

GENERAL NOTES TO GENERAL CONTRACTOR

- THE SUBCONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND RESTRICTIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. ALL DIMENSIONS ON FLOOR PLANS INDICATE NOMINAL WIDTH UNLESS OTHERWISE NOTED ON DRAWINGS. DETAILS SHALL GOVERN OVER PLAN AND ELEVATIONS DRAWINGS. LARGE SCALE DETAIL SHALL GOVERN OVER SMALL DETAILS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. THE G.C. SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK . ALL FINAL CONNECTIONS FROM THE BUILDING TO EXISTING UTILITIES SHALL BE BY THIS CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE AS REQUIRED IN THE CONTRACT DOCUMENTS.
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY THE SUBCONTRACTOR WHO CREATED IT AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AS REQUIRED BY GENERAL CONDITIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- NEITHER THE OWNER NOR THE GENERAL CONTRACTOR MAY MAKE CHANGES TO THE SPATIAL RELATIONSHIPS , MATERIALS, FINISHED FENESTRATION, BUILDING AESTHETICS, STRUCTURAL SYSTEMS, CONNECTORS, MECHANICAL SYSTEMS, FIXTURES, AND HVAC DISTRIBUTION, ELECTRICAL SUPPLY AND DISTRIBUTION , PLUMBING DISTRIBUTION AND PLUMBING FIXTURES, ACCESSORIES AND ANY OTHER ITEM INCLUDE IN THE SIGN AND SEALED DOCUMENTS PREPARE FOR THE ARCHITECT AND APPROVED BY THE AGENCY WITH JURISDICTION.
- DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACTOR DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY DISCREPANCIES WHICH MAY OCCUR PRIOR TO COMMENCING ANY CONSTRUCTION.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2.3..
- ELECTRICAL DEVICES WHICH OCCUR IN RATE PARTITIONS SHALL BE LOCATED SO THAT BACK BOXES WITHIN A SINGLE STUD CAVITY SHALL NOT EXCEED A TOTAL OF 16 SQUARE INCHES IN AREA OR EXCEED A TOTAL OF 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MIN. HORIZ. DISTANCE OF 24". WHERE THIS REQUIREMENT CANNOT BE BACK BOXES IN EXCESS OF THE ALLOWED MAXIMUM SHALL BE BACKED WITH GYPSUM BOARD TO CREATE A FIVE SIDES ENCLOSURE.

GENERAL NOTES:

FOUNDATION NOTES:

- SEE FLOOR PLAN FOR FILLED CELL LOCATIONS.
- ALL INTERIOR DIMENSIONS ARE BASED FROM THE OUTER EDGE OF THE FOUNDATION SLAB.
- ALL FRAMING MEMBERS WILL BE TRATED FOR TERMITES PRIOR TO DRYWALL.
- ALL REINFORCING STEEL LAPS SHALL BE 60 BAR DIAMETER MIN.
- CONCRETE FOR SLAB AND FOOTERS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
- CONCRETE (GROUT) FOR LINTELS AND FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH 3,000 PSI AT 28 DAYS.
- MORTAR SHALL BE TYPE S.
- ALL EXTERIOR WALLS ASSUMED TO BE CMU U.N.O.
- ALL ANGLES ASSUMED TO BE 45 DEGREES U.N.O.

PLUMBING NOTES:

- WATER HEATER TEMPERATURE & PRESSURE RELIEF VALVE SHALL BE VENTED FULL SIZED TO EXTERIOR OF STRUCTURE.
- WATER HEATER AT MAIN FLOOR LEVEL OR ABOVE SHALL BE IN A PAN w/ DRAIN TO EXTERIOR OF STRUCTURE.

STRUCTURAL NOTES:

- ALL FOOTINGS ARE DESIGNED BASED UPON THE MINIMUM SOIL BEARING CAPACITY BEING 2,000 P.S.F. ANY LESSER AMOUNT SHALL BE THE OWNERS RESPONSIBILITY SOIL TEST ARE RECOMMENDED TO BE OBTAINED BY OWNER OR CONTRACTOR BEFORE STARTING CONSTRUCTION. IF THE RESULT OF THE SOIL TEST SHOW THE SOIL BEARING TO BE LESS THAN 2,000 P.S.F/ THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY THIS SECTION IS DESIGNED TO MEET OR EXCEED THE REQUIREMENTS, STANDARD FOR HURRICANE RESISTANT CONSTRUCTION ISSUED BY SBCCI EDITION AND FBRC 2020
- ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL MINIMUM GRADE 60 AND IDENTIFIED IN ACCORDANCE WITH ASTM A615, A616, A617 OR A706. U.N.O.
- CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C30 OR C145 WITH MINIMUM NET AREA COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- MORTAR SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C270.
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS IN ACCORDANCE W/ ASTM C1019 OR ASTM C476.
- FILL FOR FLOOR SLABS SHALL BE PLACED IN 12" LAYERS AND ROLLED AND/OR COMPACTED TO MINIMUM FIELD DENSITY OF 95% AS MEASURED BY THE "MODIFIED PROCTOR TEST PER AASHTO T-180". ALL FILL SHALL BE CLEAN SAND, FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS.
- ALL MASONRY OPENINGS TO BE PRECAST UNLESS NOTED OTHERWISE.
- REINFORCEMENT BAR SPLICES

OTHER.

#5 BAR - 26" MIN.

#7 BAR - 35" MIN.

#3 TIES - 15" MIN.

W.W.F. - 15" MIN.
- WINDOW & DOOR BUCK ATTACHMENTS ARE DESIGNED TO 150 M.P.H. WINDS
- ALL INTERIOR BEARINGS WALLS TO BE #3 KD S.Y.P. OR #2 S.P.F. U.N.O.
- ALL WOOD STRUCTURAL MEMBERS SHALL BE CONTROLLED STRESS GRADE LUMBER HAVING A FIBER STRESS OF AT LEAST 1200 PSI (Fb)
- TRUSS CONNECTORS SHOWN ON THESE DRAWINGS HAVE BEEN SELECTED BASED ON LOADING ASSUMPTIONS BY THE TRUSS DESIGNER AND AS OUTLINED IN SSTD 10-96
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL, AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

-DENOTES #5- ROD IN FILLED CELL FTG. UP TO LINTEL BLOCK ON TOP OF WALL

INDEX

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SCOPE OF WORK

CONSTRUCTION OF A NEW RESIDENCE IN CONCRETE BLOCK, WITH INTERIOR FRAMING WALLS. THE ROOF WILL BE ENGINEERING TRUSSES. THE WINDOWS AND DOORS ARE INSTALLED TO COMPLY WITH THE FLORIDA BUILDING CODE.

APPLICABLE CODES:

A. 2023 FLORIDA BUILDING CODE.(8th EDITION)
B. 2023 FLORIDA BUILDING CODE EXISTING BUILDING (8th EDITION)
C. 2023 FLORIDA BUILDING CODE ACCESSIBILITY (8th EDITION)
D. 2023 FLORIDA BUILDING CODE MECHANICAL (8th EDITION)
E. 2023 FLORIDA BUILDING CODE PLUMBING (8th EDITION)
F. 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION (8th EDITION)
G.2023 FLORIDA BUILDING CODE FUEL GAS (8th EDITION)
H.NATIONAL ELECTRICAL CODE 2020 & FBC 2023 ENERGY CODE 8TH EDITION
I. FLORIDA FIRE PREVENTION CODE (8th EDITION)

LEGAL DESCRIPTION

Parcel ID:

28-43-23-C1-05104.0050

Legal description:

LOTS 5 & 6, BLOCK "5104", UNIT 80, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 22, Pages 140 through 159, of the Public Records of LEE COUNTY, Florida.

NEW RESIDENTIAL PROJECT LOCATED AT

2320 N.W. 31ST TERRACE CAPE CORAL, FL 33993

AREAS SCHEDULE

LIVING AREA	1,500 SQ FT
CAR GARAGE	420 SQ FT
ENTRY	40 SQ FT
LANAI	117 SQ FT
TOTAL AREA	2,077SQ FT

BUILDING DEPARTMENT INFORMATION

JURISDICTION:

City of Cape Coral department of development services
Address: P.O Box 150027,
Cape Coral, Florida, 33915
Phone: (239) 574 0401

DESIGN CRITERIA

THE NEW RESIDENTIAL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 VERSION (8TH EDITION) RESIDENTIAL, CHAPTER 3, SECTION R301 DESIGN CRITERIA AND ASCE 7-16.

WIND LOAD REQUIREMENTS EMPLOYED IN THE DESIGN OF THE STRUCTURE:

- BASIC WIND SPEED - (3 SECOND GUST) 160 MPH.(53 m/s)
V ult = 160 mph. V asd = 108 mph.
- BUILDING CATEGORY R-3, ENCLOSED.
- IMPORTANCE FACTOR 1.00.
- INTERNAL PRESSURE COEFFICIENT IS 0.18.

DESIGN LOADS AND NOTES:

DEAD LOADS	
TYPICAL FLOOR LOADING	- 20PSF
TYPICAL ROOF LOADING	
METAL OR SHINGLE ROOFING	- 15 PSF
TILE ROOFING	- 25 PSF
BOTTOM CHORD	- 10 PSF

LOADING DOES NOT COUNT FOR ANY CONCRETE FLOATING OVER FLOORING/ROOFING.

ANY CHANGES MADE TO THE MATERIALS OF THE STRUCTURE FROM THOSE OF THE ARCHITECTURAL AND STRUCTURAL PLANS SHALL BE NOTIFIED TO THE ENGINEER OF RECORD FROM THE CONTRACTOR TO VERIFY THAT THE NEW LOADS CONFORM TO THE STRUCTURE AND ITS LOAD CARRYING CAPACITY.

FLOOR:	
HABITABLE ATTICS & SLEEPING AREAS	- 30PSF
ALL OTHER AREAS EXCEPT BALCONIES	- 40PSF
BALCONIES & DECKS	- 60PSF

STAIRS:	- 40PSF
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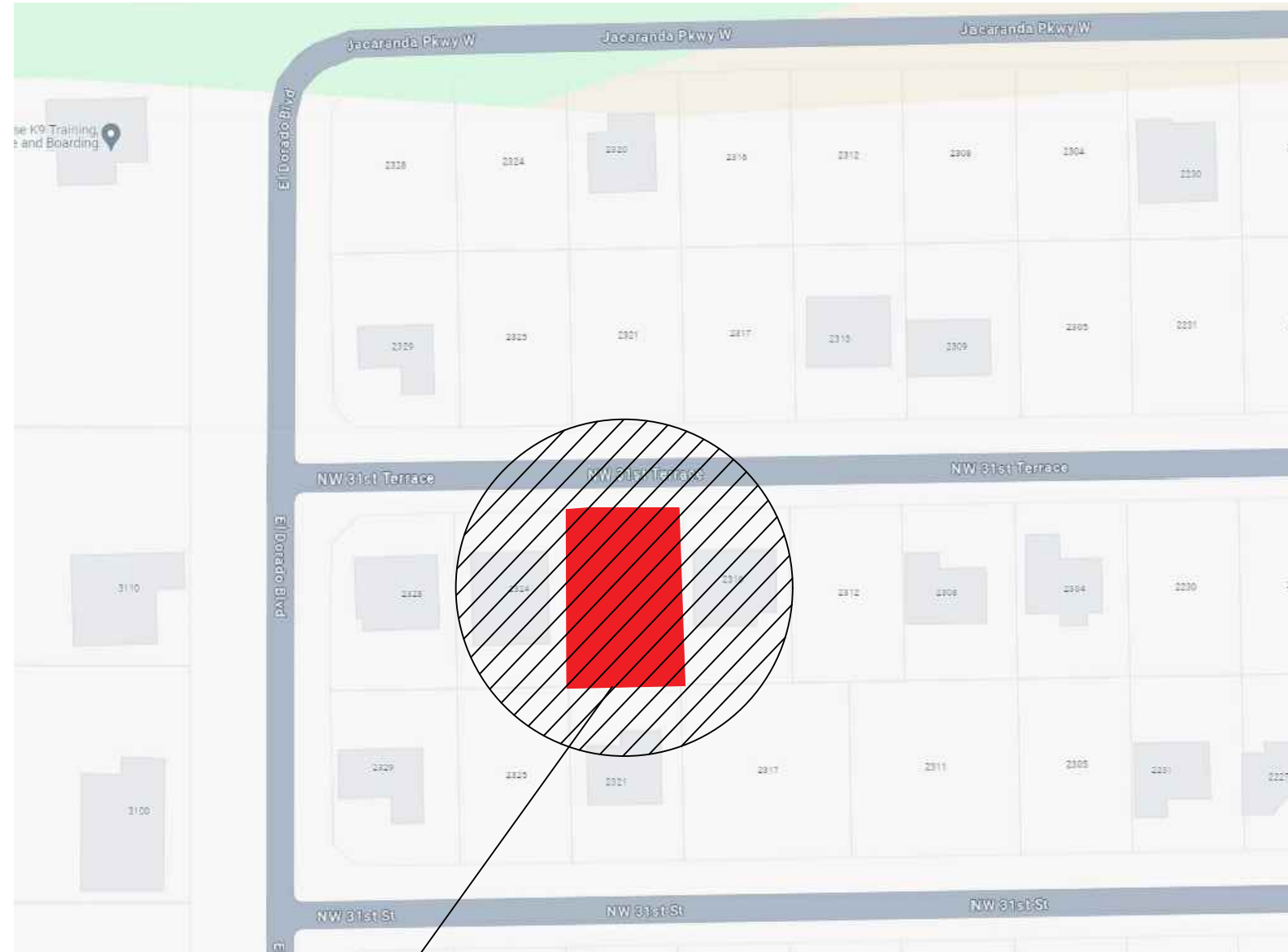
ROOF:	
TOP CHORD (FLAT, PITCHED OR CURVED)	- 20PSF
BOTTOM CHORD	
UNINHABITABLE ATTICS WITHOUT STORAGE	- 10PSF
UNINHABITABLE ATTICS WITH STORAGE	- 20PSF

WIND LOADS

SEE COMPONENT & CLADDING CHART FOR PRESSURES LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

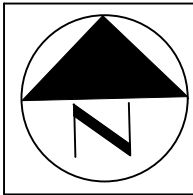
105.4.1Permit intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

WIND LOADING CRITERIA		
WIND SPEED (ULTIMATE)	160.0 MPH	
WIND SPE ED (ALLOWABLE)	124.0 MPH	
EXPOSURE CATEGORY	C	
BUILDING CATEGORY	II	
BUILDING TYPE	ENCLOSED	
ENCLOSURE CLASSIFICATION	V	
INTERNAL PRESSURE COEFFICIENT	+/- 0.18	
NOTE : MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT		
ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft		
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	WIND PRESSURE AND SUCTION DIAGRAM
AREA	④	⑤
10 - 19.99	Ⓐ (+) 38.8 (-) 42.0	Ⓑ (+) 38.8 (-) 51.8
20 - 49.99	Ⓒ (+) 37.0 (-) 39.2	Ⓓ (+) 37.0 (-) 47.6
50 - 99.99	Ⓔ (+) 34.8 (-) 37.8	Ⓕ (+) 34.8 (-) 43.4
> 100	Ⓖ (+) 32.9 (-) 35.0	Ⓗ (+) 32.9 (-) 39.2
GARAGE DOOR*		SOFFIT
9'-0" X 8'-0"	16'-0" X 8'-0"	
(+) 34.0 (-) 38.5	(+) 32.6 (-) 36.4	(+) 38.8 (-) 51.8
GENERAL PRESSURE NOTES		
NOTES: 1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES. 2. *"s"= END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES. OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS. 3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.		



VICINITY MAP

N.T.S.



SITE LOCATION

REVISIONS	BY



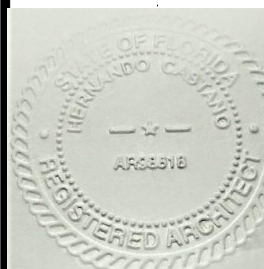
ARCHITECT

HERNANDO CASTANO

ARCHITECT - FL AR98618
7680 Universal Blvd. Ste 645
Orlando, FL 32819 /321.945.0242
hcc@unlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 160 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code-Residential and Supplements.

HERNANDO CASTANO



Digitally
signed by
Hernando
Castano
Date:
2024.05.02
09:31:43
-04'00'

Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:

A-0

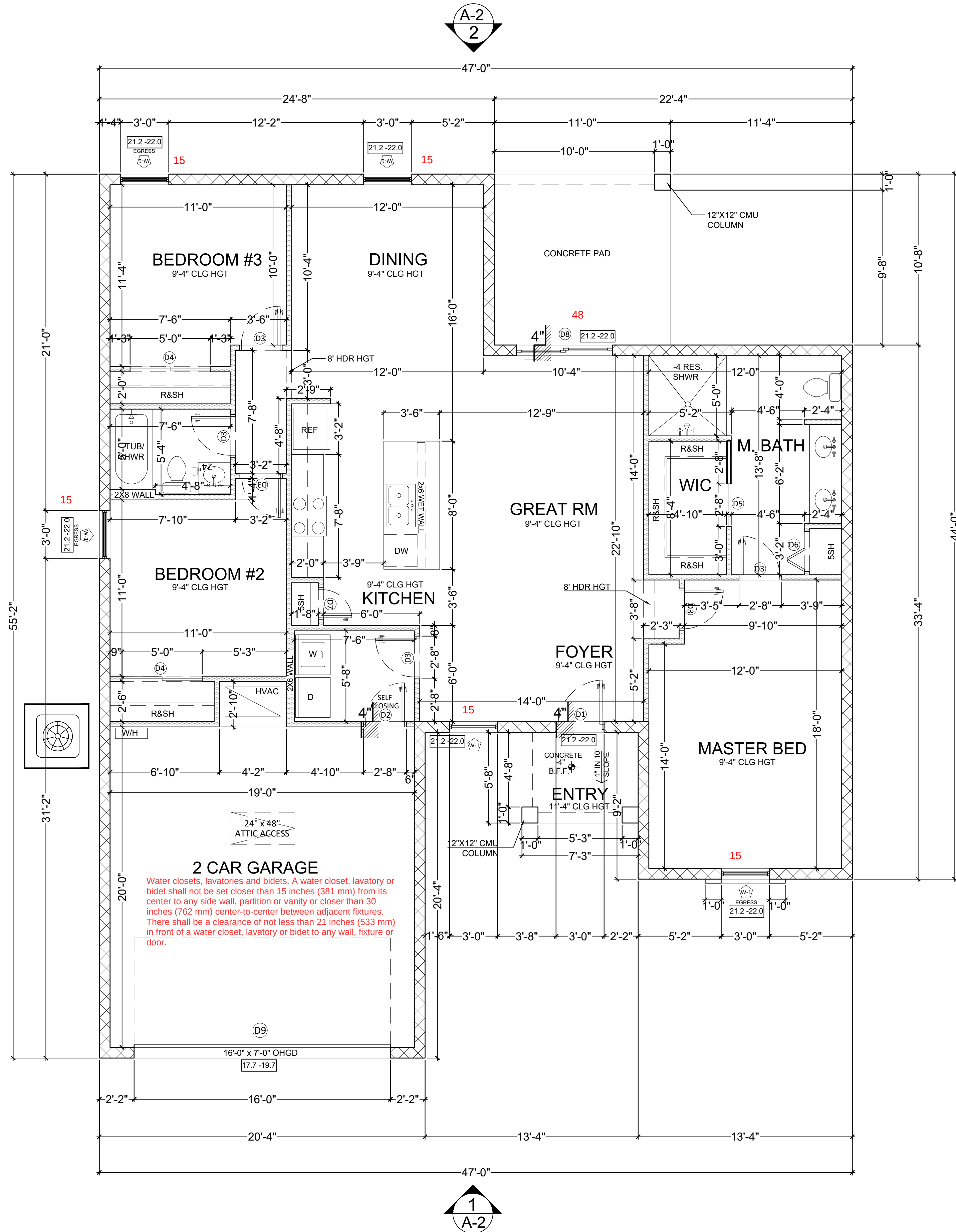
APPROVAL STAMPS OF AHJ

BRC24-001809
2320 NW 31ST TER

REVIEWED

FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: **AK** DATE: **08/19/2024**
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

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



AREAS SCHEDULE

LIVING AREA	1,500 SQ FT
CAR GARAGE	420 SQ FT
ENTRY	40 SQ FT
LANAI	117 SQ FT
TOTAL AREA	2,077 SQ FT

NOTES:
1. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 160 M.P.H.
2. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
3. ALL DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT.
4. MULTIPLE 2x4 STUDS NAILED TOGETHER W/ (1) 10d NAILS @ 8" O.C. EA PLY STAGGERED TYP.
5. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS WITH NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION SHALL BE SEPARATED BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT. (FBC-RESIDENTIAL TABLE R302.6)
6. ENTRY, WALKWAYS, DRIVEWAYS AND LANAI TO HAVE BROOM FINISH.
7. GARAGE FLOOR TO HAVE POLISH FINISH.

TOTAL GLAZED AREA 123

WINDOWS SCHEDULE

WINDOW #	SIZE	ROUGH OPENING	QTY.	REMARKS
W-1	3'-0" x 5'-0"	38" x 61-1/4"	5	1/1
TOTAL			5	

DOOR SCHEDULE

DOOR #	SIZE	ROUGH OPENING	QTY.	TYPE	MATERIAL	FRAME
D1	3'-0" x 8'-0"	39" x 97-1/2"	1	SWING	SOLID CORE	BLOCK
D2	2'-8" x 6'-8"	35" x 81-1/2"	1	SIWNG	SOLID CORE & SELF CLOSING	WOOD
D3	2'-8" x 6'-8"	35" x 81-1/2"	6	SWING	MASONITE	WOOD
D4	5'-0" x 6'-8"	63" x 81-1/2"	2	BY PASS	MASONITE	WOOD
D5	2'-8" x 6'-8"	35" x 81-1/2"	1	POCKET	MASONITE	WOOD
D6	2'-6" x 6'-8"	33" x 81-1/2"	1	FOLDING	MASONITE	WOOD
D7	2'-0" x 6'-8"	27" x 81-1/2"	1	SWING	MASONITE	WOOD
D8	6'-0" x 8'-0"	75" x 97-1/2"	1	SLIDING	ALUMIN. W GLASS	BLOCK
D9	16'-0" x 7'-0"	195" x 85-1/2"	1	GARAGE DOOR	ALUMIN.	BLOCK
TOTAL			15			

- INDICATES BLOCK WALL
 - INDICATES DRYWALL

INSULATION SCHEDULE

LOCATION	TYPE	R-VALUE U.N.O
CEILING @ LIVING AREA	FIBERGLASS	38
EXTERIOR MASONRY WALLS	AL-FOIL	4.1
EXTERIOR FRAME WALLS	FIBERGLASS	13
GARAGE TO LIVING WALLS	FIBERGLASS	13

105.4.1Permit intent.

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REVISIONS	BY



ARCHITECT

HERNANDO CASTANO

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7680 Universal Blvd. Ste 645
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Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 160 m.p.h. winds plus three second gust factor in compliance with section 1606 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO

Digitally signed by
Hernando Castano
Date:
2024.05.02
09:32:02
-04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY:

PC

DESIGN BY:

HC

DATE:

04/10/2024

CHECKED BY:

HC

SCALE:

AS NOTED

SHEET #:

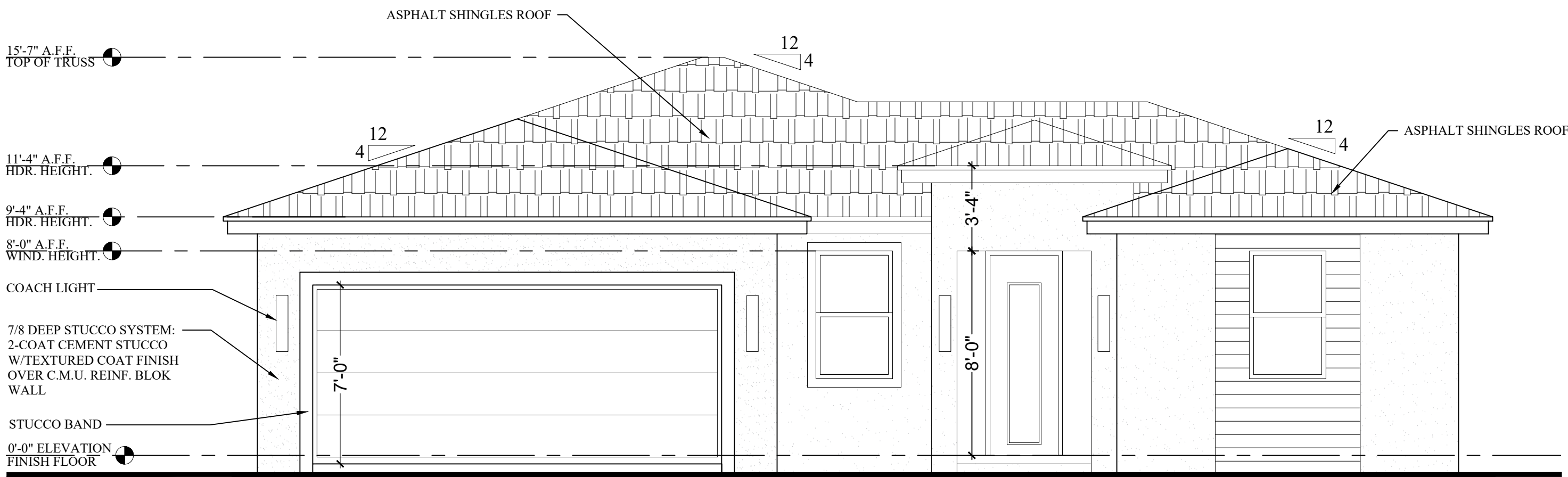
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APPROVAL STAMPS OF AHJ

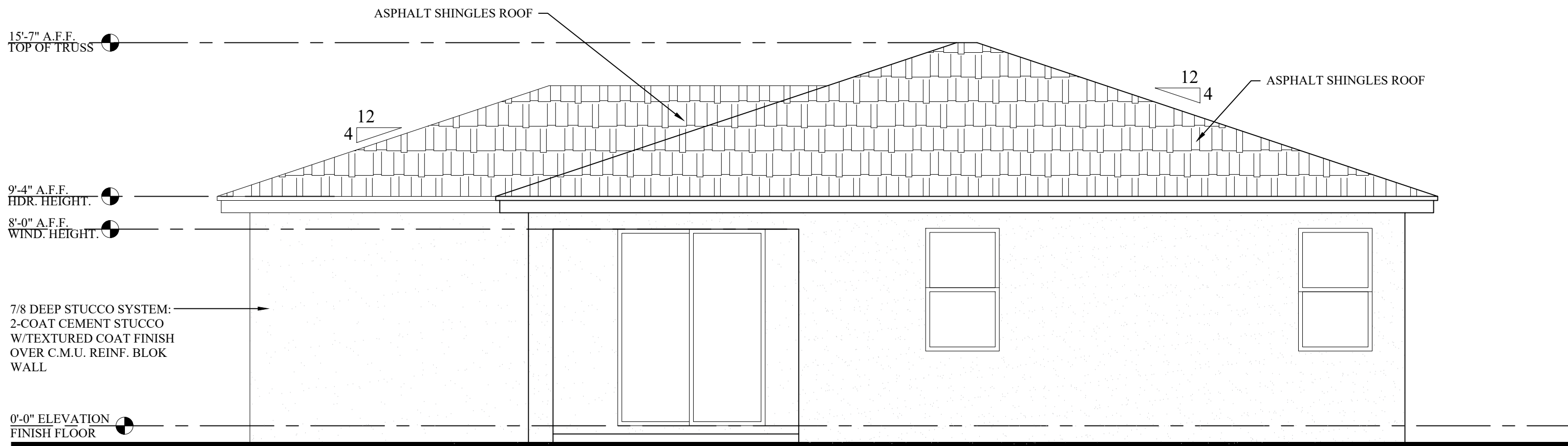
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2320 NW 31ST TER

REVIEWED

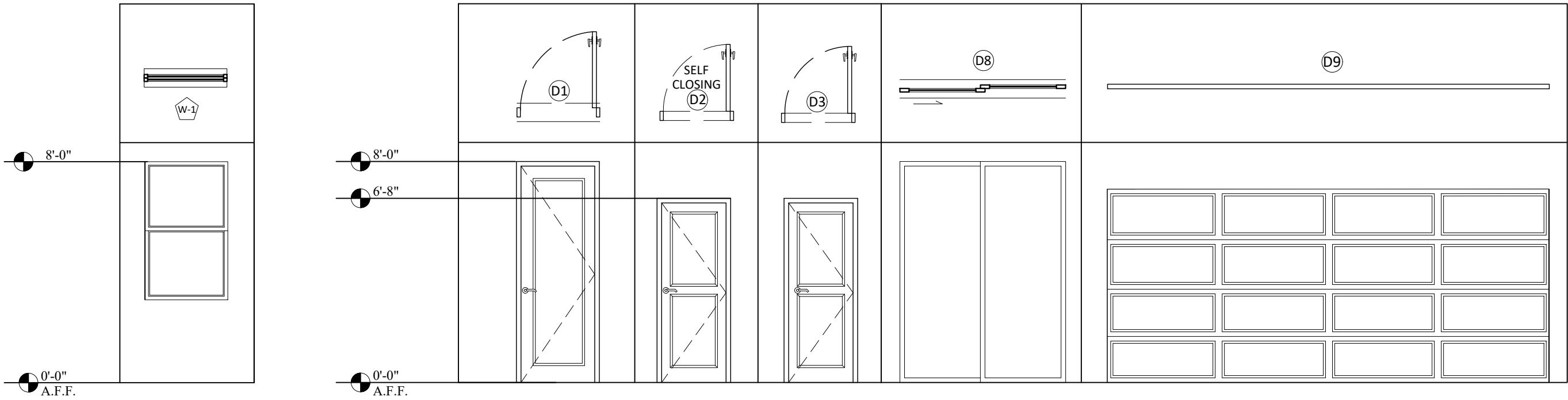
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: AK DATE: 08/19/2024
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1 FRONT ELEVATION
A-2 SCALE : 1/4"=1'-0"



2 REAR ELEVATION
A-2 SCALE : 1/4"=1'-0"



WINDOWS SCHEDULE				
WINDOW #	SIZE	ROUGH OPENING	QTY.	REMARKS
W-1	3'-0" x 5'-0"	38" x 61-1/4"	5	1/1
TOTAL			5	

DOOR SCHEDULE						
DOOR #	SIZE	ROUGH OPENING	QTY.	TYPE	MATERIAL	FRAME
D1	3'-0" x 8'-0"	39" x 97-1/2"	1	SWING	SOLID CORE	BLOCK
D2	2'-8" x 6'-8"	35" x 81-1/2"	1	SIWING	SOLID CORE & SELF CLOSING	WOOD
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D4	5'-0" x 6'-8"	63" x 81-1/2"	2	BY PASS	MASONITE	WOOD
D5	2'-8" x 6'-8"	35" x 81-1/2"	1	POCKET	MASONITE	WOOD
D6	2'-6" x 6'-8"	33" x 81-1/2"	1	FOLDING	MASONITE	WOOD
D7	2'-0" x 6'-8"	27" x 81-1/2"	1	SWING	MASONITE	WOOD
D8	6'-0" x 8'-0"	75" x 97-1/2"	1	SLIDING	ALUMN. W GLASS	BLOCK
D9	16'-0" x 7'-0"	195" x 85-1/2"	1	GARAGE DOOR	ALUMIN.	BLOCK
TOTAL			15			

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REVISIONS	BY

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hc@hrcunlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 165 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO

Digitally signed by Hernando Castano
Date: 2024.05.02 09:32:22 -04'00'
Fla.Lic. # AR98618



NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:

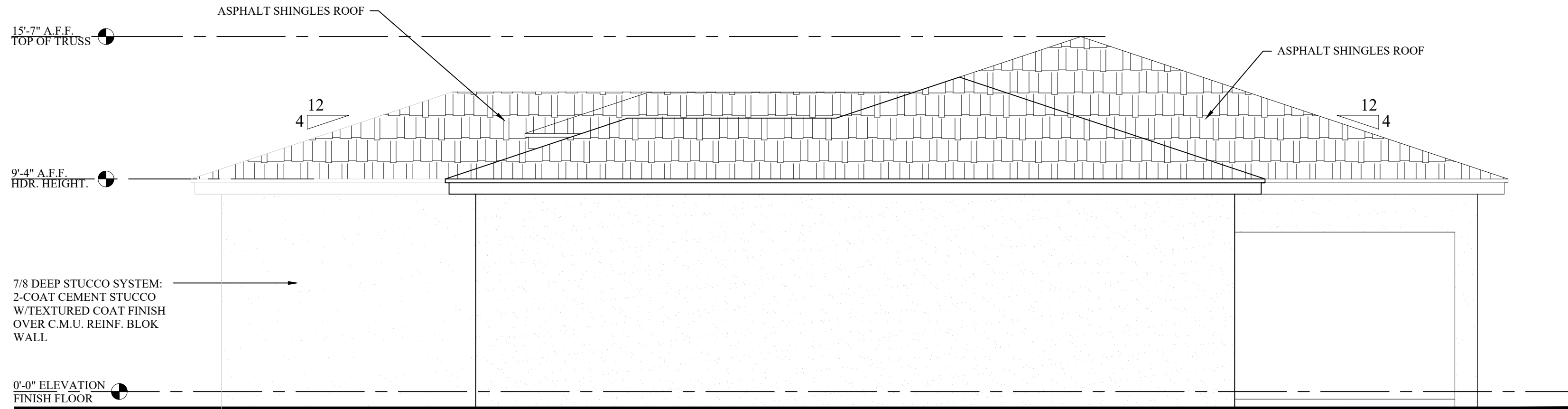
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APPROVAL STAMPS OF AHJ

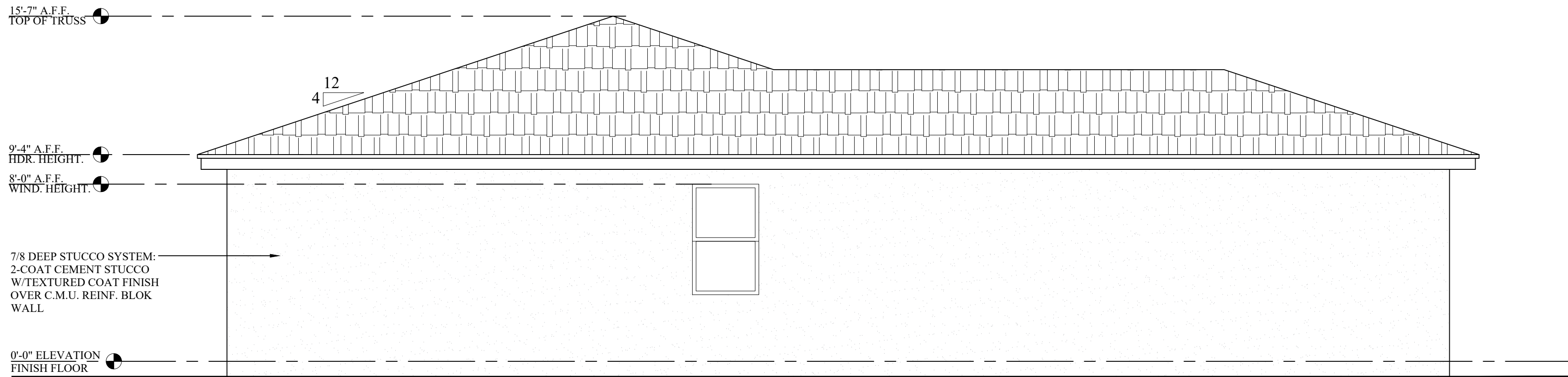
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2320 NW 31ST TER

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BY: AK DATE: 08/19/2024
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3 RIGHT ELEVATION
A-3 SCALE : 1/4"=1'-0"



4 LEFT ELEVATION
A-3 SCALE : 1/4"=1'-0"

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hc@hrunlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 150 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO

Digitally
signed by
Hernando
Castano
Date:
2024.05.02
09:32:35
-04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

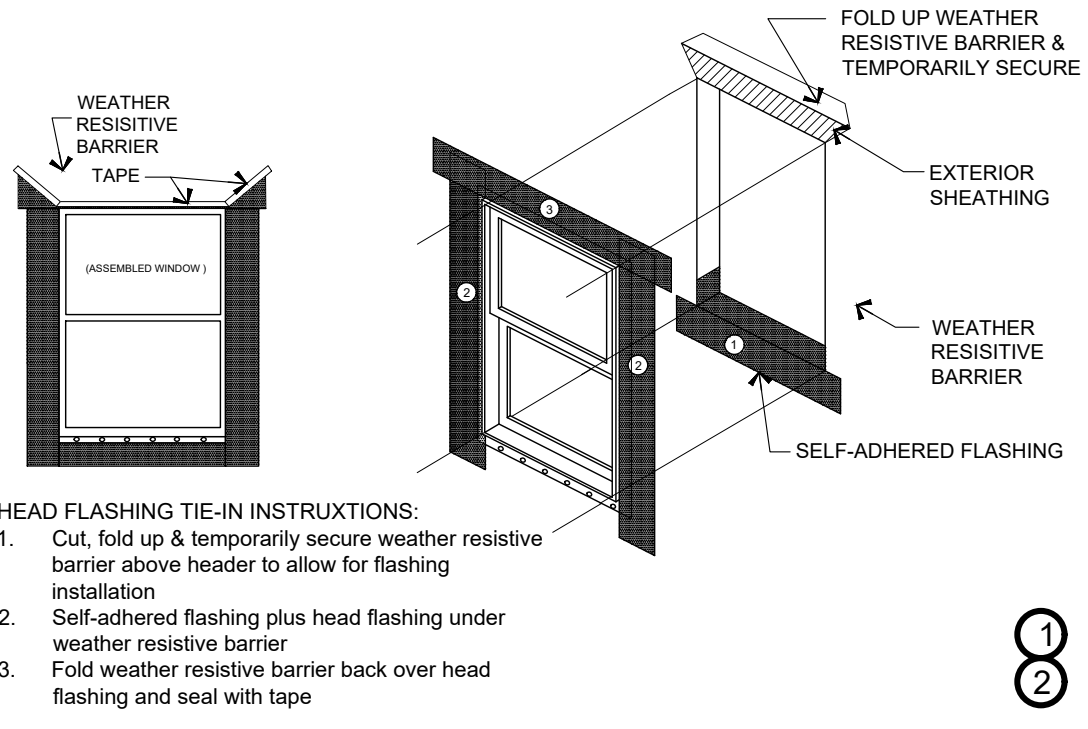
LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993
PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:
A-3

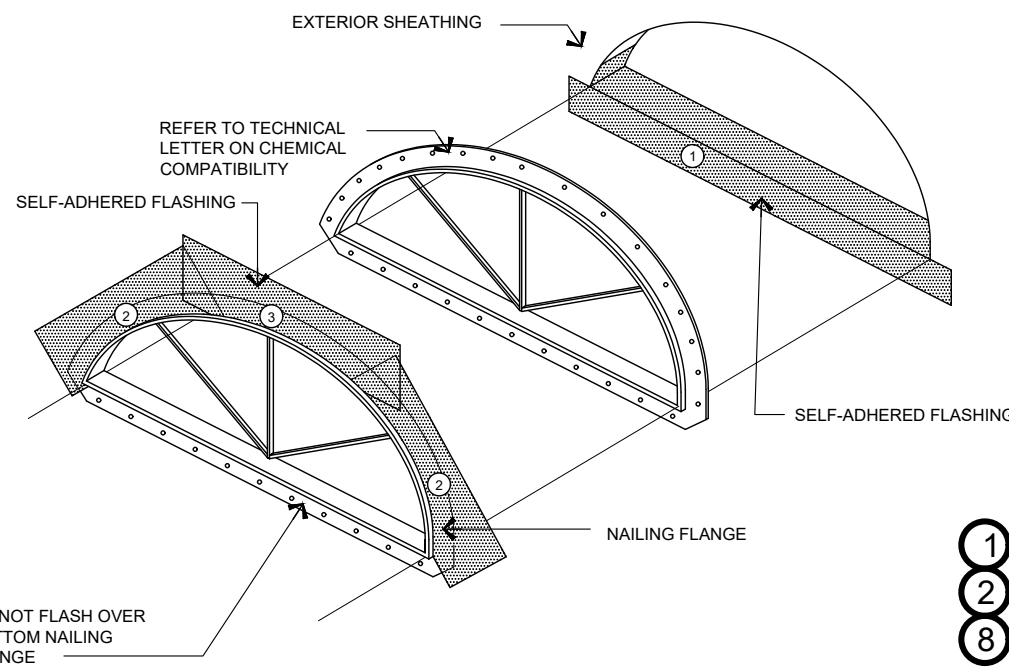
APPROVAL STAMPS OF AHJ
BRC24-001809
2320 NW 31ST TER

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: **AK** DATE: **08/19/2024**
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSABILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



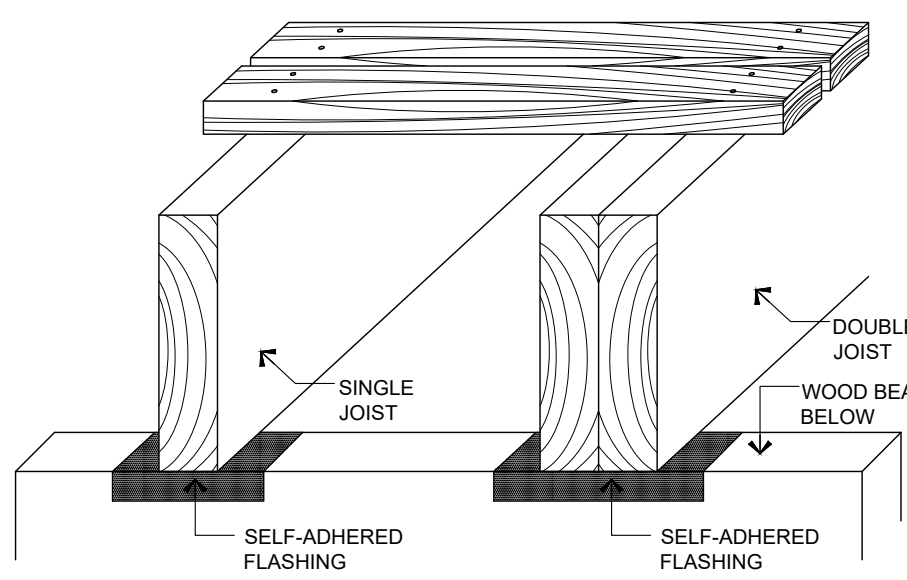
SELF-ADHERED FLASHING
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

WP01



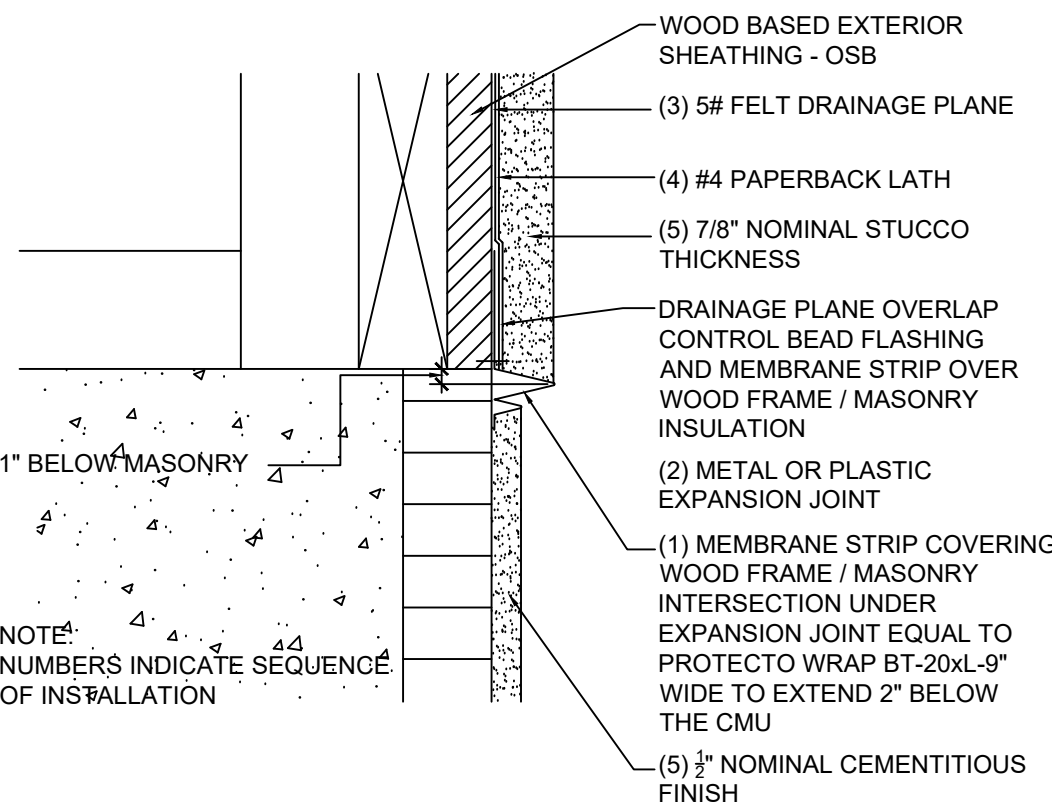
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04

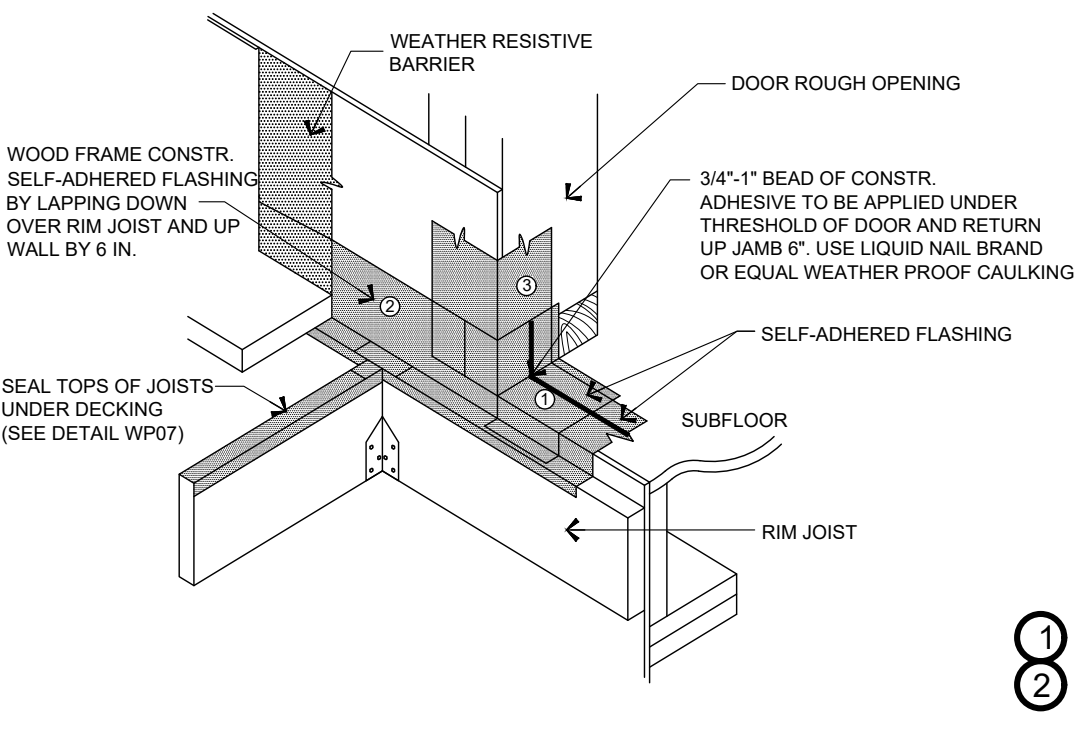


SELF-ADHERED FLASHING
DECK JOIST

WP07

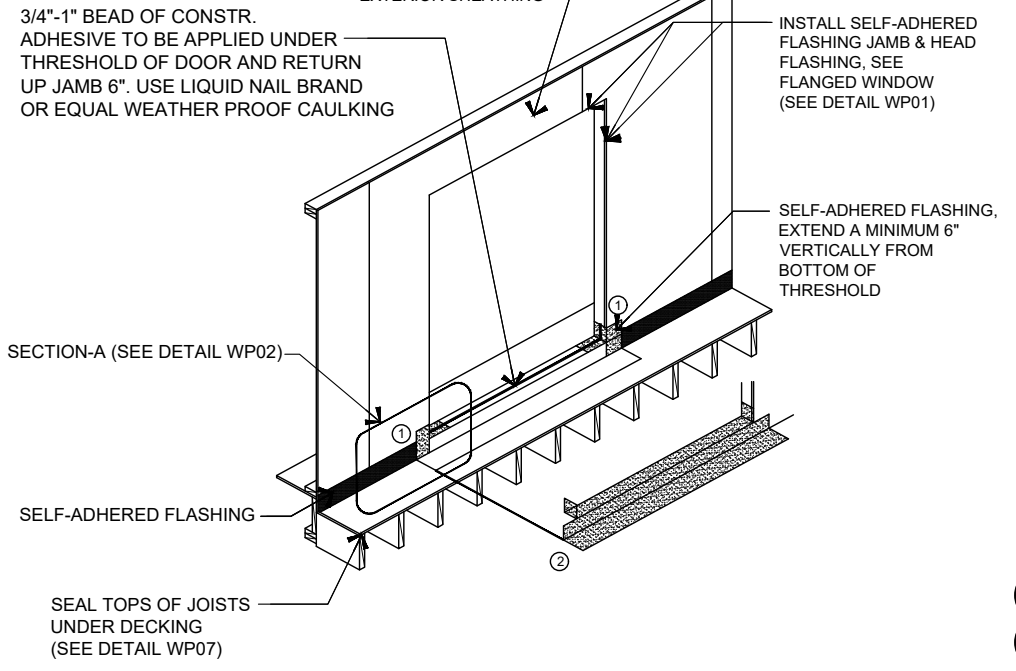


STUCCO FLASHING DETAIL
@ CMU - FRAME INTERFACE
NOT SCALE



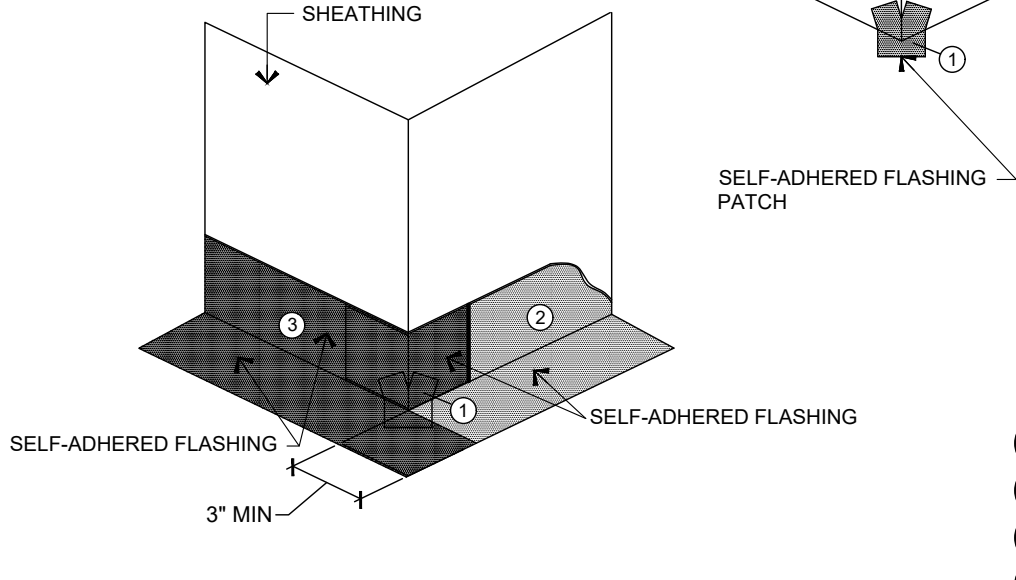
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

WP02



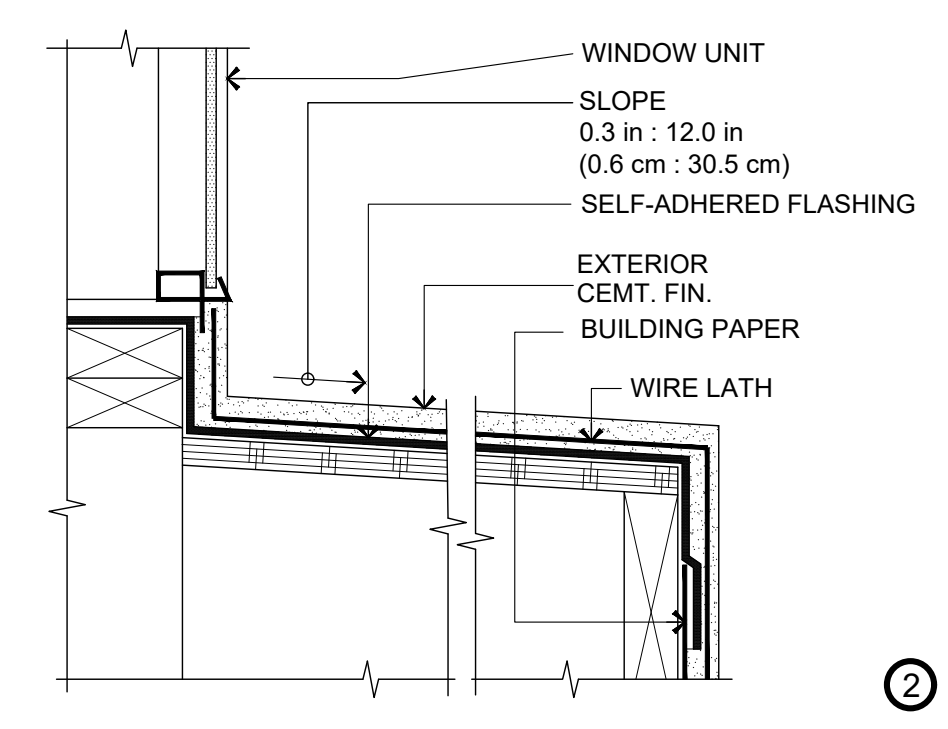
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



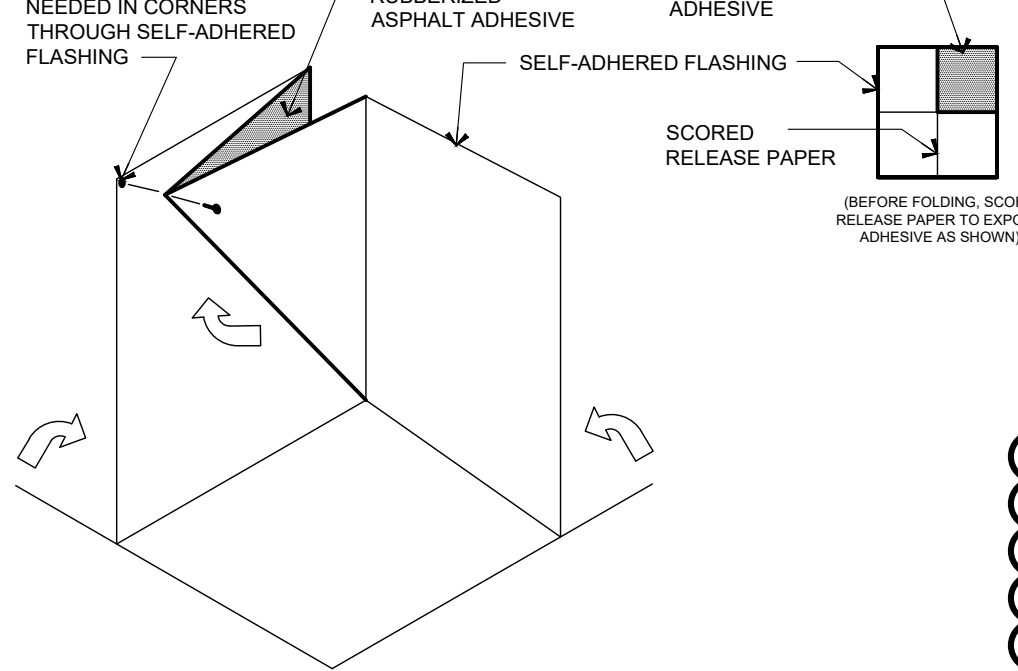
SELF-ADHERED FLASHING
OUTSIDE CORNER

WP08



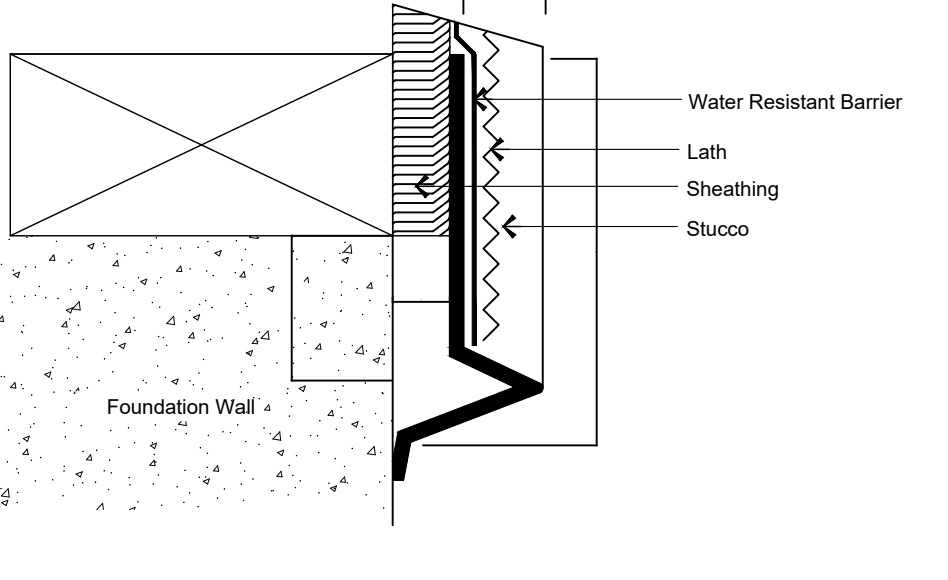
SELF-ADHERED FLASHING
CEMENT FINISH SILL/ POTSHELF/ CHIMNEY SHOULDER

WP03



SELF-ADHERED FLASHING
INSIDE CORNER

WP06



FOUNDATION WEEP SCREED

WP09

THESE DETAILS ARE GENERIC AND MEANT TO SHOW
GENERAL FLASHING AND WATERPROOFING METHODS TO BE
USED.

SELF-ADHERED FLASHING PRODUCTS DETAILS

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND
ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FBC R

Detail Instructions

Refer to the number marked as # in each detail that corresponds
to the numbered items in the list of instructions below:

1. Install self-adhered flashing in order as shown by numbers
2. Install flashing and weather resistive barrier to form water shedding laps
3. Self-adhered flashing can be substituted for building paper
4. Split the release paper using the ripcord (Split release on demand, embedded in the adhesive layer) - for ease of installation and to minimize scoring cuts
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6" x 6" Minimum)
6. Fold as shown by arrows
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
8. Mechanically fasten as necessary

FLASHING REQUIREMENTS

R612.12 Flashing, Sealants and Weatherstripping. Flashing and sealants for exterior windows shall comply with Section R703.8.

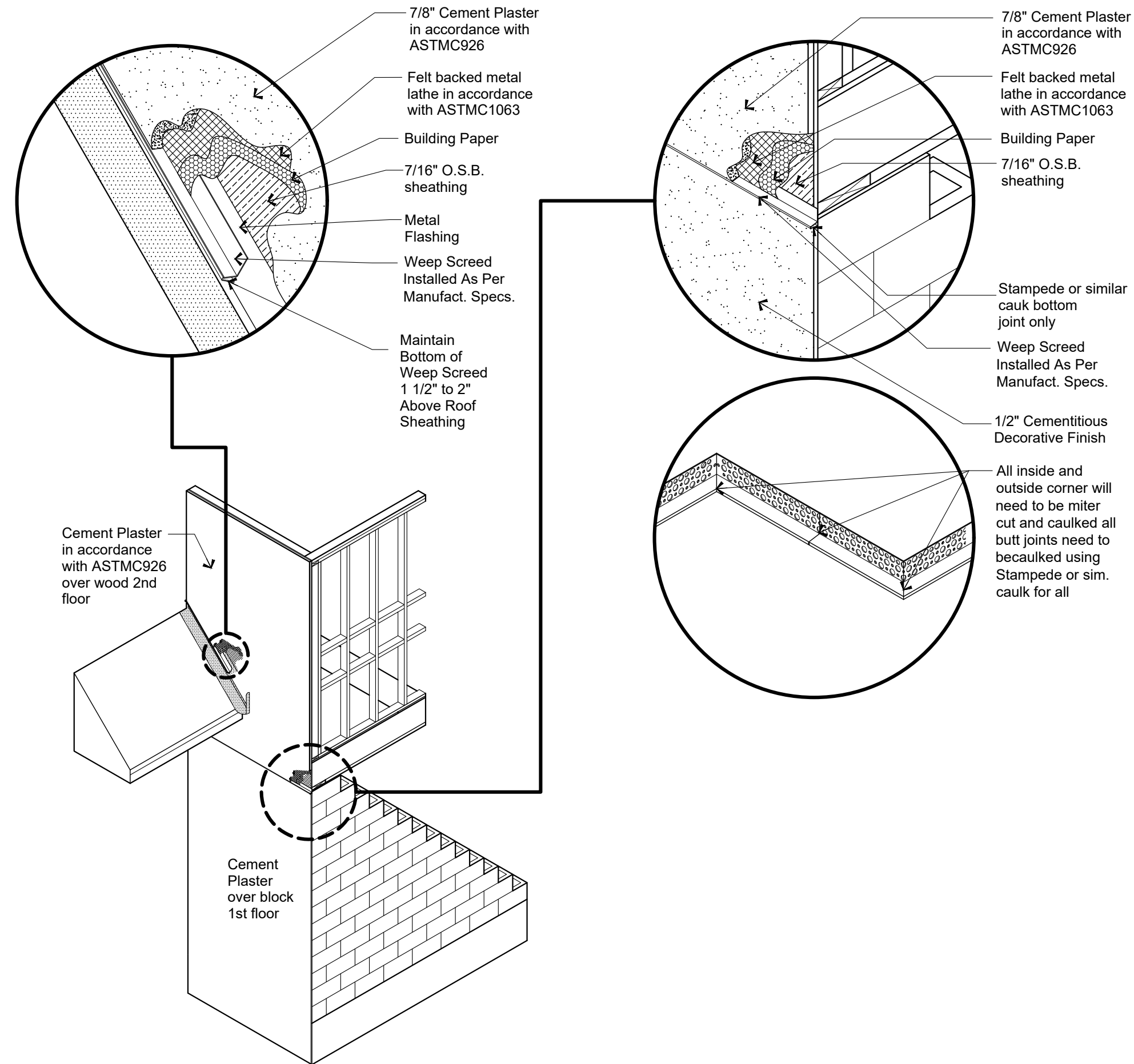
R703.2 Weather-resistant sheathing paper. One layer of No.15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1

Exception: Omission of the water-resistive barrier is permitted in the following situations:
1. In detached accessory buildings.
2. Under exterior wall finish materials as permitted in

R703.8 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent 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. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of 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 for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following or other approved method:
 - 1.1 The fenestration manufacturer's written flashing instructions.
 - 1.2 The flashing manufacturer's written installation instructions.
 - 1.3 In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/WDMA 250.
 - 1.4 In accordance with the flashing method of a registered design professional.
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.

R703.15 Drained assembly wall over mass assembly wall. Where wood frame or other types of drained wall assemblies are constructed above mass wall assemblies, flashing or other approved drainage system shall be installed as required by R703.8.



Note:
The building paper and metal lath must be
installed over the top of the weep screed.

WEEP SCREED DETAIL
SCALE: NOT TO SCALE

REVISIONS	BY



HERNANDO CASTANO

ARCHITECT - FL AR98618
7690 Universal Blvd. Ste 645
Orlando, FL 32819-321 945.0242
hc@hrunlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed
to withstand the forces generated by 160 m.p.h. winds plus
three second gust factor in compliance with section 1609 of
2023 Florida Building Code, Revisions and
Supplements.

HERNANDO CASTANO

Digitally
signed by
Hernando
Castano

Date:
2024.05.02

09:32:54

-04'00'

Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY:
PC

DESIGN BY:
HC

DATE:
04/10/2024

CHECKED BY:
HC

SCALE:
AS NOTED

SHEET #:

D-1

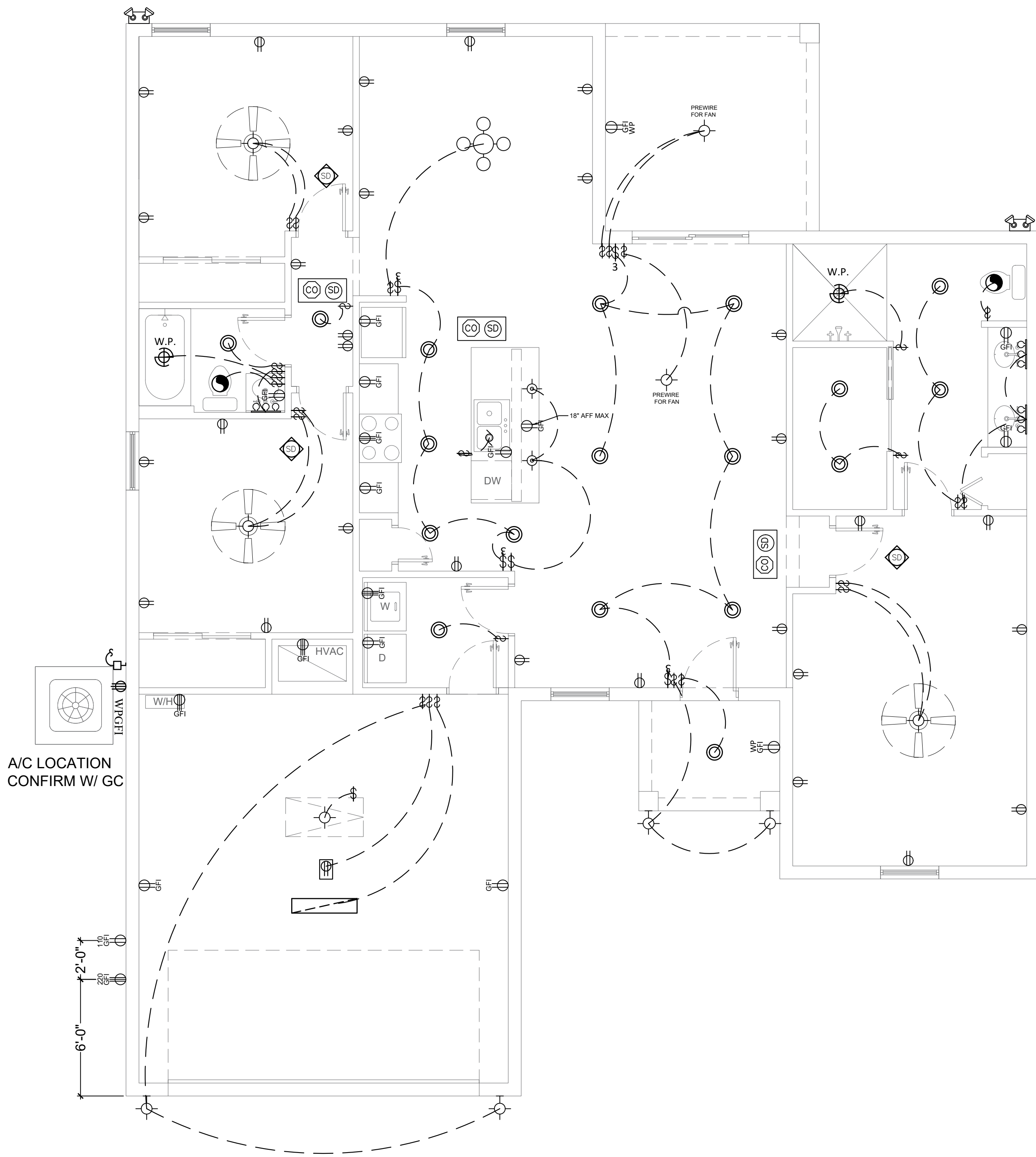
APPROVAL STAMPS OF AHJ

BRC24-001809
2320 NW 31ST TER

REVIEWED

FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: AK DATE: 08/19/2024

ALL CONSTRUCTION SHALL BE IN
COMPLIANCE WITH THE FLORIDA BUILDING
CODE, ALL STATE AND LOCAL CODES.
THE GRANTING OF PERMIT DOES NOT RELIEVE
THE CONTRACTOR OF RESPONSIBILITY TO
COMPLY WITH ALL CODES AND ORDINANCES.



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

GENERAL ELECTRICAL NOTES:

ALL WORK IS TO BE IN ACCORDANCE WITH THE NEC 2020.

DEDICATED CIRCUIT FOR EACH, DISHWASHER, GARBAGE DISPOSAL
INSTALL ALL OUTLETS, SWITCHED FIXTURES, EQUIPMENT ETC.
PER LOCAL STATE AND BUILDING CODE.

ARC FAULT OUTLETS IN ALL SPACES TYP.

POWER TO SEPTIC SUBJECT TO CHANGE BASED ON DRIVEWAY AND DRAINAGE.

SURGE PROTECTION DEVICE TO BE INSTALLED PER NEC 230.67

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

ALL SERVICE SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTOR DEVICE (SPD), SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT.

ALL 125-VOLT, THROUGH 250-VOLT RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8 (A)(1) THROUGH (A)(11) AND SUPPLIED BY A SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

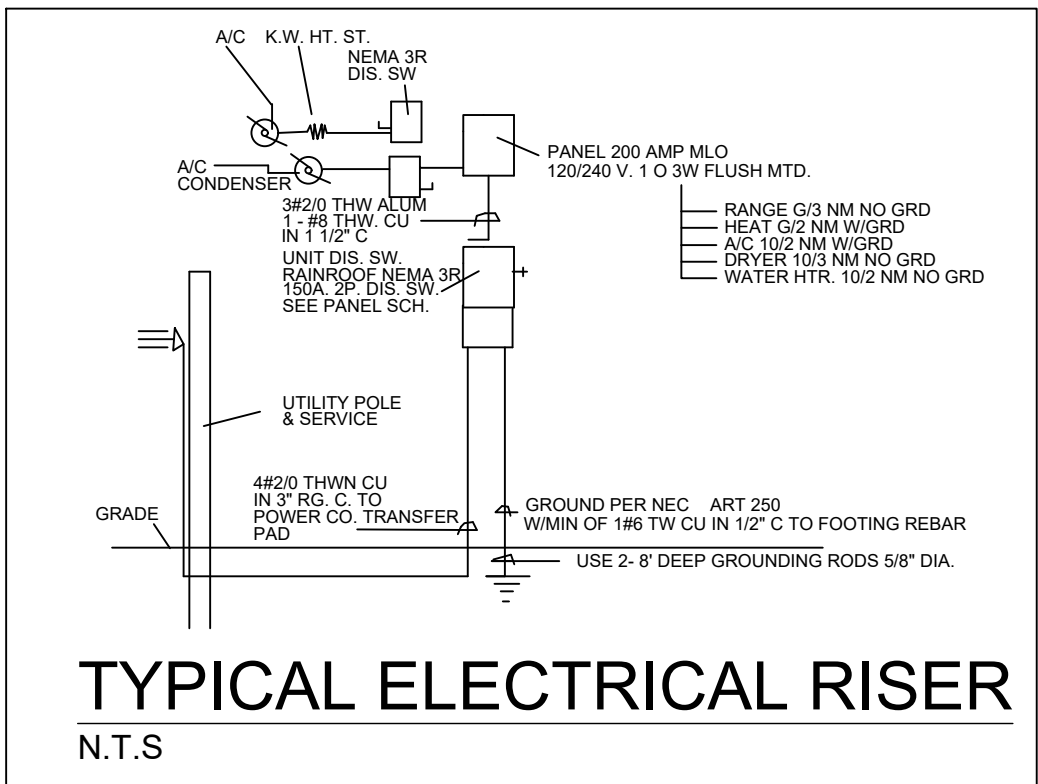
SMOKE DETECTORS:
SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS; SHALL BE INTERCONNECTED; SHALL BE 3' FROM WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' FROM THE SUPPLY OR RETURN AIR STREAMS, AND EQUIPPED WITH A BATTERY BACK-UP.

OUTLETS:
QUANTITY AND SPACING PER CODE.

LIGHTS:
VANITY LIGHTS @80" HEIGHT.

FANS:
PROVIDE AND INSTALL FANS IN LIVING ROOM AND MASTER BEDROOM

LOAD CALCULATION	
Air Conditioning kVA Calculation:	10.0 KV
Load Included at 100%:	6.3 KV
Air conditioning	9.0 KV
Lighting Load:	6.0 KV
2,077 sq.ft. at 3 volt-amperes	8.0 KV
Receptacles Load:	17.0 KV
50 receptacles @ 180 volt-amperes	1.2 KV
Four amp. small appliance circuits at 1500 volt-amperes (includes disp.)	57.5KV
Range	
Water heater	
Dishwasher	
Total other load	20 KV
1st 20 kVA at 100%	15 KV
Remainder at 40% (37.5 kVA x .4)	35 KV
Total other load	
35 KV — 35,000 kVA =	volt-amperes
VA = 220 V =	159 amperes (service rating)
USE PANEL 200 AMP.	



ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	CEILING MOUNTED LIGHT
[Symbol]	RECESSED LIGHT
[Symbol]	WALL MOUNTED LIGHT
[Symbol]	PENDANTS LIGHT
[Symbol]	CHANDELIER
[Symbol]	CEILING FAN
[Symbol]	WALL MOUNTED MULTI-LIGHT FIXTURE
[Symbol]	TRACK LIGHT
[Symbol]	LED LIGHT
[Symbol]	W.P.
[Symbol]	WEATHER PROOF LIGHT
[Symbol]	SPOT LIGHT
[Symbol]	EXHAUST FAN
[Symbol]	FAN / LIGHT COMBINATION
[Symbol]	DOORBELL CHIME
[Symbol]	WALL SWITCH
[Symbol]	3 WAY SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	110V WATER PROOF GFI
[Symbol]	DUPLEX RECEPTACLE
[Symbol]	220 V RECEPTACLE
[Symbol]	1/2 HOT, 1/2 SWITCHED RECEPTACLE
[Symbol]	FLOOR RECEPTACLE
[Symbol]	110v GROUND FAULT INTERRUPT
[Symbol]	220V GROUND FAULT INTERRUPT
[Symbol]	PRE-WIRED GARAGE DOOR OPENER
[Symbol]	CABLE JACK
[Symbol]	TELEPHONE JACK
[Symbol]	METER
[Symbol]	ELECTRICAL PANEL
[Symbol]	SMOKE DETECTOR
[Symbol]	SMOKE DETECTOR & CARBON MONOXIDE COMBO
[Symbol]	GARBAGE DISPOSAL MOTOR

BRC24-001809
2320 NW 31ST TER

105.4.1Permit intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

REVISIONS	BY

HERNANDO CASTANO
ARCHITECT - FL AR98618
7680 Universal Blvd. Ste 645
Orlando, FL 32819 /321.945.0242
hc@runlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 100 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Residential and Supplements.

HERNANDO CASTANO
Digitally signed by Hernando Castano
Date: 2024.05.02 09:33:37 -04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:

E-1

APPROVAL STAMPS OF AHJ

GENERAL NOTES

NOTES AND SPECIFICATIONS:

GENERAL NOTES:

- DO NOT SCALE THESE DRAWINGS. VERIFY AND CHECK ALL DIMENSIONS BEFORE COMMENCING WORK. WRITTEN DIMENSIONS AND NOTES CONTROL.
- ANY ERRORS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL BE MADE TO COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS AS PER 2020 FBC, RESIDENTIAL SECTION R101.2.1 AND 2020 FBC, BUILDING SECTION 105.4.1

FOUNDATIONS NOTES:

- FOOTINGS AND FOUNDATIONS DESIGN ARE BASED ON THE PRESUMABLE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 3,000 P.S.F.
- FOOTINGS AND FOUNDATIONS ARE TO BE PLACED ON COMPACTED SOIL FREE OF ANY ORGANIC MATERIAL.
- CONTRACTOR SHALL VERIFY SOIL SUITABILITY AND BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT.

CAST IN PLACE CONCRETE NOTES:

- CONCRETE STRENGTH FOR FOOTINGS, FOUNDATIONS AND SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
- CONCRETE COARSE GROUT FOR MASONRY COLUMNS AND BOND BEAMS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH ACI 318 AND ACI 301 STRUCTURAL CONCRETE SPECIFICATIONS.

REINFORCEMENT STEEL NOTES:

- ALL REINFORCING STEEL TO CONFORM WITH ASTM STANDARDS A615, A706, OR A996 GRADE 60 (60,000 P.S.I.) MINIMUM. LAP SPLICES WITH 60 BAR DIAMETER (TYPICAL U.N.O.) ALL STEEL TO BE FREE FROM SCALE, OIL AND /OR RUST, U.N.O.
- ALL HORIZONTAL BARS AROUND CORNERS SHALL BE BENT A MINIMUM OF 12 BAR DIAMETERS (BEND EXCLUDED).
- ALL WELDED WIRE FABRIC TO CONFORM TO ASTM A185.
- ALL STIRRUPS AND TIES TO CONFORM TO ASTM A615, GRADE 60 MIN. MASONRY WALL CONSTRUCTION

NOTES:

- ALL CONCRETE MASONRY UNITS (CMU) TO CONFORM WITH ASTM C-30 OR ASTM C145 (FM-1900 P.S.I.)
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ACI 530/ACI 530.1
- MORTAR TO BE TYPE M OR S AND IN ACCORDANCE WITH ASTM C270.

WOOD FRAME CONSTRUCTION NOTES:

- ALL WOOD FRAME CONSTRUCTION AS PER AF & PA WOOD FRAME CONSTRUCTION MANUAL.
- ALL INTERIOR BEARING WALLS TO BE #3 K.D. S.Y.P. OR #2 S.P.F. U.N.O. ALL BEARING WALLS TO BE BLOCKED.
- ALL STRUCTURAL WOOD MEMBERS TO BE CONTROLLED STRESS GRADE LUMBER WITH A MINIMUM FIBER STRESS AS PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY OR GROUND TO BE EITHER PRESSURE TREATED WOOD OR PROTECTED FROM CONTACT WITH SEAT PLATES OR FELT PAPER.
- WALL AND ROOF SHEATHING AS PER ROOF PLAN SPECIFICATIONS.
- ANY NAILING AND/OR FASTENING REQUIREMENTS FOR WOOD TO WOOD CONNECTIONS SHALL NOT BE LESS THAN THOSE SPECIFIED IN TABLE R602.3(1) OF THE 2020 FBC, RESIDENTIAL.
- ALL ANCHOR BOLTS & WEDGE ANCHORS SHALL BE IN ACCORDANCE WITH ASTM A307, GRADE A.

UPLIFT CONNECTOR NOTES:

- ALL CONNECTORS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS WITH CATALOG SPECIFIED FASTENERS. ALL CONNECTOR HOLES TO BE FILLED WITH SPECIFIED FASTENERS U.N.O.
- DOUBLE CONNECTOR APPLICATIONS ON SINGLE PLY WOOD MEMBERS TO BE INSTALLED ON OPPOSITE SIDES OF WALL.
- ALL DRILL AND EPOXY SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- REFER TO TREATED WOOD PRODUCER TO VERIFY SUITABILITY OF CONNECTORS COATING AND FASTENERS SELECTION WITH THE WOOD PRESSURE TREATED (CHEMICAL) TREATMENT.
- PROVIDE CONNECTORS, FASTENERS, ANCHORS AND NAILS OF THE APPROPRIATE MATERIAL AND/OR WITH THE APPROPRIATE COATING FOR USE WITH THE TYPE OF PRESSURE TREATED WOOD OR FIELD APPLIED TREATMENT UTILIZED IN ACCORDANCE WITH CONNECTORS MANUFACTURER AND TREATMENT PRODUCER GUIDELINES AND RECOMMENDATIONS.
- ALL ANCHOR BOLTS & WEDGE ANCHORS SHALL BE IN ACCORDANCE WITH ASTM A307, GRADE A.

105.4.1 Permit Intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

COMPONENTS AND CLADDING:

- ALL COMPONENT AND CLADDING TO BE INSTALLED AND ANCHORED AS PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH 2020 FBC-RESIDENTIAL SECTIONS R301 & R613 AND 2020 FBC-BUILDING SECTION 1609.
- PROVIDE INFORMATION AND APPROVAL NUMBERS ON BUILDING ENVELOPE AND STRUCTURAL COMPONENTS TO THE BUILDING AUTHORITY HAVING JURISDICTION PER FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE 9B-72.

NOTE 1:

-FLOOR SLAB OF PLANT MIX CONCRETE 3,000 P.S.I. 4" THICK WITH FIBER-MESH REINFORCEMENT OVER TERMITE TREATED SOIL WITH 6 MIL. POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL.

OR

-FLOOR SLAB OF PLANT MIX CONCRETE 3,000 P.S.I. 4" THICK WITH 6x6 10/10 GAUGE REINFORCING MAT. WITH MIN 1" COVER. TERMITE TREATED SOIL WITH 6 MIL. POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL.

-AS AN ALTERNATIVE TO SOIL TREATMENT A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT, AND APPLIED PER LABEL DIRECTIONS COULD BE USED FOR SUBTERRANEAN TERMITE PREVENTION PER SECTION R320.1.8 OF THE 2020 FBC-RESIDENTIAL CODE

-AS PER 2020 FBC-RESIDENTIAL CODE SECTIONS R320.8.1 AND R401.3. SITE SHALL BE GRADED TO PROVIDE DRAINAGE UNDER ALL PORTIONS OF STRUCTURE AND TO DRAIN SURFACE WATER AWAY FROM THE STRUCTURE

-ALL PLUMBING WORK SHALL COMPLY WITH THE 2020 FBC-RESIDENTIAL AND PLUMBING CODES

-IF MASONRY DOWEL HAS BEEN OMITTED, PROVIDE DOWEL IN PREDRILLED HOLE AND CEMENT WITH SIMPSON STRONG-TIE'S SET EPOXY. FOR A #5 REBAR (5/8" DIAMETER) DRILL A 3/4" DIAMETER HOLE TO A DEPTH OF 6" MIN. AND FILL WITH EPOXY ADHESIVE SYSTEM, FOLLOWING MANUFACTURER'S INSTRUCTIONS. USE THIS APPLICATION FOR PULLOUT FORCES UP TO 4010 LBS.

CONTRACTOR NOTE:

ALL DRILLED AND EPOXIED HOLES MUST BE PROPERLY VACCUUMED, BRUSHED, AND BLOWN CLEAN PER MFG'R'S RECOMMENDATIONS TO ACHIEVE UPLIFT CAPACITY

Anchorage of appliances.
Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4 inches (102 mm) above the controls. Per M1307.2

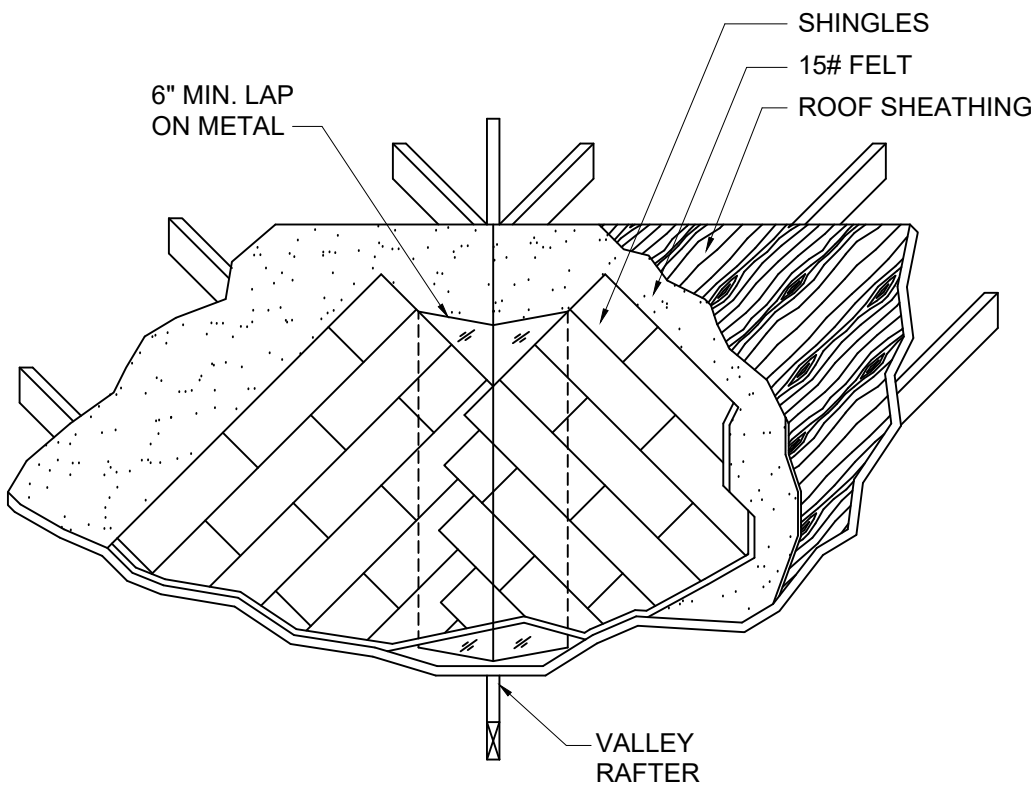
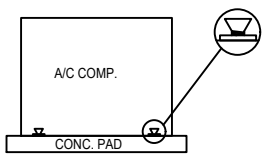
Ground-mounted units.

Ground-mounted units for Group R3 residential applications may be anchored with #14 screws with gasketed washers according to the following.

- For units with sides less than 12 inches (305 mm), one screw shall be used at each side of the unit.
- For units between 12 and 24 inches (305 and 610 mm), two screws shall be used per side.
- For units between 24 and 36 inches (610 and 914 mm), three screws shall be used per side.
- For units greater than 36 inches or 5 tons (9144 mm and 18 kW), anchorage shall be designed in accordance with Section M1307.3.

Notes:

- Corrosion protection. Buildings located within 3,000 feet (914 400 mm) of the ocean should utilize nonferrous metal, stainless steel or steel with minimum G-90 hot-dip galvanized coating for equipment stands and anchors and stainless steel screws.
- Strapping. Job-site strengthening of fan cowlings and vent hoods is recommended. Two or four stainless steel cables are recommended, depending on design wind conditions. Alternatively, additional, heavy straps can be screwed to the cowling and curb.



1 VALLEY DETAIL
S-0 NOT TO SCALE

TRUSS NOTES

-NOTE TO TRUSS INSTALLER-FRAMER: FOLLOW BUILDING COMPONENT SAFETY INFORMATION (BCSI 1-03) DOCUMENTS BCSI-B1 BCSI-B2, BCSI-B7 TO STORE, HANDLE, INSTALL, GROUND BRACE AND TEMPORARY BRACE TRUSSES OUT IN THE FIELD. DOCUMENTS ARE TYPICALLY INCLUDED W/TRUSS PACKAGES AND ARE READILY AVAILABLE FROM WTCA AT 608-310-6726.

-DRILL AND EPOXY AS PER MANUFACTURER'S SPECS. EPOXY=SIMPSON SET EPOXY

-2)HETA 16 APPLICATION: EA. ANCHOR IS TO BE INSTALLED ON OPPOSITE SIDES OF WOOD MEMBER CENTERED IN MASONRY BOND BEAM W/ 8-16d NAILS PER STRAP.

-NOTE: ALL CONNECTORS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS INSTALLATION INSTRUCTIONS AND WITH ALL OF THE CATALOG SPECIFIED FASTNERS U.N.O.

-PIGGYBACK ASSEMBLY TO BE INSTALLED, BRACED & DIAGONALLY BRACED PER TRUSS DESING DRAWINGS AND TRUSS INSTALLATION DETAILS BY OTHERS.

CONNECTORS (U.N.O.):

- TRUSSES TO C.M.U. WALLS: 1HETA16
- TRUSSES TO WOOD BEAM OR BEARING WALLS: 1 MTS12.
- JACKS: (1) TJC37 W/6-8d X 1 1/2" & 6-8d X 1 1/2"

-NOTE: PROVIDE 2x BLOCKING AT RAISED HEEL TRUSSES

-NOTE: VALLEY SET TRUSSES WMTS12 TO EACH TRUSS BELOW U.N.O. ON TRUSS ENGINEERING.

-HUC HANGER SHOULD BE INSTALLED SUCH THAT A MINIMUM END AND EDGE DISTANCE OF 1-1/2" IS MAINTAINED.

-MBHA 3.25-11.25 W/1-ATR 3/4"x8" W/ SIMPSON SET EPOXY @TOP & FACE OF CMU AND 18-10D TO BEAM

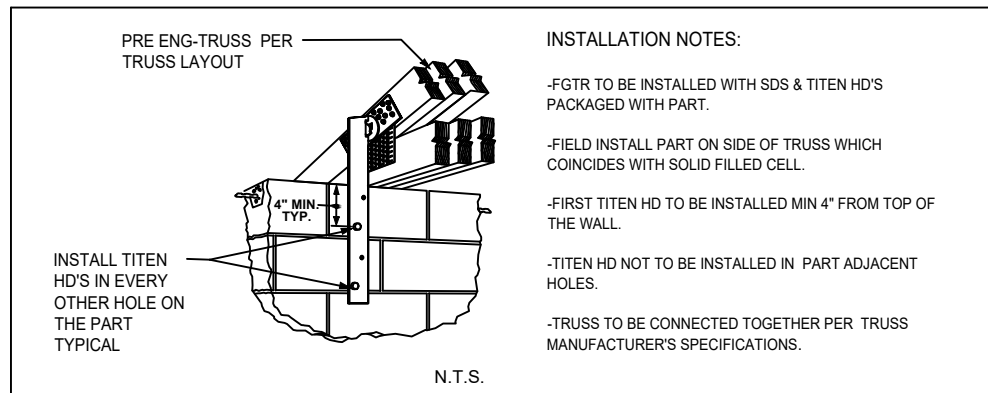
-AT EACH ENTRY BEAM BEARING POINT AT TOP CMU PROVIDE (2) HETA, 24. EA. HETA 24 W/11-10D OR (2) HTSM 20. EA. HTSM 20 W/ 10-10D & (4) 1/4X2-1/4 TITEN

-AN HUC410 COULD BE USED IN LIEU OF THE MBHA. HUC410 W/10-16d TO BEAM & (18) 1/4"x2-3/4" TITENS OR TAPCONS TO CMU.

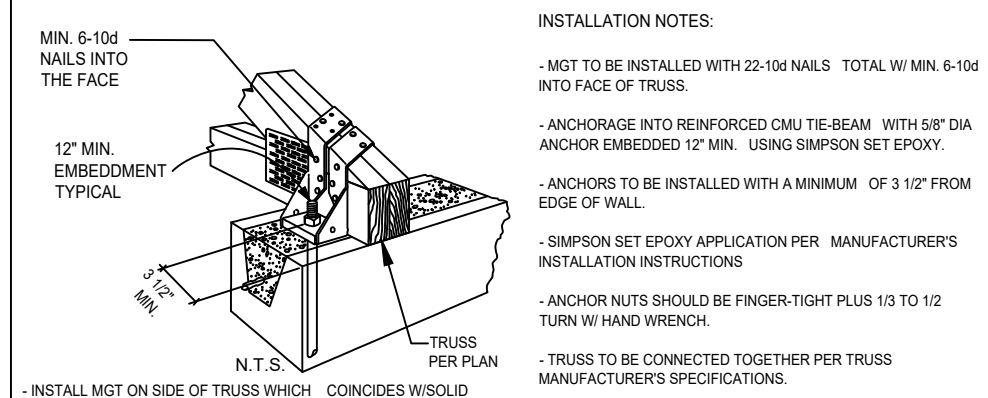
-WHERE TRUSS STRAPS ARE NOT IN PROPER PLACEMENT PROVIDE A (SIMPSON) HTSM16 FOR UPLIFTS UP TO 1,045 Lbs. HTSM16 W/8-10d x 1-1/2" & 4-1/4" x 2-1/4" MASONRY SCREWS. APPLIES TO A MAXIMUM OF 3 TRUSSES PER WALL.

-NOTE: ENGINEER OF RECORD TO BE NOTIFIED IMMEDIATELY IF TRUSS ENGINEERING VARIES OR DEVIATES FROM SEALED TRUSS PLAN/TRUSS PLACEMENT PLAN.

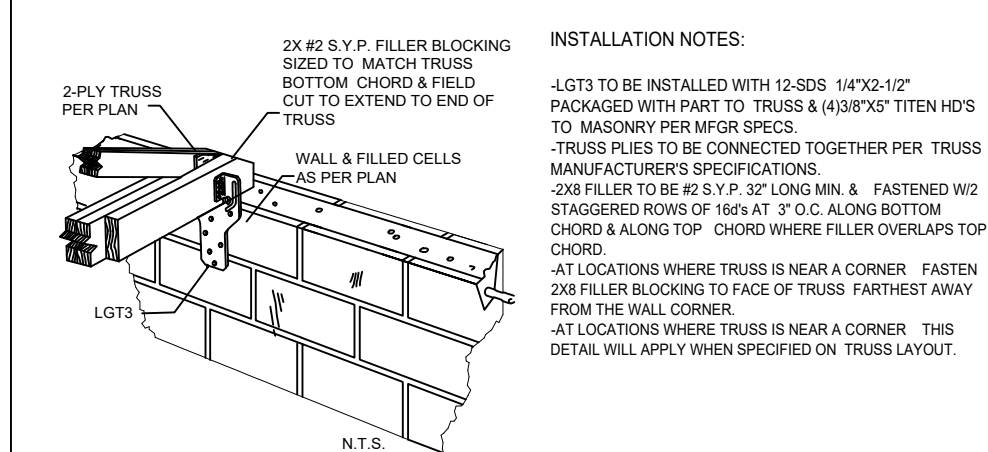
TRUSS SUPPORT, TRUSS BEARING CONDITIONS AND TRUSS CONECTIONS ARE BASED UPON ENGINEERING DESIGN SUPPLIED BY CARPENTER CONTRACTOR OF AMERICA. DATED 08-25-2009. CONTRACTOR TO COMPLY W/ ANS/ITPI 1-2002 SECTION 2.6. TRUSS MANUFACTURER/ DESIGNER TO COMPLY WITH ANS/ITPI 1-2002 SECTION 2.7 & 2.8.



TYPICAL FGTR SINGLE INSTALLATION



TYPICAL MGT INSTALLATION



LGT3 INSTALLATION W/ FILLER

ABBREVIATION LIST

A.B.	Anchor Bolt	HB	Hose Bibb	U.N.O.	Unless Noted Otherwise
Abv.	Above	Int.	Interior	VB	Vanity Base
A/C	Air-Conditioner	K/Wall	Kneewall	Vert.	Vertical
Adj.	Adjustable	K.S	Knee Space	V.L.	Versalram
A.F.F.	Above Finished Floor	Laun.	Laundry	VTR	Vent through Roof
A.H.U.	Air Handler Unit	Lav.	Lavatory	W	Washer
ALT.	Alternate	L.F.	Linear Ft.	W/	With
B.C.	Base Cabinet	L.T.	Laundry Tub	W/C	Water Closet
B.F.	Bifold Door	Mas.	Masonry	W.A.	Wedge Anchor
Bk Sh	Book Shelf	Max	Maximum	Wd	Wood
Bm.	Beam	M.C.	Medicine Cabinet	WP	Water Proof
BOT.	Bottom	Mfgr.	Manufacturer		
B.P.	Bypass door	Micro.	Microwave		
Brg.	Bearing	Min	Minimum		
Cr.	Circle	M.L.	Microlam		
Cig.	Ceiling	Mir.	Mirror		
Col.	Column	Monolithic	Monolithic		
Comp.	A/C Compressor	N.T.S.	Not to Scale		
C.T.	Ceramic Tile	Opn'g.	Opening		
D.	Dryer	Opt.	Optional		
Dec.	Decorative	Pc.	Piece		
Ded.	Dedicated Outlet	Ped.	Pedestal		
Dbt.	Double	P.L	Parallam		
Dia.	Diameter	PLF	Pounds per linear foot		
Disp.	Disposal	Plt. Ht.	Plate Height		
Dist.	Distance	Plt Sh.	Plant Shelf		
D.S.	Drawer Stack	PSF	Pounds per square foot		
D.V.	Dryer Vent	P.T.	Pressure Treated		
D.W.	Dishwasher	Pwd.	Powder Room		
Ea.	Each	Rad.	Radius		
E.W.	Each Way	Ref.	Refrigerator		
Elec.	Electrical	Req'd.	Required		
Elev.	Elevation	Rm.	Room		
Ext.	Exterior	Round	Round		
Exp.	Expansion	R/S/H	Rod and Shelf		
F.B.C.	Florida Bldg. Code	SD.	Smoke Detector		
Fin. Flr.	Finished Floor	S.F.	Square Ft.		
F.G.	Fixed Glass	Sh.	Shelves		
Flr.	Floor	SHT	Sheet		
Fdn.	Foundation	S.L.	Side Lights		
Flr. Sys.	Floor System	S.P.F.	Spruce Pine Fir		
F.Pl.	Fireplace	Sq.	Square		
Ft.	Foot / Feet	S.Y.P.	Southern Yellow Pine		
Fig.	Footing	Temp.	Tempered		
FX	Fixed	Thickn.	Thicken		
Galv.	Galvanized	T.O.B.	Top of Block		
G.C.	General Contractor	T.O.M.	Top of Masonry		
G.F.I.	Ground Fault Interrupter	T.O.P.	Top of Plate		
G.T.	Girder Truss	Trans.	Transom Window		
Hdr.	Header	Typ.	Typical		
Hgt.	Height	UCL	Under Cabinet Lighting		

SIMPSON CONNECTORS

EACH FLOOR TRUSS ATTACHED TO CMU WITH (1)-HETA16 W/10-10d x 1 1/2" (CAP=1805#) & AT FRAME CONNECTION WITH (1)-MTS12 W/14-10d x 1 1/2" (CAP=730#)

EACH ROOF TRUSS AT CMU TO BE ATTACHED WITH (1)-HETA16 W/10-10d x 1 1/2" NAILS (CAP=1805 #).

EACH ROOF TRUSS AT FRAME CONNECTION TO BE ATTACHED WITH (1)-MTS12 W/14-10d x 1 1/2" (CAP =730#)

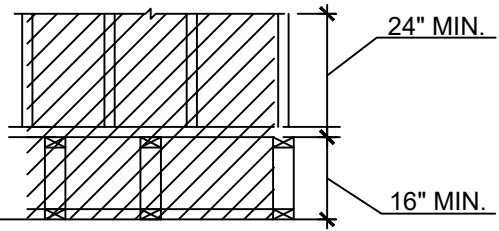
ENDJACKS AND CORNER SETS MAY BE (1)-H-10

ROOF SHEATHING TO BE 1/2" NOMINAL APA SHEATHING RATED $\frac{3}{4}$ " NAILED WITH 8d RING-SHANK NAILS OR 0.131 X 2-1/2" DEFORMED SHANK GUN NAIL AT 6" O.C. AT PANEL EDGES AND 6" O.C. AT PANELS INTERMEDIATE FRAMING U.N.O. PER R803.2.3.1 8d RING SHANK NAILS SHALL HAVE AMINIMUM 0.113" NOMINAL SHANK DIAMETER, A RING DIAMETER OF 0.012 OVER SHANK DIAMETER WITH 16 TO 20 RINGS PER INCH, A 0.280" FULL ROUND HEAD DIAMETER AND A 2" MINIMUM NAIL LENGTH. NOTE DEFORMED SHANK EQUALS EITHER SCREW OR RING SHANK.

WALL SHEATHING TO BE 15/32" CDX OR 7/16" OSB NAILED WITH 8d COMMON NAILS AT 12" O.C. FIELD AND AT 6" O.C. EDGE (U. N. O.) NOTE IN LIEU OF 8d 1 NAILS. PASLODE 2" x 0.099" DIAMETER POWER 4 DRIVEN COATED SCREW SHANK NAILS MAY BE USED AT 6" O.C. FIELD AND AT 3" O.C. EDGE (U. N. O.), WITHOUT STRUCTURAL SHEATHING

EXTERIOR BEARING WALLS TO BE 2x (SEE FLOOR PLAN) #2 SPF, OR #3 SYP @ 16" O.C. U.N.O. W/1 H3 AT TOP AND BOTTOM OF EACH FULL LENGTH STUD. (SIMPSON APPROVED EQUAL IS SP1 @ BOTTOM AND SP2 @ TOP) WITH STRUCTURAL SHEATHING

EXTERIOR BEARING WALLS TO BE 2x (SEE FLOOR PLAN) #2 SPF, OR #3 SYP @ 16" O.C. U.N.O. W/1 H3 AT TOP @ 32" O.C. (SIMPSON APPROVED EQUAL IS A SP2 1 @ TOP) PROVIDE * (N.O.M.) EXTERIOR STRUCTURAL 2 SHEATHING BEGINNING AT THE BOTTOM OF THE FLOOR SYSTEM AND EXTEND A MIN. OF 24" ABV. THE SOLE PLATE OF THE 2ND FLOOR STUD WALL. NAIL W/ 18d x 2" @ 4" O.C. AT THE PERIMETERS & 6" O.C. IN 2 THE FIELD AND A MIN. OF 6 NAILS STAGGERED IN THE FLOOR SYSTEM & 6 NAILS IN THE STUD ABV.



REVISIONS	BY



ARCHITECT

HERNANDO CASTANO

ARCHITECT - FL AR98618
7680 Universal Blvd. Ste 645
Orlando, FL 32819 /321.945.0242
hcc@unlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 100 m.p.h. winds plus three second gust factor in compliance with section 1606 of 2023 Florida Building Code, Resonans and Supplements.

HERNANDO CASTANO

Digitally signed by
Hernando Castano
Date:
2024.05.02
09:33:55
-04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:

S-0

APPROVAL STAMPS OF AHJ

BRC24-001809
2320 NW 31ST TER

REVIEWED

FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: **AK** DATE: **08/19/2024**

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSABILITY TO COMPLY WITH ALL CODES AND ORDINANCES.

PRE-ENGINEERED WOOD TRUSS @ 24" O.C.
W/ HURRICANE ANCHOR EACH END.
REFER TO TRUSS NOTES ON ROOF PLAN

PRODUCT CODE	DESCRIPTION
USP	LOW PROFILE TRUSS
LPTA	

AT GIRDER USE SIMPSON MGT.
3965# UPLIFT- 5/8" WEDGE ANCHOR,
NAIL 22-10d

PROVIDE BUILD PAPER OR
STEEL PLATE BETWEEN
TRUSS & C.M.U.

ALUMINUM FASCIA
& SOFFIT
SEE ROOF PLAN
HEADER TYPES AS
CALLED OUT ON PLAN &
LINTEL SCHEDULE

PRE-CAST SILL
8" C.M.U.
TEXTURE CEMENT FINISH

#5 DOWEL, 25"
MIN. LAP
FINISH GRADE

(1)#5 @ 6'-0" O.C. (MAX)
W/25" BAR LAP (MIN)
TYP. 16"X 20" CONC.
FOOTER W/ 2 #5 Ø
ROD CONT.

ONE STORY 8" BLOCK WALL SECTION

1
S-1
NOT SCALE

COLUMN CONFIGURATIONS

16"
16"
FILLED CELL W/ (3) #5 RODS

CMU BLOCK COLUMN NOTE:
SEE FLOOR PLAN FOR CONCRETE
FILLED CELL CONFIGURATION.
CELLS NOTED AS BEING FILLED
ARE TO HAVE (1) #5- ROD TIED
TO CONT. ROD IN FOOTER AND
LINTEL ROD ABOVE IF PRECAST
IS USED.

COLUMN FOOTER DET.

8
S-1
NOT SCALE

19/32" (MIN.) CDX OR OSB SHEATHING
PERPENDICULAR TO SUPPORTS W/
SHEATHING CLIPS

TYPICAL NOTE:
ONE LAYER OF 30# FELT IF
ROOF PITCH GREATER THAN
5:12, TWO LAYERS OF 15# FELT
IF ROOF PITCH IS LESS THAN 5:12

ASPHALT SHINGLES ROOF

BLOCKING STAGGERED BETWEEN TRUSSES
IF BLOWN INSUL. IS USED.

R-30 MIN. INSULATION

(DOUBLE HEADER BLK. CONC.
FILLED & REINF. W/ 1 #5 BAR
IF WALL HEIGHT IS OVER 9'-4")

5d COOLER NAILS OR GWB54 @ 7" O.C.

1/2" CEILING BOARD
FILLED LINTEL BLOCK W/ 1# 5
CONT. W/25" SPLICE MIN.

1/2" GYP BOARD OVER
3/4" P.T. FURRING
AL-FOIL INSULATION (R 4.1)

VINYL OR METAL WINDOW
OR FIXED GLASS

DRYWALL WRAP

#5 Ø ROD IN FILLED CELL
AS PER FLOOR PLAN
TIED TO CONT. ROD IN
FOOTER & LINTEL ROD

4" CONC. SLAB W/ FIBERMESH
OVER 6M VISQ.

0'-0" FN. FL.

16"

CLEAN COMPACTED
TERMITE TREATED
FILL / OR ABOVE SLAB
WOOD TREATMENT

BASE TRIM AS SPEC.

EQU.

8" C.M.U.

TEXTURE CEMENT FINISH

PRE-CAST SILL

8" C.M.U.

TEXTURE CEMENT FINISH

4" CONC. SLAB W/ 6x6-10/10
W.W.M. (OR FIBER MESH)
OVER 6 MIL VAPOR BARRIER

SLAB SLOPES
AWAY FROM HOUSE

FIN. GRADE

16"

CLEAN, COMP., TERMITE
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT

SEE FOUNDATION PLAN FOR
PAD SIZE & REINFORCEMENT

NOTE: PLEASE NOTE THAT THE 2"X6" JAMB @ THE GARAGE DOOR NEEDS 4 (FOUR)
1/2" EXPANSION BOLTS 5" IMBEDDED. EACH BOLT WILL HOLD 1610# IN TENSION
& 2460 IN SHEAR. THE GROSS TENSION IS 2000# EACH SIDE BASED ON 120 MPH
WINDLOAD. ON THE GARAGE DOOR, 6440 IS GREATER THAN 2000#. OK.

VARIES
EQUAL
EQUAL
6"
2"X P.T.
8" C.M.U. WALL
(FILLED CELL)
2"X4" P.T. ATTACHED
TO C.M.U. WALL W/
1/2" DIA. X 8" ANCHOR
BOLTS OR 1/2" DIA. X 6"
HILTI REDHEAD W/ 4"
EMBEDMENT @ 24" O.C. MAX.

MASONRY/FRAME ATTACHMENT

2
S-1
NOT SCALE

8" C.M.U.
1#5 VERT. AS NOTED
ON FLOOR PLAN
4" CONC. SLAB W/
FIBERMESH
2 #5 Ø ROD CONT.
W/ 3" MIN. COVER
12"
16"
20"
CLEAN, COMP., TERMITE
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT

OFFSET BEARING FOOTER (BLOCK)

9
S-1
NOT SCALE

105.4.1 Permit intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

8"
12"
16"
18"
14"
0'-0" FN. FL.
FINISH GRADE
#5 ~ ROD IN FILLED CELL AS PER
FLOOR PLAN TIED TO CONT. ROD IN
FOOTER & LINTEL ROD ABOVE
4" CONC. SLAB W/ FIBERMESH
OVER 6M VISQ.
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT

GARAGE CURB DET.

3
S-1
NOT SCALE

WALL BEYOND
DRIVEWAY
SLAB
4" CONC. SLAB W/ 6x6-10/10
W.W.M. (OR FIBER MESH) OVER
6 MIL VAPOR BARRIER
NOTE: RECESS FOR
GARAGE DOOR
0'-0" FN. FL.
12"
16"
18"
14"
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT

FOOTING DETAIL @ GARAGE DOOR

6
S-1
NOT SCALE

ROOF DECK
USE 1 SEMCO HCPLL OR LR
@ EACH TRUSS W/ 1 SIMPSON #
H2.5 CLIP TOTAL UL. =1026#
LATTERAL LD=245#
1/2" Ø x 8" ANCHOR BOLTS
W/2"x2"x1/8" WASHERS
1 1/2" HOOK
U.N.O. 5" MIN. EMBEDMENT
12" MIN.
2 #5 Ø ROD CONT.
16"
CLEAN, COMP., TERMITE
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT
SIMPSON SP2 AT
DOUBLE TOP PLATE
2x6 STUDS @16" O.C.
#2KD S.Y.P. MIN.
SIMPSON SP-1 STUD TO
PLATE
4" CONC. SLAB W/ FIBERMESH
OVER 6M VISQ.

INT.BRG. WALL FOOTER DET.

11
S-1
NOT SCALE

15# FELT
OR HOUSE WRAP
7/16" OSB
SHEATHING
2"x4" P.T. PLATE
16d NAILS @ 12" O.C.
FLASHING
USP TA16 ANCHOR
@ 32" OC
SINGLE COAT
TEX. CEMENT WASH
KNEE WALL WHERE
SHOWN
GABLE TRUSS
PRE-MANUFACTURED
1/2" J. L. OR REDHEAD BOLT
32" MAX. EMBED 5" MIN.
2"x2"x1/8" Ø WASHERS
2"x8" PT PLATE FOR FLAT CLG.
2"x6" PT PLATE FOR VOL. CLG.
CONC. FILLED LINTEL
BLOCK W/ 1 #5 Ø ROD CONT.
1/2" DRYWALL

WALL TO TRUSS TRANS. DET.

12
S-1
NOT SCALE

15
S-1
NOT SCALE

SUNKEN SHOWER DE.

EXTERIOR
INTERIOR
ALL LAPS MIN. 25"
#5 REBAR VERT. @
CORNER FROM
FOUNDATION TO
BOND BEAM
DOWEL LAPPED WITH
WALL REINF. 10" HOOK MIN.
#5 CORNER BAR
CELL POURED SOLID
PLAN VIEW

CORNER-VERTICAL WALL REINF.

4
S-1
NOT SCALE

SLAB SLOPES AT
1/8" PER FT. AWAY
FROM HOUSE
FIN. GRADE
1 #5 REBAR CONT.
8"
16"
4" CONC. SLAB W/ FIBERMESH
OVER 6M VISQ.
CLEAN, COMP., TERMITE
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT

PATIO THICKENED EDGE DETAIL

7
S-1
NOT SCALE

(ROOFED PATIO) NON BEARING

2 #5 REBAR
4" WOOD BRG. WALL
4" CONC. SLAB W/ FIBERMESH
OVER 6M VISQ.
CLEAN, COMP., TERMITE
TREATED FILL / OR ABOVE SLAB
WOOD TREATMENT
16"

THICKENED EDGE DETAIL

13
S-1
NOT SCALE

(@ GARAGE)

8"
12"
16"
20"
FIN. GRADE
TYP. 16" X 20" MONO.
FOOTER W/ (2) #5-
RODS CONT.
P.V.C. A/C CHASE

P.V.C. A/C CHASE
THRU MONOLITHIC FTG.
MIN 25" LAP
(2) #5- RODS
MIN. 3" COVER
THRU MONOLITHIC FTG.

A/C CHASE THRU FOOTER

14
S-1
NOT SCALE

REVISIONS	BY



HERNANDO CASTANO
ARCHITECT - FL AR98618
7680 Universal Blvd. Ste 645
Orlando, FL 32819 / 321.945.0242
hco@unlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed
to withstand the forces generated by 150 m.p.h. winds plus
three second gust factor in compliance with section 1606 of
2023 Florida Building Code, Revisions and
Supplements.

HERNANDO CASTANO
Digitally
signed by
Hernando
Castano
Date:
2024.05.02
09:34:10
-04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

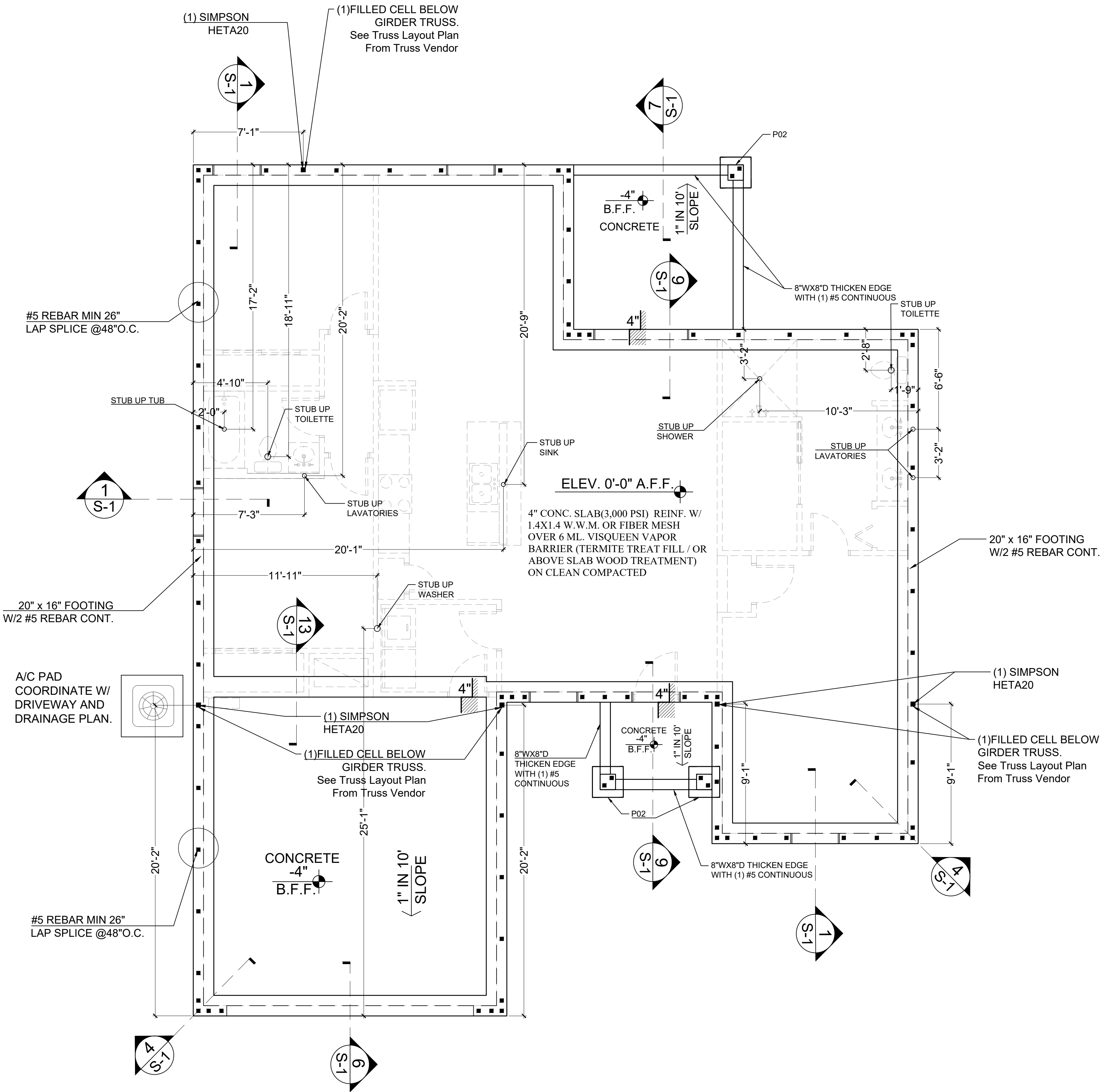
LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993
PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:
S-1

APPROVAL STAMPS OF AHJ
BRC24-001809
2320 NW 31ST TER

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: **AK** DATE: **08/19/2024**
ALL CONSTRUCTION SHALL BE IN
COMPLIANCE WITH THE FLORIDA BUILDING
CODE, ALL STATE AND LOCAL CODES. THE
GRANTING OF PERMIT DOES NOT RELIEVE
THE CONTRACTOR OF RESPONSIBILITY TO
COMPLY WITH ALL CODES AND ORDINANCES.



- GENERAL FOUNDATION NOTES
1. FOUNDATION DESIGN BASED ON 3,000 P.S.F. MIN. ALLOWABLE BEARING PRESSURE.
 2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI.301.
 3. CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI. W/ 3/4" MAXIMUM AGREGATE.
 4. ALL SLABS SHALL BE MONOLITHIC MIN. 4" THICK REINF. ("FIBERMESH") ON .006 MIL VISQUEEN OVER CLEAN WELL COMPACTED TERMITE TRATED FILL / OR ABOVE SLAB WOOD TREATMENT.
 5. REINFORCED STEEL: ASTM A615, GRADE 60. VERTICAL REINFORCEMENT SHALL BE #5 DOWEL BARS W/ A6" HOOK AT 8" O.C. MAX. ALL CORNERS AND OPENINGS GREATER THAN 6". TIE VERT. DOWELS TO HORIZ. BARS AND LAP VERTICAL BARS TO DOWELS MIN. 25". CORNERS BARS SHALL BE LAPPED 25" TO FORM CONTINUITY IN THE FOOTING.
 6. ■ INDICATES FILLED CELL WITH ONE #5 SEE SHEAR WALL TYPES FOR VARIATIONS.
 7. LANAI, DRIVEWAY AND WALKWAY SHALL BE 3,000 PSI.

LOAD BEARING COLUMN REBAR 3" FROM BOTTOM <i>TYPICAL CONC. PAD</i>			
PAD SCHEDULE			
MARK	TYPE	SIZE (W x L x D)	REBAR
P01	CONC. PAD	1'-0" x 1'-0" x 1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6" x 1'-6" x 1'-0"	(2) #5 EA. WAY
P02	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. WAY
P04	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. WAY

105.4.1Permit intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

1 FOUNDATION PLAN
S-2 SCALE : 1/4"=1'-0"

REVISIONS

BY

HC

ARCHITECT

HERNANDO CASTANO

ARCHITECT - FL AR98618

7680 Universal Blvd. Ste 645

Orlando, FL 32819 /321.945.0242

hc@runlimitedbuilders.com

Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 100 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code: Residential and Supplements.

HERNANDO CASTANO

Digitally signed by Hernando Castano

Date: 2024.05.02 09:34:43 -04'00'

Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION: 2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC

DESIGN BY: HC

DATE: 04/10/2024

CHECKED BY: HC

SCALE: AS NOTED

SHEET #:

S-2

APPROVAL STAMPS OF AHJ

BRC24-001809

2320 NW 31ST TER

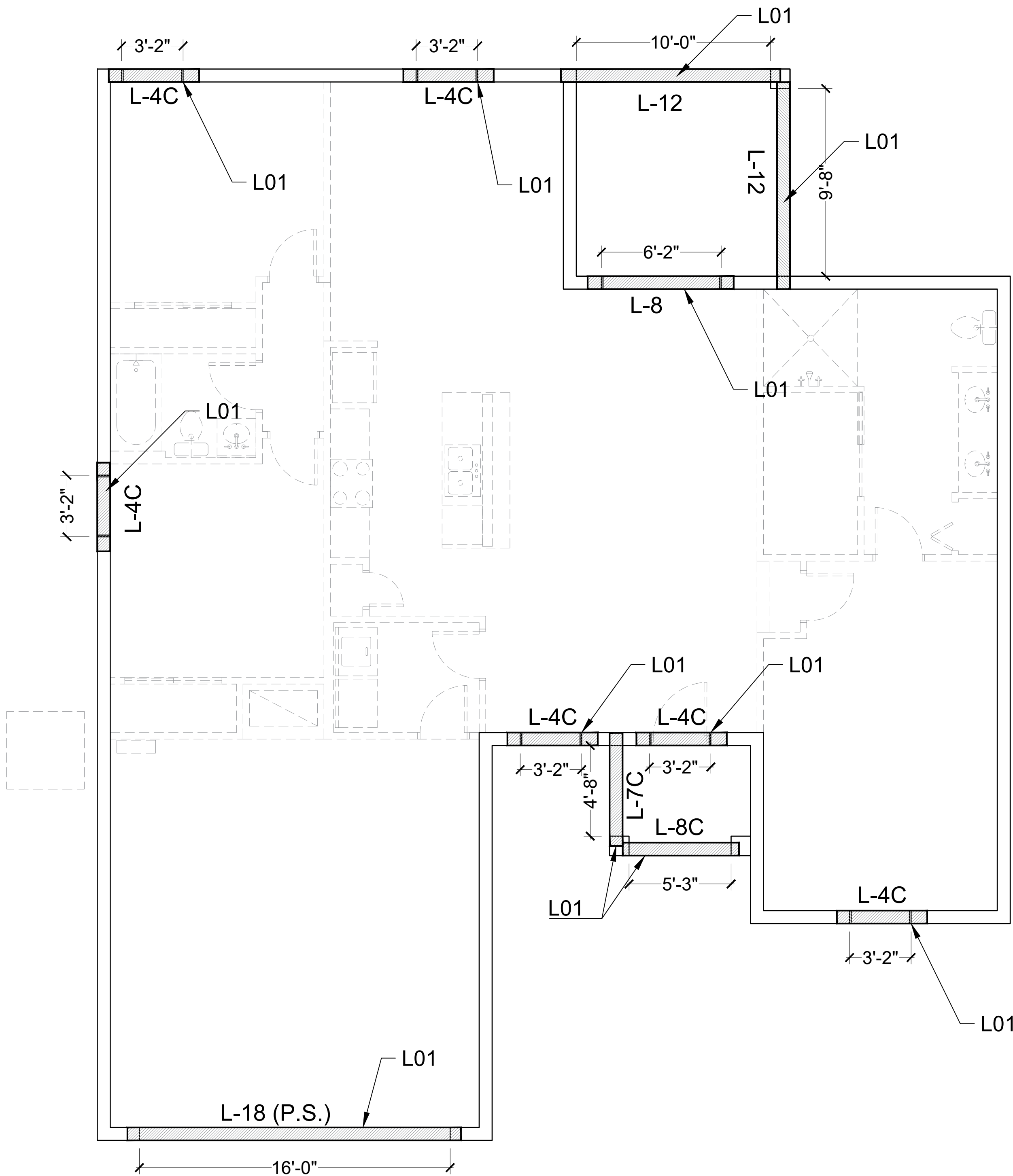
REVIEWED

FOR CODE COMPLIANCE

CAPE CORAL BUILDING DIVISION

BY: AK DATE: 08/19/2024

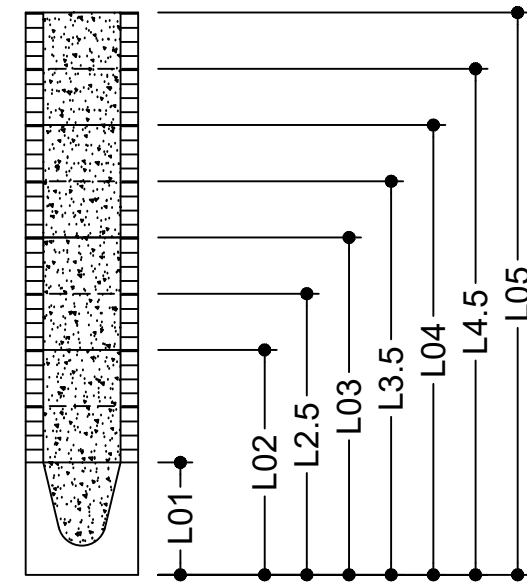
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



1 LINTEL AND BEAM PLAN
S-3 SCALE : 1/4"=1'-0"

PRECAST LINTEL					
Total Allowable Superimposed Load - Pounds Per Linear Foot					
Mark No.	Nominal Clear Span	Total Lintel Span	Filled (1)#5 T&B C	Filled (1)#5T(2)#5B D	Filled (2)#5 T & B E
L-1	1'6"	2'10"	12374	12591	12867
L-2	2'2"	3'6"	8488	8680	8871
L-3	2'8"	4'0"	6868	7023	7178
L-4	3'2"	4'6"	5772	5902	6033
L-5	4'0"	5'4"	4546	4649	4753
L-6	4'6"	5'10"	4028	4120	4212
L-7	5'2"	6'6"	3382	3460	3538
L-8	6'2"	7'6"	2908	2975	3042
L-9	7'0"	8'4"	2548	2607	2666
L-10	8'0"	9'4"	2215	2267	2319
L-11	9'2"	10'6"	1918	1936	2009
L-12	10'0"	11'4"	1749	1790	1832
L-13	11'2"	12'6"	1554	1591	1628
L-14	12'0"	13'4"	1438	1473	1507
L-15	12'8"	14'0"	1356	1389	1421
L-16 (P.S.)	13'4"	14'8"	1395	1448	1512
L-17 (P.S.)	14'0"	15'4"	1326	1376	1437
L-18 (P.S.)	16'0"	17'4"	1153	1197	1250
L-19 (P.S.)	18'0"	19'4"	1019	1057	1104
L-20 (P.S.)	18'8"	20'0"	980	1017	1063
L-21 (P.S.)	20'8"	21'4"	880	913	954
L-22 (P.S.)	22'8"	24'0"	740	775	801

Note: (P.S.) represent precast lintels prestressed using (2) 7/16" Diameter Prestressing Strands.



- INDICATES LINTELS

105.4.1Permit intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

REVISIONS	BY

HERNANDO CASTANO
ARCHITECT - FL AR98618
7680 Universal Blvd. Ste 645
Orlando, FL 32819 /321.945.0242
hc@hrcunlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 100 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO
Digitally signed by Hernando Castano
Date: 2024.05.02 09:35:06 -04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY:
PC

DATE:
04/10/2024

DESIGN BY:
HC

CHECKED BY:
HC

SCALE:
AS NOTED

SHEET #:

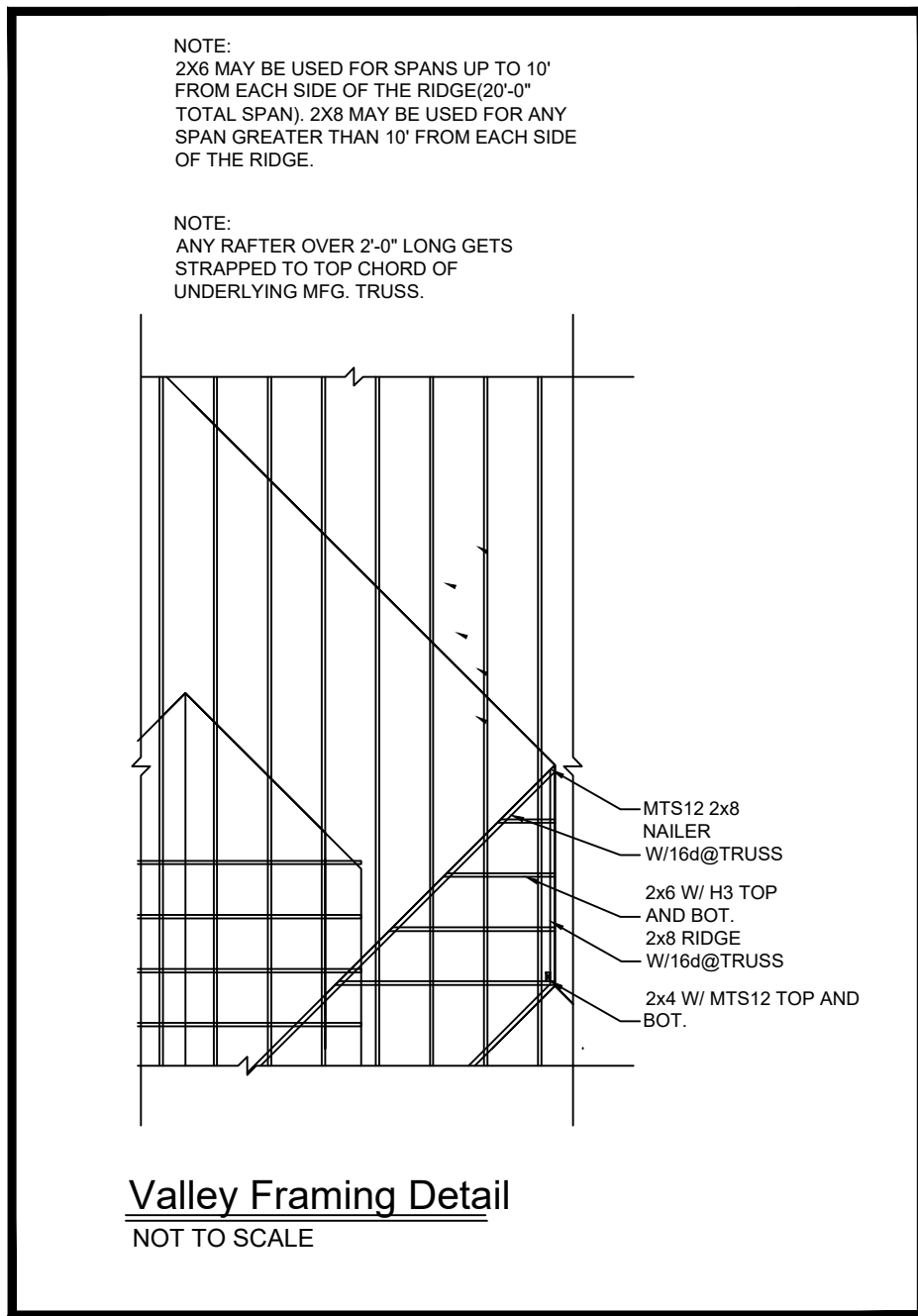
S-3

APPROVAL STAMPS OF AHJ

BRC24-001809
2320 NW 31ST TER

REVIEWED

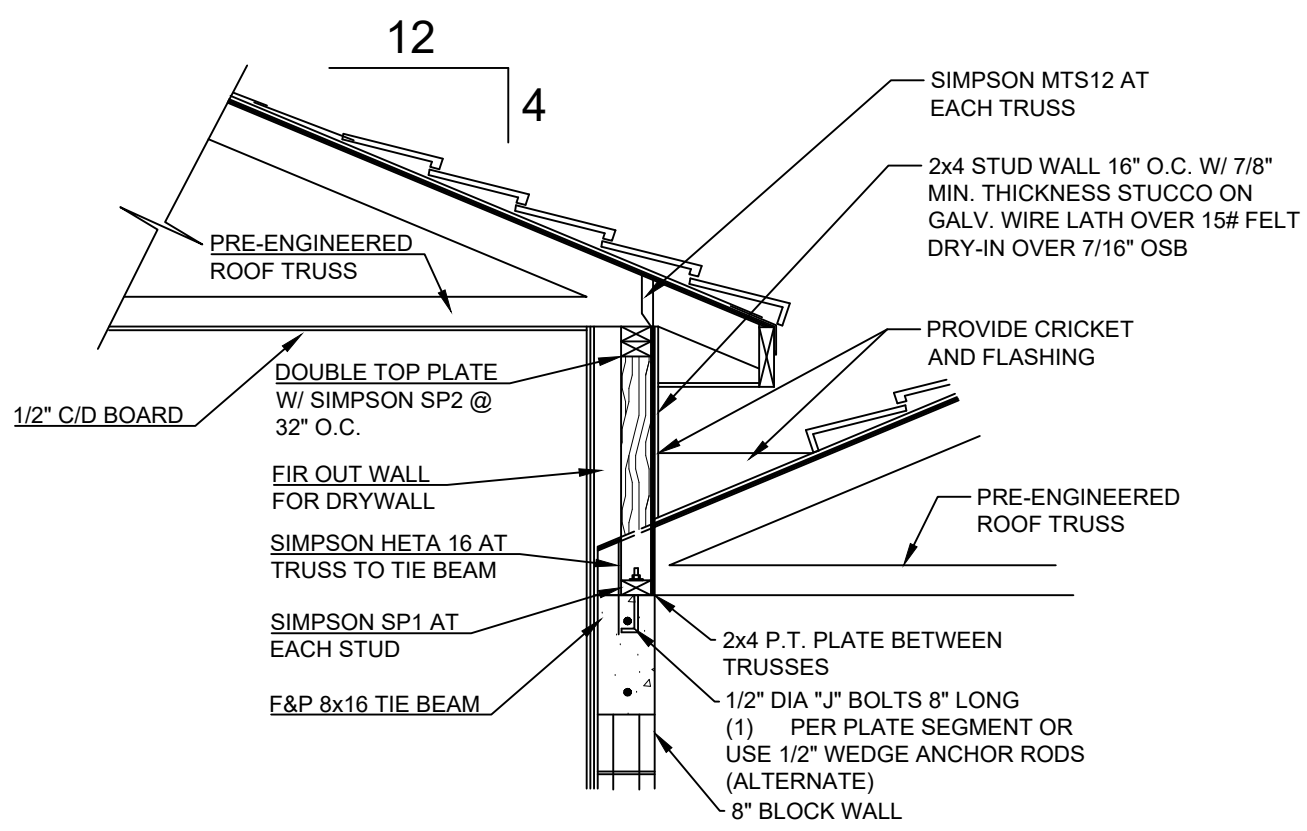
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: **AK** DATE: **08/19/2024**
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSABILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



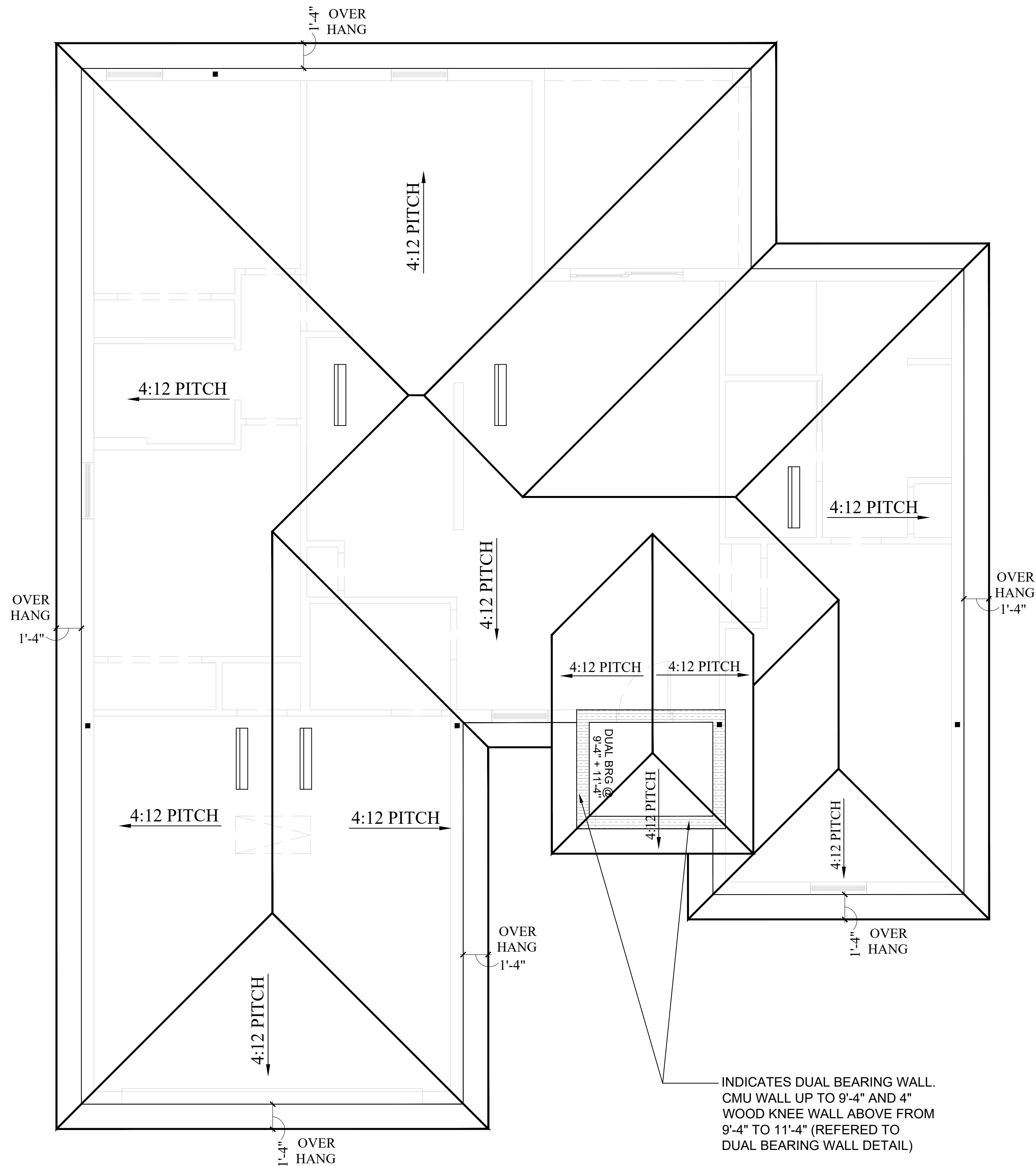
Roof Vent Calculation

NOTE: FBC R 608.2 EXC. 2: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE, PROVIDED THAT NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE.

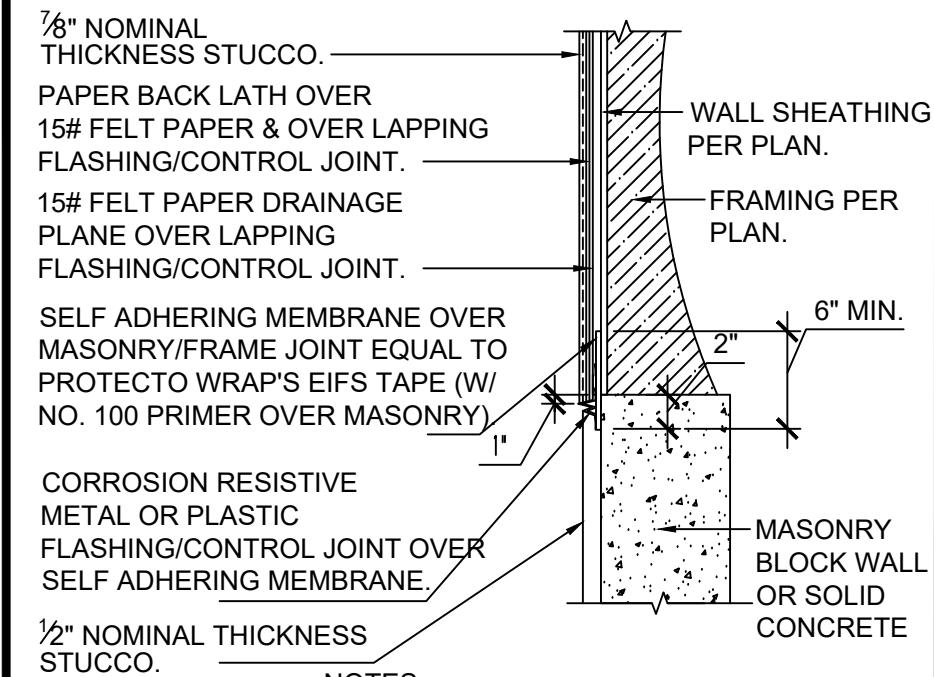
UPPER AND LOWER AREA VENTILATION REQUIREMENTS	2.077 S.F. ATTIC AREA / 300 = 6.92	S.F. X 144 = 996.5 SQ. IN
996.5 SQ. IN / 2 = 498.25	SQ. IN UPPER AND LOWER VENTILATION REQUIRED	
UPPER VENTILATION PROVIDED		
5 MILLENNIUM METALS OFF RIDGE	115 SQ. IN E.A. = 575	> 498.25 SQ. IN VENTS AT
LOWER VENTILATION PROVIDED	6.42 SQ. IN / LF = 1,945.26	> 498.25 SQ. IN 303 LF SOFFIT VENTS (MIN.) AT



DUAL BEARING WALL
AT C.M.U BLOCK WALL NOT SCALE



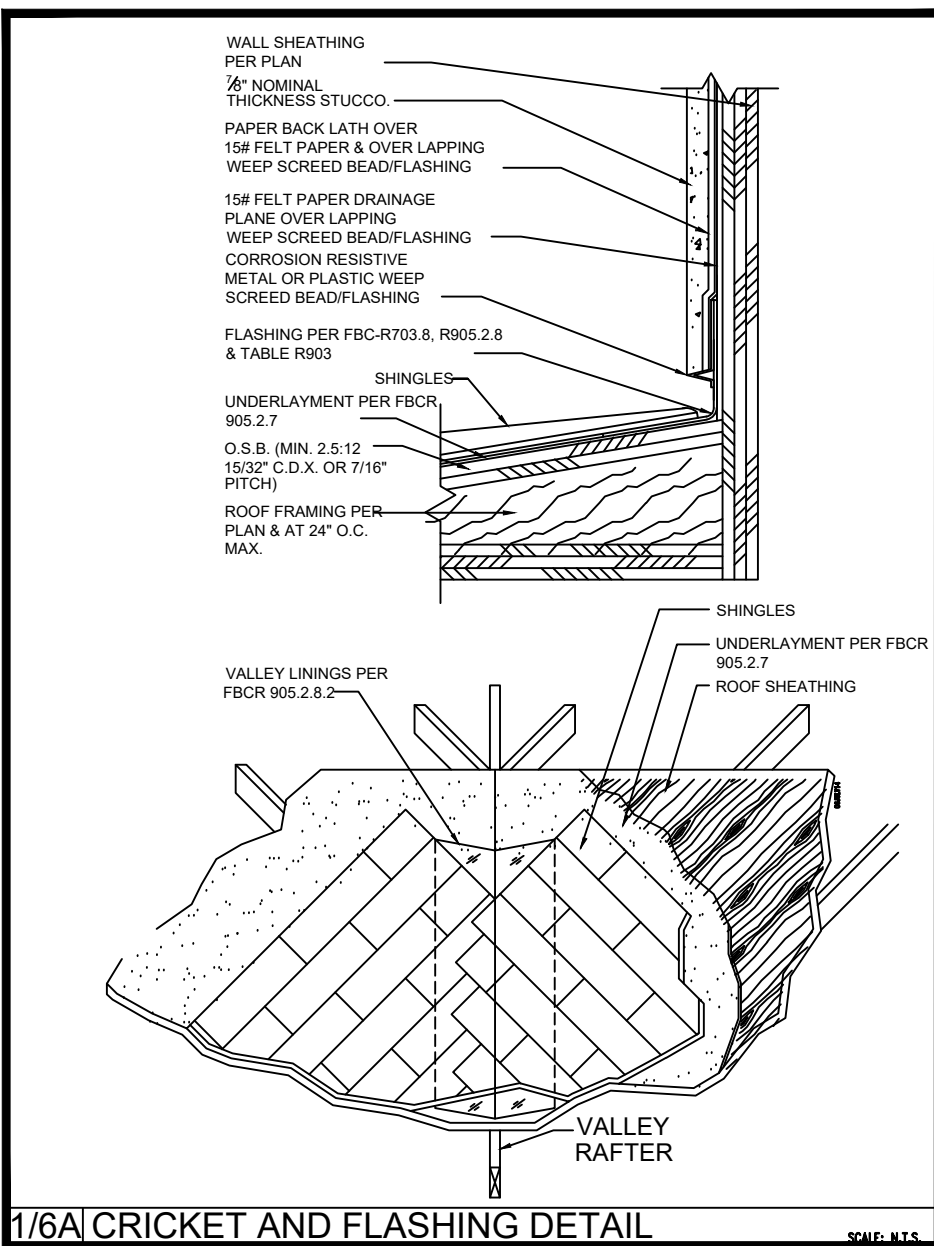
- INDICATES WOOD WALL



NOTES:

- 1) ALL MATERIALS TO BE APPROVED, INSTALLED PER MFG'S INSTRUCTIONS & IN ACCORDANCE W/ FBC-R 703.
- 2) ALL FLASHING JOINTS, ENDS, ANGLES, CORNERS, INTERSECTIONS, ETC. TO BE SEALED AT TIME OF INSTALLATION.
- 3) WHEN STUCCO IS NOT APPLIED DIRECTLY TO THE SELF ADHERING MEMBRANE, PROTECTO WRAPS BUILDING TAPE 20 (BT-20XL) OR EQUAL COULD BE USED I.L.O. THE ETFS TAPE.

2/6A FLASHING/CONTROL JOINT - WEEP SCREED DETAIL



1/6A CRICKET AND FLASHING DETAIL

RSH

ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft

WIND SPEED (ULTIMATE)

160.0 MPH

WIND SPEED (ALLOWABLE)

123.9 MPH

EXPOSURE CATEGORY

C

EFFECTIVE WIND AREA (SQ FEET)

WIND PRESSURE AND SUCTION (PSF)
(+) VALUE DENOTES PRESSURE
(-) VALUE DENOTES SUCTION

AREA	ROOF	1	2a	2b	2c	3	3a	3b	3c
10	HIP	-49.98	-68.93	-68.93	-68.93	-68.93	-68.93	-68.93	-68.93
	GABLE	-49.95	-49.95	-79.64	-79.64	-79.64	-79.64	-79.64	-102.64

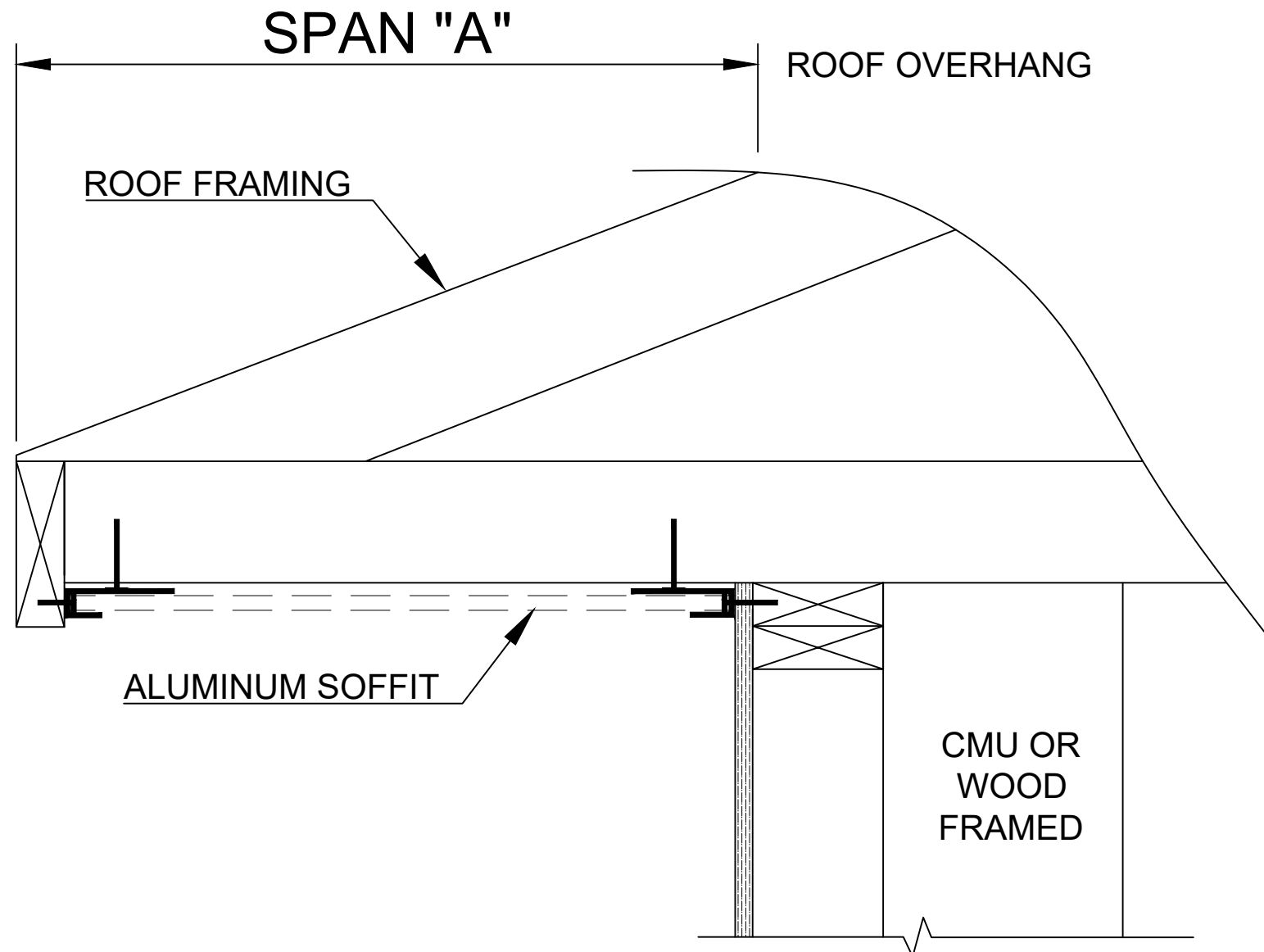
ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1:

ASTM F1667 RSR5-03 (10d) NAILS @ 6" O.C. ON EDGE AND 6" O.C. IN FIELD

ZONE 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, 2p, 2q, 2r, 2s, 2t, 2u, 2v, 2w, 2x, 2y, 2z, 3a, 3b, 3c, 3d, 3e, 3f, 3g, 3h, 3i, 3j, 3k, 3l, 3m, 3n, 3o, 3p, 3q, 3r, 3s, 3t, 3u, 3v, 3w, 3x, 3y, 3z, 4a, 4b, 4c, 4d, 4e, 4f, 4g, 4h, 4i, 4j, 4k, 4l, 4m, 4n, 4o, 4p, 4q, 4r, 4s, 4t, 4u, 4v, 4w, 4x, 4y, 4z, 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h, 5i, 5j, 5k, 5l, 5m, 5n, 5o, 5p, 5q, 5r, 5s, 5t, 5u, 5v, 5w, 5x, 5y, 5z, 6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h, 6i, 6j, 6k, 6l, 6m, 6n, 6o, 6p, 6q, 6r, 6s, 6t, 6u, 6v, 6w, 6x, 6y, 6z, 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k, 7l, 7m, 7n, 7o, 7p, 7q, 7r, 7s, 7t, 7u, 7v, 7w, 7x, 7y, 7z, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8i, 8j, 8k, 8l, 8m, 8n, 8o, 8p, 8q, 8r, 8s, 8t, 8u, 8v, 8w, 8x, 8y, 8z, 9a, 9b, 9c, 9d, 9e, 9f, 9g, 9h, 9i, 9j, 9k, 9l, 9m, 9n, 9o, 9p, 9q, 9r, 9s, 9t, 9u, 9v, 9w, 9x, 9y, 9z, 10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h, 10i, 10j, 10k, 10l, 10m, 10n, 10o, 10p, 10q, 10r, 10s, 10t, 10u, 10v, 10w, 10x, 10y, 10z, 11a, 11b, 11c, 11d, 11e, 11f, 11g, 11h, 11i, 11j, 11k, 11l, 11m, 11n, 11o, 11p, 11q, 11r, 11s, 11t, 11u, 11v, 11w, 11x, 11y, 11z, 12a, 12b, 12c, 12d, 12e, 12f, 12g, 12h, 12i, 12j, 12k, 12l, 12m, 12n, 12o, 12p, 12q, 12r, 12s, 12t, 12u, 12v, 12w, 12x, 12y, 12z, 13a, 13b, 13c, 13d, 13e, 13f, 13g, 13h, 13i, 13j, 13k, 13l, 13m, 13n, 13o, 13p, 13q, 13r, 13s, 13t, 13u, 13v, 13w, 13x, 13y, 13z, 14a, 14b, 14c, 14d, 14e, 14f, 14g, 14h, 14i, 14j, 14k, 14l, 14m, 14n, 14o, 14p, 14q, 14r, 14s, 14t, 14u, 14v, 14w, 14x, 14y, 14z, 15a, 15b, 15c, 15d, 15e, 15f, 15g, 15h, 15i, 15j, 15k, 15l, 15m, 15n, 15o, 15p, 15q, 15r, 15s, 15t, 15u, 15v, 15w, 15x, 15y, 15z, 16a, 16b, 16c, 16d, 16e, 16f, 16g, 16h, 16i, 16j, 16k, 16l, 16m, 16n, 16o, 16p, 16q, 16r, 16s, 16t, 16u, 16v, 16w, 16x, 16y, 16z, 17a, 17b, 17c, 17d, 17e, 17f, 17g, 17h, 17i, 17j, 17k, 17l, 17m, 17n, 17o, 17p, 17q, 17r, 17s, 17t, 17u, 17v, 17w, 17x, 17y, 17z, 18a, 18b, 18c, 18d, 18e, 18f, 18g, 18h, 18i, 18j, 18k, 18l, 18m, 18n, 18o, 18p, 18q, 18r, 18s, 18t, 18u, 18v, 18w, 18x, 18y, 18z, 19a, 19b, 19c, 19d, 19e, 19f, 19g, 19h, 19i, 19j, 19k, 19l, 19m, 19n, 19o, 19p, 19q, 19r, 19s, 19t, 19u, 19v, 19w, 19x, 19y, 19z, 20a, 20b, 20c, 20d, 20e, 20f, 20g, 20h, 20i, 20j, 20k, 20l, 20m, 20n, 20o, 20p, 20q, 20r, 20s, 20t, 20u, 20v, 20w, 20x, 20y, 20z, 21a, 21b, 21c, 21d, 21e, 21f, 21g, 21h, 21i, 21j, 21k, 21l, 21m, 21n, 21o, 21p, 21q, 21r, 21s, 21t, 21u, 21v, 21w, 21x, 21y, 21z, 22a, 22b, 22c, 22d, 22e, 22f, 22g, 22h, 22i, 22j, 22k, 22l, 22m, 22n, 22o, 22p, 22q, 22r, 22s, 22t, 22u, 22v, 22w, 22x, 22y, 22z, 23a, 23b, 23c, 23d, 23e, 23f, 23g, 23h, 23i, 23j, 23k, 23l, 23m, 23n, 23o, 23p, 23q, 23r, 23s, 23t, 23u, 23v, 23w, 23x, 23y, 23z, 24a, 24b, 24c, 24d, 24e, 24f, 24g, 24h, 24i, 24j, 24k, 24l, 24m, 24n, 24o, 24p, 24q, 24r, 24s, 24t, 24u, 24v, 24w, 24x, 24y, 24z, 25a, 25b, 25c, 25d, 25e, 25f, 25g, 25h, 25i, 25j, 25k, 25l, 25m, 25n, 25o, 25p, 25q, 25r, 25s, 25t, 25u, 25v, 25w, 25x, 25y, 25z, 26a, 26b, 26c, 26d, 26e, 26f, 26g, 26h, 26i, 26j, 26k, 26l, 26m, 26n, 26o, 26p, 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SINGLE SPAN LENGTH "A"	DESIGN PRESSURE (PSF)	
	POSITIVE	NEGATIVE
8"	+70.0	+141.0
10"	+60.0	-60.0
12"	+50.0	-50.0
14"	+38.5	-38.5
16"	+30.0	-30.0



SIDE VIEW - SINGLE SPAN w / J-CHANNELS

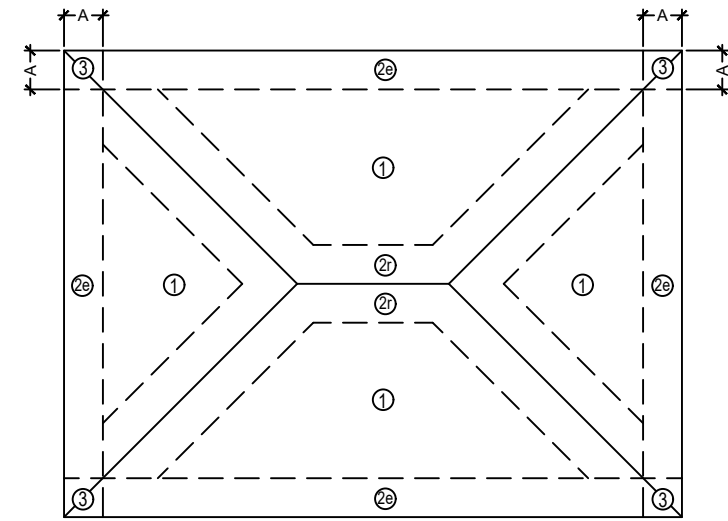
(For detail especifications, see Florida product approved FL12194.1)

TABLE R704.2.4
INSTALLATION REQUIREMENTS FOR WOOD STRUCTURAL PANEL, CLOSED SOFFIT^{C13}b, c, d, e, f;

MAXIMUM DESIGN PRESSURE (- or + psf)	MINIMUM PANEL SPAN RATING	MINIMUM PANEL PERFORMANCE CATEGORY	NAIL TYPE AND SIZE (inches)	FASTENER ^a SPACING ALONG EDGES AND INTERMEDIATE SUPPORTS (inches)	
				GALVANIZED STEEL	STAINLESS STEEL
30	24/0	3/8	6d box (2 × 0.099 × 0.266 head diameter)	6f	4
40	24/0	3/8	6d box (20.099 × 0.266 head diameter)	6	4
50	24/0	3/8	6d box (2 × 0.099 × 0.266 head diameter) 8d common (21/2 × 0.131 × 0.281 head diameter)	4 6	4 6
60	24/0	3/8	6d box (2 × 0.099 × 0.266 head diameter) 8d common (21/2 × 0.131 × 0.281 head diameter)	4 6	3 4
70	24/16	7/16	8d common (21/2 × 0.131 × 0.281 head diameter) 10d box (3 × 0.128 × 0.312 head diameter)	4 6	4 4
80	24/16	7/16	8d common (21/2 × 0.131 × 0.281 head diameter) 10d box (3 × 0.128 × 0.312 head diameter)	4 6	4 4
90	32/16	15/32	8d common (21/2 × 0.131 × 0.281 head diameter) 10d box (3 × 0.148 × 0.312 head diameter)	4 6	3 4

- a. Fasteners shall comply with Sections R703.3.2 and R703.3.3.
- b. Maximum spacing of soffit framing members shall not exceed 24 inches.
- c. Wood structural panels shall be of an exterior exposure grade.
- d. Wood structural panels shall be installed with strength axis perpendicular to supports with a minimum of two continuous spans.
- e. Wood structural panels shall be attached to soffit framing members with specific gravity of at least 0.42. Framing members shall be minimum 2 inch by 3 inch nominal with the larger dimension in the cross section aligning with the length of fasteners to provide sufficient embedment depths.
- f. Spacing at intermediate supports is permitted to be 12 inches on center.

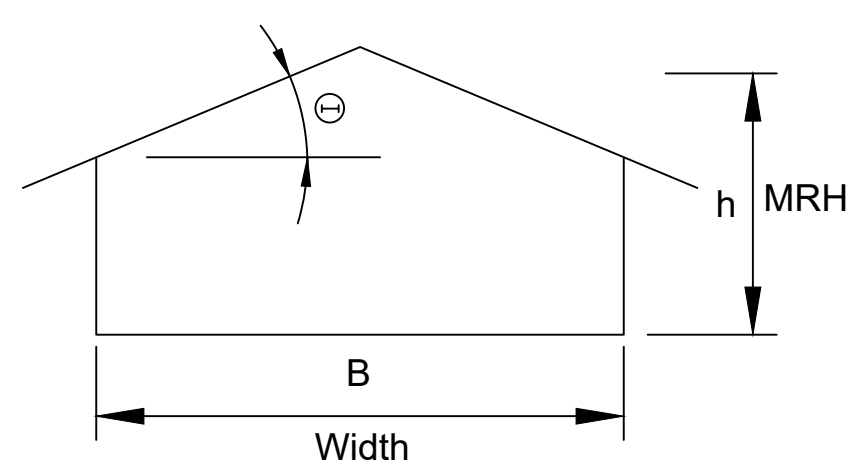
Figure 7 - ASCE 7-16
Hip Roofs 1.5-12 to less than 12/12



NOTE:
ROOF SHEATHING TO BE $\frac{15}{32}$ " NOMINAL APA SHEATHING RATED $\frac{30}{32}$ NAILED WITH 8d RING SHANK NAILS OR 0.131 X 2 $\frac{1}{2}$ " DEFORMED SHANK GUN NAIL AT 6" O.C. AT PANEL EDGES AND 6" O.C. AT PANELS INTERMEDIATE FRAMING U.N.O. 8d RING SHANK NAILS SHALL HAVE A MIN. 0.113" NOMINAL SHANK DIAMETER. A RING DIAMETER OF 0.012" OVER SHANK DIAMETER WITH 16 TO 20 RINGS PER INCH. A 0.280" FULL ROUND HEAD DIAMETER AND A 2" MINIMUM NAIL LENGTH.

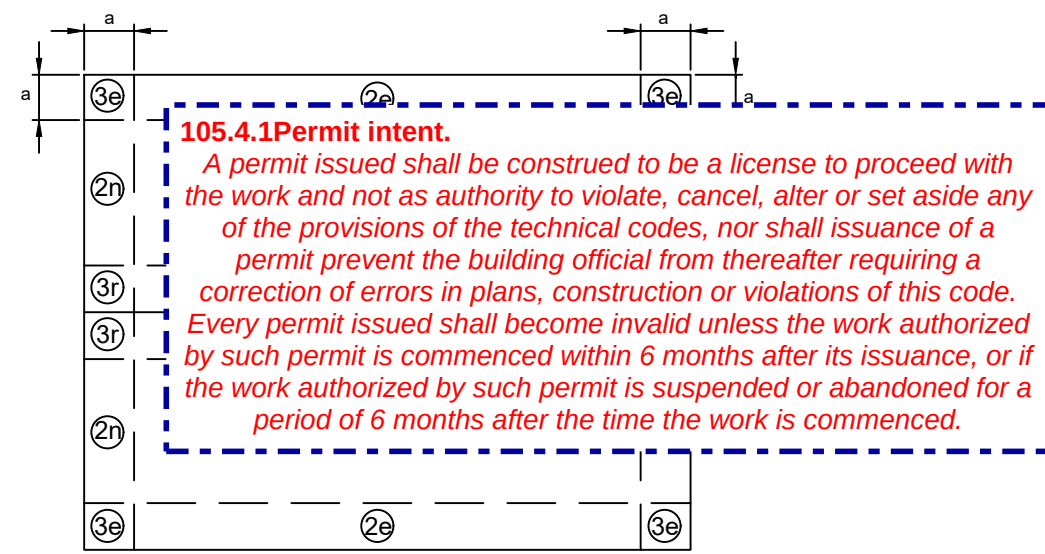
IN ZONE 3 NAILING PATTERN SHALL BE 4" AT PANEL EDGES AND INTERMEDIATE FRAMING.

Mean roof Height



B= Horizontal dimension of the building in feet.
h= Mean Roof Height (MRH) in feet (eave height plus ridge height divided by 2).
Θ = Angle of roof plane from horizontal (slope or pitch).

Figure 6: ASCE 7-16
Gable & Flat Roofs 1.5/12 to less than 12/12.



105.4.1 Permit Intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

Figure 3: ASCE 7-16

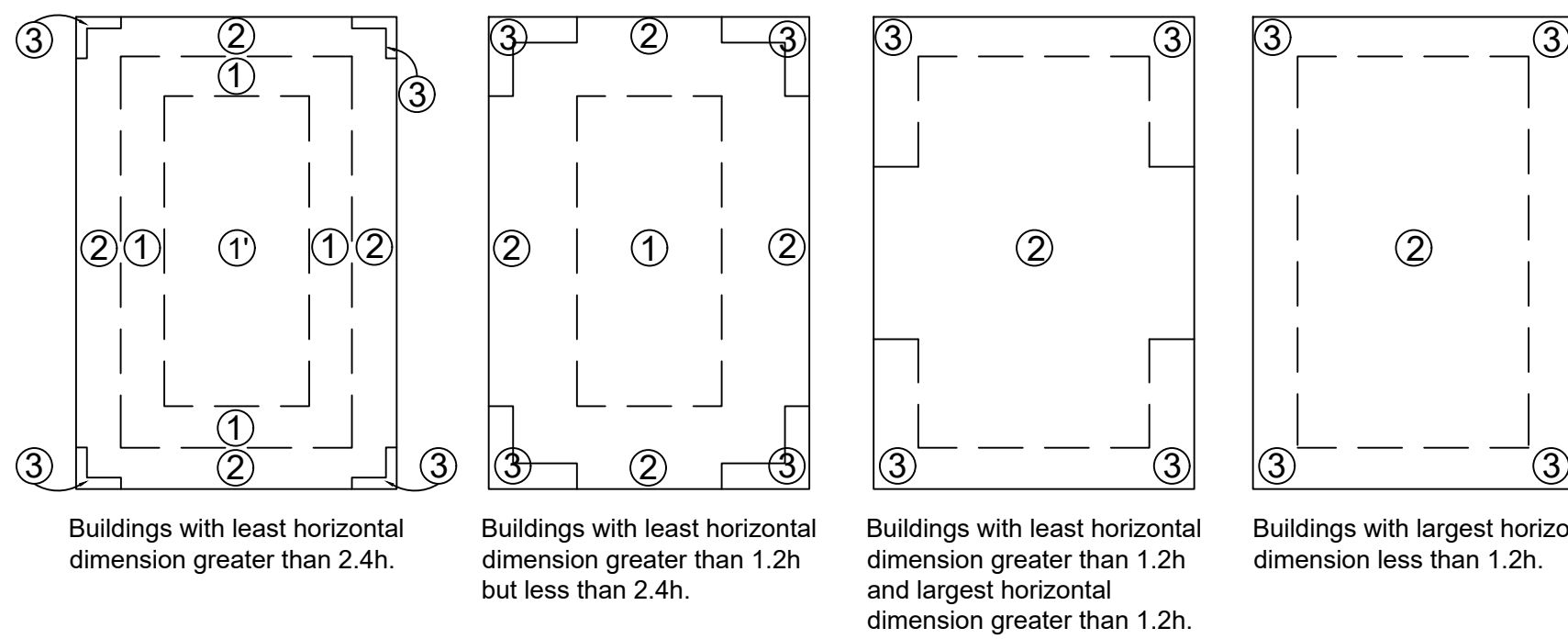


Figure 2: Gable & Flat Roof 1.5/12

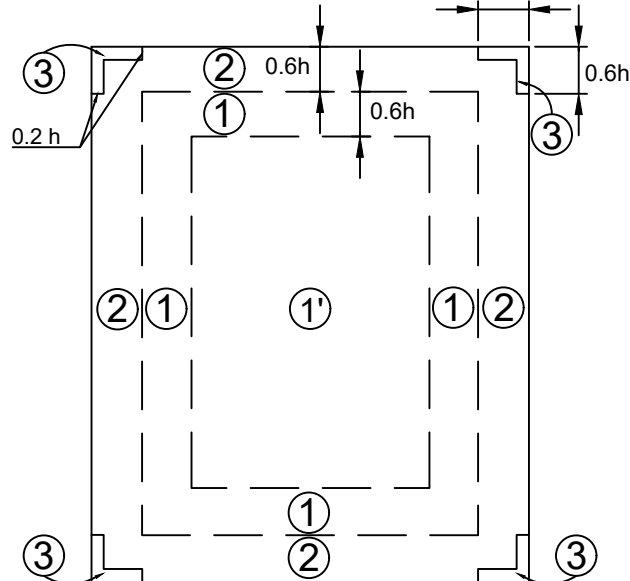


TABLE R803.2.2
MINIMUM ROOF SHEATHING THICKNESS

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED							
	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure B	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure C	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure D	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)

R803.2.3.1 Sheathing fastenings.

Wood structural panel sheathing shall be fastened to roof framing in accordance with Table R803.2.3.1. Where the sheathing thickness is 15/32 inches and less, sheathing shall be fastened with ASTM F1667 RSRS-01 (2 3/8" × 0.113") nails. Where the sheathing thickness is greater than 15/32 inches, sheathing shall be fastened with ASTM F1667 RSRS-03 (2 1/2" × 0.131") nails or ASTM F1667 RSRS-04 (3" × 0.120") nails. RSRS-01, RSRS-03 and RSRS-04 are ring shank nails meeting the specifications in ASTM F1667.

TABLE R803.2.3.1
ROOF SHEATHING ATTACHMENT^{C13}a, b;

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED															
	115 mph		120 mph		130 mph		140 mph		150 mph		160 mph		170 mph		180 mph	
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
Exposure B																
Rafter/Truss SG = 0.42	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
Rafter/Truss SG = 0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
Exposure C																
Rafter/Truss SG = 0.42	6	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4
Exposure D																
Rafter/Truss SG = 0.42	6	6	6	6	4	4	4	4	4	4	3	3	3	3	3	3
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4

E = Nail spacing along panel edges (inches)

F = Nail spacing along intermediate supports in the panel field (inches)

- a. For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including 4 feet on each side of ridges and hips, nail spacing is permitted to be 6 inches on center along panel edges and 6 inches on center along intermediate supports in the panel field.
- b. Where rafter/truss spacing is less than 24 inches on center, roof sheathing fastening is permitted to be in accordance with the AWC WFCM or the AWC NDS.

REVISIONS	BY



ARCHITECT

HERNANDO CASTANO

ARCHITECT - FL AR98618

7680 Universal Blvd. Ste 645

Orlando, FL 32819 / 321.945.0242

hc@runlimitedbuilders.com

Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 150 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO

Digitally signed by

Hernando

Castano

Date:

2024.05.02

09:35:42

-04'00'

Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:

2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY:

PC

DESIGN BY:

HC

DATE:

04/10/2024

CHECKED BY:

HC

SCALE:

AS NOTED

SHEET #:

S-5

APPROVAL STAMPS OF AHJ

BRC24-001809
2320 NW 31ST TER

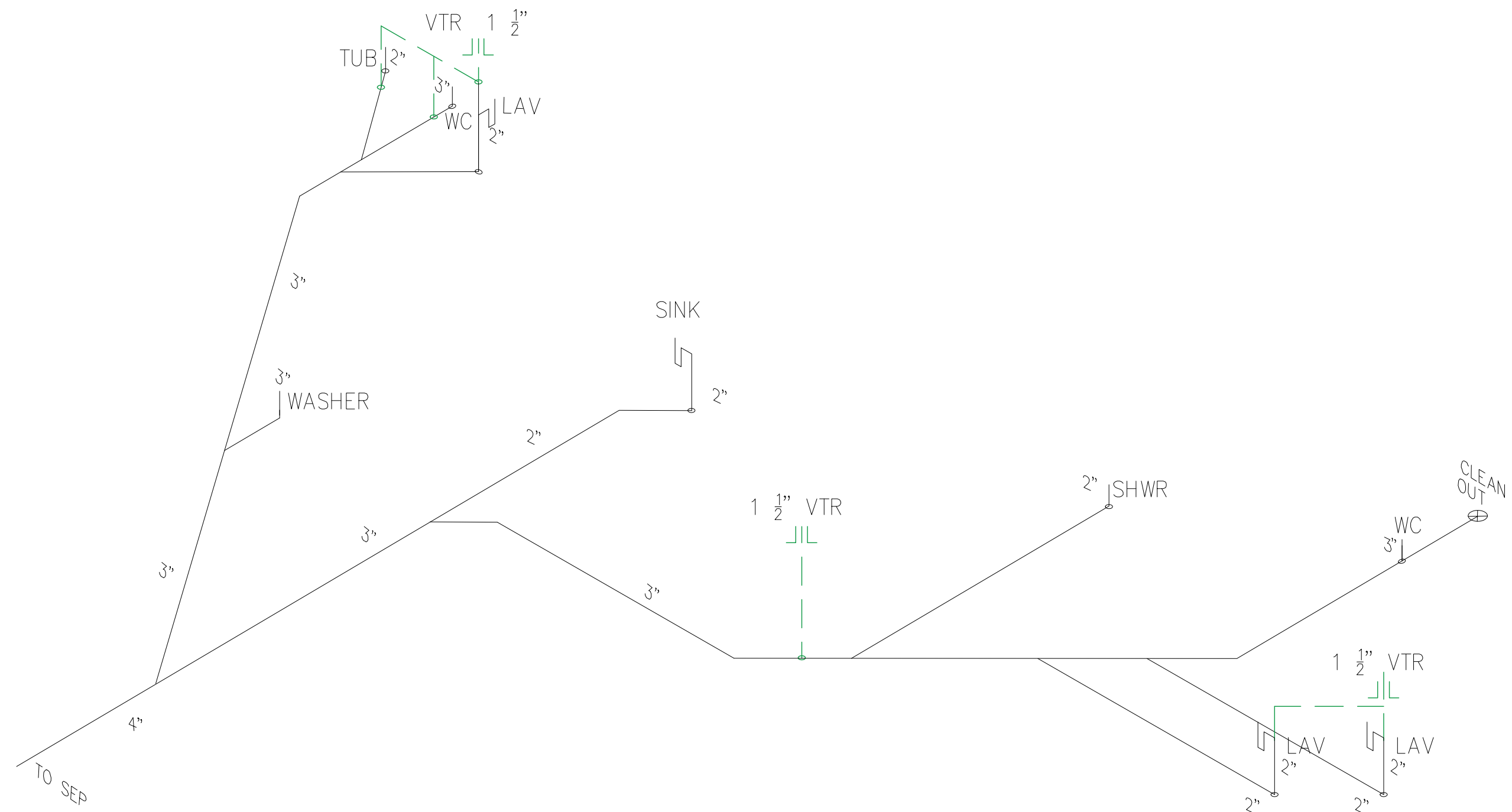
REVIEWED

FOR CODE COMPLIANCE

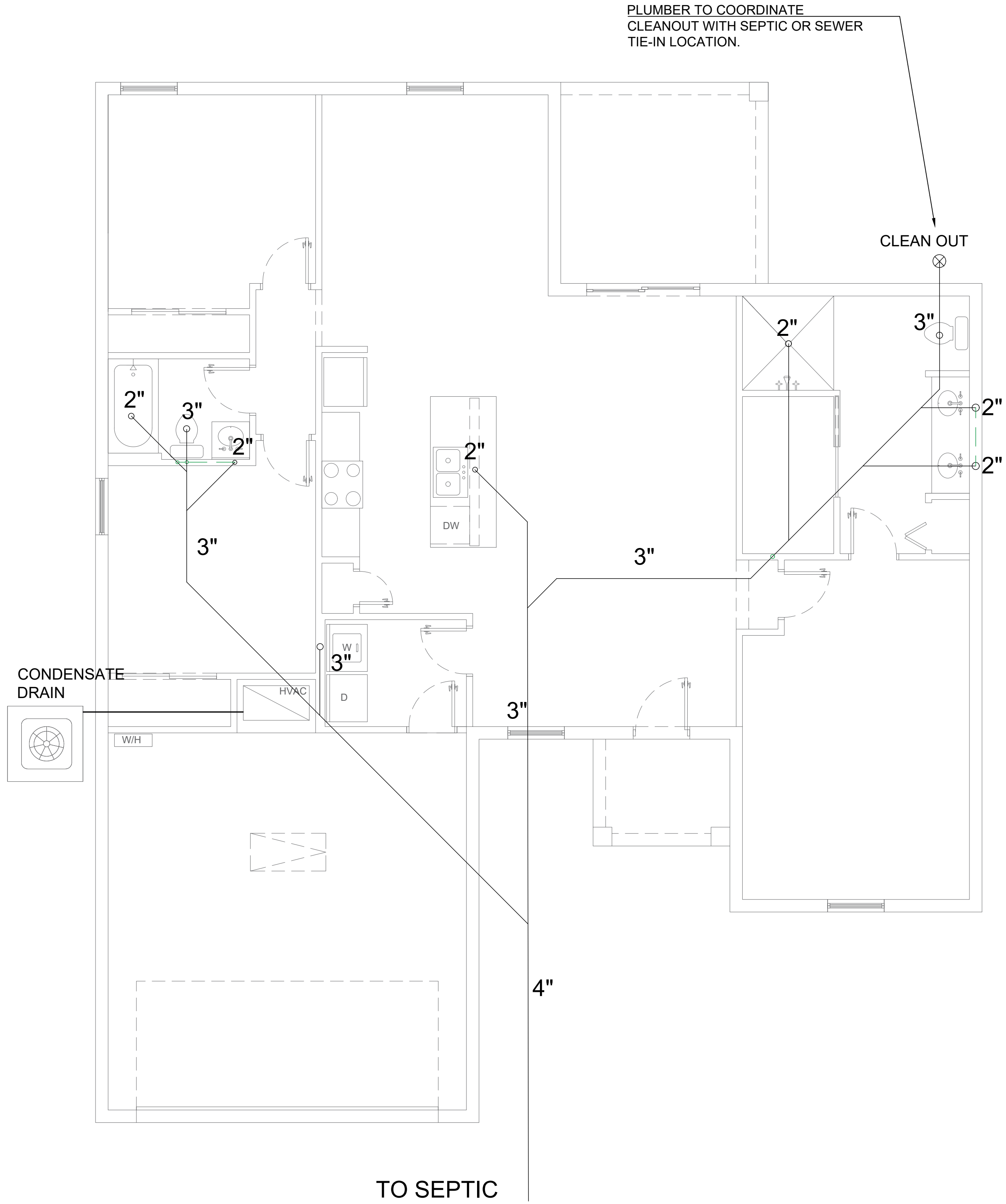
CAPE CORAL BUILDING DIVISION

BY: AK DATE: 08/19/2024

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



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



2 PLUMBING PLAN
SCALE : 1/4"=1'-0"

105.4.1 Permit intent.
A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

REVISIONS	BY



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hc@runlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 150 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO
Digitally signed by Hernando Castano
Date: 2024.05.02 09:36:40 -04'00'
Fla.Lic. # AR98618

NEW RESIDENCE

LOCATION:
2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993

PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:

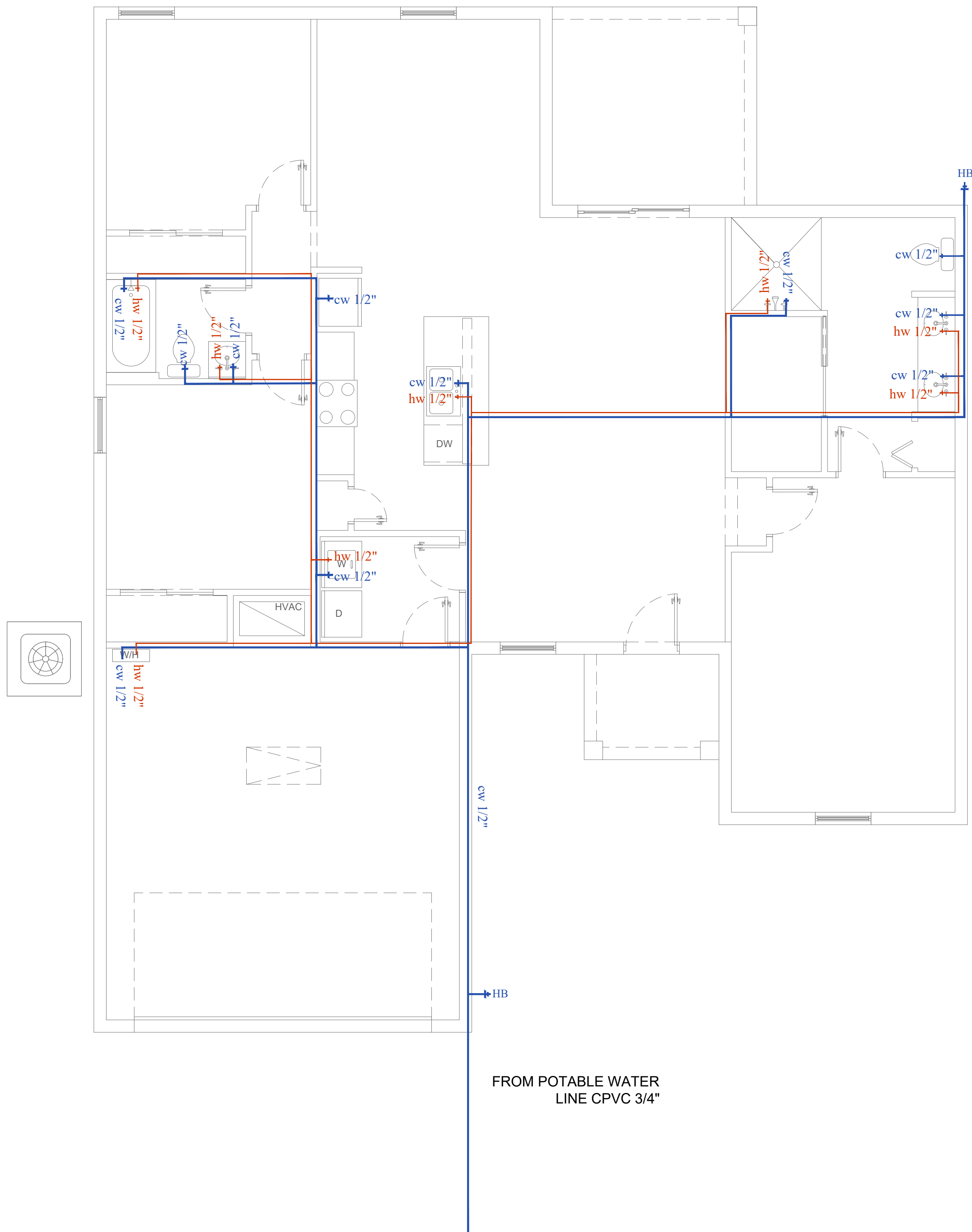
P-1

APPROVAL STAMPS OF AHJ

BRC24-001809
2320 NW 31ST TER

REVIEWED

FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: **AK** DATE: **08/19/2024**
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.



1 PLUMBING PLAN
P-2 SCALE : 1/4"=1'-0"

105.4.1 Permit intent.
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REVISIONS	BY



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7680 Universal Blvd. Ste 645
Orlando, FL 32819 /321.945.0242
hc@hrunlimitedbuilders.com
Hernando@casconstructions.com

This structure has been designed to withstand the forces generated by 150 m.p.h. winds plus three second gust factor in compliance with section 1600 of 2023 Florida Building Code, Revisions and Supplements.

HERNANDO CASTANO
Digitally signed by Hernando Castano
Date: 2024.05.02 09:37:00 -04'00'
Fla.Lic. # AR98618

NEW RESIDENCE
LOCATION: 2320 N.W. 31ST TERRACE
CAPE CORAL, FL 33993
PROPERTY ID: 28-43-23-C1-05104.0050

DRAWN BY: PC	DESIGN BY: HC
DATE: 04/10/2024	CHECKED BY: HC
SCALE: AS NOTED	

SHEET #:
P-2

APPROVAL STAMPS OF AHJ
BRC24-001809
2320 NW 31ST TER

REVIEWED

FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY: AK DATE: 08/19/2024

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES. THE GRANTING OF PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES.