Surfside Corner

Cape Coral, Florida



Roof and Floor trusses are light frame. Post signage on structures which meets the requirements of the Florida Administrative Code 69A-60.081

Knox box to be installed on the exterior of each apartment building within 5 feet of the main entrance door. Mounting height to be not greater than 5'-0" A.F.F. Coordinate requirements w/ local fire marshal.

The contractor shall make available to the Building Inspector any documentation necessary to verify that all exterior envelope components requiring product approval per FS 553.842 are in compliance with product approval installation requirements.

Fire Alarm, Automatic Sprinkler and Fire Line Subcontractor's shall each submit plans for evaluation and permitting prior to commencement of new work.

Each new fire wall, fire barrier, fire partition, smoke barrier, smoke partition, or any other new wall required to have protected openings shall be permanently identified with signs or stenciling above decorative ceilings and in concealed spaces with the wording, "fire and smoke barrier - protect all openings," or similar language. Such signs or stenciling shall be 4-inch high letters, 1/2-inch stroke, and not more than 15-feet on-center

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
AA26002725 ISSUED: 02/22/2017
ARCHITECT CORPORATION
PLANWORX ARCHITECTURE, P.A.
IS CERTIFIED under the provisions of Ch.481 FS.
Expiration date: FEB 28, 2019 L1702220001174

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

REVIEWED JAN 09 2020
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY ______ DATE ______
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

SHEET INDEX

ARCHITECTURAL

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7/26/2019	10/4/2019	A0.01	Architectural Site Plan
7/26/2019		A0.02	General Notes
7/26/2019	11/22/2019	A0.10	Apartment Building Code Summary
7/26/2019	10/4/2019	A0.11	First Floor Life Safety Plan
7/26/2019	10/4/2019	A0.12	Second Floor Life Safety Plan
7/26/2019	10/4/2019	A0.13	Third Floor Life Safety Plan
7/26/2019	10/4/2019	A0.14	Fourth Floor Life Safety Plan
7/26/2019	10/4/2019	A0.15	Clubhouse Code Summary
7/26/2019	11/22/2019	A0.16	Clubhouse Life Safety Plan
7/26/2019	12/13/2019	A0.17	Pool House Code Summary
7/26/2019		A0.18	Compactor Enclosure Code Summary
7/26/2019		A0.20	U.L. Details
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7/26/2019		A0.22	U.L. Details
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7/26/2019	11/22/2019	A1.14	Building Roof Plan
7/26/2019	10/4/2019	A1.15	Building Stair Plans
7/26/2019	10/4/2019	A1.16	Building Stair Plans
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7/26/2019		A1.22	Unit 2.1 Floor Plans
7/26/2019	10/4/2019	A1.23	Unit 2.2 & 2.3 Floor Plans
7/26/2019		A1.24	Unit 3.0 Floor Plans
7/26/2019	11/22/2019	A1.25	Door & Window Schedules
7/26/2019		A1.26	Bath Elevations
7/26/2019		A1.27	Kitchen Elevations
7/26/2019		A1.28	Kitchen Elevations

PREP DATE	REV DATE	SHEET NUMBER	SHEET TITLE
7/26/2019		A1.30	Wall Sections
7/26/2019		A1.31	Wall Sections
7/26/2019		A1.32	Wall Sections
7/26/2019	11/22/2019	A1.33	Wall Sections
7/26/2019	11/22/2019	A1.34	Wall Sections
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7/26/2019		A1.38	Enlarged Stair Details
7/26/2019		A1.39	Elevator Section & Enlarged Details
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STRUCTURAL

PREP DATE	REV DATE	SHEET NUMBER	SHEET TITLE
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PLUMBING

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7/19/2019		M1.33	Mechanical Unit Plans
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PREP DATE	REV DATE	SHEET NUMBER	SHEET TITLE
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7/19/2019	10/4/2019	E1.20	Electrical Roof Plan
7/19/2019	10/4/2019	E1.30	Electrical Unit Plans
7/19/2019	10/4/2019	E1.31	Electrical Unit Plans
7/19/2019	10/4/2019	E1.32	Electrical Unit Plans
7/19/2019	10/4/2019	E1.33	Electrical Unit Plans
7/19/2019	10/4/2019	E2.10	Electrical Clubhouse
7/19/2019	10/4/2019	E2.11	Electrical Clubhouse
7/19/2019	10/4/2019	E2.12	Electrical Clubhouse
7/19/2019	11/22/2019	E3.10	Electrical Poolhouse Plans
7/19/2019		E3.20	Electrical Compactor Plans
7/19/2019	10/4/2019	E4.01	Electrical Panel Schedule & Riser
7/19/2019		E4.02	Electrical Panel Schedules
7/19/2019		E5.01	Site Lighting Plan

FIRE ALARM

PREP DATE	REV DATE	SHEET NUMBER	SHEET TITLE
7/19/2019		FA0.01	Fire Alarm Schedules & Notes
7/19/2019	10/4/2019	FA1.10	Fire Alarm First Floor Plan
7/19/2019		FA1.11	Fire Alarm Second Floor Plan
7/19/2019		FA1.12	Fire Alarm Third Floor Plan
7/19/2019		FA1.13	Fire Alarm Fourth Floor Plan
7/19/2019	10/4/2019	FA1.30	Fire Alarm Unit Plans
7/19/2019	10/4/2019	FA1.31	Fire Alarm Unit Plans
7/19/2019		FA1.32	Fire Alarm Unit Plans
7/19/2019	10/4/2019	FA1.33	Fire Alarm Unit Plans

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

DEC 20 2019
RESUBMIT #7

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

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Planworx
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5711 Six Forks Road, Suite 100
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office (919) 846-8100
website www.planworx.com

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

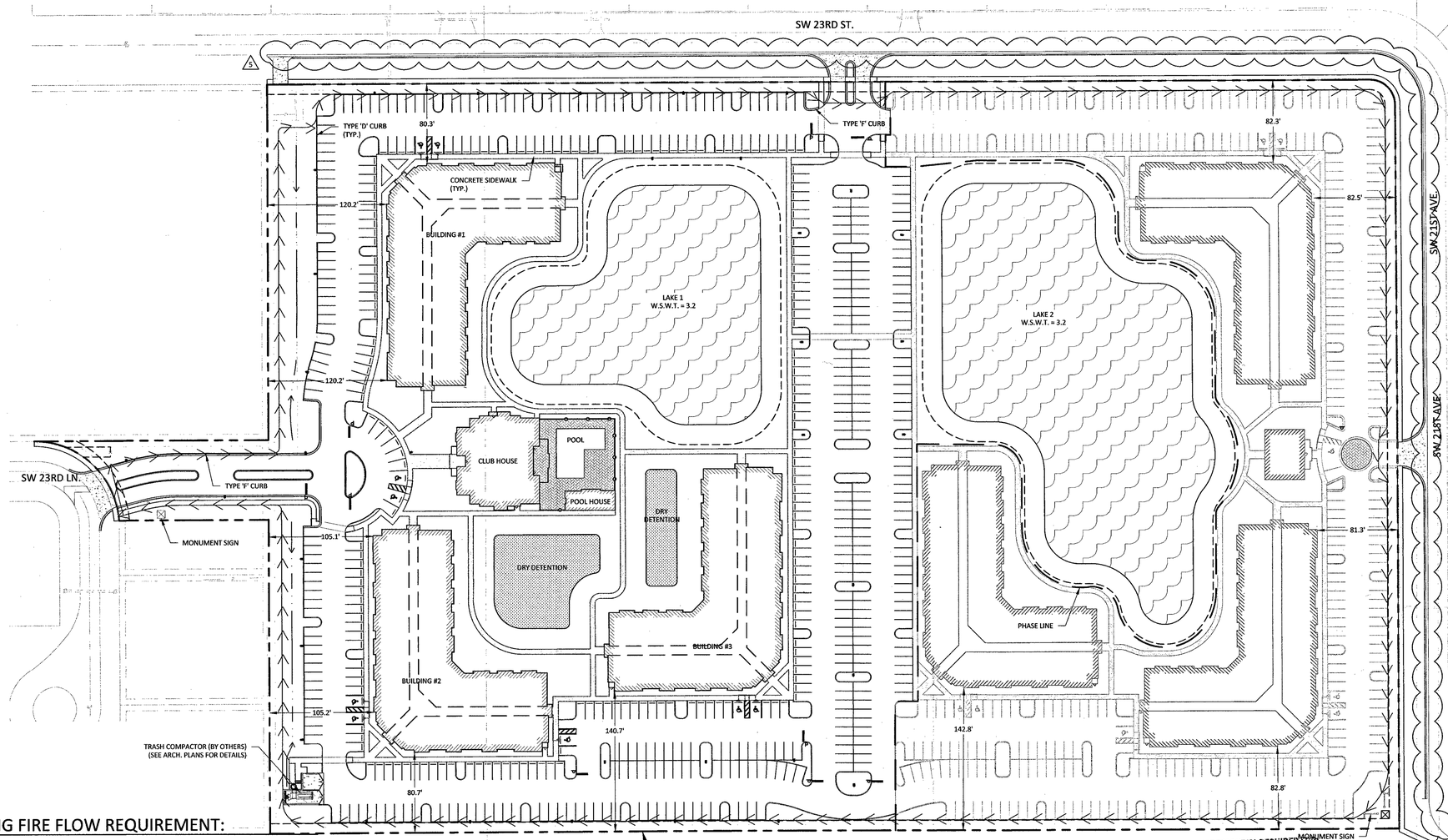
STATE OF FLORIDA REGISTERED ARCHITECT
MARK W. ...
AR91507
12/13/19

PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Cover Sheet
SHEET NUMBER: A0.00



BUILDING FIRE FLOW REQUIREMENT:

PER NFPA:
BUILDINGS 1-3, (TYPE V-A SPRINKLERED)
24,352 S.F. x 4 FLOORS = 97,408 S.F. = 5,500 GPM REQUIRED
75% REDUCTION FOR SPRINKLERS = 5,500 x 0.25 = 1,375 GPM REQUIRED FOR EACH BUILDING

CLUB HOUSE (TYPE V-B NON-SPRINKLERED)
7,130 S.F. = 1,500 GPM REQUIRED
75% REDUCTION FOR SPRINKLERS = 1,500 x 0.25 = 375 GPM HOWEVER NO LESS THAN 1,000 GPM REQUIRED

POOL HOUSE (TYPE V-B NON-SPRINKLERED)
1,012 S.F. = 1,500 GPM REQUIRED

BUILDING CONSTRUCTION:

BUILDINGS 1-3, (TYPE V-A SPRINKLERED)
CLUB HOUSE (TYPE V-B NON-SPRINKLERED)
POOL HOUSE (TYPE V-B NON-SPRINKLERED)
TRASH ENCLOSURE (TYPE V-B NONSPRINKLERED)

BUILDING HEIGHT:

65' (ABOVE GRADE) ALLOWED
BUILDINGS 1 - 3 STORIES (46'-0" TO TOP OF A PARAPET)
COMPACTOR ENCLOSURE (10' - 8")

DENSITY: (CURRENT CODE)

16 DU / AC. = 318 UNITS
UNITS PROPOSED - 456 (228 IN TWO PHASES)*

*PROPOSED PHASE I = 228 UNITS

PARKING CALCULATIONS: (PHASE I)

TOTAL UNITS = 228 (MULTI-FAMILY)

TOTAL BEDROOMS	
1 BEDROOMS (96) = 1.75 STALLS PER	= 336 STALLS REQ'D
2 BEDROOMS (108) = 2.0 STALLS PER	= 216 STALLS REQ'D
3 BEDROOMS (24) = 2.5 STALLS PER	= 60 STALLS REQ'D
TOTAL	= 444 STALLS REQ'D
	(9 HANDICAP REQ'D)
PARKING PROVIDED	= 540 STALLS
	(9 HANDICAP STALLS)

COMMON AREA MAINTENANCE:

IT IS THE INTENT OF THE OWNER, ZIMMER DEVELOPMENT, TO OWN AND MAINTAIN ALL COMMON AREAS ON THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO STORM WATER FACILITIES, PRIVATE UTILITIES, LANDSCAPING, IRRIGATION, LAKE MAINTENANCE, EXOTIC CONTROL, ETC.

SITE DATA TABLE: (PHASE I)

LAND USE TABLE:	PROPOSED	PERCENT %
BUILDING	1.87 AC.	14%
PAVEMENT	5.02 AC.	36%
OPEN SPACE	3.99 AC.	28%
LAKE	2.76 AC.	20%
DRY DETENTION	0.27 AC.	2%
TOTAL	13.92 AC.	100%

SITE DATA TABLE: (PHASE II)

LAND USE TABLE:	PROPOSED	PERCENT %
BUILDING	1.73 AC.	29%
PAVEMENT	2.79 AC.	47%
OPEN SPACE	1.45 AC.	24%
LAKE	0 AC.	0%
DRY DETENTION	0 AC.	0%
TOTAL	5.97 AC.	100%

SITE DATA TABLE: (SITE BUILD-OUT)

LAND USE TABLE:	EXISTING	PERCENT %	PROPOSED	PERCENT %
BUILDING	0 AC.	0%	3.60 AC.	18%
PAVEMENT	0 AC.	0%	7.81 AC.	40%
OPEN SPACE	19.89 AC.	100%	5.45 AC.	27%
LAKE	0 AC.	0%	2.76 AC.	14%
DRY DETENTION	0 AC.	0%	0.27 AC.	1%
TOTAL	19.89 AC.	100%	19.89 AC.	100%

SETBACKS:

	REQUIRED	PROVIDED
FRONT (WEST)	10'	±105.1'
SIDE (NORTH)	7'	±80.3'
SIDE (SOUTH)	7'	±80.7'
REAR (EAST)	20'	±81.3'

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LAKE

STRUCTURE IS REQUIRED TO BE MARKED WITH APPROVED FIREFIGHTER SAFETY WARNING SIGNS IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 69A-60.008

Per NFPA 1 12 3 2, a certified third party Quality Assurance report is required and must be submitted to the Building Department prior to the Fire Final Inspection.

SEPERATE PERMIT(S) REQUIRED FOR:
Underground Fire Line
Reviewed
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CFC

CAPE CORAL ZONING REVIEWED
Subject to conformance to all Local, State and National Codes
Date: _____ By: _____
ALL SETBACK DIMENSIONS ARE FROM PROPERTY LINES

JAN 0 8 2020

DEC 2 0 2019
RESUBMIT
3

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)226-0024 - FX: (239)226-0094
EB-26544 CA-LC26000374

ZIMMER DEVELOPMENT COMPANY

SURFSIDE APARTMENTS
CITY OF CAPE CORAL, FLORIDA

JASON E. TOMASSETTI, PE
FL License No. 66263

NO.	DESCRIPTION	DATE
R1	SAN MH & LAND CONTROL STRUCTURE CS-1	8-21-19
R2	PER FDEP COMMENTS	9-3-19
R3	LIGHT POLE LOCATION	9-4-19
R4	PER ARCHITECT REVISIONS	9-25-19
R5	SDP MINOR CHANGE #1	11-22-19
R6		

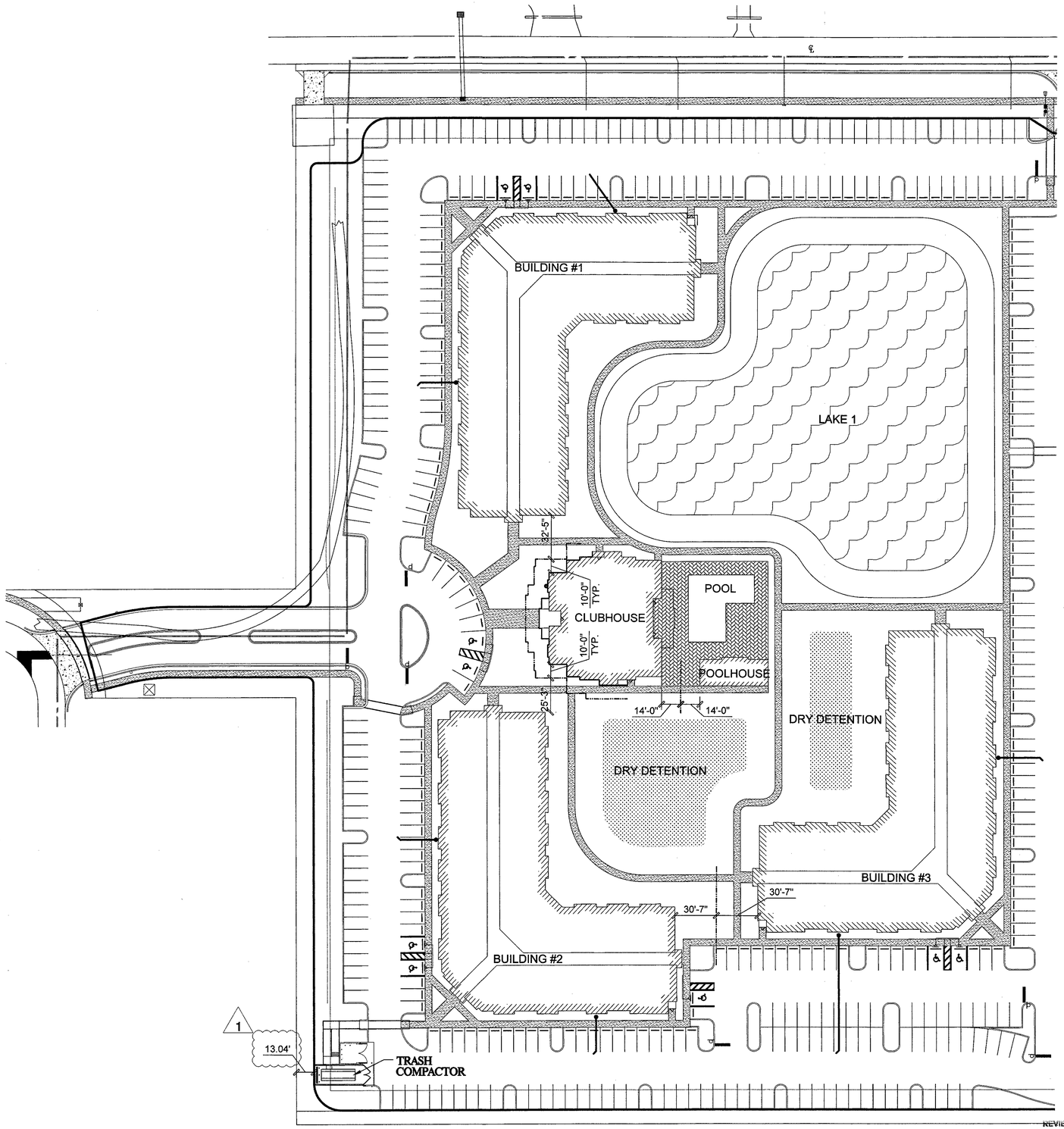
REVISIONS

DATE: JULY 2019
PROJECT NO. 1364-01
FILE NO. 1364-01 OSITE.dwg
SCALE: AS SHOWN

OVERALL SITE PLAN

C-06

P:\Projects\1364 Zimmer Development Company\1364-01 Surfside Property\Construction\Plans\1364-01-OSITE.dwg (OSITE) SFeidler Dec 17, 2019 - 12:58pm



REVISION
OCT 1
RESUBMIT
#1

NOTES:

1. ARCHITECTURAL SITE PLAN IS INTENDED TO BE A SCHEMATIC REPRESENTATION OF BUILDING LOCATION. SEE CIVIL ENGINEERING DRAWINGS FOR SITE SCOPE
2. SEE CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION OF LANDSCAPE & RETAINING WALLS
3. SEE CIVIL ENGINEERING DRAWINGS FOR ALL CIVIL ENGINEERING INFORMATION.
4. COORDINATE ALL FINISH FLOOR ELEVATIONS, GARAGE SLABS, BREEZEWAY SLOPES, AND RETAINING WALL LOCATIONS WITH CIVIL ENGINEERING DRAWINGS.
5. SEE CIVIL, LANDSCAPE, ELECTRICAL, AND MECHANICAL DRAWINGS FOR LOCATIONS OF TRANSFORMERS, METER CENTERS, CONDENSING UNITS, AND FOR LOCATIONS OF METERS SUBFEEDING OTHER BUILDINGS OR SITE FEATURES.
6. -·-·-·- INDICATES ASSUMED PROPERTY LINE
   NOTE: BUILDING SEPARATION DISTANCES NOT DIMENSIONED ARE > 30'

Total Units =	228
MOBILITY (5%) =	12
COMMUNICATION (2%) =	5

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: OR

Planworx
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website www.planworx.com

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:	7/26/19
ISSUE DATE:	

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Architectural Site Plan
SHEET NUMBER: A0.01

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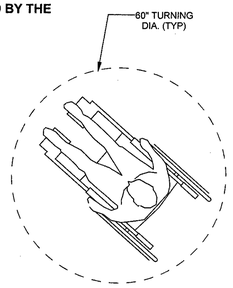
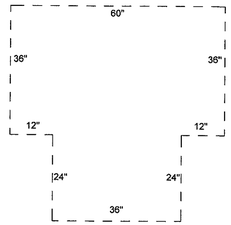
REQUIREMENTS FOR ADAPTABLE UNITS AS REQUIRED BY THE FAIR HOUSING ACT OF 1988

1. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIROMENTAL CONTROLS TO BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. IF THE REACH TO ANY OF THE ABOVE MENTIONED ITEMS IS OVER AN OBSTRUCTION GREATER THAN 20-25 INCHES DEEP (EG. KITCHEN BASE CABINETS) - THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH.
2. BATHROOMS TO HAVE REINFORCED WALLS FOR LATER INSTALLATION OF GRAB BARS. REFER TO THE DIAGRAMS BELOW FOR BLOCKING LOCATIONS.
3. "OPTION B" BATHROOMS EQUIPPED WITH WATER CLOSETS SITUATED BETWEEN THE TUB A LAVATORY WILL REQUIRE REINFORCING IN WALLS FOR FUTURE WALL-MOUNTED FOLD-UP GRAB BARS. REINFORCING IN WALLS TO RECEIVE WALL-MOUNTED FOLD-UP GRAB BARS WILL NEED TO BE 12" OR GREATER IN HEIGHT AND VERY SECURELY ANCHORED IN PLACE. REINFORCING FOR ALL TYPES OF FOLDING GRAB BARS SHALL BE DONE STRICTLY AS RECOMMENDED BY MANUFACTURERS.

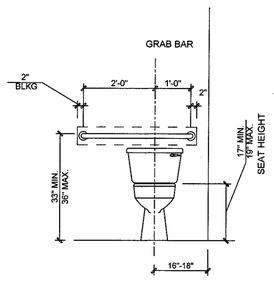
TURNING SPACE

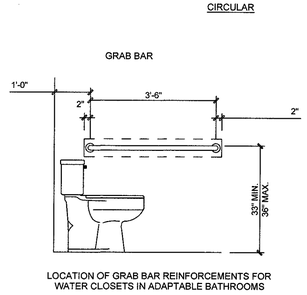


CIRCULAR

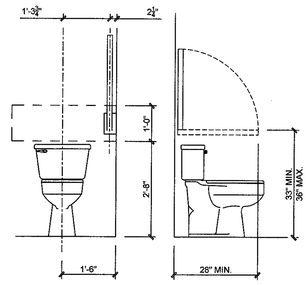


T-SHAPED

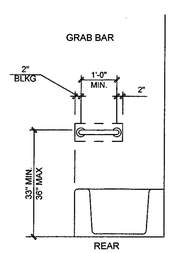


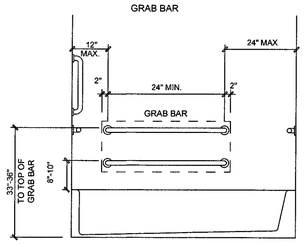


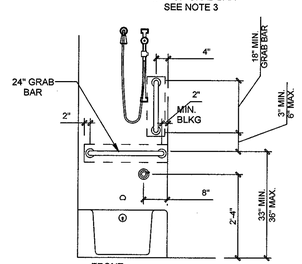
LOCATION OF GRAB BAR REINFORCEMENTS FOR WATER CLOSETS IN ADAPTABLE BATHROOMS



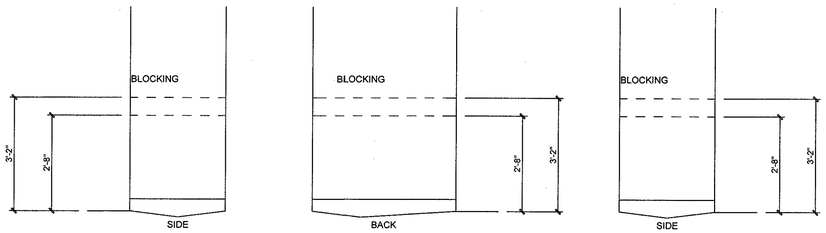
FOLD UP GRAB BAR SEE NOTE 3







LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

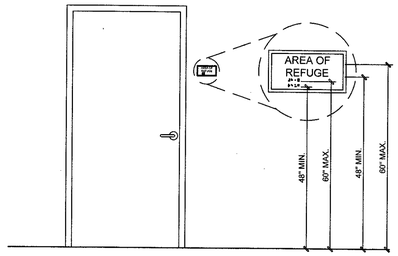


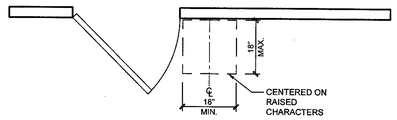
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS

NOTE:
THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS OF BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS.

BLOCKING SHALL ACCOMMODATE GRAB BARS WHICH WILL BE MOUNTED AT 33"-36" AFF

FAIR HOUSING NOTES
1/2" = 1'-0"





SIGNAGE DETAILS
1/2" = 1'-0"

SIGNAGE NOTES

1. PROVIDE ROOM SIGNS AT ALL PUBLIC ROOM DOORS.
2. PROVIDE UNIT NUMBER SIGN AT ALL APARTMENT ENTRY DOORS. REVIEW AND APPROVED UNIT NUMBERING SHOWN ON LIFE SAFETY PLANS WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.
3. PROVIDE POSTED OCCUPANT LOAD SIGN IN EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY.
4. PROVIDE "EXIT" SIGNS IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY OR RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. SIGNS SHALL BE PLACED ON THE WALL, ON THE LATCH SIDE OF THE DOOR, 48-60 INCHES OFF THE FLOOR.
5. PROVIDE DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
5. PROVIDE 5/8" TALL RAISED CHARACTERS AND TYPE 2 BRAILLE ON ALL SIGNS.
6. MOUNT SIGNS AT 48" AFF TO BOTTOM OF SIGN. MOUNT SIGNS ON WALL, NOT ON DOORS. LOCATE SIGN ADJACENT TO THE LATCH SIDE OF DOOR. SEE LOCATION NOTES FOR ADDITIONAL INFORMATION.
7. SIGNAGE SHALL COMPLY WITH 1009.9, 1013.4, & E107 OF THE FBC AND 703 OF FBC, ACCESSIBILITY

LOCATION NOTES

1. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE.
2. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.
3. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR.
4. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL.
5. SIGNS CONTAINING RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18" MIN. BY 18" MIN. CENTERED ON THE RAISED CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

ACCESSIBILITY REQUIREMENTS

1. ALL UNITS ON FLOORS SERVED BY AN ELEVATOR SHALL MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT DESIGN MANUAL.
2. "MOBILITY" UNITS (6% OF TOTAL UNITS) SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNIT. SEE BUILDING PLANS FOR LOCATIONS OF "MOBILITY" UNITS.
3. "COMMUNICATION FEATURE" UNITS (2% OF TOTAL UNITS) SHALL BE DISPERSED AMONG THE "MOBILITY" UNITS AS INDICATED ON THE ARCHITECTURAL SITE PLAN.

REQUIREMENTS FOR ALL "MOBILITY" & "FAIR HOUSING" DWELLING UNITS

THE FOLLOWING SHALL BE INSTALLED IN TYPE A AND TYPE B UNITS PRIOR TO CERTIFICATE OF OCCUPANCY.

1. PROVIDE WALL BLOCKING FOR GRAB BARS & SHOWER SEAT CAPABLE OF SUPPORTING 250 LBS. LOCATE BLOCKING AT 2'-9" TO C.L. TO CENTERLINE ABOVE TUB AND AT WATER CLOSET.
2. MOUNT TOILET PAPER HOLDER BETWEEN 18" & 19" A.F.F. TO TOP OF HOLDER.
3. TOWEL BARS MOUNTED AT 48" A.F.F. (MAX.)
4. BOTTOM EDGE OF MIRROR MOUNTED AT 40" A.F.F. (MAX.)
5. LIGHT AND FAN SWITCHES, DRAPERY MYECHANISMS, THERMOSTATS AND FIRE ALARMS SHALL BE LOCATED NO HIGHER THAN 48" A.F.F.
6. ELECTRICAL OUTLETS SHALL NOT BE LOCATED LOWER THAN 15" MEASURED FROM THE FINISHED FLOOR TO THE CENTERLINE OF LOWEST RECEPTACLE PLUG IN THE BOX.
7. ELECTRICAL PANELS MUST BE MOUNTED A MINIMUM OF 24" FROM THE ADJACENT PERPENDICULAR WALL TO CENTER OF THE PANEL. ALL OPERABLE BREAKERS ARE REQUIRED TO BE LOCATED BETWEEN 15" AFF MIN, 48" AFF MAX.
8. PROVIDE ADJUSTABLE SHOWER HEAD W/ 60" FLEXIBLE HOSE AT 76" A.F.F. AND SINGLE LEVER WATER CONTROL AT 8" MAX. ABOVE AND 8" TUB RIM AND 8" CENTERLINE FROM TUB EDGE. LOCATED AT HANDICAP UNITS ONLY.
9. INSTALL LEVER TYPE HARDWARE ON ALL DOORS

GENERAL REQUIREMENTS FOR "MOBILITY" DWELLING UNITS

THE FOLLOWING SHALL BE INSTALLED IN TYPE A UNIT PRIOR TO CERTIFICATE OF OCCUPANCY.

1. WATER SUPPLY AND DRAIN LINES UNDER KITCHEN SINK AND AT THE ACCESSIBLE BATHROOM LAVATORY SHALL BE INSULATED OR SHIELDED TO PROTECT AGAINST KNEE CONTACT.
2. CABINET FRONT AT KITCHEN SINK AND AT THE ACCESSIBLE BATHROOM LAVATORY SHALL BE REMOVABLE WITHOUT THE REMOVAL OR REPLACEMENT OF THE SINK/LAV.
3. THE FLOOR FINISH AT KITCHEN SINK AND AT THE ACCESSIBLE BATHROOM LAVATORY SHALL EXTEND UNDER THE CABINETRY.
4. THE WALL BEHIND AND THE CABINETRY SURROUNDING THE KNEE SPACE AT KITCHEN SINK AND AT THE ACCESSIBLE BATHROOM LAVATORY SHALL BE FINISHED.
5. PROVIDE A MIN. 30" W X 19" L X 27" H CLEAR FLOOR AREA BELOW KITCHEN SINK AND AT THE ACCESSIBLE BATHROOM LAVATORY.
6. INSTALL SHELVES IN CLOSETS AT 48" A.F.F. MAX.
7. INSTALL RANGE W/ FRONT MOUNTED CONTROLS.
8. INSTALL DISHWASHER WITH FRONT MOUNTED PUSH-BUTTON CONTROLS. DISHWASHER DOOR SHALL LOCK EITHER BY BUTTON OR LEVER.
9. PROVIDE ACCESSIBLE WASHER AND DRYER WITH FRONT CONTROLS. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENTS 36 INCHES MAXIMUM ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FLOOR.
10. PROVIDE KITCHEN SINK W/ AT LEAST ONE BOWL DEPTH THAT ALLOWS KNEE CLEARANCE DEPTH OF 8 INCHES AT 27 INCHES AFF AND 11 INCHES DEPTH AT 9 INCHES AFF.
11. PROVIDE ACCESSIBLE LAVATORY THAT ALLOWS KNEE CLEARANCE DEPTH OF 8 INCHES AT 27 INCHES AFF AND 11 INCHES DEPTH AT 9 INCHES AFF.
12. INSTALL ADJUSTABLE HEIGHT HAND HELD SHOWER SPRAY WITH HOSE 59 INCHES MINIMUM LENGTH.
13. PROVIDE KITCHEN COUNTER WORK SURFACE AT 34 INCHES AFF. PROVIDE PULL UNDER KNEE SPACE AT A SECTION OF WORK CURFACE OF MINIMUM WIDTH 30 INCHES

ADAPTABLE OPTIONS FOR "MOBILITY" DWELLING UNITS AFTER CERTIFICATE OF OCCUPANCY

THE FOLLOWING ADAPTABLE FEATURES ARE ALLOWED TO BE INSTALLED AFTER CERTIFICATE OF OCCUPANCY BUT BEFORE OCCUPATION BY A HANDICAPPED TENANT.

1. INSTALL GRAB BARS IN BATHROOMS. (BLOCKING SHALL BE PROVIDED BEFORE C OF O PER ABOVE NOTES)
2. INSTALL TUB SEAT IN ACCESSIBLE BATHTUB(S).
3. INSTALL SHOWER SEAT IN ACCESSIBLE SHOWER(S).

ARCHITECTURAL SYMBOLS

ELEVATION NUMBER / SHEET NUMBER (1 / A101) — BUILDING ELEVATION

SECTION NUMBER / SHEET NUMBER (SIM / 1 / A101) — WALL SECTION

SECTION NUMBER / SHEET NUMBER (SIM / 1 / A101) — BUILDING SECTION

DETAILNUMBER / SHEET NUMBER (SIM / 1 / A101) — ENLARGED DETAIL REFERENCE

1 / A101 / 1 — INTERIOR ELEVATION

1t — DOOR MARK

1t — WINDOW MARK

Name / Elevation — FLOOR ELEVATION REFERENCE OR SPOT ELEVATION

1 — REVISION NUMBER

12'-0" — DIMENSION TO EDGE

MATERIAL GRAPHICS

- WOOD BLOCKING
- FINISH WOOD
- PLYWOOD
- ACOUSTIC TILE CEILING
- GYPSUM WALL BOARD
- BATT INSULATION
- RIGID OR SEMI RIGID INSULATION
- STEEL
- CONCRETE
- CMU
- STONE / GRAVEL
- EARTH
- ALUMINUM

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

JAN 09 2019 2020

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: _____

SYMBOLS AND GRAPHICS
1/8" = 1'-0"

ABBREVIATIONS

ATOS	ABOVE TOP OF SLAB
AFF	ABOVE FINISHED FLOOR
ATC	ACOUSTIC(AL) CEILING TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
BM	BEAM
BET	BETWEEN
BLK	BLOCK(ING)
BD	BOARD
BLDG	BUILDING
BHD	BULKHEAD
BTOS	BELOW TOP OF SLAB
CAB	CABINET
CLG	CEILING
CT	CERAMIC TILE
CTR	CENTER
CLR	CLEAR(ANCE)
CL	CLOSET
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONST	CONSTRUCTION
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
DEMO	DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRIC(AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATIONS
ELEV	ELEVATOR
ENCL	ENCLOSE(URE)
EQ	EQUAL
EX	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISH(ED)
FA	FIRE ALARM
FC	FLOORING CHANGE
FE	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FR	FIRE RATED(ING)
FL	FLOOR(ING)
FD	FLOOR DRAIN
FUR	FURR(ING)
GA	GAUGE
GWB	GYPSUM WALL BOARD
HORZ	HORIZONTAL
H&V	HORIZONTAL AND VERTICAL
HR	HOUR
INCL	INCLUDE(ING)
ID	INSIDE DIAMETER
INSUL	INSULATE, INSULATION
INT	INTERIOR
JC	JANITORS CLOSET
KD	KNOCK DOWN
JT	JOINT
KIT	KITCHEN
LBL	LABEL
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LT	LIGHT
LG	LONG, LENGTH
MFR	MANUFACTURER
MO	MASONRY OPENING
MTL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OFF	OFFICE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PTD	PAINTED
PR	PAIR
PBD	PARTICALE BOARD
PTN	PARTITION
PERF	PERFORATED
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PWD	PLYWOOD
PT	PAPER TOWEL DISPENSER
PROJ	PROJECT(ED)
QT	QUARRY TILE
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCING
REQ	REQUIRED
RES	RESILIENT
REV	REVISION
RH	RIGHT HAND
R	RISER
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
SND	SANITARY NAPKIN DISPOSAL
SR	SANITARY NAPKIN RECEPTACLE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SH	SHELF, SHELVING
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
THK	THICKNESS
THRES	THRESHOLD
TP	TOILET PAPER DISPENSER
T&G	TOUNGE AND GROOVE
T	TREAD
TOS	TOP OF SLAB
TYP	TYPICAL
UC	UNDERCUT
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VB	VINYL BASE
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
WC	WALL COVERING
WP	WATERPROOFING
W	WITH
W/O	WITHOUT
WD	WOOD

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REVISION OCT 15 2019 RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA — AR91507 — REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	NUMBER	DATE	INITIALS
		DESCRIPTION	

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: General Notes
SHEET NUMBER: A0.02

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
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TABLE OF VALUES

	Floor 1	Floor 2	Floor 3	Floor 4	Total
Total Building Area (Gross)	24,106	24,074	24,074	24,074	96,328
Total Living Area	18,757	18,725	18,725	18,725	74,932
Total Balcony Areas	1,378	1,378	1,378	1,378	5,512
Total Corridor/Stairs/Breezeway	3,971	3,971	3,971	3,971	15,884
Total Number of Bedrooms	32	32	32	32	128
Total Number of Bathrooms	30	30	30	30	120

BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS

(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2.)

Name of Project: Surfside Corner – *(Apartment Building)*
Address: Suite #: ____
Owner or Authorized Agent: Zimmer Development Company Phone: 910-763-4669
Email: timlassiter@zdc.com Fax: 910-762-1999
Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction: Cape Coral, Florida

PROJECT SUMMARY:
Building Description: 4-story wood framed apartment building containing 76 units

Scope of Work: Construction of new 4-story apartment building

Code Compliance Summary:
2017 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE 6th EDITION
2014 NATIONAL ELECTRICAL CODE
2017 FLORIDA MECHANICAL CODE
2017 FLORIDA PLUMBING CODE
2017 FLORDIA ENERGY CONSERVATION CODE
2017 FLORIDA ACCESSIBILITY CODE

Alternative Means of Compliance Request:

Lead Design Professional/Project Coordinator: Marc W. Mills (Planworx Architecture, P.A.)

DESIGNER	FIRM	NAME	LICENSE	TELEPHONE
Architectural:	Planworx Architecture, P.A.	Marc W. Mills	AR91507	919-846-8100
Civil:	Ensite, Inc.	Jason E. Tomassetti	66263	239-226-0024
Electrical:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Fire Alarm:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Plumbing:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Mechanical:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Sprinkler-Standpipe:				
Structural:	Woods Engineering	Adam Sisk	86896	(910) 343-8007
Precast:	n/a			
Trusses:	by contractor			
Retaining Walls >5' High:				
Other:	n/a			

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion
☐ Addition ☐ Alteration to Shell

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration
☐ Reconstruction ☐ Repair ☐ Alteration to Shell
☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy: ____
Proposed Occupancy: ____

OCCUPANCY INFORMATION

Primary Occupancies: Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory-Industrial: ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-piled
S-1 SPECIAL CONDITION: ☐ Repair Garage (406.8)
S-2 SPECIAL CONDITION -- Parking Garage: ☐ Open (406.5) ☐ Enclosed (406.6)
☐ Utility and Miscellaneous

Other Uses:
Accessory Uses (Indicate Percentages): ____
Incidental Uses: ____

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☒ 420 ☐ 421

Mixed Occupancy: ☒ No ☐ Yes Separation: ____
Exception: ____

☐ Non-Separated Mixed Occupancy (508.3)

☐ Separated Mixed Occupancy (508.4)

$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \le 1$

ALLOWABLE AREA AND HEIGHT CALCULATIONS

THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETIONS

Exterior Wall	Actual Length		Open Length		Width of Public Way or Open Space	
North	-		-		30'	
South	-		-		30'	
East	-		-		30'	
West	-		-		30'	
Total	-	P	-	F	30'	W

INCREASE FRONTAGE N/A %
SPRINKLERS N/A%

FRONTAGE INCREASE FORMULA ALOWABLE AREA FORMULA

$I_f = 100*(\frac{F}{P} - 0.25)\frac{W}{30}$ I_f =100*((x/x)-0.25)*30/30 I_f =100*(x-0.25)*1 I_f =X

BOTH BUILDING AND TENANT MUST BE INDICATED ON CHART BELOW

Fire Area	Story No.	Occupancy	(A) Bldg Area per Story (Actual)	(B) Table 503[1] Area	(C) % Open Space Increase[1]	(D) % Sprinkler Increase[2]	(E) Allowable Floor Area or Unlimited[3]	Ratio of Actual /Allowable	(F) Maximum Building Area[4]	Separation Rating Required
1	1	R-2	5,129	12,000	NOT TAKEN	N/A	12,000	0.427	48,000	N/A
	2	R-2	5,097					0.425		
	3	R-2	5,097					0.425		
	4	R-2	5,097					0.425		
2	1	R-2	10,940	12,000	NOT TAKEN	N/A	12,000	0.912	48,000	N/A
	2	R-2	10,940					0.912		
	3	R-2	10,940					0.912		
	4	R-2	10,940					0.912		
3	1	R-2	8,037	12,000	NOT TAKEN	N/A	12,000	0.669	48,000	N/A
	2	R-2	8,037					0.669		
	3	R-2	8,037					0.669		
	4	R-2	8,037					0.669		

[1] Open space area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase I_f = 100 [F/P - 0.25] x W/30 =
[2] The sprinkler increase per Section 506.3 is as follows:
a. Multistory building I_s = 200 percent
b. Single story building I_s = 300 percent
[3] Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.4, 507.7);
Group A motion picture (507.11); Malls (507.12); and H-2 aircraft paint hangers (507.9).
[4] Maximum Building Area = total number of stories in the building x E but not greater than 3 x E.
[5] The maximum area of parking garages must comply with 406.3.1. The maximum area of air traffic control towers must comply with 412.3.1.

ALLOWABLE HEIGHT

Most Restrictive Use (Group)	Allowable Height (Table 503)	Increase for Sprinklers	Shown on Plans	Code Reference
Type of Construction	Type V-A		Type V-A	Table 601
Building Height in Feet	H = 50 ft	H + 20 ft = 60 ft	H = 49'-7"	Table 503
Building Height in Stories	S = 3	S + 1 = 4	S = 4	Table 503

BUILDING DATA

THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV-HT ☒ V-A ☐ V-B
Mixed construction: ☒ No ☐ Yes Types ____
Sprinklers: ☐ No ☒ Yes ☐ NFPA 13 ☒ NFPA 13R
☐ Partially Sprinklered ☐ Special Suppression

Note: Dry Stem sidewall sprinklers to be installed at patio/balcony areas (typical all locations).

Standpipes: ☐ No ☒ Yes Class: ☒ I ☐ II ☐ III ☐ Wet ☒ Dry
Fire District: ☒ No ☐ Yes (Appendix D) ☐ Flood Hazard
Building Height: 47.58 Feet 4 Story
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): A0.11-A0.14

Gross Building Area:

Floor	Fire Area 1 (SQ FT)	Fire Area 2 (SQ FT)	Fire Area 3 (SQ FT)
6th Floor	-	-	-
5th Floor	-	-	-
4th Floor	5,097	10,940	8,037
3rd Floor	5,097	10,940	8,037
2nd Floor	5,097	10,940	8,037
Mezzanine	-	-	-
1st Floor	5,129	10,940	8,037
Basement	-	-	-
TOTAL	20,420	43,760	32,148

FIRE PROTECTION REQUIREMENTS

Building Element	Fire Separation Distance (Feet)	Rating Req'd	Rating Provided (w/ ___* Reduction)	Detail # and Sheet #	Design # for Rated Assembly	Design # for Rated Penetration	** Design # for Rated Joints
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior (at Elevator Equip. room)		2	2	3/A0.20	GA-WP8415		
North	>30'	1	1	1/A0.22	U356		
East	>30'	1	1	1/A0.22	U356		
West	>30'	1	1	1/A0.22	U356		
South	10'≤ x <30'	1	1	1/A0.22	U356		
Interior (2 hour at Elevator Equip. room)		1 2	1 2	1/A0.20 4/A0.20	U305 GA-WP4135		
Nonbearing Walls and Partitions							
Exterior walls							
North	>30'	0	0	n/a	n/a		
East	>30'	0	0	n/a	n/a		
West	>30'	0	0	n/a	n/a		
South	>30'	0	0	n/a	n/a		
Interior walls and partitions		0	0	n/a	n/a		
Floor Construction Including supporting beams and joists 1 hour = units/breezeway 2 hour = elevator equipment		1 2	1 2	1/A0.21 2/A0.21	L521 L577		
Roof Construction Including supporting beams and joists		1	1	3/A0.22	P522		
Shaft Enclosures - Exit		0	0	n/a	n/a		
Shaft Enclosures - Elevator		2 2	2 2	2/A0.23 3/A0.21	U905 AER-09038		
Corridor Separation (Breezeway)		1	1	2/A0.20	GA-WP8105		
Occupancy Separation		0	0	n/a	n/a		
Party/Fire Wall Separation		2	2	3/A0.23	U366		
Smoke Barrier Separation		0	0	n/a	n/a		
Tenant Separation (Dwelling Units)		1	1	2/A0.22	U341		
Incidental Use Separation		0	0	n/a	n/a		

* Indicate section number permitting reduction

**** RATED JOINTS:**
1. SEE SHEET A0.23 FOR UL HW-S-0090 (U300 TO L500 JOINT SYSTEM)
2. SEE SHEETS A0.24-A0.26 FOR HILTI ENGINEERING JUDGMENTS AT RATED JOINTS

2

PERCENTAGE OF WALL OPENING CALCULATIONS

THIS SECTION FOR ADDITIONS, NEW AND CHANGE OF USE

Allowable openings per Table 705.8
Using worst case scenario (Site Building #1):
North = 30' or greater; No Limit
South = 20' to less than 25'; 45% allowable openings; 12% provided
East = 30' or greater; No Limit
West = 30' or greater; No Limit

WALL LEGENDS

THIS SECTION REQUIRED FOR ALL PROJECTS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A **WALL LEGEND** ON ALL PLANS
☒ Fire Partitions 708 ☒ Fire Walls 706 ☒ Fire Barriers 707 ☐ Smoke Partitions 710
☐ Smoke Barriers 709 ☒ Shaft Enclosure 713

LIFE SAFETY SYSTEM REQUIREMENTS

THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes
Panic Hardware: ☐ No ☒ Yes

EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

Fire Area	Floor, Room and/or Space Designation	Minimum[2] Number of Exits: Required	Shown on Plans	Travel Distance: Allowable Travel Distance (Table 1015.1)	Actual Travel Distance Shown on Plans	Arrangement Means of Egress[1,3] (Section 1015.2): Required Distance Between Exit Doors	Actual Distance Shown on Plans
1	FLOOR 1	2	2	250'-0"	31'-9"	35'-5"	63'-6"
	FLOOR 2	2	2	250'-0"	35'-8"	35'-5"	41'-0"
	FLOOR 3	2	2	250'-0"	70'-0"	35'-5"	41'-0"
	FLOOR 4	2	2	250'-0"	104'-0"	35'-5"	41'-0"
2	FLOOR 1	2	3	250'-0"	56'-8"	50'-10"	106'-6"
	FLOOR 2	2	3	250'-0"	58'-9"	50'-10"	85'-6"
	FLOOR 3	2	3	250'-0"	93'-9"	50'-10"	85'-6"
	FLOOR 4	2	3	250'-0"	128'-8"	50'-10"	85'-6"
3	FLOOR 1	2	2	250'-0"	55'-11"	43'-0"	111'-10"
	FLOOR 2	2	2	250'-0"	58'-4"	43'-0"	89'-3"
	FLOOR 3	2	2	250'-0"	92'-5"	43'-0"	89'-3"
	FLOOR 4	2	2	250'-0"	126'-5"	43'-0"	89'-3"

[1] Corridor dead ends (Section 1018.4)
[2] Single exits (Section 1015.1; Section 1021.2)
[3] Common Path of Egress Travel (Section 1014.3)

OCCUPANT LOAD AND EXIT WIDTH

THIS SECTION REQUIRED FOR ALL PROJECTS

Fire Area	Use Group and/or Space	(a) Area[1] Sq. Ft.	(b) Area[1] per Occupant	(a÷b) Number of Occupants	(c) Egress Width per Occupant (Section): Stair	Level	Exit Width (in)[2,3,4,5] Required Width (Section 1005.1) (a÷b) x: Stair	Level	Actual Width Shown on Plans: Stair	Level
1	FLOOR 1	5,129	200	26	0.3	0.2	44"	32"	N/A	34"
	FLOOR 2	5,097	200	26	0.3	0.2	44"	32"	48"	34"
	FLOOR 3	5,097	200	26	0.3	0.2	44"	32"	48"	34"
	FLOOR 4	5,097	200	26	0.3	0.2	44"	32"	48"	34"
	Total # of Occupants			104						
2	FLOOR 1	10,940	200	55	0.3	0.2	44"	32"	48"	34"
	FLOOR 2	10,940	200	55	0.3	0.2	44"	32"	48"	34"
	FLOOR 3	10,940	200	55	0.3	0.2	44"	32"	48"	34"
	FLOOR 4	10,940	200	55	0.3	0.2	44"	32"	48"	34"
	Total # of Occupants			220						
3	FLOOR 1	8,037	200	41	0.3	0.2	44"	32"	48"	34"
	FLOOR 2	8,037	200	41	0.3	0.2	44"	32"	48"	34"
	FLOOR 3	8,037	200	41	0.3	0.2	44"	32"	48"	34"
	FLOOR 4	8,037	200	41	0.3	0.2	44"	32"	48"	34"
	Total # of Occupants			164						

[1] See Table 1004.1.2 to determine whether net or gross area is applicable.
[2] Minimum stairway width (Section 1009.1); min. corridor width (Section 1018.2); min. door width (Section 1008.1.1)
[3] Minimum width of exit passageway (Section 1021.2)
[4] The loss of 1 means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[5] Assembly occupancies (Section 1025)

ASSEMBLY OCCUPANCY INFORMATION

THIS SECTION FOR ASSEMBLY USE AREA(S)

Space Description	Area - SF	Occupant Load Factor	Occupant Load	Exit Width	Exit Quantity

TOTAL ____

PLUMBING FIXTURE REQUIREMENTS

THIS SECTION REQUIRED FOR ALL PROJECTS

SEE PLUMBING SHEETS

Occupancy	Watercloset Male	Watercloset Female	Urinals	Lavatories Male	Lavatories Female	Showers/Tubs	Drinking Fountains Regular	Drinking Fountains Accessible
Total Required	One per dwelling unit							
Total Provided	At least one per dwelling unit							

Building Drain Size	Number of Building Drains	Total Fixture Unit Load	Water Service Size	Number of Water Services	Total Fixture Unit Load	Notes

ENERGY SUMMARY

THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

THERMAL ENVELOPE (Cape Coral, FL - Climate Zone 1A – Lee County)

Method of Compliance:
☐ Prescriptive ☒ Performance ☐ Energy Cost Budget

Roof/ceiling Assembly (each assembly)
Description of assembly :**Pre-engineered wood roof trusses w/ TPO over 5/8" roof sheathing**
U-Value of total assembly 0.053
R-Value of insulation 19 spray foam at underside of roof sheathing
Skylights in each assembly
U-Value of skylight : N/A
Total square footage of skylights in each assembly : N/A

Exterior Walls (each assembly)
Description of assembly : **2X6 WOOD STUD WALL W/ 5/8" GYPSUM BOARD, EXTERIOR SHEATHING AND CLADDING**
U-Value of total assembly: 0.05
R-Value of insulation: 20 cavity
Openings (windows or doors with glazing)
U-Factor: = 0.65
Solar Heat Gain Coefficient: 0.33
Projection factor: N/A
Low-e required, if applicable: N/A
Door R-Values: 1.10

Walls adjacent to unconditioned space (each assembly)
Description of assembly : **N/A**
U-Value of total assembly N/A
R-Value of insulation N/A
Openings (windows or doors with glazing)
U-Value of assembly N/A
Low-e required, if applicable N/A
Door R-Values N/A

Walls below grade (each assembly)
Description of assembly: **N/A**
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors over unconditioned space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors slab on grade (each assembly)
Description of assembly: **4" concrete slab on vapor barrier over 4" compacted stone base on 95% compacted fill**
U-Value of total assembly: 0.1
R-Value of insulation: NR
Horizontal/Vertical requirement: N/A
Slab heated: No

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JAN 0 9 2019 2020
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FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY ____ DATE ____
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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

DEC 0 5 2019
RESUBMIT
#2

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website www.planworx.com

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLS
AR91507
11-22-19
REGISTERED ARCHITECT

PROGRESS DATE: 7/26/19
ISSUE DATE:

REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Apartment Building Code Summary
SHEET NUMBER: A0.10

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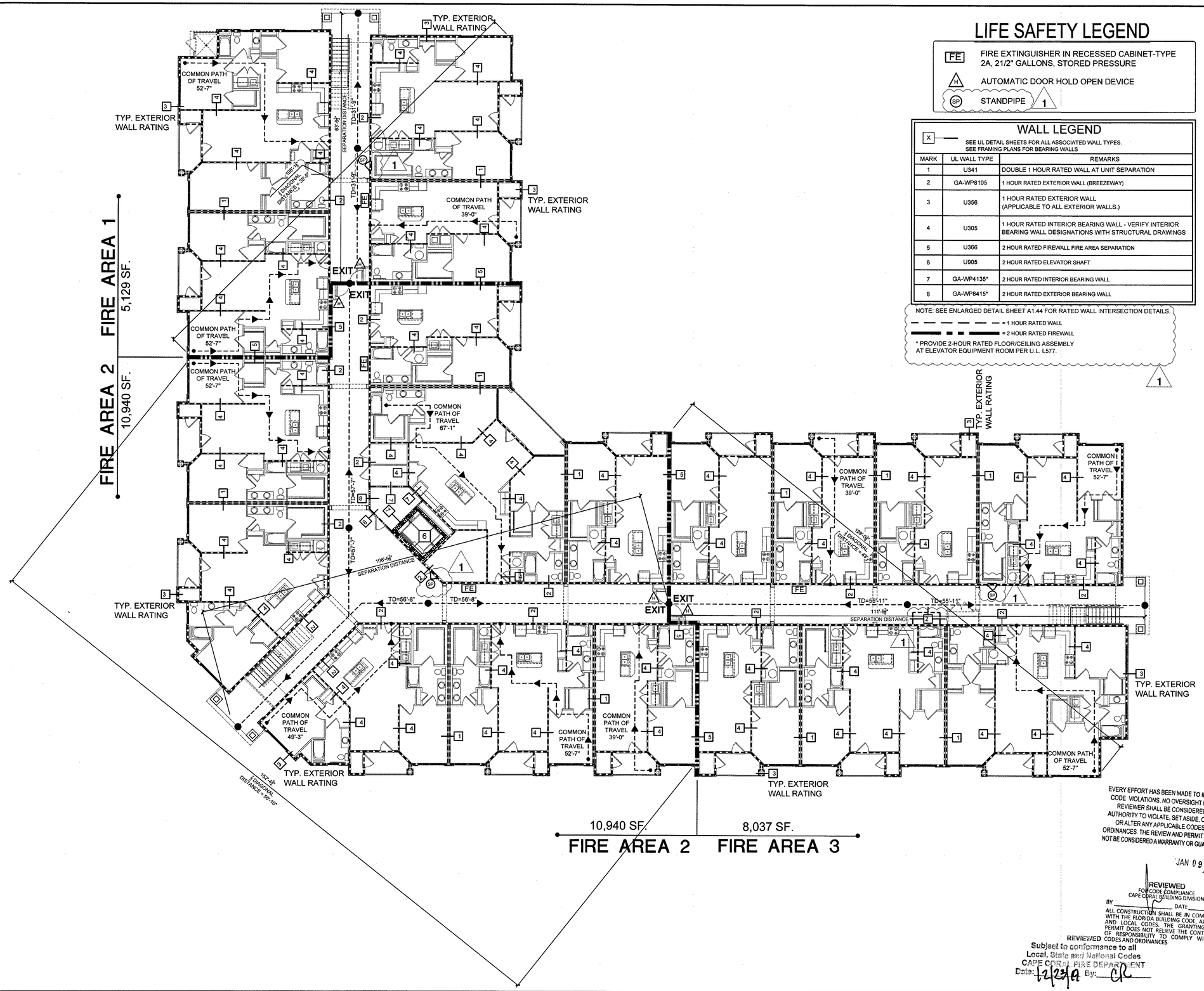

LIFE SAFETY LEGEND

FE	FIRE EXTINGUISHER IN RECESSED CABINET-TYPE 2A, 21/2" GALLONS, STORED PRESSURE
H	AUTOMATIC DOOR HOLD OPEN DEVICE
SP	STANDPIPE

1

WALL LEGEND

X — SEE UL DETAIL SHEETS FOR ALL ASSOCIATED WALL TYPES.
SEE FRAMING PLANS FOR BEARING WALLS

MARK	UL WALL TYPE	REMARKS
1	U341	DOUBLE 1 HOUR RATED WALL AT UNIT SEPARATION
2	GA-WP8105	1 HOUR RATED EXTERIOR WALL (BREEZEWAY)
3	U356	1 HOUR RATED EXTERIOR WALL (APPLICABLE TO ALL EXTERIOR WALLS.)
4	U305	1 HOUR RATED INTERIOR BEARING WALL - VERIFY INTERIOR BEARING WALL DESIGNATIONS WITH STRUCTURAL DRAWINGS
5	U366	2 HOUR RATED FIREWALL FIRE AREA SEPARATION
6	U905	2 HOUR RATED ELEVATOR SHAFT
7	GA-WP4135*	2 HOUR RATED INTERIOR BEARING WALL
8	GA-WP8415*	2 HOUR RATED EXTERIOR BEARING WALL

NOTE: SEE ENLARGED DETAIL SHEET A1.44 FOR RATED WALL INTERSECTION DETAILS.

= 1 HOUR RATED WALL

= 2 HOUR RATED FIREWALL

* PROVIDE 2-HOUR RATED FLOOR/CEILING ASSEMBLY AT ELEVATOR EQUIPMENT ROOM PER U.L. L577.

1

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JAN 09 2019 2020

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CAPE CORAL BUILDING DIVISION
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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CC

1 LIFE SAFETY PLAN - FIRST FLOOR

Scale: 3/32" = 1'-0"

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#1 REVISION OCT 15 2019 RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

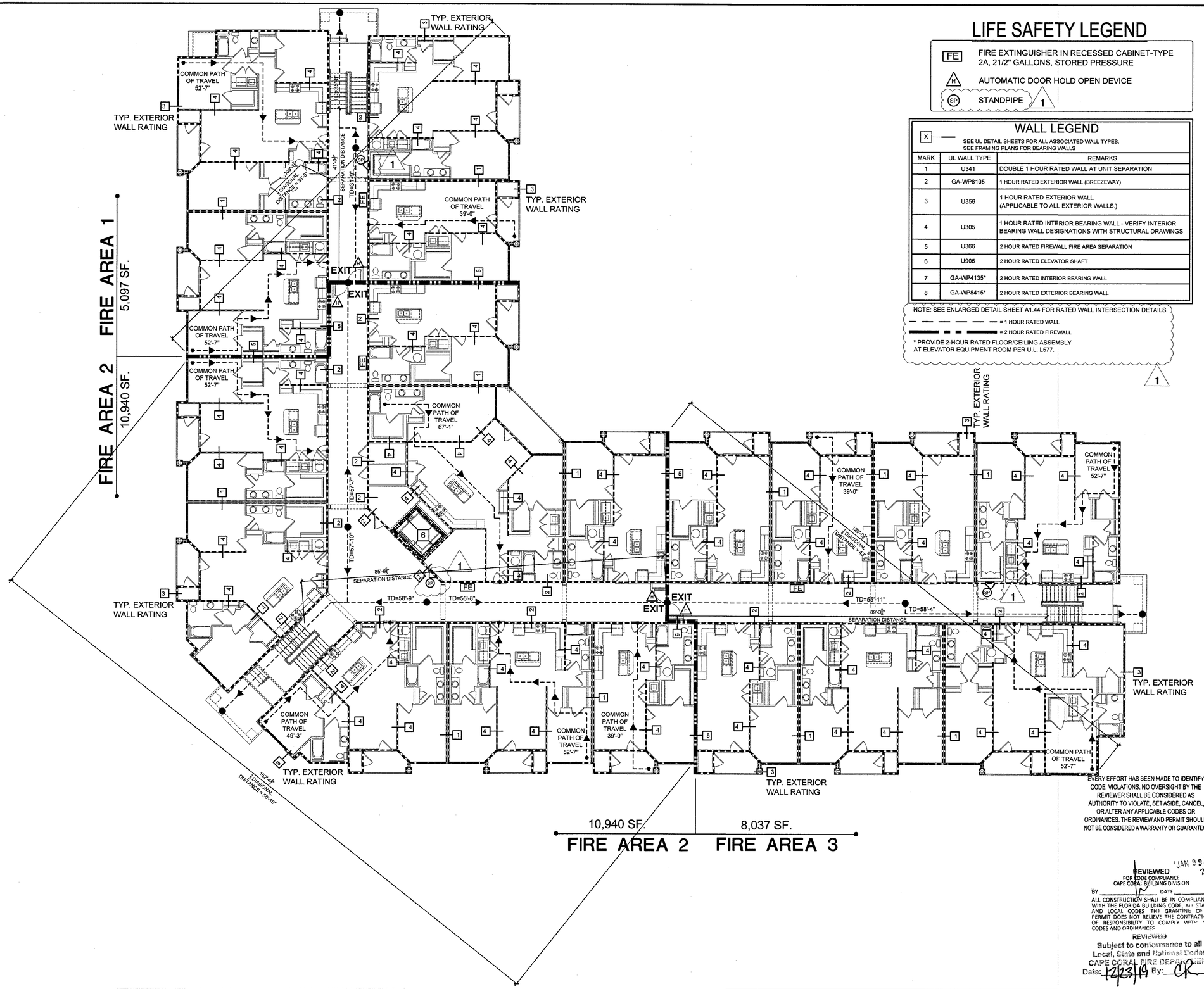
STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION		
NUMBER	DATE	INITIALS	
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
First Floor Life Safety Plan

SHEET NUMBER:
A0.11



LIFE SAFETY LEGEND

FE	FIRE EXTINGUISHER IN RECESSED CABINET-TYPE 2A, 21/2" GALLONS, STORED PRESSURE
H	AUTOMATIC DOOR HOLD OPEN DEVICE
SP	STANDPIPE 1

WALL LEGEND

X — SEE UL DETAIL SHEETS FOR ALL ASSOCIATED WALL TYPES. SEE FRAMING PLANS FOR BEARING WALLS

MARK	UL WALL TYPE	REMARKS
1	U341	DOUBLE 1 HOUR RATED WALL AT UNIT SEPARATION
2	GA-WP8105	1 HOUR RATED EXTERIOR WALL (BREEZEWAY)
3	U356	1 HOUR RATED EXTERIOR WALL (APPLICABLE TO ALL EXTERIOR WALLS.)
4	U305	1 HOUR RATED INTERIOR BEARING WALL - VERIFY INTERIOR BEARING WALL DESIGNATIONS WITH STRUCTURAL DRAWINGS
5	U366	2 HOUR RATED FIREWALL FIRE AREA SEPARATION
6	U905	2 HOUR RATED ELEVATOR SHAFT
7	GA-WP4135*	2 HOUR RATED INTERIOR BEARING WALL
8	GA-WP8415*	2 HOUR RATED EXTERIOR BEARING WALL

NOTE: SEE ENLARGED DETAIL SHEET A1.44 FOR RATED WALL INTERSECTION DETAILS.

= 1 HOUR RATED WALL

= 2 HOUR RATED FIREWALL

* PROVIDE 2-HOUR RATED FLOOR/CEILING ASSEMBLY AT ELEVATOR EQUIPMENT ROOM PER U.L. L577.

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BY _____ DATE JAN 0 8 2019 2019

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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

1 LIFE SAFETY PLAN - SECOND FLOOR

Scale: 3/32" = 1'-0"

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REVISION #1 OCT. 15-2019 RESUBMIT

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STATE OF FLORIDA REGISTERED ARCHITECT AR91507 12/4/19

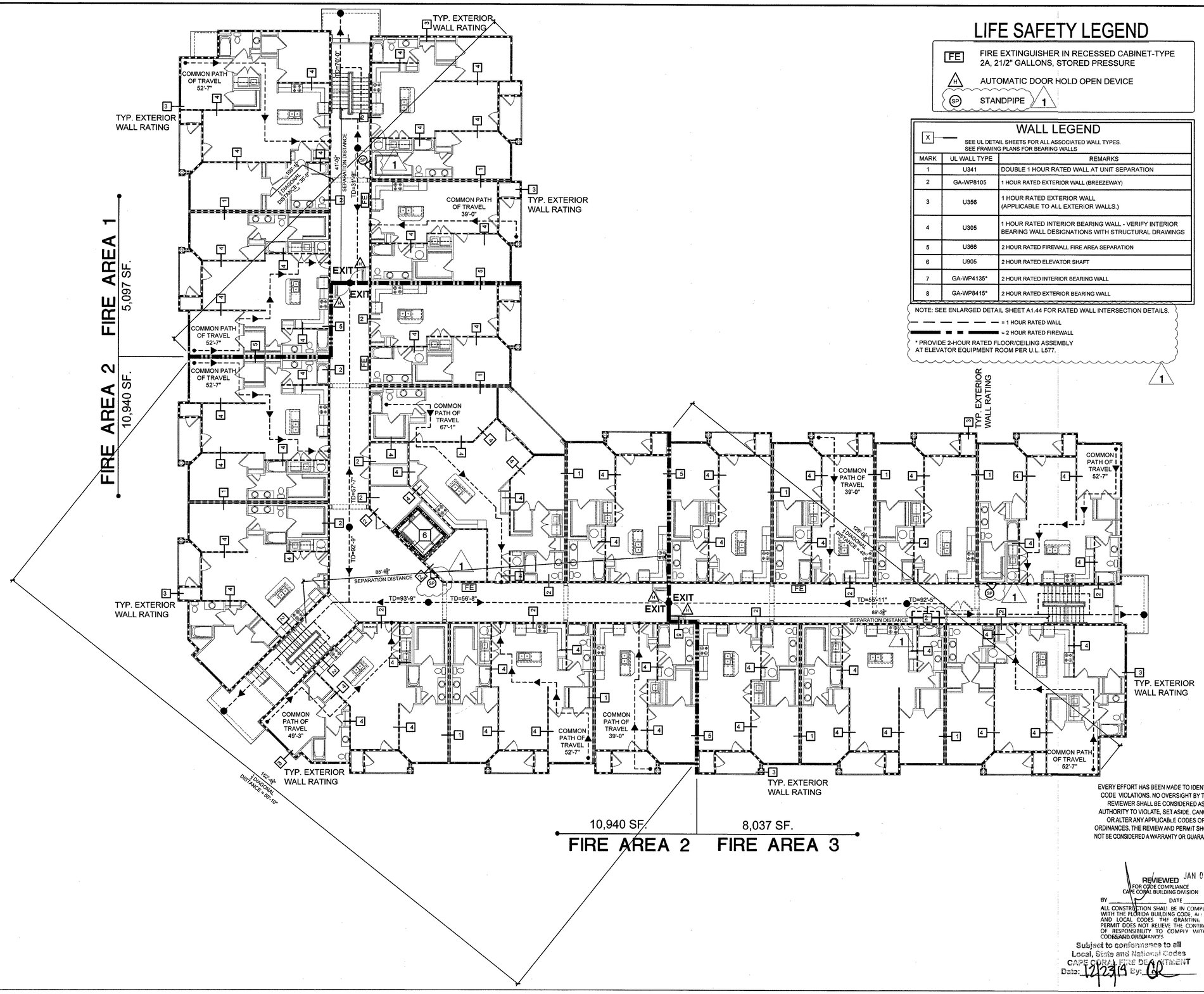
PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE: Second Floor Life Safety Plan

SHEET NUMBER: A0.12



LIFE SAFETY LEGEND

FE	FIRE EXTINGUISHER IN RECESSED CABINET-TYPE 2A, 21/2" GALLONS, STORED PRESSURE
H	AUTOMATIC DOOR HOLD OPEN DEVICE
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WALL LEGEND

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8	GA-WP8415*	2 HOUR RATED EXTERIOR BEARING WALL

NOTE: SEE ENLARGED DETAIL SHEET A1.44 FOR RATED WALL INTERSECTION DETAILS.

= 1 HOUR RATED WALL

= 2 HOUR RATED FIREWALL

* PROVIDE 2-HOUR RATED FLOOR/CEILING ASSEMBLY AT ELEVATOR EQUIPMENT ROOM PER U.L. L577.

1

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REVIEWED JAN 09 2020
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

1 LIFE SAFETY PLAN - THIRD FLOOR

Scale: 3/32" = 1'-0"

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Planworx
ARCHITECTURE, P.A.
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office (919) 846-8100
website www.planworx.com

REVISION
OCT 15 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

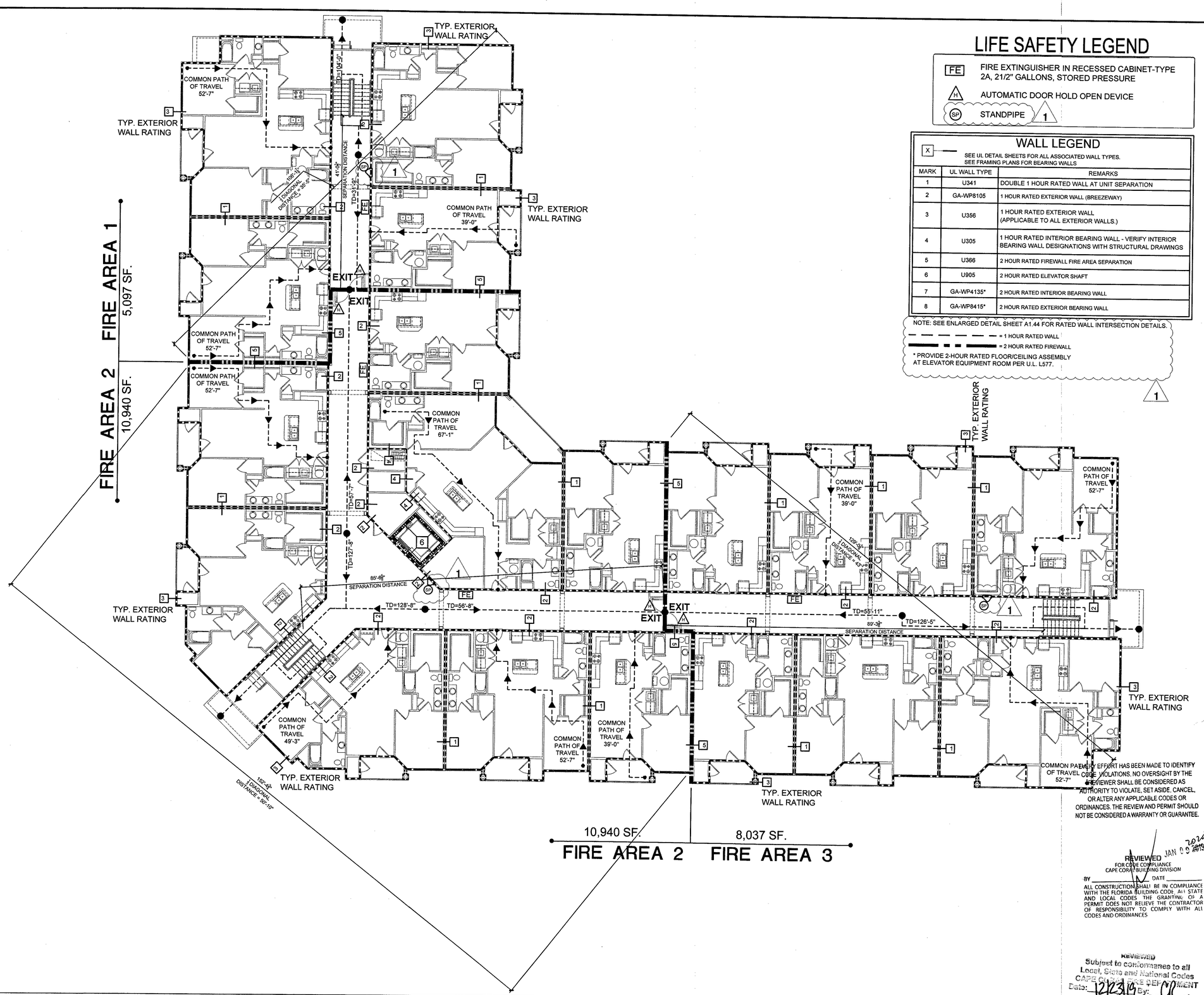
STATE OF FLORIDA
AARON M. MILLS
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Third Floor Life Safety Plan

SHEET NUMBER:
A0.13



LIFE SAFETY LEGEND

FE	FIRE EXTINGUISHER IN RECESSED CABINET-TYPE 2A, 21/2" GALLONS, STORED PRESSURE
H	AUTOMATIC DOOR HOLD OPEN DEVICE
SP	STANDPIPE

1

WALL LEGEND

X — SEE UL DETAIL SHEETS FOR ALL ASSOCIATED WALL TYPES. SEE FRAMING PLANS FOR BEARING WALLS

MARK	UL WALL TYPE	REMARKS
1	U341	DOUBLE 1 HOUR RATED WALL AT UNIT SEPARATION
2	GA-WP8105	1 HOUR RATED EXTERIOR WALL (BREEZEWAY)
3	U356	1 HOUR RATED EXTERIOR WALL (APPLICABLE TO ALL EXTERIOR WALLS.)
4	U305	1 HOUR RATED INTERIOR BEARING WALL - VERIFY INTERIOR BEARING WALL DESIGNATIONS WITH STRUCTURAL DRAWINGS
5	U366	2 HOUR RATED FIREWALL FIRE AREA SEPARATION
6	U905	2 HOUR RATED ELEVATOR SHAFT
7	GA-WP4135*	2 HOUR RATED INTERIOR BEARING WALL
8	GA-WP8415*	2 HOUR RATED EXTERIOR BEARING WALL

NOTE: SEE ENLARGED DETAIL SHEET A1.44 FOR RATED WALL INTERSECTION DETAILS.

= 1 HOUR RATED WALL

= 2 HOUR RATED FIREWALL

* PROVIDE 2-HOUR RATED FLOOR/CEILING ASSEMBLY AT ELEVATOR EQUIPMENT ROOM PER U.L. L577.

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REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: [illegible]

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1 LIFE SAFETY PLAN - FOURTH FLOOR

Scale: 3/32" = 1'-0"

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REVISION #1 OCT 15 2019 RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA · MARCUS MILLS · AR91507 · REGISTERED ARCHITECT · 10-99

PROGRESS DATE:
ISSUE DATE: 7/26/19
REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION
	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE: Fourth Floor Life Safety Plan

SHEET NUMBER: A0.14

BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2.)

Name of Project: Surfside Court – *(Clubhouse)*
Address: Suite #:
Owner or Authorized Agent: Zimmer Development Company Phone: 910-763-4669
Email: timlassiter@zdc.com Fax: 910-762-1999
Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction: Cape Coral, Florida

PROJECT SUMMARY:
Building Description: One Story Clubhouse

Scope of Work: Construction of new clubhouse

Code Compliance Summary:
2017 FLORIDA BUILDING CODE

FLORIDA FIRE PREVENTION CODE 6th EDITION

2014 NATIONAL ELECTRICAL CODE

2017 FLORIDA MECHANICAL CODE

2017 FLORIDA PLUMBING CODE

2017 FLORIDA ENERGY CONSERVATION CODE

2017 FLORIDA ACCESSIBILITY CODE

Alternative Means of Compliance Request:

Lead Design Professional/Project Coordinator: Marc W. Mills (Planworx Architecture, P.A.)

DESIGNER	FIRM NAME	LICENSE	TELEPHONE
Architectural:	Planworx Architecture, P.A. Marc W. Mills	AR91507	919-846-8100
Civil:	Ensite, Inc. Jason E. Tomassetti	66263	239-226-0024
Electrical:	Maple Engineering Zack L. Tomlin	79002	919-341-4247
Fire Alarm:	Maple Engineering Zack L. Tomlin	79002	919-341-4247
Plumbing:	Maple Engineering Zack L. Tomlin	79002	919-341-4247
Mechanical:	Maple Engineering Zack L. Tomlin	79002	919-341-4247
Sprinkler-Standpipe:			
Structural:	Woods Engineering Adam Sisk	86896	(910) 343-8007
Precast:	n/a		
Trusses:	by contractor		
Retaining Walls >5' High:			
Other:	n/a		

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion
☐ Addition ☐ Alteration to Shell

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration
☐ Reconstruction ☐ Repair ☐ Alteration to Shell
☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy:
Proposed Occupancy:

OCCUPANCY INFORMATION

Primary Occupancies: Assembly: ☐ A-1 ☐ A-2 ☒ A-3 ☐ A -4 ☐ A-5
☒ Business ☐ Educational Factory-Industrial: ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-piled
S-1 SPECIAL CONDITION: ☐ Repair Garage (406.8)
S-2 SPECIAL CONDITION – Parking Garage: ☐ Open (406.5) ☐ Enclosed (406.6)
☐ Utility and Miscellaneous

Other Uses:
Accessory Uses (Indicate Percentages):
Incidental Uses:

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

Mixed Occupancy: ☐ No ☒ Yes Separation: N/A
Exception:
☒ Non-Separated Mixed Occupancy (508.3)
☐ Separated Mixed Occupancy (508.4)
1

ALLOWABLE AREA AND HEIGHT CALCULATIONS
THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETIONS

EXTERIOR WALL	ACTUAL LENGTH		OPEN LENGTH		WIDTH OF PUBLIC WAY OR OPEN SPACE	
North	104.67'		104.67'		30'	
South	105.42'		105.42'		30'	
East	105'		0		30'	
West	86.25'		86.25'		30'	
Total	401.34'	P	296.34'	F	30'	W

INCREASE FRONTAGE 49 %
SPRINKLERS N/A%

$I_f = 100\ [(296.34'/401.34') - 0.25] * (30/30)$ $I_f = 100*(0.74-0.25)*1$ $I_f = 49$

ALLOWABLE AREA FORMULA:

A-3 $A_a = 6{,}000 + \frac{6{,}000\ (49)}{100}$ $A_a = 6{,}000 + 2{,}940$ $A_a = 8{,}940$

BOTH BUILDING AND TENANT MUST BE INDICATED ON CHART BELOW

STORY NO.	OCCUPANCY	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503[1] AREA	(C) % OPEN SPACE INCREASE	(D) % SPRINKLER INCREASE[2]	(E) ALLOWABLE FLOOR AREA OR UNLIMITED[3]	RATIO OF ACTUAL /ALLOWABLE	(F) MAXIMUM BUILDING AREA*	SEPARATION RATING REQUIRED
1	A-3								
1	B	7,822	6,000	49%	N/A	8,940	0.875	8,940	N/A

[1] Open space area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 296.34' (F)
b. Total Building Perimeter = 401.34' (P)
c. Ratio (F/P) = 0.74 (F/P)
d. W = Minimum width of public way = 30' (W)
e. Percent of frontage increase $I_f = 100\ [F/P - 0.25] \times W/30 = 49\%$
[2] The sprinkler increase per Section 506.3 is as follows:
a. Multistory building I_s = 200 percent
b. Single story building I_s = 300 percent
[3] Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.4, 507.7);
Group A motion picture (507.11); Malls (507.12); and H-2 aircraft paint hangers (507.9).
* Maximum Building Area = total number of stories in the building x E but not greater than 3 x E.
* The maximum area of parking garages must comply with 406.3.1. The maximum area of air traffic control towers must comply with 412.3.1.

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP ___)	ALLOWABLE HEIGHT: (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type V-B		Type V-B	Table 601
Building Height in Feet	H = 40 ft	H + 20 ft = 60 ft	H = 19'-11 1/2"	Table 503
Building Height in Stories	S = 2	S + 1 = 3	S = 1	Table 503

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV-HT ☐ V-A ☒ V-B
Mixed construction: ☒ No ☐ Yes Types
Sprinklers: ☒ No ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes Class: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes (Appendix D) ☐ Flood Hazard
Building Height: 19'9 Feet 1 Story
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): A0.16

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
Basement	-	N/A	
Ground Floor	-	7,822	
Mezzanine	-	N/A	
2nd Floor	-	N/A	
3rd Floor	-	N/A	
4th Floor	-	N/A	
TOTAL		7,822	

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior		0	0	n/a	n/a		
North	10'≤x<30'	0	0	n/a	n/a		
East	>30'	0	0	n/a	n/a		
West	>30'	0	0	n/a	n/a		
South	10'≤x<30'	0	0	n/a	n/a		
Interior		0	0	n/a	n/a		
Nonbearing Walls and Partitions							
Exterior walls							
North		0	0	n/a	n/a		
East		0	0	n/a	n/a		
West		0	0	n/a	n/a		
South		0	0	n/a	n/a		
Interior walls and partitions		0	0	n/a	n/a		
Floor Construction Including supporting beams and joists		0	0	n/a	n/a		
Roof Construction Including supporting beams and joists		0	0	n/a	n/a		
Shaft Enclosures - Exit		0	0	n/a	n/a		
Shaft Enclosures - Elevator		0	0				
Corridor Separation (Hrezeway)		0	0	n/a	n/a		
Occupancy Separation		0	0	n/a	n/a		
Party/Fire Wall Separation		0	0	n/a	n/a		
Smoke Barrier Separation		0	0	n/a	n/a		
Tenant Separation (Dwelling Units)		0	0	n/a	n/a		
Incidental Use Separation		0	0	n/a	n/a		

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR ADDITIONS, NEW AND CHANGE OF USE

Allowable openings per Table 705.8
Unlimited unprotected openings allowed per section 705.8.1, exception 2.

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A **WALL LEGEND** ON ALL PLANS
☐ Fire Partitions 708 ☐ Fire Walls 706 ☐ Fire Barriers 707 ☐ Smoke Partitions 710
☐ Smoke Barriers 709 ☐ Shaft Enclosure 713

LIFE SAFETY SYSTEM REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting:	☐ No	☒ Yes
Exit Signs:	☐ No	☒ Yes
Fire Alarm:	☐ No	☒ Yes
Smoke Detection Systems:	☐ No	☒ Yes
Panic Hardware:	☐ No	☒ Yes

EXIT REQUIREMENTS
NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

FLOOR, ROOM AND/OR SPACE DESIGNATION	MINIMUM[1] NUMBER OF EXITS REQUIRED	MINIMUM[1] NUMBER OF EXITS SHOWN ON PLANS	TRAVEL DISTANCE ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	TRAVEL DISTANCE ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT MEANS OF EGRESS[2,3] (SECTION 1015.2) REQUIRED DISTANCE BETWEEN EXIT DOORS	ARRANGEMENT MEANS OF EGRESS[2,3] (SECTION 1015.2) ACTUAL DISTANCE SHOWN ON PLANS
RECEPTION/LEASING	1	1	75'	54.16'	N/A	N/A
OFFICE #2	1	1	75'	66.33'	N/A	N/A
MANAGER'S OFFICE	1	1	75'	69.5'	N/A	N/A
WORK ROOM	1	1	75'	69.5'	N/A	N/A
MAIL	1	1	75'	40.16'	N/A	N/A
CONFERENCE ROOM	1	1	75'	60.66'	N/A	N/A
TELEWORK	1	1	75'	35.75'	N/A	N/A
CLUB ROOM	2	2	200'	55'	30.33'	54.6'
BILLIARDS	1	1	75'	70.16'	N/A	N/A
FITNESS ROOM	1	1	75'	60.66'	N/A	N/A
YOGA	1	1	75'	74'-8"	N/A	N/A

[1] Corridor dead ends (Section 1018.4)
[2] Single exits (Section 1015.1; Section 1021.2)
[3] Common Path of Egress Travel (Section 1014.3)

OCCUPANT LOAD AND EXIT WIDTH

USE GROUP AND/OR SPACE DESIGNATION	(a) AREA[1] SQ. FT.:	(b) AREA[1] PER OCCUPANT	(a÷b) NUMBER OF OCCUPANTS	(c) EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)	EXIT WIDTH (in)[2,3,4,5] REQUIRED WIDTH (SECTION 1005.1) (a÷b) x c	EXIT WIDTH (in)[2,3,4,5] ACTUAL WIDTH SHOWN ON PLANS
					STAIR LEVEL	STAIR LEVEL
BUSINESS:						
RECEPTION/LEASING	607	100	7	0.3 0.2	44" 32"	N/A 34"
OFFICE #2	82	100	1	0.3 0.2	44" 32"	N/A 34"
MANAGER'S OFFICE	132	100	2	0.3 0.2	44" 32"	N/A 34"
WORK ROOM	154	100	2	0.3 0.2	44" 32"	N/A 34"
MAIL	274	100	3	0.3 0.2	44" 32"	N/A 34"
TELEWORK	294	100	3	0.3 0.2	44" 32"	N/A 34"
ASSEMBLY:						
CONFERENCE ROOM	186	15	13	0.3 0.2	44" 32"	N/A 34"
CLUB ROOM	1,415	15	95	0.3 0.2	44" 32"	N/A 34"
BILLIARDS	489	15	33	0.3 0.2	44" 32"	N/A 34"
FITNESS ROOM	1,197	50	24	0.3 0.2	44" 32"	N/A 34"
YOGA	300	15	20	0.3 0.2	44" 32"	N/A 34"
Total # of Occupants			**203**			

[1] See Table 1004.1.2 to determine whether net or gross area is applicable.
[2] Minimum stairway width (Section 1009.1); min. corridor width (Section 1018.2); min. door width (Section 1008.1.1)
[3] Minimum width of exit passageway (Section 1021.2)
[4] The loss of 1 means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[5] Assembly occupancies (Section 1025)

PLUMBING FIXTURE REQUIREMENTS
SEE PLUMBING SHEETS

BUSINESS = 18 Occupants (9 Male/9 Female)
ASSEMBLY = 185 Occupants (93 Male/93 Female)

OCCUPANCY	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	SHOWERS/ TUBS	DRINKING FOUNTAINS REGULAR	DRINKING FOUNTAINS ACCESSIBLE
ASSEMBLY	0.74	1.43	-	0.47	0.47	-	1	1
BUSINESS	0.36	0.36	-	0.23	0.23	-		
Total Required	1.10	1.79	1	0.69	0.69	0	1	1
Total Provided	1*	2	1	1	1	0	1	1

*Urinal Substitution per FBC, Plumbing Section 419.2

BUILDING DRAIN SIZE	NUMBER OF BUILDING DRAINS	TOTAL FIXTURE UNIT LOAD	WATER SERVICE SIZE	NUMBER OF WATER SERVICES	TOTAL FIXTURE UNIT LOAD	NOTES 1

ENERGY SUMMARY
THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

THERMAL ENVELOPE (Cape Coral, FL - Climate Zone 1A – Lee County)

Method of Compliance:
☐ Prescriptive ☒ Performance ☐ Energy Cost Budget

Roof/ceiling Assembly (each assembly)
Description of assembly : **Pre-engineered wood roof trusses w/ roof sheathing, asphalt roof shingles over #15 roof felt**
U-Value of total assembly 0.026
R-Value of insulation 38
Skylights in each assembly
U-Value of skylight : N/A
Total square footage of skylights in each assembly : N/A

Exterior Walls (each assembly)
Description of assembly : **2X6 WOOD STUD WALL W/ 5/8" GYPSUM BOARD, EXTERIOR SHEATHING AND CLADDING**
U-Value of total assembly: 0.05
R-Value of insulation: 20 cavity
Openings (windows or doors with glazing)
U-Factor: = 0.65
Solar Heat Gain Coefficient: 0.33
Projection factor: N/A
Low-e required, if applicable: N/A
Door R-Values: 1.10

Walls adjacent to unconditioned space (each assembly)
Description of assembly : N/A
U-Value of total assembly N/A
R-Value of insulation N/A
Openings (windows or doors with glazing)
U-Value of assembly N/A
Low-e required, if applicable N/A
Door R-Values N/A

Walls below grade (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors over unconditioned space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors slab on grade (each assembly)
Description of assembly: **4" concrete slab on vapor barrier over 4" compacted stone base on 95% compacted fill**
U-Value of total assembly: 0.1
R-Value of insulation: NR
Horizontal/Vertical requirement: N/A
Slab heated: No

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REVIEWED JAN 23 2020
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REVISION RESUBMIT OCT 15 2019 #1

Surfside Court – Clubhouse
Zimmer Development Company
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STATE OF FLORIDA · MARC W. MILLS · REGISTERED ARCHITECT · AR91507 · 10/19

PROGRESS DATE:	ISSUE DATE:	REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	7/26/19			TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Clubhouse Code Summary
SHEET NUMBER: A0.15

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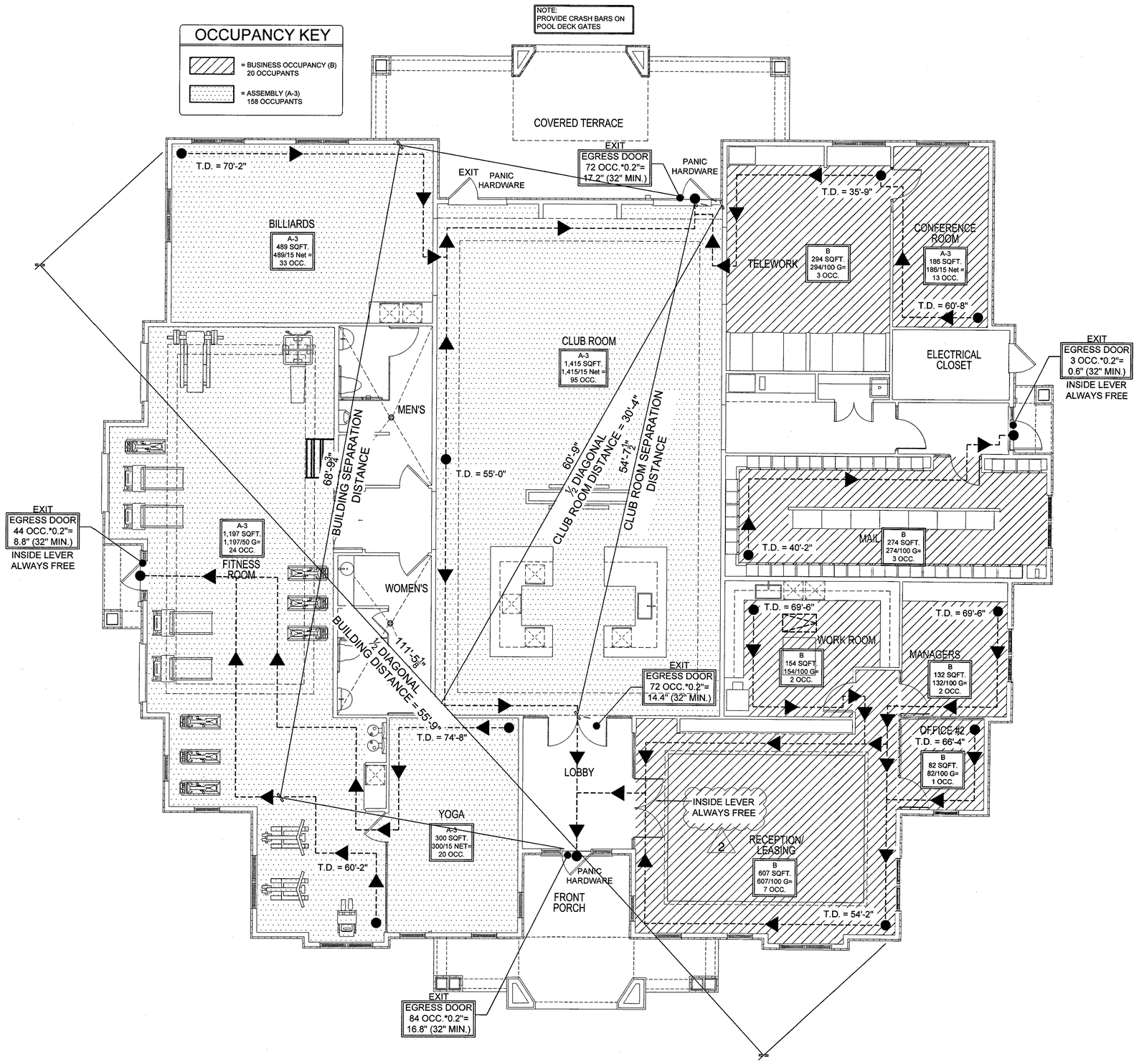

1 CLUBHOUSE LIFE SAFETY PLAN

Scale: 3/16" = 1'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
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Planworx
ARCHITECTURE, P.A.
5711 Six Forks Road, Suite 100
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office (919) 846-8100
website www.planworx.com

#2
DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

PROGRESS DATE:	ISSUE DATE:	REVISIONS			
	7/26/19	NUMBER	DATE	INITIALS	DESCRIPTION
		1	10/04/19	TH	Cycle 1 Permit Responses
		2	11/22/19	TH	Cycle 2 Permit Responses

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CP

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Clubhouse Life Safety Plan
SHEET NUMBER: A0.16

BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2.)

Name of Project: Surfside Court – *(Poolhouse)*
Address: Suite #:
Owner or Authorized Agent: Zimmer Development Company Phone: 910-763-4669
Email: timlassiter@zde.com Fax: 910-762-1999
Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction: Cape Coral, Florida

PROJECT SUMMARY:
Building Description: One Story Poolhouse

Scope of Work: Construction of new Poolhouse

Code Compliance Summary:
2017 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE 6th EDITION
2014 NATIONAL ELECTRICAL CODE
2017 FLORIDA MECHANICAL CODE
2017 FLORIDA PLUMBING CODE
2017 FLORIDA ENERGY CONSERVATION CODE
2017 FLORIDA ACCESSIBILITY CODE

Alternative Means of Compliance Request:

Lead Design Professional/Project Coordinator: Marc W. Mills (Planworx Architecture, P.A.)

DESIGNER	FIRM	NAME	LICENSE	TELEPHONE
Architectural:	Planworx Architecture, P.A.	Marc W. Mills	AR91507	919-846-8100
Civil:	Ensite, Inc.	Jason E. Tomassetti	66263	239-226-0024
Electrical:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Fire Alarm:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Plumbing:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Mechanical:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Sprinkler-Standpipe:				
Structural:	Woods Engineering	Adam Sisk	86896	(910) 343-8007
Precast:	n/a			
Trusses:	by contractor			
Retaining Walls >5' High:				
Other:	n/a			

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion
☐ Addition ☐ Alteration to Shell

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration
☐ Reconstruction ☐ Repair ☐ Alteration to Shell
☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy:
Proposed Occupancy:

OCCUPANCY INFORMATION

Primary Occupancies: Assembly: ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory-Industrial: ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☒ S-2 ☐ High-piled
S-1 SPECIAL CONDITION: ☐ Repair Garage (406.8)
S-2 SPECIAL CONDITION – Parking Garage: ☐ Open (406.5) ☐ Enclosed (406.6)
☐ Utility and Miscellaneous

Other Uses:
Accessory Uses (Indicate Percentages):
Incidental Uses:

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

Mixed Occupancy: ☒ No ☐ Yes Separation: N/A
Exception:
☐ Non-Separated Mixed Occupancy (508.3)
☐ Separated Mixed Occupancy (508.4)

ALLOWABLE AREA AND HEIGHT CALCULATIONS
THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETIONS

EXTERIOR WALL	ACTUAL LENGTH		OPEN LENGTH		WIDTH OF PUBLIC WAY OR OPEN SPACE	
North					30'	
South					30'	
East					30'	
West					30'	
Total		P		F		W

INCREASE FRONTAGE N/A %
SPRINKLER N/A%

BOTH BUILDING AND TENANT MUST BE INDICATED ON CHART BELOW

STORY NO.	OCCUPANCY	(a) H,B,O AREA PER STORY (ACTUAL)	(b) TABLE 503[1] AREA	(c) % OPEN SPACE INCREASE [1]	(2) % SPRINKLER INCREASE[2]	(3) ALLOWABLE FLOOR AREA OR UNLIMITED[3]	RATIO OF ACTUAL (ALLOWABLE	(f) MAXIMUM BUILDING AREA[1]	SEPARATION: RATING REQUIRED
1	A-3	985	6,000	NOT TAKEN	N/A	6,000	0.164	6,000	N/A
1	S-2								

[1] Open space area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase I= 100 [F/P - 0.25] x W/30 =
[2] The sprinkler increase per Section 506.3 is as follows:
a. Multistory building I= 200 percent
b. Single story building I= 300 percent
[3] Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.4, 507.7);
Group A motion picture (507.11); Malls (507.12); and H-2 aircraft paint hangers (507.9).
[4] Maximum Building Area = total number of stories in the building x E but not greater than 3 x E.
[5] The maximum area of parking garages must comply with 406.3.1. The maximum area of air traffic control towers must comply with 412.3.1.

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type V-B		Type V-B	Table 601
Building Height in Feet	H = 40 ft	H = 20 ft = 60 ft	H = 13'-0"	Table 503
Building Height in Stories	S = 2	S + 1 = 3	S = 1	Table 503

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV-HT ☐ V-A ☒ V-B
Mixed construction: ☒ No ☐ Yes Types
Sprinklers: ☒ No ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes Class: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes (Appendix D) ☐ Flood Hazard
Building Height: 13 Feet 1 Story
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): A3.10

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
Basement	-	N/A	
Ground Floor	-	985	
Mezzanine	-	N/A	
2nd Floor	-	N/A	
3rd Floor	-	N/A	
4th Floor	-	N/A	
TOTAL		985	

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (Unprotected, Sprinklered)* REDUCTIONS	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North	>20'	0	0	n/a	n/a		
East	>30'	0	0	n/a	n/a		
West	>30'	0	0	n/a	n/a		
South	>30'	0	0	n/a	n/a		
Interior		0	0	n/a	n/a		
Nonbearing Walls and Partitions							
Exterior walls							
North (@ Pool Equipment & Maintenance Storage)		1	1	1A/0.22	U356		
East		0	0	n/a	n/a		
West		0	0	n/a	n/a		
South		0	0	n/a	n/a		
Interior walls and partitions (@ Pool Equipment & Maintenance Storage)		1	1	1/A0.20	U305		
Floor Construction Including supporting beams and joists		0	0	n/a	n/a		
Roof Construction (@ Pool Equipment & Maintenance Storage)		1	1	3/A0.22	P322		
Shaft Enclosures - Exit		0	0	n/a	n/a		
Shaft Enclosures - Elevator		0	0				
Corridor Separation (Breezeway)		0	0	n/a	n/a		
Occupancy Separation		0	0	n/a	n/a		
Party/Fire Wall Separation		0	0	n/a	n/a		
Smoke Barrier Separation		0	0	n/a	n/a		
Tenant Separation (Dwelling Units)		0	0	n/a	n/a		
Incidental Use Separation		0	0	n/a	n/a		

* Indicate section number permitting reduction

3

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR ADDITIONS, NEW AND CHANGE OF USE

Allowable openings per Table 705.8
Unlimited unprotected openings allowed per section 705.8.1, exception 2.

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A WALL LEGEND ON ALL PLANS
☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707 ☐ Smoke Partitions 710
☐ Smoke Barriers 709 ☐ Shaft Enclosure 713

LIFE SAFETY SYSTEM REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting:	☐ No	☒ Yes
Exit Signs:	☐ No	☒ Yes
Fire Alarm:	☒ No	☐ Yes
Smoke Detection Systems:	☐ No	☒ Yes
Panic Hardware:	☒ No	☐ Yes

EXIT REQUIREMENTS
NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

FLOOR, ROOM AND/OR SPACE DESIGNATION	MINIMUM[1] NUMBER OF EXITS REQUIRED	MINIMUM[1] NUMBER OF EXITS SHOWN ON PLANS	TRAVEL DISTANCE ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	TRAVEL DISTANCE ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT MEANS OF EGRESS[2] (SECTION 1015.2) REQUIRED DISTANCE BETWEEN EXIT DOORS	ARRANGEMENT MEANS OF EGRESS[2] (SECTION 1015.2) ACTUAL DISTANCE SHOWN ON PLANS
MAINT. STORAGE	1	1	75'	19'	N/A	N/A
POOL EQUIP.	1	1	75'	11.33'	N/A	N/A
MEN'S	1	1	75'	20.58'	N/A	N/A
WOMEN'S	1	1	75'	20.58'	N/A	N/A
BAR	1	1	75'	21.5'	N/A	N/A

[1] Corridor dead ends (Section 1018.4)
[2] Single exits (Section 1015.1; Section 1021.2)
[3] Common Path of Egress Travel (Section 1014.3)

OCCUPANT LOAD AND EXIT WIDTH

USE/GROUP AND/OR SPACE DESIGNATION	(a) AREA[1] SQ.FT.	(b) AREA[2] PER OCCUPANT	(a)/(b) NUMBER OF OCCUPANTS	(c) EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)	EXIT WIDTH (in)[3,4,5] REQUIRED WIDTH (SECTION 1005.1) (a+b) x c	EXIT WIDTH (in)[3,4,5] ACTUAL WIDTH SHOWN ON PLANS
				STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
BAR	109	15	8	0.3	0.2	44"	32"	N/A	34"
MAINT. STORAGE	225	300	1	0.3	0.2	44"	32"	N/A	34"
POOL EQUIP/CHEM STORAGE	165	300	1	0.3	0.2	44"	32"	N/A	34"
Total # of Occupants			**10**						

[1] See Table 1004.1.2 to determine whether net or gross area is applicable.
[2] Minimum stairway width (Section 1009.1); min. corridor width (Section 1018.2); min. door width (Section 1008.1.1)
[3] Minimum width of exit passageway (Section 1021.2)
[4] The loss of 1 means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[5] Assembly occupancies (Section 1025)

PLUMBING FIXTURE REQUIREMENTS
SEE PLUMBING SHEETS

OCCUPANCY	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	SHOWERS/ TUBS	DRINKING FOUNTAINS REGULAR	DRINKING FOUNTAINS ACCESSIBLE
BASE ON POOL AREA (<2,500SF)	1	1	1	1	1	-	1	1
Total Required	1	1	1	2	2	0	1	1
Total Provided	1	2	1	2	2	0	1	1

BUILDING DRAIN/SIZE	NUMBER OF BUILDING DRAINS	TOTAL FIXTURE UNIT LOAD	WATER SERVICE SIZE	NUMBER OF WATER SERVICES	TOTAL FIXTURE UNIT LOAD	NOTES

ENERGY SUMMARY
THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

THERMAL ENVELOPE (Cape Coral, FL - Climate Zone 1A – Lee County)

Method of Compliance:
☐ Prescriptive ☒ Performance ☐ Energy Cost Budget

Roof/ceiling Assembly (each assembly)
Description of assembly : **Pre-engineered wood roof trusses w/ roof sheathing, asphalt roof shingles over #15 roof felt**
U-Value of total assembly 0.026
R-Value of insulation 38
Skylights in each assembly
U-Value of skylight : N/A
Total square footage of skylights in each assembly : N/A

Exterior Walls (each assembly)
Description of assembly : **2X6 WOOD STUD WALL AT CONDITIONED SPACES W/ 5/8" GYPSUM BOARD, EXTERIOR SHEATHING AND CLADDING**
U-Value of total assembly: 0.05
R-Value of insulation: 20 cavity
Openings (windows or doors with glazing)
U-Factor: = 0.65
Solar Heat Gain Coefficient: 0.33
Projection factor: N/A
Low-e required, if applicable: N/A
Door R-Values: 1.10

Walls adjacent to unconditioned space (each assembly)
Description of assembly : N/A
U-Value of total assembly N/A
R-Value of insulation N/A
Openings (windows or doors with glazing)
U-Value of assembly N/A
Low-e required, if applicable N/A
Door R-Values N/A

Walls below grade (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors over unconditioned space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors slab on grade (each assembly)
Description of assembly: **4" concrete slab on vapor barrier over 4" compacted stone base on 95% compacted fill**
U-Value of total assembly: 0.1
R-Value of insulation: NR
Horizontal/Vertical requirement: N/A
Slab heated: No

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JAN 02 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY DATE
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 6th EDITION AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH CODES AND ORDINANCES.

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR
DEC 20 2019
RESUBMIT #3

Planworx
ARCHITECTURE, P.A.
5711 Six Forks Road, Suite 100
Raleigh, NC 27609
office (919) 846-8100
website www.planworx.com

Surfside Court – Pool House
Corner Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLS
AR91507
12/23/19
REGISTERED ARCHITECT

PROGRESS DATE:	ISSUE DATE: 7/26/19			
	REVISIONS	DESCRIPTION	INITIALS	DATE
	1	Cycle 2 Permit Responses	TH	11/22/19
	2	Cycle 3 Permit Responses	TH	12/13/19
	3			
	4			
	5			
	6			

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Pool House Code Summary
SHEET NUMBER: A0.17

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
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4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
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BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2.)

Name of Project: Surfside Court – *(Trash Compactor Enclosure)*
Address: Suite #:
Owner or Authorized Agent: Zimmer Development Company Phone: 910-763-4669
Email: timlassiter@zdc.com Fax: 910-762-1999
Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction: Cape Coral, Florida

PROJECT SUMMARY:
Building Description: One Story Enclosure

Scope of Work: Construction of new Enclosure

Code Compliance Summary:
2017 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE 6th EDITION
2014 NATIONAL ELECTRICAL CODE
2017 FLORIDA MECHANICAL CODE
2017 FLORIDA PLUMBING CODE
2017 FLORIDA ENERGY CONSERVATION CODE
2017 FLORIDA ACCESSIBILITY CODE

Alternative Means of Compliance Request:

Lead Design Professional/Project Coordinator: Marc W. Mills (Planworx Architecture, P.A.)

DESIGNER	FIRM	NAME	LICENSE	TELEPHONE
Architectural:	Planworx Architecture, P.A.	Marc W. Mills	AR91507	919-846-8100
Civil:	Ensite, Inc.	Jason E. Tomassetti	66263	239-226-0024
Electrical:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Fire Alarm:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Plumbing:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Mechanical:	Maple Engineering	Zack L. Tomlin	79002	919-341-4247
Sprinkler-Standpipe:				
Structural:	Woods Engineering	Adam Sisk	86896	(910) 343-8007
Precast:	n/a			
Trusses:	by contractor			
Retaining Walls >5' High:				
Other:	n/a			

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion
☐ Addition ☐ Alteration to Shell

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration
☐ Reconstruction ☐ Repair ☐ Alteration to Shell
☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy:
Proposed Occupancy:

OCCUPANCY INFORMATION

Primary Occupancies: Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory-Industrial: ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-piled
S-1 SPECIAL CONDITION: ☐ Repair Garage (406.8)
S-2 SPECIAL CONDITION – Parking Garage: ☐ Open (406.5) ☐ Enclosed (406.6)
☒ Utility and Miscellaneous

Other Uses:
Accessory Uses (Indicate Percentages):
Incidental Uses:

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

Mixed Occupancy: ☒ No ☐ Yes Separation: N/A
Exception:
☐ Non-Separated Mixed Occupancy (508.3)
☐ Separated Mixed Occupancy (508.4)

ALLOWABLE AREA AND HEIGHT CALCULATIONS
THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETIONS

EXTERIOR WALL	ACTUAL LENGTH		OPEN LENGTH		WIDTH OF PUBLIC WAY OR OPEN SPACE	
North					30'	
South					30'	
East					30'	
West					30'	
Total		P		F		W

INCREASE FRONTAGE N/A %
SPRINKLERS N/A%

BOTH BUILDING AND TENANT MUST BE INDICATED ON CHART BELOW

STORY NO.	OCCUPANCY	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503[1] AREA	(C) % OPEN SPACE INCREASE	(D) % SPRINKLER INCREASE[2]	(D) ALLOWABLE FLOOR AREA OR UNLIMITED[3]	RATIO OF ACTUAL /ALLOWABLE	(E) MAXIMUM BUILDING AREA[4]	SEPARATION RATING REQUIRED
1	U	792	5,500	NOT TAKEN	N/A	5,500	0.144	5,500	N/A

[1] Open space area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase $I_f = 100\ [\ F/P - 0.25\ ]\ x\ W/30$ =

[2] The sprinkler increase per Section 506.3 is as follows:
a. Multistory building I_s = 200 percent
b. Single story building I_s = 300 percent

[3] Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.4, 507.7);
Group A motion picture (507.11); Malls (507.12); and H-2 aircraft paint hangers (507.9).

[4] Maximum Building Area = total number of stories in the building x E but not greater than 3 x E.

[5] The maximum areas of parking garages must comply with 406.3.1. The maximum area of air traffic control towers must comply with 412.3.1.

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP ...)	ALLOWABLE HEIGHT (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type V-B		Type V-B	Table 601
Building Height in Feet	H = 40 ft	H + 20 ft = 60 ft	H = 9'-8"	Table 503
Building Height in Stories	S = 2	S + 1 = 3	S = 1	Table 503

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV-HT ☐ V-A ☒ V-B
Mixed construction: ☒ No ☐ Yes Types
Sprinklers: ☒ No ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes Class: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes (Appendix D) ☐ Flood Hazard
Building Height: 9.67 Feet 1 Story
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): A0.16

Gross Building Area:

FLOOR	EXISTING (SQFT)	NEW (SQFT)	SUB-TOTAL
Basement	-	N/A	
Ground Floor	-	792	
Mezzanine	-	N/A	
2nd Floor	-	N/A	
3rd Floor	-	N/A	
4th Floor	-	N/A	
TOTAL		792	

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior		0	0	n/a	n/a		
North	>30'	0	0	n/a	n/a		
East	>30'	0	0	n/a	n/a		
West	>30'	0	0	n/a	n/a		
South	>30'	0	0	n/a	n/a		
Interior		0	0	n/a	n/a		
Nonbearing Walls and Partitions							
Exterior walls							
North		0	0	n/a	n/a		
East		0	0	n/a	n/a		
West		0	0	n/a	n/a		
South		0	0	n/a	n/a		
Interior walls and partitions		0	0	n/a	n/a		
Floor Construction Including supporting beams and joists		0	0	n/a	n/a		
Roof Construction Including supporting beams and joists		0	0	n/a	n/a		
Shaft Enclosures - Exit		0	0	n/a	n/a		
Shaft Enclosures - Elevator		0	0				
Corridor Separation (firecorridor)		0	0	n/a	n/a		
Occupancy Separation		0	0	n/a	n/a		
Parte/Tire Wall Separation		0	0	n/a	n/a		
Smoke Barrier Separation		0	0	n/a	n/a		
Tenant Separation (Dwelling Units)		0	0	n/a	n/a		
Incidental Use Separation		0	0	n/a	n/a		

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR ADDITIONS, NEW AND CHANGE OF USE

Allowable openings per Table 705.8
Unlimited unprotected openings allowed per section 705.8.1, exception 2.

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A **WALL LEGEND** ON ALL PLANS
☐ Fire Partitions 708 ☐ Fire Walls 706 ☐ Fire Barriers 707 ☐ Smoke Partitions 710
☐ Smoke Barriers 709 ☐ Shaft Enclosure 713

LIFE SAFETY SYSTEM REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting:	☒ No	☐ Yes
Exit Signs:	☒ No	☐ Yes
Fire Alarm:	☒ No	☐ Yes
Smoke Detection Systems:	☒ No	☐ Yes
Panic Hardware:	☒ No	☐ Yes

EXIT REQUIREMENTS
NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

FLOOR, ROOM AND/OR SPACE DESIGNATION	MINIMUM[1] NUMBER OF EXITS REQUIRED	MINIMUM[1] NUMBER OF EXITS SHOWN ON PLANS	TRAVEL DISTANCE: ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	TRAVEL DISTANCE: ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT MEANS OF EGRESS[2,3] (SECTION 1015.2): REQUIRED DISTANCE BETWEEN EXIT DOORS	ARRANGEMENT MEANS OF EGRESS[2,3] (SECTION 1015.2): ACTUAL DISTANCE SHOWN ON PLANS
RECYCLING	1	1	75'	29'	N/A	N/A

[1] Corridor dead ends (Section 1018.4)
[2] Single exits (Section 1015.1; Section 1021.2)
[3] Common Path of Egress Travel (Section 1014.3)

OCCUPANT LOAD AND EXIT WIDTH

USE GROUP AND/OR SPACE DESIGNATION	(a) AREA[1] SQ. FT.	(b) AREA[1] PER OCCUPANT	(a)/(b) NUMBER OF OCCUPANTS	(c) EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)		EXIT WIDTH (in)[2,3,4,5] REQUIRED WIDTH (SECTION 1005.1) (a/b) x c		ACTUAL WIDTH SHOWN ON PLANS	
				STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
RECYCLING	253	300	1	0.3	0.2	44"	34"	N/A	47"
Total # of Occupants			1						

[1] See Table 1004.1.2 to determine whether net or gross area is applicable.
[2] Minimum stairway width (Section 1030.1); min. corridor width (Section 1018.2); min. door width (Section 1008.1.1)
[3] Minimum width of exit passageway (Section 1021.2)
[4] The loss of 1 means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[5] Assembly occupancies (Section 1025)

PLUMBING FIXTURE REQUIREMENTS
SEE PLUMBING SHEETS

OCCUPANCY	WATER CLOSETS		URINALS	LAVATORIES		SHOWERS/ TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE		MALE	FEMALE		REGULAR	ACCESSIBLE
Total Required	0	0	0	0	0	0	0	0
Total Provided	0	0	0	0	0	0	0	0

BUILDING OCCUPANCIES	NUMBER OF BUILDING ITEMS	TOTAL REQUIRED LOAD	WATER SERVICE SIZE	NUMBER OF WATER SERVICES	TOTAL FIXTURE UNIT LOAD	NOTES

ENERGY SUMMARY
THIS SECTION FOR NEW, ADDITION, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

THERMAL ENVELOPE (Cape Coral, FL - Climate Zone 1A – Lee County)
– Not required, open air, unconditioned building

Method of Compliance:
☐ Prescriptive ☐ Performance ☐ Energy Cost Budget

Roof/ceiling Assembly (each assembly)
Description of assembly : N/A
U-Value of total assembly N/A
R-Value of insulation N/A
Skylights in each assembly N/A
U-Value of skylight : N/A
Total square footage of skylights in each assembly : N/A

Exterior Walls (each assembly)
Description of assembly : **Filled CMU with exterior brick cladding**
U-Value of total assembly: N/A
R-Value of insulation: N/A
Openings (windows or doors with glazing)
U-Factor: = N/A
Solar Heat Gain Coefficient: N/A
Projection factor: N/A
Low-e required, if applicable: N/A
Door R-Values: N/A

Walls adjacent to unconditioned space (each assembly)
Description of assembly : **N/A**
U-Value of total assembly N/A
R-Value of insulation N/A
Openings (windows or doors with glazing)
U-Value of assembly N/A
Low-e required, if applicable N/A
Door R-Values N/A

Walls below grade (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors over unconditioned space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors slab on grade (each assembly)
Description of assembly: **8" concrete slab on vapor barrier over 4" compacted stone base on 95% compacted fill**
U-Value of total assembly: 0.1
R-Value of insulation: NR
Horizontal/Vertical requirement: N/A
Slab heated: No

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

REVIEWED
Subject to conformance to all
Legal, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CP

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
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REVISION #1 OCT 15 2019 RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLS
AR91507
REGISTERED ARCHITECT

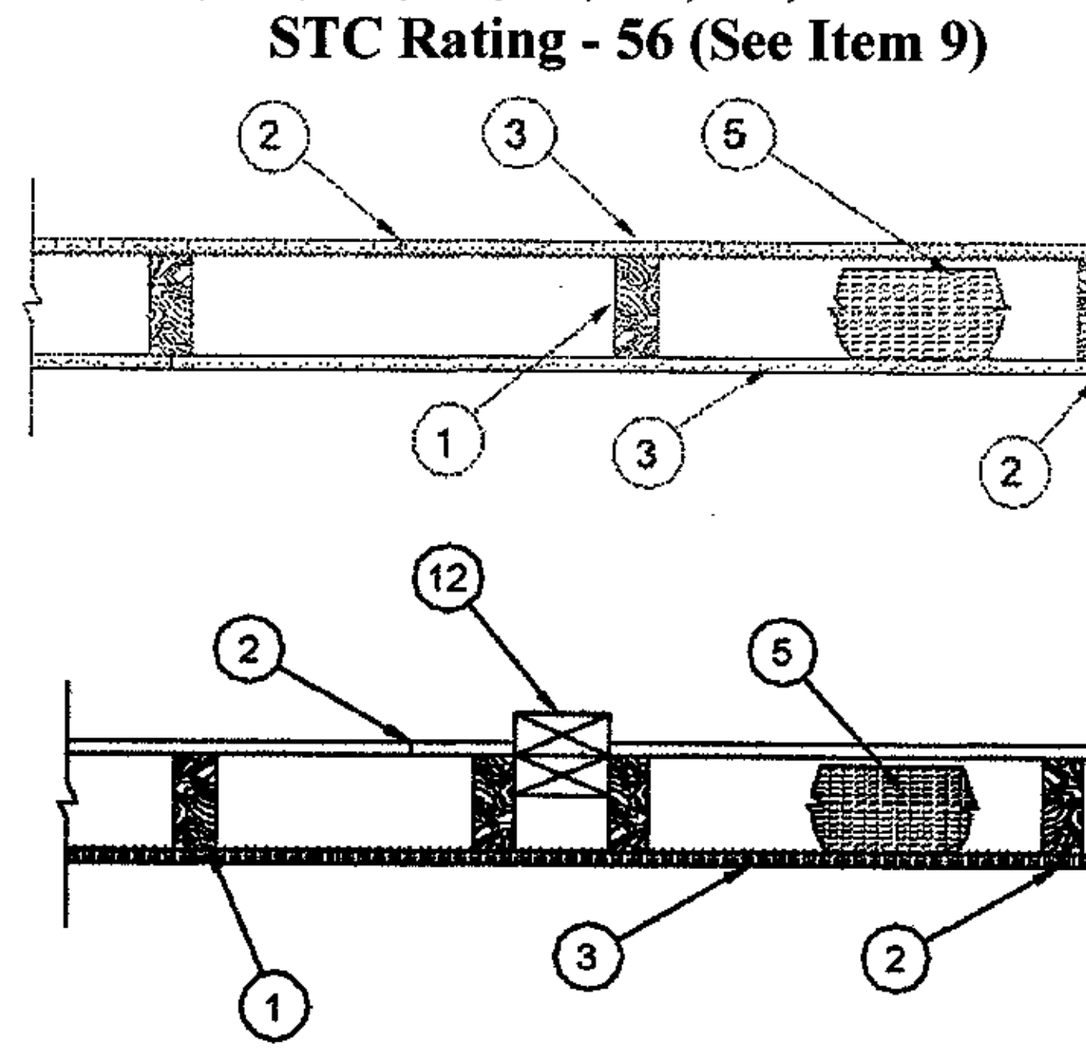
ISSUE DATE:	REVISIONS		
PROGRESS DATE:	NUMBER	DATE	INITIALS
7/26/19	DESCRIPTION		

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Compactor Enclosure Code Summary

SHEET NUMBER:
A0.18

Design No. U305
Bearing Wall Rating — 1 HR.
Finish Rating — See
Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3I and 3J. **and 3I.**
STC Rating - 56 (See Item 9)



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6, 6A or 6B, **Steel Framing Members***.

When Item 6, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 6B, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layer staggered with joints in base layer a minimum of 16 in. Joints oriented vertically and base layer staggered on opposite sides of the assembly. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min)

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC

LTD CO — Type DBX-1 (finish rating 24 min).

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC, Type C or Type X (finish rating 26 min), Type EGRG or GlasRoc (finish rating 23 min)

CERTAINTEED GYPSUM CANADA INC — Type C, Type X or Type Abuse-Resistant (finish rating 26 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), DA, DAPC .

LAFARGE NORTH AMERICA INC — Type LGFC2 (finish rating 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA

PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 or Type PG-C.

PANEL REY S A — Type PRX; Types RHX, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

TEMPLE-INLAND — Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X.

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FCV (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min).

3A. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), Type AG-C (finish rating 25 min.).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type FCV (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

3B. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.

CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR.

USG MEXICO S A DE C V — Types AR, IP-AR.

3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) - 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type SHX.

USG MEXICO S A DE C V — Type SHX.

3D. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 3, 3A, 3B and 3C, not shown) - Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5E. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.

SERIOUS ENERGY INC — Type QuietRock QR-530 (finish rating 23 min).

3E. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, or 3D -not shown) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min).

3F. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

TEMPLE-INLAND — GreenGlass Type X (finish rating 23 min).

3G. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, 3D, 3E and 3F) - 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

3H. **Gypsum Board*** — (As an alternate to Items 3 through 3G) - 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

TEMPLE-INLAND — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

3I. **Gypsum Board*** — (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

3J. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 3 through 3I, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

SERIOUS ENERGY INC — Type QuietRock ES (finish rating 20 min), Type QuietRock QR-527 (finish rating 24 min).

3K. **Gypsum Board*** — (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

CERTAINTEED GYPSUM INC — Type SilentFX

3L. **Gypsum Board*** — (As an alternate to Item 3) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min).

3M. **Gypsum Board*** — (As an alternate to Item 3) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.0625 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.0625 in. thick. compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

4. **Steel Corner Fasteners — (Optional)** — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets*** — (Optional - Required when Item 6A is used) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavities and shall be secured to the studs 24 in. OC with staples, nails or screws.

CERTAINTEED CORP

GUARDIAN FIBERGLASS INC

JOHNS MANVILLE INTERNATIONAL INC

KNAUF INSULATION GMBH

OWENS CORNING HT INC, DIV OF OWENS

CORNING — Corning Fiberglas Corp.

ROCK WOOL MANUFACTURING CO — Delta Board.

ROCKWOOL MALAYSIA SDN BHD — Acoustical Fire Batts

ROXUL INC — Acoustical Fire Batts

THERMAFIBER INC — Type SAFB.

5A. **Fiber, Sprayed*** — (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft3.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

5B. **Fiber, Sprayed*** — (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets*** — Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB

5D. **Glass Fiber Insulation** — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets*** — (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed*** — (Optional, Not Shown - Not for use with Item 6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERROCK PRODUCTS L P — Rockwool

5G. **Fiber, Sprayed*** — (Optional, Not Shown - Not for use with Items6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

6. **Steel Framing Members (Optional, Not Shown)*** — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V.

6A. **Steel Framing Members (Optional, Not Shown)*** — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax.

6B. **Steel Framing Members (Optional, Not Shown)*** — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLITEQ INC — Type Genie Clip

7. **Furring Channel** — Optional - Not Shown - For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

7A. **Steel Framing Members*** — Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 7) to one side of studs only. Clips attached at each intersection of the resilient channel and the wood studs (Item 1). Resilient channels are friction fitted into clips, and then clips are secured to the wood stud with min. 1-3/4 in. long diamond shaped point, double lead Phillips head steel screws through the center hole of the clip and the resilient channel flange.

KEENE BUILDING PRODUCTS CO INC — Type RC Assurance.

8. **Caulking and Sealants** — (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating** — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above - Nailheads Shall be covered with joint compound.

B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above - Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. **Wall and Partition Facings and Accessories*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

SERIOUS ENERGY INC — Type QuietRock QR-510.

11. **Cementitious Backer Units*** — (Optional Item Not Shown - For Use On Face Of 1 Hr Systems With All Standard Items Required) - 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO — Type PermaBase

12. **Non-Bearing Wall Partition Intersection** — (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting** — (Not shown) - Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

*Bearing the UL Classification Mark

1 — U.L. # U305 (INTERIOR BEARING WALL)
NTS

ASSEMBLY SOUND RATINGS

WALL ASSEMBLY (UL ASSEMBLY)	STC RATING	IIC RATING	TEST NUMBER/STANDARD
U341	58	N/A	TL-93-270 / NRC-CNRC
U356	52	N/A	BW-35ST 1969 / GEIGER AND HAMME
U305	52	N/A	BW-35ST 1969 / GEIGER AND HAMME
U336	60	N/A	RAL-TL88-350 / USG DESIGN STUDIO
FLOOR ASSEMBLY (UL ASSEMBLY)	**STC RATING**	**IIC RATING**	**TEST NUMBER/STANDARD**
* L528 W/ RESILIENT CHANNEL	58	51	RAL-TL-97-340 & RAL-IN-97-47/USG LEVELROCK SOUND CONTROL
L577 W/ RESILIENT CHANNEL	58	51	RAL-TL-97-340 & RAL-IN-97-47/USG LEVELROCK SOUND CONTROL

* NOTE: THE FLOOR ASSEMBLIES LISTED ARE SIMILAR TO L521 IN COMPOSITION, THEREFORE THE 2 DECIBEL DIFFERENCE BETWEEN VINYL AND CUSHIONED VINYL FLOORING IN THE TEST WAS USED FOR DETERMINING THE STC AND IIC FOR THE L528 & L574.

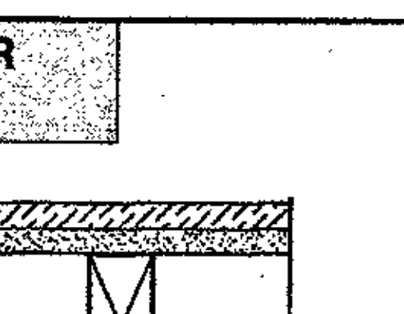
- — ASSEMBLY SOUND RATING CHART
NTS

GA FILE NO. WP 8105 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs with 1¾" galvanized roofing nails, 0.120" shank, 7/16" or ½" heads, 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c. **(LOAD-BEARING)**



Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

NOTE:
SEE DETAIL #2 ON SHEET A1.41 FOR ADDITIONAL SHEATHING REQUIREMENTS AT BREEZEWAY WALLS.

2 — GA-WP 8105 (UNIT/BREEZEWAY WALL)
NTS

EXTERIOR WALLS

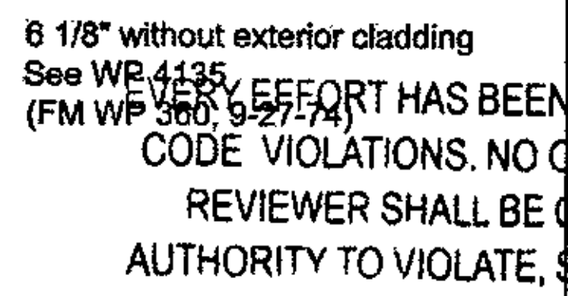
GA FILE NO. WP 8415 | **GENERIC** | **2 HOUR FIRE**

GYPSUM SHEATHING, GYPSUM WALLBOARD, WOOD STUDS

EXTERIOR SIDE: **Base** layer 5/8" type X gypsum sheathing applied at right angles to 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum sheathing applied at right angles to studs with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Exterior cladding attached through sheathing to studs.

INTERIOR SIDE: **Base** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. **(LOAD-BEARING)**



Thickness: 6 1/8" without exterior cladding
Fire Test: See WP 4135 (FM WP 360, 9-27-74)

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

JAN 0 9 2020

3 — GA-WP8415 (ELEVATOR EQUIPMENT ROOM)
NTS

REVIEWED FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY ____ DATE ____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

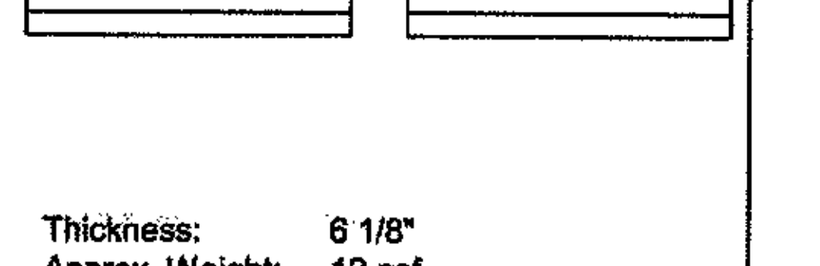
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 4135 | **GENERIC** | **2 HOUR FIRE** | **40 to 44 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for **base** layer spaced 6" o.c. **(LOAD-BEARING)**



Thickness: 6 1/8"
Approx. Weight: 12 psf
Fire Test: FM WP 360, 9-27-74
Sound Test: NGC 2363, 4-1-70

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: ____

4 — GA-WP4135 (ELEVATOR EQUIPMENT ROOM)
NTS

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
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REVISION OCT 15 2019 RESUBMIT #1

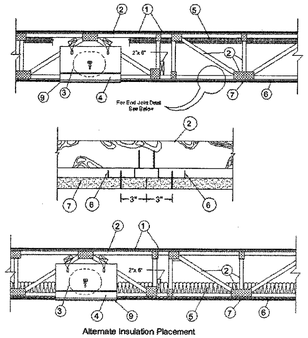
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA — MARC W. MILLS — AR91507 — REGISTERED ARCHITECT

PROGRESS DATE:
ISSUE DATE: 7/26/19
REVISIONS — NUMBER | DATE | INITIALS | DESCRIPTION

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: U.L. Details
SHEET NUMBER: A0.20

Design No. L521
Unrestrained Assembly Rating - 1 Hr
Finish Rating - 25 Min (See Items 5 and 5A)



1. **Flooring System —** The flooring system shall consist of one of the following:

System No. 1

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor—Min 1 by 4 in. T & G lumber installed perpendicular to trusses, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

System No. 2

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional)— Nom 6 mm thick floor mat material adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. When floor mat material is used, min thickness of floor topping mixture is 1 in.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 10 mm thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/2 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 55/025

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 60/040

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 65/075

Metal Lath (Optional) — For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture*—Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum
Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 3

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor - Mineral and Fiber Board*—Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 4

Subflooring—Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier—(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials*—(Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Sound Reduction Board

Alternate Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

GRASSWORX L L C — Type SC50

Alternate Floor Mat Material* — (Optional) - Floor mat material
nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 1/2 in. thick.

OWENS CORNING — Type QuietZone Acoustical Floor Mat

Alternate Floor Mat Materials* — (Optional) — Min 0.10 in. thick floor mat material loosely laid over subfloor

UNITED STATES GYPSUM CO — Type SAM

Alternate Floor Mat Materials* — (Optional) — nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in.

UNITED STATES GYPSUM CO — Type SAM N25

Alternate Floor Mat Materials* — (Optional) — Floor mat material
nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

UNITED STATES GYPSUM CO — Type SAM N40

Alternate Floor Mat Materials* — (Optional) — Floor mat material
nom 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

UNITED STATES GYPSUM CO — Type SAM N75

Finish Flooring - Floor Topping Mixture* — Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 1200 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type LRK

UNITED STATES GYPSUM CO — Type HSLRK

UNITED STATES GYPSUM CO — Type CSD

2. **Trusses —** Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

4. **Ceiling Damper* —** For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521.

4A. **Alternate Ceiling Damper* —** Max nom area shall be 196 sq in. Max square size shall be 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) not to exceed 144 in.2 shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

5. **Batts and Blankets* —** Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When **Steel Framing Members** (Item 6C) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ca) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Cd). The finished rating has only been determined when the insulation is secured to the subflooring.

5A. **Fiber, Sprayed* —** As an alternate to Item 5 when insulation is draped over the resilient channels and gypsum board ceiling membrane, Spray-applied cellulose insulation material having a min density of 0.5 pcf and installed at a max thickness of 3-1/2 in. When used, the resilient channel and gypsum board attachment is modified as specified in Items 6 and 7 and wire mesh (Item 10) shall be attached to the furring channels to facilitate installation of the material. The finished rating when Fiber, Sprayed is used has not been determined. The fiber is applied with water within the concealed space, over the resilient channel/gypsum board ceiling membrane, in accordance with the application instructions supplied with the product. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber in accordance with the application instructions supplied with the product. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

5B. **Fiber, Sprayed* —** As an alternate to Items 5 and 5A, Spray-applied cellulose insulation material. When used, the resilient channel and gypsum board attachment is modified as specified in Items 6 and 7, and wire mesh (Item 10) shall be attached to the furring channels to facilitate installation of the material. The fiber is applied with water within the concealed space, over the resilient channel/gypsum board ceiling membrane, in accordance with the application instructions supplied with the product, and may substantially fill the concealed space. Nominal dry density of 3.0 lb/ft3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft3. Alternate application method: The fiber is applied without water or adhesive at a nominal dry density of 3.0 lb/ft3, in accordance with the application instructions supplied with the product. When Item 5B (Fiber, Sprayed) is used, two layers of gypsum board required as described in Item 7. Not evaluated for use with Item 6B, 6C or 6D.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

6. **Resilient Channels —** Formed from min 0.020 in. thick galv steel, 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face as shown, spaced 16 in. OC perpendicular to trusses. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

6A. **Steel Framing Members* —** (Not Shown) - As an alternate to Item 6.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5, 5A or 5B is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 clips secured to alternating trusses with No. 8 x 2-1/2 in. course drywall screw through the center grommet. RSIC-V clips secured to alternating joists with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. When **Fiber, Sprayed** (Item 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 7.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V.

6B. **Alternate Steel Framing Members** — (Not Shown) - As an alternate to Items 6 and 6A, main runners, cross tees, cross channels and wall angle as listed below.

a. **Main Runners** — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Hanger wires to be located adjacent to main runner/cross tee intersections. Hanger wires wrapped and twist-tied on 16d nails driven in to side of trusses at least 5 in. above the bottom chord.

b. **Cross Tees or Channels** — Nom 4 ft long cross tees, with 15/16 in. or 1-1/2 in. wide face, or nom 4 ft long cross channels, with 1-1/2 in. wide face, either spaced 16 in. OC, installed perpendicular to the main runners. Additional cross tees or channels used 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall Angle or Channel —** Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1-9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw-attachment of the gypsum panel.

CGC INC — Type DGL or RX.

USG INTERIORS INC — Type DGL or RX.

6C. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. **Furring Channels** — Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max. 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Cb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels** — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Cd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking** — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Cd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Cc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.

KINETICS NOISE CONTROL INC — Type ICW.

6D. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A, 6B and 6C.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC, and secured to the bottom chord of alternating trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet. When insulation, Items 5 or 5A is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. When **Fiber, Sprayed** (Item 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 7. Not evaluated for use with Item 5B.

PLITEQ INC — Type Genie Clip

7. **Gypsum Board* —** Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail. When **Steel Framing Members** (Item 6A) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members*** (Item 6B) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long . Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long . Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 4 2 ft OC. When **Fiber, Sprayed** (Item 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer gypsum board secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. Outer layer gypsum board secured with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Outer layer shall be finished as described in Item 8. When both **Steel Framing Members** (Item 6A) and **Fiber, Sprayed** (Item 5B) are used, furring channels spaced 12 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer secured to furring channels with nom 1 in. long Type S bugle head screws spaced 8 in. OC along butted end joints and in the field of the board. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the underside of the truss with one clip at each end of the channel. Outer layer secured to furring channels using 1-5/8 in. long Type S screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min. of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min. 18 in. from butted side joints of base layer. When **Steel Framing Members** (Item 6C) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ca). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer. When **Steel Framing Members** (Item 6D) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 12 in. OC in the field. The end of the outer layer boards at the butt joint shall be attached to the base layer boards with 1-5/8 in. long Type G screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. Outer layer shall be finished as described in Item 8. When **Steel Framing Members** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide are installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels using 1 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Butted end joints shall be staggered minimum 2 ft. within the assembly. Additional furring channels constructed as per Item 6F shall be used to support each end of each gypsum board. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 6F. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer attached to the furring channels using 1-5/8 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field. The outer layer boards at the butt joint shall be attached to the base layer boards with No. 10, 1-1/2 in. long drywall screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 24 in. from base layer end joints. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer.

CGC INC — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

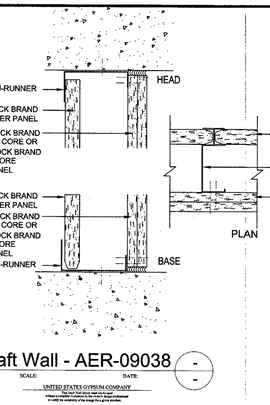
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

8. **Finishing System** — (Not shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Grille** — Steel grille, installed in accordance with the installation instructions of the ceiling damper.

10. **Wire Mesh** — (Not shown) — For use with Item 5A and 5B — 1 in. hexagonal galvanized poultry netting installed between the furring channels and gypsum board. The poultry netting is attached with washers and 1/2 in. wafer head screws, spaced 24 in. OC., to the furring channels. The **Fiber, Sprayed** (Item 5A or 5B) is installed through cut-openings in the poultry netting, in-between trusses. The cut-openings in the poultry netting shall be staggered at a maximum of 6 ft.

*Bearing the UL Classification Mark



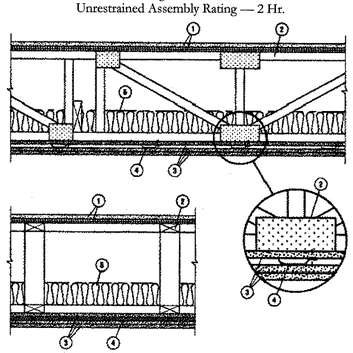
Shaft Wall - AER-09038

SCALE: DATE:

UNITED STATES GYPSUM COMPANY

3 | AER-09038 | NTS

Design No. L577
Unrestrained Assembly Rating — 2 Hr.



1. **Flooring Systems —** The flooring system shall consist of one of the following:

System No. 1

Subflooring— Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Sound Reduction Board

Alternate Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under Floor Topping Mixture.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

GRASSWORX L L C — Type SC50

Finish Flooring — Floor Topping Mixture* — Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 1200 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type LRK

System No. 2

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier ——(Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Sound Reduction Board

Alternate Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under Floor Topping Mixture.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

GRASSWORX L L C — Type SC50

Finish Flooring — Floor Topping Mixture* — Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 3000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type HSLRK

System No. 3

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 3/4 in. thickness of lightweight insulating concrete with **Perlite Aggregate* or Vermiculite Aggregate***, or gypsum concrete.

See **Perlite Aggregate** (CFFX) and **Vermiculite Aggregate** (CJZZ) categories for names of manufacturers.

Floor Mat Materials* — (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material
Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material
Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material
Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. ¼ in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

2. **Trusses —** Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. **Gypsum Board* —** Three layers of 5/8 in. thick by 4 ft wide gypsum board. Top layer boards installed with the long dimension perpendicular to trusses with end joints located under bottom of trusses. End joints in adjacent rows shall be staggered on adjacent trusses . Top layer boards secured to bottom chord of trusses with 1-5/8 in. long Type S bugle head screws, spaced max 8 in. OC. Screws located 1-1/2 to 2 in., and 3/4 in. from side and end joints, respectively. Bottom two layers of gypsum board installed perpendicular to furring channels with end joints centered on the furring channels. Middle layer boards secured to each furring channel with 1 or 1-1/4 in. long Type S-12 bugle head steel screws spaced max 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Face layer boards secured to each furring channel through the middle layer with 1-5/8 or 1-7/8 in. long Type S-12 bugle head steel screws, spaced a max of 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. End joints and side joints of the face layer boards shall be staggered a min of 16 in. from the joints in the middle layer. If end joints of the face layer boards are not centered on the furring channels, the end of boards at the end joint shall be attached to the middle layer boards with 1-1/2 in. long Type G steel screws spaced 8 in. OC and located 1-1/2 in. from the end joint. All screws shall be driven no further than flush with the face of the boards in order not to damage the core of the boards.

CANADIAN GYPSUM COMPANY — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

4. **Furring Channels** — Resilient channels, 1/2 in. deep, or inverted hat type furring channels, 7/8 in. deep, formed from 0.019 in. thick galv steel, spaced 16 in. OC perpendicular to trusses. Channels secured to each truss with 1-7/8 in. long Type S steel screws.

5. **Batts and Blankets*** — Any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Insulation secured against the subflooring, held suspended in the concealed space or draped over the resilient channels (or furring channels) and gypsum panel membrane. There is no limit in the overall thickness of insulation.

5A. **Loose Fill Material*** — As an alternate to Item 5, any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics. There is no limit in the overall thickness of insulation.

6. **Finishing System —** (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

*Bearing the UL Classification Mark

THIS HAS BEEN MADE TO IDENTIFY THE LIMIT OF WORK DESCRIBED BY THIS CONSTRUCTION DOCUMENT AND IS NOT TO BE CONSIDERED AS A COMPLETE SET. ASIDE, CANCEL OR REVERSE SHALL BE CONSIDERED TO VIOLATE APPLICABLE CODES OR AUTHORITY HAVING JURISDICTION. ANY OMISSION OR MISINTERPRETATION OF THIS CONSTRUCTION DOCUMENT SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROPER CONSTRUCTION OF THE DESIGN IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. THE REVIEW AND PERMITTING OF THIS CONSTRUCTION DOCUMENT SHALL NOT BE CONSIDERED A WARRANTY OR APPROVAL OF ANY VIOLATIONS.

JAN 0 0 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DEPARTMENT

BY

ALL CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE 6TH EDITION (2017) AND THE FLORIDA RESIDENTIAL CODE 6TH EDITION (2017) AND ANY OTHER APPLICABLE LOCAL CODES AND ORDINANCES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH ALL CODES AND ORDINANCES.

Revised
Subject to compliance to all Local, State and National Codes
CAPE CORAL BUILDING DEPARTMENT
Date: 12/23/19 By: DC

1 | U.L. # L521 | NTS

2 | U.L. #L577 | NTS

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
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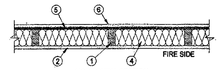
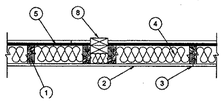
Design No. U356
(Exposed to Fire on Interior Face Only)
Bearing Wall Rating — 1 Hr
Finish Rating — 23 Min or 25 Min (See Item 2C)





1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) . When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* —** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.

When Item 7, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

Any UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. See **Gypsum Board** (CKNX) Category for names of Classified companies.

2A. **Gypsum Board* —** (As an alternate to Item 2, not shown) - Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

CGC INC

UNITED STATES GYPSUM CO

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, not shown) - 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

ACADIA DRYWALL SUPPLIES LTD — Type X

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C

CERTAINTEED GYPSUM INC — Type C or Type X

CERTAINTEED GYPSUM CANADA INC — Type C or Type X

PABCO BUILDING PRODUCTS L L C, DBA

PABCO GYPSUM — Type PG-11

TEMPLE-INLAND — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

2C. **Gypsum Board* —** (As an alternate to Item 2, not shown) - For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.

PABCO BUILDING PRODUCTS L L C, DBA

PABCO GYPSUM — Type PG-11

TEMPLE-INLAND — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X,Soffit-Type X

2D. **Gypsum Board* —** (As an alternate to Item 2) - Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

2E **Wall and Partition Facings and Accessories* —** (As an alternate to
Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.

SERIOUS ENERGY INC — Type QuietRock ES, Type QuietRock QR-527.

2F. **Gypsum Board* —** (As an alternate to Item 2) - Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.

CERTAINTEED GYPSUM INC — Type SilentFX

3. **Joints and Nailheads —** (Not Shown) — Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.

4. **Batts and Blankets* —** Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).

See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft3.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

4B. **Fiber, Sprayed* —** As an alternate to
Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft 3.

NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

5. **Wood Structural Panel Sheathing —** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

TEMPLE-INLAND FOREST PRODUCTS CORP — Types FiberBrace or QuietBrace

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 20 or less.

See Molded Plastic (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated
Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on
nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

7. **Steel Framing Members —** (Optional, Not Shown)* — Furring Channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7a) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Type RSIC-1.

7A. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members as described below:

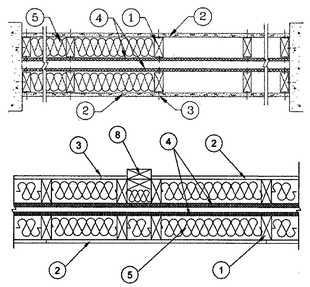
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax.

8. **Non-Bearing Wall Partition Intersection —** (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

Design No. U341
Bearing Wall Rating - 1 Hr.
Finish Rating - Min 20 min.



HORIZONTAL SECTION

1. **Wood Studs —** Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.

2. **Gypsum Board* —** 5/8 in. thick 4 ft wide. Gypsum board or lath applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.

When Steel Framing Members* (Item 6) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When used in widths other than 48 in., gypsum board to be installed horizontally.

Any UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. See **Gypsum Board*** (CKNX) category for names of Classified companies.

2A. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 2, not shown) - Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5C. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.

SERIOUS ENERGY INC — Type QuietRock QR-530 (finish rating 23 min).

2B. **Gypsum Board* —** (As an alternate to Item 2, not shown) - Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.

CGC INC

UNITED STATES GYPSUM CO

USG MEXICO S A DE C V

2C. **Gypsum Board* —** (As an alternate to Item 2, not shown) - 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C

CERTAINTEED GYPSUM INC — Type C or Type X

CERTAINTEED GYPSUM CANADA INC — Type C or Type X

2D. **Gypsum Board* —** (As an alternate to Items 2, 2A, 2B and 2C) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 2. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

TEMPLE-INLAND — GreenGlass Type X.

2E. **Gypsum Board* —** (As an alternate to Items 2 through 2D)
- 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2.

TEMPLE-INLAND — Type X ComfortGuard Sound Deadening Gypsum Board.

2F. **Gypsum Board* —** (As an alternate to Items 2 through 2E) - Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC. Not for use with item #6.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.

SERIOUS ENERGY INC — Types QuietRock ES, QuietRock 527.

2H. **Gypsum Board* —** (As an alternate to Items 2 through 2G) - Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC. Not for use with item #6.

CERTAINTEED GYPSUM INC — Type SilentFX

3. **Joints and Nailheads —** Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. **Sheathing —** (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards***.

See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.

5. **Batts and Blankets* —** 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.

See **Batts and Blankets** (BZJZ) category for list of Classified companies.

5A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft3.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

5B. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) and Item 5A when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 2A. Use of Sheathing, Item 4, does not nullify requirement of Item 5C for use with Item 2A) — Glass fiber
insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) and Item 5A when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

6 **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs (Item 1) . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Type RSIC-1.

7. **Wall and Partition Facings and Accessories* —** (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

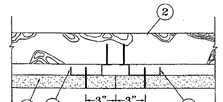
SERIOUS ENERGY INC — Type QuietRock QR-510.

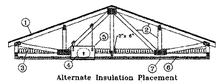
8. **Non-Bearing Wall Partition Intersection —** (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*Bearing the UL Classification Mark

Design No. P522
Unrestrained Assembly Rating -- 1 Hr
Finish Rating -- 25 Min (See Items 3 or 3A)







1. **Roofing System* —** Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. **Trusses —** Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with min. 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets* —** (Optional) - Required when Item 6B is used — Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Bd). The finished rating has only been determined when the insulation is secured to the decking.

3A. **Fiber, Sprayed* —** As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 pcf, applied within the concealed space, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. The finished rating when Fiber,Sprayed is used has not been determined. The fiber is applied with water within the concealed space, over the resilient channel/gypsum board ceiling membrane, in accordance with the application instructions supplied with the product. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber in accordance with the application instructions supplied with the product. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material).

4. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper* —** Max nom area, 324 sq in. Max square
size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height is 14 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

5A. **Alternate Ceiling Damper* —** Max nom area, 196 sq in. Max square
size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max overall damper height is 7 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Max damper openings not to exceed 98 sq in. per 100 sq ft of ceiling area.

C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT.

6. **Furring Channels** — Resilient channels, nom 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face, formed from 0.020 in. thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented perpendicular to wallboard butt-joints. Channels oriented opposite at wallboard butt-joints. Channels fastened to each truss with No. 8 x 1 in. long Type S bugle head steel screws.

6A. **Steel Framing Members** — (Not Shown)* — As an alternate to Item 6 furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses when no insulation (Items 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 24 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to joists as described in Item 6Ab. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 clips secured to alternating trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to alternating joists with No. 8 by 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Aa. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.

PAC INTERNATIONAL INC — Type RSIC-1, RSIC-V.

6B. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6 and 6A.

a. **Furring Channels** — Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels** — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Bd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking** — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. dry wall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.

KINETICS NOISE CONTROL INC — Type ICW.

6C. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 24 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.

PLITEQ INC — Type Genie Clip

7. **Gypsum Board* —** One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle-head screws. Screws spaced a max of 12 in. OC along butted end-joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 8 in. OC along butted end-joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane.

When **Steel Framing Members*** (Item 6A or 6C) are used, sheets installed with long dimension perpendicular to furring channels and side joints of sheet located beneath trusses. Gypsum board screws are driven through channel spaced 12 in. OC in the field when no insulation (Item 3 or 3A) is fitted in the concealed space, or 8 in. OC in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (outer) layer of gypsum board required when furring channels (Item 6A, a) are spaced 24 in. OC and insulation is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle-head screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints of outer layer to be offset a minimum of 8 in. from base layer end joints. Butted side joints of outer layer to be offset minimum 18 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ba). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the furring channels. Face layer attached to furring channels with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC. Face layer joints to be offset a min of 16 in. from butted end joints of base layer. Butted end joints of face layer to be offset a min of 16 in. from butted end joints of adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels. Butted end joints offset a min of 16 in. from butted end joints of base layer. Butted end joints of outer layer to be offset min 16 in. from butted side joints of base layer.

CGC INC — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

8. **Finishing System** — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board. **Ceiling Membrane —** Not Shown.

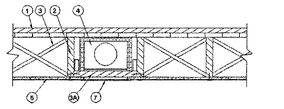
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODES AND LOCAL CODES. THE PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

THERE HAS BEEN MADE TO IDENTIFY ANY OVERSIGHT BY THE REVIEWER OF CODE VIOLATIONS AND OMISSIONS. ANY SUCH ERRORS OR OMISSIONS SHALL BE CONSIDERED NULL AND VOID. THE REVIEWER SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS MADE. NEITHER THE REVIEW NOR ANY ACTION BY THE AUTHORITY TO VIOLATE, SET ASIDE, CANCEL OR ALTER ANY APPLICABLE CODES, ORDINANCES, THE REVIEW AND PERMIT SHALL NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

Design No. L501
Unrestrained Assembly Rating - 1 Hr.
Finish Rating - 30 Min.



1. **Flooring Systems —** The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Vapor Barrier — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 1 by 4 in. T & G lumber installed perpendicular to joists, or min 19/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 2

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materiale* - (Optional) — Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

UNITED STATES GYPSUM CO — Levelrock Brand Sound Reduction Board

Alternate Floor Mat Materials* - (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

UNITED STATES GYPSUM CO — Levelrock Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* - (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

GRASSWORX L L C — Type SC50

Finish Flooring - Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1200 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type LRK

System No. 3

Subflooring — Min 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Floor Mat Materials* — (Optional)— Nom 6 mm thick floor mat material adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. When floor mat material is used, min thickness of floor topping mixture is 1 in.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 10 mm thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/2 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 55/025

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 60/040

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 65/075

Metal Lath (Optional) — For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 4

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Vapor Barrier - (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

ELASTIZELL CORP OF AMERICA — Type FF

System No. 5

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

CELLULAR CONCRETE L L C — Floor Topping Mixture

System No. 6

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Vapor Barrier - (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 62.5 lbs of Pea Gravel, 312.5 lbs of sand with 5-1/2 gal of water.

LITE-CRETE INC — Type 1

System No. 7

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Finish Flooring - Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Mixture shall consist of 5 to 8 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand.

ULTRA QUIET FLOORS — UQF-A, UQF-Super Blend, UQF-Plus 200

System No. 8

Subflooring — Min 15/32 in. wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

Vapor Barrier - (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Floor Mat Materials* - (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping thickness is 1 in. Floor topping thickness a min 3/4 in. over Acousti-Mat I floor mat.

MAXXON CORP — Type Acousti-Mat I, Acousti-Mat II, Acousti-Mat II HP.

Alternate Floor Mat Materials* - (Optional) — Nom 0.8 in. thick floor mat material loose laid over the subfloor with Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

MAXXON CORP — Type Acousti-Mat 3, Acousti-Mat 3 HP, Crack Suppression Mat (CSM)

Metal Lath (Alternate to Crack Suppression Mat (CSM)) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

Alternate Floor Mat Materials* - (Optional) — Nom 0.4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be min 1-1/2 in.

MAXXON CORP — Type Enkasonic 9110, Enkasonic 9110 HP.

Alternate Floor Mat Materials* - (Optional) — Nom 0.2 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer may be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be min 3/4 in. (1 in. for min 15/32 in. thick wood structural panels).

MAXXON CORP — Type Acousti-Mat LP-R

Metal Lath (Optional) — For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1 in.

MAXXON CORP — Type Crack Suppression Mat (CSM)

Finish Flooring - Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Mixture shall consist of 3 to 7 gal of water to 80 lbs of floor topping mixture to 1.0 to 2.1 cu ft of sand.

MAXXON CORP — Type D-C, GC, GC2000, L-R, T-F, CT

System No. 9

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Vapor Barrier - (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Floor Mat Materials* - (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping mixture is 1 in. Floor topping thickness a min 3/4 in. over Acousti-Mat I floor mat.

MAXXON CORP — Type Acousti-Mat I, Acousti-Mat II, Acousti-Mat II HP.

Alternate Floor Mat Materials* - (Optional) — Nom 0.8 in. thick floor mat material loose laid over the subfloor with Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

MAXXON CORP — Type Acousti-Mat 3, Acousti-Mat 3 HP, Crack Suppression Mat (CSM)

Metal Lath (Alternate to Crack Suppression Mat (CSM)) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

Alternate Floor Mat Materials* - (Optional) — Nom 0.4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be min 1-1/2 in.

MAXXON CORP — Type Enkasonic 9110, Enkasonic 9110 HP.

Alternate Floor Mat Materials* - (Optional) — Nom 0.2 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer may be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be min 3/4 in. (1 in. for min 15/32 in. thick wood structural panels).

MAXXON CORP — Type Acousti-Mat LP-R

Metal Lath (Optional) — For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1 in.

MAXXON CORP — Type Crack Suppression Mat (CSM)

Finish Flooring - Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Mixture shall consist of 3 to 7 gal of water to 80 lbs of floor topping mixture to 1.0 to 2.1 cu ft of sand.

MAXXON CORP — Type D-C, GC, GC2000, L-R, T-F, CT

System No. 10

Subflooring — Min 1 by 6 in. T. & G lumber fastened diagonally to joists, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Finish Floor - Mineral and Fiber Board* — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 11

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier - (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* - (Optional) — Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

UNITED STATES GYPSUM CO — Levelrock Brand Sound Reduction Board

Alternate Floor Mat Materials* - (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

UNITED STATES GYPSUM CO — Levelrock Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* - (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

GRASSWORX L L C — Type SC50

Finish Flooring - Floor Topping Mixture* — Min 1/2 or 3/4 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 3000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type HSLRK

System No. 12

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier - (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

ALLIED CUSTOM GYPSUM PLASTERWORKS L L C — Type AccuQuiet P80, Type AccuQuiet C40, AccuQuiet D13, Type AccuQuiet RSM 20, Type AccuQuiet RSM 32, Type AccuQuiet RSM 48, Type AccuQuiet RSM 64, Type AccuQuiet RSM 120, and Type AccuQuiet D-18.

System No. 13

Subflooring — 15/32 or 19/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 2100 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

BMI PRODUCTS OF NORTHERN ILLINOIS INC — Maxit 493

System No. 14

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. ¼ in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 15

Subflooring — Min 23/32 in. thick T&G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Gypsum Board* — One layer of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1 in. long No. 6 Type W bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. The joints of the gypsum board are to be staggered a minimum of 12 inches from the joints of the subfloor.

GEORGIA-PACIFIC GYPSUM L L C — Type DS

Floor Mat Materials* — (As an alternate to the single layer gypsum board) - Floor mat material loose laid over the subfloor.

MAXXON CORP — Type Acousti-Mat I, Acousti-Mat II, Acousti-Mat II HP, Acousti-Mat 3, Acousti-Mat 3 HP, Enkasonic 9110, Enkasonic 9110 HP, Acousti-Mat LP-R.

Gypsum Board* — (For use when floor mat is used) Two layers of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to joists on top of the floor mat material. Gypsum board secured to each other with 1 in. long No. 6 Type G bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. The joints of the gypsum board are to be staggered a minimum of 12 inches in between layers and from the joints of the subfloor.

GEORGIA-PACIFIC GYPSUM L L C — Type DS

System No. 16

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture for min 15/32 in. thick wood structural panels, having a min compressive strength of 2150 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAPEI CORP — Type Planitex SL 35

System No. 17

Subflooring — Min. 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture for 15/32 in. thick wood structural panels respectively, having a min compressive strength of 2100 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

THE STRONG CO INC — Type UltraLevel

2. **Wood Joists —** Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.

3. **Cross Bridging** — Min 1 by 3 in. or min 2 by 10 solid blocking.

3A. **Horizontal Bridging** — Used in lieu of Item 3 in same joist bay as ceiling damper (Item 4), when ceiling damper is employed. Wood 2 by 4 in. secured between joists with nails.

4. **Ceiling Damper* - (Optional)** — Max nom area shall be 198 sq in. Max rectangular size shall be 12 in. wide by 16-1/2 in. long. Max height of damper shall be 9-3/8 in. Aggregate damper openings shall not exceed 99 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 7) shall be installed in accordance with installation instructions.

AIR BALANCE INC — Type 299 (See Item 5A)

AIR KING VENTILATION PRODUCTS — Series AS, Series AK

AIR MANAGEMENT INC — Models AMI-50-CD-WG-B, AMI-50-CD-WG-BVC

DLX: DAMPERS AND LOUVERS EXPRESS — Models CRD.S.HC, CRD.R.HC

E H PRICE LTD — Models CD-S/R-HC, CD-RD-HC

GREENHECK FAN CORP — Model CRD-1WJ

METAL-FAB INC — Models MSCDHC, MRDCHD

METAL INDUSTRIES INC — Models CD-S/R-HC, CD-S/R-HC-A, CD-RD-HC, CD-RD-HC-A

METROPOLITAN AIR TECHNOLOGY — Model C-S/R-HC

NCA MFG INC — Models CD-S/R-HC, CD-S/R-HC-A, CD-RD-HC, CD-RD-HC-A

RUSKIN COMPANY — Model CFD7

UNITED ENERTECH CORP — Models C-S/R-HC(-A), C-RD-HC(-A)

5. **Gypsum Board* —** Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1-7/8 in. long, 6d cement coated nails spaced 6 in. OC.

ACADIA DRYWALL SUPPLIES LTD — Type X

AMERICAN GYPSUM CO — Types AGX-1, AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, FRPC, SF3, Type C, Type X

CERTAINTEED GYPSUM CANADA INC — Type C, Type X, Type Abuse-Resistant

CGC INC — Types C, IP-X1, IP-X2, IPC-AR, SCX, WRX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 9, C, GPFS1, GPFS6, DA, DAP, DAPC, DGG, DS.

LAFARGE NORTH AMERICA INC — Types LGFC3, LGFC6, LGFC6A, LGFC-C, LGFC-C/A

NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSW, FSW-2, FSW-3, FSW-C, FSW-G, FSW-6

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-3, PG-4, PG-5, PG-6, PG-9, PG-C, PG-11, PGS-WRS (Finish Rating 21 minutes)

PANEL REY S A — Type PRC

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

TEMPLE-INLAND — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, TG-C, GreenGlass Type X.

UNITED STATES GYPSUM CO — Types C, IP-X1, IP-X2, IPC-AR, SCX, WRX

USG MEXICO S A DE C V — Types C, IP-X1, IP-X2, IPC-AR, SCX, WRX

5A. **Gypsum Board* —** (Finish Rating - 16 min.) Required when Air Balance Inc. Type 299 ceiling damper (Item 4) is installed. Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1-7/8 in. long, 6d cement coated nails spaced 6 in. OC with the first nails located 1/2 in. and 3 in. from the board edges.

UNITED STATES GYPSUM CO — Type C

USG MEXICO S A DE C V — Type C

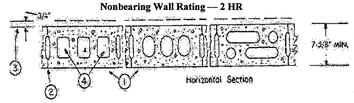
6. **Finishing System - (Not shown)** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

7. **Grille —** Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

8. **Steel Corner Fasteners —** (Optional-not shown) - Used to attach ends of gypsum board at wall intersection where joists run parallel to wall. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galvanized steel. Fasteners nailed to face of wall bearing plate through fastener tab with one No. 6d cement coated nail, spaced not greater than 16 in. OC and 2 in. from edge of gypsum board. Fasteners covered with gypsum board facing applied to intersecting wall.

*Bearing the UL Classification Mark

Design No. U905
December 20, 2018
Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR



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

See Concrete Blocks category for list of eligible manufacturers.

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

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

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

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

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS — Types Xci-Class A, Xci 286

RMAX OPERATING L L
C — "TSX-8500", "TSX-8510", "Thermasheath-XP", "ECOMAXci",

"Thermasheath-3", "Durasheath-3"

THE DOW CHEMICAL CO — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP) and TUFF-R™ ci Insulation

5A. Building Units — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

RMAX OPERATING L L
C — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply"

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

Design No. U366
September 25, 2018

Nonbearing Wall Rating - 2 Hr (Separation Wall, See Items 1, 2 and 3)

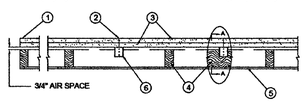
Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)

Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)

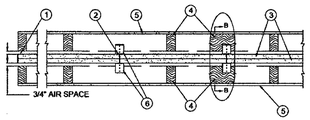
Finish Rating - 120 Min

STC Rating - 61 (see Item 9)

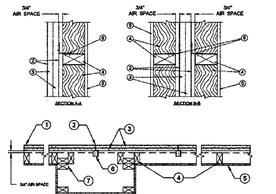
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



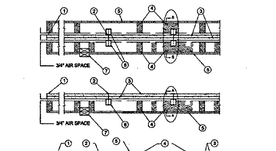
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY

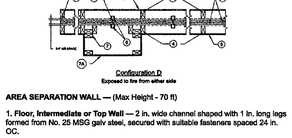


CONFIGURATION B
EXPOSED TO FIRE FROM EITHER SIDE



Configuration C





Configuration D
Exposed to fire from either side

AREA SEPARATION WALL — (Max Height - 70 ft)

1. Floor, Intermediate or Top Wall — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs — Steel members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
CERTAINTEED GYPSUM INC — Type Shaftliner, EGRG Shaftliner, GlasRoc Shaftliner

THAI GYPSUM PRODUCTS PCL — Type Shaftliner

PROTECTED WALL: (Bearing or Nonbearing Wall. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. Wood Studs — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between studs of framing and area separation wall.

4A. Steel Studs — (As an alternate to Item 4, Not Shown) — For Bearing Wall: Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. Stud design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B. Steel Studs — (As an alternate to Items 4 and 4A) — For Nonbearing Wall: C or Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/3/19 By:

2

5A. Plywood Sheathing or OSB — (Not Shown) — As an alternate to Items 5, 5B, and 5C. Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

5B. Batts and Blankets* — (Not Shown) — As an alternate to Items 5, 5A, and 5C. Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

5C. Wall and Partition Facings and Accessories* — (Not Shown) — As an alternate to Items 5, 5A and 5B. 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
CERTAINTEED GYPSUM INC — Type SheetRX

5D. Wall and Partition Facings and Accessories* — (Not Shown) — Adhered stone veneer is mortar bonded to a lath and scratch coat applied to sheathing (Items 5, 5A, or 5C), installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

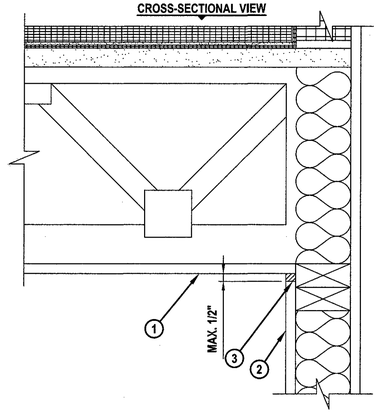
6. Attachment Clips — Aluminum angle, 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

DJ

ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL FLORIDA
CONTRACTOR : PLANWORK ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. ROOF ASSEMBLY (UL DESIGN NO. P522) (1-HR. FIRE RATING).
2. GYPSUM WALL ASSEMBLY (UL DESIGN NO. U356) WITH NOMINAL 2 x 4 OR 2 x 6 WOOD STUDS (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 1/2".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090)

HILTI Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Mysoose Hassen	Scale 7/32" = 1"	350686a
		Date Nov. 18, 2019	

Saving Lives through Innovation and Education

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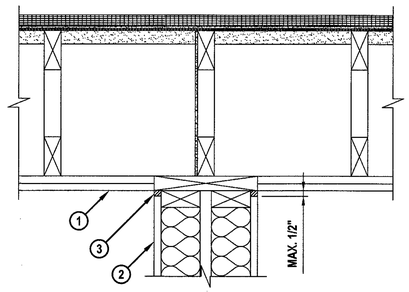
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL FLORIDA
CONTRACTOR : PLANWORK ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. ROOF ASSEMBLY (UL DESIGN NO. P522) (1-HR. FIRE RATING).
2. GYPSUM WALL ASSEMBLY (UL DESIGN NO. U341) (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 1/2".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090)

HILTI Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Mysoose Hassen	Scale 5/32" = 1"	350688a
		Date Nov. 18, 2019	

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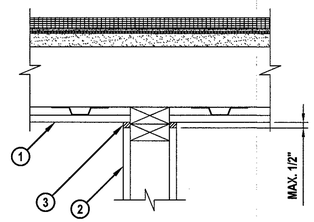
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL FLORIDA
ARCHITECT : PLANWORK ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. ROOF ASSEMBLY (UL DESIGN NO. P522) (1-HR. FIRE RATING).
2. GYPSUM WALL ASSEMBLY (UL DESIGN NO. U305) WITH NOMINAL 2 x 6 WOOD STUDS (GA-WP8105) (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 1/2".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090)

HILTI Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Mysoose Hassen	Scale 5/32" = 1"	350689b
		Date Nov. 21, 2019	

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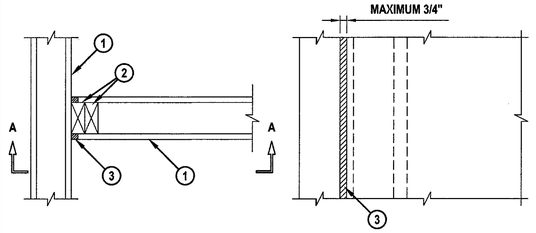
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL FLORIDA
ARCHITECT : PLANWORK ARCHITECTURE
F-RATING = 1-HR.

TOP VIEW SECTION A-A



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300 OR GA WP - 8000 SERIES) (1-HR. FIRE-RATING).
2. WOOD PLATES AND STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER (SPACED MAXIMUM 16" OC).
3. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT, OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. WW-S-0048, HW-S-0090 & WW-D-0040)

HILTI Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Mysoose Hassen	Scale 1/8" = 1"	350690b
		Date Nov. 21, 2019	

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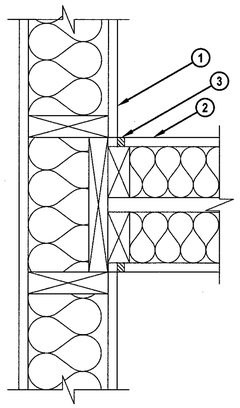
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL FLORIDA
ARCHITECT : PLANWORK ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. GYPSUM WALL ASSEMBLY (UL DESIGN NO. U356 OR GA - WP 8000 SERIES) (1-HR. FIRE-RATING).
2. GYPSUM WALL ASSEMBLY (UL DESIGN NO. U341) (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090, WW-S-0048 & WW-D-0040)

HILTI Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Mysoose Hassen	Scale 13/64" = 1"	350691b
		Date Nov. 21, 2019	

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REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION JAN 2 2 2019
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ALL STATE AND LOCAL CODES THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

2

REVISED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

Planworx
ARCHITECTURE, P.A.
5711 Six Forks Road, Suite 100
Raleigh, NC 27609
office (919) 846-8100
website www.planworx.com

#2
DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLS
AR91507
11-2019
REGISTERED ARCHITECT

PROGRESS DATE: 7/26/19
ISSUE DATE:

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Hilti Engineering Judgments

SHEET NUMBER:
A0.24

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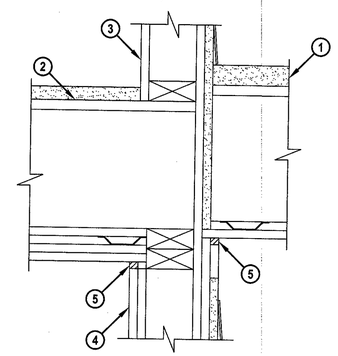
JM

ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL, FLORIDA
ARCHITECTURE : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. WOOD FLOOR/CEILING ASSEMBLY (UL/cUL CLASSIFIED L521 SERIES) (1-HR. FIRE-RATING).
2. WOOD FLOOR/CEILING ASSEMBLY (UL/cUL CLASSIFIED L577 SERIES) (2-HR. FIRE-RATING).
3. GYPSUM WALL ASSEMBLY (UL DESIGN NO. WP8105) (1-HR. FIRE-RATING).
4. GYPSUM WALL ASSEMBLY (UL DESIGN NO. WP8415) (2-HR. FIRE-RATING).
5. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 1/2".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. THIS SYSTEM IS NOT DESIGNED TO REPLACE MUD AND TAPE WHERE REQUIRED.
5. WHEN JOINT WIDTH IS 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT AT JOINT INTERFACE.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090, HW-S-0054 & HW-D-0209)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Raymond Prescott V	Scale 3/16" = 1"	350906a
		Date Nov. 19, 2019	

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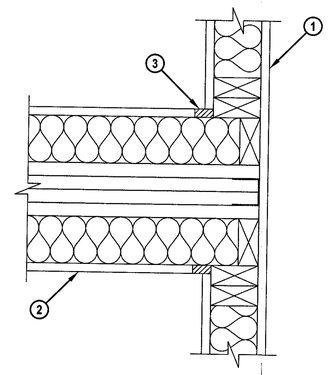
GS

ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER, CAPE CORAL FLORIDA
CONTRACTOR : PLANWORK ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



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CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 1/9/19 By: [illegible]

1. GYPSUM WALL ASSEMBLY (UL U356) (1-HR. FIRE-RATING).
2. GYPSUM WALL ASSEMBLY (UL U366) (2-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. WW-D-0040)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No.
	Designed by Mayssoun Hassan	Scale 3/16" = 1"	351768c
		Date Dec. 02, 2019	

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ARCHITECTURE, P.A.
5711 Six Forks Road, Suite 100
Raleigh, NC 27609
office (919) 846-8100
website www.planworx.com

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DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MINES
AR91507
11-2019
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	INITIALS	DATE
NUMBER			
1	Cycle 2 Permit Responses	TH	11/22/19
2			

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Hilti Engineering Judgments

SHEET NUMBER:
A0.25

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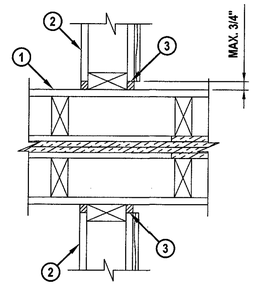
KP

ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER APARTMENTS, CAPE CORAL, FL
ARCHITECT : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

TOP VIEW



1. GYPSUM DOUBLE STUD WALL ASSEMBLY (UL DESIGN NO. U366) WITH NOMINAL 2" x 4" WOOD STUDS (2-HR. FIRE-RATING).
2. GYPSUM WALL ASSEMBLY (GA FILE NO. WP 8105) WITH NOMINAL 2" x 4" WOOD STUDS AND MAXIMUM 1/2" PLYWOOD SHEATHING (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. [NOT SHOWN] WHEN JOINT WIDTH IS NOMINAL 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090 & WW-D-0040)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 350248a
	Designed by	Scale 5/32" = 1"	
		Date Nov. 12, 2019	

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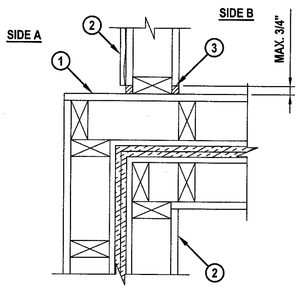
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER APARTMENTS, CAPE CORAL, FL
ARCHITECT : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

TOP VIEW



1. GYPSUM DOUBLE STUD WALL ASSEMBLY (UL DESIGN NO. U366) WITH NOMINAL 2" x 4" WOOD STUDS (2-HR. FIRE-RATING).
2. GYPSUM WALL ASSEMBLY (GA FILE NO. WP 8105) WITH NOMINAL 2" x 4" WOOD STUDS AND MAXIMUM 1/2" PLYWOOD SHEATHING (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. [NOT SHOWN] WHEN JOINT WIDTH IS NOMINAL 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.
5. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM SIDE A TO SIDE B OR SIDE B TO SIDE A OF ASSEMBLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090 & WW-D-0040)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 350249a
	Designed by	Scale 5/32" = 1"	
		Date Nov. 12, 2019	

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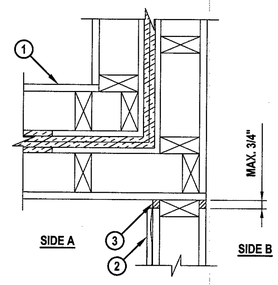
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER APARTMENTS, CAPE CORAL, FL
ARCHITECT : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

TOP VIEW



1. GYPSUM DOUBLE STUD WALL ASSEMBLY (UL DESIGN NO. U366) WITH NOMINAL 2" x 4" WOOD STUDS (2-HR. FIRE-RATING).
2. GYPSUM WALL ASSEMBLY (GA FILE NO. WP 8105) WITH NOMINAL 2" x 4" WOOD STUDS AND MAXIMUM 1/2" PLYWOOD SHEATHING (1-HR. FIRE-RATING).
3. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. [NOT SHOWN] WHEN JOINT WIDTH IS NOMINAL 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.
5. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM SIDE A TO SIDE B OR SIDE B TO SIDE A OF ASSEMBLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090 & WW-D-0040)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 350250a
	Designed by	Scale 5/32" = 1"	
		Date Nov. 12, 2019	

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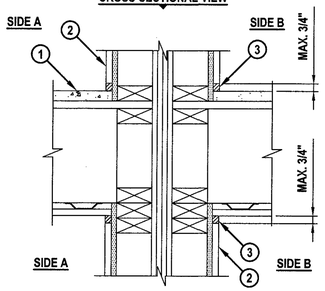
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER APARTMENTS, CAPE CORAL, FL
ARCHITECT : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. WOOD FLOOR/CEILING ASSEMBLY (UL/cUL CLASSIFIED L500 SERIES) WITH GYPCRETE TOPPER (MINIMUM 3/4" THICK) (1-HR. FIRE-RATING).
2. GYPSUM DOUBLE STUD WALL ASSEMBLY (UL DESIGN NO. U366) WITH NOMINAL 2" x 4" WOOD STUDS (2-HR. FIRE-RATING).
3. MINIMUM 1/2" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT INSTALLED FULL DEPTH OF GYPSUM BOARD.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. [NOT SHOWN] WHEN JOINT WIDTH IS NOMINAL 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.
5. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM SIDE A TO SIDE B OR SIDE B TO SIDE A OF ASSEMBLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090, HW-D-0209 & BW-S-0001)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 350251a
	Designed by	Scale 9/64" = 1"	
		Date Nov. 12, 2019	

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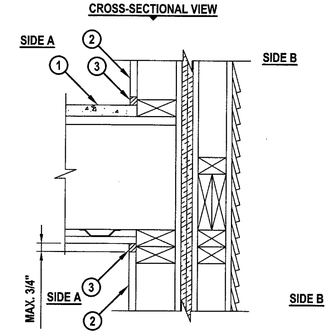
ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER APARTMENTS, CAPE CORAL, FL
ARCHITECT : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. WOOD FLOOR/CEILING ASSEMBLY (UL/cUL CLASSIFIED L500 SERIES) WITH GYPCRETE TOPPER (MINIMUM 3/4" THICK) (1-HR. FIRE-RATING).
2. GYPSUM DOUBLE STUD WALL ASSEMBLY (UL DESIGN NO. U366) WITH NOMINAL 2" x 4" WOOD STUDS AND [OPTIONAL] OSB SHEATHING AND HORIZONTAL SIDING (MINIMUM 1/2" THICK) (2-HR. FIRE-RATING).
3. MINIMUM 1/2" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT INSTALLED FULL DEPTH OF GYPSUM BOARD.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. [NOT SHOWN] WHEN JOINT WIDTH IS NOMINAL 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.
5. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM SIDE A TO SIDE B OR SIDE B TO SIDE A OF ASSEMBLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090, HW-D-0209 & BW-S-0001)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 350252a
	Designed by	Scale 5/32" = 1"	
		Date Nov. 12, 2019	

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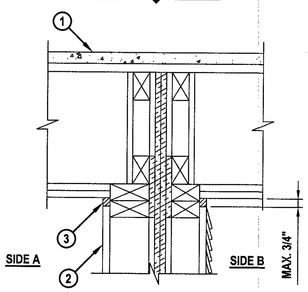
CAPE CORAL FIRE DEPARTMENT
Date: 12/2/19 By: QC

KP

ENGINEERING JUDGMENT FIRESTOP DETAIL

PROJECT : SURFSIDE CORNER APARTMENTS, CAPE CORAL, FL
ARCHITECT : PLANWORX ARCHITECTURE
F-RATING = 1-HR.

CROSS-SECTIONAL VIEW



1. WOOD ROOF/CEILING ASSEMBLY (UL/cUL CLASSIFIED P500 SERIES) (1-HR. FIRE-RATING).
2. GYPSUM DOUBLE STUD WALL ASSEMBLY (UL DESIGN NO. U366) WITH NOMINAL 2" x 4" WOOD STUDS AND [OPTIONAL] HORIZONTAL SIDING (2-HR. FIRE-RATING).
3. MINIMUM 1/2" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT INSTALLED FULL DEPTH OF GYPSUM BOARD.

NOTES : 1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. THIS SYSTEM IS DESIGNED AS A STATIC SYSTEM ONLY.
4. [NOT SHOWN] WHEN JOINT WIDTH IS NOMINAL 0", APPLY MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR HILTI CFS-S SIL GG FIRESTOP SILICONE SEALANT AT POINT OF CONTACT.
5. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM SIDE A TO SIDE B OR SIDE B TO SIDE A OF ASSEMBLY.

THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL/cUL SYSTEM NO. HW-S-0090 & HW-D-0209)

Hilti Firestop Systems	HILTI, Inc. Plano, Texas USA (800) 879-8000	Sheet 1 of 1	Drawing No. 350310a
	Designed by	Scale 5/32" = 1"	
		Date Nov. 13, 2019	

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5711 Six Forks Road, Suite 100
Raleigh, NC 27609
office (919) 846-8100
website www.planworx.com

#2
DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

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JAN 22 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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

PROGRESS DATE:	ISSUE DATE:	REVISIONS			
	7/26/19	NUMBER	DATE	INITIALS	DESCRIPTION
		2	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

2

SHEET TITLE:
Hilti Engineering Judgments

SHEET NUMBER:
A0.26

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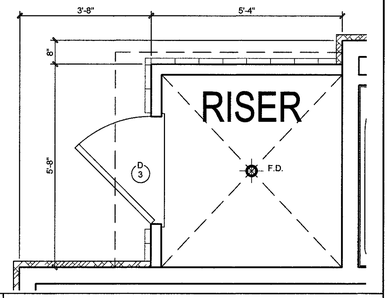
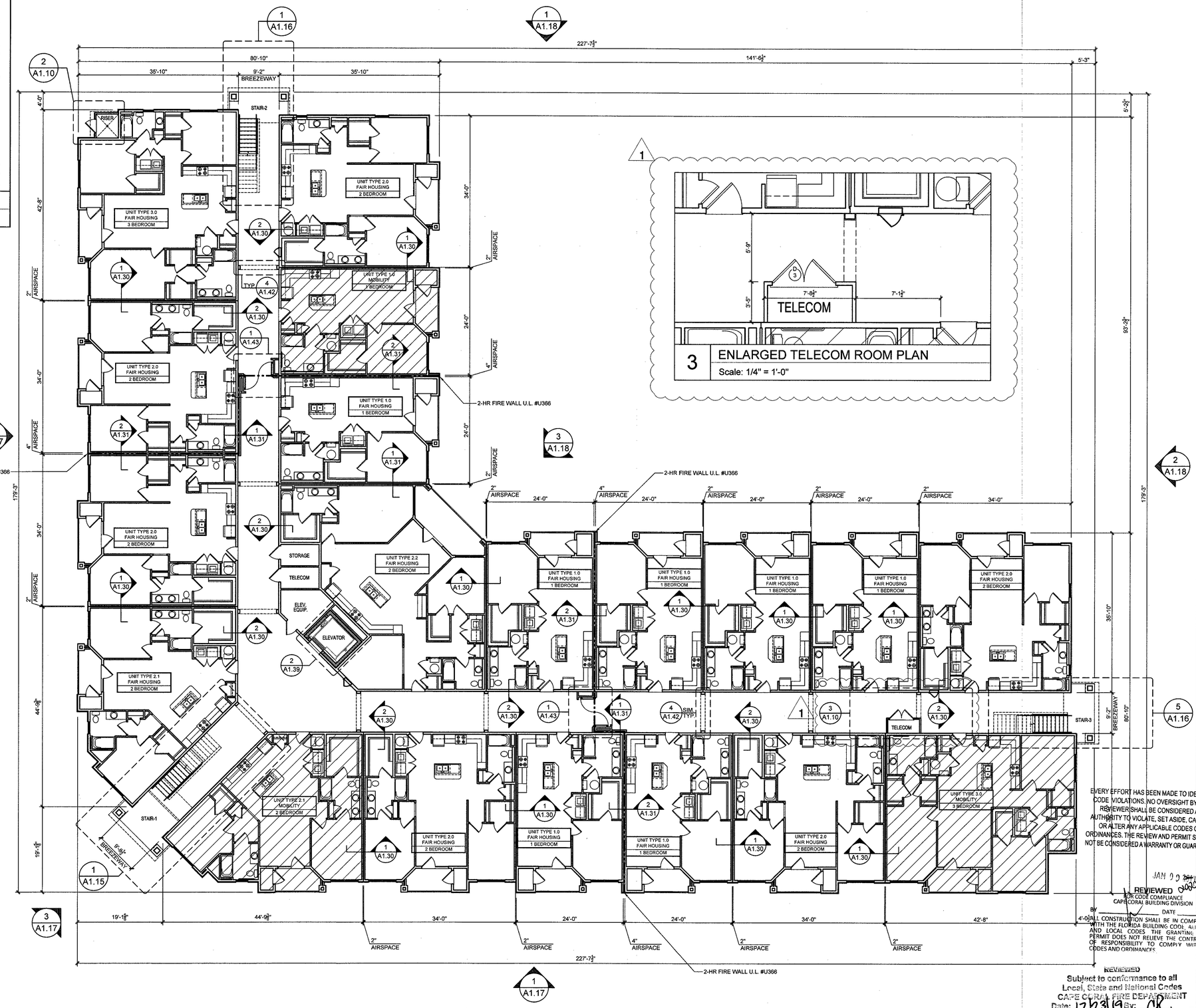


2 ENLARGED RISER ROOM PLAN
Scale: 1/2" = 1'-0"



3 ENLARGED TELECOM ROOM PLAN
Scale: 1/4" = 1'-0"

APARTMENT FLOOR PLAN GENERAL NOTES

1: DIMENSIONS ARE TO THE EXTERIOR FACE OF STUDS. UNO

2: SLOPE CONCRETE AT BREEZEWAY ENTRY CORRIDOR PER THE BUILDING AND/OR THE FOUNDATION PLAN AND FOR LOCATIONS AND EXTENT OF SLOPE.

3: SEE LIFE SAFETY PLAN FOR FIRE EXTINGUISHER LOCATIONS.

4: BEARING WALLS ARE SHOWN ON BUILDING FRAMING PLANS.

5: REFER TO ENLARGED UNIT PLANS FOR WINDOW & DOOR DIMENSIONS.

6: REFER TO "A0.20" SHEETS FOR ALL APPLICABLE UL DETAILS AND ALL OTHER CODE REQUIREMENTS.

7: ALL MOBILITY UNIT DOORS TO HAVE IDENTIFICATION SIGNS MOUNTED ON LATCH SIDE OF DOOR WHICH INCLUDE RAISED CHARACTERS & BRAILLE MOUNTED AT CONSISTENT HGT. PER FLORIDA ACCESSIBILITY CODE.

8: REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.

ARCHITECTURAL PLANS WALL LEGEND

= STANDARD STUD WALL INT OR EXT
IF EXT SEE ELEVATIONS FOR SIDING
STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS

= STANDARD STUD WALL WITH APPLIED STONE VENEER
STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
(NOTE: NO FOUNDATION SUPPORT IS REPRESENTED ON STRUCTURAL PLANS)
IF STACKED STONE IS TO BE USED, BUILDER MUST NOTIFY PLAN DESIGNER BEFORE FOOTINGS ARE POURED

= STANDARD STUD WALL WITH LOW STONE WAINSCOTING.
SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE.
STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS

= MOBILITY UNIT LOCATION

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTY

JAN 22 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE
BY

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REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CK

1 BUILDING FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
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website www.planworx.com

REVISION #1 Oct 15 2019 RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

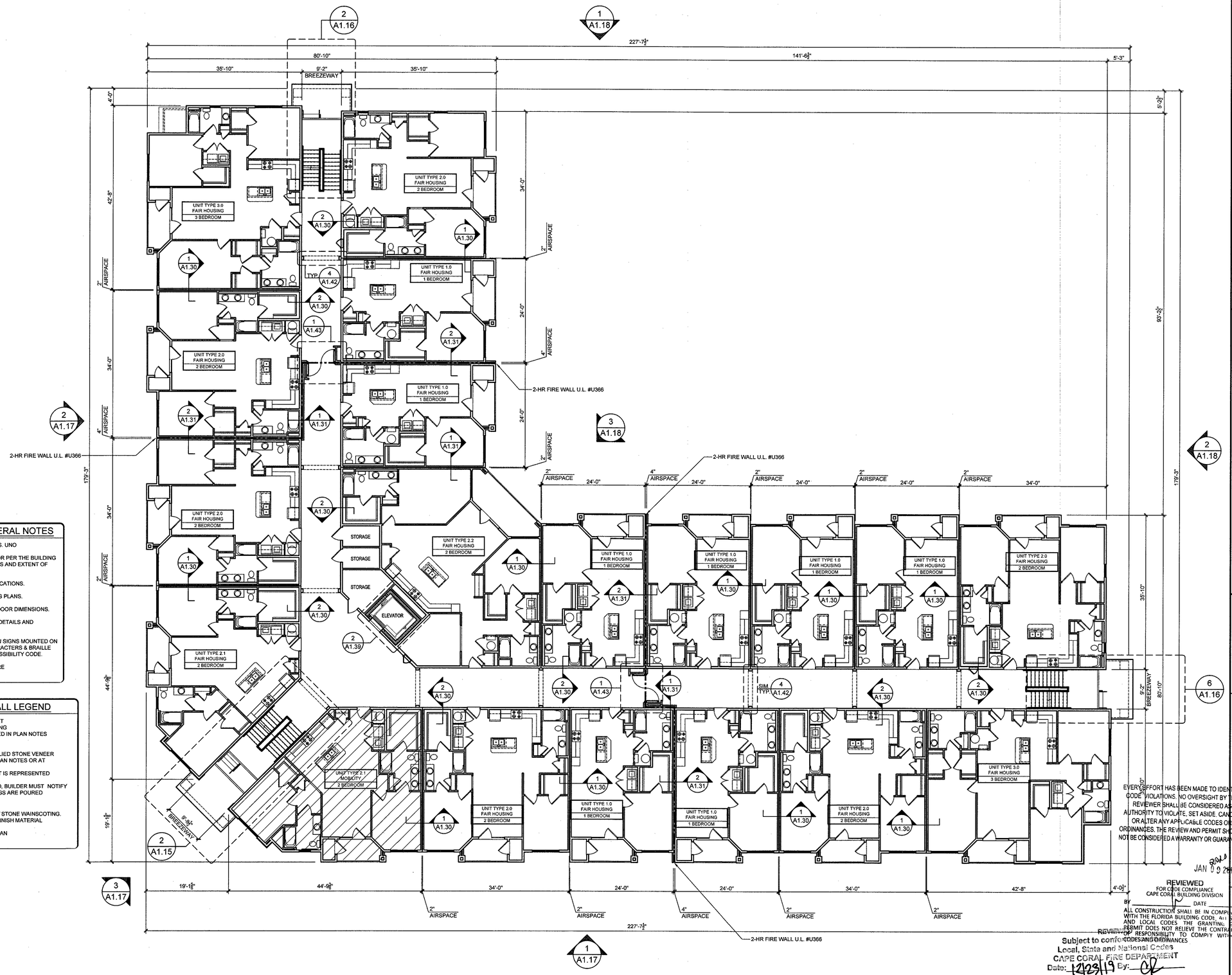
STATE OF FLORIDA — BROOKE MARIE MCALLISTER — AR91507 — REGISTERED ARCHITECT

PROGRESS DATES:	ISSUE DATE:	REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	7/26/19	4	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE: Building First Floor Plan

SHEET NUMBER: A1.10



APARTMENT FLOOR PLAN GENERAL NOTES

1: DIMENSIONS ARE TO THE EXTERIOR FACE OF STUDS. UNO

2: SLOPE CONCRETE AT BREEZEWAY ENTRY CORRIDOR PER THE BUILDING AND/OR THE FOUNDATION PLAN AND FOR LOCATIONS AND EXTENT OF SLOPE.

3: SEE LIFE SAFETY PLAN FOR FIRE EXTINGUISHER LOCATIONS.

4: BEARING WALLS ARE SHOWN ON BUILDING FRAMING PLANS.

5: REFER TO ENLARGED UNIT PLANS FOR WINDOW & DOOR DIMENSIONS.

6: REFER TO "A0.20" SHEETS FOR ALL APPLICABLE UL DETAILS AND ALL OTHER CODE REQUIREMENTS.

7: ALL MOBILITY UNIT DOORS TO HAVE IDENTIFICATION SIGNS MOUNTED ON LATCH SIDE OF DOOR WHICH INCLUDE RAISED CHARACTERS & BRAILLE MOUNTED AT CONSISTENT HGT. PER FLORIDA ACCESSIBILITY CODE.

8: REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.

ARCHITECTURAL PLANS WALL LEGEND

= STANDARD STUD WALL INT OR EXT
IF EXT SEE ELEVATIONS FOR SIDING
STYLE THICKNESS OF WALL NOTED IN PLAN NOTES
OR AT WALL LOCATIONS

= STANDARD STUD WALL WITH APPLIED STONE VENEER
STUD THICKNESS AS NOTED IN PLAN NOTES OR AT
WALL LOCATIONS
(NOTE: NO FOUNDATION SUPPORT IS REPRESENTED
ON STRUCTURAL PLANS)
IF STACKED STONE IS TO BE USED, BUILDER MUST NOTIFY
PLAN DESIGNER BEFORE FOOTINGS ARE POURED

= STANDARD STUD WALL WITH LOW STONE WAINSCOTING.
SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL
AT EXT STUD WALL ABOVE.
STUD THICKNESS AS NOTED IN PLAN
NOTES OR AT WALL LOCATIONS

= MOBILITY UNIT LOCATION

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JAN 0 9 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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Subject to conformance to
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CL

1 BUILDING SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"

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REVISION #1
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

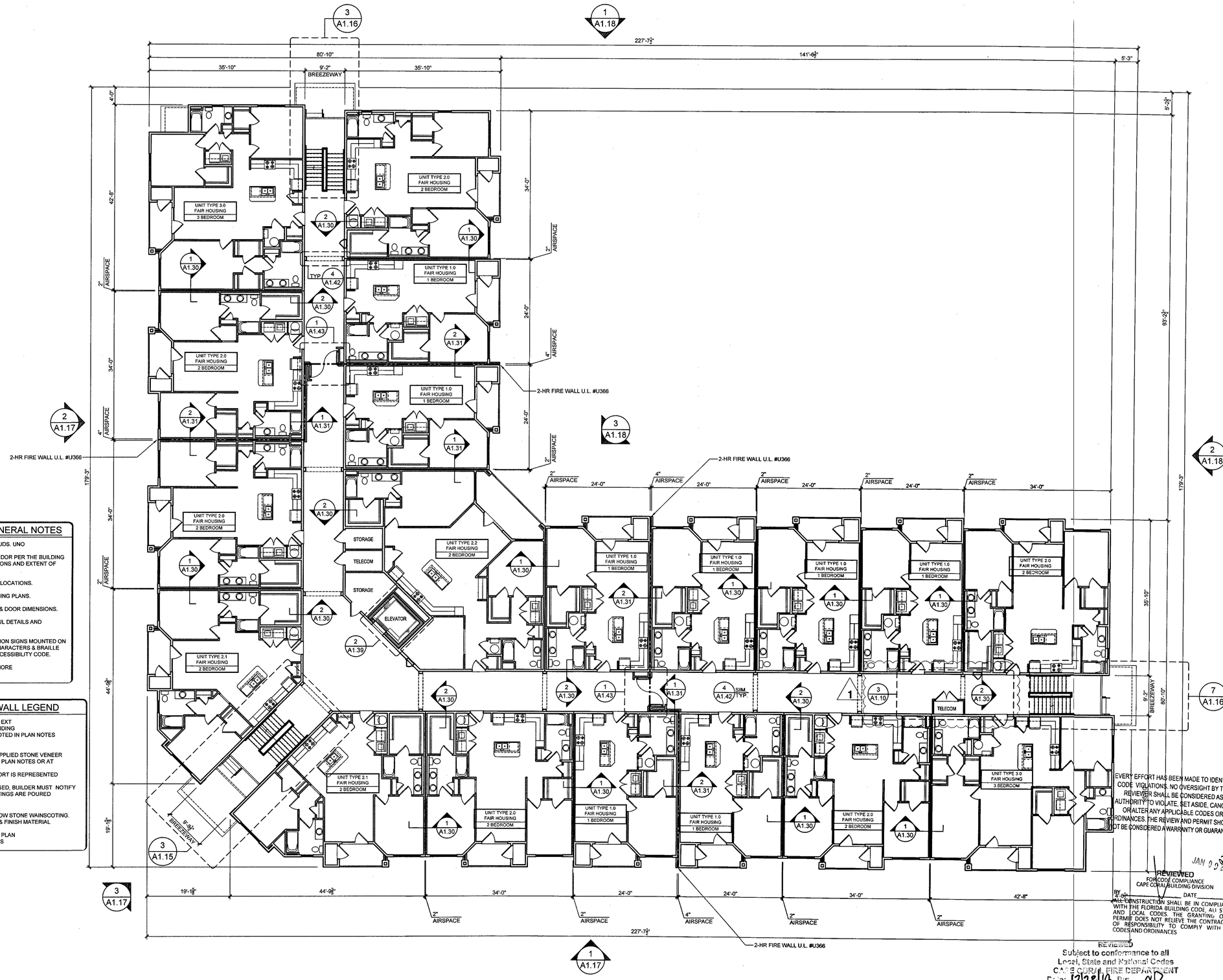
STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

ISSUE DATE:	7/26/19	DESCRIPTION
REVISIONS NUMBER	DATE	INITIALS
PROGRESS DATE:		

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Building Second Floor Plan

SHEET NUMBER:
A1.11



APARTMENT FLOOR PLAN GENERAL NOTES

1: DIMENSIONS ARE TO THE EXTERIOR FACE OF STUDS. UNO

2: SLOPE CONCRETE AT BREEZEWAY ENTRY CORRIDOR PER THE BUILDING AND/OR THE FOUNDATION PLAN AND FOR LOCATIONS AND EXTENT OF SLOPE.

3: SEE LIFE SAFETY PLAN FOR FIRE EXTINGUISHER LOCATIONS.

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6: REFER TO "A0.20" SHEETS FOR ALL APPLICABLE UL DETAILS AND ALL OTHER CODE REQUIREMENTS.

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8: REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.

ARCHITECTURAL PLANS WALL LEGEND

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SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE.
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= MOBILITY UNIT LOCATION

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JAN 03 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

1 BUILDING THIRD FLOOR PLAN

Scale: 3/32" = 1'-0"

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REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

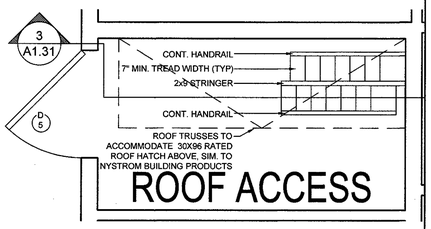
STATE OF FLORIDA
REGISTERED ARCHITECT
MICHAEL MILLER
AR91507

PROGRESS DATE:	7/26/19
ISSUE DATE:	
REVISIONS NUMBER	DATE / INITIALS / DESCRIPTION
	10/04/19 / TH / Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

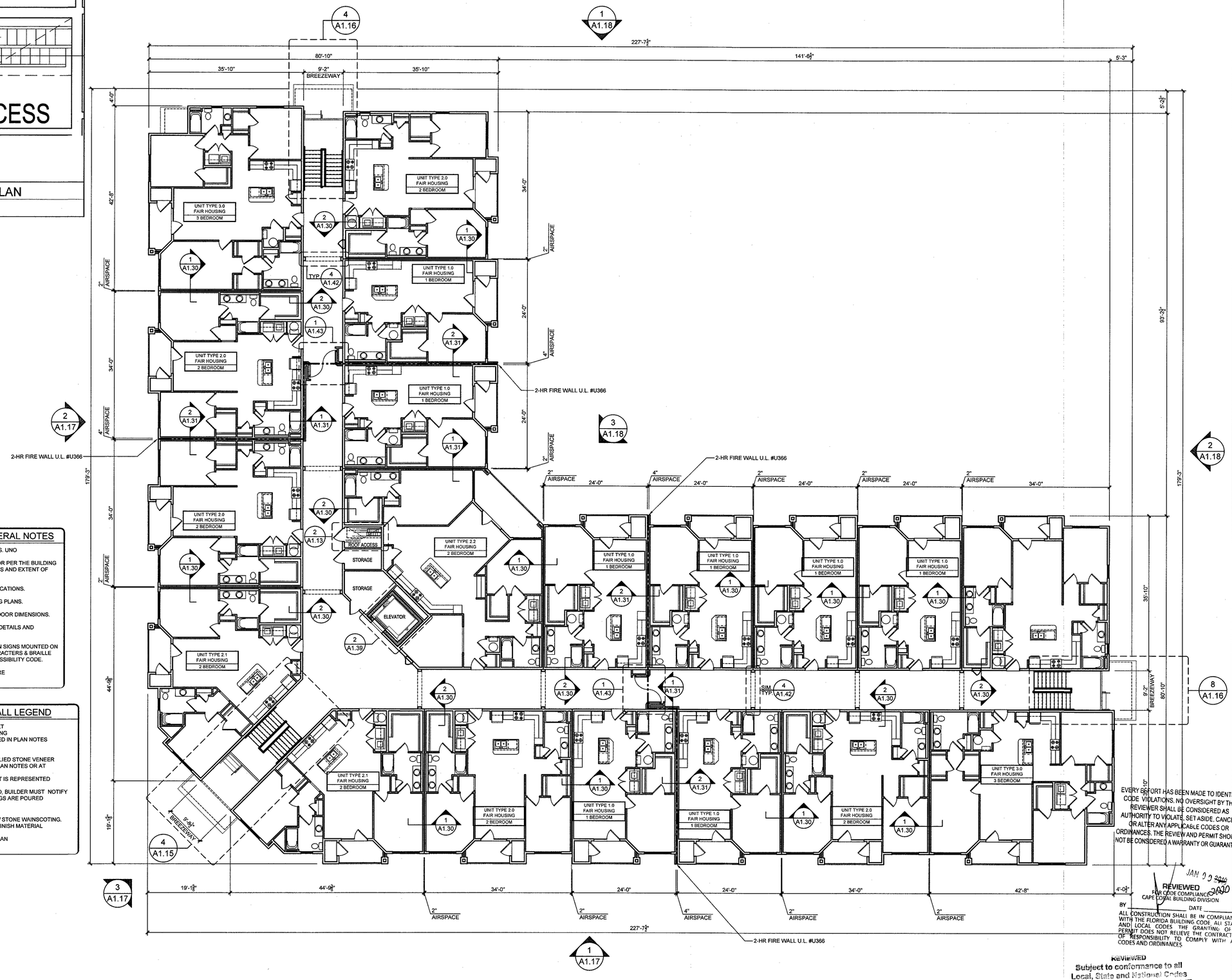
SHEET TITLE: Building Third Floor Plan

SHEET NUMBER: A1.12



2 BUILDING FIRST FLOOR PLAN

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



APARTMENT FLOOR PLAN GENERAL NOTES

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FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
JAN 09 2020
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REVIEWED
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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CK

1 BUILDING FOURTH FLOOR PLAN

Scale: 3/32" = 1'-0"

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REVISION
OCT 15 2019
RESUBMIT

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Zimmer Development Company
Cape Coral, Florida
Issued For Permit

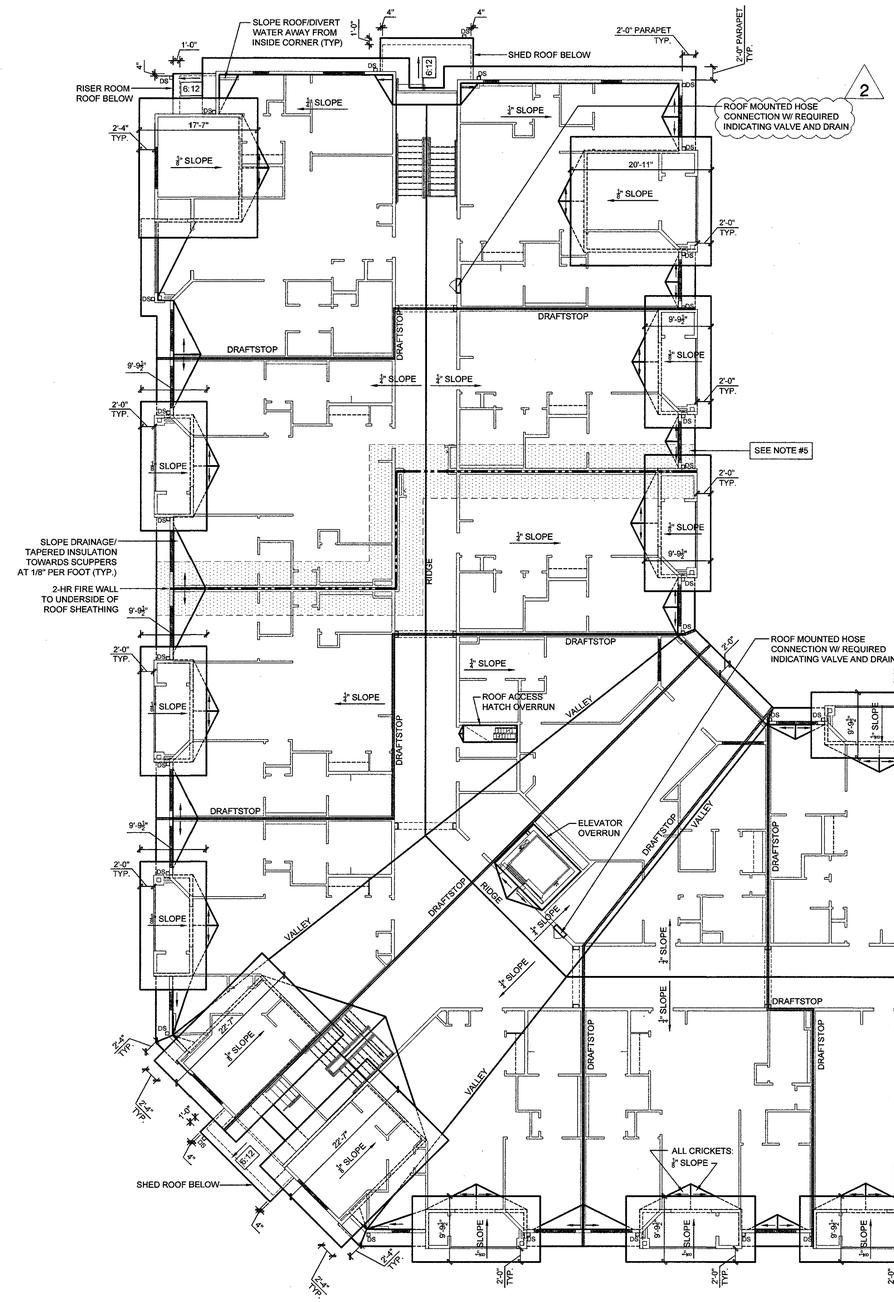
STATE OF FLORIDA
MICHAEL W. MOSS
AR91507
10/4/19
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		DESCRIPTION
REVISIONS	DATE	INITIALS	
NUMBER			

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

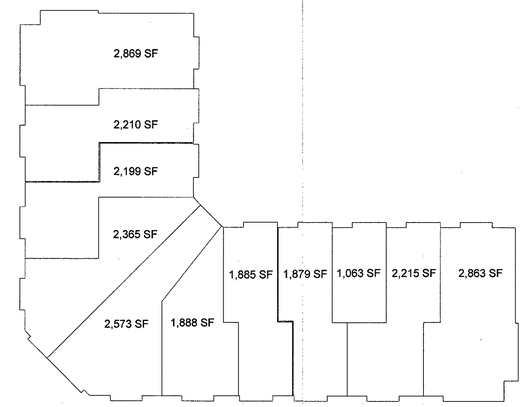
SHEET TITLE:
Building FourthFloor Plan

SHEET NUMBER:
A1.13



1. ATTIC SPACES HAVE BEEN DESIGNED TO ELIMINATE ATTIC VENTILATION BY MEANS OF:
   a) AIR IMPERMEABLE SPRAY FOAM ADDED TO THE UNDERSIDE OF ROOF DECK
   b) NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON CEILING SIDE (ATTIC FLOOR)
2. SEE ELEVATIONS FOR PARAPET HEIGHTS
3. ROOFTOP HVAC UNITS TO BE ATTACHED TO ALUMINUM ROOF RAIL SYSTEM BY MEANS OF MIAMI DADE APPROVED HURRICANE CLIPS SEE MECHANICAL DRAWINGS FOR LOCATIONS
4. = ATTIC DRAFSTOP ABOVE EVERY 2 DWELLING UNITS
   - TO BE MIN. 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD
   - DRAFTSTOP TO EXTEND TO OUTER EDGE OF FASCIA/SOFFIT (TYP)
5. = CLASS 'A' FIRE RATED .225# COMPOSITION ROOF SHINGLES ON 30# ROOF FELT PAPER ON 5/8" EXT. CDX PLYWOOD ROOF SHEATHING w/ 'H' CLIPS ON PRE-ENGINEERED WD TRUSSES @ 24" O.C. MAX.

   5/8" EXTERIOR FIRE-X" TREATED PLYWOOD TO BE INSTALLED 4'-0" FROM FACE OF RATED SYSTEM (TYP)



2 DRAFTSTOP PLAN
Scale: 1/32" = 1'-0"

1 ARCHITECTURAL ROOF PLAN
Scale: 3/32" = 1'-0"

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#2
DEC 05 2019
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Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

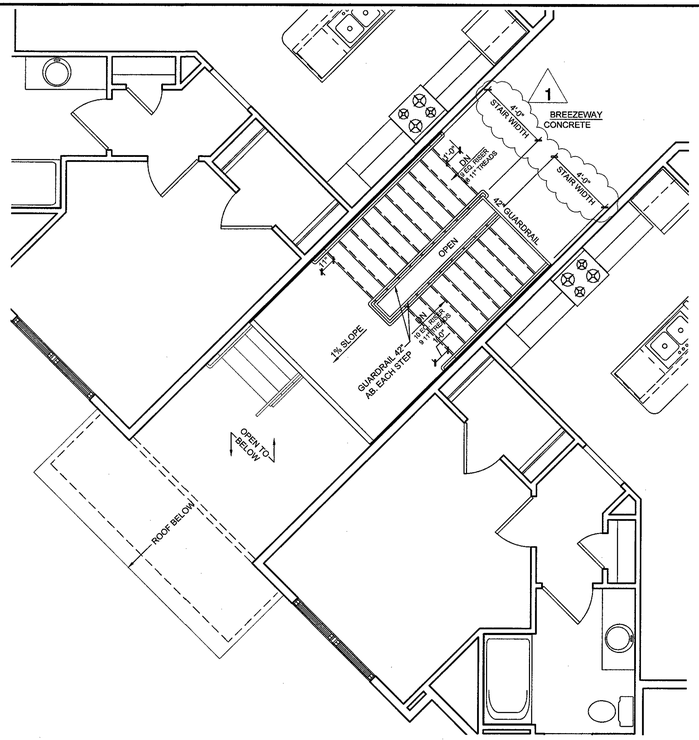
STATE OF FLORIDA
MARC W. MILLS
AR91507
11-2019
REGISTERED ARCHITECT

PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

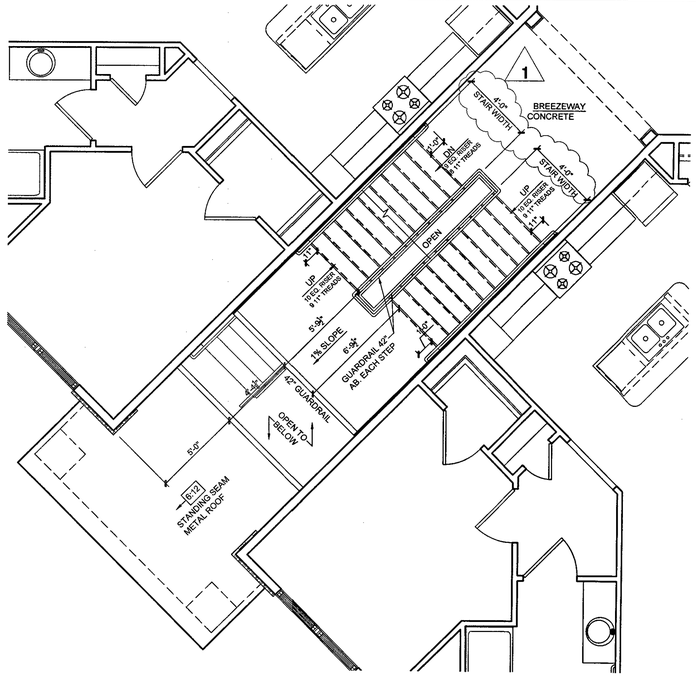
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Building Roof Plan

SHEET NUMBER: A1.14



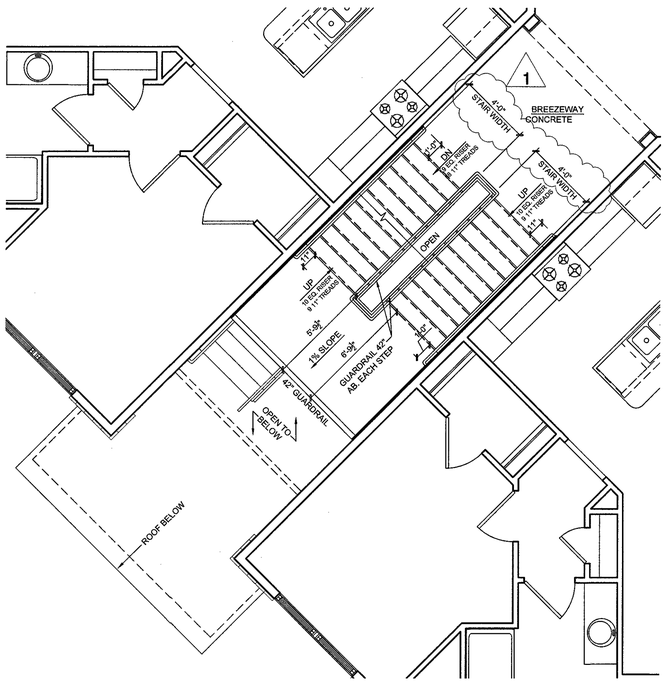
4 STAIR-1 PLAN - FOURTH FLOOR

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



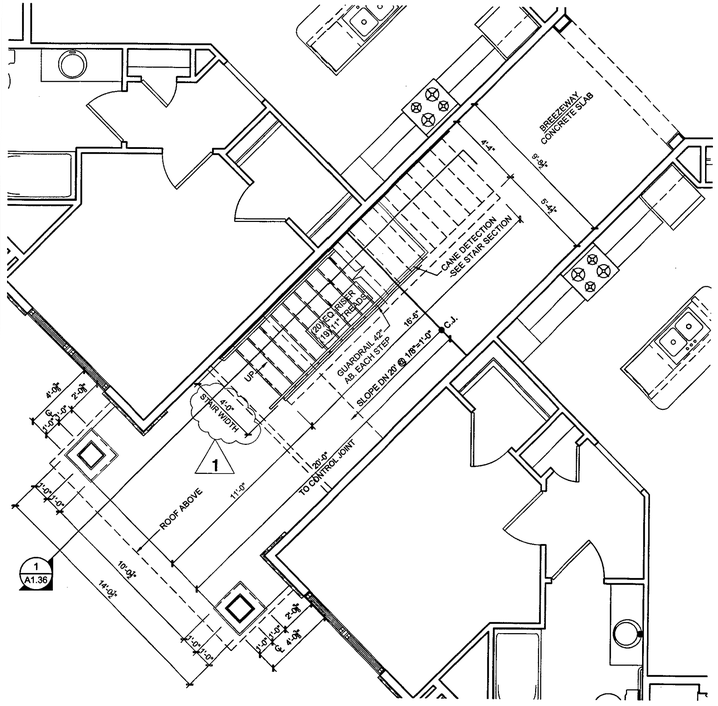
2 STAIR-1 PLAN - SECOND FLOOR

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



3 STAIR-1 PLAN - THIRD FLOOR

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



1 STAIR-1 PLAN - FIRST FLOOR

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

NOTES:
1) SEE ENLARGED UNIT PLANS FOR ANY RELATED UNIT INFORMATION NOT SHOWN ON STAIR PLANS

2) STAIRCASE STRINGER IS DRAWN AGAINST BREEZEWAY WALL SHEATHING. MAINTAIN 1-1/2" BETWEEN INSIDE HANDRAIL GRIPPING SURFACE AND WALL VENEER/FINISH MATERIAL.

3) HANDRAIL SHOWN INSIDE GUARDRAIL/STRINGER LOCATION. CLEAR WIDTH WILL BE GREATER DEPENDING IF HANDRAIL IS FABRICATED IN-LINE WITH GUARDRAIL PER MANUF. SPECIFICATIONS. HANDRAILS TO BE INSTALLED @ 34"-38" ABOVE EACH STEP & SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS & WALKING SURFACES (TYP)

4) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD

5) TREAD SURFACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48

6) ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHT AND TREAD DEPTH

7) ALL GUARDS, HANDRAILS & STRINGERS TO BE PRE-FINISHED, PAINTED

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REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE JAN 09 2020

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REVIEWED
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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

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office (919) 846-8100
website www.planworx.com

REVISION #1 DEC 17 2019 RESUBMIT

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Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Building Stair Plans --
SHEET NUMBER: A1.15

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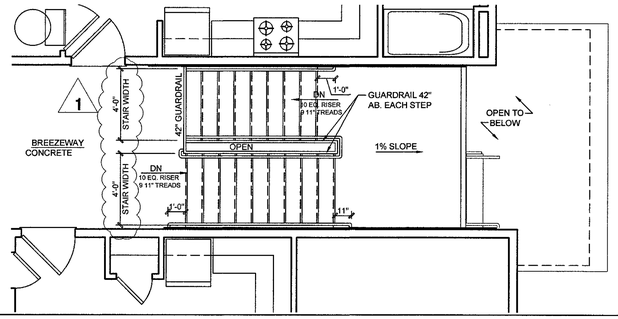
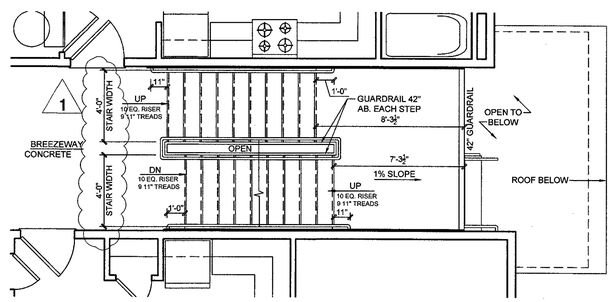


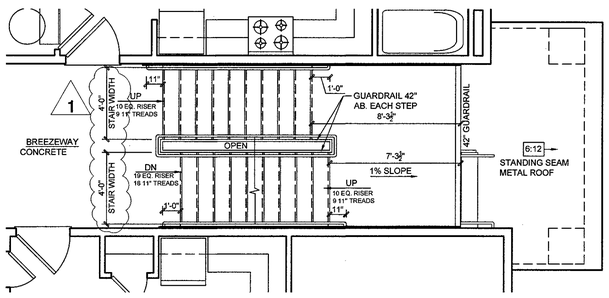
8 STAIR-3 PLAN - FOURTH FLOOR

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



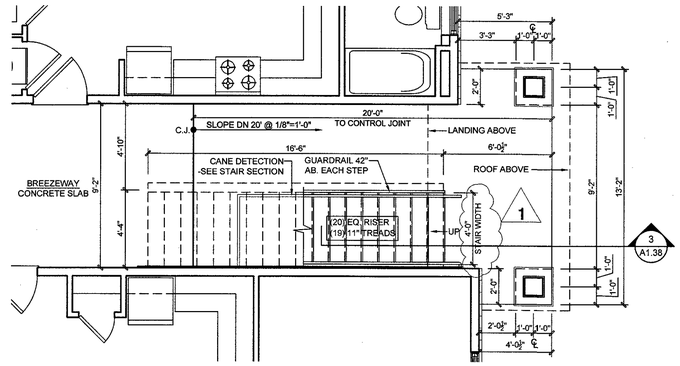
7 STAIR-3 PLAN - THIRD FLOOR

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



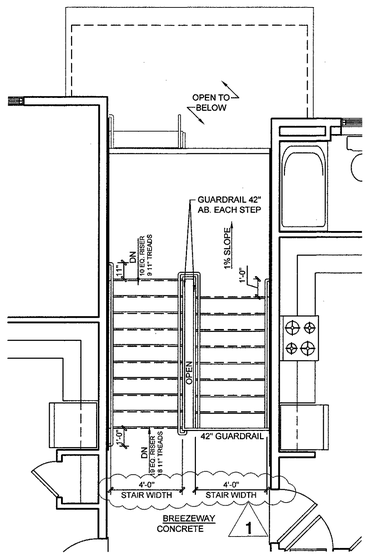
6 STAIR-3 PLAN - SECOND FLOOR

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



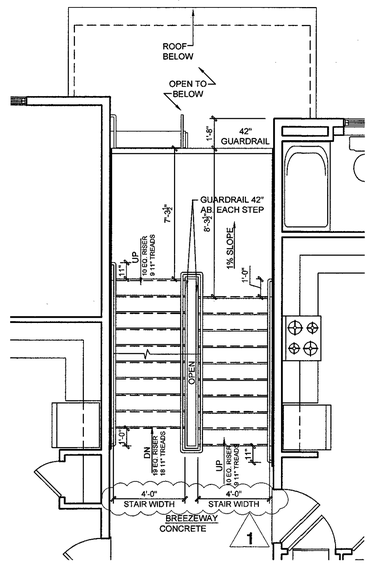
5 STAIR-3 PLAN - FIRST FLOOR

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



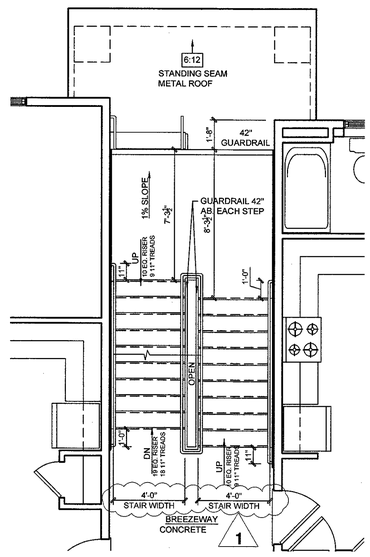
4 STAIR-2 PLAN - FOURTH FLOOR

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



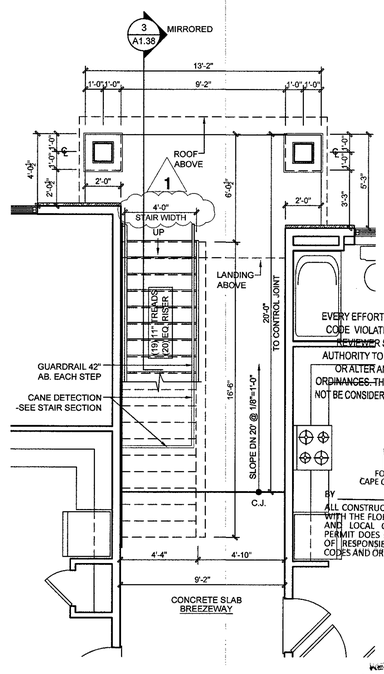
3 STAIR-2 PLAN - THIRD FLOOR

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



2 STAIR-2 PLAN - SECOND FLOOR

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



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JAN 22 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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1 STAIR-2 PLAN - FIRST FLOOR

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

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE BRANCH
Date: 12/23/19 By: CR

NOTES:
1) SEE ENLARGED UNIT PLANS FOR ANY RELATED UNIT INFORMATION NOT SHOWN ON STAIR PLANS

2) STAIRCASE STRINGER IS DRAWN AGAINST BREEZEWAY WALL SHEATHING. MAINTAIN 1-1/2" BETWEEN INSIDE HANDRAIL GRIPPING SURFACE AND WALL VENEER/FINISH MATERIAL.

3) HANDRAIL SHOWN INSIDE GUARDRAIL/STRINGER LOCATION. CLEAR WIDTH WILL BE GREATER DEPENDING IF HANDRAIL IS FABRICATED IN-LINE WITH GUARDRAIL PER MANUF. SPECIFICATIONS. HANDRAILS TO BE INSTALLED @ 34"-38" ABOVE EACH STEP & SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS & WALKING SURFACES (TYP)

4) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD

5) TREAD SURFACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48

6) ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHT AND TREAD DEPTH

7) ALL GUARDS, HANDRAILS & STRINGERS TO BE PRE-FINISHED, PAINTED

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REVISION
OCT 14 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MICHAEL MILLER
AR91507
10-4-19
REGISTERED ARCHITECT

PROGRESS DATE:	ISSUE DATE:	REVISIONS			
		NUMBER	DATE	INITIALS	DESCRIPTION
	7/26/19			TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Building Stair Plans --
SHEET NUMBER: A1.16

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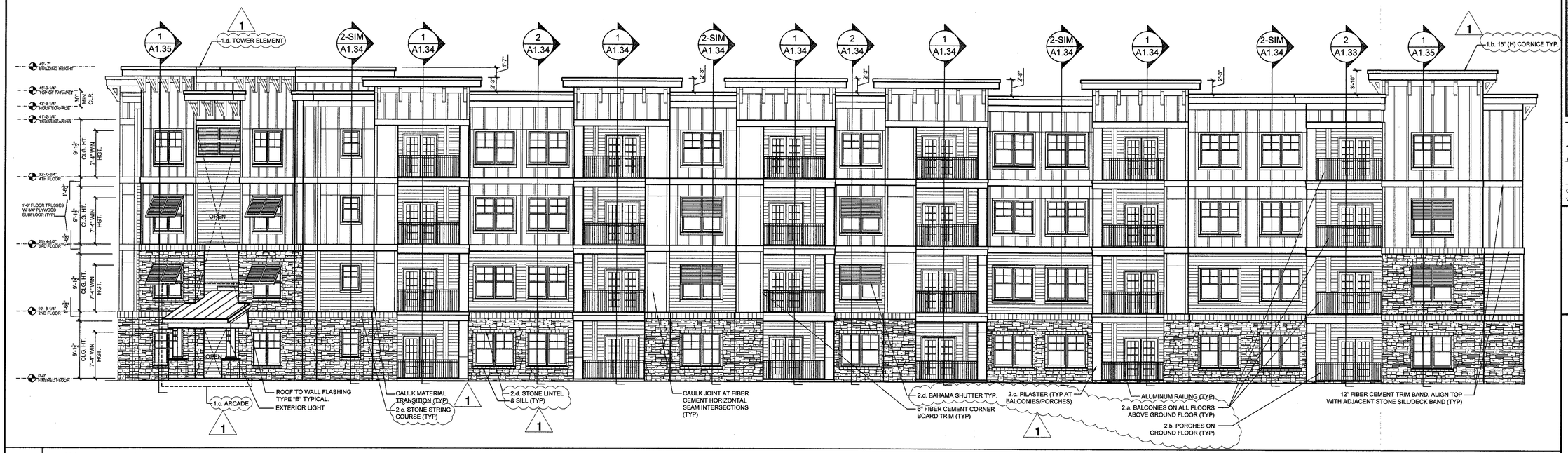
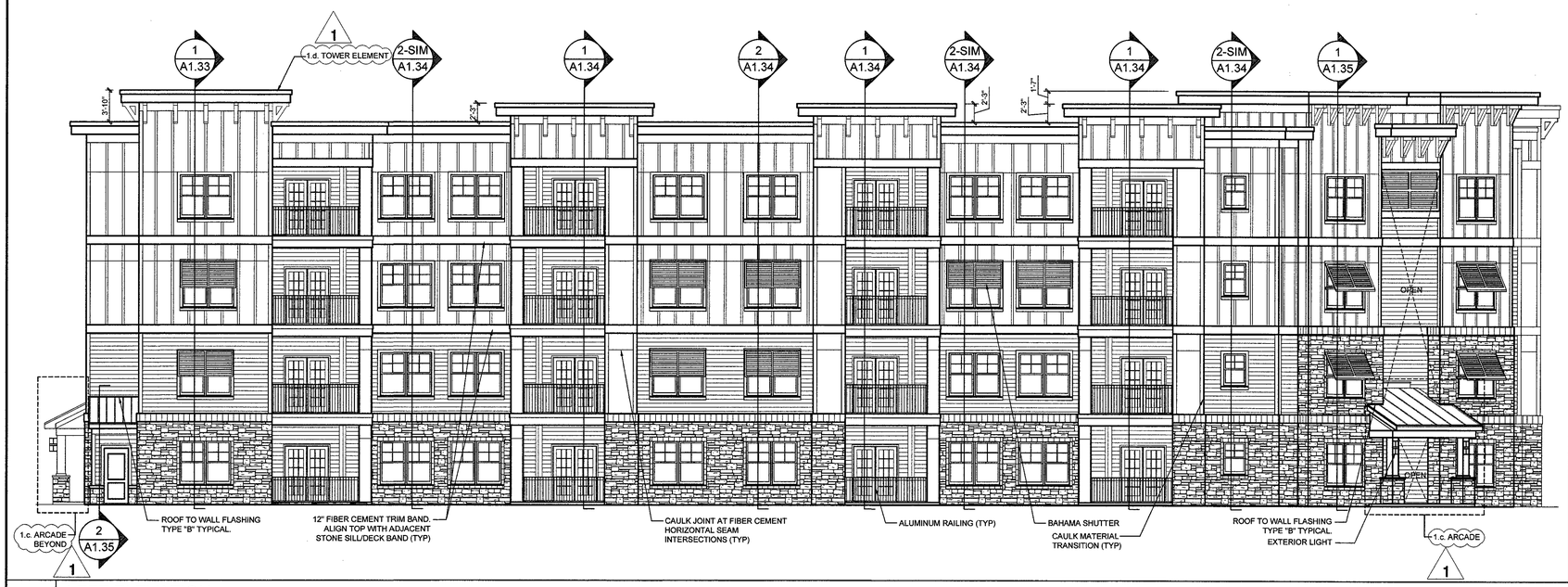


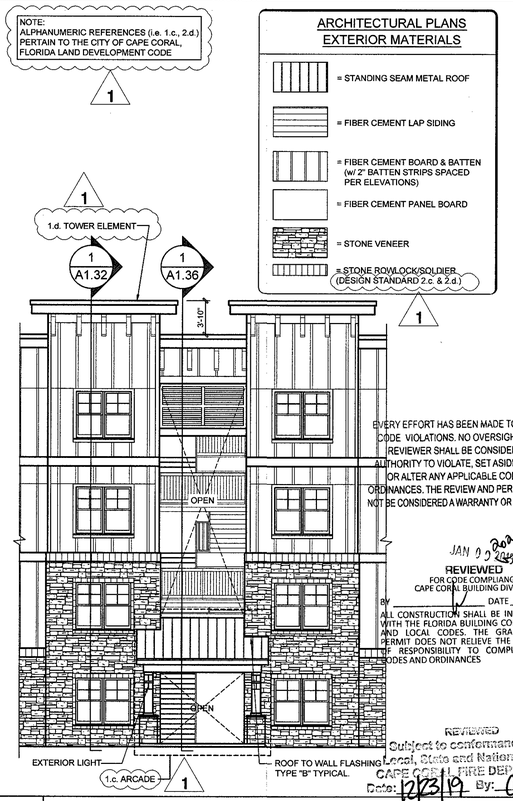
1 FRONT ELEVATION

Scale: 1/8" = 1'-0"



2 LEFT ELEVATION

Scale: 1/8" = 1'-0"



3 FRONT ENTRY PARTIAL ELEVATION

Scale: 1/8" = 1'-0"

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JAN 22 2020
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CAPE CORAL BUILDING DIVISION
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Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/3/19 By: DC

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REVISION RESUBMIT Oct 15, 2019

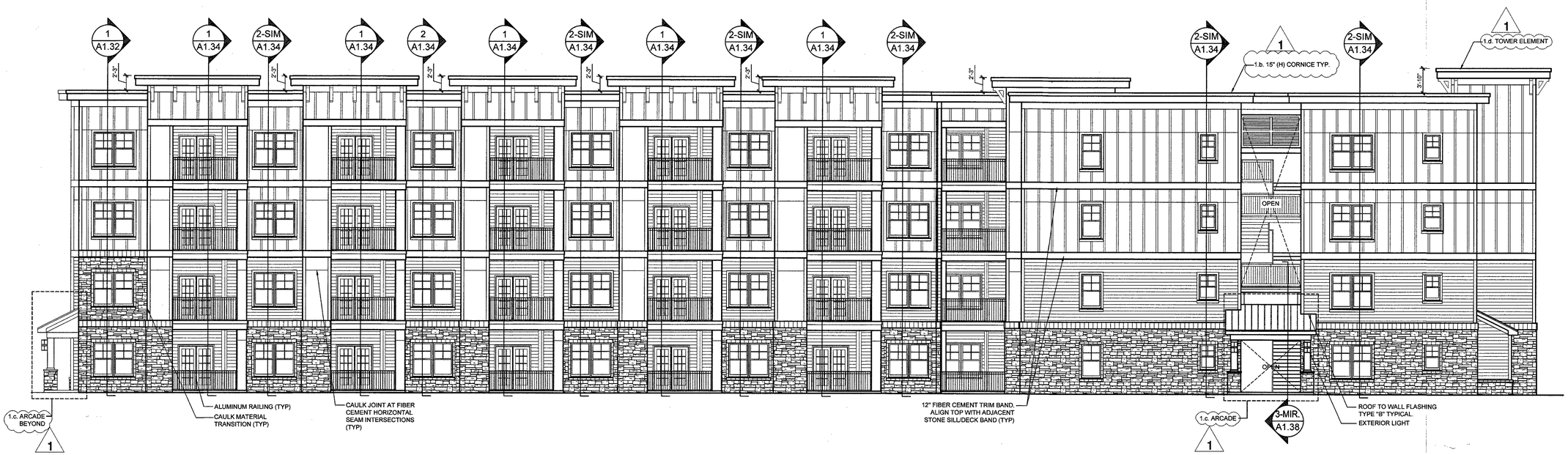
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507
7/26/19

PRESS DATE:	DESCRIPTION	7/26/19
ISSUED DATE:	Cycle 1 Permit Responses	

REVISIONS NUMBER	DATE	INITIALS
1	10/04/19	TH

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Building Exterior Elevations
SHEET NUMBER: A1.17



1 REAR ELEVATIONS

Scale: 1/8" = 1'-0"



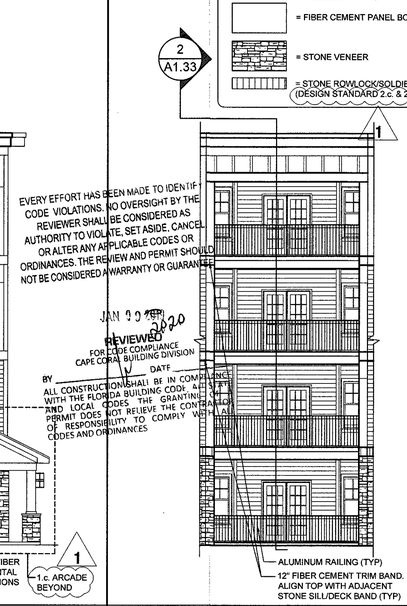
2 RIGHT ELEVATION

Scale: 1/8" = 1'-0"

NOTE:
ALPHANUMERIC REFERENCES (i.e. 1.c., 2.d.) PERTAIN TO THE CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

- = STANDING SEAM METAL ROOF
- = FIBER CEMENT LAP SIDING
- = FIBER CEMENT BOARD & BATTEN (w/ 2" BATTEN STRIPS SPACED PER ELEVATIONS)
- = FIBER CEMENT PANEL BOARD
- = STONE VENEER
- = STONE ROWLOCK/SOLDIER (DESIGN STANDARD 2.c. & 2.d.)



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3 INSIDE CORNER PARTIAL ELEV.

Scale: 1/8" = 1'-0"

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STATE OF FLORIDA
MARC W. MILLS
AR91507
REGISTERED ARCHITECT
10/4/19

PROGRESS DATE: 7/26/19
ISSUE DATE:

REVISIONS			DESCRIPTION
NUMBER	DATE	INITIALS	
A	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE:
Building Exterior Elevations
SHEET NUMBER:
A1.18

UNIT PLAN GENERAL NOTES

1) ALL EXTERIOR STUD WALLS ARE 5.5" THICK AND ALL INTERIOR WALLS ARE 3.5" THICK U.N.O. ANGLED WALLS ARE DRAWN @ 45 DEGREES U.N.O. ALL DIMENSIONS ARE TO ONE FACE OF STUD U.N.O.

SEE ELEVATIONS AND/OR BUILDING PLANS FOR EXTERIOR WALL FINISHES AND MATERIAL LOCATIONS.

2) ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS (5.7 SF NET CLEAR OPENING). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

3) WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (I.E. A 9'-1 1/2" ACTUAL WALL HEIGHT IS LABELED 9/O ON THE PLANS).

4) SEE DOOR/WINDOW SCHEDULE FOR MORE DETAILED INFORMATION

5) SEE "A0.20" SHEETS FOR U.L. DETAILS

6) PROVIDE TYPE X GWB BEHIND SHOWER/BATHTUB WHEN LOCATED ADJACENT TO RATED WALL ASSEMBLY.

7) UNIT IDENTIFICATION MOUNTED ON LATCH SIDE AND TO INCLUDE RAISED CHARACTERS & BRAILLE MOUNTED AT CONSISTENT HGT.

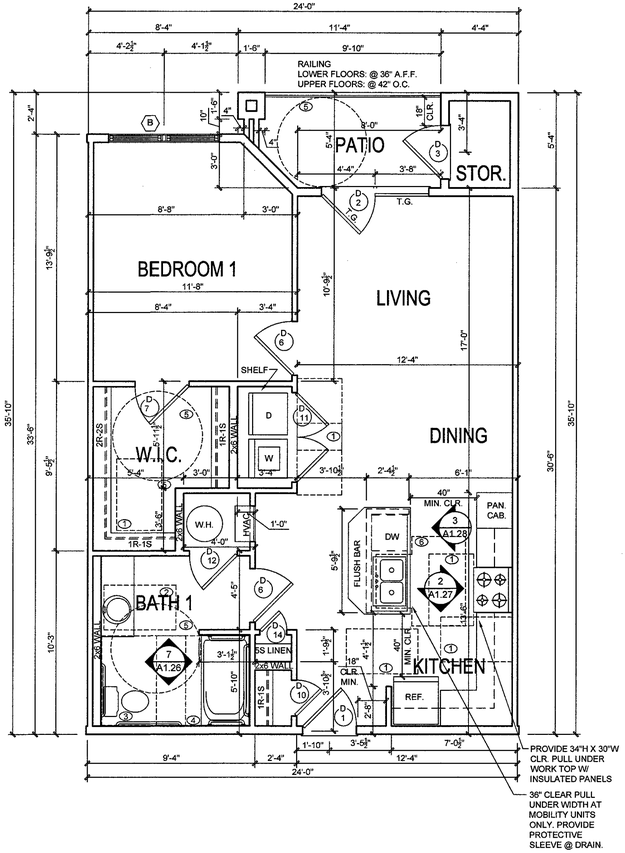
8) UNIT ORIENTATION SHOWN MAY NOT REFLECT ALL VARIATIONS IN THE BUILDING PLAN. CONTRACTOR IS RESPONSIBLE TO VERIFY ORIENTATION/MIRRORED IN THE BUILDING PLAN.

9) ALL UNITS TO HAVE REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND TUB/SHOWER. SEE A0.02 FOR FAIR HOUSING NOTES AND BLOCKING DIAGRAMS

FLOOR CLEARANCE LEGEND

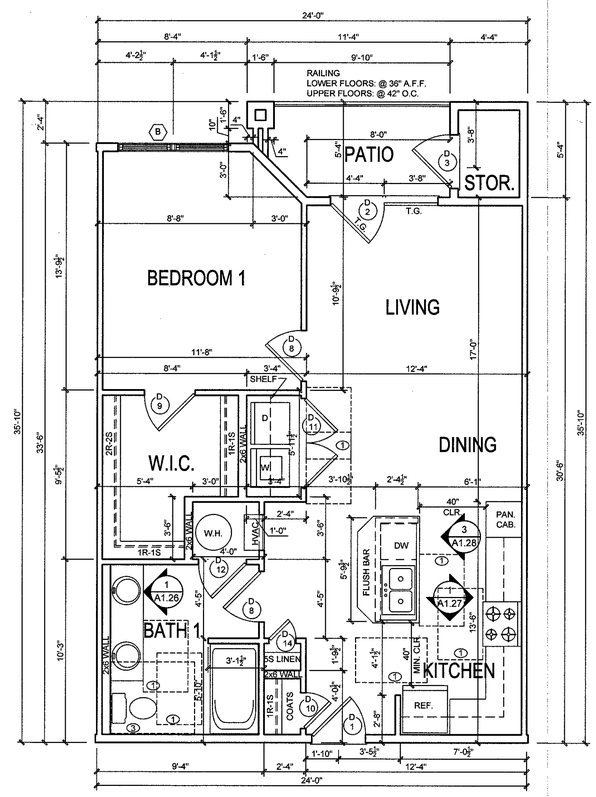
(NOT ALL MAY BE USED)

1. ROOM CLEAR FLOOR SPACE 30"X 48"
2. LAVATORY CLEAR FLOOR SPACE 30"X 48"
3. WATER CLOSET CLEAR FLOOR SPACE:
   MOBILITY UNIT = 60"X 56" (60"x66" WITH LAV OVERLAP)
   FAIR HOUSING UNIT = 48"X 56"
   FAIR HOUSING UNIT 48"X 66" (FORWARD APPROACH)
4. BATHTUB CLEAR FLOOR SPACE 30" X 60"
5. CIRCULAR TURNING SPACE 60" DIAMETER
6. T-SHAPED TURNING SPACE 60" X 36" X 36"



2 MOBILITY UNIT TYPE 1.0

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



1 FAIR HOUSING UNIT TYPE 1.0

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

SQUARE FOOTAGE
UNIT TYPE 1.1

NET LEASABLE (PAINT TO PAINT) =	722
GROSS SQ. FOOTAGE (NET HTD.) =	763
PATIO/BALCONY =	55
EXT. STOR. =	26
TOTAL UNIT GROSS SF =	840

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BY _____ DATE _____

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REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

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STATE OF FLORIDA
MARC W. MAY
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:	7/26/19
ISSUE DATE:	DESCRIPTION
REVISIONS NUMBER	DATE / INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Unit 1.0 Floor Plans
SHEET NUMBER: A1.20

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UNIT PLAN GENERAL NOTES

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SEE ELEVATIONS AND/OR BUILDING PLANS FOR EXTERIOR WALL FINISHES AND MATERIAL LOCATIONS.

2) ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS (5.7 SF NET CLEAR OPENING). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

3) WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (I.E. A 9'-1 1/2" ACTUAL WALL HEIGHT IS LABELED 9/O ON THE PLANS).

4) SEE DOOR/WINDOW SCHEDULE FOR MORE DETAILED INFORMATION

5) SEE "A0.20" SHEETS FOR U.L. DETAILS

6) PROVIDE TYPE X GWB BEHIND SHOWER/BATHTUB WHEN LOCATED ADJACENT TO RATED WALL ASSEMBLY.

7) UNIT IDENTIFICATION MOUNTED ON LATCH SIDE AND TO INCLUDE RAISED CHARACTERS & BRAILLE MOUNTED AT CONSISTENT HGT.

8) UNIT ORIENTATION SHOWN MAY NOT REFLECT ALL VARIATIONS IN THE BUILDING PLAN. CONTRACTOR IS RESPONSIBLE TO VERIFY ORIENTATION/MIRRORED IN THE BUILDING PLAN.

9) ALL UNITS TO HAVE REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND TUB/SHOWER. SEE A0.02 FOR FAIR HOUSING NOTES AND BLOCKING DIAGRAMS

FLOOR CLEARANCE LEGEND

(NOT ALL MAY BE USED)

1. ROOM CLEAR FLOOR SPACE 30"X 48"
2. LAVATORY CLEAR FLOOR SPACE 30"X 48"
3. WATER CLOSET CLEAR FLOOR SPACE:
   MOBILITY UNIT = 60"X 56" (60"x66" WITH LAV OVERLAP)
   FAIR HOUSING UNIT = 48"X 56"
   FAIR HOUSING UNIT 48"X 66" (FORWARD APPROACH)
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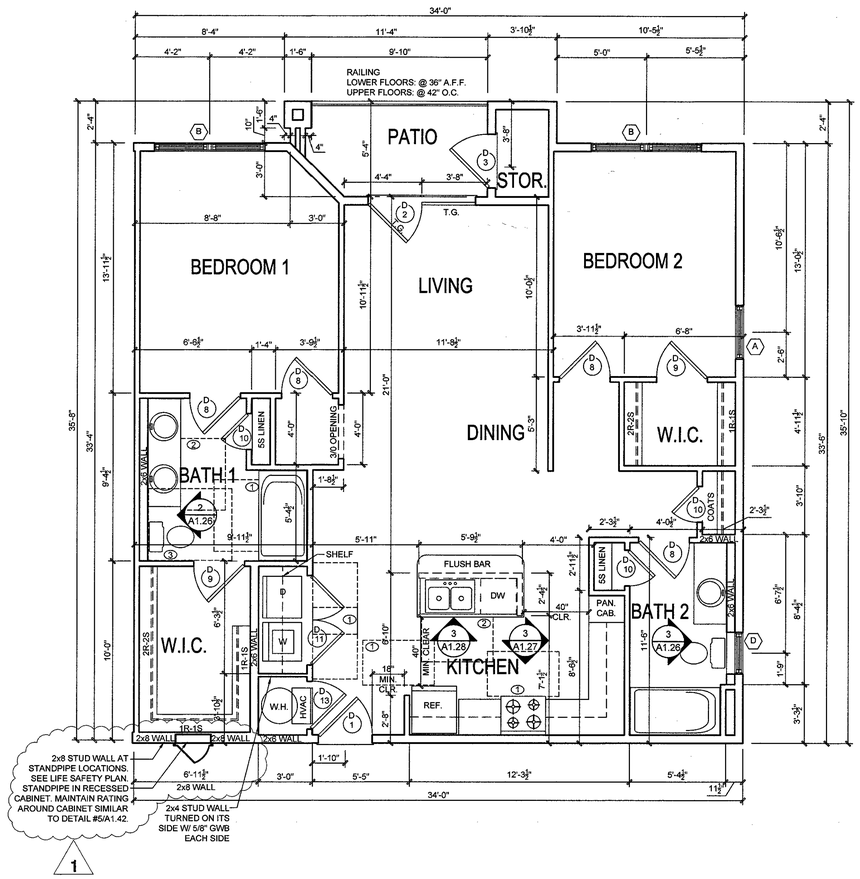
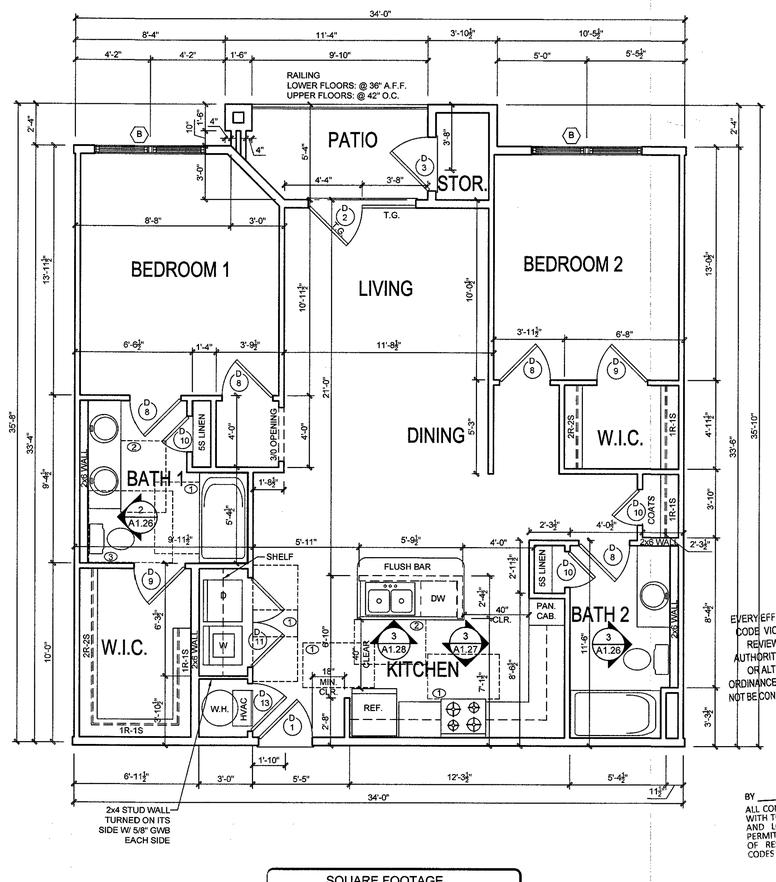


2 FAIR HOUSING UNIT TYPE 2.0 (EXTERIOR)

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



1 FAIR HOUSING UNIT TYPE 2.0 (INTERIOR)

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

SQUARE FOOTAGE
UNIT TYPE 2.0 - INTERIOR UNIT

NET LEASABLE (PAINT TO PAINT) =	1,050
GROSS SQ. FOOTAGE (NET HTD.) =	1,100
PATIO/BALCONY =	51
EXT. STOR. =	19
TOTAL UNIT GROSS SF =	1,165

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CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CC

Planworx
ARCHITECTURE, P.A.
5711 Six Forks Road, Suite 100
Raleigh, NC 27609
office (919) 846-8100
website www.planworx.com

REVISION
OCT. 15, 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

PROGRESS DATE:		
ISSUE DATE:	7/26/19	
REVISIONS:	DESCRIPTION	
NUMBER	DATE	INITIALS
	10/04/19	TH
		Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Unit 2.0 Floor Plans

SHEET NUMBER:
A1.21

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UNIT PLAN GENERAL NOTES

1) ALL EXTERIOR STUD WALLS ARE 5.5" THICK AND ALL INTERIOR WALLS ARE 3.5" THICK U.N.O. ANGLED WALLS ARE DRAWN @ 45 DEGREES U.N.O. ALL DIMENSIONS ARE TO ONE FACE OF STUD U.N.O.

SEE ELEVATIONS AND/OR BUILDING PLANS FOR EXTERIOR WALL FINISHES AND MATERIAL LOCATIONS.

2) ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS (5.7 SF NET CLEAR OPENING). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

3) WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (I.E. A 9'-1 1/2" ACTUAL WALL HEIGHT IS LABELED 9/O ON THE PLANS).

4) SEE DOOR/WINDOW SCHEDULE FOR MORE DETAILED INFORMATION

5) SEE "A0.20" SHEETS FOR U.L. DETAILS

6) PROVIDE TYPE X GWB BEHIND SHOWER/BATHTUB WHEN LOCATED ADJACENT TO RATED WALL ASSEMBLY.

7) UNIT IDENTIFICATION MOUNTED ON LATCH SIDE AND TO INCLUDE RAISED CHARACTERS & BRAILLE MOUNTED AT CONSISTENT HGT.

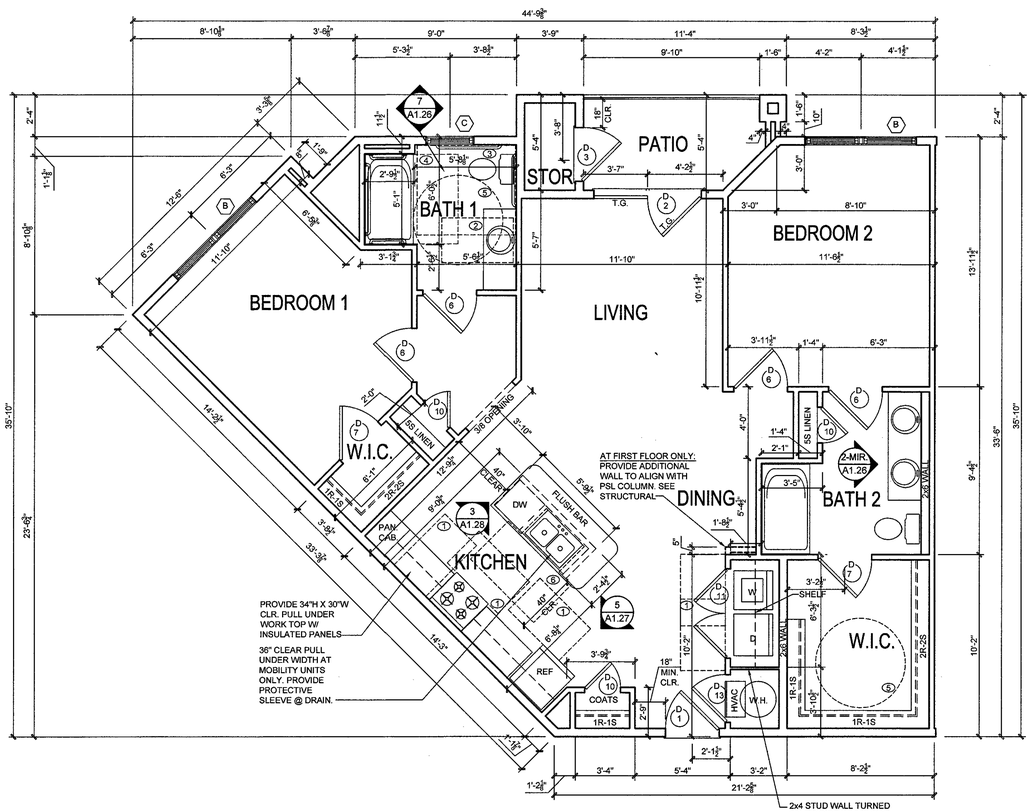
8) UNIT ORIENTATION SHOWN MAY NOT REFLECT ALL VARIATIONS IN THE BUILDING PLAN. CONTRACTOR IS RESPONSIBLE TO VERIFY ORIENTATION/MIRRORED IN THE BUILDING PLAN.

9) ALL UNITS TO HAVE REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND TUB/SHOWER. SEE A0.02 FOR FAIR HOUSING NOTES AND BLOCKING DIAGRAMS

FLOOR CLEARANCE LEGEND

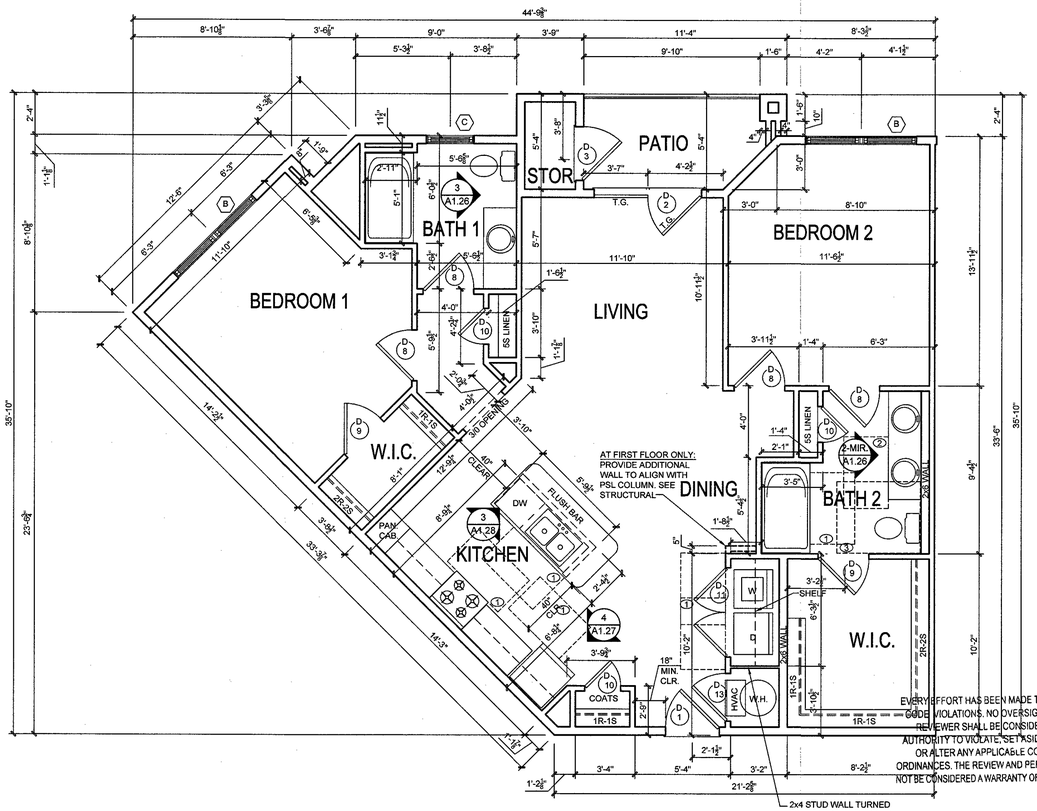
(NOT ALL MAY BE USED)

1. ROOM CLEAR FLOOR SPACE 30"X 48"
2. LAVATORY CLEAR FLOOR SPACE 30"X 48"
3. WATER CLOSET CLEAR FLOOR SPACE:
   MOBILITY UNIT = 60"X 56" (60"x66" WITH LAV OVERLAP)
   FAIR HOUSING UNIT = 48"X 56"
   FAIR HOUSING UNIT 48"X 66" (FORWARD APPROACH)
4. BATHTUB CLEAR FLOOR SPACE 30" X 60"
5. CIRCULAR TURNING SPACE 60" DIAMETER
6. T-SHAPED TURNING SPACE 60" X 36" X 36"



2 MOBILITY UNIT TYPE 2.1

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



1 FAIR HOUSING UNIT TYPE 2.1

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

SQUARE FOOTAGE
UNIT TYPE 2.1

NET LEASABLE (PAINT TO PAINT) =	1,072
GROSS SQ. FOOTAGE (NET HTD.) =	1,131
PATIO/BALCONY =	51
EXT. STOR. =	19
TOTAL UNIT GROSS SF =	1,192

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

JAN 0 2 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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

REVIEWED
Subject to conformance to all
Local, State and National Codes
Cape Coral Fire Department
Date: 12/3/19 By: CR

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ARCHITECTURE, P.A.
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office (919) 846-8100
website www.planworx.com

REVISION OCT. 15, 2019 RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
Marc W. Mills
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:	7/26/19
ISSUE DATE:	DESCRIPTION
REVISIONS	NUMBER / DATE / INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Unit 2.1 Floor Plans

SHEET NUMBER: A1.22

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UNIT PLAN GENERAL NOTES

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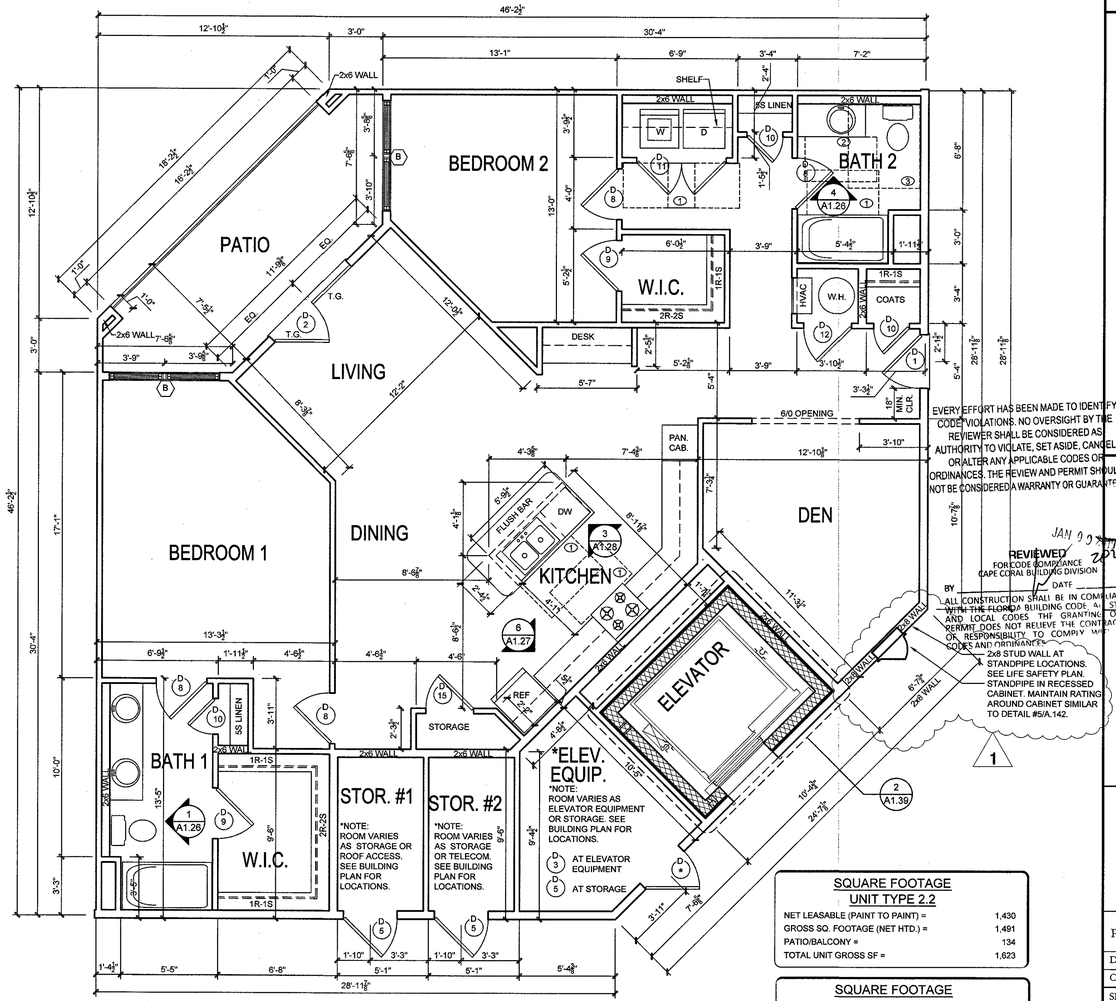
9) ALL UNITS TO HAVE REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND TUB/SHOWER. SEE A0.02 FOR FAIR HOUSING NOTES AND BLOCKING DIAGRAMS

FLOOR CLEARANCE LEGEND

(NOT ALL MAY BE USED)

1. ROOM CLEAR FLOOR SPACE 30"X 48"
2. LAVATORY CLEAR FLOOR SPACE 30"X 48"
3. WATER CLOSET CLEAR FLOOR SPACE:
   MOBILITY UNIT = 60"X 56" (60"x66" WITH LAV OVERLAP)
   FAIR HOUSING UNIT = 48"X 56"
   FAIR HOUSING UNIT 48"X 66" (FORWARD APPROACH)
4. BATHTUB CLEAR FLOOR SPACE 30" X 60"
5. CIRCULAR TURNING SPACE 60" DIAMETER
6. T-SHAPED TURNING SPACE 60" X 36" X 36"



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REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION

BY _____ DATE JAN 9 2020

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

SQUARE FOOTAGE
UNIT TYPE 2.2

NET LEASABLE (PAINT TO PAINT) =	1,430
GROSS SQ. FOOTAGE (NET HTD.) =	1,491
PATIO/BALCONY =	134
TOTAL UNIT GROSS SF =	1,623

SQUARE FOOTAGE

STORAGE #1 =	45
STORAGE #2 =	50
ELEVATOR EQUIPMENT =	90

1 FAIR HOUSING UNIT TYPE 2.2

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

Reviewed
Subject to compliance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

Planworx
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office (919) 846-8100
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REVISION RESUBMIT OCT. 15, 2019

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA REGISTERED ARCHITECT TODD W. HUTCHINSON AR91507 12-4-19

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018

DRAWN BY: TH

CHECKED BY: MM

SHEET TITLE:
Unit 2.2 & 2.3 Floor Plans

SHEET NUMBER:
A1.23

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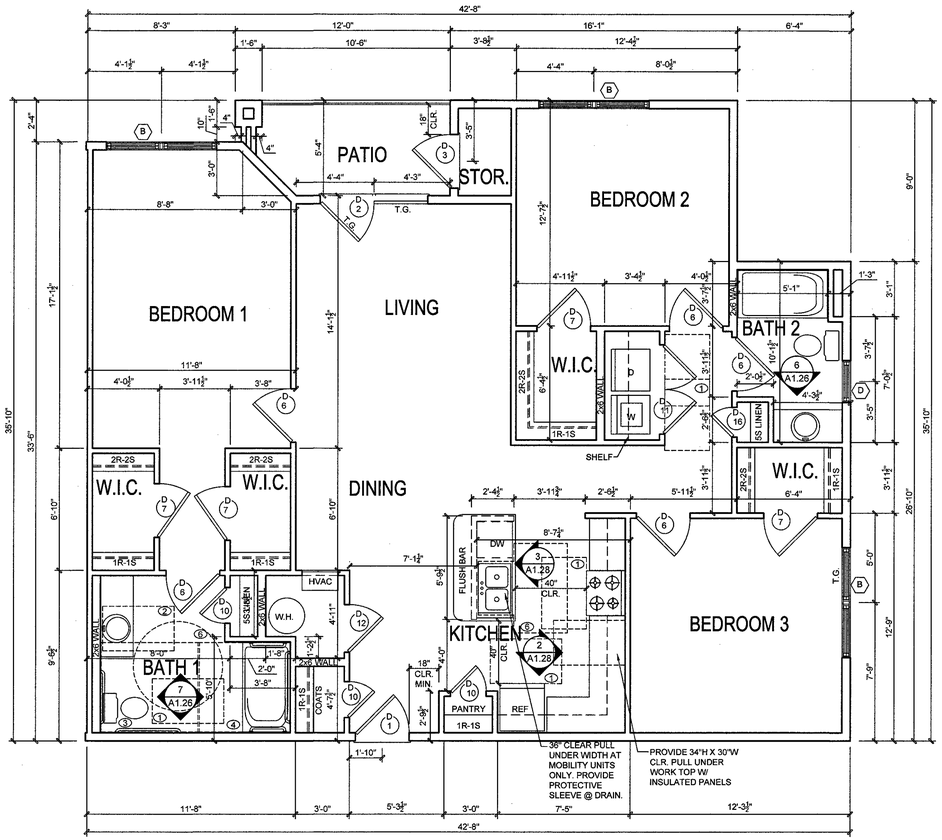
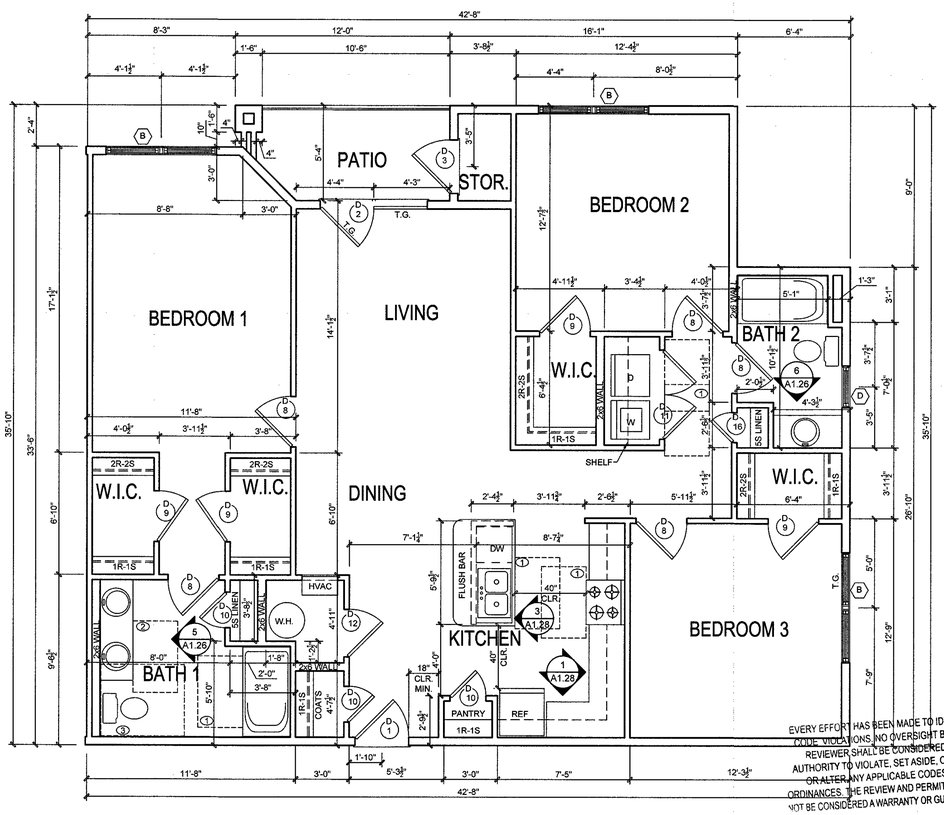


2 MOBILITY UNIT TYPE 3.0

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



1 FAIR HOUSING UNIT TYPE 3.0

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

SQUARE FOOTAGE
UNIT TYPE 3.0

NET LEASABLE (PAINT TO PAINT) =	1,310
GROSS SQ. FOOTAGE (NET HTD.) =	1,376
PATIO/BALCONY =	54
EXT. STOR. =	19
TOTAL UNIT GROSS SF =	1,494

JAN 2 0 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 1/23/20 By: [illegible]

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REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

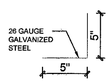
STATE OF FLORIDA
MARC W. MILLER
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	DATE	INITIALS
NUMBER			

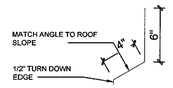
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Unit 3.0 Floor Plans

SHEET NUMBER:
A1.24

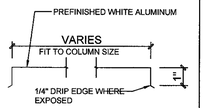


"A" - STEP FLASHING

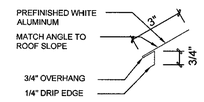


"B" - WALL TO ROOF FLASHING

NOT USED WHERE VENTILATING WALL TO ROOF FLASHING IS SHOWN.

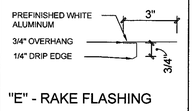


"C" - COLUMN CAP FLASHING

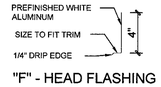


"D" - EAVE FLASHING

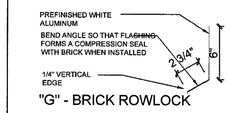
NOTE: FLASHING D & E TO BE STANDARD PREFABRICATED FLASHING PRODUCT, NOT CUSTOM



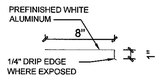
"E" - RAKE FLASHING



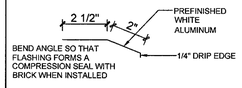
"F" - HEAD FLASHING



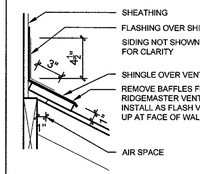
"G" - BRICK ROWLOCK



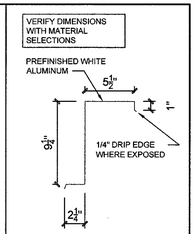
"H" - DECK EDGE



"J" - SILL TO ROWLOCK



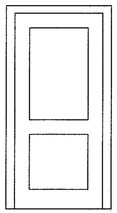
ROOF TO WALL
"K" - SHINGLE CONDITION



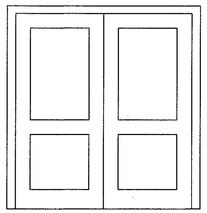
DECK EDGE W/
"L" - WALL BELOW

- FLASHING DETAIL

NO SCALE



D1



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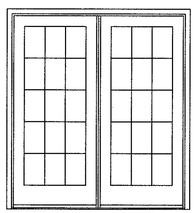
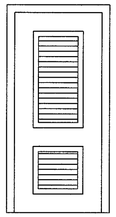
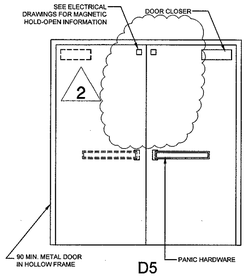


D3



D4



D5

DOOR ELEVATIONS

NOT TO SCALE

DOOR SCHEDULE

DOOR NUMBER	SIZE WIDTH	SIZE HEIGHT	INSULATED FIBERGLASS RATED-20 MINUTE DR.	NON-INSULATED FIBERGLASS RATED-45 MINUTE DR.	INSULATED FIBERGLASS RATED-90 MINUTE DR.	INSULATED FIBERGLASS NON-RATED	PANELED DOOR	METAL NON-INSULATED LOUVERED DOOR	ACCESSIBLE METAL THRESHOLD	W/ SPRING LOADED HINGES	MAGNETIC CATCH	PRIVACY LOCKSET	KEYED LOCKSET	PASSAGE LATCHSET	CLOSER	PANIC HARDWARE	DOOR ELEVATION TYPES	DESCRIPTIONS
1	3'-0"	6'-8"	●				●		●	●			●				D1	EXTERIOR UNIT ENTRY w/ INT. THUMBTURN DEADBOLT
2	(2) 3'-0"	6'-8"				●			●				●				D3	EXTERIOR BALCONY DOOR (DEADBOLT AT GROUND UNITS)
3	3'-0"	6'-8"				●	●			●			●				D1	EXTERIOR UNIT STORAGE AND RISER ROOM
4	3'-0"	6'-8"			●		●			●			●				D1	ELEVATOR EQUIPMENT
5	3'-0"	6'-8"		●			●			●			●				D1	EXTERIOR BREEZEWAY UTILITY CLOSET
6	3'-0"	6'-8"					●					●					D1	INTERIOR BEDROOM/BATHROOM DOOR (MOBILITY UNIT)
7	3'-0"	6'-8"					●							●			D1	INTERIOR CLOSET/LAUNDRY DOOR (MOBILITY UNIT)
8	2'-10"	6'-8"					●					●					D1	INTERIOR BEDROOM/BATHROOM DOOR (FAIR HOUSING UNIT)
9	2'-10"	6'-8"					●							●			D1	INTERIOR CLOSET/LAUNDRY DOOR (FAIR HOUSING UNIT)
10	2'-0"	6'-8"					●							●			D1	INTERIOR UNIT DOOR (PANTRY/CLOSET/LINEN)
11	(2) 2'-6"	6'-8"					●				●						D2	INTERIOR UNIT DOOR (LAUNDRY), PROVIDE DUMMY TRIM
12	2'-8"	6'-8"					●						●				D1	INTERIOR UNIT DOOR (MECHANICAL)
13	2'-8"	6'-8"						●					●				D4	INTERIOR UNIT DOOR (MECHANICAL)
14	1'-6"	6'-8"					●							●			D1	INTERIOR UNIT DOOR (LINEN)
15	2'-8"	6'-8"					●							●			D1	INTERIOR UNIT DOOR (STORAGE)
16	1'-8"	6'-8"					●							●			D1	INTERIOR UNIT DOOR (LINEN)
17	(2) 3'-0"	6'-8"			●		●		●						●	●	D5	DOUBLE ACTING FIRE/EGRESS DOOR
18	(2) 2'-8"	6'-8"		●			●			●			●				D2	EXTERIOR BREEZEWAY UTILITY CLOSET

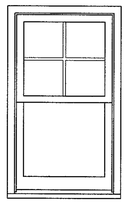
DOOR HARDWARE LEGEND

AN	APARTMENT NO.
CL	CLOSER
CS	CHAIN STOP
DB	DEAD BOLT
DC	DOOR COORDINATOR
DK	DUMMY KNOBS
DS	DOOR STOP
FB	FLUSH BOLTS
H	1-1/2 PAIR HINGES
HO	ELECTROMAGNETIC HOLD OPEN DEVICE RELEASED BY FIRE/SMOKE ALARM SYSTEM
KP	KICK PLATE
LB	LATCH BOLTS
LH	LEVER HARDWARE
LS	LOCK SET
ML	MAGNETIC/ELECTRIC LATCHES
PD	PANIC DEVICE
PH	PEEP HOLE
PL	PRIVACY LOCK
PP	PUSH/PULL HARDWARE
PS	PASSAGE SET
S	SILENCER
SC	SELF-CLOSING HINGES
T	THRESHOLD
TL	THUMB LATCH
WS	WEATHER STRIPPING

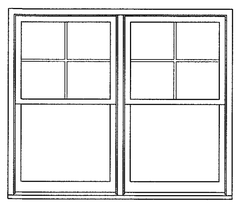
NOTE:
1. HC = HOLLOW CORE, PRIMED, PRE HUNG DOOR
2. FIRE RATING ON ALL DOOR HARDWARE SHALL MATCH DOOR RATINGS.
3. ALL GLAZING IN EXTERIOR DOORS AND SIDELIGHTS SHALL BE INSULATING SAFETY GLASS. ALL GLAZING IN EXTERIOR DOOR TRANSOMS SHALL BE INSULATING GLASS. ALL GLAZING IN INTERIOR DOORS & SIDELIGHTS SHALL BE SAFETY GLASS.
4. COORDINATE HARDWARE WITH ACCESS CONTROL VENDOR TO ENSURE PROPER FUNCTION
5. PROVIDE LEVER-TYPE DOOR HARDWARE AS NOTED ON FAIR-HOUSING NOTES AND DOOR SCHEDULE.
6. PROVIDE FIRE GASKETING & SMOKE ASTRAGAL TO MAINTAIN SMOKE AND FIRE RATING.
7. ALL THRESHOLDS TO BE HANDICAP RATED.
8. HARDWARE SCHEDULE TO BE COMPILED BY SELECTED HARDWARE SUPPLIER.

WINDOW ELEVATIONS

NOT TO SCALE



W1



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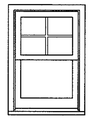

W3

WINDOW SCHEDULE

MARK	SIZE	GLASS THICKNESS	FRAME THICKNESS	TYPE	MATERIAL	WINDOW ELEVATION	REMARKS & INTRUCTIONS
A	3/0x5/2	3/4"	2 1/4"	S.H.	VINYL	W1	
B	(2) 3/0x5/2	3/4"	2 1/4"	S.H.	VINYL	W2	
C	2/8x3/10	3/4"	2 1/4"	S.H.	VINYL	W3	T.G. BOTTOM SASH
D	2/4x3/10	3/4"	2 1/4"	S.H.	VINYL	W3	T.G. BOTTOM SASH

NOTE:
INSTALL WINDOW CONTROL DEVICES AT ALL OPERABLE WINDOWS 72" OR MORE ABOVE FINISHED GRADE, WHERE DIMENSION FROM FINISHED FLOOR TO THE CLEAR OPENING OF THE WINDOW IS LESS THAN 36". LIMIT OPENINGS TO A MAXIMUM 4" DIAMETER SPHERE.

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE

JAN 09 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE ALL STATE AND LOCAL CODES THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

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#2
DEC 05 2019
RESUBMIT

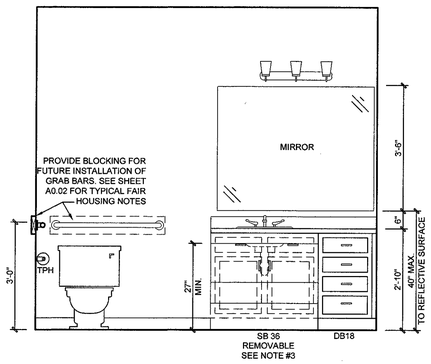
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

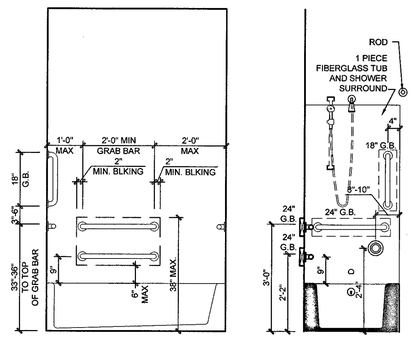
STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

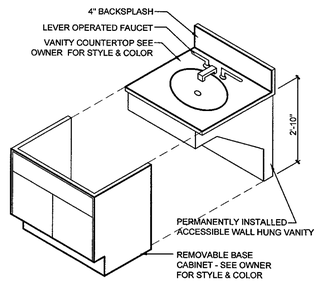
PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Door & Window Schedules
SHEET NUMBER: A1.25



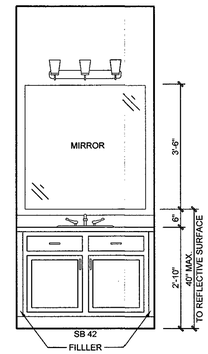




REMOVABLE BASE CABINET DETAIL
NTS

7 TYPICAL BATH ELEVATION @ MOBILITY UNITS

Scale: 1/2" = 1'-0"



6 UNIT TYPE 3.0 - HALL BATH ELEVATION

Scale: 1/2" = 1'-0" FAIR HOUSING

NOTES:
1. CABINET ELEVATIONS ARE FOR SCHEMATIC PURPOSES ONLY. SEE CABINET MANUFACTURER'S SHOP DRAWINGS FOR FINAL ELEVATION APPROVAL.

2. SEE 2/A0.02 FOR ALL ACCESSIBILITY NOTES & BLOCKING DIMENSIONS

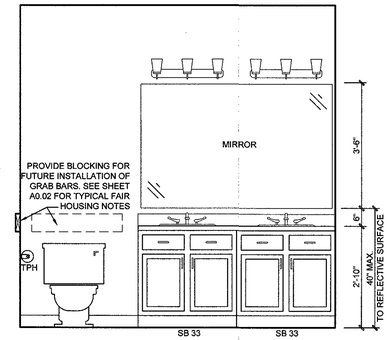
3. CABINETRY SHALL BE PERMITTED UNDER THE SINKS AND WORK SURFACES, PROVIDED:

(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY

(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND

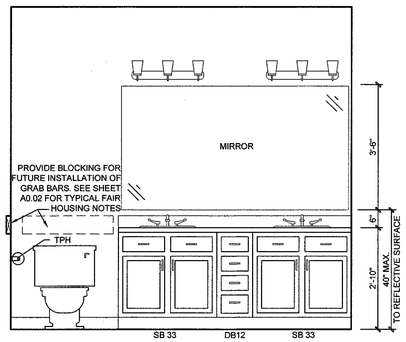
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

4. ELEVATIONS DO NOT REFLECT ALL POSSIBLE UNIT ORIENTATIONS. COORDINATE WITH BUILDING PLANS.



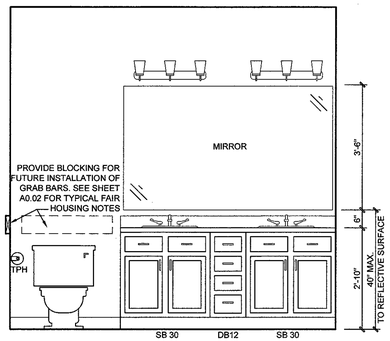
5 UNIT TYPE 3.0 - MASTER BATH ELEVATION

Scale: 1/2" = 1'-0" FAIR HOUSING



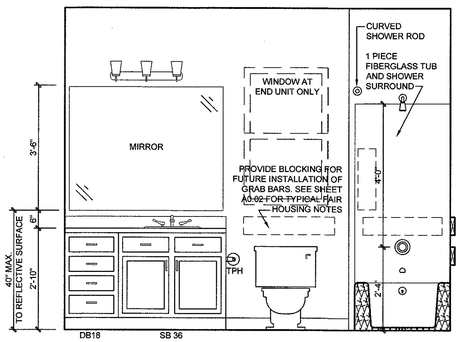
1 UNIT TYPE 1.0 BATH ELEVATION

Scale: 1/2" = 1'-0" FAIR HOUSING



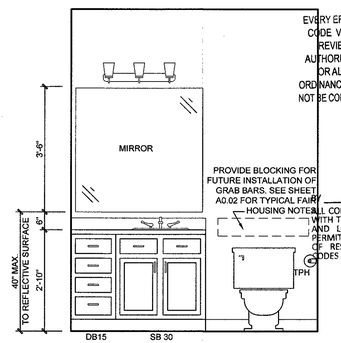
2 UNIT TYPE 2.0, 2.1, 2.2 - MASTER BATH ELEVATION

Scale: 1/2" = 1'-0" FAIR HOUSING



3 UNIT TYPE 2.0, 2.1 - HALL BATH ELEVATION

Scale: 1/2" = 1'-0" FAIR HOUSING



4 UNIT TYPE 2.2 - HALL BATH ELEVATION

Scale: 1/2" = 1'-0" FAIR HOUSING

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REVISION
OCT. 15, 2019
RESUBMIT
#1

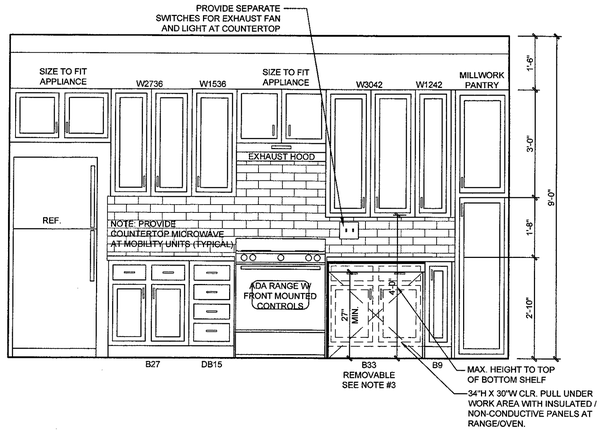
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MM
AR91507
10/9/19
REGISTERED ARCHITECT

ISSUE DATE:	7/26/19
REVISIONS NUMBER	DATE / INITIALS / DESCRIPTION

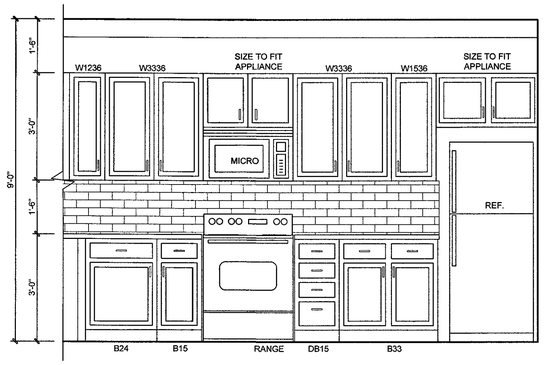
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Bath Elevations

SHEET NUMBER: A1.26



5 UNIT TYPE 2.1 KITCHEN ELEVATIONS - MOBILITY

Scale: 1/2" = 1'-0"



6 UNIT TYPE 2.2 KITCHEN ELEVATIONS - FAIR HOUSING

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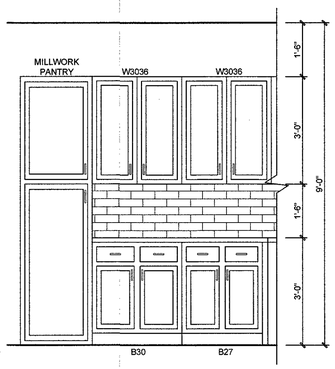
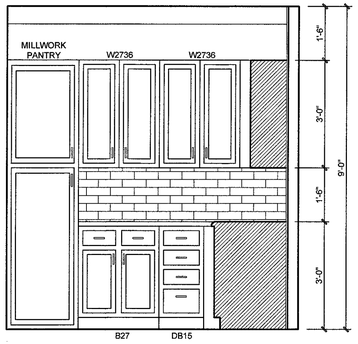
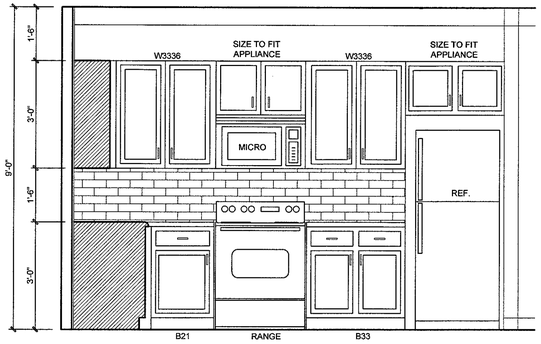
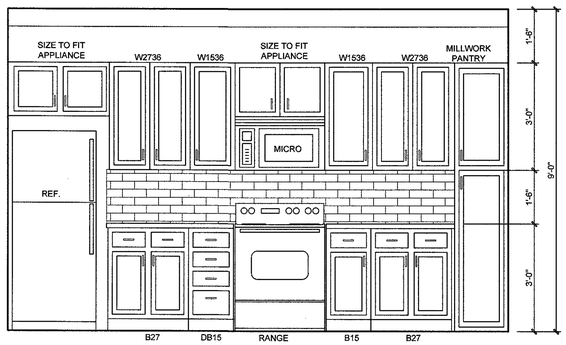




3 UNIT TYPE 2.0 KITCHEN ELEVATIONS - FAIR HOUSING

Scale: 1/2" = 1'-0"





4 UNIT TYPE 2.1 KITCHEN ELEVATIONS - FAIR HOUSING

Scale: 1/2" = 1'-0"

NOTES:
1. CABINET ELEVATIONS ARE FOR SCHEMATIC PURPOSES ONLY. SEE CABINET MANUFACTURER'S SHOP DRAWINGS FOR FINAL ELEVATION APPROVAL.

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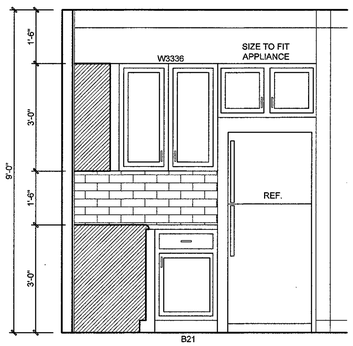
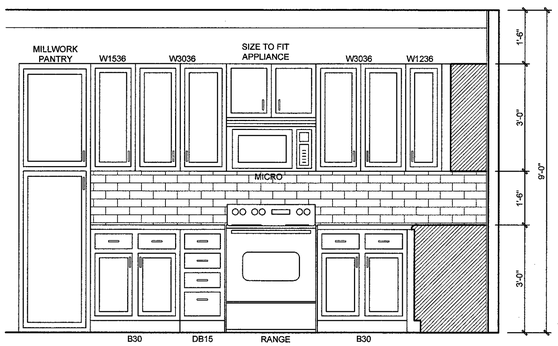
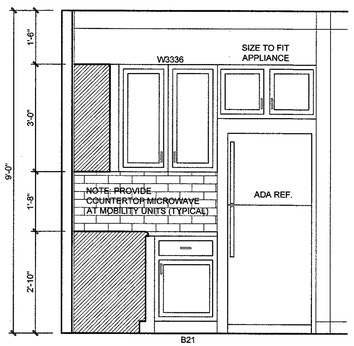
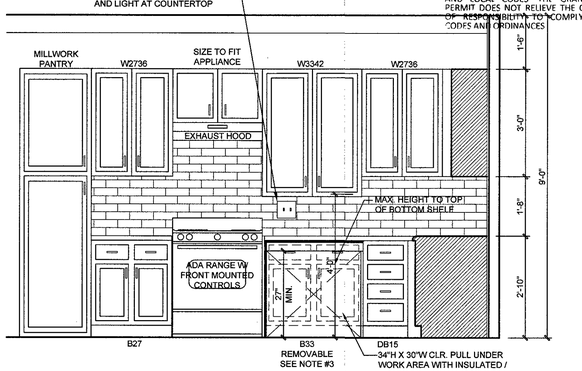




1 UNIT TYPE 1.0 KITCHEN ELEVATIONS - FAIR HOUSING

Scale: 1/2" = 1'-0"





2 UNIT TYPE 1.0 KITCHEN ELEVATIONS - MOBILITY

Scale: 1/2" = 1'-0"

JAN 09 2020

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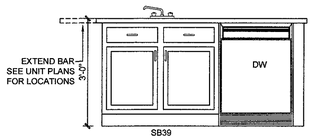
REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

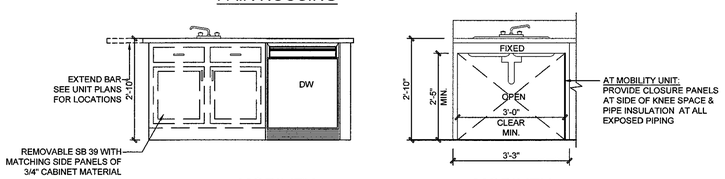
STATE OF FLORIDA
MARC W. MILLER
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:	ISSUE DATE:	REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	7/26/19				

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Kitchen Elevations
SHEET NUMBER: A1.27



FAIR HOUSING

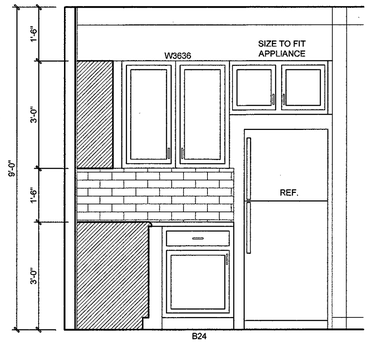


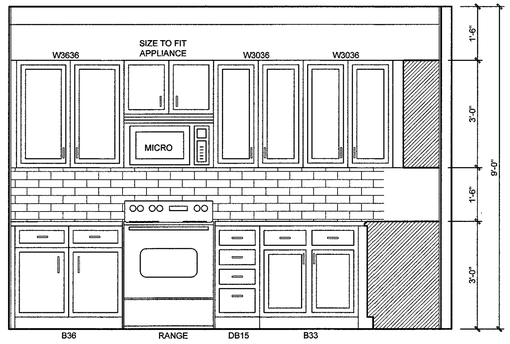
MOBILITY

MOBILITY
AFTER RETROFIT

3 TYPICAL KITCHEN ISLAND ELEVATIONS (MIRRORED AT UNIT 2.1)

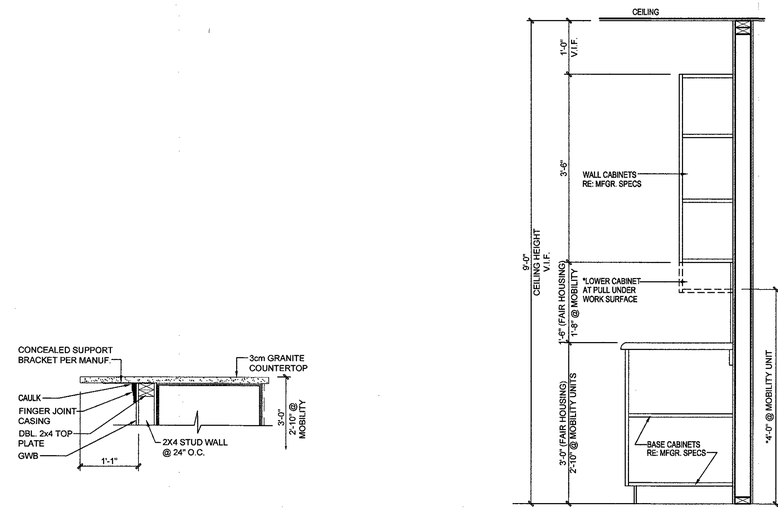
Scale: 1/2" = 1'-0"





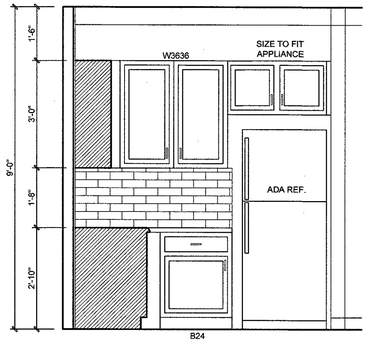
1 UNIT TYPE 3.0 KITCHEN ELEVATIONS - FAIR HOUSING

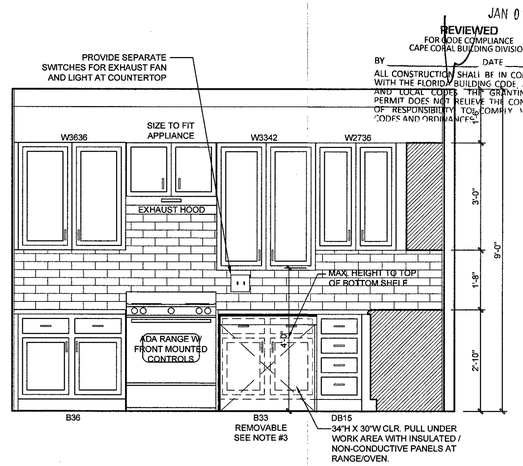
Scale: 1/2" = 1'-0"



4 TYPICAL KITCHEN CABINET SECTIONS

Scale: 3/4" = 1'-0"





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CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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2 UNIT TYPE 3.0 KITCHEN ELEVATIONS - MOBILITY

Scale: 1/2" = 1'-0"

NOTES:
1. CABINET ELEVATIONS ARE FOR SCHEMATIC PURPOSES ONLY. SEE CABINET MANUFACTURER'S SHOP DRAWINGS FOR FINAL ELEVATION APPROVAL.

2. SEE 2/A0.02 FOR ALL ACCESSIBILITY NOTES & BLOCKING DIMENSIONS

3. CABINETRY SHALL BE PERMITTED UNDER THE SINKS AND WORK SURFACES, PROVIDED:

(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY

(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND

(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

4. ELEVATIONS DO NOT REFLECT ALL POSSIBLE UNIT ORIENTATIONS. COORDINATE WITH BUILDING PLANS.

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REVISION
RESUBMIT
OCT 15 2019
#1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

PROGRESS DATE:			
ISSUE DATE:	7/26/19	DESCRIPTION	
REVISIONS	NUMBER	DATE	INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Kitchen Elevations

SHEET NUMBER:
A1.28

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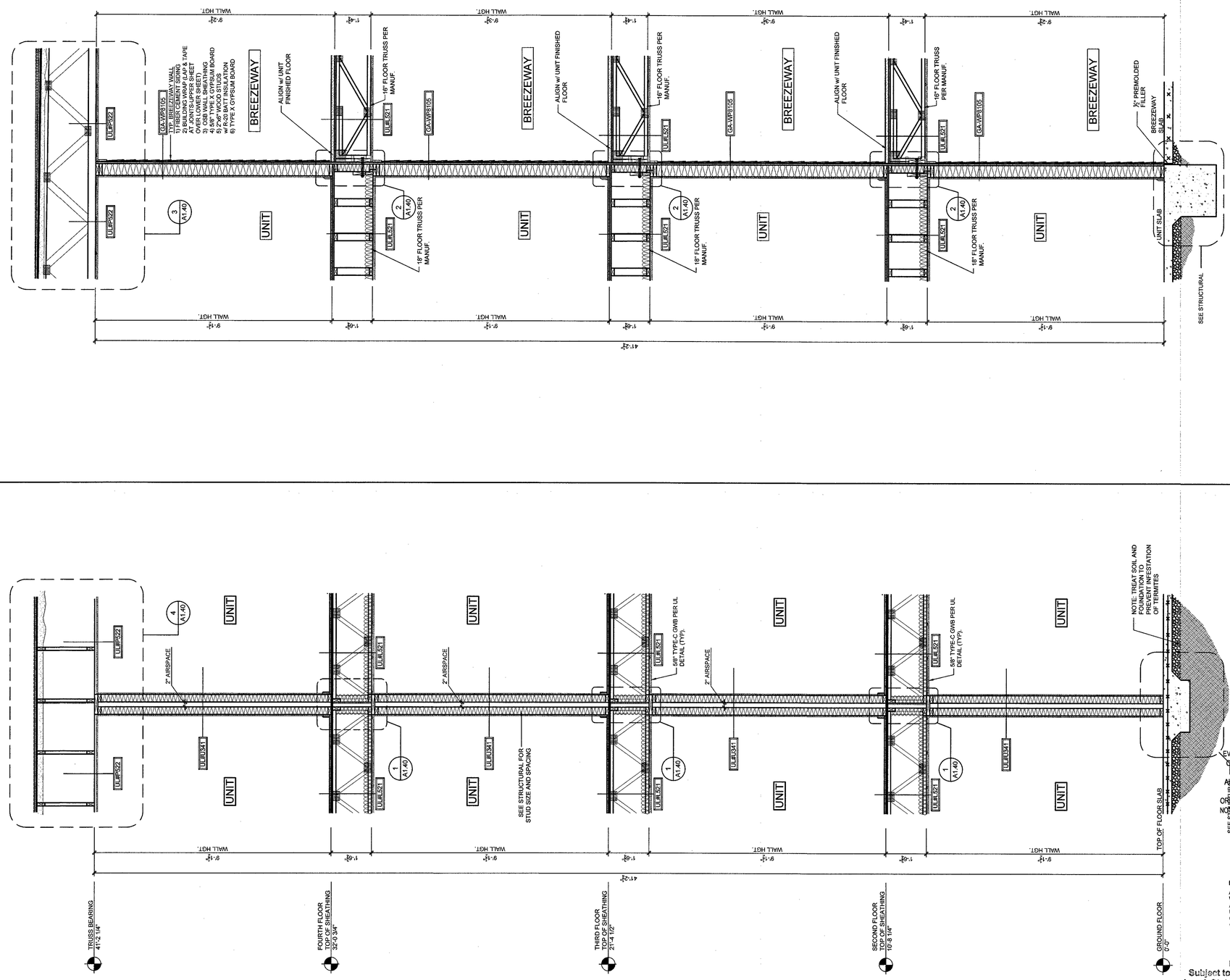
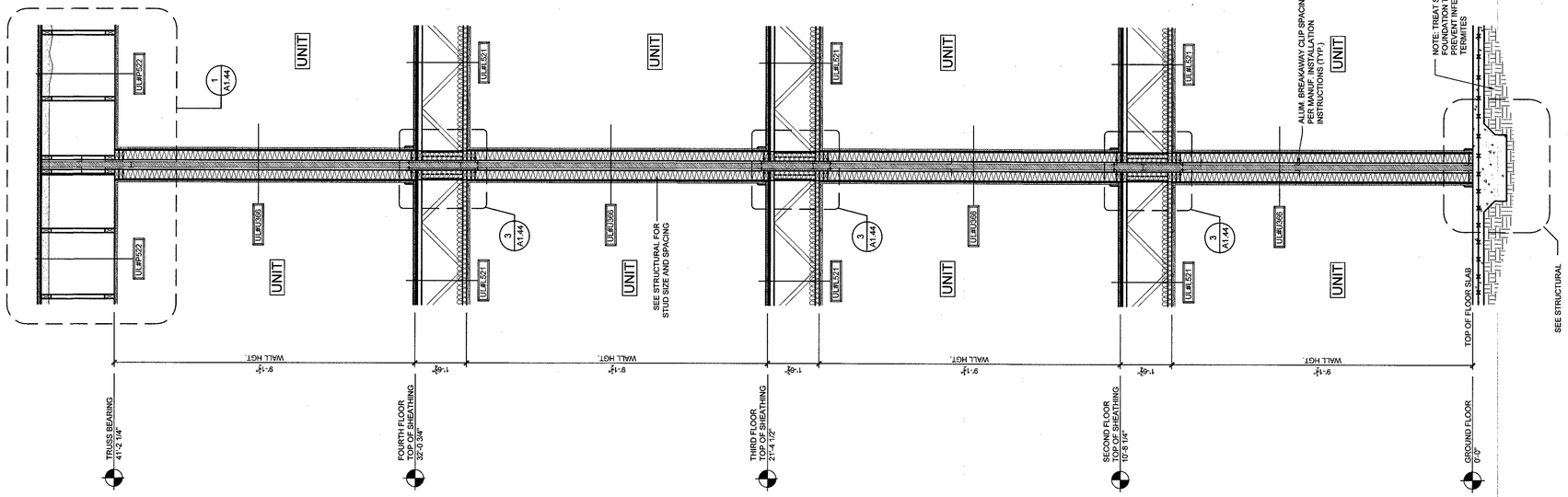

BREEZEWAY
UNIT
ALIGN w/ UNIT FINISHED FLOOR
16" FLOOR TRUSS PER MANUF.
18" FLOOR TRUSS PER MANUF.
WALL HGT.
41'-2"
ULIP622
ULIP822
GA-WP8105
ULIL621
ULIL821
1) TYP. BREEZEWAY WALL
2) 1/4" HORIZONTAL TAPE AT JOINTS-UPPER SHEET OVER LOWER SHEET
3) 5/8" TYPE X GYPSUM BOARD
4) 2"x6" WOOD STUDS
5) 2"x6" BATT INSULATION
6) 5/8" TYPE X GYPSUM BOARD
7) FIBER CEMENT SIDING
8) WEATHER BARRIER
9) 1/2" PLYWOOD SHEATHING
10) 1/2" GYPSUM BOARD
11) 1/2" PLYWOOD SHEATHING
12) 1/2" GYPSUM BOARD
13) 1/2" PLYWOOD SHEATHING
14) 1/2" GYPSUM BOARD
15) 1/2" PLYWOOD SHEATHING
16) 1/2" GYPSUM BOARD
17) 1/2" PLYWOOD SHEATHING
18) 1/2" GYPSUM BOARD



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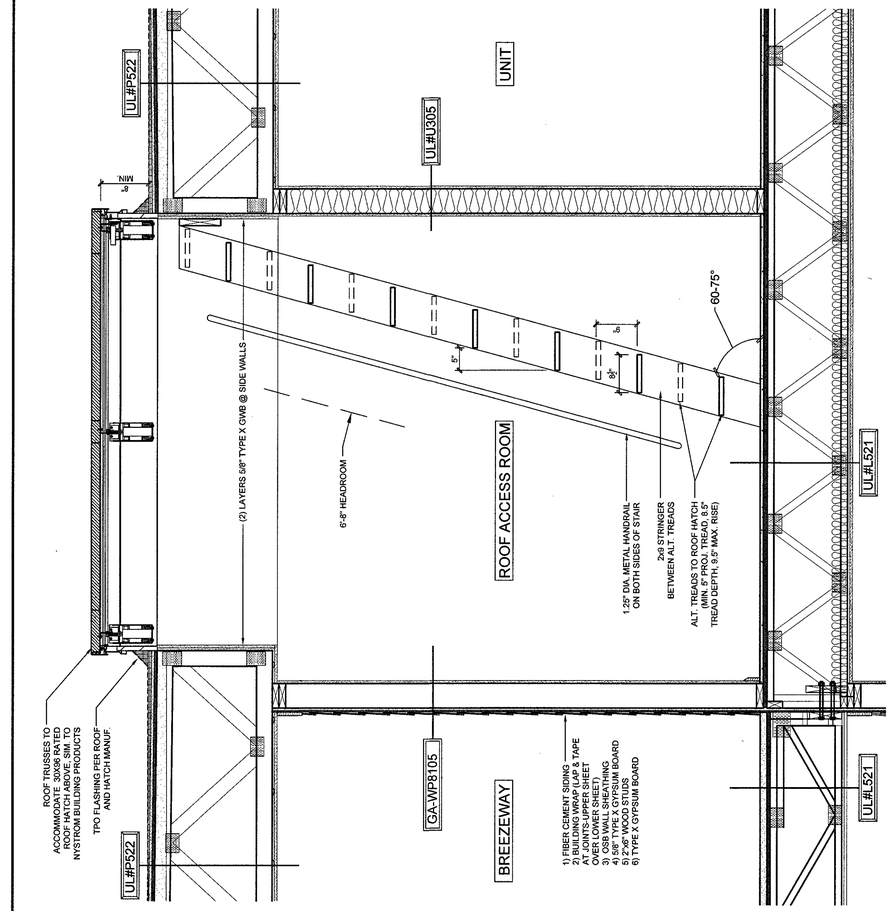
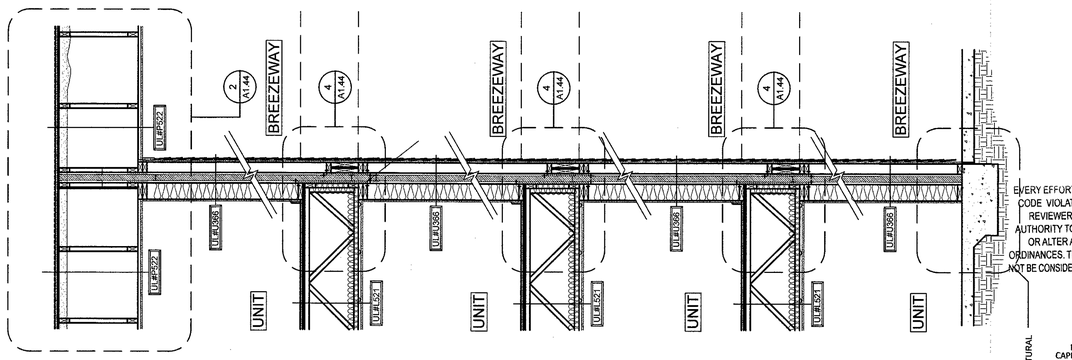
2) MAINTAIN 6" CLEAR BETWEEN FIBER CEMENT TRIM & FLASHING. DO NOT CAULK BETWEEN THE SIDING AND THE FLASHING

2 2 HOUR FIREWALL @ PARTY WALL
Scale: 1/2" = 1'-0"



3 ROOF ACCESS DETAIL
Scale: 3/4" = 1'-0"



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CAPE CORAL BUILDING DIVISION
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REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

1 2 HOUR FIREWALL PARALLEL TO BREEZEWAY
Scale: 1/2" = 1'-0"

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REVISION
RESUBMIT Oct 15 2019

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
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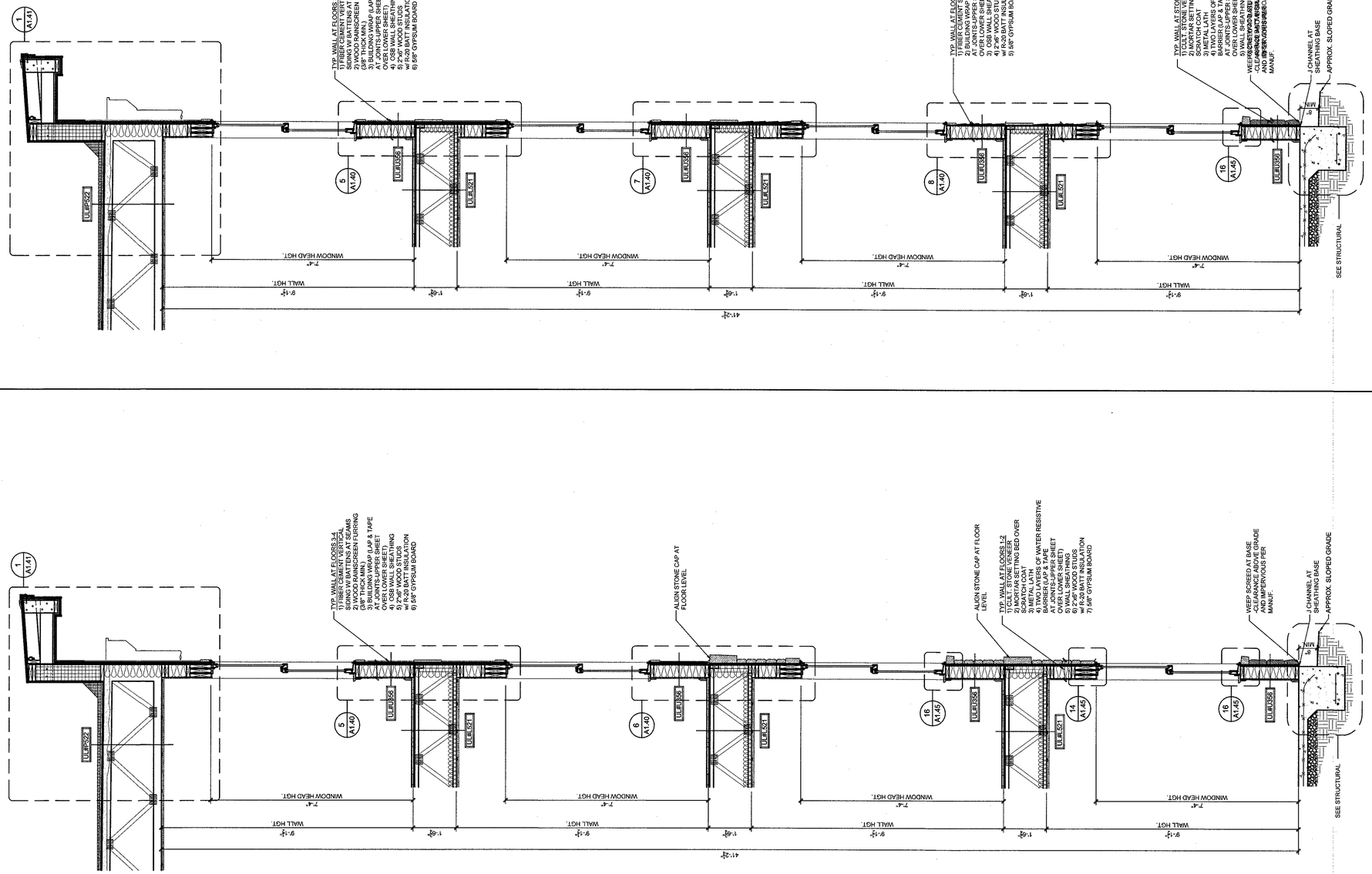
STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:
ISSUE DATE: 7/26/19
REVISIONS
NUMBER | DATE | INITIALS | DESCRIPTION

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Wall Sections

SHEET NUMBER:
A1.31



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2) MIN 1/2" GAP BETWEEN FIBER CEMENT TRIM & FLASHING. DO NOT CAULK BETWEEN THE SIDING AND THE FLASHING

2 EXTERIOR WALL SECTION
Scale: 1/2" = 1'-0"

1 EXTERIOR WALL SECTION
Scale: 1/2" = 1'-0"

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JAN 09 2020 2019

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BY _____ DATE _____

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CAPE CORAL FIRE DEPARTMENT
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Zimmer Development Company

Cape Coral, Florida

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PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	NUMBER	DATE	INITIALS
		DESCRIPTION	

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Wall Sections
--

SHEET NUMBER:
A1.32

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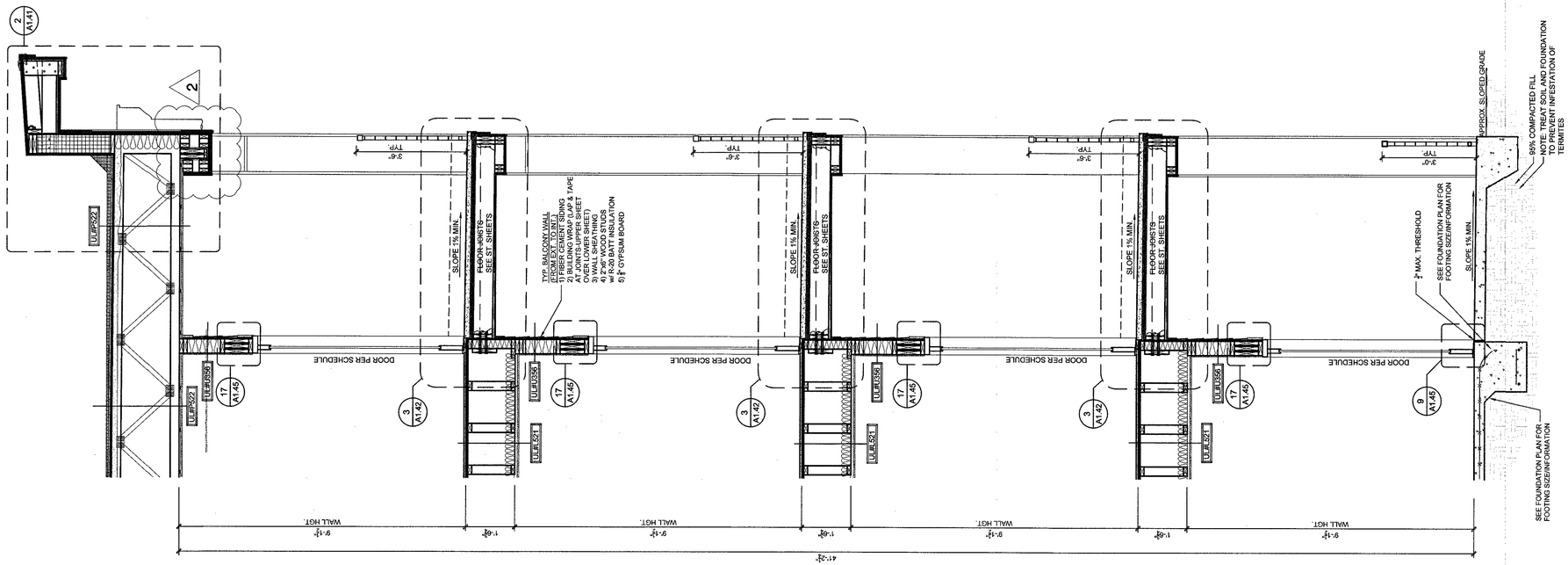

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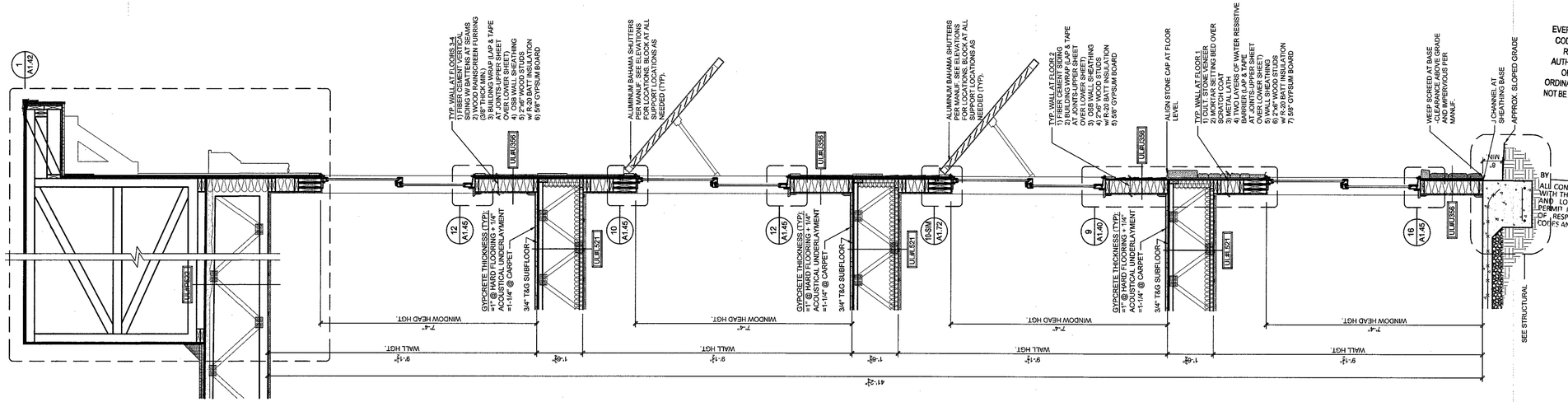
2 EXTERIOR WALL SECTION
Scale: 1/2" = 1'-0"



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Date: 12/23/19 By:

1 EXTERIOR WALL SECTION
Scale: 1/2" = 1'-0"

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MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

PROGRESS DATE:		7/26/19
ISSUE DATE:		
REVISIONS		
NUMBER	DATE	DESCRIPTION
1	10/04/19	Cycle 1 Permit Responses
2	11/22/19	Cycle 2 Permit Responses

INITIALS
TH
TH

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Wall Sections
SHEET NUMBER: A1.33

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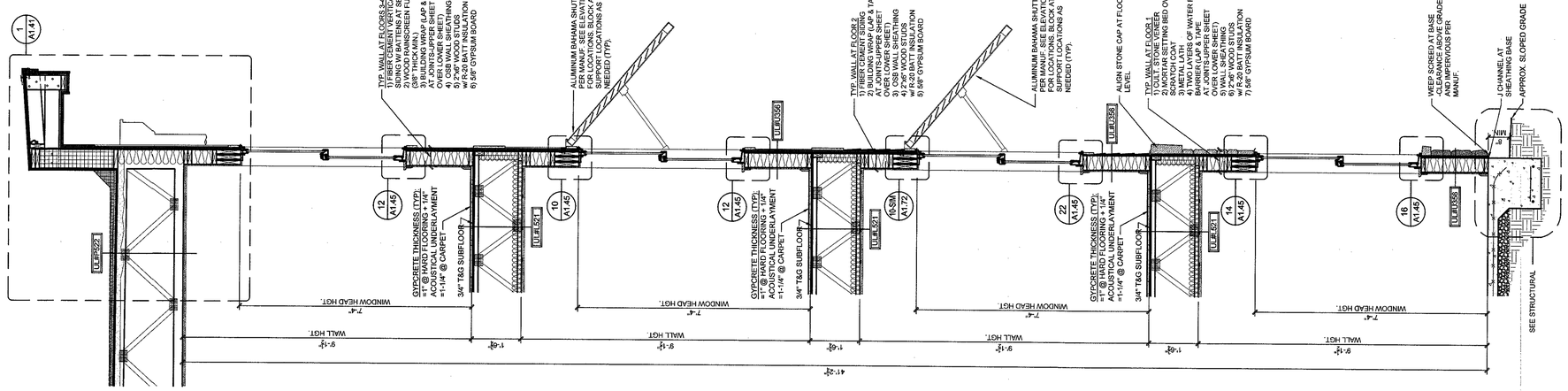

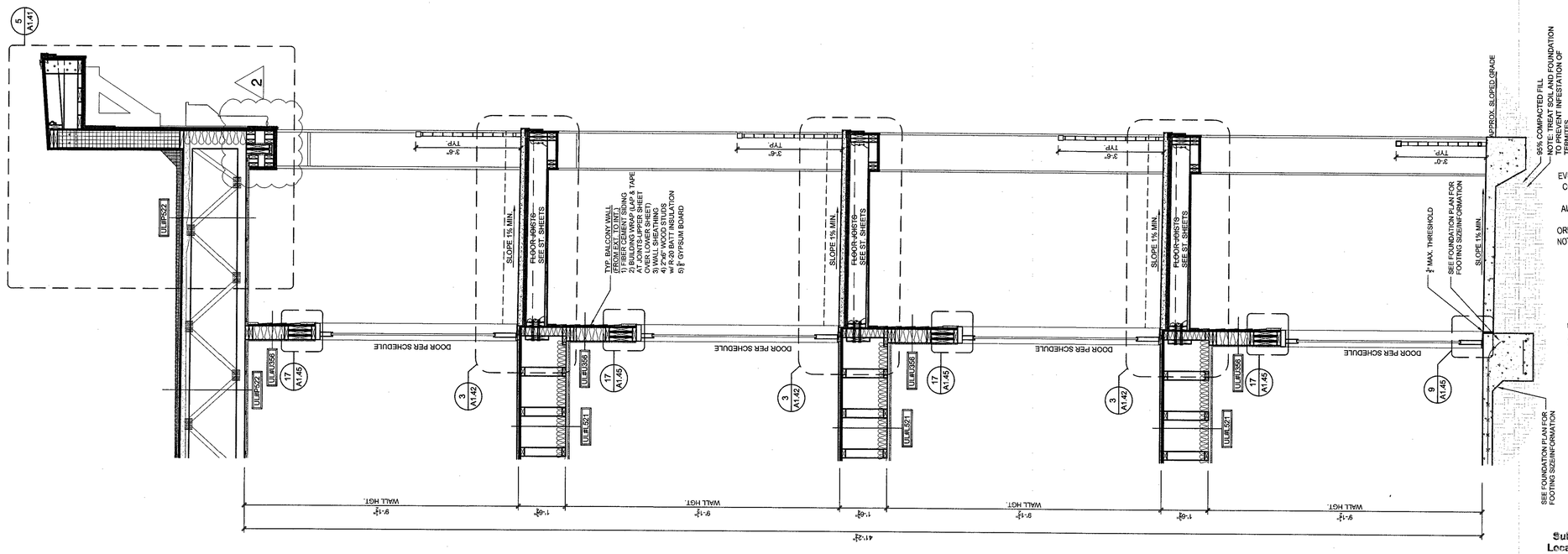

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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

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2 EXTERIOR WALL SECTION
Scale: 1/2" = 1'-0"

1 EXTERIOR WALL SECTION
Scale: 1/2" = 1'-0"

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website www.planworx.com

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REGISTERED ARCHITECT
MARC W. MILLER
AR91507
11-2019

PROGRESS DATE:	7/26/19		
ISSUE DATE:	DESCRIPTION	INITIALS	
REVISIONS NUMBER	DATE		
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Wall Sections
SHEET NUMBER: A1.34

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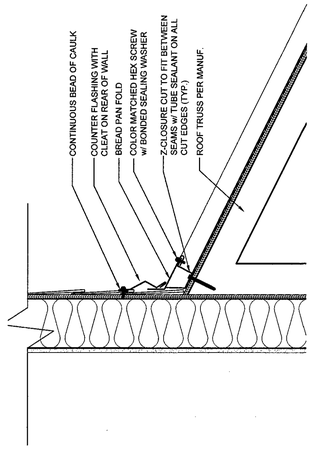
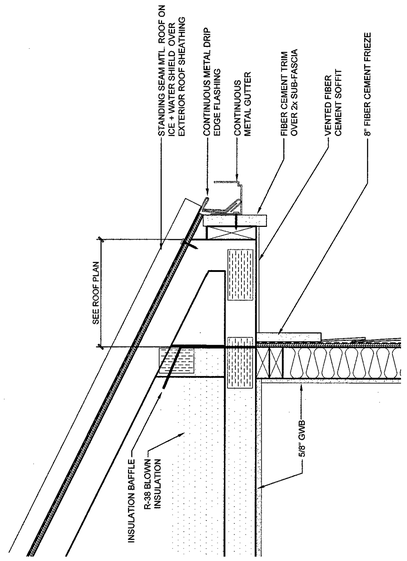


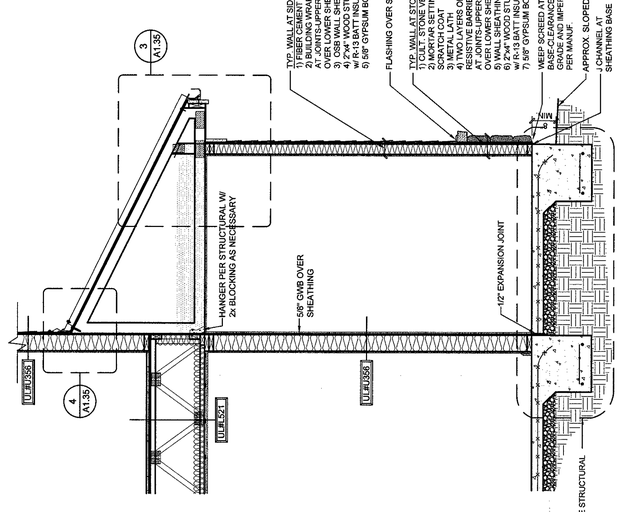
4 ENLARGED DETAIL - ROOF TO WALL

Scale: 1-1/2" = 1'-0"



3 ENLARGED EAVE DETAIL

Scale: 1-1/2" = 1'-0"



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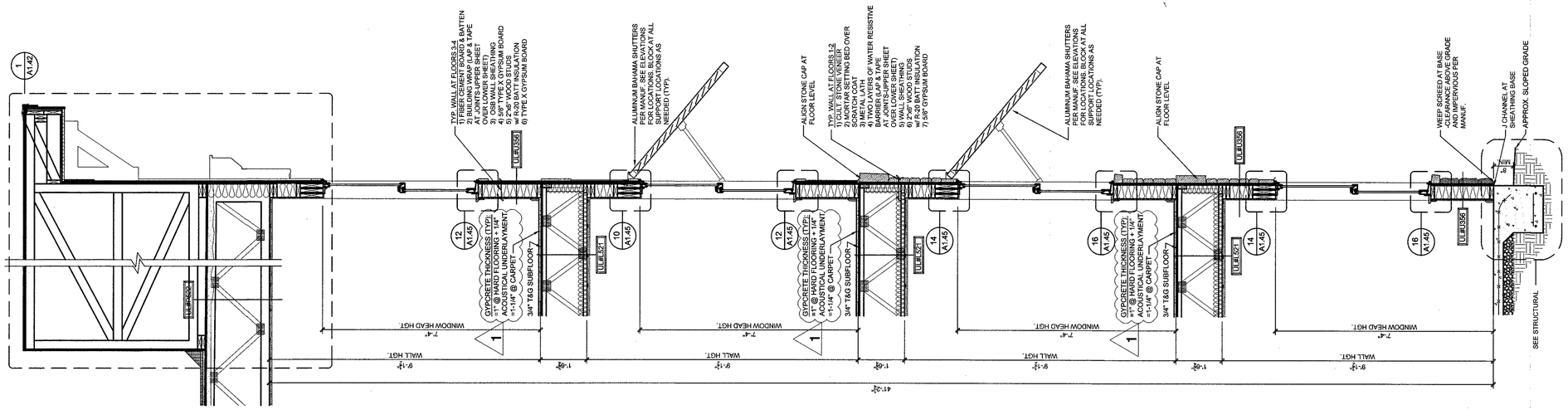
2 EXTERIOR WALL SECTION @ RISER ROOM

Scale: 1/2" = 1'-0"



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Subject to conformance to all
Local, State and Federal Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

1 EXTERIOR WALL SECTION

Scale: 1/2" = 1'-0"

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website www.planworx.com

REVISION
OCT 15 2019
RESUBMIT

Surfside Corner

Zimmer Development Company

Cape Coral, Florida

Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507
12/19

PROGRESS DATE: 7/26/19

ISSUE DATE:

REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018

DRAWN BY: TH

CHECKED BY: MM

SHEET TITLE:
Wall Sections

SHEET NUMBER:
A1.35

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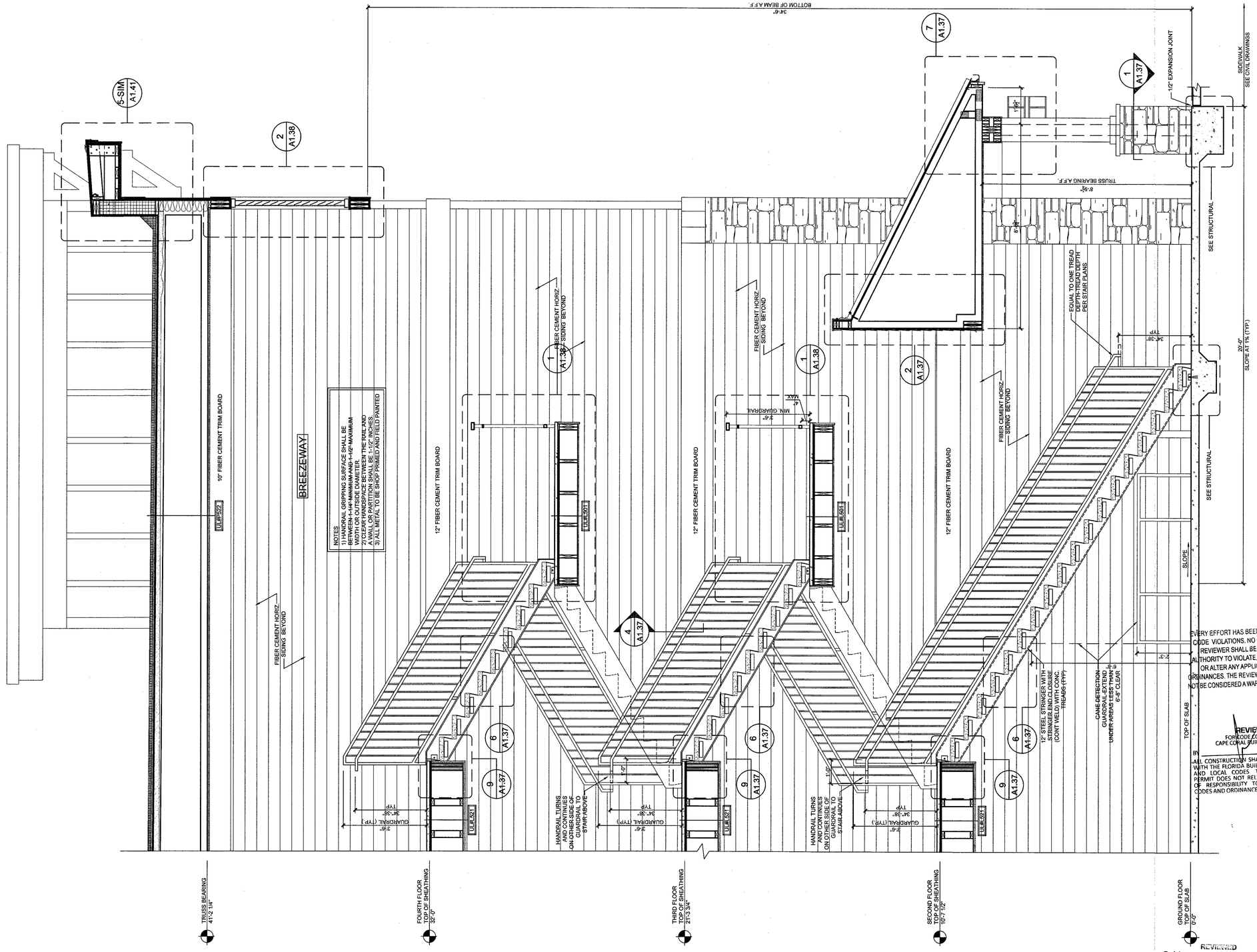

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REVISION
OCT 15 2019
RESUBMIT
#1

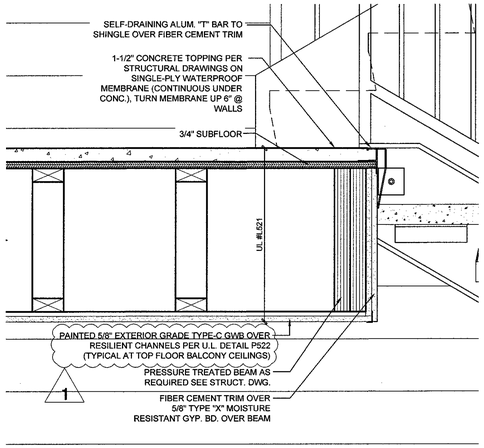
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MM
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:
ISSUE DATE: 7/26/19
REVISIONS — NUMBER | DATE | INITIALS | DESCRIPTION

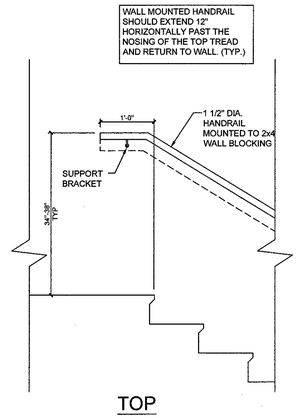
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Stair Section --
SHEET NUMBER: A1.36

STAIR #1 SECTION
Scale: 1/2" = 1'-0"
1



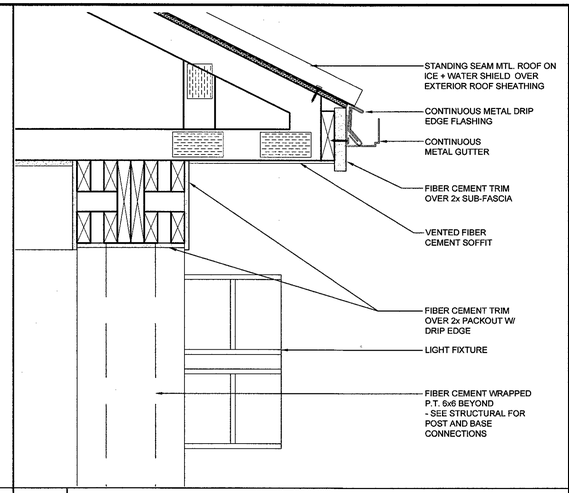
9 ENLARGED DETAIL AT TOP LANDING

Scale: 1-1/2" = 1'-0"



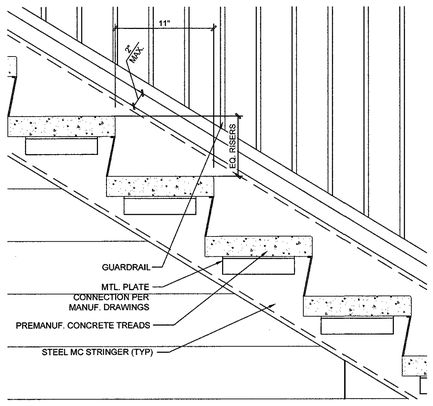
8 HANDRAIL AT WALL DETAILS - TOP

Scale: 3/4" = 1'-0"



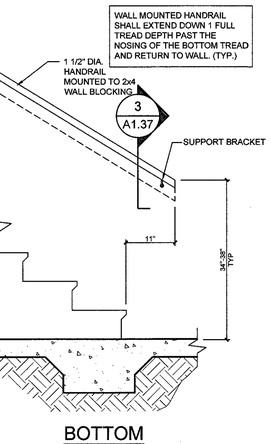
7 ENLARGED ENTRY ROOF DETAIL

Scale: 1-1/2" = 1'-0"



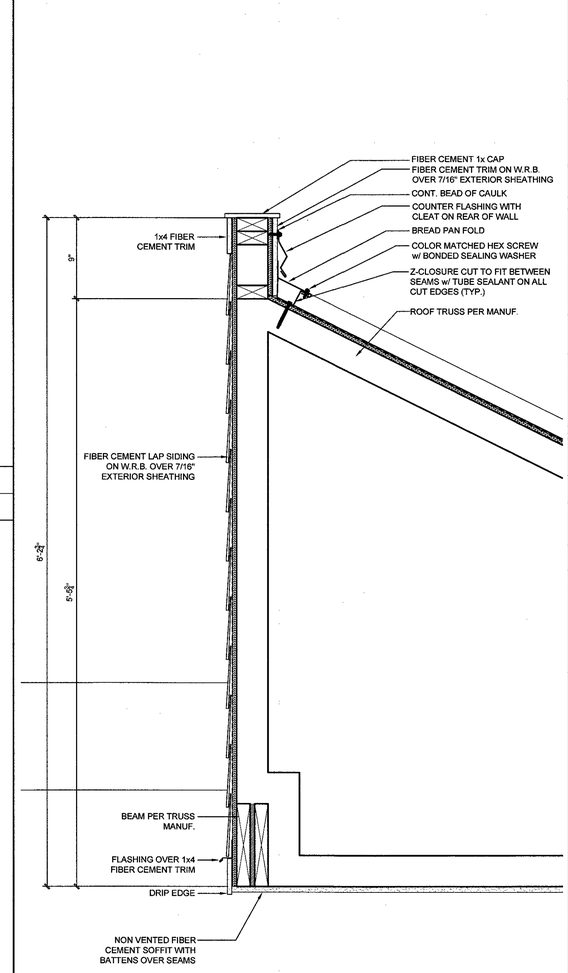
6 ENLARGED STRINGER DETAIL

Scale: 1-1/2" = 1'-0"



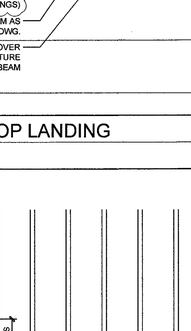
5 HANDRAIL AT WALL DETAILS - BOTTOM

Scale: 3/4" = 1'-0"



2 ENLARGED ENTRY ROOF DETAIL

Scale: 1-1/2" = 1'-0"

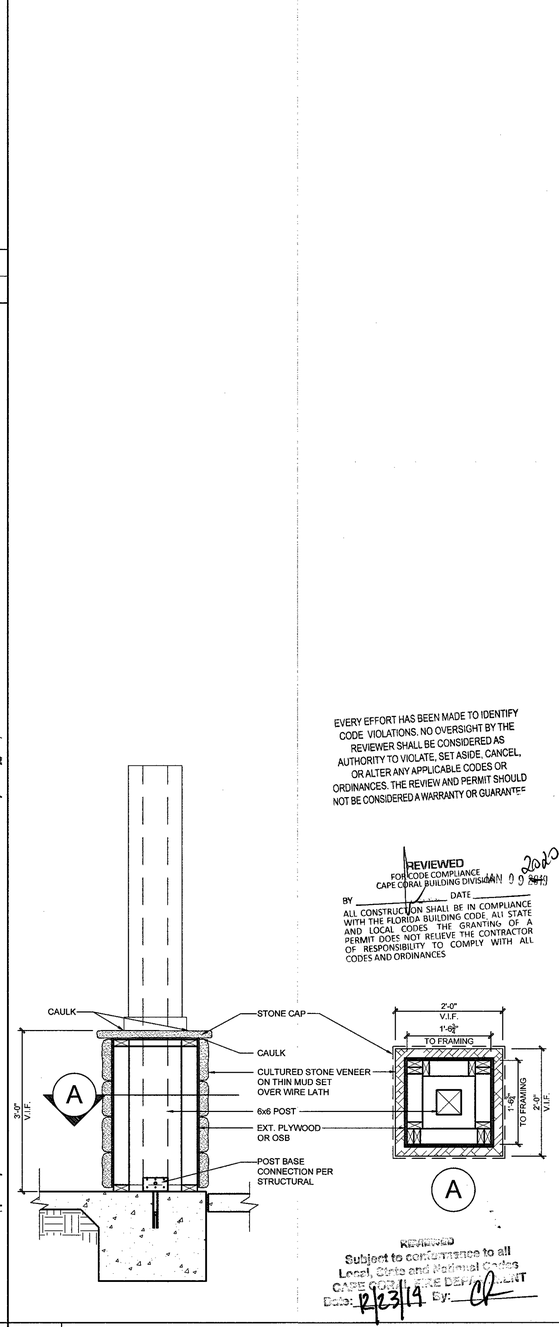


4 HANDRAIL AT STAIR

Scale: 1-1/2" = 1'-0"

3 HANDRAIL AT WALL SECTION

Scale: 1-1/2" = 1'-0"



1 ENTRY COLUMN DETAIL

Scale: 3/4" = 1'-0"

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REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

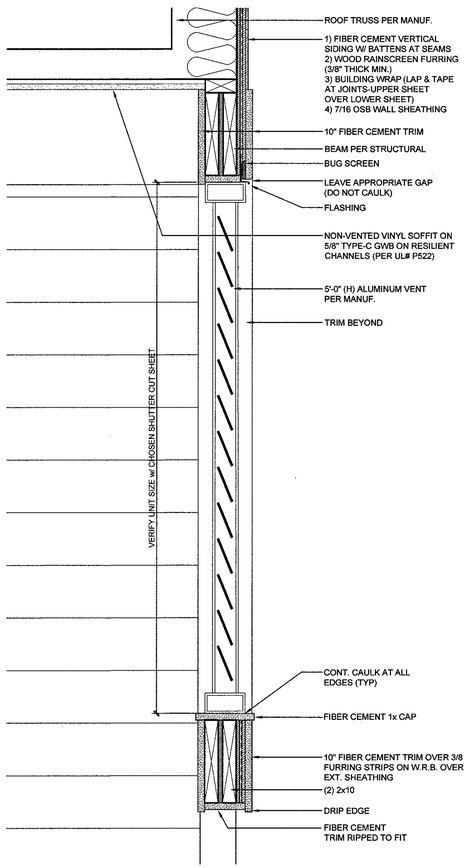
PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

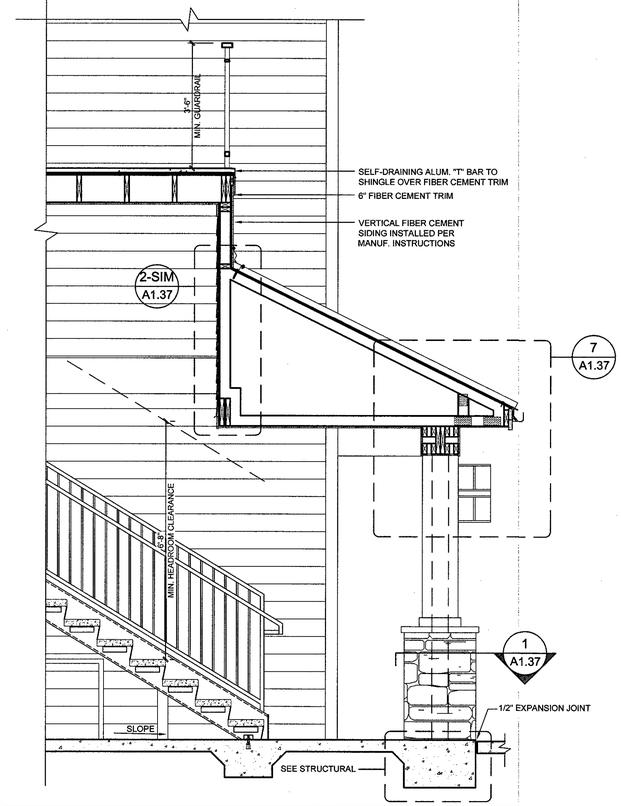
SHEET TITLE:
Enlarged Stair Details

SHEET NUMBER:
A1.37



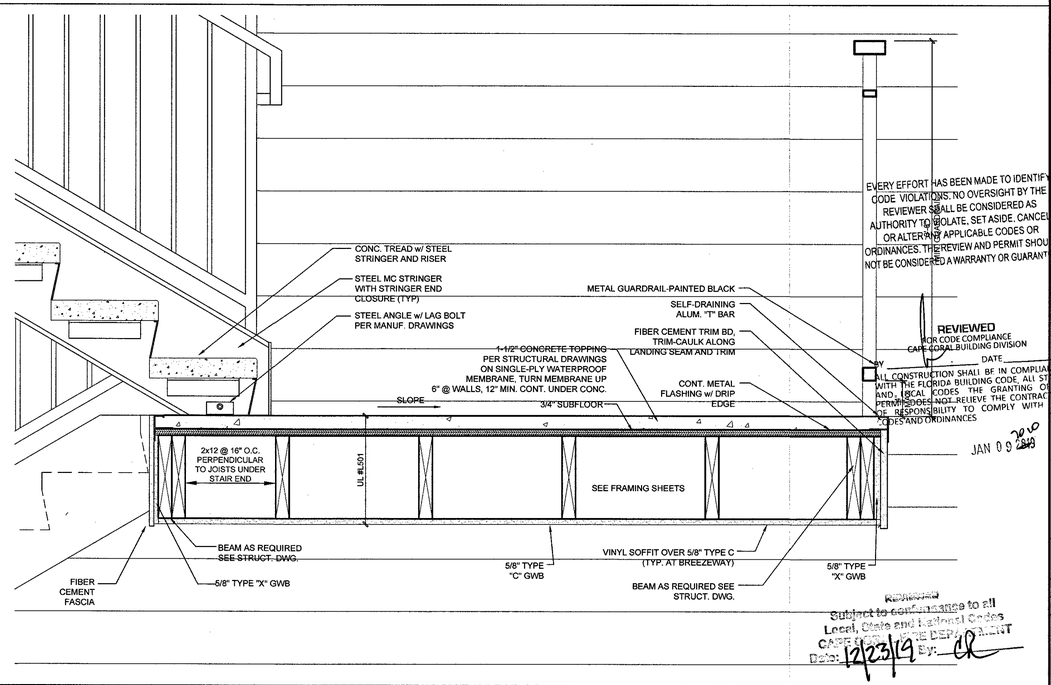
2 ENLARGED VENT DETAIL

Scale: 1-1/2" = 1'-0"



3 PARTIAL SECTION AT STAIR # 2 & 3

Scale: 1/2" = 1'-0"



1 ENLARGED DETAIL AT BOTTOM LANDING

Scale: 1-1/2" = 1'-0"

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REVISION OCT 15 2019 RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA REGISTERED ARCHITECT AR91507 12-19

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION		
NUMBER	DATE	INITIALS	

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Enlarged Stair Details
SHEET NUMBER: A1.38

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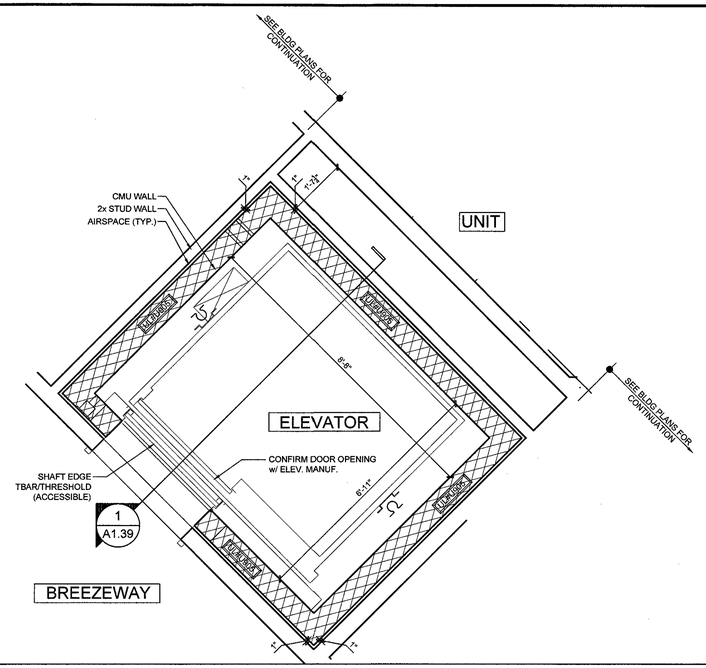
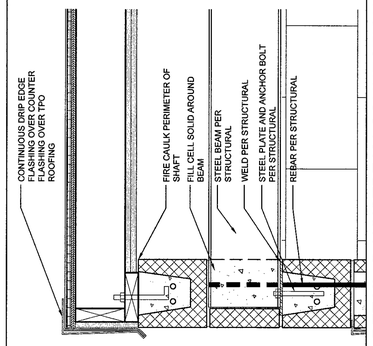


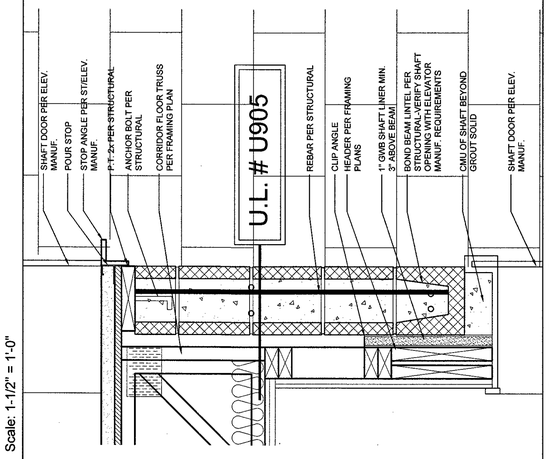
2 ENLARGED ELEVATOR PLAN

Scale: 1/2" = 1'-0"



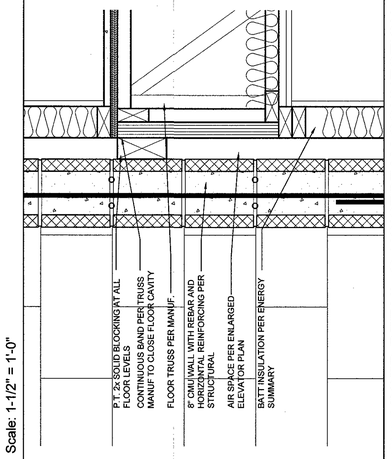
3 ENLARGED DETAIL @ HOISTBEAM CONNECTION

Scale: 1-1/2" = 1'-0"



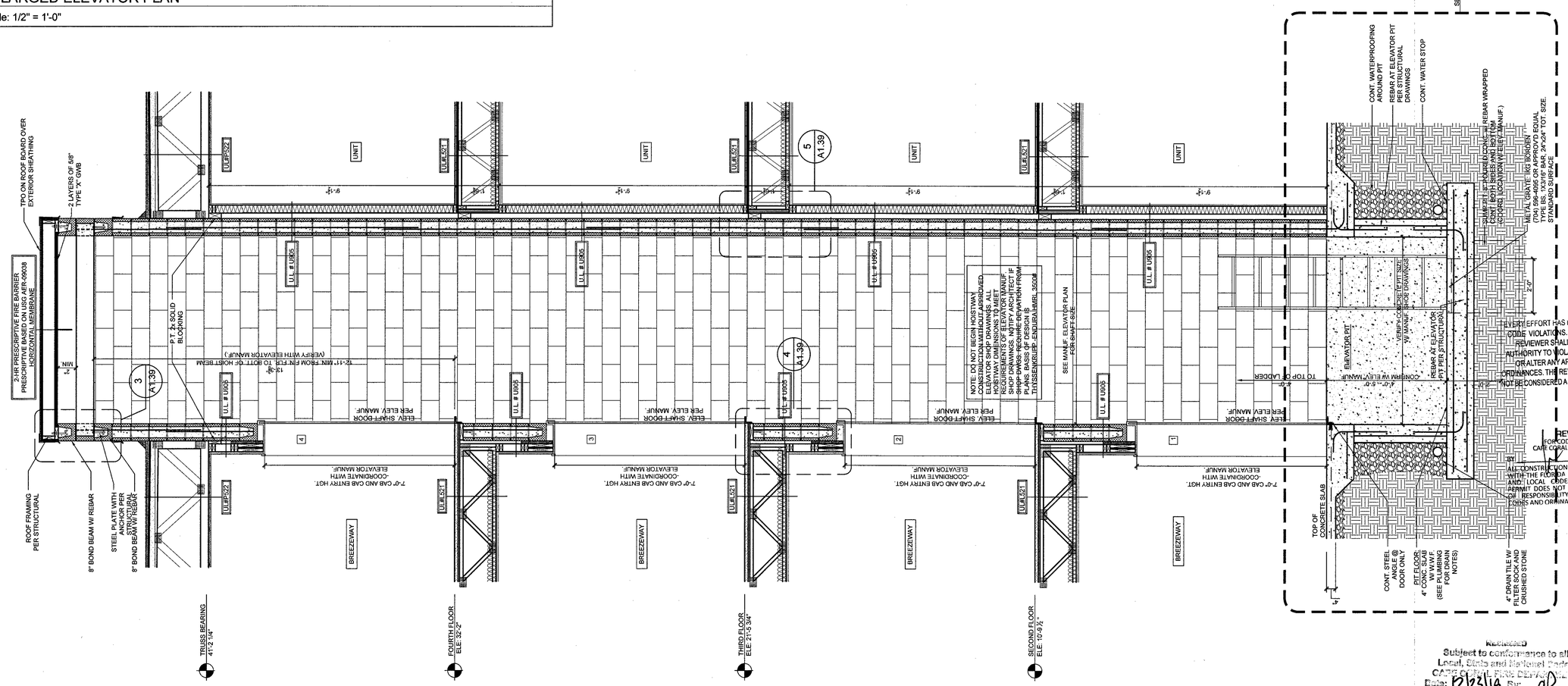
4 ENLARGED DETAIL @ HOISTBEAM CONNECTION

Scale: 1-1/2" = 1'-0"



5 ENLARGED DETAIL @ HOISTBEAM CONNECTION

Scale: 1-1/2" = 1'-0"



ELEVATOR SECTION

Scale: 1/2" = 1'-0"

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL BUILDING DIVISION
Date: 12/23/19 By: CL

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE 1/2/2020
BY
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REVISION
OCT 15 2019
RESUBMIT
#1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
MARC W. MAY
AR91507

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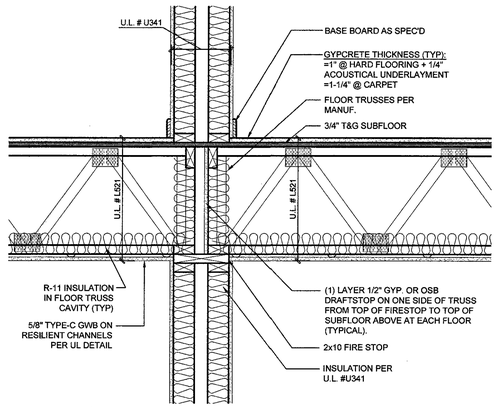
PROGRESS PRINTS	DESCRIPTION	DATE	INITIALS
ISSUE DATE:		7/26/19	

REVISIONS	DESCRIPTION	DATE	INITIALS
NUMBER			

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

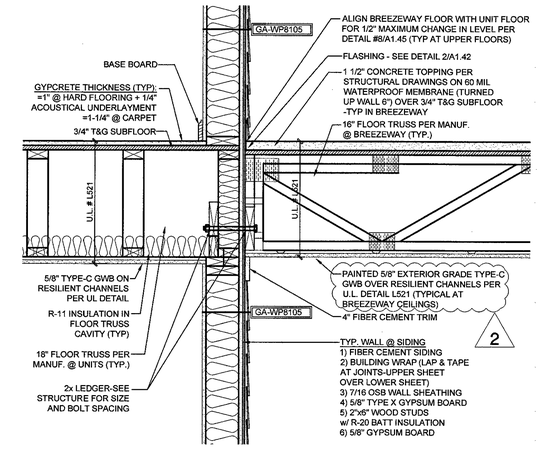
SHEET TITLE:
Elevator Section & Enlarged Details

SHEET NUMBER:
A1.39



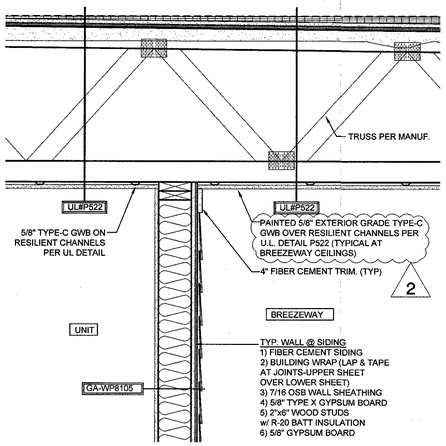
1 ENLARGED DETAIL @ PARTY WALL

Scale: 1" = 1'-0"



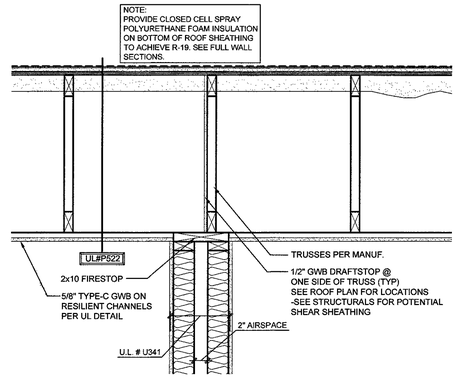
2 ENLARGED DETAILS @ BREEZEWAY CONNECTION

Scale: 1" = 1'-0"



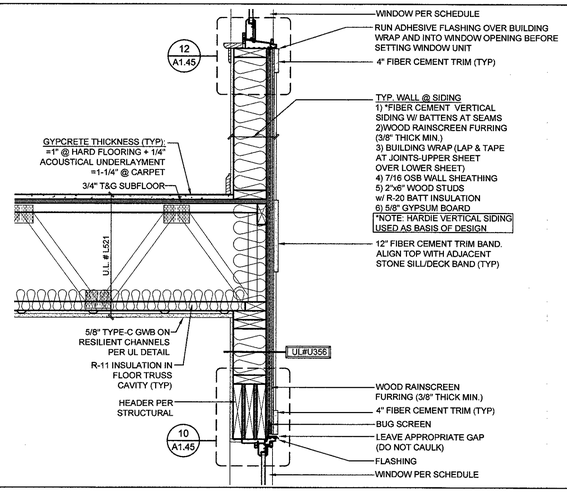
3 TOP OF BREEZEWAY/UNIT WALL

Scale: 1" = 1'-0"



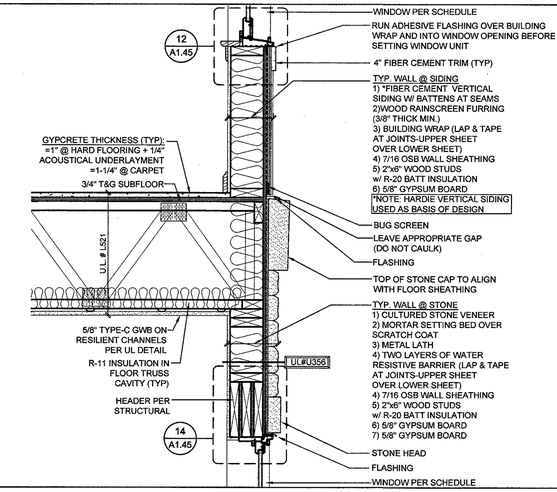
4 TOP OF TENANT SEPARATION WALL

Scale: 1" = 1'-0"



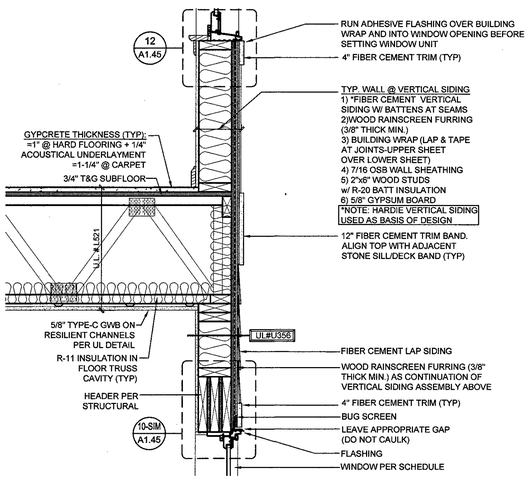
5 ENLARGED WALL SECTION @ VERTICAL SIDING

Scale: 1" = 1'-0"



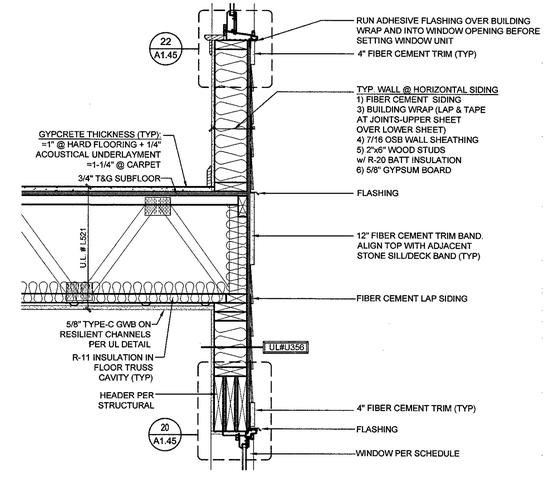
6 ENLARGED WALL SECTION @ VERTICAL SIDING/STONE

Scale: 1" = 1'-0"



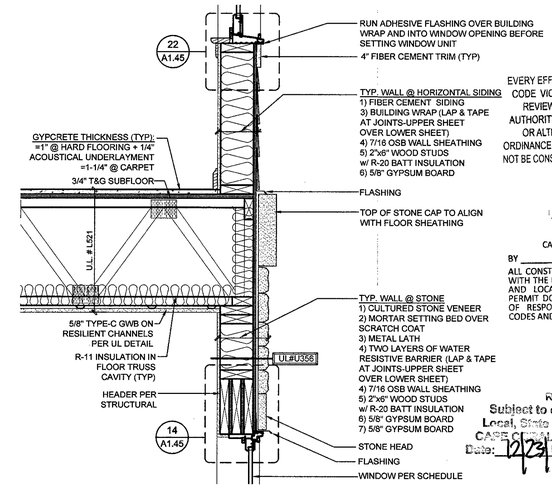
7 ENLARGED WALL SECTION @ VERTICAL & HORIZONTAL SIDING

Scale: 1" = 1'-0"



8 ENLARGED WALL SECTION @ HORIZONTAL SIDING

Scale: 1" = 1'-0"



9 ENLARGED WALL SECTION @ HORIZONTAL SIDING/STONE

Scale: 1" = 1'-0"

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H2
DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

REVISIONS NUMBER	DATE:	DESCRIPTION	INITIALS
1	10/04/19	Cycle 1 Permit Responses	TH
2	11/22/19	Cycle 2 Permit Responses	TH

PROGRESS DATE:
ISSUED DATE: (TYP)

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JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY DATE

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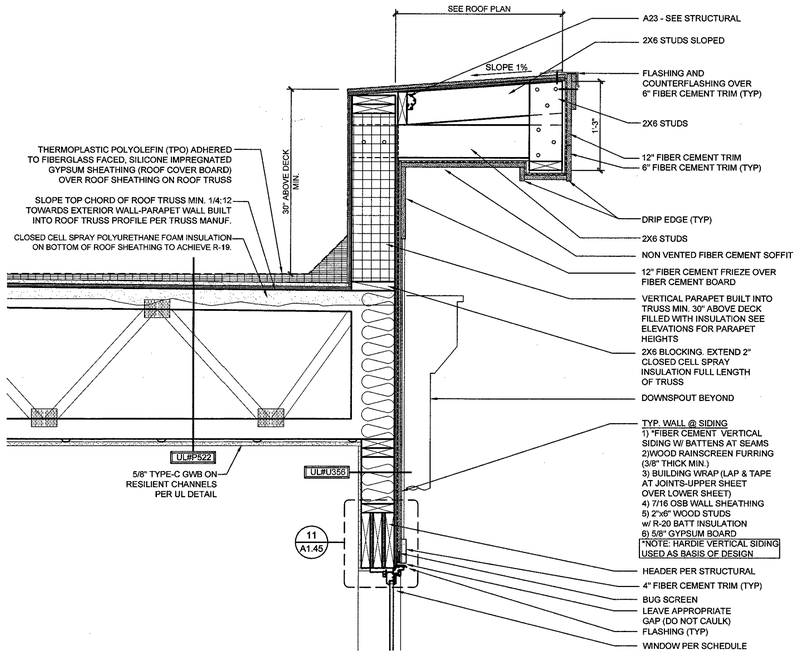
REVIEWED
Subject to conformance to
Local, State and National Co
CAPE CORAL FIRE DEPARTM
Date: 12/23/19 By:

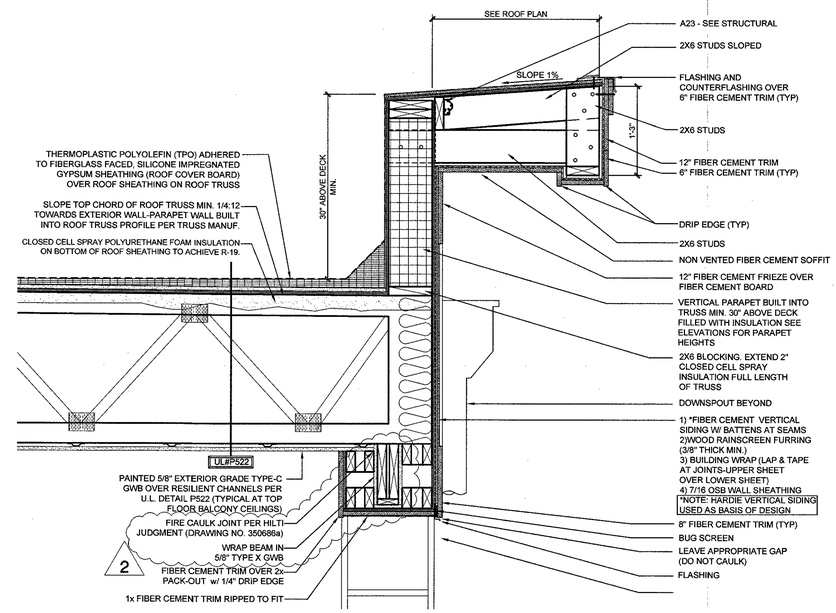
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Enlarged Details

SHEET NUMBER:
A1.40



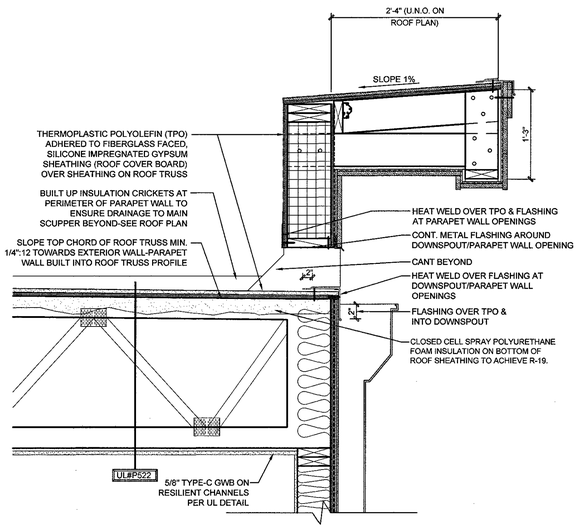
1 ENLARGED PARAPET DETAIL

Scale: 1" = 1'-0"



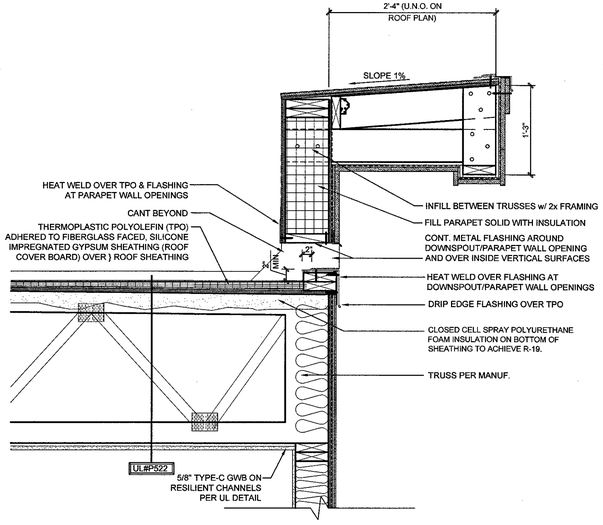
2 ENLARGED PARAPET DETAIL @ BALCONY

Scale: 1" = 1'-0"



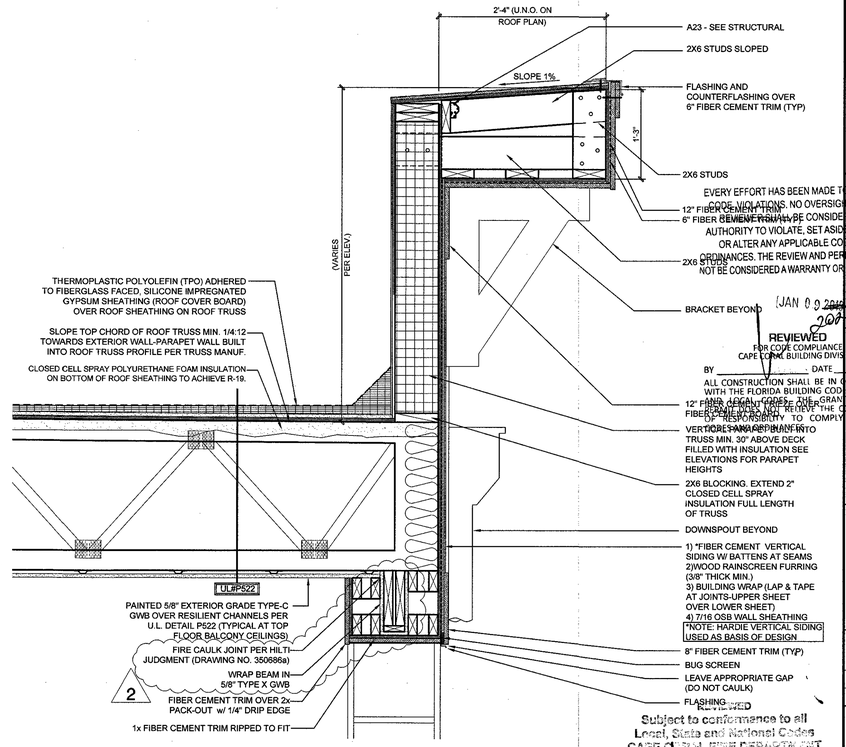
3 MAIN SCUPPER DETAIL

Scale: 1" = 1'-0"



4 OVERFLOW SCUPPER DETAIL

Scale: 1" = 1'-0"



5 ENLARGED PARAPET DETAIL @ BALCONY

Scale: 1" = 1'-0"

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RESUBMIT

Surfside Corner
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Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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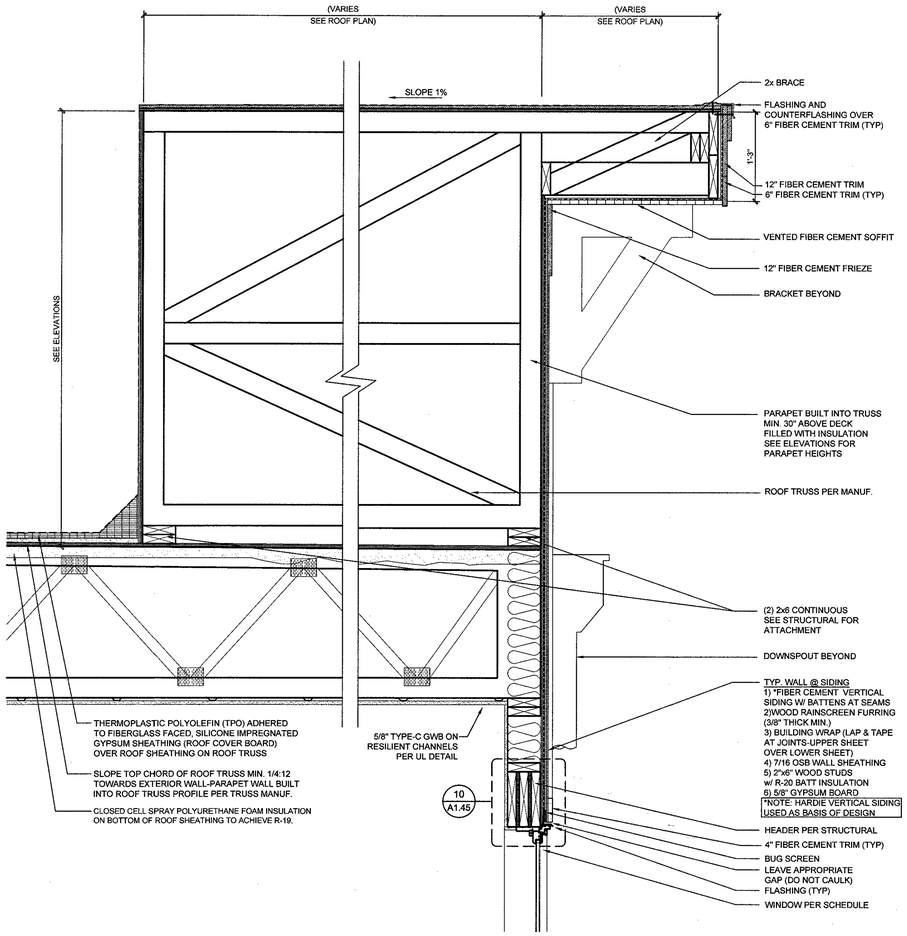
PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

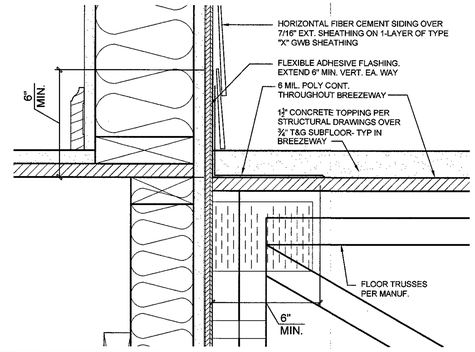
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Enlarged Details
SHEET NUMBER: A1.41

REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL BUILDING DEPARTMENT
Date: 12/23/19 By: CP



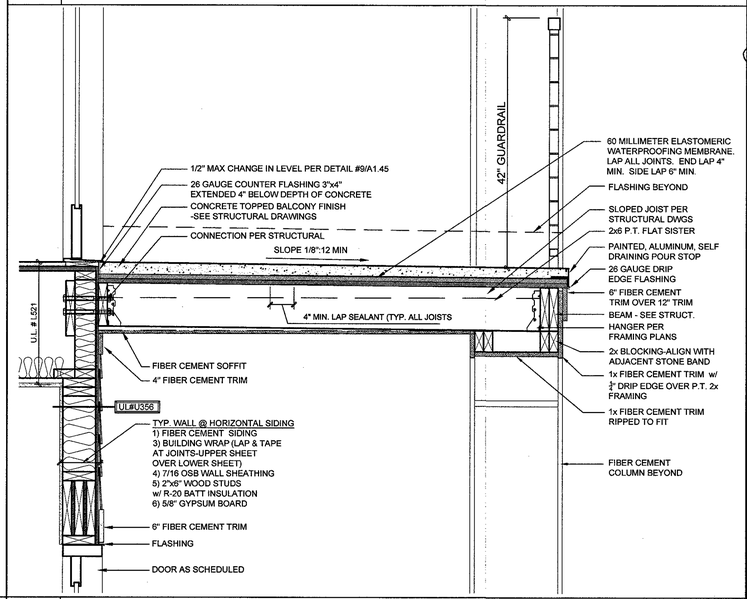
1 ENLARGED PARAPET DETAIL

Scale: 1" = 1'-0"



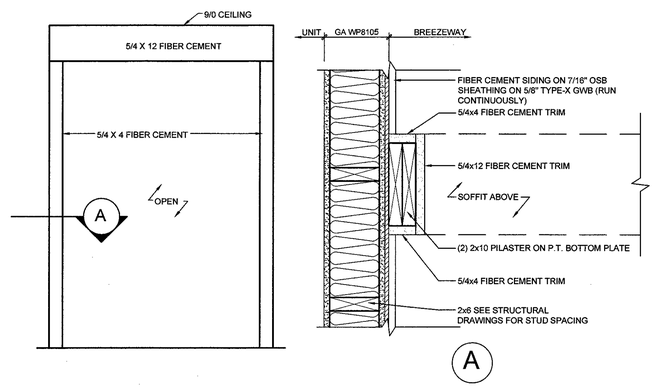
2 ENLARGED FLASHING DETAIL @ BREEZEWAY CONNECTION

Scale: 3" = 1'-0"



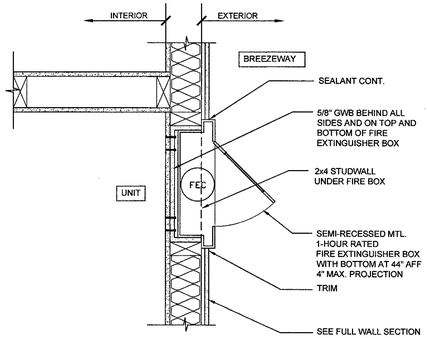
3 ENLARGED BALCONY DETAIL

Scale: 1" = 1'-0"



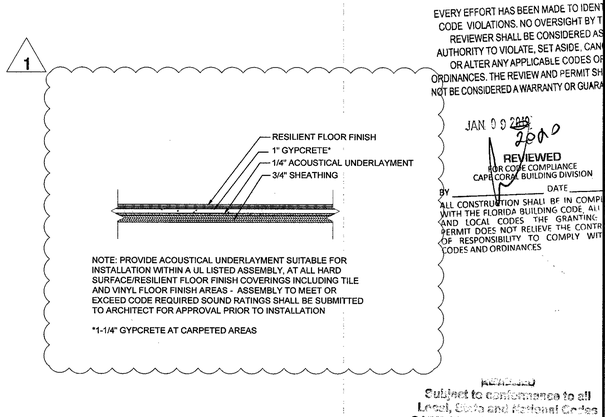
4 BREEZEWAY PILASTER ELEVATION & SECTION

NTS



5 FIRE EXTINGUISHER WALL DETAIL

Scale: NTS



6 ACOUSTICAL UNDERLAYMENT

Scale: 1-1/2" = 1'-0"

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JAN 09 2020

REVIEWED
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CAPE CORAL BUILDING DIVISION

BY _____ DATE _____

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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

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REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MAY
AR91507
REGISTERED ARCHITECT
10-4-19

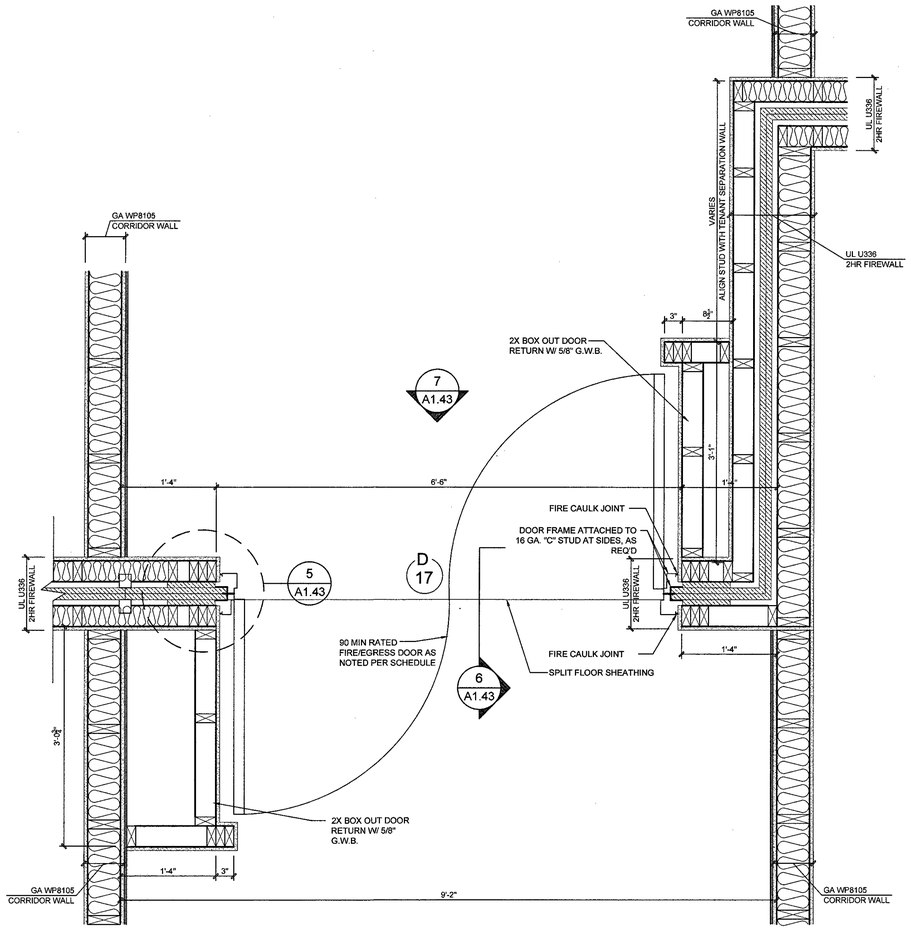
PROGRESS DATE: 7/26/19

ISSUE DATE:	REVISIONS NUMBER	DATE	DESCRIPTION
		INITIALS	
		TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

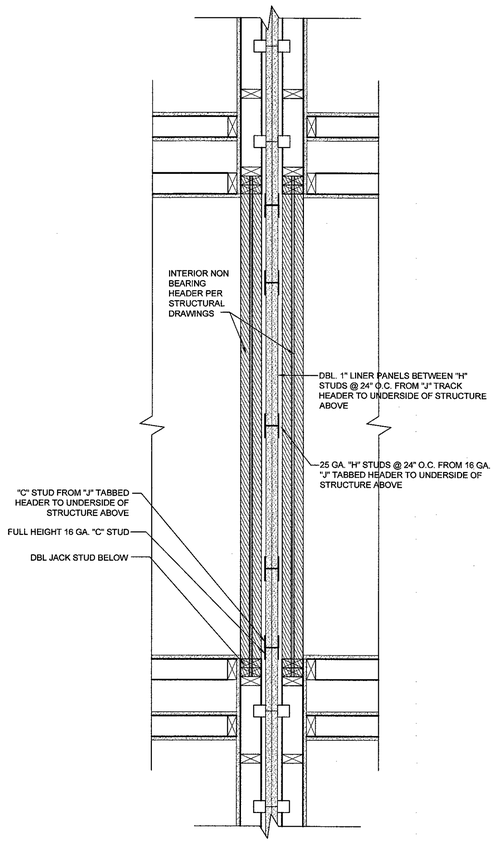
SHEET TITLE:
Enlarged Details
--

SHEET NUMBER:
A1.42



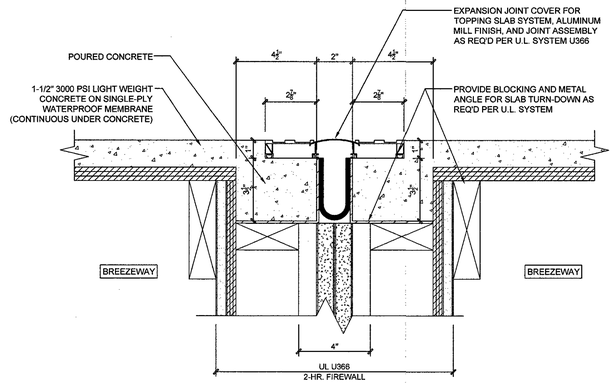
1 ENLARGED PLAN VIEW AT FIREWALL/BREEZEWAY INTERSECTION

NTS



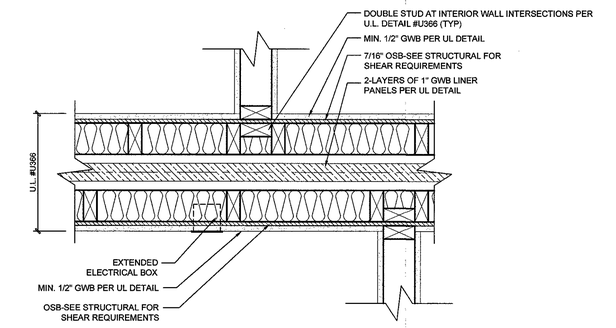
2 PLAN SECTION AT 2HR FIREWALL DOOR HEAD

Scale: 1" = 1'-0"



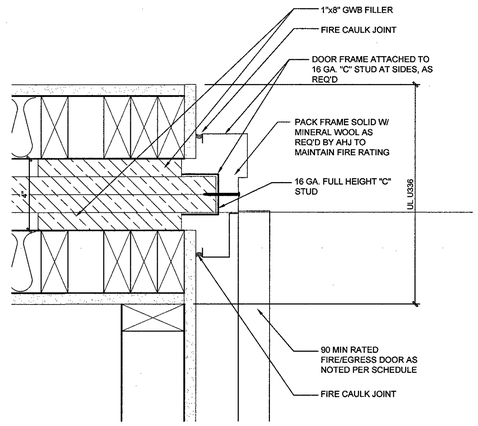
3 FLOOR DETAIL AT FIREWALL

Scale: 3" = 1'-0"



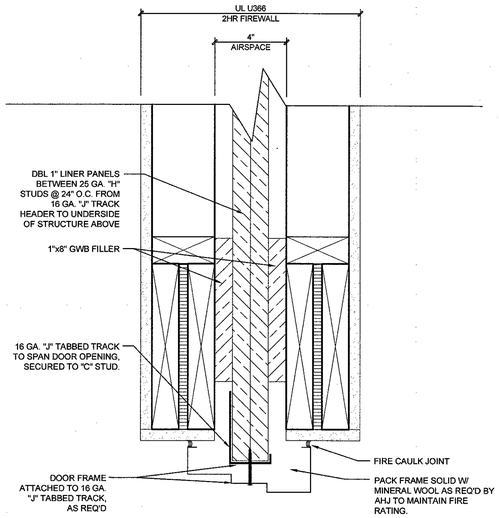
4 PLAN SECTION AT 2-HOUR FIRE WALL / UNIT WALL

Scale: 1-1/2" = 1'-0"



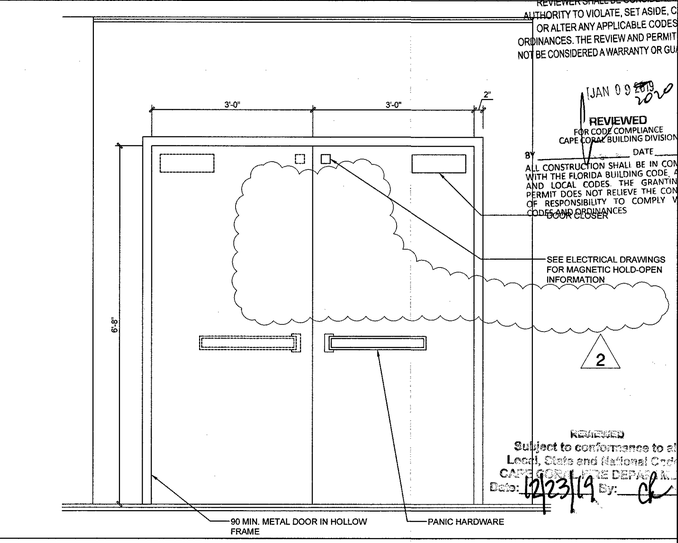
5 ENLARGED 2HR FIREWALL DOOR JAMB

Scale: 3" = 1'-0"



6 ENLARGED 2HR FIREWALL DOOR HEAD

Scale: 3" = 1'-0"



7 FIRE DOOR ELEVATION

Scale: 3/4" = 1'-0"

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JAN 09 2019 2020

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CAPE CORAL BUILDING DIVISION
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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CK

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Zimmer Development Company
Cape Coral, Florida
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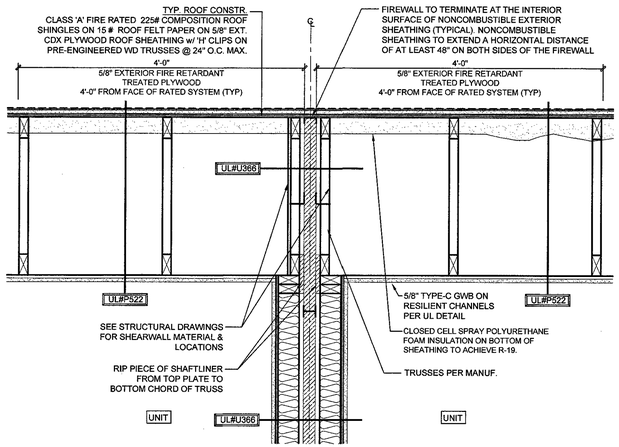
STATE OF FLORIDA
MARC W. MILLS
AR91507
11-2019
REGISTERED ARCHITECT

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses

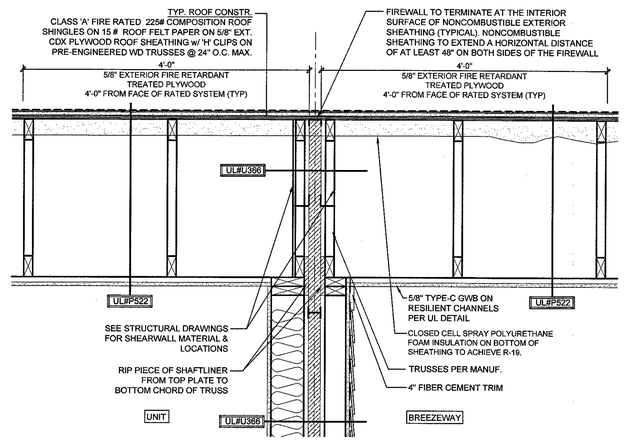
PROGRESS DATE:
ISSUE DATE: 7/26/19

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Enlarged Details

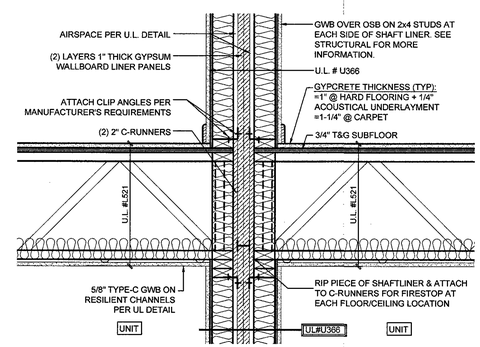
SHEET NUMBER: A1.43



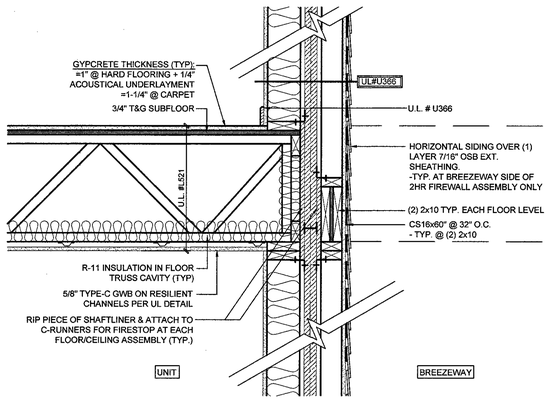
1 TOP OF 2-HOUR FIREWALL (PARTY WALL)
Scale: 1" = 1'-0"



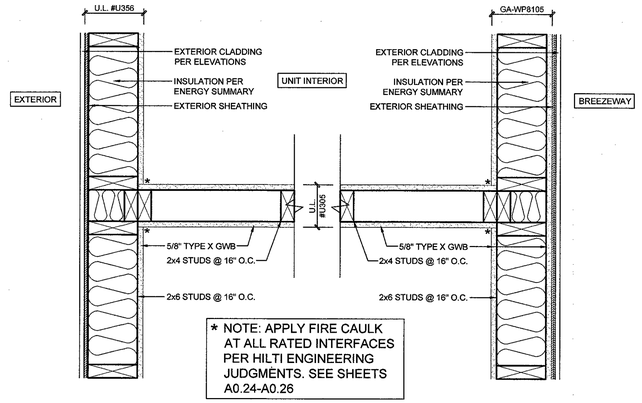
2 TOP OF 2-HOUR FIREWALL (BREEZEWAY)
Scale: 1" = 1'-0"



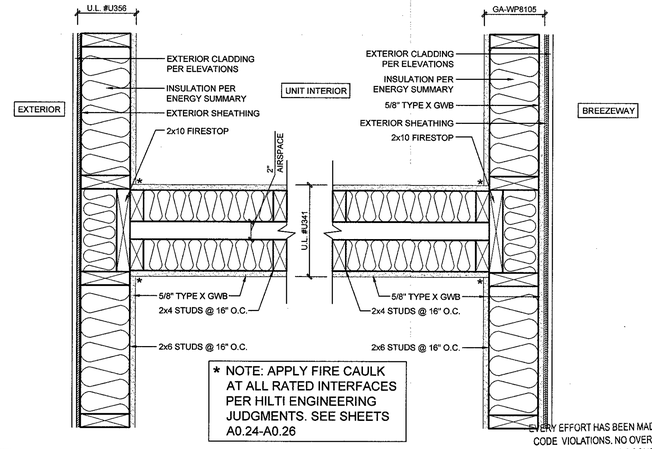
3 FIREWALL FLOOR/CEILING DETAIL (PARTY WALL)
Scale: 1" = 1'-0"



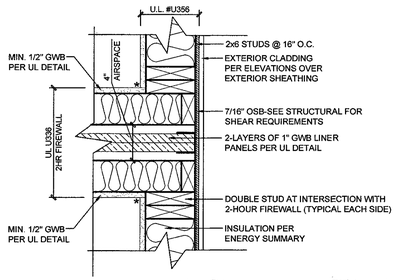
4 FIREWALL FLOOR/CEILING DETAIL (BREEZEWAY)
Scale: 1" = 1'-0"



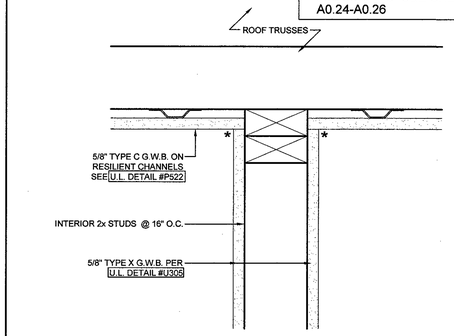
5 ENLARGED PLAN VIEW DETAIL
Scale: 1-1/2" = 1'-0"



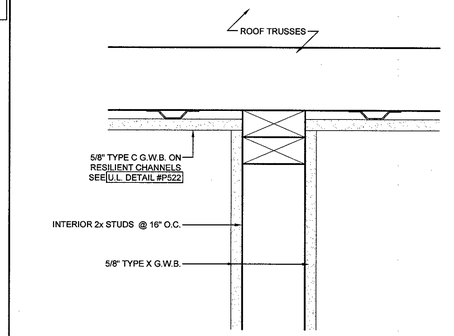
6 ENLARGED PLAN VIEW DETAIL
Scale: 1-1/2" = 1'-0"



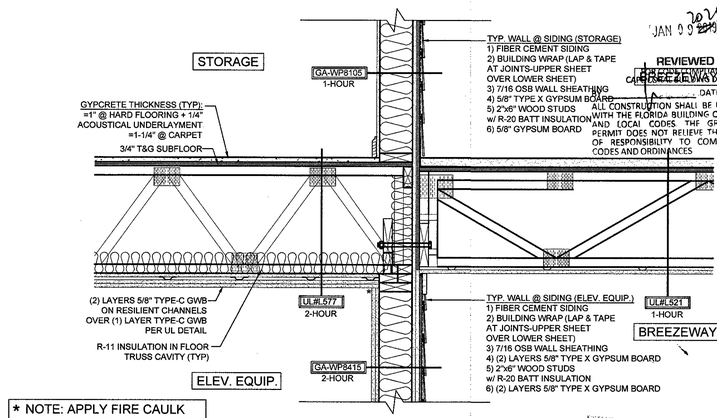
7 ENLARGED PLAN VIEW DETAIL
Scale: 1-1/2" = 1'-0"



8 ENLARGED DETAIL AT TOP FLOOR
Scale: 3" = 1'-0" ROOF TO WALL INTERSECTIONS



9 ENLARGED DETAIL AT TOP FLOOR
Scale: 3" = 1'-0" ROOF TO WALL INTERSECTIONS



10 ENLARGED DETAILS @ BREEZEWAY CONNECTION (ELEV. EQUIP. ROOM)
Scale: 1" = 1'-0"

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STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL FIRE DEPARTMENT
DATE
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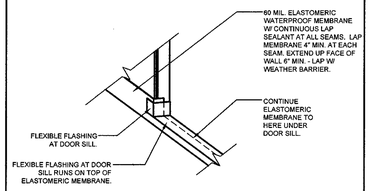
PROGRESS DATE:	ISSUE DATE:	REVISIONS			DESCRIPTION
		NUMBER	DATE:	INITIALS	
	7/29/19		10/04/19	TH	Cycle 1 Permit Responses
			11/22/19	TH	Cycle 2 Permit Responses

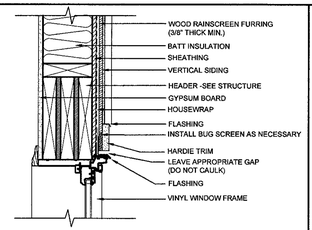
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Enlarged Details
SHEET NUMBER: A1.44

Reviewed
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:



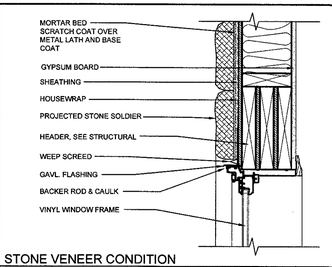
1 EXT. DOOR SILL FLASHING
SCALE: 1-1/2" = 1'-0"

6 NOT USED



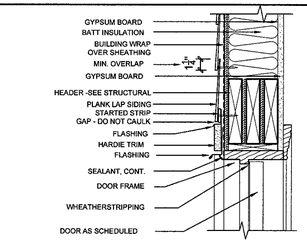
FIBER CEMENT VERTICAL SIDING CONDITION
(BASIS OF DESIGN: HARDIE)

10 EXTERIOR WINDOW HEADER
SCALE: 1-1/2" = 1'-0"



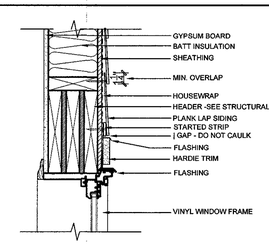
STONE VENEER CONDITION

14 EXTERIOR WINDOW HEADER
SCALE: 1-1/2" = 1'-0"



FIBER CEMENT LAP SIDING CONDITION

17 EXTERIOR DOOR HEADER
SCALE: 1-1/2" = 1'-0"

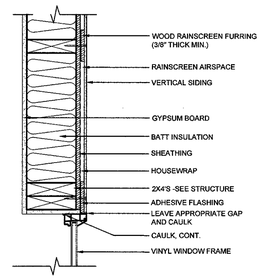


FIBER CEMENT LAP SIDING CONDITION

20 EXTERIOR WINDOW HEADER
SCALE: 1-1/2" = 1'-0"

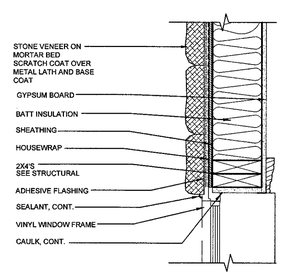
2 NOT USED

7 NOT USED



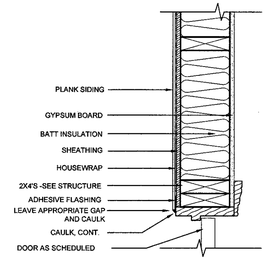
FIBER CEMENT VERTICAL SIDING CONDITION
(BASIS OF DESIGN: HARDIE)

11 EXTERIOR WINDOW JAMB
SCALE: 1-1/2" = 1'-0"



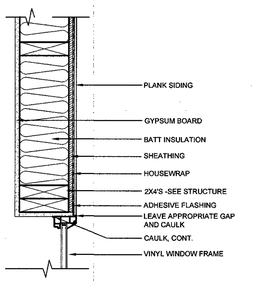
STONE VENEER CONDITION

15 EXTERIOR WINDOW JAMB
SCALE: 1-1/2" = 1'-0"



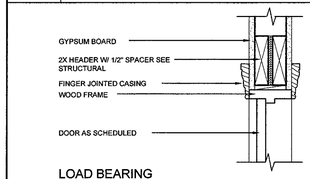
FIBER CEMENT LAP SIDING CONDITION

18 EXTERIOR DOOR JAMB
SCALE: 1-1/2" = 1'-0"



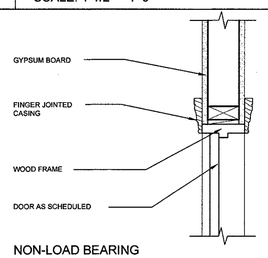
FIBER CEMENT LAP SIDING CONDITION

21 EXTERIOR WINDOW JAMB
SCALE: 1-1/2" = 1'-0"



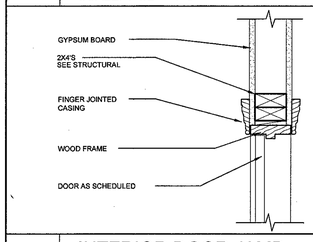
LOAD BEARING

3 INTERIOR DOOR HEADER
SCALE: 1-1/2" = 1'-0"



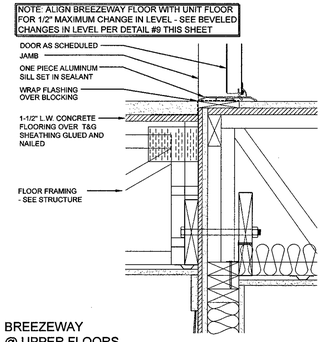
NON-LOAD BEARING

4 INTERIOR DOOR HEADER
SCALE: 1-1/2" = 1'-0"



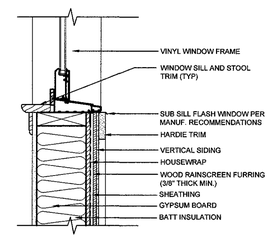
5 INTERIOR DOOR JAMB
SCALE: 1-1/2" = 1'-0"

NOTE: ALIGN BREEZEWAY FLOOR WITH UNIT FLOOR FOR 1/2" MAXIMUM CHANGE IN LEVEL - SEE BEVELED CHANGES IN LEVEL PER DETAIL #9 THIS SHEET



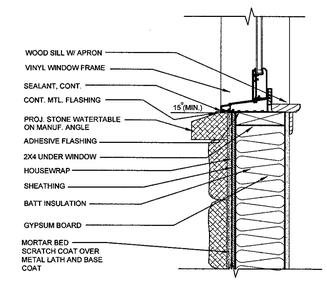
BREEZEWAY
@ UPPER FLOORS

8 EXTERIOR DOOR SILL
SCALE: 1-1/2" = 1'-0"



FIBER CEMENT VERTICAL SIDING CONDITION
(BASIS OF DESIGN: HARDIE)

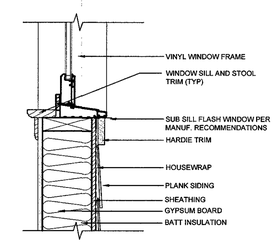
12 EXTERIOR WINDOW SILL
SCALE: 1-1/2" = 1'-0"



STONE VENEER CONDITION

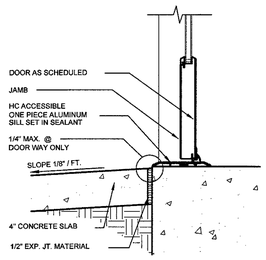
16 EXTERIOR WINDOW SILL
SCALE: 1-1/2" = 1'-0"

19 NOT USED

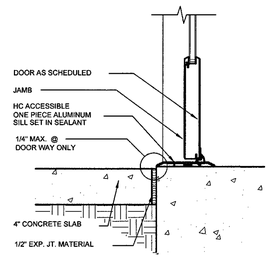


HARDIEPLANK LAP SIDING CONDITION

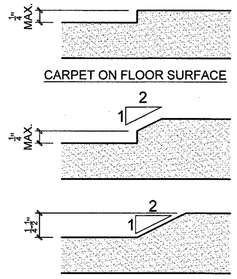
22 EXTERIOR WINDOW SILL
SCALE: 1-1/2" = 1'-0"



AT UNIT PATIO DOOR



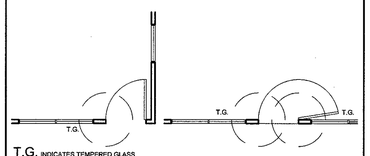
AT GROUND UNIT ENTRY DOOR



BEVELED CHANGES
IN LEVEL

9 EXTERIOR DOOR SILL
SCALE: 1-1/2" = 1'-0"

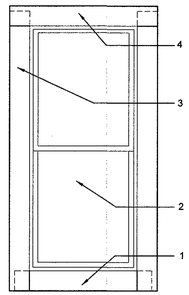
REFER TO FLOOR PLANS FOR TEMPERED GLASS LOCATIONS



T.G. INDICATES TEMPERED GLASS AT SOME LOCATIONS SEE DIAGRAM

NOTE:
ALL WINDOWS WITHIN A 2'-0" RADIUS OF A DOOR IN THE SAME WALL SHALL HAVE TEMPERED GLAZING TO A HEIGHT OF 5'-0" ABOVE FINISHED FLOOR.

- TEMPERED GLASS DETAIL
NO SCALE



FLASHING SEQUENCING:

1. APPLY BOTTOM PIECE OF ADHESIVE TYPE FLASHING.
2. SET WINDOW UNIT.
3. APPLY SIDE STRIPS OF ADHESIVE TYPE FLASHING.
4. APPLY TOP PIECE OF ADHESIVE TYPE FLASHING.

NOTE:
12" WIDE ADHESIVE TYPE FLASHING

- ADHESIVE FLASHING DTL.
NO SCALE

JAN 09 2020
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FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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Reviewed
Conforms to applicable codes
Local, State and National codes
Date: 12/23/19 By: [illegible]

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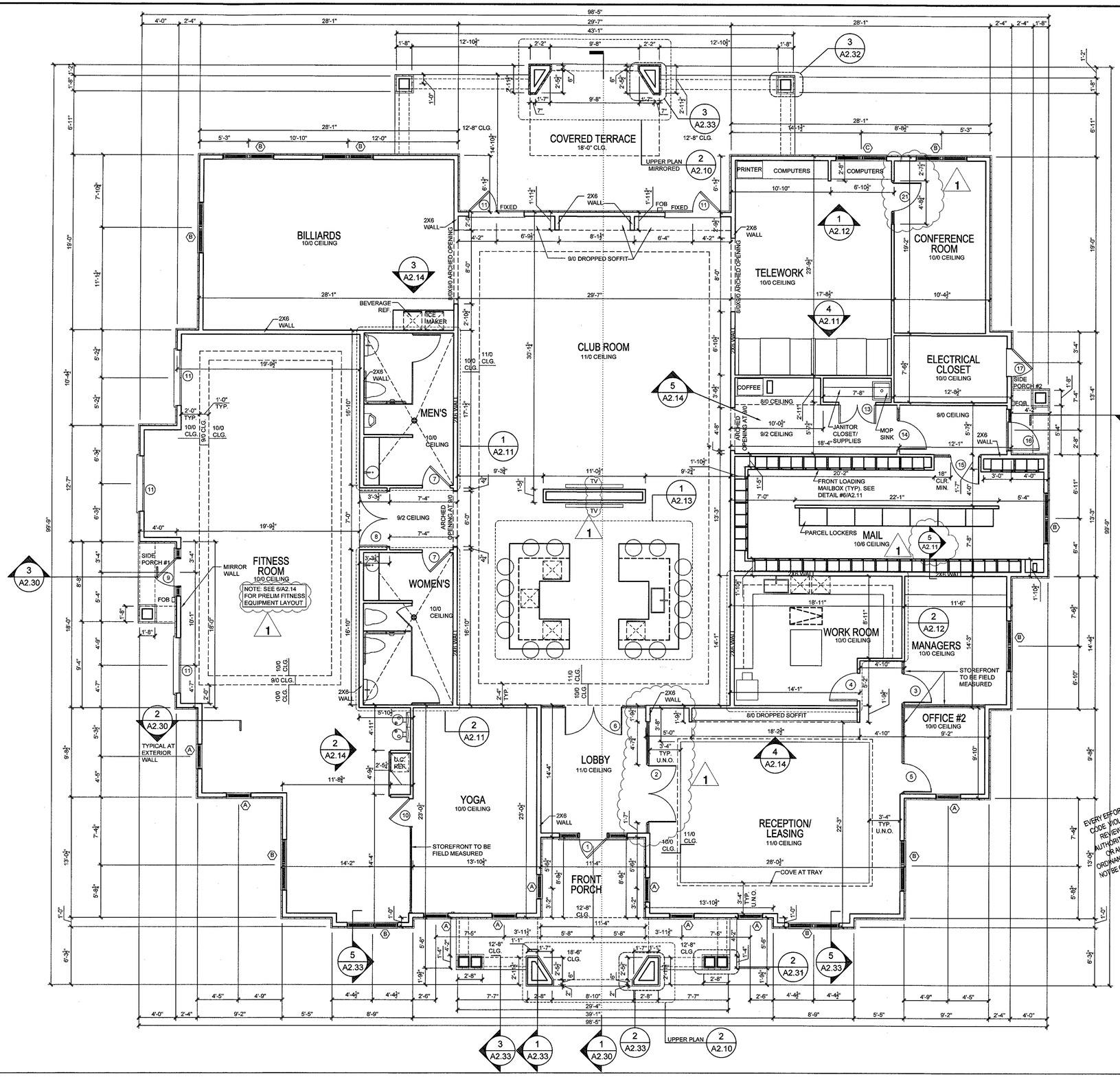
REVISION
OCT 15 2019
RESUBMIT
#1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

PROGRESS SET
ISSUE DATE: 7/26/19
DESCRIPTION
REVISIONS
NUMBER | DATE | INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE:
Door & Window Details
Window Details
SHEET NUMBER:
A1.45



1 CLUBHOUSE FLOOR PLAN

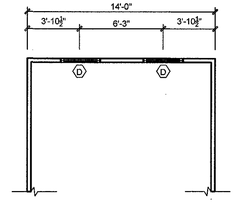
Scale: 3/16" = 1'-0"

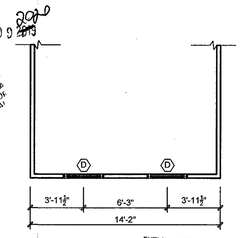
2 UPPER FLOOR PLAN - FRONT

Scale: 3/16" = 1'-0"

3 UPPER FLOOR PLAN - REAR

Scale: 3/16" = 1'-0"





ARCHITECTURAL PLANS WALL LEGEND

= STANDARD STUD WALL INT OR EXT
IF EXT SEE ELEVATIONS FOR SIDING
STYLE THICKNESS OF WALL NOTED IN PLAN NOTES
OR AT WALL LOCATIONS

= STANDARD STUD WALL WITH CULTURED STONE
VENEER-STUD THICKNESS AS NOTED IN PLAN NOTES
OR AT WALL LOCATIONS

= STANDARD STUD WALL WITH LOW STONE WAINSCOTING.
SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL
AT EXT STUD WALL ABOVE.
STUD THICKNESS AS NOTED IN PLAN
NOTES OR AT WALL LOCATIONS

FOB = LOCATION OF KEY/CARD READER. COORDINATE DOOR HARDWIRE W/ SECURITY SYSTEM REQUIREMENTS

CLUBHOUSE FLOOR PLAN GEN NOTES

WALL THICKNESS / ANGLES

1- ALL EXTERIOR STUD WALLS ARE DRAWN 5.5" THICK U.N.O.
& ALL INTERIOR WALLS ARE DRAWN AS 3.5" THICK U.N.O.
2- ANGLED WALLS ARE DRAWN @ 45 DEGREES U.N.O.
3- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
DIMENSIONS ARE TO EXTERIOR FACE OF STUD.

EGRESS

1- REFER TO CODE SUMMARY AND LIFE SAFETY PLAN FOR CODE REQUIREMENTS.
2- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

WALL/CEILING HEIGHTS

WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (I.E. A 10'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 10/0 ON THE PLANS).

GENERAL

1- SLOPE EXTERIOR PORCH CONCRETE MIN. 1% DOWN TO GRADE.
2- 1/2" MAX. THRESHOLD AT EXTERIOR DOORS.
3- SEE ELEVATIONS FOR EXTERIOR MATERIAL LOCATIONS.
4- LOCATE KNOX BOX WITHIN 5'-0" OF THE MAIN DOOR. (1)

SQUARE FOOTAGE

HEATED (PAINT TO PAINT)=	6,759
HEATED (GROSS)=	6,886
FRONT PORCH =	291
COVERED TERRACE =	578
SIDE PORCH #1 =	37
SIDE PORCH #2 =	30
GROSS BUILDING AREA=	7,822

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FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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JAN 09 2020

REVIEWED
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CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: QR

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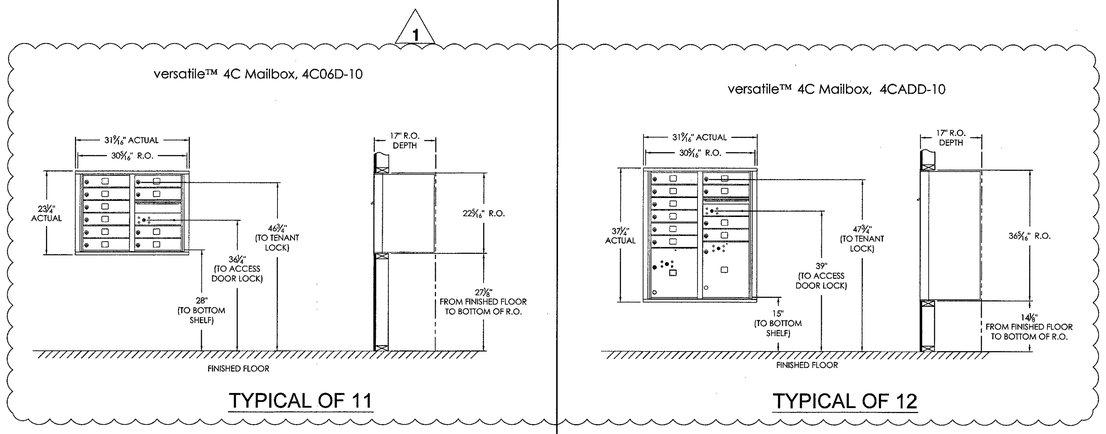
REVISION
OCT 15 2019
RESUBMIT
#1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
TODD W. HALL
AR91507

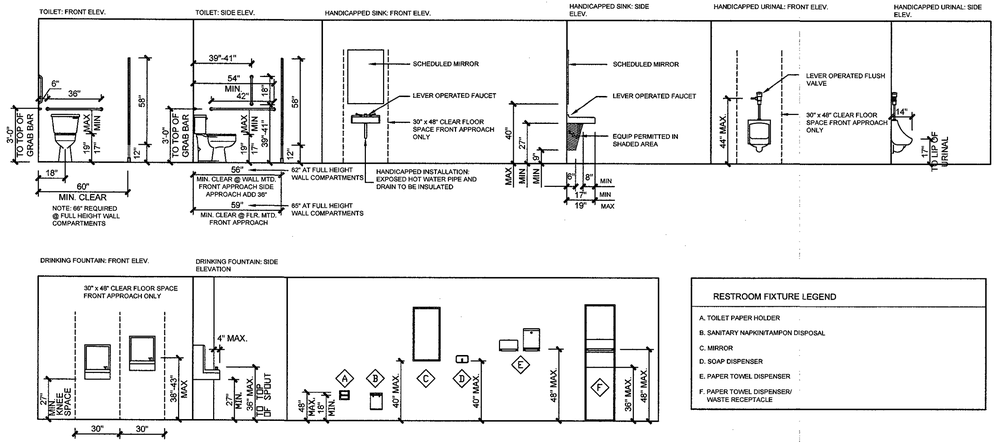
PROGRESS DATE:	7/26/19		
ISSUE DATE:	DESCRIPTION		
REVISIONS	DATE	INITIALS	
NUMBER			
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Clubhouse Floor Plans
SHEET NUMBER: A2.10



6 MAILBOX ELEVATIONS

Scale: 3/4" = 1'-0"

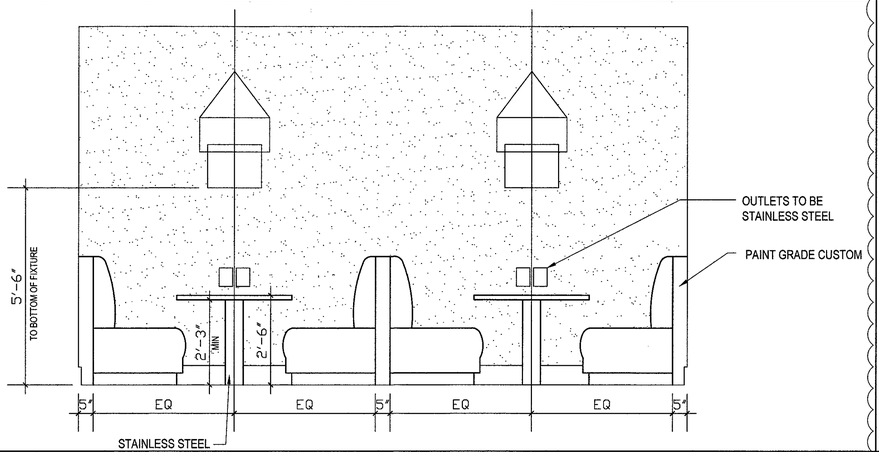


RESTROOM FIXTURE LEGEND

A. TOILET PAPER HOLDER
B. SANITARY NAPKIN/TAMPON DISPOSAL
C. MIRROR
D. SOAP DISPENSER
E. PAPER TOWEL DISPENSER
F. PAPER TOWEL DISPENSER/ WASTE RECEPTACLE

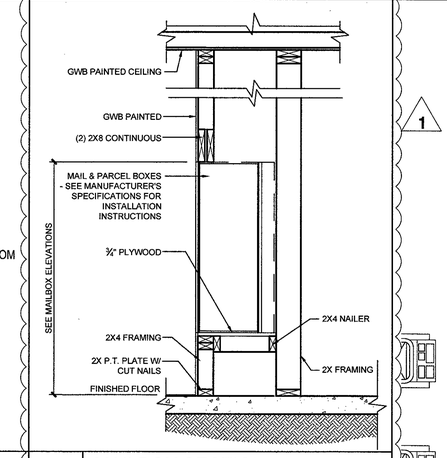
- RESTROOM FIXTURE LEGEND

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



4 ENLARGED TELEWORK ROOM

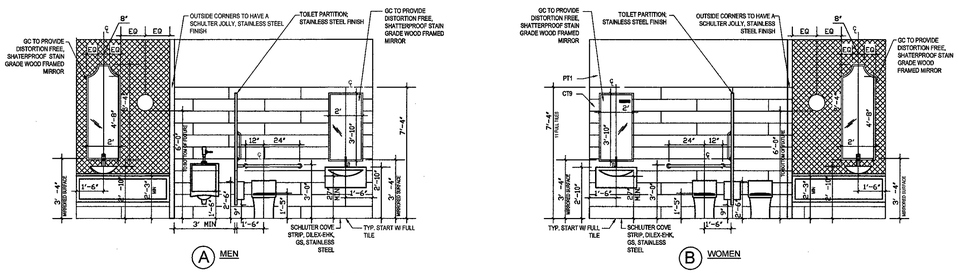
Scale: 1/2" = 1'-0"



5 MAILBOX SECTION

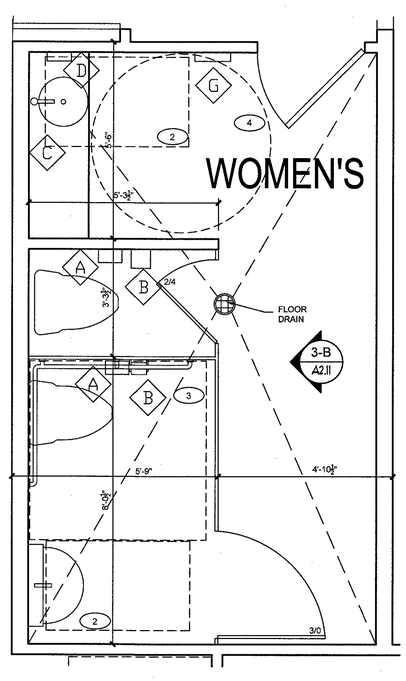
Scale: 3/4" = 1'-0"

NOTE:
CLUB ROOM CASEWORK SHALL BE AS SPECIFIED BY OWNER'S INTERIOR DESIGNER. THESE PLANS AND ELEVATIONS ARE FOR GENERAL REFERENCE AND CODE CRITERIA. APPEARANCE IS SUBJECT TO REVISION BY INTERIOR DESIGNER.



3 CLUBHOUSE BATH ELEVATIONS

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

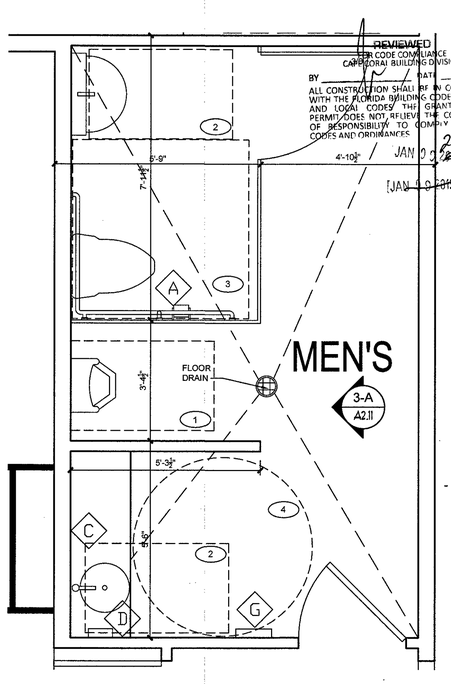


2 ENLARGED CLUBHOUSE RESTROOM PLAN

Scale: 1/2" = 1'-0"

FLOOR CLEARANCES

1. ROOM CLEAR FLOOR SPACE 30"X 48"
2. LAVATORY CLEAR FLOOR SPACE 30"X 48"
3. FLOOR MOUNTED WATER CLOSET 60"X 59"
4. 60" DIAMETER TURNING SPACE



1 ENLARGED CLUBHOUSE RESTROOM PLAN

Scale: 1/2" = 1'-0"

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CAPE CORAL BUILDING DEPARTMENT
Date: 12/23/19 By: CL

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OCT 15 2019
RESUBMIT
#1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
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STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507
12-19

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Clubhouse Enlarged Plans & Elev.
SHEET NUMBER: A2.11

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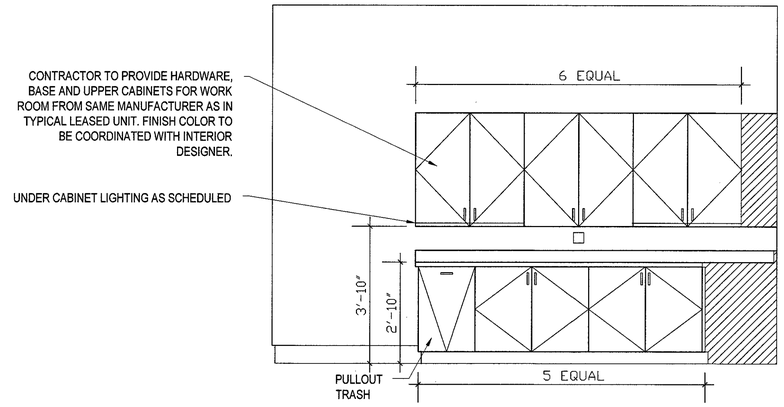

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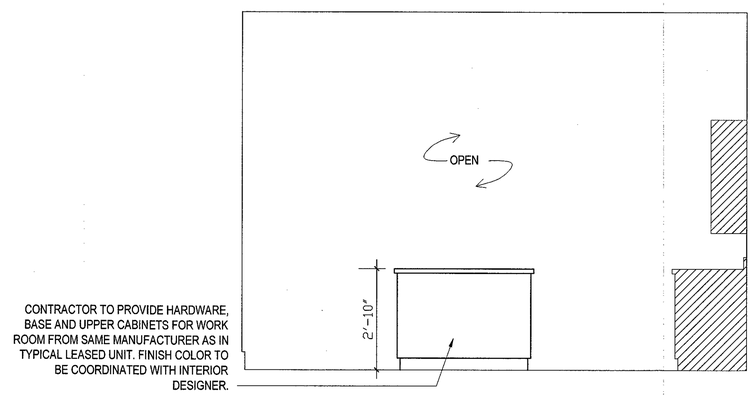

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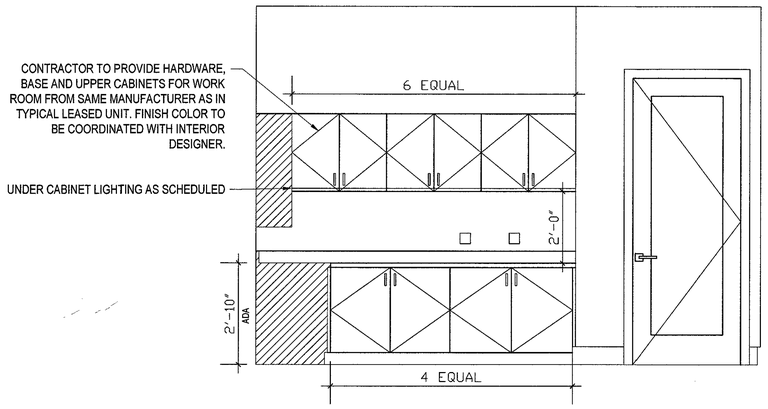

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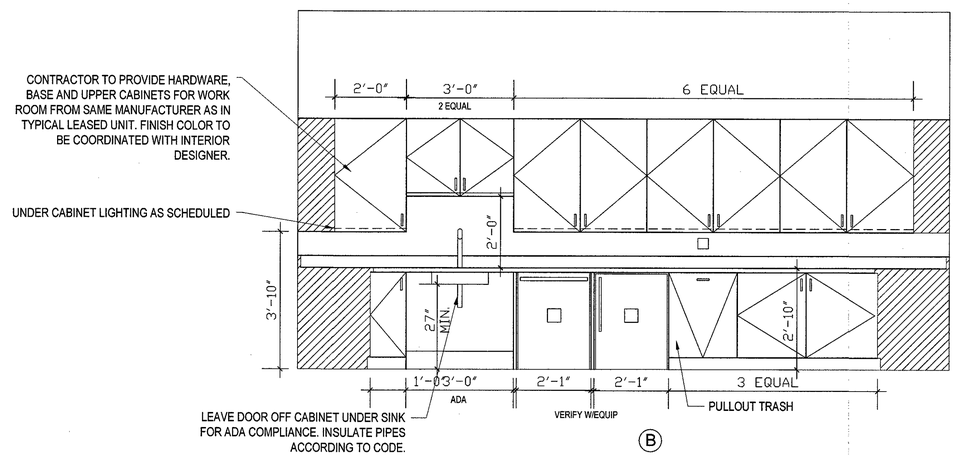
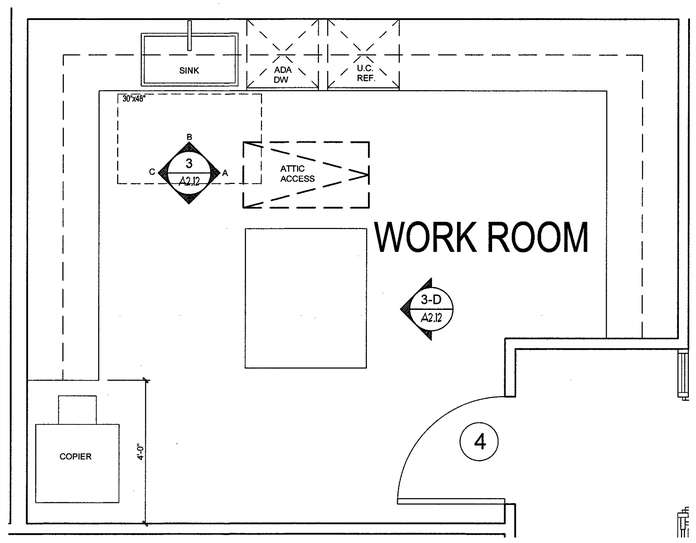


Ⓑ

3 ENLARGED WORK ROOM INTERIOR ELEVATIONS

Scale: 1/2" = 1'-0"



2 ENLARGED WORK ROOM

Scale: 1/2" = 1'-0"

NOTE:
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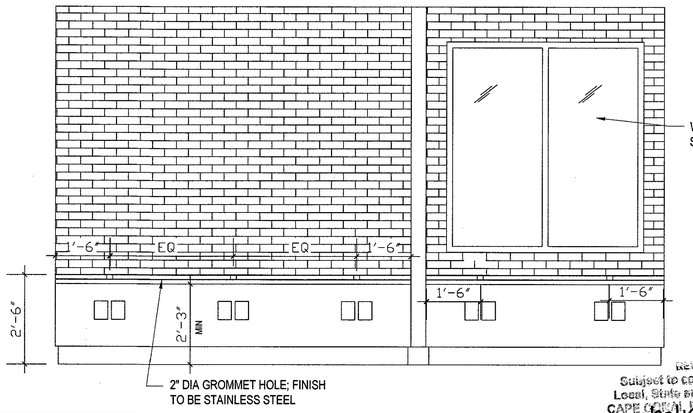

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JAN 2 0 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE
BY

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

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19
BY:

1 TELEWORK COMPUTER STATION INTERIOR ELEVATIONS

Scale: 1/2" = 1'-0"

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office (919) 846-8100
website www.planworx.com

REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

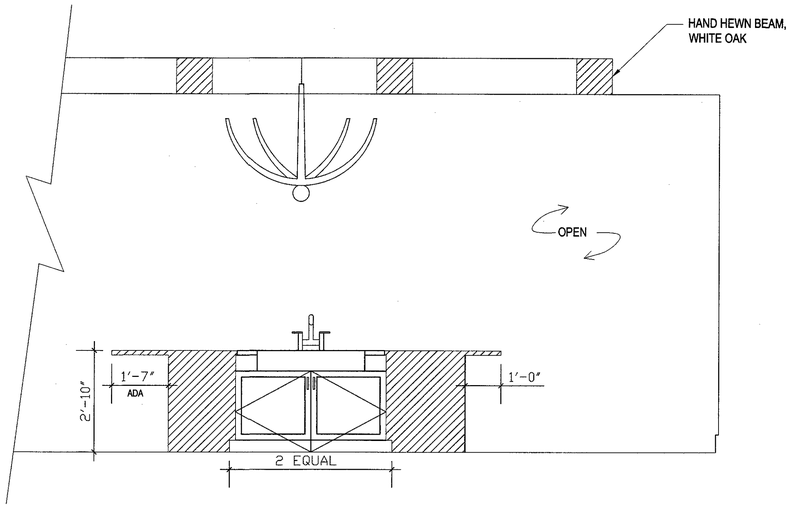
STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:	ISSUE DATE:	REVISIONS			DESCRIPTION
		NUMBER	DATE	INITIALS	
7/26/19					

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Clubhouse Enlarged Plans & Elev.

SHEET NUMBER:
A2.12



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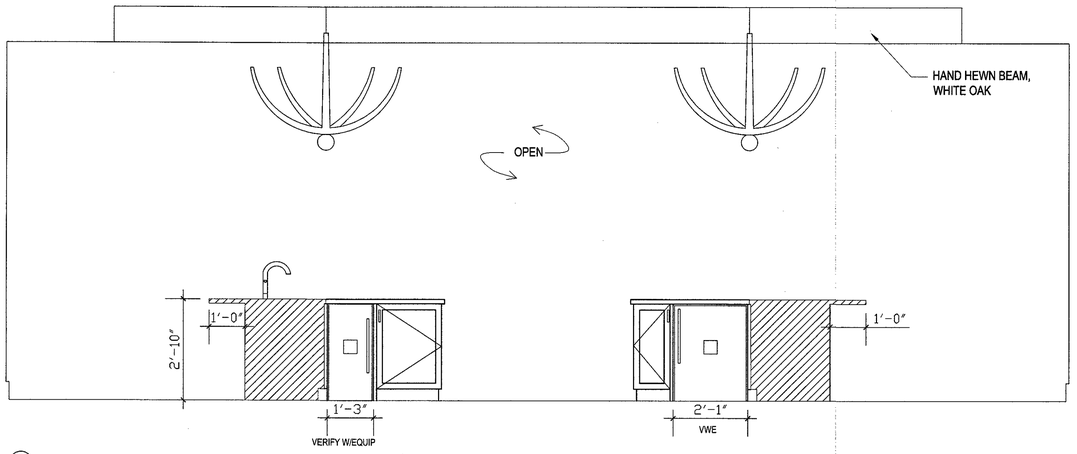

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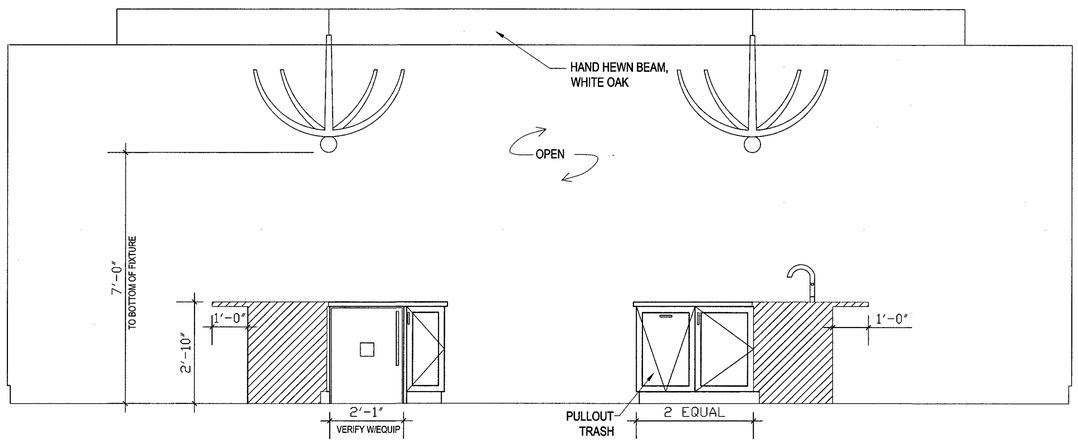

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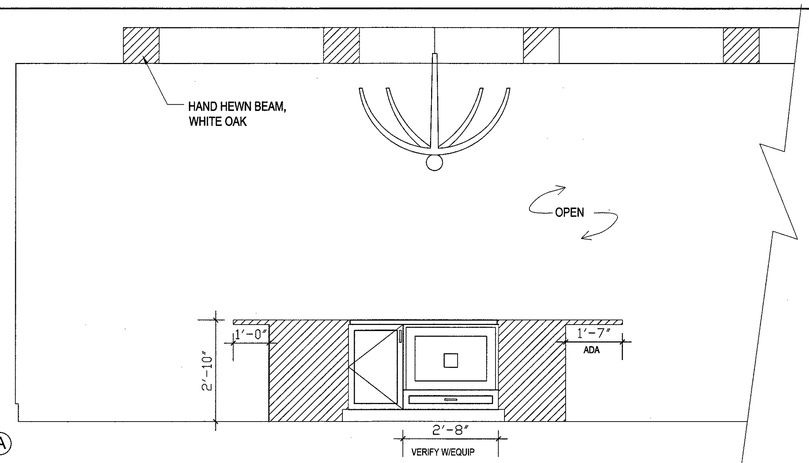

A

2 CLUB ROOM ISLAND ELEVATIONS

Scale: 1/2" = 1'-0"

NOTE:
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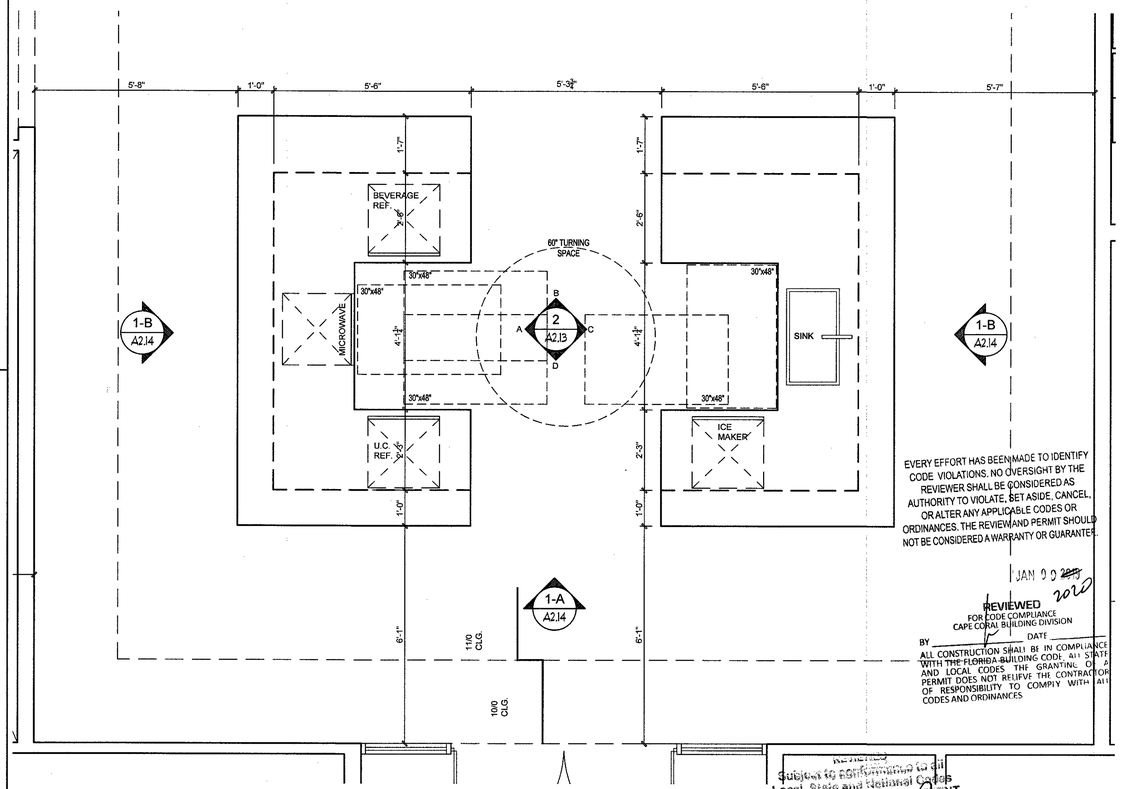

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JAN 2 0 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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Reviewed
Subject to Conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: MC

1 ENLARGED CLUB ROOM ISLAND

Scale: 1/2" = 1'-0"

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REVISION
OCT 15 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MAY
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		DESCRIPTION
REVISIONS	NUMBER	DATE	INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Clubhouse Enlarged Plans & Elev.

SHEET NUMBER:
A2.13

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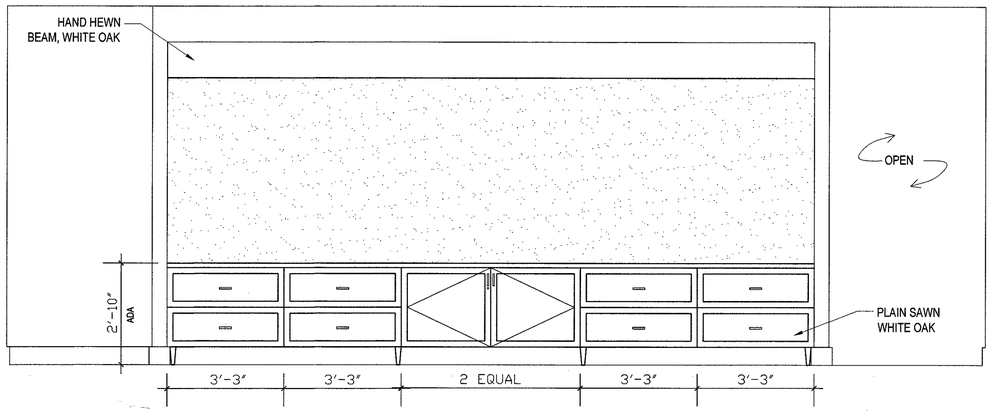

4 RECEPTION - CABINET ELEVATION
Scale: 1/2" = 1'-0"

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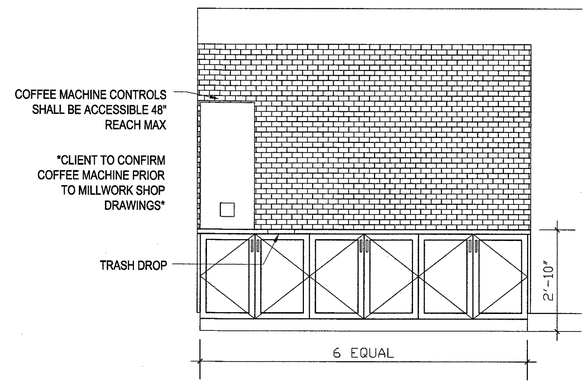
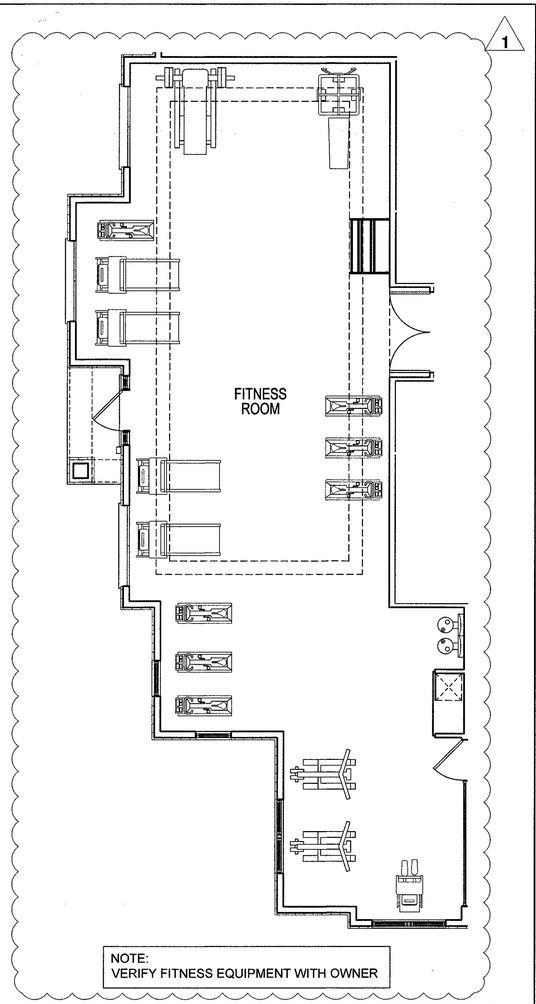
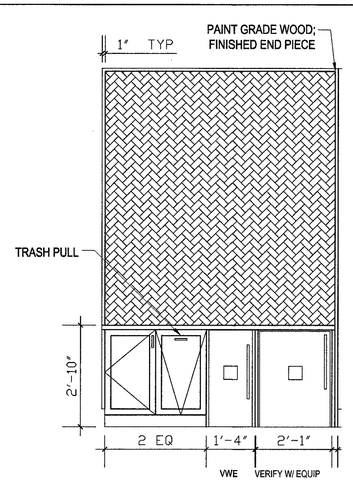


5 COFFEE - CABINET ELEVATION
Scale: 1/2" = 1'-0"

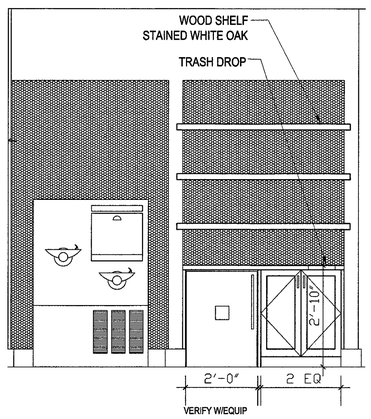


NOTE:
VERIFY FITNESS EQUIPMENT WITH OWNER

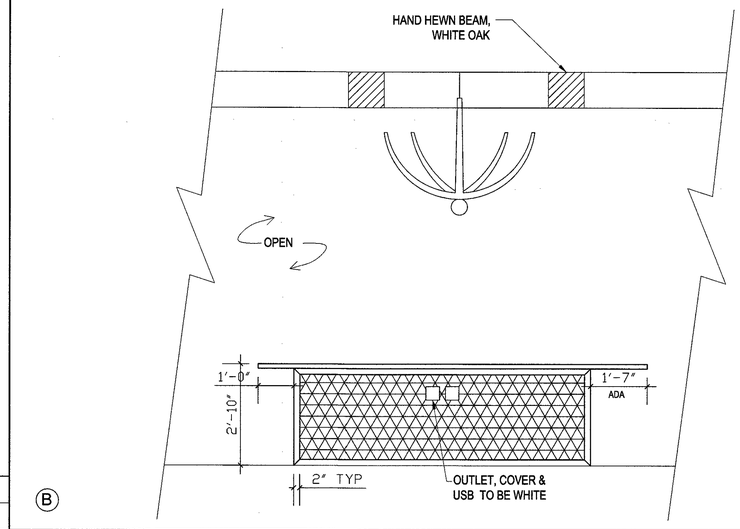
6 FITNESS EQUIPMENT LAYOUT
Scale: 3/16" = 1'-0"

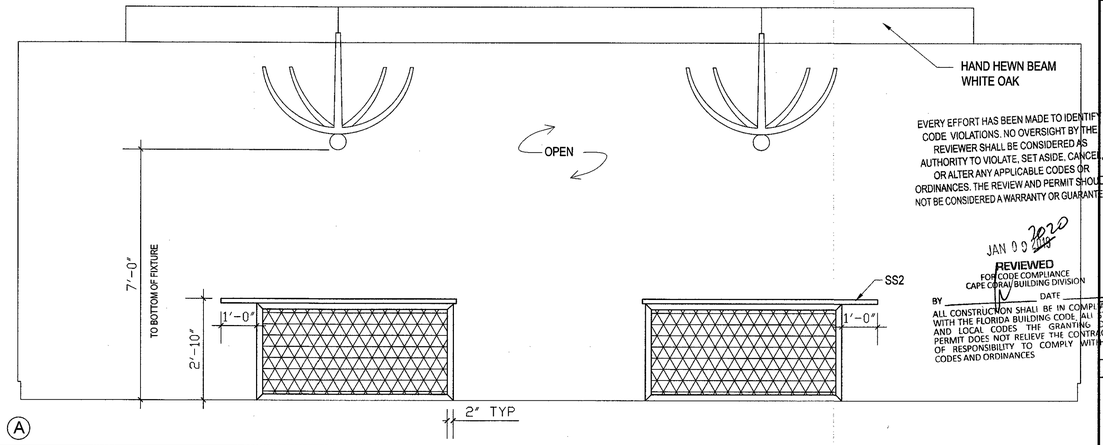


3 GAME ROOM - CABINET ELEVATION
Scale: 1/2" = 1'-0"



2 FITNESS ROOM - CABINET ELEVATION
Scale: 1/2" = 1'-0"





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1 CLUB ROOM ISLAND ELEVATIONS
Scale: 1/2" = 1'-0"

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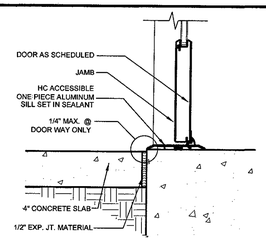
REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

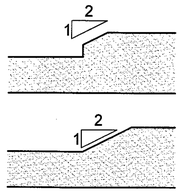
STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:	ISSUE DATE:	REVISIONS			DESCRIPTION
		NUMBER	DATE	INITIALS	
	7/26/19	1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE:
Clubhouse Interior Elevations
SHEET NUMBER:
A2.14



AT GROUND UNIT ENTRY DOOR



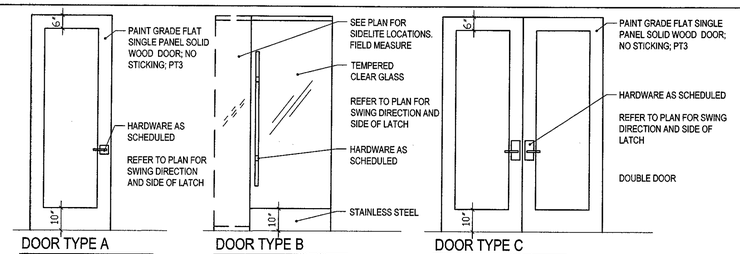
BEVELED CHANGES IN LEVEL



CARPET ON FLOOR SURFACE

4 EXTERIOR DOOR SILL

SCALE: 1-1/2" = 1'-0"



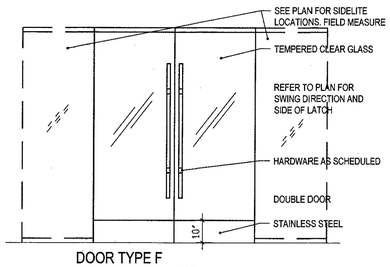
DOOR TYPE A | DOOR TYPE B | DOOR TYPE C

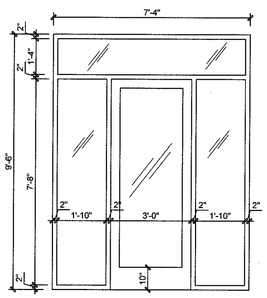
NOT USED

NOT USED

DOOR TYPE D

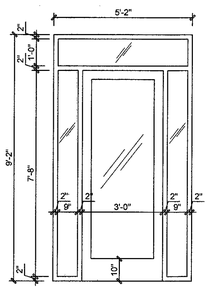
DOOR TYPE E

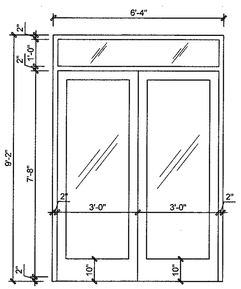


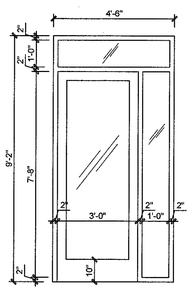


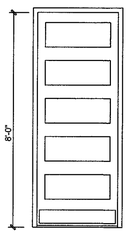
DOOR TYPE F

DOOR TYPE G





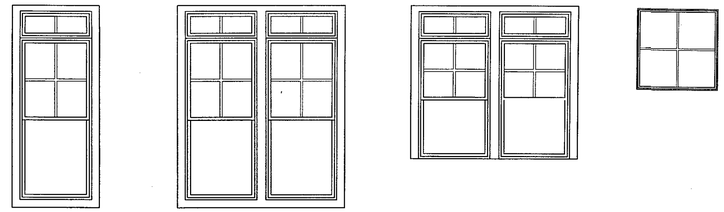




DOOR TYPE H | DOOR TYPE J | DOOR TYPE K | DOOR TYPE L

2 DOOR ELEVATIONS

NTS



WINDOW SCHEDULE - CLUBHOUSE

WINDOW TAG	ELEV. TAG	SIZE	GLASS THICKNESS	FRAME THICKNESS	TYPE	MATERIAL	REMARKS & INSTRUCTIONS
A	1	2860	3/4"	2 1/4"	S.H.	VINYL	INSUL. GLS. & SCREENS W/ 12" H. TRANSOM
B	2	2-2860	3/4"	2 1/4"	S.H.	VINYL	INSUL. GLS. & SCREENS W/ 12" H. TRANSOM
C	3	2846	3/4"	2 1/4"	S.H.	VINYL	INSUL. GLS. & SCREENS W/ 12" H. TRANSOM
D	4	3030	3/4"	2 1/4"	F.G.	VINYL	

3 WINDOW SCHEDULE AND ELEVATIONS

NTS

DOOR SCHEDULE - CLUBHOUSE

DOOR TAG	ELEVATION TAG	SIZE	INSUL. METAL DOOR	SOLID WOOD DOOR PAINT GRADE	TEMPERED GLASS	SIDELITE (SEE ELEV.)	FULL LITE (SEE ELEV.)	16" TRANSOM (SEE ELEV.)	12" TRANSOM (SEE ELEV.)	WOOD S.C. DOOR W/ GLASS	SELF CLOSING HINGES	KEYED LOCKSET	PASSAGE LATCHSET	PRIVACY LOCKSET	DEAD BOLT	ACCESS CONTROL	BARN TRACK	DOOR PULL	DOOR LEVER	DOOR CLOSER	DOOR STOP	DOOR WAVE	PUSH PLATE	STOREFRONT	WEATHER STRIPPING	H.C. THRESHOLD	FOB READER	KICK PLATE	HARDWARE SET 1.0	HARDWARE SET 2.0	REMARKS	LOCATION
1	G	3'x8'			●			●		●		●			●					●				●	●	●							EXTERIOR MAIN ENTRY
2	F	(2) 3'x8'			●		●				●	●						●		●				●							KEYED LOCK FROM LOBBY SIDE RECEPTION SIDE ALWAYS FREE EGRESS	LOBBY/RECEPTION
3	B	3'x8'			●		●					●						●		●				●								MANAGERS
4	A	3'x8'		●							●	●							●	●												WORK ROOM
5	B	3'x8'			●		●						●					●		●				●								OFFICE #2
6	F	(2) 3'x8'			●		●				●		●					●		●				●								LOBBY/CLUB ROOM
7	A	3'x8'		●							●							●		●	●	●										MEN'S AND WOMEN'S RESTROOM
8	F	(2) 3'x8'			●		●				●	●						●		●				●								FITNESS/CLUB ROOM
9	H	3'x8'			●	●		●	●							●				●				●	●	●	●		●			EXTERIOR FITNESS/SIDE PORCH #1
10	B	3'x8'				●					●		●					●		●				●								YOGA
11	J	(2) 3'x8'			●			●	●							●				●	●			●		●		●				SEE PLAN FOR FIXED/OPERABLE LOCATIONS	EXTERIOR FITNESS & CLUB ROOM DOORS
12	-	NOT USED																															
13	C	(2) 2'x8'	●									●							●														JANITOR'S CLOSET
14	B	3' X 8'			●		●				●		●					●		●				●									CORRIDOR
15	B	3' X 8'			●		●				●		●					●		●				●									MAIL
16	K	3' X 8'				●		●	●							●				●				●	●	●	●		●			EXTERIOR SIDE PORCH #2
17	L	3' X 8'	●										●							●					●	●		●				EXTERIOR ELECTRICAL CLOSET
18	-	NOT USED																															
19	-	NOT USED																															
20	-	NOT USED																															
21	B	3' X 8'			●		●					●		●				●		●				●									TELEWORK/CONFERENCE
22																																	
23																																	

GENERAL DOOR NOTES:
1. INTERIOR DOOR HEAD DETAILS VARY, SEE FRAMING PLANS.
2. ALL GLAZING WITHIN DOOR SWINGS TO BE TEMPERED.
3. EA DOOR LEAF GETS 1-1/2 PAIR OF HINGES UNO.
4. SUPPLIER TO SUBMIT HARDWARE PACKAGE TO ARCHITECT FOR APPROVAL.
5. SEE PLAN FOR HINGE SIDE AND SWING DIRECTION.
6. ALL DOORS SHALL HAVE HARDWARE COMPLYING w/ CURRENT LOCAL ACCESSIBILITY CODE, OR PANIC HARDWARE AS NOTED.
7. SEE LIFE SAFETY PLAN FOR LOCATION OF PANIC HARDWARE.
8. ALL GLAZING TO BE TEMPERED.
9. SEE DETAIL #4/A2.15 FOR REQUIRED CHANGE IN LEVEL AT HC THRESHOLDS

SPECIFIC DOOR NOTES:
1. 1-3/4" THICK DOOR (TYPICAL)
2. LOCATE PANIC HARDWARE AT REQUIRED EXIT ONLY. SEE LIFE SAFETY PLAN FOR LOCATIONS.

1. MK - McKinney
2. YR - Yale Residential
3. YA - Yale
4. HS - HES
5. RO - Rockwood
6. PE - Pemko
7. HD - HID
8. SU - Securitron

Set: 1.0
Doors: 11
Description: Exterior Card Access Exit

7 Hinge	TA2314 NRP	US32D	MK
1 Hinge	TA2314 QC12	US32D	MK
2 Flush Bolts	556WS	US26D	RO
1 Exit Device (rim, nightlatch)	7200 WS B P 121NL CGMK	630	YA
1 Door Pull	RM3311-48 Mtg-Type 1 MP	US32D	RO
1 Surface Closer	2731 SN-134	689	YA
1 Kick Plate	K1050 10" High CSK	US32D	RO
1 Threshold	171AK WS10SS x Door Width		PE
1 Gasketing	S773BL x Head & Jambs		PE
1 Sweep	315CN TKSP x Door Width		PE
1 ElectroLynx Harness	QC-C012 Hinge to Device Rail		MK
1 ElectroLynx Harness	QC-C1500P Hinge to Control Panel		MK
1 Wall MultiClass Card Reader	SE-RP40	BLK	HD
1 Position Switch	DPS-M-GY		SU
1 Power Supply Controller 782			YA

Notes: Door contact switch indicates propped door condition.
Access control panel and security software by security contractor.
Prep door and hinge jamb for electromechanical device.
OPERATION: Card reader outside temporarily retracts latchbolt - auto relock. Device is fail-secure with inside RX switch and outside key override. Inside pushbar always allows egress. The door hardware specified is listed as a basis of design to meet local code standards for windstorm. If alternate hardware is proposed, please provide third-party test results and compliance information to architect.

Set: 2.0
Doors: 16, 9
Description: Exterior Card Access

4 Hinge	TA2314 NRP	US32D	MK
1 Storeroom Lock	79 VG	626	YR
1 Electric Strike	1006	630	HS
1 SMART Pac Bridge Rectifier	2005M3		HS
1 Surface Closer	2731 SN-134	689	YA
1 Kick Plate	K1050 10" High CSK	US32D	RO
1 Threshold	171AK WS10SS x Door Width		PE
1 Gasketing	S773BL x Head & Jambs		PE
1 Sweep	315CN TKSP x Door Width		PE
1 Wall MultiClass Card Reader	SE-RP40	BLK	HD
1 Power Supply	BPS-24 x Amperage as Required		SU

Notes: Access control panel and security management software by others.
Prep strike jamb for electrical component.
OPERATION: Outside card reader temporarily unlocks electric strike: automatic relock. Electric strike is fail-secure. Mechanical lock outside lever is always fixed. Outside key retracts latchbolt. Inside lever is always free.
The door hardware specified is listed as a basis of design to meet local code standards for windstorm. If alternate hardware is proposed, please provide third-party test results and compliance information to architect.

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JAN 23 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION

BY _____ DATE _____

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REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 1/23/19 By: CC

1 DOOR SCHEDULE

NTS

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#2
DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLER
AR91507
11-22-19
REGISTERED ARCHITECT

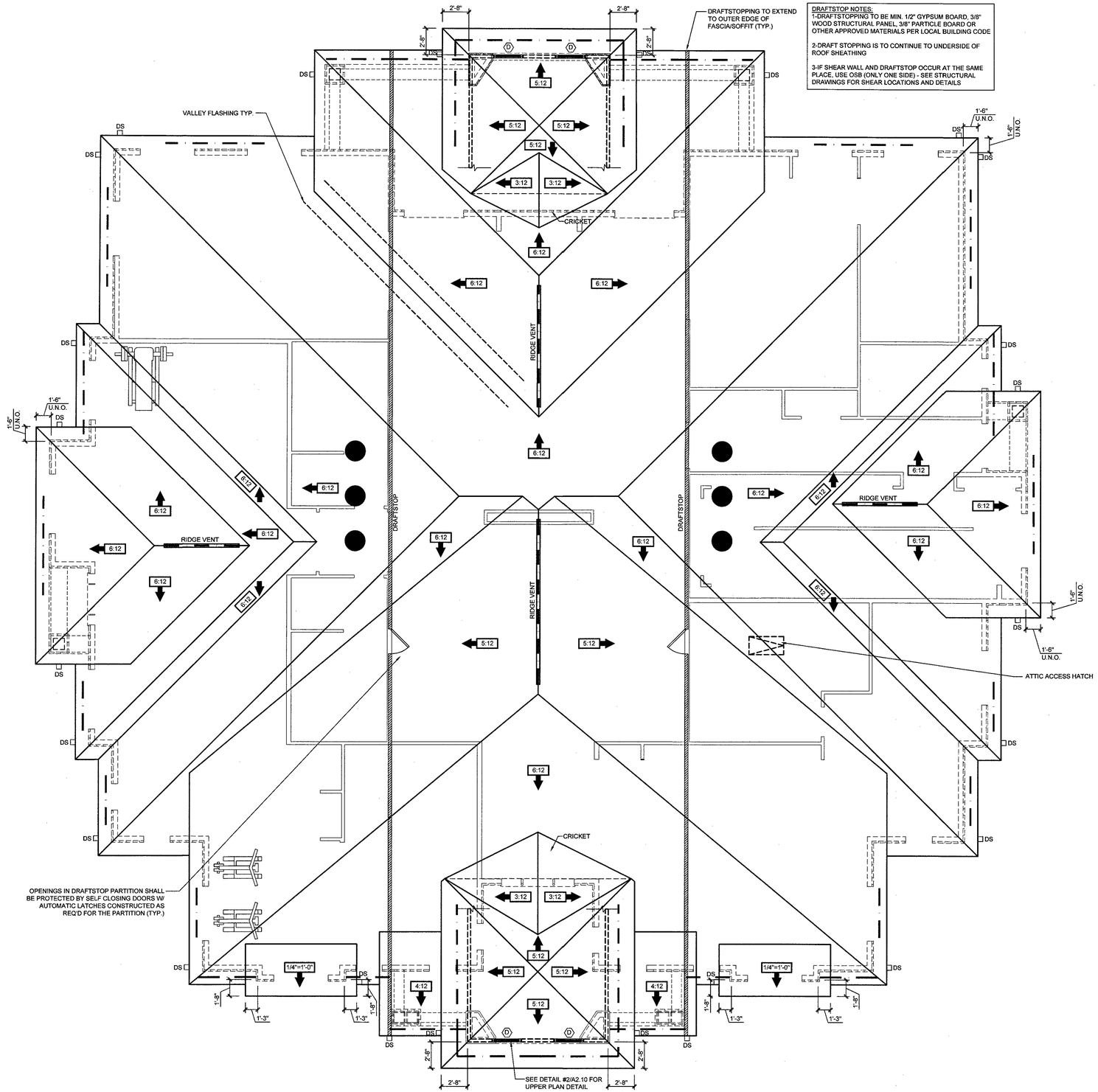
NUMBER	REVISIONS DATE	INITIALS	DESCRIPTION
	10/04/19	TH	Cycle 1 Permit Responses
	11/22/19	TH	Cycle 2 Permit Responses

PROGRESS DATE:
ISSUE DATE: 7/26/19

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Clubhouse Schedules
Interior Elevations

SHEET NUMBER:
A2.15



DRAFTSTOP NOTES:
1-DRAFTSTOPPING TO BE MIN. 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD OR OTHER APPROVED MATERIALS PER LOCAL BUILDING CODE

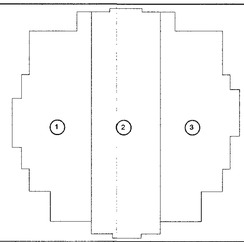
2-DRAFT STOPPING IS TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING

3-IF SHEAR WALL AND DRAFTSTOP OCCUR AT THE SAME PLACE, USE OSB (ONLY ONE SIDE) - SEE STRUCTURAL DRAWINGS FOR SHEAR LOCATIONS AND DETAILS

NOTE:
1. MAXIMUM ATTIC AREA BETWEEN DRAFT STOPS = 3,000 SF
2. ▨ = DRAFTSTOPPING TO BE MIN. 1/2" GYP BOARD OR O.S.B.
3. □ DS = 3"x4" DOWNSPOUTS (5" GUTTERS)
4. WHERE RIDGE VENTS ARE INDICATED AT OVER FRAMED DORMERS, PROVIDE A MIN. 22X36 ACCESS OPENING IN MAIN ROOF SHEATHING WHERE APPLICABLE
5. — · — · — = APPROXIMATE LOCATIONS OF SOFFIT & RIDGE VENT REQUIRED TO BALANCE NET FREE VENTILATING AREA. SEE ROOF VENTILATION CALCULATIONS. VERIFY LOCATIONS AND EXTENT OF RIDGE & SOFFIT VENT IN FIELD (TYP).

● = HIGH GRAVITY VENT

ROOF PLAN VENT CALCULATIONS



AREA NUMBER	AREA OF SPACE VENTILATED	NET FREE VENTILATING AREA REQUIRED	CONTINUOUS SOFFIT VENT: FREE AREA	# OF LOW GRAVITY VENTS (SUPPLEMENTAL SOFFIT VENTS)	LOW GRAVITY VENT NET FREE AREA	RIDGE VENT: NET FREE VENTILATING AREA	# OF HIGH GRAVITY VENTS (SUPPLEMENTAL ROOF VENTS)	HIGH GRAVITY VENT NET FREE AREA	TOTAL NET FREE VENTILATING AREA PROVIDED
1	2433	8.11	4.28	0	0	0.94	3	2.91	8.13
2	2924	9.75	6.17	0	0	3.83	0	0	9.80
3	2429	8.10	4.28	0	0	0.94	3	2.91	8.13

NOTES:
1. CONTINOUS SOFFIT VENT EQUAL TO 9 SQ. IN. PER FT. (.063 SQFT.)
2. LOW GRAVITY VENT EQUAL TO 56 SQ. IN. PER VENT. (.38 SQFT.)
3. HIGH GRAVITY VENT EQUAL TO 140 SQ. IN. PER VENT. (.972 SQFT.)
4. HIGH RIDGE VENT EQUAL TO 18 SQ. IN. PER VENT. (.125 SQFT.)

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FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
JAN 29 2020
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1 CLUBHOUSE ROOF PLAN

Scale: 3/16" = 1'-0"

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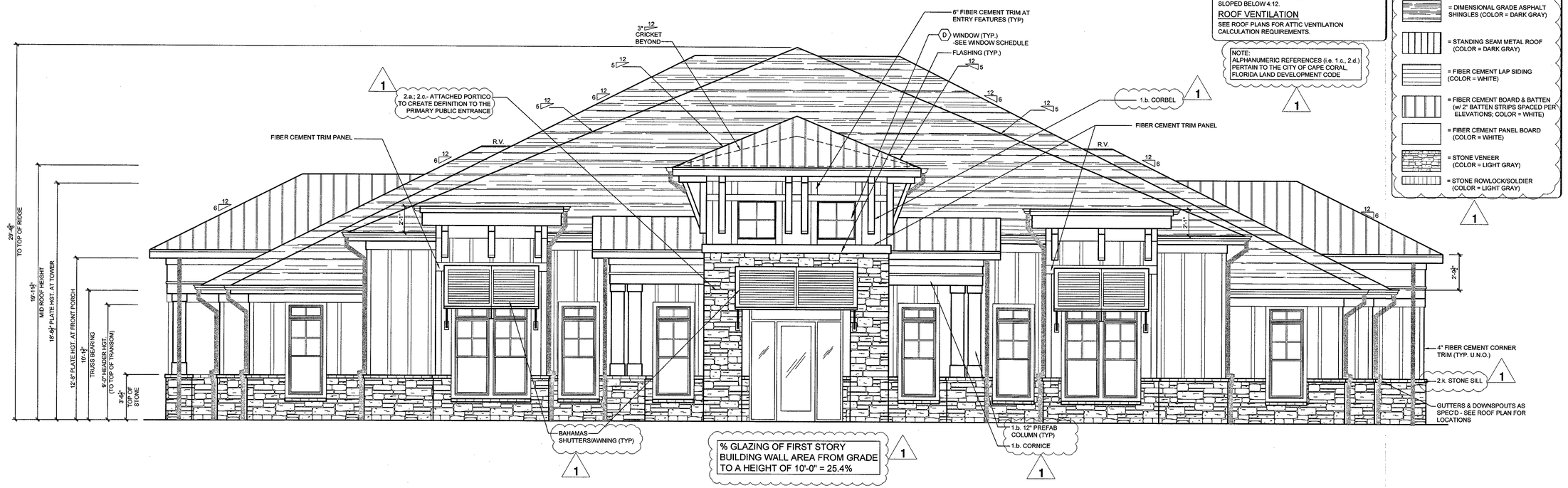
REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	NUMBER	DATE	DESCRIPTION / INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Clubhouse Roof Plan
SHEET NUMBER: A2.16



ELEVATION GENERAL NOTES

ROOFS

* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

NOTE:
ALPHANUMERIC REFERENCES (i.e. 1.c., 2.d.) PERTAIN TO THE CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE

1

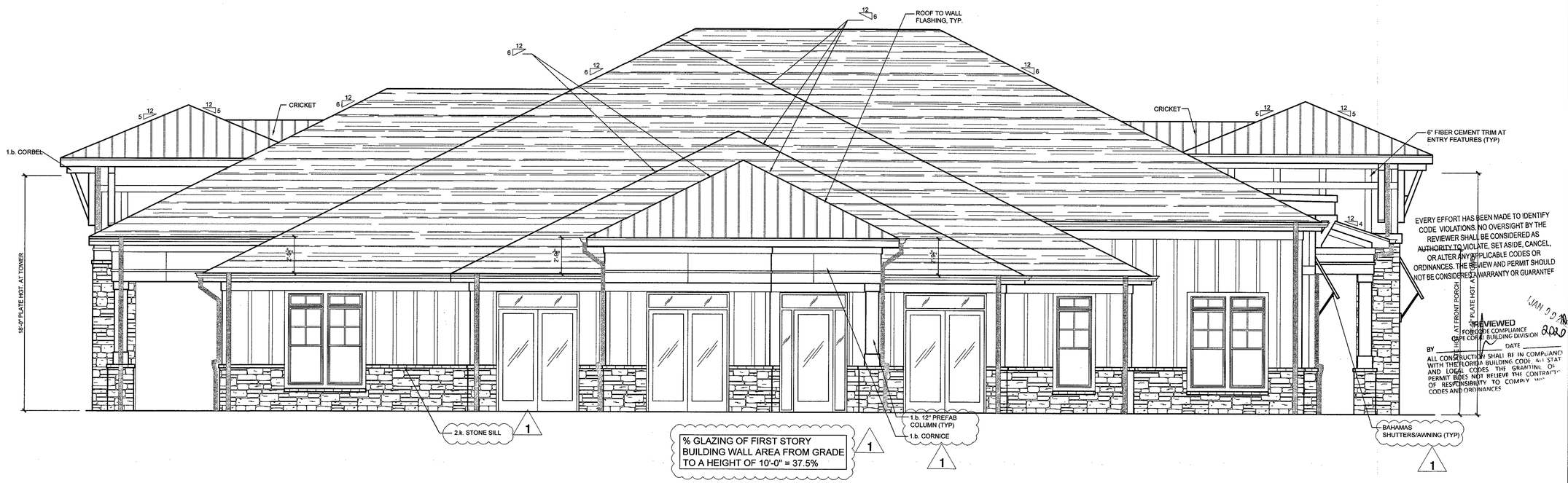
ARCHITECTURAL PLANS EXTERIOR MATERIALS

- = DIMENSIONAL GRADE ASPHALT SHINGLES (COLOR = DARK GRAY)
- = STANDING SEAM METAL ROOF (COLOR = DARK GRAY)
- = FIBER CEMENT LAP SIDING (COLOR = WHITE)
- = FIBER CEMENT BOARD & BATTEN (w/ 2" BATTEN STRIPS SPACED PER ELEVATIONS; COLOR = WHITE)
- = FIBER CEMENT PANEL BOARD (COLOR = WHITE)
- = STONE VENEER (COLOR = LIGHT GRAY)
- = STONE ROWLOCK/SOLDIER (COLOR = LIGHT GRAY)

1

1 FRONT ELEVATION - CLUBHOUSE

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



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2 LEFT SIDE ELEVATION - CLUBHOUSE

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

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REVISION OCT. 15 2019 RESUBMIT

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STATE OF FLORIDA REGISTERED ARCHITECT MARK W. MILLER AR91507

PROGRESS DATE: 7/26/19

ISSUE DATE:

REVISIONS	NUMBER	DATE	INITIALS	DESCRIPTION
	1	10/04/19	TH	Cycle 1 Permit Responses

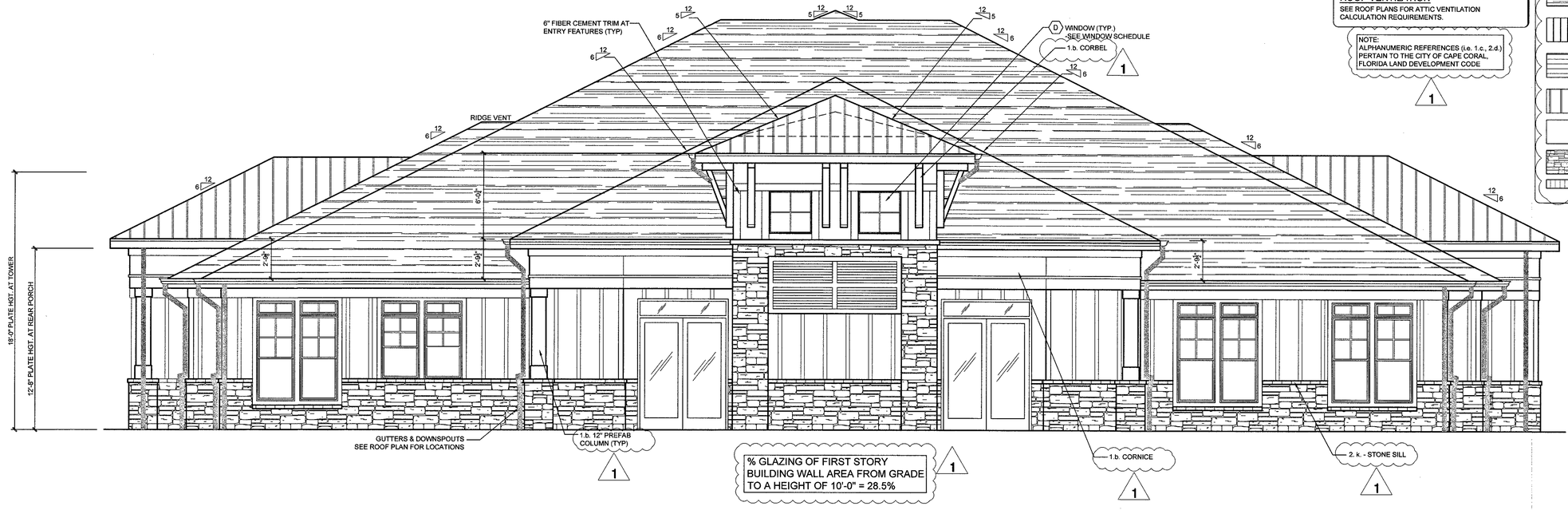
PROJECT NO: 011018

DRAWN BY: TH

CHECKED BY: MM

SHEET TITLE: Clubhouse Exterior Elevations

SHEET NUMBER: A2.20



ELEVATION GENERAL NOTES

ROOFS

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ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

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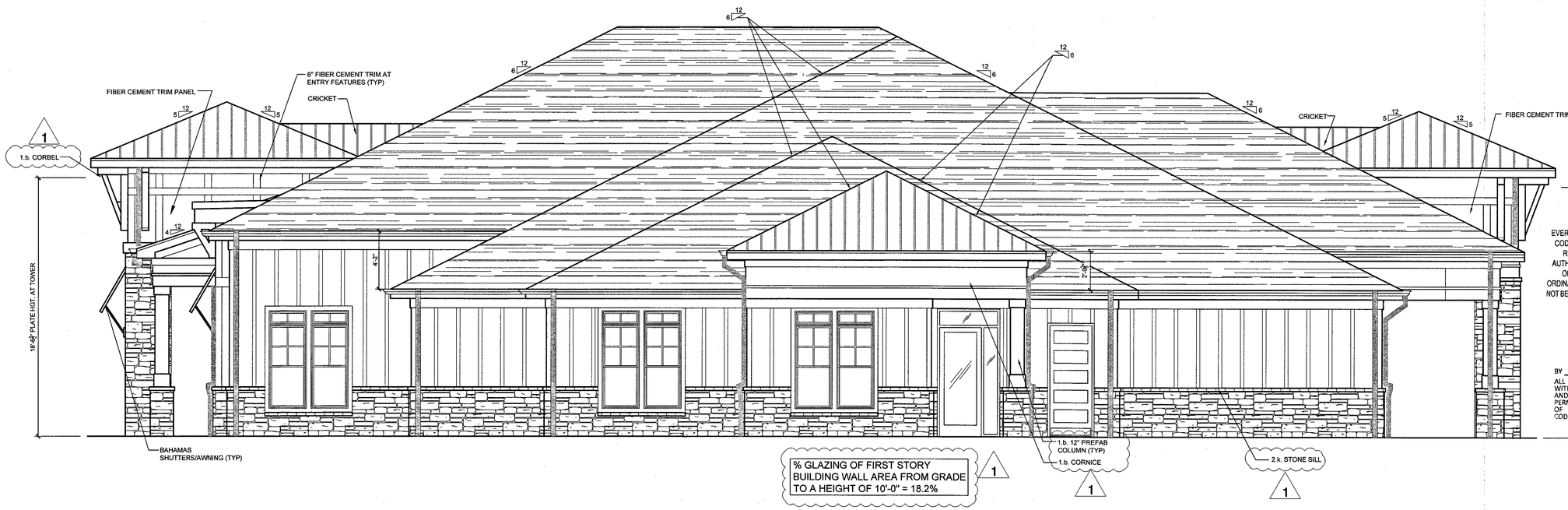
- = FIBER CEMENT LAP SIDING (COLOR = WHITE)
- = FIBER CEMENT BOARD & BATTEN (w/ 2" BATTEN STRIPS SPACED PER ELEVATIONS; COLOR = WHITE)
- = FIBER CEMENT PANEL BOARD (COLOR = WHITE)
- = STONE VENEER (COLOR = LIGHT GRAY)
- = STONE ROWLOCK/SOLDIER (COLOR = LIGHT GRAY)

1 REAR ELEVATION - CLUBHOUSE
Scale: 1/4" = 1'-0"



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2 RIGHT SIDE ELEVATION - CLUBHOUSE
Scale: 1/4" = 1'-0"

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OCT 15 2019
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Zimmer Development Company
Cape Coral, Florida
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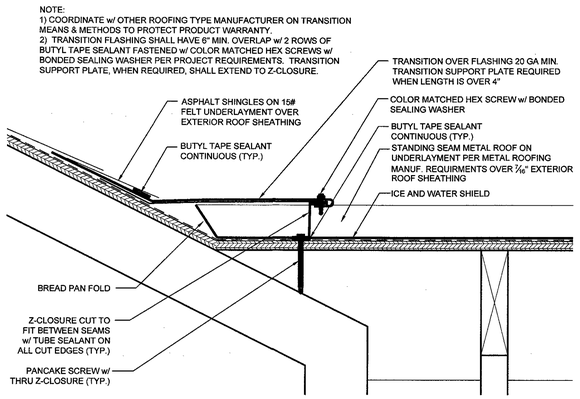
STATE OF FLORIDA
AR91507
REGISTERED ARCHITECT

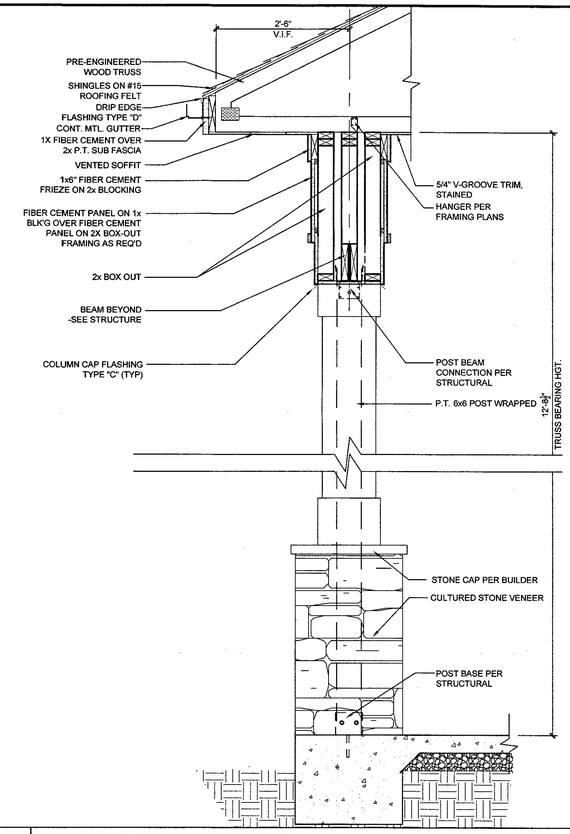
PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE:
Clubhouse Exterior Elevations
SHEET NUMBER:
A2.21



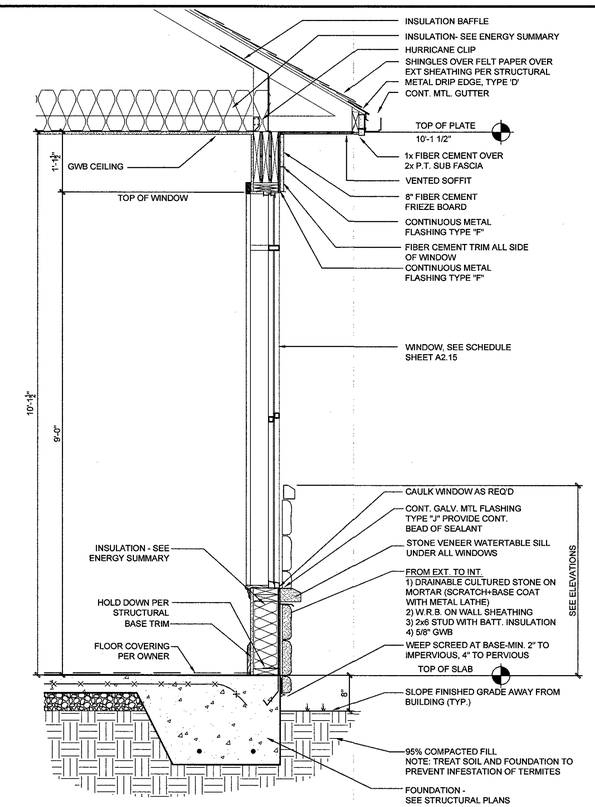
4 METAL TO SHINGLE ROOF TRANSITION DETAIL

Scale: 3" = 1'-0"



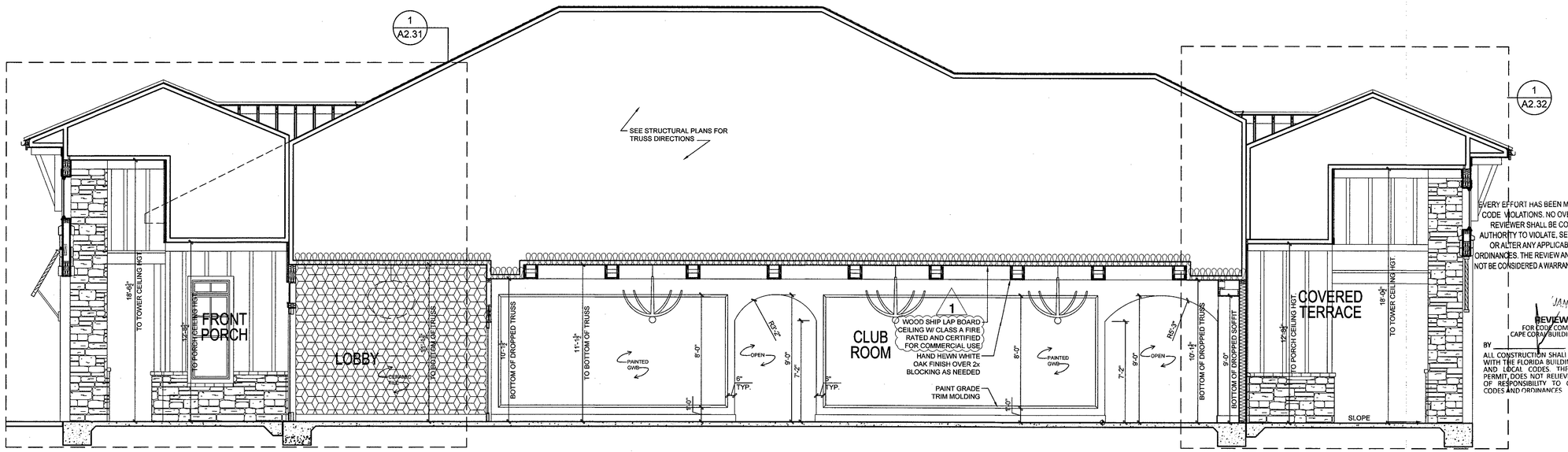
3 SECTION AT PORCH BEAM

Scale: 3/4" = 1'-0"



2 TYPICAL EXTERIOR WALL SECTION AT CLUBHOUSE

Scale: 3/4" = 1'-0"



1 CLUBHOUSE BUILDING SECTION

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

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CAPE CORAL BUILDING DIVISION
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REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: [illegible]

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REVISION
OCT. 15, 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
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REGISTERED ARCHITECT
AR91507

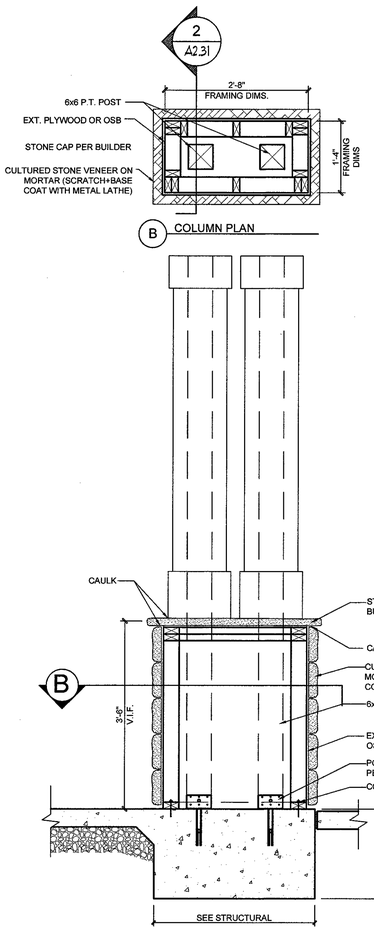
ISSUE DATE:	DESCRIPTION	7/26/19
REVISIONS		
NUMBER	DATE	INITIALS
1	10/04/19	TH
	Cycle 1 Permit Responses	

PROGRESS DATE:

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

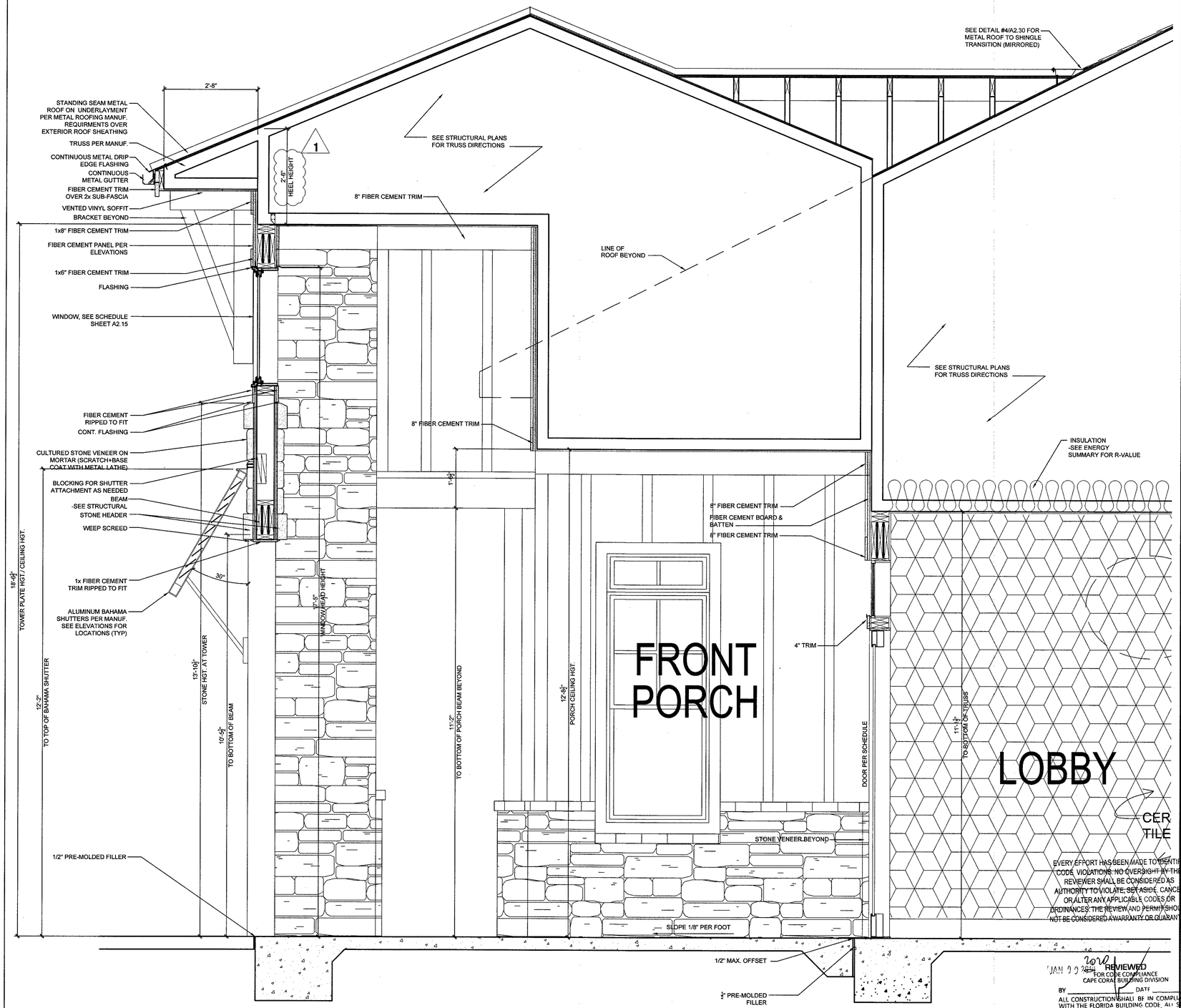
SHEET TITLE:
Clubhouse Building Section

SHEET NUMBER:
A2.30



2 TYPICAL CLUBHOUSE COLUMN SECTION

Scale: 3/4" = 1'-0"



1 ENLARGED CLUBHOUSE SECTION AT FRONT PORCH

Scale: 3/4" = 1'-0"

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JAN 22 2020
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FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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REVISION
OCT. 15, 2019
RESUBMIT

Surfside Cove Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

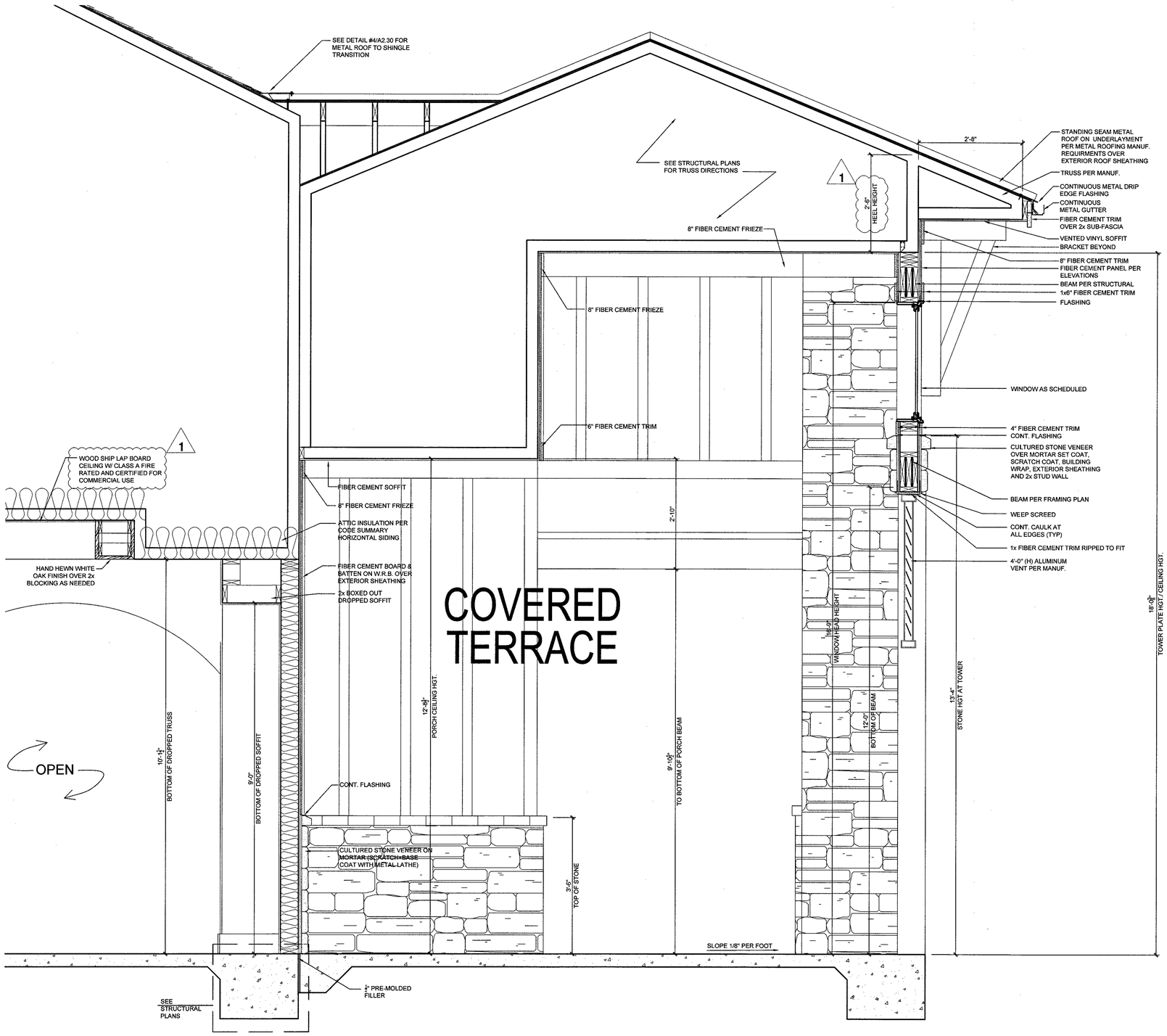
PROGRESS DATE: 7/26/19
ISSUE DATE:

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

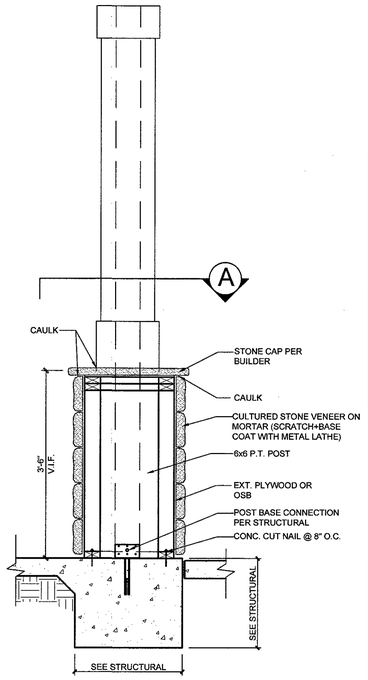
SHEET TITLE: Clubhouse Building Section

SHEET NUMBER: A2.31



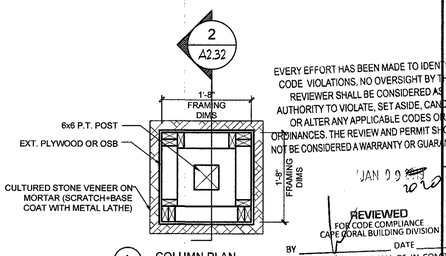
1 ENLARGED CLUBHOUSE SECTION AT COVERED TERRACE

Scale: 3/4" = 1'-0"



2 TYPICAL CLUBHOUSE COLUMN SECTION

Scale: 3/4" = 1'-0"



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JAN 29 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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3 TYP. COLUMN PLAN SECTION

Scale: 3/4" = 1'-0"

REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: QC

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REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

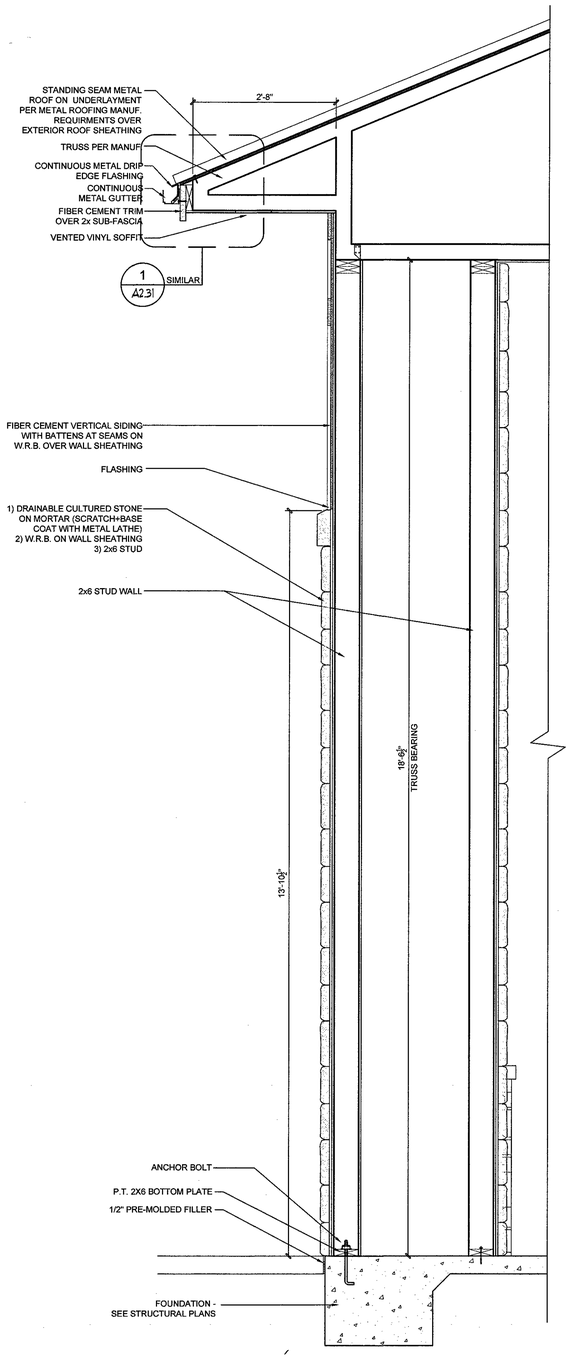
STATE OF FLORIDA
REGISTERED ARCHITECT
MICHAEL W. MILLER
AR91507
10-7-19

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

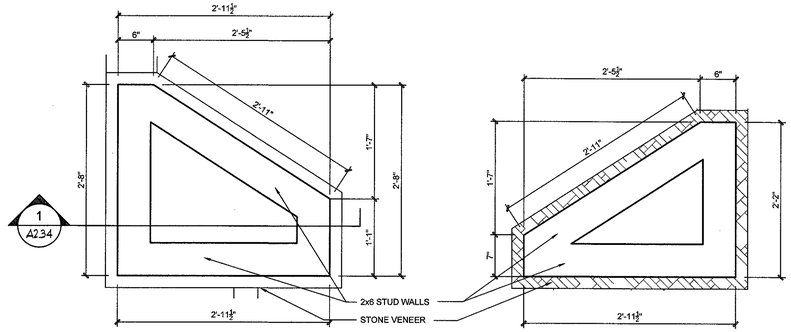
SHEET TITLE:
Clubhouse Enlarged Sections

SHEET NUMBER:
A2.32



1 TAPERED WALL AT FRONT ENTRANCE

Scale: 3/4" = 1'-0"

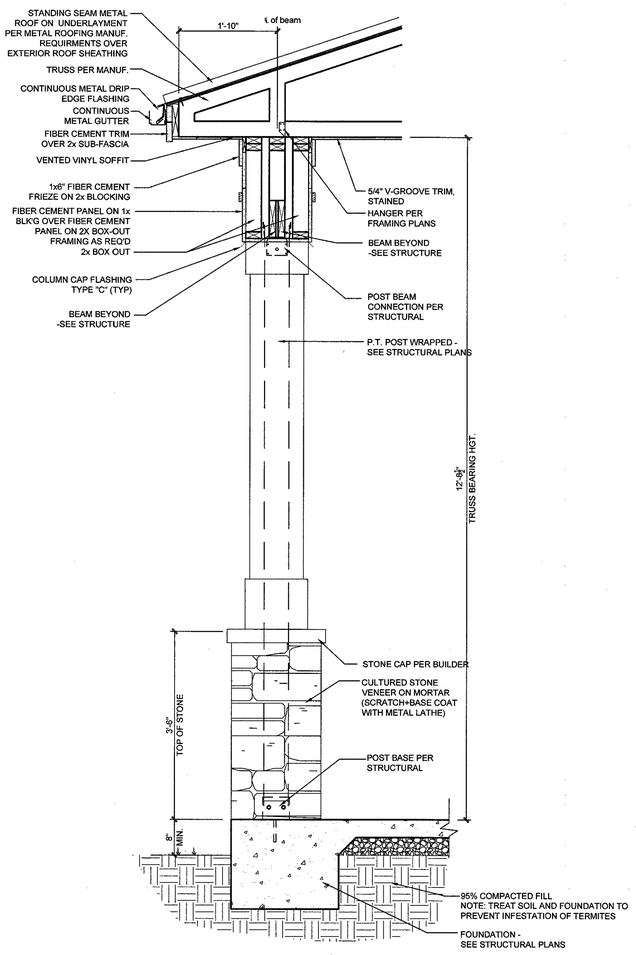


FRONT PORCH

REAR COVERED TERRACE

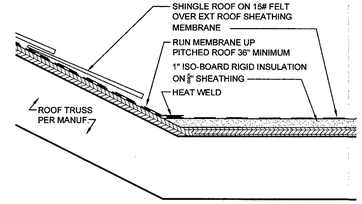
2 ENLARGED PLAN VIEW OF TAPERED WALL

Scale: 1" = 1'-0"



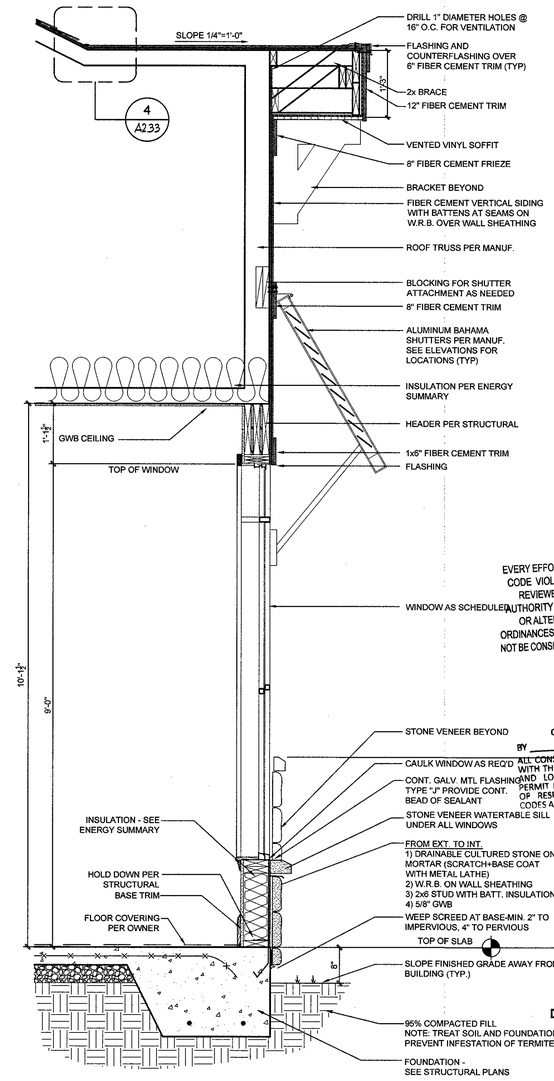
3 SECTION AT PORCH BEAM

Scale: 3/4" = 1'-0"



4 ENLARGED DETAIL AT PITCHED TO FLAT ROOF

Scale: 3" = 1'-0"



5 EXTERIOR WALL SECTION

Scale: 3/4" = 1'-0"

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REVISION
OCT 15 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

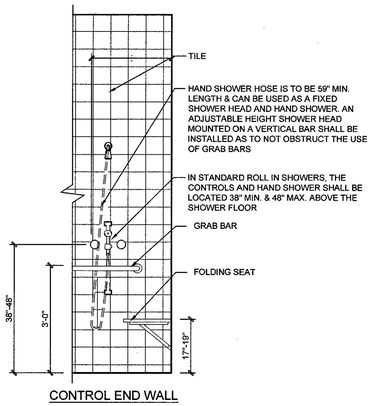
STATE OF FLORIDA
THOMAS W. HOWE
AR91507
REGISTERED ARCHITECT

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	DESCRIPTION	INITIALS

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Clubhouse Enlarged Sections

SHEET NUMBER:
A2.33



CONTROL END WALL

3 SHOWER ELEVATION

Scale: 1/2" = 1'-0"

ARCHITECTURAL PLANS WALL LEGEND

= STANDARD STUD WALL w/ 5/8" G.W.B.

= STANDARD STUD WALL W/ WALL SHEATHING, LOW APPLIED STONE WAINSCOTING. SEE ELEVATIONS FOR STONE HEIGHT & FINISH MATERIAL. STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS

= STANDARD STUD WALL w/ WALL SHEATHING EA. SIDE

GENERAL NOTES:

1- ALL WALLS ARE DIMENSIONED TO STUD FACE.

2-ALL WALLS ARE DRAWN TO TRUE DIMENSIONS.

3-NUMBER AND LOCATION OF SMOKE DETECTORS SHALL CONFORM TO NEC. SEE PME PLANS FOR LOCATIONS.

4-ALL EGRESS COMPLIANCE CALCULATIONS ARE LISTED IN CODE SUMMARY.

5-ATTIC ACCESS AS SHOWN ON FLOOR PLANS.

6-WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE (IE 9' 1-1/8" ACTUAL WALL HEIGHT IS LABELED 9'-0" ON PLANS)

7-KNEEWALL HEIGHT LABLES FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 3.5" OF FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HEIGHT FROM THE ROUGH FLOOR TO THE BOTTOM OF FURRING, NOT THE BOTTOM OF RAFTER.

8-ALL EXTERIOR THRESHOLDS TO BE BARRIER FREE DESIGN.

9-SUMP PIT, POOL EQUIPMENT ROOM SIZE / LAYOUT , FLOOR DRAINS & HOSE BIBS TO BE VERIFIED BEFORE CONSTRUCTION BEGINS TO COORDINATE WITH POOL MANUFACTURES SPECS & DRAWINGS BY OTHERS. IF NOT SUPPLIED PRIOR TO PERMITTING DRAWING RELEASE ARCHITECT HOLDS NO LIABILITY FOR FUTURE COORDINATION (TYP).

10- ANY STRUCTURAL INFORMATION SHOWN IS FOR REFERENCE ONLY & TO BE CONFIRMED ON THE APPROPRIATE STRUCTURAL SHEETS. IF THERE ARE ANY DISCREPENCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL SHEETS, THE INFORMATION SHOWN ON THE STRUCTURAL SHEETS WILL OVERRIDE ANY ARCHITECTURAL INFORMATION SHOWN AND SHOULD BE REPORTED TO PLANWORX ARCHITECTURE, P.A., FOR CONFIRMATION BEFORE CONSTRUCTION.

11- FE = 2A-10BC FIRE EXTINGUISHER; VERIFY LOCATION WITH LOCAL FIRE MARSHAL

3

DOOR SCHEDULE

DOOR NUMBER	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	CONSTRUCTION NONHINSUL. MTL. 2 PANEL	CONSTRUCTION INSUL. MTL. 6 PANEL	CONSTRUCTION NORMHINSUL. MTL. 2 PANEL WITH STEEL DOOR PER MANF.	CONSTRUCTION GATE PER BUILDER	REMARKS PAIR OF DOORS	REMARKS TEMPERED GLASS	REMARKS HC THRESHOLD	REMARKS LOUVERED	REMARKS CHAIN DOOR STOP	INSTRUCTIONS NOTE: PROVIDE LEVER-TYPE DOOR HARDWARE
1	3'-0"	6'-8"	1 3/4"		●					●	●		SEE MECH. DWGS. FOR LOUVER SIZE
2	3'-0"					●							DOOR HEIGHT PER MANF. SPECS.
3	2'-4"					●							DOOR HEIGHT PER MANF. SPECS.
4	(2) 3'-0"	6'-8"	1 3/4"		●			●			●	●	SEE MECH. DWGS. FOR LOUVER SIZE
5	(2) 3'-0"	6'-8"	1 3/4"	●				●			●	●	SEE MECH. DWGS. FOR LOUVER SIZE
6	3'-0"	4'-0" MIN.					●						

WALL LEGEND

SEE "G5" SHEETS FOR ALL ASSOCIATED WALL TYPES.

MARK	UL WALL TYPE	REMARKS
1	U305	SINGLE 1 HOUR RATED WALL
2	U356	1 HOUR RATED EXTERIOR WALL
3	P522	1 HOUR RATED CEILING / ROOF SEPARATION

3

SQUARE FOOTAGE	
BATHROOMS =	345
BAR =	194
MAINT. STORAGE =	225
SHOWER/VENDING =	56
CHEM. STORAGE/POOL EQUIP. =	165
TOTAL=	985

RATED WALL PLAN LEGEND

(ONE HOUR WALLS)

= 1 HOUR RATED WALL DESIGNATION SEE CHART FOR DESCRIPTION OF UL WALL SYSTEM.

= 1 HOUR RATED CEILING DESIGNATION

NOTE: SEE A0.20 SHEETS FOR U.L. DETAILS

- GENERAL NOTES

NO SCALE

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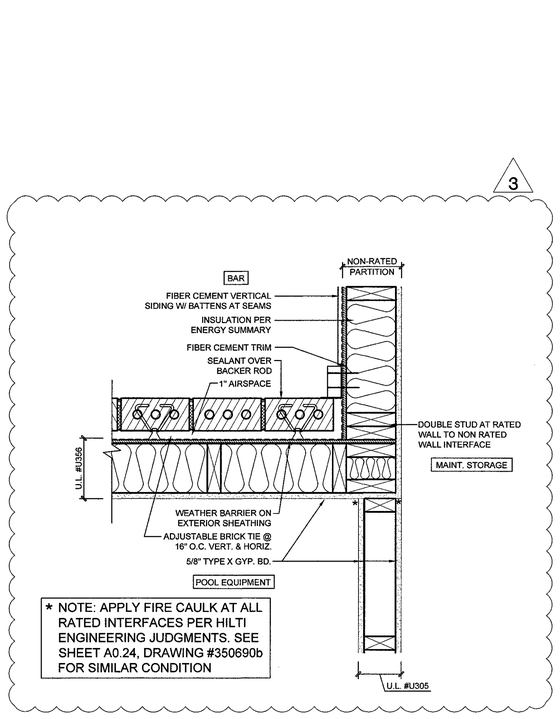
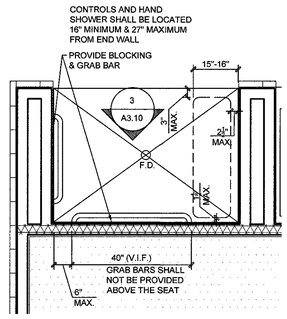


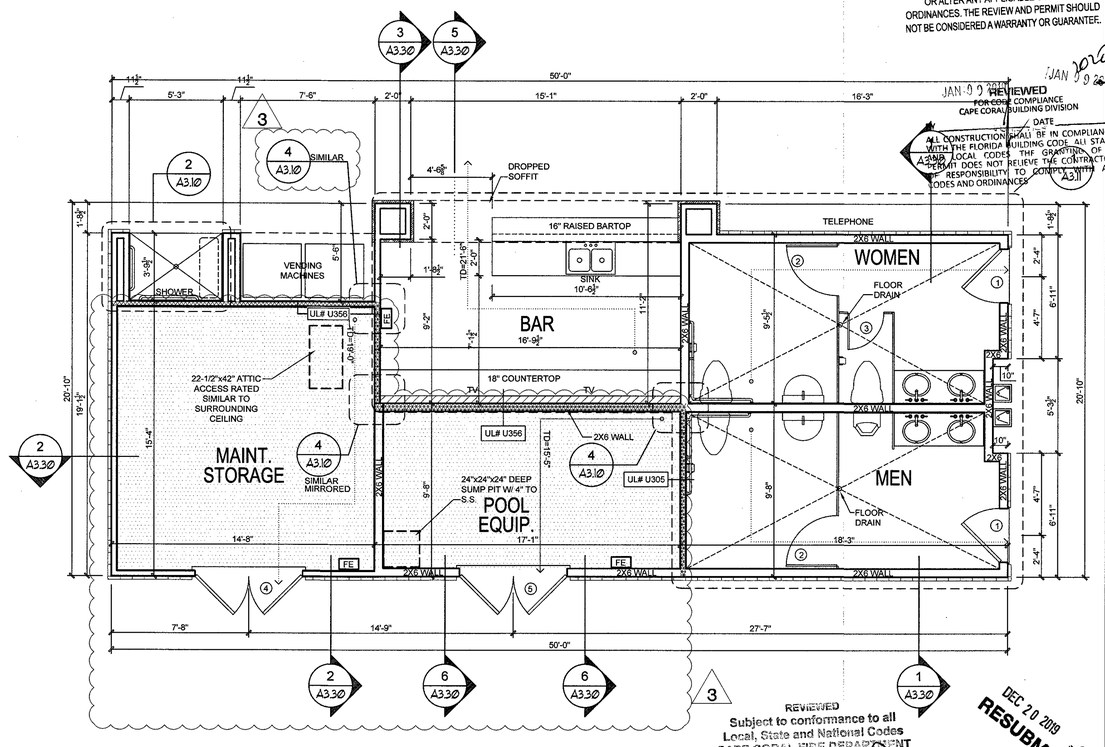
4 ENLARGED PLAN VIEW DETAIL

Scale: 1-1/2" = 1'-0"



2 ENLARGED SHOWER PLAN

Scale: 1/2" = 1'-0"



1 POOLHOUSE FLOOR PLAN

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

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION DATE JAN 09 2020

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REVIEWED Subject to conformance to all Local, State and National Codes CAPE CORAL FIRE DEPARTMENT Date: 12/23/19 By: CC

DEC 20 2019 RESUBMIT #3

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website www.planworx.com

Surfside Corner

Zimmer Development Company

Cape Coral, Florida

Issued For Permit

STATE OF FLORIDA MARK W. MILLER AR91507 12-13-19 REGISTERED ARCHITECT

PROGRESS DATE:	7/26/19		
ISSUE DATE:			
REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/22/19	TH	Cycle 2 Permit Responses
3	12/13/19	TH	Cycle 3 Permit Responses

PROJECT NO: 011018

DRAWN BY: TH

CHECKED BY: MM

SHEET TITLE: Poolhouse Floor Plan

SHEET NUMBER: A3.10

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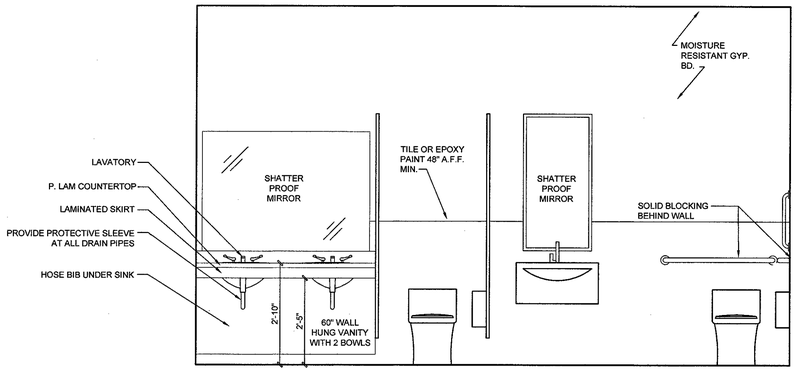
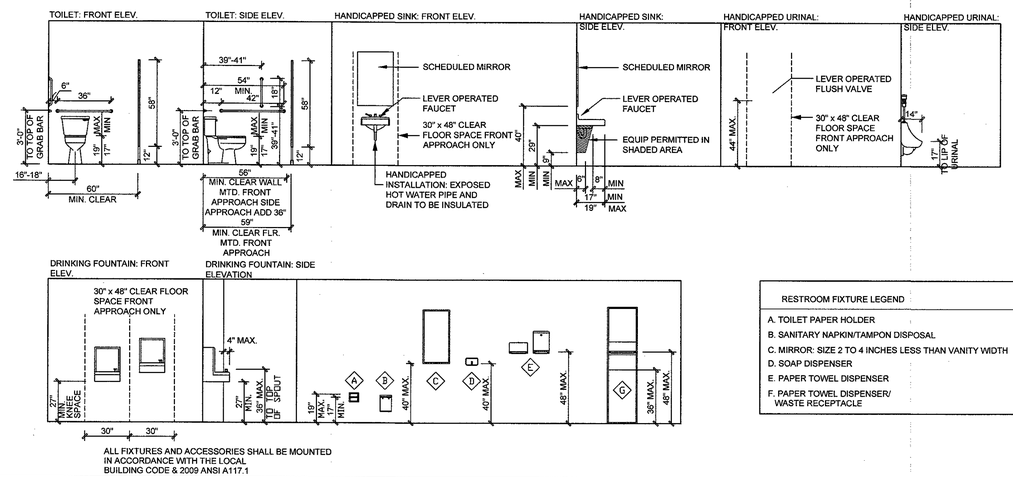


WOMEN

5 INTERIOR WOMEN'S RESTROOM ELEVATION

Scale: 1/2" = 1'-0"

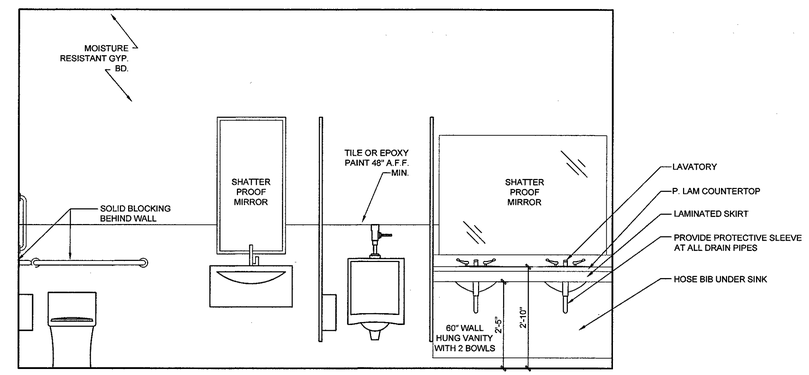


RESTROOM FIXTURE LEGEND

A. TOILET PAPER HOLDER
B. SANITARY NAPKIN/TAMPON DISPOSAL
C. MIRROR: SIZE 2 TO 4 INCHES LESS THAN VANITY WIDTH
D. SOAP DISPENSER
E. PAPER TOWEL DISPENSER
F. PAPER TOWEL DISPENSER/ WASTE RECEPTACLE

- RESTROOM FIXTURE LEGEND

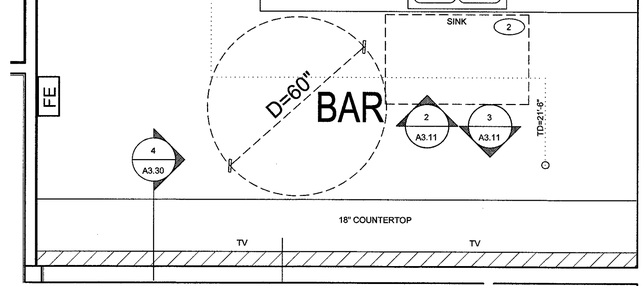
Scale: 1/4" = 1'-0"

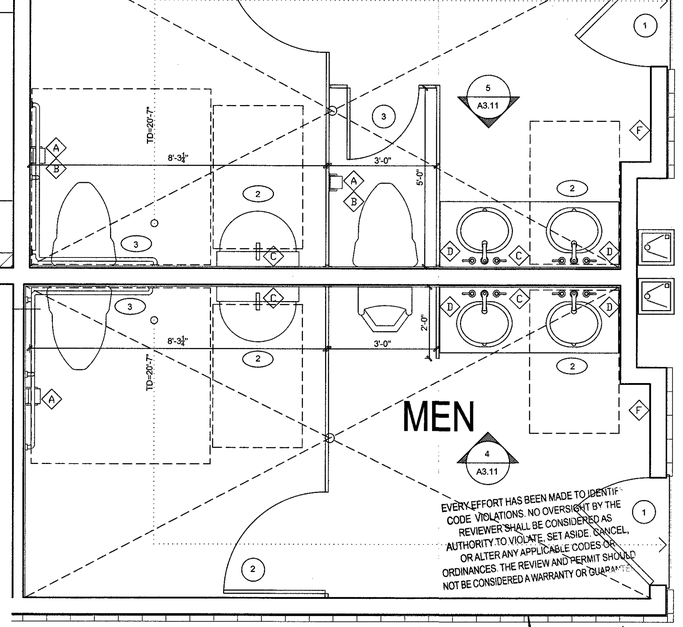


MEN

4 INTERIOR MEN'S RESTROOM ELEVATION

Scale: 1/2" = 1'-0"





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DATE JAN 22 2020
BY
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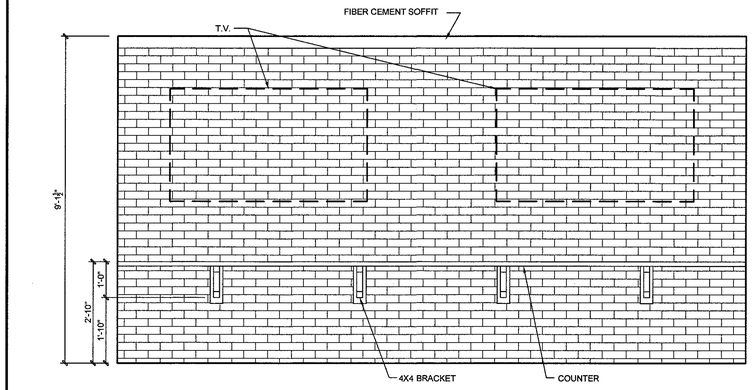
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

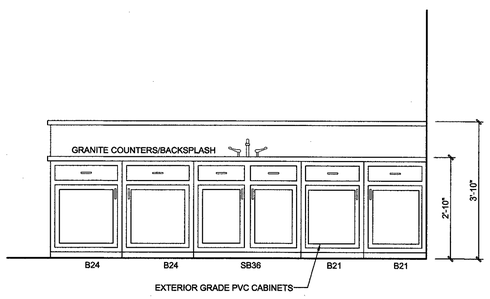
1 ENLARGED PLAN

Scale: 1/2" = 1'-0"



3 INTERIOR BAR ELEVATION

Scale: 1/2" = 1'-0"



2 INTERIOR BAR ELEVATION

Scale: 1/2" = 1'-0"

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REVISION RESUBMIT 08-15-2019

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA REGISTERED ARCHITECT
AR91507
12-23-19

PROGRESS DATE:			
ISSUE DATE:	7/26/19	DESCRIPTION	
REVISIONS	NUMBER	DATE	INITIALS

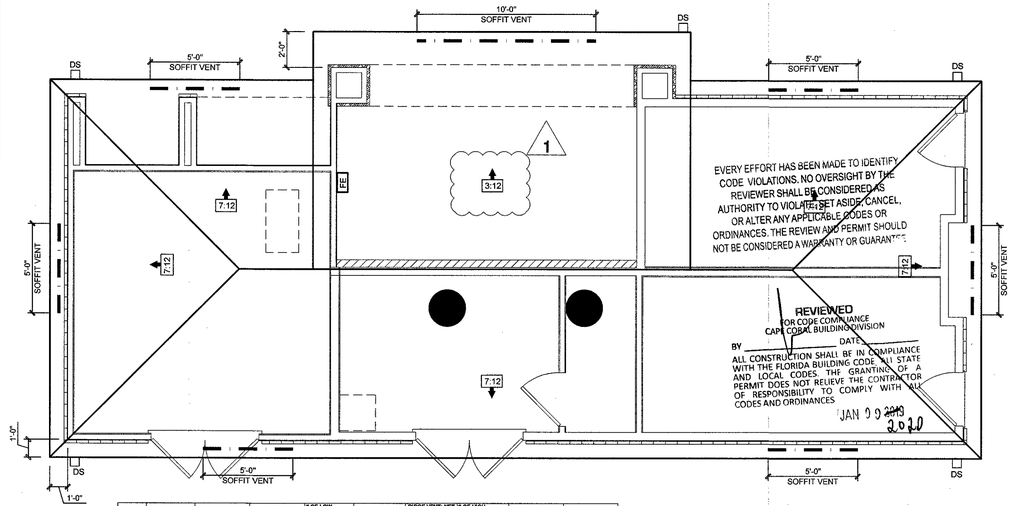
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

SHEET TITLE:
Enlarged Plans & Interior Elevations

SHEET NUMBER:
A3.11

NOTE:
1. MAXIMUM ATTIC AREA BETWEEN DRAFT STOPS = 3,000 SF
2. ▨ = DRAFTSTOPPING TO BE MIN. 1/2" GYP BOARD OR O.S.B.
3. □ DS = 3"x4" DOWNSPOUTS (5" GUTTERS)
4. WHERE RIDGE VENTS ARE INDICATED AT OVER FRAMED DORMERS, PROVIDE A MIN. 22X36 ACCESS OPENING IN MAIN ROOF SHEATHING WHERE APPLICABLE
5. — · — · — = APPROXIMATE LOCATIONS OF SOFFIT & RIDGE VENT REQUIRED TO BALANCE NET FREE VENTILATING AREA. SEE ROOF VENTILATION CALCULATIONS. VERIFY LOCATIONS AND EXTENT OF RIDGE & SOFFIT VENT IN FIELD (TYP).

● = HIGH GRAVITY VENT



AREA NUMBER	AREA OF SPACE VENTILATED	NET FREE VENTILATING AREA REQUIRED	CONTINUOUS SOFFIT VENT: FREE AREA	# OF LOW GRAVITY VENTS (SUPPLEMENTAL SOFFIT VENTS)	LOW GRAVITY VENT NET FREE AREA	RIDGE VENT: NET FREE VENTILATING AREA	# OF HIGH GRAVITY VENTS (SUPPLEMENTAL ROOF VENTS)	HIGH GRAVITY VENT NET FREE AREA	TOTAL NET FREE VENTILATING AREA PROVIDED
1	992	3.31	2.52	0	0	0.00	2	1.94	4.46
2	0	0.00	0.00	0	0	0.00	0	0	0.00
3	0	0.00	0.00	0	0	0.00	0	0	0.00

NOTES:
1. CONTINOUS SOFFIT VENT EQUAL TO 9 SQ. IN. PER FT. (363 SQFT.)
2. LOW GRAVITY VENT EQUAL TO 56 SQ. IN. PER VENT. (56 SQFT.)
3. HIGH GRAVITY VENT EQUAL TO 140 SQ. IN. PER VENT. (972 SQFT.)
4. HIGH RIDGE VENT EQUAL TO 18 SQ. IN. PER VENT. (1,125 SQFT.)

NOTES:
1-TURN DOWNSPOUTS BELOW SOFFITS TO BUILDING FACE. COORDINATE WITH CIVIL SITE DRAWINGS FOR ALL UNDERGROUND PIPING CONNECTIONS NECESSARY FOR STORMWATER DRAINAGE.
2- DS=DOWNSPOUTS

1 POOLHOUSE ROOF PLAN
Scale: 1/4" = 1'-0"

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REVISION
OCT. 15, 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
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STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507
12-19-19

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DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Poolhouse Roof Plan Plans
SHEET NUMBER: A3.12

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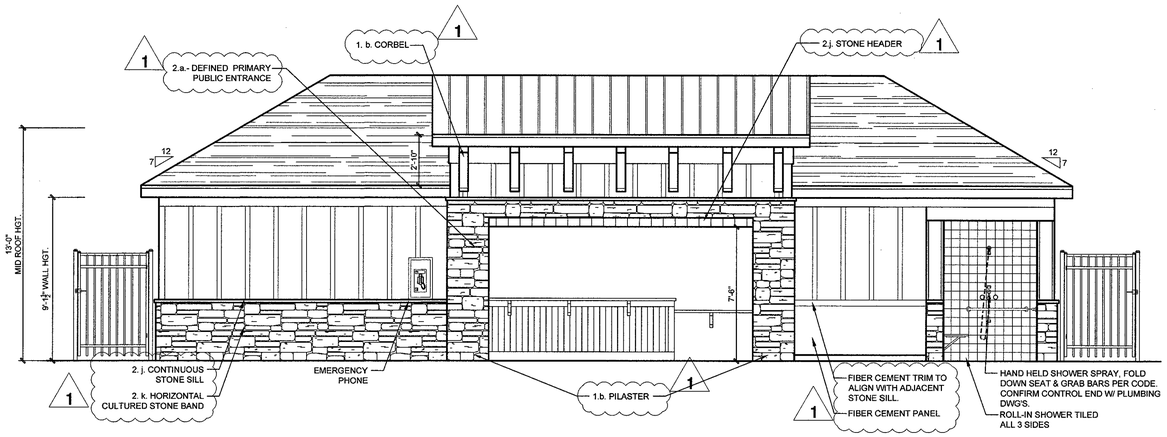
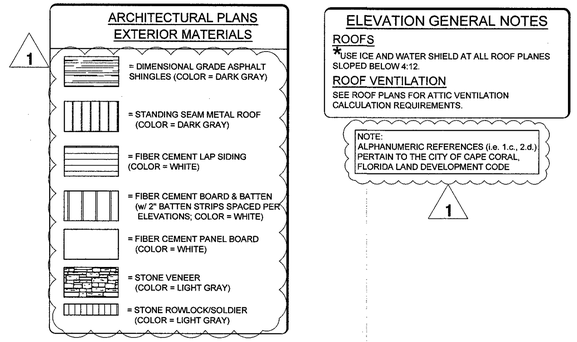
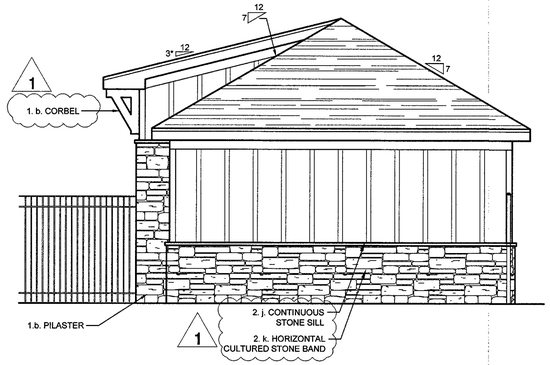


1 FRONT ELEVATION

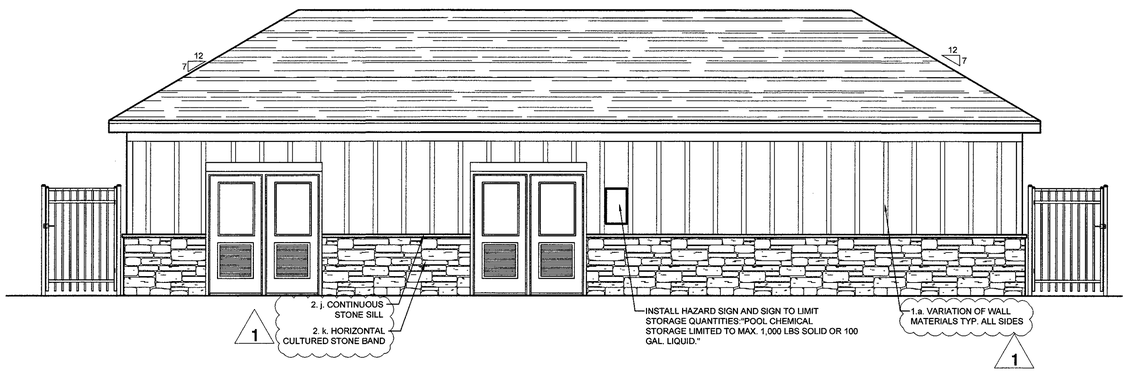
Scale: 1/4" = 1'-0"





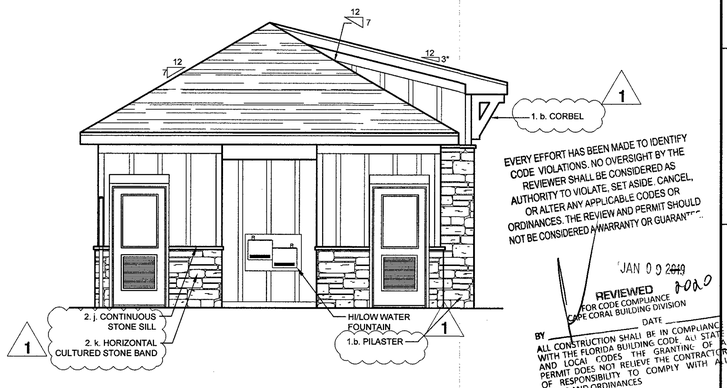
2 LEFT ELEVATION

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



3 REAR ELEVATION

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



4 RIGHT ELEVATION

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

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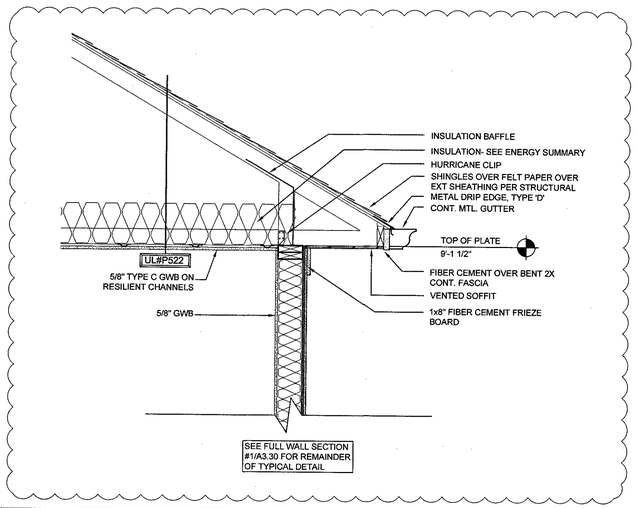
REVISION
OCT 15 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
REGISTERED ARCHITECT
AR91507

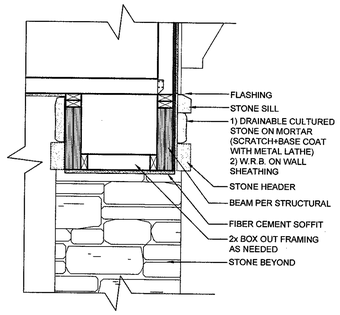
PROGRESS DATE:	7/26/19		
ISSUE DATE:	DESCRIPTION		
REVISIONS NUMBER	DATE	INITIALS	
	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Poolhouse Elevations & Bldg Section
SHEET NUMBER: A3.20



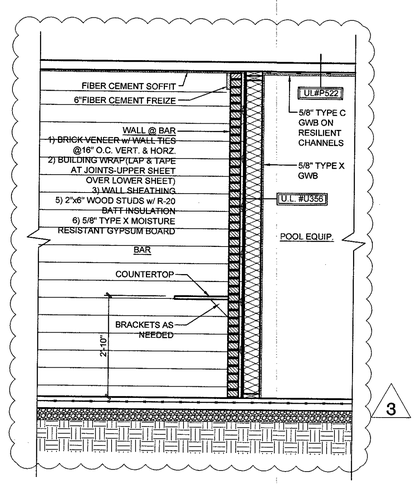
6 PARTIAL SECTION AT RATED CEILING CONDITION

Scale: 3/4" = 1'-0"



5 SECTION AT ENTRY BULKHEAD

Scale: 3/4" = 1'-0"



4 WALL SECTION AT BAR

Scale: 1/2" = 1'-0"

3 WALL SECTION AT ENTRY COLUMN

Scale: 3/4" = 1'-0"

2 WALL SECTION AT UNCONDITIONED SPACES

Scale: 3/4" = 1'-0"

1 WALL SECTION AT CONDITIONED SPACES

Scale: 3/4" = 1'-0"

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REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION

DATE JAN 22 2020

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Subject to compliance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

DEC. 20 2019 RESUBMIT #3

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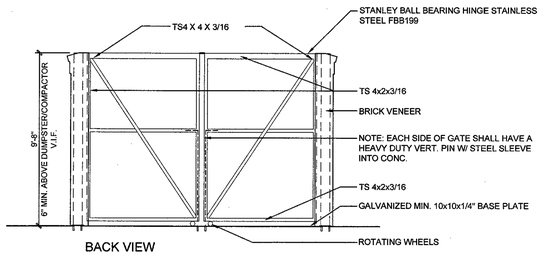
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

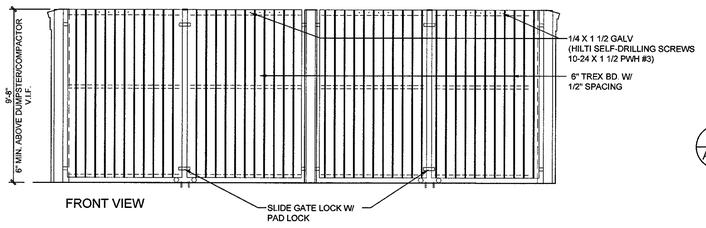
STATE OF FLORIDA
MARC W. MITCHELL
AR91507
12-19-19
REGISTERED ARCHITECT

PROGRESS DATE: 7/26/19			
ISSUE DATE: 12/19/19			
REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10/04/19	TH	Cycle 1 Permit Responses
2	11/07/19	TH	Cycle 2 Permit Responses
3	12/13/19	TH	Cycle 3 Permit Responses

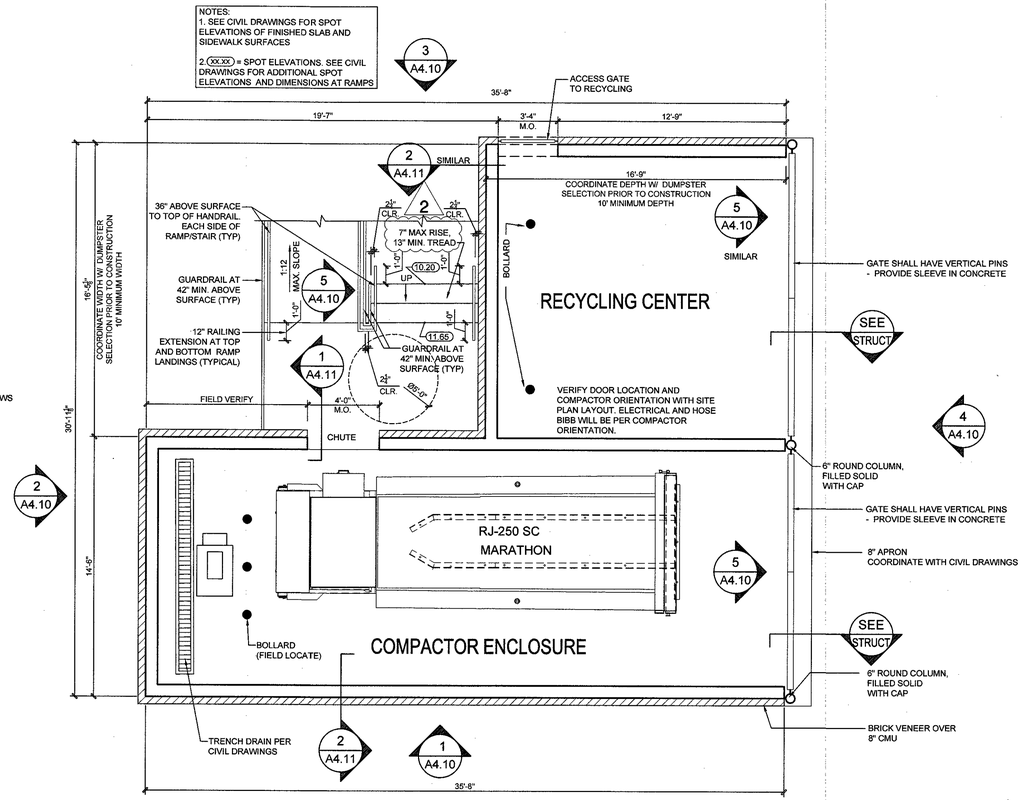
PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM
SHEET TITLE: Poolhouse Details
SHEET NUMBER: A3.30



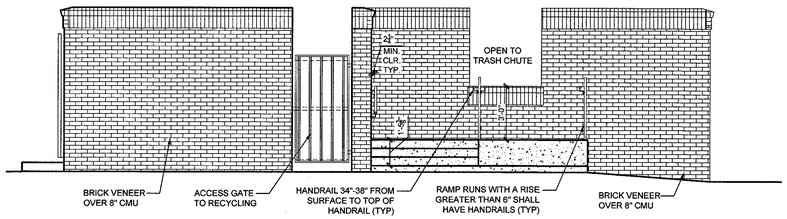
5 GATE DETAIL BACK VIEW
1/4"=1'-0"



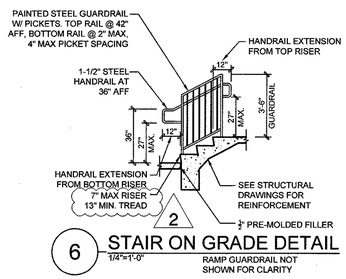
4 GATE DETAIL FRONT VIEW
1/4"=1'-0"



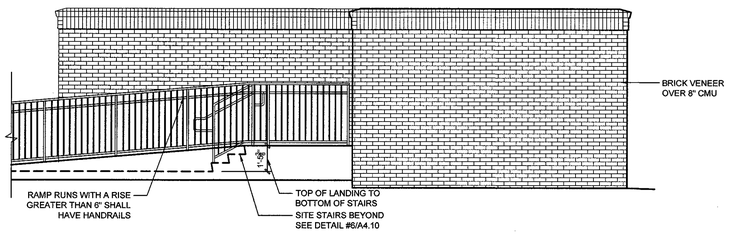
TRASH COMPACTOR ENCLOSURE PLAN
1/4"=1'-0"



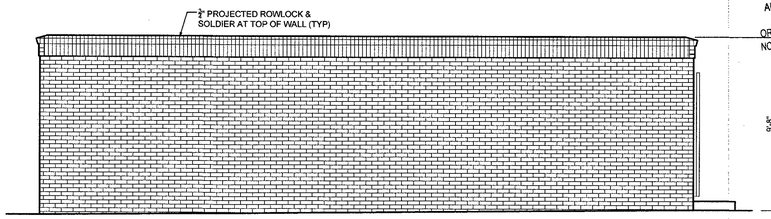
3 TRASH COMPACTOR REAR ELEVATION
1/4"=1'-0"



6 STAIR ON GRADE DETAIL
1/4"=1'-0"
RAMP GUARDRAIL NOT SHOWN FOR CLARITY



2 TRASH COMPACTOR SIDE ELEVATION
1/4"=1'-0"



1 TRASH COMPACTOR FRONT ELEVATION
1/4"=1'-0"

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REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION
DATE JAN 09 2020
BY
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REVIEWED
Subject to conformance to all Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By:

1 TRASH COMPACTOR ENCLOSURE - PLAN AND ELEVATIONS
SCALE: 1/4"=1'-0"

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#2
DEC 05 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

STATE OF FLORIDA
MARC W. MILLER
AR91507
11-2019
REGISTERED ARCHITECT

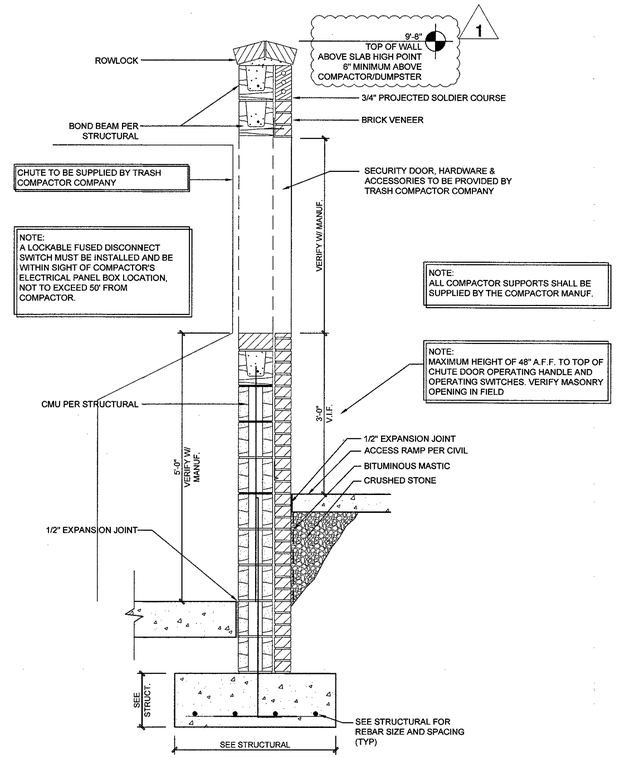
PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	10/04/19	TH	Cycle 1 Permit Responses
	11/22/19	TH	Cycle 2 Permit Responses

PROJECT NO: 011018
DRAWN BY: TH
CHECKED BY: MM

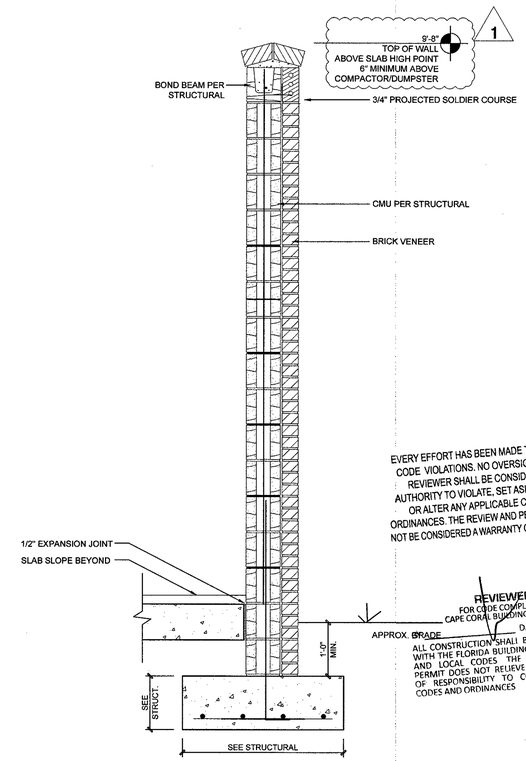
SHEET TITLE:
Trash Compactor Plans & Elevations

SHEET NUMBER:
A4.10



1 ENCLOSURE CHUTE SECTION

Scale: 3/4" = 1'-0"



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REVIEWED JAN 09 2020
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE 2020

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REVIEWED
Subject to conformance to all
Local, State and National Codes
CAPE CORAL FIRE DEPARTMENT
Date: 12/23/19 By: CR

2 TYPICAL ENCLOSURE SECTION

Scale: 3/4" = 1'-0"

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REVISION #1
OCT 15 2019
RESUBMIT

Surfside Corner

Zimmer Development Company

Cape Coral, Florida

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STATE OF FLORIDA
MARC W. MILLER
AR91507
REGISTERED ARCHITECT
10/4/19

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			DESCRIPTION
NUMBER	DATE	INITIALS	
1	10/04/19	TH	Cycle 1 Permit Responses

PROJECT NO: 011018

DRAWN BY: TH

CHECKED BY: MM

SHEET TITLE:

Trash Compactor Details

SHEET NUMBER:

A4.11

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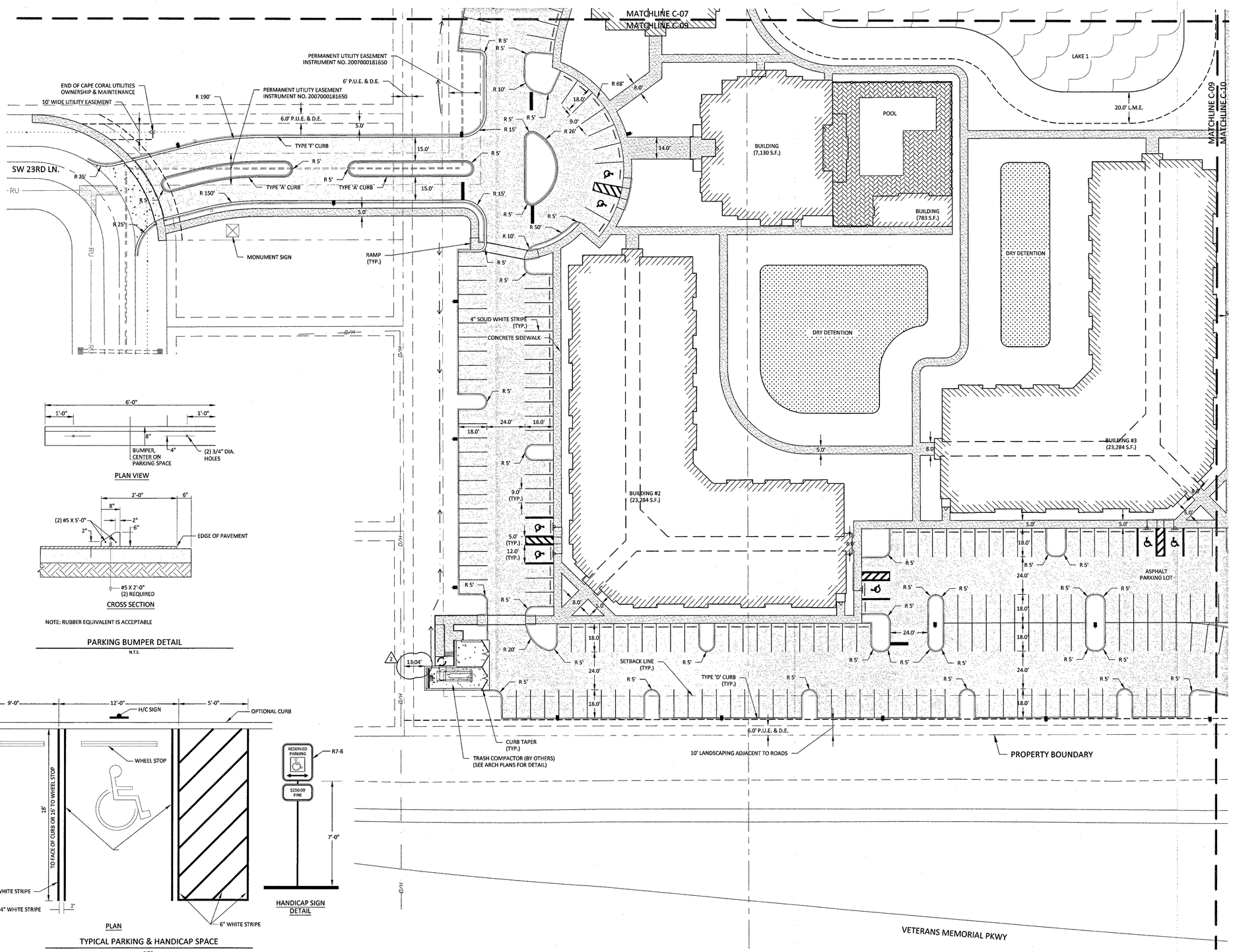


PLAN VIEW

CROSS SECTION

NOTE: RUBBER EQUIVALENT IS ACCEPTABLE

PARKING BUMPER DETAIL

N.T.S.

PLAN

HANDICAP SIGN DETAIL

TYPICAL PARKING & HANDICAP SPACE

N.T.S.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- DRY DETENTION
- LAKE

REVISION per 1st 2019 RESUBMIT

CAPE CORAL ZONING REVIEWED
Subject to conformance to all Local, State and National Codes
Date: By:
ALL SETBACK DIMENSIONS ARE FROM PROPERTY LINES
JAN 9 0 2020

P:\Projects\1364 Zimmer Development Company\1364-01 Surfside Property\Construction\Plans\1364-01-SITE.dwg (SITE 3) GaryW Sep 26, 2019 - 8:59am

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239) 226-0024 - FX: (239) 226-0094
EB-26544 CA LC26000374

ZIMMER DEVELOPMENT COMPANY

SURFSIDE APARTMENTS
CITY OF CAPE CORAL, FLORIDA

JASON E. TOMASSETTI, PE
FL License No. 66263

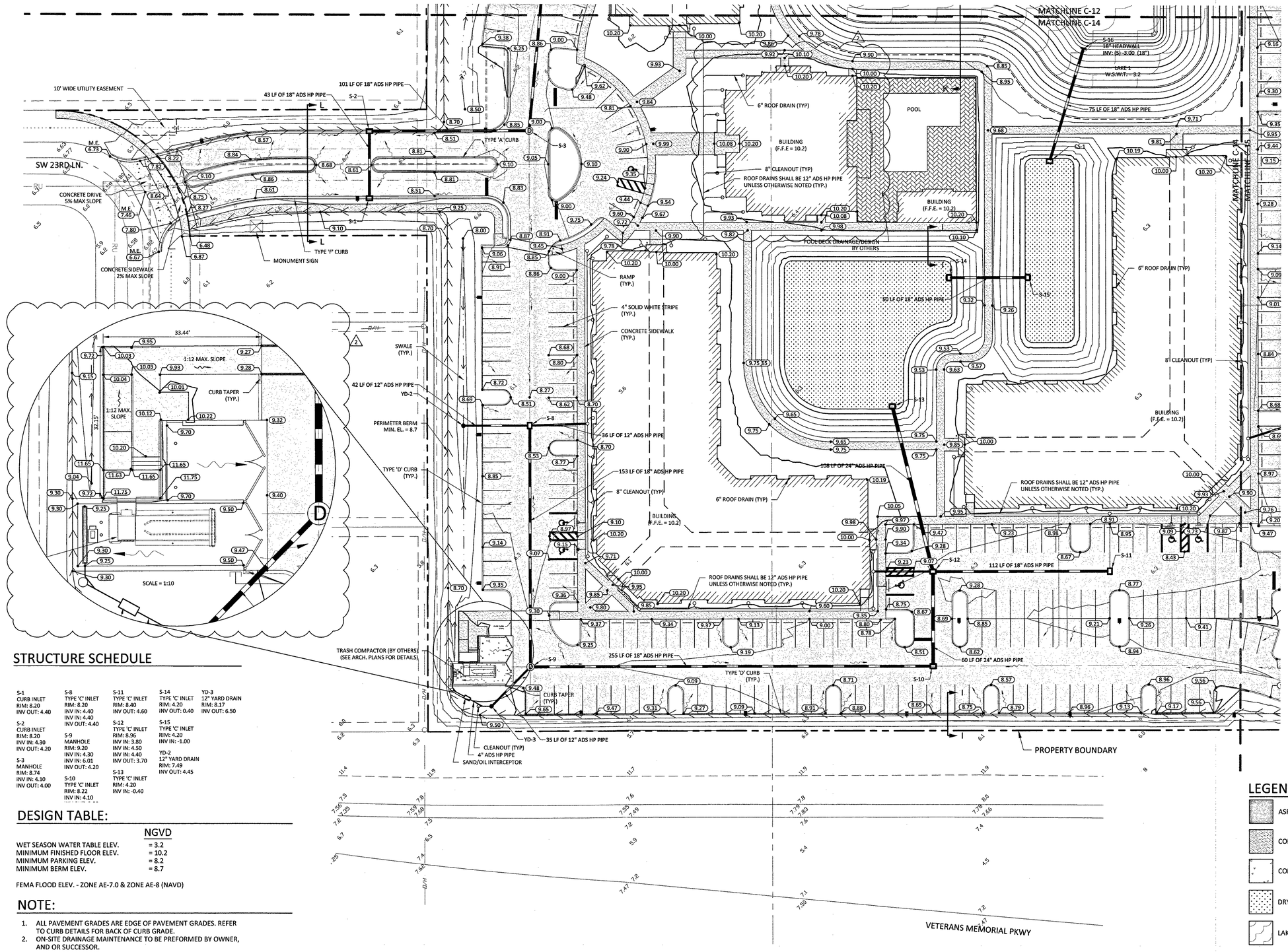
REVISIONS

NO.	DESCRIPTION	DATE
R1	SAN MH 1 AND CONTROL STRUCTURE CS-1	8-21-19
R2	PER ARCHITECT REVISIONS	9-25-19
R3		
R4		
R5		
R6		

DATE:	JULY 2019
PROJECT NO.	1364-01
FILE NO.	1364-01-SITE.dwg
SCALE:	AS SHOWN

SITE PLAN

C-09



STRUCTURE SCHEDULE

S-1
CURB INLET
RIM: 8.20
INV OUT: 4.40

S-2
CURB INLET
RIM: 8.20
INV IN: 4.30
INV OUT: 4.20

S-3
MANHOLE
RIM: 8.74
INV IN: 4.10
INV OUT: 4.00

S-8
TYPE 'C' INLET
RIM: 8.20
INV IN: 4.40
INV IN: 4.40
INV OUT: 4.40

S-9
MANHOLE
RIM: 9.20
INV IN: 4.30
INV IN: 6.01
INV OUT: 4.20

S-10
TYPE 'C' INLET
RIM: 8.22
INV IN: 4.10

S-11
TYPE 'C' INLET
RIM: 8.40
INV OUT: 4.60

S-12
TYPE 'C' INLET
RIM: 8.96
INV IN: 3.80
INV IN: 4.50
INV IN: 4.40
INV OUT: 3.70

S-13
TYPE 'C' INLET
RIM: 4.20
INV IN: -0.40

S-14
TYPE 'C' INLET
RIM: 4.20
INV OUT: 0.40

S-15
TYPE 'C' INLET
RIM: 4.20
INV IN: -1.00

YD-2
12" YARD DRAIN
RIM: 7.49
INV OUT: 4.45

YD-3
12" YARD DRAIN
RIM: 8.17
INV OUT: 6.50

DESIGN TABLE:

	NGVD
WET SEASON WATER TABLE ELEV.	= 3.2
MINIMUM FINISHED FLOOR ELEV.	= 10.2
MINIMUM PARKING ELEV.	= 8.2
MINIMUM BERM ELEV.	= 8.7

FEMA FLOOD ELEV. - ZONE AE-7.0 & ZONE AE-8 (NAVD)

NOTE:

1. ALL PAVEMENT GRADES ARE EDGE OF PAVEMENT GRADES. REFER TO CURB DETAILS FOR BACK OF CURB GRADE.
2. ON-SITE DRAINAGE MAINTENANCE TO BE PREFORMED BY OWNER, AND OR SUCCESSOR.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- DRY DETENTION
- LAKE

N
W E
S
0 15 30 60

REVISION
OCT 15 2019
RESUBMIT

P:\Projects\1364 Zimmer Development Company\1364-01 Surfside Property\Construction\Plans\1364-01-PGD.dwg (PGD 3) GaryW Oct 04, 2019 - 10:08am

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024 - FX: (239)-226-0094
EB-26544 CA/LC26000374

ZIMMER
DEVELOPMENT COMPANY

SURFSIDE APARTMENTS
CITY OF CAPE CORAL, FLORIDA

JASON E. TOMASSETTI, PE
FL License No. 66263

REVISIONS

NO.	DESCRIPTION	DATE
R1	SAN MH 1 AND CONTROL STRUCTURE CS-1	8-21-19
R2	PER ARCHITECT REVISIONS	9-25-19
R3		
R4		
R5		
R6		

DATE: JULY 2019
PROJECT NO. 1364-01
FILE NO. 1364-01-PGD.dwg
SCALE: AS SHOWN

PAVING, GRADING & DRAINAGE PLAN

C-14

1.0 CODES AND STANDARDS:

1.1 "2017 Florida State Building Code" and "International Building Code", 2015.

1.2 "Minimum Design Loads for Buildings and other Structures" SEI/ASCE 7-10.

1.3 "Building Code Requirements for Structural Concrete (ACI 318-14)" American Concrete Institute 2014.

1.4 "Manual of Standard Practice", Concrete Reinforcing Steel Institute, latest edition.

1.5 "Building Code Requirements for Masonry Structures", ACI 530-13, ASCE 5-13, TMS 402-13.

1.6 "National Design Specification for Wood Construction with 2015 NDS Supplement," ANSI/AWC NDS-2015.

2.0 DESIGN LOADS:
Project Located in: City of Cape Coral, County of Lee, State of Florida.

2.1 Gravity Loads: (Reduced where allowed)

GRAVITY LOADS		
Location	Uniform (psf)	Concentrated (lbs) (Over 2.5'x2.5')
Roof Loads:		
Dead Load	20	
Live Load	20	300
Floor Loads:		
Dead Load	35 (includes partition and gypcrete)	
Floor Live Loads:		
Public Rooms and Corridors Serving them	100	
Private Rooms and Corridors Serving them	40	
Mechanical & Electrical Rooms	150	
Storage	125	

2.2 Drifting Snow Loads per N.C. Building Code.

Pg = 10 psf
I = 1.0
Ce = 1.0
Ct = 1.0

2.3 Risk Category = II

2.4 Wind Loads per N.C. State Building Codes, 2018 edition (IBC 2015) & ASCE 7-10 (3-second gust)

Main Wind Force Resisting System:
V 157 mph
Exposure Category "C"

Building is enclosed & Internal Pressure coefficient (GCpi) = +0.18 & -0.18
Topographic Factor Kzt = 1.0
Wind Directionality Factor, Kd = 0.85

Calculated Wind Base Shear (For MWFRS)
Main Building = Vx = 529k Vy = 658k

Components and Cladding:
V 157 mph
Exposure Category "C"

Components and Cladding Wind Pressure (psf)

Walls	Area < 10ft²		< 20ft²		Area < 50ft²		Area < 100ft²		Area < 500ft²	
Zone 4	68.0	-73.8	65.0	-70.6	60.7	-66.6	57.8	-63.6	50.7	-56.4
Zone 5	68.0	-91.0	65.0	-84.8	60.7	-76.8	57.8	-70.6	50.7	-56.4
Roof	**Area < 10ft²**		**Area < 20ft²**		**Area < 50ft²**		**Area < 100ft²**		**Area < 500ft²**	
Zone 1	27.6	-68.0	25.9	-66.2	23.7	-63.9	21.8	-62.2	21.8	-62.2
Zone 2	27.6	-114.0	25.9	-101.9	23.7	-85.9	21.8	-73.8	21.8	-73.8
Zone 3	27.6	-171.5	25.9	-142.1	23.7	-103.1	21.8	-73.8	21.8	-73.8

Notes:
1. Areas noted are effective wind areas as per ASCE 7-10, 26.2 definitions.
2. See figures below for Zone locations.
3. Plus and minus signs signify pressures acting toward and away from surfaces, respectively.
4. Design pressures shown in table are strength design wind pressures. Allowable stress design wind pressures may be calculated by factoring the pressures by 0.6.
5. Design pressures for effective wind areas between those noted in schedule may be interpolated.
6. Tributary area = greater of LxW or Lxl/3.
7. Deflections may be calculated based on 42% of these loads.

2.5 2.5 Seismic Loads per 2018 North Carolina State Building Code (IBC 2015) & ASCE 7-10

Risk Category = II
Site class = "D" (Per Geotechnical Report)
Spectral Response Coefficients:
SDS = 0.057g
SD1 = 0.04g
Cs = 0.0088

Seismic Design Category = A
Seismic Importance Factor = 1.0
Basic Seismic - Force - Resisting System
Bearing Wall System - Wood Framed Walls Sheathed with Wood Structural Panels

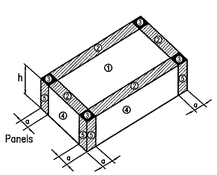
RX=RY=6.5, OX=OY=3.0, COX=COY=4.0
Design Base Shear
Main Building = Vx = Vy = 35k

Building Height Limit = NL
Analysis Procedure - 12.8.1 ASCE 7-10
Equivalent Lateral Force Procedure

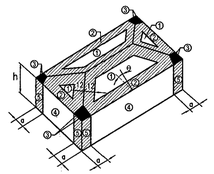
2.6 Guardrail designed per International Building Code, Section 1607.8

Guardrail:
Uniform load = 50 plf, any direction - per 1607.8.1
Concentrated load = 200 lbs, any direction - per 1607.8.1.1
Intermediate Rail: (all those expect handrail) per 1607.8.1.2

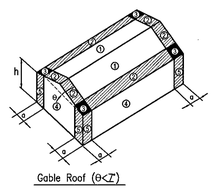
2.7 Flood Loads:
Project is located in AE7 flood zone.



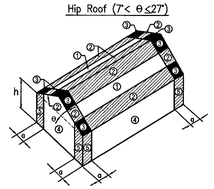
Flat Roof



Hip Roof (7°< θ ≤27°)



Gable Roof (θ<7°)



Gable Roof (7°< θ ≤45°)

a = 8 ft "corner zone"

3.0 FOUNDATIONS:

3.1 Foundation design is based on geotechnical report# 18-225 by Velocity Engineering Services of Fort Meyers, FL dated September 11, 2018. This report is available for inspection at the office of the architect or owner. The recommendations contained in this report are herein made part of the requirements of these contract documents.

3.2 Top of footing (T/FTG) elevations are shown on the drawings or are to be determined by the Contractor in the field in accordance with the guidelines set forth in the drawings.

3.3 Bottom of exterior footings, grade beams and walls shall bear at a minimum depth of 1'-6" below final grade per geotechnical report.

3.4 Testing and Inspection:
a. All areas to have slabs on grade shall be proof rolled in accordance with and under observation fo the Geotechnical Engineer and approved prior to preparation for concrete placement.

b. All foundation bearing strata shall be inspected and approved by the Geotechnical Engineer prior to any concrete placement.

c. Geotechnical Engineer shall be the sole judge as to suitability of all foundation and/or slab bearing strata.

d. Footing bearing elevations shall be adjusted in the field as required to meet the design bearing pressures by additional excavation or compaction and/or backfilling or by other means acceptable to the Geotechnical Engineer.

3.5 Undercutting to remove existing fill beneath footings and slab shall be performed at the direction of the Geotechnical Engineer.

3.6 Footings shall bear on strata capable of sustaining a minimum bearing pressure of 2,500 psf.

3.7 Engineered Fill: All fill material shall be selected in accordance with the Geotechnical Report Material shall be a clean, low plastic soil with a plasticity index less than 30 (less than 15 is preferred), liquid limit less than 50, and unit weight of 120 pcf (+ 5 pcf)

3.8 Compaction: All fill shall be placed in loose lifts not exceeding 8 inches in thickness and compacted to a minimum of 95 percent Standard Proctor (ASTM D-698) except that the top 12 inches shall be compacted to a minimum of 96 percent Standard Proctor. Moisture shall be controlled to within 3 percent above or below optimum content.

3.9 Contractor shall review all construction considerations as outlined in the Geotechnical report and bid accordingly.

4.0 CONCRETE:

4.1 Concrete Strength:
All concrete shall be in accordance with the American Concrete Institute (ACI) 301 and 318.

4.2 Concrete shall have a 28 day compressive strength and density as follows:
a. Footings and Interior Slab-on-grade.....3,000psi, Density = ±145pcf
b. Elevated Slab on Decks.....4,000psi, pea gravel mix, Density = ±145pcf
c. Exterior Slab on Grade.....4,000psi, Density = ±145pcf
d. CMU Grout Fill.....3,000psi, pea gravel mix, Density = ±145pcf, Slump 8"-11" or grout per Structural Masonry Notes, this sheet.

4.3 Concrete Mix Designs:
a. Submittals: Submit written reports of each proposed concrete mix not less than 15 days prior to the start of work.
b. Mix designs, including water, cement ratios and slumps, shall be prepared in accordance with ACI 301-05, Section 4, Cement shall conform to ASTM C 150 Type 1 or at contractor's option, ASTM C 595 Type IP where fly ash is permitted. Normal weight aggregate shall conform to ASTM C 33 and light weight aggregate shall conform to ASTM C 330. No admixtures containing calcium chloride shall be permitted in any concrete.
c. Aggregate size shall be #67 stone for supported slabs or other formed concrete elements; #57 stone for slabs on grade and footings or other concrete elements formed from and poured against earth; #89 stone for masonry grout.
d. Water reducing admixture shall be used in all concrete.
e. Air entraining admixture in accordance with ACI 301 shall be used in all concrete exposed freezing and thawing during construction or service conditions.
f. Concrete subjected to freezing/thawing shall have a maximum water/cement ratio of 0.45 and shall contain the amount of air entraining agent specified in ACI 301-05 Section 4.

4.4 Curing:
See specifications for curing method options and apply within two (2) hours after completion of finishing to all concrete flatwork and walls, U.N.O., other than footings and grade beams.

4.5 Use a non-corrosive, non-chloride accelerating admixture in concrete exposed to temperatures below 40 degrees. Uniformly heat the water and aggregates to a temperature of not less than 50 degrees. Place and cure concrete in accordance with ACI 306.

4.6 When hot weather conditions exist, place and cure concrete in accordance with ACI 301. Cool ingredients before mixing to maintain concrete temp. at time of placement below 90 degrees.

4.7 Reinforcing in all abutting concrete, including footings shall be continuous through or around all corners or intersections. Dowels or splices shall be equal in size and spacing to the reinforcing in the abutting members.

4.8 Refer to architectural drawings for door and window openings, drips, reglets, washes, masonry anchors, brick ledge elevations, slab depressions and miscellaneous embedded plates, bolts, anchors, angles, etc.

4.9 Refer to plumbing, mechanical and electrical drawings for underfloor, perimeter and other drains and for sleeves, outlet boxes, conduit, anchors, etc. The various trades are responsible for their items.

4.10 Base plates, anchor rods, support angles and other steel exposed to earth or granular fill shall be covered with a minimum of 3" of concrete.

4.11 Fill slabs, not shown on the structural drawings, shall be reinforced with a minimum of 6 x 6 x W2.0 x W2.0 WWM unless noted otherwise on other drawings.

4.12 Finish surfaces to the following tolerances, according to ASTM E 1155, for a randomly trafficked floor surface:
a. Specified overall values of flatness, F(F) 25; and of levelness, F(L) 20; with minimum local values equal to ⅔ of the overall flatness and levelness values.
b. The composite F(F) and F(L) numbers shall be measured and reported within 72 hours after completion of slab concrete finishing operations and before removal of any supporting shores.

4.13 Non-shrink grout shall be pre-mixed, non-corrosive, non-metallic, non-staining containing silica sands, Portland cement, shrinkage compensating and water reducing agents. Product shall only require the addition of water. Minimum compressive strength shall be 2500 psi after one day and 7000 psi after 28 days. Grout shall be free of gas producing or air releasing and oxidizing agents and contain no corrosive iron, aluminum or gypsum.

4.14 Provide concrete grout - not mortar - for reinforced masonry lintel and bond beams where indicated on drawing or as scheduled.

4.15 Tolerance for anchor rods and other embedded items shall be per the AISC Code of Standard Practice Section 7.5.

4.16 Unless otherwise shown in the architectural drawings, provide 3/4-inch chamfers at all column, wall, slab or beam edges that are exposed to view in the finished structure.

4.17 Concrete cover for cast-in-place concrete reinforcement:
Concrete cast against & permanently exposed to earth:.....3 Inches
Concrete exposed to earth or weather:
No. 6 through No. 18 Bars:.....2 Inches
No. 5 Bar and smaller:.....1½" Inches
Concrete not exposed to weather or in contact with ground:
Slabs, Walls, Joists:
No. 11 Bar and smaller:.....¾" Inches
Beams, Columns:
Primary Reinforcement, Ties, Stirrups:.....1½" Inches

5.0 REINFORCING STEEL:

5.1 Reinforcing shall be domestic new billet steel conforming to ASTM A615, Grade 60 or 60S including stirrups and ties, except that reinforcing which is required to be welded shall conform to ASTM A706.

5.2 Field bending of concrete reinforcing steel is not permitted.

5.3 Welded wire mat and fabric shall conform to ASTM A184 and A185 respectively and shall be provided in flat sheets. Welded wire mat/fabric shall be lapped 0'-6" at all splices.

5.4 Bar Splices:

	f'c = 3,000psi		f'c = 4,000psi		f'c = 5,000psi	
Bar Size	Ld (in)	Class "B" Lap Splice (in)	Ld (in)	Class "B" Lap Splice (in)	Ld (in)	Class "B" Lap Splice (in)
#3	17	22	15	19	13	17
#4	22	29	19	25	17	23
#5	28	36	24	31	22	28
#6	33	43	29	37	26	34
#7	48	63	42	54	38	49
#8	55	72	48	62	43	56

1. Values are based on normal weight concrete.
2. Ld = minimum embed of rebar
3. Class "B" lap splice refers to minimum distance bars must be lapped for a full tension splice.

6.0 STRUCTURAL MASONRY:

6.1 All structural masonry shall conform to ACI 530 standards as appropriate to the material.

6.2 Concrete Masonry Units (CMU):
a. Units shall be lightweight cellular units conforming to ASTM C 90, Grade N-2. Concrete masonry net area unit strength shall be no less than 2,000psi in accordance with ASTM C 140, with a unit weight not exceeding 95 pcf.
b. Design compressive strength of CMU (fm) = 2,000psi.

6.3 Mortar shall conform to ASTM C 270. Mortar shall be type "S" and shall conform to the ASTM C270 proportion requirements.

6.4 Neither type "N" mortar nor masonry cement shall be used as part of the lateral force resisting system.

6.5 Grouting:
a. Grout shall conform to ASTM C476 as specified by proportion. Masonry grout shall conform to the ASTM proportion requirements for coarse grout with a slump of 8 to 11 inches. Contractor may substitute grout with pea gravel concrete masonry fill, see note 4.2 this sheet.
b. All bond beams shall be filled with grout and reinforced as indicated on the drawings (details or schedules). Mortar fill is not permitted.
c. All masonry wall cells or cavities indicated as reinforced shall be grouted for the full height of the wall, unless specifically noted otherwise on the drawings. Unreinforced walls indicated as grouted shall be grouted full height, unless specifically noted otherwise. Mortar fill is not permitted.
d. All masonry cells or cavities below grade shall be grouted solid unless specifically noted otherwise on the drawings. Mortar fill is not permitted.
e. Vertical grouting shall be low lift or high lift as follows:
(1) Low lift grouting shall be used for all cavity walls and may be used for all walls at the option of the Contractor. Lifts shall not exceed 4'-0" in height.
(2) High lift grouting is permissible only for filling of cellular masonry units and shall not exceed 12'-8" in height. Clean out holes shall be provided at the base of each grouted cell.
f. Grouting shall be stopped 1-1/2" below the top of a course to form a key at the joint.
g. Grouting of masonry beams or lintels shall be done in one continuous operation.
h. Consolidate pours with mechanical vibrator and reconsolidate by mechanical vibration after initial water loss and settlement has occured.
i. Mechanical vibrator shall be a low velocity vibrator with a ¾" head.

6.6 Masonry Reinforcing:
a. Foundation dowels may slope a maximum of 1:6 to align with wall cavities or vertical CMU cores. Greater slopes will require replacement of the foundation dowels.
b. Spliced reinforcing shall be lapped a length calculated per IBC 2107.5 OR 15" OR as shown on drawings, whichever is greatest. All splices shall be wired together.
c. Vertical reinforcing bars shall have a minimum clearance of ¼" from masonry and shall be held in position top and bottom and at intervals not exceeding 4'-0". Accessories for such support shall be used. Provide "AA Wire Products Company" (or approved equal) Rebar Positioner AA225 or AA239 for vertical bars and AA238 for horizontal bars or approved equal products from other suppliers.
d. Horizontal joint reinforcing shall be lapped no less than 6" all splices, including corners and tees where no control joint is used.
e. All horizontal joint reinforcing shall stop at control joints.
f. Horizontal reinforcing in bond beams shall be continuous through control joints.
g. All CMU walls shall have joint reinforcing @ 16"o.c. All joint reinforcing shall have (2) 9 gauge (0.148"ø or W1.7) side rods & cross rods @ 16"o.c.

6.7 Masonry contractor shall provide for and coordinate with other trades for placement of all items to be embedded or built into the masonry.

MINIMUM SPLICING LENGTH (Ld) FOR MASONRY	
BAR SIZE	SPLICE LENGTH
#3	16"
#4	22"
#5	26"
#6	43"
#7	60"

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

JAN 22 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

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ADAM LOUIS SISK
LICENSE
No. 86896
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10-4-19

REVISION
OCT 15 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	INITIALS	DATE
NUMBER			

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS
SHEET TITLE: General Notes
SHEET NUMBER: S1.01

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
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7.0 GENERAL FRAMING NOTES:

7.1
a. All exterior and interior load bearing walls shall be one of the following or approved equals U.N.O:
2x4 SPF #2
2x6 SPF #2
b. See plans and load bearing wall schedule for locations, spacing, and load bearing studs species.
c. All interior non-load bearing wall, shall be SPF #2, or approved equal.
d. All sill and top plates shall be SYP #2 or better. Sill plates shall be pressure treated.
e. All pressure treated 2x material shall be SYP #2 or better and shall be treated in accordance with AWPA Standard U1 to the requirements of Use Category 3B (UC3B) for above ground use and Use Category 4A (UC4A) for ground contact use.
f. All pressure treated Parallam shall be Truss Joist MacMillan, Wolmanized Parallam PSL, or approved equal.
g. All Glulams shall be Rosboro 24F-V4 or better.
h. All LVL's shall be Louisiana Pacific, GangLam 2.0E W2950 or better.

7.2 All roof and floor trusses shall be Builders First Source or approved equal. Truss supplier shall construct trusses to provide full bearing on all walls and girders. The truss supplier shall also submit drawings for review prior to fabrication. The shop drawings shall show the following:
- Layout plan
- Bearing locations
- Truss elevations
- Mechanical openings
- Structural calculations
- North Carolina professional engineer seal to certify design
- Hurricane clips and tie downs

7.3 Floor deck/diaphragm
- Floor deck shall be 3/4-inch exterior grade tongue and groove Advantech
- Place long direction perpendicular to framing
- Stagger end joints
- Glue and nail panels down with 10d common

Provide the following nail pattern:
@ 6" O.C. @ panel edge
@ 12" O.C. @ interior of panel.

7.4 Roof Deck/Diaphragm
- Roof sheathing shall be 5/8-inch exterior grade plywood
- Place long direction perpendicular to framing
- Stagger end joints
- Provide roof sheathing clips, Simpson PSCL/PSCA or approved equal at all unsupported edges.
- Nail to supporting members with 10d @ 6" o.c. edges and 12" o.c. field..

7.5 Wall Sheathing
- Exterior wall Sheathing shall be 15/32" exterior grade plywood or OSB.
- Interior shear wall sheathing shall be 7/16" or 15/32" plywood or OSB as noted in schedules.
- Shear wall sheathing may be placed either horizontal or vertical and stagger end joints
- Nail panels with 8d or 10d common OSB as noted in schedules.
- All horizontal edges of exterior wall and shear wall sheathing shall be blocked – see details on S5.0 series sheets

Shear walls
@ 3" O.C. @ panel edge
@ 12" O.C. @ interior of panel.
Exterior walls
@ 3" O.C. @ panel edge
@ 12" O.C. @ interior of panel.

7.6 See plan for location of Shear Walls and S5.0X Sheet Series for framing requirements.

7.7 [X] number in box notes the required number of bundled studs in that location. Bundled studs shall rest on framing member below or provide solid blocking from sub-floor to plate or girder below. Good framing practices shall be used in all cases.

7.8 All strap and tie connections shall have z-max (g185) triple zinc coating (or hot-dipped galvanized). All nails shall be hot-dipped galvanized.

7.9 Do not bend coil straps.

7.10 Unless noted otherwise, connect all building components per table 2304.9.1 – fastening schedule, per IBC 2015.

8.0 POST-INSTALLED ANCHORS:

8.1 Except where indicated on the drawings, post-installed anchors shall consist of the following anchor types as provided by HILTI, Inc. Contact HILTI at (800) 879-8000 for product related questions.

Anchorage to Concrete
a. Adhesive anchors for cracked and uncracked concrete use:
1. HILTI HIT-HY 200 Safe Set System with HILTI HIT-Z Rod per ICC ESR-3187 (pending).
2. HILTI HIT-HY 200 Safe Set System with HILTI Hollow Drill Bit System with HAS-E threaded rod per ICC ESR-3187.
3. HILTI HIT-RE 500-SD Epoxy Adhesive Anchoring system with HAS-E threaded rod per ICC ESR-2322 for slow cure applications.

b. Medium duty mechanical anchors for cracked and uncracked concrete use:
1. HILTI KWIK HUS EZ and KWIK HUS EZ-I Screw Anchors per ICC ESR-3027
2. HILTI KWIK BOLT-TZ Expansion Anchors per ICC ESR-1917
3. HILTI KWIK Bolt 3 Expansion Anchors (uncracked concrete only) per ICC ESR-2302

c. Heavy duty mechanical anchors for cracked and uncracked concrete use:
1. HILTI HDA Undercut Anchors per ICC ESR 1546
2. HILTI HSL-3 Expansion Anchors per ICC ESR 1545

Rebar Doweling into Concrete
a. Adhesive anchors for cracked and uncracked concrete use:
1. HILTI HIT-HY 200 Safe Set System with HILTI Hollow Drill Bit System with continuously deformed rebar per ICC ESR-3187.
2. HILTI HIT-RE 500-SD Epoxy Adhesive Anchoring System with continuously deformed rebar per ICC ESR-2322.

Anchorage to Solid Grouted Masonry
a. Adhesive Anchors use:
1. HILTI HIT-HY 70 Masonry Adhesive Anchoring System (ICC pending).
2. Steel anchor element shall be HILTI HAS-E continuously threaded rod or continuously deformed steel rebar.
b. Mechanical Anchors use:
1. HILTI KWIK BOLT-3 Expansion Anchors per ICC ESR 1385.

Anchorage to Hollow/Multi-wythe Masonry
a. Adhesive Anchors use:
1. HILTI HIT-HY 70 Masonry Adhesive Anchoring System per ICC ESR-3342.
2. Steel anchor element shall be HILTI HAS-E continuously threaded rod or continuously deformed steel rebar.
3. The appropriate size screen tube shall be used per adhesive manufacturer's recommendation.

8.2 Anchor capacity used in design shall be based on the technical data published by HILTI or such other method as approved by the Structural Engineer of record. Substitution requests for alternate products must be approved in writing by the Structural Engineer of record prior to use. Contractor shall provide calculations demonstrating that the substituted product is capable of achieving the performance values of the specified product. Substitutions will be evaluated by their having and ICC ESR showing compliance with the relevant building code for seismic uses, load resistance, installation category, and availability of comprehensive installation instructions. Adhesive anchor evaluation will also consider creep, in-service temperature and installation temperature.

8.3 Install anchors per the manufacturer instructions, as included in the anchor packaging.

8.4 Overhead adhesive anchors must be installed using the HILTI PROFI System.

8.5 The contractor shall arrange an anchor manufacturer's representative to provide onsite installation training for all of their anchoring products specified. The Structural Engineer of record must receive documented confirmation that all of the contractor's personnel who install anchors are trained prior to the commencement of installing anchors.

8.6 Anchor capacity is dependant upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.

8.7 Existing reinforcing bars in the concrete structure may conflict with specific anchor locations. Unless noted on the drawings that the bars can be cut, the contractor shall review the existing structural drawings and shall undertake to locate the position of the reinforcing bars at the locations of the concrete anchors, by HILTI FERROSCAN, GPR, X-ray, chipping or other means.

9.0 CONSTRUCTION AND SAFETY:

9.1 Woods Engineering P.A.'s responsibility is limited to the details and information shown on these drawings. It is the responsibility of the Contractor to provide adequate safety measures required by local codes as well as OSHA Standards for the Construction Industry.
This should include, but not be limited to the following:
Shoring to protect new as well as existing structures.
Necessary Scaffolding.
Material Handling Equipment.
Trench Boxing.

10.0 SHOP DRAWING SUBMITTAL:

10.1 See Project Manual

10.2 Contractor shall submit Electronic copies (PDF format) of each shop drawing for review. Shop drawings shall be reviewed by the Contractor prior to submission to the Engineer. The Contractor shall allow 10 working days for shop drawing approval.

11.0 SPECIAL INSPECTIONS:

11.1 Refer to sheet S1.04 and specifications for special inspection requirements.

ABBREVIATIONS

@	AT
&	AND
AB	ANCHOR BOLTS
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ALT	ALTERNATE
ARCH	ARCHITECTS – ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
B, BOTT	BOTTOM
BCX	BOTTOM CHORD EXTENSION
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BM	BEAM
BOS	BOTTOM OF STEEL
BRG	BEARING
BTWN	BETWEEN
CJ	CONTRACTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
CSJ	COMPOSITE STEEL JOIST
CTRD	CENTERED
DBA	DEFORMED BAR ANCHOR
DEFL	DEFLECTION
DEPR	DEPRESSION – DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
ø	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DWG(S)	DRAWING(S)
DWL(S)	DOWEL(S)
EA	EACH
ELEV	ELEVATION
EMBED	EMBEDDED – EMBEDMENT
ENG	ENGINEER
EOR	ENGINEER OF RECORD
EQ	EQUAL
EQUIP	EQUIPMENT
EF	EACH FACE
EJ	EXPANSION JOINT
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EOW	EDGE OF WALL
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GT	GIRDER TRUSS
HD	HEADED
HI	HIGH
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
HT	HIP TRUSS
IFM	INSIDE FACE OF MASONRY
INT	INTERIOR
JBE	JOIST BEARING ELEVATION
JT	JOINT
K	KIP-S
KB	KICKER BRACE
KSI	KIPS PER SQUARE INCH
(L)	LONG SIDE REINFORCEMENT
LB	LONG BAR
LBS	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LO	LOW
LOC	LOCATION
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MC	MOMENT CONNECTION
MECH	MECHANICAL
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MOW	MIDDLE OF WALL
MP	MASONRY PILASTER
d	NAILS – PENNY
No	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OFB	OUTSIDE FACE OF BRICK
OFM	OUTSIDE FACE OF MASONRY
OFS	OUTSIDE FACE OF STUD
OPNG	OPENING
OPP	OPPOSITE HAND
PEBS	PRE-ENGINEERED BUILDING SUPPLIER
PED	PEDESTAL
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PLF	POUNDS PER LINEAR FOOT
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
(S)	SHORT SIDE REINFORCEMENT
SB	SHORT BAR
SCHD	SCHEDULE
SF	STEP FOOTING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC(S)	SPECIFICATION(S)
SPF	SPRUCE PINE FUR
SQ	SQUARE
STD	STANDARD
STIFF	STIFFENER
STIRR	STIRRUP
STL	STEEL
STR	STRUCTURAL
SW	SHEAR WALL
SYP	SOUTHERN YELLOW PINE
T	TOP
TCX	TOP CHORD EXTENSION
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VEHICLE BARRIER
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WITH
WWF	WELDED WIRE FABRIC

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JAN 22 2020

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BY _____ DATE _____

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10-4-19

REVISION #1
~~OCT 15 2019~~
RESUBMIT

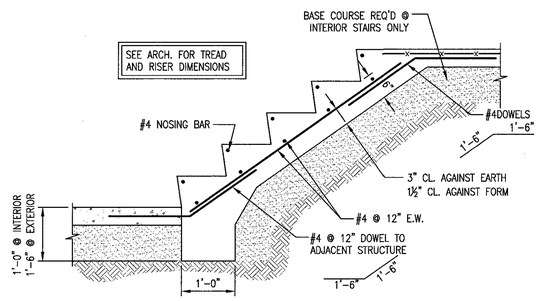
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	DATE	INITIALS
NUMBER			

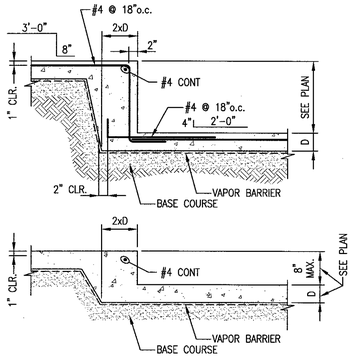
PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
General Notes

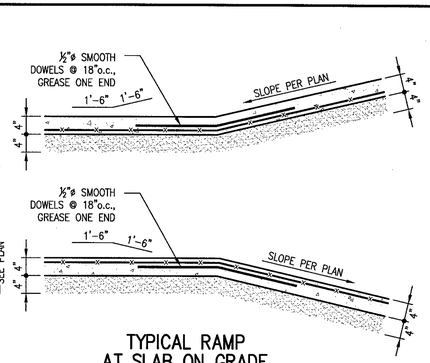
SHEET NUMBER:
S1.02



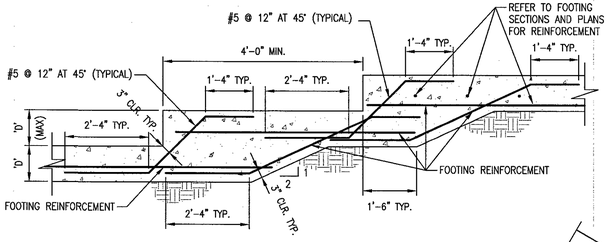
TYPICAL STAIR ON GRADE
SCALE: 3/4" = 1'-0"



TYPICAL SLAB STEP
SCALE: 3/4" = 1'-0"

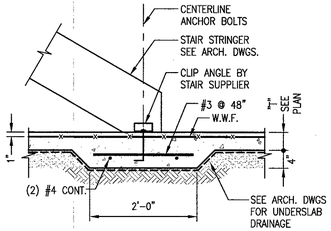


TYPICAL RAMP AT SLAB ON GRADE
SCALE: 3/4" = 1'-0"



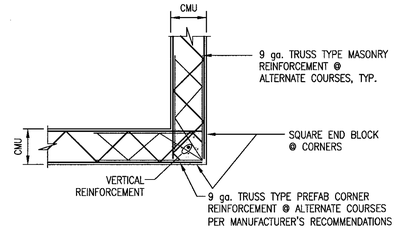
"D" = FOOTING THICKNESS

STEP FOOTING DETAIL
SCALE: 1/2" = 1'-0"



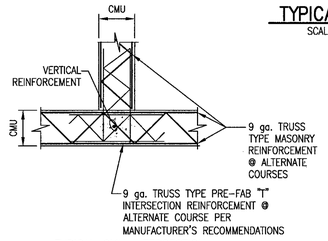
NOTE: EXTEND THICKENED SLAB BETWEEN STAIR STRINGERS AND 1'-0" BEYOND EACH

TYPICAL THICKENED SLAB
SCALE: 3/4" = 1'-0"



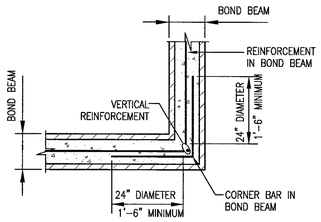
TYPICAL CMU CORNER

DETAIL "B"
SCALE: 3/4" = 1'-0"



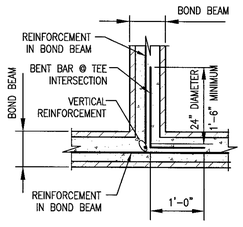
TYPICAL CMU INTERSECTION

DETAIL "C"
SCALE: 3/4" = 1'-0"



TYPICAL BOND BEAM REINFORCING

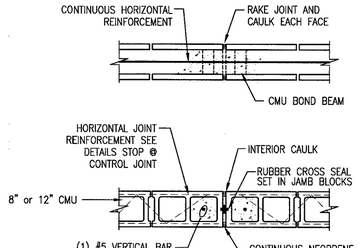
DETAIL "D"
SCALE: 3/4" = 1'-0"



TYPICAL BOND BEAM INTERSECTION REINFORCING

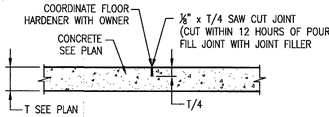
DETAIL "E"
SCALE: 3/4" = 1'-0"

NOTE: TRUSS TYPE REINFORCEMENT SHOWN, HOWEVER LADDER OR TRUSS TYPES ARE ACCEPTABLE.

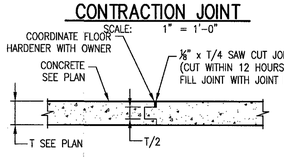


TYPICAL CONTROL JOINT

DETAIL "F"
SCALE: 3/4" = 1'-0"



CONTRACTION JOINT
SCALE: 1" = 1'-0"

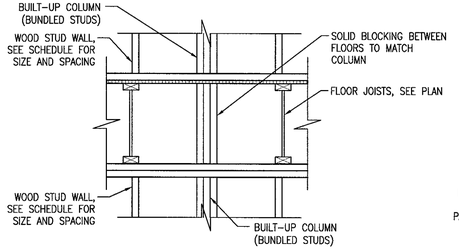


CONSTRUCTION JOINT
SCALE: 1" = 1'-0"

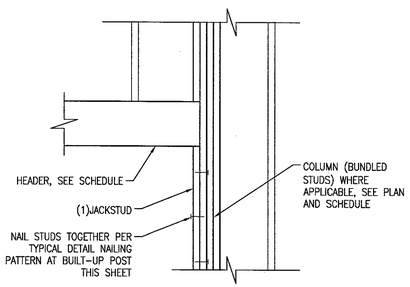
LOAD BEARING WALL (LBW) DIAGRAM MULTI-STORY
NOT TO SCALE

NOTES:
1. ALIGN LOAD BEARING WALL STUDS FLOOR TO FLOOR.
2. LAYOUT FLOOR TRUSSES TO ALIGN W/STUDS @ 4'-0"o.c., OTHERWISE PROVIDE JACK STUDS WHERE NOTED IN SCHEDULE. PROVIDE JACK STUD BUNDLES IN FLOOR CAVITY TO MATCH WALL REQUIREMENT ABOVE.
3. IF STUDS DO NOT ALIGN AND JACK STUDS ARE REQUIRED, THEN CHECK ALLOWABLE MISALIGNMENT DETAIL THIS SHEET AND PROVIDE DOUBLE TOP PLATE SUPPORT IF REQUIRED.
4. WOOD SHEATHED WALLS DO NOT REQUIRE JACK STUDS.

NOTE: COORDINATE CONTROL JOINT LOCATION W/ARCHITECTURAL MAXIMUM SPACING OF 25' OR 3 TIMES THE WALL HT.

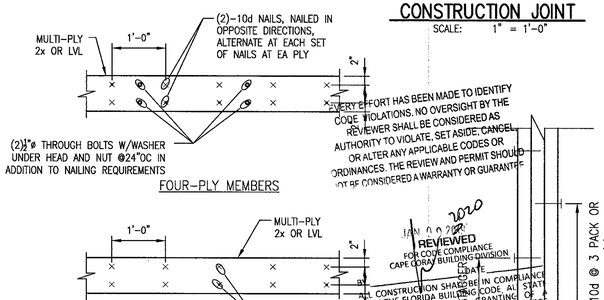


TYPICAL COLUMN (BUNDLED STUD) THRU FLOOR
SCALE: 3/4" = 1'-0"

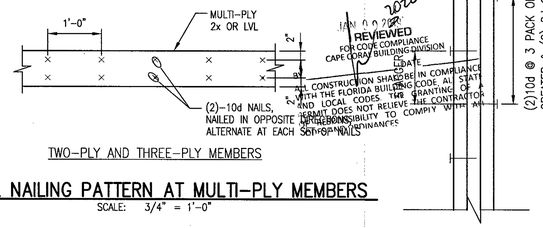


TYPICAL WINDOW AND DOOR
SCALE: 3/4" = 1'-0"

NOTES:
1. THIS DETAIL APPLIES TO ALL HEADERS, THIRD FLOOR AND ABOVE, UNO.

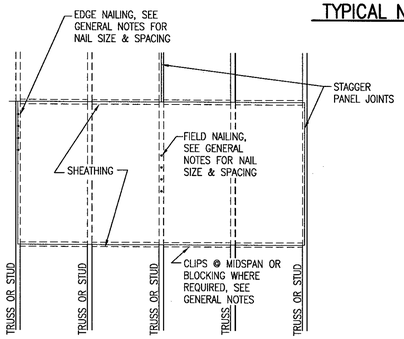


FOUR-PLY MEMBERS

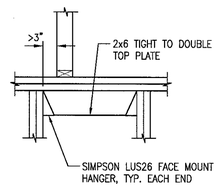


TWO-PLY AND THREE-PLY MEMBERS

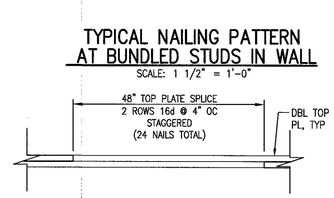
TYPICAL NAILING PATTERN AT MULTI-PLY MEMBERS
SCALE: 3/4" = 1'-0"



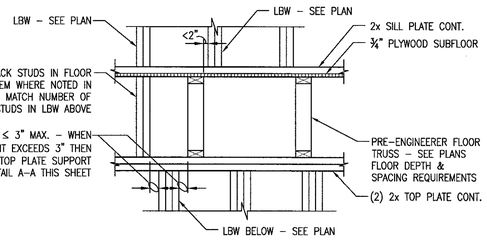
NAILING PATTERN FOR ROOF, FLOOR, OR WALL SHEATHING
SCALE: 1/2" = 1'-0"



DETAIL A-A
SCALE: 3/4" = 1'-0"
DOUBLE TOP PLATE SUPPORT



TYPICAL TOP PLATE SPLICE
SCALE: 1" = 1'-0"



ALLOWABLE MISALIGNMENT DETAIL
SCALE: 3/4" = 1'-0"

GENERAL NOTE:
DETAILS SHOWN ON THIS SHEET ARE GENERIC IN NATURE AND MAY NOT PORTRAY EXACT CONDITIONS. THESE DETAILS ARE INTENDED TO PROVIDE GENERAL GUIDELINES FOR TYPICAL CONSTRUCTION CONDITIONS.

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10-4-19

REVISION
OCT 15 2019
RESUBMIT
#1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	DATE	INITIALS
NUMBER			

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS
SHEET TITLE: TYPICAL DETAILS
SHEET NUMBER: S1.03

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JAN 0 9 2020
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE
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10-4-19

REVISION
#1 OCT 15 2019 RESUBMIT

SCHEDULE FOR MATERIAL INSPECTIONS

BUILDING COMPONENTS OR MATERIAL	MATERIAL SUBMITTAL	INSPECTION / MONITORING	INSPECTION FREQUENCY	INSPECTOR QUALIFICATIONS	TEST REQUIREMENTS	TEST FREQUENCY	INSPECTION AGENCY
SOILS	1. REVIEW GEOTECHNICAL REPORT. 2. FILL MATERIAL SPECIFICATIONS. 3. VAPOR RETARDER	1. INSPECT SOILS PER ATTACHED 2015 IBC, TABLE 1705.6 FOR REQUIRED VERIFICATION AND INSPECTION. 2. INSPECT VAPOR BARRIER INSTALLATION. SEE PROJECT & MANUFACTURER SPECS.	1. ALL INSPECTIONS ARE PERIODIC EXCEPT FILL PLACEMENT AND COMPACTION WHICH IS CONTINUOUS.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.	1. PROVIDE VISUAL AND DCP TESTS PER ASTM STP-399 2. SUBGRADE DENSITY VERIFICATION	1. EACH ISOLATED FOOTING AND AT 20' INTERVALS FOR CONTINUOUS FOOTINGS. 2. AS REQUIRED TO VERIFY ENTIRE BUILDING PAD.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.
CONCRETE	1. SUBMIT CONCRETE MIX DESIGN. 2. SUBMIT MATERIAL CERTIFICATION 3. SUBMIT REBAR SHOP DRAWINGS.	1. INSPECT CONCRETE CONSTRUCTION PER ATTACHED 2015 IBC, TABLE 1705.3	1. AS OUTLINED PER TASK IN TABLE 1705.3	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.	1. TEST CONCRETE FOR COMPRESSIVE STRENGTH, SLUMP, AIR CONTENT, TEMPERATURE AND BATCH TO PLACEMENT TIME.	1. SAMPLES FOR STRENGTH TESTS FOR EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 YD^3 OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000FT^2 OF SURFACE AREA FOR SLABS OR WALLS.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.
WOOD	1. SUBMIT MATERIAL CERTIFICATES. 2. SHEAR WALL HOLDOWN MATERIAL CERTIFICATES	1. INSPECT WOOD PLATES AND ROOF TRUSSES FOR GRADE AND SPACING PER APPROVED CONSTRUCTION DOCUMENTS. 2. INSPECT ROOF & BRACING LAYOUT, TYPE AND SPACING PER SHOP DRAWINGS. 3. VERIFY WOOD FRAMING INSTALLATION WITH APPROVED CONSTRUCTION DOCUMENTS. 4. INSPECT WOOD SHEAR WALL FASTENING, BOLTING AND ANCHORING PER APPROVED CONSTRUCTION DOCUMENTS. 5. INSPECT ROOF DECK NAILING & VERIFY DECK TYPE. 6. INSPECT PARAPET STUDS AND CONNECTIONS PER APPROVED CONSTRUCTION DOCUMENTS.	1. PERIODIC.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.	1. VISUAL ONLY.	1. PERIODIC	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.
MASONRY	1. SUBMIT MATERIAL CERTIFICATIONS.	1. INSPECT MASONRY PER ATTACHED 2015 IBC, TABLE 1705.4 REQUIRED LEVEL B VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION.	1. AS OUTLINED PER TASK IN TABLE 1704.5.1.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.	1. TEST GROUT (PEA GRAVEL CONCRETE) FOR SLUMP & COMPRESSIVE STRENGTH.	1. SAMPLES FOR STRENGTH TESTS FOR EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 YD^3 OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000FT^2 OF WALL SURFACE AREA.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.
ROOF CLADDING	1. NONE	1. VISUAL AND AS REQUIRED TO CERTIFY ROOF ATTACHMENT PER MANUFACTURER GUIDELINES.	1. PERIODIC.	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.	1. PER MANUFACTURER AND 2015 IBC CODE FOR A WIND SPEED OF 130 MPH.	1. PERIODIC	1. QUALIFIED INSPECTION AGENCY A) INSPECTION AGENCY TO BE APPROVED BY SPECIAL INSPECTION COORDINATOR & BUILDING OFFICIAL.

REQUIRED VERIFICATION & INSPECTION OF SOILS

VERIFICATION & INSPECTION TASK	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	–	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	–	X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	–	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	–
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY,	–	X

NOTE: SEE IBC-2015, TABLE 1705.6, CHAPTER 17

REQUIRED VERIFICATION & INSPECTION OF CONCRETE CONSTRUCTION FREQUENCY CHART

VERIFICATION & INSPECTION TASK	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	–	X
2. REINFORCING BAR WELDING: a. VERIFY WEDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706 b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; and c. INSPECT ALL OTHER WELDS.	– X	X X
3. INSPECTION OF ANCHORS CAST IN CONCRETE	–	X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLUDED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a	X	 X
5. VERIFY USE OF REQUIRED DESIGN MIX.	–	X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	–
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	–
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	–	X
9. INSPECTION OF PRESTRESSED CONCRETE: a. APPLICATION OF PRESTRESSING FORCES. b. GROUTING OF BONDED PRESTRESSING TENDONS	X X	– –
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	–	X
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	–	X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	–	X

NOTE: SEE IBC 2015, TABLE 1705.3 FOR REFERENCE STANDARDS.

REQUIRED LEVEL B VERIFICATION & INSPECTION OF MASONRY CONSTRUCTION FREQUENCY CHART

VERIFICATION & INSPECTION TASK	CONTINUOUS	PERIODIC
1. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	–	x
2. VERIFICATION OF f'_m AND f'_{MC} PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE.	–	X
3. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT.	X	–
4. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. PROPORTIONS OF SITE-PREPARED MORTAR.	–	X
b. CONSTRUCTION OF MORTAR JOINTS.	–	X
c. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	–	X
d. PRESTRESSING TECHNIQUE.	–	X
e. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.	–	X
5. DURING CONSTRUCTION THE INSPECTION PROGRAM SHALL VERIFY:		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	–	X
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	–	X
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, PRESTRESSING TENDONS AND ANCHORAGES.	–	X
d. WELDING OF REINFORCING BARS.	X	–
e. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	–	X
f. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X	–
6. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. GROUT SPACE IS CLEAN.	–	X
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	–	X
c. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	–	X
d. CONSTRUCTION OF MORTAR JOINTS.	–	X
7. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE:	X	–
a. GROUTING OF PRESTRESSING BONDED TENDONS.	X	–
8. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	–	X

NOTE: SEE IBC 2015, SECTION 1705.4 FOR REFERENCE STANDARDS.

(a) FREQUENCY REFERS TO THE FREQUENCY OF INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OF PERIODICALLY DURING THE LISTED TASK, AS DEFINED IN THE TABLE
(b) REQUIRED FOR THE FIRST 5000 ft^2 OF ANC MASONRY
(c) REQUIRED AFTER THE FIRST 5000 ft^2 OF AAC MASONRY
(d) SEE TABLE 1.19.2 OF TMS 402/ACI 530/ASCE 5-13 FOR REFERENCE STANDARDS

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION
BY _____ DATE JAN 09 2020
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
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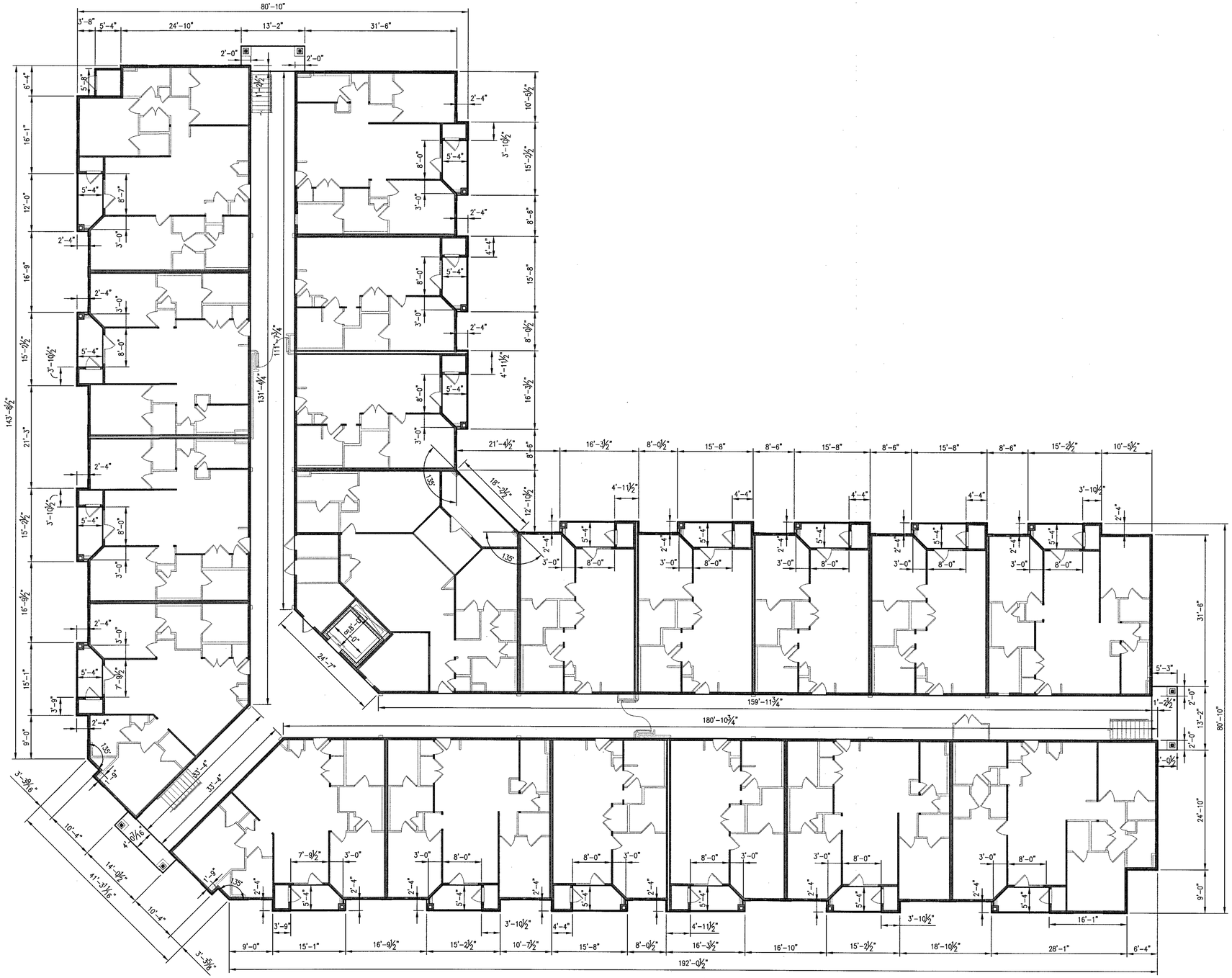
Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	INITIALS	DATE
NUMBER			

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Special Inspections Requirements

SHEET NUMBER:
S1.04



SLAB-ON-GRADE DIMENSION PLAN

SCALE: 3/32" = 1'-0"

NOTE:
ALL DIMENSIONS ARE TO E.O.S./O.F.S. OR TO A GRID LINE (VERIFY DIMENSIONS WITH ARCH)

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
10-4-19

REVISION
OCT 15 2019
RESUBMIT

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JAN 22 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. ANY STATE AND LOCAL CODES THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL CODES AND ORDINANCES

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	DATE	INITIALS
NUMBER			

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS
SHEET TITLE: Slab-on-Grade Dimension Plan
SHEET NUMBER: S2.00

FOUNDATION LEGEND:

- LOAD BEARING WALLS (ABOVE)
- CJ — CONTRACTION JOINTS ARE TO BE REQUIRED IN ALL AREAS OF THE SLAB POUR AT A SPACING OF ±12"o.c. IN BOTH DIRECTIONS UNLESS POST TENSION SLAB-ON-GRADE IS USED- SEE DETAILS ON S1.03
- FX — SPREAD FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X — STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- LF-X — LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O

FOUNDATION PLAN NOTES:

1. SEE S1.0 SERIES SHEETS FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = 10.2' M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR −) FROM DATUM ELEVATION.
3. FOOTINGS ARE MONOLITHIC WITH SLAB UNLESS NOTED AS (−X'−X") FROM DATUM ELEVATION.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.^{3} OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP, OR APPROVED EQUAL) ON 15 mil VAPOR BARRIER, ON 6" WELL COMPACTED GRANULAR FILL ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEET SERIES FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
9. G.C. TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS, (ALL DIMENSIONS ARE TO E.O.S./O.F.B. OR TO A GRID LINE.) WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
10. TURN DOWN SF-x FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.

SPREAD FOOTING (FX) SCHEDULE

MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 2'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F4A	4'-0" x 4'-0" x 2'-0"	(4) #5 E.W.	
F13.5x11.5	13'-6 x 11'-6" x 1'-0"	#5@12"o.c. EW BOTT.	

STRIP FOOTING (SF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS UNO)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT / (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. TOP & BOTTOM	MONOLITHIC WITH SLAB
SF-4	4'-0" x 1'-4" x CONT.	(5) #5 CONT.	–

LOAD BEARING WALL (LBW #X) SCHEDULE

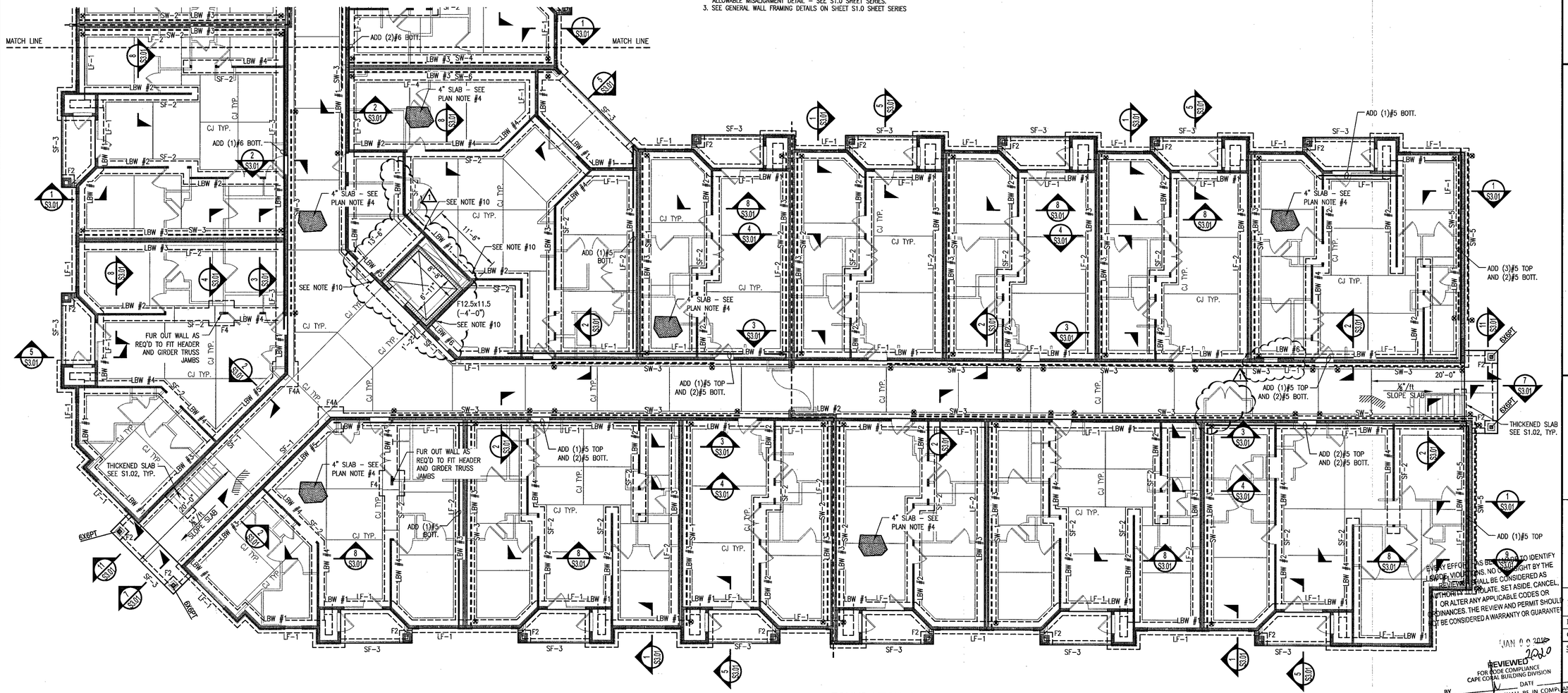
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER − EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL − SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

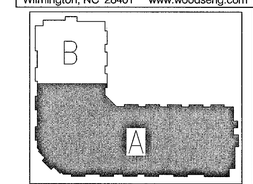
NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-X) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

LATERAL FOOTING (LF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT BOTTOM	REINFORCEMENT TOP	REMARKS
LF-1	2'-0" x 2'-0" x CONT.	(4) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	3'-0" x 1'-4" x CONT.	(4) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	3'-0" x 2'-0" x CONT.	(5) #6 CONT.	(5) #6 CONT.	SEE PLAN FOR ADD BARS
LF-4	4'-0" x 2'-0" x CONT.	(6) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-5	2-0" x 1'-0" x CONT.	(3) #4 CONT.	(3) #4 CONT.	SEE PLAN FOR ADD BARS



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

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10-4-19

REVISION
OCT 15 2019
RESUBMIT
#1

PROGRESS DATE:
ISSUE DATE: 7/26/19
DESCRIPTION

REVISIONS NUMBER	DATE	INITIALS	
1	10-4-2019	AS	Cycle 1 Permit Responses

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Foundation Plan

SHEET NUMBER:
S2.01A

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY ____ DATE JAN 0 2 2020

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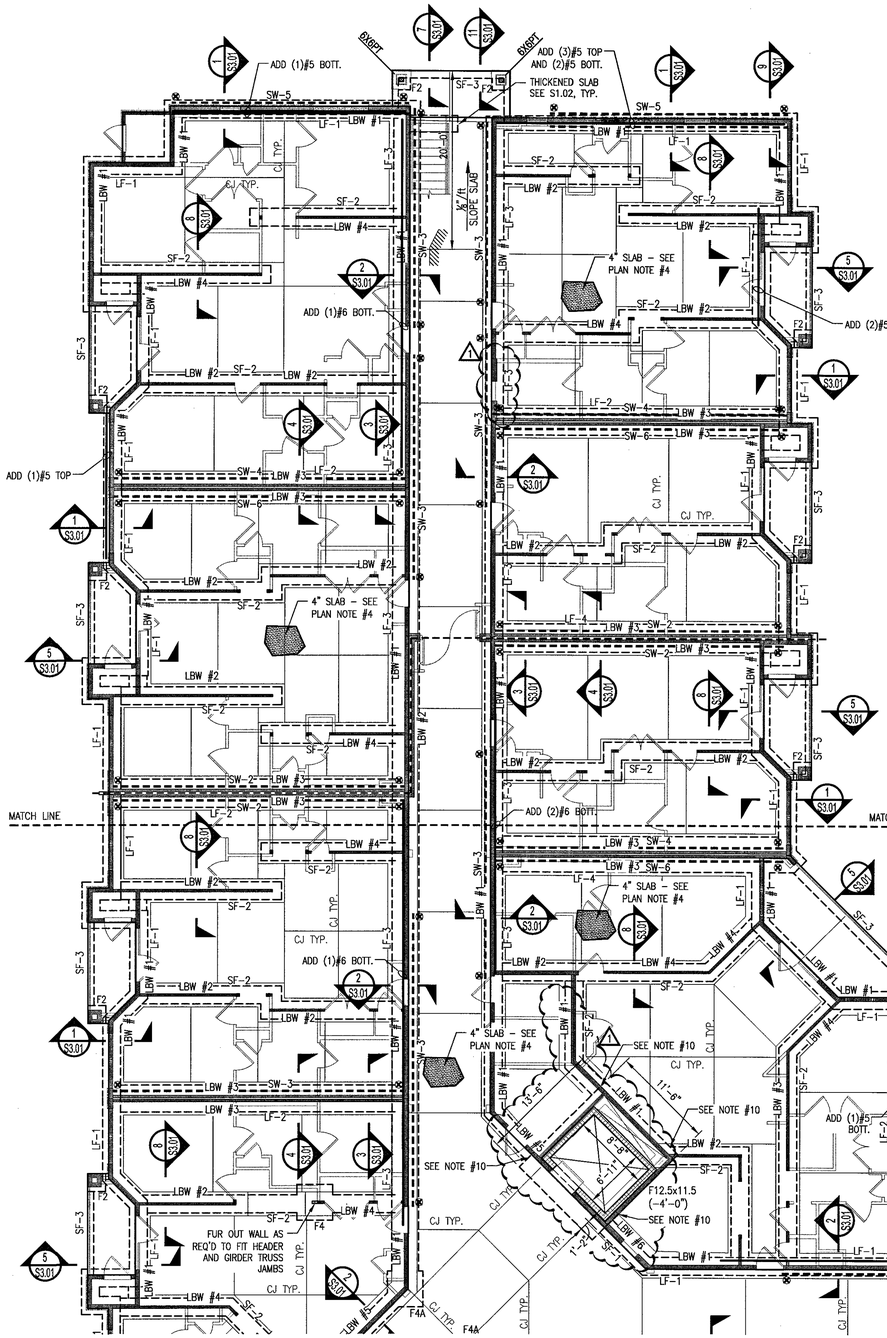

FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION LEGEND:

- LOAD BEARING WALLS (ABOVE)
- CJ — CONTRACTION JOINTS ARE TO BE REQUIRED IN ALL AREAS OF THE SLAB POUR AT A SPACING OF ±12"o.c. IN BOTH DIRECTIONS UNLESS POST TENSION SLAB-ON-GRADE IS USED- SEE DETAILS ON S1.03
- FX — SPREAD FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X — STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- LF-X — LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ — INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O

FOUNDATION PLAN NOTES:

1. SEE S1.0 SERIES SHEETS FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = 10.2' M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS ARE MONOLITHIC WITH SLAB UNLESS NOTED AS (-X'-X") FROM DATUM ELEVATION.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.^{3} OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP, OR APPROVED EQUAL) ON 15 mil VAPOR BARRIER, ON 6" WELL COMPACTED GRANULAR FILL ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEET SERIES FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
9. G.C. TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS, (ALL DIMENSIONS ARE TO E.O.S./O.F.B. OR TO A GRID LINE.) WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
10. TURN DOWN SF-x FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.

SPREAD FOOTING (FX) SCHEDULE

MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 2'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F4A	4'-0" x 4'-0" x 2'-0"	(4) #5 E.W.	
F13.5x11.5	13'-6 x 11'-6" x 1'-0"	#5@12"o.c. EW BOTT.	

STRIP FOOTING (SF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS UNO)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT / (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. TOP & BOTTOM	MONOLITHIC WITH SLAB
SF-4	4'-0" x 1'-4" x CONT.	(5) #5 CONT.	-

LATERAL FOOTING (LF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(4) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	3'-0" x 1'-4" x CONT.	(4) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	3'-0" x 2'-0" x CONT.	(5) #6 CONT.	(5) #6 CONT.	SEE PLAN FOR ADD BARS
LF-4	4'-0" x 2'-0" x CONT.	(6) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-5	2-0" x 1'-0" x CONT.	(3) #4 CONT.	(3) #4 CONT.	SEE PLAN FOR ADD BARS

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-x) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE

JAN 02 2020

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION

DATE _____ BY _____

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

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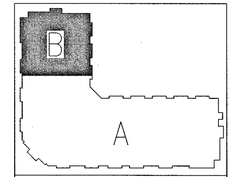

KEY PLAN
NOT TO SCALE

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ARCHITECTURE, P.A.
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Raleigh, NC 27609
office (919) 846-8100
website www.planworx.com

ADAM LOUIS SLIVA — LICENSE — No. 86896 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

10-4-19

REVISION
OCT 15 2019
RESUBMIT

PROGRESS DATE:	ISSUE DATE:	REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	7/26/19	1	10-4-2019	AS	Cycle 1 Permit Responses

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Foundation Plan

SHEET NUMBER:
S2.01B

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FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c. U.N.O.
- PRE-ENGINEERED ROOF TRUSSES @ 24"o.c.
- 2x10PT JOISTS @ 16"o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx — HEADER, SEE SCHEDULE THIS SHEET
- Bx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LOAD BEARING WALLS (BELOW)
- GT — INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- CT — INDICATES CHORD TRUSS SEE DETAIL ON S4.01
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.02
- MH — MASONRY HEADER MH1: (1)#5 – GROUT (2) COURSES ABOVE
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B..
4. DECK AND CORRIDOR SUB FLOOR BE ¾" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1½" @ COORDIORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0"o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3⅛"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

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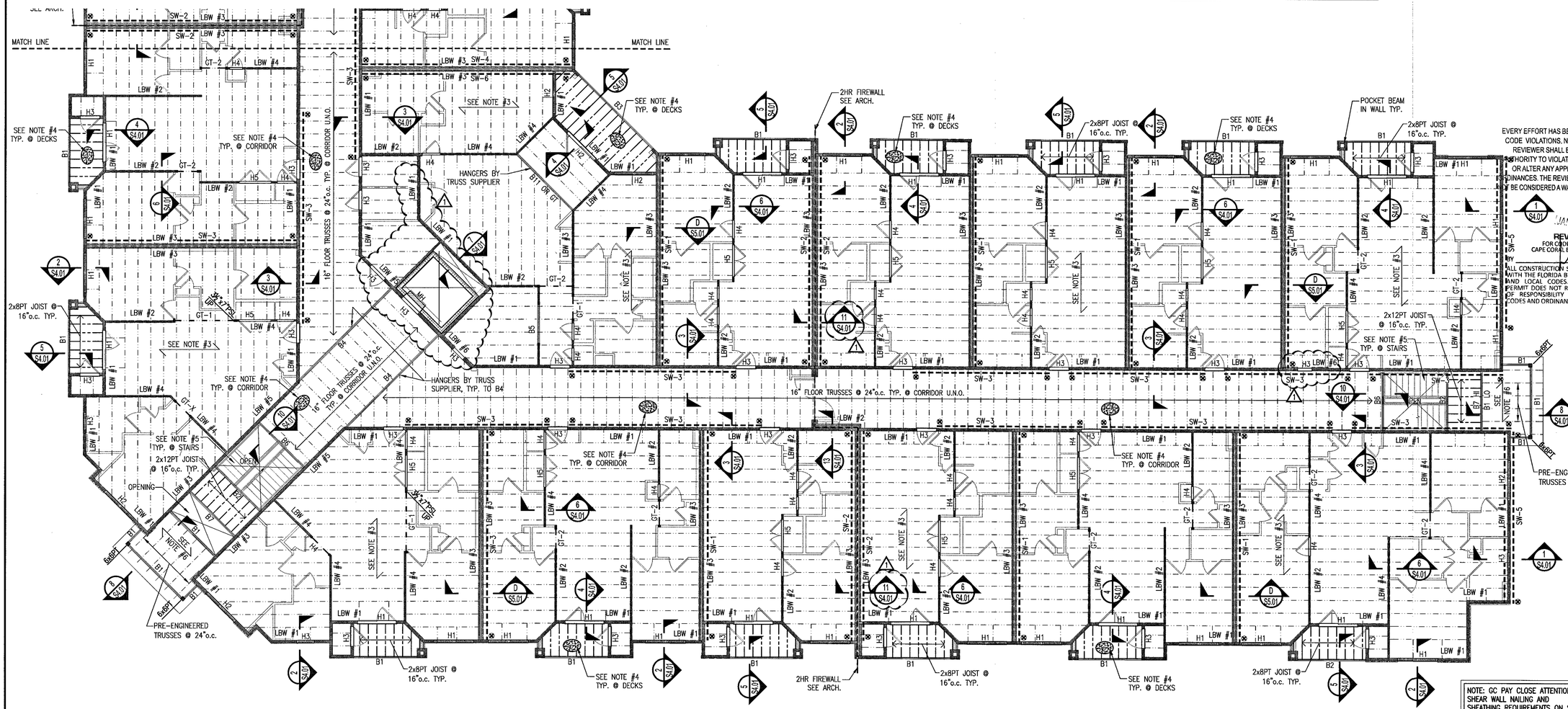
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11¼" PT GLULAM	4	3	3	3
B3	5½" x 11¼" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3



SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

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

NOTE: GC PAY CLOSE ATTENTION TO SHEAR WALL NAILING AND SHEATHING REQUIREMENTS ON S5.02 – SOME WALLS REQUIRE 15/32" SHEATHING AND 10d NAILS

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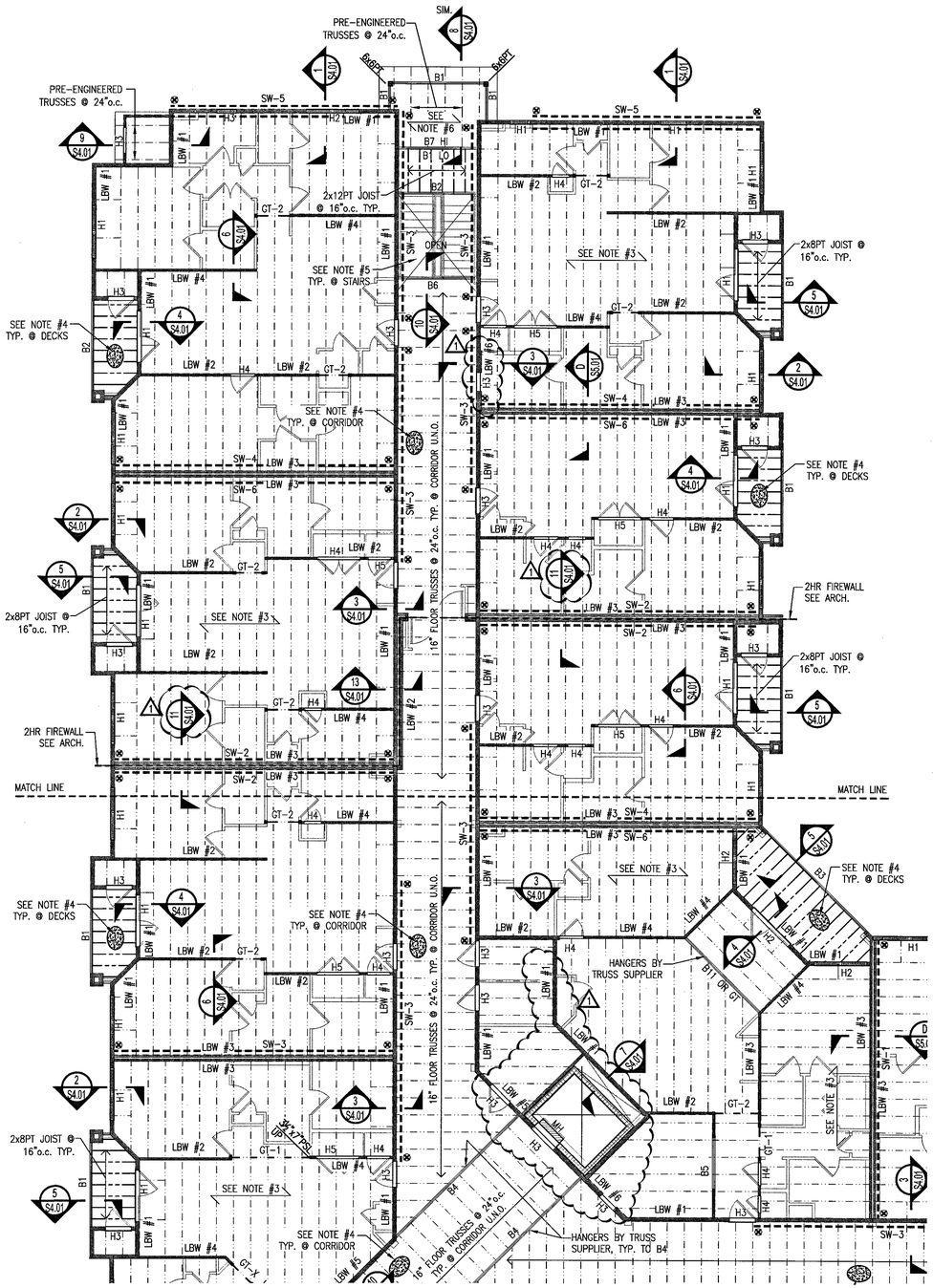
ADAM LOUIS SISK LICENSE No. 86896 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-4-19

REVISION
OCT 15 2019
RESUBMIT

Surfside Cottages
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS			
NUMBER	DATE	DESCRIPTION	INITIALS
	10-4-2019	Cycle 1 Permit Response	AS

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS
SHEET TITLE: Second Floor Framing Plan
SHEET NUMBER: S2.02A



SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

NOTE: GC PAY CLOSE ATTENTION TO SHEAR WALL NAILING AND SHEATHING REQUIREMENTS ON S5.02 – SOME WALLS REQUIRE 15/32" SHEATHING AND 10d NAILS

FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c. U.N.O.
- PRE-ENGINEERED ROOF TRUSSES @ 24"o.c.
- 2x10PT JOISTS @ 16"o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx — HEADER, SEE SCHEDULE THIS SHEET
- Bx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LOAD BEARING WALLS (BELOW)
- GT — INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- CT — INDICATES CHORD TRUSS SEE DETAIL ON S4.01
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.02
- MH — MASONRY HEADER MH1: (1)#5 – GROUT (2) COURSES ABOVE
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O

FLOOR FRAMING PLAN NOTES:

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3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B..
4. DECK AND CORRIDOR SUB FLOOR BE ¾" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1½" @ COORDIORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0"o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
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GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3½"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
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B3	5½" x 11¾" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
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B7	(3) 2x12 PT	3	3	3	3
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B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

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JAN 02 2019 2020

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION

BY _____ DATE _____

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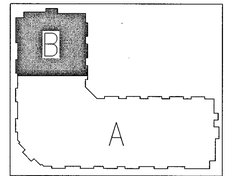

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10-4-19

REVISION
OCT 1 3 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:	
ISSUE DATE:	7/26/19
REVISIONS	DESCRIPTION
NUMBER 1	DATE 10-4-2019 — INITIALS AS — Cycle 1 Permit Responses

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE: Second Floor Framing Plan

SHEET NUMBER: S2.02B

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2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B..
4. DECK AND CORRIDOR SUB FLOOR BE ¾" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1½" @ COORDIORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH, REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0"o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.

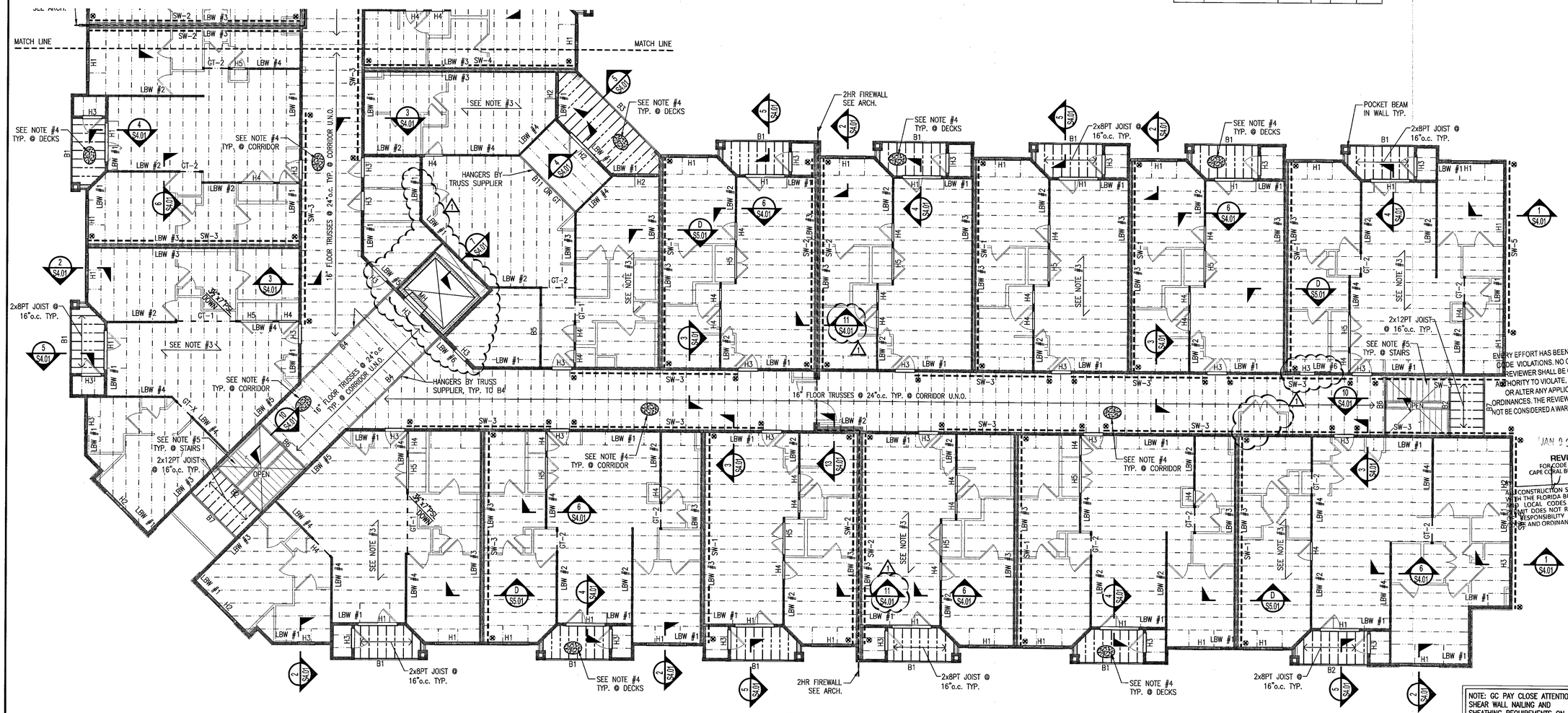
GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3½"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE =
1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER – EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL – SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11¼" PT GLULAM	4	3	3	3
B3	5½" x 11¼" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3



THIRD AND FOURTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

NOTE: GC PAY CLOSE ATTENTION TO SHEAR WALL NAILING AND SHEATHING REQUIREMENTS ON S5.02 – SOME WALLS REQUIRE 15/32" SHEATHING AND 10d NAILS

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office (919) 846-8100
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KEY PLAN
NOT TO SCALE

ADAM LOUIS ISIK LICENSE No. 86896 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-4-19

REVISION
OCT 15 2019
RESUBMIT #1

PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
1	10-4-2019	AS	Cycle 1 Permit Responses

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE.

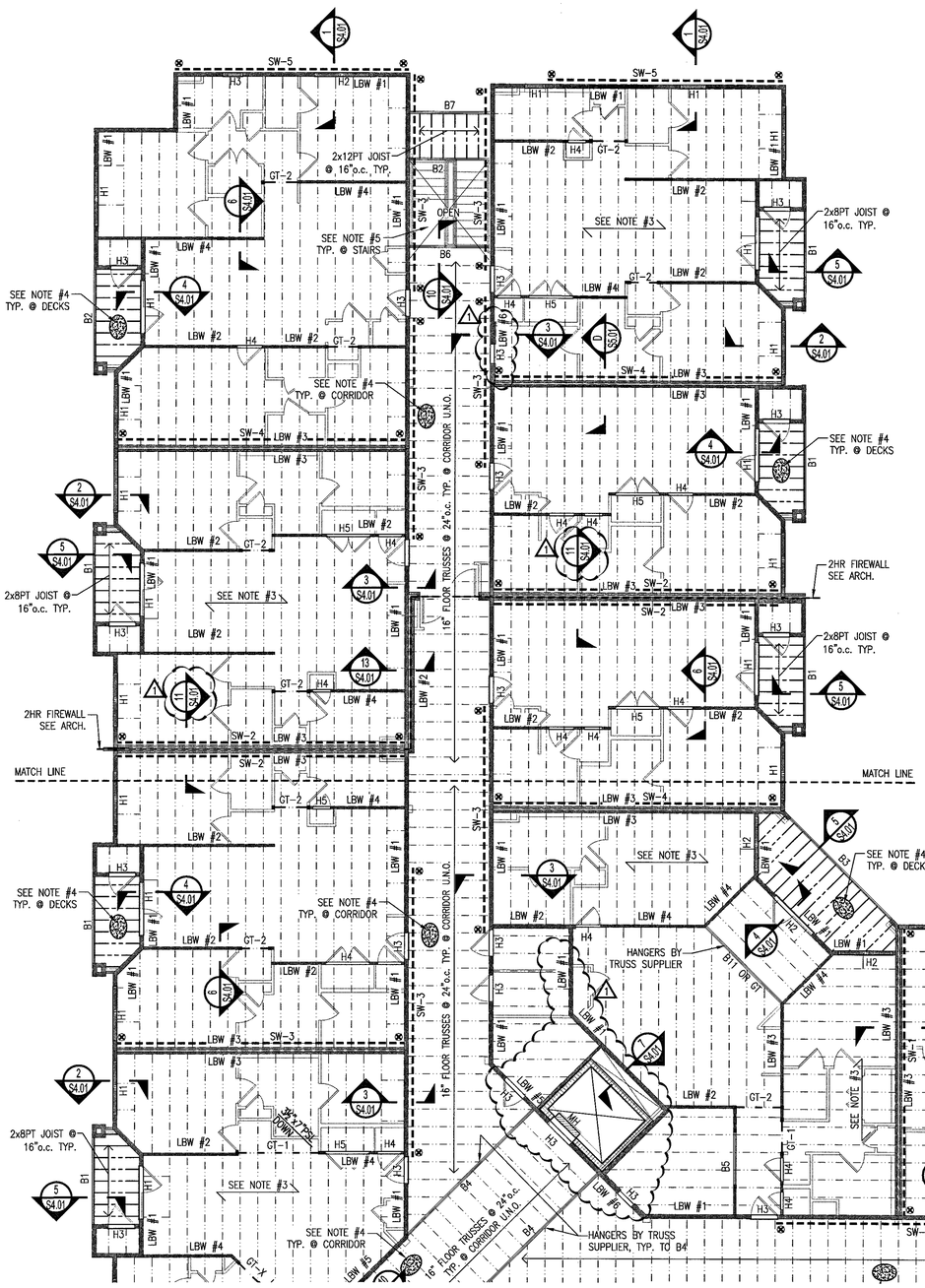
JAN 22 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE
CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL LAWS AND ORDINANCES

Zimmer Development Company
Surfside Corner
Cape Coral, Florida
Issued For Permit

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Third and Fourth Floor Framing Plan

SHEET NUMBER:
S2.03A



THIRD AND FOURTH FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

NOTE: GC PAY CLOSE ATTENTION TO SHEAR WALL NAILING AND SHEATHING REQUIREMENTS ON S5.02 – SOME WALLS REQUIRE 15/32" SHEATHING AND 10d NAILS

FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c. U.N.O.
- 2x10PT JOISTS @ 16"o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx — HEADER, SEE SCHEDULE THIS SHEET
- Bx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LOAD BEARING WALLS (BELOW)
- GT — INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- CT — INDICATES CHORD TRUSS SEE DETAIL ON S4.01
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.02
- MH — MASONRY HEADER MH1: (1)#5 – GROUT (2) COURSES ABOVE
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B..
4. DECK AND CORRIDOR SUB FLOOR BE ¾" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1½" @ COORDIORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0"o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3½"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11¼" PT GLULAM	4	3	3	3
B3	5½" x 11¼" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER – EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL – SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

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JAN 22 2020

REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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

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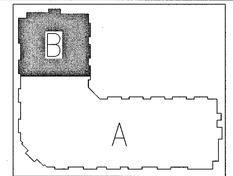

KEY PLAN
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office (919) 846-8100
website www.planworx.com

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10-4-19

REVISION
OCT 15 2019
RESUBMIT #1

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:	7/26/19		
REVISIONS	DESCRIPTION	INITIALS	
NUMBER	DATE		
1	10-4-2019	AS	Cycle 1 Permit Responses

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Third and Fourth Floor Framing Plan

SHEET NUMBER:
S2.03B

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ROOF FRAMING LEGEND

- ROOF TRUSSES @ 24"o.c.
- Hx — HEADER, SEE SCHEDULE THIS SHEET
- Bx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW)
- GT — INDICATES GIRDER TRUSS
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- S.F. — STRUCTURAL FASCIA – 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- G.E.B. — GABLE END BRACE SEE SECTIONS
- MH — MASONRY HEADER MH1: (1)#5 – GROUT (2) COURSES ABOVE
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O
- TAPERED INSULATION SEE ARCH. FOR REQUIREMENTS
- HP — MECH. UNITS – TYPICAL WEIGHT = 143 lbs. U.N.O.

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER – EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL – SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

HEADER SCHEDULE

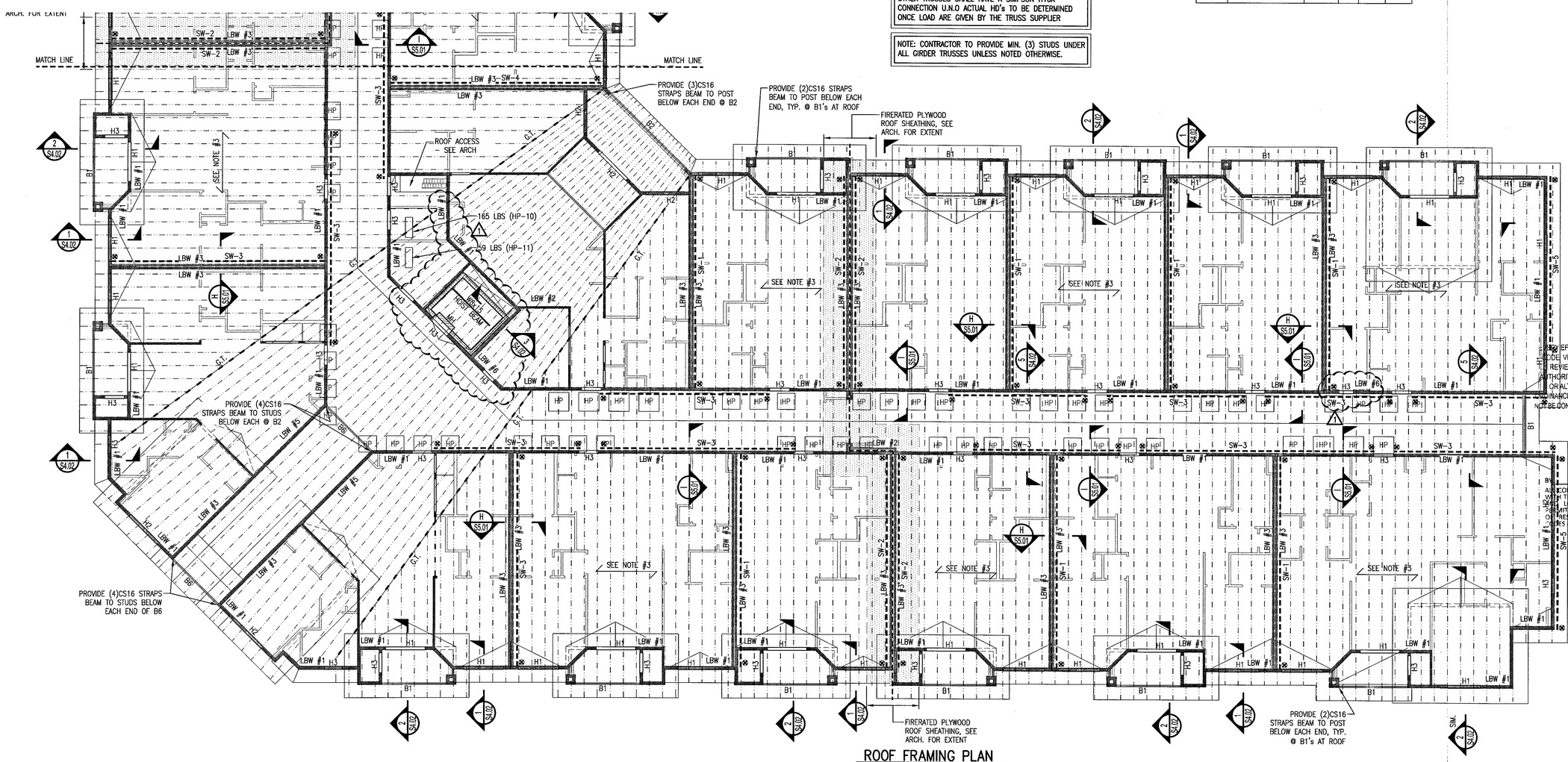
MARK	HEADER REQUIREMENTS	JAMB REQUIREMENTS FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

NOTE: CONTRACTOR TO ASSUME A SIMPSON MGT HOLDOWN @ EACH END OF ALL GIRDER, HIP, AND VALLEY TRUSSES @ ROOF LEVEL. CONNECTIONS @ STUD BUNDLES TO BE FOLLOWED DOWN TO FOUNDATION. ALL OTHER TRUSSES SHALL HAVE A SIMPSON H10A CONNECTION U.N.O ACTUAL HD's TO BE DETERMINED ONCE LOAD ARE GIVEN BY THE TRUSS SUPPLIER

NOTE: CONTRACTOR TO PROVIDE MIN. (3) STUDS UNDER ALL GIRDER TRUSSES UNLESS NOTED OTHERWISE.

BEAM SCHEDULE

MARK	BEAM REQUIREMENT	BUNDLED STUDS (U.N.O. ON PLAN) FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11¼" PT GLULAM	4	3	3	3
B3	5½" x 11¼" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

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KEY PLAN
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ADAM LOUIS SISK LICENSE No. 86896 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-4-19

REVISION
OCT 15 2019
RESUBMIT

Duplex Outside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE
BY
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ALL STATE AND LOCAL CODES. THE GRANTING OF A PERMIT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL LAWS AND ORDINANCES

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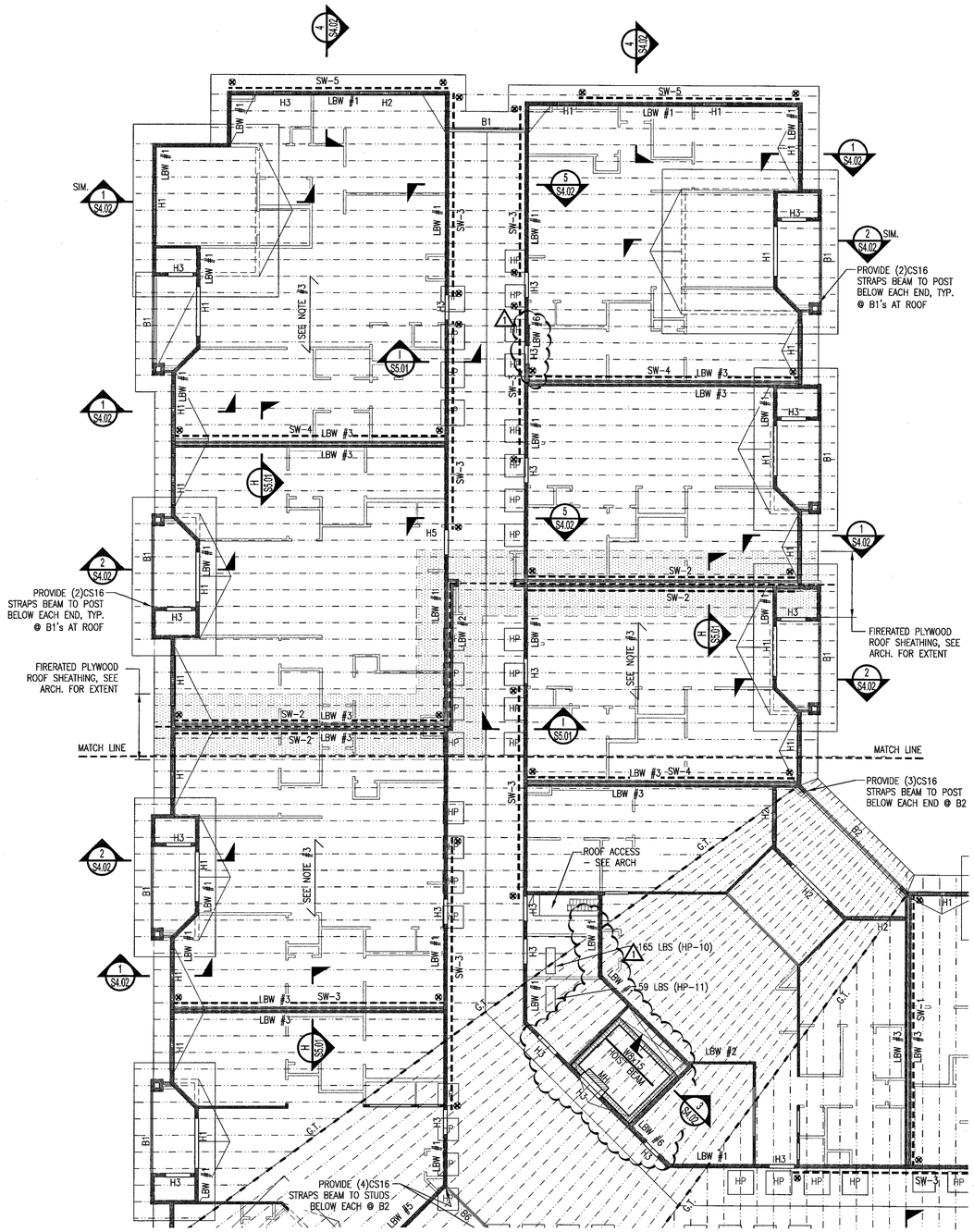
PROGRESS DATE:		
ISSUE DATE:		06/19
REVISIONS NUMBER	DATE	DESCRIPTION
	10-4-2019	Cycle 1 Permit Responses
		INITIALS
		AS

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS
SHEET TITLE: Roof Framing Plan
SHEET NUMBER: S2.04A



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

ROOF FRAMING LEGEND

- ROOF TRUSSES @ 24"o.c.
- Hx — HEADER, SEE SCHEDULE THIS SHEET
- Bx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW)
- GT — INDICATES GIRDER TRUSS
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- SW-x — 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- S.F. — STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- G.E.B. — GABLE END BRACE SEE SECTIONS
- MH — MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" MASONRY WALL, W/ #5 @ CORNERS, JAMBS AND MAX SPACING @48"o.c. U.N.O
- TAPERED INSULATION SEE ARCH. FOR REQUIREMENTS
- HP — MECH. UNITS - TYPICAL WEIGHT = 143 lbs. U.N.O.

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11⅞" PT GLULAM	4	3	3	3
B3	5½" x 11⅞" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3

NOTE: CONTRACTOR TO ASSUME A SIMPSON MGT HOLDOWN @ EACH END OF ALL GIRDER, HIP, AND VALLEY TRUSSES @ ROOF LEVEL. CONNECTIONS @ STUD BUNDLES TO BE FOLLOWED DOWN TO FOUNDATION. ALL OTHER TRUSSES SHALL HAVE A SIMPSON H10A CONNECTION U.N.O ACTUAL HD's TO BE DETERMINED ONCE LOAD ARE GIVEN BY THE TRUSS SUPPLIER

NOTE: CONTRACTOR TO PROVIDE MIN. (3) STUDS UNDER ALL GIRDER TRUSSES UNLESS NOTED OTHERWISE.

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

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JAN 0 9 2019
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____

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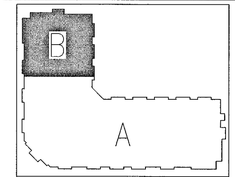

KEY PLAN
NOT TO SCALE

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website www.planworx.com

ADAM LOUIS SISK LICENSE No. 86896 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-4-19

REVISION
~~OCT 15 2019~~
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:	7/26/19
ISSUE DATE:	

REVISIONS NUMBER	DATE	DESCRIPTION
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AS		Cycle 1 Permit Responses
	10-4-2019	

PROJECT NO: 19-2875
DRAWN BY: TB
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SHEET TITLE:
Roof Framing Plan

SHEET NUMBER:
S2.04B

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6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

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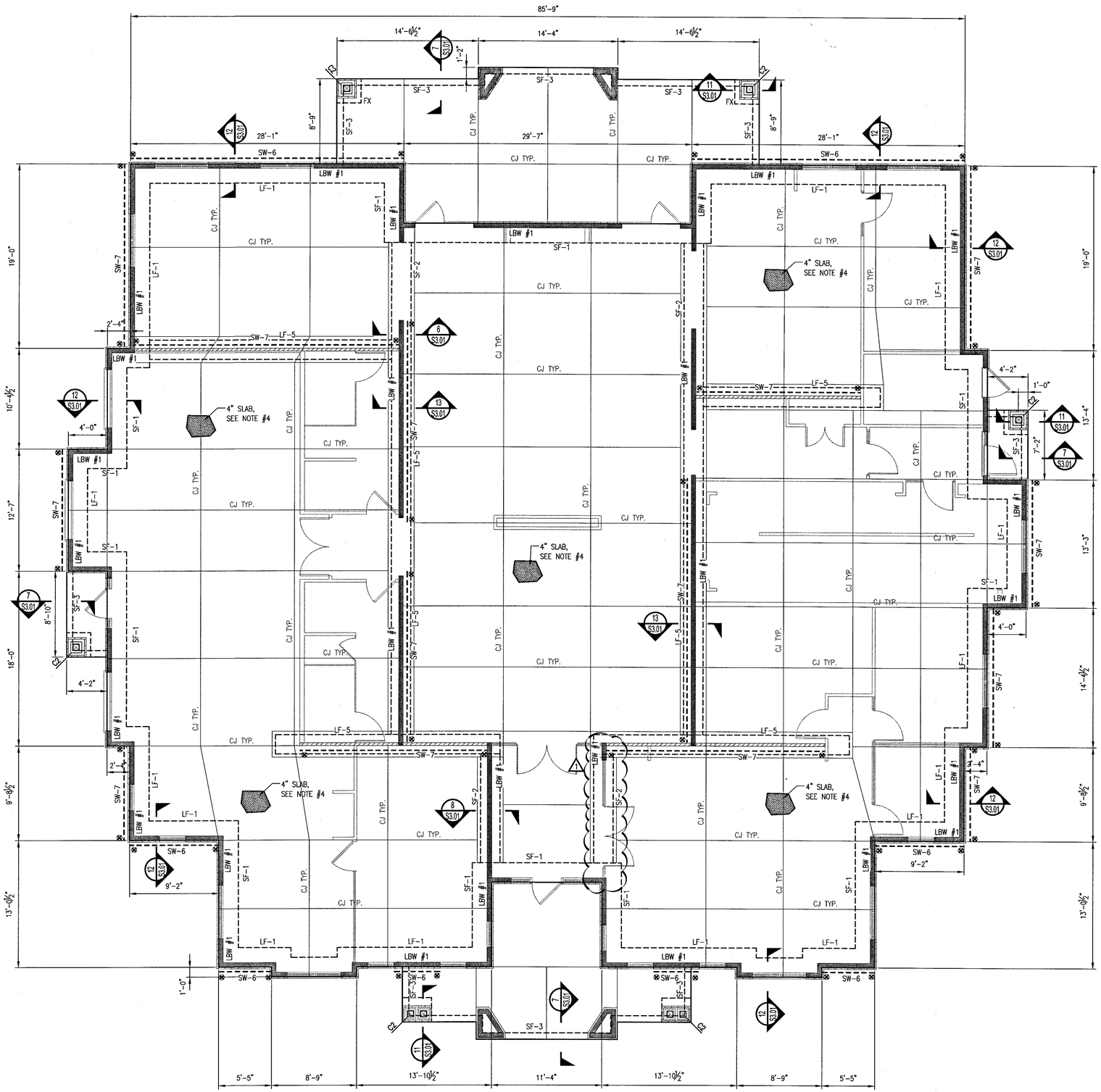

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

FOUNDATION LEGEND:

- LBW-x — LOAD BEARING WALLS (ABOVE) LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- CJ — CONTRACTION JOINTS ARE TO BE REQUIRED IN ALL AREAS OF THE SLAB POUR AT A SPACING OF ±12"o.c. IN BOTH DIRECTIONS – SEE DETAILS ON S1.03
- SF-X — STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x — 7/16" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ — INDICATES LOCATION OF SHEAR WALL HOLDDOWN – SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- ▦ X — BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01

FOUNDATION PLAN NOTES:

1. SEE SHEET S1.01 FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, AND REINFORCING STEEL NOTES. ALSO, SEE SHEET S1.03 FOR TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = ?'-?" M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR –) FROM DATUM ELEVATION.
3. TOP OF FOOTINGS SHALL BE (–1'-4") FROM DATUM ELEVATION, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP, OR APPROVED EQUAL) ON 10 mil VAPOR BARRIER, ON 4" WELL COMPACTED GRANULAR FILL ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEET SERIES FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.

SPREAD FOOTING (FX) SCHEDULE

MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 2'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F4A	4'-0" x 4'-0" x 2'-0"	(4) #5 E.W.	
F13.5x11.5	13'-6 x 11'-6" x 1'-0"	#5@12"o.c. EW BOTT.	

STRIP FOOTING (SF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS UNO)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT / (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. TOP & BOTTOM	MONOLITHIC WITH SLAB
SF-4	4'-0" x 1'-4" x CONT.	(5) #5 CONT.	–

LATERAL FOOTING (LF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT BOTTOM	REINFORCEMENT TOP	REMARKS
LF-1	2'-0" x 2'-0" x CONT.	(4) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	3'-0" x 1'-4" x CONT.	(4) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	3'-0" x 2'-0" x CONT.	(5) #6 CONT.	(5) #6 CONT.	SEE PLAN FOR ADD BARS
LF-4	4'-0" x 2'-0" x CONT.	(6) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-5	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	(3) #4 CONT.	SEE PLAN FOR ADD BARS

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER – EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL – SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

JAN 09 2020

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. THE REVIEW OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES.

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4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.
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10-4-19

REVISION
OCT 15 2019
RESUBMIT

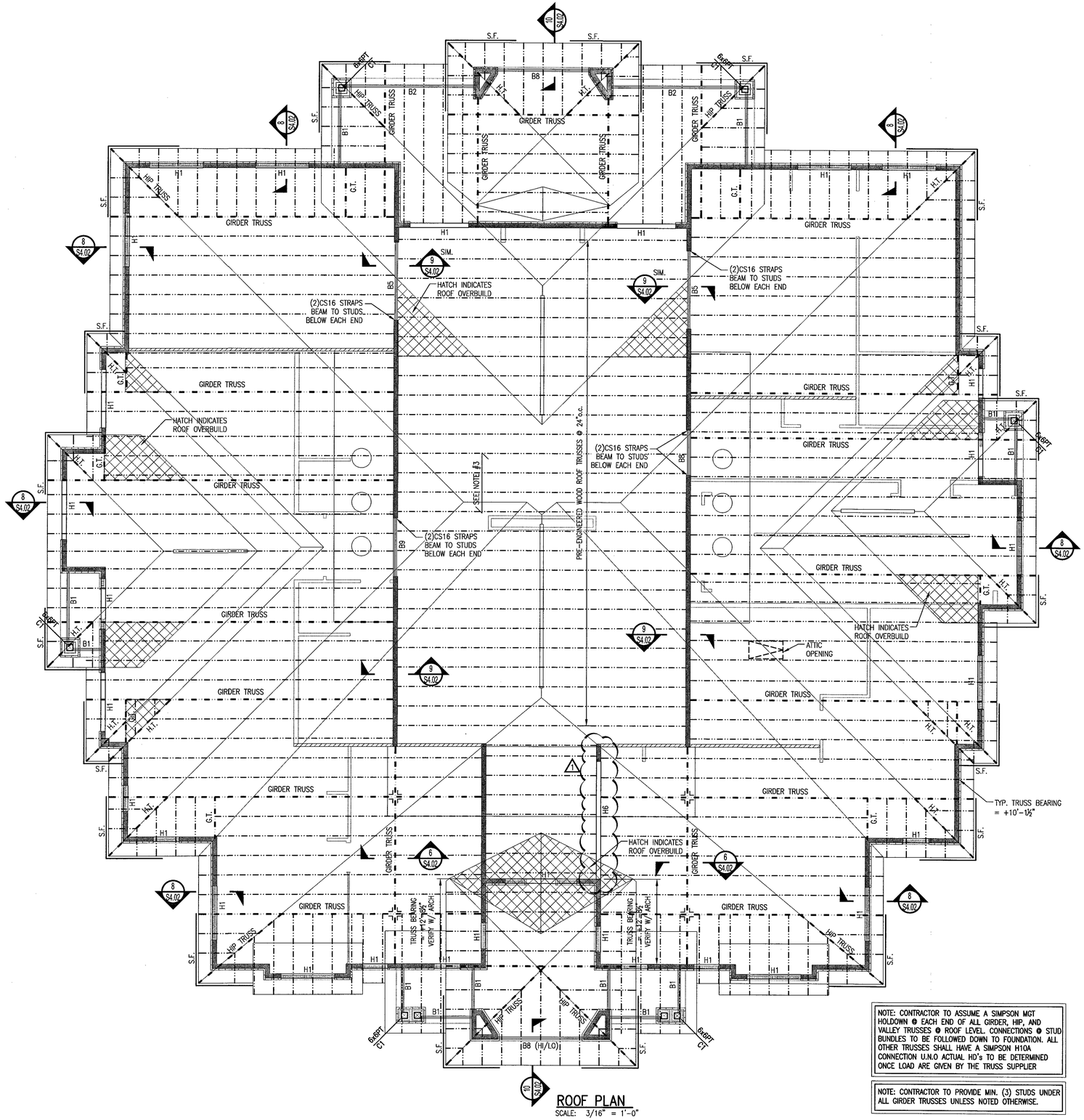
NUMBER	DATE	INITIALS	DESCRIPTION
1	10-4-2019	AS	Cycle 1 Permit Responses

PROJECT NO: 19-2875
ISSUE DATE: 7/26/19
DRAWN BY: TB
CHECKED BY: DW, AS

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

Clubhouse
Foundation Plan

SHEET NUMBER:
S2.05



ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

NOTE: CONTRACTOR TO ASSUME A SIMPSON MGT HOLDOWN @ EACH END OF ALL GIRDER, HIP, AND VALLEY TRUSSES @ ROOF LEVEL. CONNECTIONS @ STUD BUNDLES TO BE FOLLOWED DOWN TO FOUNDATION. ALL OTHER TRUSSES SHALL HAVE A SIMPSON H10A CONNECTION U.N.O. ACTUAL HD's TO BE DETERMINED ONCE LOAD ARE GIVEN BY THE TRUSS SUPPLIER

NOTE: CONTRACTOR TO PROVIDE MIN. (3) STUDS UNDER ALL GIRDER TRUSSES UNLESS NOTED OTHERWISE.

ROOF FRAMING LEGEND

- PRE-ENGINEERED ROOF TRUSSES @ 24"o.c.
- Hx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LBW–x — LOAD BEARING WALLS (BELOW) LBW–x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- SW–x — 7/16" O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW–x INDICATES SHEAR WALL NUMBER
- ⊗ INDICATES LOCATION OF SHEAR WALL STRAP – SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- ▦ X — BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- S.F. — STRUCTURAL FASCIA – 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. HEADERS, BEAMS, LOAD BEARING WALLS, AND SHEAR WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL.
3. ROOF SHEATHING SHALL BE ⅝" EXTERIOR GRADE PLYWOOD OR OSB. SPAN AS NOTED ON PLAN.

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11¼" PT GLULAM	4	3	3	3
B3	5½" x 11¼" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

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JAN 02 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Clubhouse
Roof Framing Plan

SHEET NUMBER:
S2.06

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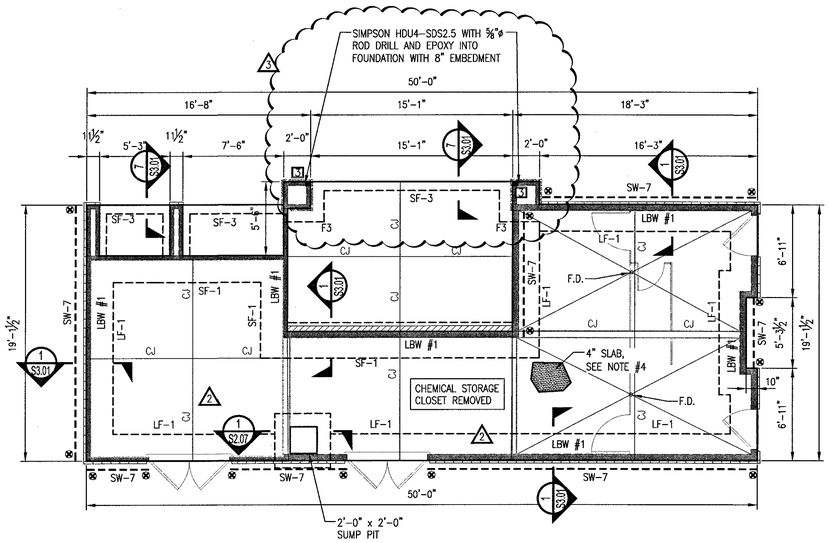
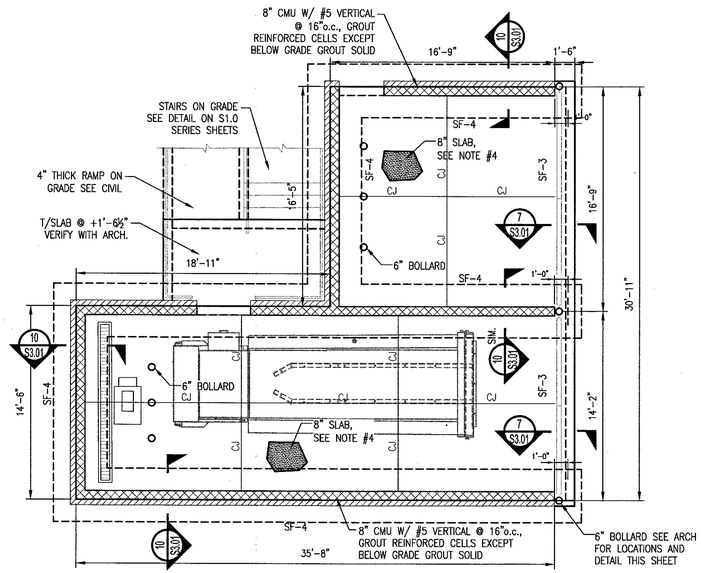
RESUBMIT
DEC 20 2019



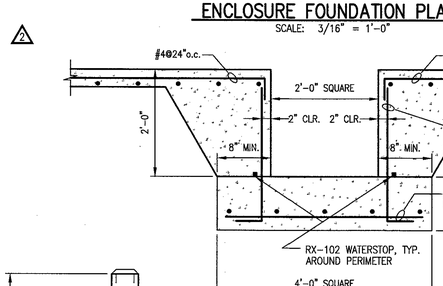
POOL HOUSE FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



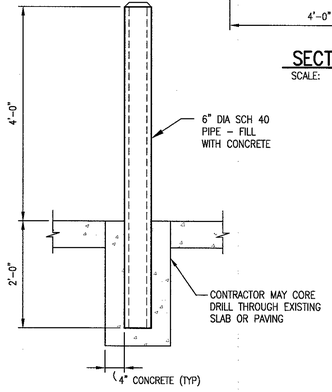
TRASH COMPACTOR ENCLOSURE FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



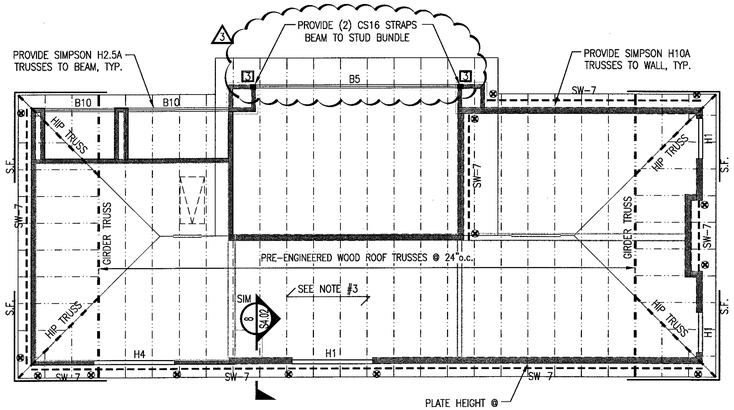
SECTION 1-1

SCALE: 3/4" = 1'-0"



PIPE BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



POOL HOUSE ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

FOUNDATION LEGEND:

- LBW-x — LOAD BEARING WALLS (ABOVE) LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- CJ / CJ — CONTRACTION JOINTS ARE TO BE REQUIRED IN ALL AREAS OF THE SLAB POUR AT A SPACING OF ±12"o.c. IN BOTH DIRECTIONS - SEE DETAILS ON S1.03
- SF-X — STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x — O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ — INDICATES LOCATION OF SHEAR WALL HOLDOWN - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- ▦ [X] — BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01

FOUNDATION PLAN NOTES:

1. SEE SHEET S1.01 FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, AND REINFORCING STEEL NOTES. ALSO, SEE SHEET S1.03 FOR TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = ?'-?" M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. TOP OF FOOTINGS SHALL BE (-1'-4") FROM DATUM ELEVATION, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" OR 8" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP, OR APPROVED EQUAL) ON 10 mil VAPOR BARRIER, ON 4" WELL COMPACTED GRANULAR FILL ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEET SERIES FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SEWER DROP.

REVIEW OF THIS REPORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION
BY: DATE:
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JAN 0 2 2020

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 7/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 1¾" x 9¼" LVLs	3K/2J	–	–	–

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11¼" PT GLULAM	4	3	3	3
B3	5½" x 11¼" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	4	4	3
B5	(2) 1¾" x 9¼" LVLs	4	3	3	3
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(3) 2x10	3	3	2	2
B9	(3) 2x12	3	3	2	2
B10	(2) 2x8 PT	3	3	2	2
B11	(2) 1¾"x16" LVLs	5	4	3	3

ROOF FRAMING LEGEND

- PRE-ENGINEERED ROOF TRUSSES @ 24"o.c.
- Hx — WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LBW-x — LOAD BEARING WALLS (BELOW) LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x — O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ — INDICATES LOCATION OF SHEAR WALL STRAP - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- ▦ [X] — BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- S.F. — STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. HEADERS, BEAMS, LOAD BEARING WALLS, AND SHEAR WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL.
3. ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD OR OSB. SPAN AS NOTED ON PLAN.

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
2nd	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x8 @ 16"o.c.

NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE S1.0 SHEET SERIES.
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

SPREAD FOOTING (FX) SCHEDULE			
MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 2'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F4A	4'-0" x 4'-0" x 2'-0"	(4) #5 E.W.	
F13.5x11.5	13'-6 x 11'-6" x 1'-0"	#5@12"o.c. EW BOTT.	

STRIP FOOTING (SF-X) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS UNO)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT / (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. TOP & BOTTOM	MONOLITHIC WITH SLAB
SF-4	4'-0" x 1'-4" x CONT.	(5) #5 CONT.	-

LATERAL FOOTING (LF-X) SCHEDULE				
MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(4) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	3'-0" x 1'-4" x CONT.	(4) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	3'-0" x 2'-0" x CONT.	(5) #6 CONT.	(5) #6 CONT.	SEE PLAN FOR ADD BARS
LF-4	4'-0" x 2'-0" x CONT.	(6) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-5	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	(3) #4 CONT.	SEE PLAN FOR ADD BARS

DEC 20 2019
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office (919) 846-8100
website www.planworx.com

ADAM LOUIS SISK LICENSE No. 86696 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-13-19

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

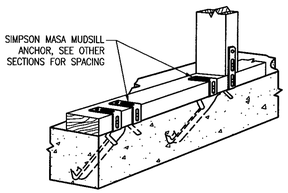
PROGRESS DATE:
ISSUE DATE: 7/26/19

REVISIONS			
NUMBER	DATE:	INITIALS	DESCRIPTION
2	11-22-19	AS	Cycle-2 Permit Responses
3	12-13-19	AS	Cycle-3 Permit Responses

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

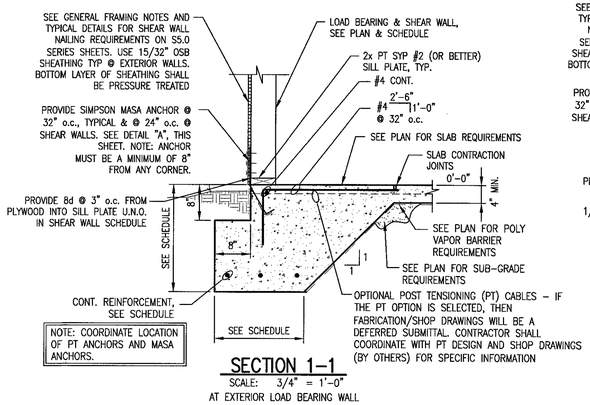
SHEET TITLE:
Pool House and Trash Enclosure Plans & Details

SHEET NUMBER:
S2.07

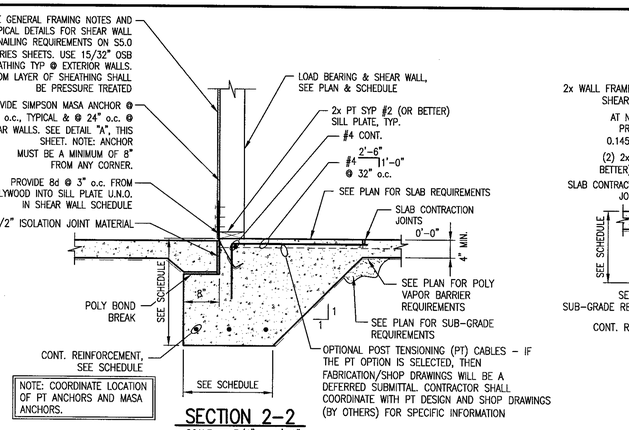


DETAIL 'A'
SCALE: 3/4" = 1'-0"

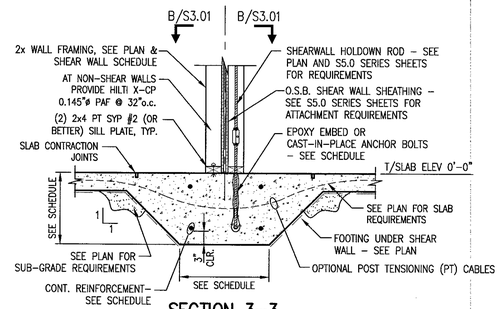
NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.



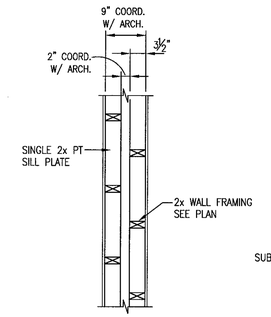
SECTION 1–1
SCALE: 3/4" = 1'-0"
AT EXTERIOR LOAD BEARING WALL



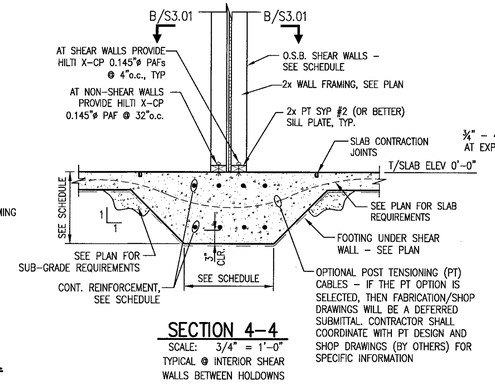
SECTION 2–2
SCALE: 3/4" = 1'-0"
AT EXTERIOR CORRIDOR LOAD BEARING WALL



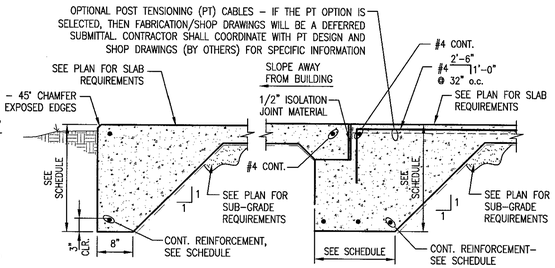
SECTION 3–3
SCALE: 3/4" = 1'-0"
TYPICAL AT INTERIOR SHEAR WALLS @ HOLDOWNS



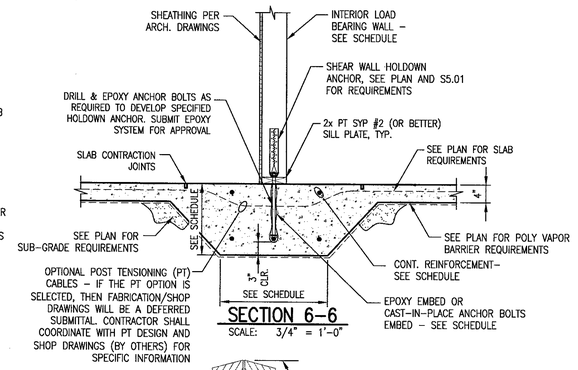
DETAIL 'B' TENANT SEPARATION WALL
SCALE: 3/4" = 1'-0"



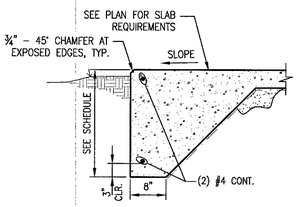
SECTION 4–4
SCALE: 3/4" = 1'-0"
TYPICAL @ INTERIOR SHEAR WALLS BETWEEN HOLDOWNS



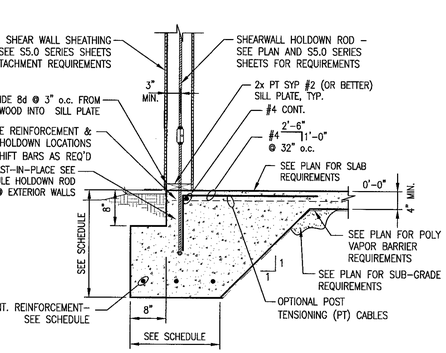
SECTION 5–5
SCALE: 3/4" = 1'-0"



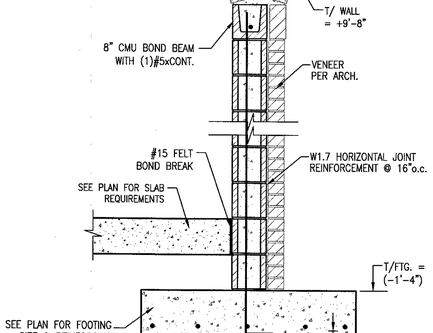
SECTION 6–6
SCALE: 3/4" = 1'-0"



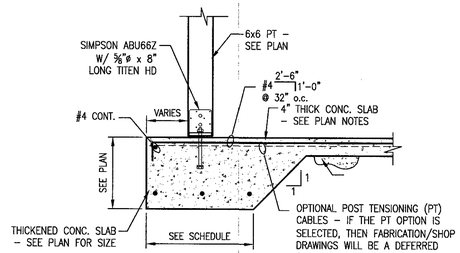
SECTION 7–7
SCALE: 3/4" = 1'-0"



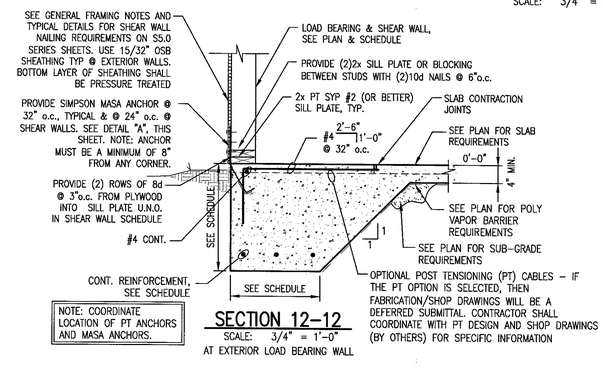
SECTION 9–9
SCALE: 3/4" = 1'-0"
AT EXTERIOR SHEAR WALL HOLDOWN



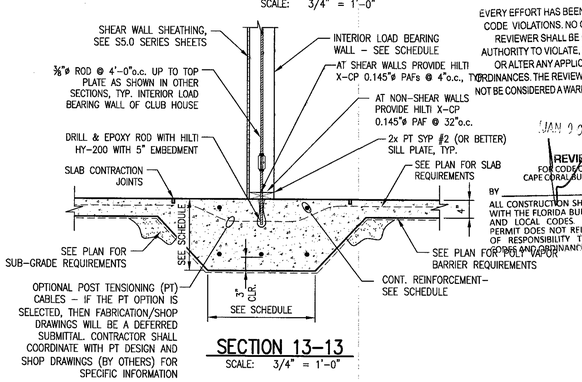
SECTION 10–10
SCALE: 3/4" = 1'-0"



SECTION 11–11
SCALE: 3/4" = 1'-0"



SECTION 12–12
SCALE: 3/4" = 1'-0"
AT EXTERIOR LOAD BEARING WALL



SECTION 13–13
SCALE: 3/4" = 1'-0"

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JAN 22 2020
REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION
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10-4-19

REVISION
~~OCT 15 2019~~
RESUBMIT #1

PROGRESS DATE:
ISSUE DATE: 7/26/19

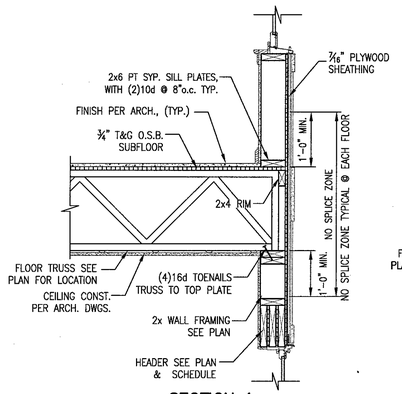
REVISIONS	NUMBER	DATE	INITIALS	DESCRIPTION

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

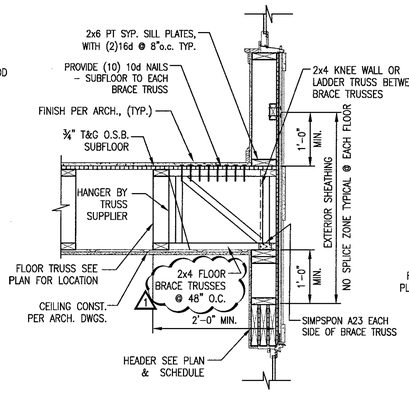
PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Sections and Details

SHEET NUMBER:
S3.01



SECTION 1–1
SCALE: 3/4" = 1'-0"



SECTION 2–2
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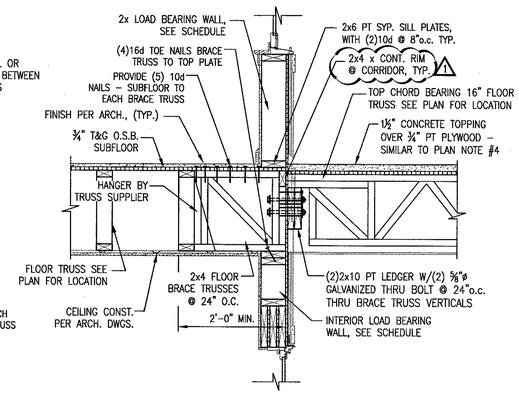

SECTION 3–3
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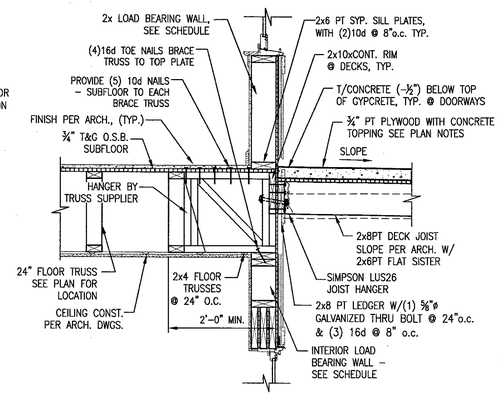

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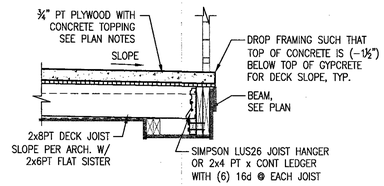
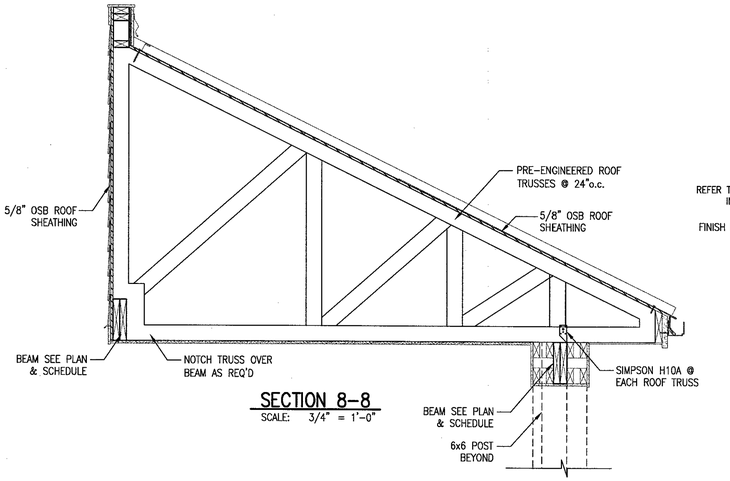


SECTION 5–5
SCALE: 3/4" = 1'-0"

SECTION 6–6
SCALE: 3/4" = 1'-0"

SECTION 7–7
SCALE: 3/4" = 1'-0"



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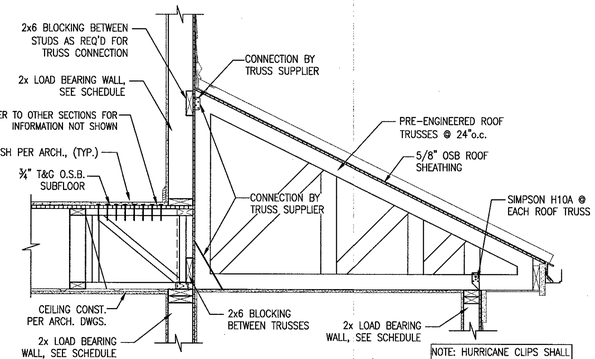
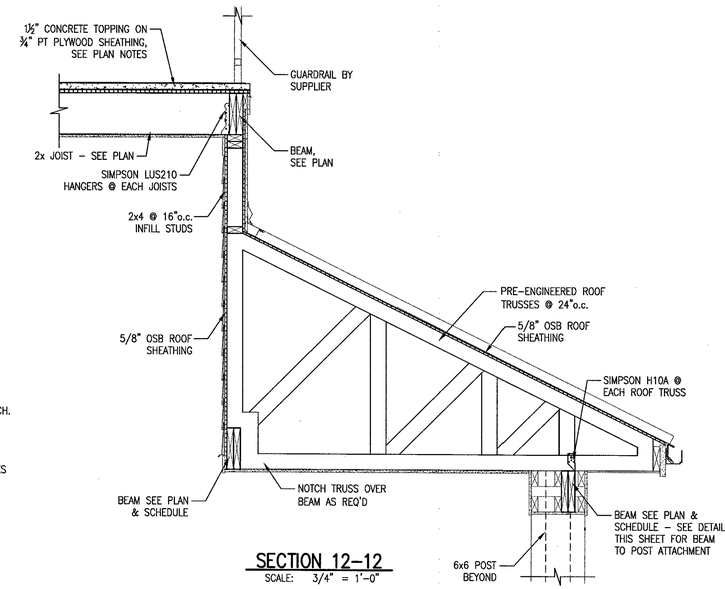
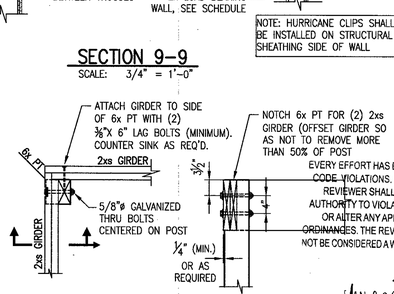


SECTION 9–9
SCALE: 3/4" = 1'-0"



SECTION 12–12
SCALE: 3/4" = 1'-0"



TYPICAL POST CONNECTION
SCALE: 3/4" = 1'-0"

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JAN 09 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
BY _____ DATE _____
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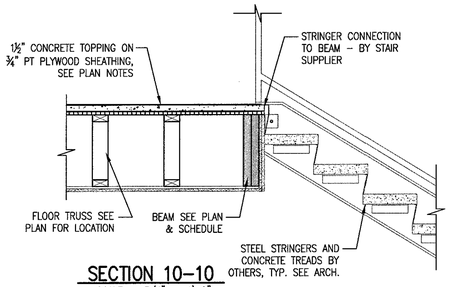
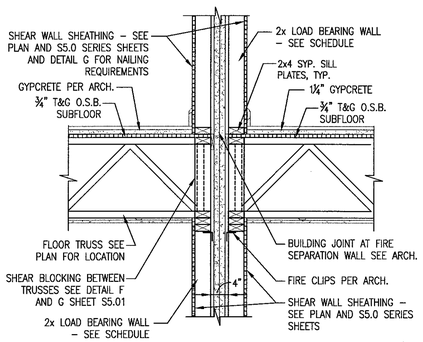
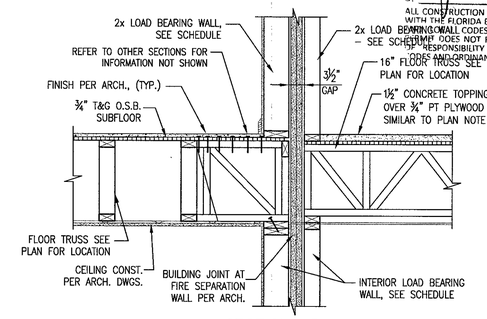


SECTION 10–10
SCALE: 3/4" = 1'-0"



SECTION 11–11
SCALE: 3/4" = 1'-0"



SECTION 13–13
SCALE: 3/4" = 1'-0"

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LICENSE
No. 86896
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10-4-19

REVISION
OCT 15 2019
RESUBMIT

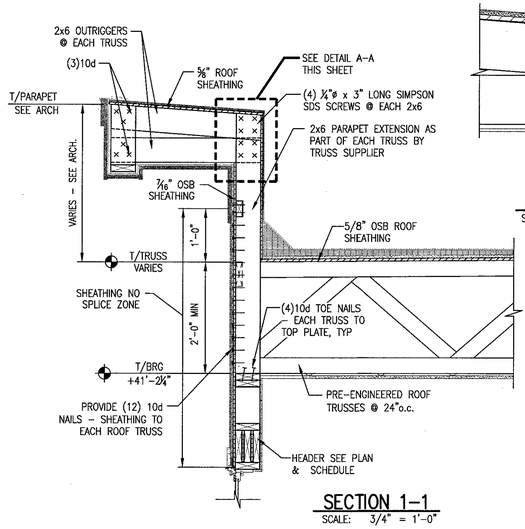
Lakeside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE:			
ISSUE DATE:			7/26/19
REVISIONS	NUMBER	DATE:	DESCRIPTION
		10-4-2019	Cycle 1 Permit Responses
		INITIALS	AS

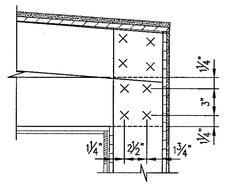
PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Sections and Details

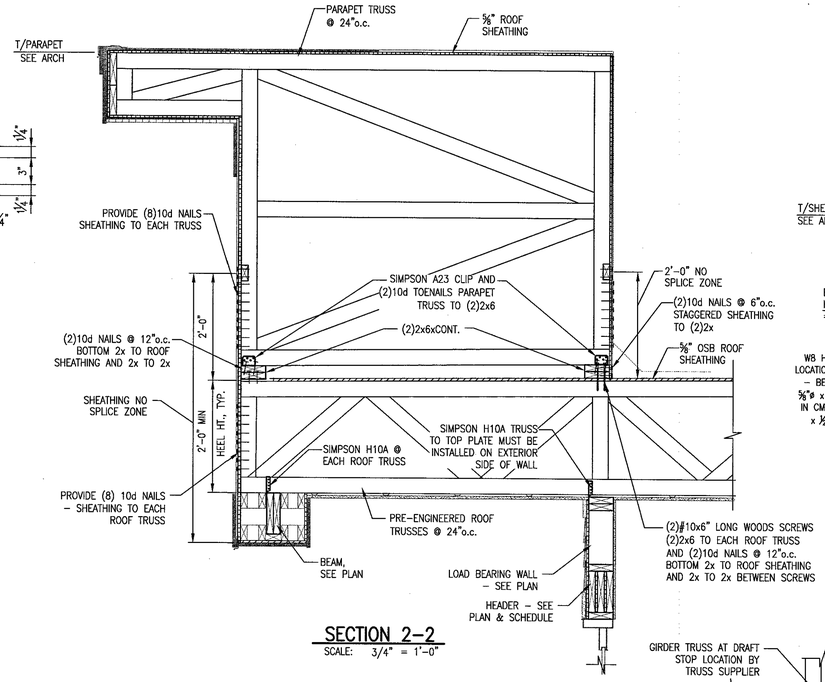
SHEET NUMBER:
S4.01



SECTION 1-1
SCALE: 3/4" = 1'-0"



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



SECTION 2-2
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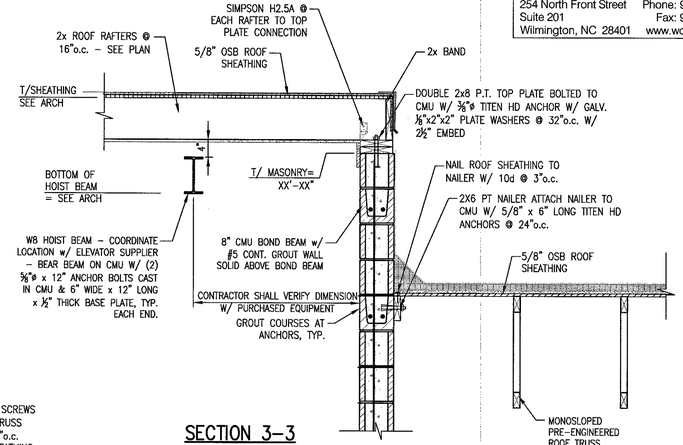
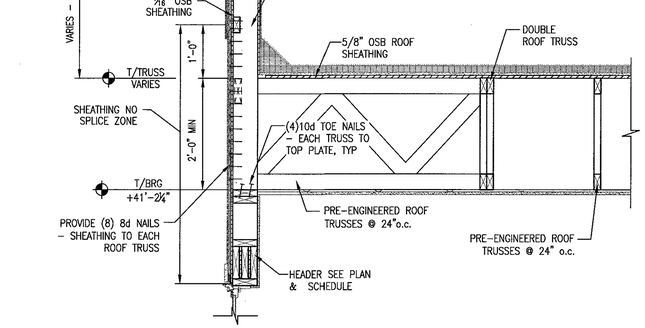


SECTION 3-3
SCALE: 3/4" = 1'-0"



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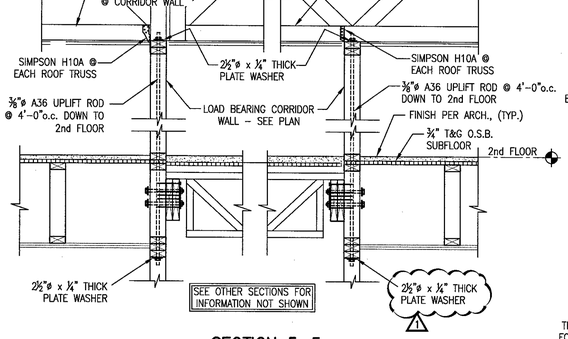
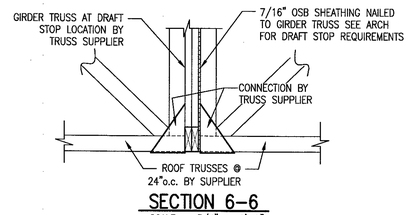
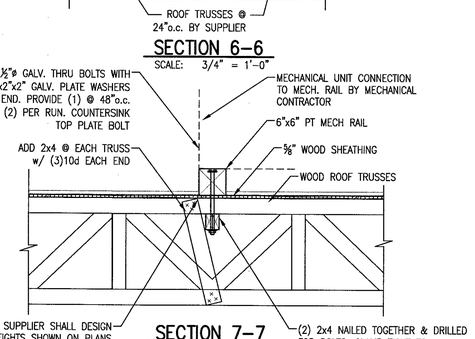


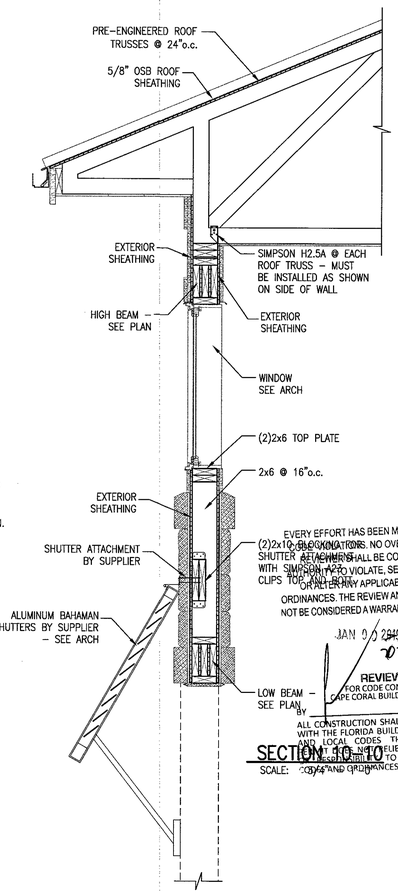
SECTION 5-5
SCALE: 3/4" = 1'-0"



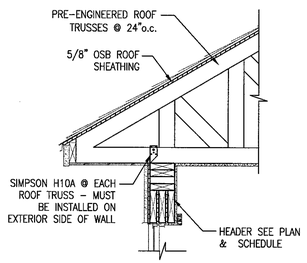
SECTION 6-6
SCALE: 3/4" = 1'-0"



SECTION 7-7
SCALE: 3/4" = 1'-0"
TYPICAL MECHANICAL CURB



SECTION 10-10
SCALE: 3/4" = 1'-0"



SECTION 8-8
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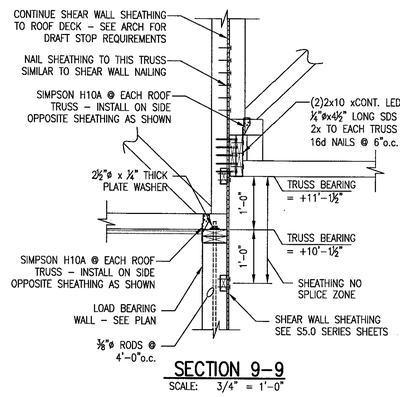

SECTION 9-9
SCALE: 3/4" = 1'-0"

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10-4-19

REVISION
OCT. 15 2019 #1
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION
1	10-4-2019	AS	Cycle 1 Permit Responses

PROGRESS DATE:
ISSUE DATE: 7/26/19

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JAN 03 2020
REVIEWED
FOR CODE COMPLIANCE
CAPE CORAL BUILDING DIVISION
DATE
BY

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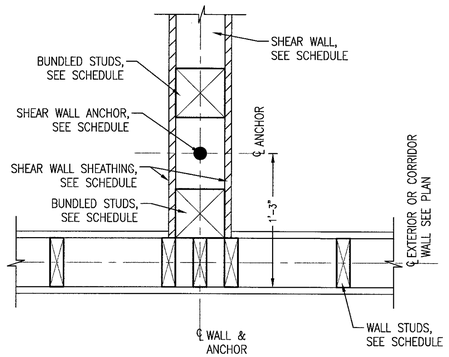
PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Sections and Details

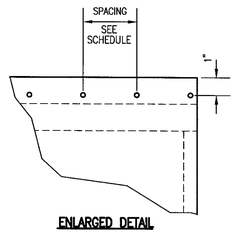
SHEET NUMBER:
S4.02



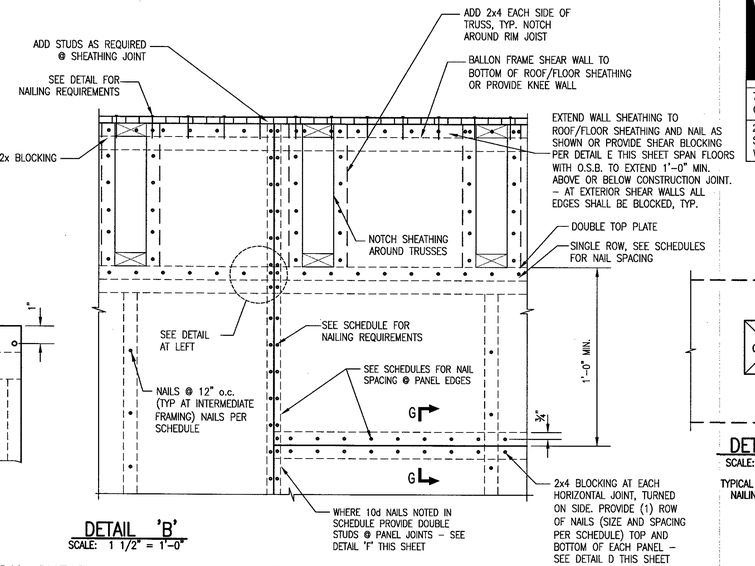
DETAIL A–A

SCALE: 1 1/2" = 1'–0"

TYPICAL SHEAR WALL HOLDOWN AT PERPENDICULAR INTERSECTION

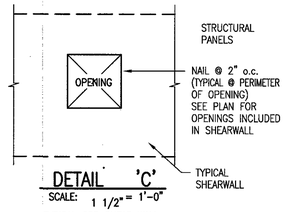


ENLARGED DETAIL



DETAIL 'B'

SCALE: 1 1/2" = 1'–0"

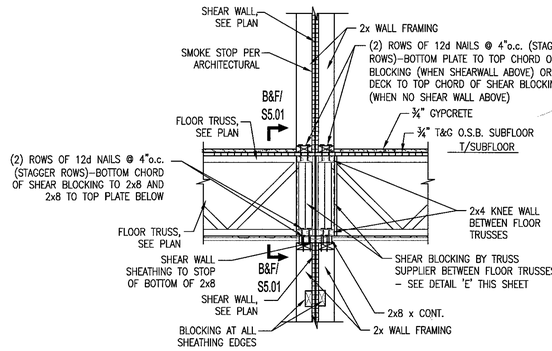


DETAIL 'C'

SCALE: 1 1/2" = 1'–0"

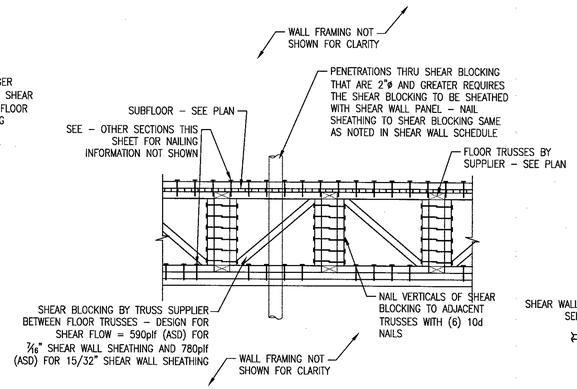
TYPICAL OSB SHEAR WALL NAILING AT OPENINGS

TYPICAL SHEAR WALL NAILING PATTERN



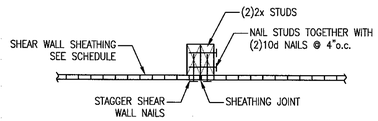
DETAIL 'D' @ AT TYP. SHEARWALL/PARTY WALL

SCALE: 3/4" = 1'–0"



DETAIL "E"

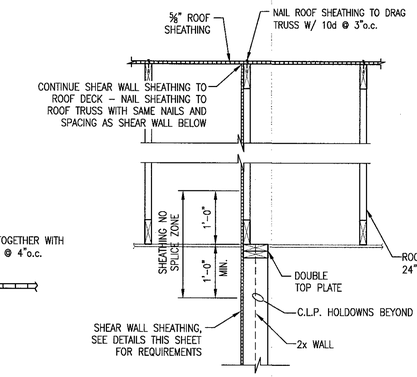
SCALE: 3/4" = 1'–0"



DETAIL F–F

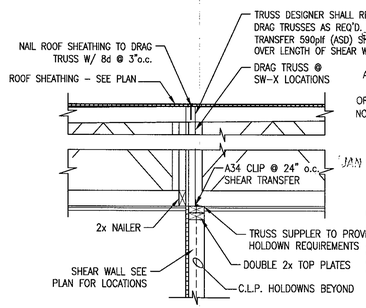
SCALE: 1 1/2" = 1'–0"

TYPICAL WHERE 10d NAILS NOTED IN SCHEDULE



DETAIL "H"

SCALE: 3/4" = 1'–0"



DETAIL "I"

SCALE: 3/4" = 1'–0"

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10-4-19

REVISION
OCT 15 2019
RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

NUMBER	REVISIONS / ISSUANCE	DATE	INITIALS
	PROJECT RELEASE		

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION
DATE JAN 02 2020
BY
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PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS

SHEET TITLE:
Wood Shear Wall Typical Details

SHEET NUMBER:
S5.01

SHEAR WALL SW-1 (4 STORY)				
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	MINIMUM THREADED ROD ø	FLOOR CONNECTION
4th to Roof	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x4	1/2"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
3rd to 4th	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(3) 2x4	3/4"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
2nd to 3rd	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(4) 2x4	7/8"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
SLAB to 2nd	15/32" O.S.B. SHEATHING ONE SIDE W/10d NAILS @ 3" o.c.	(4) 2x4	(2) 7/8"ø ROD	EPOXY RODS INTO SLAB – SEE TABLE FOR REQUIRED EMBEDMENT

SHEAR WALL SW-2 (4 STORY)				
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	MINIMUM THREADED ROD ø	FLOOR CONNECTION
4th to Roof	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x4	1/2"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
3rd to 4th	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x4	1/2"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
2nd to 3rd	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(3) 2x4	5/8"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
SLAB to 2nd	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(4) 2x4	3/4"ø ROD	EPOXY RODS INTO SLAB – SEE TABLE FOR REQUIRED EMBEDMENT

SHEAR WALL SW-3 (4 STORY)				
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	MINIMUM THREADED ROD ø	FLOOR CONNECTION
4th to Roof	15/32" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	1/2"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
3rd to 4th	15/32" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	5/8"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
2nd to 3rd	15/32" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	(2)5/8"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
SLAB to 2nd	15/32" O.S.B. SHEATHING ONE SIDE W/10d NAILS @ 3" o.c.	(2) 2x6	(2)3/4"ø ROD	EPOXY RODS INTO SLAB – SEE TABLE FOR REQUIRED EMBEDMENT

SHEAR WALL SW-4 (4 STORY)				
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	MINIMUM THREADED ROD ø	FLOOR CONNECTION
4th to Roof	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x4	1/2"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
3rd to 4th	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(3) 2x4	3/4"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
2nd to 3rd	15/32" O.S.B. SHEATHING ONE SIDE W/10d NAILS @ 3" o.c.	(3) 2x4	(2)3/4"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
SLAB to 2nd	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(5) 2x4	(2)7/8"ø ROD	EPOXY RODS INTO SLAB – SEE TABLE FOR REQUIRED EMBEDMENT

SHEAR WALL SW-5 (4 STORY)				
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	MINIMUM THREADED ROD ø	FLOOR CONNECTION
4th to Roof	15/32" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	1/2"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
3rd to 4th	15/32" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	3/4"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
2nd to 3rd	15/32" O.S.B. SHEATHING ONE SIDE W/10d NAILS @ 3" o.c.	(2) 2x6	(2)3/4"ø ROD	SHRINKAGE TAKE–UP DEVICE AND BEARING PLATE BY SUPPLIER
SLAB to 2nd	15/32" O.S.B. SHEATHING BOTH SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	(2)7/8"ø ROD	EPOXY RODS INTO SLAB – SEE TABLE FOR REQUIRED EMBEDMENT

SHEAR WALL SW-6 (1 STORY)			
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01		
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	FLOOR CONNECTION
SLAB to ROOF	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(3) 2x6 OR (3) 2x4	SIMPSON HDU8–SDS2.5 W/ 7/8"ø ROOD

USE 15/32" SHEATHING @ EXTERIOR WALLS

SHEAR WALL SW-7 (1 STORY)			
FLOOR	SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01		
	SHEATHING REQUIREMENTS / NAIL SPACING	TOTAL # OF COMPRESSION STUDS EACH SIDE OF HOLDOWN ROD	FLOOR CONNECTION
SLAB to ROOF	7/16" O.S.B. SHEATHING ONE SIDE W/8d NAILS @ 3" o.c.	(2) 2x6	SIMPSON HDU5–SDS2.5 W/ 5/8"ø ROOD

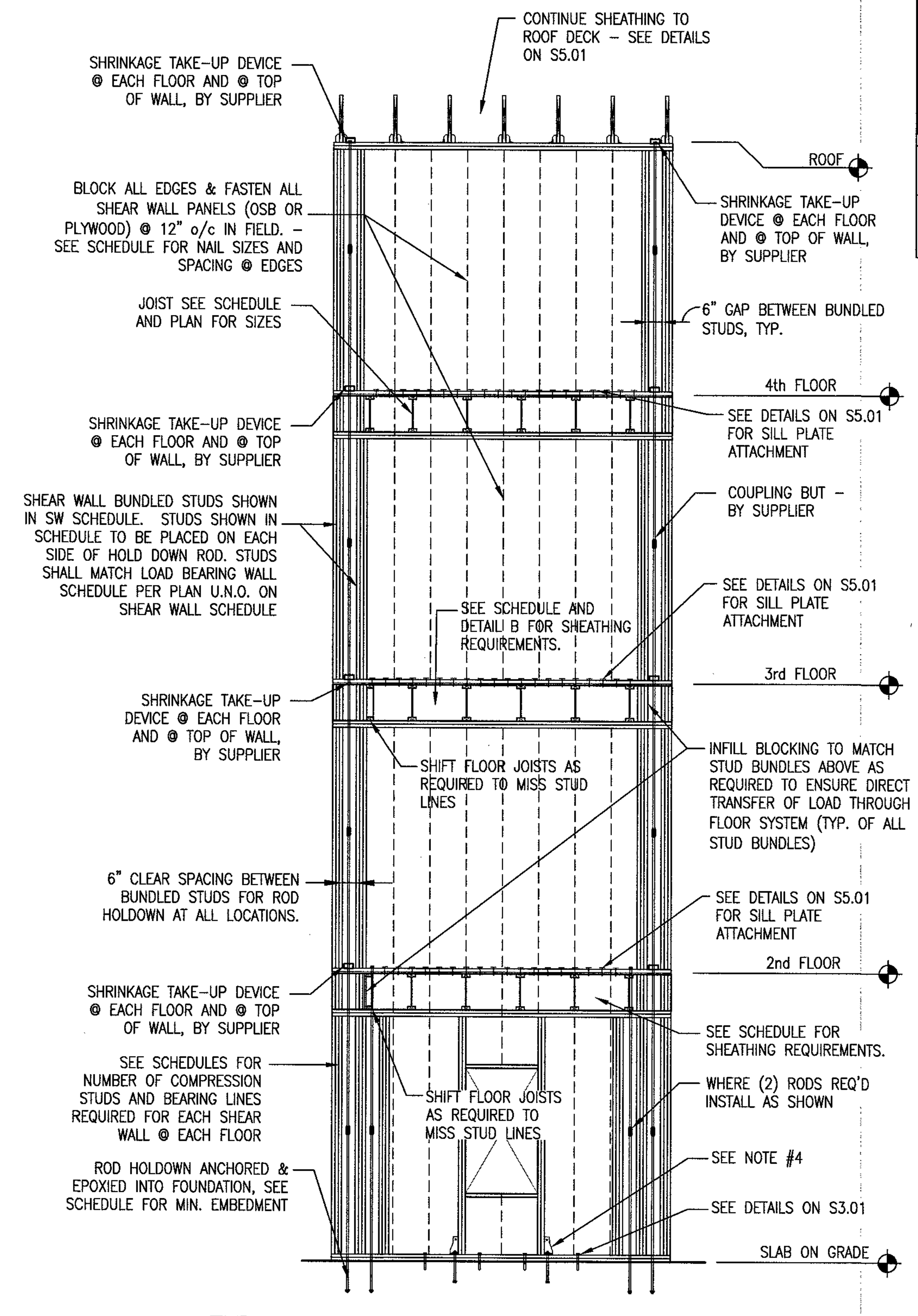
USE 15/32" SHEATHING @ EXTERIOR WALLS

SHEAR WALL NOTES:

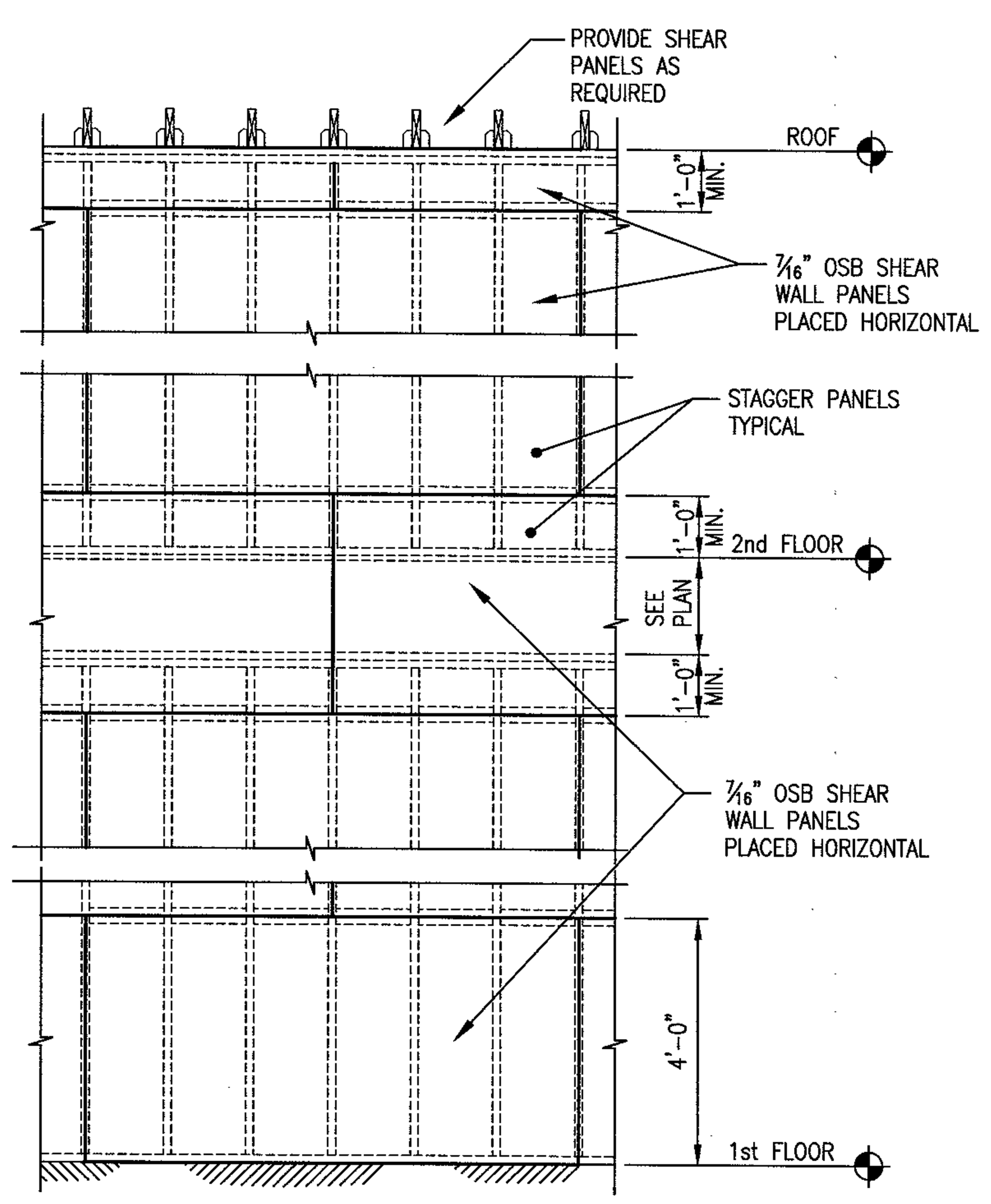
1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. SEE DETAILS ON S5.01 FOR TYPICAL SHEAR WALL DETAILS.
3. SHEAR WALL SHEATHING SHALL BE 7/16" OR 15/32" OSB OR PLYWOOD WITH 8d OR 10d NAILS @ 3"o.c. AT EDGES AND 12"o.c. IN FIELD. – SEE SCHEDULES THIS SHEET
4. PROVIDE SIMPSON HDU5–SDS2.5 WITH 5/8"ø ROD AND (2) STUDS AROUND DOOR OPENINGS AT THE BOTTOM FLOOR.
5. ALL RODS SHALL BE ASTM A36.
6. ALL STUDS SHALL MATCH LOAD BEARING WALL SPACING AND SPECIES.
7. PSL = 1.8E PARALLAM PSL BY WEYERHAEUSER.
8. ALL ROD HOLDOWNS TO BE LOCATED A MAXIMUM DISTANCE OF 12" FROM END OF WALL. (TYP. OF ALL SHEAR WALLS)
9. EPOXY SHALL BE HILTI HY–200. SEE TABLE THIS SHEET FOR REQUIRED EMBEDMENT.
10. ALL HOLDOWN RODS LOCATED ON EXTERIOR WALL SHALL BE CAST–IN–PLACE.

SHEAR WALL ROD EPOXY EMBEDMENT	
ROD SIZE	EMBEDMENT
1/2"ø	7"
5/8"ø	9"
3/4"ø	10"
7/8"ø	14"

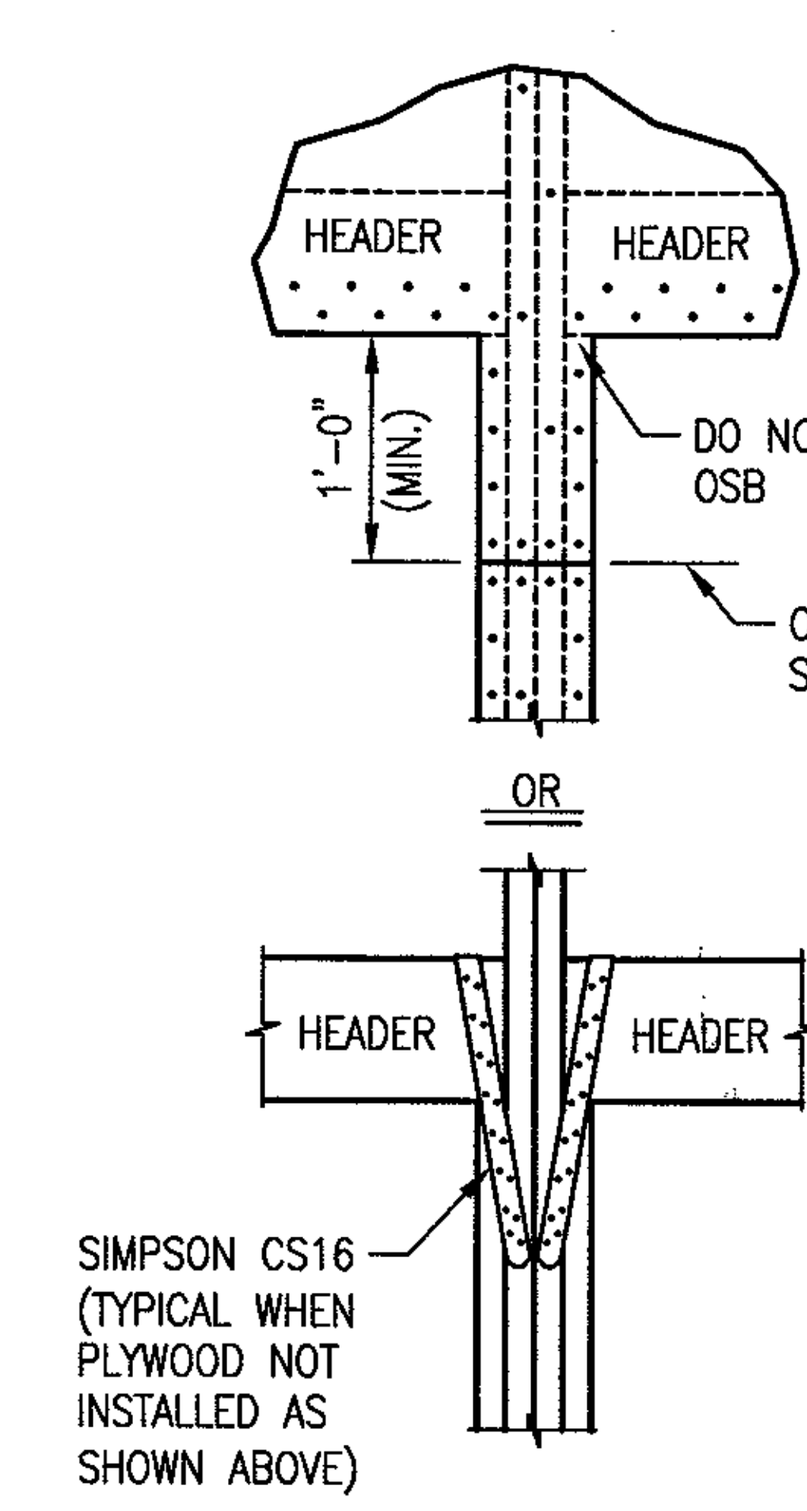
- EPOXY SHALL BE HILTI HY–200
- ALL EXTERIOR HOLDOWN RODS SHALL BE CAST–IN–PLACE AS SHOWN ON SECTION 9–9 SHEET S–301

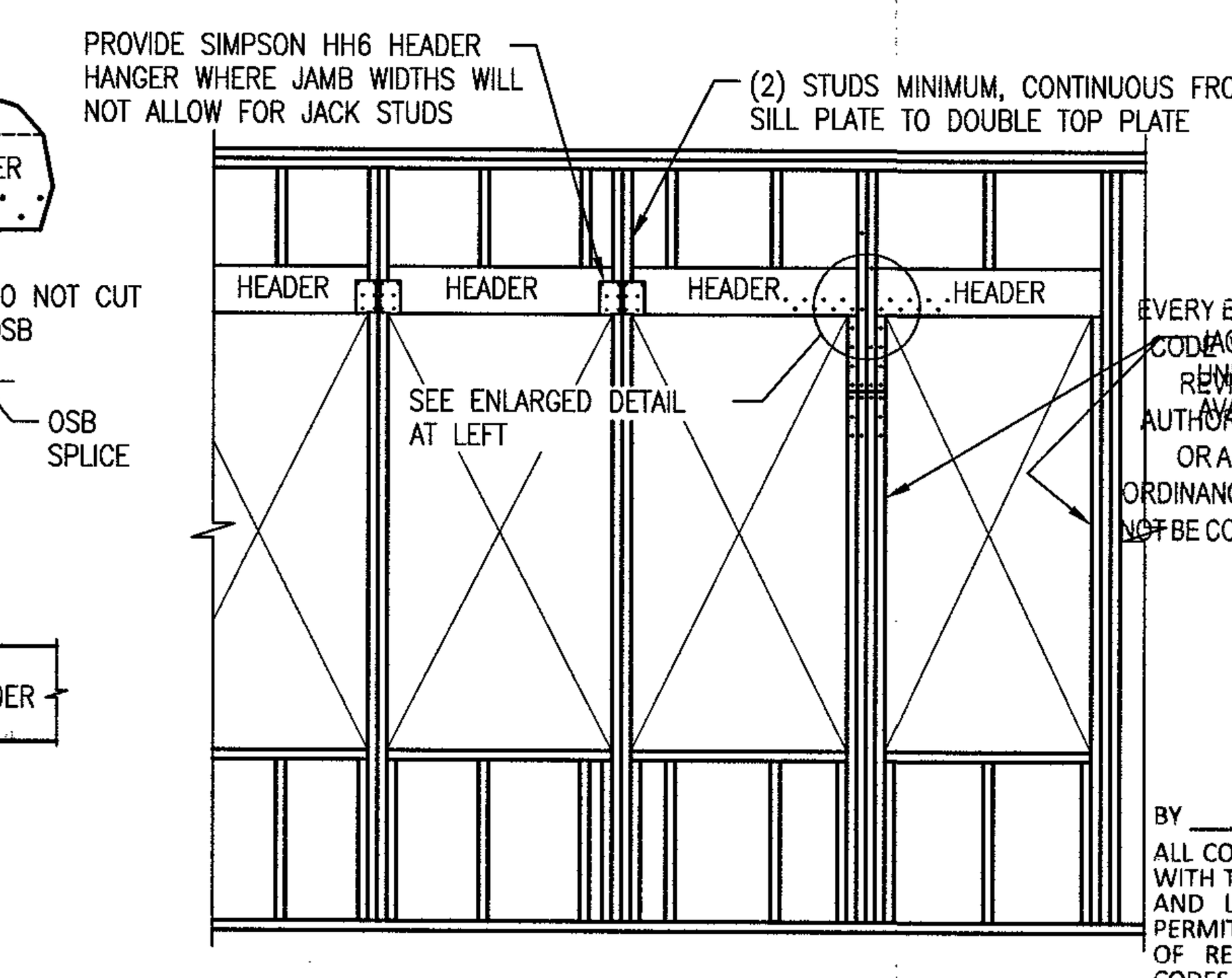


TYPICAL EXTERIOR SHEAR WALL REQUIREMENTS
SCALE: 1/4" = 1'–0"



TYPICAL SHEAR WALL SPLICE PATTERN
SCALE: 3/8" = 1'–0"





TYPICAL FRAMING AT EXTERIOR WINDOW OR DOOR OPENING
SCALE: 3/8" = 1'–0"

NOTE: CONTRACTOR SHALL USE JACK STUDS WHEN POSSIBLE.

EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. NO OVERSIGHT BY THE REVIEWER SHALL BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER ANY APPLICABLE CODES OR ORDINANCES. THE REVIEW AND PERMIT SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE

JAN 0 2 2020

REVIEWED FOR CODE COMPLIANCE CAPE CORAL BUILDING DIVISION

BY ________ DATE ________

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

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Adam Sisk 10-4-19

REVISION OCT 15 2019 RESUBMIT

Surfside Corner
Zimmer Development Company
Cape Coral, Florida
Issued For Permit

PROGRESS DATE: 7/26/19
ISSUE DATE:
DESCRIPTION

REVISIONS NUMBER	DATE	INITIALS

PROJECT NO: 19-2875
DRAWN BY: TB
CHECKED BY: DW, AS
SHEET TITLE: Wood Shear Wall Typical Details
SHEET NUMBER: S5.02

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