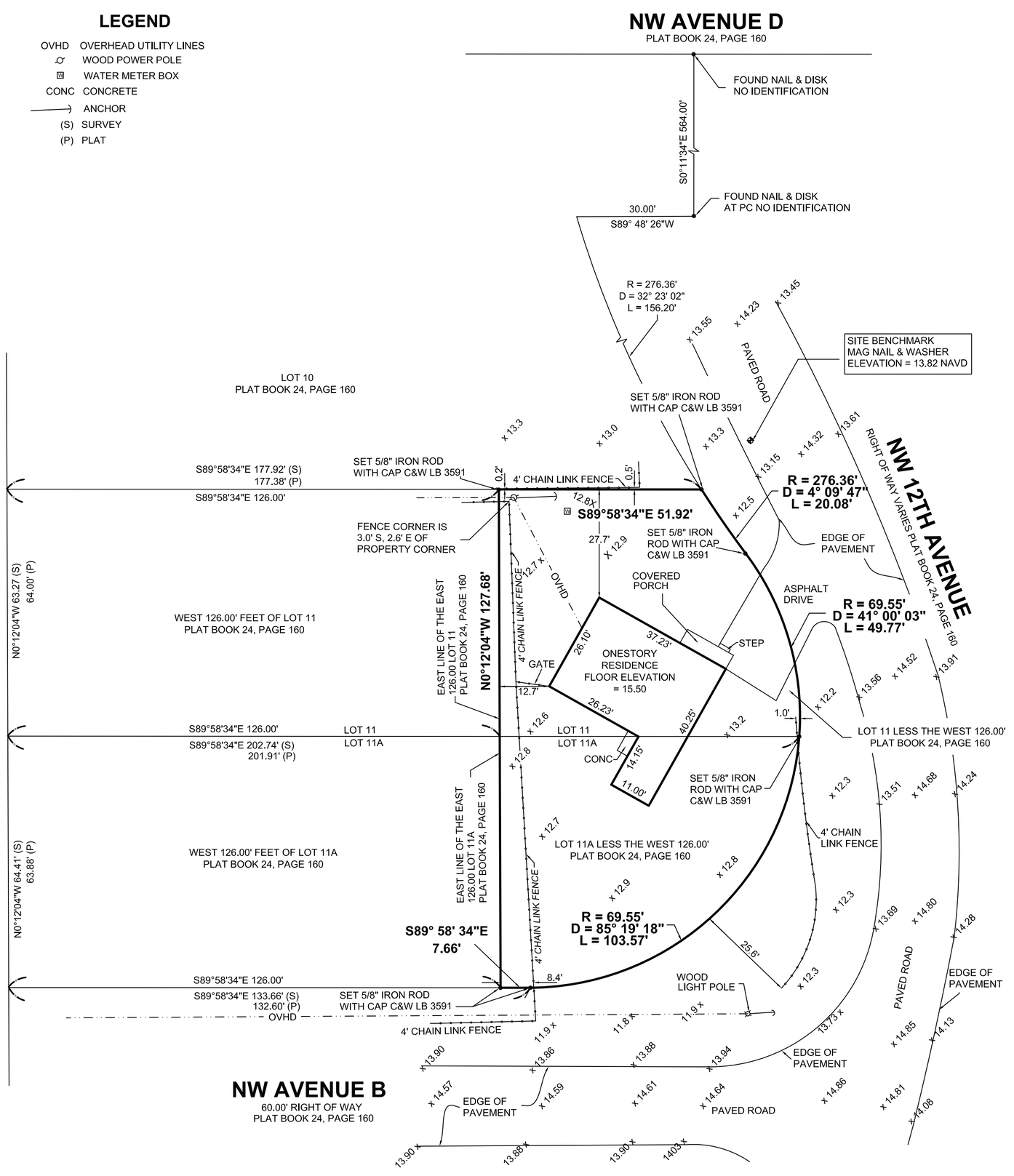
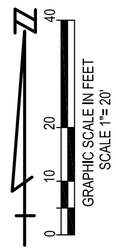
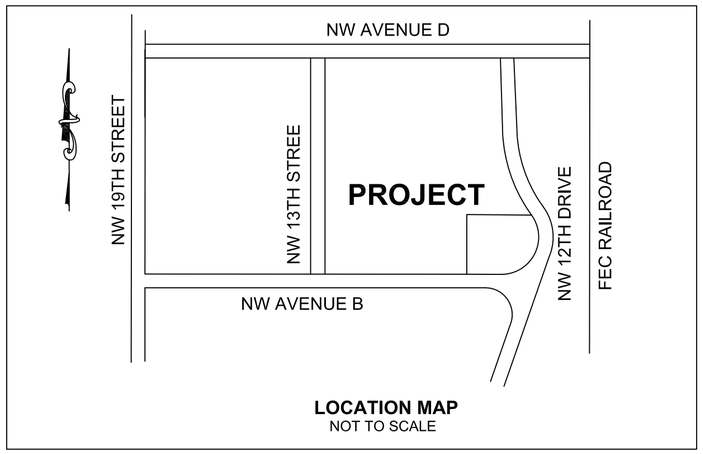
LEGEND

OVHD OVERHEAD UTILITY LINES
WOOD POWER POLE
WATER METER BOX
CONC CONCRETE
ANCHOR
(S) SURVEY
(P) PLAT







LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 15, LESS THE WEST 126 FEET THEREOF AND LOT 11-A, LESS THE WEST 126 FEET THEREOF, IRENE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 24, PAGE 160, AS RECORDED IN THE PUBLIC RECORDS OF PALMA BEACH COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA .

CONTAINING ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS BOUNDARY SURVEY.

2.THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED

3.UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

4.THE SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.

5. THE LAND DESCRIPTION WAS PROVIDED BY THE OWNER.

6. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.

8. SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12099C0466F, DATED OCTOBER 05, 2017.

9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON PALM BEACH COUNTY ENGINEERING BENCHMARK "Z 413" WITH A PUBLISHED ELEVATION OF 18.455.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 20, 2012. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DATE:_____

_____
DAVID P. LINDLEY, P.L.S.

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

208 NW 12TH DRIVE
BELLE GLADE, FL
BOUNDARY SURVEY

REVISIONS	DATE	BY

DATE	11-07-2017	SCALE	1"=20'
FLD.BK.	0000	CHECKED BY	00000
PAGE	00000		
FILE NAME 0000			

7993

SHT.NO. 1 OF 1 SHEETS

Gayle Residence

Single Family Residence

PALM BEACH COUNTY

Department of Economic Sustainability

PERMIT SET DOCUMENTS

Dated: JUNE 27, 2019

Architect

Colome' and Associates, Inc.

530 24th Street
West Palm Beach, FL 33047
(561) 537-9211

Structural Engineer

Warren Von Werne, PE

11388 Okeechobee Boulevard
West Palm Beach, FL 33411
(561) 795-1818

LOCATION MAP

GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE FROM FINISH FLOOR SLAB. A.F.F. ABBREVIATES "ABOVE FINISH FLOOR"

2. THE ARCHITECT AND ENGINEER ACCEPT NO RESPONSIBILITY FOR WORK WHICH IS NOT IN COMPLIANCE WITH THE INTENT AND REQUIREMENTS OF THE DRAWINGS, OR WHICH HAS BEEN PERFORMED BASED UPON THE INTERPRETATION OF INTENT OF THE DRAWINGS BY PARTIES OTHER THAN THE ARCHITECT AND ENGINEER.

3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING AND STARTING CONSTRUCTION. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.

4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 6TH EDITION (2017) INCLUDING ADOPTED LOCAL AMENDMENTS, AS WELL AS THE LATEST EDITION OF ALL GOVERNING STATE AND NATIONAL CODES.

5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF PLANS, SECTIONS, AND DETAILS. DIMENSIONS ARE NOMINAL AND TO FACE OF STUDS UNLESS NOTED OTHERWISE.

6. ALL WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. PROVIDE ALL REQUIRED BLOCKING AS NEEDED FOR BUILT-IN CASEWORK OR EQUIPMENT SUPPORTS. COORDINATE WITH SUBCONTRACTORS AS REQUIRED.

8. VERIFY SIZES OF ALL EQUIPMENT AND MATERIALS N.I.C. AND COORDINATE OPENINGS, CLEARANCES, ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE OWNER PRIOR TO INSTALLATION.

9. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE 6TH EDITION (2017) ACCESSIBILITY CODE.

STC REQUIREMENTS:
ALL BATT INSULATION TO BE SONOBATTS, BY OWEN CORNING OR APPROVED EQUAL SOUND REDUCTION BATT INSULATION MEETING SPECIFICATION REQUIREMENTS
ALL DOORS AND WINDOWS TO HAVE STC 30 RATING MINIMUM - DOORS AND WINDOWS IN SPECIFICATIONS MEET THESE REQUIREMENTS. ANY SUBSTITUTION MUST MEET THESE REQUIREMENTS AND SPECIFICATION REQUIREMENTS

GREEN BUILDING REQUIREMENTS:
EXTERIOR WALL INSULATION - R-7.5
CEILING / ATTIC INSULATION - R-38
IMPACT WINDOWS AND DOORS - U-FACTOR = 0.24 / SHGC = 0.27
ALL LAMPS / LIGHT FIXTURES PURCHASED WITH ALLOWANCE TO BE ENERGY STAR RATED + UL / CFL OR LED LAMPS
REFRIGERATOR / DISHWASHER / WASHING MACHINE TO BE ENERGY STAR RATED
NO CARPETING ON PROJECT
LOW VOC PAINTS AND SEALANT. SEAL ALL JOINTS DESIGNED TO PREVENT WATER INTRUSION AND ALLOW MOISTURE TO EXPEL FROM STRUCTURE
PROGRAMMABLE THERMOSTAT
IRRIGATION SYSTEM TO BE PROVIDED BY ALLOWANCE. ALL PLANTS ADJACENT TO STRUCTURE TO BE WATERED BY DRIP IRRIGATION
TOILET TO BE 1.6 GPF MAX / 1.28 PREFERRED SHOWER HEAD - 1.75 GPM
BATHROOM SINK - .5 GPM
KITCHEN SINK 1.5 GPM

INDEX OF DRAWINGS

Colomé
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA, 33407
(561) 833-9147
Architect: Elizabeth A. G. Colomé
REG. NUMBER: AR 0014839

PBC-DES
GAYLE
RESIDENCE

208 NW 12TH DRIVE
BELLE GLADE, FL

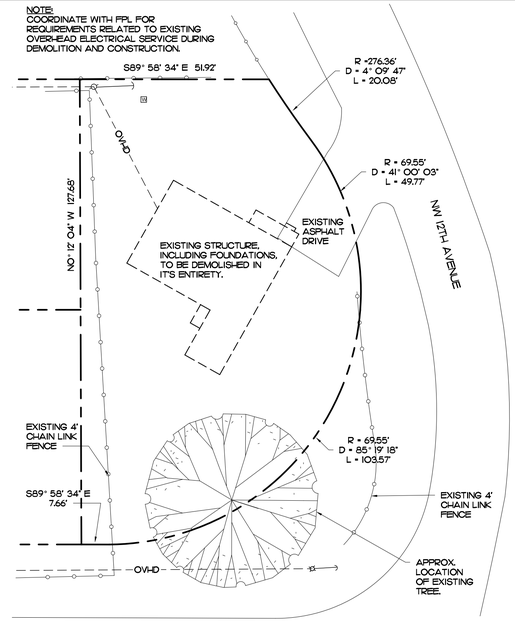
PROJECT NO.
201724

SHEET TITLE:
COVER

REVISIONS:

DATE
6-27-19
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET
NUMBER:
COVER



DEMOLITION SITE PLAN

SCALE: 1" = 20'

Colomé
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Architect: Elizabeth A. G. Colomé
REG. NUMBER: AR 0014839

PBC-DES

GAYLE RESIDENCE

208 NW 12TH DRIVE
BELLE GLADE, FL

ZONING DATA:

ADDRESS:

208 NW 12TH DRIVE
BELLE GLADE, FLORIDA

LEGAL DESCRIPTION:

LOT 15, LESS THE WEST 126 FEET THEREOF AND LOT 11-A, LESS THE EST 126 FEET THEREOF, IRENE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 24, PAGE 160, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

FLOOD PLAIN:

SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12099C0466F, DATED OCTOBER 05, 2017.

ZONING CLASSIFICATION:

R-2 RESIDENTIAL

BUILDING/SITE DATA:

MINIMUM LOT AREA:

REQUIRED: 6,000 SF
ACTUAL: 8,275 SF

BUILDING SQUARE FOOTAGE:

AIR CONDITIONED SQUARE FOOTAGE = 1,266 SF
PORCHES = 357 SF

FRONT SETBACK (EAST):

REQUIRED: 20'-0" MINIMUM
(A CORNER LOT SHALL HAVE FRONT SETBACK ON BOTH STREETS WHICH BOUND IT.)
ACTUAL: GREATER THAN 20'-0" (SEE SITE PLAN)

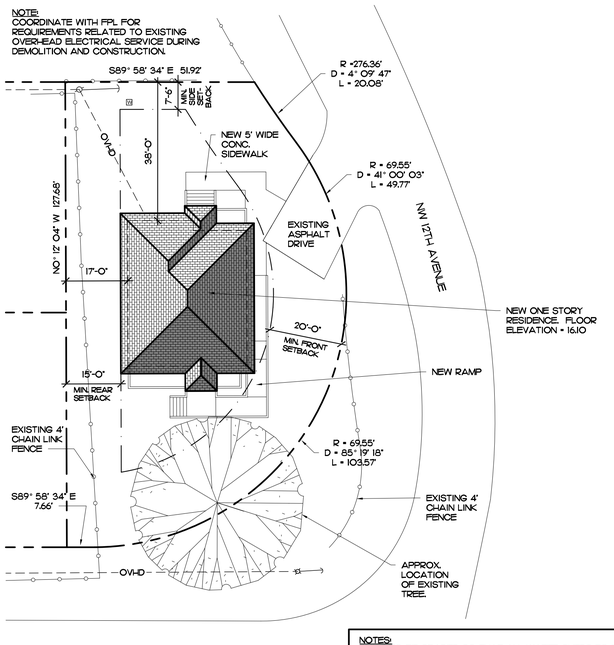
SIDE SETBACK (NORTH):

REQUIRED: 7'-6" MINIMUM
ACTUAL: 38'-0" (SEE SITE PLAN)

REAR SETBACK (WEST):

REQUIRED: 15-0" MINIMUM
ACTUAL: 17'-0" (SEE SITE PLAN)

ZONING AND BUILDING/SITE DATA



NOTES:
1. SITE TO BE GRADED SO THAT ALL WATER SHEDS TO EAST AND SOUTH OF SITE WITHOUT ANY DRAINAGE ONTO ADJACENT PROPERTIES.
2. PROVIDE NEW SOD AND LANDSCAPING AFTER COMPLETION OF CONSTRUCTION OF BUILDING, PORCHES, AND STAIRS. LANDSCAPING TO COMPLY WITH BELLE GLADE ZONING REQUIREMENTS. LANDSCAPING TO INCLUDE AN IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD COVERAGE.

SITE PLAN

SCALE: 1" = 20'

PROJECT NO.
201724

SHEET TITLE:
SITE PLAN / DEMOLITION SITE PLAN

REVISIONS:

DATE
6-27-19
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
SP-1

ROOM FINISH SCHEDULE

MK	SPACE	FLOOR	WALL FINISHES	BASE	CEILING		REMARKS
					MAT'L	HGT	
101	ENTRY	PT1	PAINT	WD	GYP	9'-4"	
102	KITCHEN	PT1	PAINT	WD	GYP	9'-4"	EPOXY PAINT AT WET WALLS
103	DINING ROOM	PT1	PAINT	WD	GYP	9'-4"	
104	LIVING ROOM	PT1	PAINT	WD	GYP	9'-4"	
105	HALLWAY	PT1	PAINT	WD	GYP	9'-4"	
106	BEDROOM	PT2	PAINT	WD	GYP	9'-4"	
107	BATHROOM	PT3	EPOXY PAINT/CT	CT BASE	MR GYP	9'-4"	8'-0" CT WAINSCOT (1)
108	MASTER BATH	PT3	EPOXY PAINT/CT	CT BASE	MR GYP	9'-4"	8'-0" CT WAINSCOT (1)
109	MASTER BEDROOM	PT2	PAINT	WD	GYP	9'-4"	
110	LAUNDRY ROOM	PT2	PAINT	WD	GYP	9'-4"	

NOTE:
(1) SEE INTERIOR ELEVATIONS SHEET A-2 FOR LOCATIONS.

FINISH LEGEND:

PTs - COLOR AND SIZE OF PORCELAIN TILE

PT - PORCELAIN TILE - SEE SPECIFICATIONS

PT BASE - PORCELAIN TILE BASE

CT - CERAMIC WALL TILE

GYP - 5/8" GYPSUM CEILING BOARD AND 1/2" GYPSUM WALL BOARD

PAINTING: WALL AND CEILING PAINTS.

CONTRACTOR TO PROVIDE 1 COLOR PER ROOM / MULTIPLE COLORS FOR ENTIRE HOME ON EACH WALL - CEILINGS TO BE PAINTED WHITE / TRIM TO BE SEMI GLOSS PAINTED WOOD (WHITE)

CEILINGS: ALL CEILINGS TO BE KNOCK-DOWN FINISH - SEE SPECIFICATIONS

SOFFITS TO BE STUCCO ON GALV. HIGH RIBBED METAL LATH.

MR: MOISTURE RESISTANT GWB

WD: PAINTED WOOD BASE

ALL CLOSETS TO RECEIVE PT TO MATCH FLOOR FINISH AT ADJACENT SPACE AND TO RECEIVE PAINT TO MATCH WALLS AT ADJACENT SPACE.

DOOR SCHEDULE

DOOR HDWR GROUP	DR #	DR SIZE	TYPE		DOOR			FRAME		REMARKS
			DOOR	FRAME	THICK	MATERIAL	FINISH	MATERIAL	FINISH	
-	101	3'-0"X7'-0"	E	1	1 3/4"	MTL	PNT	MTL	PNT	EXTERIOR – DECORATIVE W/LITE
-	102	3'-0"X7'-0"	E	1	1 3/4"	MTL	PNT	MTL	PNT	EXTERIOR – DECORATIVE W/LITE
-	103	2'-8"X6'-8"	A	2	1 3/4"	SCW	PNT	WD	PNT	6-PANEL
-	104	6'-0"X6'-8"	B	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD
-	105	2'-0"X6'-8"	C	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD
-	106	2'-8"X6'-8"	A	2	1 3/4"	SCW	PNT	WD	PNT	6-PANEL
-	107	5'-0"X6'-8"	B	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD
-	108	3'-0"X6'-8"	A	2	1 3/4"	SCW	PNT	WD	PNT	6-PANEL
-	109	NOT USED	–	–	–	–	–	–	–	–
-	110	3'-0"X6'-8"	A	2	1 3/4"	SCW	PNT	WD	PNT	6-PANEL
-	111	5'-0"X6'-8"	B	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD
-	112	5'-0"X6'-8"	B	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD
-	113	2'-0"X6'-8"	C	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD, MTL2
-	114	2'-0"X6'-8"	C	–	1"	BI-FOLD	PNT	MTL	PNT	BI-FOLD

DOOR LEGEND:

MTL - GALV. HOLLOW METAL DOOR, IMPACT RATED

MTL2 - METAL INTERIOR DOOR

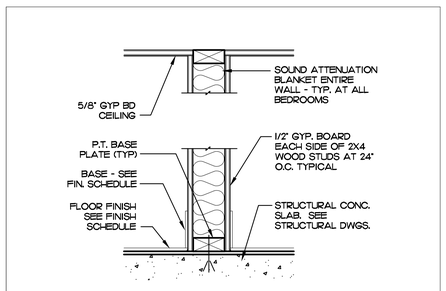
SC WD - SOLID CORE WOOD DOOR

WD - WOOD

NOTE: DOOR HARDWARE TO COMPLY WITH NOA. PROVIDE STANDARD LEVEL 2 GRADE 'D' SCHLAGE OR APPROVED EQUAL LOCKSETS AT EACH DOOR.

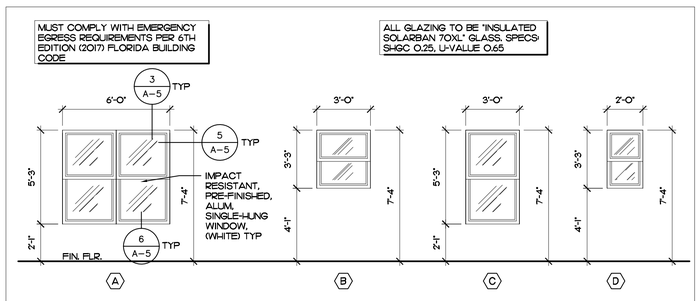
SCHEDULES

N.T.S. (1)



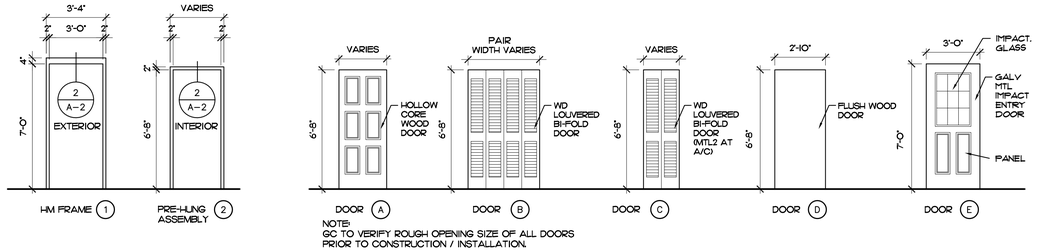
SCALE: 1 1/2" = 1'-0"

TYP. INTERIOR WALL (4)



WINDOW TYPES

SCALE: 1/4" = 1'-0" (2)



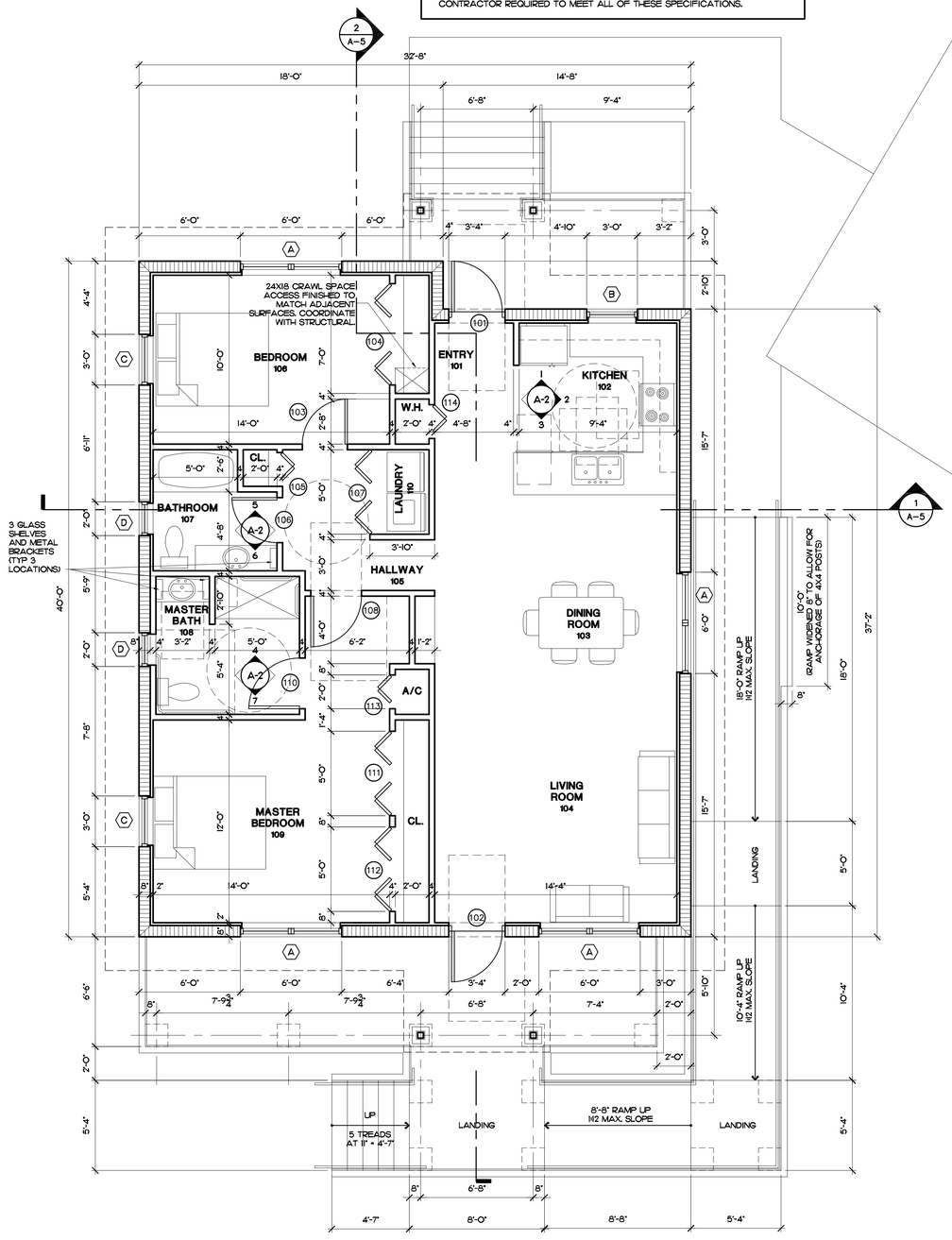
NOTE:
GC TO VERIFY ROUGH OPENING SIZE OF ALL DOORS PRIOR TO CONSTRUCTION / INSTALLATION.

DOOR AND FRAME TYPES

SCALE: 1/4" = 1'-0" (3)

NOTE:
ALL OPEN CMU CELLS AT EXTERIOR WALLS TO BE FILLED WITH VERMICULITE LOOSE FILL MASONRY INSULATION.

NOTES:
1. MECHANICAL DRAWINGS SHOWING DUCT SIZES/LAYOUT, EQUIPMENT SIZING CALCULATIONS, ETC TO BE PROVIDED BY THE MECHANICAL SUBCONTRACTOR AS PART OF THE MECHANICAL PERMIT. SEER = 16 MIN. MECHANICAL SUBCONTRACTOR TO PROVIDE ENERGY CALCULATIONS TO MEET FBC RESIDENTIAL REQUIREMENTS.
2. PLUMBING DRAWINGS SHOWING PIPING SIZES/LAYOUT, WATER HEATER SIZING CALCULATIONS, ETC TO BE PROVIDED BY THE PLUMBING SUBCONTRACTOR AS PART OF THE PLUMBING PERMIT.
3. ELECTRICAL DRAWINGS SHOWING CONDUIT SIZES/LAYOUT, ELECTRICAL PANEL SIZING CALCULATIONS, CIRCUITING, OUTLET LOCATIONS, ETC TO BE PROVIDED BY THE ELECTRICAL SUBCONTRACTOR AS PART OF THE ELECTRICAL PERMIT.
4. SEE GREEN BUILDING REQUIREMENTS LISTED ON COVER SHEET. CONTRACTOR REQUIRED TO MEET ALL OF THESE SPECIFICATIONS.



FLOOR PLAN

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

Colomé
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(561) 833-9147
Architect: Elizabeth A. G. Colomé
REG. NUMBER: AR 0014839

PBC-DES
GAYLE RESIDENCE

208 NW 12TH DRIVE
BELLE GLADE, FL

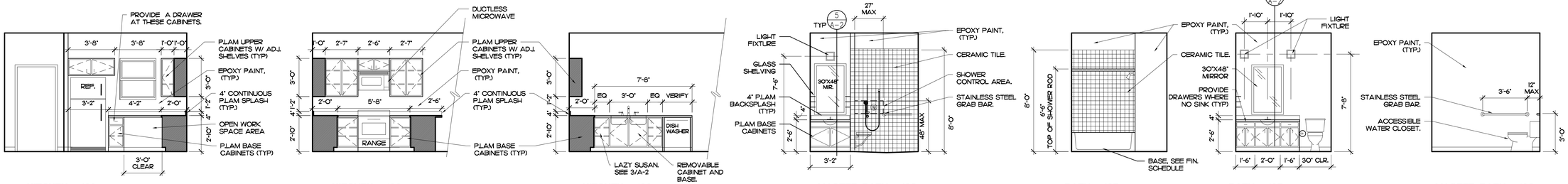
PROJECT NO.
201724

SHEET TITLE:
FLOOR PLAN AND SCHEDULES

REVISIONS:

DATE
6-27-19
DRAWN BY:
HDM
CHECKED BY:
EAC

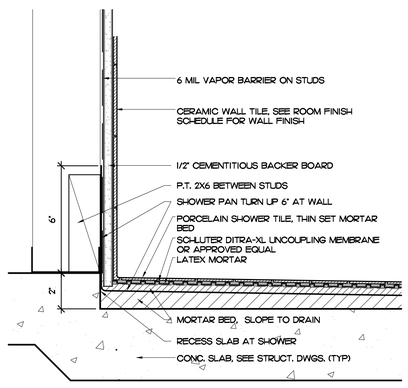
SHEET NUMBER:
A-1



1 KITCHEN - 102 | 2 KITCHEN - 102 | 3 KITCHEN - 102 | 4 MASTER BATH - 108 | 5 BATH - 107 | 6 BATH - 107 | 7 MASTER BATH - 108

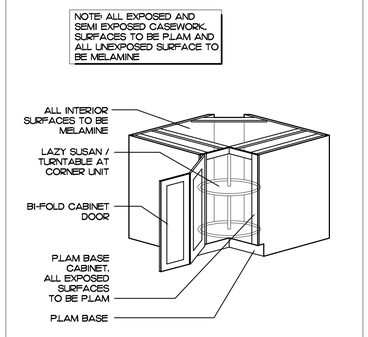
INTERIOR ELEVATIONS

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



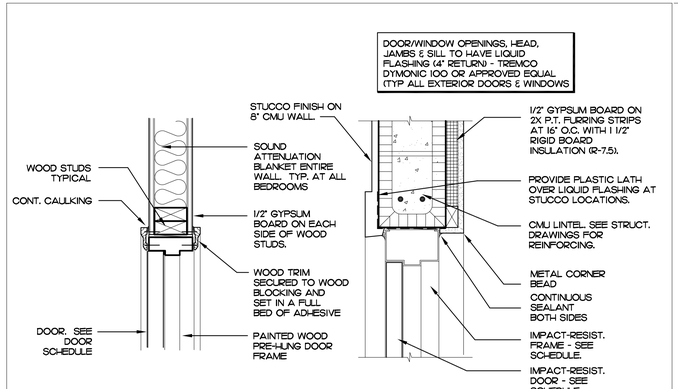
SHOWER PAN

SCALE: 3" = 1'-0" (4)



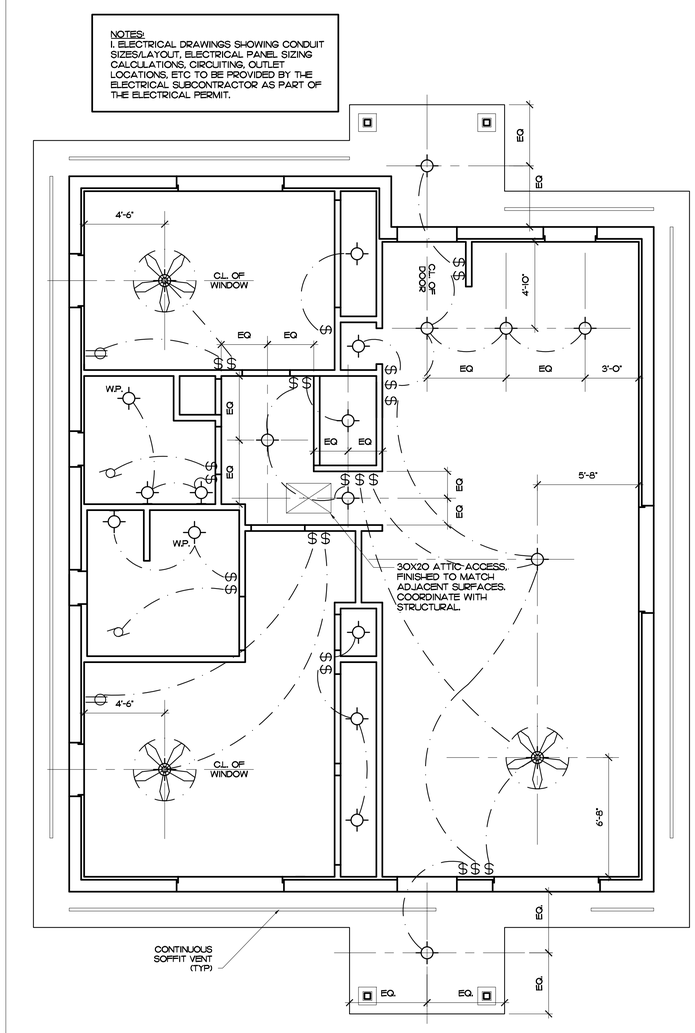
LAZY SUSAN

SCALE: 1/2" = 1'-0" (3)



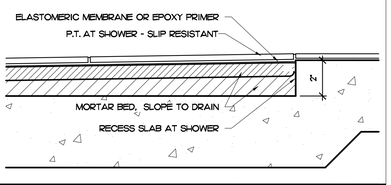
DOOR HEAD DETAILS

SCALE: 1 1/2" = 1'-0" (2)



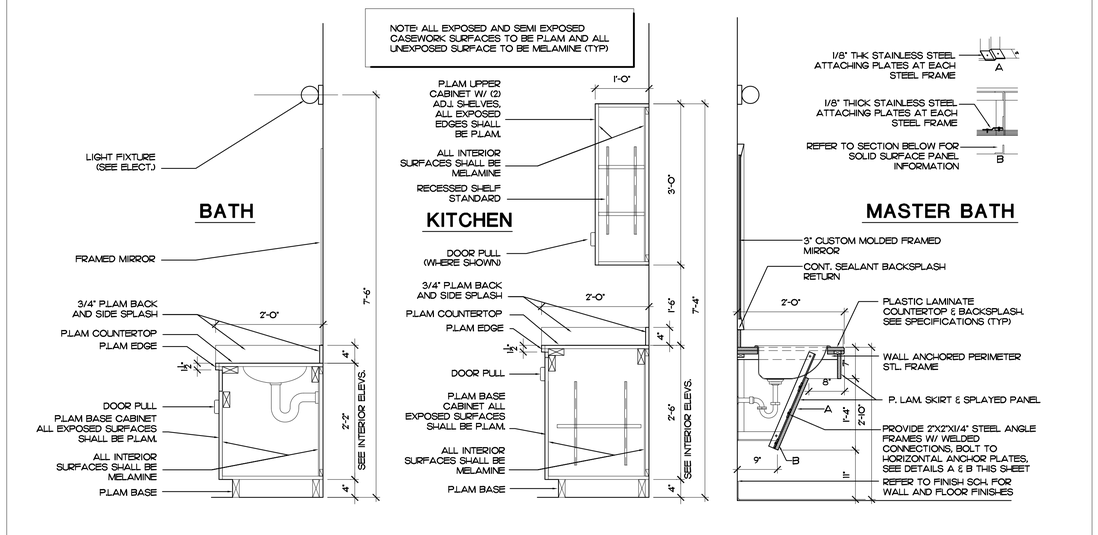
REFLECTED CEILING PLAN

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



SHOWER CURB

SCALE: 3" = 1'-0" (6)



CASEWORK DETAILS

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

Colomé & Associates, Inc.
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FLORIDA, 33407
(561) 833-9147
Architect: Elizabeth A. G. Colomé
REG. NUMBER: AR 0014839

PBC-DES
GAYLE RESIDENCE

208 NW 12TH DRIVE
BELLE GLADE, FL

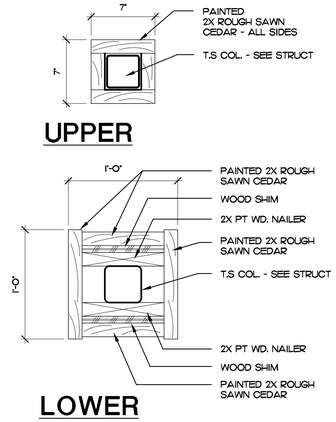
PROJECT NO.
201724

SHEET TITLE:
REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS

REVISIONS:

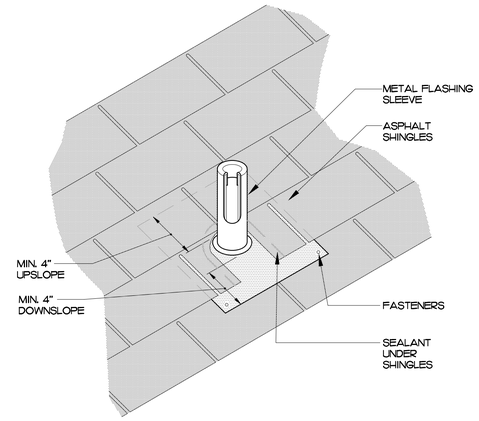
DATE
6-27-19
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
A-2



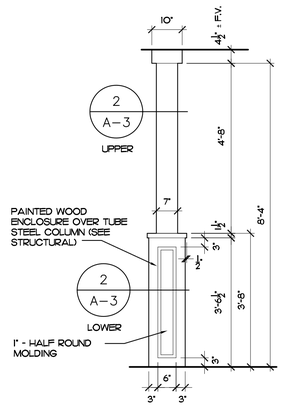
COLUMN ENCLOSURE

SCALE: 1 1/2" = 1'0" (2)



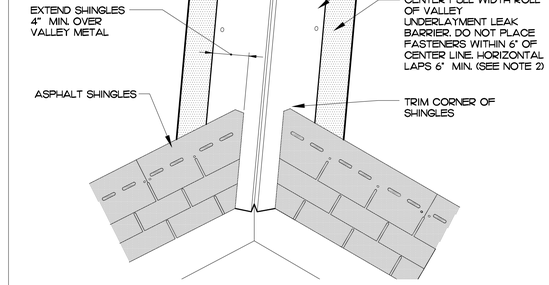
ROOF VENT DETAIL

SCALE: 1/2" = 1'0" (1)



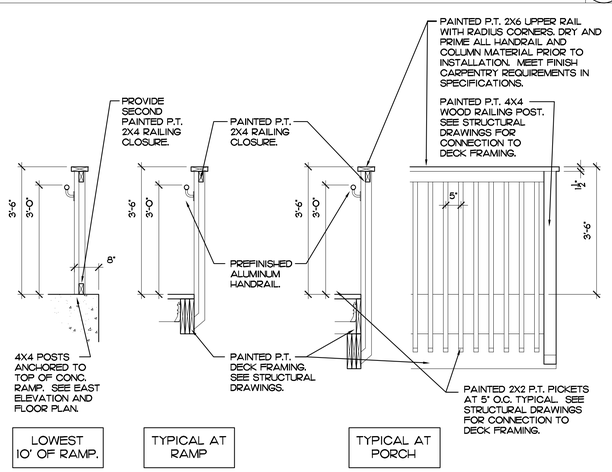
COLUMN ENCLOSURE

SCALE: 1/2" = 1'0" (4)



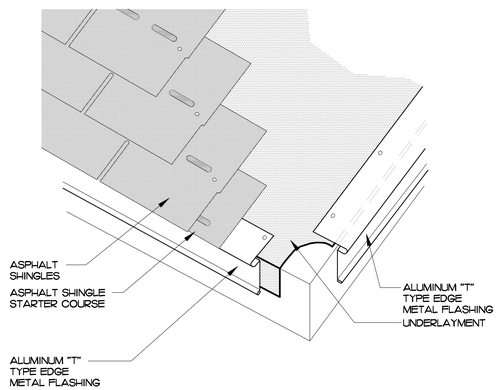
ROOF VALLEY DETAIL

SCALE: 1/2" = 1'0" (3)



HANDRAIL DETAIL

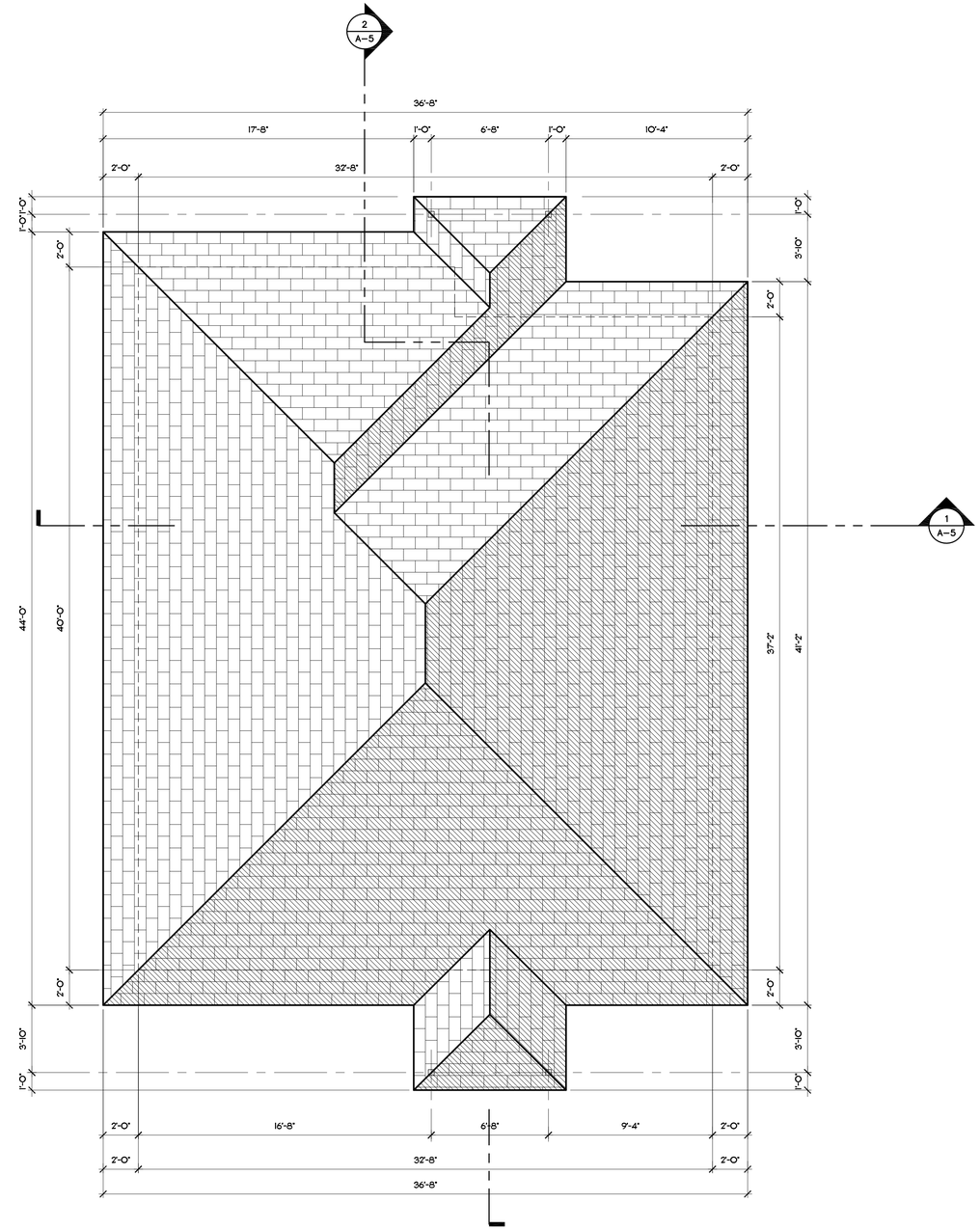
SCALE: 1/2" = 1'0" (6)



NOTE:
DETAILS SHOWN ON THIS SHEET ARE PROVIDED FROM STANDARD ROOFING DETAILS PREPARED BY THE NATIONAL ROOFING CONTRACTORS ASSOCIATION

ROOF EAVE DETAIL

SCALE: 1/2" = 1'0" (5)



ROOF PLAN

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

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Architect: Elizabeth A. G. Colomé
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PBC-DES
GAYLE RESIDENCE

208 NW 12TH DRIVE
BELLE GLADE, FL

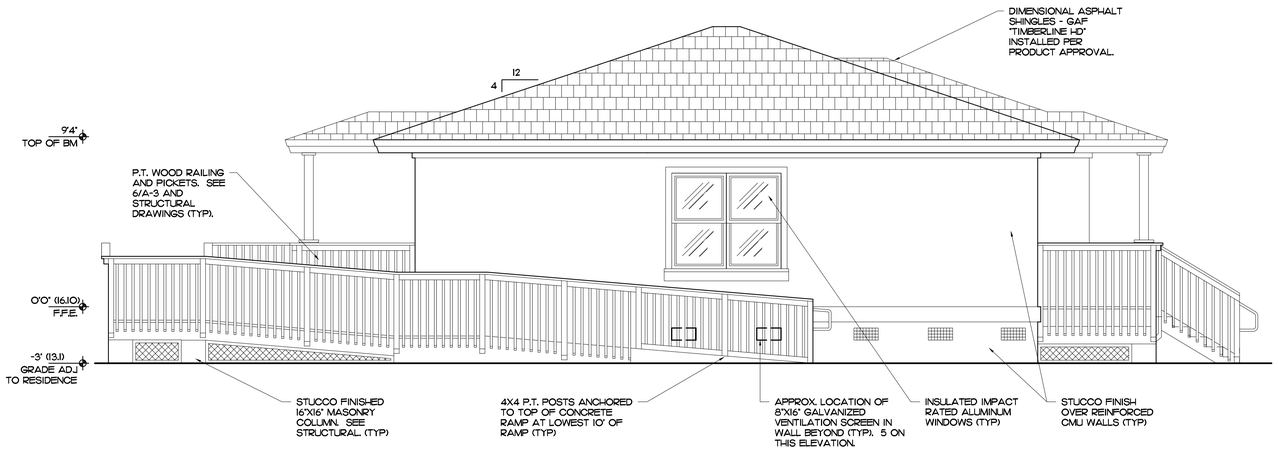
PROJECT NO.
201724

SHEET TITLE:
ROOF PLAN AND DETAILS

REVISIONS:

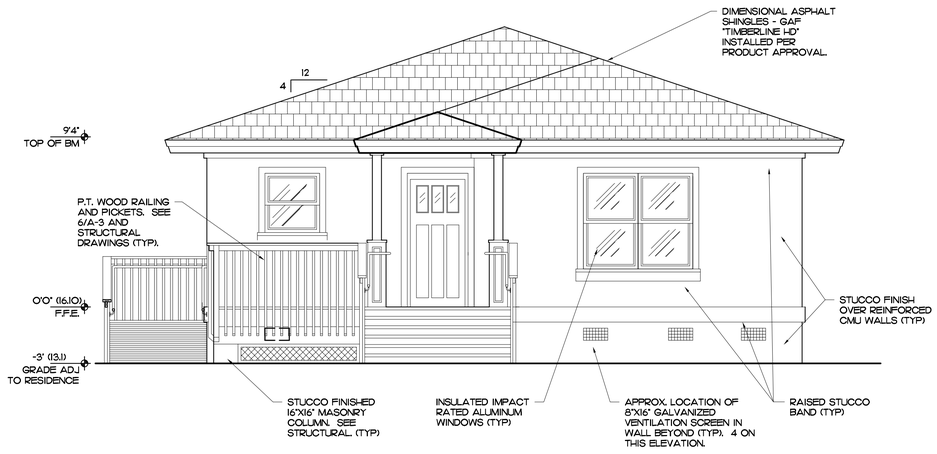
DATE
6-27-19
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
A-3



EAST ELEVATION

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



NORTH ELEVATION

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

CRAWL SPACE VENTILATION CALCULATIONS:

AREA OF CRAWL SPACE TO BE VENITLATED IS 1,266 SF.

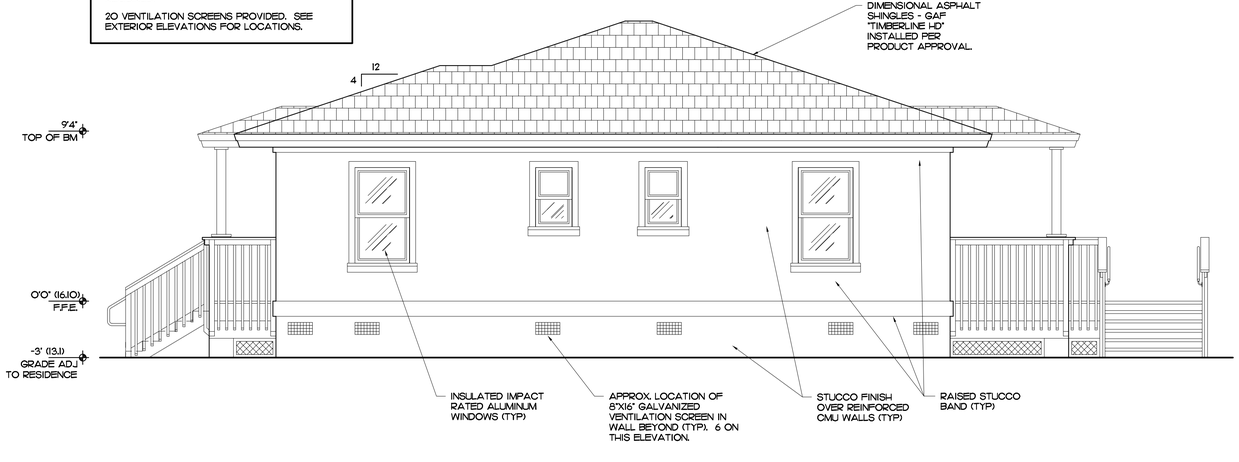
PER FBC 6TH EDITION 2017, 1203.4.1, PROVIDE 1 SF PER 150 SF OF CRAWL-SPACE AREA.

1,266/150 = 8.44 SF OF VENTILATION OPENING REQUIRED.

NET FREE AREA AT EACH 8"X16" VENTILATION SCREEN IS 64 SQ INCHES OR .44 SF.

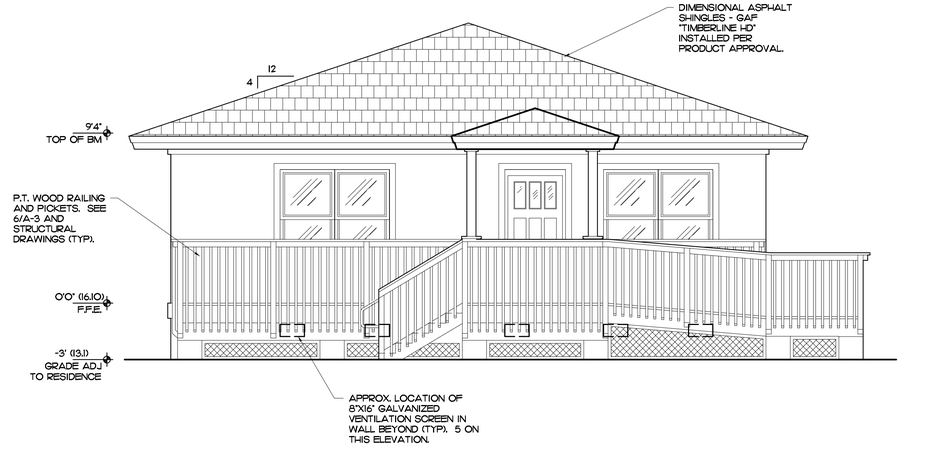
8.44/0.44 = 19.18 VENTILATION SCREENS REQUIRED.

20 VENTILATION SCREENS PROVIDED. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.



WEST ELEVATION

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



SOUTH ELEVATION

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

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PBC-DES

GAYLE RESIDENCE

208 NW 12TH DRIVE
BELLE GLADE, FL

PROJECT NO.
201724

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

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DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
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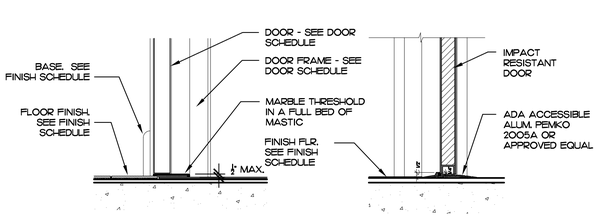
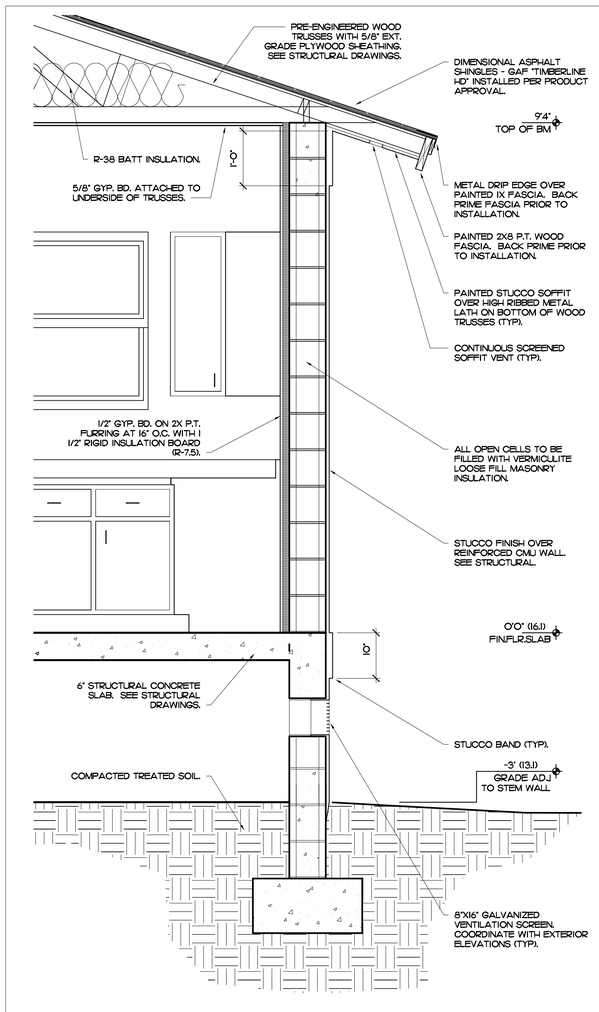


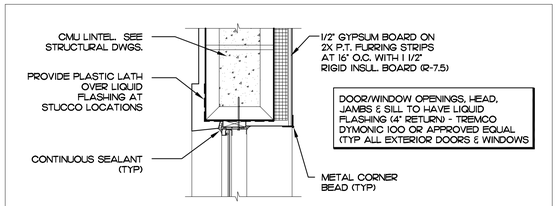
THRESHOLD DETAILS

SCALE: 1 1/2" = 1'0" — 6



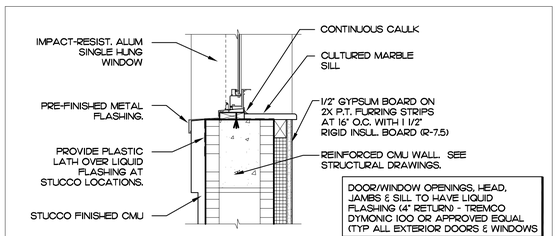
WALL SECTION

SCALE: 3/4" = 1'0" — 7



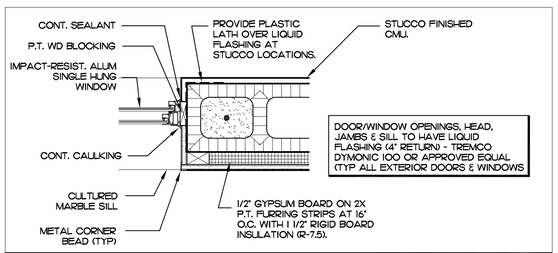
WINDOW HEAD

SCALE: 1 1/2" = 1'0" — 3



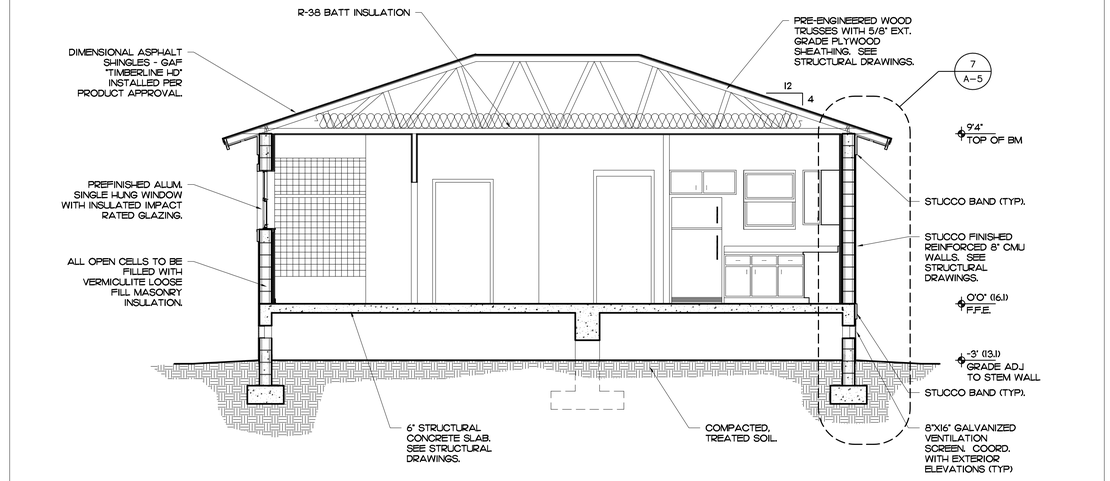
WINDOW SILL

SCALE: 1 1/2" = 1'0" — 4



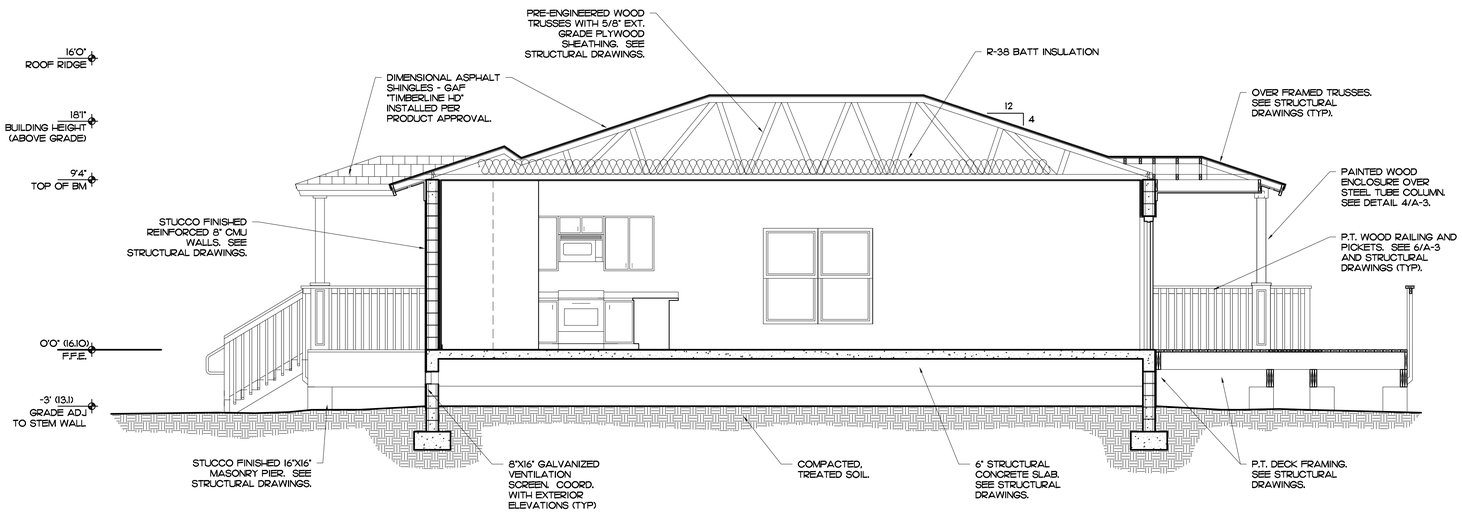
WINDOW JAMB

SCALE: 1 1/2" = 1'0" — 5



BUILDING SECTION

SCALE: 1/4" = 1'0" — 1



BUILDING SECTION

SCALE: 1/4" = 1'0" — 2

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PBC-DES
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208 NW 12TH DRIVE
BELLE GLADE, FL

PROJECT NO.
201724

SHEET TITLE:
BUILDING SECTIONS AND DETAILS

REVISIONS:

DATE
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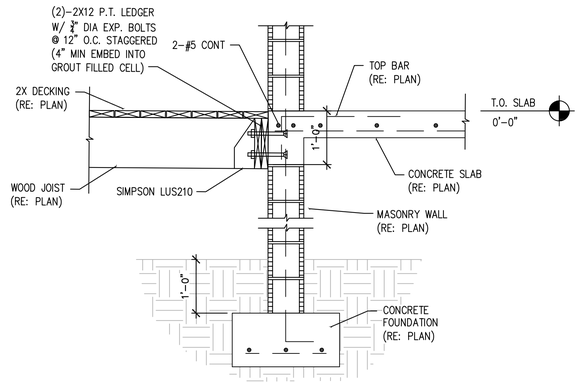
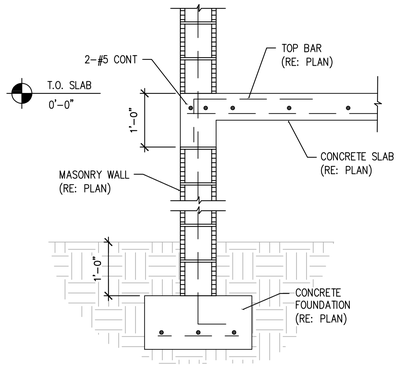
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
A-5



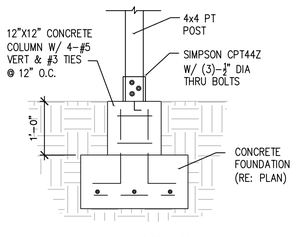
4 S-1 SECTION

3/4" = 1'-0"



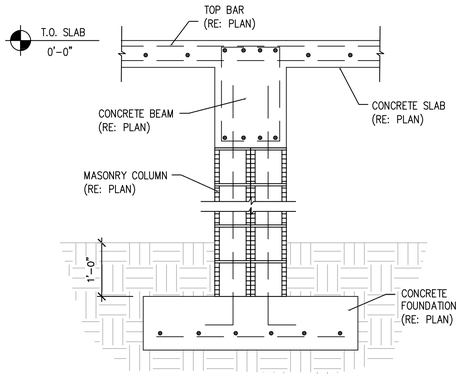
1 S-1 SECTION

3/4" = 1'-0"



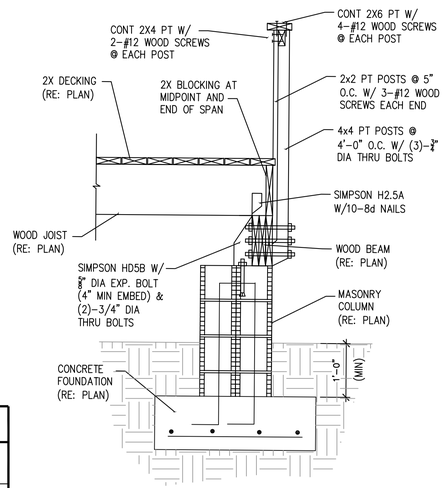
5 S-1 SECTION

3/4" = 1'-0"



2 S-1 SECTION

3/4" = 1'-0"



3 S-1 SECTION

3/4" = 1'-0"

MASONRY WALL SCHEDULE

MARK	THICKNESS	REINFORCING
MW-1	8" CMU	#5 @ 48" O.C.

MASONRY WALL NOTES:

1. WALL SEGMENTS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTEND REINFORCING 6" INTO POURED ELEMENTS AND AROUND ENCASED STEEL.
2. ADJACENT TO ANY EXTERIOR WALL OPENING, PLACE 1 # 5 VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT.
3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT MIX.

MASONRY COLUMN SCHEDULE

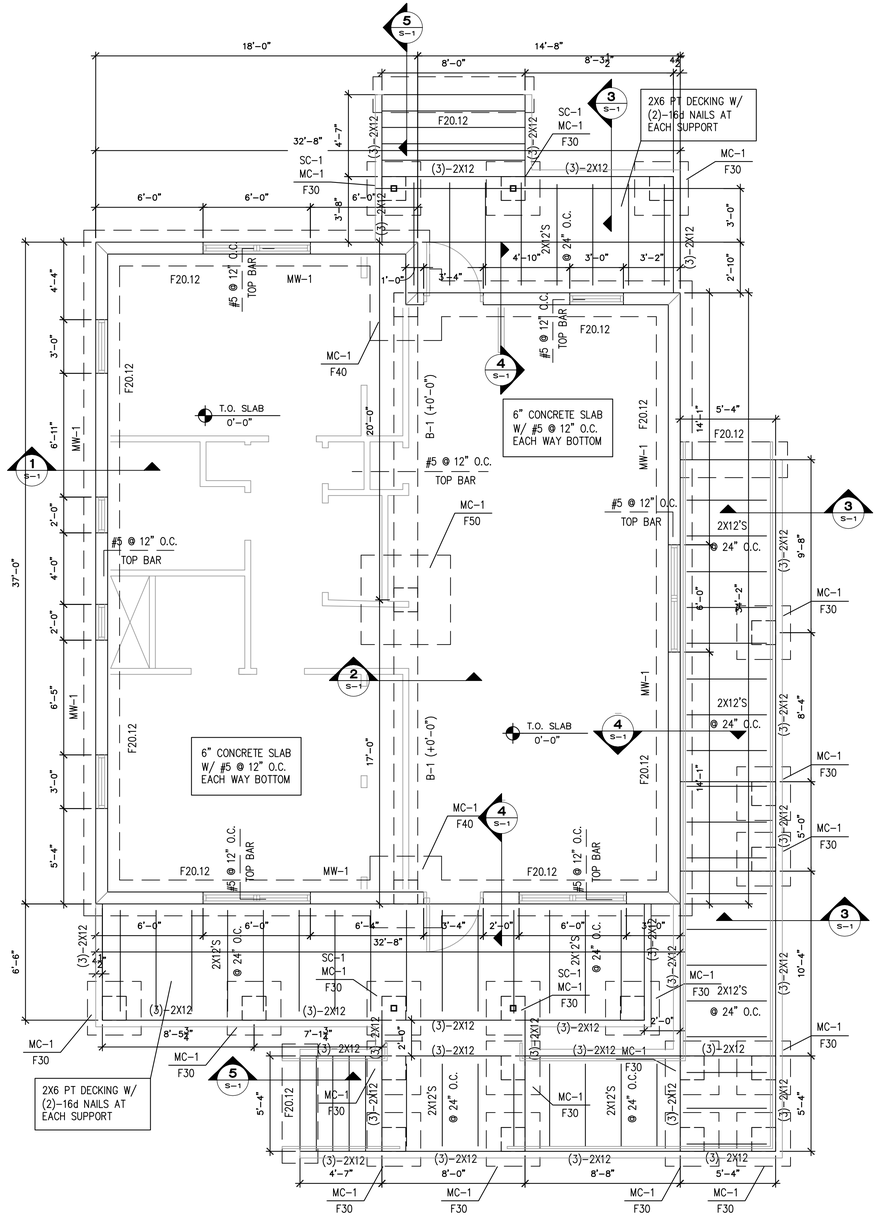
MARK	SIZE (inches)	VERT. REINF.	TIES	SPACING
MC-1	16"X16"	4-#5	#3	8" O.C.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING	TYPE
F30	3'-0" X 3'-0" X 12"	4-#5 EACH WAY	SPREAD
F40	4'-0" X 4'-0" X 12"	5-#5 EACH WAY	SPREAD
F50	5'-0" X 5'-0" X 16"	6-#5 EACH WAY, TOP & BOT	SPREAD
F20.12	2'-0" X 12" X CONT.	3-#5 CONT.	SPREAD

BEAM SCHEDULE

BEAM No.	SIZE	REINFORCING					STIRRUPS		REMARKS
		BOTTOM	TOP CONT.	C	D	INT	TIES	SPACING	
BB-1	8"X16" (*)	2-#5	2-#5	–	–	–	–	–	(*) = MASONRY BOND BEAM
B-1	16"X24"	4-#6	4-#6	–	–	–	#3	12" O.C.	



FOUNDATION PLAN

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

WARREN J. VON WERNE, P.E., INC.
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208 NW 12TH DRIVE
BELLE GLADE, FL

PROJECT NO.
201724

SHEET TITLE:
FOUNDATION PLAN

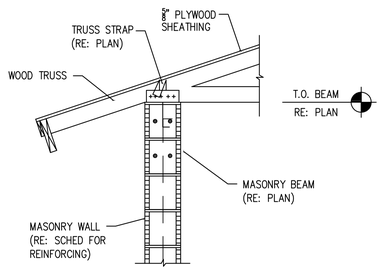
REVISIONS:

DATE
6-27-19

DRAWN BY:
WVW

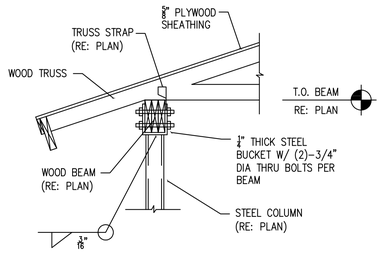
CHECKED BY:
WVW

SHEET NUMBER:
S-1



1/S-2 SECTION

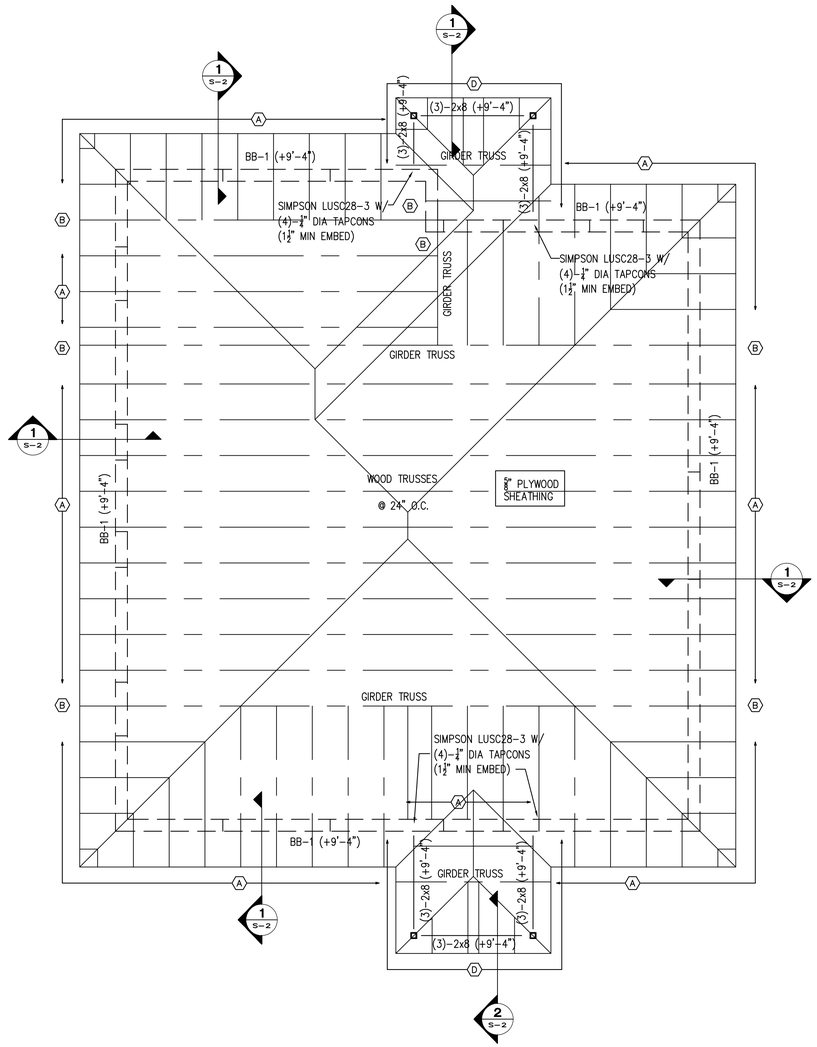
3/4" = 1'-0"



2/S-2 SECTION

3/4" = 1'-0"

PROVIDE ANCHOR STRAP FROM TABLE BELOW AT EACH BEARING POINT FOR EACH WOOD TRUSS AND EACH GIRDER TRUSS ADEQUATE TO RESIST UPLIFT AS SPECIFIED BY THE WOOD TRUSS MANUFACTURER.								
"SIMPSON" TRUSS TIE DOWN (U.N.O.)								
MARK	ANCHOR TYPE	NAILS TO TRUSS	NAILS TO SEAT	NAILS TO BEAM	ALLOWABLE UPLIFT	LATERAL LOAD PARALLEL TO WALL	LATERAL LOAD PERPEND. TO WALL	FLORIDA PRODUCT APP NUMBER
Ⓐ	HETAL 16	10-10d x 1 1/2"	5-10d x 1 1/2"	-	1810 #	415 #	1100 #	1901.20
Ⓑ	HETAL 16 MSTAM24	10-10d x 1 1/2" 9-10d	5-10d x 1 1/2" -	- (5) 1/4" TAPCONS	3275 #	415 #	1100 #	1901.20 1901.61
Ⓒ	H2.5A	5-8d	-	5-8d	600 #	110 #	110 #	
Ⓓ	(2)-H2.5A	10-8d	-	10-8d	1200 #	220 #	220 #	
Ⓔ	(2)-H2.5A MSTAM24	10-8d 9-10d	- -	10-8d 9-10d	2665 #	220 #	220 #	
Ⓕ	(2)-H2.5A (2)-MSTAM24	10-8d 18-10d	- -	10-8d 18-10d	4130 #	220 #	220 #	



ROOF FRAMING PLAN

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

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GAYLE RESIDENCE

208 NW 12TH DRIVE BELLE GLADE, FL

PROJECT NO.
201724

SHEET TITLE:
ROOF FRAMING PLAN

REVISIONS:

DATE
6-27-19

DRAWN BY:
WVW

CHECKED BY:
WVW

SHEET NUMBER:
S-2

STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

1. WIND LOADS PER ASCE7–10, FOR A 170 MPH WIND SPEED, EXPOSURE C, 1.0 IMPORTANCE FACTOR, AND 0.18 INTERNAL PRESSURE COEFFICIENT. BUILDING WAS DESIGNED AS AN ENCLOSED BUILDING.
2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
   - A. 2017 FLORIDA BUILDING CODE.
   - B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ 2014 EDITION).
   - C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
   - D. MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCING STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION. AWS. D1.4/ 2011 EDITION.
   - E. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530, 530.1/ASCE 5, 6/TMS 402, 602/2013 EDITIONS).
   - F. SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301/ LATEST EDITION.
   - G. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/2012 EDITION
3. ARCHITECTURAL AND MECHANICAL DRAWINGS:
   - A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
   - B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
   - C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
   - D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
4. SECTIONS AND DETAILS: ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

FOUNDATION

1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS ON SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY AN APPROVED SOILS TESTING AGENCY.
2. BOTTOM OF FOOTINGS TO BEAR ON CONTROLLED COMPACTED FILL CAPABLE OF SAFELY SUPPORTING 2,500 PSF.
3. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
4. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
5. CENTERLINE OF FOOTINGS SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
6. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.

CONCRETE

1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
   - A. FOUNDATIONS 3000 PSI
   - B. SLABS 3000 PSI
   - C. COLUMNS 3000 PSI
   - D. BEAMS 3000 PSI
   - E. MASONRY GROUT 3000 PSI

   ALL OTHER CONCRETE TO BE 3000 PSI UNLESS NOTED OTHERWISE.
2. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
   - A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
   - B. SLUMPS SHALL BE 4 MINIMUM AND 6 MAXIMUM.
   - C. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
   - D. JOBSITE WATER SHALL NOT BE ADDED.
3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2002 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
4. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
5. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'–0" O.C.
6. REQUIREMENTS:
   - A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
   - B. WWF SHALL COMPLY WITH ASTM A 185.
7. LAP ALL BARS MINIMUM 48 DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 6 INCHES (UNLESS OTHERWISE NOTED).
8. REINFORCING BARS:
   - A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE MATCHING HORIZONTAL BARS X 5'–0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
   - B. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
9. CONCRETE LINTELS:
   - A. DROP BOTTOM OF BEAM AT WINDOWS, DOORS, AND MASONRY OPENINGS AS REQUIRED TO PROVIDE CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND WINDOW AND/OR DOOR HEADER OR PROVIDE A PRECAST CONCRETE LINTEL BY CASTCRETE IF NOT NEXT TO A POURED CONCRETE COLUMN.

MASONRY

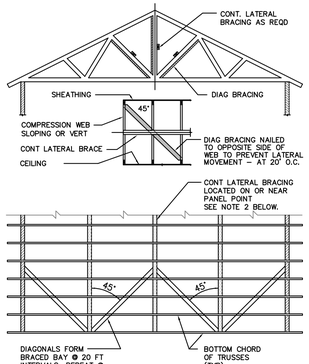
1. MASONRY UNITS SHALL BE LOAD BEARING ASTM C90 NORMAL WEIGHT WITH MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).
2. ALL MORTAR SHALL BE TYPE S OR M IN ACCORDANCE WITH ASTM SPECIFICATION C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, (2500 WITH TYPE M).
3. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. ALL MASONRY GROUT TO BE A COURSE MIX PER TABLE 2103.10 OF THE FBC.
4. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TSM 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TSM 602)/ 2013 EDITIONS.
5. PROVIDE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS.

WOOD

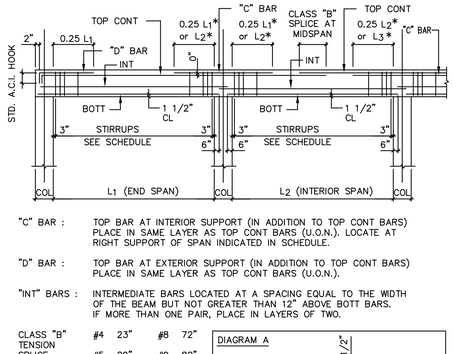
1. ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY–USE". MOISTURE CONTENT MUST BE 19% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.
2. ALL LUMBER SHALL BE SOUTHERN PINE SPECIES #2 GRADE OR APPROVED EQUAL. ALLOWABLE DESIGN STRESSES SHALL FOLLOW NATIONAL DESIGN SPECIFICATION (NDS) (LATEST EDITION).
3. PROVIDE SP CCA PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM OF 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE / MASONRY OR OUTSIDE OF BUILDING.
4. PLYWOOD SHEATHING:
   - A. ROOF: USE 19/32" APA 40/20 RATED, EXP 1 PLYWOOD SHEATHING.
   - B. SEE FRAMING PLANS FOR NAILING AND/OR BLOCKING REQUIREMENTS. USE 8'–0" LONG X 4'–0" WIDE SHEETS WITH LENGTH ACROSS FRAMING. STAGGER PANEL END JOINTS 4'–0" TYP, ALLOW 1/8" SPACE ALONG PANEL EDGES AND END JOINTS.
5. ALL NAILS USED FOR STRUCTURAL FRAMING MEMBERS SHALL BE COMMON WIRE, U.N.O. ALL NAILS, TRUSS HANGERS, AND TRUSS STRAPS SHALL BE GALVANIZED.

WOOD TRUSSES

1. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. SEALED CALCULATIONS AND LAYOUT DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL. TRUSS FABRICATOR TO PROVIDE ALL TRUSS–TO–TRUSS HANGERS AS REQUIRED TO RESIST GRAVITY AND UPLIFT REACTIONS.
2. WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WI THE "TRUSS PLATE INSTITUTE" HANDLING, INSTALLING AND BRACING OF WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS, HIB (1991 EDITION). BRACING IN THE PLANE OF THE WEB MEMBERS:
   - A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
   - B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
   - C. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
3. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8'–0" ON CENTER WITH A CEILING ATTACHED TO BOTTOM OF TRUSSES. IF NO CEILING IS ATTACHED TO BOTTOM OF TRUSSES, BRACING SHALL BE MINIMUM 2X4 @36" ON CENTER NAILED TO THE TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45 DEGREES TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END.
4. DO NOT CUT, DRILL, OR NOTCH ROOF OR FLOOR TRUSSES WITHOUT WRITTEN APPROVAL FROM TRUSS ENGINEER. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, ETC. SIZES AND LOCATIONS WITH TRUSS LAYOUT PRIOR TO ERECTION.
5. CONNECTOR PLATES SHALL BE MANUFACTURED BY A WTCA MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.



WOOD TRUSS BRACING DETAIL



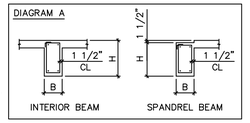
"C" BAR : TOP BAR AT INTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.). LOCATE AT RIGHT SUPPORT OF SPAN INDICATED IN SCHEDULE.

"D" BAR : TOP BAR AT EXTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.).

"INT" BARS : INTERMEDIATE BARS LOCATED AT A SPACING EQUAL TO THE WIDTH OF THE BEAM BUT NOT GREATER THAN 12" ABOVE BOTT BARS. IF MORE THAN ONE PAIR, PLACE IN LAYERS OF TWO.

CLASS "B" TENSION SPLICE (3000 PSI CONCRETE)				
	#4	23"	#8	72"
	#5	29"	#9	80"
	#6	35"	#10	91"
	#7	63"	#11	101"

* WHICHEVER IS GREATER.



NOTES :

WHEN ADJACENT BEAMS OR TIE BEAMS HAVE TOP CONT BARS OF DIFFERENT SIZE, THE TRANSITION SHOULD BE MADE AT MIDSPAN OF THE BEAM WITH SMALLER SCHEDULED BARS. USE LAP SPLICE LENGTH OF SMALLER SIZE BAR.

(2L) – INDICATES BARS PLACE IN TWO LAYERS. WHERE BARS ARE PLACED IN TWO LAYERS, THE SECOND LAYER BARS MUST BE PLACED DIRECTLY UNDER BARS IN THE FIRST LAYER (IF TOP BAR) OR DIRECTLY OVER BAR IN THE FIRST LAYER (IF BOTT BAR). PROVIDE 1" CLEAR DISTANCE BETWEEN LAYERS OR ONE BAR DIAMETER, WHICHEVER IS THE GREATER DISTANCE.

SCHEDULED BEAM SIZES : [SEE DIAGRAM A]

"B" INDICATES BEAM WIDTH DIMENSION. WHEN BEAM IS OVER A BLOCK WALL, USE ACTUAL BLOCK WIDTH (7 5/8" or 11 5/8").
"H" INDICATES BEAM DEPTH DIMENSION. LESS 1 1/2" FOR RECESS FOR BLOCK WALL DEDUCTED WHERE APPLICABLE, OR MINIMUM DEPTH IN A VARIABLE DEPTH BEAM.
COORDINATE BEAM CONFIGURATION WITH ARCHITECTURAL DRAWINGS.

TYPICAL BEAM BAR PLACEMENT DIAGRAM

N.T.S.

DESIGN LOAD SCHEDULE

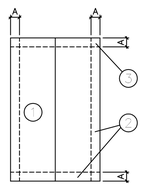
(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

COMPONENT \ AREA	ROOF	GROUND FLOOR
TRUSSES, DECKING	12	–
CEILING, MECH	8	–
MISC	5	15
6" CONC SLAB	–	75
TOTAL DEAD LOAD	25	90
TOTAL LIVE LOAD	20	40
TOTAL LOAD	45	135

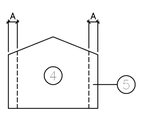
WIND LOAD SCHEDULE – ALLOWABLE STRESS

	ROOF WIND LOADS			WALL WIND LOADS (SEE NOTE 1)	
	ROOF AREA			WALL AREA	
	1	2	3	4	5
PRESSURE (PSF)	21.8	21.8	21.8	37.8	37.8
SUCTION (PSF)	34.6	60.2	60.2	41.0	50.6

1. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2014 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
2. CORNER DISTANCE, A = 3.3 FEET



PLAN
θ < 10°
H < 60 FT.



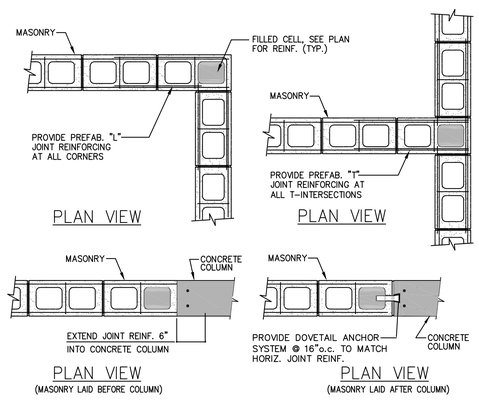
ELEVATION

PLYWOOD SHEATHING NAILING SCHEDULE

(WALLS AND ROOF)

NAIL SIZE	NAIL SPACING	ZONE
10d	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF (1) (2)
10d	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF (2)
10d	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL (1)
10d	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL (2)

TYPICAL MASONRY FILLED CELL DETAIL



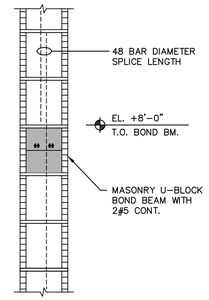
TYPICAL MASONRY DETAILS

N.T.S.

TYPICAL MASONRY FILLED CELL DETAIL

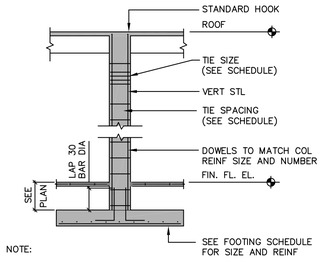
NOTES:

1. WHERE HEIGHT OF MASONRY WALL SEGMENT EXCEEDS 12'–0", INTERMEDIATE BOND BEAM IS REQUIRED.
2. BOND BEAM REINFORCEMENT MUST BE CONTI–NUOUS, HOOK BARS INTO REINFORCED JAMB AT WALL OPENINGS.
3. OMIT BOND BEAMS WHERE IT COINCIDES WITH OPENING HEADERS (LINTELS/BEAMS), REINFORCEMENT MUST BE CONTINUOUS AT SUCH LOCATIONS.



TYPICAL BOND BEAM DETAIL

N.T.S.



NOTE:

1. ADD EXTRA TIES IF THE DISTANCE BETWEEN BOTTOM LAYER OF SLAB REINFORCEMENT AND LOWER POINT OF OFFSET BENT IS MORE THAN HALF SCHEDULED TIE SPACING.
2. WHERE COLUMN IS SPLICED BETWEEN FLOORS, PROVIDE CLASS B TENSION LAP SPLICE.

TYPICAL CONCRETE COLUMN AND FOOTING

N.T.S.

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Architect Elizabeth A. G. Colomé
REG. NUMBER: AR 0014829

PBC–DES
GAYLE RESIDENCE

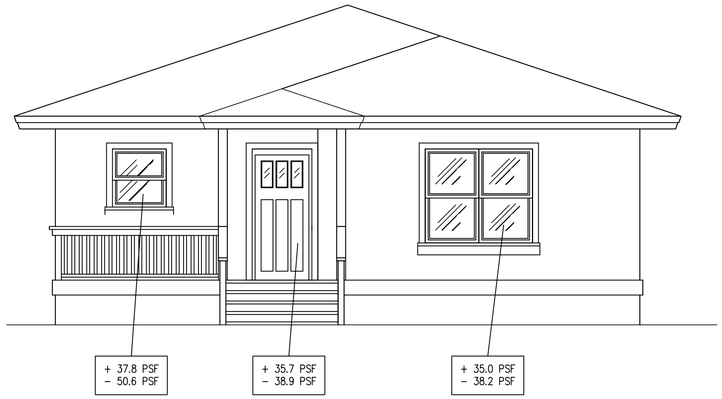
208 NW 12TH DRIVE BELLE GLADE, FL

PROJECT NO.
201724

SHEET TITLE:
STRUCTURAL NOTES, DETAILS SCHEDULES

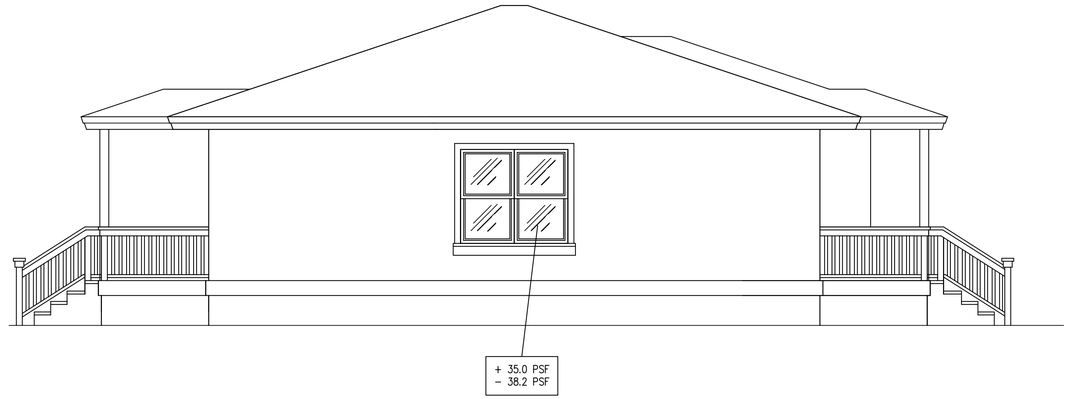
REVISIONS:
1
2
3
4
DATE
6-27-19
DRAWN BY:
WVW
CHECKED BY:
WVW

SHEET NUMBER:
S–3



NORTH ELEVATION

Scale: 1/4"=1'–0"

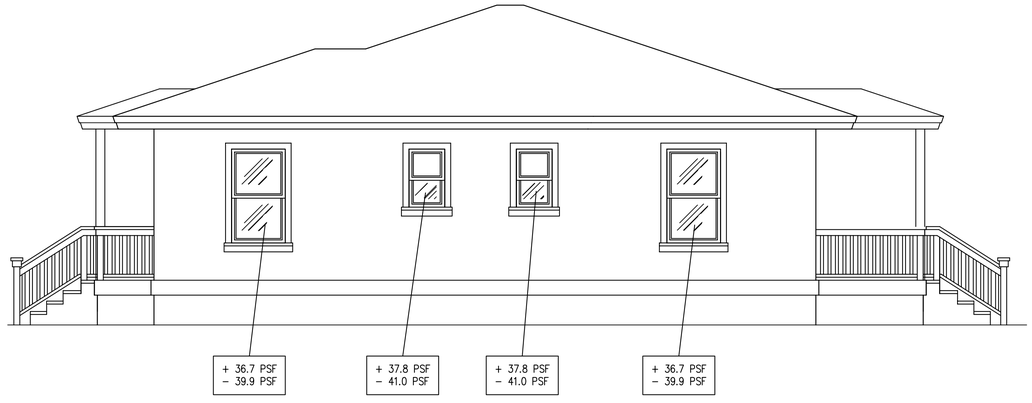


EAST ELEVATION

Scale: 1/4"=1'–0"

SOUTH ELEVATION

Scale: 1/4"=1'–0"



WEST ELEVATION

Scale: 1/4"=1'–0"

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BELLE GLADE, FL

PROJECT NO.
201724

SHEET TITLE:
WIND PRESSURES

REVISIONS:

DATE
6-27-19

DRAWN BY:
WVW

CHECKED BY:
WVW

SHEET NUMBER:
S-4

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