304 written narrative:

Construction of 2 (2/2) duplexes on .42 of an acre lot in the historical district of Fort Pierce.

These buildings will model other newer duplex construction buildings built in the last 2-4 years. They will offer a porch like setting and the builder will build closer to the street as to not give the look of a commercial building.

Design review narrative

The site is slated for the construction of 2 duplexes (2/2). Approximately 1790 sq per building. Color rendering attached for review. These duplexes follow the design of a typical duplexes built prior to 2020 in the historical district.

Does not require a outside Lighting plan. This is a .42 acre lot that is slated for the construction of 2 single story duplexes. All lighting diagrams for the inside and outside of the building you can find on

Property Identification

Site Address: 304 N 12TH ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-516-0032-000-8
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 21606
Map ID: 24/09N
Zoning: Medium Den

Ownership

SGHK FORGIONE HOLDINGS LLC
1060 NE 27th WAY
Pompano Beach, FL 33062

Legal Description

M E GOLDSMITH'S S/D BLK 2 LOT 14 AND LOT 15-LESS N 10 FT-

Current Values

Just/Market Value:	$41,800
Assessed Value:	$41,800
Exemptions:	$0
Taxable Value:	$41,800

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.42
Land Size (SF):	18,300

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 28, 2022	4776 / 1282	0111	WD	SGHK FORGIONE HOLDINGS LLC	$100
Jan 28, 2022	4764 / 0440	0117	WD	Citadel of Truth Faith Ministries Inc	$58,100
Jan 11, 2015	3706 / 1780	0112	QC	Wilmington Trust NA	$58,100
Jan 6, 2014	3593 / 0849	0112	CertTtle	Gobin Chan S	$100
Jun 26, 2006	2602 / 0722	XX00	WD	Palmer Elijah	$150,000
Jul 26, 2002	1560 / 1293	XX01	WD	Better Way In Christ	$49,500
Sep 1, 1985	0477 / 0751	XX00	CV		$70,000
Apr 1, 1980	0329 / 2360	XX00	CV		$39,900

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$41,800
Just/Market:	$41,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$41,800
Exemption(s):	$0
Taxable:	$41,800

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2023	0041	0.7	Fort Pierce Stormwater Charge	$48.30

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available v SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable

2024	$41,800	$41,800	$0	$41,800
2023	$43,800	$43,800	$0	$43,800
2022	$32,200	$10,769	$0	$10,769
2021	$11,300	$9,790	$0	$9,790

Permits

Number	Issue Date	Description	Amount	Fee
F910000200	Feb 20, 1991	Roof	$2,450	$2,450
FE2003148	Aug 28, 2003	Chainlink Fence	$700	$75
BP14-0822	Apr 23, 2014	Demolition	$7,500	$283

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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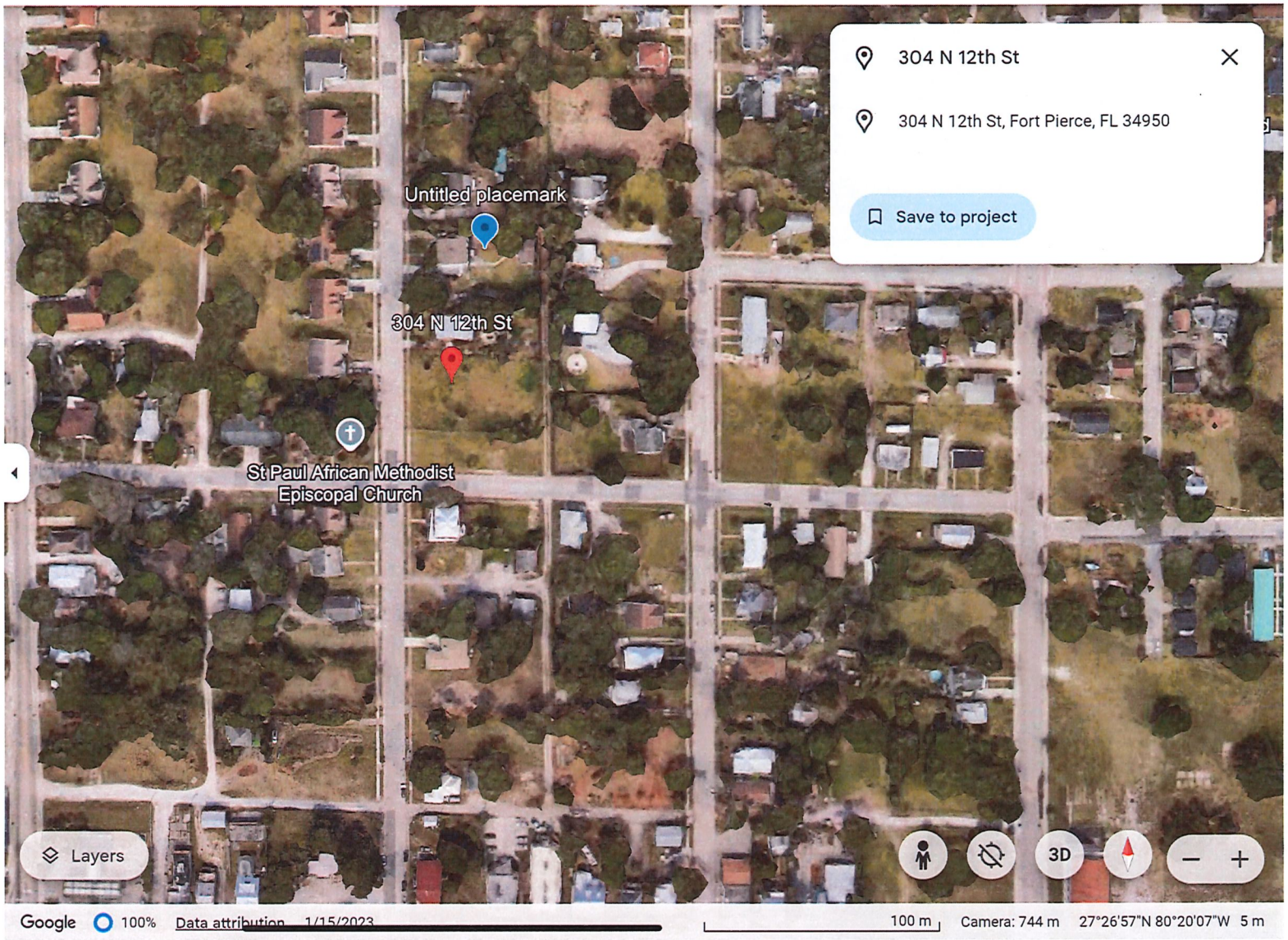

304 N 12th St
304 N 12th St, Fort Pierce, FL 34950
Save to project
Untitled placemark
304 N 12th St
St Paul African Methodist
Episcopal Church
Layers
3D
Google
100%
Data attribution
1/15/2023
100 m
Camera: 744 m
27°26'57"N 80°20'07"W 5 m

Document Details

1 / 3

Instrument Number	4997036
Record Date	2/21/2022 9:45:44 AM
Book Type	OR - Official Records
Book/Page	4776/1282
Instrument #	4997036
Number Of Pages	3
Doc Type	DEED - DEED
DirectName	CITADEL OF TRUTH FAITH MINISTRIES INC
ReverseNames	SGHK FORGIONE HOLDINGS LLC
NumberNames	2

Consideration	$10.00
Legal	L14 PT L15 B2 M E GOLDSMITH'S

MICHELLE R. MILLER, CLERK OF THE CI
FILE # 4997036 OR BOOK 4776 PAGE
Tax: $0.70

Prepared by:
Melissa Hamage, an employee of
St. Lucie Title Services, Inc.,
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21406

Corporate Warranty Deed

This Indenture, made , January 28, 2022 A.D. **Betwee**

Citadel of Truth Faith Ministries, Inc., a Florida not-for-p

and **SGHK Forgione Holdings LLC,** whose post office addre
a Florida lim

*3250 N. Andrews Ave Extention

Witnesseth, that the said Grantor, for and in con
paid by the said Grantee, the receipt whereof is hereby ackno
following described land, situate, lying and being in the County

LOTS 14 AND 15, LESS THE NORTH 10 FEET OF LC
AS PER PLAT THEREOF RECORDED IN PLAT BOO
LUCIE COUNTY, FLORIDA.

Subject to taxes for the current year, co

**This Deed is being re-record

Parcel Identification Number: 2409-516-0032-000/8

And the said Grantor does hereby fully warrant the
persons whomsoever.

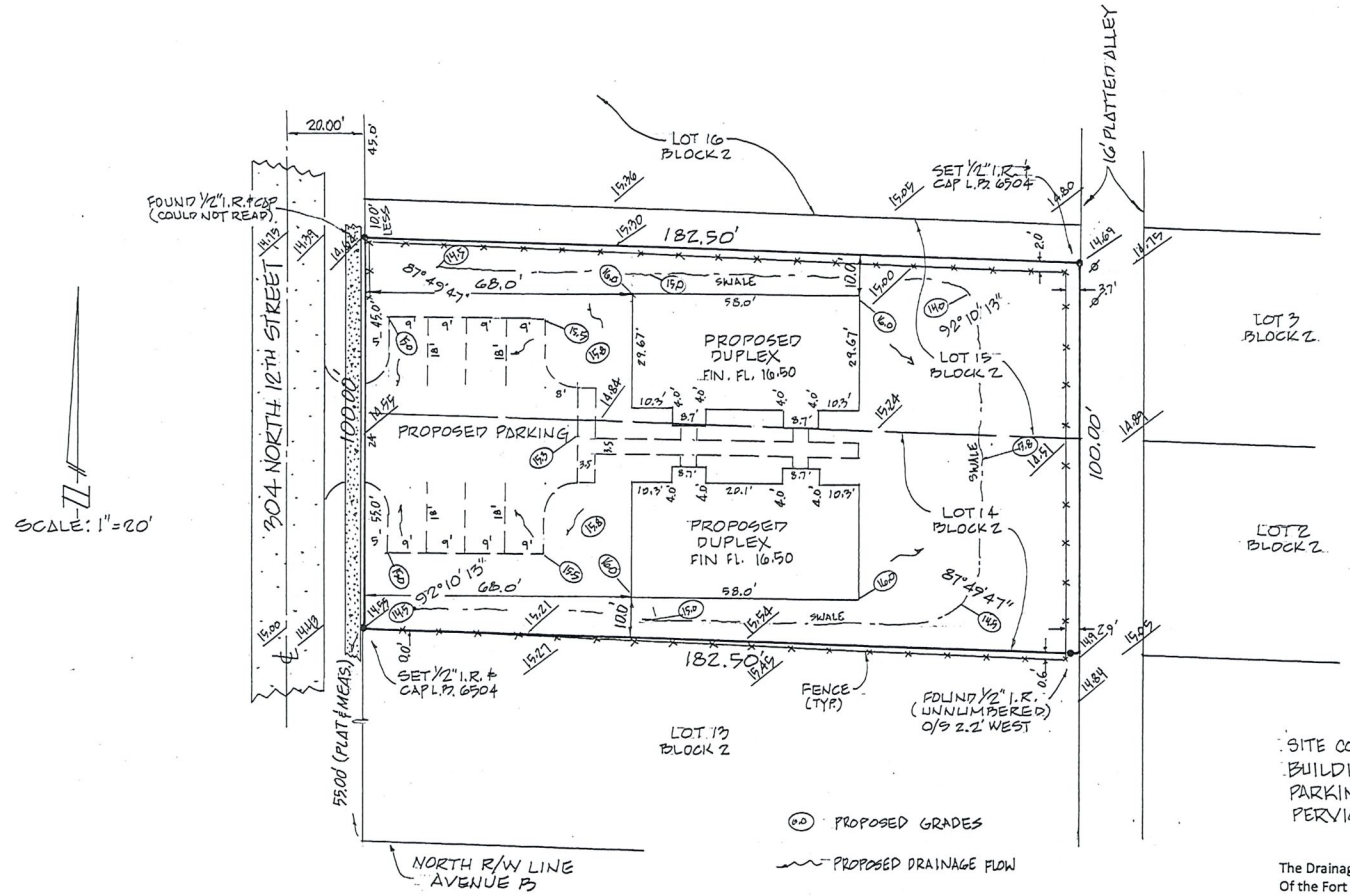
In Witness Whereof, the said Grantor has cau
and caused its corporate seal to be affixed the day and year first

Signed and Sealed in Our Presence:

Melissa Hamage

Witness #1 Print Name

Acclaim Copyright 1999 - 2024. Harris Recording Solutions. All Rights Reserved.



SITE CONTAINS 18,250 SQ FT.
BUILDING 3580 SQ FT. 19.6%
PARKING 2522 SQ FT. 13.8%
PERVIOUS AREA 66.6%

The Drainage Plan complies with Section 103-203 Of the Fort Pierce Code of Ordinances."

LOTS 14 AND 15, LESS THE NORTH 10 FEET OF LOT 15, BLOCK 2, M.E. GOLDSMITH'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOTES:

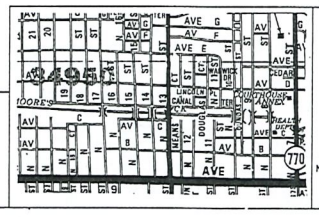
1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

SITE PLAN 4-6-23



NORTH
NOT TO SCALE
NORTH VICINITY MAP

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	# = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	H = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	⊕ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	* = not field measured	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4669

CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050-.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY W BURGESS PLS 5069

Digitally signed by Harry a burgess
Date: 2024.04.29 12:05:00 -04'00'

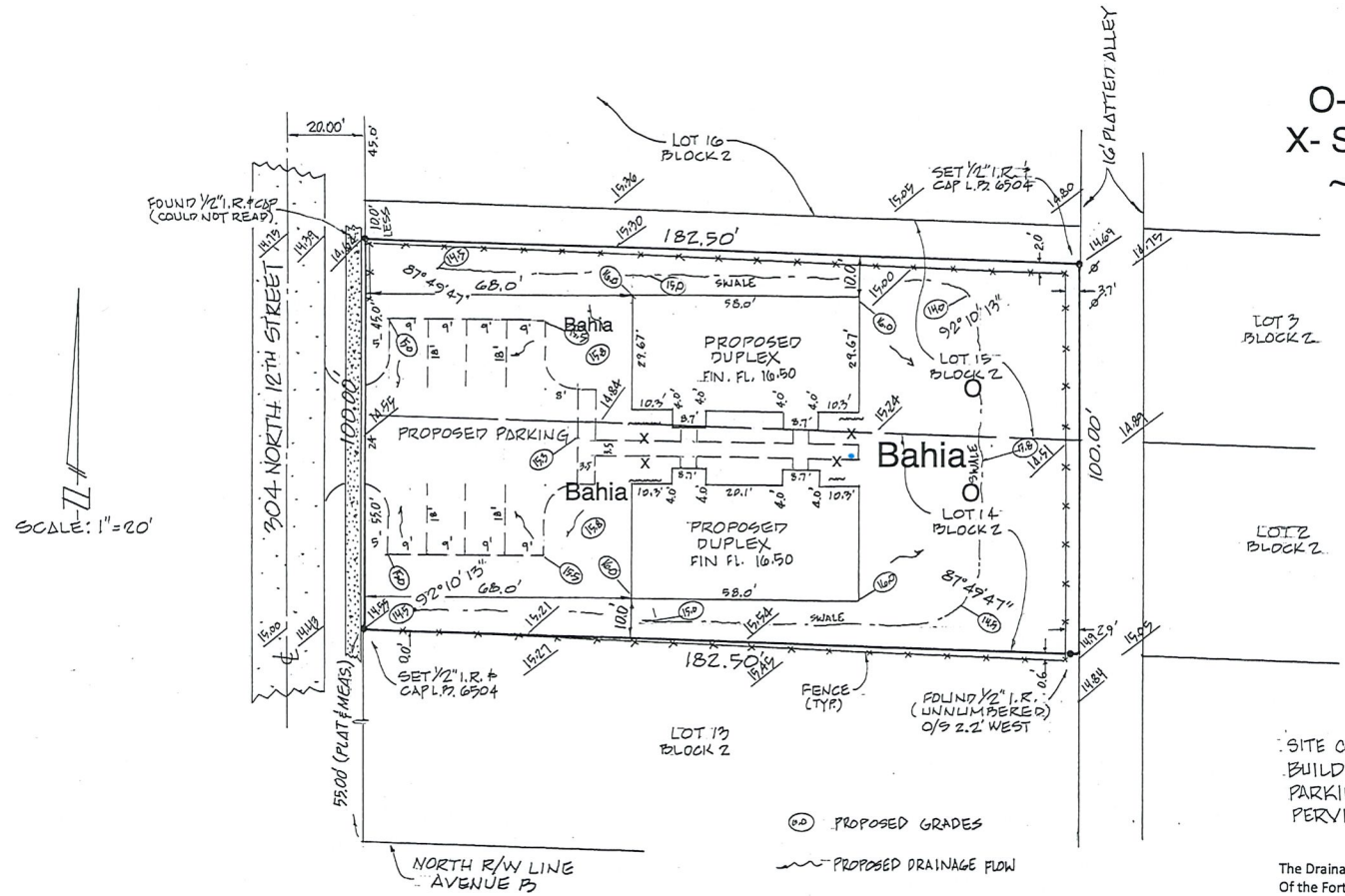
FLOOD ZONE "X"
MAP No 12111C 0179 K
MAP DATE 2-19-20

DATE 1-15-23
JOB NO 12-22-004

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

SS

O-Oak tree 10-12ft
X- Sabal palm 8-10 ct
~ 3g Coco Plum



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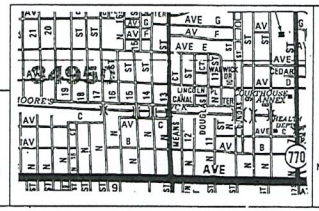

NORTH
NOT TO SCALE
NORTH VICINITY MAP

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Digitally signed by Harry a burgess
Date: 2024.04.29 12:05:00 -04'00'

HARRY W BURGESS PLS 5089

SS

CERTIFIED TO:

FLOOD ZONE "X"
MAP No 12111C 0179 K
MAP DATE 2-19-20

DATE 1-15-23
JOB NO 12-22-004

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

PROOF ONLY · NOT FOR DISTRIBUTION
SQUEEGIE STUDIOS
PROOF ONLY · NOT FOR DISTRIBUTION

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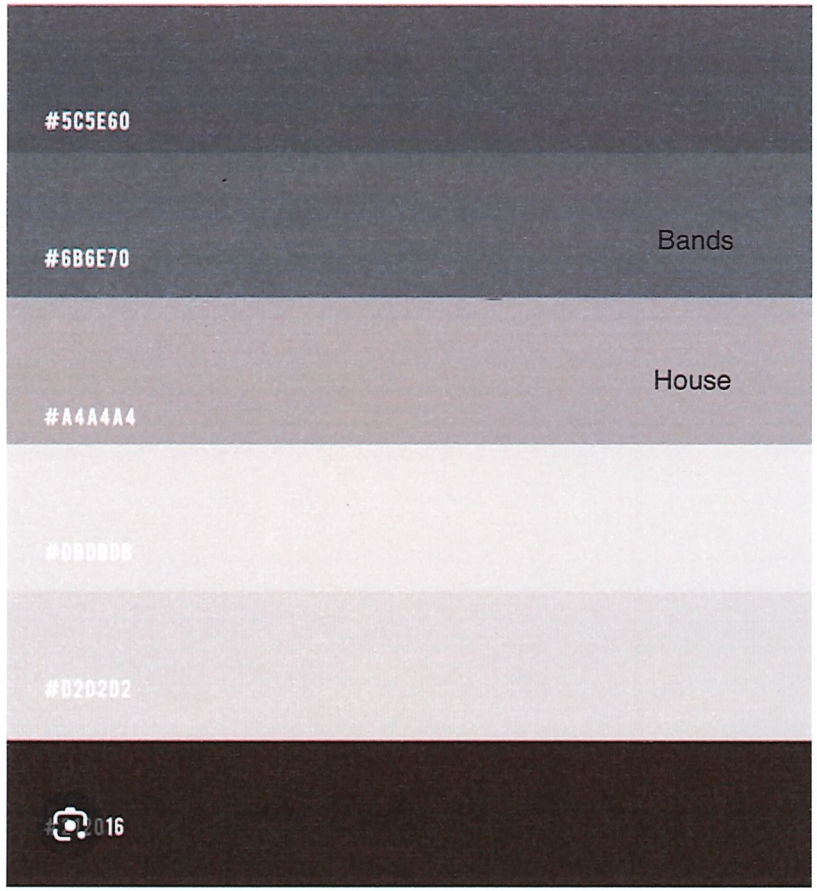
1:29 PM Thu Nov 7

Grey color board PDF document

Open in PDF Expert Done



Grey colour scheme living room

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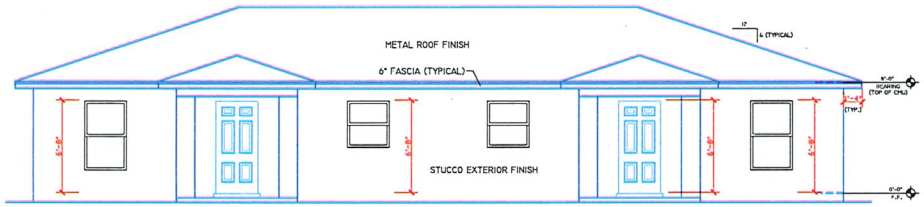
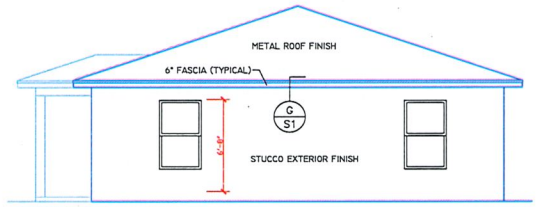
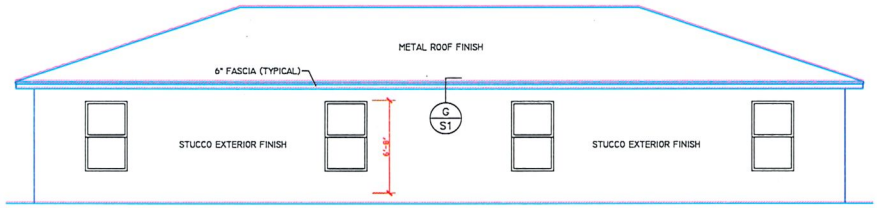


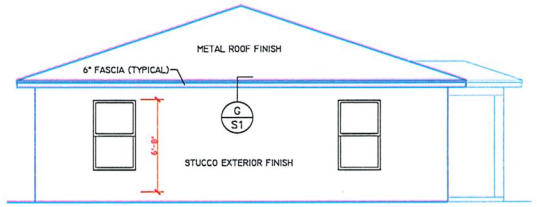
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE

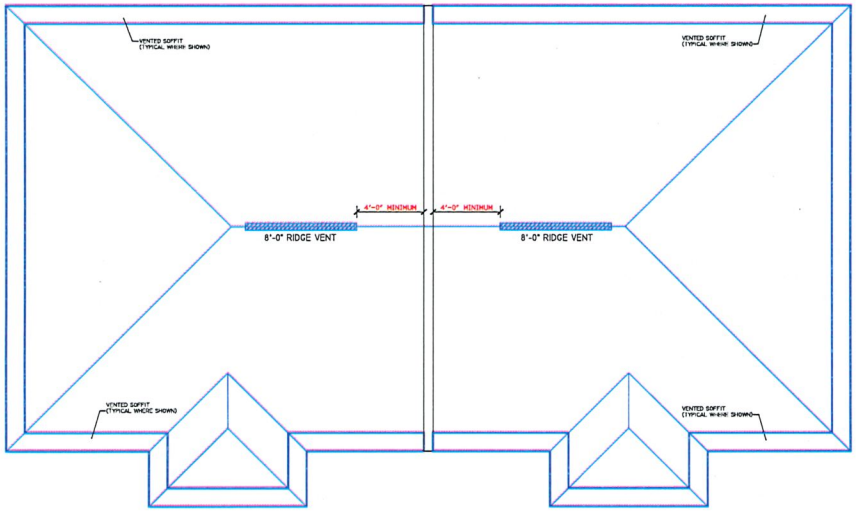
1. ULTIMATE WIND SPEED = 170 MILES PER HOUR(NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT = 0.18 / - 0.18
5. COMPONENTS & CLADDING = 25.4 PSF / - 27.7 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.

SHEET INDEX

A1	ELEVATIONS, WINDLOAD DESIGN CRITERIA, AND ATTIC VENT CALCULATIONS
A2	FLOOR PLAN, WINDOW AND DOOR DESIGN PRESSURES, AND DETAILS/NOTES
A3	LINTEL SCHEDULE, WALL SECTIONS, NOTES, AND DETAILS
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, CONNECTOR SCHEDULE, REACTION SUMMARY, AND CONNECTOR DETAILS
S1	DETAILS, NOTES, AND ROOF SHEATHING NAILS SCHEDULE
EP1	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ELECTRICAL RISER DIAGRAM
EP2	PLUMBING RISE DIAGRAMS, WATER SUPPLY DIAGRAMS, AND PLUMBING NOTES



VENTED SOFFIT/RIDGE VENT PLAN
NOT TO SCALE

ATTIC VENTILATION CALCULATION

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 6.0 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
130.0 X 7.53 SQ. IN. = 979.0 SQ. IN. (6.8 SQ. FT.)

RIDGE VENT CALCULATIONS:
8.0 X 18 SQ. IN. = 144.0 SQ. IN. (1.0 SQ. FT.)

TOTAL PROVIDED VENTILATION = 7.8 SQ. FT

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED SOFFIT PROVIDING 7.53 SQ. IN OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR RIDGE VENTS IS BASED ON VENT PROVIDING 18 SQ. IN. OF VENTILATION PER LINEAR FOOT.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

Edward F Shinskie Jr.

Digitally signed by Edward F Shinskie Jr.
Date: 2024.09.24 12:26:32 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

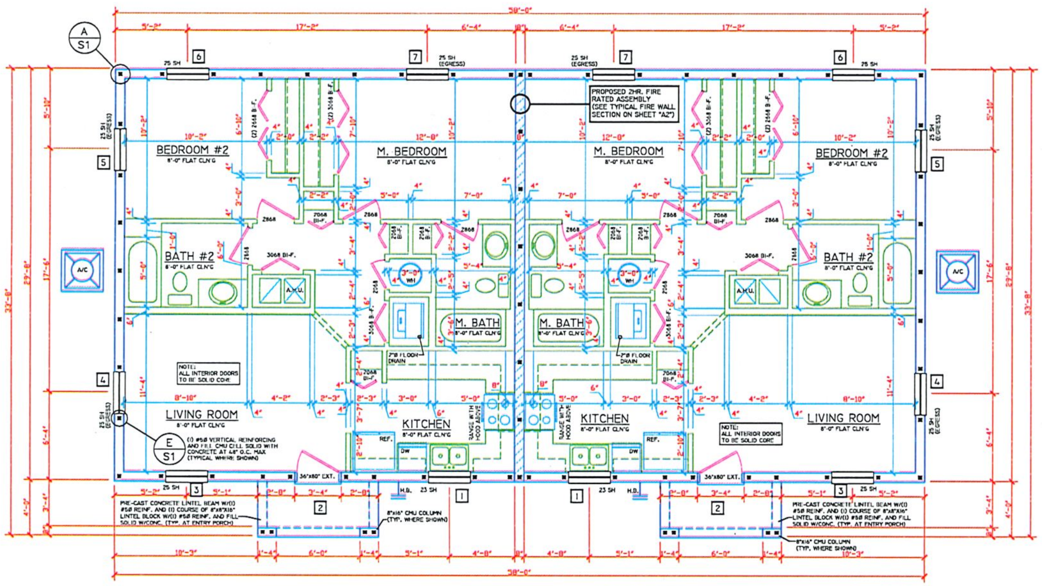
REVISIONS
ISSUED: 9-26-24
1 ***
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0710
FAX. (321) 914-4206
EMAIL: DFRECHETTE@SOLUTIONS
EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-SFR FOR-
SGHK FORGIONE HOLDINGS
304 N 12TH ST. FORT PIERCE, FL 34950 - BUILDING #1

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-865-3223

A1
SHEET 1 OF 8
-DRAWN BY-
DANIEL FRECHETTE



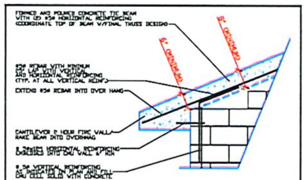
FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT "102"

UNIT "101"

WINDLOAD

ASCE 7-22



DETAIL '1' (RAKE BEAM DETAIL) N.T.S.

UL FIRE RATED

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.

1. **Concrete Blocks*** - Various designs, Classification D-2 (2 hr).

2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

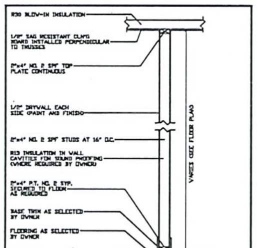
3. **Portland Cement Stucco or Gypsum Plaster** - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to Classification.

5. **Foamed Plastic*** - (Optional - not shown) 1-1/2 in thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

Celotex Corp. - Type Thermax

DETAIL "2"



TYPICAL INTERIOR WALL SECTION
NOT TO SCALE
NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION

R703.4 FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

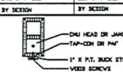
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PDN'S
ROUGH OPN'G.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PDN = PNEUMATICALLY DRIVEN FASTENERS

NOTES:
- MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
- EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
- EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS



NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS

GENERAL NOTES

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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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A2
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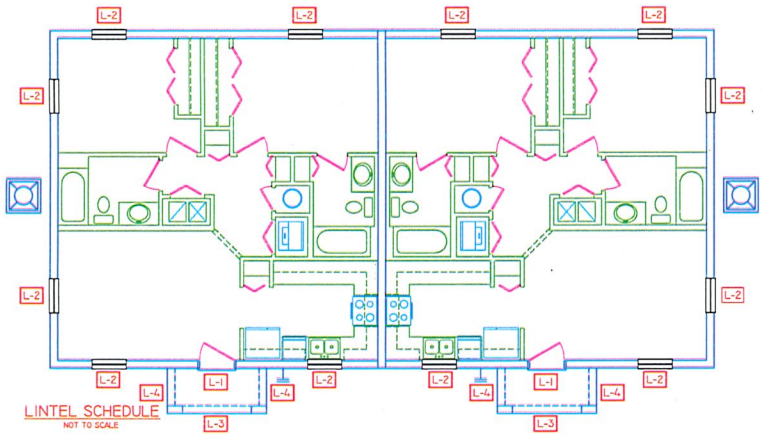
DANIEL FRECHETTE

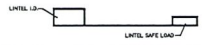


LINTEL SCHEDULE
NOT TO SCALE

	LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT	
			8"16-18	8"16-18
L-2	4'-8" (54")	PRECAST	8114	
L-1	4'-8" (54")	RECESSED PRECAST	5306	8113
L-3	7'-8" (90")	PRECAST	3081	5306
L-4	5'-4" (64")	PRECAST	3765	3081

(/) THE NUMBERS IN PARENTHESES ARE PERCENT REDUCTIONS FOR GRAD FILLED ADDED REBAR.

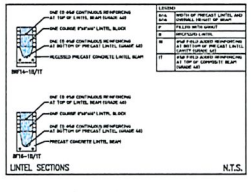
SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS



	LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT	
			8"16-18	8"16-18
L-2	4'-8" (54")	PRECAST	2724	
L-1	4'-8" (54")	RECESSED PRECAST	2272	2724
L-3	7'-8" (90")	PRECAST	1534 (46%)	2272
L-4	5'-4" (64")	PRECAST	2260 (25%)	1534

(/) THE NUMBERS IN PARENTHESES ARE PERCENT REDUCTIONS FOR GRAD FILLED ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS



LINTEL SECTIONS
N.T.S.

SPECIFICATIONS

ENGINEERING

[illegible]

MATERIALS

[illegible]

REINFORCING STEEL

[illegible]

MASONRY GROUT

[illegible]

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN SPEED[a] (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS[k]	SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM WEATHERING[a]	FROST LINE DEPTH[b]	TERMITE[c]	WINTER DESIGN TEMP.[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP.[j]
NA	SEE FIG. R301.2(4)		NA	NEGLIGIBLE	NA	VERY HEAVY		NA		NA	NA

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A.WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED I N WITH THE WEATHERING INDEX," NEGLIGIBLE," " MODERATE" OR " SEVERE" FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(3). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C216, C216 OR C652.

B.RESERVED.

C.TERMITE INFESTATION PER FIGURE R301.2(6) IS " VERY HEAVY."

D.WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)]. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.

E.THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97½-PERCENT V ALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE, PLUMBING. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES ON LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F.RESERVED.

G.THE APPLICABLE GOVERNING BODY SHALL BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTION' S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H.RESERVED.

I.RESERVED.

J.RESERVED.

K.RESERVED.

L.RESERVED.

M.RESERVED.

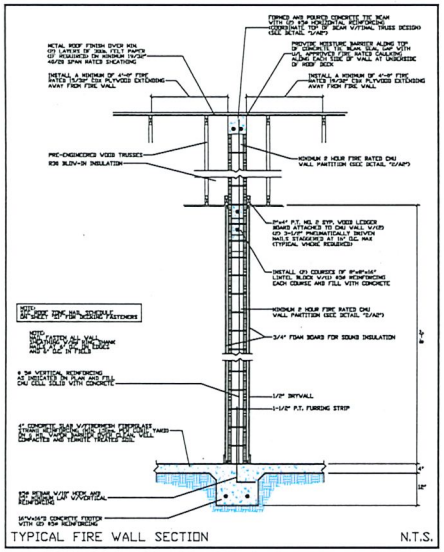
TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

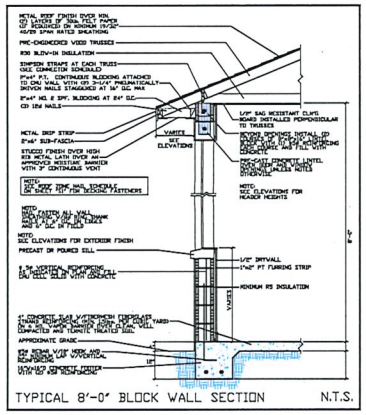
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

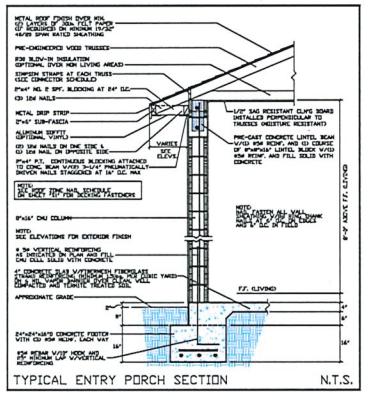
FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M.

TABLE R903.2.1 METAL FLASHING MATERIAL

MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (LBS. PER SQ. FT.)
COPPER	0.024		1 (16 OZ)
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD			2.5 (40 OZ)
PAINTED TERNM			1.25 (20 OZ)







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A3
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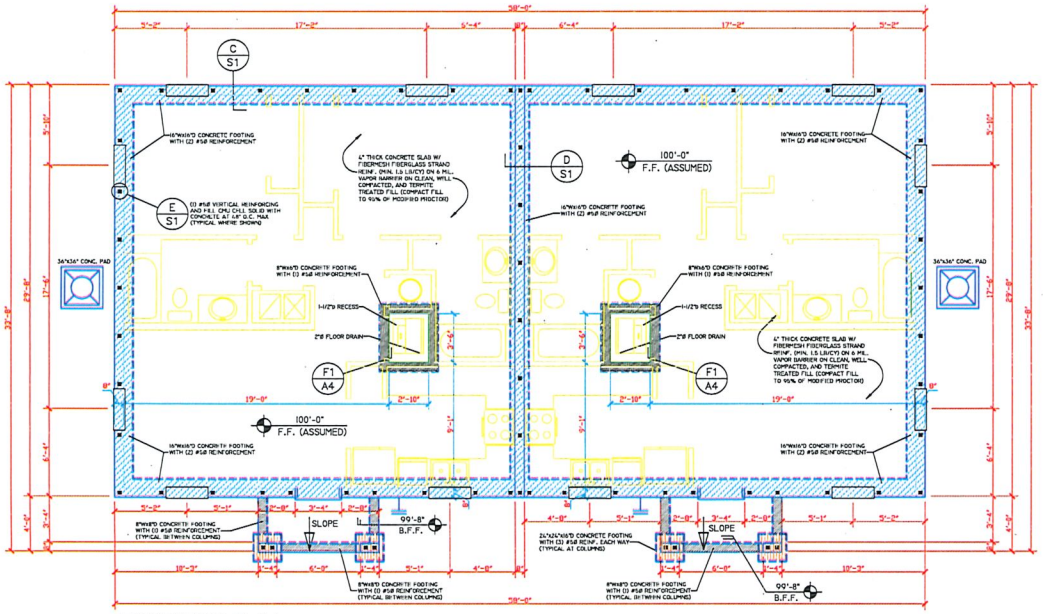


FOUNDATION PLAN

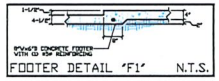
SCALE: 1/4"=1'-0"

SITE PREPARATION NOTES:

THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL 'F1' N.T.S.

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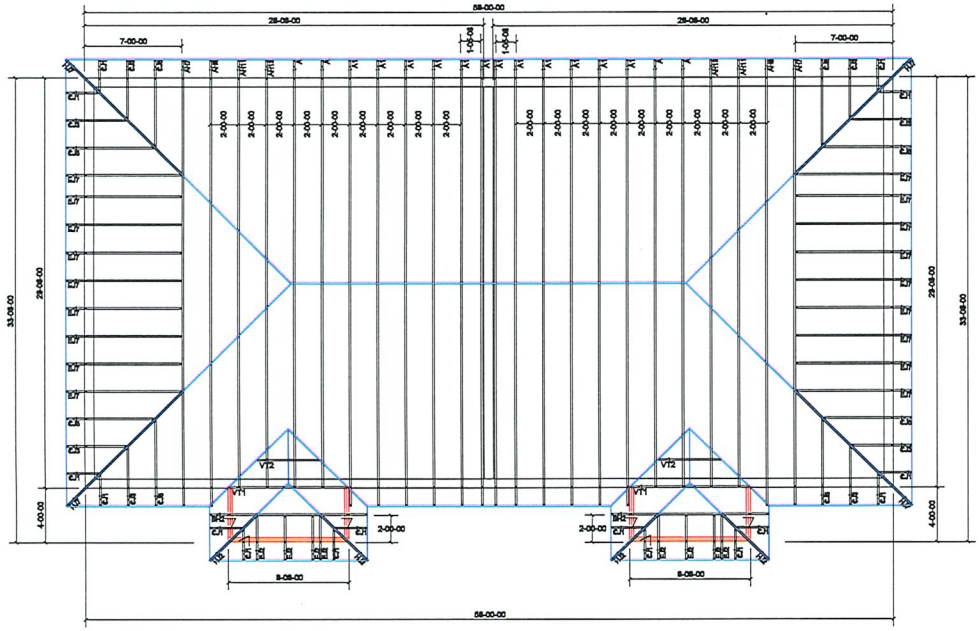
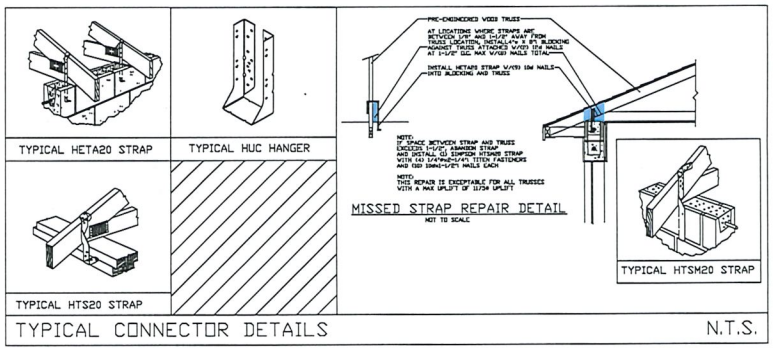




TYPICAL CONNECTOR DETAILS

N.T.S.

Builder: Cash Tony Corwin
Subdivision: Marcelline Duplex 1 - 302 N. 12th St.
Jurisdiction:
State: FL
Lot: 325-14
Model: Marcelline Duplex
Shipment: Roof
Elevation:
Option:

OnLine Job No: 325-14
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer: Anderson, Alan
AppWrt JobNo: 4232509

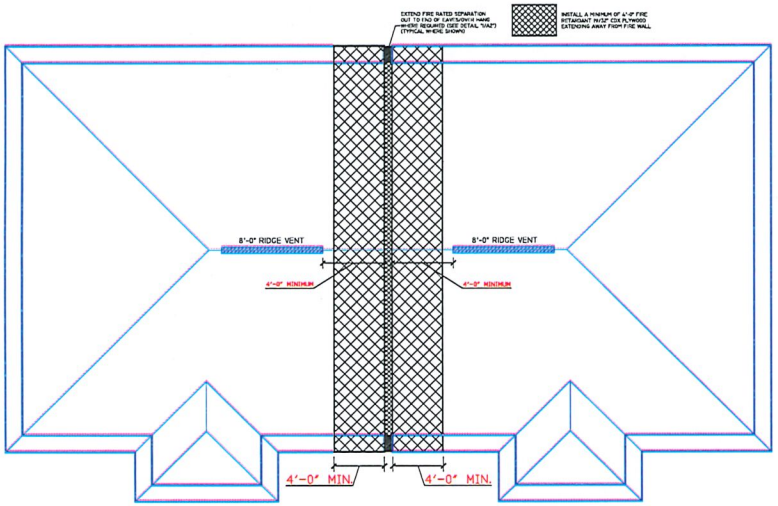
A 4	Jnt-1 8.0'	Gravity 1322 lbs Uplift -763 lbs		Jnt-4 8.0'	Gravity 1250 lbs Uplift -668 lbs		
A1 17	Jnt-1 8.0'	Gravity 1322 lbs Uplift -763 lbs		Jnt-4 8.0'	Gravity 1322 lbs Uplift -763 lbs		
AH11 2	Jnt-1 8.0'	Gravity 1168 lbs Uplift -743 lbs		Jnt-7 8.0'	Gravity 1096 lbs Uplift -668 lbs		
AH13 2	Jnt-1 8.0'	Gravity 1168 lbs Uplift -743 lbs		Jnt-7 8.0'	Gravity 1096 lbs Uplift -668 lbs		
AH7 2	Jnt-1 8.0'	Gravity 1562 lbs Uplift -1329 lbs		Jnt-7 8.0'	Gravity 1360 lbs Uplift -1310 lbs		
AH9 2	Jnt-1 8.0'	Gravity 1167 lbs Uplift -743 lbs		Jnt-4 8.0'	Gravity 1167 lbs Uplift -743 lbs		
BH2 2	Jnt-1 3.5'	Gravity 391 lbs Uplift -668 lbs		Jnt-3 3.5'	Gravity 391 lbs Uplift -668 lbs		
C11 16	Jnt-1 8.0'	Gravity 111 lbs Uplift -201 lbs		Jnt-4 1.5'	Gravity 42 lbs Uplift -15 lbs	Jnt-3 1.5'	Gravity 11 lbs Uplift -2 lbs
C13 8	Jnt-1 8.0'	Gravity 193 lbs Uplift -339 lbs		Jnt-3 1.5'	Gravity 63 lbs Uplift -13 lbs	Jnt-4 1.5'	Gravity 48 lbs Uplift 0 lbs
C15 8	Jnt-1 8.0'	Gravity 251 lbs Uplift -216 lbs		Jnt-3 1.5'	Gravity 122 lbs Uplift -106 lbs	Jnt-4 1.5'	Gravity 83 lbs Uplift -2 lbs
E11 8	Jnt-1 3.5'	Gravity 165 lbs Uplift -229 lbs		Jnt-3 1.5'	Gravity 32 lbs Uplift -61 lbs	Jnt-4 1.5'	Gravity 80 lbs Uplift -52 lbs
E17 18	Jnt-1 8.0'	Gravity 232 lbs Uplift -242 lbs		Jnt-3 1.5'	Gravity 191 lbs Uplift -165 lbs	Jnt-4 1.5'	Gravity 118 lbs Uplift -1 lbs
H11 4	Jnt-1 4.9'	Gravity 229 lbs Uplift -162 lbs		Jnt-3 1.5'	Gravity 62 lbs Uplift -29 lbs	Jnt-4 1.5'	Gravity 80 lbs Uplift -21 lbs
H17 4	Jnt-1 11.3'	Gravity 303 lbs Uplift -264 lbs		Jnt-4 1.5'	Gravity 144 lbs Uplift -113 lbs	Jnt-5 1.5'	Gravity 157 lbs Uplift -119 lbs
VT1 2	Jnt-1 99.5'	Gravity 77 lbs (psf) Uplift -46 lbs (psf)					
VT2 2	Jnt-1 51.5'	Gravity 73 lbs (psf) Uplift -46 lbs (psf)					

Note: The reactions shown on this page are summarized from the Truss Design Drawings.
Refer to the Project Truss Design Drawings for further details or verification.

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT TAKE RESPONSIBILITY FOR THE TRUSS DESIGN. ENGINEER OF RECORD ALL FAULT TO TRUSS STRUCTURAL INCLUDING TRUSSES, BRACING AND CONNECTORS CAUSED BY TRUSS DESIGN SHALL BE PROVIDED BY TRUSS COMPANY.

CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A, A1, AH11, AH13, AH7, AH9, BH2, C13, C15, E15, E17, H11, H17	H.A.T. ON: WALL INC: (1) SIMPSON HETA20 STRAP W/(18) 10d x1-1/2" NAILS EACH
	H.A.T. VERIFY NOTE INC: (2) SIMPSON HTS20 STRAP W/(14) 10d x1-1/2" NAILS EACH
	H.A.T. TRUSS TO TRUSS BY TRUSS COMPANY
VT1, VT2	BY TRUSS COMPANY
V303 BEAMS	H.A.T. TOP OF ONE-PLY BEAM TWO (2) SIMPSON HETA20 STRAP W/(14) 10d x1-1/2" NAILS EACH
	H.A.T. PLY-TO-PLY CONNECTION BEAM INC: (1) SIMPSON HUC410 HANGER WITH (20) 1/4"x4-1/4" TITEN FASTENERS AND (20) 10d NAILS EACH
ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE	



FIRE RETARDANT SHEATHING LAYOUT

NOT TO SCALE

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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REVISIONS
ISSUED: 9-24-24
1 ***
2 ***
3 ***

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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

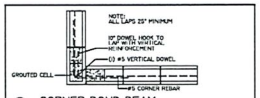
-SFR FOR-
SGHK FORGIONE HOLDINGS
304 N 12TH ST. FORT PIERCE, FL 34950 - BUILDING #1

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A5

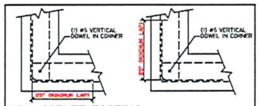
SHEET 5 OF 8

-DRAWN BY-
DANIEL FRECHETTE



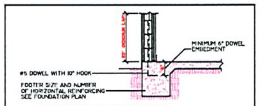
(A) CORNER BOND BEAM REINFORCING DETAIL

NTS



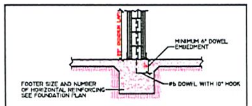
(B) CORNER FOOTING REINFORCING DETAIL

NTS



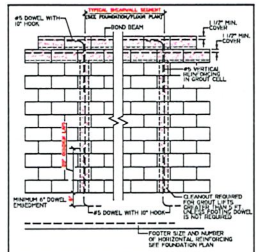
(C) EXTERIOR MONOLITHIC FOOTING DETAIL

NTS



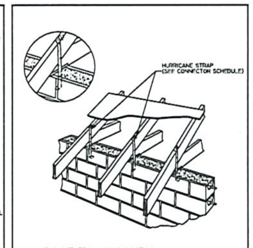
(D) INTERIOR FOOTING DETAIL

NTS



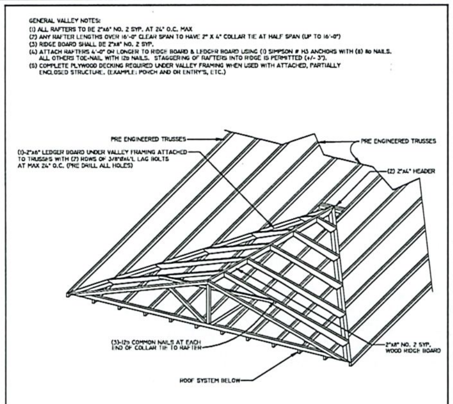
(E) ONE STORY MASONRY WALL

NTS



(G) ROOF TO MASONRY SIDE-WALL CONNECTION

NTS



(U) VALLEY FRAMING DETAIL

NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASCE 7-22, TMS 402/602-22. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-08 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS.. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:
"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION
"NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "2018 AND SUPPLEMENT
"U.S. PRODUCT STANDARD PS 1" OR APA PRP- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2023 FLORIDA BUILDING CODE 8th EDITION
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-22.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER; OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACI 315R-18 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18 / 318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

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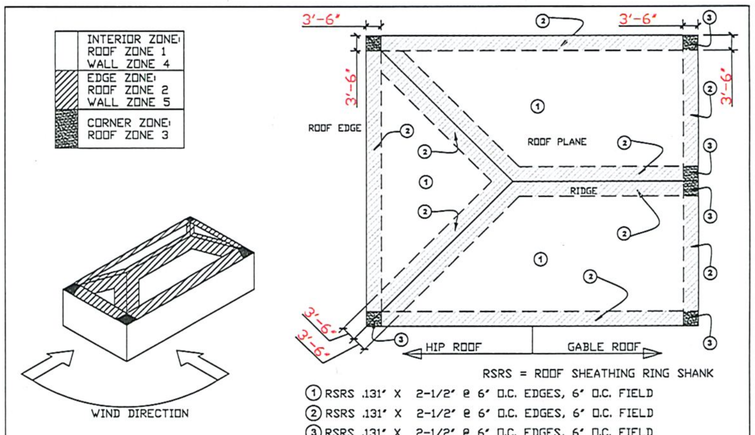
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS. AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 20203 FLORIDA BUILDING CODE 8th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.



RSRS = ROOF SHEATHING RING SHANK

(1) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
(2) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
(3) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD

ROOF ZONE NAIL SCHEDULE

N.T.S.

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ENGINEER OF RECORD
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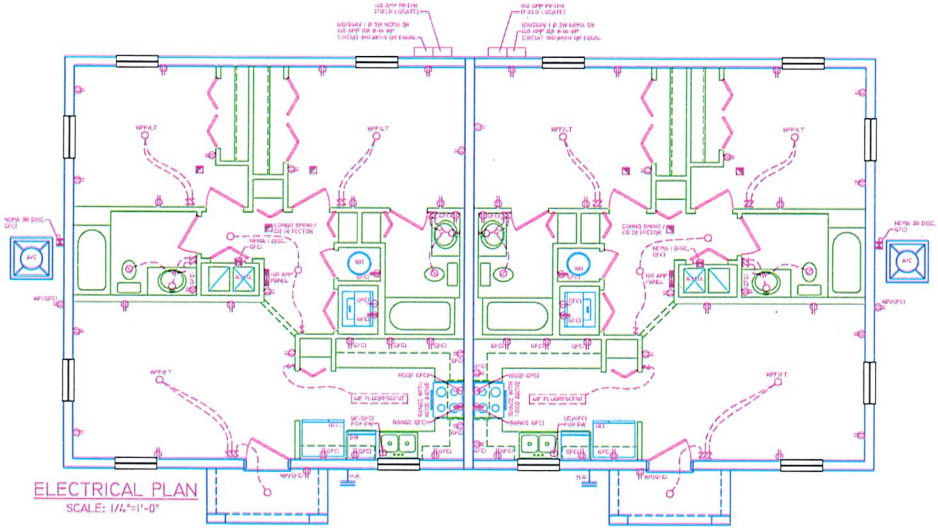
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

S1

-DRAWN BY-
DANIEL FRECHETTE



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

PANEL SCHEDULE — SINGLE-PHASE

120/240V-1Ø-3W
120/208V-1Ø-4W

M.C.B. AMPS: ____ AIC: ____

M.L.O. BUS AMPS: 150 AMP. BUSSED INT. AIC: ____

CKT #	CIRCUIT ID NAME	WIRE/WIRE AMP/SIZE	A PHASE	B PHASE	WIRE/WIRE AMP/SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	40 / 8			8 / 40	ASH1	2
3							4
5					6 / 60	ASH2	6
* 7	REF.	20 / 12					8
* 9	INT. RECEPTS.	20 / 12			10 / 20	DRYER	10
* 11	DISHWASHER	20 / 12					12
* 13	HOOD	20 / 12			12 / 20	WASHER	14 *
* 15	KITCHEN LTS.	15 / 14			14 / 15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 / 14			14 / 15	M. BATH LTS.	18
19					12 / 20	M. BATH GFCI	20
21	EXT. LTS.	20 / 12			14 / 15	LIVING ROOM/DEN LTS./RECEPTS.	22 *
23	WATER HEATER	30 / 10			14 / 15	SPARE RECEPT.	24 *
25					14 / 15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 / 14			14 / 15	BATH #2 LTS.	28
29					12 / 20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39	SPARE PROTECTOR						40
41							42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

* NOTE:
BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI(CD) PROTECTED PER THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2026 NEC.

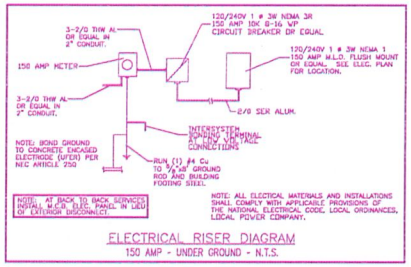
SERVICE CALCULATIONS

DATE: 10/7/2025
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

ITEM	QUANTITY	VA PER	
GEN CONVENIENCE/SMALL APPL/LIGHTING	3000	3	9000.00 VA
LAUNDRY (WITH 1ST CKT)	1500	1500.00	1500.00 VA
KITCHEN (WITH 1ST CKT) (1500 VA EA)	1500	1500.00	1500.00 VA
RANGE	1.00	12000.00	12000.00 VA
DRYER	1.00	5000.00	5000.00 VA
WATER HEATER	1.00	4500.00	4500.00 VA
DISHWASHER	1.00	1500.00	1500.00 VA
HOOD	1.00	400.00	400.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
			0.00 VA
	TOTAL	25900.00 VA	
1ST 10KW @ 100%		10000.00 VA	10000.00 VA
BALANCE AT 40%		15900.00 VA	6360.00 VA
NON-HEATING/AIRCONDITIONING LOAD	TOTAL		
HEAT PUMP @ 100%	0.00 VA	@ 100%	0.00 VA
A/C OR HEA @ 100% EA	3450.0 A	240.00 V	828000.00 VA
	TOTAL		828000.00 VA
SERVICE SIZE LOAD (VA/240V) =	1000000.00 VA	240.00 V	4166.70 AMP

INSTALL 150 AMP SERVICE

ELECTRICAL RISER DIAGRAM
150 AMP - UNDER GROUND - N.T.S.



NOTE: ALL ELECTICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL ORDINANCES, LOCAL POWER COMPANY.

GENERAL NOTES

CARBON MONOXIDE PROTECTION.

(1) DEFINITIONS FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:

(a) CARBON MONOXIDE ALARM. A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM AND IS LISTED OR LABELLED WITH THE APPROPRIATE STANDARD EITHER UNDER UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - UL GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.

(b) FOSSIL FUEL. COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.

(2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 15 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

(3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.

(4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.865(2) FS. LAW IMPLEMENTED 553.72, 553.73(1), (3), (7), (9), 553.80(2) FS HISTORY-NEW 9-18-07.

EXHAUST FAN VENT/DRYER VENT NOTES

(a) ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAPUSHELL, ON OUT JAMBOREE SOFFIT AND TERMINATE WITH WEATHERPROOF CAPUSHELL.

(b) DRYER PIPE VENT AS SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAPUSHELL. WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAPUSHELL.

HVAC NOTES

(a) HVAC DESIGN/SPECIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/CONTRACTOR WITH THESE PLANS FOR PERMITTING

LIGHTING NOTE

ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT ON SMALL LITS OR LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS-PER-WATT.

ENERGY CODE COMPLIANCE PATH

PRESCRIPTIVE METHOD

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- DIMMER SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- SWITCHED DUPLEX
- 220 OUTLET
- GFCI OUTLET
- TELEPHONE
- TELEVISION
- SMOKE DETECTOR
- ELECTRICAL PANEL
- EXHAUST FAN
- THERMOSTAT
- INTERCOM
- DOOR BELL BUTTON
- DISCONNECT
- ELECTRICAL METER
- LIGHT FIXTURE
- WALL MOUNT FIXTURE
- RECESSED FIXTURE
- CYLINDER FIXTURE
- PULL CHAIN
- TRACK LIGHTING LENGTH AS INDICATED
- FLOOR LIGHTS
- EMERGENCY LIGHT
- FLUORESCENT LENGTH AS INDICATED
- WIRE FOR FAN
- WIRE FOR FAN WITH LIGHT
- INDICATES WATERPROOF
- INDICATES SMOKE/FAULT CIRCUIT INTERRUPT
- INDICATES ARC FAULT CIRCUIT INTERRUPTER
- INDICATES RE-CHT AWAY FLOOR
- GARAGE DOOR OPENER

NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND ALARM WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2023 FBC-R 7TH EDI, 2023 NEC AND 2023 NFPA 70

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER WILL BE CAPABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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REVISIONS
ISSUED: 9-26-24
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2 ***
3 ***

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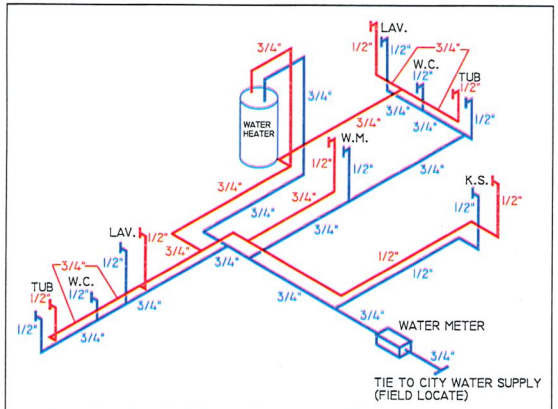
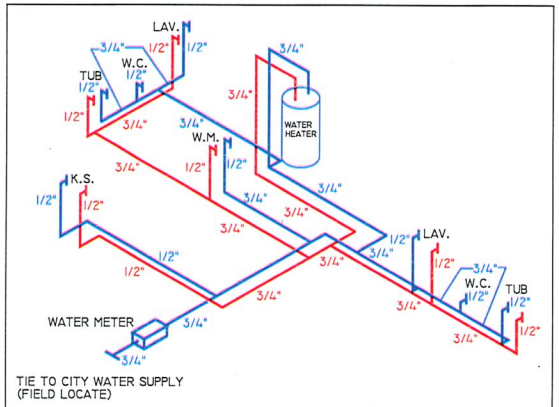
EPI

SHEET 7 OF 8

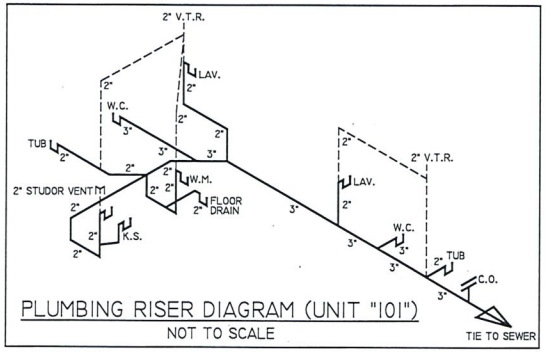
-DRAWN BY-
DANIEL FRECHETTE



PLUMBING WATER SUPPLY DIAGRAM (UNIT "102")
NOT TO SCALE



PLUMBING WATER SUPPLY DIAGRAM (UNIT "101")
NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "101")
NOT TO SCALE

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

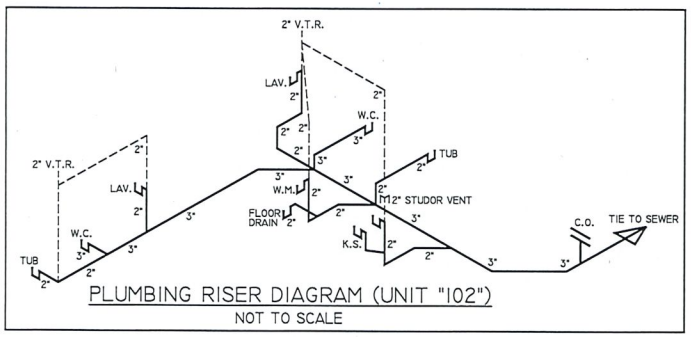
6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.



PLUMBING RISER DIAGRAM (UNIT "102")
NOT TO SCALE

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
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EP2

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