REVISIONS
ISSUED: 5-21-26
1 ***
2 ***

-APARTMENT BUILDING FOR-
2502 AVENUE L
FORT PIERCE, FL 34947

SHEET INDEX

BUILDING DESIGN CRITERIA CODES

FBC =	FLORIDA BUILDING CODE 2023 EIGHTH EDITION
FBC EC =	FLORIDA BUILDING CODE ENERGY CONSERVATION 2023 EIGHTH
FBC EX =	EDITION FLORIDA BUILDING CODE EXISTING BUILDING 2023 EIGHTH
FBC RE =	EDITION FLORIDA RESIDENTIAL CODE 2023 EIGHTH EDITION
FBC ME =	FLORIDA BUILDING CODE MECHANICAL 2023 EIGHTH EDITION
NEC =	NFPA 70 2020 EDITION, NATIONAL ELECTRICAL CODE
FS =	FLORIDA STATUTES

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 8th EDITION AND LATEST ADOPTED SUPPLEMENTS

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

CONSTRUCTION TYPE: TYPE 5B
OCCUPANCY GROUP: R2 (APARTMENT)
OCCUPANT LOAD PER UNIT: 4

UNIT "A" AREA TABULATION

LIVING 860 SQ.FT.

UNIT "B" AREA TABULATION

LIVING 860 SQ.FT.

UNIT "C" AREA TABULATION

LIVING 860 SQ.FT.

UNIT "D" AREA TABULATION

LIVING 860 SQ.FT.

ENTRY #1 AREA TABULATION

TOTAL 290 SQ.FT.

ENTRY #2 AREA TABULATION

TOTAL 290 SQ.FT.

EQUIPMENT ROOM AREA TABULATION

TOTAL 36 SQ.FT.

TOTAL BUILDING 4056 SQ.FT.

Digitally signed by Edward F Shinskie

Date: 2026.05.21 13:54:24 -04'00'

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EDWARD F. SHINSKIE, JR. LICENSE No. 47515 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDC ENGINEERING AND DESIGN CONCEPTS, INC
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ENGINEER OF RECORD
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4707 WILD TURKEY ROAD
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A0

sheet 1 of 13

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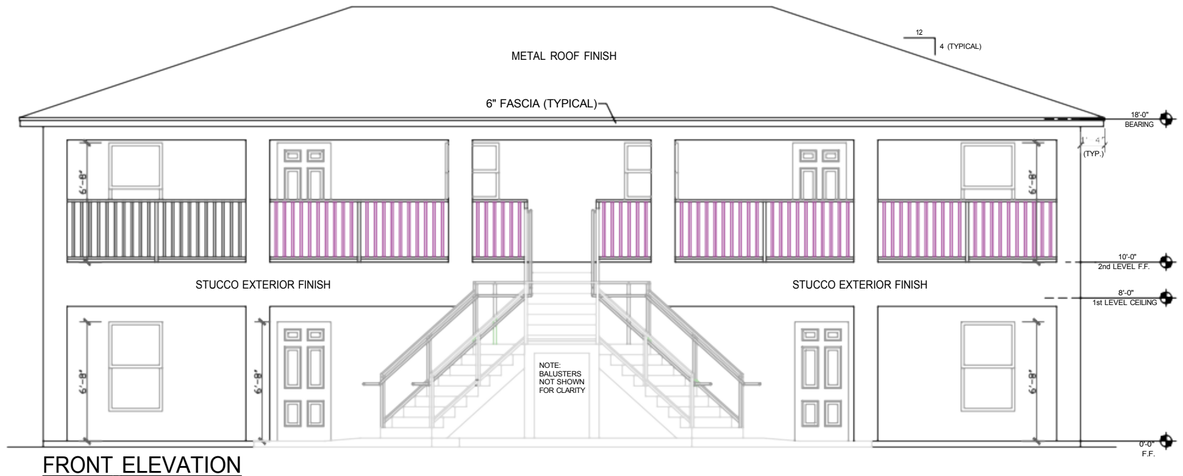
DANIEL FRECHETTE



FRONT ELEVATION

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

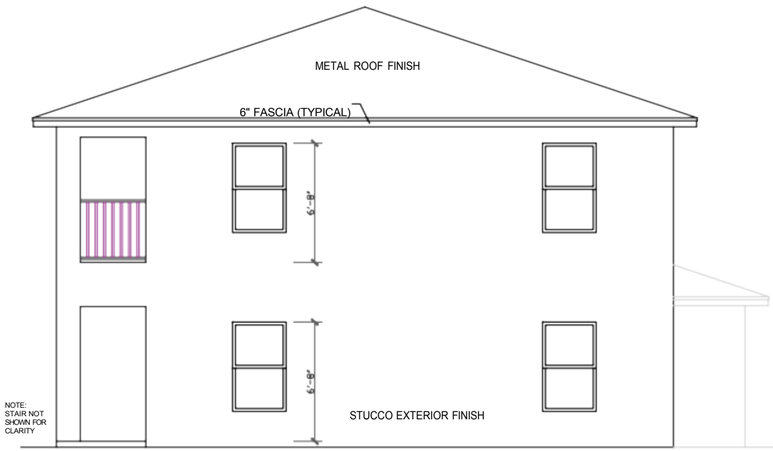
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA 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 = I / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 24.8 PSF / - 26.9 PSF

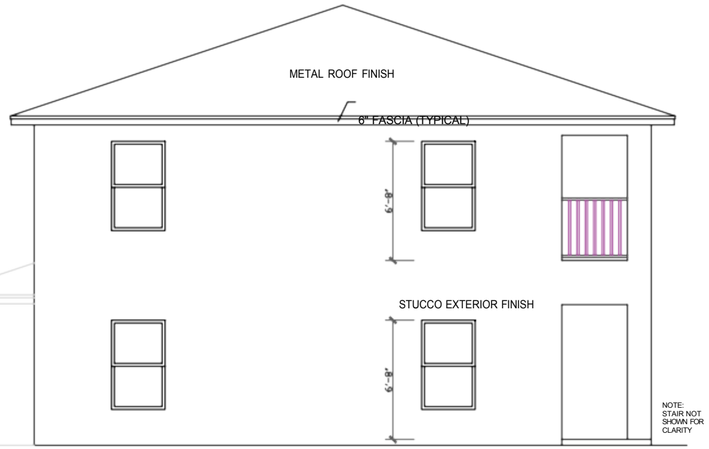
ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

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.



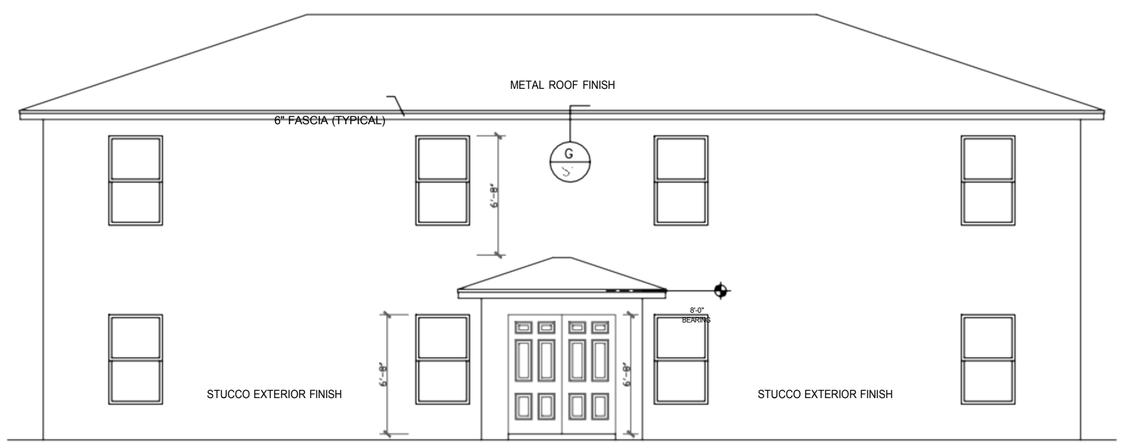
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

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4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS

ISSUED: 5-21-26

1 ***

2 ***

3 ***

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A1

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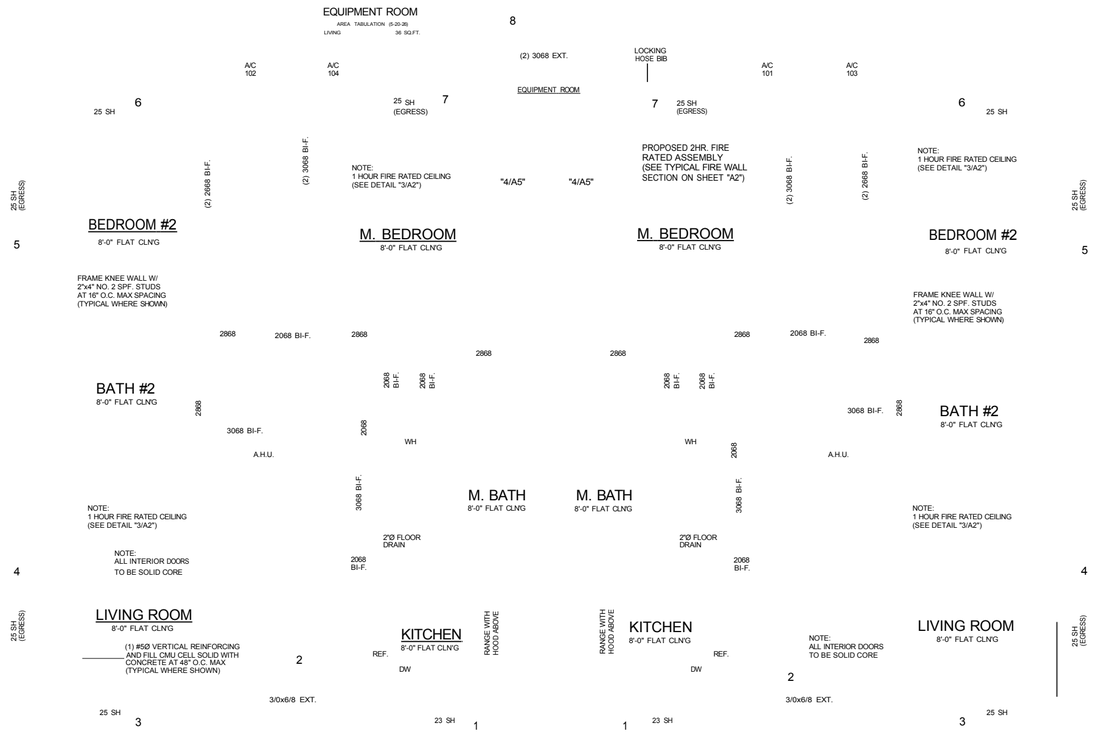

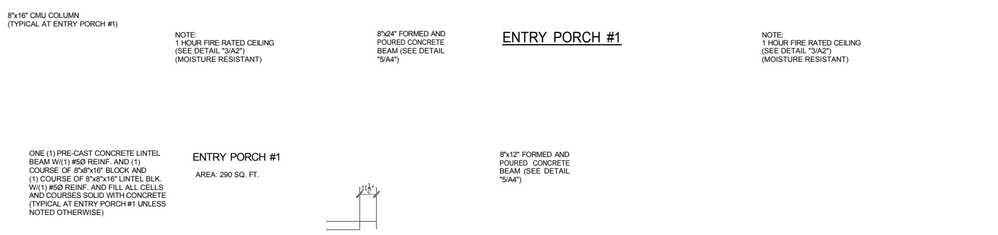

1st LEVEL FLOOR PLAN

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

GENERAL NOTES

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A

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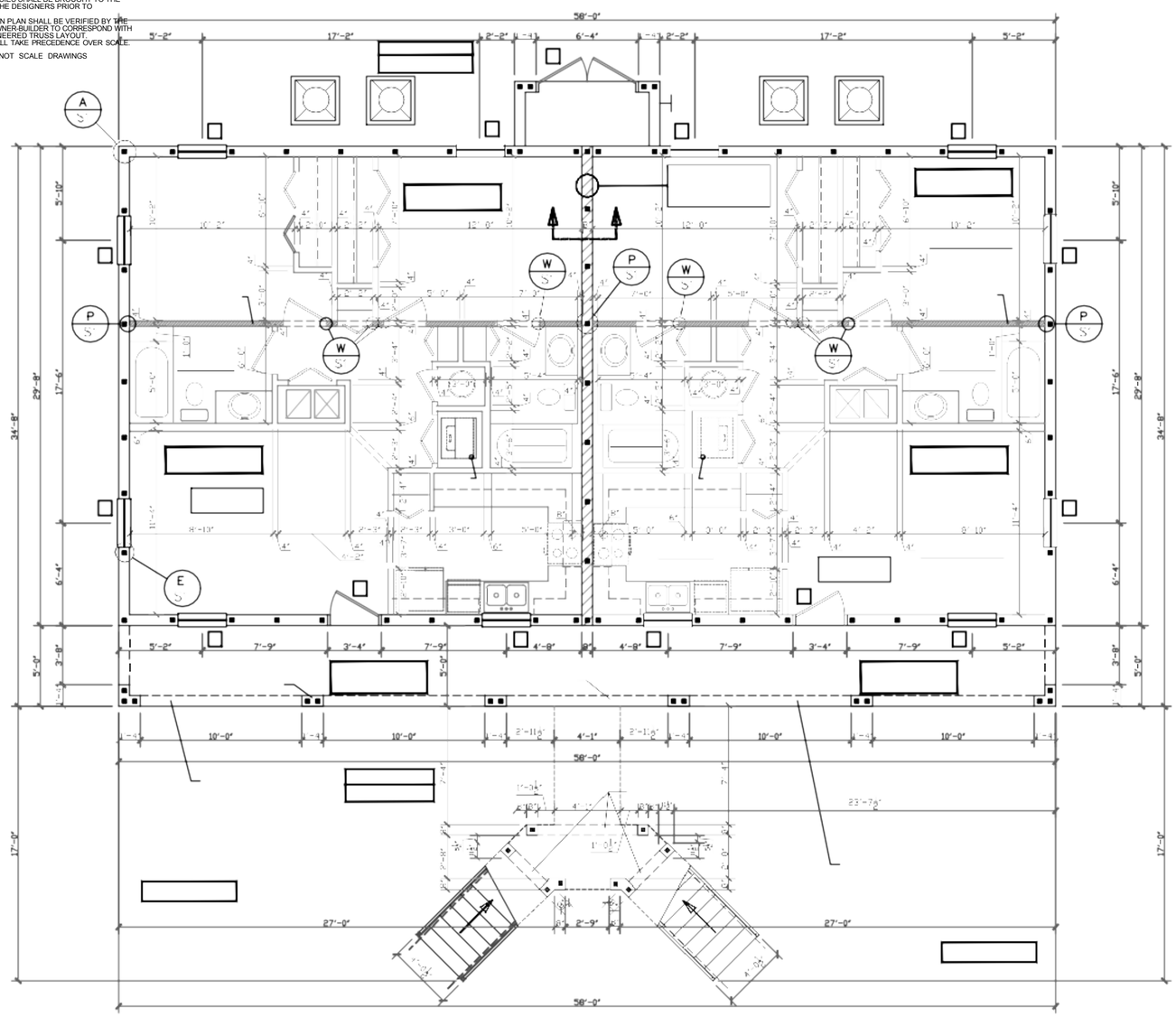
DO NOT SCALE DRAWINGS



WINDLOAD SOLUTIONS

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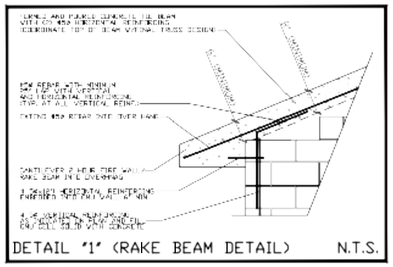
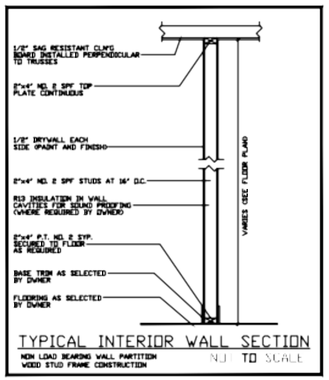
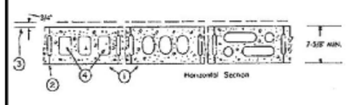




UL FIRE RATED

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.

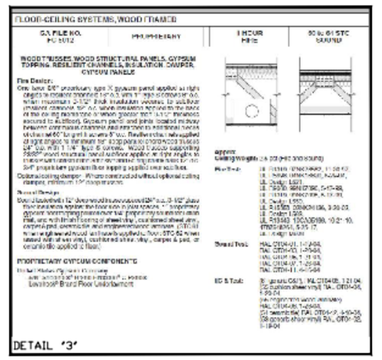
3. Portland Cement Stucco or Gypsum Plaster - If used, add 1/2 hr to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on tab face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)

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 chlorine 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).

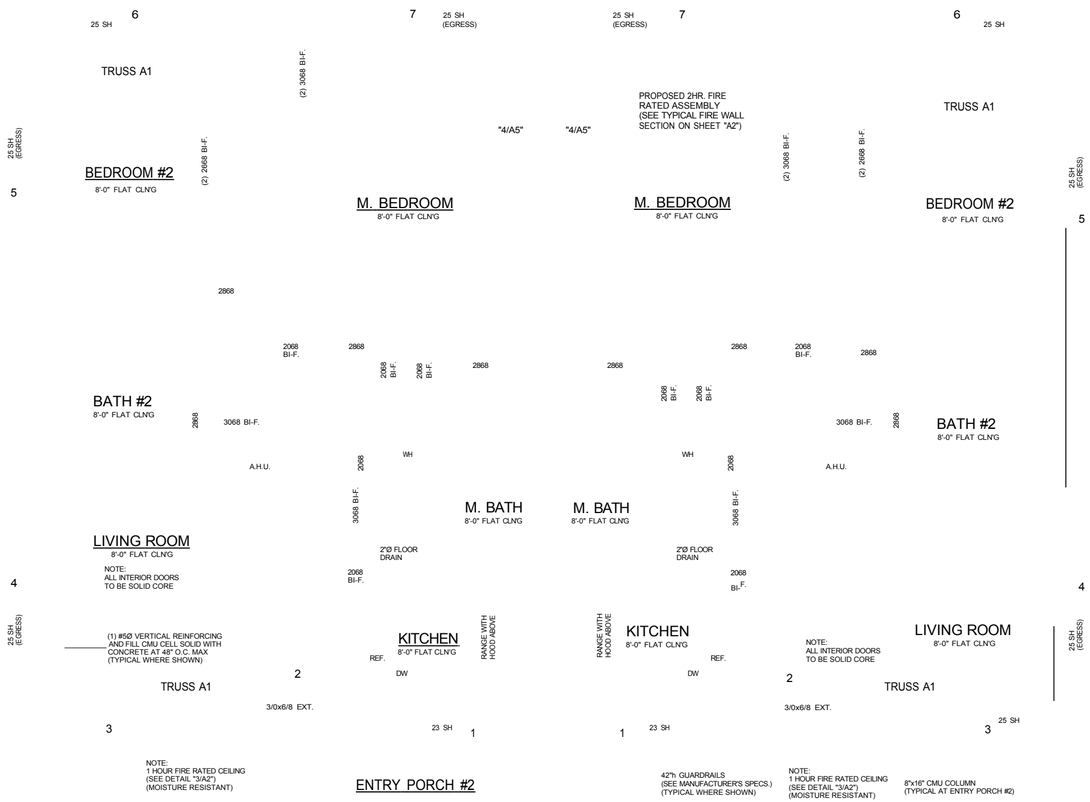
Celotex Corp. - Type Thermax

DETAIL 'C'



sheet 3 of 13

-DRAWN BY-
DANIEL FRECHETTE



AREA TABULATION (5-4-26)
LIVING 860 SQ.FT.

UNIT "D"

REVISIONS

ISSUED: 5-21-26

1 ***
2 ***
3 ***

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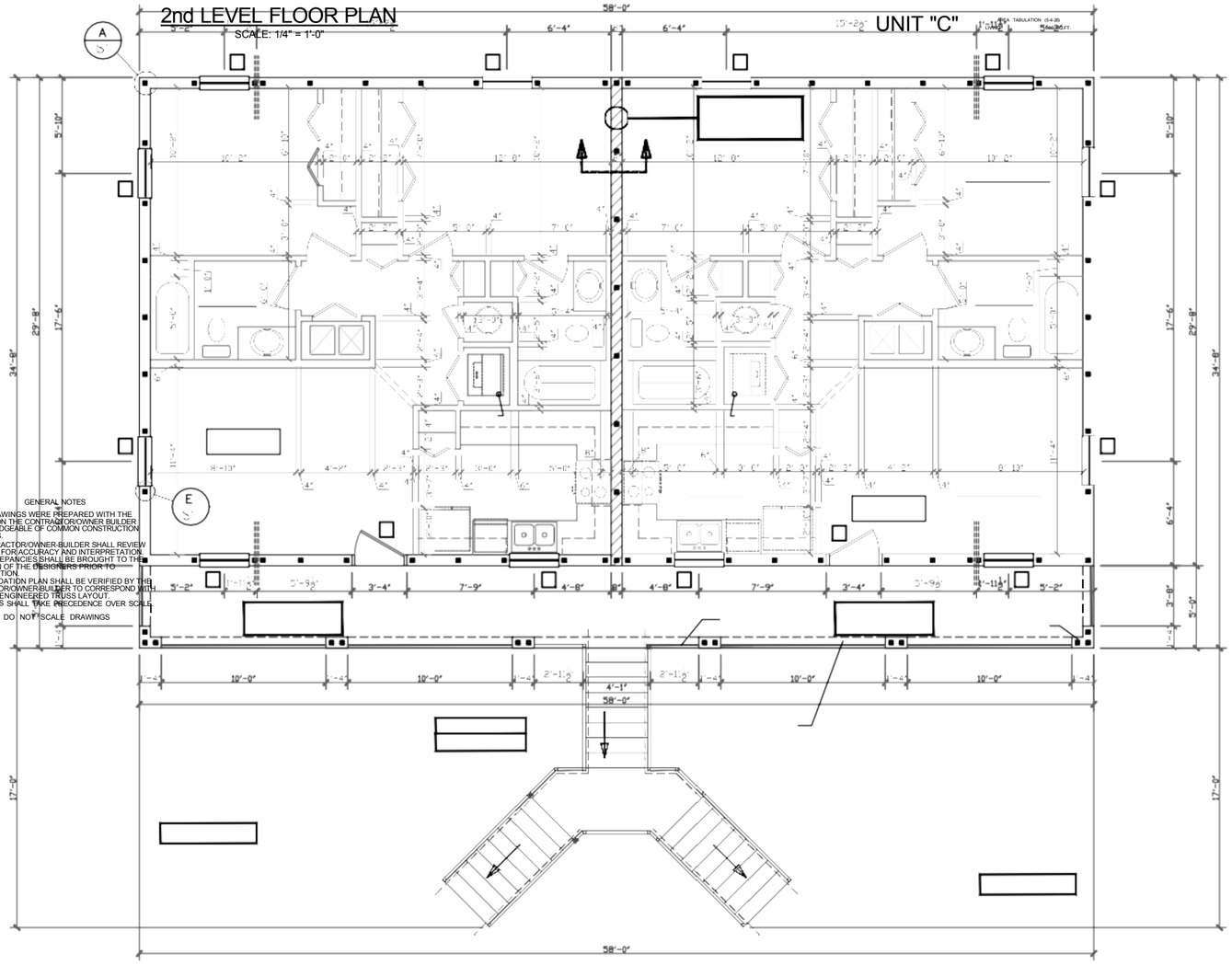
C ED
DESIGN CONCEPTS, INC.
ENGINEERING AND

DOWN

2nd LEVEL FLOOR PLAN

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

UNIT "C"



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DO NOT SCALE DRAWINGS

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND DESIGN SPEED[1] (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS[2]	SEISMIC DESIGN CATEGORY[3]	SUBJECT TO DAMAGE FROM WEATHERING[4]	FROST LINE DEPTH[5]	TERMITE[6]	WINTER DESIGN TEMP[7]	ICE BARRIER UNDERLAYMENT REQUIRED[8]	FLOOD HAZARDS[9]	AIR FREEZING INDEX[10]	MEAN ANNUAL TEMP[11]
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, C145, C216 OR C652.

B. RESERVED.

C. TERMITE INFESTATION PER FIGURE R301.2(6) IS VERY HEAVY.1

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 OR 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 FIRMS 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 R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (In pounds per square foot)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[h, k]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[e]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[g]	200[a]
GUARD IN-FILL COMPONENTS[f]	50[a]
PASSENGER VEHICLE GARAGES[b]	50[a]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[c]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM , 1 POUND = 4.45 N.

A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.

B. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

E. SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.

F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

G. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER T HAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
2. THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 8 INCHES VERTICAL TO 12 UNITS HORIZONTAL.
3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

H. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

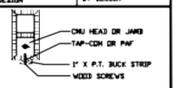
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PIN'S
ROUGH OPNG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" Ø 1¼" O.C.	.145 Ø 8" O.C.	.120 Ø 6" O.C.
8'-1" TO 10'-0"	3/16" Ø 1⅜" O.C.	.145 Ø 6" O.C.	.120 Ø 6" O.C.
10'-1" TO 12'-0"	3/16" Ø 8" O.C.	.145 Ø 4" O.C.	.120 Ø 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND
PAF = POWDER ACTUATED FASTENERS
PIN = 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

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.

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A

sheet 4 of 13

-DRAWN BY-
DANIEL FRECHETTE

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 psi
- f'c 4" precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 Grade 40
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A82
- Mortar per ASTM C270 Type M or S

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-Lintels are manufactured with 3-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch 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 rational design analysis per ACI 318 and ACI 530
10. Product Approvals Miami Dade County, Florida Nos. 03-0603.05 and 03-0603.04. Florida Certificate of Product Approval number FL158.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation

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

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = Not Rated.
3. Safe loads are superimposed allowable load.
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 additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
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 at d-away 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 next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6" lintel Type 8F32-1B safe gravity load = 6472 (13) w/ 13% reduction => 6472 (.87) = 5631 plf

SAFE LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LINTEL	LENGTH / TYPE	SAFE LOAD
	4'-6" (54") PRECAST	[illegible]
L-2	5'-4" (64") PRECAST	[illegible]
L-4	5'-4" (64") PRECAST	[illegible]
L-6	11'-4" (136") PRECAST	[illegible]
L-3	11'-4" (136") PRECAST	[illegible]

L-7

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LINTEL	LENGTH / TYPE	SAFE LOAD
	4'-7" TO 5'-8" PRECAST	[illegible]
L-1	7'-7" TO 8'-8" PRECAST	[illegible]

L-5

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

LINTEL I.D.

LINTEL SAFE LOAD

SAFE LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LINTEL	LENGTH / TYPE	SAFE LOAD
	4'-6" (54") PRECAST	[illegible]
L-2	5'-4" (64") PRECAST	[illegible]
L-4	5'-4" (64") PRECAST	[illegible]
L-6	11'-4" (136") PRECAST	[illegible]
L-3	11'-4" (136") PRECAST	[illegible]

L-7

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

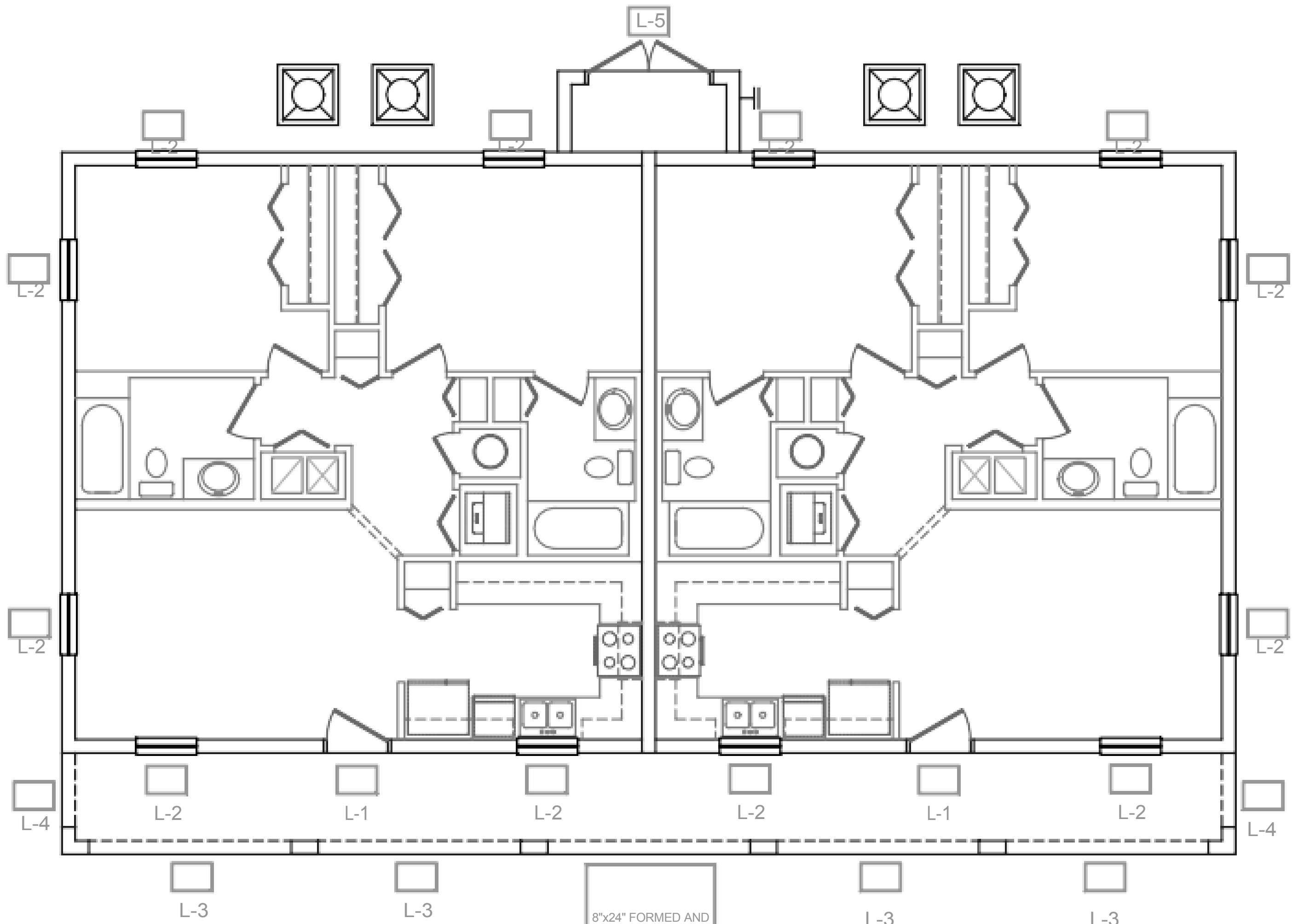
LINTEL	LENGTH / TYPE	SAFE LOAD
	4'-7" TO 5'-8" PRECAST	[illegible]
L-1	7'-7" TO 8'-8" PRECAST	[illegible]

L-5

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

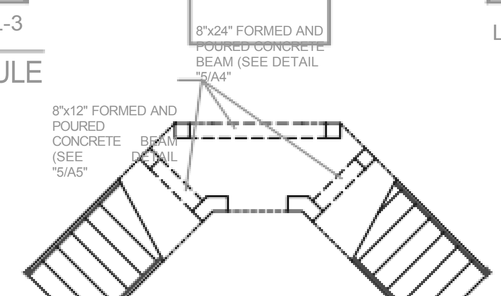
LINTEL I.D.

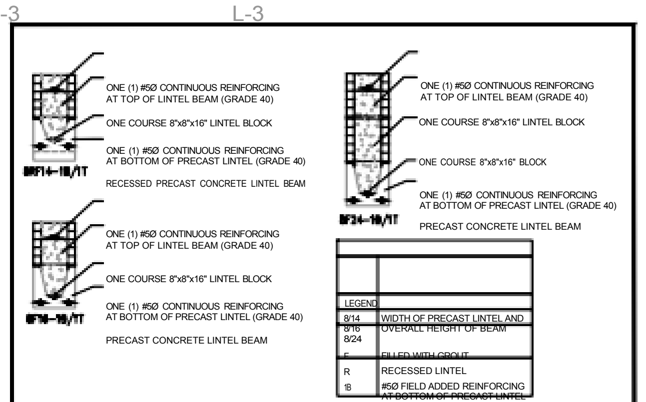
LINTEL SAFE LOAD



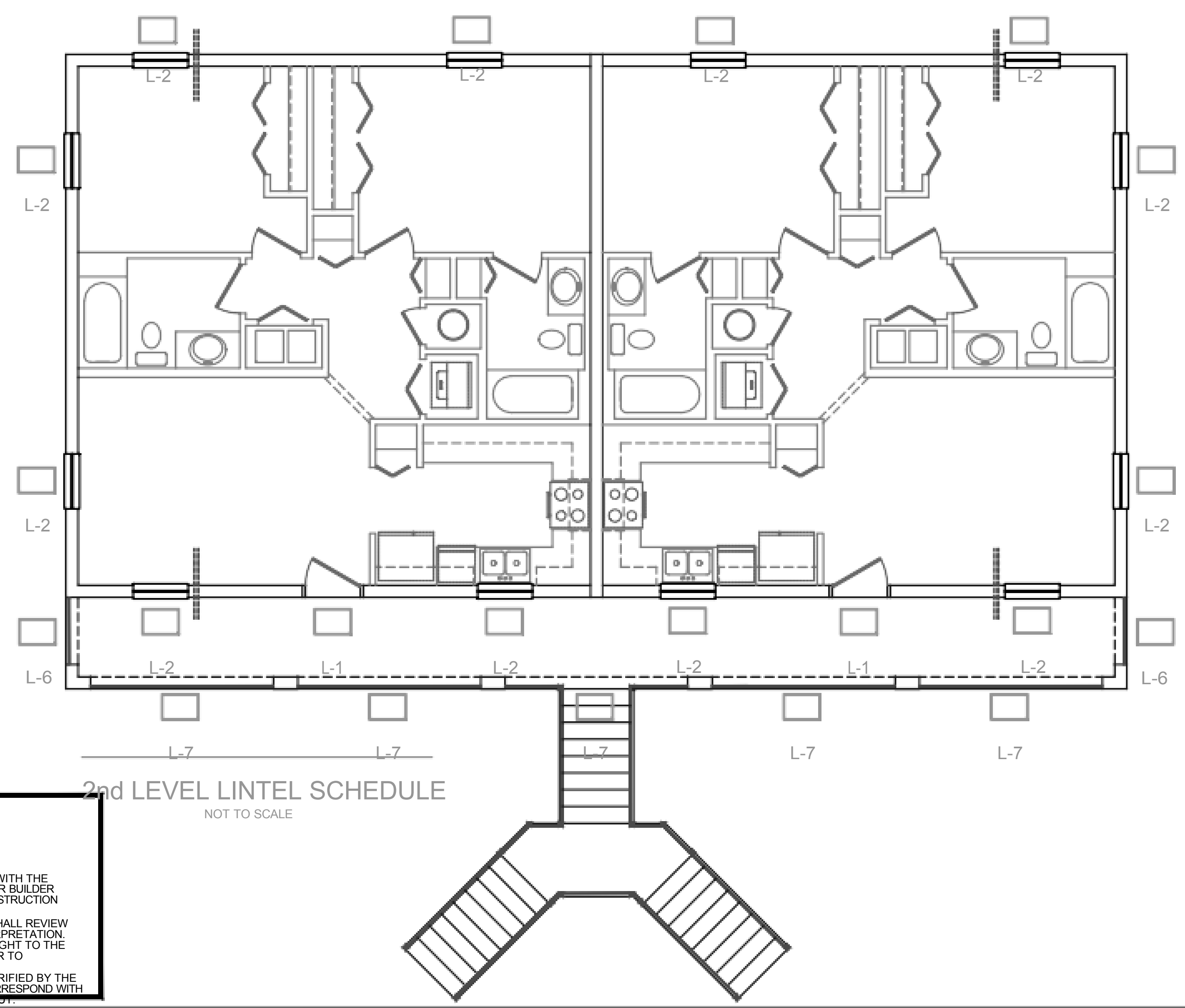
1st LEVEL LINTEL SCHEDULE

NOT TO SCALE





LINTEL SECTIONS N.T.S.



2nd LEVEL LINTEL SCHEDULE

NOT TO SCALE

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.

1. 1014.2 HEIGHT.
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP'S LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 34 INCHES (864 MM).

2. 1014.3.1 HANDRAIL GRASPABILTY TYPE I.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 21/4 INCHES (57 MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH (25 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

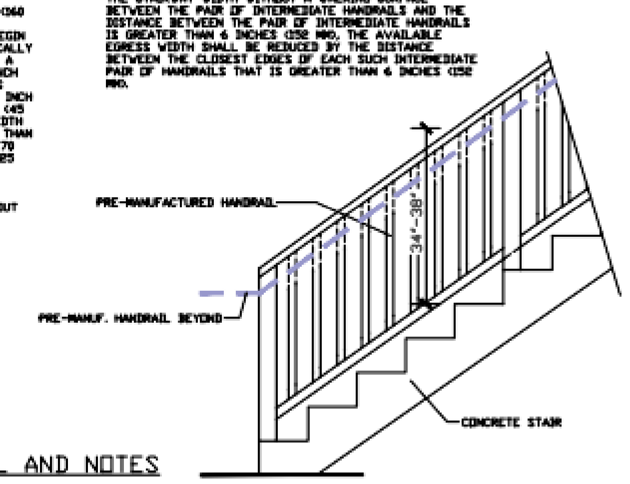
1014.3.2TYPE II.
HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) TO NOT GREATER THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

3. 1014.4 CONTINUITY.
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

4. 1014.6 HANDRAIL EXTENSIONS.
HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.

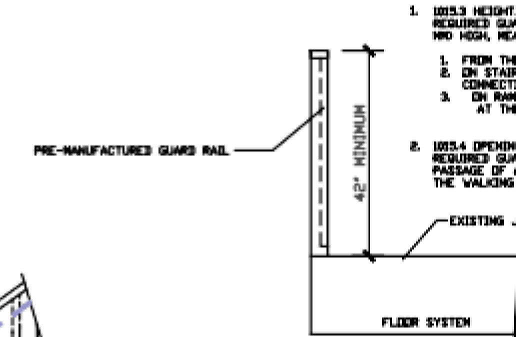
5. 1014.7 CLEARANCE.
CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 11/2 INCHES (38 MM). A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

6. 1014.8 PROJECTIONS.
ON RAMPS AND ON RAMPED AISLES THAT ARE PART OF AN ACCESSIBLE ROUTE, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (914 MM) MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 41/2 INCHES (114 MM) AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1011.3. PROJECTIONS DUE TO INTERMEDIATE HANDRAILS SHALL NOT CONSTITUTE A REDUCTION IN THE EGRESS WIDTH. WHERE A PAIR OF INTERMEDIATE HANDRAILS ARE PROVIDED WITHIN THE STAIRWAY WIDTH WITHOUT A WALKING SURFACE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS AND THE DISTANCE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS IS GREATER THAN 6 INCHES (152 MM), THE AVAILABLE EGRESS WIDTH SHALL BE REDUCED BY THE DISTANCE BETWEEN THE CLOSEST EDGES OF EACH SUCH INTERMEDIATE PAIR OF HANDRAILS THAT IS GREATER THAN 6 INCHES (152 MM).



TYPICAL STAIR HANDRAIL DETAIL AND NOTES

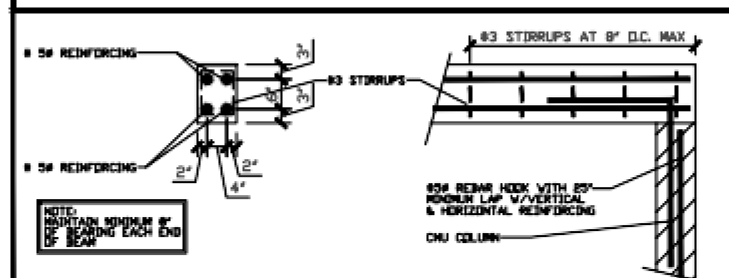
N.T.S.



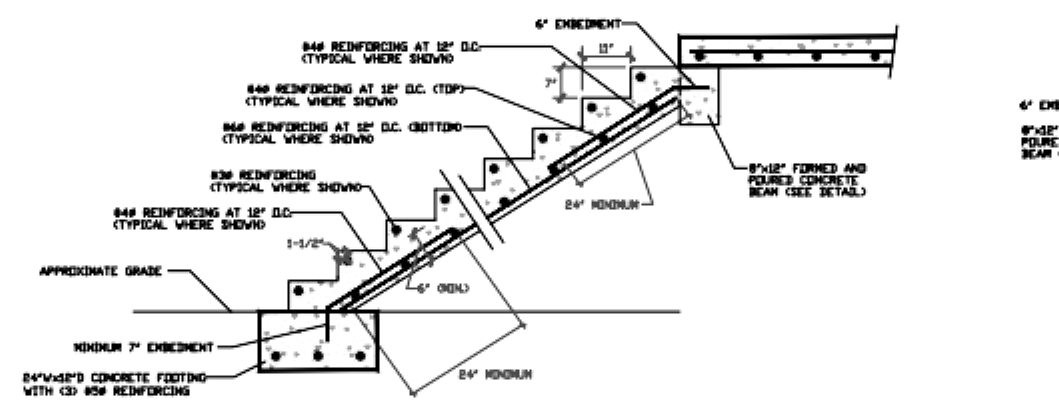
1. 1015.3 HEIGHT.
REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS:
   1. FROM THE ADJACENT WALKING SURFACES.
   2. ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.
   3. ON RAMPS AND RAMPED AISLES, FROM THE RAMP SURFACE AT THE GUARD.
2. 1015.4 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

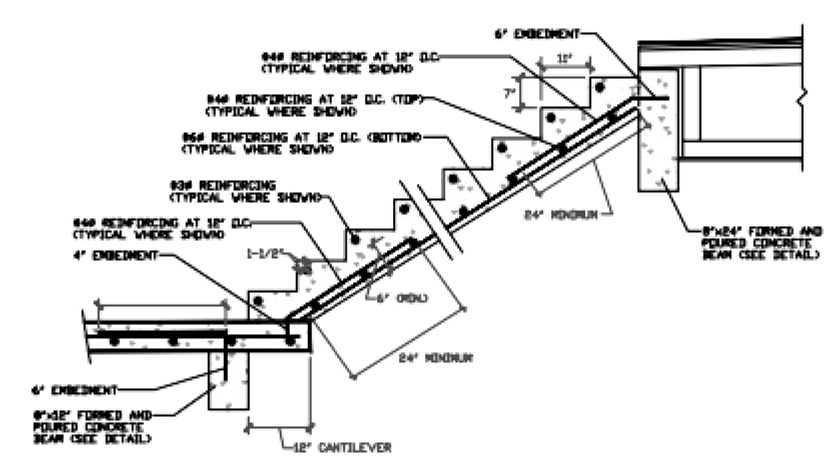
TYPICAL GUARD RAIL DETAIL AND NOTES

N.T.S.



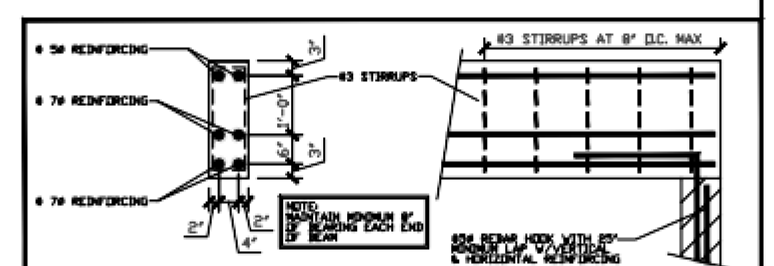
8"x12" FORMED AND POURED CONCRETE BEAM) N.T.S.





DETAIL "5" (CONCRETE STAIR DETAIL/CONCRETE BEAM DETAIL)

N.T.S.



8"x24" FORMED AND POURED CONCRETE BEAM) N.T.S.

4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS

REVISIONS

	ISSUED: 5-21-26
1	***
2	***
3	***

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A4

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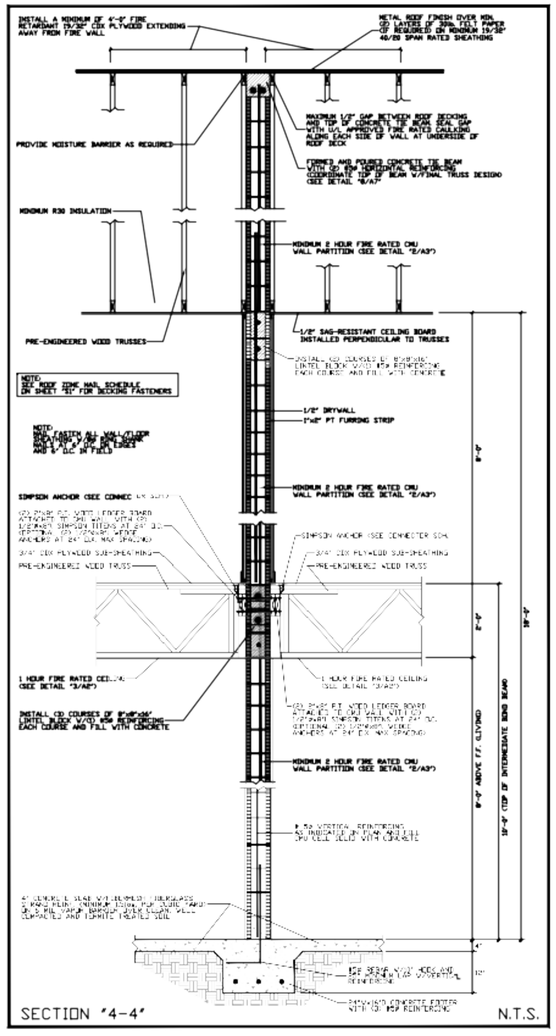

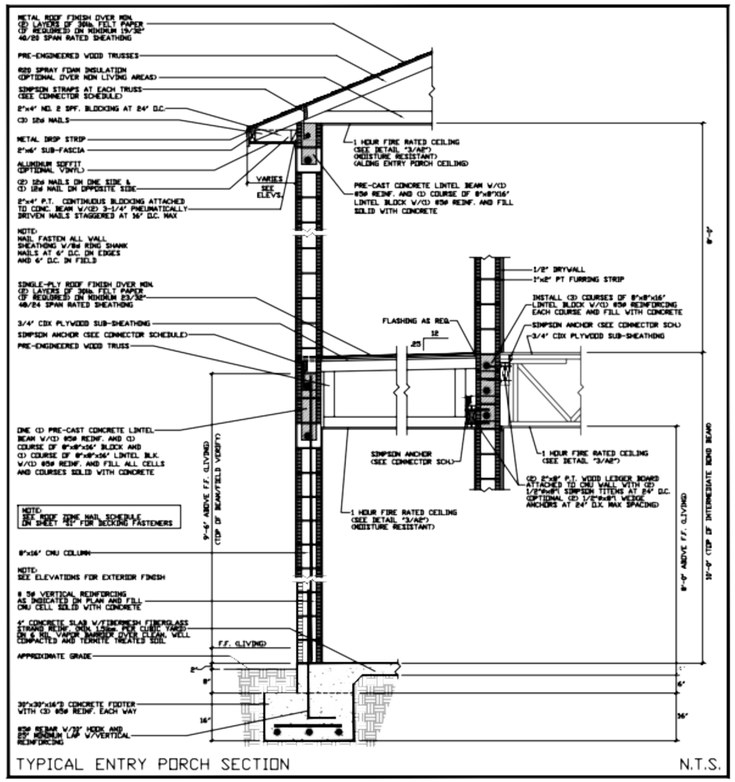

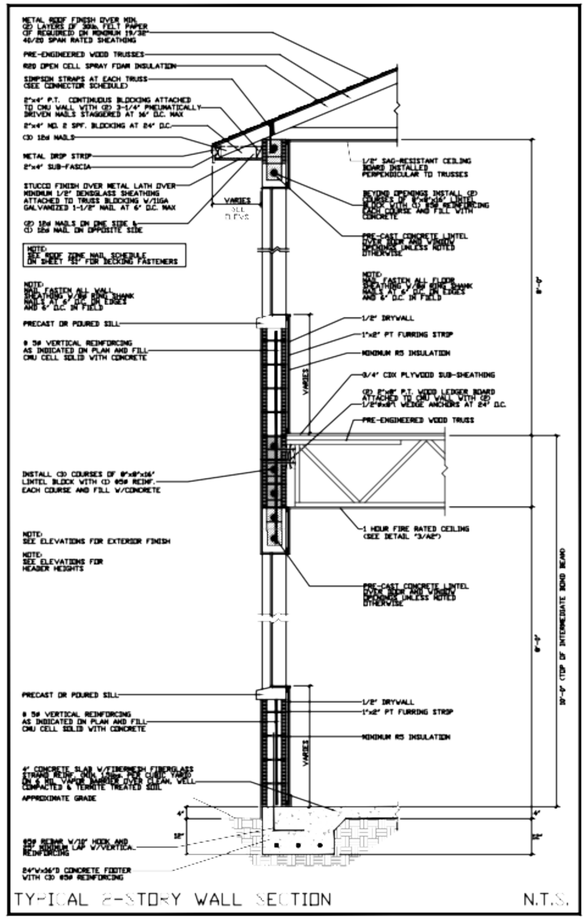

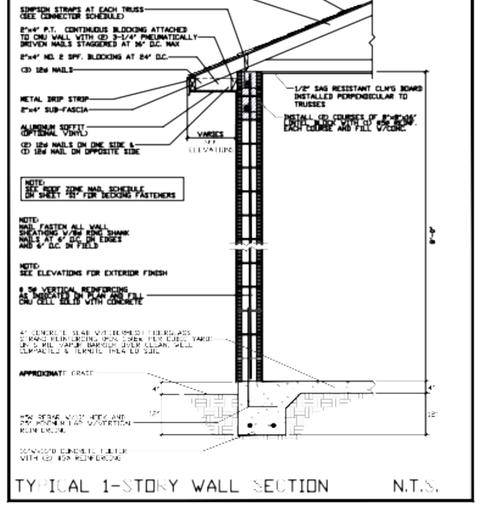

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4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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A

sheet 6 of 13

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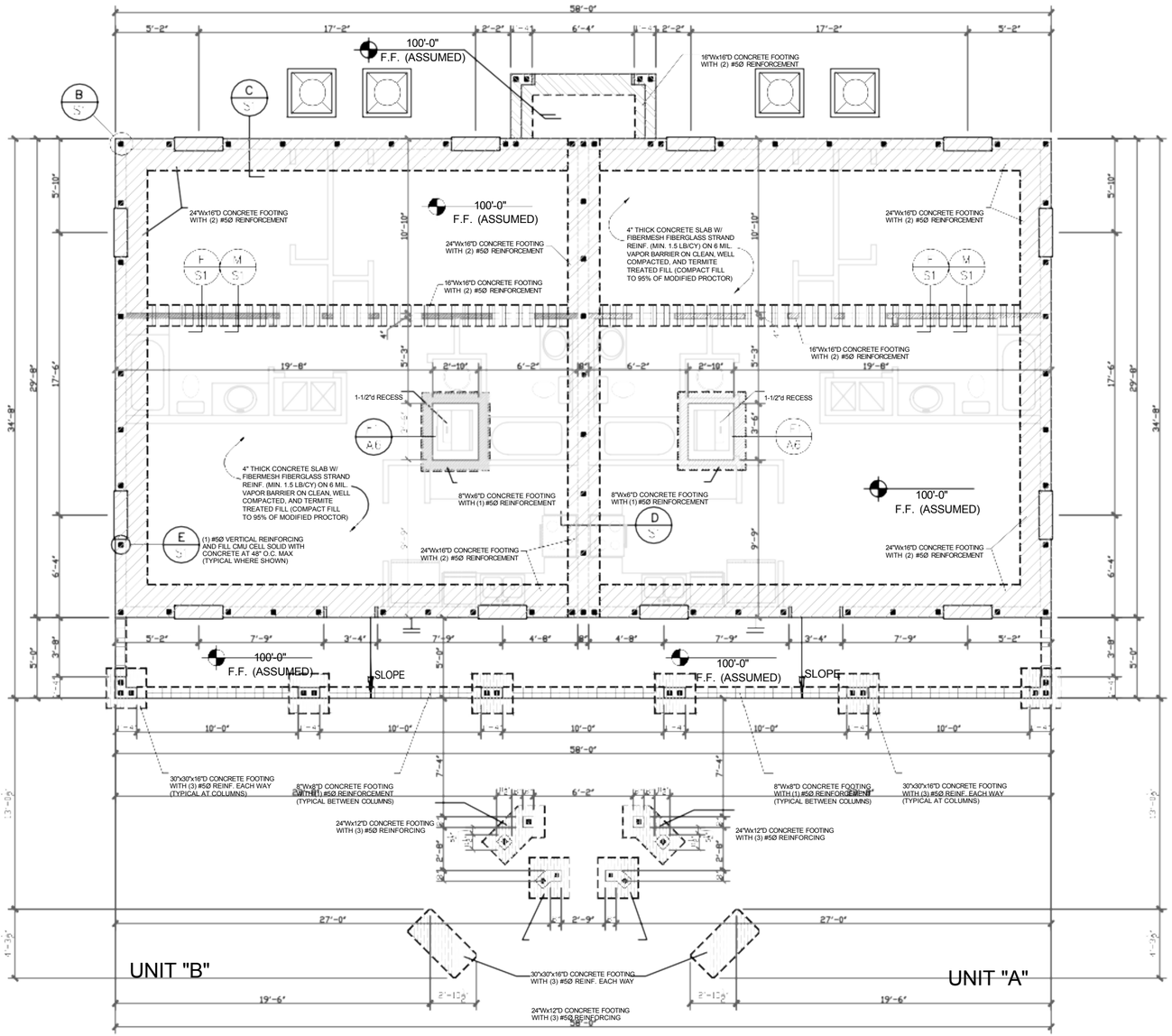


FOUNDATION PLAN

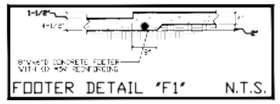
SCALE: 1/4"=1'-0"

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 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL "F1" N.T.S.

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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER BUILDER TO CORRESPOND WITH

4. THE FINAL ENGINEERED TRUSS LAYOUT, DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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3 ***

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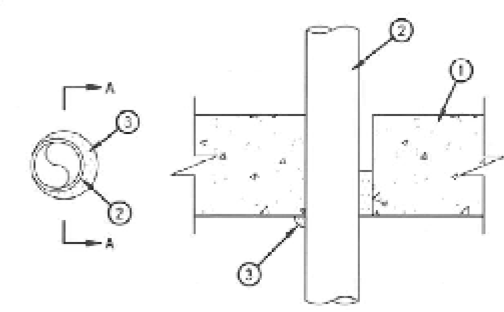
System No. C-AJ-2167

F Rating – 2 Hr
T Rating – 0 Hr



SECTION A-A

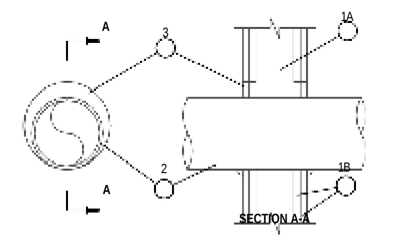
1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units* having a min 2 in. (51 mm) concrete thickness below the core. Max diam of opening is 3 in. (76 mm). See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants — One nonmetallic pipe to be installed concentrically or eccentrically within the firestop system. Annular space between pipe and edge of opening to be min 0 in. (point contact) and max 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* — Sealant — Min 2 in. (51 mm) thickness of fill material applied within the annulus, flush with bottom surface of floor or with both surfaces of wall. At point contact location, min 1/2 in. (13 mm) diam bead of sealant applied at pipe/concrete interface on bottom surface of floor or both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

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

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 09, 2015

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Items 1 and 3)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	FTH Rating — 0 Hr
	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 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and 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 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. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board 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.
The F and FH Ratings of the firestop system are equal to the fire rating of the wall assembly.
2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. 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 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) diam steel conduit.
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.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 23, 2015

HILTI

Product information

FIRESTOP CP 617 PUTTY PADS

Product description
- A moldable firestop putty designed to help protect electrical outlet boxes, junction boxes, and washer / dryer boxes

Applications for use
- Protection of electrical outlet boxes, washer / dryer boxes and junction boxes
- General gypsum wall assemblies with wood or metal studs

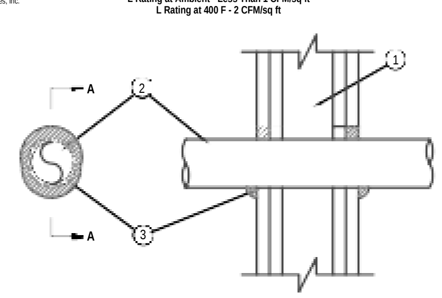
Advantages
- Applied by hand, no tools required
- No electrical conductivity
- Quick and simple to install
- Can be used for commercial and residential applications

Installation instructions
- See Hilti literature or third-party listings for complete application and installation details.

Technical Data

System No. W-L-2244

F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 1 and 2 Hr (See Item 1)
L Rating at Ambient - Less Than 1 CFM/sq ft
L Rating at 400 F – 2 CFM/sq ft



SECTION A-A

1. Wall Assembly — The 1 and 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing shall consist of either wood studs 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. Steel studs to be min 2-1/2 in. (64 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max diam of opening is 3 in. (76 mm).
The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — One nonmetallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (point contact) to a max 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) cellular or solid core Schedule 40 (or heavier) pipe for use in closed (process or supply) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) — Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* - Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. At point contact location, a min 1/2 in. (13 mm) diam bead of fill material shall be applied to the wall/penetrant interface on both surfaces of the wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

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ATTIC VENTILATION CALCULATION FOR EACH UNIT

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.

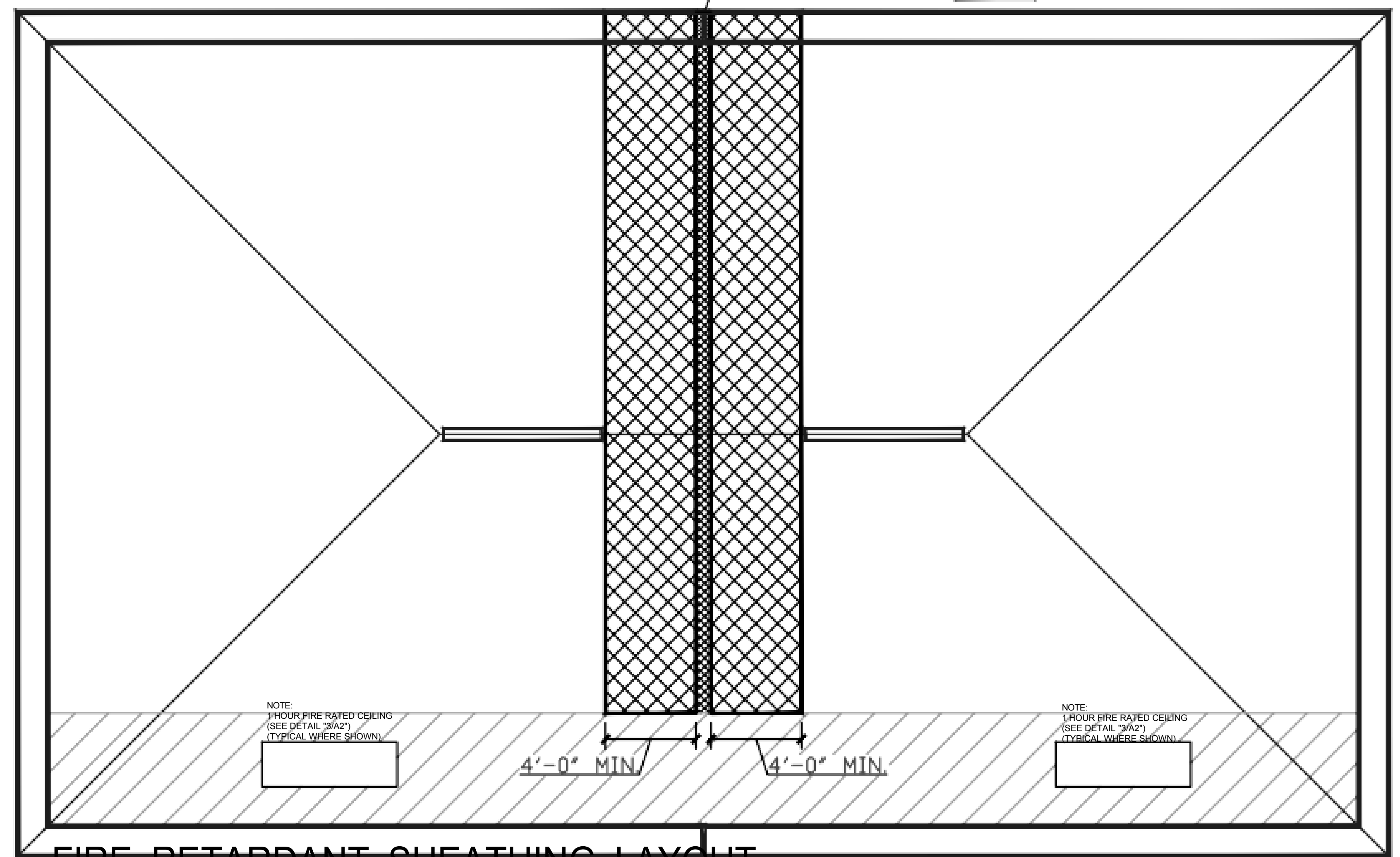
SOFFIT CALCULATIONS:
127.0 x 7.53 SQ. IN. = 956.3 SQ. IN. (6.6 SQ. FT.)

RIDGE VENT CALCULATIONS:
7.0 x 18 SQ. IN. = 126 SQ. IN. (0.9 SQ. FT.)

TOTAL PROVIDED VENTILATION = 7.5 SQ. FT

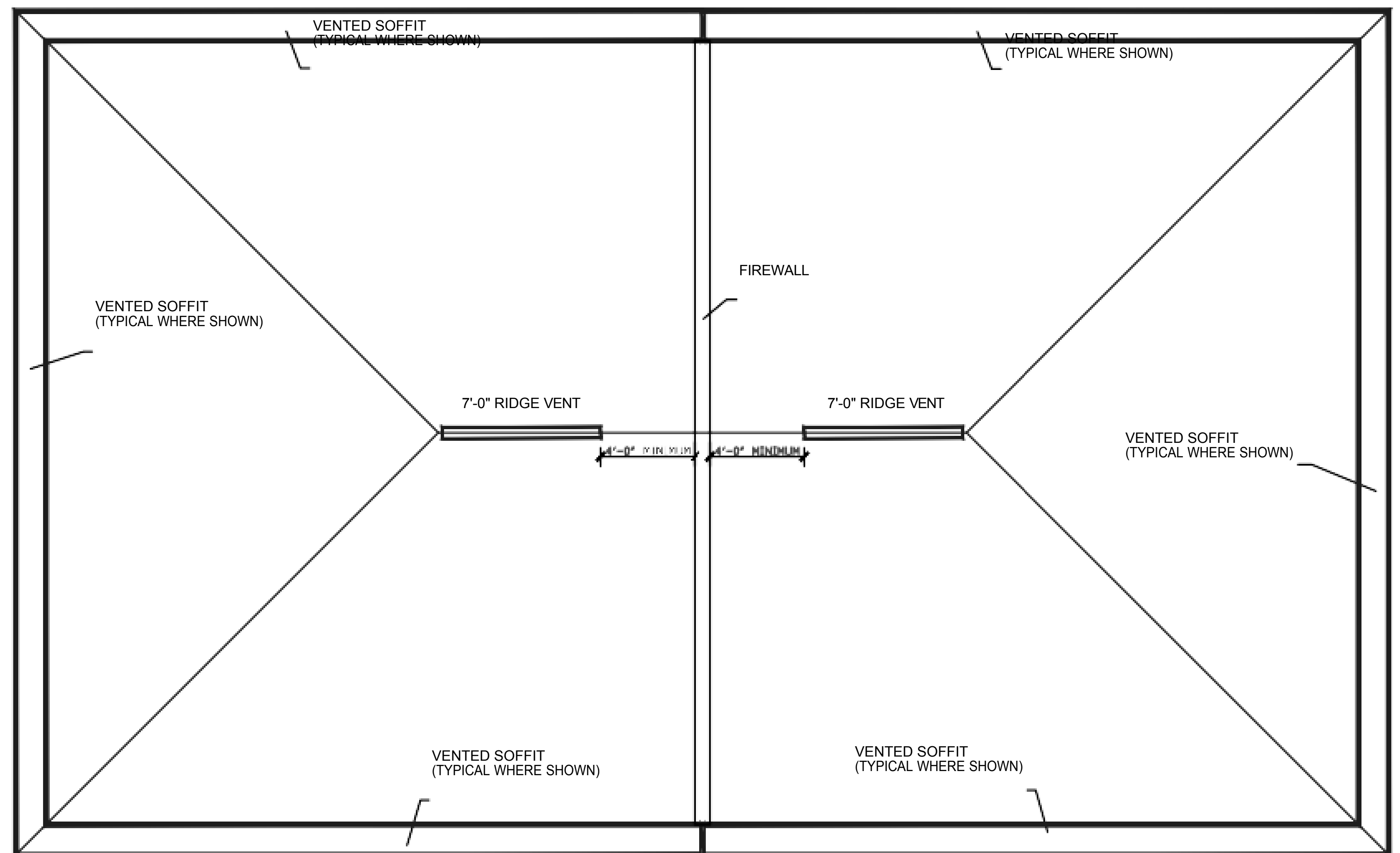
NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED SOFFIT PROVIDING 7.53 SQ. IN OF VENTILATION PER SQ. FT.

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



FIRE RETARDANT SHEATHING LAYOUT

NOT TO SCALE



VENTED SOFFIT/RIDGE VENT PLAN

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

THIS ITEM HAS BEEN DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

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PALM BAY, FL. 32905
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FAX. (321) 914-4206
EMAIL:
dfrechette1350@cfl.rr.com

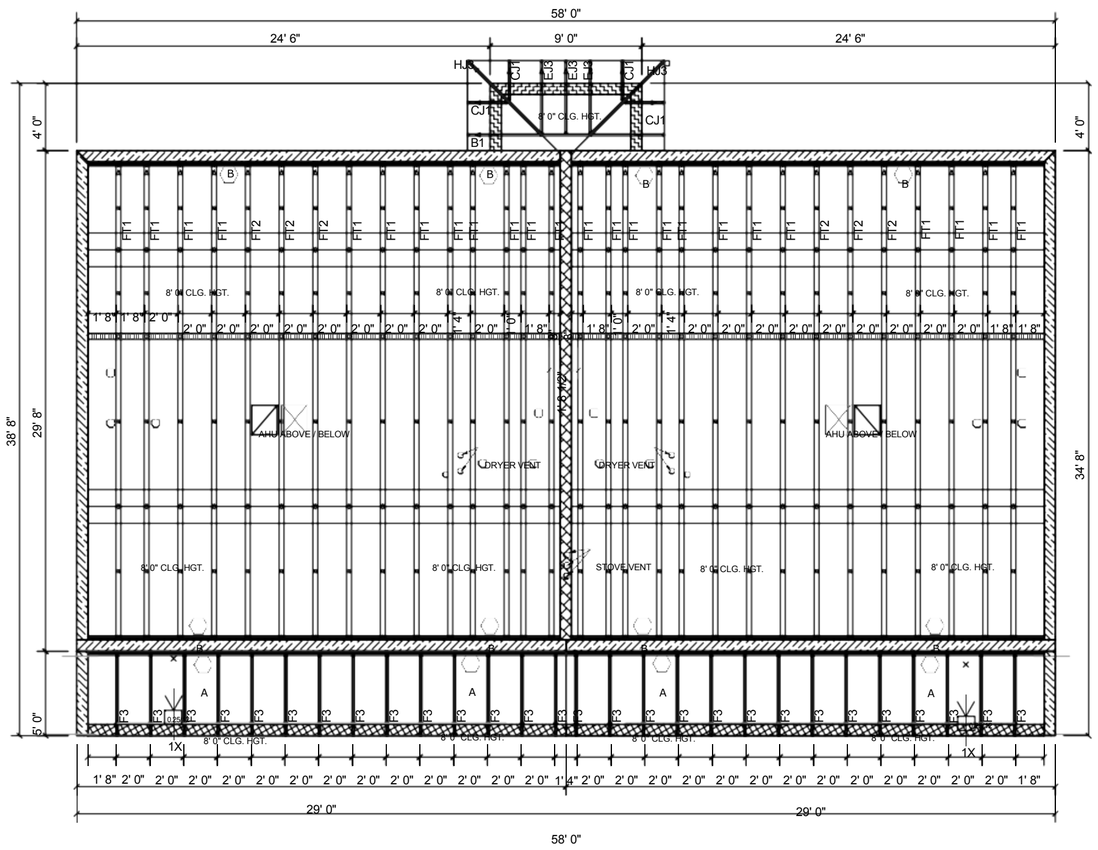
EDC
ENGINEERING AND DESIGNCONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC
2502 AVENUE L FORT PIERCE, FL 34947

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

A7

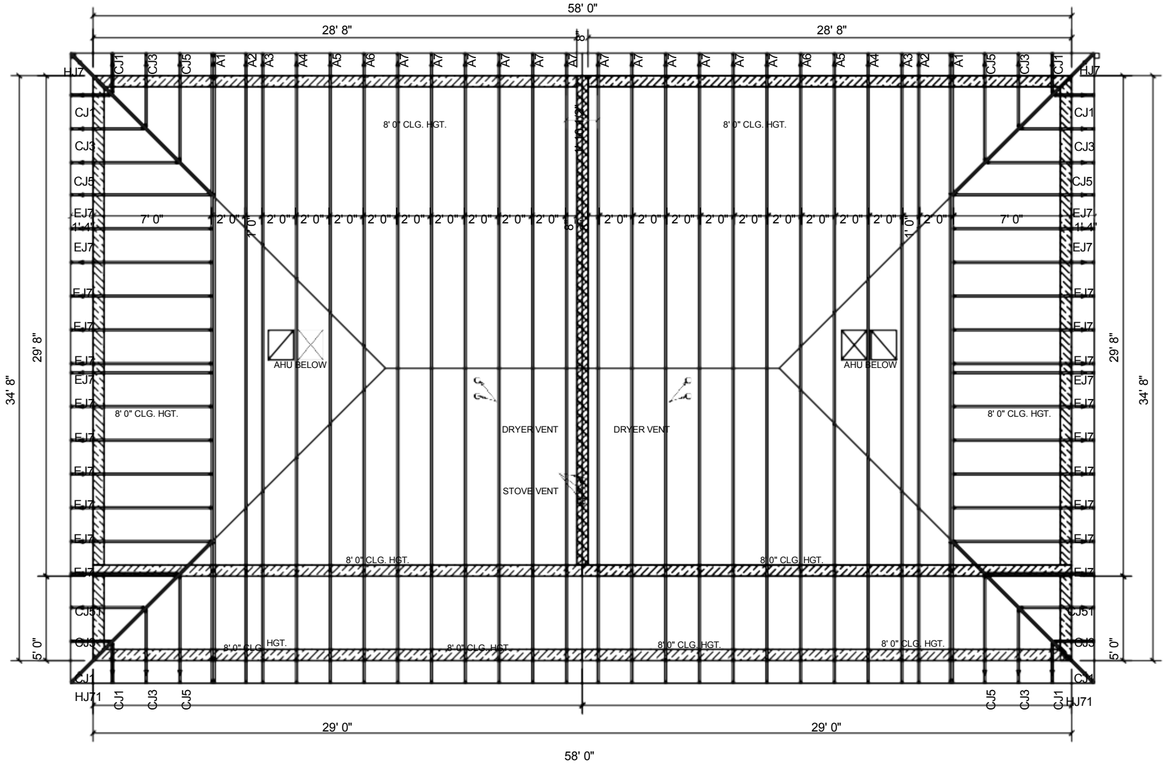
-DRAWN BY-
DANIEL FRECHETTE



1st FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE

NOT TO SCALE

NOTES: - 40/10/10 PSF FLOOR LOADS. - 20/7/10 PSF ROOF LOADS. - 2x4 STD HEEL HGT. - 170MPH, B, II.



2nd FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE

NOT TO SCALE

Hatch Legend

- 8' 0" A.F.F
- 9' 7 1/4" A.F.F
- 10' 0" A.F.F
- 18' 0" A.F.F

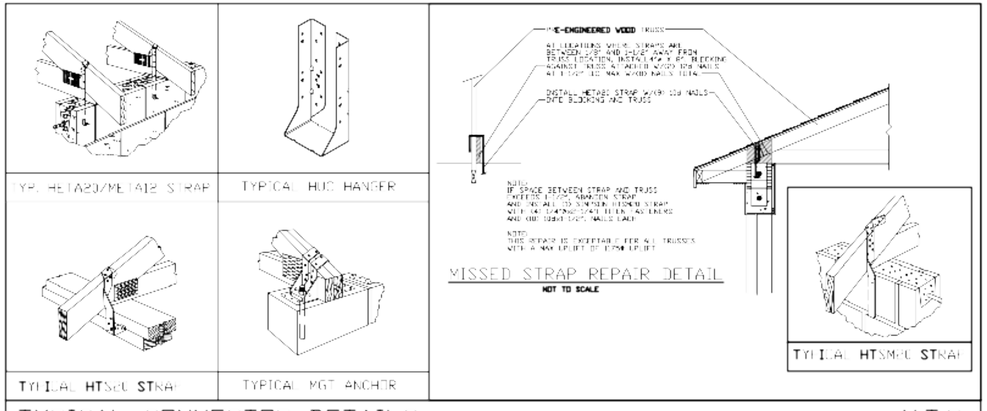
ALL THE WAY UP FIRE WALL

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS CHANGERD SHALL BE PROVIDED BY TRUSS COMPANY.

CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION	CONNECTOR
A8-A7, B1, CJ1, CJ3, CJ5, CJ51, EJ3, EJ7, HJ3, HJ7, HJ71	8 AT TRUSS TO CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(10) 10dx1-1/2"ll NAILS EACH 8 AT TRUSS TO TRUSS BY TRUSS COMPANY
A6	8 AT TRUSS TO FRONT CMU WALL ONE (1) SIMPSON MST 37 ANCHOR WITH (22) 10d NAILS AND (1) 5/8"ø A.B. EPOXY EMBEDED 12" MINIMUM 8 AT TRUSS TO REAR CMU WALL/BEAM ONE (1) SIMPSON METAL STRAP W/(10) 10dx1-1/2"ll NAILS EACH
FT1, FT2	8 AT TRUSS TO WOOD LEDGER ONE (1) SIMPSON H10A ANCHOR WITH (10) 10d NAILS EACH
F3	8 AT TRUSS TO WOOD LEDGER ONE (1) SIMPSON H10A ANCHOR WITH (10) 10d NAILS EACH 8 AT TRUSS TO CMU WALL ONE (1) SIMPSON METAL STRAP W/(7) 10dx1-1/2"ll NAILS EACH
8"x4" FRAME BEARING WALL TOP PLATES TO STUD AND STUD TO BOTTOM PLATE (AT STUD SPACING 16" O.C. MAX)	ONE (1) SIMPSON SP4 ANCHOR AT 32" O.C. MAX WITH (6) 10dx1-1/2"ll NAILS
IN LIEU OF SP4 ANCHORS, THE FOLLOWING MAY BE INSTALLED AS A SUBSTITUTION	ONE (1) SIMPSON SP8 ANCHOR WITH (12) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO TOP PLATES ONE (1) SIMPSON SP1 ANCHOR WITH (30) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO BOTTOM PLATE

ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE



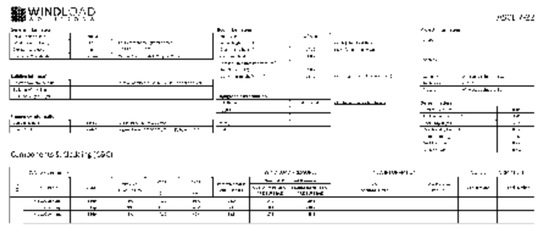
TYPICAL CONNECTION DETAILS N.T.S.

Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction:
State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: 1st
Option:

OnLine Job No: 2502-2504-L
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer: Castillo, Carmen
AppWrt JobNo: 5377192

F3	Jnt-1 8.0"	Gravity: 260 lbs	Jnt-2 3.0"	Gravity: 235 lbs	
28		Uplift: 0 lbs		Uplift: 0 lbs	
FT1	Jnt-1 3.0"	Gravity: 528 lbs	Jnt-24 4.0"	Gravity: 1896 lbs	Jnt-15 3.0" Gravity: 999 lbs
24	Jnt-1 3.0"	Uplift: 0 lbs		Uplift: 0 lbs	Uplift: 0 lbs
FT2		Gravity: 466 lbs	Jnt-24 4.0"	Gravity: 2378 lbs	Jnt-15 3.0" Gravity: 1123 lbs
6		Uplift: 0 lbs		Uplift: 0 lbs	Uplift: 0 lbs

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.



Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction:
State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: Roof
Option:

OnLine Job No: 2502-2504-L
Pick Ticket:
Sales No: 86562093
Acct No:
Ship Date:
Designer: Castillo, Carmen
AppWrt JobNo: 5746724

A1	Jnt-2 8.0"	Gravity: 1975 lbs	Jnt-10 8.0"	Gravity: 4329 lbs	Jnt-8 8.0" Gravity: 529 lbs
2 (2Ply)		Uplift: -1095 lbs		Uplift: -2207 lbs	Uplift: -1395 lbs
A2	Jnt-2 8.0"	Gravity: 1066 lbs	Jnt-11 8.0"	Gravity: 1872 lbs	Jnt-9 8.0" Gravity: 16 lbs
2		Uplift: -603 lbs		Uplift: -1025 lbs	Uplift: -376 lbs
A3	Jnt-2 8.0"	Gravity: 1083 lbs	Jnt-10 8.0"	Gravity: 1739 lbs	Jnt-8 8.0" Gravity: 99 lbs
2		Uplift: -612 lbs		Uplift: -956 lbs	Uplift: -256 lbs
A4	Jnt-2 8.0"	Gravity: 1107 lbs	Jnt-10 8.0"	Gravity: 1609 lbs	Jnt-8 8.0" Gravity: 52 lbs
2		Uplift: -623 lbs		Uplift: -893 lbs	Uplift: -189 lbs
A5	Jnt-2 8.0"	Gravity: 1104 lbs	Jnt-10 8.0"	Gravity: 1625 lbs	Jnt-8 8.0" Gravity: 54 lbs
2		Uplift: -623 lbs		Uplift: -896 lbs	Uplift: -202 lbs
A6	Jnt-2 8.0"	Gravity: 1241 lbs	Jnt-11 8.0"	Gravity: 1586 lbs	Jnt-9 8.0" Gravity: 115 lbs
2		Uplift: -632 lbs		Uplift: -834 lbs	Uplift: -213 lbs
A7	Jnt-2 8.0"	Gravity: 1107 lbs	Jnt-10 8.0"	Gravity: 1604 lbs	Jnt-8 8.0" Gravity: 90 lbs
12		Uplift: -624 lbs		Uplift: -892 lbs	Uplift: -184 lbs
B1	Jnt-2 8.0"	Gravity: 449 lbs	Jnt-5 8.0"	Gravity: 449 lbs	
1		Uplift: -449 lbs		Uplift: -449 lbs	
CJ1	Jnt-2 8.0"	Gravity: 157 lbs	Jnt-3 3.5"	Gravity: 50 lbs	
12		Uplift: -145 lbs		Uplift: -12 lbs	
CJ3	Jnt-2 8.0"	Gravity: 197 lbs	Jnt-3 3.5"	Gravity: 59 lbs	Jnt-4 1.5" Gravity: 48 lbs
8		Uplift: -219 lbs		Uplift: -58 lbs	Uplift: -36 lbs
CJ5	Jnt-2 8.0"	Gravity: 264 lbs	Jnt-3 3.5"	Gravity: 114 lbs	Jnt-4 1.5" Gravity: 84 lbs
6		Uplift: -275 lbs		Uplift: -114 lbs	Uplift: -66 lbs
CJ51	Jnt-4 60.0"	Gravity: 85 lbs	Jnt-2 3.5"	Gravity: 1060 lbs (pf)	Jnt-3 1.5" Gravity: 114 lbs
2		Uplift: 0 lbs		Uplift: 530 lbs (pf)	Uplift: -66 lbs
EJ3	Jnt-2 8.0"	Gravity: 197 lbs	Jnt-4 1.5"	Gravity: 48 lbs	Jnt-3 1.5" Gravity: 59 lbs
3		Uplift: -219 lbs		Uplift: -36 lbs	Uplift: -58 lbs
EJ7	Jnt-2 8.0"	Gravity: 335 lbs	Jnt-3 3.5"	Gravity: 167 lbs	Jnt-4 1.5" Gravity: 120 lbs
24		Uplift: -316 lbs		Uplift: -167 lbs	Uplift: 0 lbs
HJ3	Jnt-2 8.0"	Gravity: 277 lbs	Jnt-4 1.5"	Gravity: 71 lbs	Jnt-3 1.5" Gravity: 83 lbs
2		Uplift: -265 lbs		Uplift: -12 lbs	Uplift: -83 lbs
HJ7	Jnt-2 8.0"	Gravity: 518 lbs	Jnt-4 1.5"	Gravity: 126 lbs	Jnt-5 1.5" Gravity: 332 lbs
2		Uplift: -512 lbs		Uplift: -126 lbs	Uplift: -332 lbs
HJ71	Jnt-2 8.0"	Gravity: 347 lbs	Jnt-6 8.0"	Gravity: 651 lbs	Jnt-5 1.5" Gravity: 67 lbs
2 (cont)	Jnt-4 1.5"	Uplift: -282 lbs		Uplift: -571 lbs	Uplift: -48 lbs
HJ71		Gravity: 61 lbs			
2		Uplift: -43 lbs			

Note: The reactions shown on this page are summarized from the Truss Design Drawings.
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1. GENERAL NOTES
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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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2116 PALM BAY ROAD STE. 6
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APARTMENT BUILDING FOR-
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ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A8

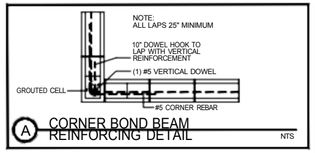
CONTRACTOR/OWNER

4. BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

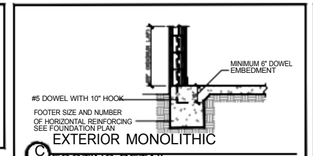
DO NOT SCALE DRAWINGS

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.

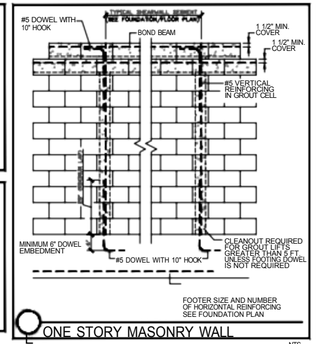
-DRAWN BY-
DANIEL FRECHETTE



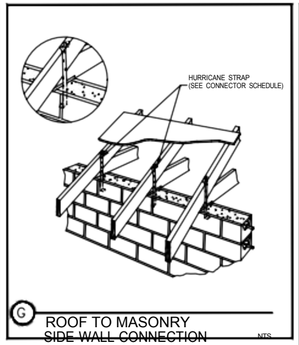
A CORNER BOND BEAM REINFORCING DETAIL NTS



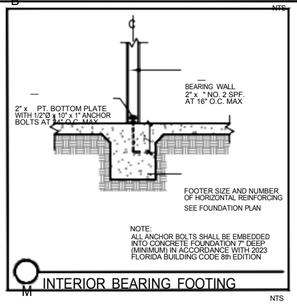
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



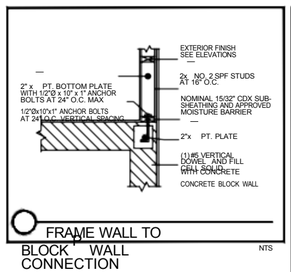
E ONE STORY MASONRY WALL NTS



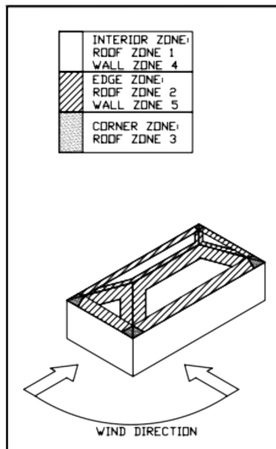
G ROOF TO MASONRY SIDE WALL CONNECTION NTS

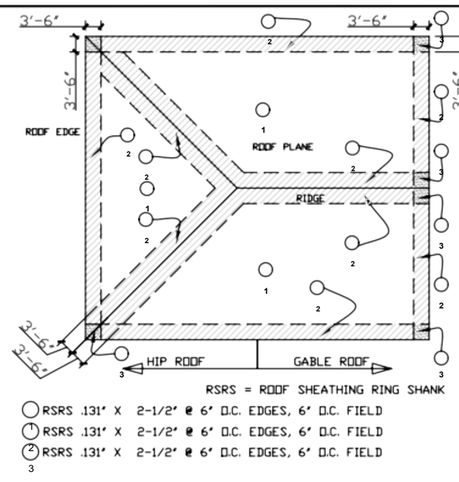


M INTERIOR BEARING FOOTING NTS

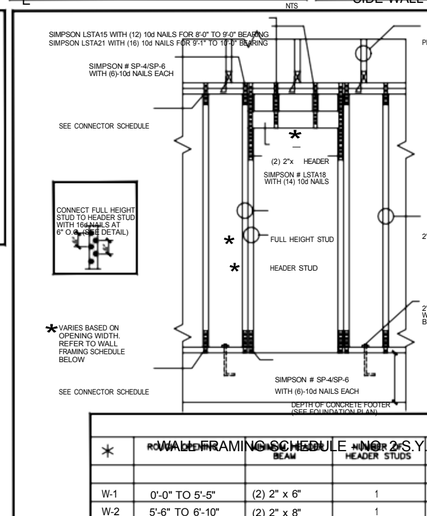


FRAME WALL TO BLOCK WALL CONNECTION NTS





ROOF ZONE NAIL SCHEDULE N.T.S.



*	WALL TYPE	BEAM	NO. OF HEADER STUDS	NO. OF FULL HEIGHT STUDS
W-1	0'-0" TO 5'-5"	(2) 2" x 6"	1	1
W-2	5'-6" TO 6'-10"	(2) 2" x 8"	1	2
W-3	6'-11" TO 8'-5"	(2) 2" x 10"	1	3
W-4	8'-6" TO 9'-9"	(2) 2" x 12"	2	3
W-5	9'-10" TO 12'-2"	(3) 2" x 12"	2	3

WALL FRAMING SCHEDULE NOR 2 S.Y.P.

W BEARING WALL DOOR FRAMING DETAIL (UNLESS NOTED OTHERWISE ON PLAN) 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 (fm) 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 OCCURRING FORCES ORDINARILY 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 PROVIDE 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.

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.
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.

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4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

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4707 WILD TURKEY ROAD
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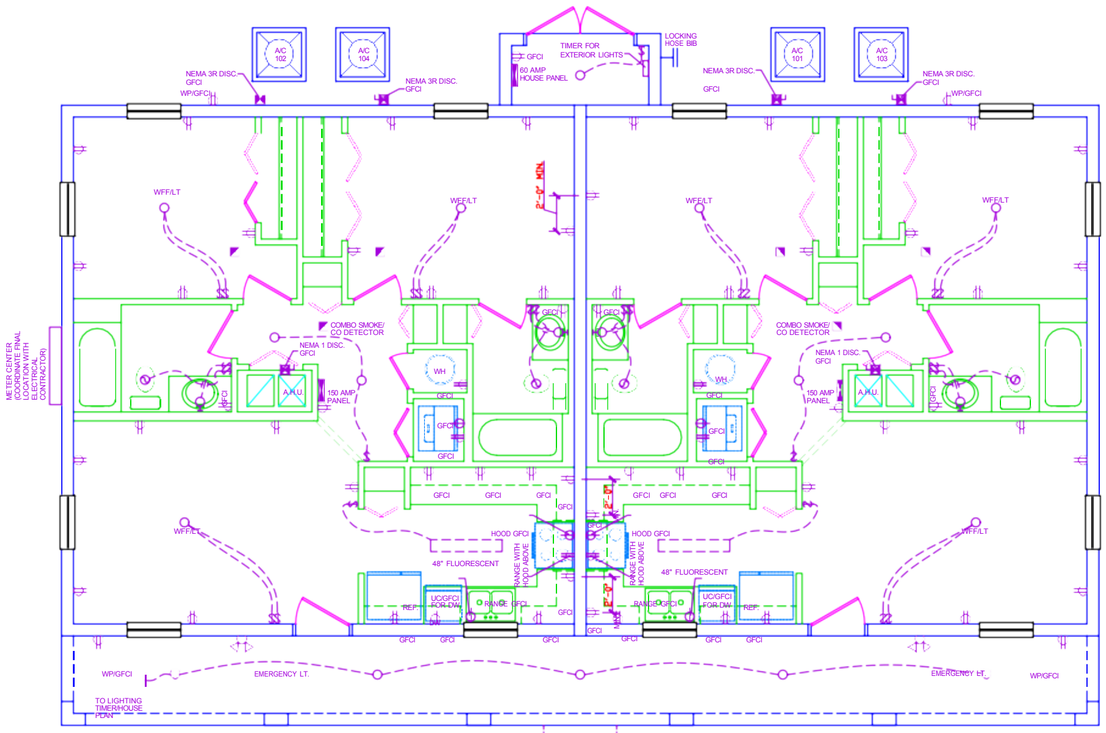
S1

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F.

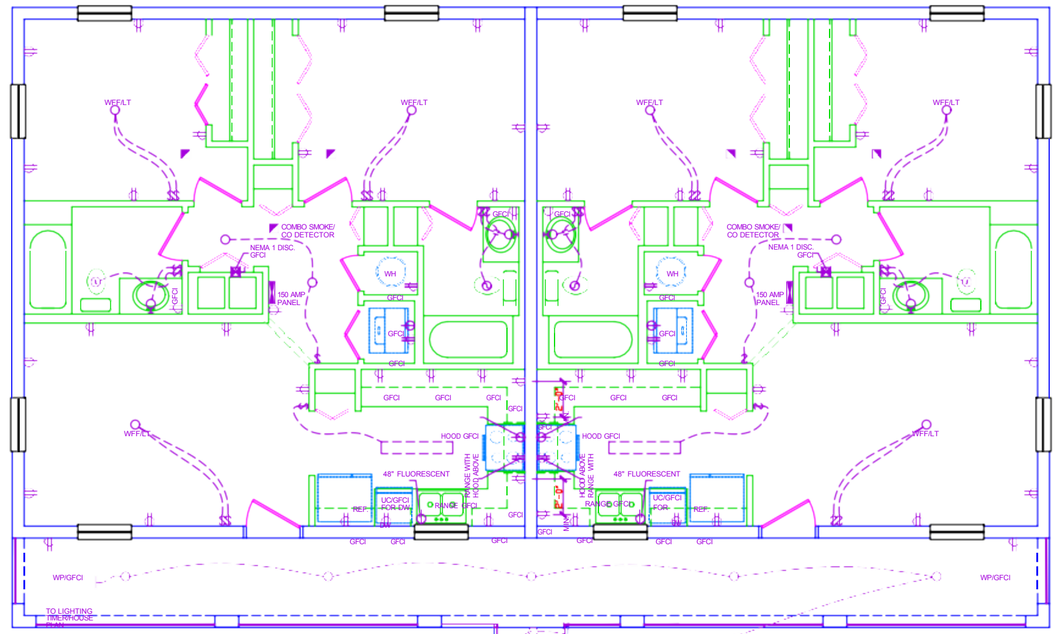
SHINSKIE, PE #47515 ON THE DATE AND/ OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

-DRAWN BY-DANIEL FRECHETTE



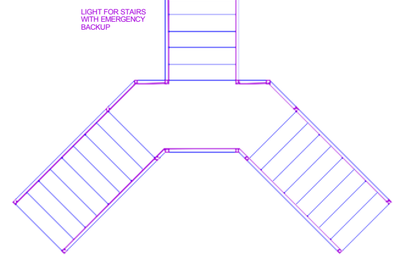
1st LEVEL ELECTRICAL PLAN

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



2nd LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1' 0"



ELECTRICAL SYMBOLS

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

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

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2023 FBC (8TH ED), 2020 NEC AND 2023 NFPA 70

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
3. THE FOUNDATION PLAN SHALL BE

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
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EP1

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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DANIEL FRECHETTE

PANEL SCHEDULE (UNIT 101, 102, 103, & 104 SINGLE-PHASE

X
120/240V-1ph-3W
___120/208V-1ph-3W

M.C.B. AMPS :_____

M.L.O. BUS AMPS : 150 AMP
INT. AIC : 10,000

CKT #	CIRCUT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUT ID NAME	CKT #	
1	RANGE	40 : 8			40	ACU-1	2	
3	" "	" "		8	" "	" "	4	
5					6 : 60	AHU-1	6	
* 7	REF.	20 : 12			" "	" "	8	
9	KIT. RECEPTS.	20 : 12			10 : 30	DRYER	10	
* 11	DISHWASHER	20 : 12			" "	"	12	
* 13	HOOD	20 : 12			12 : 20	WASHER	14	*
* 15	KITCHEN LTS.	15 : 14		15	14	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 RM./FOYER-LTS./RECEPTS.	22	*
23	WATER HEATER	30 : 10			14	SMOKE DETECT.	24	*
25				15		EXT. GFCI	26	
*	" " RECEPTS.	" "		15	14			
27	BED #2 LTS./	15 : 14			14 : 15	BATH #2 LTS.	28	
29					12 : 20	BATH #2 GFCI	30	
31							32	
33	SURGE PROTOCTOR						34	
35	" "						36	
TOTAL KVA PER PHASE								
MAXIMUM PHASE AMPS								

* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GCFI PROTECTED PER THE 2023 FLORIDA BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

HOUSE PANEL SCHEDULE SINGLE-PHASE

X
120/240V-1ph-3W
___120/208V-1ph-3W

M.C.B. AMPS :_____
AIC :_____

M.L.O. BUS AMPS : 40 AMP
INT. AIC : 10,000

CKT #	CIRCUT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUT ID NAME	CKT #
1					12 : 20	EXT. GFCI	2
3					12 : 20	EXT. LIGHTING	4
5	GFCI/LTN'G	20 : 12			12 : 20	LIGHT TIMER	6
7	EMERGENCY LTS.	20 : 12					8
9							10
11							12
13	SURGE PROTECTOR						14
15	" "						16
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GCFI PROTECTED PER THE 2023 FLORIDA BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

GENERAL NOTES

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

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 LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - 04, 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.

BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN

IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-

ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 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 LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS HISTORY-NEW 11-18-07.

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 CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH

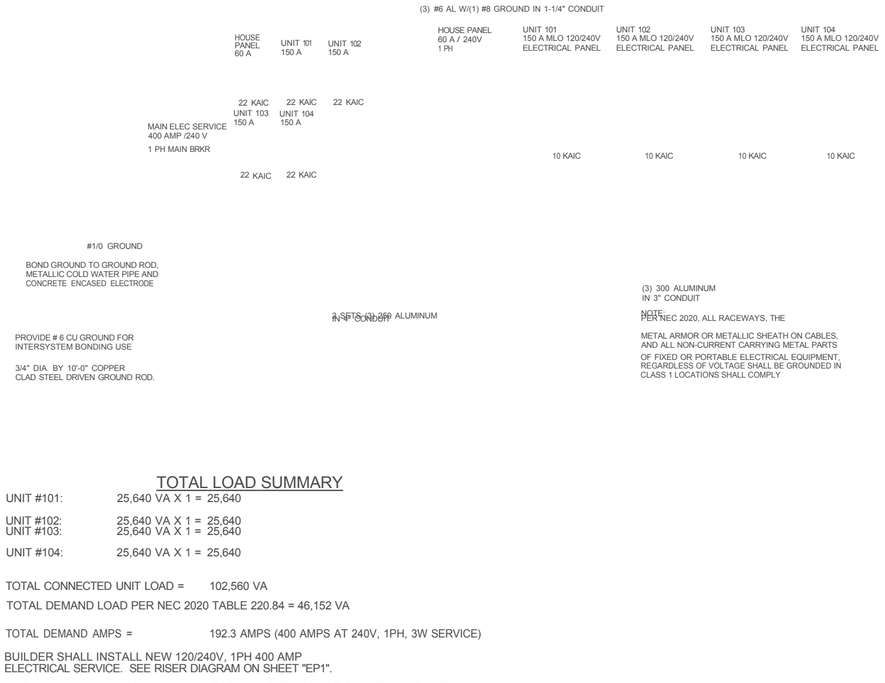
(B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT WEATHERPROOF CAP/GRILLE. WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

LIGHTING NOTE

ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICIENCY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT

ENERGY CODE COMPLIANCE PATH

PERFORMANCE METHOD



TOTAL LOAD SUMMARY

UNIT #101:	25,640 VA X 1 = 25,640
UNIT #102:	25,640 VA X 1 = 25,640
UNIT #103:	25,640 VA X 1 = 25,640
UNIT #104:	25,640 VA X 1 = 25,640

TOTAL CONNECTED UNIT LOAD = 102,560 VA

TOTAL DEMAND LOAD PER NEC 2020 TABLE 220.84 = 46,152 VA

TOTAL DEMAND AMPS = 192.3 AMPS (400 AMPS AT 240V, 1PH, 3W SERVICE)

BUILDER SHALL INSTALL NEW 120/240V, 1PH 400 AMP ELECTRICAL SERVICE. SEE RISER DIAGRAM ON SHEET "EP1".

INSTALL 120/240V 1 PHASE 150 AMP ELECTRICAL SERVICE FOR EACH TENANT UNIT

ELECTRICAL SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C), ALL LOCAL CODES, ORDINANCES AND REGULATIONS AND LOCAL POWER COMPANY STANDARDS.
2. ALL WIRE SHALL BE COPPER TYPE " THHN" FOR SIZES UP TO # 8 AND TYPE " THW" FOR # 6 AND LARGER (UNLESS OTHERWISE NOTED) MINIMUM WIRE SIZE SHALL BE # 14 A.W.G.
3. ALL BRANCH AND FEEDER CIRCUITS SHALL CONTAIN A GROUNDING CONDUCTOR AND BE SIZED AND BONDED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
4. ALL CONDUIT INSTALLED IN INTERIOR LOCATIONS SHALL BE TYPE E.M.T ALL CONDUIT INSTALLED IN EXTERIOR LOCATIONS, ABOVE GRADE, SHALL BE GALVANIZED RIGID CONDUIT. ELECTRICAL CONTRACTOR MAY UTILIZE " MC" TYPE CABLE IN LIEU OF RIGID CONDUIT, WHERE APPLICABLE.
5. CONTRACTOR TO COORDINATE THE LOCATION OF RECEPTACLES, EQUIPMENT CIRCUITS, COMMUNICATIONS AND DATA OUTLETS, LIGHTING FIXTURES AND DEVICES WITH THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
6. DRAWINGS ARE DIAGRAMMATIC – CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS FOR ALL DIMENSIONS.
7. CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS REQUIRED. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE ELECTRICAL WORK AS SHOWN OR SPECIFIED, YET REQUIRED TO INSURE PROPER AND COMPLETE OPERATION OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT IN THE WORK AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
8. THE DRAWINGS INDICATE THE ARRANGEMENT OF CIRCUITS AND OUTLETS, LOCATIONS OF SWITCHES, PANELBOARDS, CONDUITS AND OTHER WORK. PRIOR FIELD VERIFICATIONS OF ALL DIMENSIONS IS REQUIRED.
9. CONDUIT RUNS AND GROUNDING ARE SHOWN DIAGRAMMATICALLY ONLY. FIELD VERIFY ACTUAL ROUTING OF CONDUITS.
10. PROVIDE ALL WIRING DEVICES, COVER PLATES, JUNCTION BOXES AND PLASTER RINGS AS NEEDED TO FACILITATE THE INSTALLATION OF DEVICES FLUSH MOUNTED IN THE WALL OR SURFACE MOUNTED, AS PROJECT CONDITIONS WARRANT.
11. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING FOR FIELD INSPECTION AND PROJECT COORDINATION.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF THE ELECTRICAL SERVICE ENTRANCE TO UNIT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE EXACT ELECTRICAL CHARACTERISTICS OF ALL OWNER SUPPLIED EQUIPMENT, PRIOR TO CIRCUIT INSTALLATION.

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

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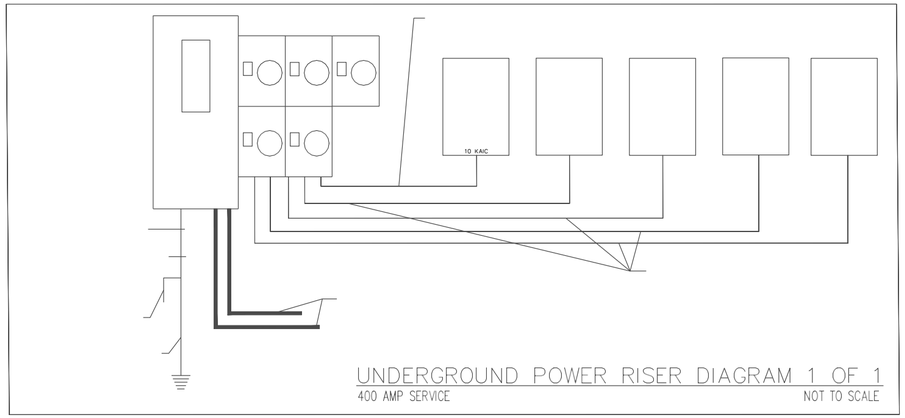
EP2

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



UNDERGROUND POWER RISER DIAGRAM 1 OF 1

400 AMP SERVICE NOT TO SCALE

UNIT 101, 102, 103, & 104
ELECTRICAL SERVICE LOAD SUMMARY

860	SQUARE FT. x 3 VA	=	2,580 VA	(GENERAL LIGHTING/RECEPTACLE LOAD)
1,500	VA x 2	=	3,000 VA	(SMALL APPLIANCE LOAD)
1,500	VA x 1	=	1,500 VA	(WASHING MACHINE)
5,000	VA x 1	=	5,000 VA	(ELECTRIC DRYER)
4,500	VA x 1	=	4,500 VA	(ELECTRIC WATER HEATER)
1,500	VA x 1	=	1,500 VA	(DISHWASHER)
1,200	VA x 1	=	1,200 VA	(DISPOSAL)
840	VA x 1	=	840 VA	(REFRIGERATOR)
10,000	VA x 1	=	10,000 VA	(ELECTRIC RANGE/OVEN)
CONNECTED GENERAL LOAD		=	30,120 VA	
CONNECT HEAT/AC LOAD		=	7,592 VA	(PER NEC 220.82)
TOTAL CONNECTED LOAD		=	37,712 VA	
TOTAL DEMAND LOAD		=	25,640 VA	(PER NEC 220.82)
TOTAL DEMAND AMPS		=	106.83 AMPS	125A @ 240V/1PH SERVICE

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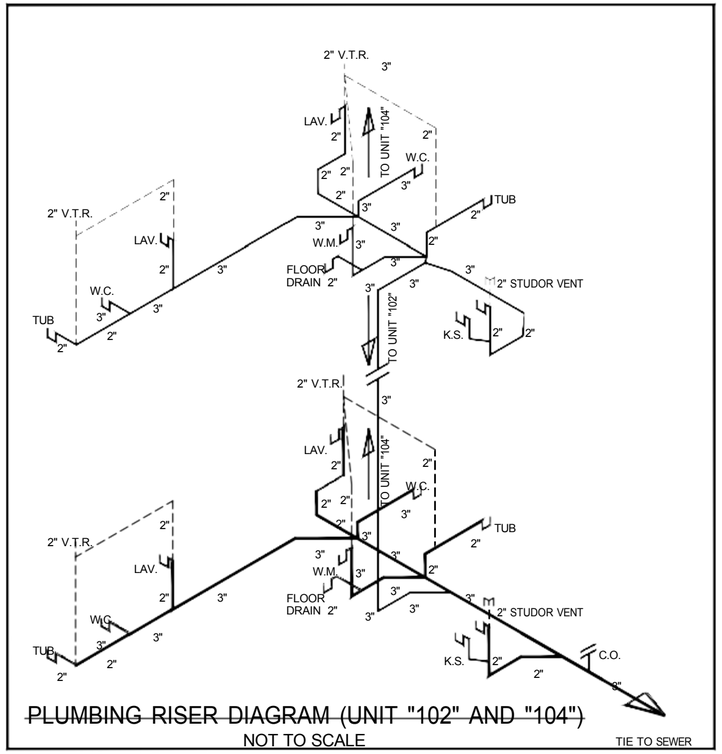
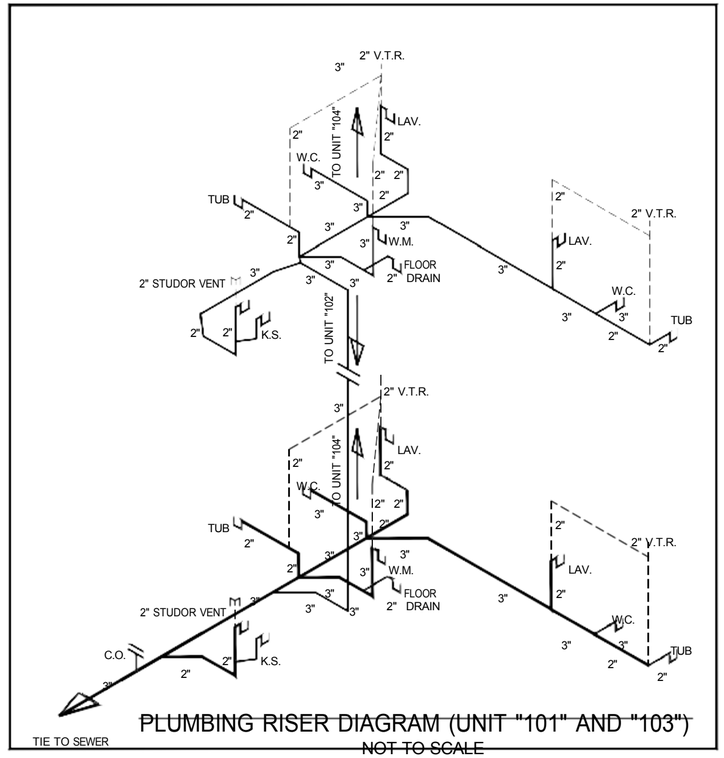
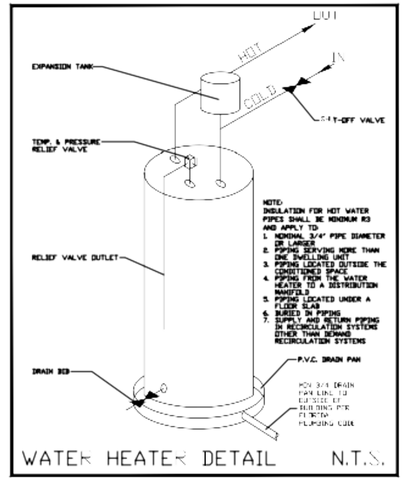
-DRAWN BY-
DANIEL FRECHETTE



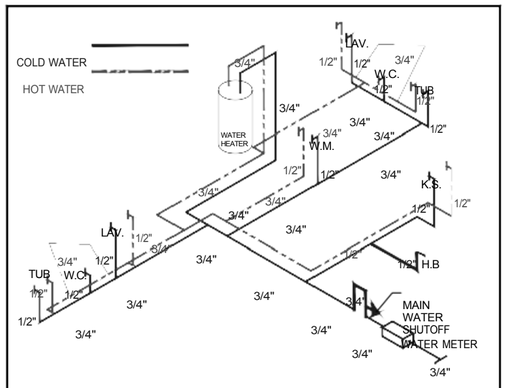
PLUMBING RISER DIAGRAM (UNIT "102" AND "104")
NOT TO SCALE



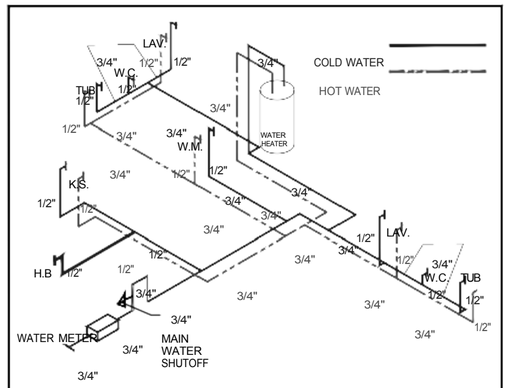
PLUMBING RISER DIAGRAM (UNIT "101" AND "103")
NOT TO SCALE



WATER HEATER DETAIL N.T.S.



PLUMBING WATER SUPPLY DIAGRAM (UNIT "102" AND "104") NOT TO SCALE



PLUMBING WATER SUPPLY DIAGRAM (UNIT "101" AND 103")
NOT TO SCALE

MECHANICAL AND PLUMBING SPECIFICATIONS

1.0 GENERAL CONDITIONS
CONTRACTORS SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL HEATING, VENTILATING AND AIR CONDITIONING (HAVC) AND PLUMBING SYSTEM IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

2.0 PLUMBING PIPE
PROVIDE THE FOLLOWING PLUMBING PIPE:
DRAINAGE AND VENT SYSTEMS- PVC DRAINAGE PIPE AND FITTINGS CONFORMING TO ASTM D2665.
CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE CONFORMING TO ASTM D 2846; ASTM F 441; ASTM F 442; CSA B137.6
OPTIONAL DOMESTIC WATER PIPE- TYPE L COPPER TUBING, DRAWN TEMPER, CONFORMING TO ASTM B88, SOLDER MATERIAL SHALL BE ASTM B32, 95-5 TIN ANTIMONY (LEAD FREE).
INSTALL PIPING IN ACCORDANCE WITH THE 2023 FLORIDA PLUMBING CODE (8th ED).
NOTE: THE DISCHARGE FROM THE WATER HEATER RELIEF VALVE SHALL BE PIPED FULL SIZE TO THE EXTERIOR OF THE BUILDING PER 2017 FLORIDA PLUMBING CODE (SIXTH ED).

3.0 PLUMBING EXECUTION
USE FITTINGS FOR ALL CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
INSTALL PIPING FREE OF SAGS OR BENDS, TIGHT TO SLABS, BEAMS, JOISTS, COLUMNS, WALLS AND OTHER PERMANENT ELEMENTS OF THE BUILDING. ALLOW SUFFICIENT SPACE ABOVE CEILING PANELS TO ALLOW FOR PANEL REMOVAL. CONCEAL ALL PIPE INSTALLATIONS IN WALLS, PIPE CHASES, ABOVE CEILINGS, BELOW GRADE OR FLOORS, UNLESS INDICATED TO BE EXPOSED TO VIEW.
SEAL PIPE PENETRATIONS THROUGH EXTERIOR WALLS WITH SLEEVES AND MECHANICAL SLEEVE SEALS.
PIPE SLEEVES SHALL BE GALVANIZED STEEL PIPE.
INSTALL STOP VALVE IN AN ACCESSIBLE LOCATION AT EACH WATER SUPPLY FIXTURE.
INSTALL TRAP ON FIXTURE OUTLET EXCEPT FIXTURES HAVING INTEGRAL TRAP.
FLOOR DRAINS (WHERE REQUIRED) SHALL BE EQUIPPED WITH A TRAP PRIMER, CONNECTED TO THE COLD WATER SUPPLY TO A PLUMBING FIXTURE IN THE SAME ROOM, TO MAINTAIN THE WATER SEAL IN THE FLOOR DRAIN TRAP.

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

4. THE FINAL ENGINEERED TRUSS LAYOUT.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
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EP3

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