

Oasis at Surfside - Phase II
Cape Coral, Florida

- 1.0 CODES AND STANDARDS:
- 1.1 "2020 Florida Building Code" and "International Building Code", 2018.
- 1.2 "Minimum Design Loads for Buildings and other Structures" SEI/ASCE 7-16.
- 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 402-16.
- 1.6 "National Design Specification for Wood Construction," AF&PA NDS-2018.
- 1.7 To the best of my knowledge the plans and specifications comply with the minimum building codes - Adam Sisk, PE
- 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 (IBC 2018).

Pg = 0 psf
I = 1.0
Ce = 1.0
Ct = 1.0

2.3 Risk Category = II

2.4 Wind Loads per (IBC 2018) & ASCE 7-16 (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 = 10ft ²		Area = 20ft ²		Area = 50ft ²		Area = 100ft ²		Area = 500ft ²		
Zone 4	69.3	-74.9	66.1	-72.0	62.0	-67.9	58.9	-64.7	58.9	-64.7	
Zone 5	69.3	-92.6	66.1	-86.3	62.0	-78.1	58.9	-72.0	58.9	-72.0	
Roof	Area = 10ft ²		Area = 20ft ²		Area = 50ft ²		Area = 100ft ²		Area = 500ft ²		
Zone 1	28.1	-110.3	26.3	-103.0	24.1	-93.4	22.4	-86.1	22.4	-86.1	
Zone 1'	28.1	-63.4	26.3	-63.4	24.1	-63.4	22.4	-63.4	22.4	-63.4	
Zone 2	28.1	-146.0	26.3	-136.0	24.1	-123.6	22.4	-114.4	22.4	-114.4	
Zone 3	28.1	-198.1	26.3	-179.5	24.1	-154.8	22.4	-136.0	22.4	-136.0	

Notes:

- Areas noted are effective wind areas as per ASCE 7-16, 26.2 definitions.
- See figures below for Zone locations.
- Plus and minus signs signify pressures acting toward and away from surfaces, respectively.
- 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.
- Design pressures for effective wind areas between those noted in schedule may be interpolated.
- Tributary area = greater of LxW or LxL/3.
- Deflections may be calculated based on 42% of these loads.

2.5 Seismic Loads per (IBC 2018) & ASCE 7-16 (3-second gust)

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, CDX=CDY=4.0
Design Base Shear
Main Building = Vx = Vy = 35k

Building Height Limit = NL
Analysis Procedure - 12.8.1 ASCE 7-16
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.

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 ½ 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:

Bar Size	f'c = 3,000psi		f'c = 4,000psi		f'c = 5,000psi	
	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

- Values are based on normal weight concrete.
- Ld = minimum embed of rebar
- 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.

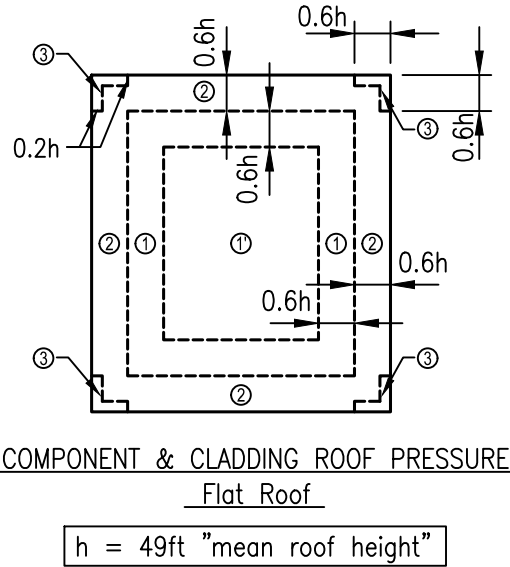
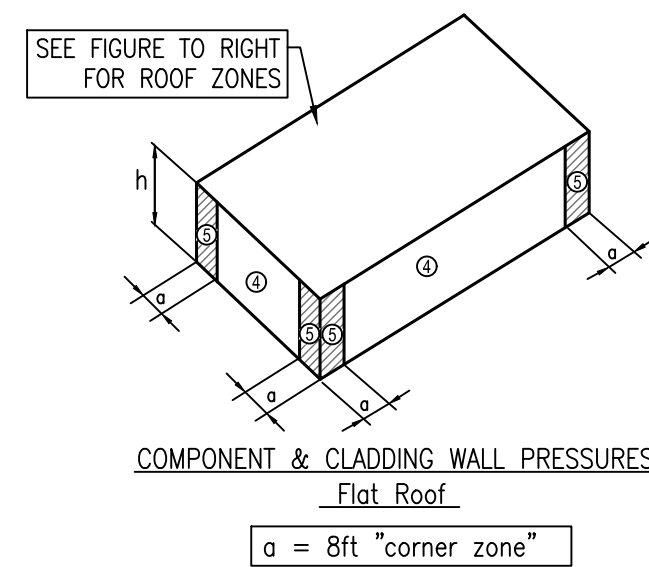
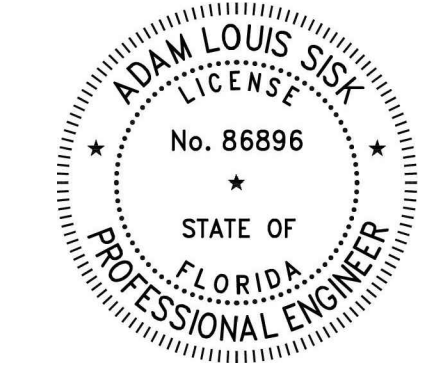
6.4 Neither type "N" mortar nor masonry cement shall be used as part of the lateral force resisting system.

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 occurred.
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"



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- 7.0 GENERAL FRAMING NOTES:
- 7.1 –All exterior and interior load bearing walls shall be as noted or approved equals:
2x4 SPF #2, 2x6 SPF #2
–See plans and load bearing wall schedule for locations, spacing, and load bearing studs species.
–All interior non-load bearing wall, shall be SPF #2, or approved equal.
–All top plates shall be SYP #2 or better. All sill plates shall be SYP#3 or better. Pressure treat all sill plates in contact with concrete or masonry.
–All pressure treated 2x material shall be SYP #2 or better and shall be treated in accordance with AWWA Standard U1 to the requirements of Use Category 3B (UC3B) or Use Category 4A (UC4A).
–All pressure treated Parallam shall be Truss Joist MacMillan, Wolmanized Parallam PSL, or approved equal.
–All pressure treated Glulam (GL) members shall be Rosboro Treated X-Beam 2400F_v–1.9E or approved equal.
–All Glulams shall be Rosboro 24F–V4 or better.
–All Laminated Veneer Lumber (LVL) shall be Louisiana Pacific, Gang-Lam 3100F_v–2.0E or approved equal.
- 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 PSLC/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 1/2" exterior grade plywood or OSB.
 - Interior shear wall sheathing shall be 1/4" or 1/2" 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 2018.

- 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 Specification Section 014533 for all Special Inspections requirements

ABBREVIATIONS

⊗	AT	INT	INTERIOR
&	AND	JBE	JOIST BEARING ELEVATION
AB	ANCHOR BOLTS	JT	JOINT
ACI	AMERICAN CONCRETE INSTITUTE	K	KIP–S
ADDL	ADDITIONAL	KB	KICKER BRACE
AFF	ABOVE FINISHED FLOOR	KSI	KIPS PER SQUARE INCH
AISC	AMERICAN INSTITUTE OF STEEL	(L)	LONG SIDE REINFORCEMENT
	CONSTRUCTION	LB	LONG BAR
	AMERICAN IRON AND STEEL	LBS	POUNDS
AISI	INSTITUTE	LLH	LONG LEG HORIZONTAL
ALT	ALTERNATE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECTS – ARCHITECTURAL	LO	LOW
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LOC	LOCATION
	AMERICAN WELDING SOCIETY	LWC	LIGHT WEIGHT CONCRETE
AWS	BOTTOM	MAX	MAXIMUM
B, BOT	BOTTOM	MC	MOMENT CONNECTION
BOX	BOTTOM CHORD EXTENSION	MECH	MECHANICAL
BFF	BELOW FINISHED FLOOR	MFR	MANUFACTURER
BLDG	BUILDING	MID	MIDDLE
BM	BEAM	MIN	MINIMUM
BOS	BOTTOM OF STEEL	MISC	MISCELLANEOUS
BRG	BEARING	MOW	MIDDLE OF WALL
BTWN	BETWEEN	MP	MASONRY PILASTER
CJ	CONTRACTION JOINT	d	NAILS – PENNY
CL	CENTERLINE	No	NUMBER
CLR	CLEAR	NS	NEAR SIDE
CMU	CONCRETE MASONRY UNITS	NTS	NOT TO SCALE
COL	COLUMN	NWC	NORMAL WEIGHT CONCRETE
CONC	CONCRETE	OC	ON CENTER
CONN	CONNECTION	OFB	OUTSIDE FACE OF BRICK
CONST JT	CONSTRUCTION JOINT	OFM	OUTSIDE FACE OF MASONRY
CONT	CONTINUOUS	OFS	OUTSIDE FACE OF STUD
CONTR	CONTRACTOR	OPNG	OPENING
CSJ	COMPOSITE STEEL JOIST	OPP	OPPOSITE HAND
CTRD	CENTERED	PRE	PRE–ENGINEERED BUILDING
DBA	DEFORMED BAR ANCHOR	PEBS	SUPPLIER
DEFL	DEFLECTION	PED	PEDESTAL
DEPR	DEPRESSION – DEPRESSED	PL	PLATE
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIAG	DIAGONAL	PSI	POUNDS PER SQUARE INCH
∅	DIAMETER	PSL	PARALLEL STRAND LUMBER
DIM	DIMENSION	PLF	POUNDS PER LINEAR FOOT
DIST	DISTANCE	PT	PRESSURE TREATED
DWG(S)	DRAWING(S)	REF	REFERENCE
DWL(S)	DOWEL(S)	REINF	REINFORCING
EA	EACH	REQD	REQUIRED
ELEV	ELEVATION	(S)	SHORT SIDE REINFORCEMENT
EMBED	EMBEDDED – EMBEDMENT	SB	SHORT BAR
ENG	ENGINEER	SCHD	SCHEDULE
EOR	ENGINEER OF RECORD	SF	STEP FOOTING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SOG	SLAB ON GRADE
EF	EACH FACE	SPEC(S)	SPECIFICATION(S)
EJ	EXPANSION JOINT	SPF	SPRUCE PINE FUR
EOD	EDGE OF DECK	SQ	SQUARE
EOS	EDGE OF SLAB	STD	STANDARD
EOW	EDGE OF WALL	STIFF	STIFFENER
EW	EACH WAY	STIRR	STIRRUP
EXIST	EXISTING	STL	STEEL
EXP	EXPANSION	STR	STRUCTURAL
EXT	EXTERIOR	SW	SHEAR WALL
FDN	FOUNDATION	SYP	SOUTHERN YELLOW PINE
FFE	FINISHED FLOOR ELEVATION	T	TOP
FS	FAR SIDE	TCX	TOP CHORD EXTENSION
FTG	FOOTING	TOC	TOP OF CONCRETE
GA	GAUGE	TOS	TOP OF STEEL
GALV	GALVANIZED	TOW	TOP OF WALL
GT	GIRDER TRUSS	TYP	TYPICAL
HD	HEADED	UNO	UNLESS NOTED OTHERWISE
HI	HIGH	VB	VEHICLE BARRIER
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	VIF	VERIFY IN FIELD
HT	HIP TRUSS	W	WITH
IFM	INSIDE FACE OF MASONRY	WWF	WELDED WIRE FABRIC

DO NOT SCALE DIGITAL OR HARD COPIES OF THESE DRAWINGS:

Unless Specifically Noted – Drawings, Plans, Sections, Details, Etc. are a graphic representation of the framing conditions and/or requirements.
Rebar lengths, bends & etc. SHALL NOT be determined by scaling any drawings included in this set of documents. Lengths & sizes shall be determined by the schedules only, or specifically requested if not numerically shown. Submit a written request to Woods Engineering, PA if further clarification is needed.

DATE: 11/15/2021 (CD) 002221-21-3332

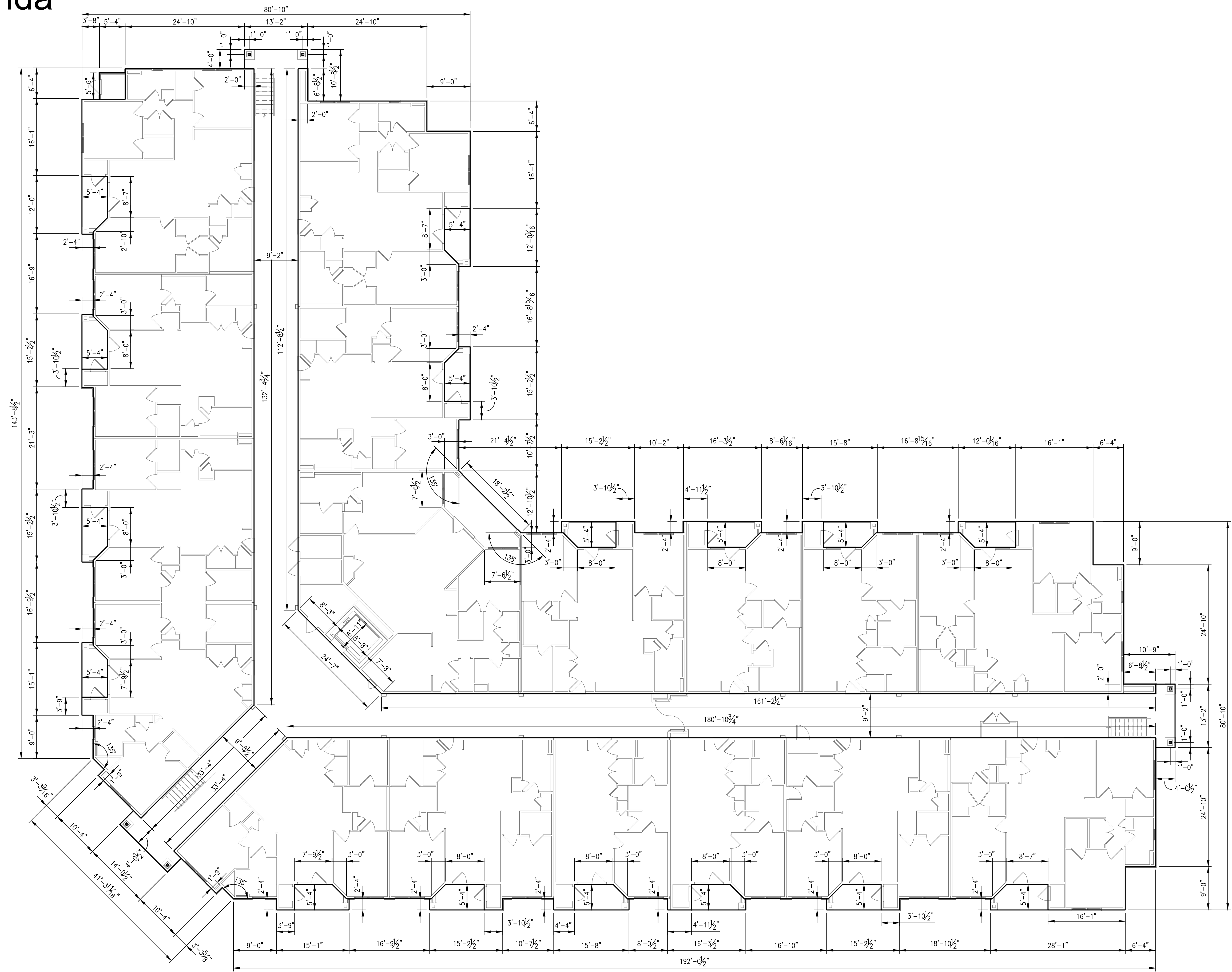
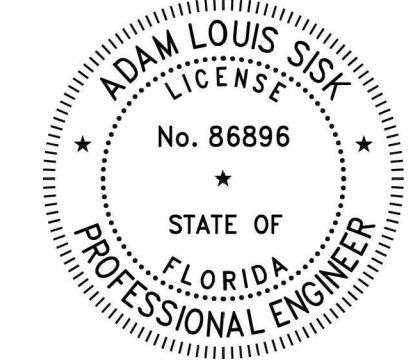
SHEET TITLE:

General Notes

S1.02

Oasis at Surfside - Phase II

Cape Coral, Florida



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. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 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.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 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.

DATE: 11/15/2021 (CD) 002221-21-3332
SHEET TITLE:
Slab-on-Grade
Dimension Plan

S2.00

Oasis at Surfside - Phase II

Cape Coral, Florida

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.

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.	(2) 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 MEASUREMENT DETAIL - SEE S1.0 SHEET SERIES
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

FOUNDATION LEGEND:

- LOAD BEARING WALLS (ABOVE)
- CONTRACTION JOINTS ARE TO BE REQUIRED IN ALL AREAS OF THE SLAB POUR AT A SPACING OF $\pm 12'$ o.c. IN BOTH DIRECTIONS UNLESS POST TENSION SLAB-ON-GRADE IS USED- SEE DETAILS ON S1.03
- SPREAD FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- 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
- ADD BARS, SEE SCHEDULE THIS SHEET

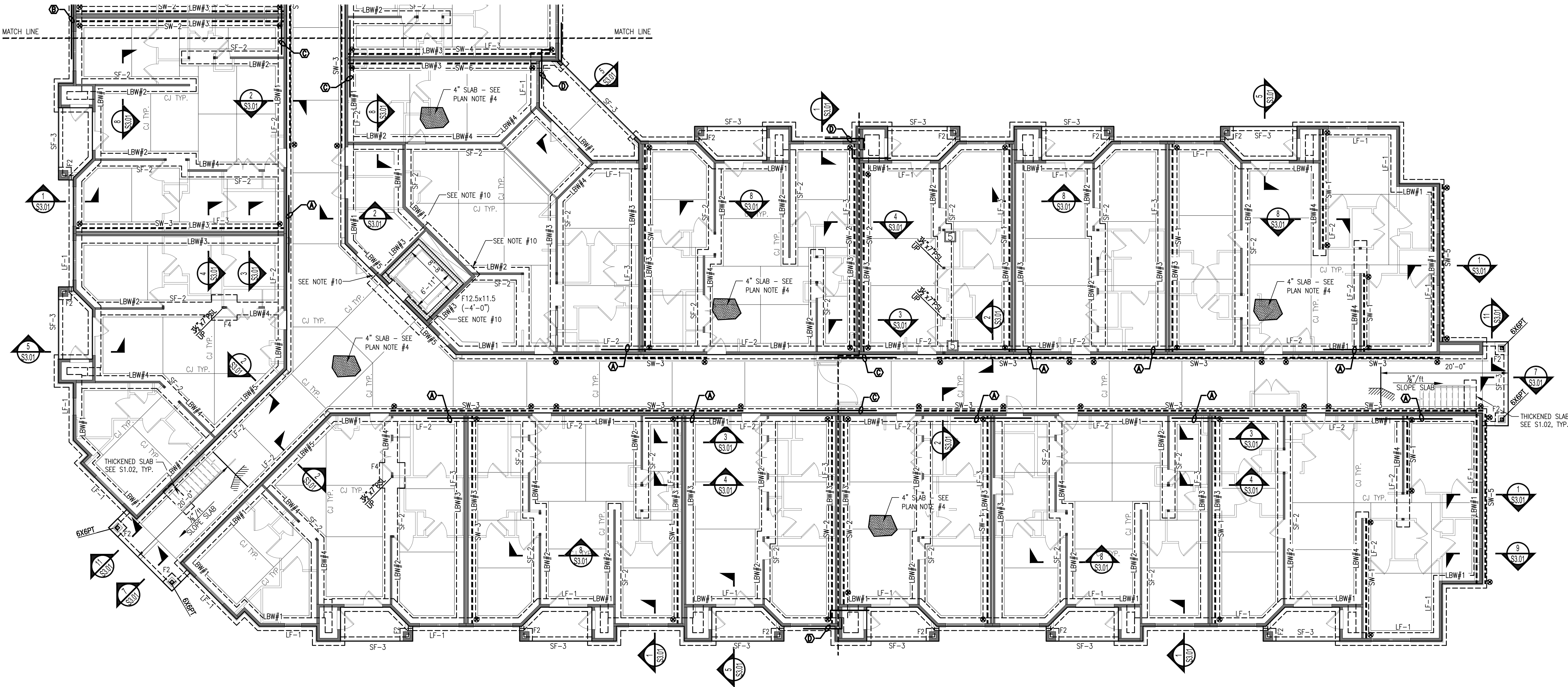
ADD BAR SCHEDULE

A	ADD (1) #5 TOP x 12'-0" LONG
B	ADD (2) #7 TOP AND (1) #5 BOTT. x 12'-0" LONG
C	ADD (4) #7 TOP AND (2) #5 BOTT. x 12'-0" LONG
D	ADD (2) #7 TOP AND (1) #5 BOTT. x 6'-0" LONG W/ HOOK AS SHOWN

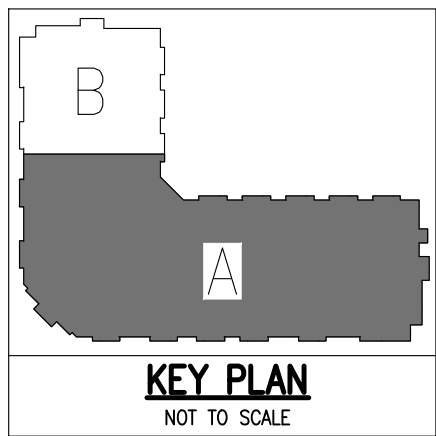
NOTE:
ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

FOUNDATION PLAN NOTES:

- 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.
- DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = 10.2' M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
- FOOTINGS ARE MONOLITHIC WITH SLAB UNLESS NOTED AS (-X'-X") FROM DATUM ELEVATION.
- 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.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
- SEE S5.0 SHEET SERIES FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
- PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
- 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.
- TURN DOWN SF-X FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
- 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.



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



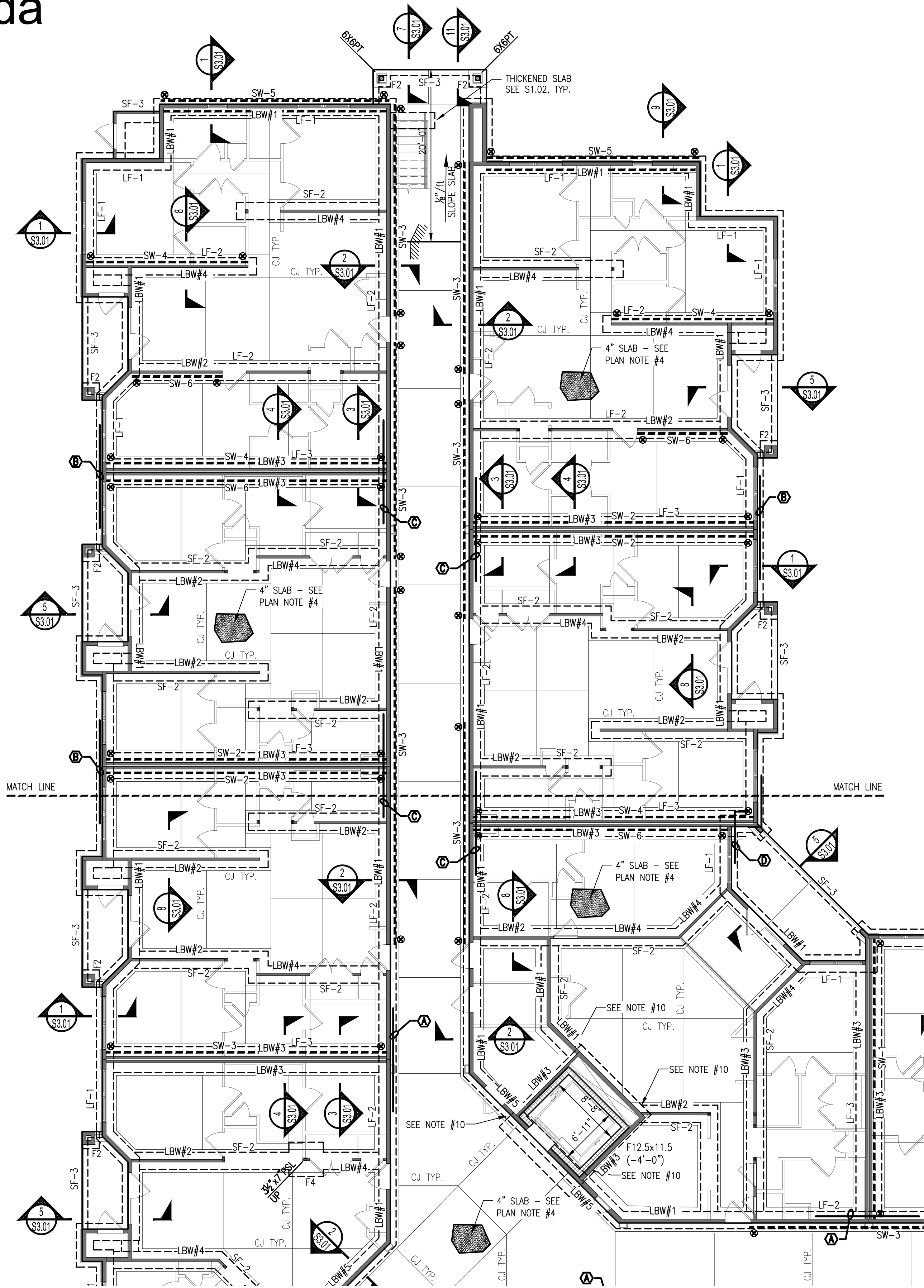
DATE: 11/15/2021 (CD) 002221-21-3332
SHEET TITLE:
Foundation Plan

S2.01A

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2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 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. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
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Oasis at Surfside - Phase II

Cape Coral, Florida



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION LEGEND:

	LOAD BEARING WALLS (ABOVE)
	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
	SPREAD FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
	STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
	LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
	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
	ADD BARS, SEE SCHEDULE THIS SHEET

ADD BAR SCHEDULE	
A	ADD (1) #5 TOP x 12'-0" LONG
B	ADD (2) #7 TOP AND (1) #5 BOTT. x 12'-0" LONG
C	ADD (4) #7 TOP AND (2) #5 BOTT. x 12'-0" LONG
D	ADD (2) #7 TOP AND (1) #5 BOTT. x 6'-0" LONG W/ HOOK AS SHOWN

NOTE:
ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

FOUNDATION PLAN NOTES:

- 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.
- DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = 10.2' M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
- FOOTINGS ARE MONOLITHIC WITH SLAB UNLESS NOTED AS (-X'-X") FROM DATUM ELEVATION.
- 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.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
- SEE S5.0 SHEET SERIES FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
- PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
- 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.
- TURN DOWN SF-X FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
- 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.

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.	

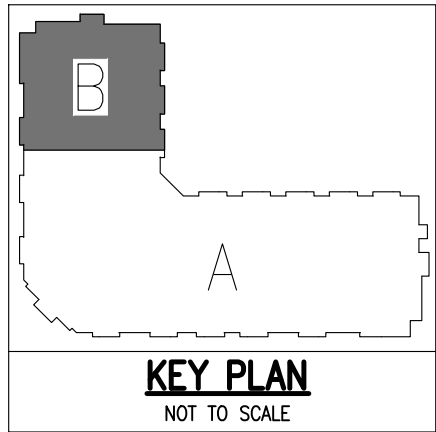
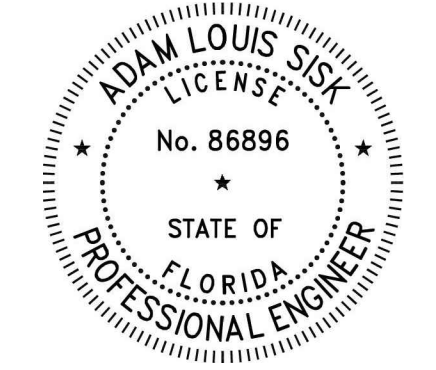
STRIP FOOTING (SF-X) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS UNO)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT / (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #4 CONT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. TOP & 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.



DATE: 11/15/2021 (CD) 002221-21-3332

SHEET TITLE:
Foundation Plan

S2.01B

Oasis at Surfside - Phase II

Cape Coral, Florida

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	3/4" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/8" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 1 1/4" LVLs	SEE PLAN	-	-	-
B10					

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	STUD WALL REQUIREMENT BY TYPE					
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.	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

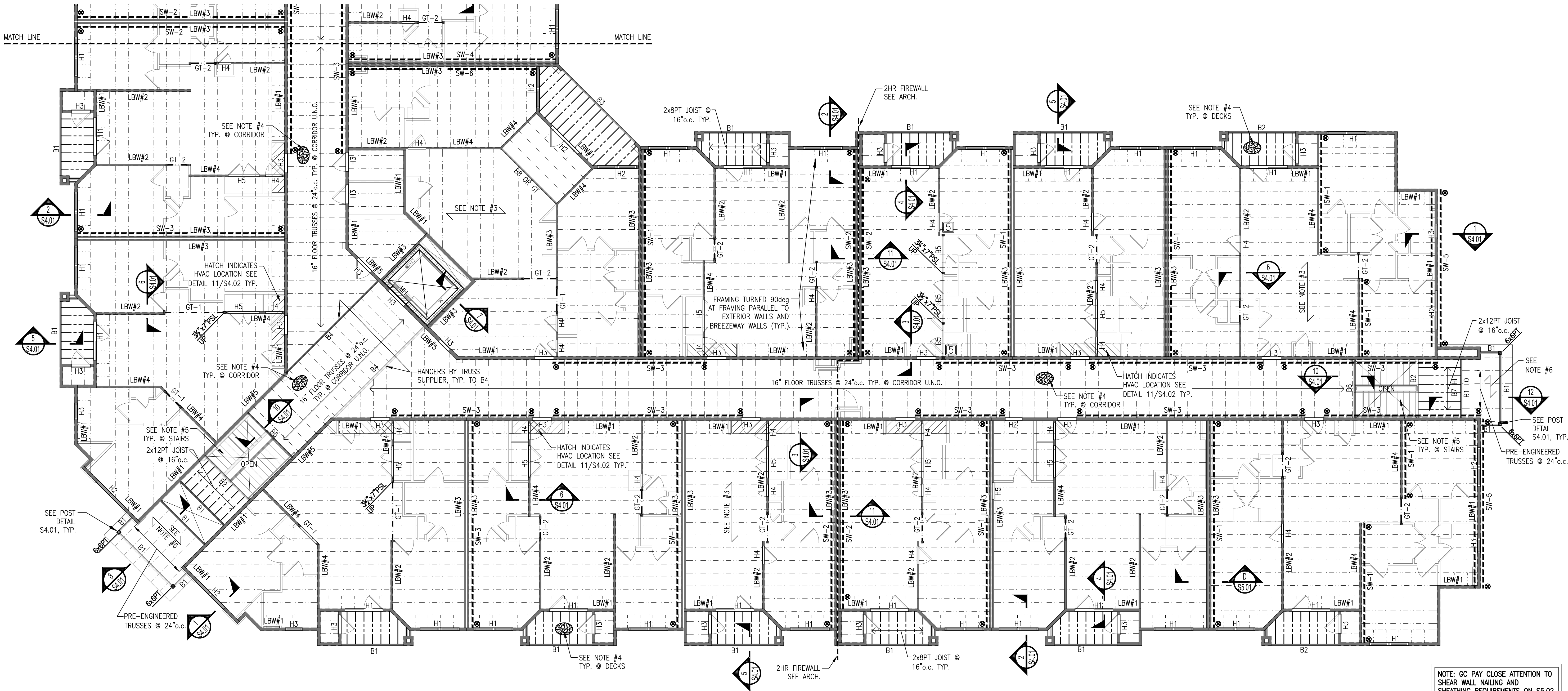
FLOOR FRAMING LEGEND

---	18" FLOOR TRUSSES @ 24" o.c. U.N.O.
---	PRE-ENGINEERED ROOF TRUSSES @ 24" o.c.
---	2x8PT 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:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
- SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
- DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 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.
- STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
- ROOF SHEATHING SHALL BE /8" EXTERIOR GRADE PLYWOOD SPAN AS NOTED ON PLAN.
- 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

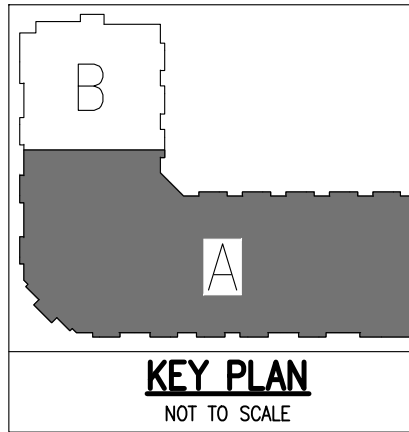
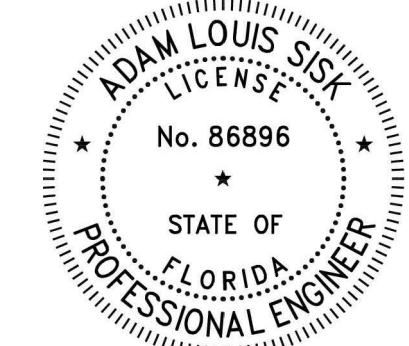
GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3/8" x 7" FSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3



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



DATE: 11/15/2021 (CD) 002221-21-3332

SHEET TITLE:

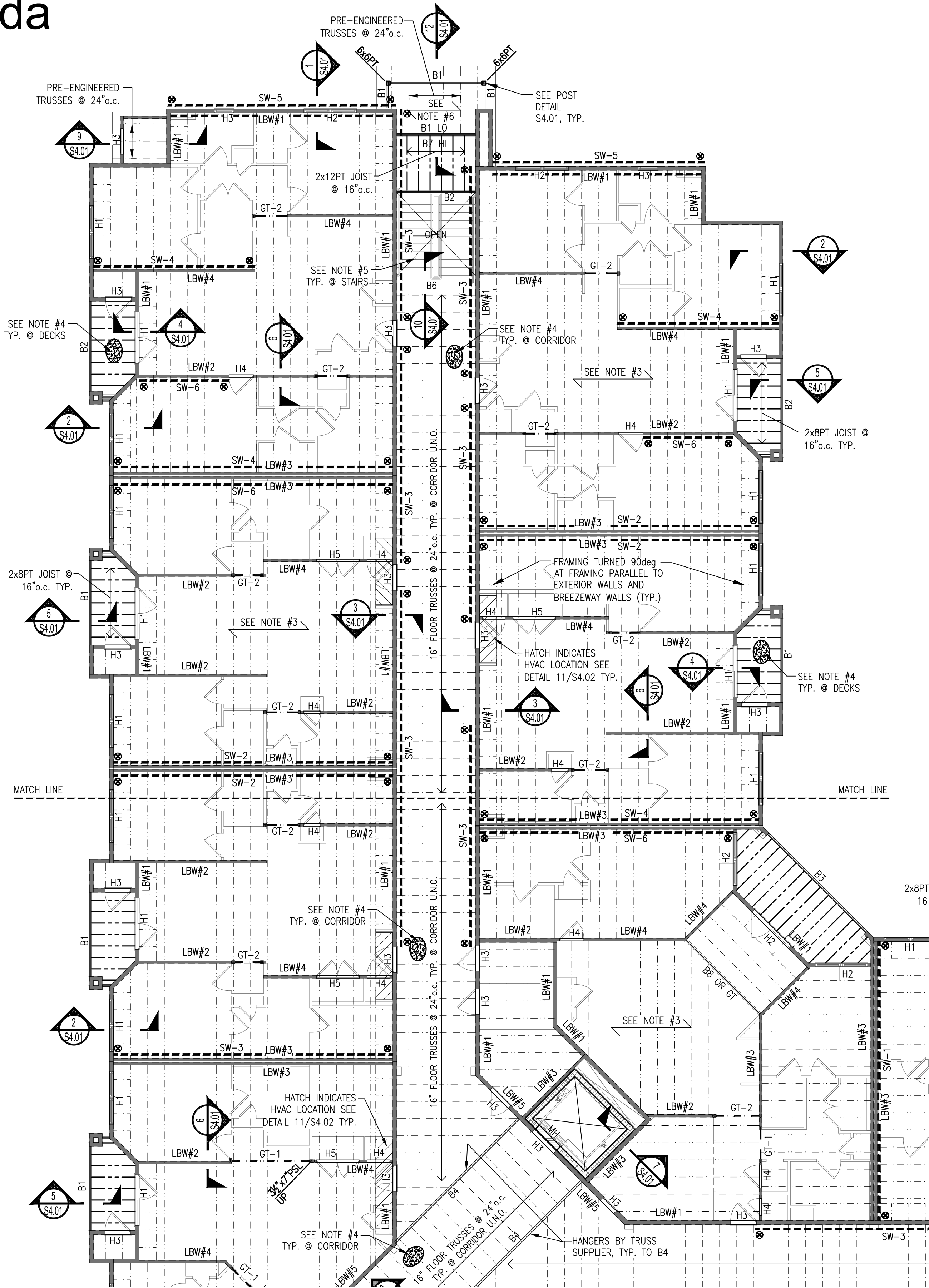
Second Floor Framing Plan

S2.02A

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Oasis at Surfside - Phase II

Cape Coral, Florida



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.
---	2x8PT 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)
---	INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
---	INDICATES CHORD TRUSS SEE DETAIL ON S4.01
---	BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
---	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:**
- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
 - HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
 - SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
 - DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ COORIDORS, 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.
 - STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
 - ROOF SHEATHING SHALL BE /8" EXTERIOR GRADE PLYWOOD SPAN AS NOTED ON PLAN.
 - 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

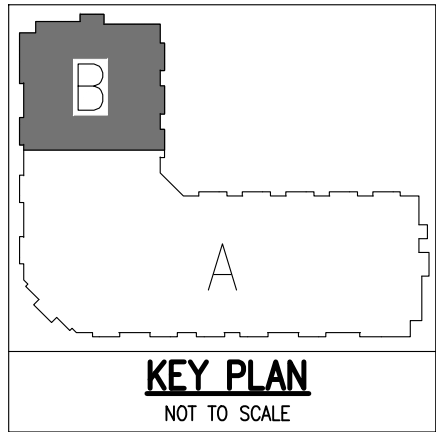
HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

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	3 1/2"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

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	3 1/2" x 11 1/2" PT GLULAM	4	3	3	3
B3	3 1/2" x 11 1/2" PT GLULAM	4	3	3	3
B4	(4) 1 1/2" x 16" LVLs	6	5	4	3
B5	(2) 1 1/2" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 1/2" x 16" LVLs	5	4	3	3
B9	(2) 1 1/2" x 11 1/4" LVLs	SEE PLAN	-	-	-
B10					

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 SP #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



DATE: 11/15/2021 (CD) 002221-21-3332

SHEET TITLE:

Second Floor Framing Plan

S2.02B

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2. Contractor is to notify architect immediately of conditions or terms varying from depicted information. 4. Planworx Architecture, P.A. will not assume any liability for errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
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Oasis at Surfside - Phase II

Cape Coral, Florida

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	3/4" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/8" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 1 1/4" LVLs	SEE PLAN	-	-	-
B10					

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	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

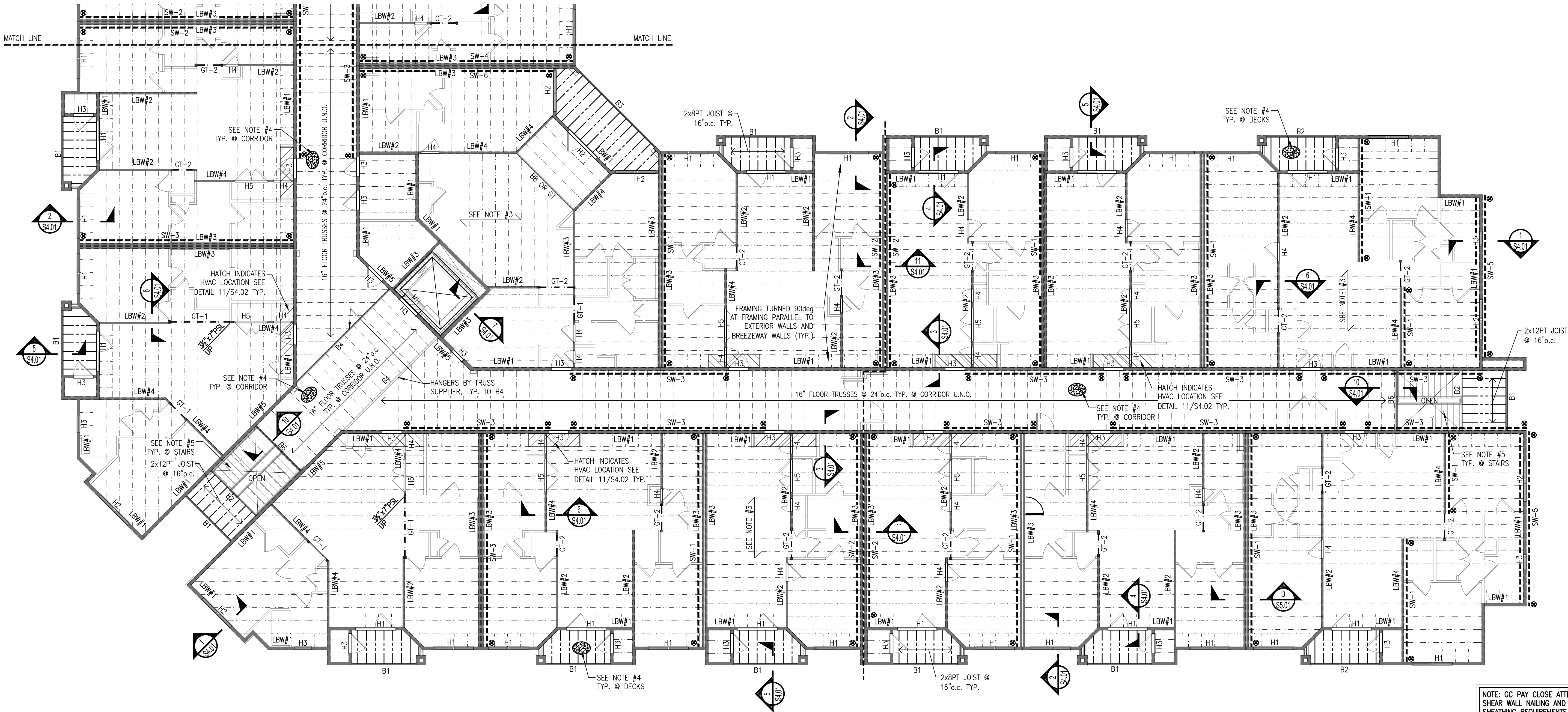
FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c. U.N.O.
- 2x8PT 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
- 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
- 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:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
- SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
- DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ COORDINORS, 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.
- STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
- 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

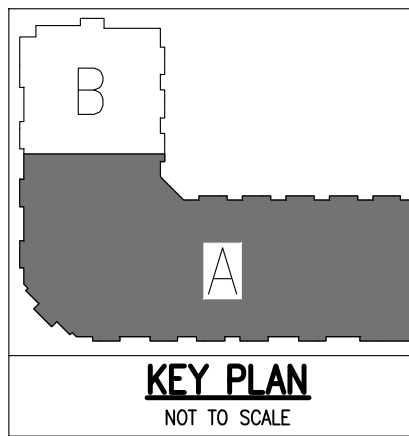
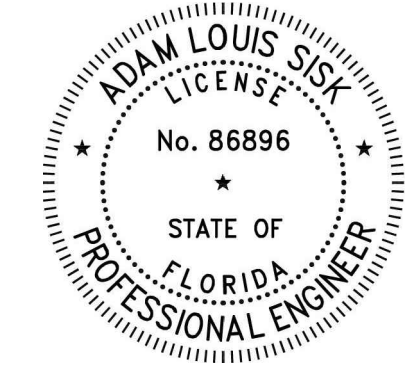
GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3/2"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3



THIRD 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



DATE: 11/15/2021 (CD) 002221-21-3332

SHEET TITLE:

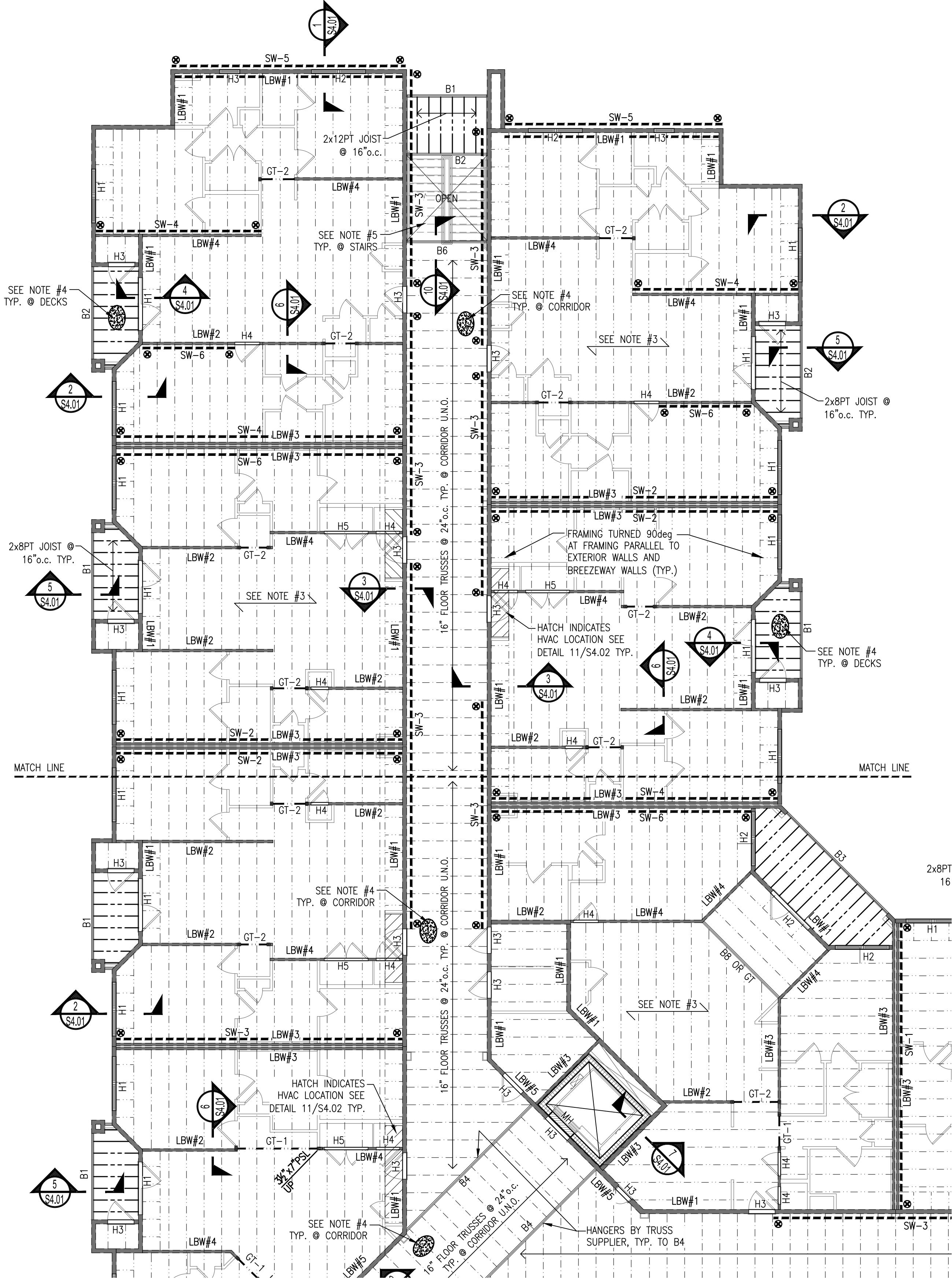
Third Floor Framing Plan

S2.03A

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Oasis at Surfside - Phase II

Cape Coral, Florida



THIRD 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.
 - 2x8PT 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:**
- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
 - HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
 - SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
 - DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ COORIDORS, 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.
 - STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
 - 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

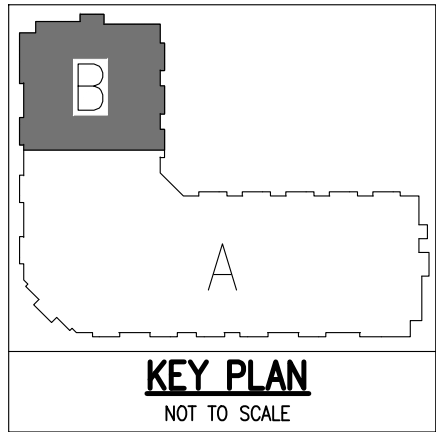
HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

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	3 1/2"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

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	3 1/2" x 11 1/2" PT GLULAM	4	3	3	3
B3	3 1/2" x 11 1/2" PT GLULAM	4	3	3	3
B4	(4) 1 1/2" x 16" LVLs	6	5	4	3
B5	(2) 1 1/2" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 1/2" x 16" LVLs	5	4	3	3
B9	(2) 1 1/2" x 11 1/4" LVLs	SEE PLAN	-	-	-
B10					

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	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 SP #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



DATE: 11/15/2021 (CD) 002221-21-3332
SHEET TITLE:
Third Floor Framing Plan
S2.03B

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Oasis at Surfside - Phase II

Cape Coral, Florida

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	3/4" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/8" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 1 1/4" LVLs	SEE PLAN	-	-	-
B10					

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	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

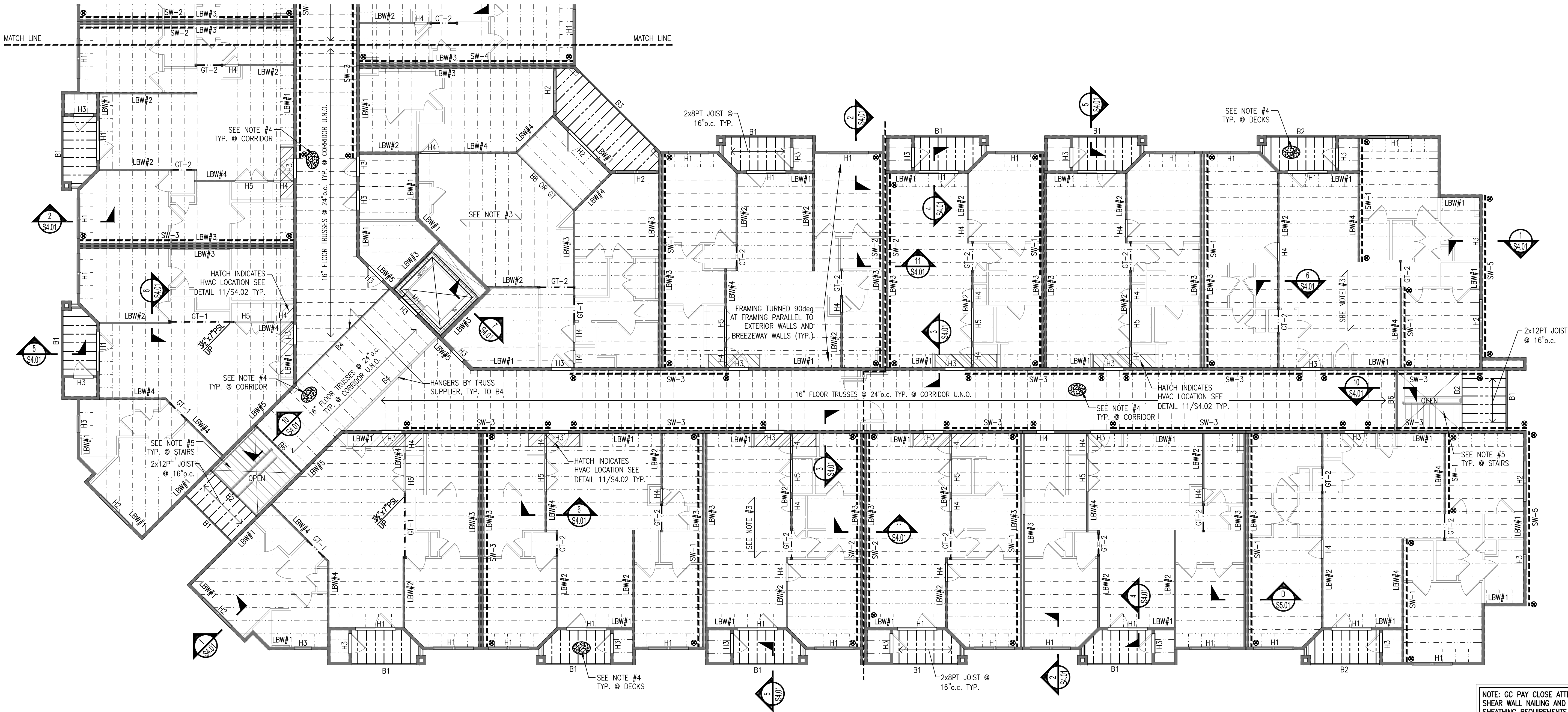
FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c. U.N.O.
- 2x8PT 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
- 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:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
- SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
- DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ COORDINORS, 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.
- STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
- 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

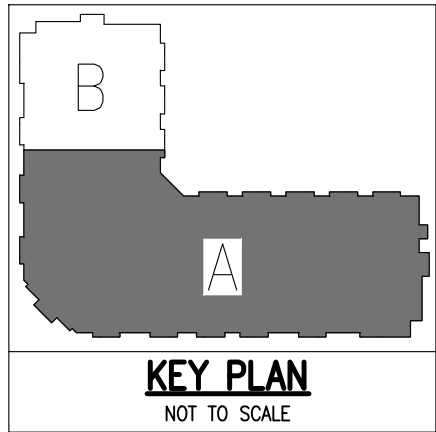
GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	3/2"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3



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



DATE: 11/15/2021 (CD) 002221-21-3332

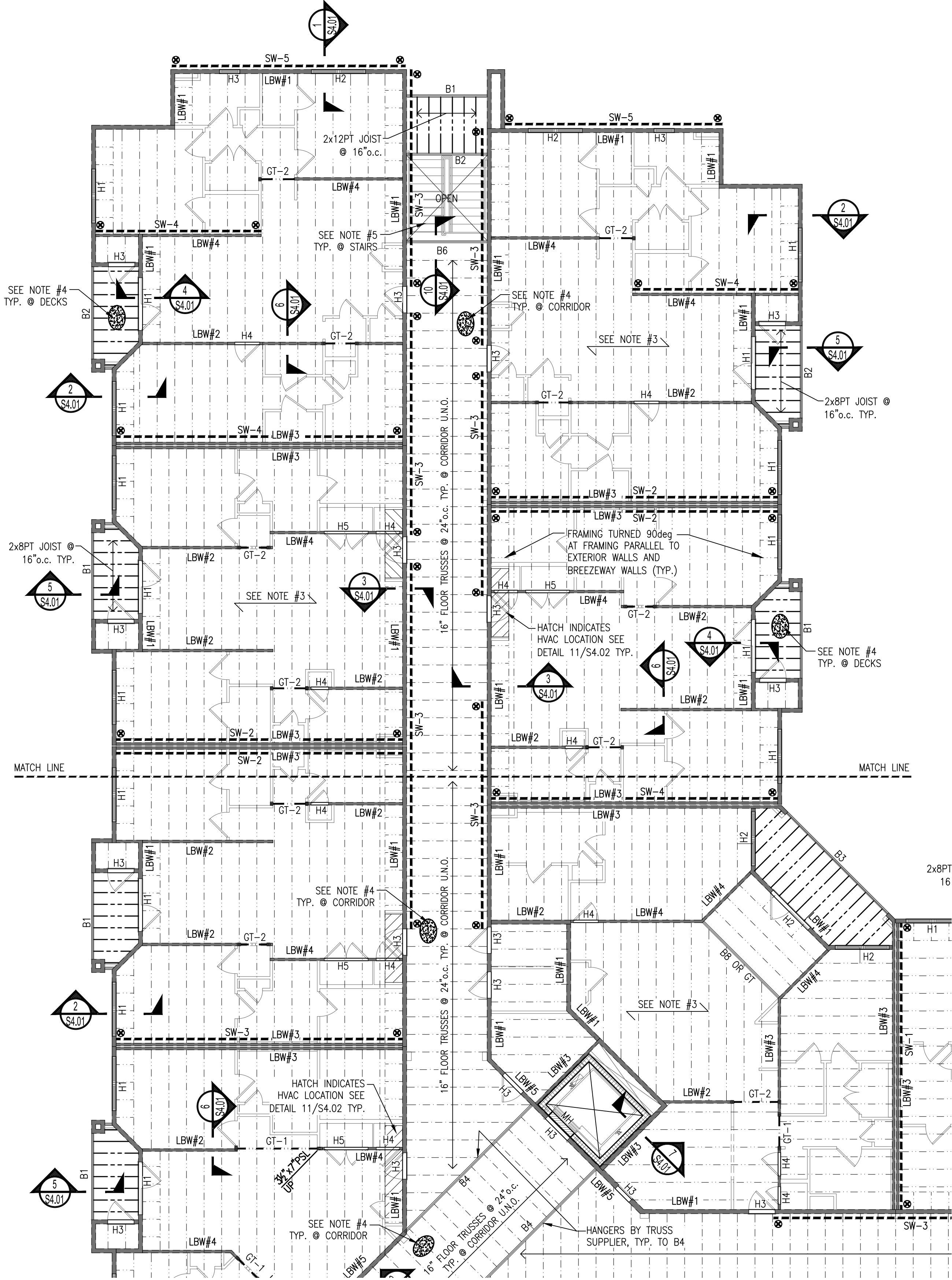
SHEET TITLE:

Fourth Floor Framing Plan

S2.04A

Oasis at Surfside - Phase II

Cape Coral, Florida



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.
 - 2x8PT 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:**
- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
 - HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
 - SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
 - DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ COORIDORS, 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.
 - STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
 - 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

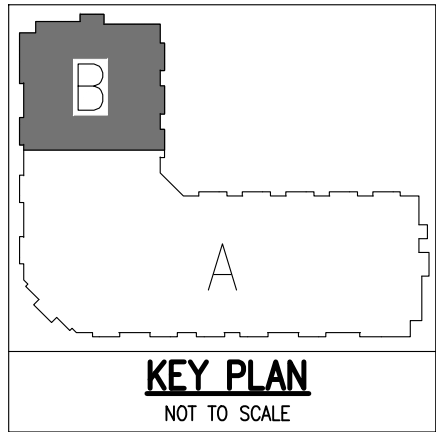
HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

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	3 1/2"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

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	3 1/2" x 11 1/2" PT GLULAM	4	3	3	3
B3	3 1/2" x 11 1/2" PT GLULAM	4	3	3	3
B4	(4) 1 1/2" x 16" LVLs	6	5	4	3
B5	(2) 1 1/2" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 1/2" x 16" LVLs	5	4	3	3
B9	(2) 1 1/2" x 11 1/4" LVLs	SEE PLAN	-	-	-
B10					

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	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



DATE: 11/15/2021 (CD) 002221-21-3332
SHEET TITLE:

Fourth Floor
Framing Plan

S2.04B

Oasis at Surfside - Phase II

Cape Coral, Florida

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	3/4" x 1 1/4" PT GLULAM	4	3	3	3	
B3	5/8" x 1 1/4" PT GLULAM	4	3	3	3	
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3	
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN				
B6	3/2" x 16" PT GLULAM	4	3	3	3	
B7	(3) 2x12 PT	3	3	3	3	
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3	
B9	(2) 1 3/4" x 1 1/4" LVLs	SEE PLAN	-	-	-	
B10						

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	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

ROOF FRAMING LEGEND

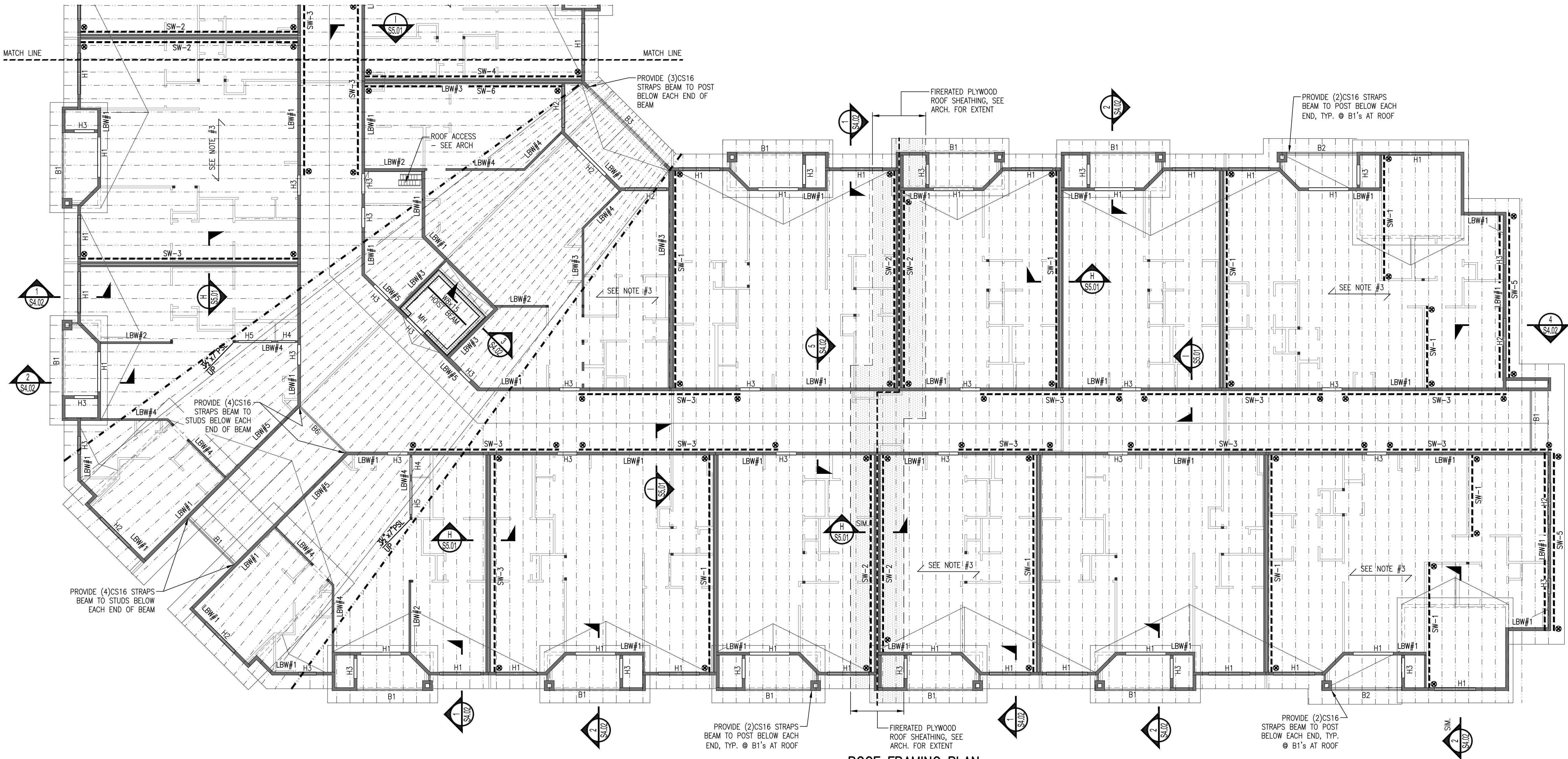
- ROOF TRUSSES @ 24"o.c.
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW)
- GT INDICATES GIRDER TRUSS
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- 7/16" OR 15/32" O.S.B. SHEAR WALL SEE S5.0 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

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- HEADERS, BEAMS, LOAD BEARING WALLS, AND SHEAR WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL.
- ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE PLYWOOD. SPAN AS NOTED ON PLAN.
- 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.
- SEE SECTION 7-7 ON SHEET S4.02 FOR ROOF TOP MECHANICAL UNIT SUPPORTS.

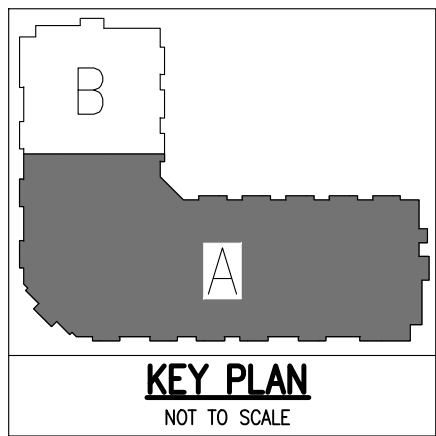
NOTE: CONTRACTOR TO ASSUME A SIMPSON MGT HOLDOWN @ EACH END OF ALL GIRDER, HIP, AND VALLEY TRUSSES @ ROOF LEVEL. CONNECTIONS @ STUD BUNDLES TO BE FOLLOWED DOWN TO FOUNDATION. ALL OTHER TRUSSES SHALL HAVE A SIMPSON H10A CONNECTION U.N.O. ACTUAL HD'S TO BE DETERMINED ONCE LOAD ARE GIVEN BY THE TRUSS SUPPLIER

NOTE: CONTRACTOR TO PROVIDE MIN. (3) STUDS UNDER ALL GIRDER TRUSSES UNLESS NOTED OTHERWISE.



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



DATE: 11/15/2021 (CD) 002221-21-3332

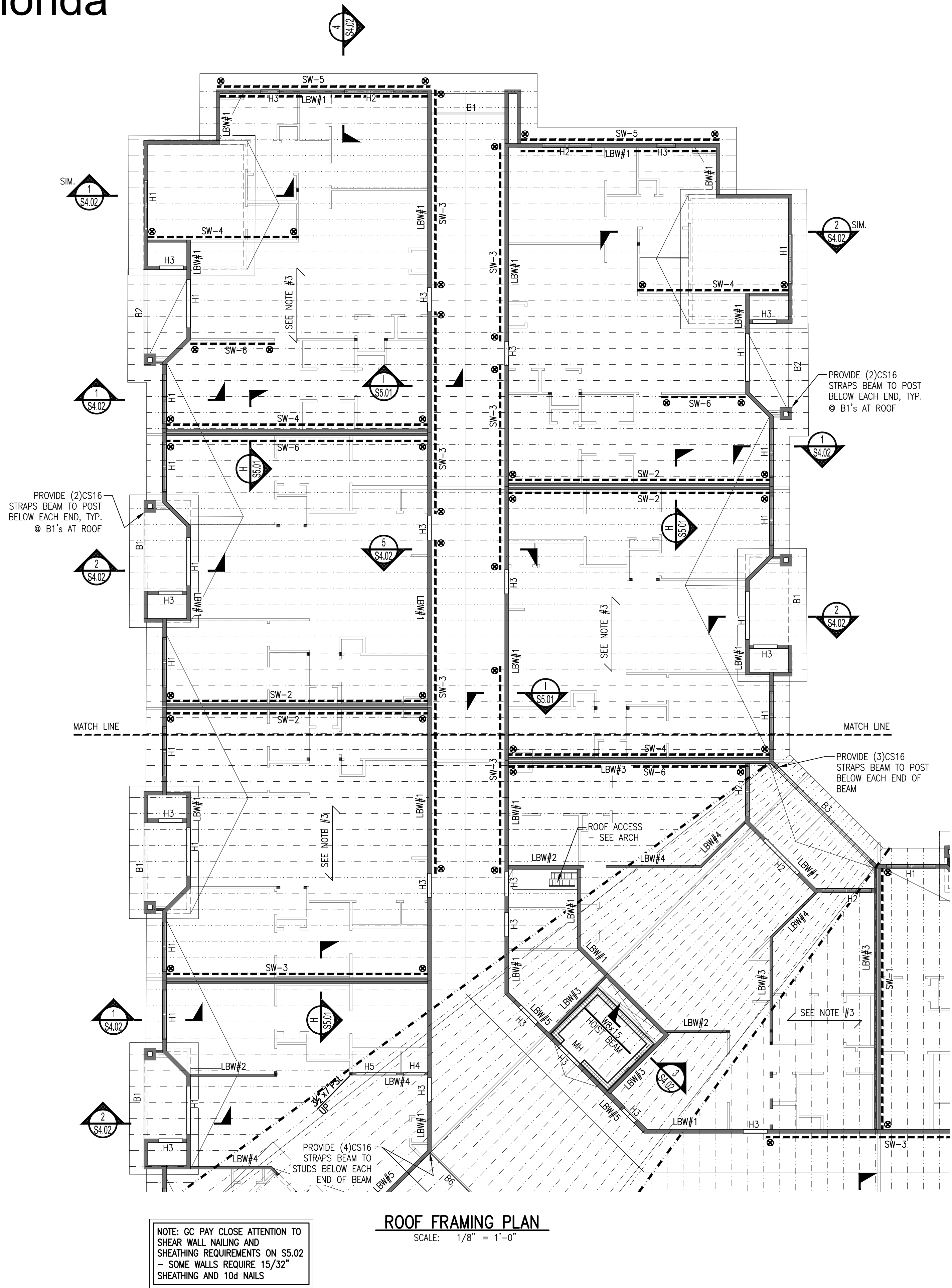
SHEET TITLE:

Roof Framing Plan

S2.05A

Oasis at Surfside - Phase II

Cape Coral, Florida



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. CABLE 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:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
- ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD SPAN AS NOTED ON PLAN.
- 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
- SEE SECTION 7-7 SHEET S4.02 FOR ROOF TOP MECHANICAL UNIT SUPPORTS.

NOTE: CONTRACTOR TO ASSUME A SIMPSON MGT HOLDOWN @ EACH END OF ALL GIRDER, HP, 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.

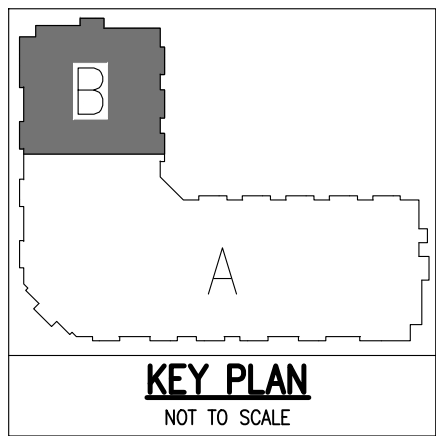
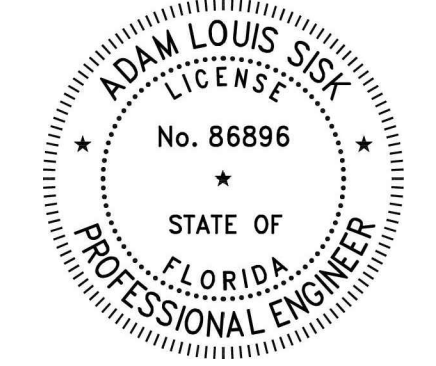
HEADER SCHEDULE		JAMB REQUIREMENTS				
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4	
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J	
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J	
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J	
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J	
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J	
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-	

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	3 3/4"x7" PSL	5	3	3
GT-2	18" TRUSS SUPPLIER	4	3	3	3
GT-3	18" TRUSS SUPPLIER	5	4	3	3

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	3 3/4" x 11 1/4" PT GLULAM	4	3	3	3
B3	3 3/4" x 11 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 3/4" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 1/4" LVLs	SEE PLAN	-	-	-
B10					

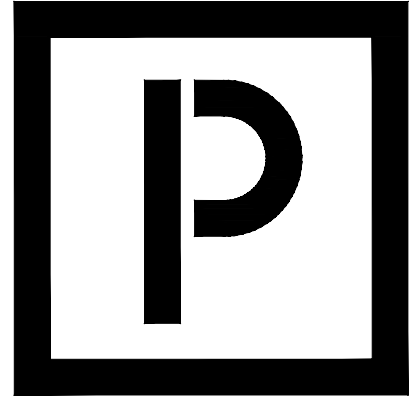
LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	2x8 @ 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.	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

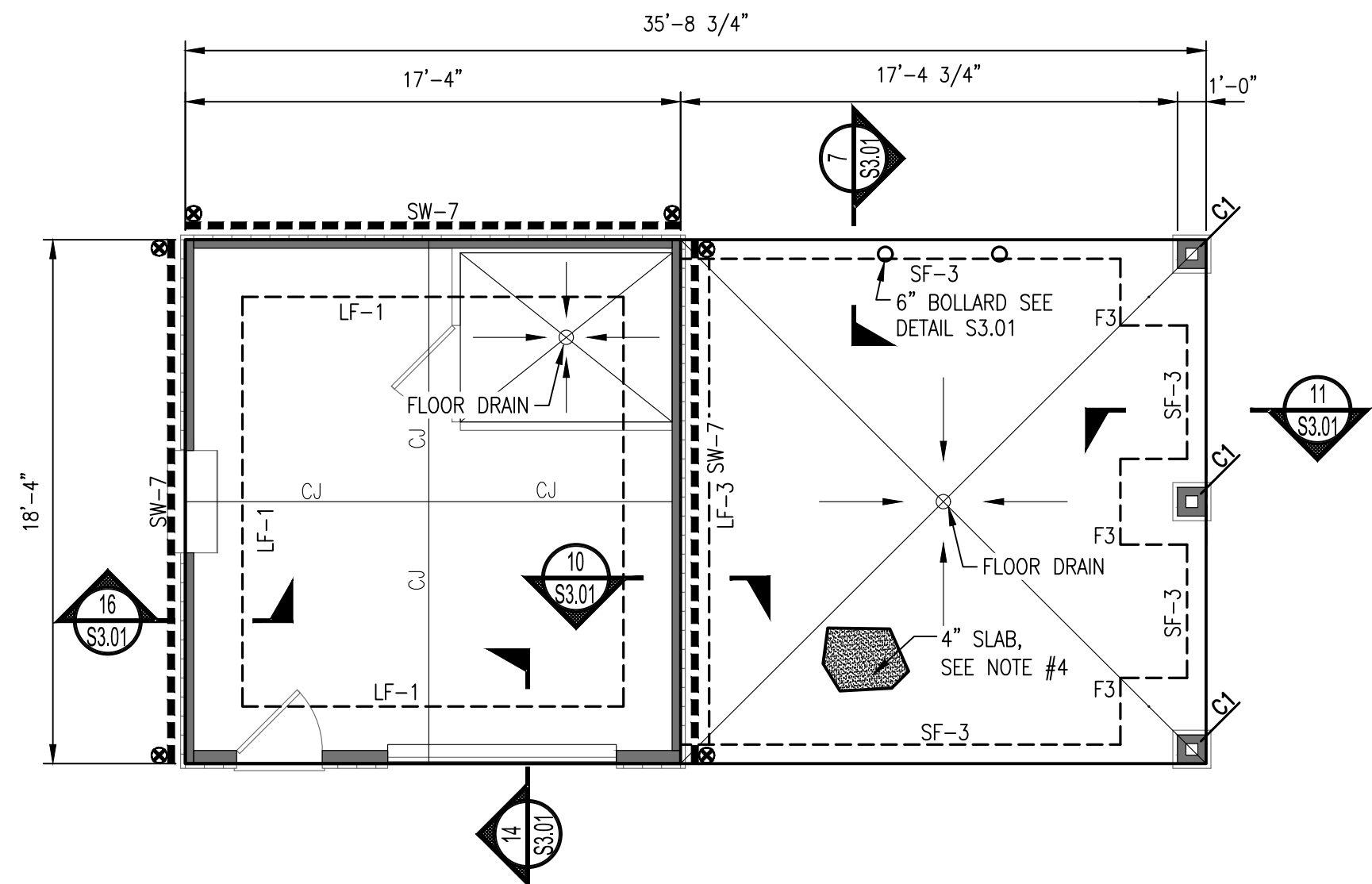
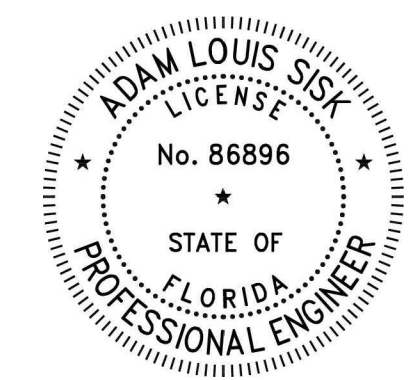


Oasis at Surfside - Phase II

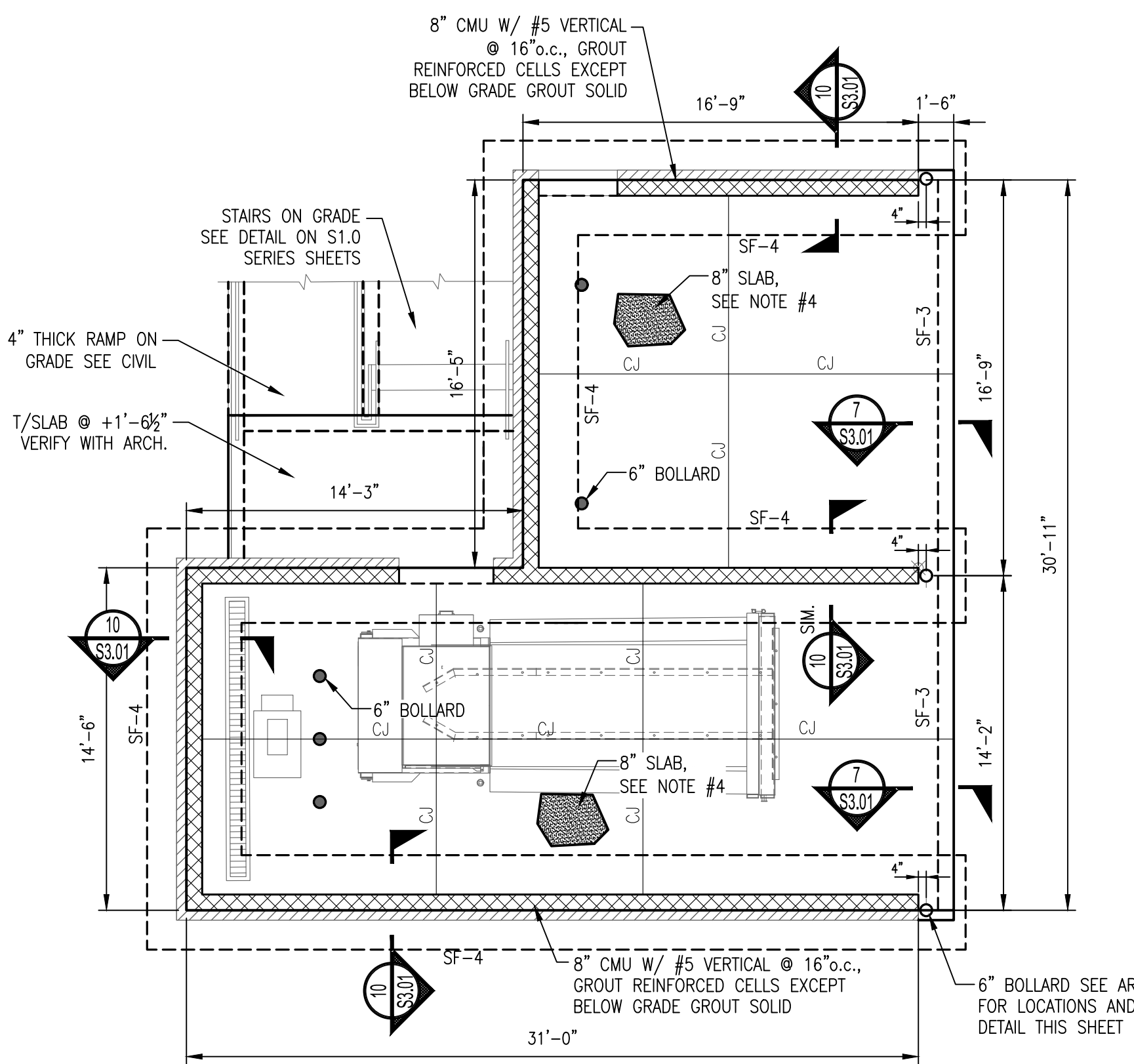
Cape Coral, Florida



PLANWORX
ARCHITECTURE

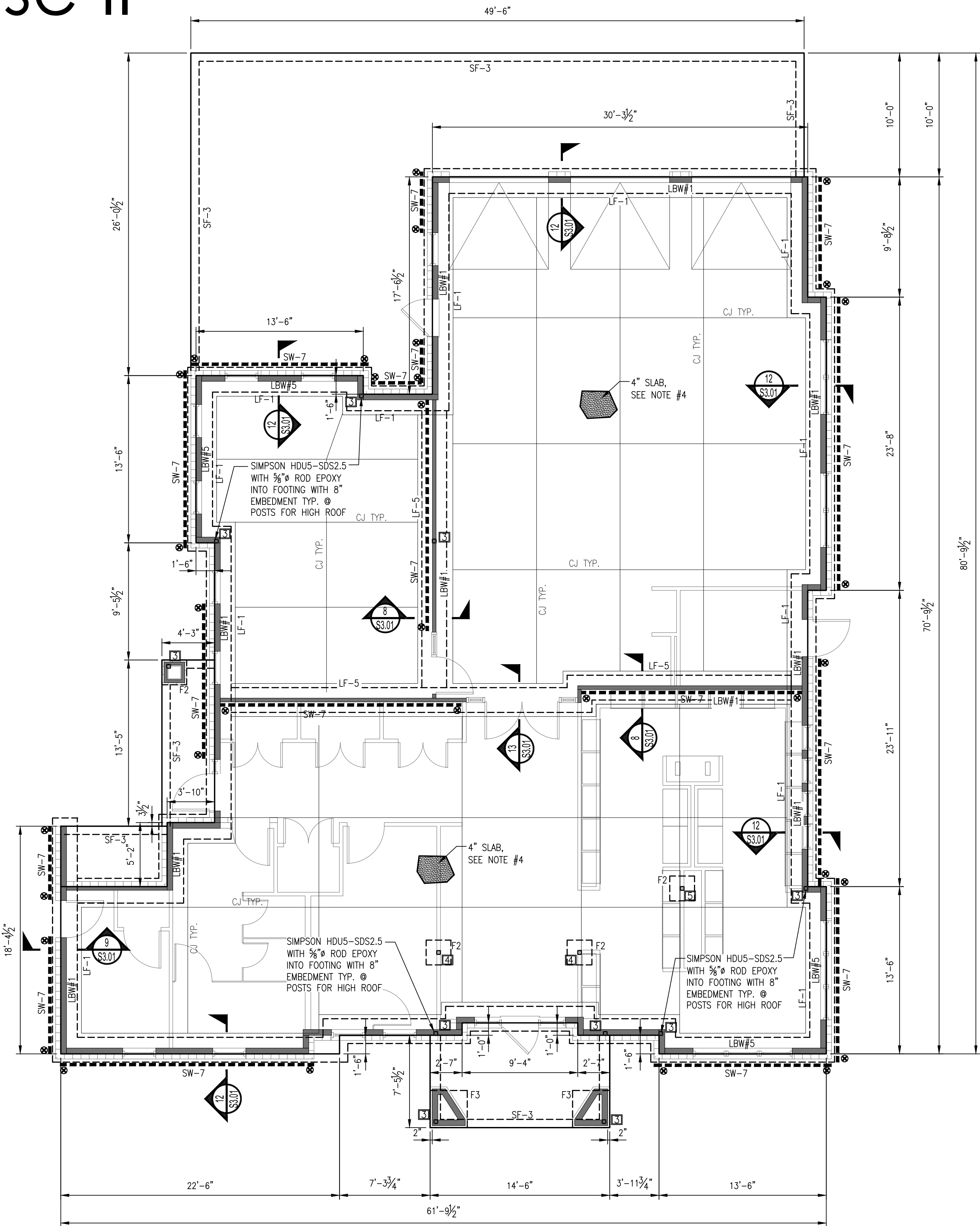


MAINTENANCE BUILDING FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



**TRASH COMPACTOR
ENCLOSURE FOUNDATION PLAN**
SCALE: 3/16" = 1'-0"

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 BOT.	



**FITNESS BUILDING
FOUNDATION PLAN**
SCALE: 3/16" = 1'-0"

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. BOT. / (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.	-

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'-0" 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
C1	INDICATES 6x6 POST SEE DETAIL 11/S3.01

FOUNDATION PLAN NOTES:

- 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.
- DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0" = 2'-2" M.S.L. OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
- TOP OF FOOTINGS SHALL BE (-1'-4") FROM DATUM ELEVATION, U.N.O.
- 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.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
- SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
- 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.

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.

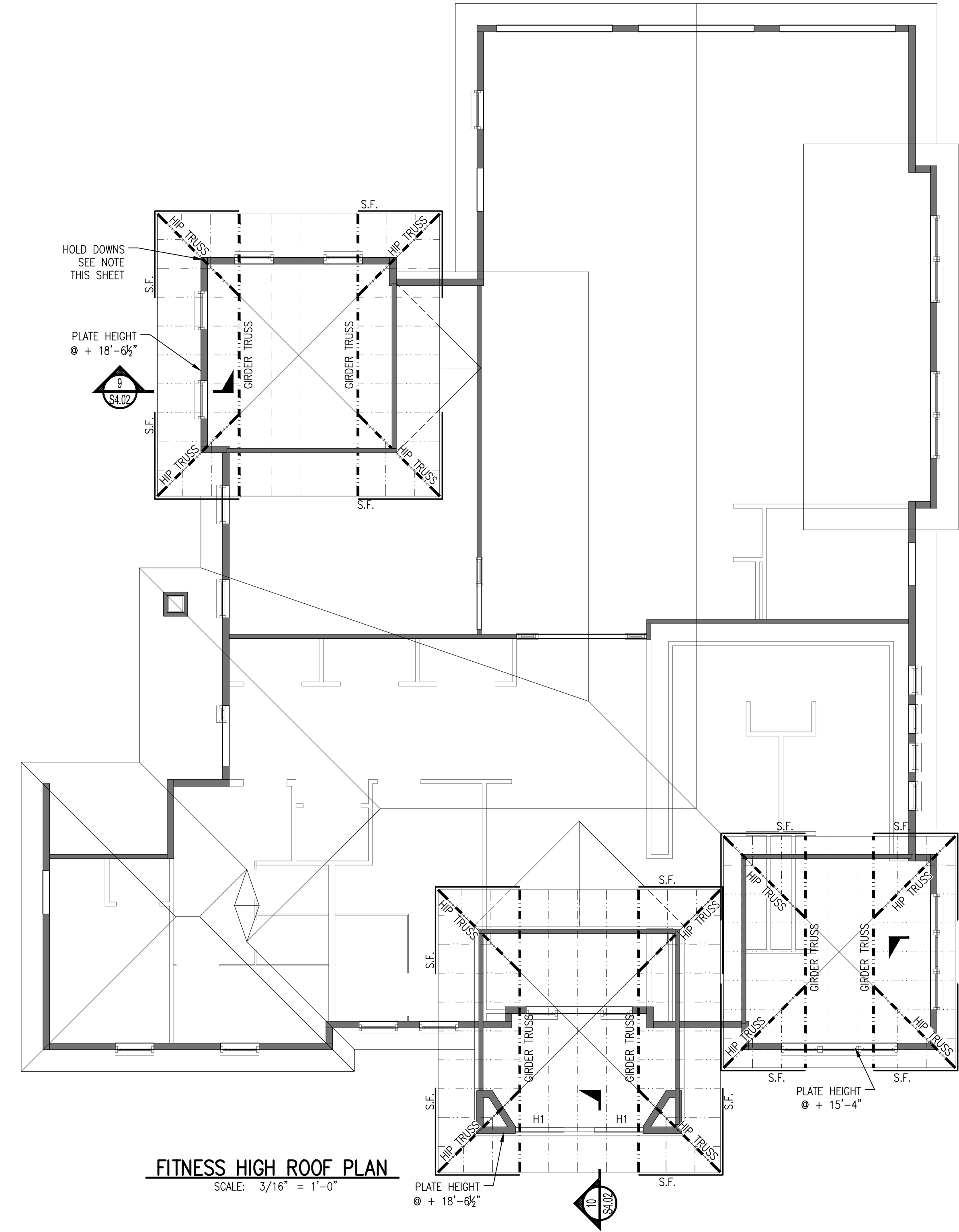
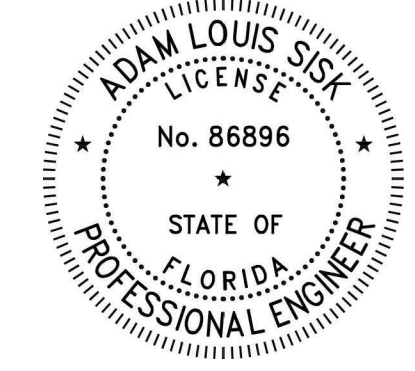
- NOTE = 1. ALL STUDS TO BE SPF #2 (NORTH) OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE
2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE S1.0 SHEET SERIES
3. SEE GENERAL WALL FRAMING DETAILS ON SHEET S1.0 SHEET SERIES

LATERAL FOOTING (LF-X) SCHEDULE

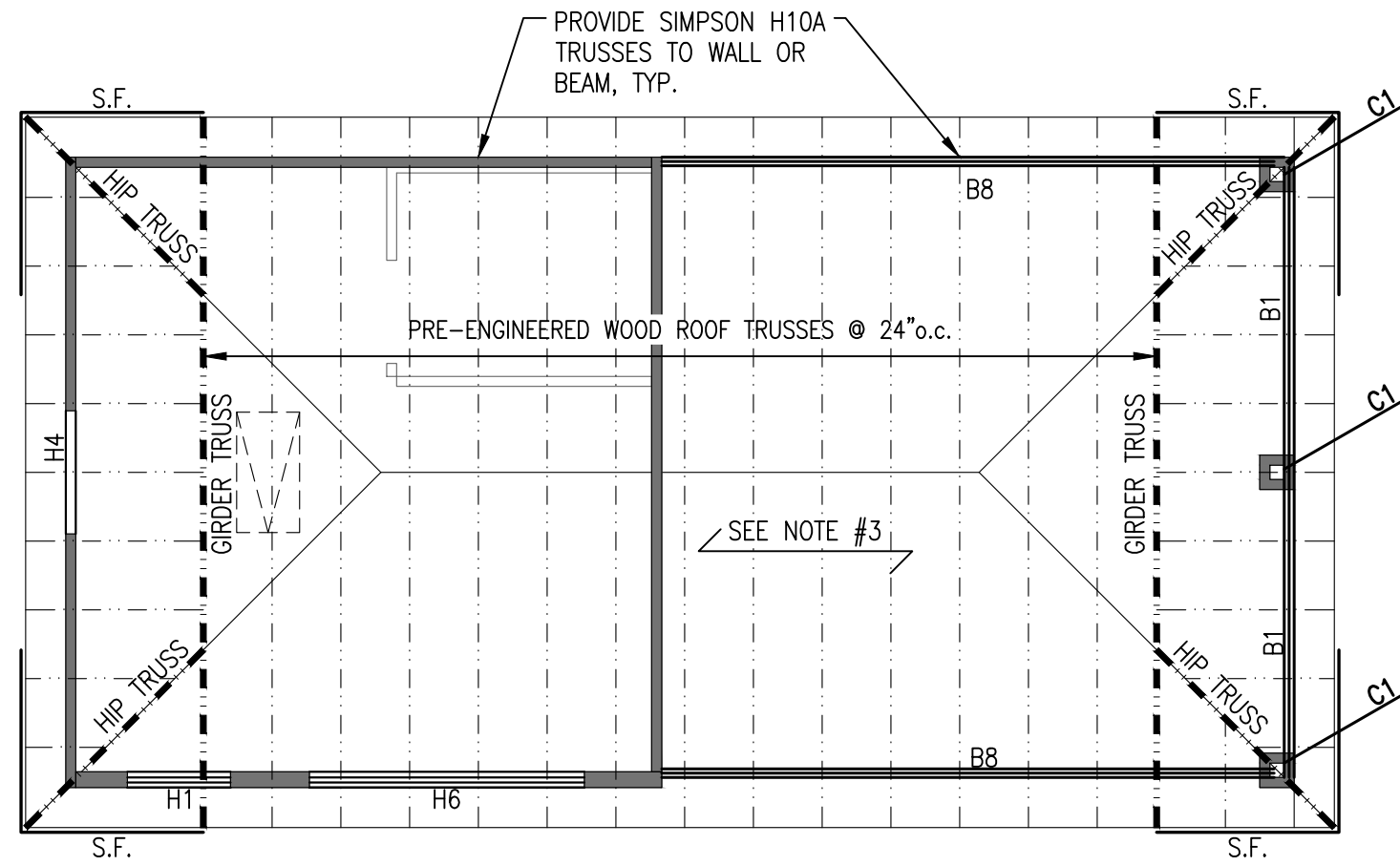
MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(4) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	3'-0" x 1'-4" x CONT.	(4) #5 CONT.	(4) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	3'-0" x 2'-0" x CONT.	(5) #6 CONT.	(5) #6 CONT.	SEE PLAN FOR ADD BARS
LF-4	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

Oasis at Surfside - Phase II

Cape Coral, Florida



FITNESS HIGH ROOF PLAN
SCALE: 3/16" = 1'-0"



MAINTENANCE ROOF PLAN
SCALE: 3/16" = 1'-0"

ROOF FRAMING LEGEND

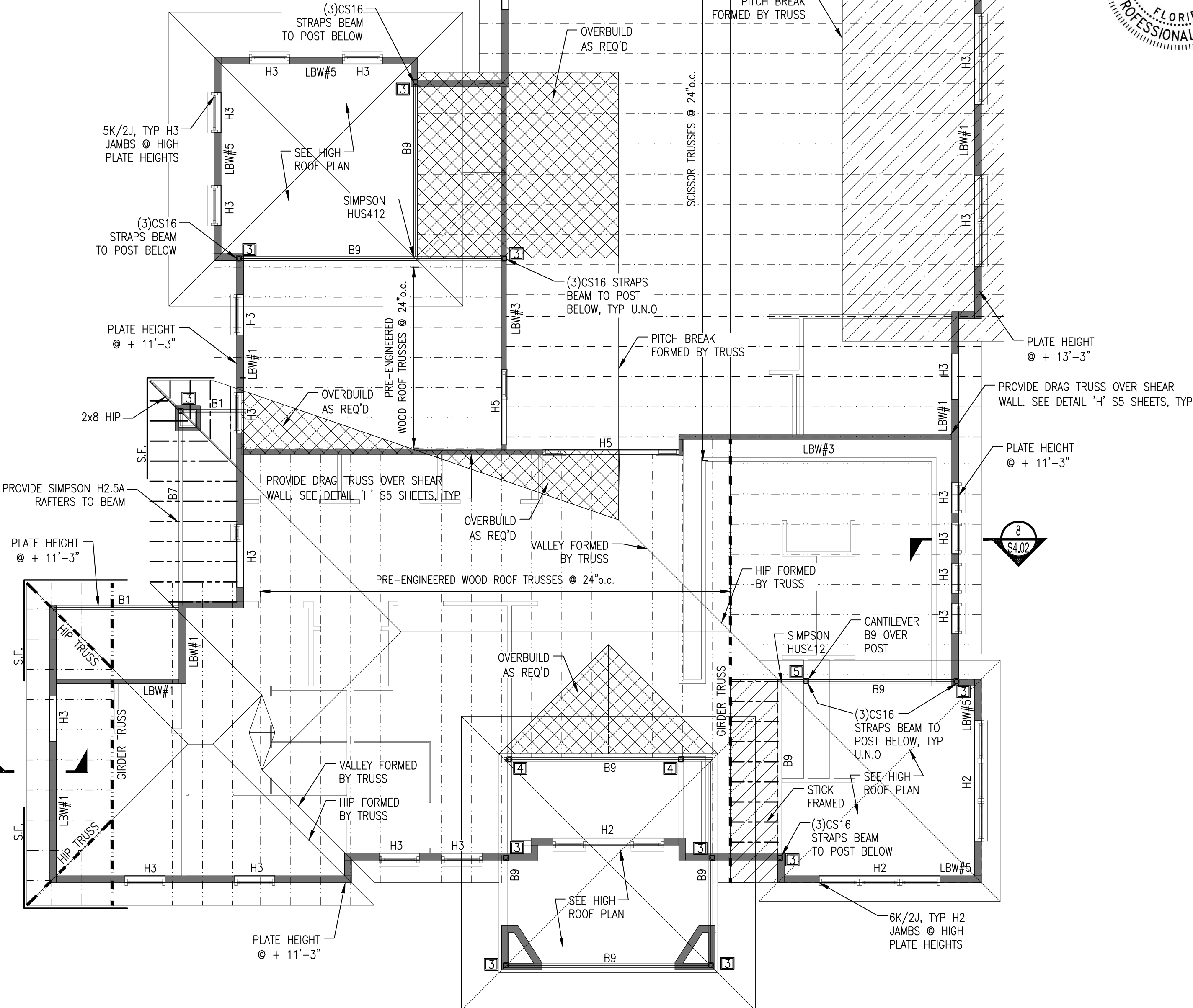
- PRE-ENGINEERED ROOF TRUSSES @ 24"o.c.
- 2x6 RAFTERS @ 16"o.c.
- WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW) LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- INDICATES LOCATION OF SHEAR WALL STRAP - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- INDICATES 6x6 POST

ROOF FRAMING PLAN NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01.
- HEADERS, BEAMS, LOAD BEARING WALLS, AND SHEAR WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL.
- ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD. SPAN AS NOTED ON PLAN.
- 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.

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.



FITNESS ROOF PLAN
SCALE: 3/16" = 1'-0"

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 TRUSSES 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

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	3/4" x 11/2" PT GLULAM	4	3	3	3
B3	5/8" x 11/2" PT GLULAM	4	3	3	3
B4	(4) 1 1/4" x 16" LVLs	6	5	4	3
B5	(2) 1 1/2" x 18" LVLs	SEE PLAN			
B6	3/4" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 1/2" x 16" LVLs	5	4	3	3
B9	(2) 1 1/4" x 11 1/4" LVLs	SEE PLAN	-	-	-
B10					

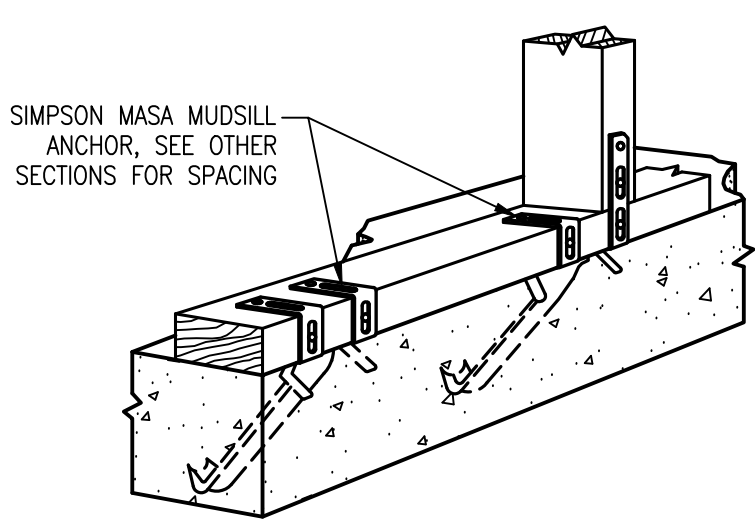
HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-

Oasis at Surfside - Phase II

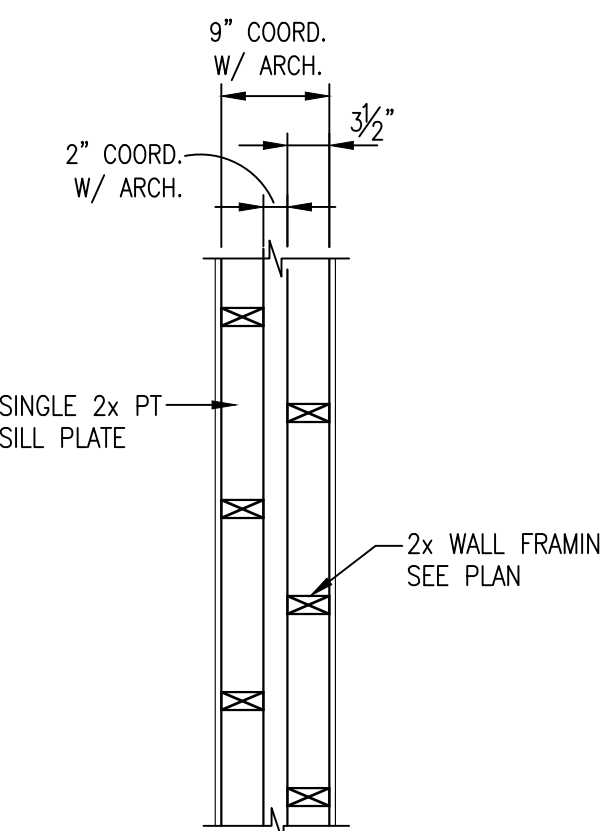
Cape Coral, Florida

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.

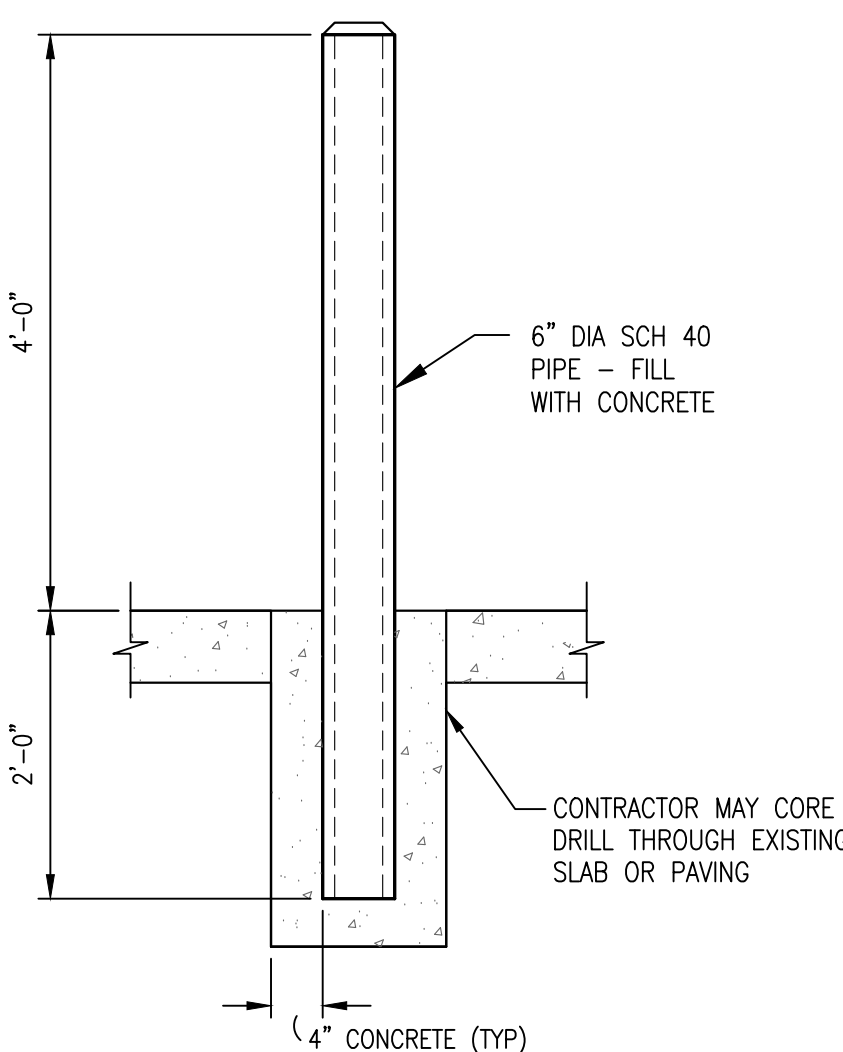
- FOUNDATION SECTION NOTES**
- DO NOT SCALE SECTIONS. SEE PLANS AND SCHEDULES FOR SIZES NOT SHOWN.
 - REBAR IS SHOWN FOR REFERENCE ONLY. SEE PLANS AND SCHEDULES FOR REINFORCEMENT REQUIREMENTS. WHERE REINFORCEMENT IS SPECIFIED IN SECTIONS IT IS IN ADDITION TO SCHEDULES.
 - IF A HOOK IS SHOWN ON REINFORCEMENT A STANDARD HOOK PER ACI IS REQUIRED U.N.O.
 - IF A DISCREPANCY EXISTS BETWEEN THE SECTIONS AND PLAN THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
 - EPOXY FOR CMU SHALL BE HY-270.
 - EPOXY FOR CONCRETE SHALL BE HY-200.



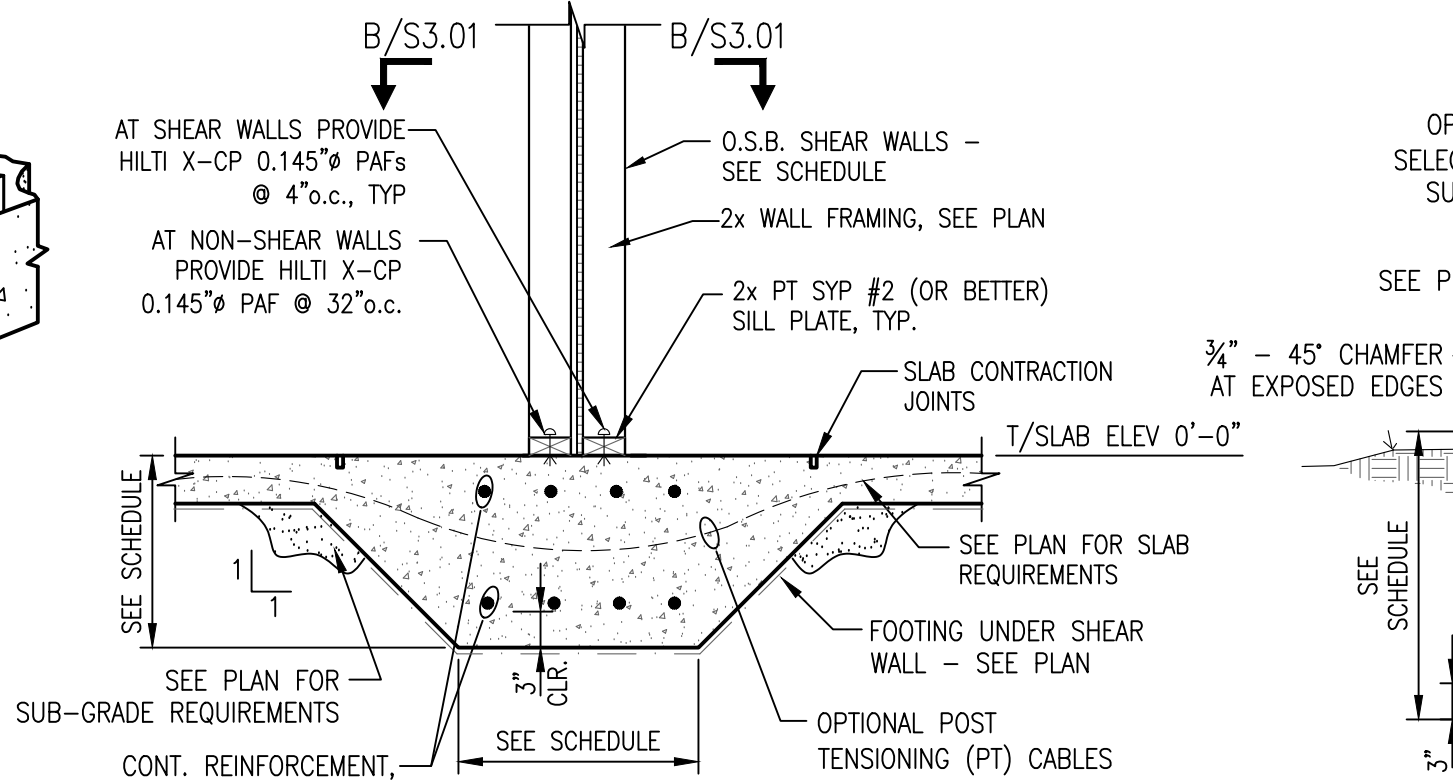
DETAIL 'A'
SCALE: 3/4" = 1'-0"



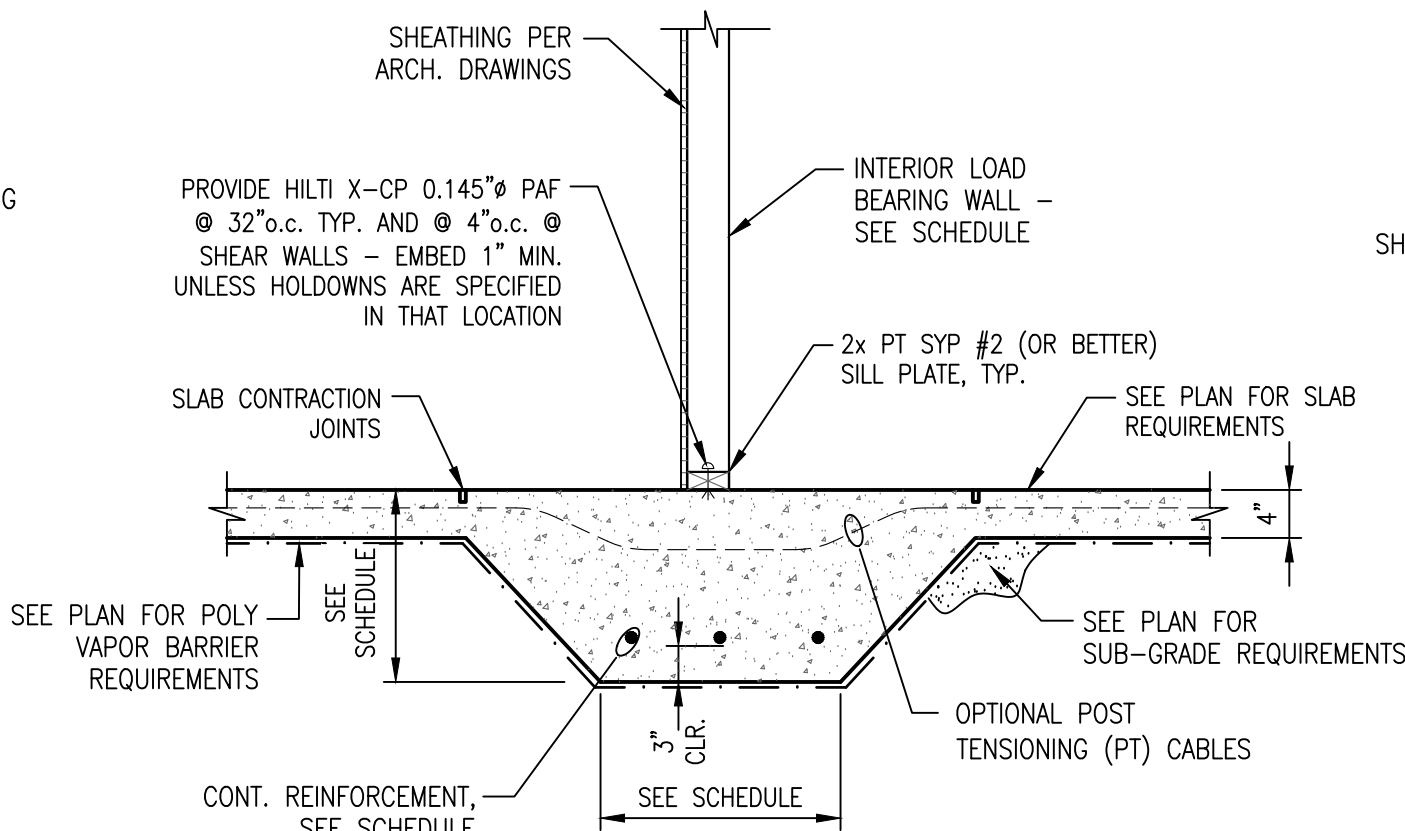
DETAIL 'B'
TENANT SEPARATION WALL
SCALE: 3/4" = 1'-0"



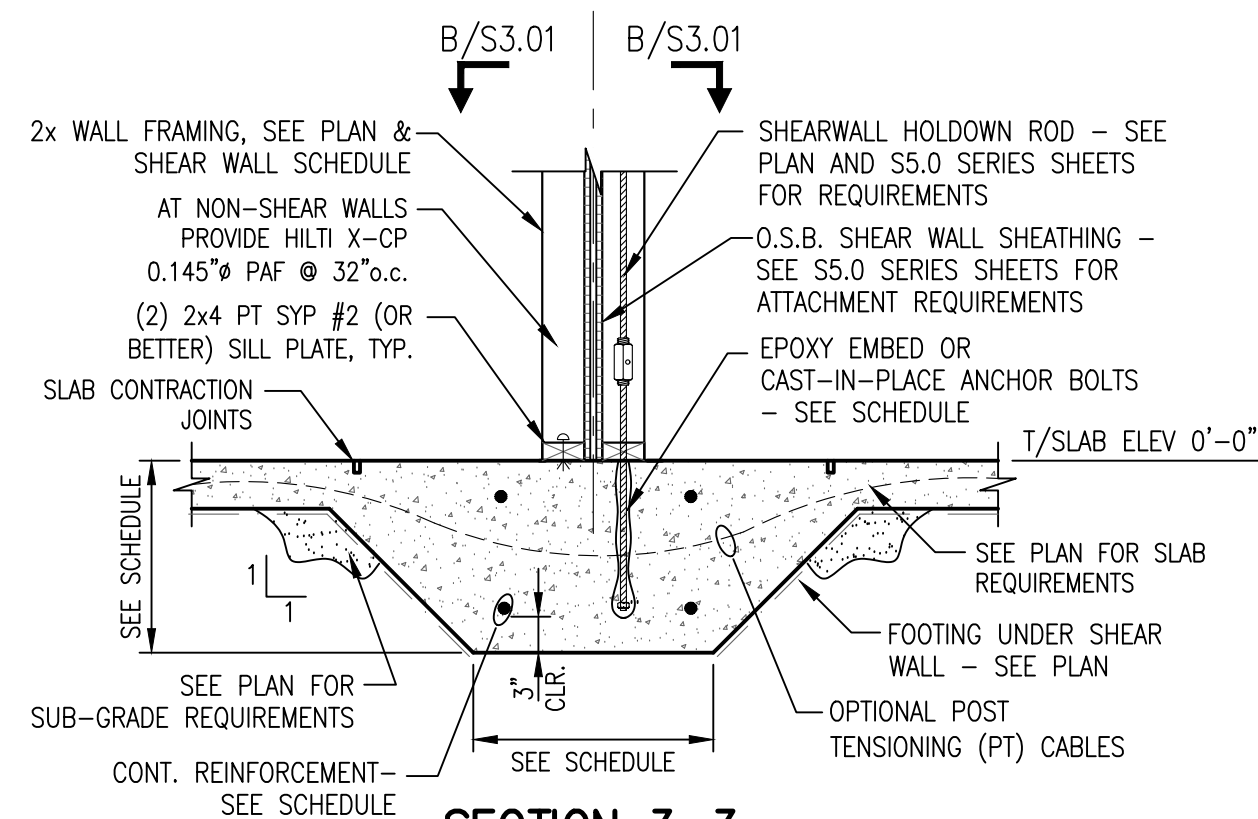
PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



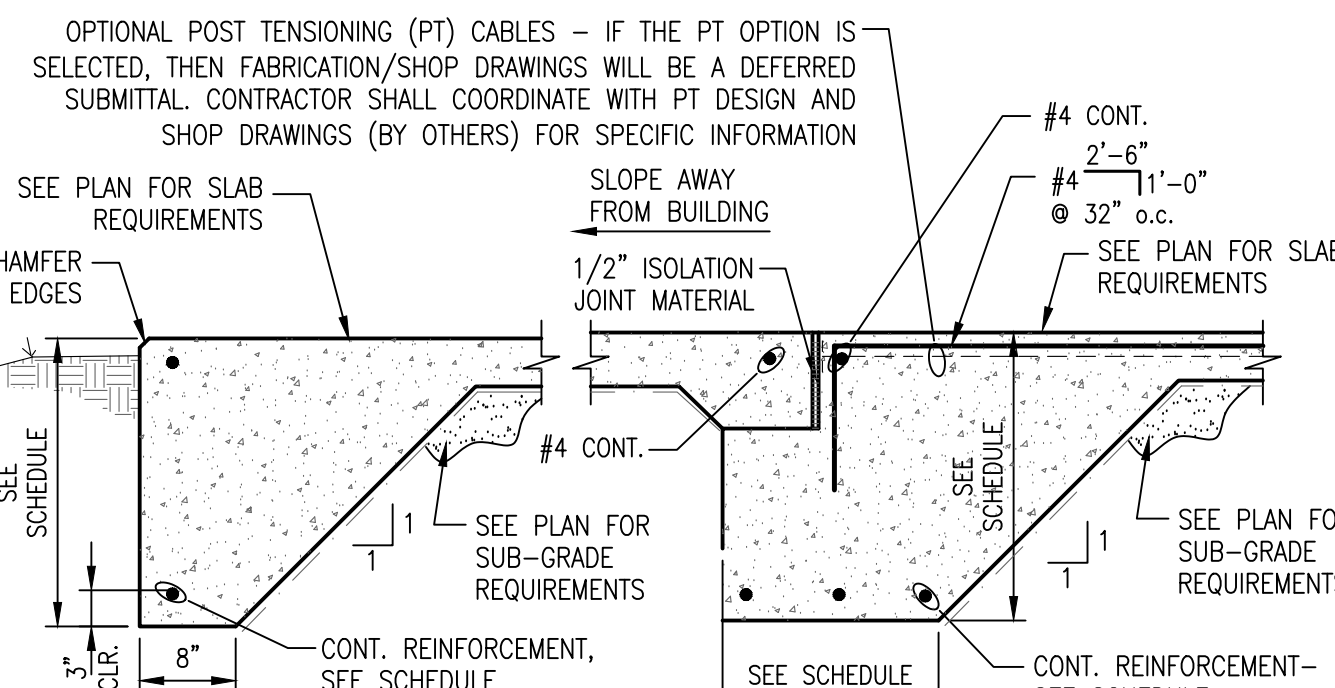
SECTION 4-4
SCALE: 3/4" = 1'-0"
TYPICAL @ INTERIOR SHEAR WALLS BETWEEN HOLDOWNS



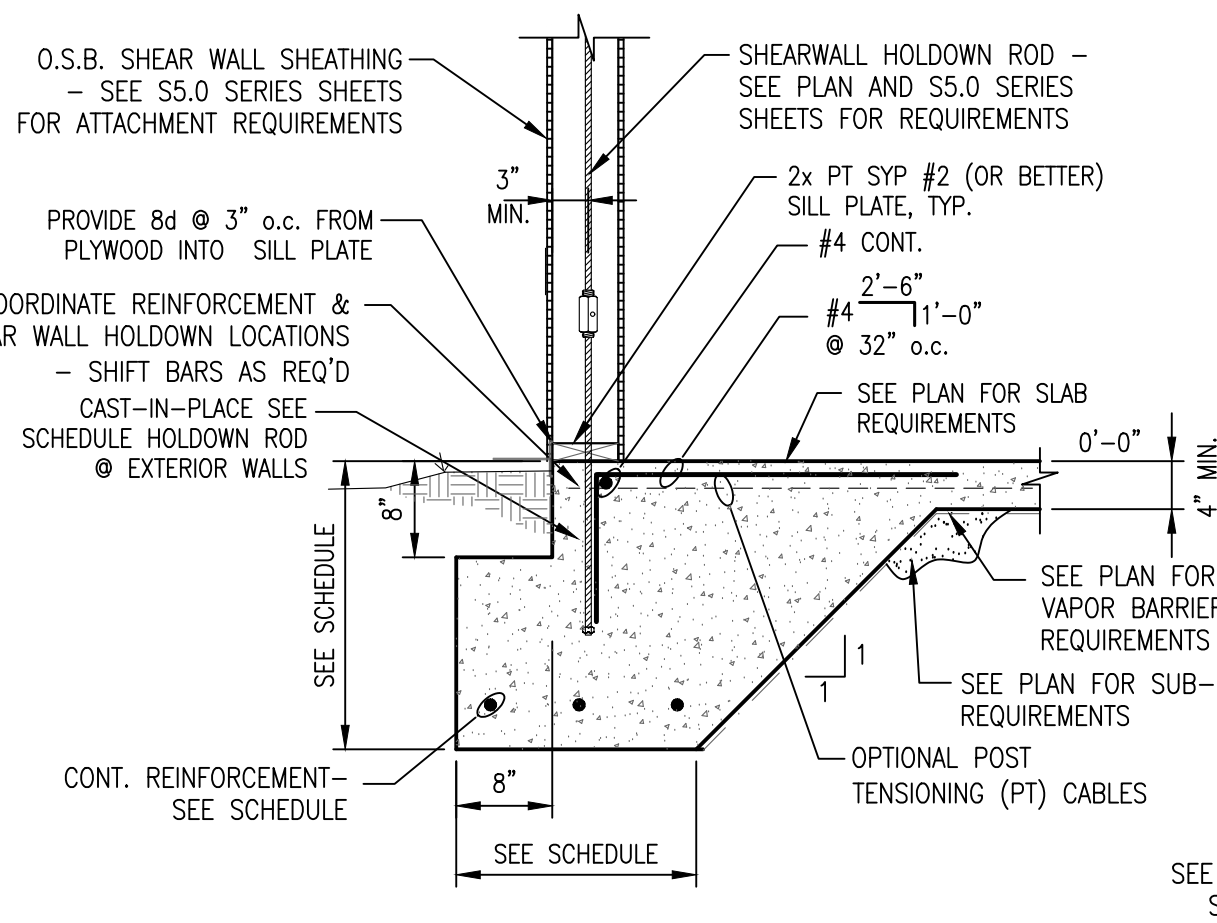
SECTION 8-8
SCALE: 3/4" = 1'-0"



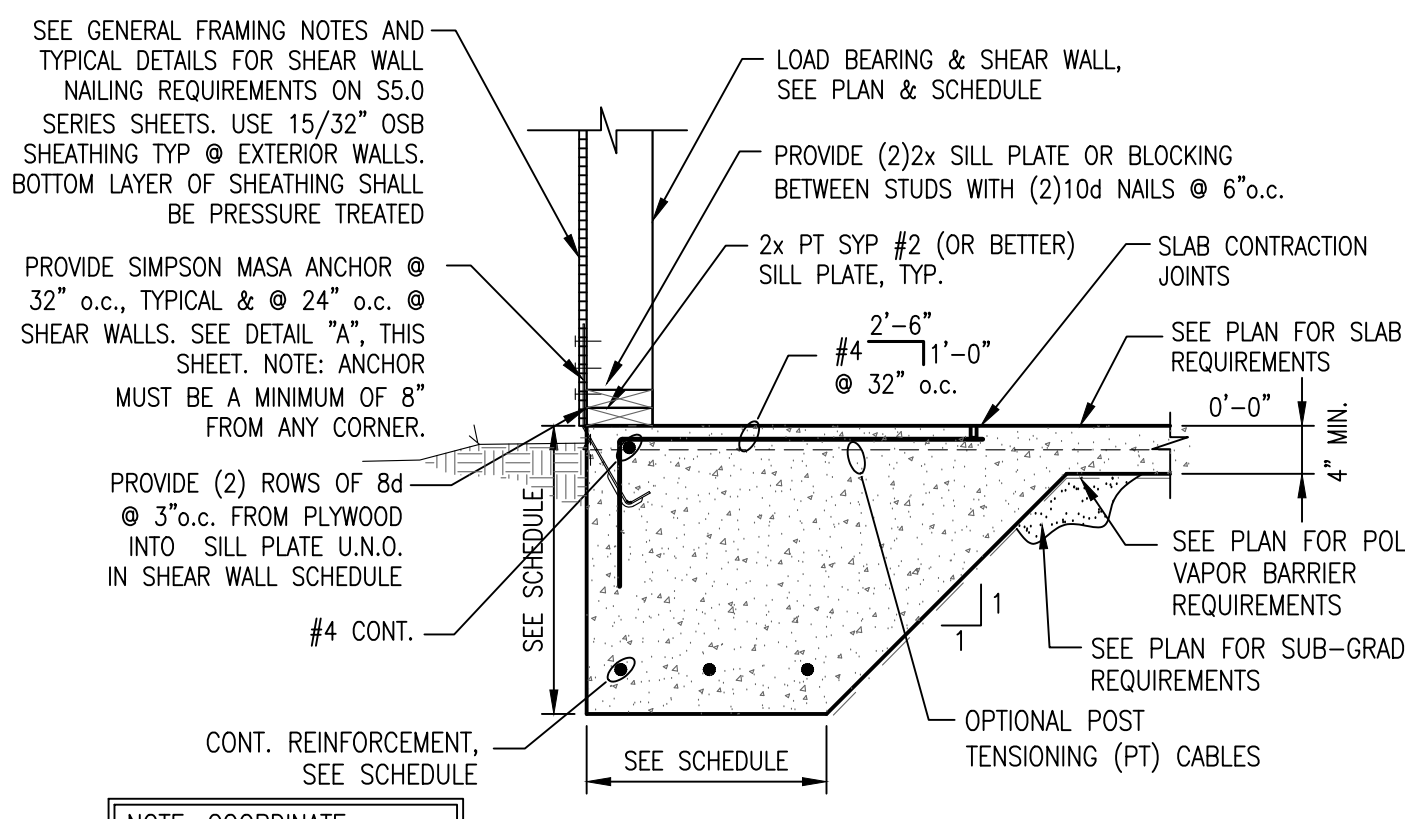
SECTION 3-3
SCALE: 3/4" = 1'-0"
TYPICAL AT INTERIOR SHEAR WALLS @ HOLDOWNS



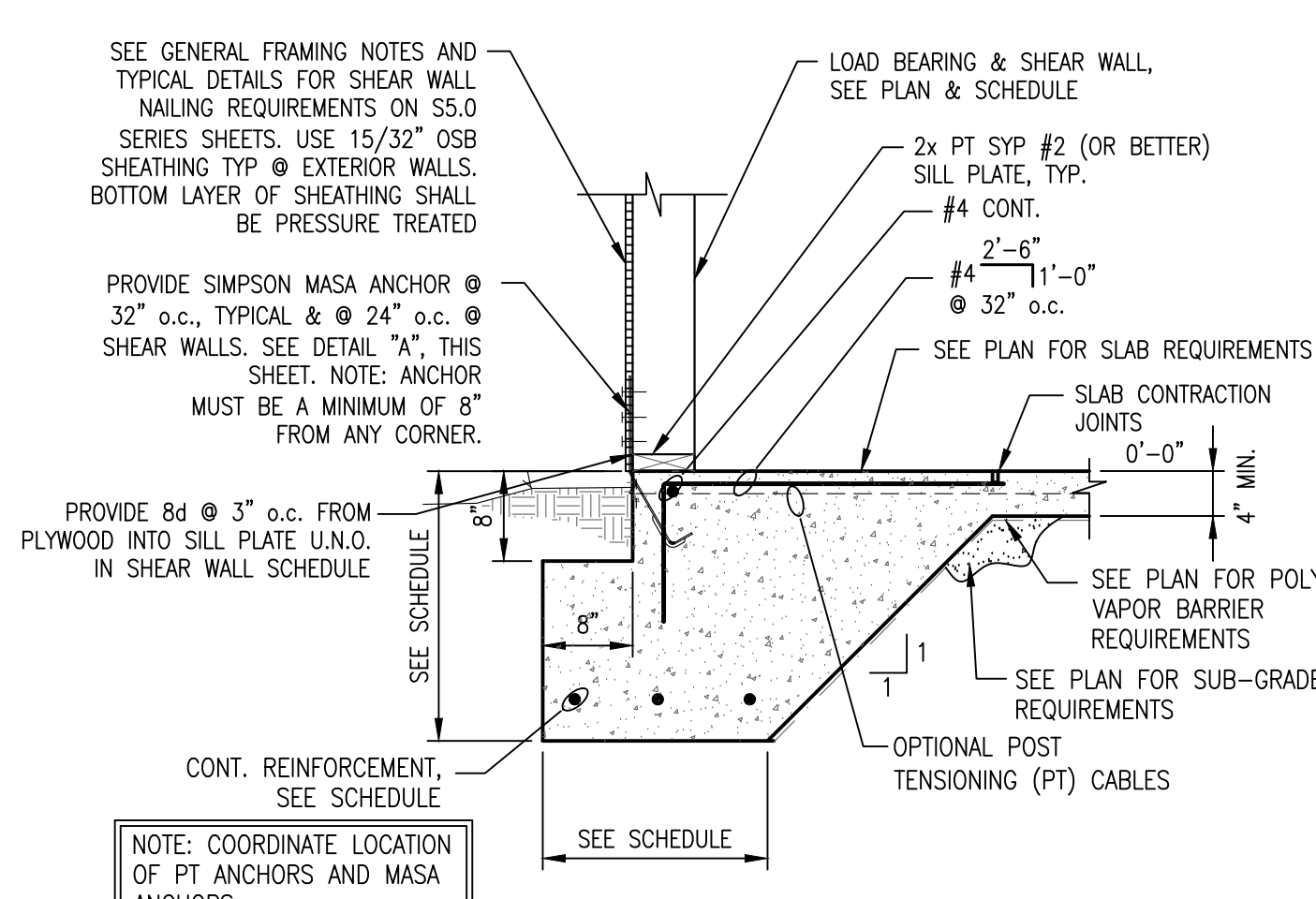
SECTION 5-5
SCALE: 3/4" = 1'-0"



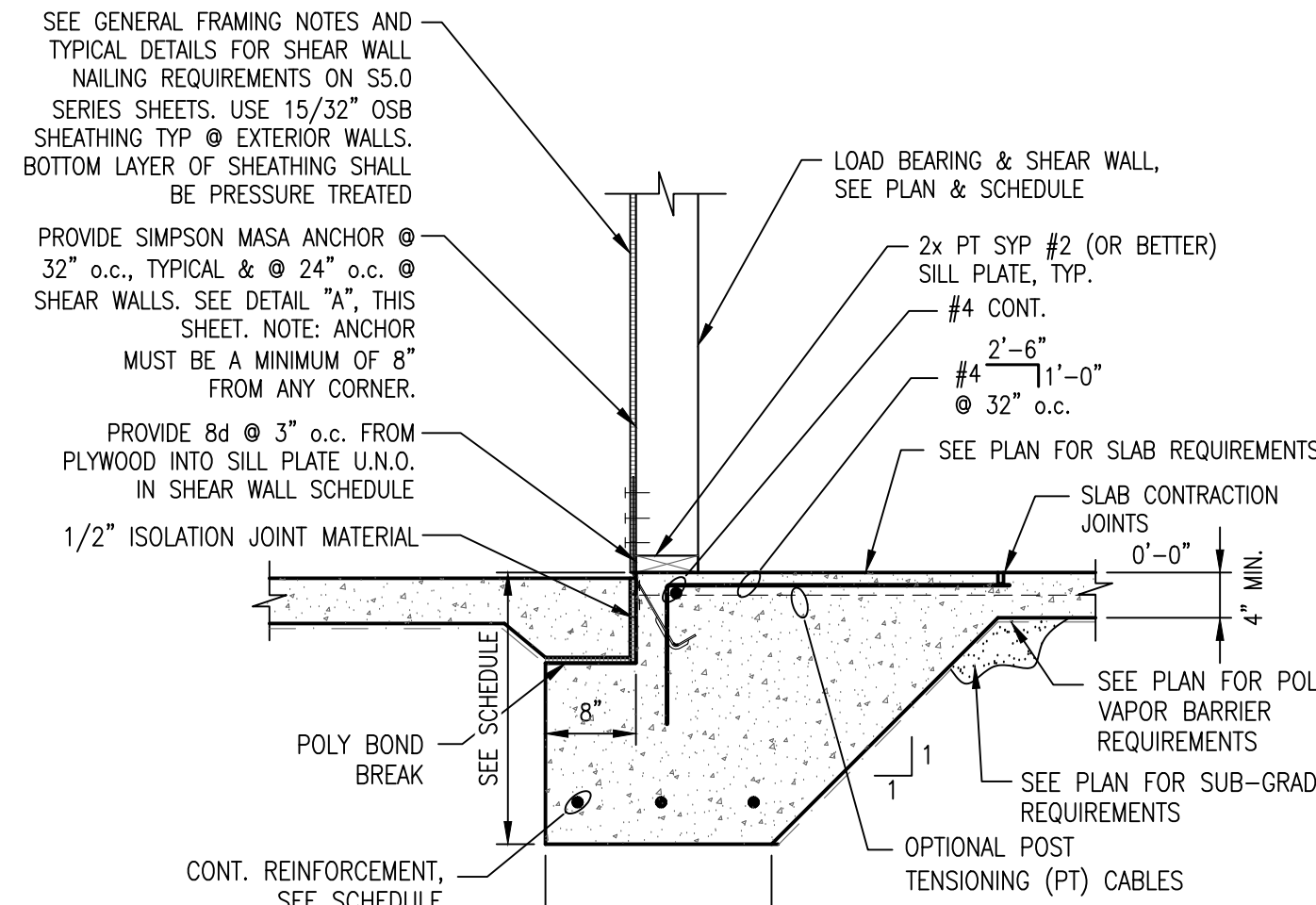
SECTION 9-9
SCALE: 3/4" = 1'-0"
AT EXTERIOR SHEAR WALL HOLDOWN



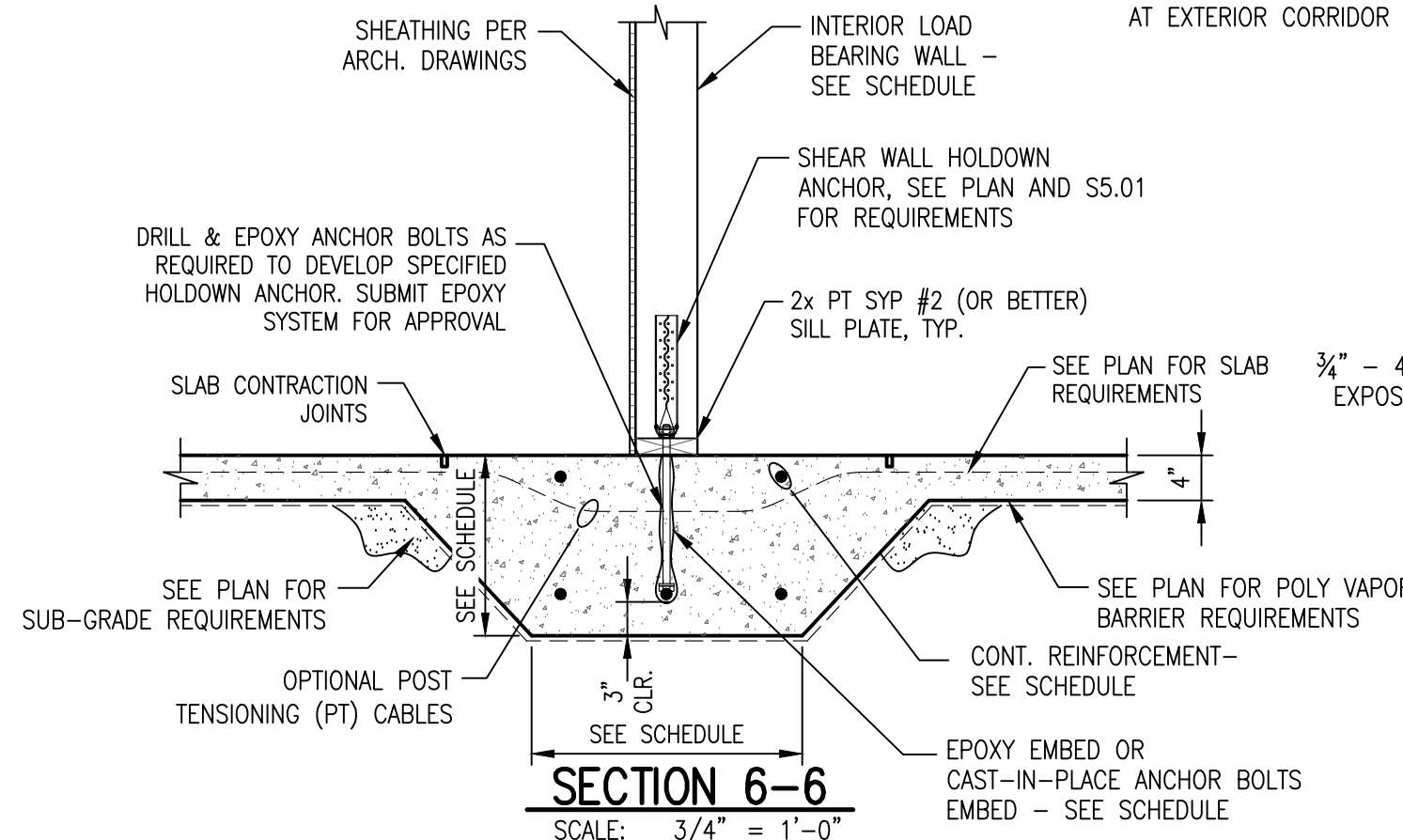
SECTION 12-12
SCALE: 3/4" = 1'-0"
AT EXTERIOR LOAD BEARING WALL



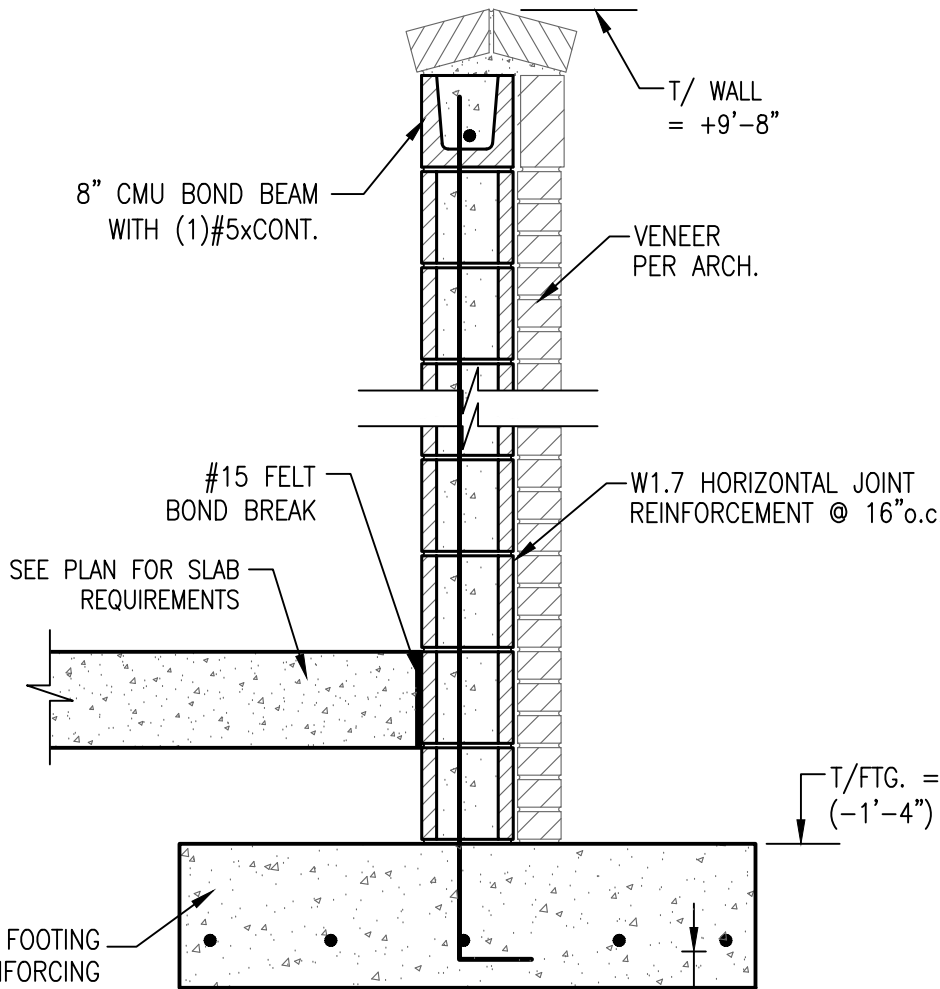
SECTION 1-1
SCALE: 3/4" = 1'-0"
AT EXTERIOR LOAD BEARING WALL



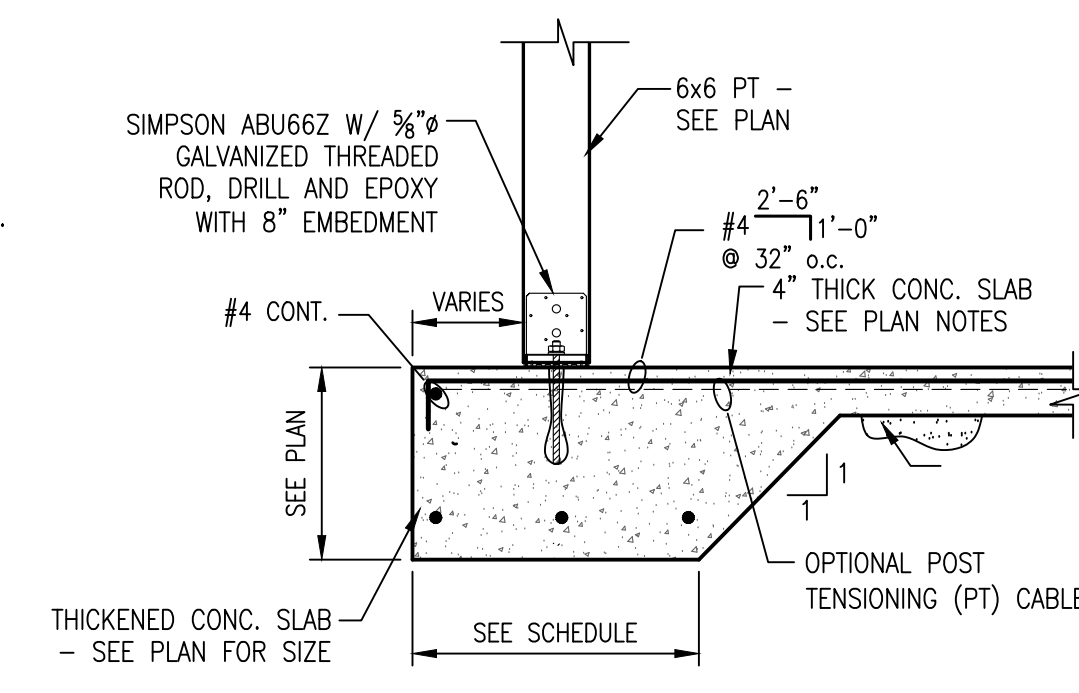
SECTION 2-2
SCALE: 3/4" = 1'-0"
AT EXTERIOR CORRIDOR LOAD BEARING WALL



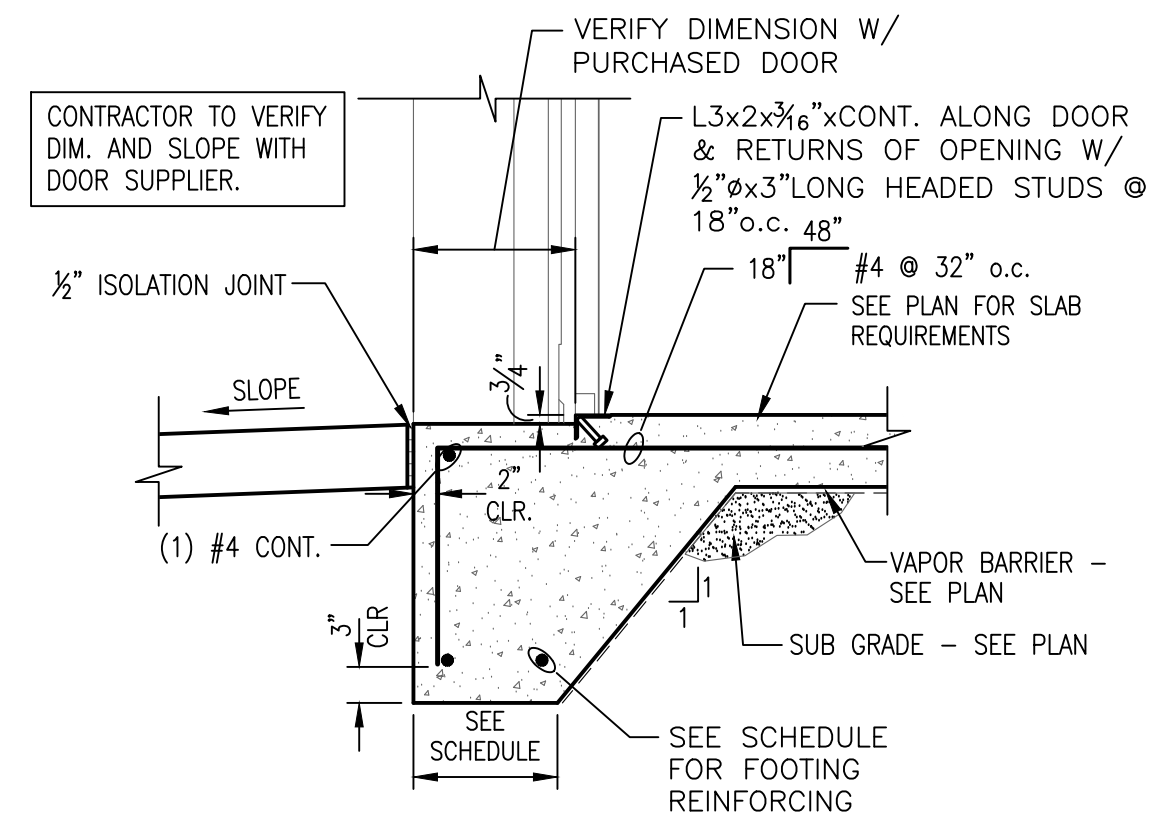
SECTION 6-6
SCALE: 3/4" = 1'-0"



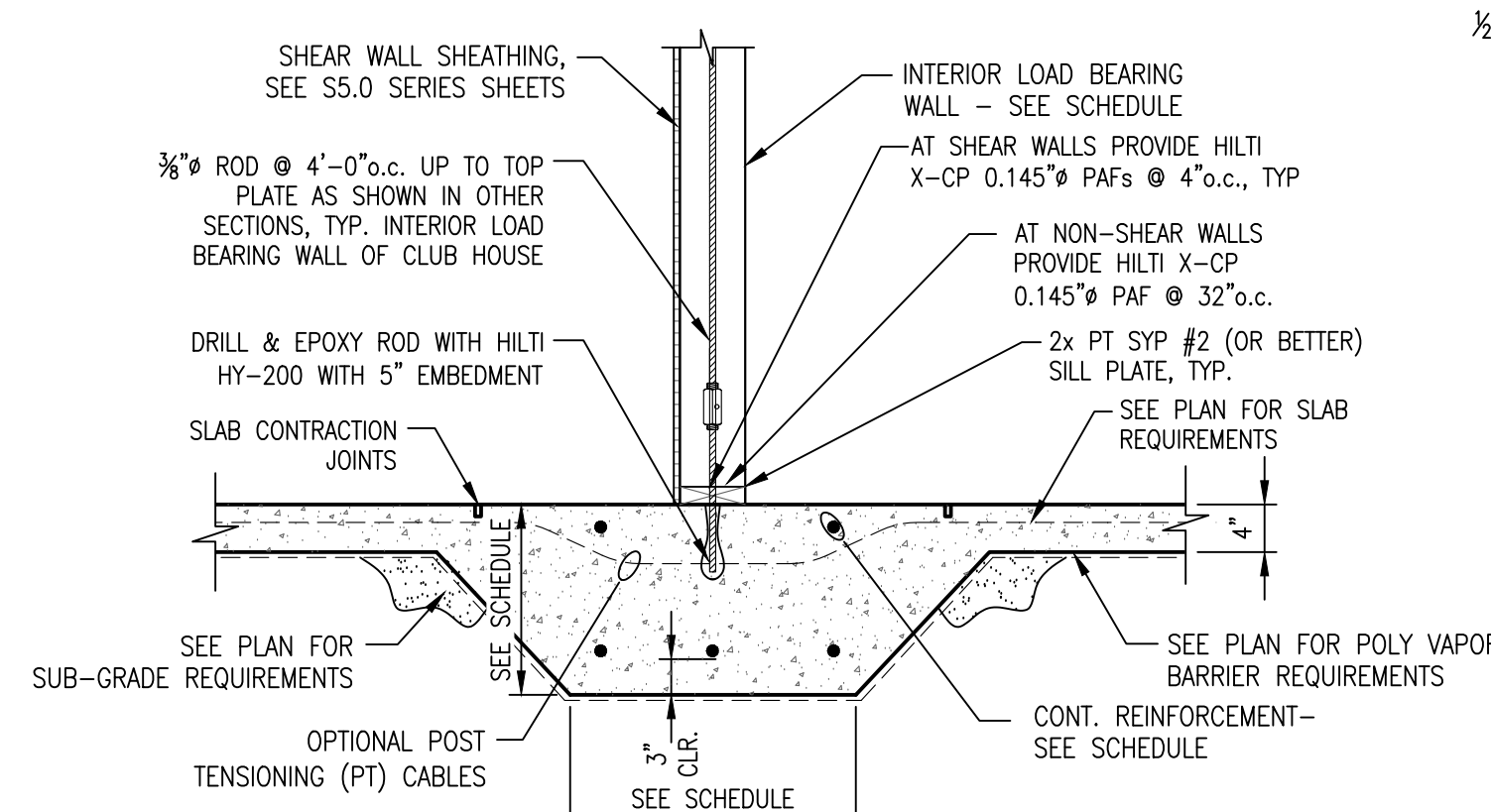
SECTION 10-10
SCALE: 3/4" = 1'-0"



SECTION 11-11
SCALE: 3/4" = 1'-0"



SECTION 14-14
SCALE: 3/4" = 1'-0"

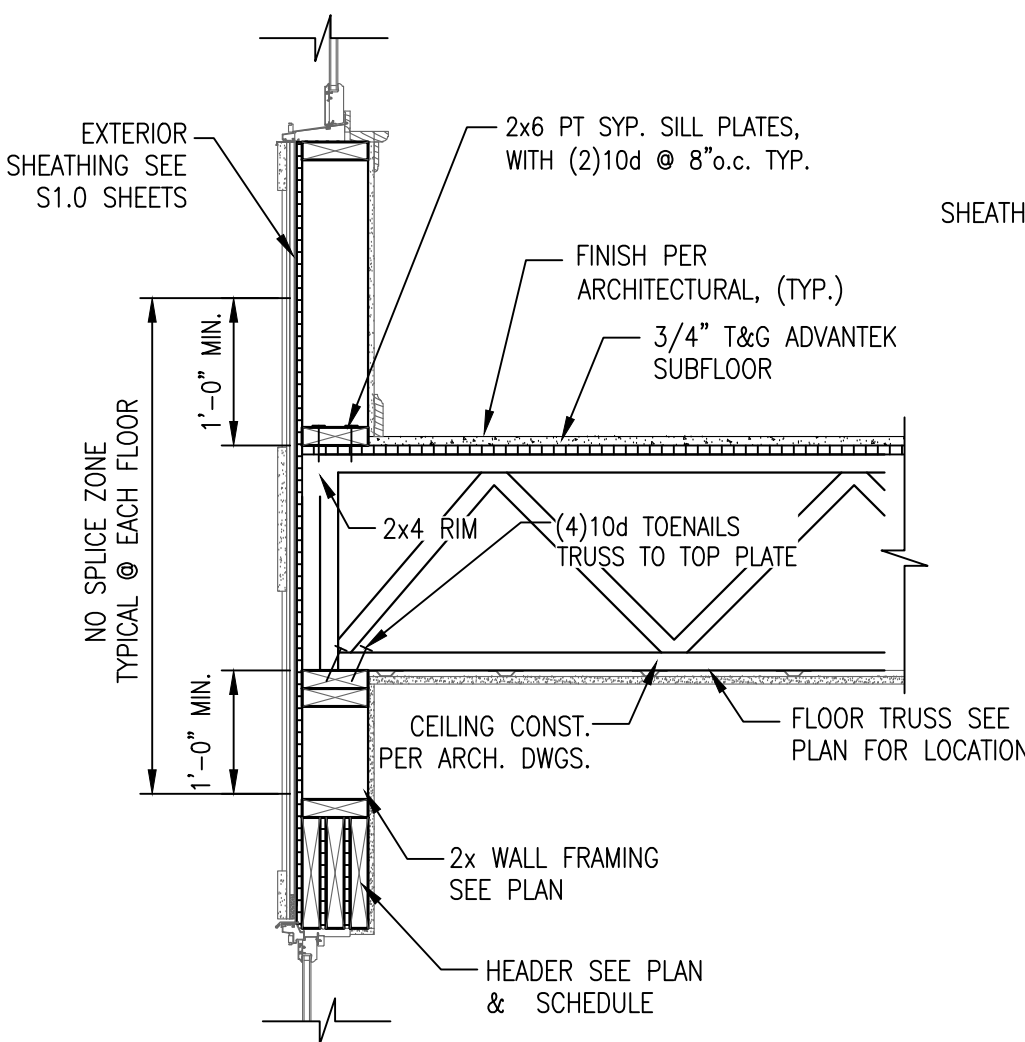
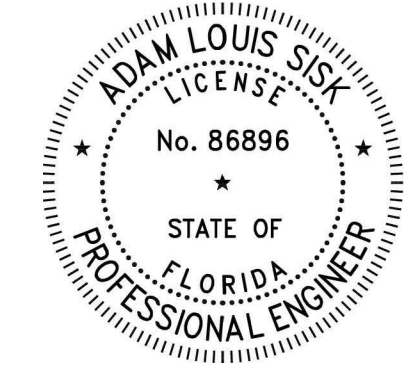


SECTION 13-13
SCALE: 3/4" = 1'-0"

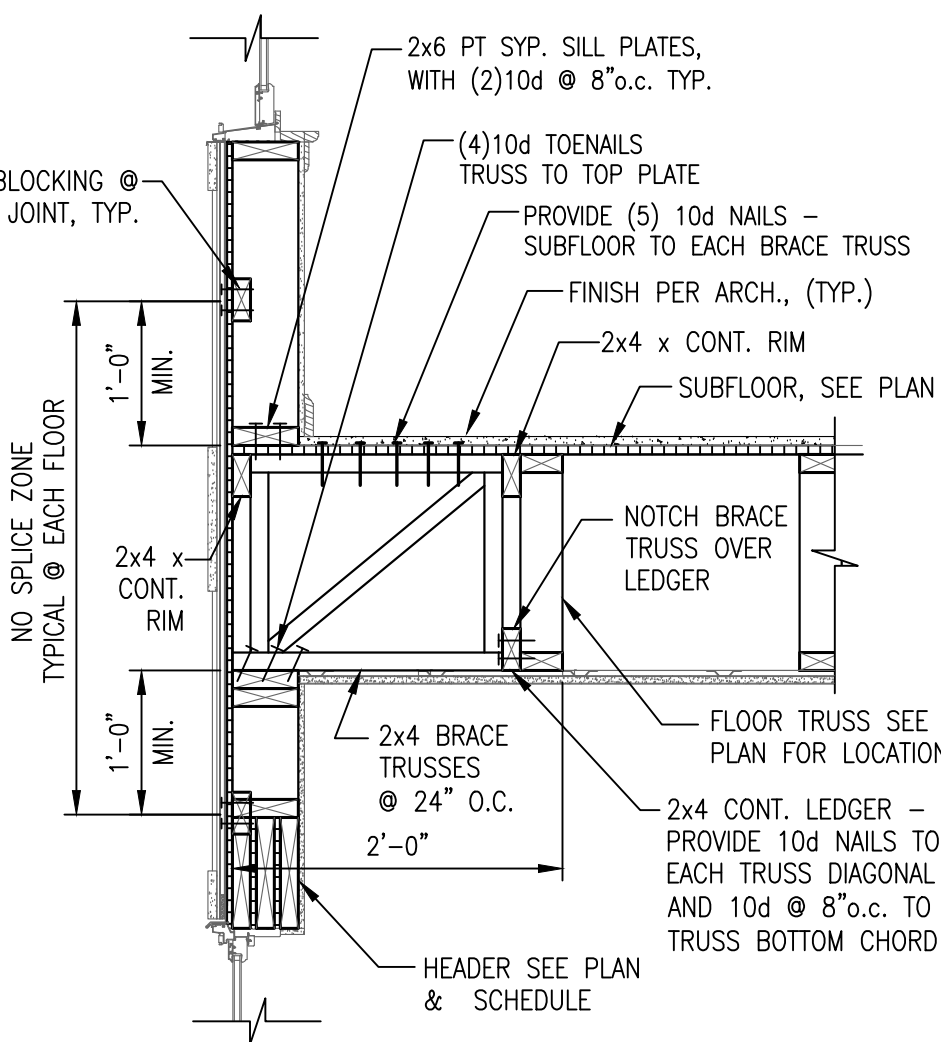
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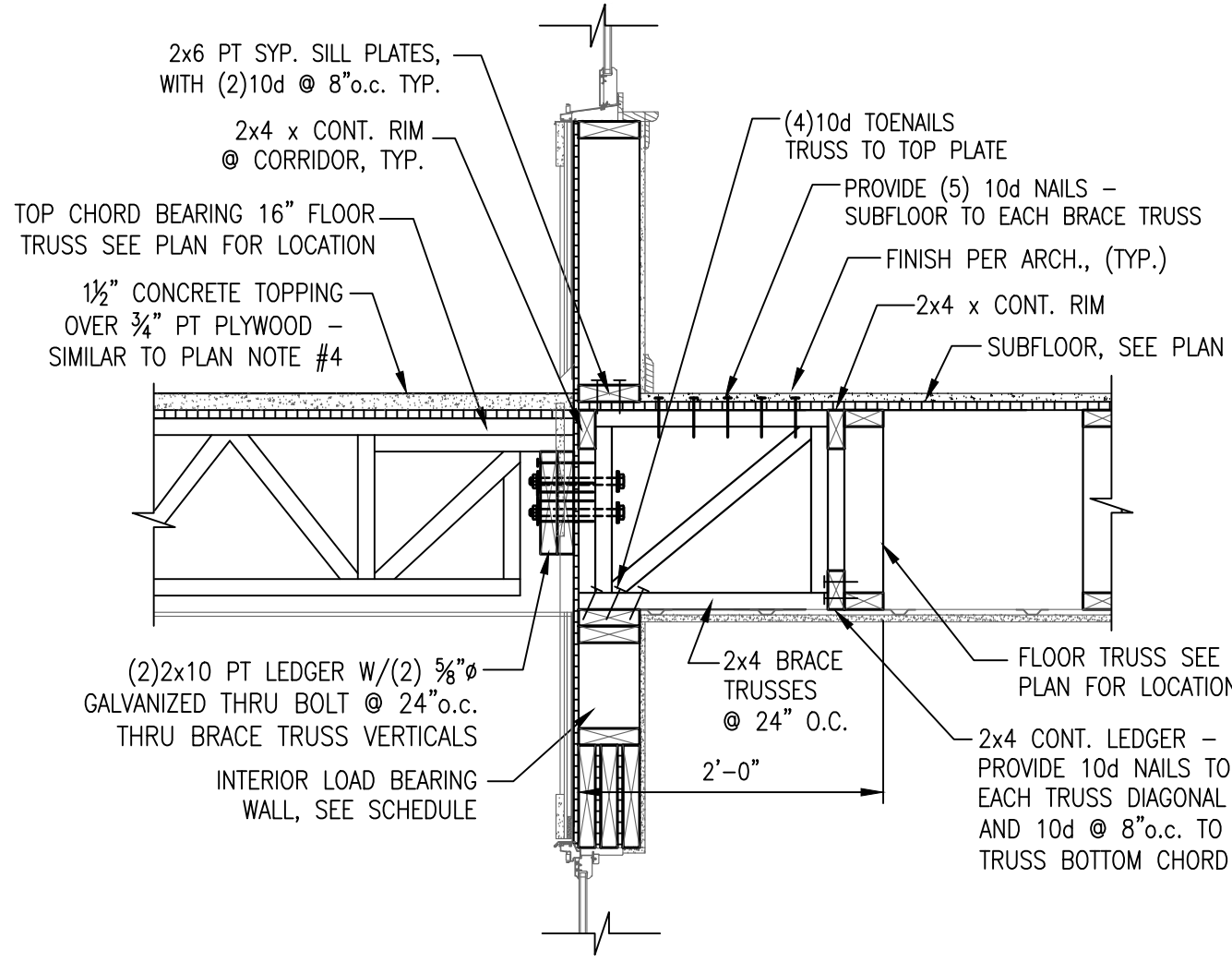
Cape Coral, Florida



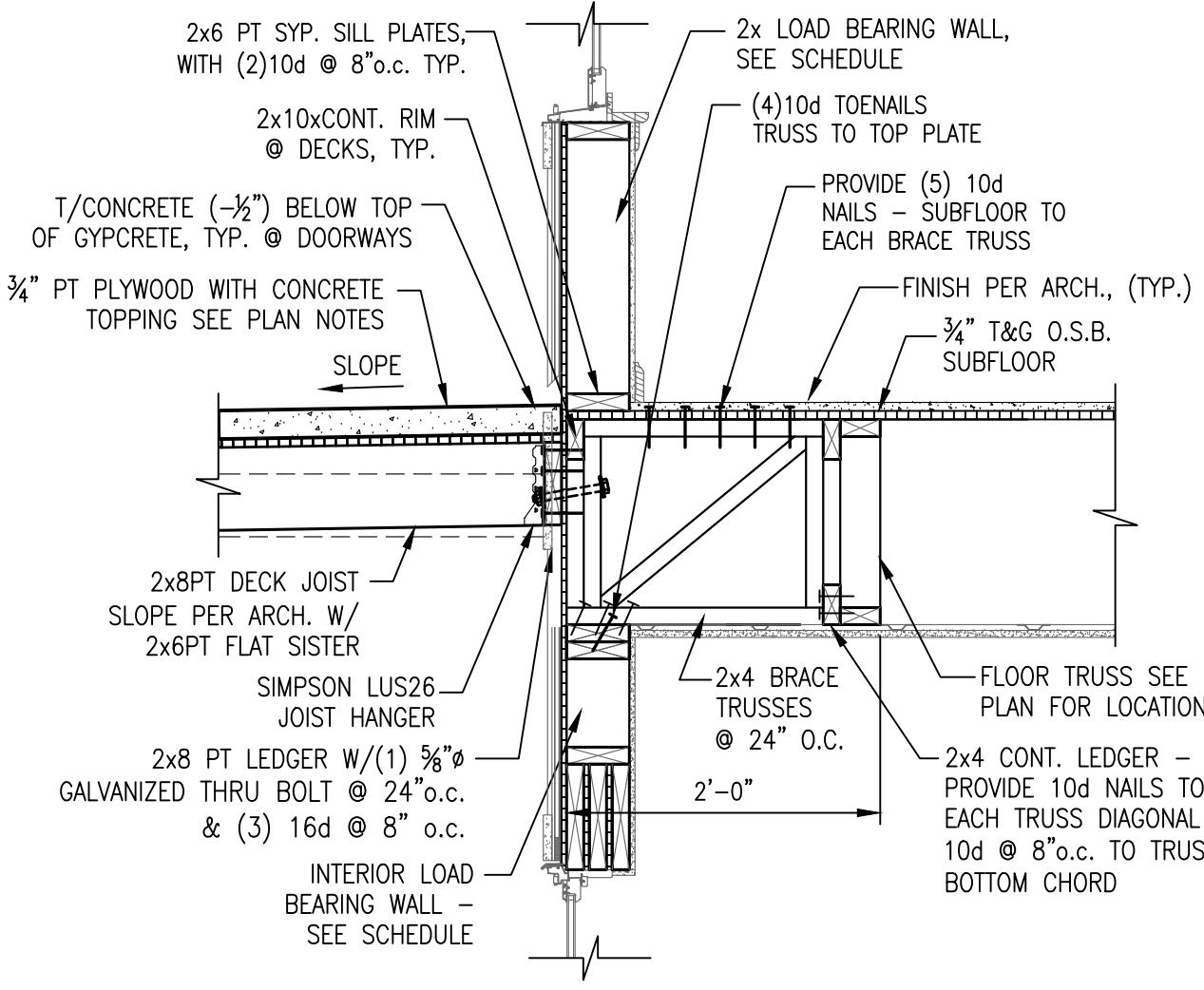
SECTION 1-1
SCALE: 3/4" = 1'-0"
TYPICAL EXTERIOR WALL
PERPENDICULAR TO FLOOR TRUSSES



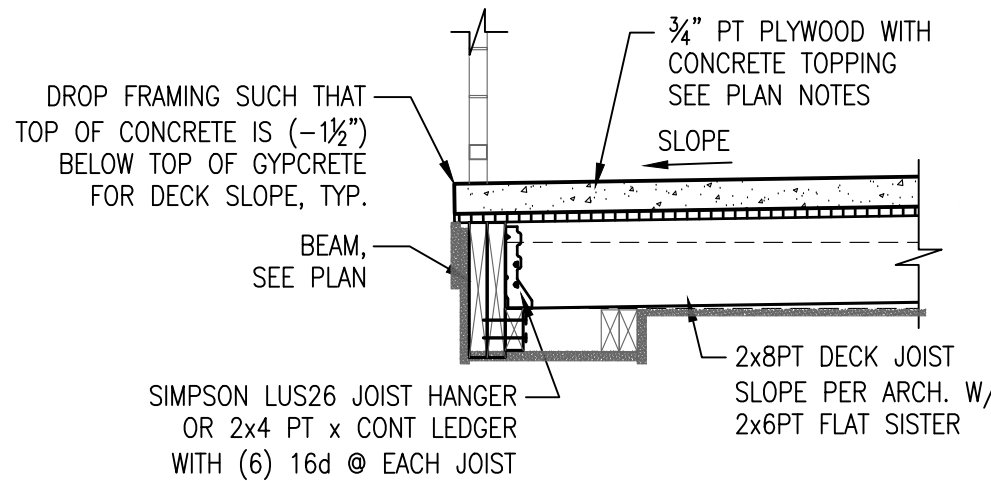
SECTION 2-2
SCALE: 3/4" = 1'-0"
TYPICAL EXTERIOR WALL
PARALLEL TO FLOOR TRUSSES



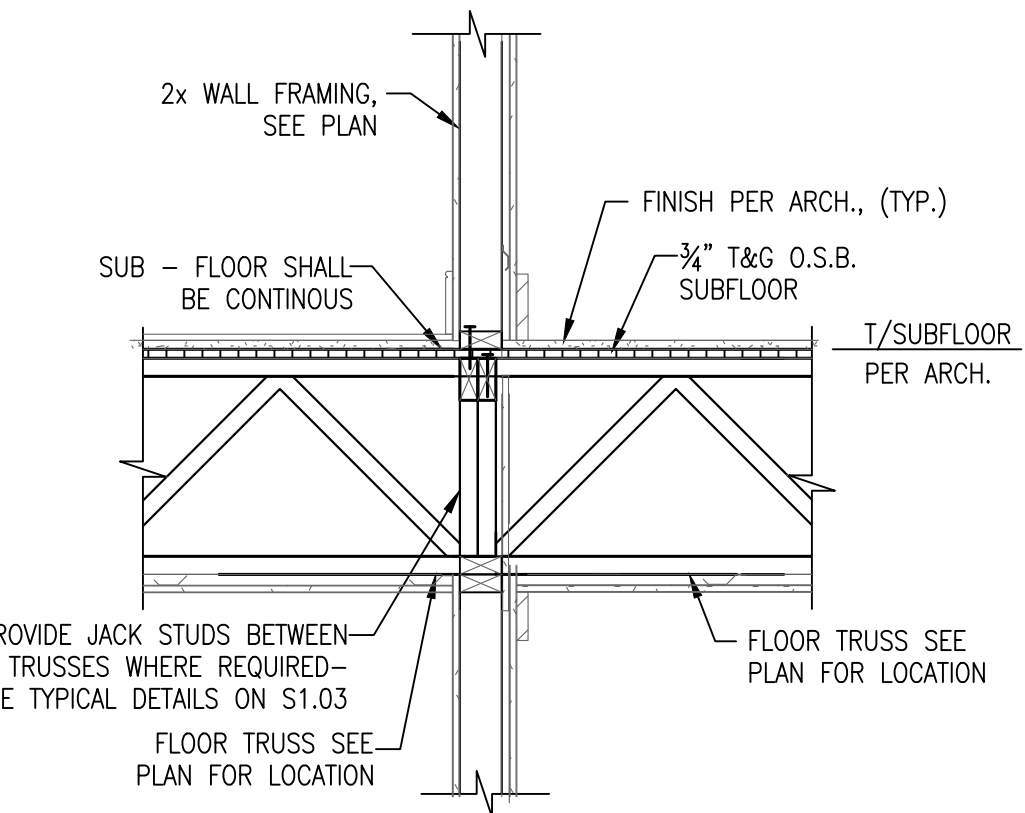
SECTION 3-3
SCALE: 3/4" = 1'-0"
AT BREEZEWAY
PARALLEL TO FLOOR TRUSSES



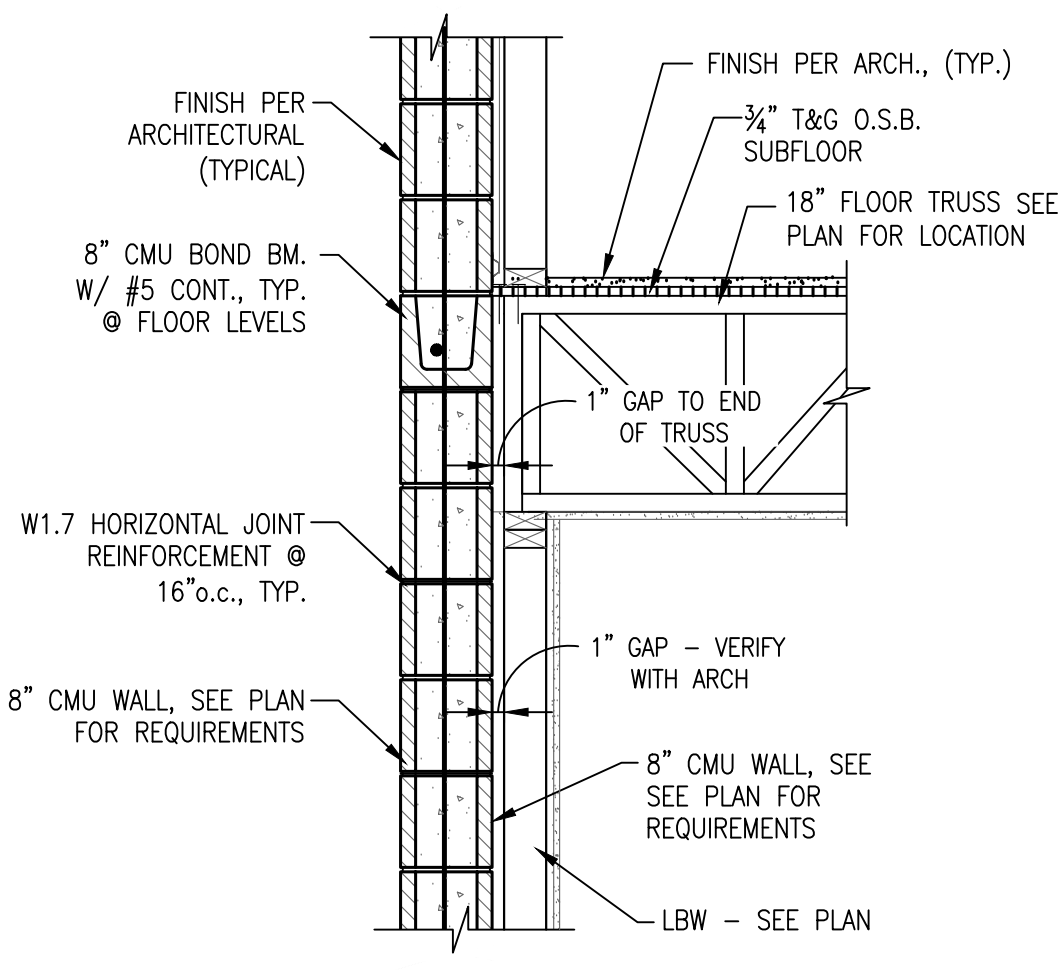
SECTION 4-4
SCALE: 3/4" = 1'-0"
TYPICAL EXTERIOR WALL @ BALCONY
PARALLEL TO FLOOR TRUSSES



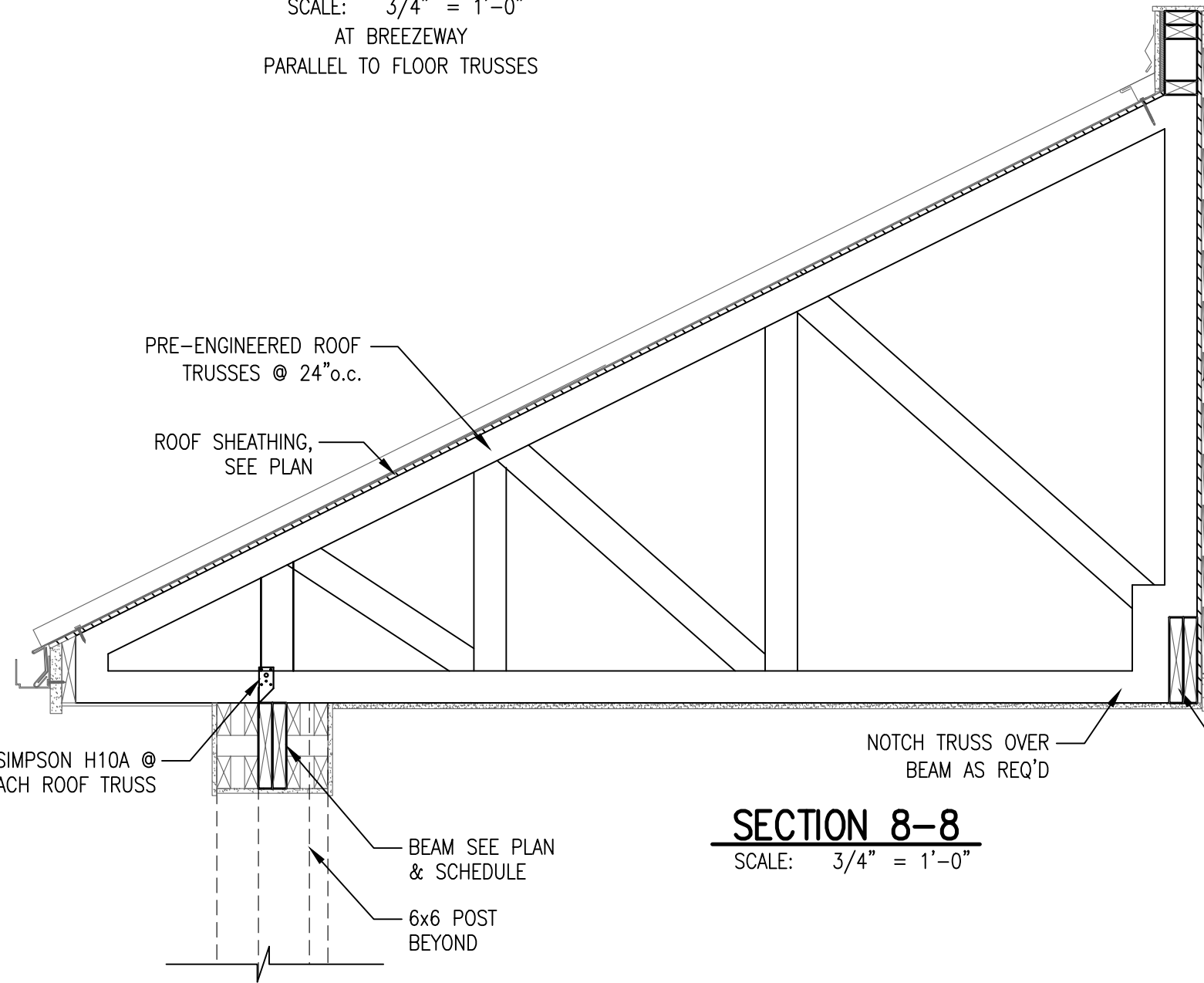
SECTION 5-5
SCALE: 3/4" = 1'-0"
TYPICAL @ BALCONY EDGE



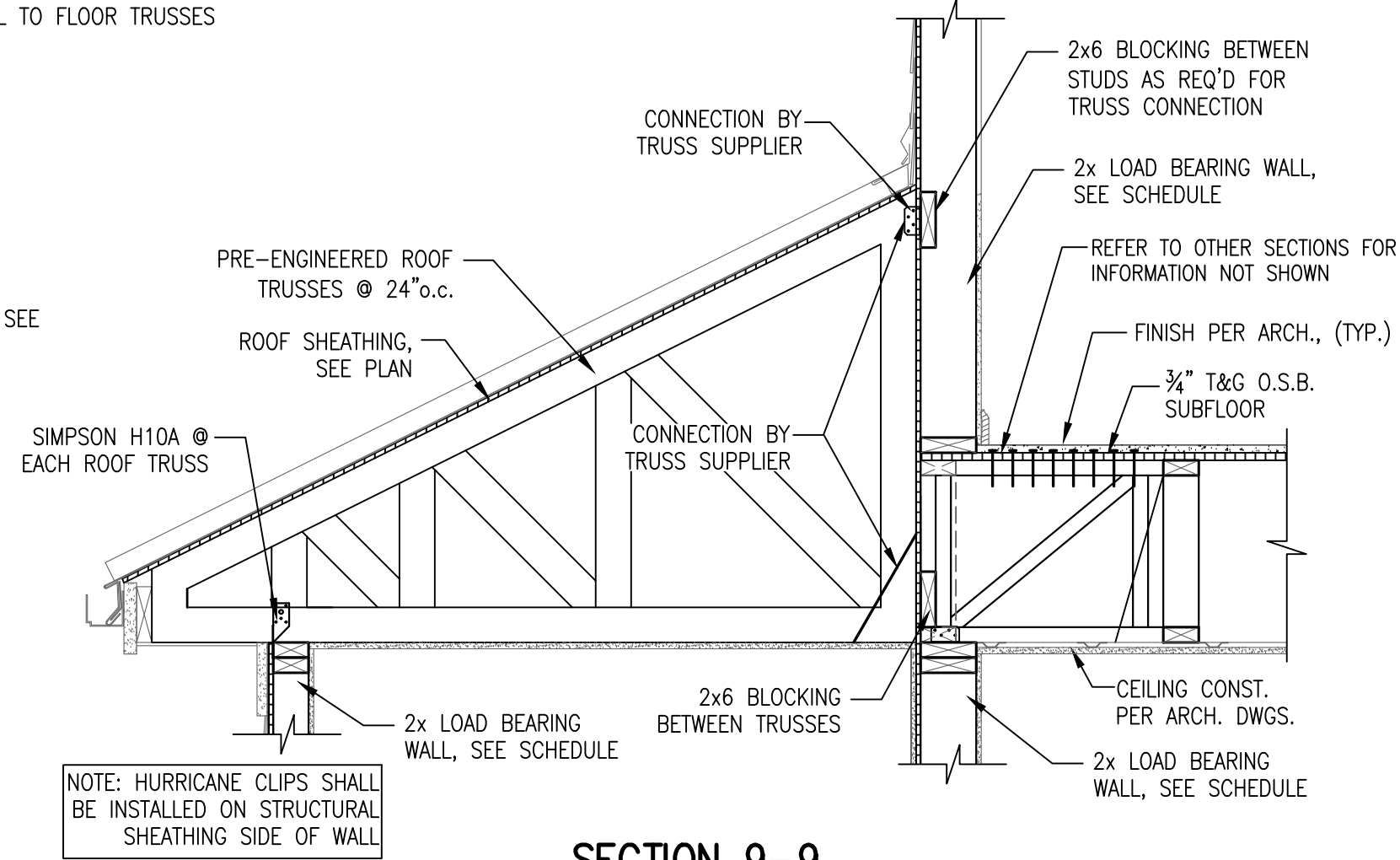
SECTION 6-6
SCALE: 3/4" = 1'-0"
TYPICAL INTERIOR LOAD BEARING WALL



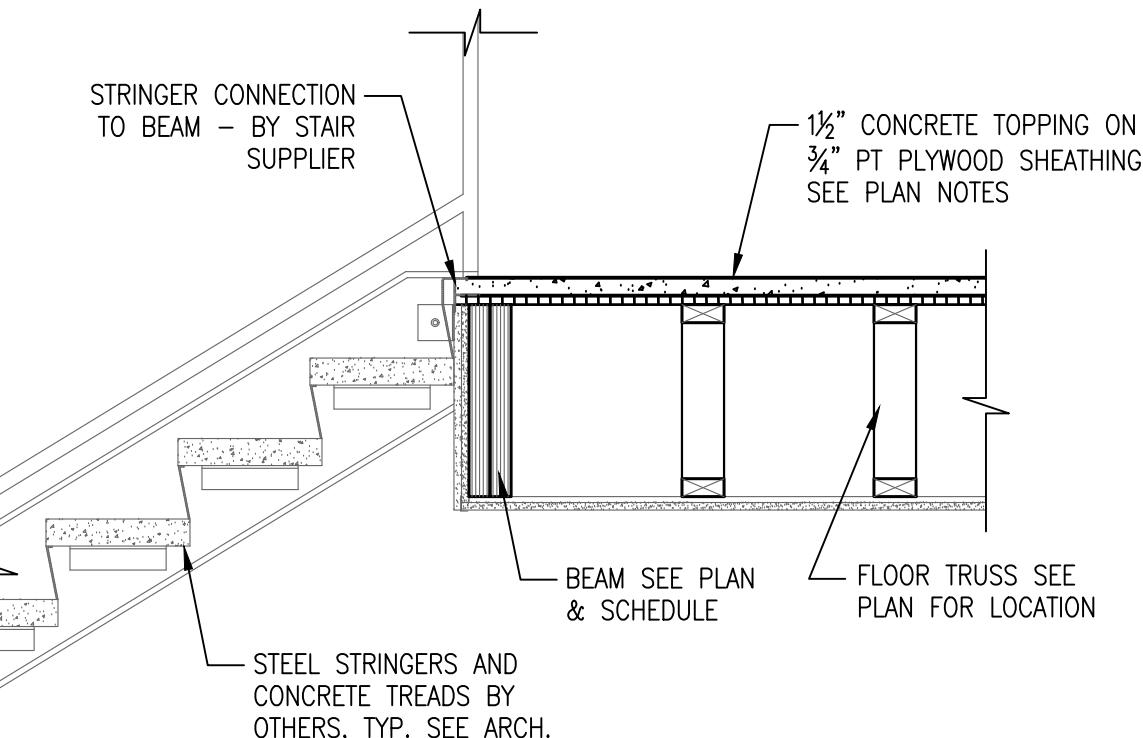
SECTION 7-7
SCALE: 3/4" = 1'-0"
AT ELEVATOR
PERPENDICULAR TO TRUSSES



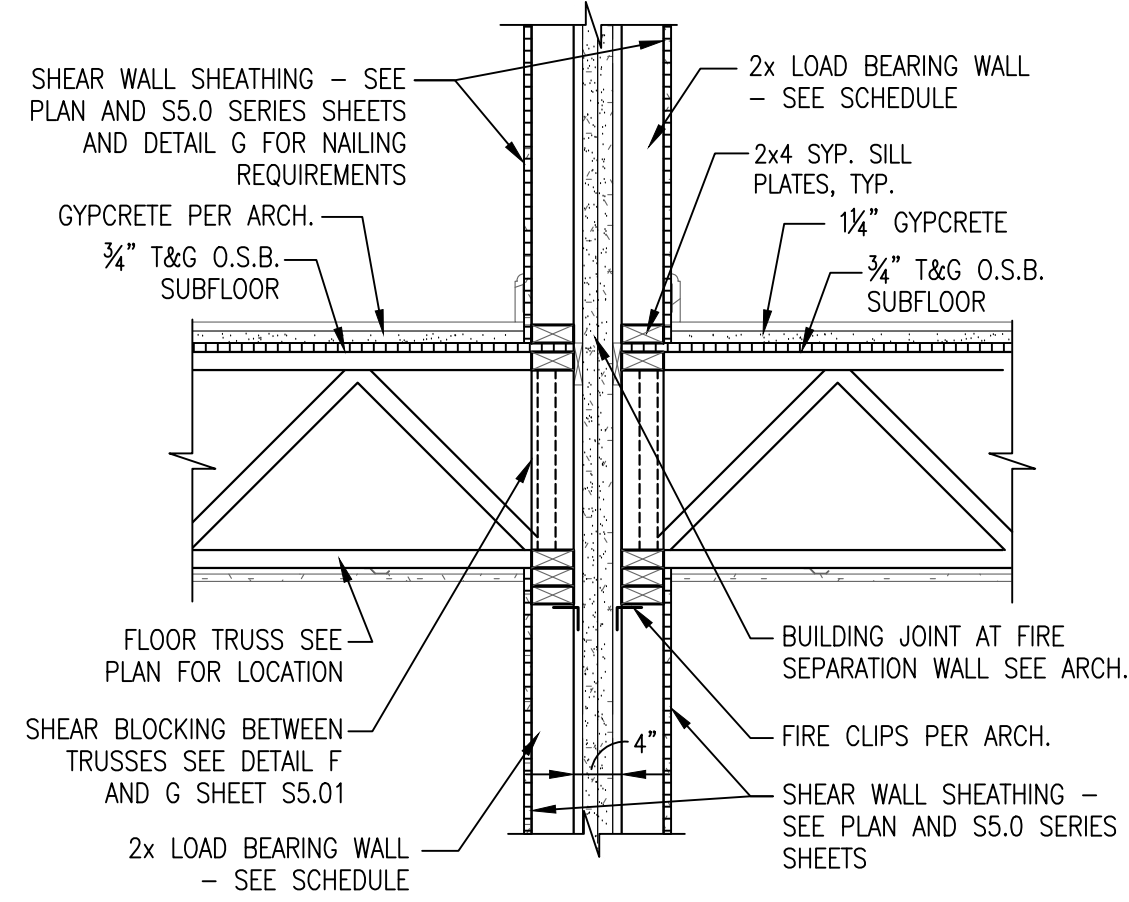
SECTION 8-8
SCALE: 3/4" = 1'-0"



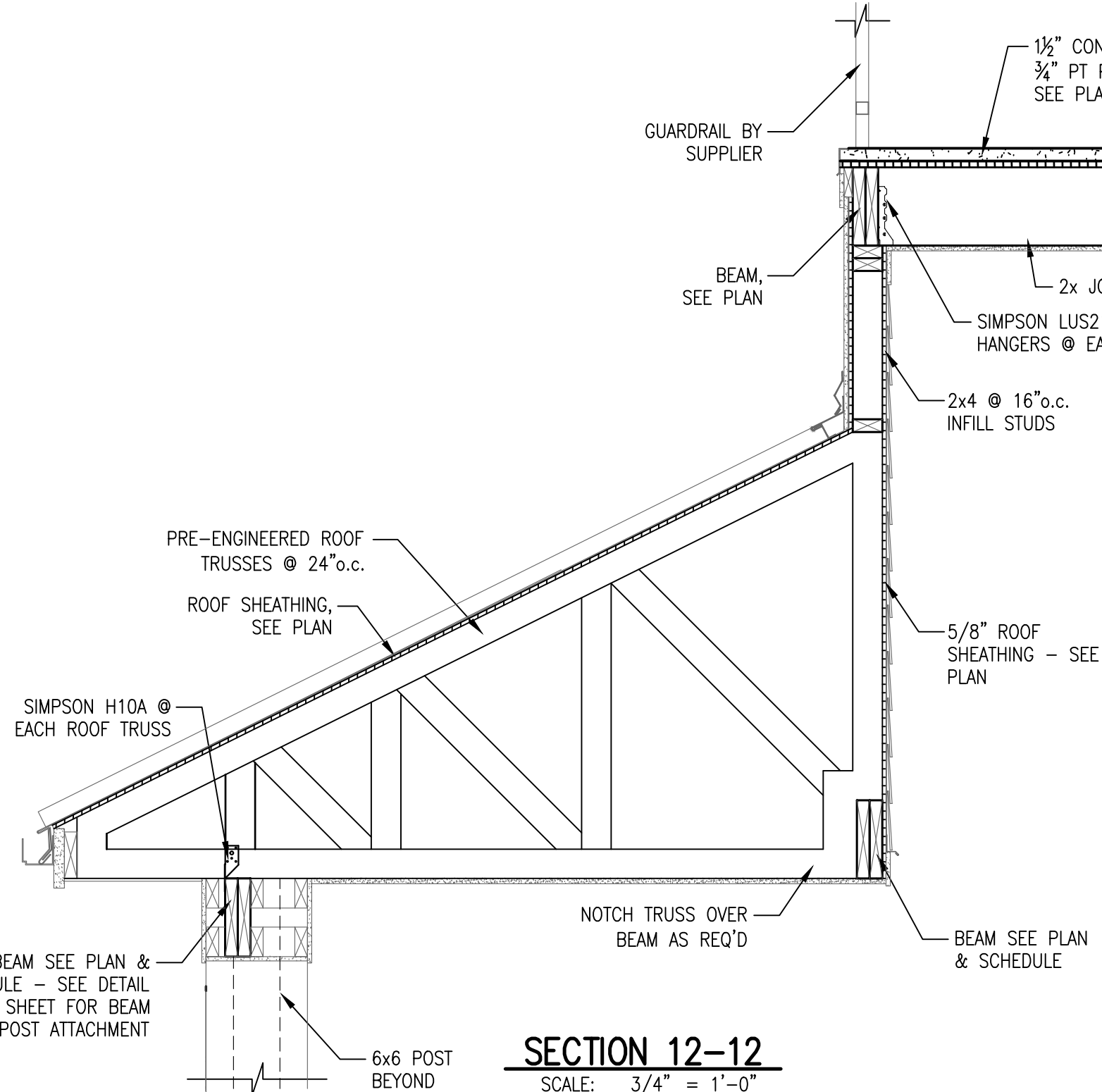
SECTION 9-9
SCALE: 3/4" = 1'-0"



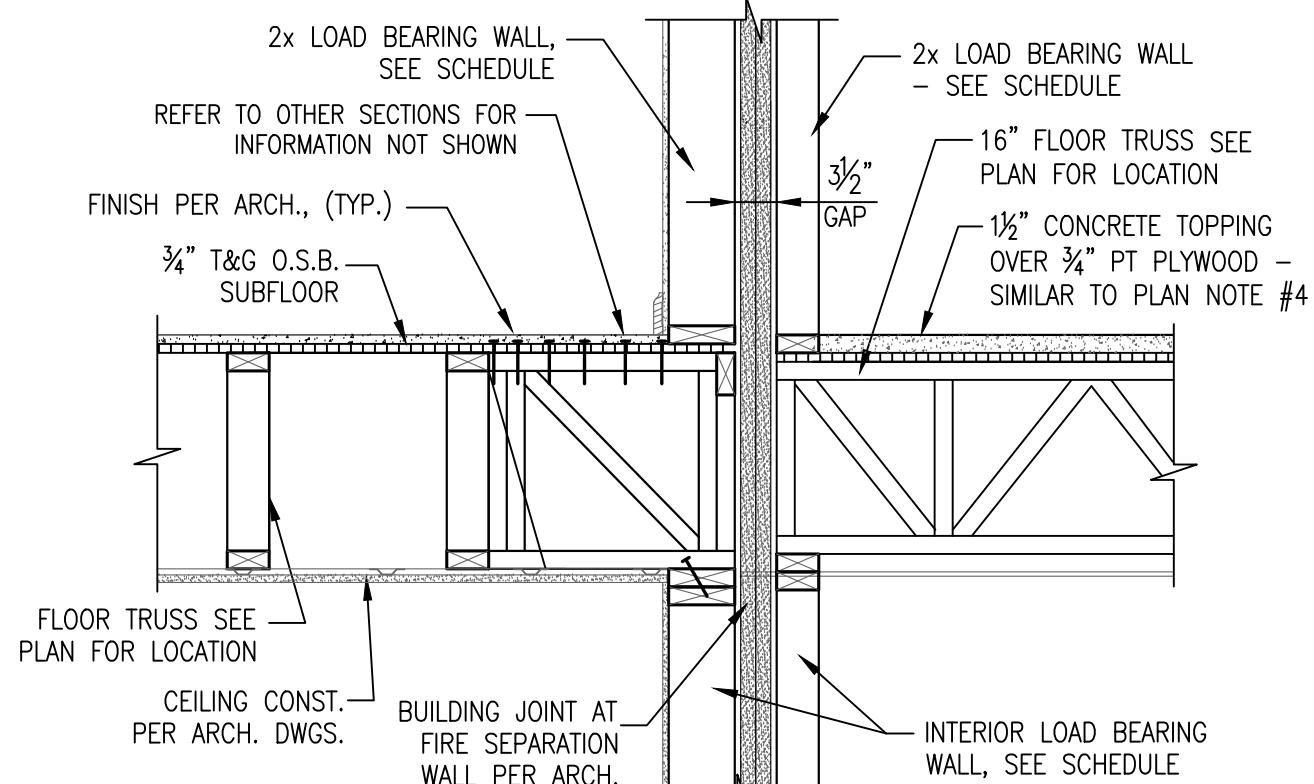
SECTION 10-10
SCALE: 3/4" = 1'-0"
AT STAIR STRINGERS



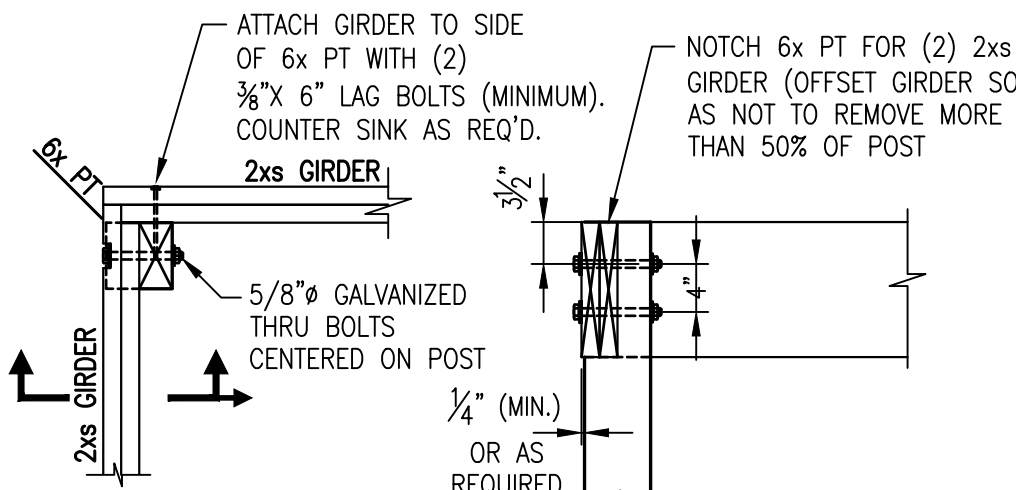
SECTION 11-11
SCALE: 3/4" = 1'-0"
AT FIRE WALL



SECTION 12-12
SCALE: 3/4" = 1'-0"



SECTION 13-13
SCALE: 3/4" = 1'-0"

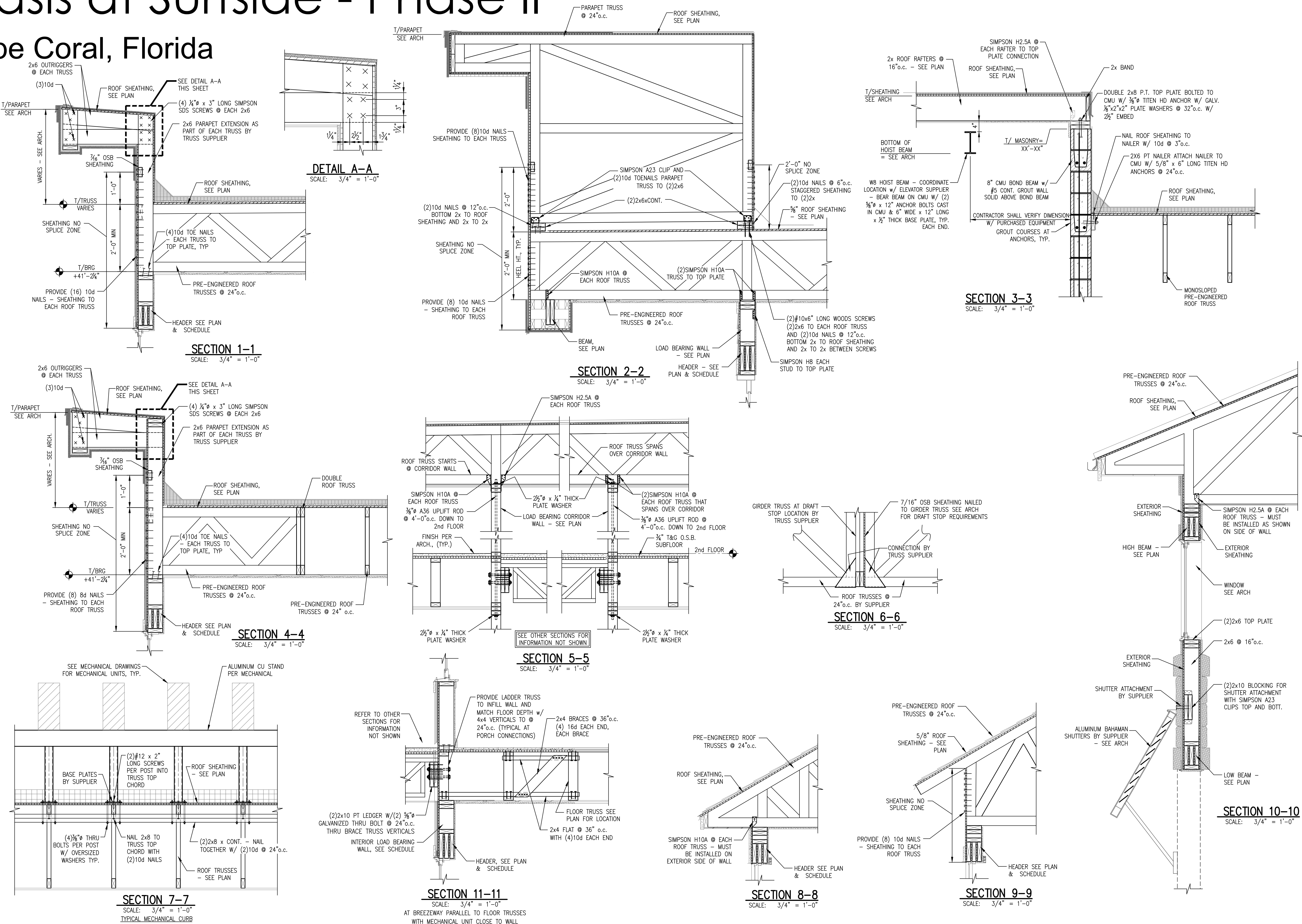


TYPICAL POST CONNECTION
SCALE: 3/4" = 1'-0"

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Oasis at Surfside - Phase II

Cape Coral, Florida



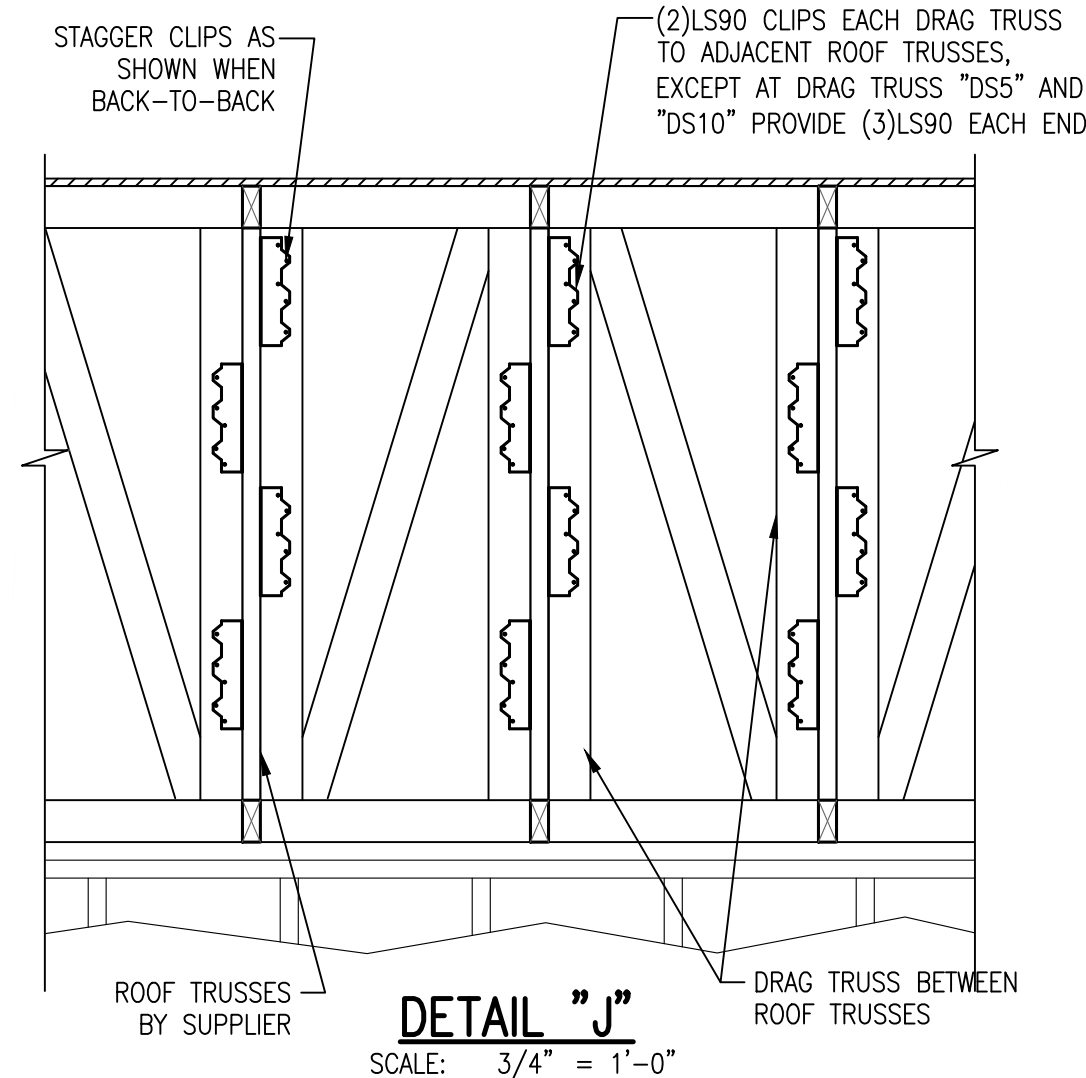
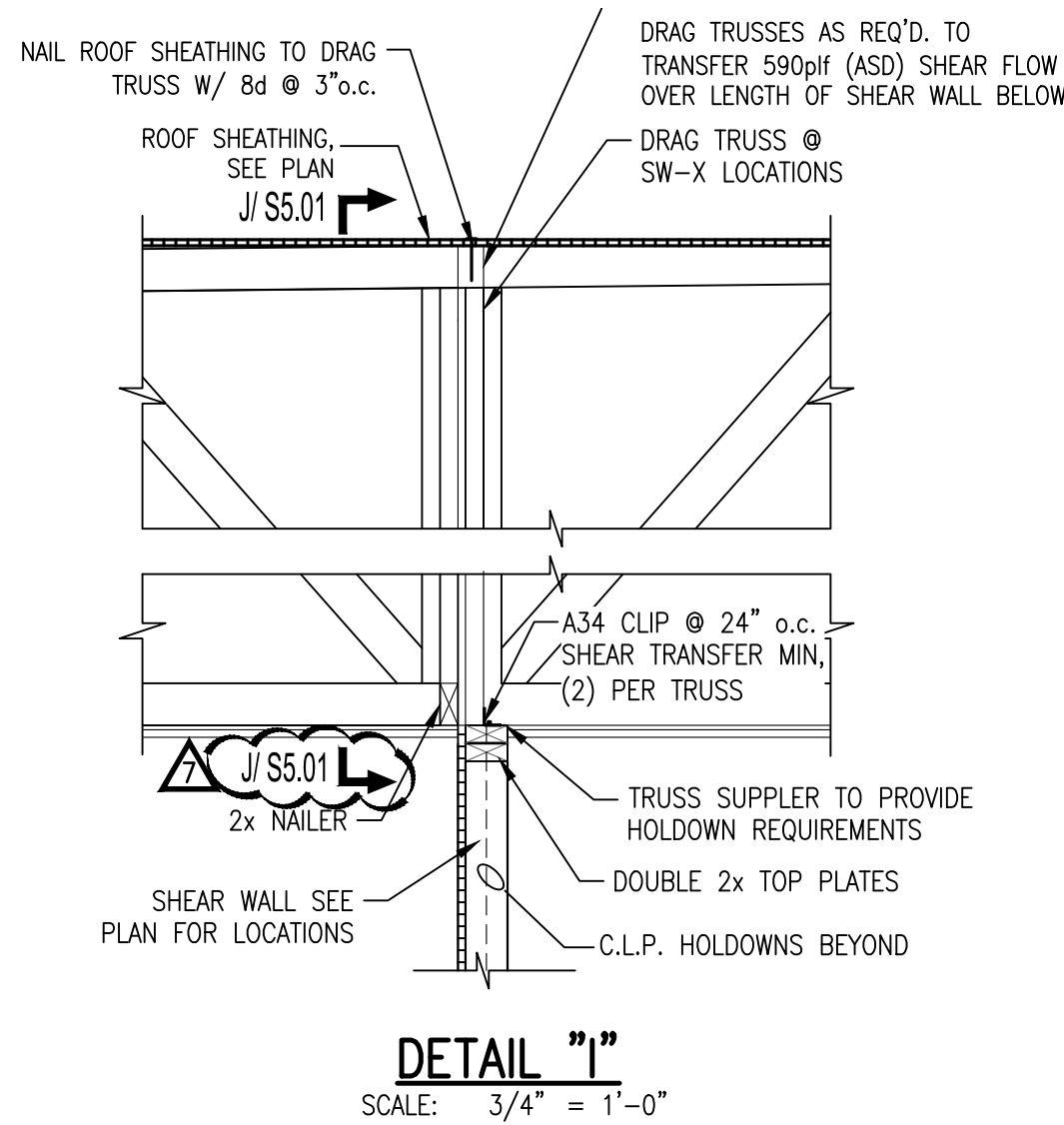
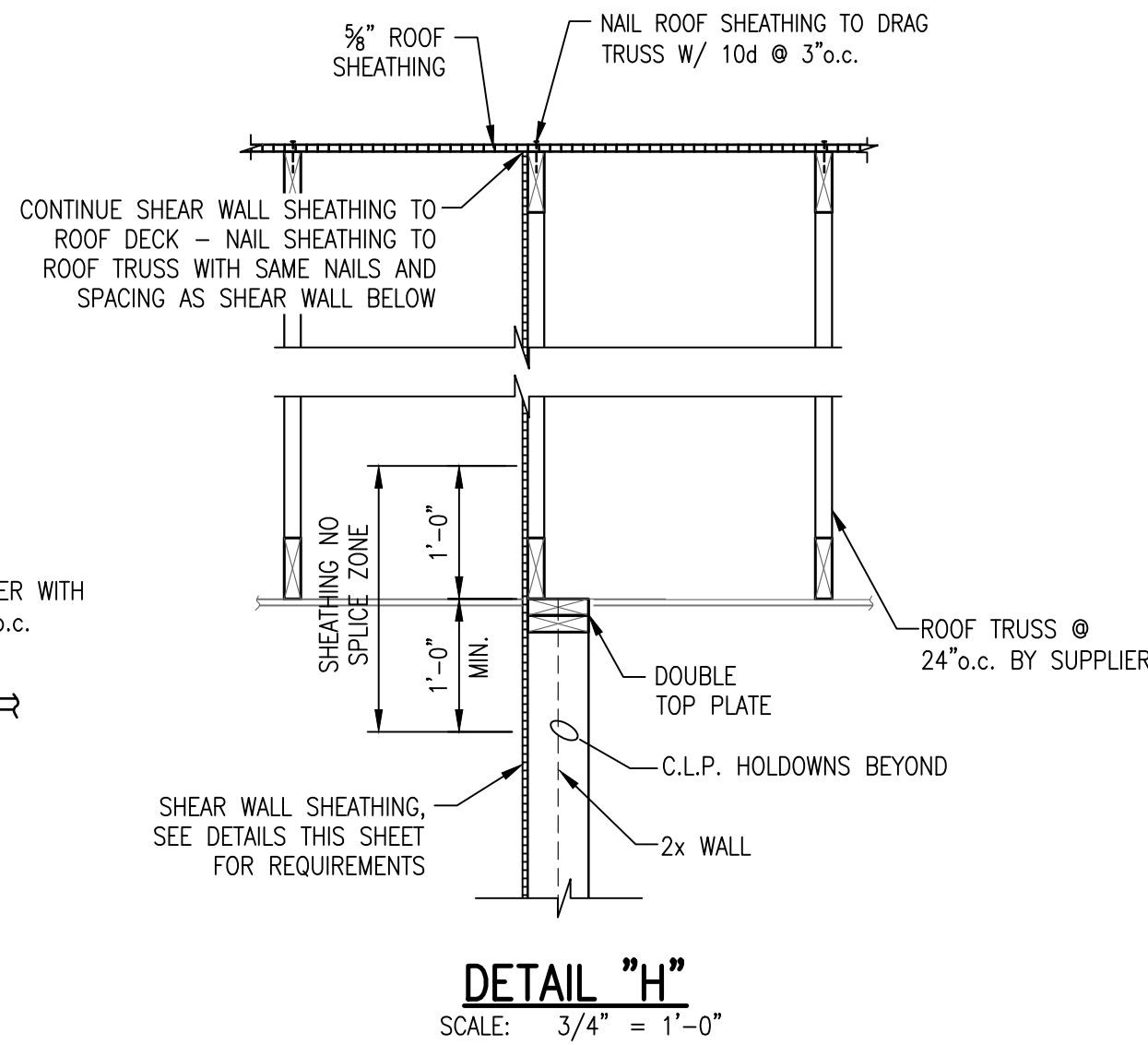
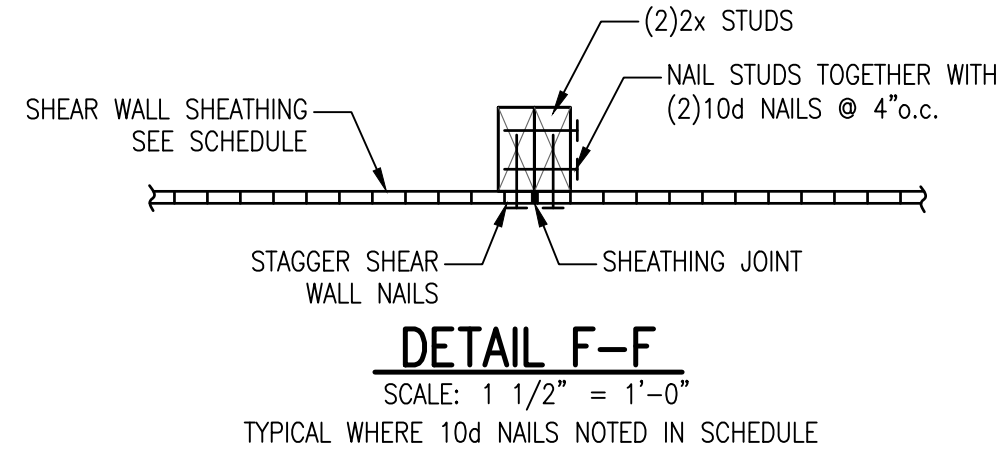
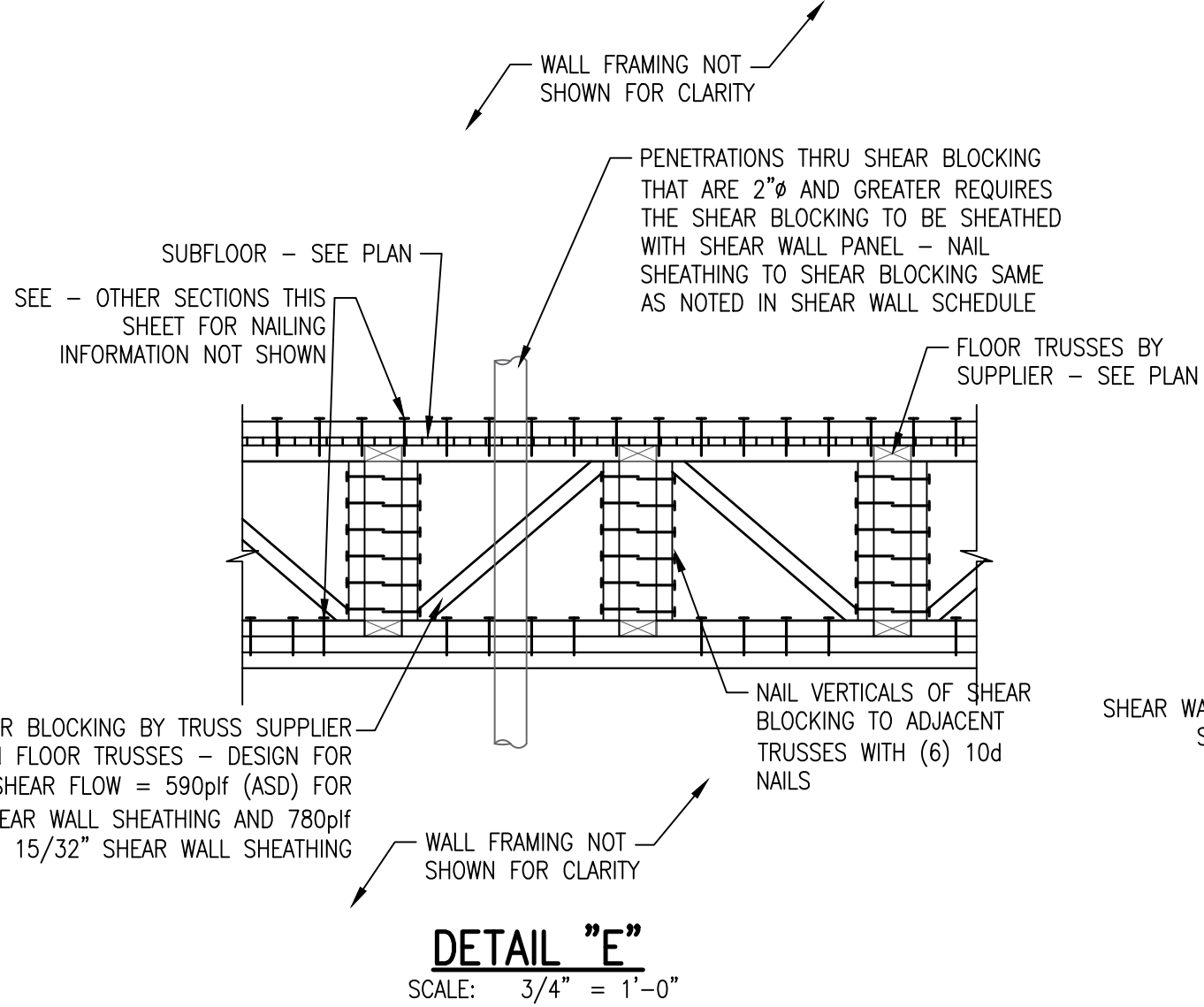
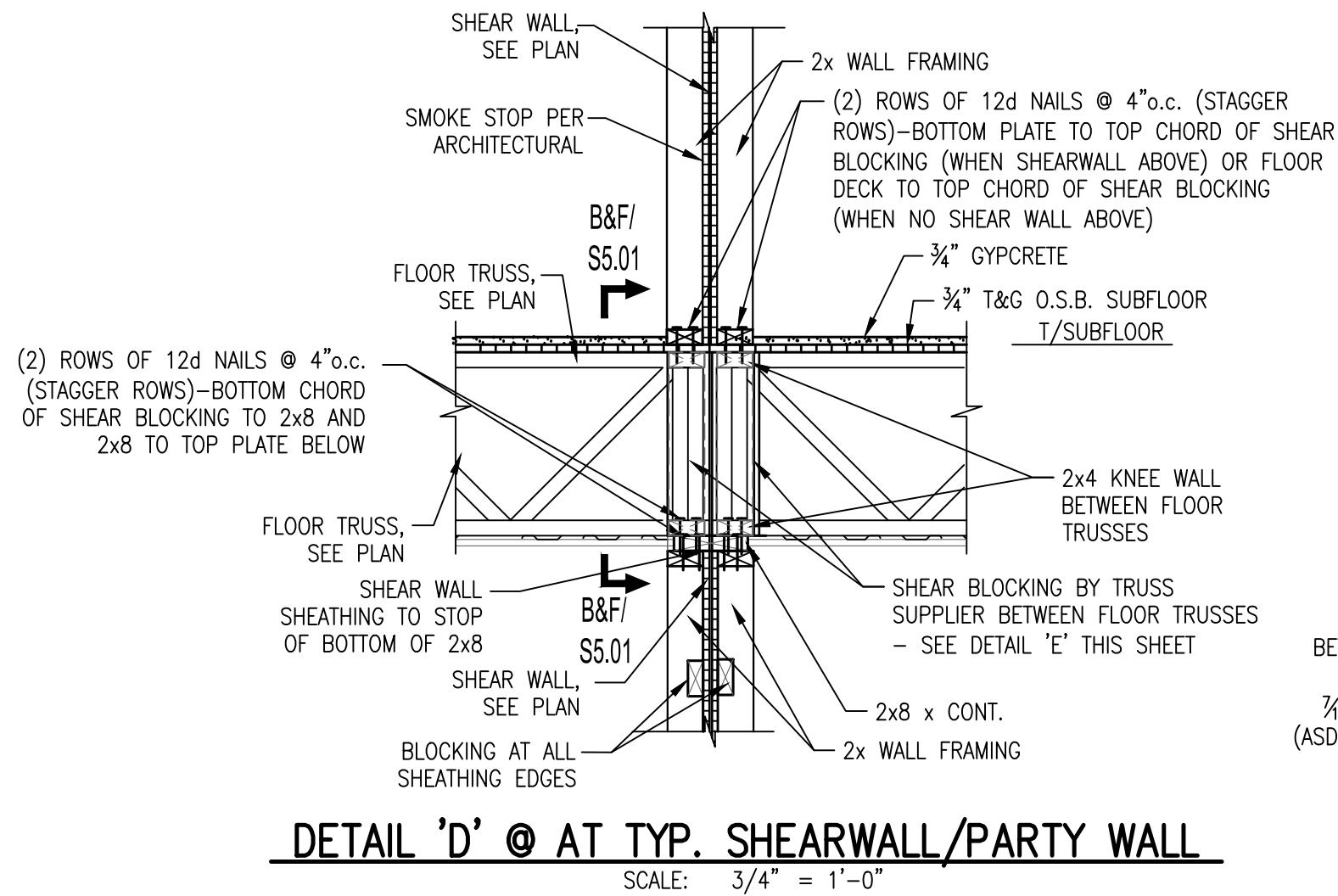
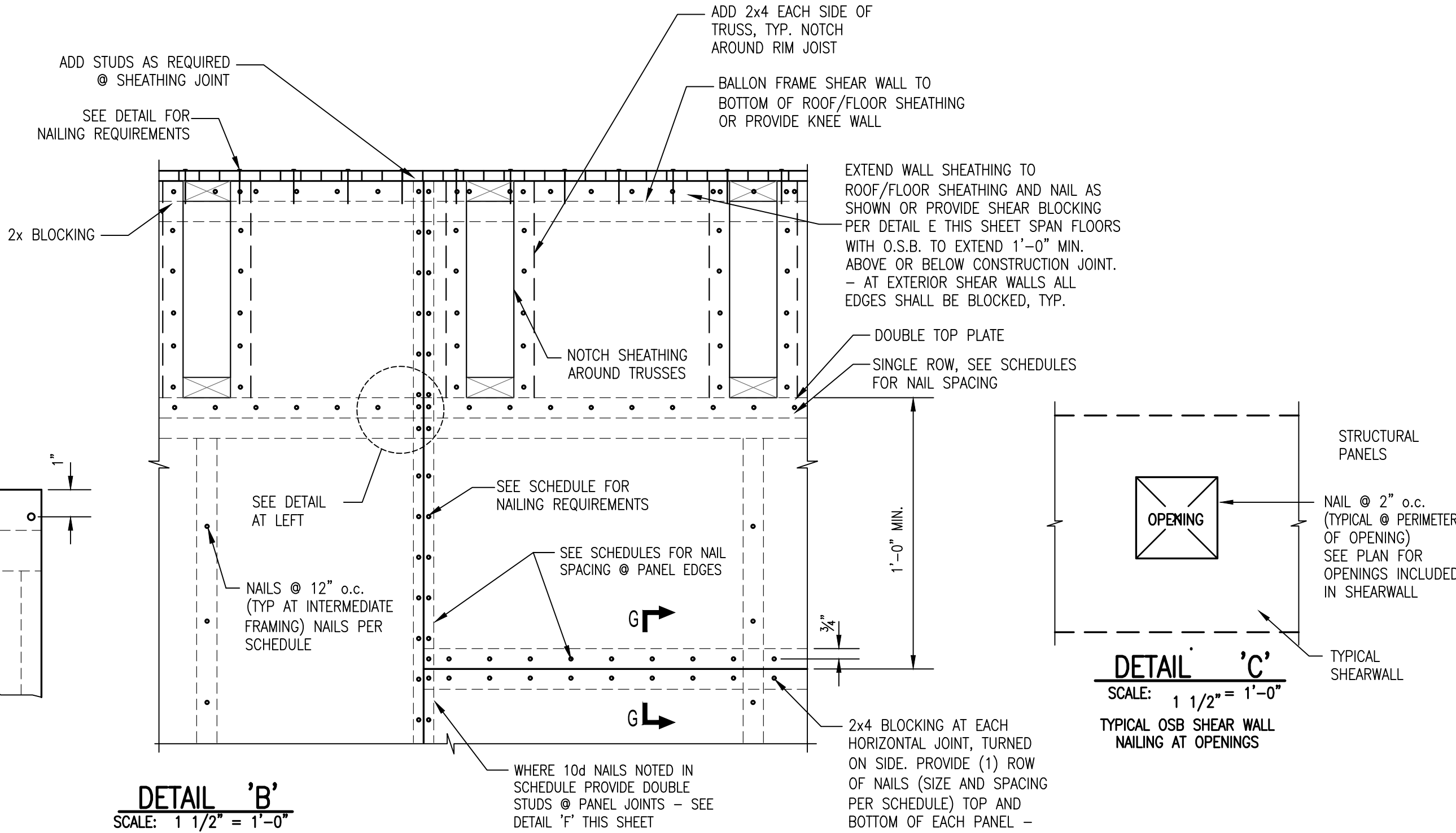
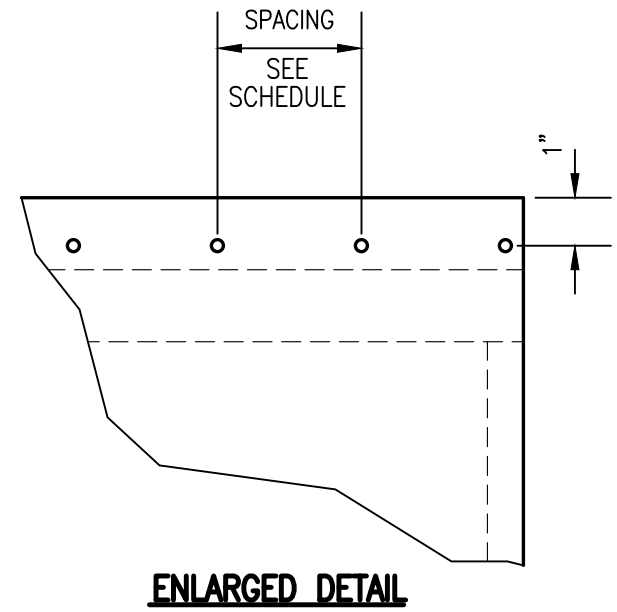
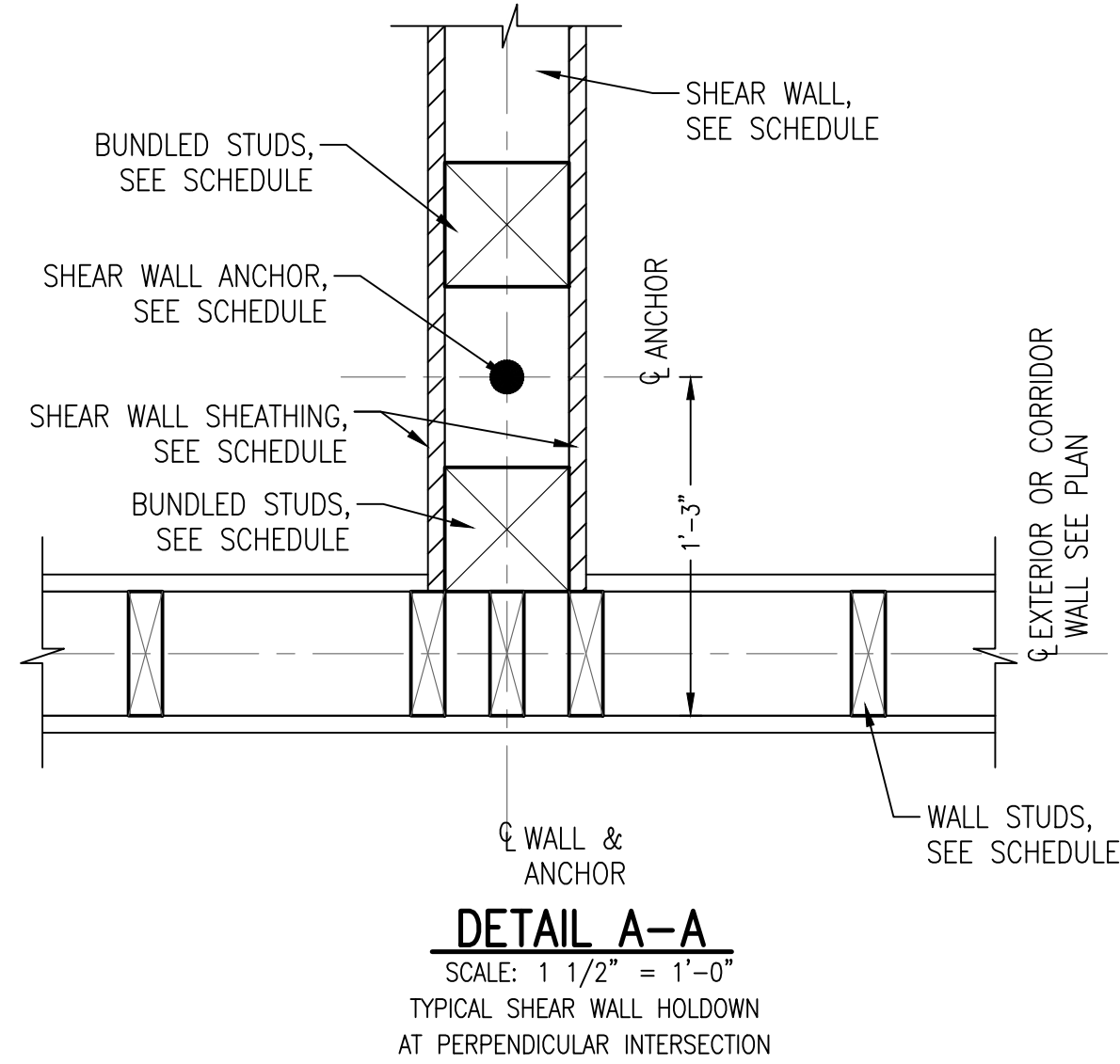
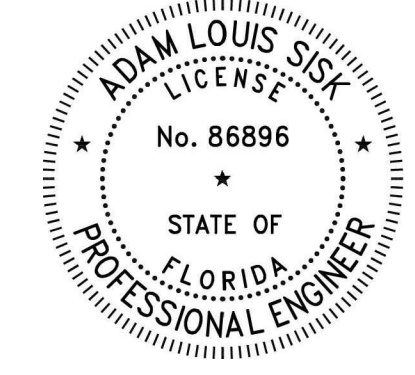
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Oasis at Surfside - Phase II

Cape Coral, Florida



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Oasis at Surfside - Phase II

Cape Coral, Florida

SHEAR WALL SW-1 (4 STORY)				
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01				
FLOOR	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	3/8"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)				
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01				
FLOOR	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	3/8"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)				
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01				
FLOOR	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	3/8"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)3/8"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)				
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01				
FLOOR	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)				
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01				
FLOOR	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)			
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
FLOOR	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 ROD

USE 15/32" SHEATHING @ EXTERIOR WALLS

SHEAR WALL SW-7 (1 STORY)			
SHEAR WALL IS COMPRISED OF O.S.B SHEATHING WITH BLOCKING – SEE DETAILS SHEET S5.01			
FLOOR	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 ROD

USE 15/32" SHEATHING @ EXTERIOR WALLS

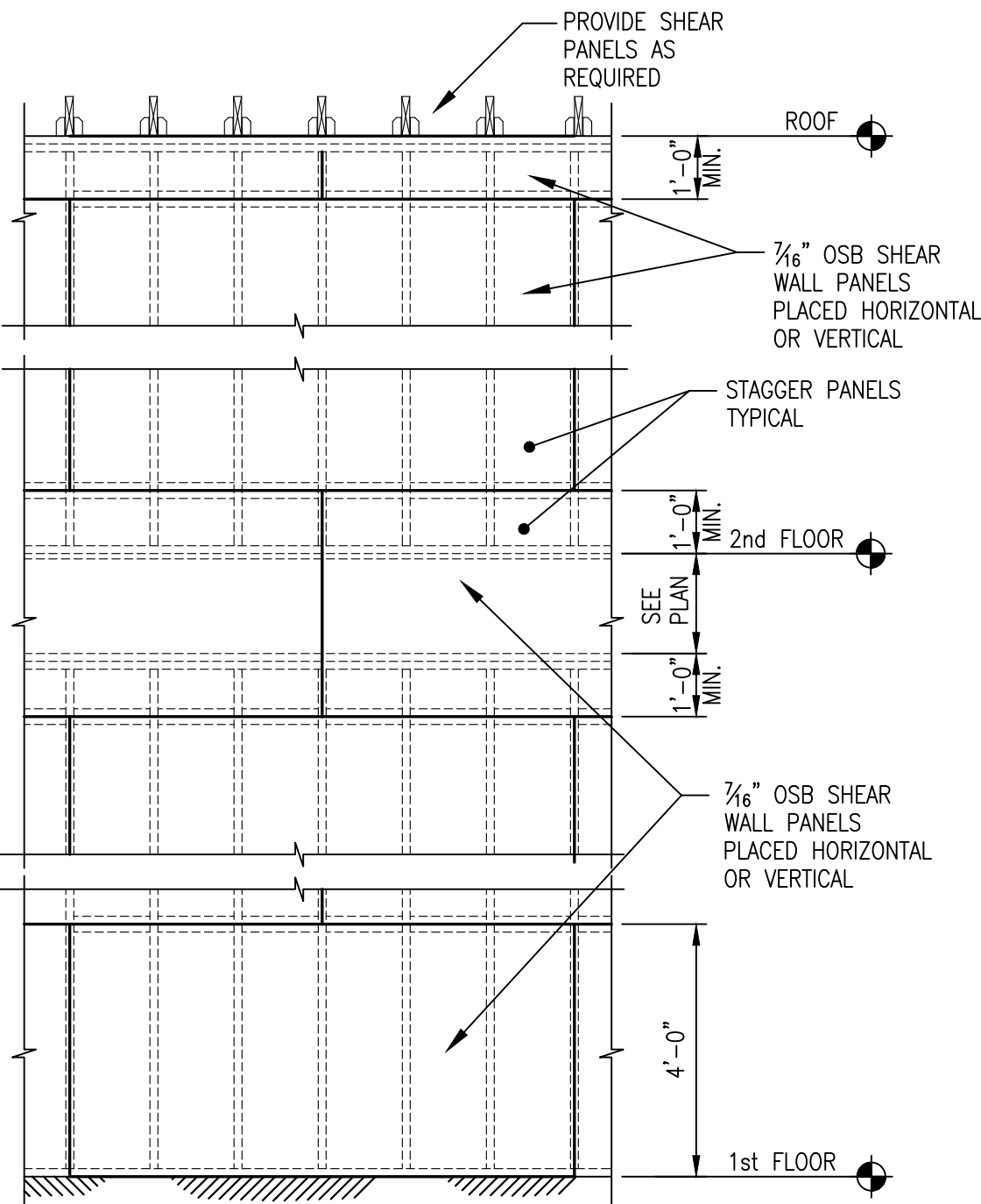
SHEAR WALL NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- SEE DETAILS ON S5.01 FOR TYPICAL SHEAR WALL DETAILS.
- 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
- PROVIDE SIMPSON HDU5-SDS2.5 WITH 3/8"Ø ROD AND (2) STUDS AROUND DOOR OPENINGS AT THE BOTTOM FLOOR.
- ALL RODS SHALL BE ASTM A36.
- ALL STUDS SHALL MATCH LOAD BEARING WALL SPACING AND SPECIES.
- PSL = 1.8E PARALLAM PSL BY WEYERHAEUSER.
- ALL ROD HOLDDOWNS TO BE LOCATED A MAXIMUM DISTANCE OF 12" FROM END OF WALL. (TYP. OF ALL SHEAR WALLS)
- EPOXY SHALL BE HILTI HY-200. SEE TABLE THIS SHEET FOR REQUIRED EMBEDMENT.
- ALL HOLDOWN RODS LOCATED ON EXTERIOR WALL SHALL BE CAST-IN-PLACE.

SHEAR WALL ROD EPOXY EMBEDMENT

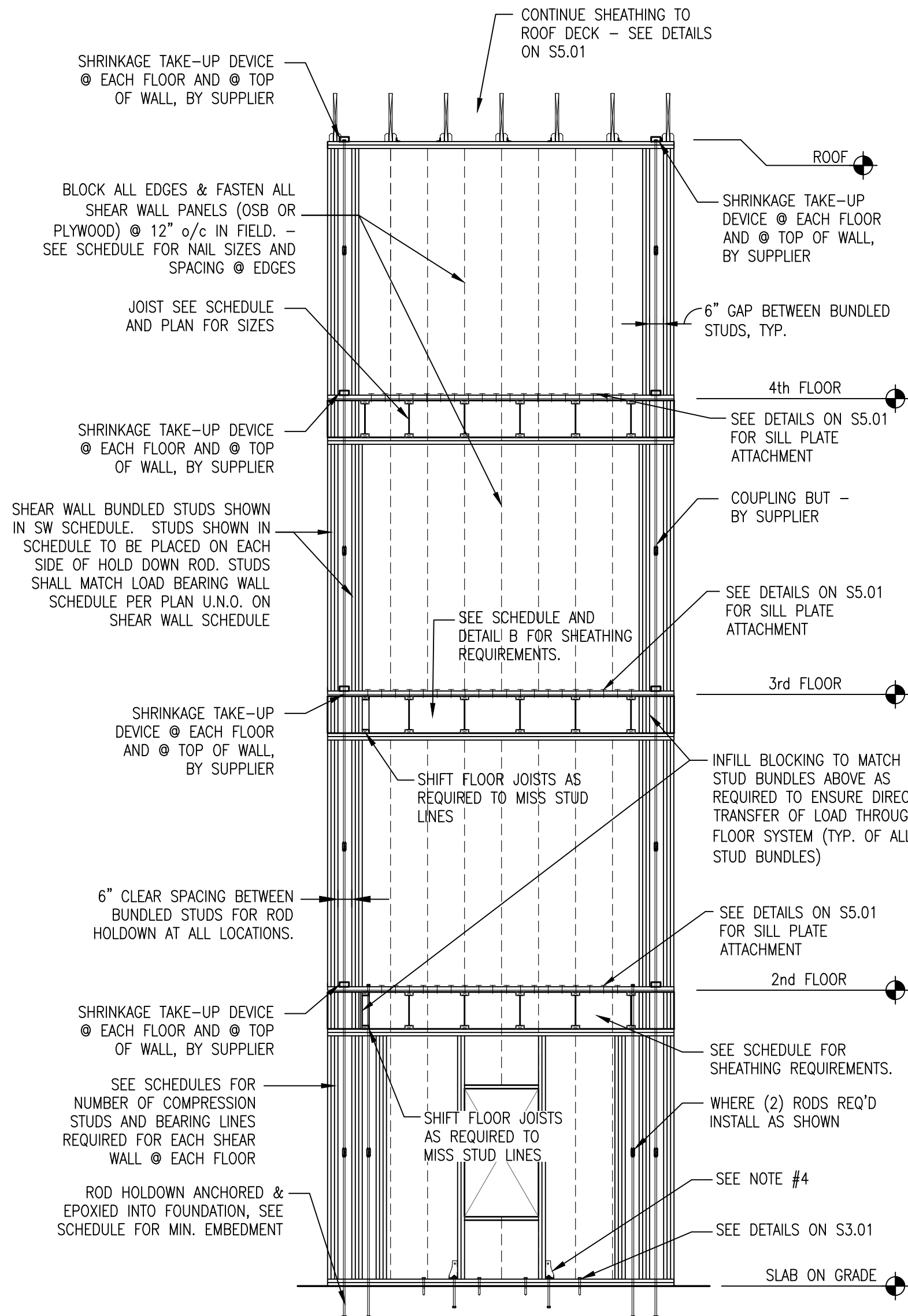
ROD SIZE	EMBEDMENT
1/2"Ø	7"
3/8"Ø	9"
3/4"Ø	10"
7/8"Ø	14"

– EPOXY SHALL BE HILTI HY-200
– ALL EXTERIOR HOLDOWN RODS SHALL BE CAST-IN-PLACE AS SHOWN ON SECTION 9-9 SHEET S-301



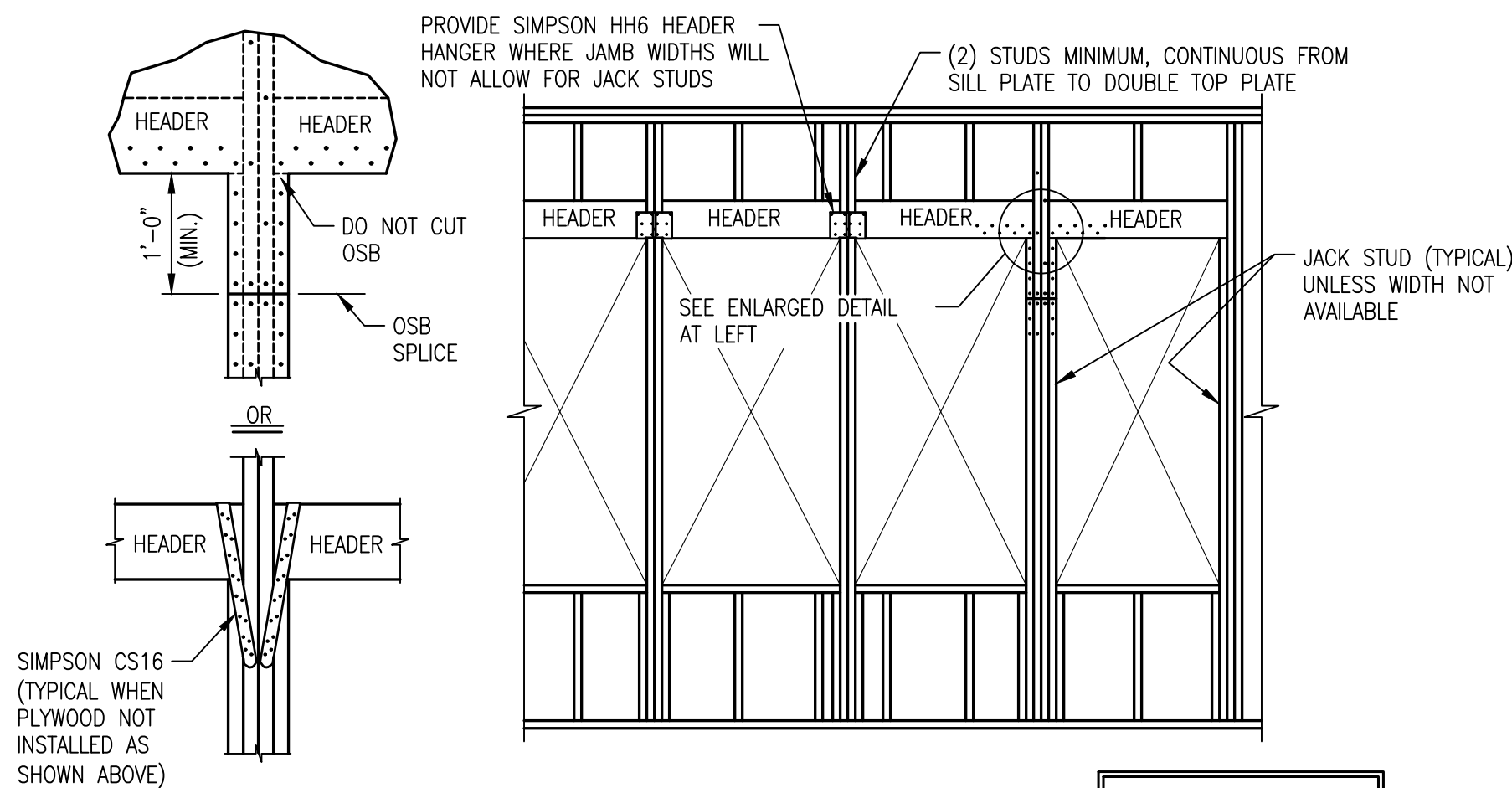
TYPICAL SHEAR WALL SPLICE PATTERN

SCALE: 3/8" = 1'-0"



TYPICAL EXTERIOR SHEAR WALL REQUIREMENTS

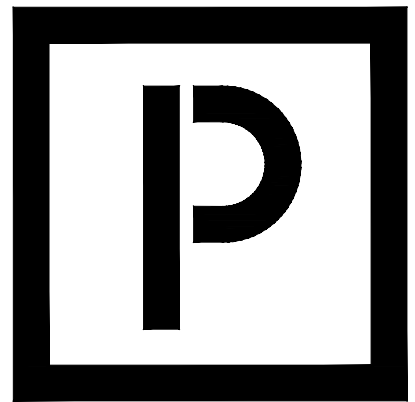
SCALE: 1/4" = 1'-0"



TYPICAL FRAMING AT EXTERIOR WINDOW OR DOOR OPENING

SCALE: 3/8" = 1'-0"

NOTE: CONTRACTOR SHALL USE JACK STUDS WHEN POSSIBLE.



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S5.02