRUCTURAL ELEMENTS AND MAY NOT BE ACHIEVABLE.

5D MASONRY WINDOW ATTACHMENT DETAIL
N.T.S.



3A POST DETAIL
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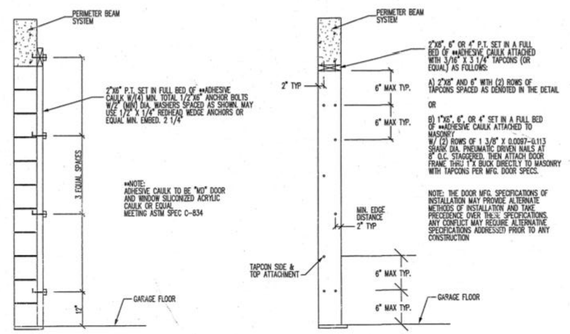
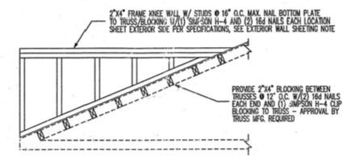


5E GARAGE DOOR ATTACHMENT & OPENING DETAIL
N.T.S.



6A KNEE WALL ON TRUSS DETAIL
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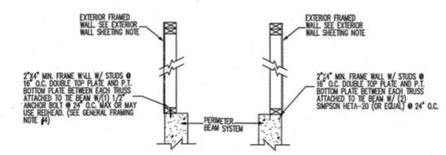

6B FRAME KNEE WALLS DETAILS
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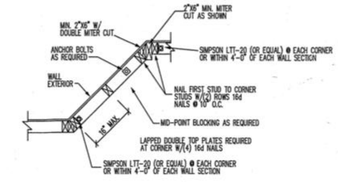

7A ANGLED FRAME WALL DETAIL
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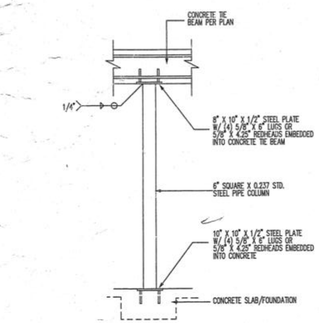

3B 6" STEEL POST DETAIL
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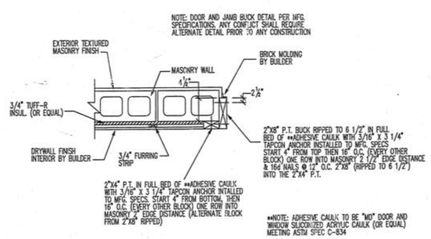

7C [OPTIONAL] INSWING ENTRY DOOR BUCK DETAIL
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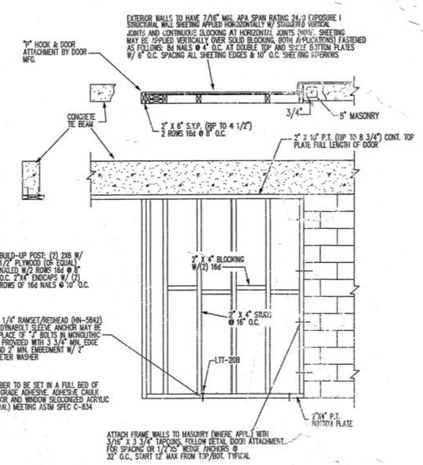

8A WOOD POCKET DOOR DETAIL
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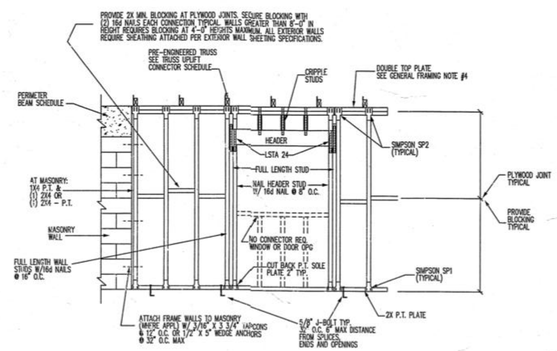
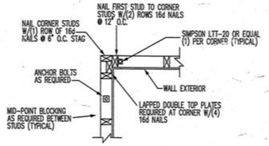


8B FRAMED BRG. WALL (INTERIOR/EXTERIOR)
& NON-BRG. EXTERIOR FRAME WALL
N.T.S.



8C EXTERIOR FRAME WALL
(BEARING OR NON-BEARING)
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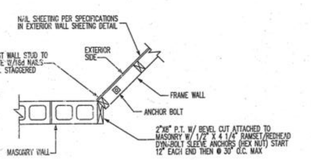

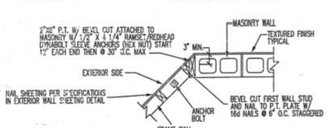

7B ANGLE WALL TO MASONRY DETAIL
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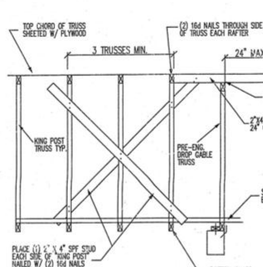

"KING POST" ONLY GABLE END
9B BRACE DETAIL TO TIE BEAM
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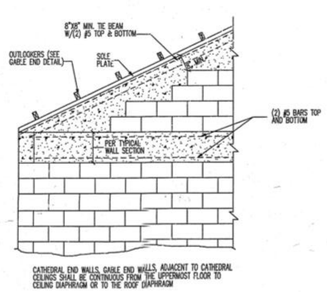
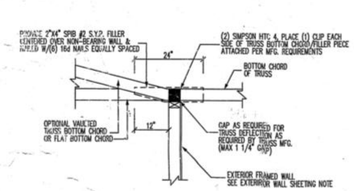


9C END WALL DETAIL
N.T.S.



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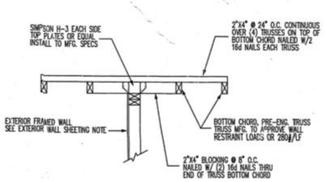

10B FRAME WALL PARALLEL TO TRUSSES (BRG. WALL)
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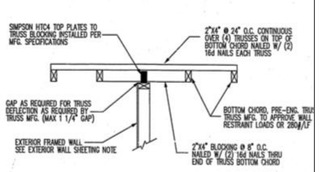

10C FRAME WALL PARALLEL TO TRUSSES (NON-BRG.)
N.T.S.

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CONTRACTOR/DEVELOPER:

PROJ No: 11-06-18
FILE: PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN: G.A.R.
CHECKED: B.L.C.
DATE: 11-30-18

REVISIONS

DATE	REQ'BY

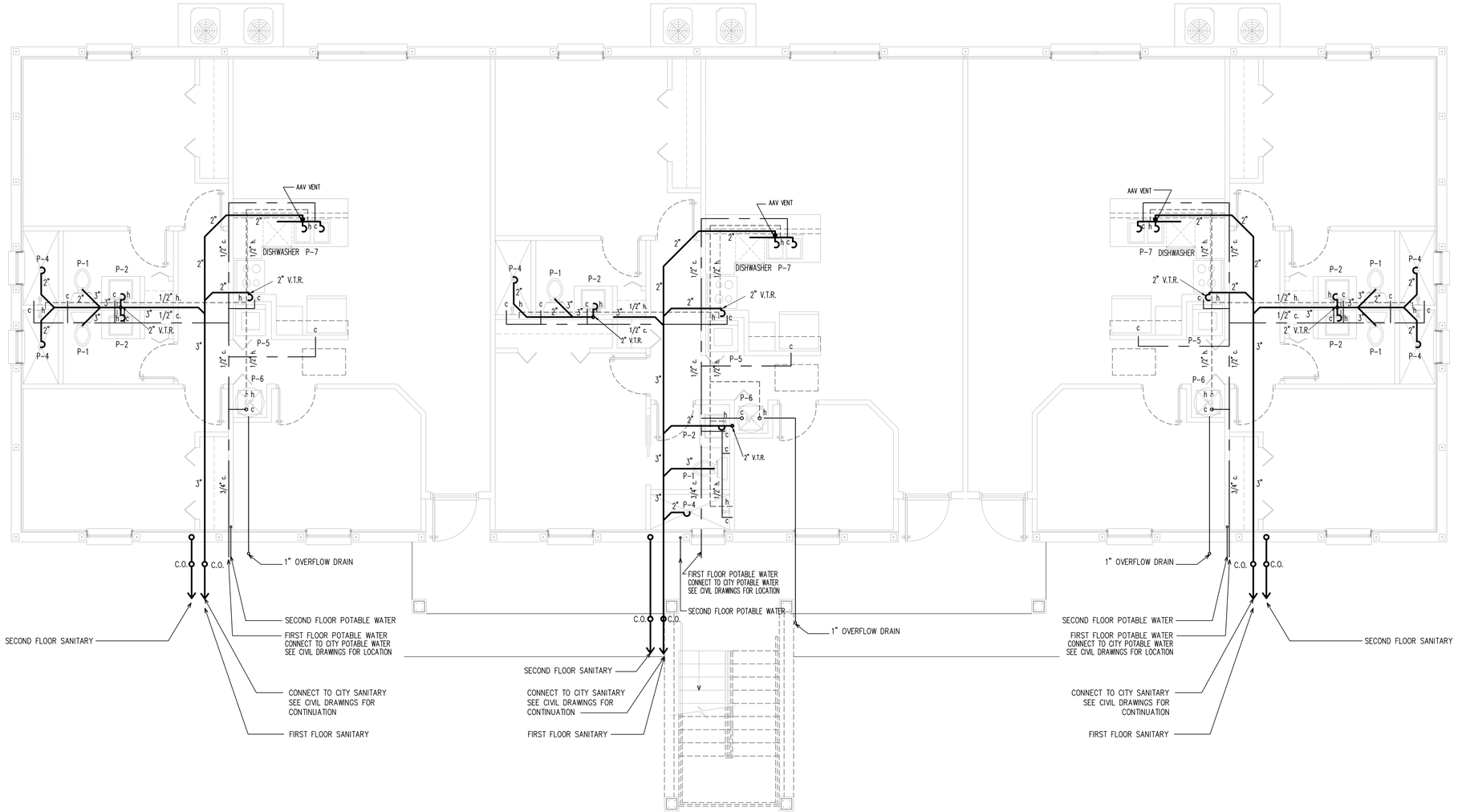
GulfCoast Engineering, LLC
3002 Del Prado Boulevard South Cape Coral, Florida 33904
(239) 458 6633 e-mail: www.gcefl.com

SEAL
A/E
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910
FLORIDA 33914

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral

pineda 6-plex 3505 aristizabal

SHEET
S-8
STRUCTURAL DET.



FIRST FLOOR PLUMBING PLAN

NOTE: SEE SHEET P-2 FOR ISOMETRICS

1/4" = 1'-0"

PLUMBING NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2010 PLUMBING FLORIDA BUILDING CODE AND ALL LOCAL CODES.
2. BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL.
ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
3. PROVIDE CLEANOUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLEANOUTS TO BE FLUSH MOUNTED.
4. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
A. DRAINAGE WASTE AND VENT PIPING SHALL BE SCHEDULE 40, PVC DRAINAGE, WASTE AND VENT PIPING (DWV) CONFORMING TO ASTM D-2665.
B. WATER PIPING: CPVC ABOVE GROUND AND PVC UNDERGROUND.
C. CONDENSATE DRAIN PIPING: PVC DRAINAGE, WASTE AND VENT PIPING (DWV) THE BUILDING AND PVC SCHEDULE 40 ABOVE ROOF AND UNDERGROUND. PROVIDE 1/2" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING.
D. FLOOR CLEANOUTS: JOSAM SERIES 56020 OR EQUAL. ACCESS COVERS TO MATCH THE FLOOR TYPE INSTALLED. IE: USE TILE COVER IN TILED AREAS.
E. WALL CLEANOUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
F. VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
G. ALL PIPE HANGERS EXPOSED TO THE EXTERIOR SHALL BE OF STAINLESS STEEL CONSTRUCTION.
5. PERFORM THE FOLLOWING TEST:
A. WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
B. DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
D. COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
E. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE. OR PER REQUIREMENTS OF SECTION 610 OF STANDARD PLUMBING CODE.
6. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT THEY WILL, AT THEIR EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.
7. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY

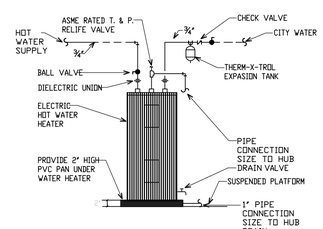
FIXTURE CONNECTION SCHEDULE

IDENT	FIXTURE	C.W.	H.W.	W	V
P-1	WATER CLOSET (ACC., FLR. MD., FL. TANK)	½"	X	3"	2"
P-2	LAVATORY (ACC., WALL HUNG, S. L., GR. DR.) or SIMILAR	½"	½"	2"	2"
P-3	TUB (SELECTED BY OWNER)	½"	½"	2"	2"
P-4	SHOWER	½"	½"	2"	2"
P-5	WASHER	½"	½"	2"	2"
P-6	WATER HEATER (ELEC., 30 GAL.)	¾"	½"	X	X
P-7	DOUBLE BOWL S.S. SINK	½"	½"	2"	2"

NOTE:-ALL FIXTURES AND TRIM ARE TO BE FINALLY ACCEPTED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
-PROVIDE SHUT OFF VALVES AT ALL FIXTURES
-IT IS OUR INTENTION TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM, CONTRACTOR SHALL PROVIDE ANY AND ALL ITEMS REQUIRED TO ACCOMPLISH THIS TASK.
-ALL FIXTURES CONNECTION SHOWN ON SCHEDULE ARE MINIMUM, SEE FLOOR PLAN FOR FINAL SIZES

PLUMBING SYMBOLS

——— W ———	SANITARY DRAIN
—— — —— C ———	COLD WATER
- - - - - - - - - H - - - - - -	HOT WATER
——→	DIRECTION OF SANITARY FLOW



ELECTRIC WATER HEATER SCHEMATIC (1)

SCALE: NONE

LEGAL DESCRIPTION: SEE SURVEY FOR ADDITIONAL INFORMATION

LOT(S): 3, 4 and 5	BLOCK: 1766	UNIT: 45
PLAT BOOK: 21	PAGE(S): 129	SECTION:
TOWNSHIP:	RANGE:	STRAP: 02-45-23-C1-01766.0030
CITY: CAPE CORAL	COUNTY: LEE	STATE: FLORIDA
ADDRESS: 3505 Skyline Blvd		FLOOD ZONE:"AE"- N.A.V.D.

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

PROJ No:	11-06-18
FILE:	PINEDA 6-PLEX 3505 ARISTIZABAL
DRAWN:	G.A.R.
CHECKED:	B.L.C.
DATE:	11-30-18

REVISIONS

DATE	REV	BY

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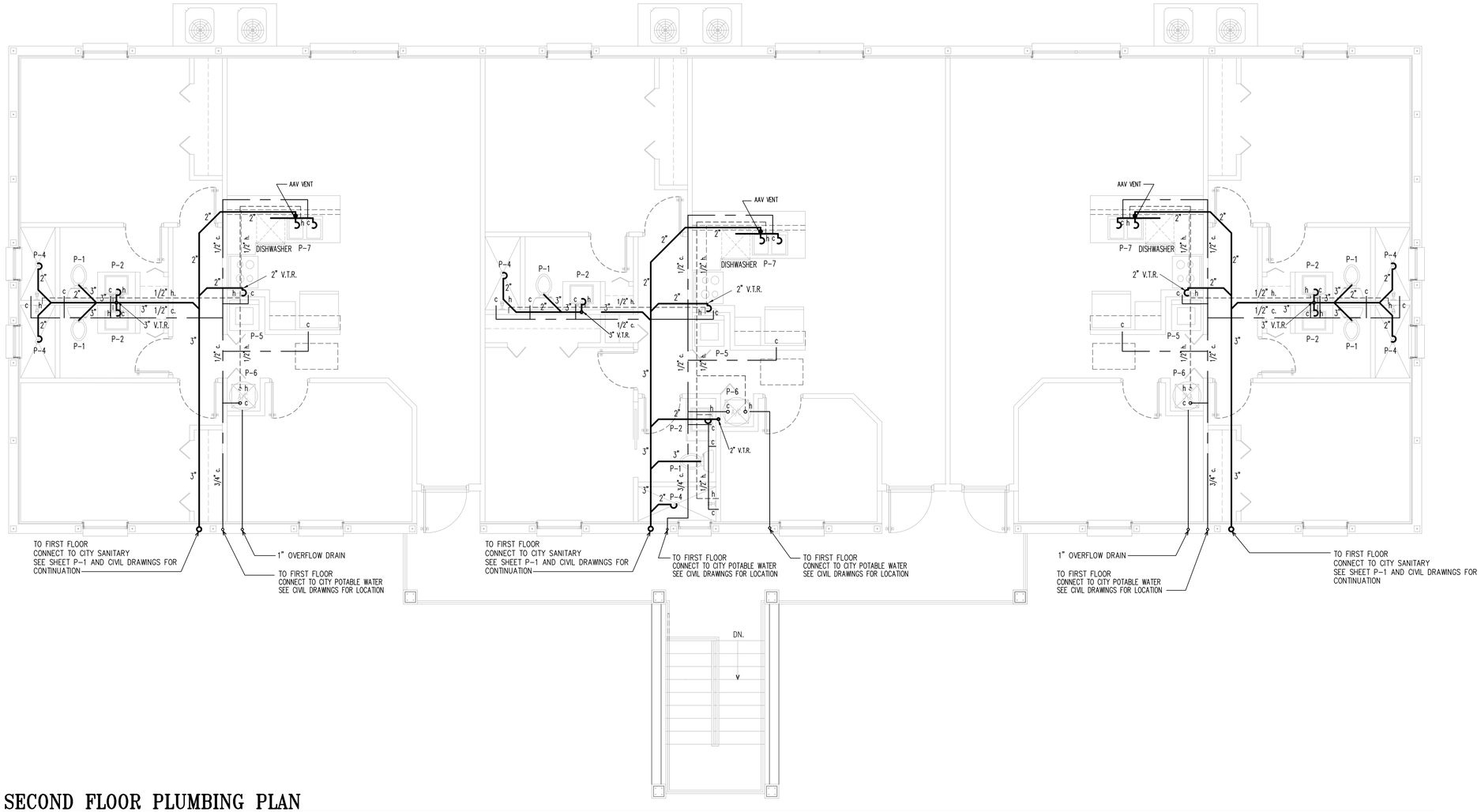
3002 Del Prado Boulevard South Cape Coral, Florida 33904
(239) 458 6633 e-mail: www.gcefl.com

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

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral FLORIDA 33914

pineda 6-plex 3505 aristizabal

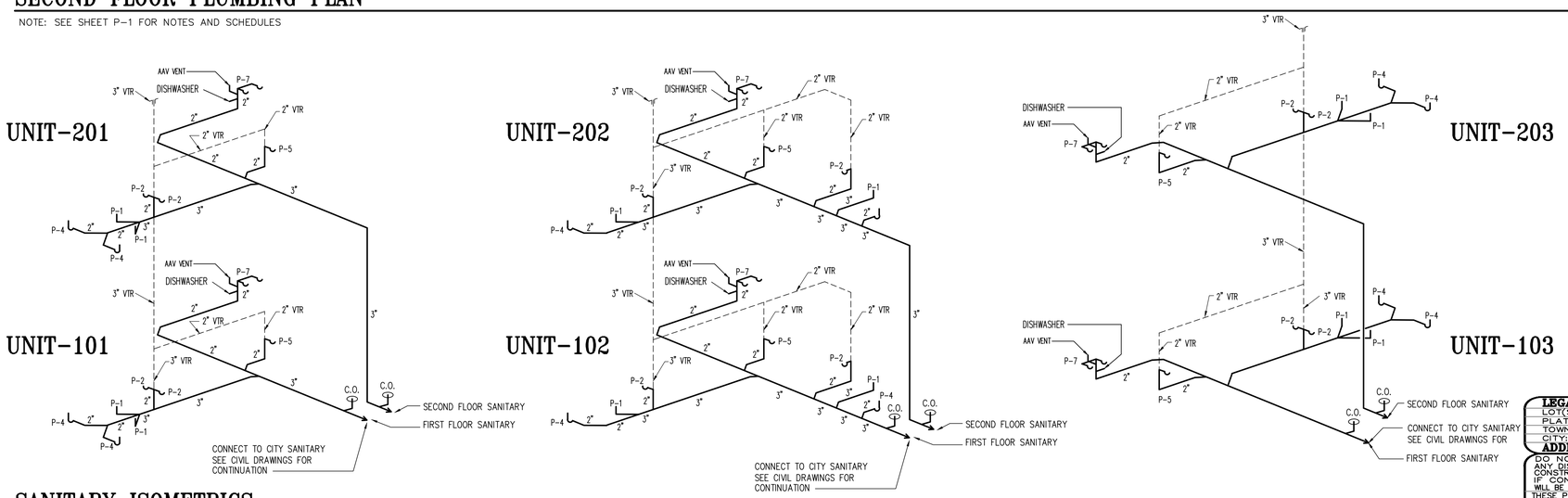
SHEET
P-1
FIRST FL PLUMBING



SECOND FLOOR PLUMBING PLAN

NOTE: SEE SHEET P-1 FOR NOTES AND SCHEDULES

1/4" = 1'-0"



SANITARY ISOMETRICS

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A/E

SEAL

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LICENSE NO. 72152
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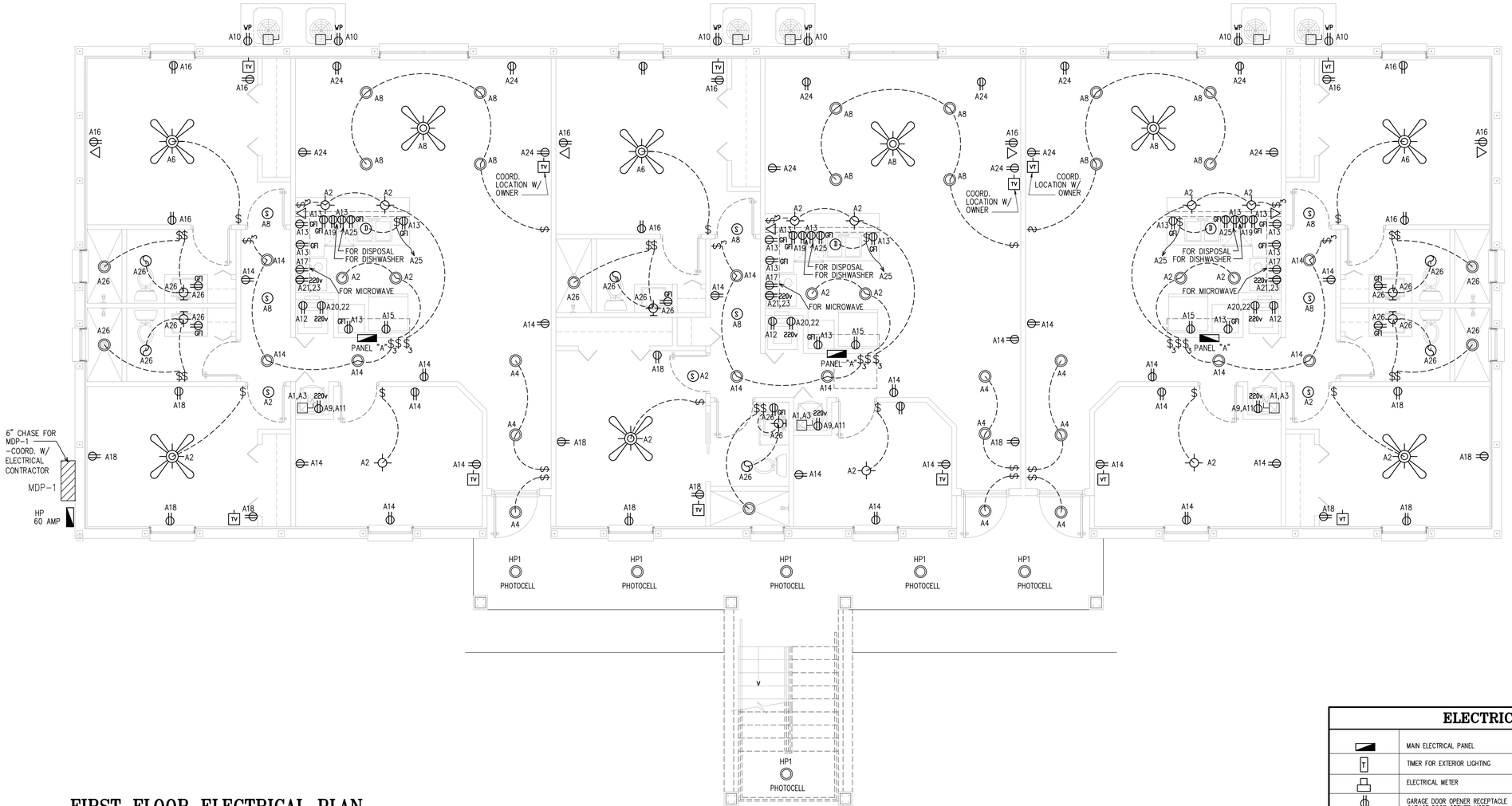
pineda 6-plex 3505 aristizabal

SHEET
P-2
SECOND FL PLUMBING



FIRST FLOOR ELECTRICAL PLAN

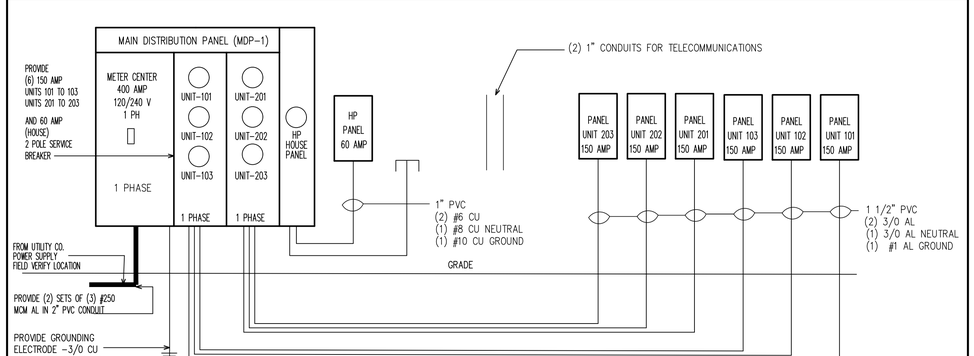
1/4" = 1'-0"

ELECTRICAL NOTES:

- PUBLISHED IN STANDARD FORM BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL BE PART OF THIS CONTRACT.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY AND ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION WITH ALL EQUIPMENT IN PROPER WORKING ORDER.
- ALL WORK & MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND LATEST STATE AND LOCAL CODES THAT APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, AND PAY ALL FEES CONNECTED WITH HIS WORK.
- BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS SURROUNDING THE WORK. IN SOME AREAS, EXISTING PLANS ARE NON-EXISTENT OR VAGUE. IT SHALL BE THE RESPONSIBILITY OF THE BIDDERS TO VISIT THE SITE OF THE WORK AND ACQUAINT THEMSELVES WITH ALL AVAILABLE INFORMATION REGARDING THE LOCATION OF ALL EXISTING FACILITIES. FAILURE OF THE BIDDERS TO SO INFORM THEMSELVES OF EXISTING CONDITIONS AND TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER SAME WILL NOT ENTITLE THEM TO CHANGE ORDER OWNER.
- THE CONTRACTOR IS REFERRED TO THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE CONTRACT DOCUMENTS. VERIFY ALL MECHANICAL REQUIREMENTS PRIOR TO INSTALLATION.
  DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATION.
- THIS CONTRACTOR SHALL TOUCH UP OR REFINISH THE FACTORY FINISH OF EQUIPMENT MARRED DURING SHIP- MENT OR INSTALLATION.
  THE CONTRACTOR SHALL BE A LICENSED MASTER ELECTRICIAN AND THE ENTIRE INSTALLATION SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER.
  SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ALL EQUIPMENT AND MATERIALS. SUBMIT A MINIMUM OF SIX (6) SETS.
- ELECTRICAL WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. SHOULD ELECTRICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF THE OTHER TRADES, SUCH WORK SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
- GROUNDING SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (ARTICLE 250) AND REQUIREMENTS OF THE POWER COMPANY AND INSPECTION AUTHORITY.
- UPON COMPLETION OF THE WORK, THIS CONTRACTOR SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK AND SHALL THOROUGHLY CLEAN ALL ELECTRIC EQUIPMENT.
- ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL ITEMS OF ELECTRICAL EQUIPMENT ASSOCIATED WITH THE CONTROL OF ELECTRICAL APPARATUS SHALL BE IDENTIFIED.
- NOMINAL MOUNTING HEIGHT OF DEVICES IN EXPOSED CONCRETE BLOCK, TILE OR BRICK WALLS SHALL ALL OCCUR WITHIN A STRUCTURAL COURSE. A MINIMUM AMOUNT OF BLOCK, TILE OR BRICK WALLS SHALL BE CUT. ALL ELECTRICAL DEVICES SHALL BE SPECIFICATION GRADE. WHITE, TOGGLE SW, STANDARD RECEPTACLE AND U.L. APPROVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING HEIGHT AND CONSTRUCTION BEFORE INSTALLING CEILING FIXTURES, DEVICES, DETECTORS, CONDUCTOR, ETC.
- ALL CONDUCTORS SHALL BE COPPER, 600V, #10 AND SMALLER, TYPE THHN; #8 AND LARGER, TYPE THW OR THHN. ALUMINUM CONDUCTORS SHALL BE PERMITTED ONLY WHERE SPECIFICALLY NOTED ON PLANS.
- ALL FEEDERS AND HOUSE WIRING SHALL BE RUN IN APPROVED RACEWAY ALL OTHER BRANCH CIRCUIT WIRING SHALL BE PERMITTED IN ROMEX CABLE. SIZE ALL WIREWAYS ACCORDING TO NEC ARTICLE 373-(6A).
- FLEXIBLE CONDUIT SHALL BE USED FOR ALL CONNECTIONS TO ROTATING OR VIBRATING EQUIPMENT. USE "SEALTITE" OR EQUAL IN EXTERIOR DAMP LOCATIONS.
- CONDUIT AND ELECTRICAL EQUIPMENT EXPOSED TO WEATHER MUST BE WEATHERPROOF.
- FUSES SHALL BE BUSSMAN "FUSETRON" DUAL ELEMENT FUSES FOR BRANCH CIRCUIT PROTECTION AND ALSO FOR MOTOR RUNNING PROTECTION IF REQUIRED , OR FUSES AS CALLED FOR ON DRAWINGS. MOTOR STARTERS AND CONTROLS FURNISHED BY THE MECHANICAL CONTRACTORS, INSTALLED AND WIRED (INCLUDING CONTROL WIRING) BY ELECTRICAL CONTRACTOR.
- VERIFY AND COMPLY WITH ALL REQUIREMENTS OF POWER COMPANY AND TELEPHONE COMPANY PRIOR TO INSTALLATION.
- ALL PENETRATIONS ARE TO BE SEALED WITH A FIRE RATED SEALER, CONCRETE OR GROUT, VERIFY ACCEPTANCE WITH FIRE MARSHALL.
- COORDINATE WITH ALL OTHER TRADES AND ANY CONTRACTOR IN ADJACENT AREAS.
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, CONFIRM WITH OWNER'S REPRESENTATIVE.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITER'S LABELS, WHERE APPLICABLE.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIRCONDITIONING SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTROLS ARE TO BE SUPPLIED BY AIR CONDITIONING CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR.
- ALL RACEWAYS UNDERGROUND SHALL BE MINIMUM OF 3/4" CONDUIT.
- ALL CIRCUIT BREAKERS, TWO AND THREE POLE, TO BE COMMON TRIP NO TIE HANDLES, TANDEMS OR "WAFER BREAKERS" WILL BE ACCEPTED.
- ALL BREAKERS TO BE LABEL ON PANEL

ELECTRICAL RISER (MDP-1)

SEE SHEET E-2 PANEL SCHEDULE FOR WIRE SIZES



146.5 PER UNIT X 6 UNITS = 879.0
HOUSE PANEL = 4.6
TOTAL DEMAND LOAD 883.6

NOTE: TOTAL DEMAND LOAD HAS BEEN CALCULATED AT 400 AMPS PER NEC TABLE 220.84, 6 TO 7 UNITS AT 44% OF THE TOTAL STANDARD LOAD 883.6 x 44% = 388.7 THEREFORE A 400AMP HAS BEEN PROVIDED.

ELECTRICAL SYMBOLS

	MAIN ELECTRICAL PANEL		FLOOD LIGHT FIXTURE (OPTIONAL) MODEL:
T	TIMER FOR EXTERIOR LIGHTING	$	SINGLE POLE SWITCH MODEL:
	ELECTRICAL METER	$3	THREE WAY SWITCH MODEL:
	GARAGE DOOR OPENER RECEPTACLE GARAGE DOOR OPENER MODEL:		FLOURESCENT LIGHT STRIP
	DUPLEX RECEPTACLE MODEL:		CEILING FAN WITH LIGHT (OPTIONAL: DUAL SWITCH) MODEL: — OPTIONAL: JUNCTION BOX
GFI	G.F.I. DUPLEX RECEPTACLE MODEL:		
	SPLIT WIRED RECEPTACLE	S	EXHAUST FAN MODEL:
220v	220V RECEPTACLE MODEL:	TV	TELEVISION CABLE MODEL:
VP	WATER PROOF RECEPTACLE MODEL:	S	SURFACE MOUNTED SMOKE/CARBON MONOXIDE DETECTOR COMBINATION MODEL:
	GARAGE DOOR OPENER SWITCH		TELEPHONE JACK MODEL:
	1x4 OR 2x4 FLOURESCENT LIGHT FIXTURE SELECTED BY OWNER MOTION SENSOR SWITCH (OPTIONAL)		DOOR BELL MODEL:
	WALL MOUNTED LIGHT FIXTURE MODEL:	D	DISPOSAL MODEL:
	SURFACE MOUNTED LIGHT FIXTURE MODEL:		A/C DISC. SWITCH
	RECESSED LIGHT FIXTURE MODEL:	D	DATA
VP	RECESSED LIGHT FIXTURE (VAPOR PROOF) MODEL:		SPEAKER MODEL:
	LOW VOLTAGE LIGHT FIXTURE		
	SCONCE LIGHT		
	ROPE LIGHTING		

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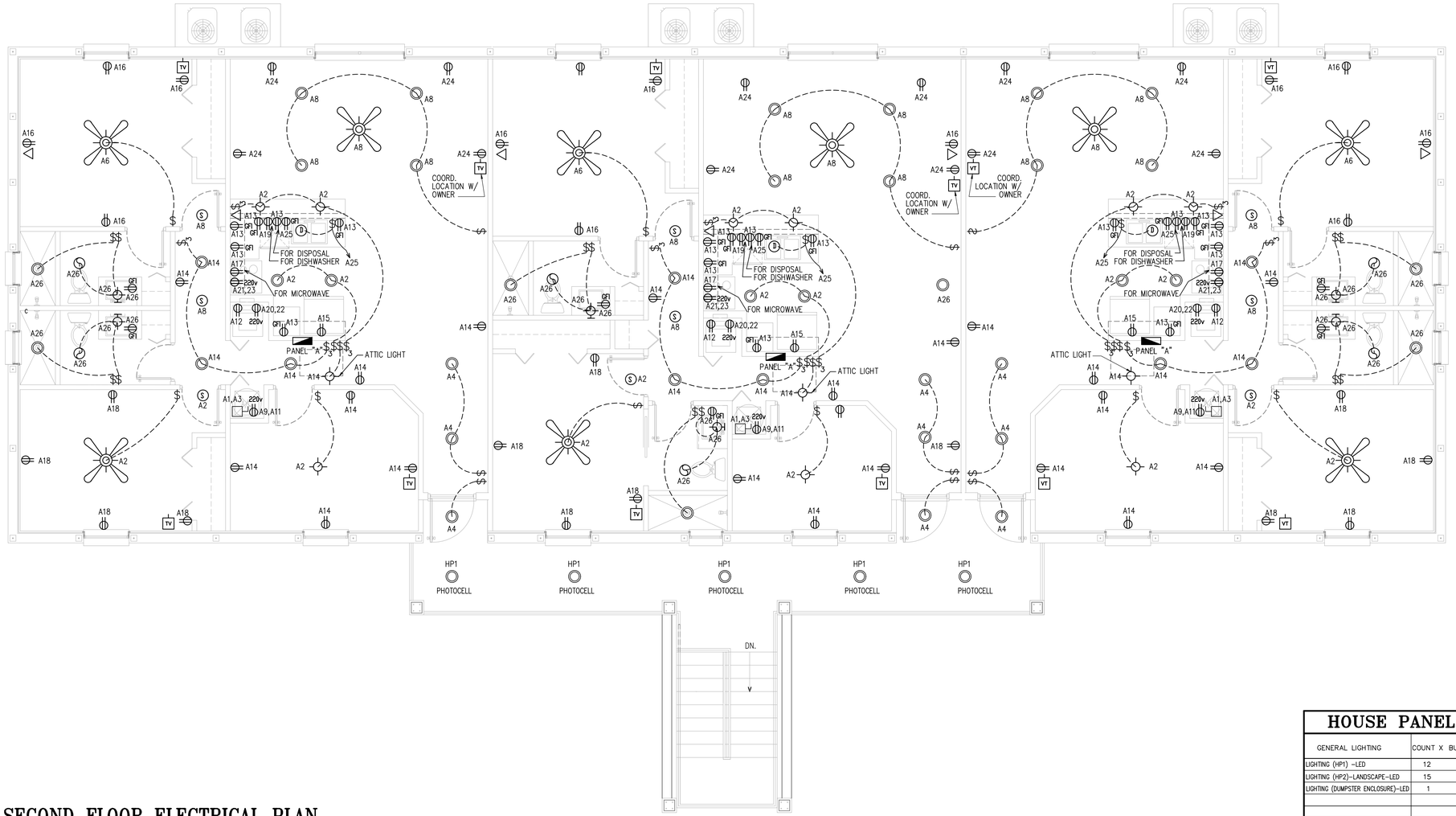
SEAL
A/E
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.A. NO. 9910
FLORIDA 33914

PROJECT:
Cape Coral Lots 3505 6-plex
3505 Skyline Boulevard
Cape Coral

pineda 6-plex 3505 aristizabal

SHEET
E-1
FIRST FL ELECTRICAL



SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

MAIN BREAKER RATING: MLO
GROUND TRAP REQ'D: YES
MOUNTING: RECESSED
MANUFACTURER:

PANEL "A"

TYPICAL PANEL FOR UNITS 101 THROUGH 203 (6 UNITS)
1 PHASE

VOLTAGE: 120/240V, 1ø, 3W.
PANEL RATING: 150 AMP
TYPE MAINS: MAIN LUG

CIR. NO.	DESCRIPTION	"A" V.A.	"B" V.A.	TRIP AMPS	POLE	WIRE	COND.	COND	WIRE	POLE	TRIP AMPS	"A" V.A.	"B" V.A.	DESCRIPTION	CIR. NO.
1	AHU-1	5000		40	2	8	ROMEX	ROMEX	14	1	15		500	LIGHTING(KIT-BED2, UTIL)	2
3	↓	↓	↓	↓	↓	↓	↓	ROMEX	14	1	15	200		LIGHTING (OUTDOOR)	4
5	CU-1			30	2	10	ROMEX	ROMEX	14	1	15		500	LIGHTING(BED1, CLO.)	6
7	↓	↓	↓	↓	↓	↓	↓	ROMEX	14	1	15	350		LIGHTING (LIVING, LANAI)	8
9	WATER HEATER (30 GALLONS MIN.)		4500	30	2	10	ROMEX	ROMEX	14	1	15		300	RECEPTACLES (OUTDOOR-WP)	10
11	↓	↓	↓	↓	↓	↓	↓	ROMEX	14	1	15	2500		RECEPTACLES (UTILITY RM./WASHER)	12
13	RECEPTACLES (GFI-KITCHEN)	800		20	1	12	ROMEX	ROMEX	14	1	15		1500	RECEPTACLES (DEN, DINING)	14
15	REFRIGERATOR		1000	20	1	12	ROMEX	ROMEX	12	1	20	1200		RECEPTACLES (BED1, LANAI)	16
17	MICROWAVE	1200		20	1	12	ROMEX	ROMEX	12	1	20		900	RECEPTACLES (BED-2)	18
19	RECEPTACLES (DISHWASHER)		1100	20	1	12	ROMEX	ROMEX	10	2	30	3000		DRYER	20
21	RANGE	7500		40	2	8	ROMEX	↓	↓	↓	↓	↓	↓	↓	22
23	↓	↓	↓						12	1	20		900	RECEPTACLES (LIVING, LANAI)	24
25	DISPOSAL		700					ROMEX	14	1	20	500		BATH-1	26
27	EMPTY							ROMEX	14	1	20		500	BATH-2	28
29	EMPTY													EMPTY	30
	SUB-TOTAL KVA/ø	14.5	7.3									8.2	4.6	SUB-TOTAL KVA/ø	
			21.8	34.6 TOTAL KVA/ø								12.8			

MAIN BREAKER RATING: MLO
GROUND TRAP REQ'D: YES
MOUNTING: SURFACE
MANUFACTURER:

PANEL "HP"

HOUSE PANEL
1 PHASE

VOLTAGE: 120/240V, 1ø, 3W.
PANEL RATING: 60 AMP
TYPE MAINS: MAIN LUG

CIR. NO.	DESCRIPTION	"A" V.A.	"B" V.A.	TRIP AMPS	POLE	WIRE	COND.	COND.	WIRE	POLE	TRIP AMPS	"A" V.A.	"B" V.A.	DESCRIPTION	CIR. NO.
1	LIGHTING (FIRST FLOOR)	300		15	1	14	ROMEX	ROMEX	14	1	15		300	LIGHTING (LANDSCAPE)	2
3	LIGHTING (SECOND FLOOR)		300	15	1	14	ROMEX	ROMEX	14	1	15	100		DUMPSTER ENCLOSURE	4
5	EMPTY													EMPTY	6
7	EMPTY													EMPTY	8
	SUB-TOTAL KVA/ø	0.3	0.3									0.1	0.3	SUB-TOTAL KVA/ø	
			0.6	1.0 TOTAL KVA/ø								0.4			

HOUSE PANEL LOAD CALCULATIONS

GENERAL LIGHTING	COUNT X	BULBS X	WATTS	SUBTOTAL X	CONT. LOAD	WATTS
LIGHTING (HP1) -LED	12	1	32	384	1.25	480
LIGHTING (HP2)-LANDSCAPE-LED	15	1	32	480	1.25	600
LIGHTING (DUMPSTER ENCLOSURE)-LED	1	1	32	32	1.25	40
ADDITIONAL SERVICE DEMAND LOAD						1,120
MIN. SERVICE REQ AT 120/240 1 PHASE 1,120 / 240 WATTS = 4.6 ADDITIONAL AMPS						60 AMPS O.K.

PANEL "A" LOAD CALCULATIONS

GENERAL LIGHTING	COUNT X	BULBS X	WATTS	SUBTOTAL X	CONT. LOAD	WATTS
LIGHTING (SURFACE MOUNT)	7	1	32	224	1.25	280
LIGHTING (RECESSED CANS)	14	1	32	448	1.25	560
FANS	4	0	100	400	1.25	500
RECEPTACLES	27	0	180	4,860	1.25	6,075
A/H 5 KW #1	1	0	5000		1.25	6,250
WATER HEATER	1	0	4500		1.25	5,625
DRYER	1	0	3000		1.25	3,750
WASHER	1	0	1500		1.25	1,875
MICROWAVE	1	0	1200		1.25	1,500
REFRIGERATOR	1	0	1000		1.25	1,250
RANGE	1	0	6000		1.25	7,500
ADDITIONAL SERVICE DEMAND LOAD						35,165
MIN. SERVICE REQ AT 120/240 1 PHASE 35,165 / 240 WATTS = 146.5 ADDITIONAL AMPS						150 AMPS O.K.

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SHEET
E-2
SECOND FLOOR ELECT
27 OF 28