

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

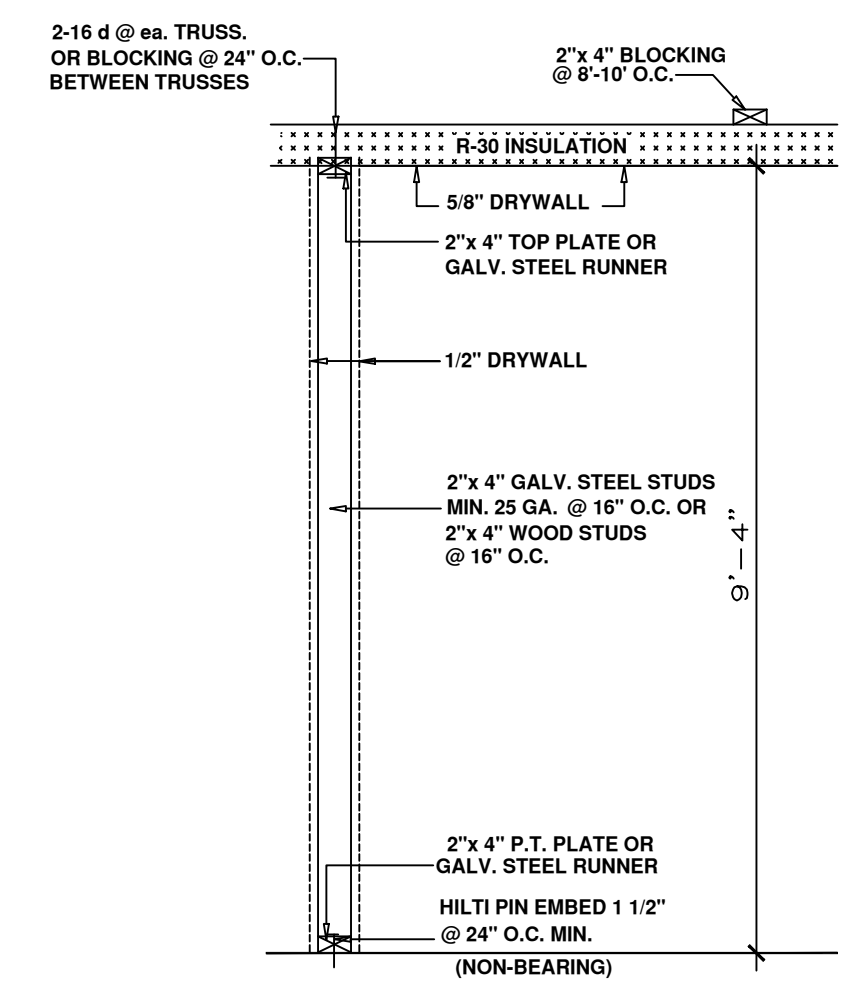
SCOPE OF WORK
BUILD A 1-STORY CBS MULTI FAMILY RESIDENCE

SQUARE FOOTAGE:

UNIT #1		UNIT #2	
AREA UNDER A.C.	1182.0 SQ. FT.	1182.0 SQ. FT.	
ENTRY	18.0 SQ. FT.	18.0 SQ. FT.	
TOTAL SOFT.	1200.0 SQ. FT.	1200.0 SQ. FT.	
UNIT #1 + UNIT #2		UNIT #1 + UNIT #2	
TOTAL A.C. SOFT.	2364.00 SQ. FT.	2364.00 SQ. FT.	
TOTAL SOFT. (UNIT 1 + UNIT 2)	2400.00 SQ. FT.	2400.00 SQ. FT.	

STRUCTURAL NOTES

- All work shall conform to the Florida Building Code (FBC), 2020 7th. edition.
- All structural loads shall be in accordance with FBC 2020 7th. ed.
 - Wind Loads: See design parameters below.
- Soil bearing capacity : 2500 PSF.
- All structural concrete shall have minimum compressive strength of 3000 psi at 28 days.
- Slab/ Footings to be concrete with minimum 3000 psi. compressive strength at 28 days . See plans for size and steel requirements.
- Minimum concrete protection for reinforcing bars: Footings: 3" Beams: 1-1/2" Suspended Slabs: 1"
- Lap all reinforcing steel a minimum of 48 bar diameters. Grade 60 steel minimum in beams and columns.
- All Lumber in contact with concrete or masonry shall be pressure treated.
- Splitting or cracking of structural components due to installation of hardware is not permitted.
- Unless otherwise noted, the installation of specified hardware shall conform to the manufactures instructions and standard practice.
- Bearing points of trusses shall have vertical studs in a number equal to the number of piles of the bearing member when the bearing member is 2 or more plies unless noted.
- Unless otherwise noted for exterior walls, exterior plywood sheathing is to be nailed with 8d galv. or better nails 3" o.c. edges and 6" o.c. field. Interior drywall screwed with screws 1 1/2" long drywall screw are 7" o.c. for ceilings and 8" o.c. on walls per FBC 2020 7th. edition, 2306.1.
- Anchor in-fill CMU / starter column to existing masonry with 1" wide x 16" gage corrugated galvanized steel masonry anchors embedded in masonry joints at 16" o.c. fasten masonry anchors to existing concrete / masonry with 1/4" tapcon fasteners with minimum 1 1/4" embedment.
- Exterior porch ceiling and soffit 7/8" stucco on high rib lath w/ 1 3/4" nailing or 1 1/2" ext. plywood vent system required.
- Storm protection required for all glazed openings in accordance w/ and local codes & F.B.C. 2020 7th. edition.
- Product approval req. for doors, windows, roof, engineered lumber, garage door & storm protection in accordance w/ FBC 2020 7th. edition and local codes.
- Mix grout to have a slump of 8" to 10" at time of placement. Compressive strength of grout shall be 3000 psi minimum conforming to the requirements of ASTM C476.
- Materials shall comply with the following standards: block - ASTM C90-75, Portland cement - ASTM C150, aggregate - ASTM C144 or ASTM C404, lime - ASTM C207, water - clean and potable, grout - ASTM C476.



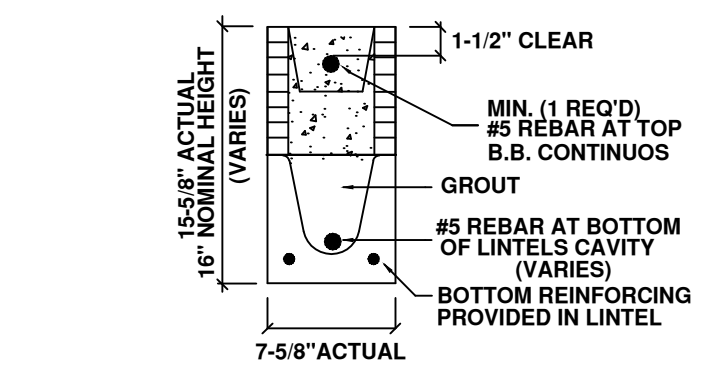
INTERIOR WALL DETAIL
SCALE: N.T.S.

APPLICABLE CODES

- FBC BUILDING CODE 7TH ED. (2020)
- FBC RESIDENTIAL CODE 7TH ED. (2020)
- FBC MECHANICAL CODE 7TH ED. (2020)
- FBC PLUMBING CODE 7TH ED. (2020)
- NATIONAL ELECTRICAL CODE 2017 ED.

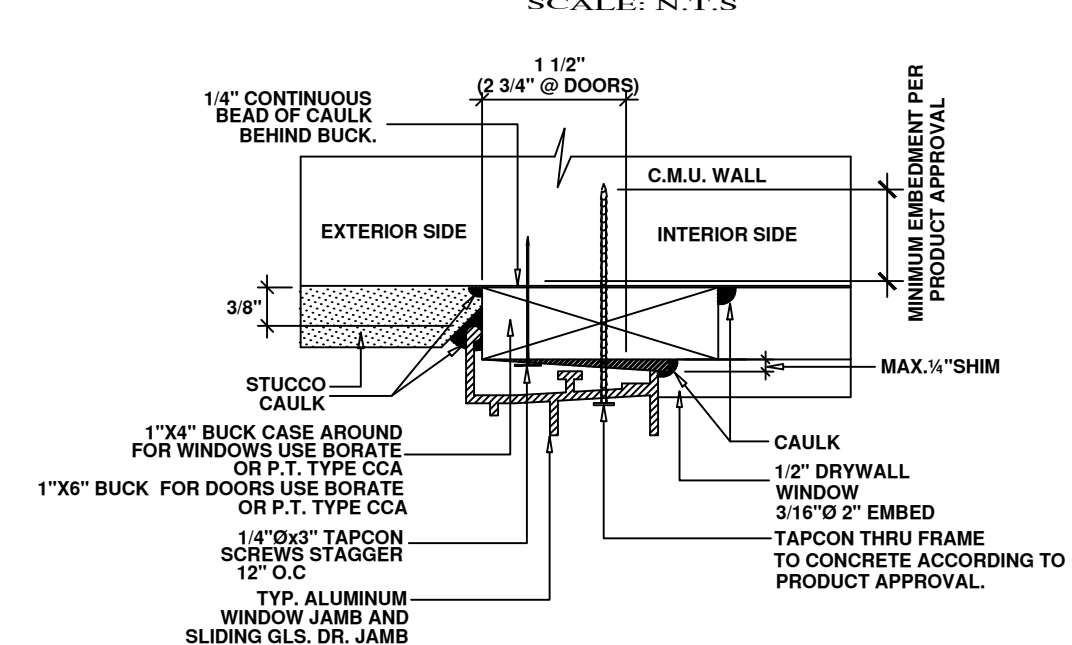
GENERAL NOTES

- THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT IN RECORDS IS LIMITED ONLY TO THE INFORMATION PRESENTED IN THIS PACKAGE. IT SHOULD BE NOTED THAT THE DESIGN AND RECOMMENDATIONS PRESENTED IN THIS PACKAGE ARE BASED ON INFORMATION GIVEN TO THE ENGINEER OF RECORD. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED IF INSPECTION SUGGESTS OTHERWISE.
 - REFER TO STRUCTURAL NOTES FOR MORE INSTRUCTIONS.
 - VERIFY ALL MASONRY OPENINGS WITH WINDOW AND DOOR MANUF.
- BUCK NOTE:**
INSTALL DOORS AND WINDOWS PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. (SEE PRODUCT APPROVAL). ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.
- GLAZING NOTE:**
PROVIDE APPROVED HURRICANE PANELS OR IMPACT RATED GLASS. SUBMIT PRODUCT APPROVALS TO E.O.R. & BLDG. DEPT. FOR APPROVAL

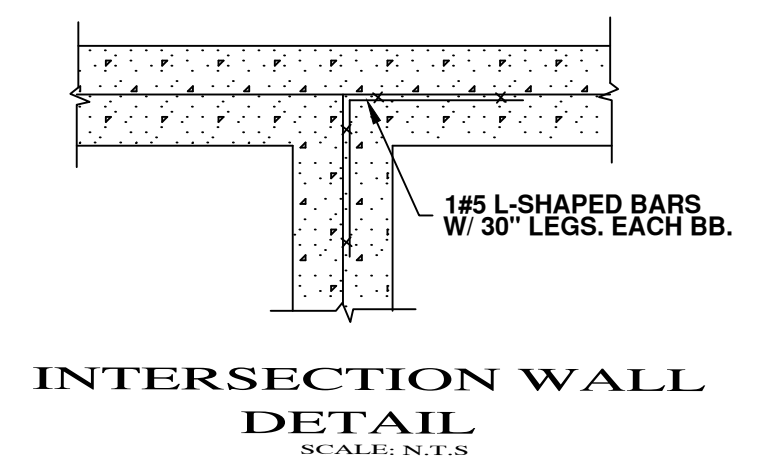
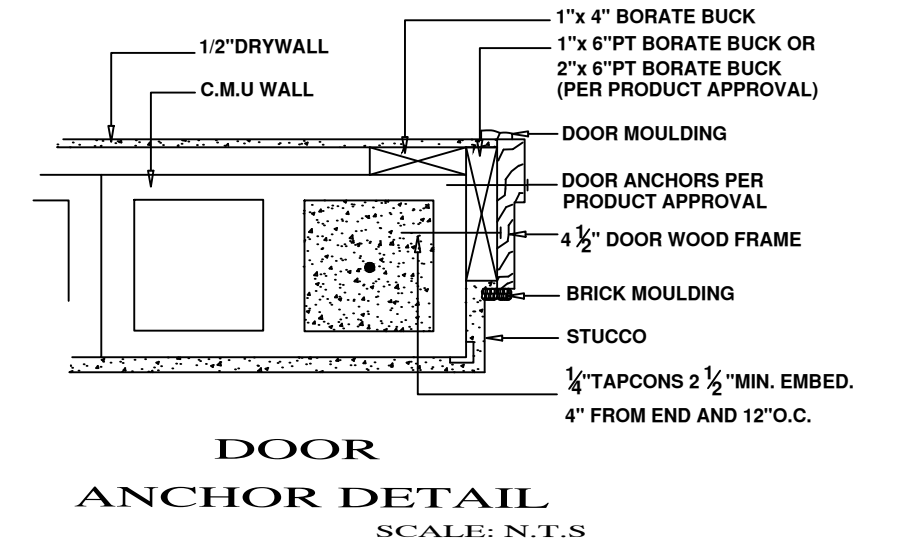


TYPICAL LINTEL AT WINDOW & DOOR
NOTE: FLORIDA CERTIFICATE OF PRODUCT APPROVAL No. FL158. PRECAST, PRESTRESSED CONCRETE LINTELS.

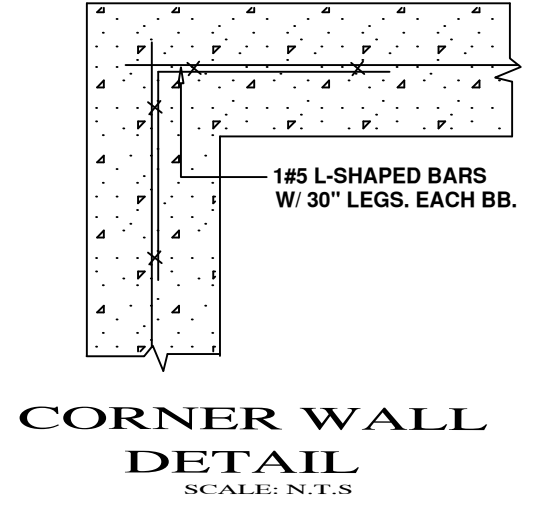
TYPICAL MASONRY FILLED CELL DETAIL
SCALE: N.T.S.



WINDOWS ANCHOR DETAIL
SCALE: N.T.S.



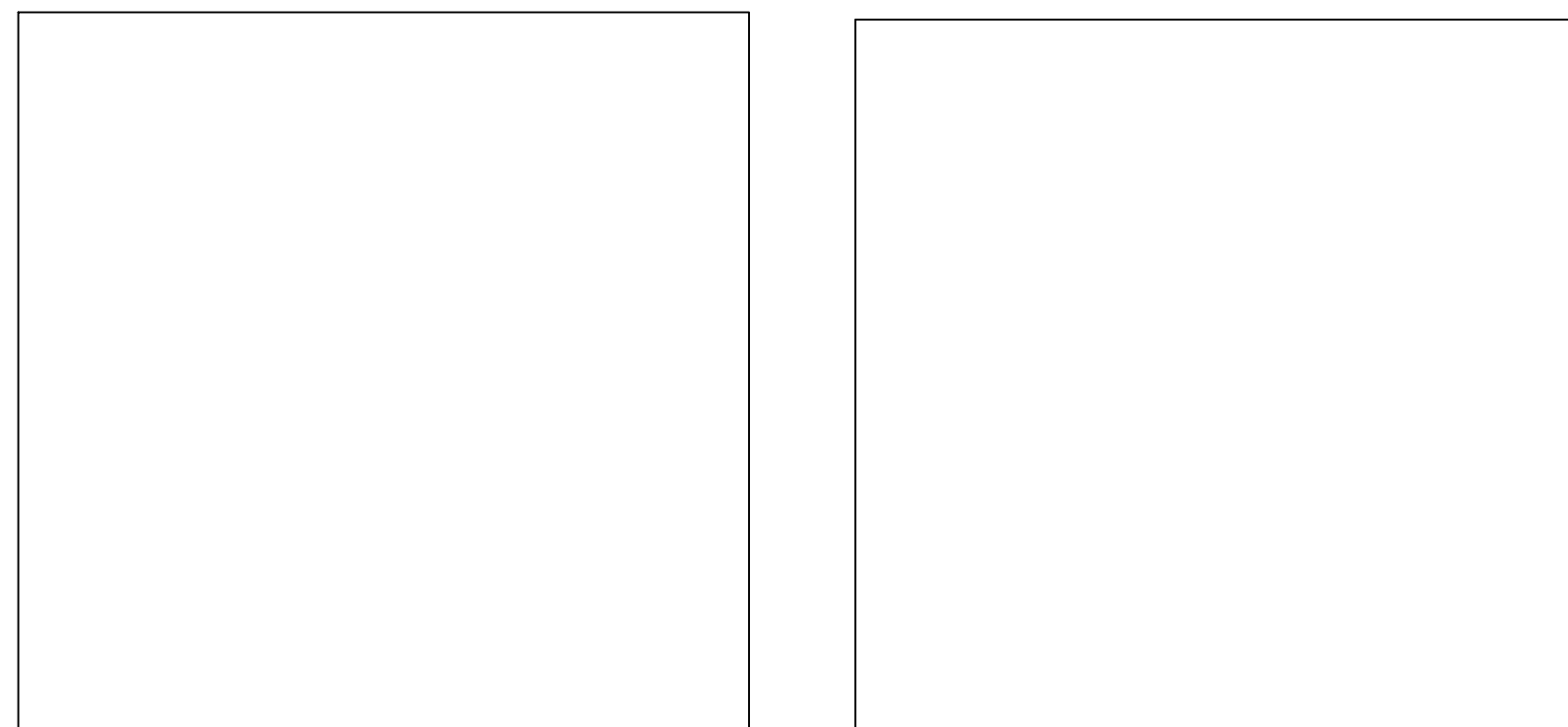
INTERSECTION WALL DETAIL
SCALE: N.T.S.



CORNER WALL DETAIL
SCALE: N.T.S.

- PRECAST, PRESTRESSED CONCRETE LINTELS TO BE PROVIDED BY CAST-CRETE (OR APPROVED EQUAL) AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS. SHORE FILLED LINTELS AS REQUIRED. PROVIDE MINIMUM 4" BEARINGS AT EACH END.
- 1#5 REINFORCING BARS ON TOP.
- STANDARDS: COMPLY WITH REQUIREMENTS OF PCI, ACI 301, ACI 318 AND ACI 530.
- REINFORCING BARS: ASTM A615, GRADE 60.
- PRESTRESSED TENDONS: ASTM A416, GRADE 270, UNCOATED, 7/32" WIRE, LOW RELAXATION STRAND.
- CONCRETE:
 - CEMENT: ASTM C150, TYPE I OR III.
 - FLY ASH: ASTM C618, CLASS C OR F.
 - SILICA FUME: ASTM C1240, AMORPHOUS SILICA.
 - AGGREGATES: ASTM C33, MAXIMUM 3/8" DIAMETER.
 - STRENGTH: MINIMUM 3,500 Psi AT 28 DAYS FOR PRECAST LINTELS AND 6,000 Psi FOR PRESTRESSED LINTELS.
 - GROUT STRENGTH: MINIMUM 3,000 Psi.

Amendment Stamps Zoning Stamps



SIGN: _____ DATE: _____

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LILLIAN GONZALEZ
FL. REG. ENG. #79442
CA CERTIFICATE # 32045

ELITE & CAPITAL DEVELOPMENT
FONTAINE DIVISION
XXXX AVENUE S
RIVIERA BEACH, FL.

NO.	DATE	COMMENTS