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GENERAL

THE STRUCTURE HAS BEEN DESIGNED FOR IN-SERVICE LOADS AND STABILITY UNDER THE FINAL CONFIGURATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CONSTRUCTION LOADS AND TO PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.

THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. VERIFY DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISION PRIOR TO CONSTRUCTION.

DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE, EXCEPT WHERE NOTED OTHERWISE. ADAPT REQUIREMENTS OF DETAILS, SECTIONS, PLANS, AND NOTES AT LOCATIONS WHERE CONDITIONS ARE SIMILAR.

DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.

DESIGN CRITERIA

THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 8TH EDITION OF THE FLORIDA BUILDING CODE AND ASCE 7-22. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.

IN ADDITION TO THE SELF-WEIGHT OF THE STRUCTURE, THE FOLLOWING SUPERIMPOSED LOADS WERE USED FOR THE DESIGN:

DEAD LOADS
 ROOF = 20 PSF
 FLOORS = 20 PSF

LIVE LOADS
 ROOF = 20 PSF
 FLOORS = 40 PSF
 STAIRS = 100 PSF

RAIN LOADS
 RAIN = 30 PSF
 RAINFALL INTENSITY = 5.0 IN/HOUR

WIND LOAD DESIGN DATA
 WIND SPEED = 170 MPH (132 MPH ALLOWABLE)
 RISK CATEGORY = II
 EXPOSURE = C
 INTERNAL PRESSURE COEFFICIENT = +/- 0.18 ENCLOSED
 SEE LOAD MAPS FOR COMPONENT AND CLADDING WIND PRESSURE

OPENINGS LOCATED WITHIN 30 FT OF GRADE SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER MISSILE LEVEL D OF ASTM E1996.

GEOTECHNICAL

FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING PRESSURE OF 2,500 PSF FOR SILTY SAND AND GRAVELS. FOUNDATIONS SHALL BEAR ON COMPETENT NATIVE SOIL OR COMPACTED STRUCTURAL FILL. IF QUESTIONABLE SOILS OR POTENTIALLY UNSTABLE CONDITIONS ARE ENCOUNTERED A GEOTECHNICAL ENGINEER SHALL BE RETAINED AT THE CONTRACTOR'S EXPENSE TO INVESTIGATE AND PROVIDE RECOMMENDATIONS. REFER TO CIVIL DRAWINGS FOR COMPACTION REQUIREMENTS.

SUBMITTALS

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THESE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT. DIMENSIONS AND ACCURACY ARE THE RESPONSIBILITY OF THE CONTRACTOR. SHOP DRAWINGS SHALL BE REVIEWED AND BE STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT.

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL COMPONENTS INCLUDING, BUT NOT LIMITED TO:

CONCRETE MIX DESIGNS
 CONCRETE MASONRY UNITS
 REINFORCING STEEL

IN ADDITION, SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS SHALL INCLUDE CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER FOR:

STAIRS AND RAILINGS
 PREMANUFACTURED WOOD I BEAMS
 PREMANUFACTURED WOOD TRUSSES

DEFERRED SUBMITTALS

IN ACCORDANCE WITH FBC 107.3.4.1, THE FOLLOWING SPECIALTY ITEMS WILL NOT BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION BUT WILL BE DEFERRED UNTIL AFTER THE PERMIT IS ISSUED:

STAIRS AND RAILINGS
 PREMANUFACTURED WOOD I BEAMS
 PREMANUFACTURED WOOD TRUSSES

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SLAB ON GRADE

SUBGRADE SHALL BE PREPARED PER THE RECOMMENDATIONS ESTABLISHED IN THE GEOTECHNICAL REPORT. IF NO REPORT IS PROVIDED, THE SOIL SHALL BE COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR TEST AND VERIFIED BY AN INDEPENDENT GEOTECHNICAL CONSULTANT. REFER TO THE ARCHITECTURAL DRAWINGS FOR VAPOR BARRIER REQUIREMENTS.

PLACE CRACK CONTROL JOINTS AS SHOWN ON PLAN OR AT 12 FEET MAXIMUM FOR A 4" THICK SLAB, OR 15 FEET MAXIMUM FOR A 6" THICK SLAB. JOINT SPACING SHALL NOT EXCEED 1.5 TO 1 WIDTH TO LENGTH RATIO. CONTROL JOINTS SHALL BE PROVIDED AT ALL COLUMNS AND RE-ENTRANT CORNERS. CONTRACTOR SHALL SUBMIT A CONTROL JOINT LAYOUT TO THE ARCHITECT PRIOR TO CONCRETE PLACEMENT.

BAR AND WIRE REINFORCEMENT SHALL BE LOCATED IN THE UPPER 1/3 OF THE SLAB.

FOR SLABS 4" TO 6" THICK, MACRO SYNTHETIC FIBER MAY BE PROVIDED AT A DOSAGE RATE OF 3.0 POUNDS PER CUBIC YARD (FRC MONO-150 OR EQUAL), IN LIEU OF WELDED WIRE FABRIC.

CONCRETE

REINFORCED CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY".

CEMENT SHALL CONFORM TO ASTM C150, TYPE I, UNO. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F. NORMAL WEIGHT AGGREGATE SHALL CONFORM TO ASTM C33.

CONFORM TO ACI 306R FOR COLD WEATHER CONCRETING AND ACI 305R FOR HOT WEATHER CONCRETING.

CAST-IN-PLACE CONCRETE SHALL BE PER AN APPROVED MIX DESIGN WITH STRENGTHS VERIFIED BY STANDARD 28-DAY CYLINDER TESTS:

ALL USES, UNLESS NOTED OTHERWISE: 4000 PSI
 FOOTINGS: 3000 PSI
 SLAB ON GRADE: 3000 PSI

WATER MAY NOT BE ADDED TO BATCH AT THE SITE UNLESS SPECIFICALLY NOTED ON THE TICKET PROVIDED BY THE READY-MIX COMPANY.

ANCHOR RODS, DOWELS, REINFORCING STEEL, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE. CONCRETE BLOCKS ONLY SHALL BE USED TO SUPPORT REINFORCING OFF GRADE.

CONCRETE SHALL BE MECHANICALLY VIBRATED TO PREVENT THE OCCURRENCE OF AIR POCKETS. REPAIR HONEYCOMBS, SPALLS, AND OTHER DAMAGED AREAS AS DIRECTED BY ENGINEER.

CORING OF SLABS, BEAMS, COLUMNS, OR SHEAR WALLS IS NOT PERMITTED. PROVIDE SLEEVES FOR ALL PENETRATIONS PRIOR TO PLACING CONCRETE.

MASONRY

MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 530 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND ACI 531, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES."

CONCRETE MASONRY UNIT ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 2000 PSI AT 28 DAYS.

HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90, GRADE N, TYPE I, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.

GROUT SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. AGGREGATE SHALL BE 3/8" MAXIMUM. GROUT SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C476. MAXIMUM HEIGHT OF GROUT POUR ALLOWED IS 4'-0" UNLESS CLEAN-OUT OPENINGS ARE PROVIDED AT THE BOTTOM OF FILLED CELLS.

MORTAR SHALL BE TYPE "S" AND PROPORTIONED IN ACCORDANCE WITH ASTM C270.

PROVIDE GALVANIZED HORIZONTAL JOINT LADDER TYPE 9 GAGE REINFORCING IN ALL MASONRY CONSTRUCTION SPACED AT 16 INCHES ON CENTER.

PROVIDE TWO FULL HEIGHT BARS AT WALL CORNERS, ENDS AND EACH JAMB OF WALL OPENINGS. PROVIDE HORIZONTAL REINFORCEMENT AT THE BOTTOM AND TOP OF WALL OPENINGS.

DOWELS FROM FOUNDATION SHALL MATCH WALL VERTICAL REINFORCING BARS. EXTEND DOWELS FROM TOP OF FOUNDATION TO PROVIDE MINIMUM LAP WITH WALL VERTICAL REINFORCING BARS. ALL DOWELS TO EXTEND TO LOWEST FOUNDATION REINFORCEMENT.

ALL CELLS CONTAINING VERTICAL BARS, BOND BEAMS, AND ALL CELLS BELOW GRADE SHALL BE SOLID GROUTED.

PROVIDE CONTROL JOINTS IN MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 25'-0".

DO NOT PLACE CONDUITS, PIPES, ETC. IN CELLS WITH VERTICAL REINFORCING. DO NOT RUN CONDUITS, PIPES, ETC. HORIZONTALLY IN MASONRY WALLS PARALLEL TO LENGTH OF WALL.

PROVIDE DOVETAIL SLOTS BETWEEN COLUMN AND WALLS AND GROUT THE CMU CELL CONTAINING THE DOVETAIL ANCHORS. OTHERWISE, EXTEND CMU HORIZONTAL JOINT REINFORCING THROUGH CONCRETE COLUMN.

PRECAST CONCRETE LINTELS

UNLESS INDICATED OTHERWISE, ALL LINTELS TO BE "U" TYPE PRECAST CONCRETE UNITS EQUAL TO UNITS MANUFACTURED BY CAST-CRETE CORP AND PRESTRESSED (AND ADDITIONALLY REINFORCED AS REQUIRED) IN ACCORDANCE WITH CAST-CRETE CORP "DESIGN MANUAL", LATEST EDITION, FOR THE SPAN AND LOADING CONDITION RELATIVE TO LINTEL LOCATION.

LINTEL SIZE IF NOT SHOWN ON THE PLANS SHALL BE 8F8-18 FOR OPENINGS LESS THAN 10 FEET AND 8F16-18/1T FOR OPENINGS 10 FEET TO 20 FEET. PROVIDE 8" MINIMUM BEARING FOR LINTELS UNLESS NOTED OTHERWISE.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A615. BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. WELDED WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS AND CONFORM TO ASTM A185.

REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI 318 AND CRSI "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION." CONTRACTOR SHALL COORDINATE REINFORCING STEEL PLACEMENT DETAILS AND PROVIDE TEMPLATES FOR PLACING STEEL IN CONGESTED AREAS.

BARS SHALL BE SUPPORTED ON ACCEPTABLE CHAIRS OR HUNG FROM FORMS. WET SET OR LIFTING METHOD IS NOT ALLOWED.

MINIMUM CONCRETE COVER REQUIREMENTS FOR REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH: 3"
 #6 BARS AND LARGER EXPOSED TO EARTH OR WEATHER: 2"
 #5 BARS AND SMALLER EXPOSED TO EARTH OR WEATHER: 1-1/2"
 BEAM AND COLUMN TIES, STIRRUPS AND SPIRALS: 1-1/2"
 ELEVATED SLAB BARS NOT EXPOSED TO EARTH OR WEATHER: 3/4"

WHERE LAP SPlice LENGTHS ARE NOT SHOWN OR NOTED, LAP SPlice CONTINUOUS VERTICAL OR HORIZONTAL BARS IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPlices. SPlice LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.

PROVIDE DOWELS OF SAME SIZE AND NUMBER FROM ADJACENT POUR, BOTH VERTICALLY AND HORIZONTALLY, TO MATCH REINFORCING SHOWN.

FIELD BENDING OF REINFORCING IS NOT PERMITTED EXCEPT AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.

REINFORCING BAR HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.

NO REINFORCING BARS SHALL BE SPliced BY WELDING. REINFORCING SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER. ALL REINFORCING TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.

SAWN LUMBER

LUMBER SHALL BE SOUTHERN PINE #2 WITH THE ALLOWABLE FIBER STRESSES PER THE AWC NATIONAL DESIGN SPECIFICATION.

LUMBER EXPOSED TO WEATHER SHALL BE PROTECTED OR PRESSURE TREATED. LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED.

FRAMING NAILS SHALL BE COMMON NAILS OF THE SIZE AND QUANTITY INDICATED ON THE DRAWINGS. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.10.1 OF THE FBC. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.1. BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL CONNECTORS SHALL BE GALVANIZED. INSTALL MAXIMUM SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG, UNLESS NOTED OTHERWISE.

USE 2 ROWS OF SIMPSON SDW SCREWS AT 12 INCHES ON CENTER TO CONNECT 2x6 AND 2x8 MULTIPLE PLY HEADERS AND LEDGERS. USE 3 ROWS OF SIMPSON SDW SCREWS AT 12 INCHES ON CENTER TO CONNECT 2x10 AND 2x12 MULTIPLE PLY HEADERS AND LEDGERS.

ENGINEERED LUMBER

MEMBERS SHALL COMPLY WITH THE FOLLOWING MINIMUM STRENGTHS:
 LSL LAMINATED STRAND LUMBER Fb = 2325 PSI, E = 1,550,000 PSI
 LVL LAMINATED VENEER LUMBER Fb = 2600 PSI, E = 2,000,000 PSI
 PSL PARALLEL STRAND LUMBER BEAM Fb = 2900 PSI, E = 2,000,000 PSI
 PSL PARALLEL STRAND LUMBER COLUMN Fc = 2500 PSI, E = 1,800,000 PSI

MANUFACTURED I-JOISTS

MANUFACTURED I-JOIST SHALL BE TJI BYTRUS JOIST OR AN APPROVED EQUAL. JOIST INSTALLATION DETAILS SHALL BE PER THE MANUFACTURES SPECIFICATIONS. HOLES IN I-JOIST SHALL BE PER THE MANUFACTURES SPECIFICATIONS.

PLYWOOD

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS, UNLESS NOTED OTHERWISE.

PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. STAGGER ENDS OF ADJACENT PANELS 4'-0".

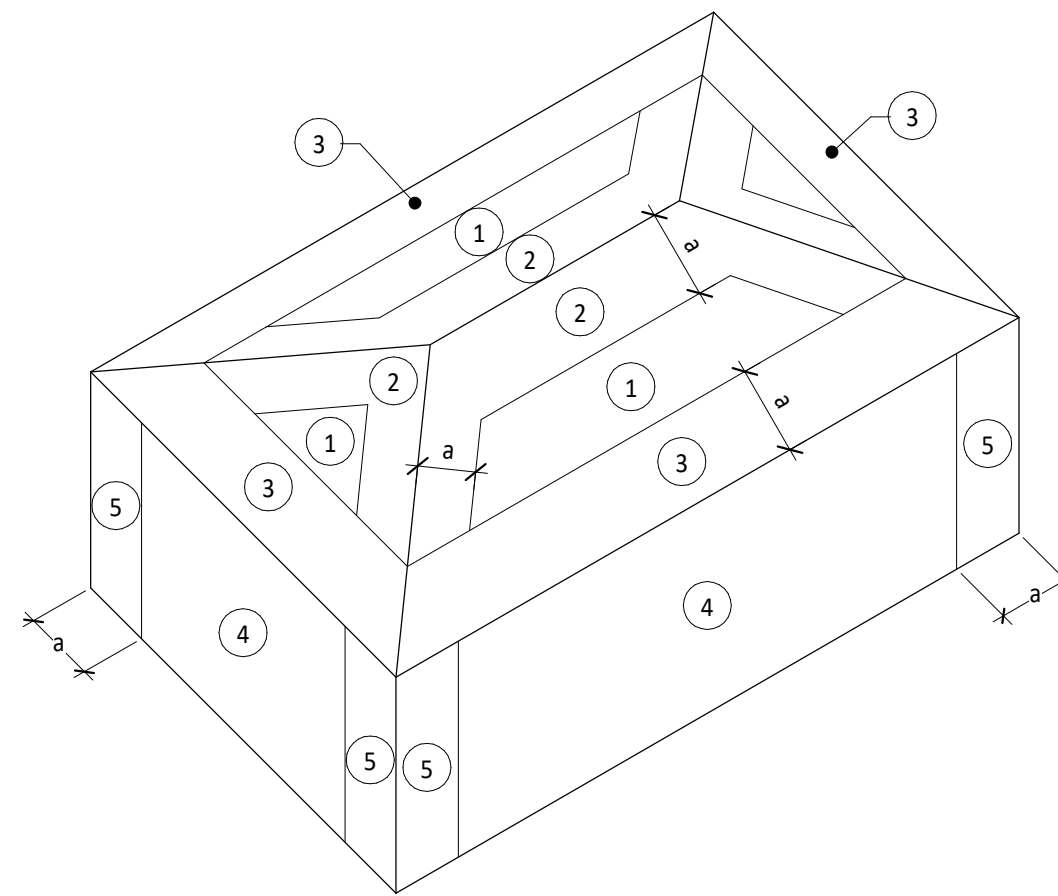
ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR OSB, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d (2-1/2" X 0.131") RINGSHANK NAILS SPACED 4" ON CENTER ALONG THE PANEL EDGES AND AT 6" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.

SUB-FLOORING SHEATHING SHALL BE 3/4" PLYWOOD, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 10d (3" X 0.131") NAILS SPACED 6" ON CENTER ALONG THE PANEL EDGES AND AT 12" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.

EXTERIOR WALL SHEATHING SHALL BE 1/2" PLYWOOD OR OSB, BLOCKED WITH 2x FRAMING AT ALL PANEL EDGES. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d (2-1/2" X 0.131") NAILS SPACED 6" ON CENTER ALONG THE PANEL EDGES AND AT 8" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON DRAWINGS.

WOOD SOFFITS

SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES FOR WALLS SPECIFIED IN THE COMPONENT AND CLADDING CHART. SOFFITS SHALL BE CONSTRUCTED WITH 2x4 AT 24" OC WITH 1/2" PLYWOOD WITH 8d (2 1/2" X 0.131") RINGSHANK NAILS SPACED AT 6" ON CENTER ALONG PANEL EDGES AND 6" ON CENTER ALONG INTERMEDIATE SUPPORTS, OR PER FLORIDA PRODUCT APPROVAL.



ALLOWABLE COMPONENT & CLADDING PRESSURES				
	10SF	50SF	100SF	
ROOF	1	-72 / 32	-52 / 22	-44 / 17
	2	-93 / 32	-72 / 22	-63 / 17
	3	-101 / 32	-78 / 22	-67 / 17
WALL	4	-46 / 43	-42 / 38	-40 / 36
	5	-57 / 43	-48 / 38	-44 / 36

a = 3.00ft

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**NEW OFFICE FOR:
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CASTELLANOS + TRAMONTE ARCHITECTS
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 AA 26003303

DRAWN BY	DSH
CHECKED BY	JM
ISSUED FOR:	
PRELIM SET:	08/07/24

**ARCHITECT/ENGINEER
 STAMP**

**DRAWING NAME:
 GENERAL NOTES**

SHEET
S-1

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FOUNDATION PLAN NOTES

- REFER TO SHEET S-1 FOR GENERAL STRUCTURAL NOTES.
- COORDINATE DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD OF ANY DISCREPANCIES.
- COORDINATE THE LOCATION OF ALL UNDERGROUND PIPING WITH THE FOUNDATION.
- TOP OF FINISH FLOOR ELEVATION IS 0'-0". ALL STRUCTURAL ELEMENTS NOTED ON PLAN ARE REFERENCED FROM THIS ELEVATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR VAPOR BARRIER REQUIREMENTS, SLOPES, STEPS AND DRAIN LOCATIONS IN FLOOR SLABS.
- COORDINATE EDGE OF SLAB DETAILS AT EXTERIOR DOORS, SILL HEIGHTS AND ROUGH OPENINGS WITH ARCHITECTURAL DRAWINGS.
- F-X INDICATES FOOTING TYPE. REFER TO SCHEDULES ON THIS SHEET FOR SIZE AND REINFORCING.
- TOP OF FOOTING ELEVATION IS -1'-4", UNLESS NOTED OTHERWISE.
- COLUMNS AND WALLS SHALL BE CENTERED ON FOOTINGS, UNLESS NOTED OTHERWISE.

FOUNDATION PLAN SYMBOLS

- INDICATES 8" CMU WALLS WITH #5 VERTICAL BARS IN GROUT FILLED CELLS AT 48" OC MAX, AND AT CORNERS, INTERSECTIONS AND BOTH SIDES OF OPENINGS, UNLESS NOTED OTHERWISE. REINFORCE (2) CELLS ON EACH SIDE OF OPENINGS OVER 4 FEET WIDE.
- INDICATES LOCATIONS OF ADDITIONAL VERTICAL BARS
- INDICATES MASONRY COLUMN TYPE.

WALL FOUNDATION SCHEDULE				
MARK	WIDTH	THICKNESS	REINFORCEMENT	COMMENTS
F-2.0W	2'-0"	1'-0"	(3) #5 CONT	

PAD FOUNDATION SCHEDULE					
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	COMMENTS
F-1.5	1'-6"	1'-6"	1'-0"	(2) #5 EW BOT	
F-2.4	2'-4"	2'-4"	1'-0"	(3) #5 EW BOT	
F-2.8	2'-8"	2'-8"	1'-4"	(3) #5 EW T&B	

MASONRY COLUMN SCHEDULE				
MARK	SIZE: W x H	REINFORCEMENT		COMMENTS
		VERTS	TIES	
M-1	16 x 16	(4) #5	#3 @ 10" OC	PILASTER
M-2	12 x 12	(4) #5	#3 @ 10" OC	PILASTER

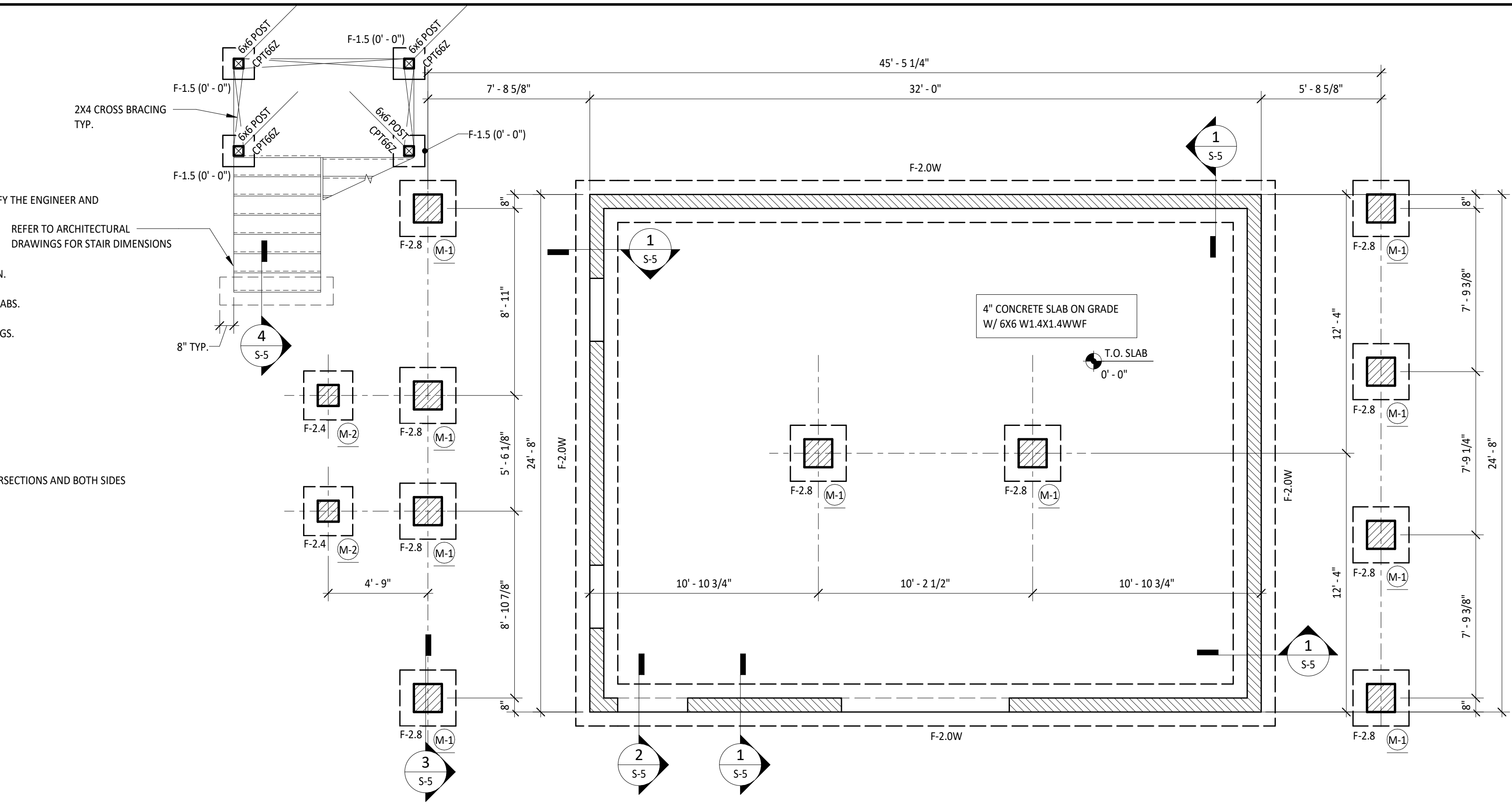
FRAMING PLAN NOTES

- REFER TO SHEET S-1 FOR GENERAL STRUCTURAL NOTES.
- COORDINATE DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD OF ANY DISCREPANCIES.
- COORDINATE DETAILS AT EXTERIOR DOORS, SILL HEIGHTS AND ROUGH OPENINGS WITH ARCHITECTURAL DRAWINGS.
- B-X INDICATES CONCRETE BEAM TYPE. REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
- PROVIDE 3/4" PLYWOOD SUB-FLOOR SHEATHING WITH 8d (3 X 0.131) NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.

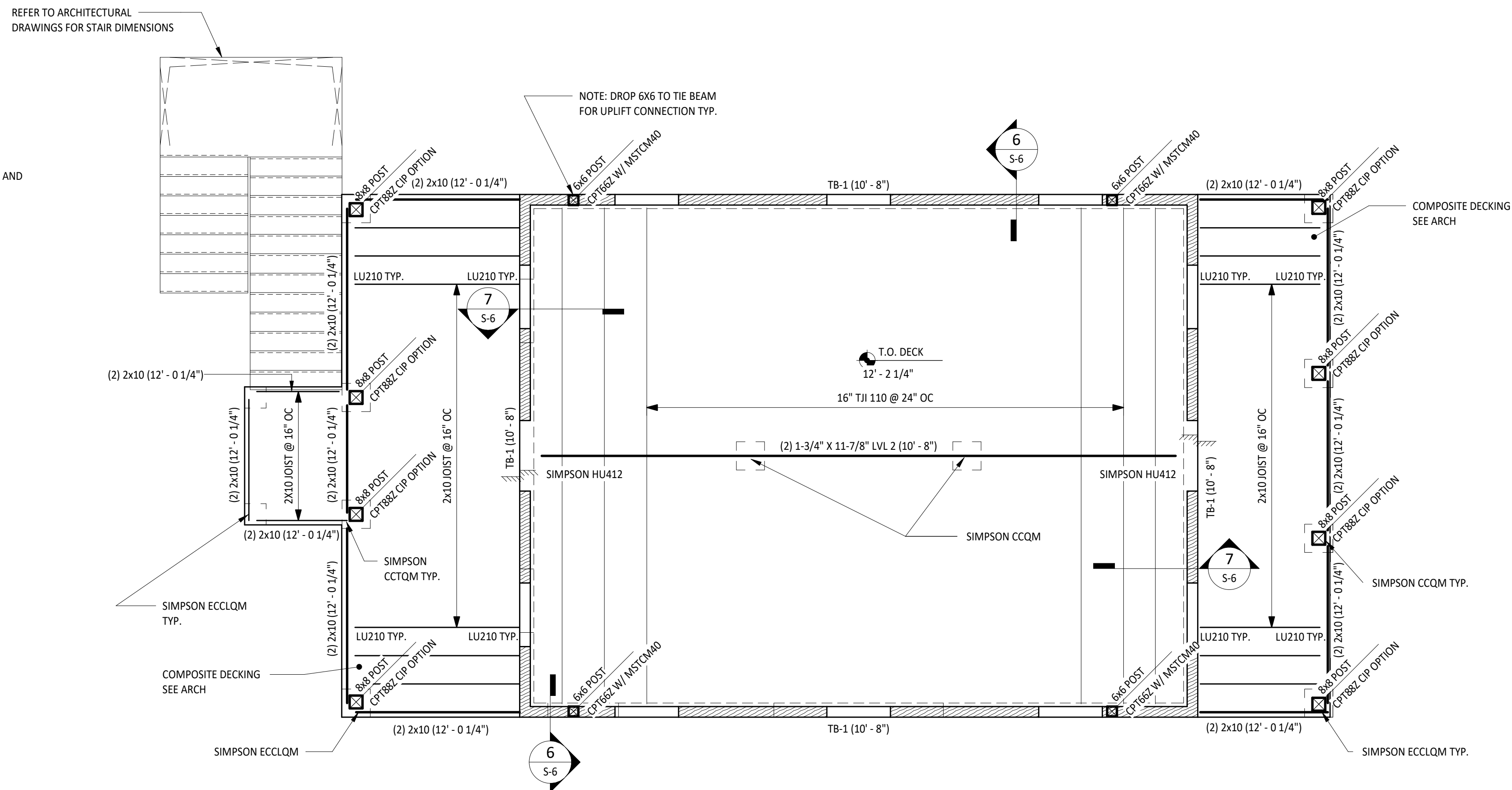
FRAMING PLAN SYMBOLS

- INDICATES 2x6 FRAMED WALLS WITH STUDS AT 16" ON CENTER.
- BEAM SIZE
- HUC212-2
- SIMPSON CONNECTOR

WOOD HEADER SCHEDULE		
MAXIMUM SPAN	LEVEL	SIZE
5'-0"	ROOF	(3) 2x8
7'-0"	ROOF	(3) 2x10
8'-0"	ROOF	(3) 2x12



FOUNDATION PLAN
 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN
 1/4" = 1'-0"

DRAWN BY	DSH
CHECKED BY	JM
ISSUED FOR:	
PRELIM SET:	08/07/24

ARCHITECT/ENGINEER
 STAMP

DRAWING NAME:
 FOUNDATION & 2ND
 FLOOR LAYOUT

SHEET
S-2

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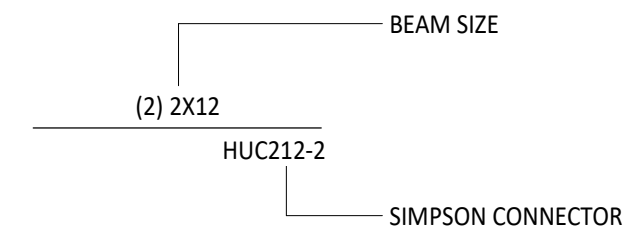
ROOF FRAMING PLAN NOTES

- REFER TO SHEET S-1 FOR GENERAL STRUCTURAL NOTES.
- COORDINATE DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD OF ANY DISCREPANCIES.
- COORDINATE ROOF SLOPES, CEILING PROFILES, HEEL HEIGHTS, OVERHANGS, ACCESS LOCATIONS AND ATTIC SPACES WITH ARCHITECTURAL DRAWINGS.
- TOP OF BEAM AND TRUSS BEARING ELEVATION IS 22'-2", UNLESS NOTED OTHERWISE.
- PWT-R INDICATES PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" OC. PROVIDE 5/8" PLYWOOD ROOF SHEATHING WITH 8d (2-1/2 X 0.131) RINGSHANK NAILS AT 4" OC AT PANEL EDGES AND 6" OC AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- PROVIDE CONTINUOUS, UNINTERRUPTED SHEATHING UNDER OVERFRAMING.

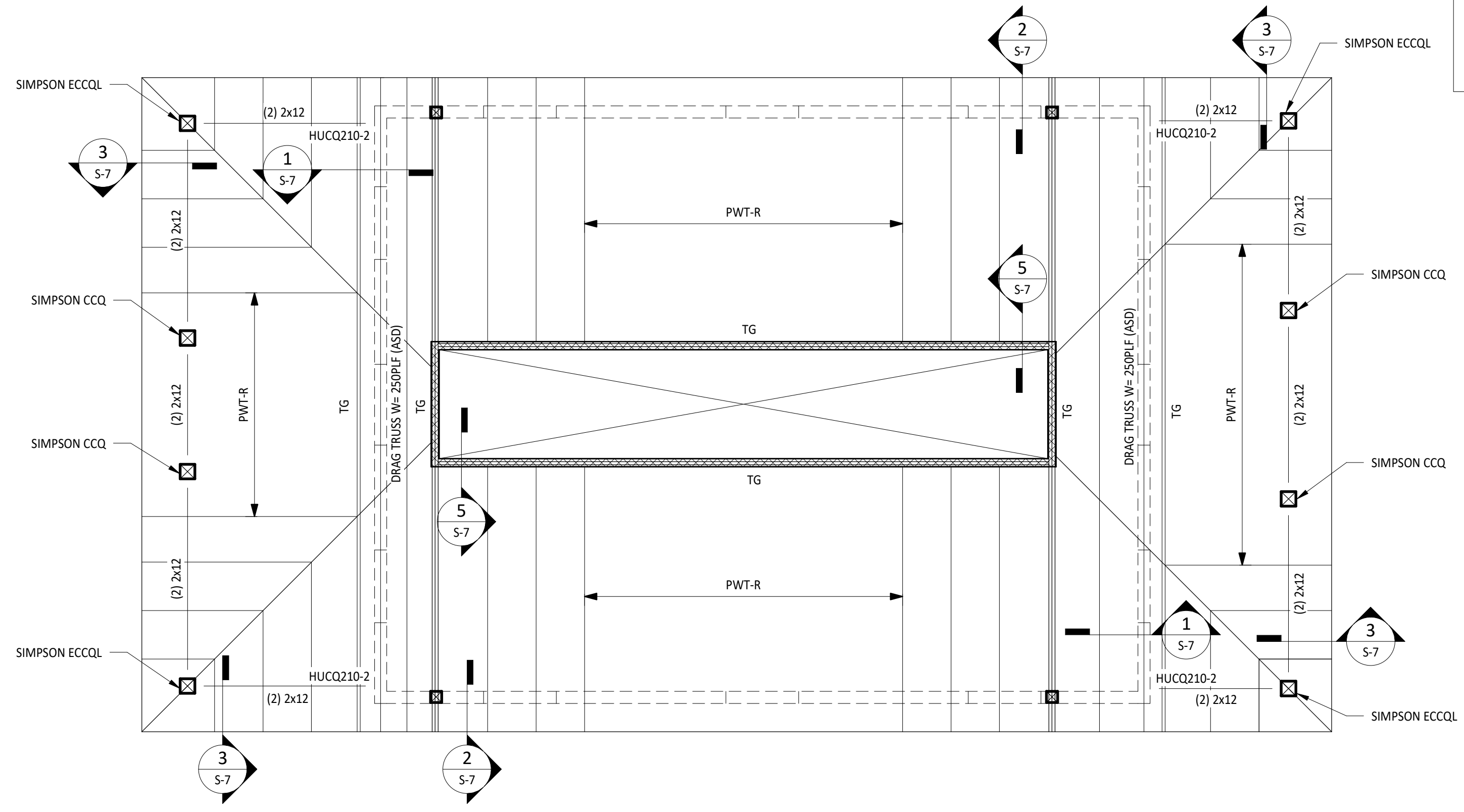
FRAMING PLAN SYMBOLS

INDICATES 2x4 FRAMED WALLS WITH STUDS AT 16" ON CENTER.

INDICATES TRUSS UPLIFT ANCHOR TYPE.

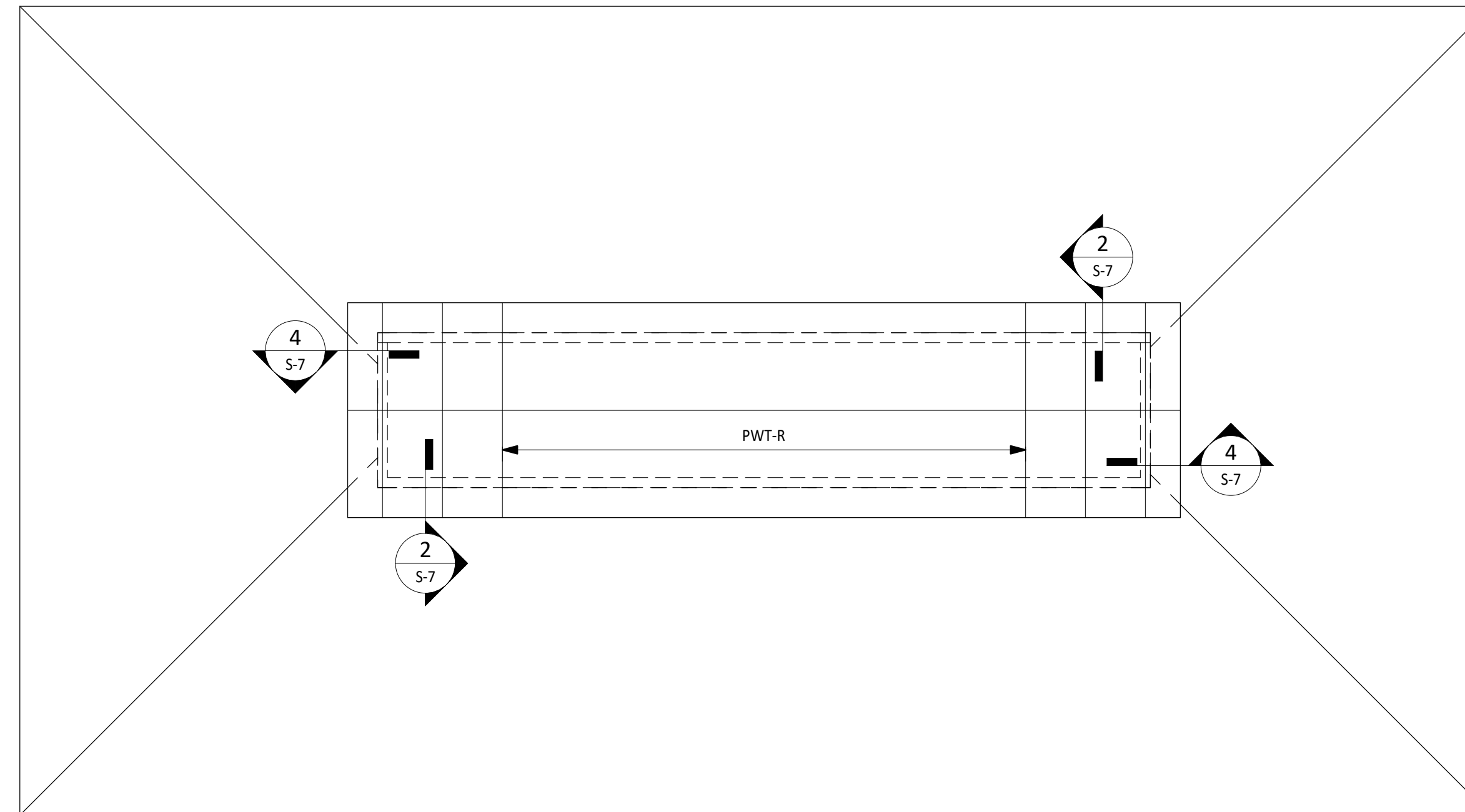


TRUSS ANCHOR SCHEDULE		
MARK	ANCHOR TYPE	UPLIFT CAPACITY (LBS)
1	HTS16	1,415
2	(2) HTS16	2,830
3	LGT2	2,465
4	LGT3	3,480
5	MGT (2-PLY)	4,365
6	(2) VGT (3-PLY)	8,990
7	HGT-3	10,440



ROOF FRAMING PLAN

1/4" = 1'-0"

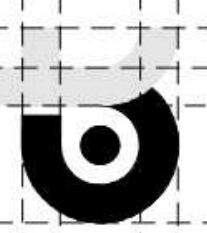


HIGH ROOF FRAMING PLAN

1/4" = 1'-0"

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 ROOF LAYOUT

SHEET
S-3

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 2000 PERIWINKLE WAY
 SANIBEL, FL 33957**

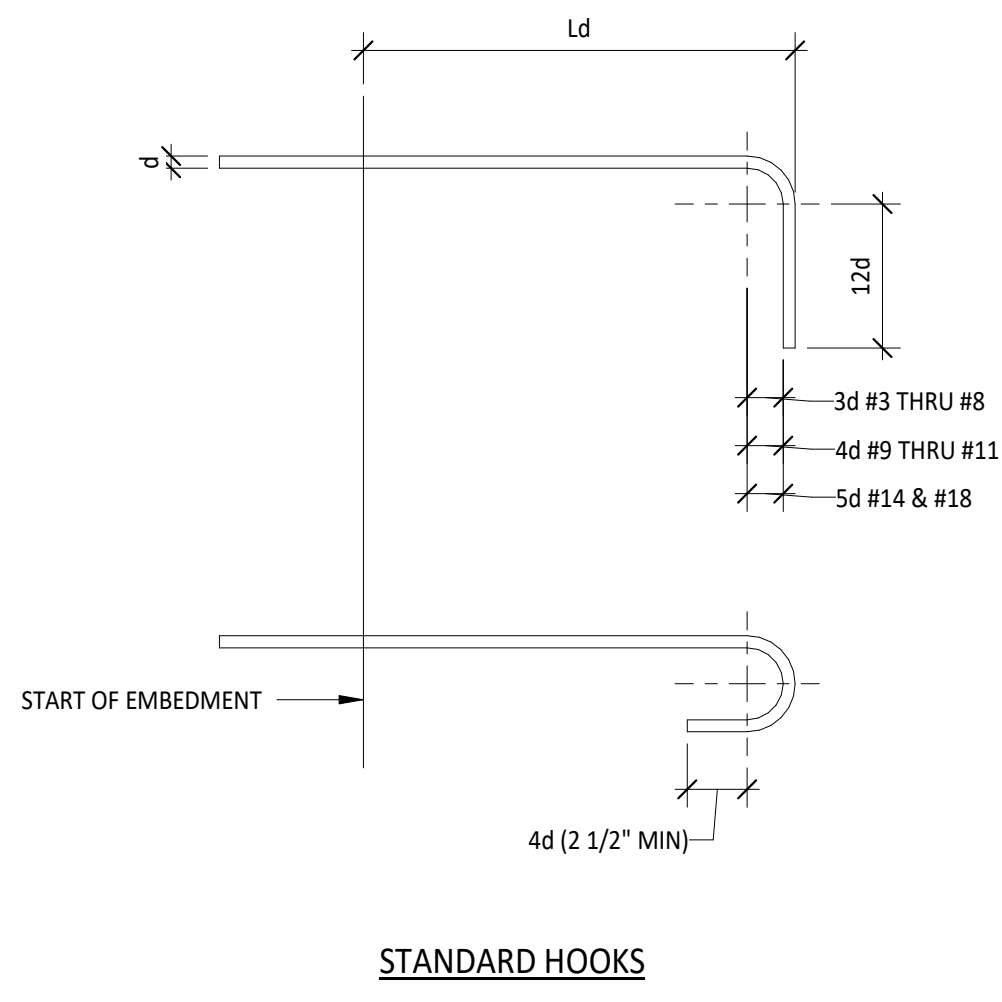
CASTELLANOS + TRAMONTE
 ARCHITECTS
 1228 LAFAYETTE STREET SUITE #1 CAPE CORAL, FLORIDA 33904
 (239) 549-0997 AA 26003303

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PRELIM SET:	08/07/24

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S-4

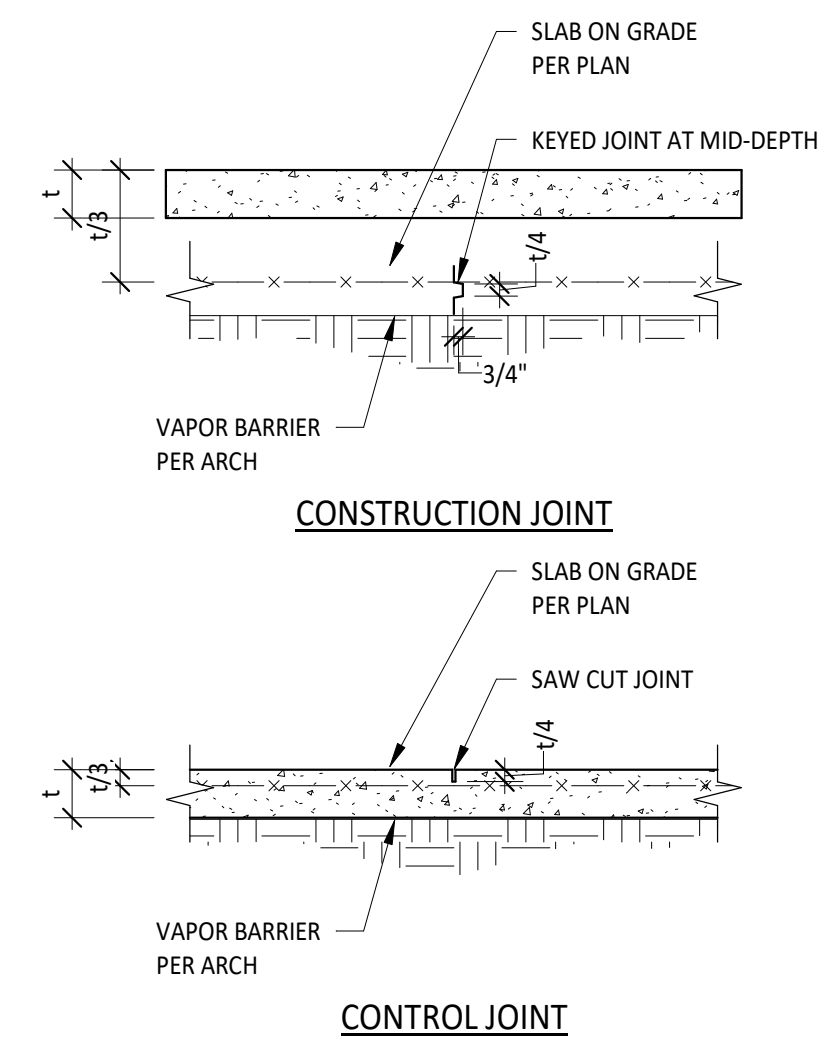


BAR SIZE	$f_c = 3,000$ PSI	$f_c = 4,000$ PSI	$f_c = 5,000$ PSI	$f_c = 6,000$ PSI
#3	9	8	7	6
#4	11	10	9	8
#5	14	12	11	10
#6	17	15	13	12
#7	20	17	15	14
#8	22	19	17	16
#9	25	22	20	18
#10	28	25	22	20
#11	31	27	24	22
#14	38	33	29	27
#18	50	43	39	35

NOTES:
 1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCEMENT AND NORMAL WEIGHT CONCRETE.
 2. FOR EPOXY COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.2.

BAR SIZE	$f_c = 3,000$ PSI	$f_c = 4,000$ PSI	$f_c = 5,000$ PSI	$f_c = 6,000$ PSI
#3	22	19	17	16
#4	29	25	23	21
#5	36	31	28	26
#6	43	37	34	31
#7	63	54	49	45
#8	72	62	56	51
#9	81	70	63	57
#10	91	79	71	64
#11	101	87	78	71

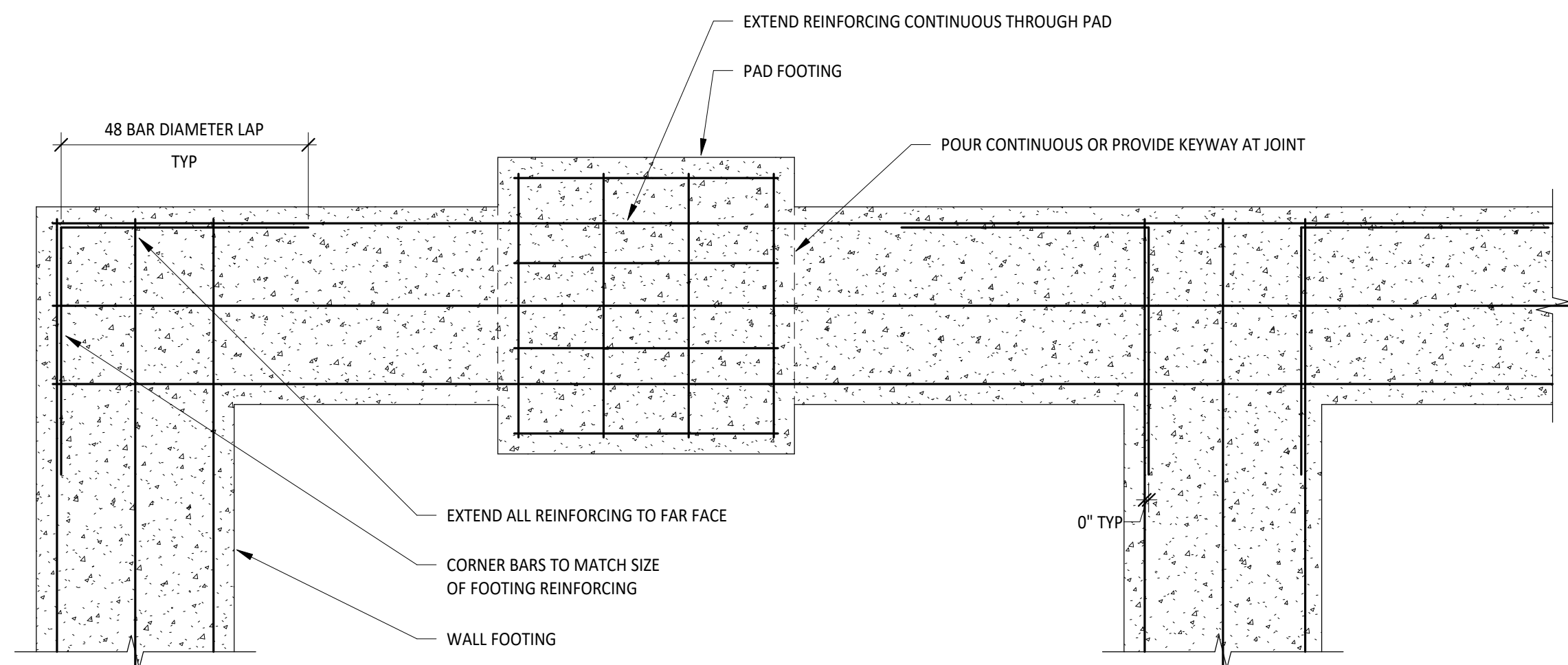
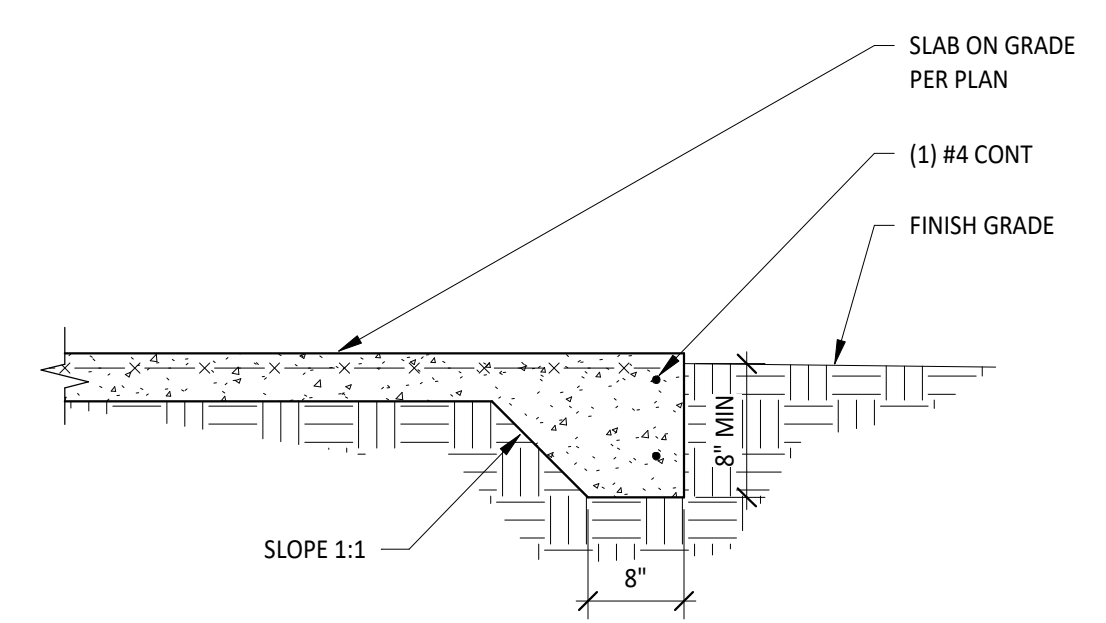
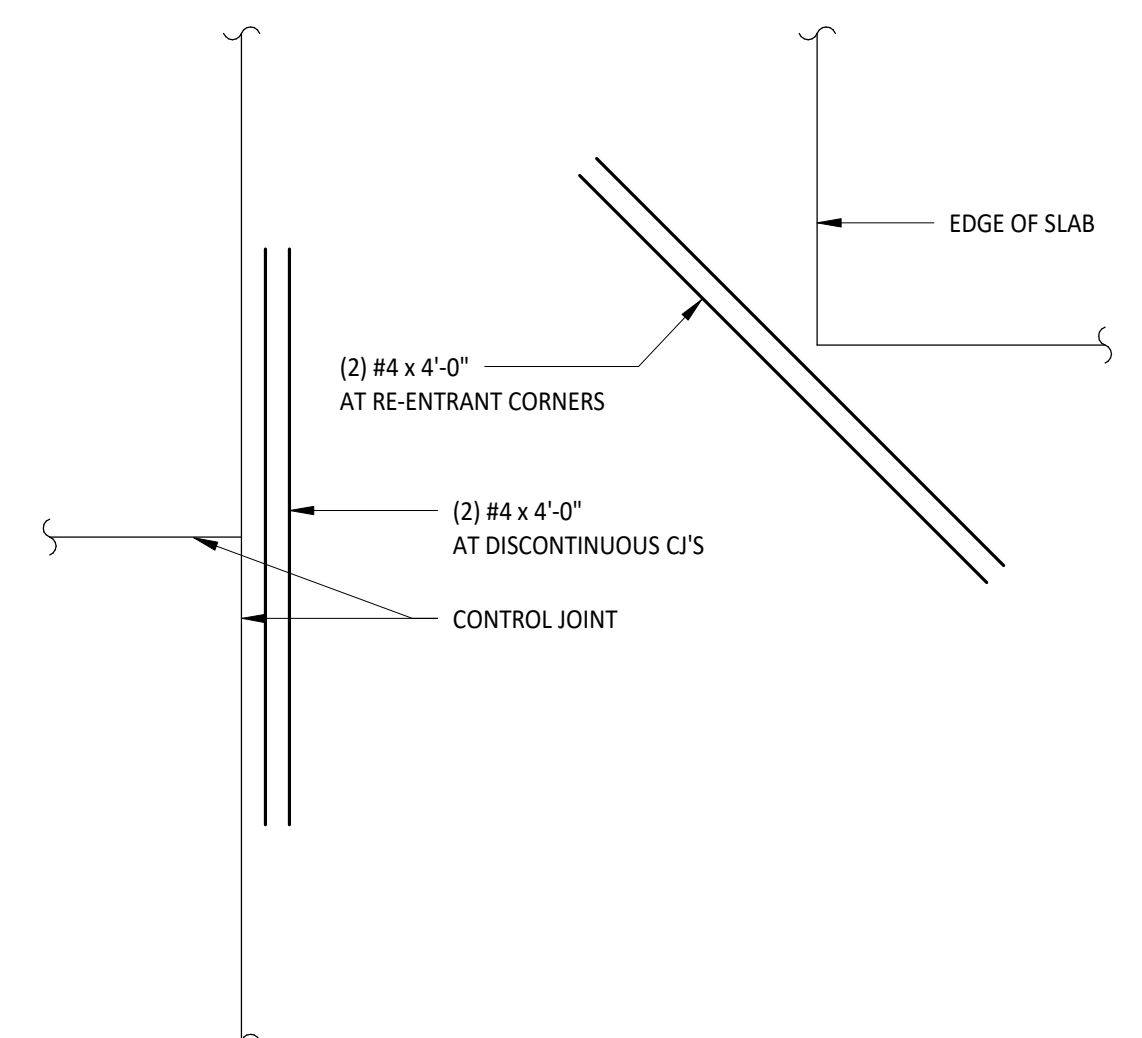
NOTES:
 1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCEMENT AND NORMAL WEIGHT CONCRETE.
 2. FOR EPOXY COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.2.



1 STANDARD REBAR HOOKS AND BENDS
 $1 \frac{1}{2}" = 1'-0"$

2 CLASS B LAP SPLICE
 $1 \frac{1}{2}" = 1'-0"$

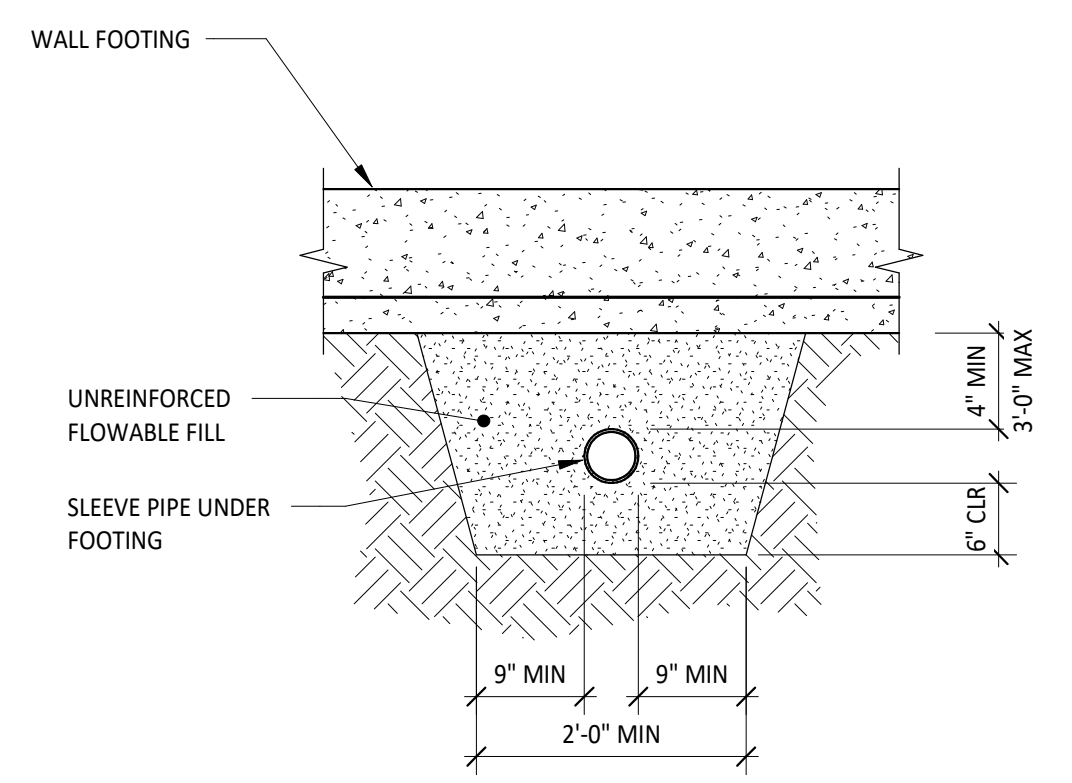
3 SLAB ON GRADE JOINTS
 $3/4" = 1'-0"$



4 SLAB ON GRADE CRACK CONTROL
 $3/4" = 1'-0"$

5 TYPICAL SLAB EDGE
 $3/4" = 1'-0"$

6 TYPICAL FOOTING INTERSECTIONS
 $3/4" = 1'-0"$



7 UTILITY TRENCH UNDER WALL FOOTING
 $3/4" = 1'-0"$

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**CASTELLANOS
 + TRAMONTE**
 ARCHITECTS

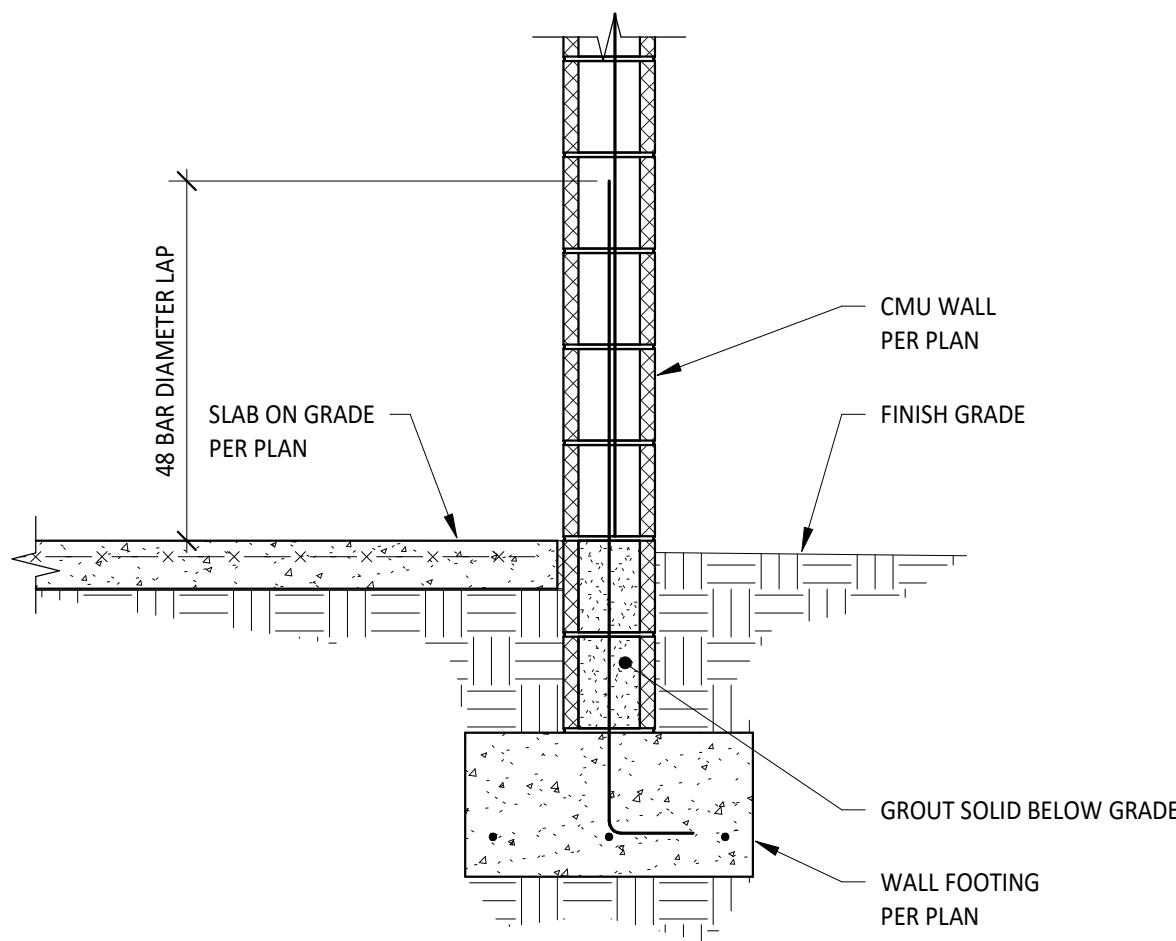
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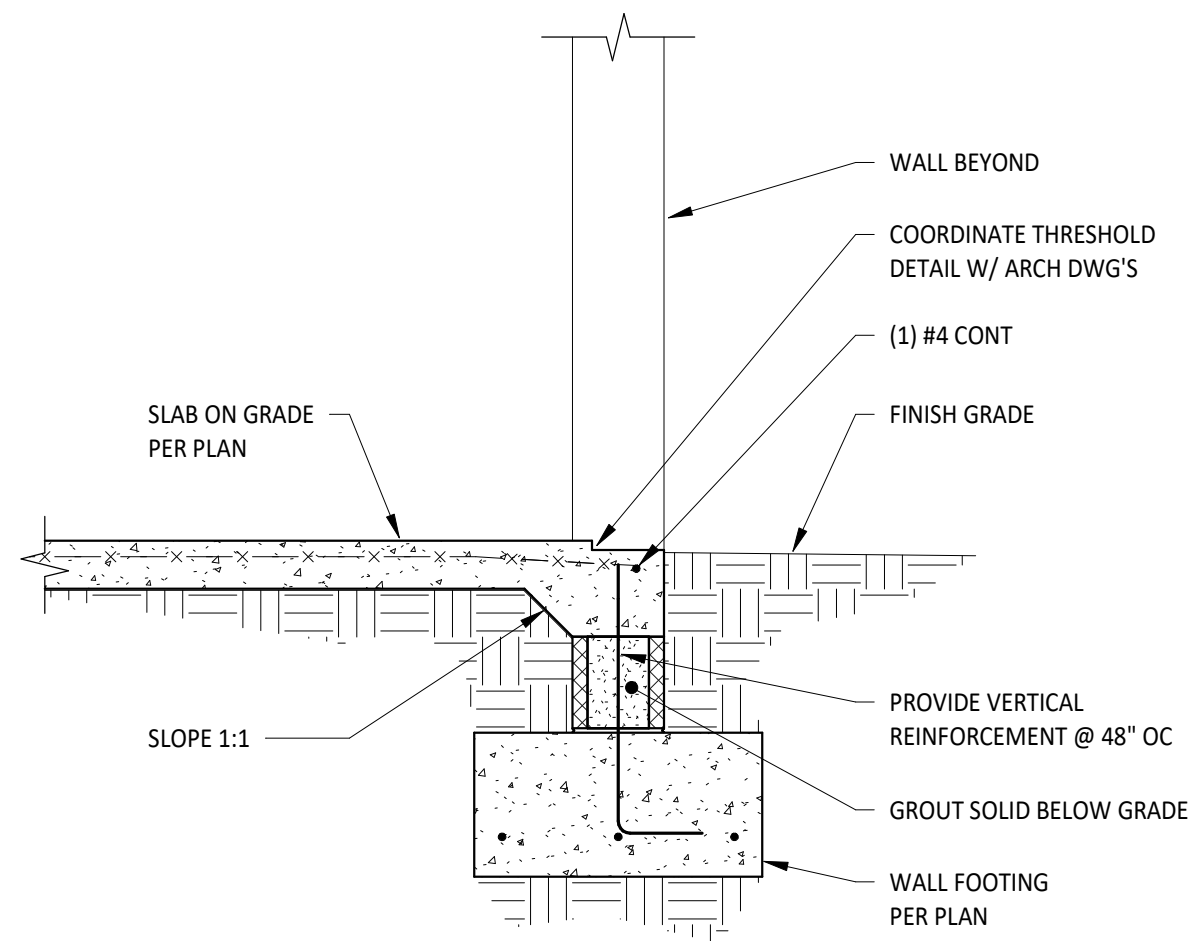
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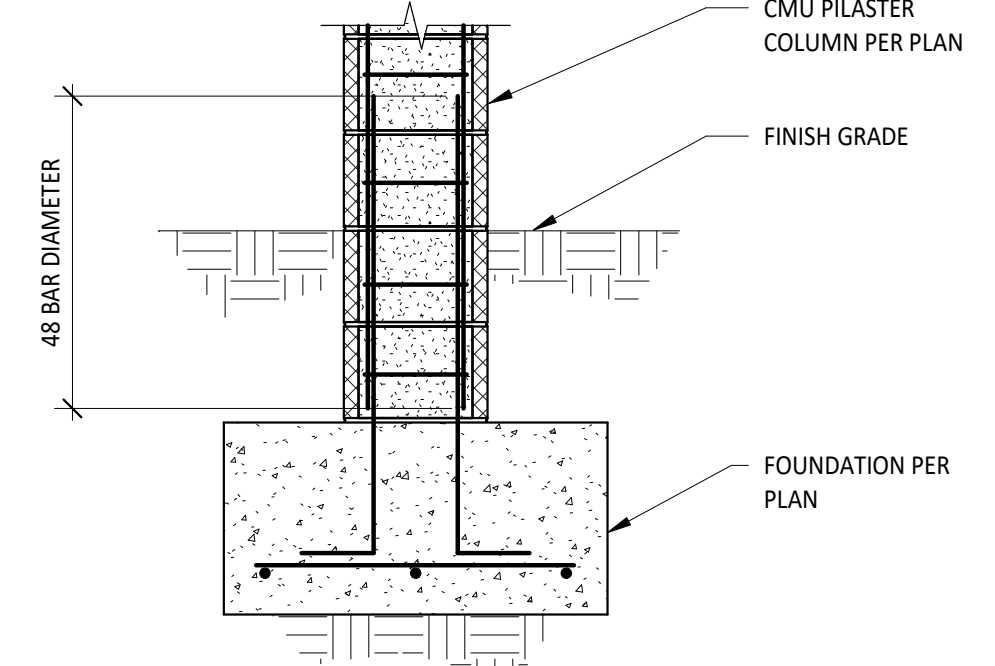
SHEET
S-5



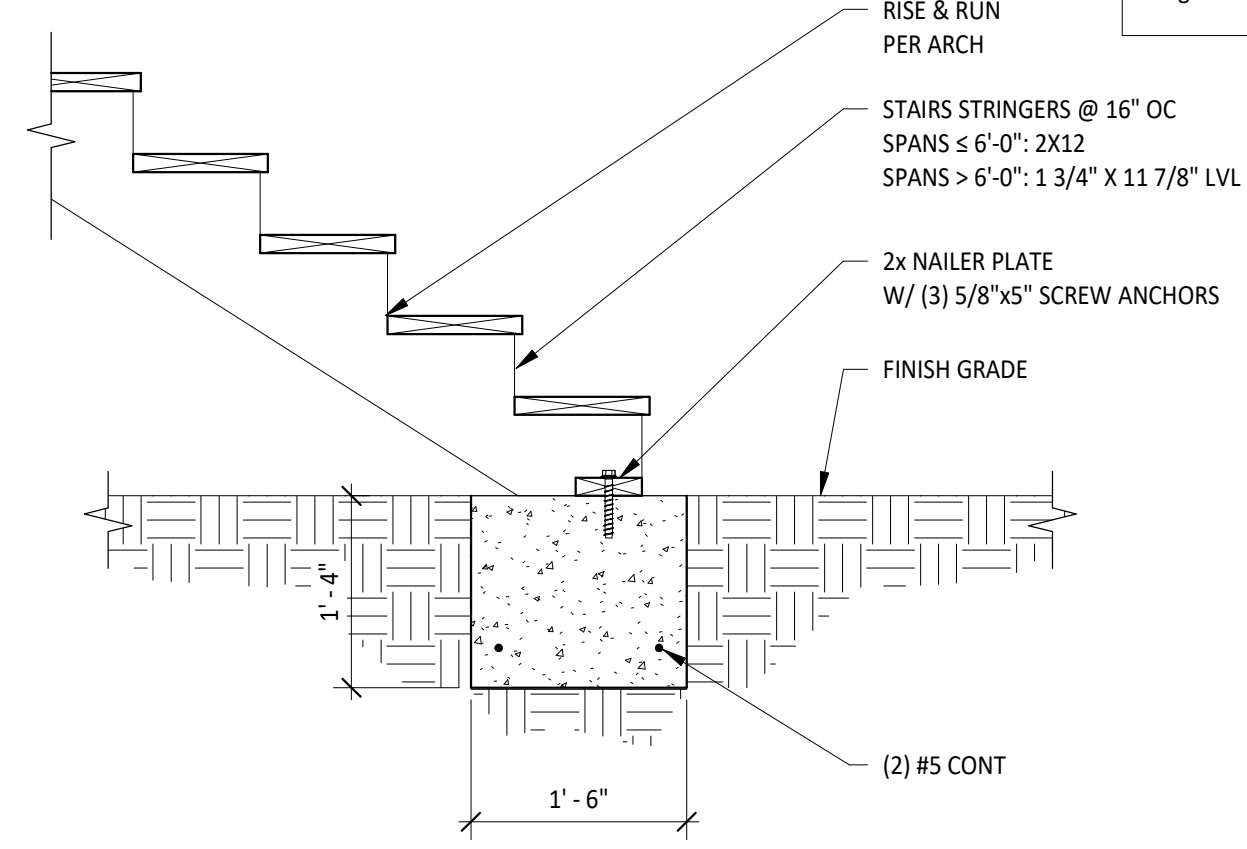
1 EXTERIOR STEMWALL FOOTING
 3/4" = 1'-0"



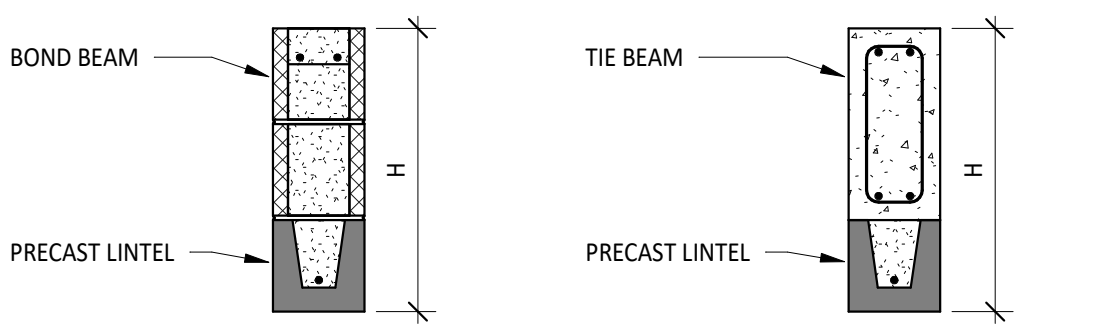
2 STEMWALL AT EXTERIOR DOOR
 3/4" = 1'-0"



3 CMU PILASTER COLUMN ON SPREAD FOOTING
 3/4" = 1'-0"

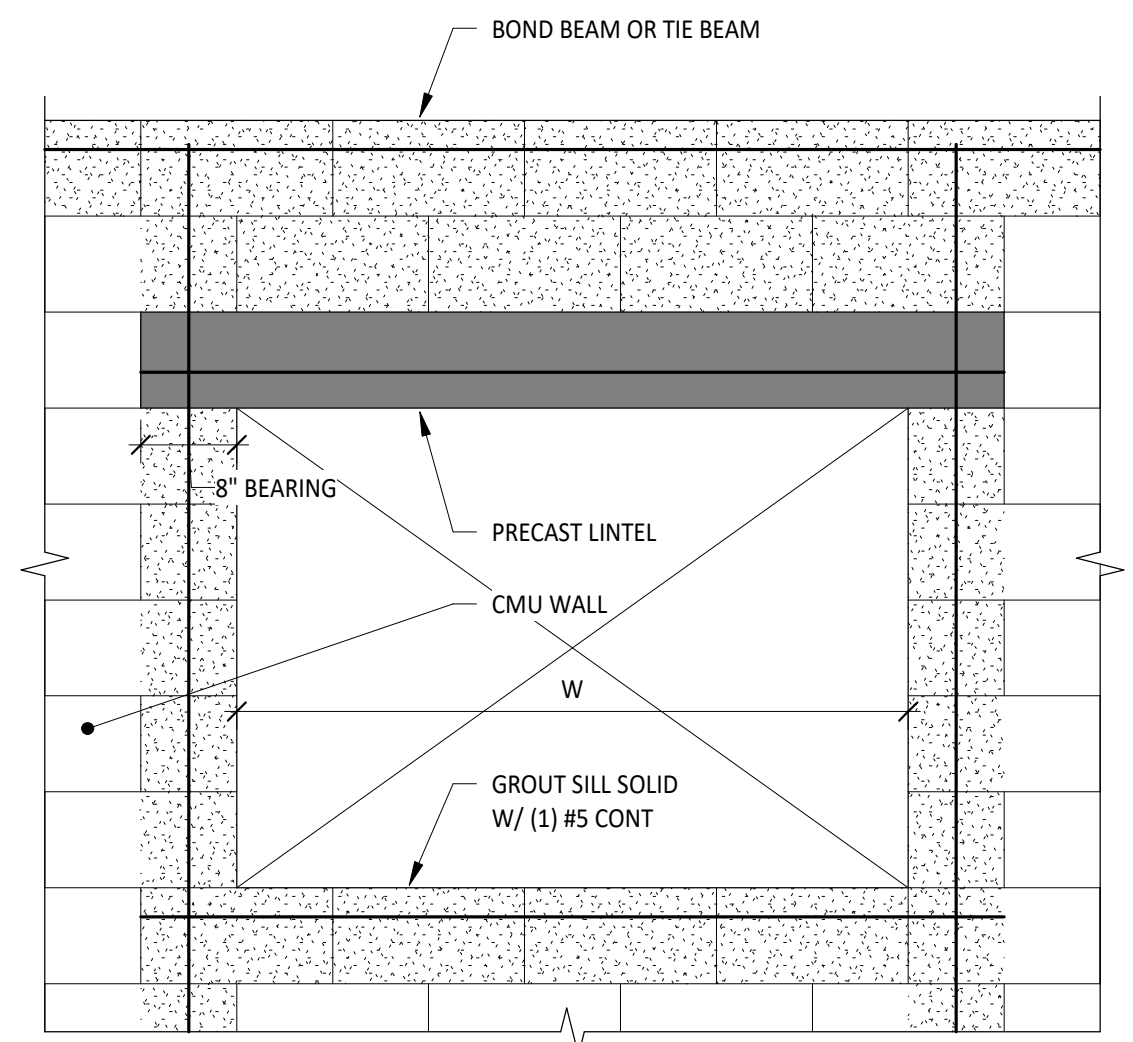


4 WOOD STAIR FOOTING
 3/4" = 1'-0"

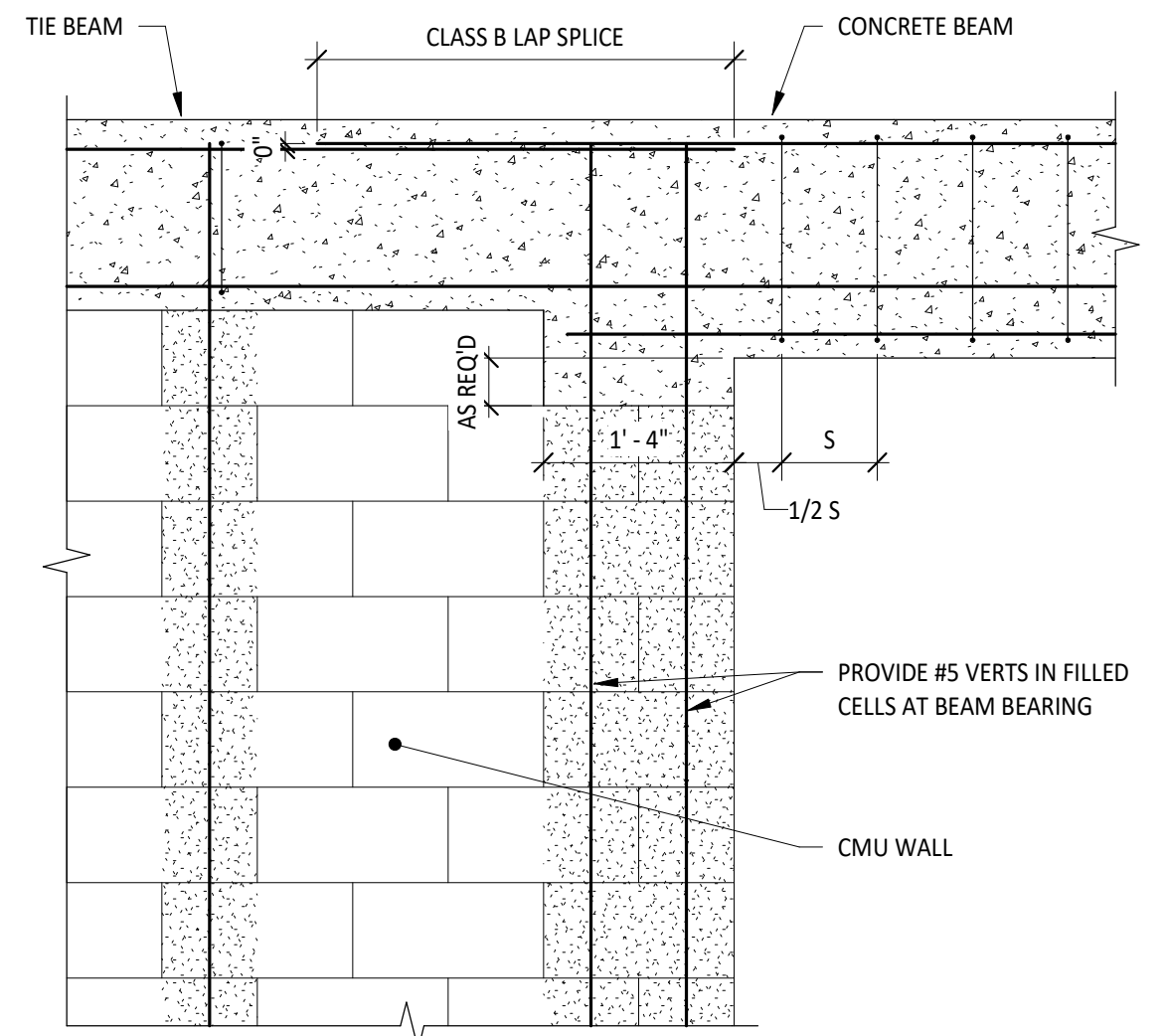


PRECAST LINTEL SCHEDULE	
OPENING WIDTH	LINTEL ASSEMBLY
W < 6'-0"	8F8-1B, 12F8-2B
6'-0" < W < 10'-0"	8F16-1B/2T, 12F16-2B/2T
10'-0" < W < 16'-0"	8F24-1B/2T, 12F24-2B/2T

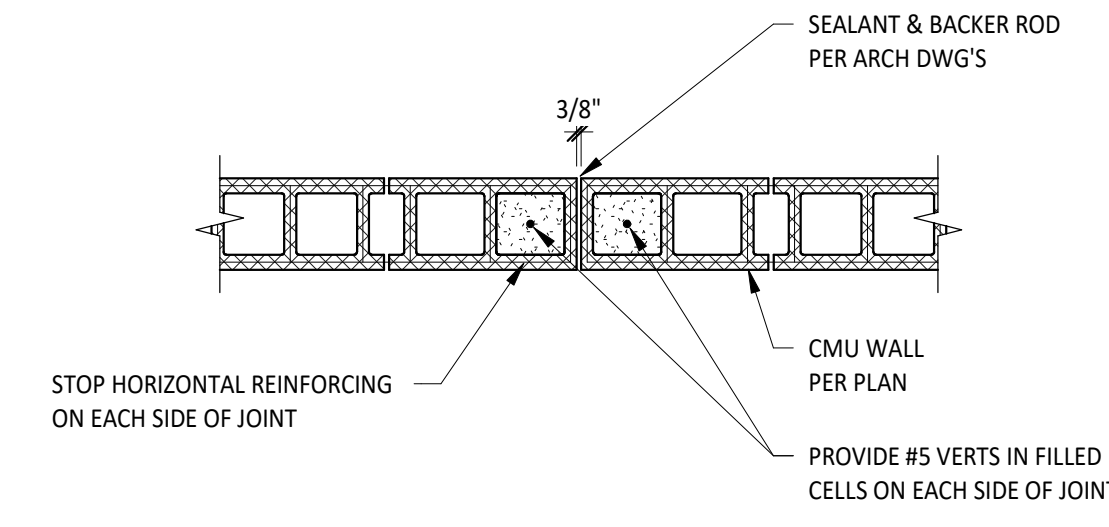
8F16-1B/2T → GROUT FILLED
 QTY OF #5 BOTTOM BARS
 QTY OF #5 TOP BARS
 ASSEMBLY DEPTH
 ASSEMBLY WIDTH



5 PRECAST LINTEL SCHEDULE & TYPICAL CMU WALL OPENING
 3/4" = 1'-0"



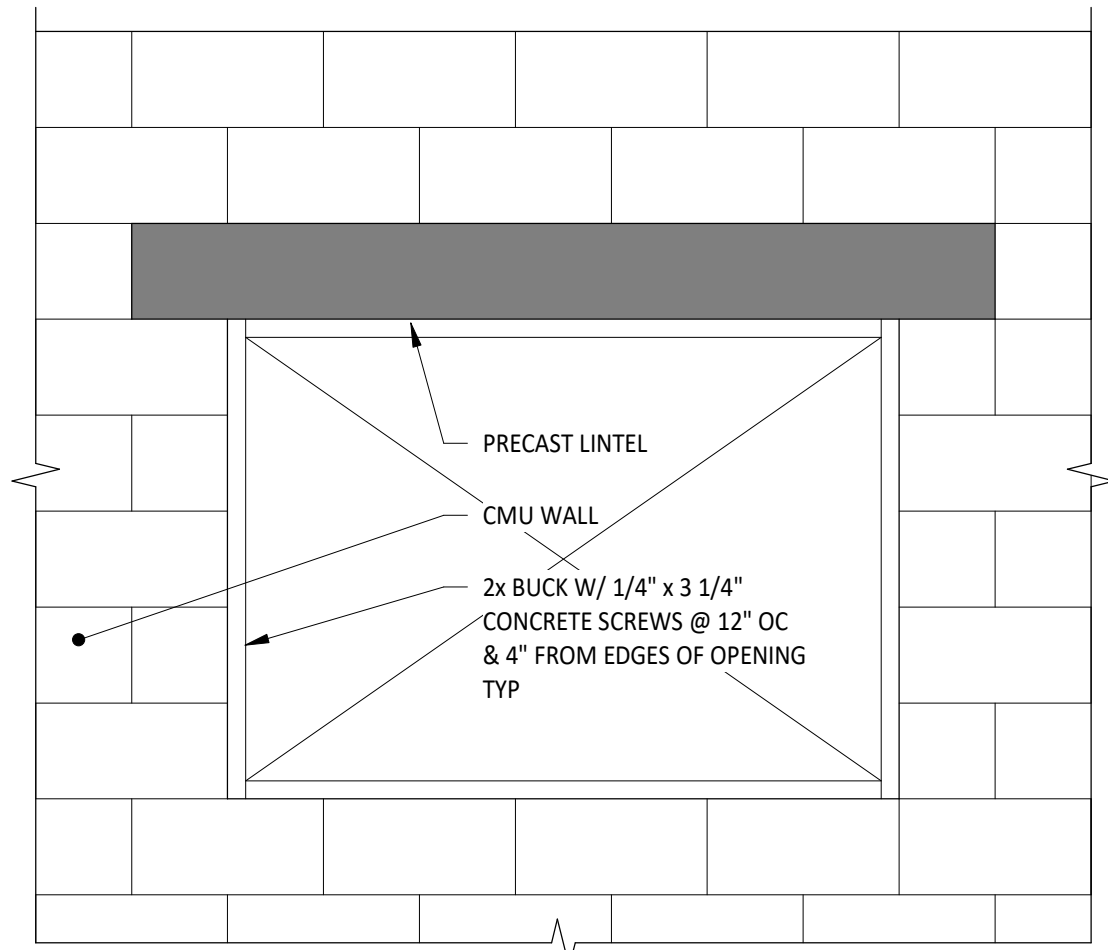
6 TYPICAL CONCRETE BEAM BEARING
 3/4" = 1'-0"



STOP HORIZONTAL REINFORCING ON EACH SIDE OF JOINT

NOTES:
 1. COORDINATE SPACING OF CONTROL JOINTS WITH ARCHITECTURAL DRAWINGS. SPACING NOT TO EXCEED 1.5x THE WALL HEIGHT OR 25'-0".
 2. DO NOT PLACE CONTROL JOINTS WITHIN 2'-0" OF OPENINGS.
 3. BOND BEAM AND TIE BEAM REINFORCING TO BE CONTINUOUS THROUGH JOINT.

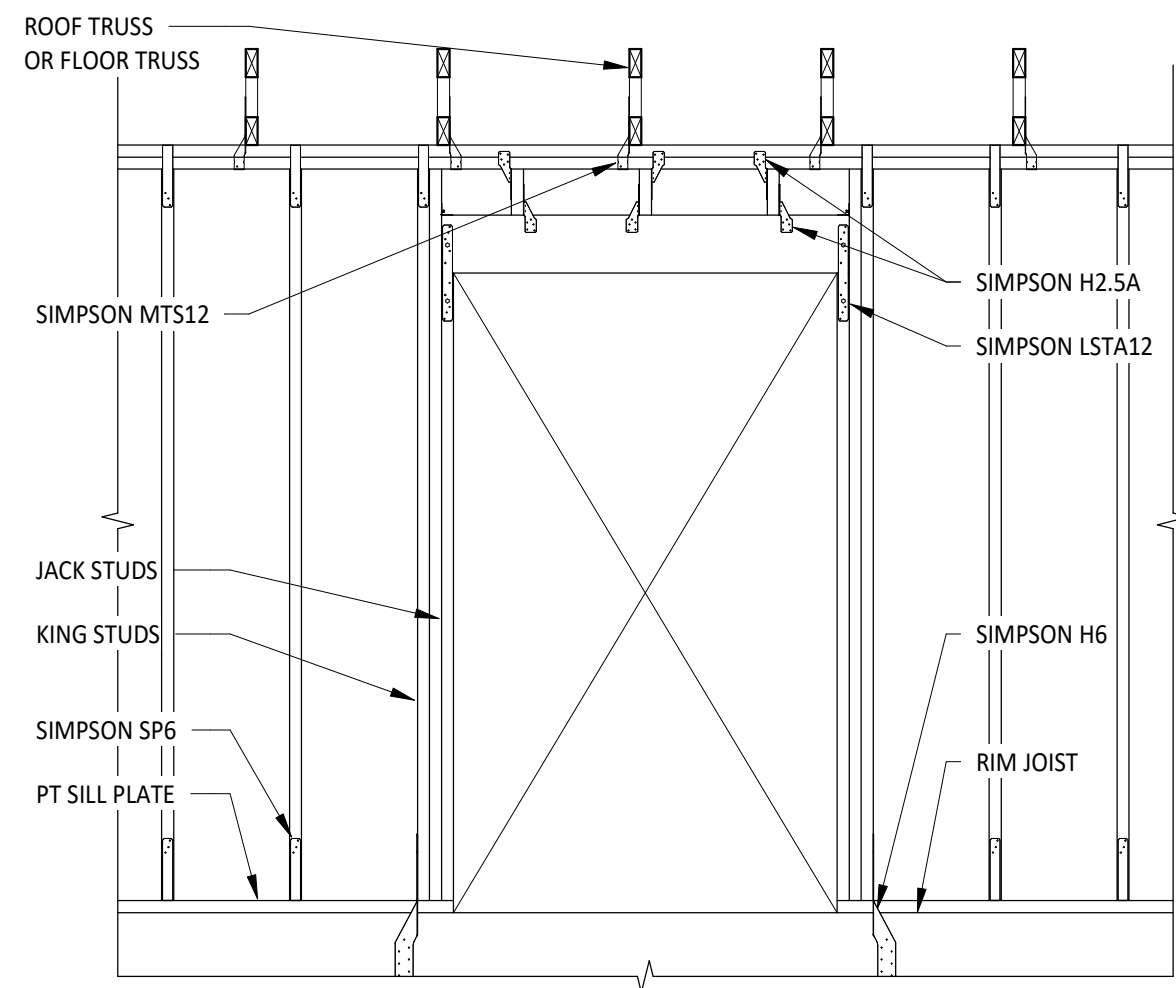
7 CMU CONTROL JOINT
 3/4" = 1'-0"



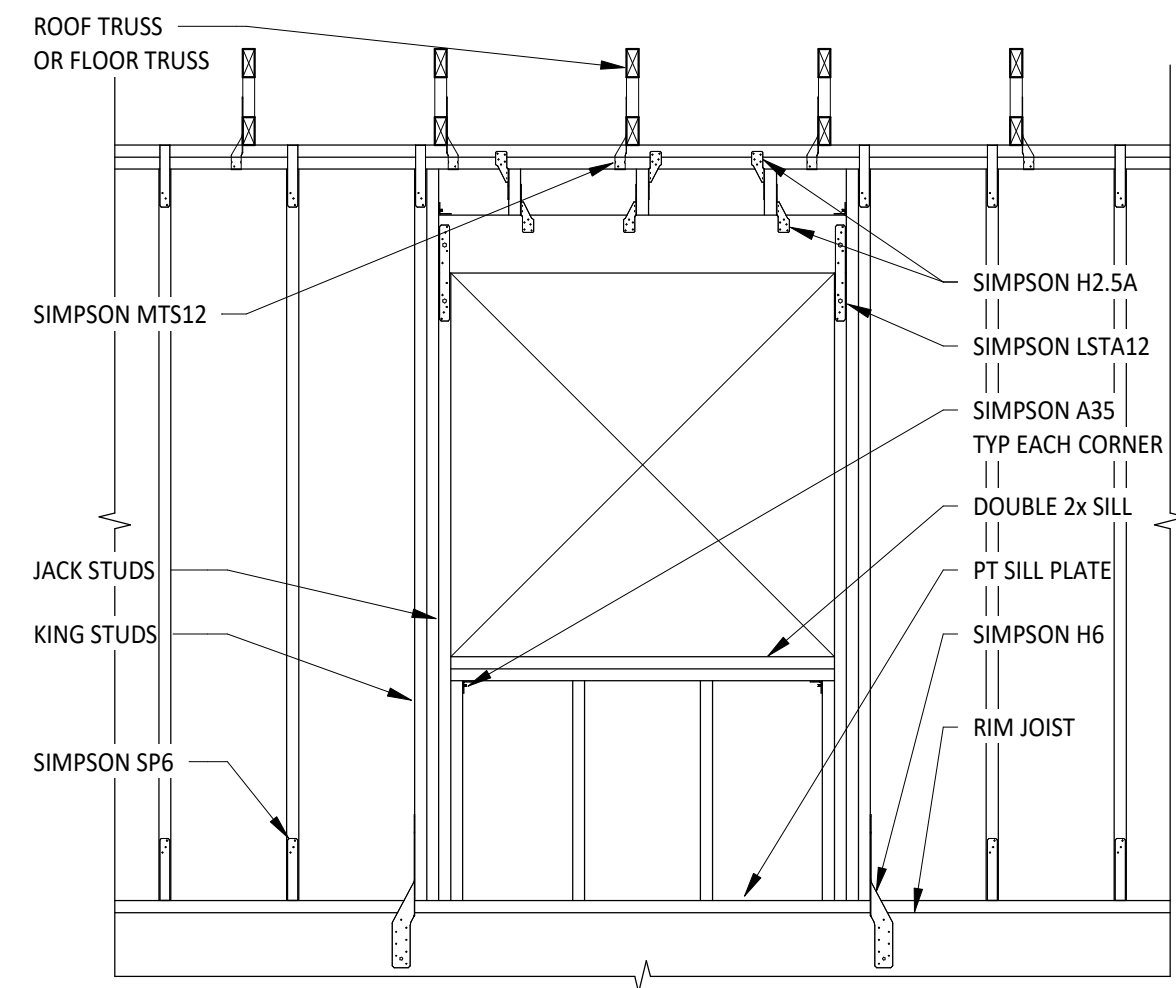
8 TYPICAL WINDOW BUCK
 3/4" = 1'-0"

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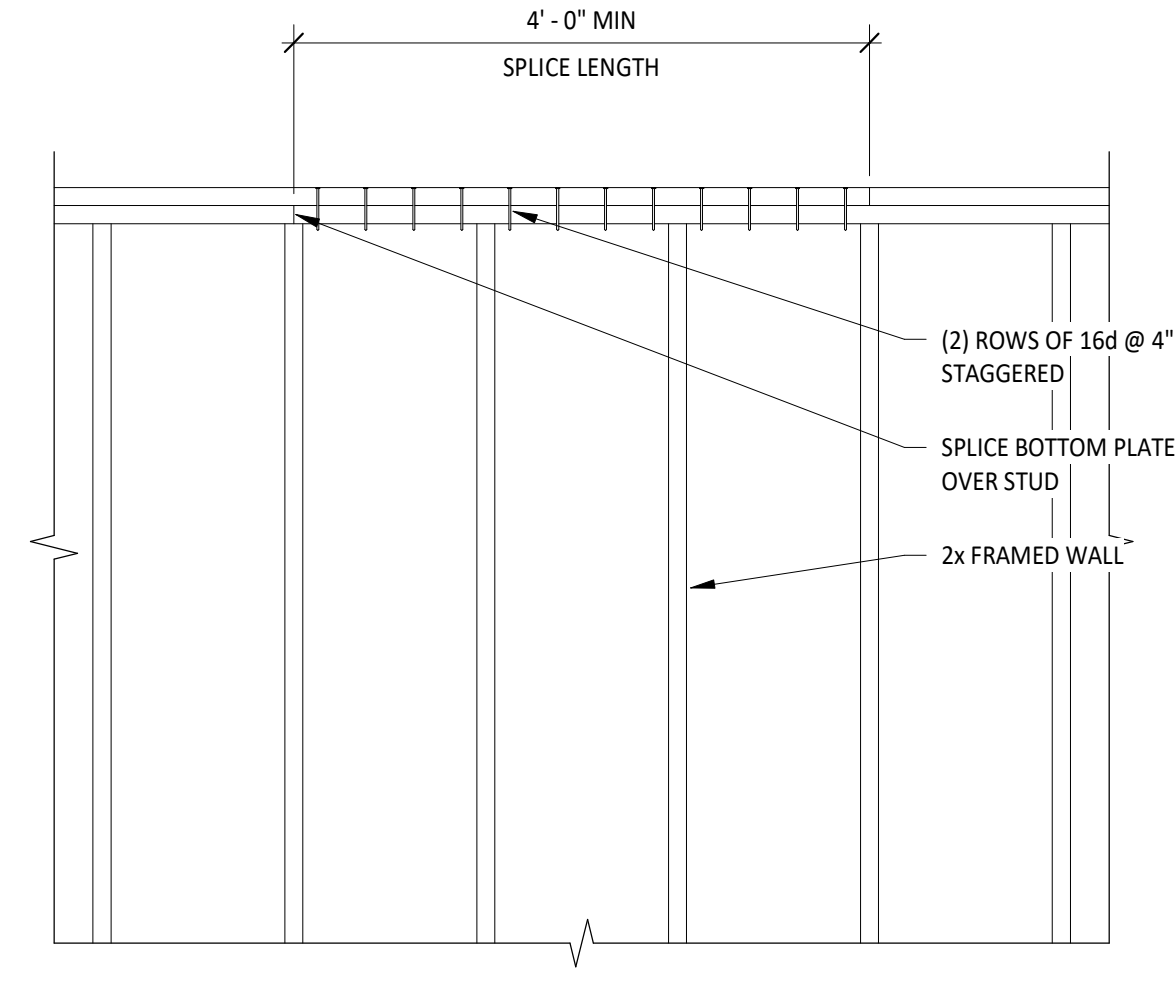
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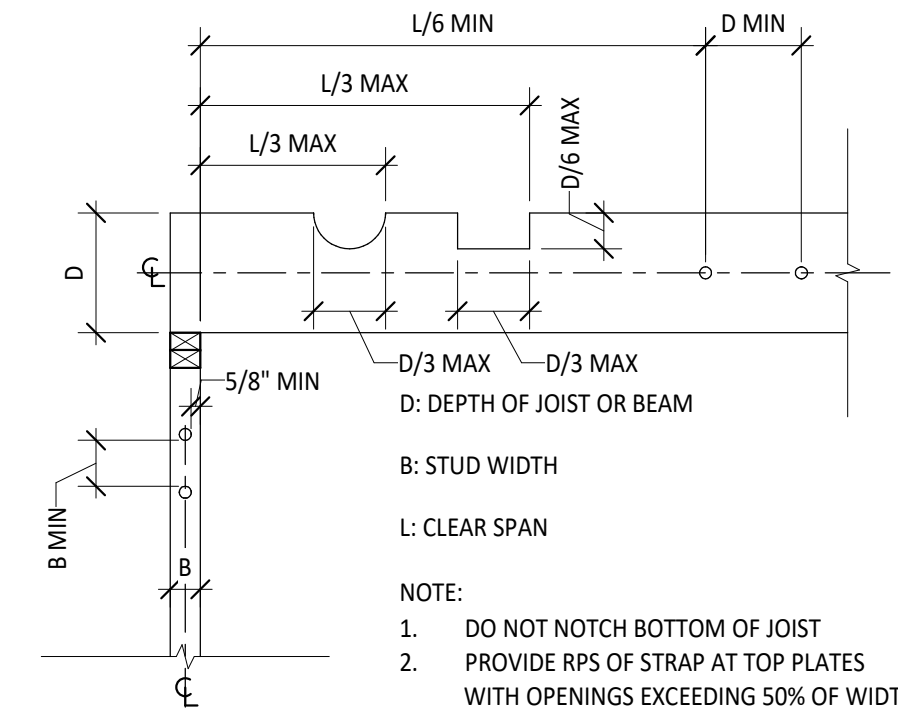
1 DOOR OPENING FRAMING
 1/2" = 1'-0"



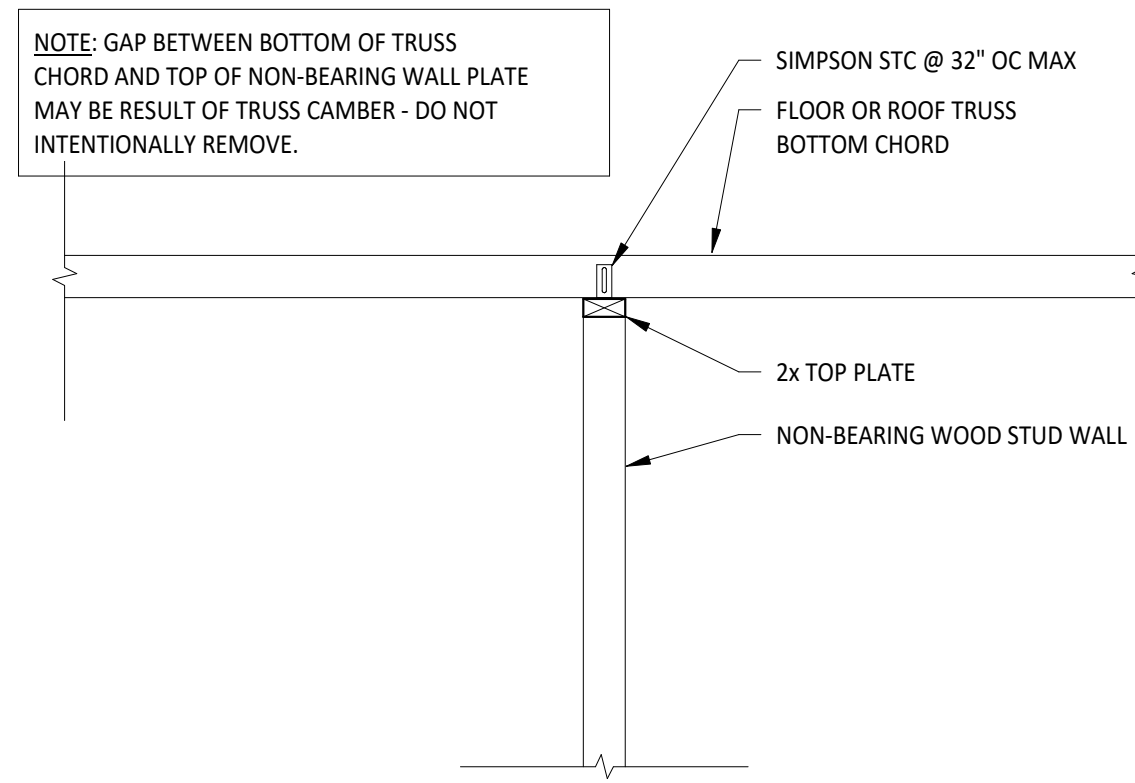
2 WINDOW OPENING FRAMING
 1/2" = 1'-0"



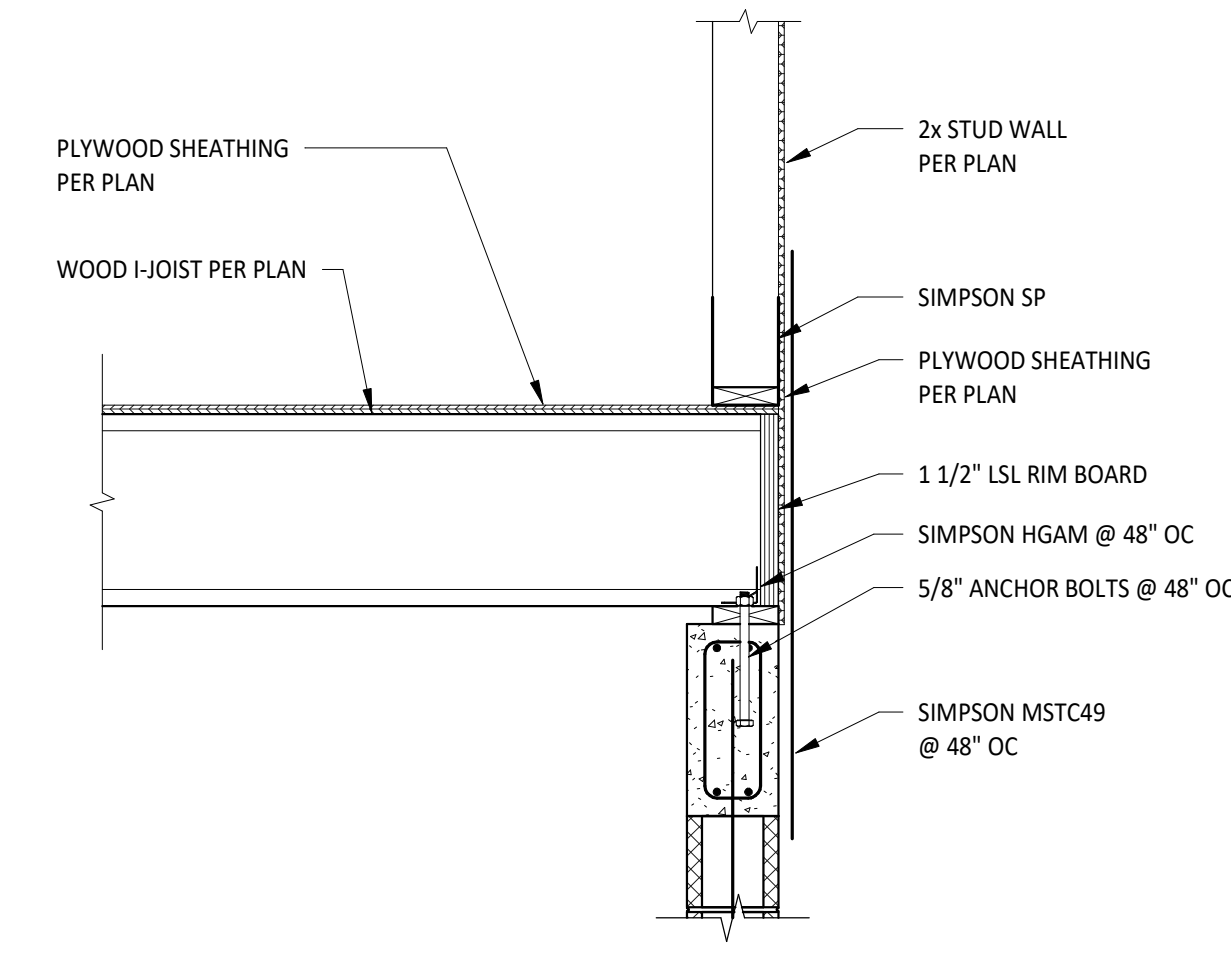
3 TOP PLATE SPLICE
 3/4" = 1'-0"



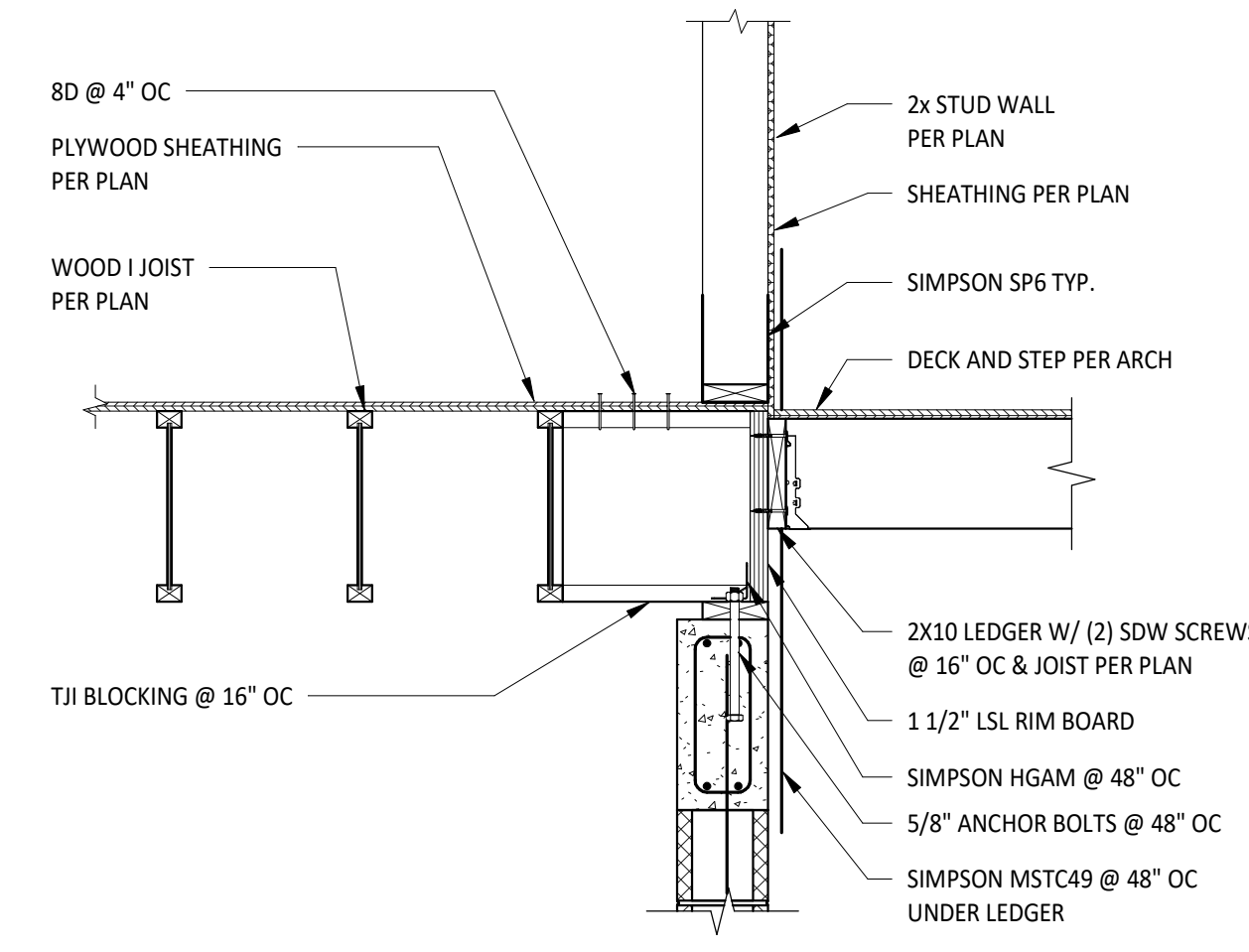
4 HOLES AND NOTCHES IN WOOD DETAIL
 NOT TO SCALE



5 TYPICAL NON-BEARING STUD WALL
 3/4" = 1'-0"



6 WOOD I-JOIST BEARING AT CMU WALL
 3/4" = 1'-0"



7 WOOD I-JOIST NON BEARING AT CMU WALL
 3/4" = 1'-0"

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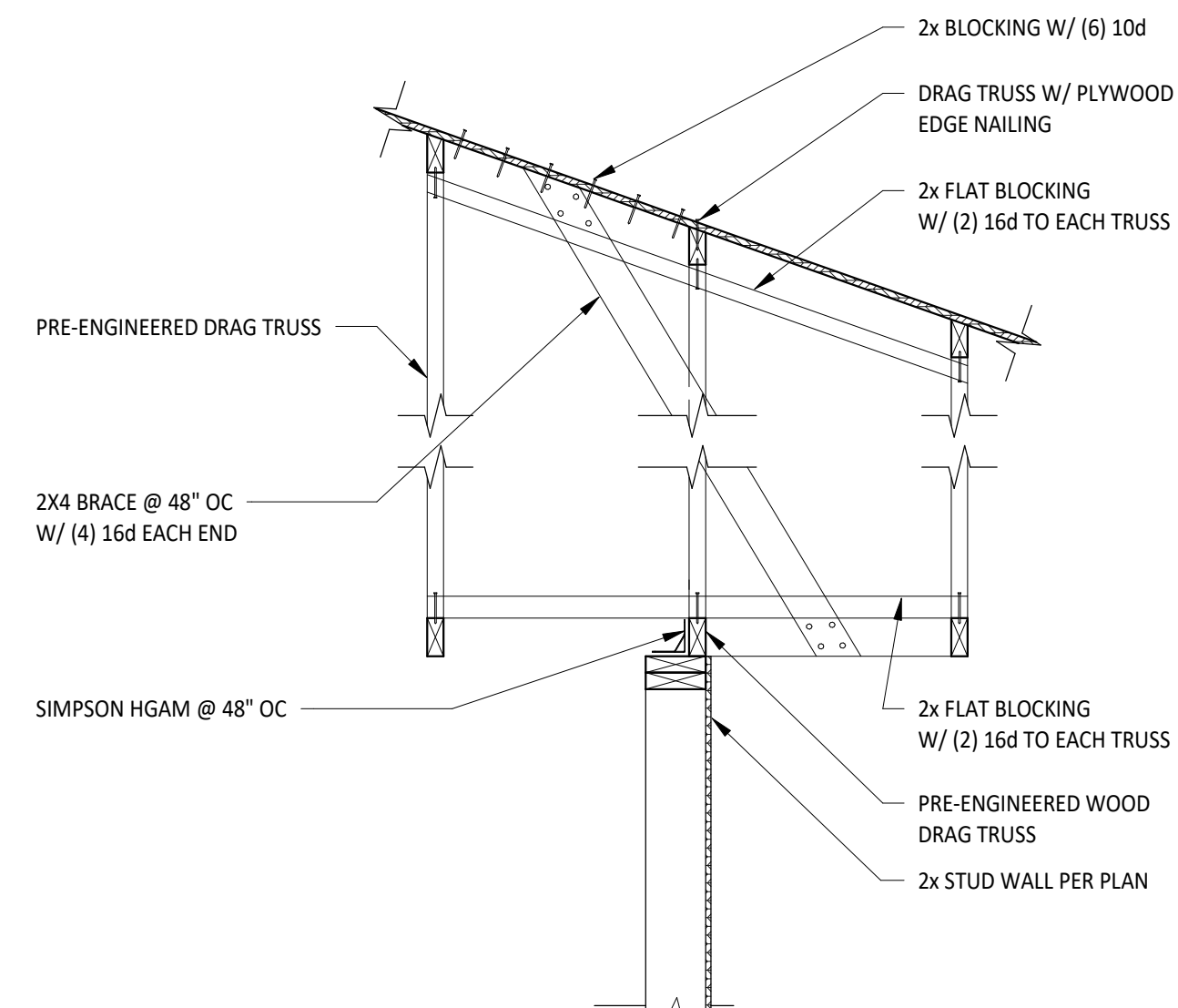
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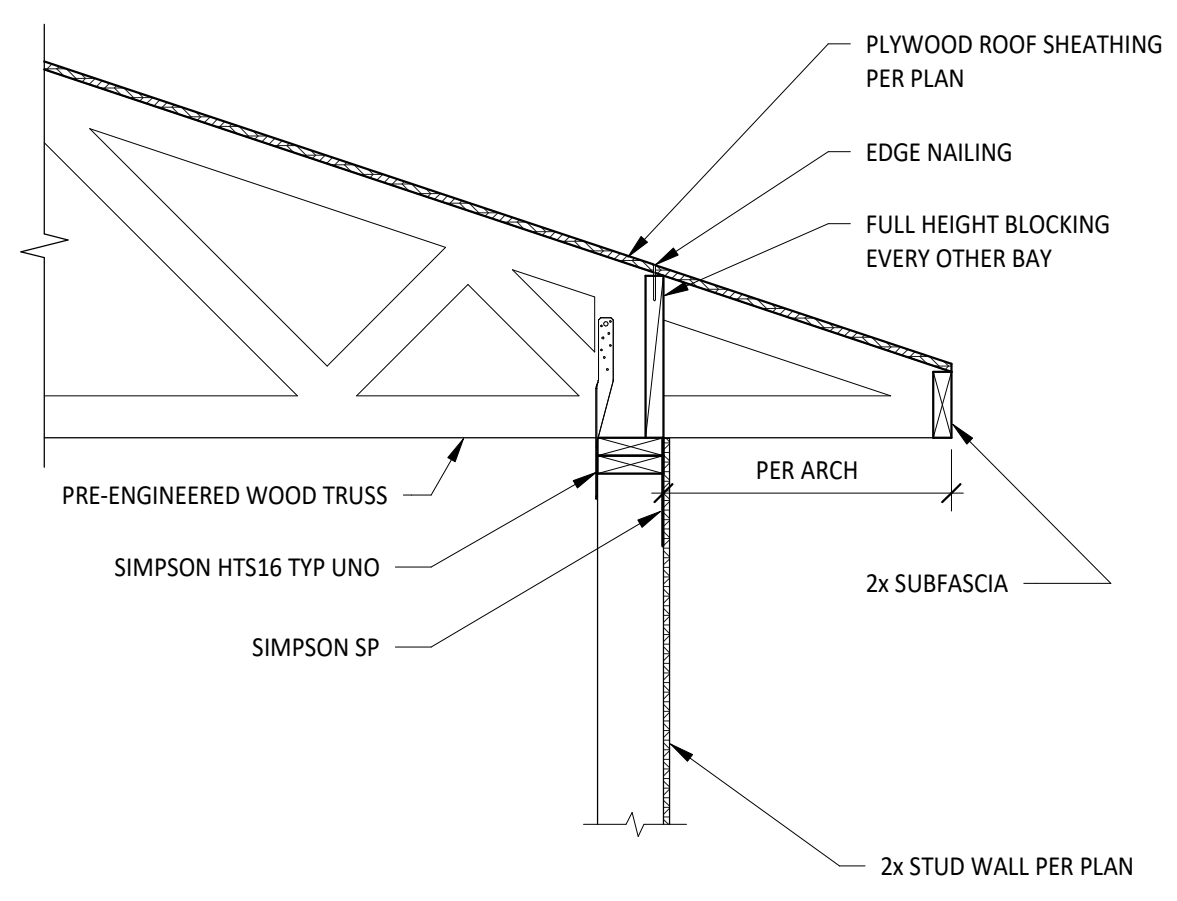
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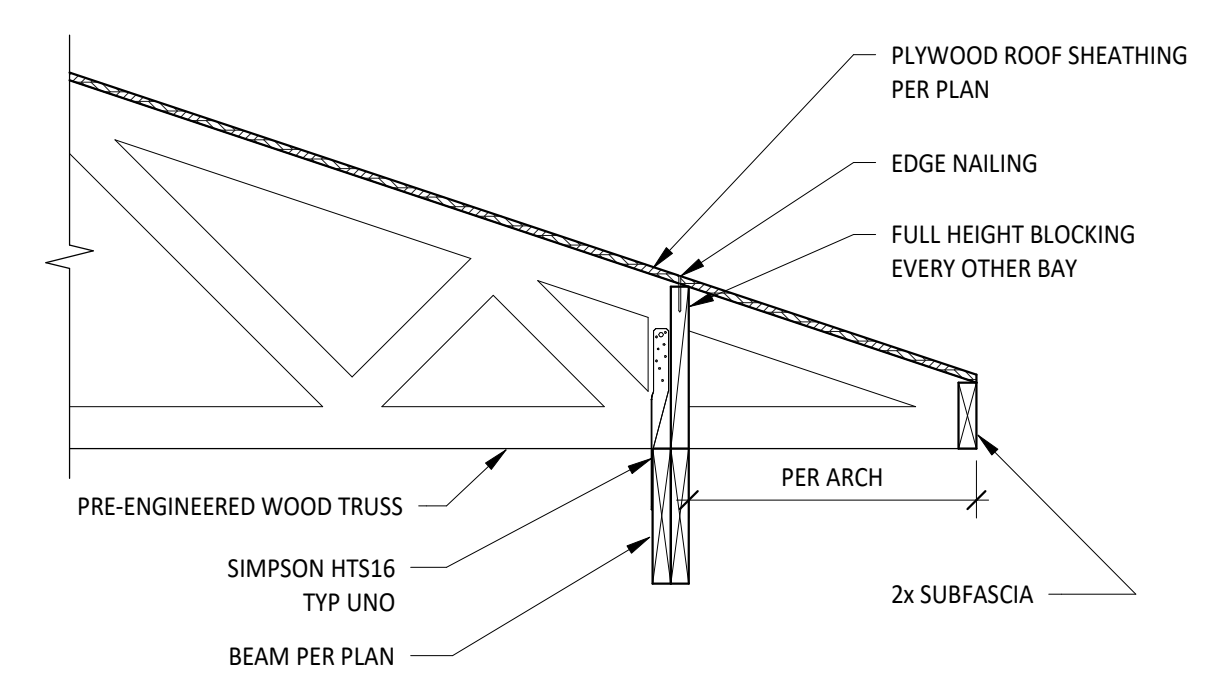
MP STRUCTURES
MOODY POWELL
 STRUCTURAL ENGINEERS
 18070 S Tamiami Trail, Suite #11-2
 Fort Myers, FL 33908
 mail@mpstructures.com
 Registration #36708 (239) 837-8557



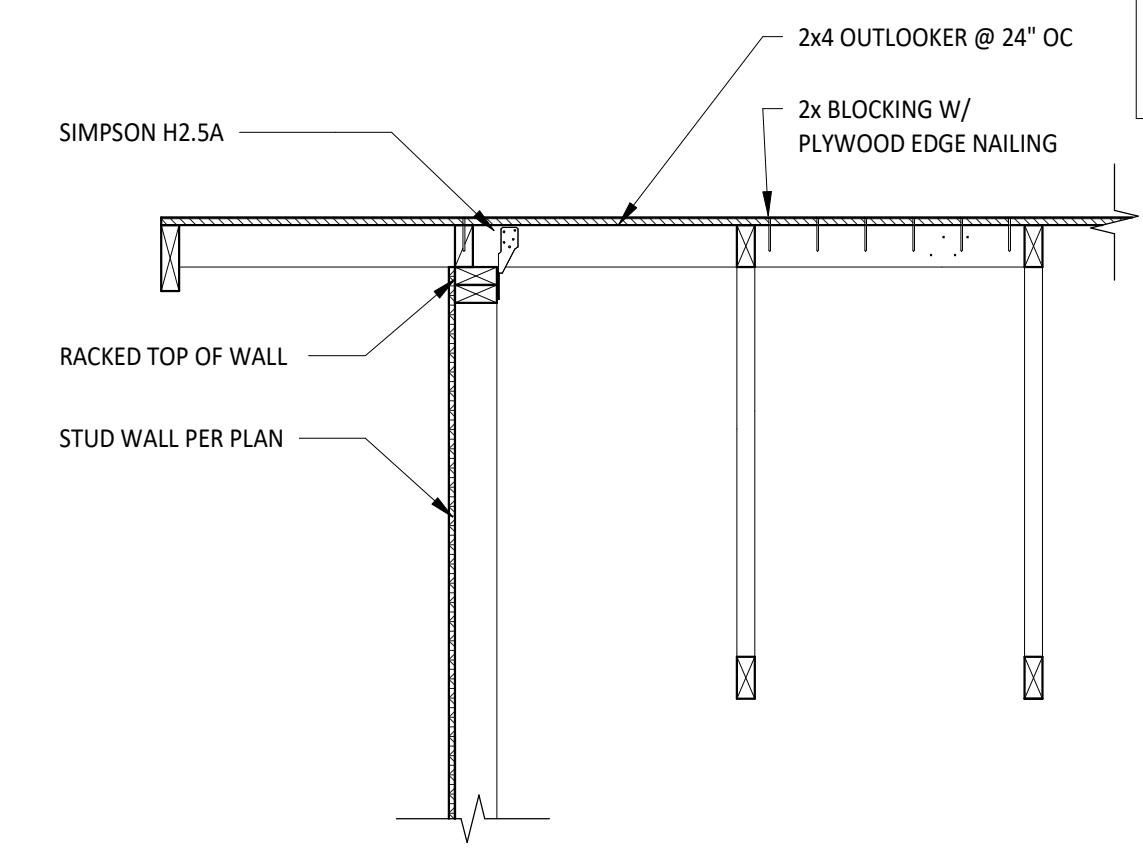
1 DRAG TRUSS TO WOOD WALL
 3/4" = 1'-0"



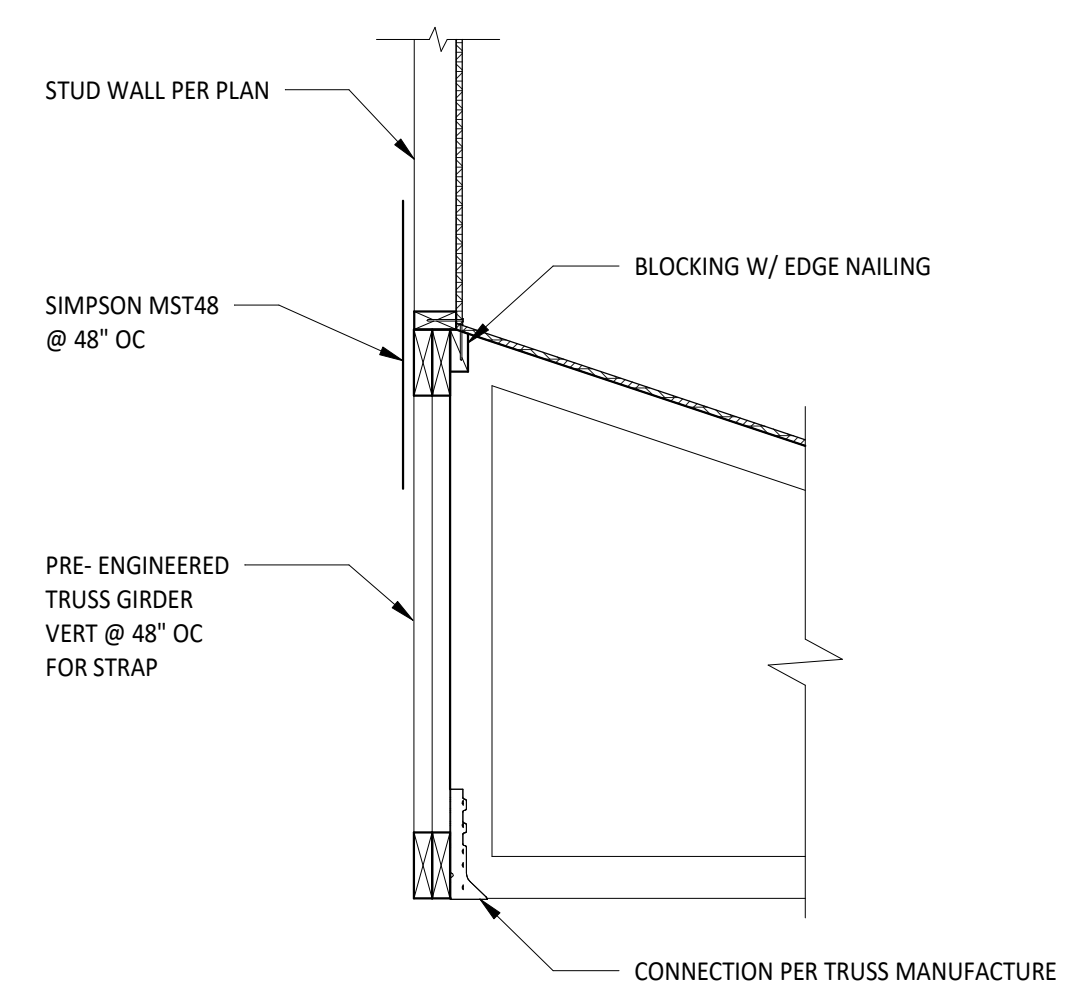
2 EXTERIOR TRUSS BEARING
 3/4" = 1'-0"



3 TRUSS BEARING AT BEAM
 3/4" = 1'-0"



4 GABLE END FRAMING AT HIGH ROOF
 3/4" = 1'-0"



5 STUD WALL ON TRUSS GIRDER
 3/4" = 1'-0"

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