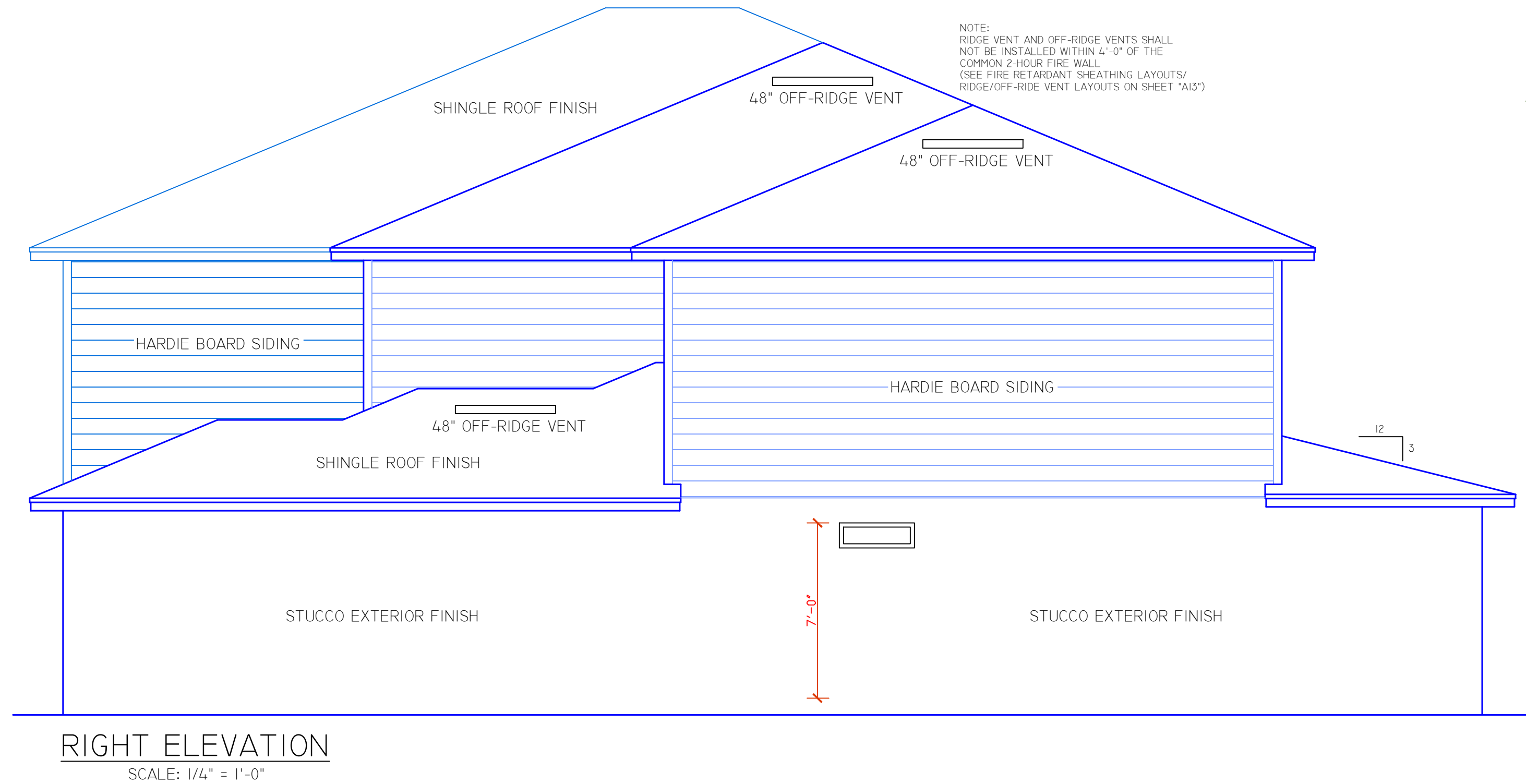




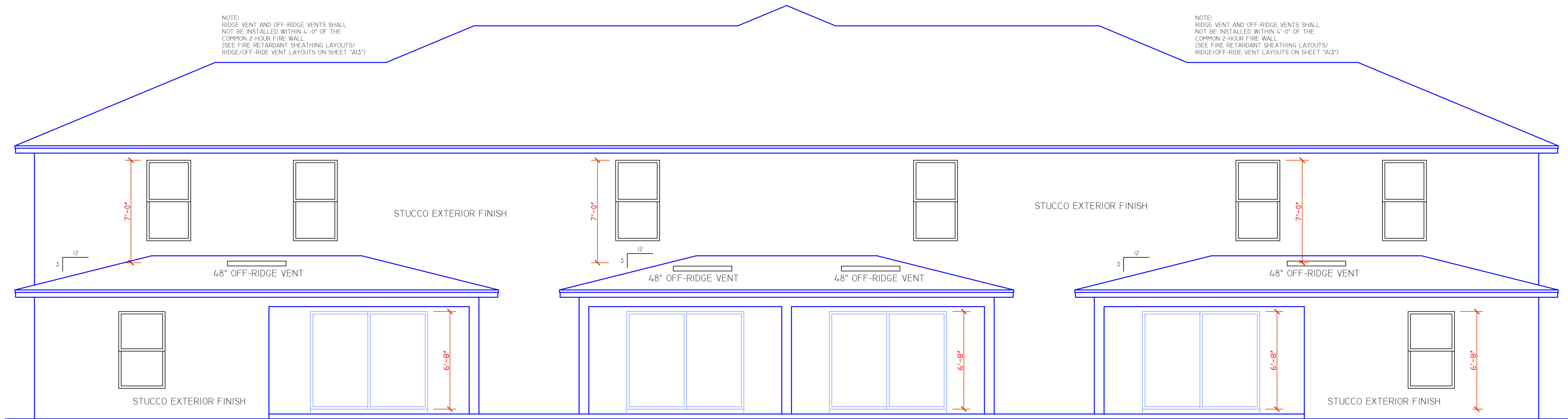
TOTAL UNIT 1 GROSS AREA = 2262 SQ FT
OCCUPANCY GROUP - SINGLE FAMILY DWELLING
CONSTRUCTION TYPE - TYPE "VB"

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SHEET 1 OF 19

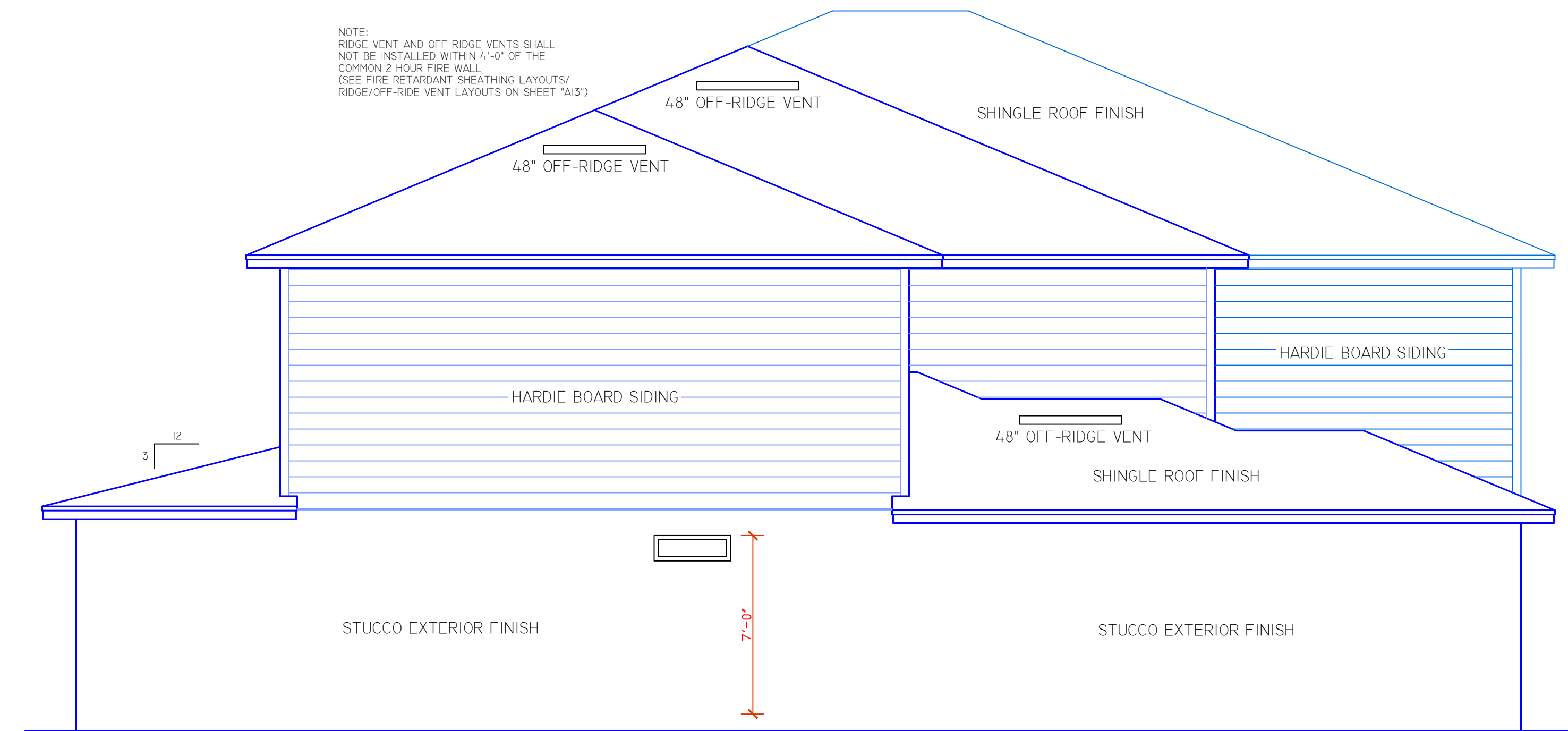
-DRAWN BY-
DANIEL FRECHETTE

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	160 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)



REAR ELEVATION

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



LEFT ELEVATION

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

ATTIC VENTILATION CALCULATION FOR UNIT "1" AND "4" FOR 1st LEVEL

REQUIRED ATTIC VENTILATION IS 1/300 SQ. FT. OF THE TOTAL
CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE
CEILING SQUARE FOOTAGE OF 570 SQ. FT. A TOTAL OF
1.9 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
14'1 x 7.53 SQ. IN. = 109.0 SQ. IN. (1.0 SQ. FT.)

OFF-RIDGE VENT CALCULATIONS:
2 x 138 SQ. IN. = 276 SQ. IN. (1.9 SQ. FT.)

TOTAL PROVIDED VENTILATION = 2.9 SQ. FT.

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED
SOFFIT PROVIDING 7.53 SQ. IN. OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON VENT PROVIDING
138 SQ. IN. OF VENTILATION PER VENT.

ATTIC VENTILATION CALCULATION FOR UNIT "2" AND "3" FOR 1st LEVEL

REQUIRED ATTIC VENTILATION IS 1/300 SQ. FT. OF THE TOTAL
CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE
CEILING SQUARE FOOTAGE OF 99 SQ. FT. A TOTAL OF
.33 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
31 x 7.53 SQ. IN. = 233.4 SQ. IN. (1.6 SQ. FT.)

OFF-RIDGE VENT CALCULATIONS:
1 x 138 SQ. IN. = 138 SQ. IN. (.9 SQ. FT.)

TOTAL PROVIDED VENTILATION = 2.5 SQ. FT.

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED
SOFFIT PROVIDING 7.53 SQ. IN. OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON VENT PROVIDING
138 SQ. IN. OF VENTILATION PER VENT.

ATTIC VENTILATION CALCULATION FOR UNIT "1" AND "4" FOR 2nd LEVEL

REQUIRED ATTIC VENTILATION IS 1/300 SQ. FT. OF THE TOTAL
CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE
CEILING SQUARE FOOTAGE OF 732 SQ. FT. A TOTAL OF
2.4 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
131 x 7.53 SQ. IN. = 986.4 SQ. IN. (6.9 SQ. FT.)

OFF-RIDGE VENT CALCULATIONS:
2 x 138 SQ. IN. = 276 SQ. IN. (1.9 SQ. FT.)

TOTAL PROVIDED VENTILATION = 8.8 SQ. FT.

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED
SOFFIT PROVIDING 7.53 SQ. IN. OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON VENT PROVIDING
138 SQ. IN. OF VENTILATION PER VENT.

ATTIC VENTILATION CALCULATION FOR UNIT "2" AND "3" FOR 2nd LEVEL

REQUIRED ATTIC VENTILATION IS 1/300 SQ. FT. OF THE TOTAL
CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE
CEILING SQUARE FOOTAGE OF 972 SQ. FT. A TOTAL OF
3.2 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
91.4 x 7.53 SQ. IN. = 688.2 SQ. IN. (4.8 SQ. FT.)

RIDGE VENT CALCULATIONS:
12 x 18 SQ. IN. = 216 SQ. IN. (1.5 SQ. FT.)

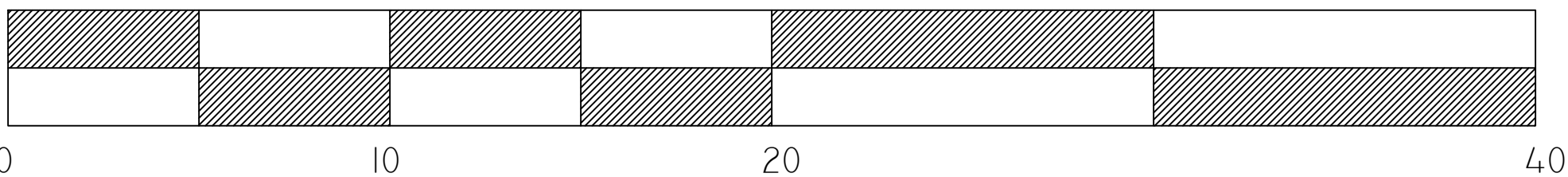
TOTAL PROVIDED VENTILATION = 6.3 SQ. FT.

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED
SOFFIT PROVIDING 7.53 SQ. IN. OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON VENT PROVIDING
138 SQ. IN. OF VENTILATION PER VENT.

WINDLOAD SOLUTIONS				ASCE 7-22																			
General Information				Roof Information				Project Information															
Design Wind Speed	Normal	Roof Type	Hip w/Overhang			Client	Price Family Homes																
Wind Speed V (mph)	100	Ridge Height, h _r (ft)	27.58			Address	Hidden Woods Building #1																
Exposure Category	B	Overhang, h _o (ft)	1.33			Company	Wind Load Solutions, LLC																
Enclosure Classification	Unbonded	Roof Slope, h _s (ft)	5.00			Job Number	2020115																
Building Information				Topographic Information				Determinations															
Height above ground, h _g (ft)		Roof Slope, h _s (ft)	22.79			h _g (ft)	Flat - No Hill			Internal Pressure		0.18											
Building Width, B (ft)	60.30	Mean Roof Height (H _m) (ft)	22.79			a ₁ (ft)				Roof Scape Slope(s)		23.63											
Building Length, L (ft)	60.00					a ₂ (ft)				Edge Slope, s (ft)		6.20											
Frequency Information								Directionality Factor, K _d				0.85											
Damping Ratio, β	0.050									Topo Factor, K _z		1.00											
Period Const., C	0.020									Soil Factor, S		0.85											
												Building Type		Rigid									
Components & Cladding (C&C)																							
WALL OPENINGS - user entry												WIND LOAD PRESSURES				NOA INFORMATION				VENDOR INFORMATION			
NO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft)	WIDTH (ft)	LENGTH (ft)	EFFECTIVE WIND AREA (ft²)	Nominal Wind Load Pressures		NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number	MAXIMUM POSITIVE PRESSURE (psf)		MAXIMUM NEGATIVE PRESSURE (psf)								
							MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)					MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)									
1	4	4	16.0	62.0	29.2	31.1	26.9	23.9															
2	4	4	16.0	60.0	31.1	26.9	23.9	23.9															
3	4	4	16.0	60.0	31.1	26.9	23.9	23.9															
4	4	4	16.0	12.0	3.0	2.0	24.5	24.5															
5	4	4	16.0	62.0	15.5	22.0	24.0	24.0															
6	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
7	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
8	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
9	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
10	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
11	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
12	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
13	4	4	16.0	12.0	3.0	2.0	24.5	24.5															
14	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
15	4	4	16.0	60.0	31.1	26.9	23.9	23.9															
16	4	4	16.0	62.0	25.0	21.0	23.2	23.2															
17	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
18	4	4	16.0	60.0	31.1	26.9	23.9	23.9															
19	4	4	16.0	60.0	31.1	26.9	23.9	23.9															
20	4	4	16.0	60.0	40.0	26.6	23.5	23.5															
21	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
22	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
23	4	15	16.0	60.0	24.2	21.3	23.2	23.2															
24	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
25	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
26	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
27	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
28	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
29	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
30	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
31	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
32	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
33	4	15	16.0	60.0	16.5	21.9	23.8	23.8															
34	4	15	16.0	60.0	16.5	21.9	23.8	23.8															

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

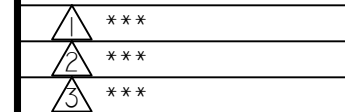


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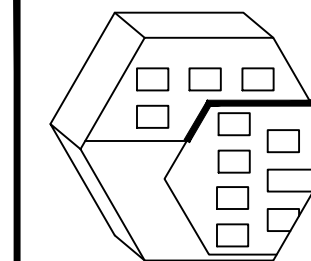
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REVISIONS

ISSUED: 9-26-24



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FAX: (321) 914-4206
EMAIL:
DRECHETTE350
@CFL-REC.COM



EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

HIDDEN WOODS TOWNHOMES
BUILDING #1
238 HIDDEN WOOD PL.
MELBOURNE, FL 32901

PRICED
FAMILY HOMES

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

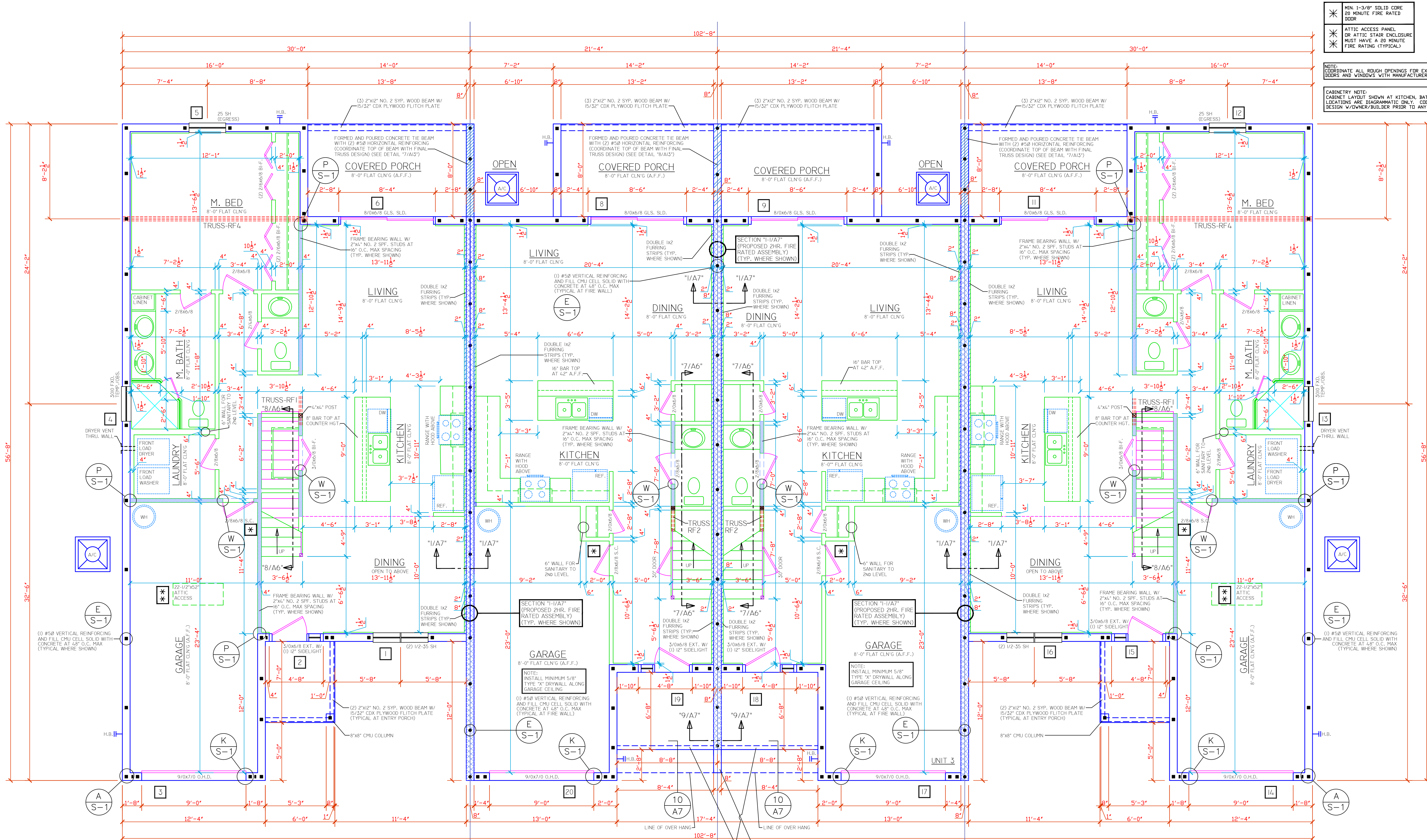
A2

SHEET 2 OF 19

DRAWN BY:
DANIEL FRECHETTE

GENERAL NOTES

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- DO NOT SCALE DRAWINGS



MIN 1-3/8" SOLID CORE
20 MINUTE FIRE RATED
DOOR

ATTIC ACCESS PANEL
OR ATTIC STAIR ENCLOSURE
MUST HAVE A 20 MINUTE
FIRE RATING (TYPICAL)

NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR
DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.

CABINETRY NOTE:
CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER
LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET
DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

REVISIONS

ISSUED: 9-26-24

215 PALM BAY ROAD, STE. 6
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TEL: (321) 724-0740
FAX: (321) 914-4206
EMAIL: DFRCHET@GMAIL.COM

EDC

ENGINEERING AND DESIGN CONCEPTS, INC.

HIDDEN WOODS TOWNHOMES

BUILDING #1

238 HIDDEN WOOD PL.
MELBOURNE, FL 32901

PRICED

FAMILY HOMES

ENGINEER OF RECORD

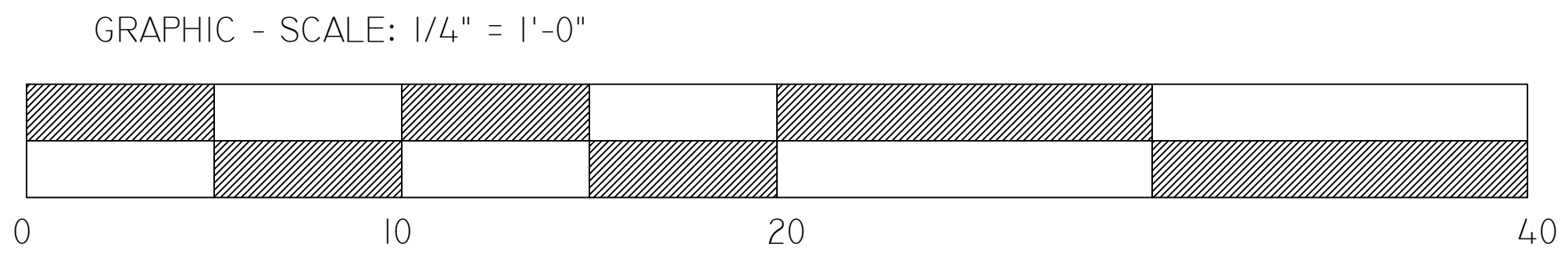
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
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FLORIDA PE# 47515
PH. 321-863-3223

A3

SHEET 3 OF 19

-DRAWN BY-
DANIEL FRECHETTE

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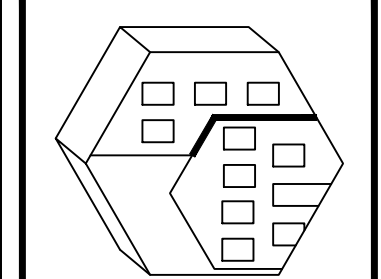
AREA TABULATION (9-25-20)	#1	#2
1ST LEVEL LIVING	658 SQ.FT.	674 SQ.FT.
2ND LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
3RD LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
4TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
5TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
6TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
7TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
8TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
9TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
10TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
11TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
12TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
13TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
14TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
15TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
16TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
17TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
18TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
19TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
20TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
21TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
22TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
23TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
24TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
25TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
26TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
27TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
28TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
29TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
30TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
31TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
32TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
33TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
34TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
35TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
36TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
37TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
38TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
39TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.
40TH LEVEL LIVING	122 SQ.FT.	130 SQ.FT.

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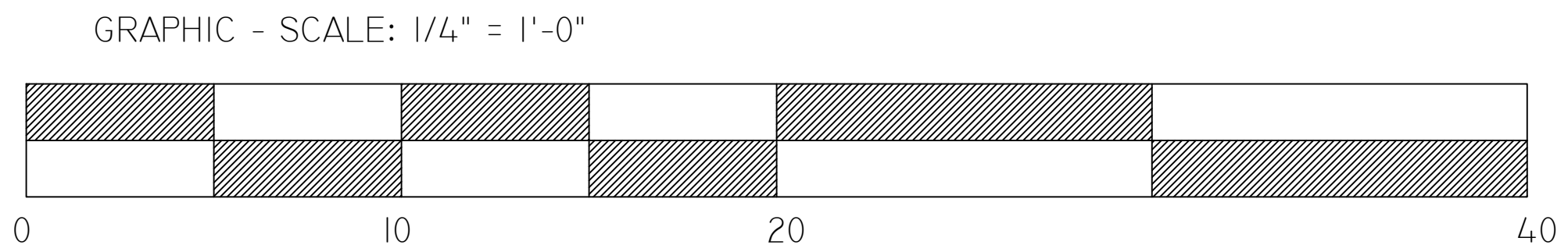
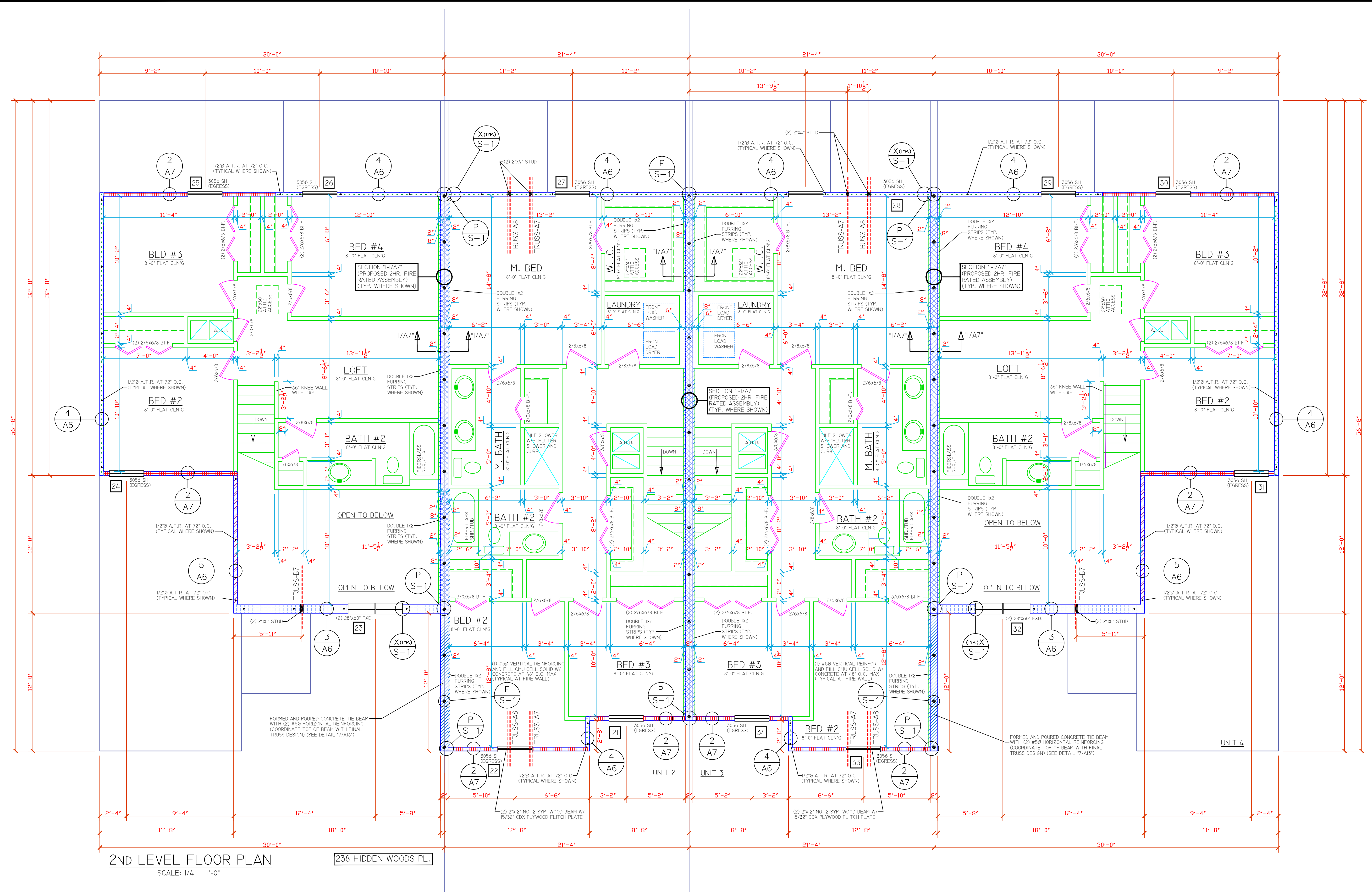
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A4
SHEET 4 OF 19
-DRAWN BY-
DANIEL FRECHETTE

PRIVATE PLAN REVIEW
WEINTRAUS INSPECTIONS & FORENSIC, INC.
REVIEWED FOR CODE COMPLIANCE
3777
11/25/2024
DATE

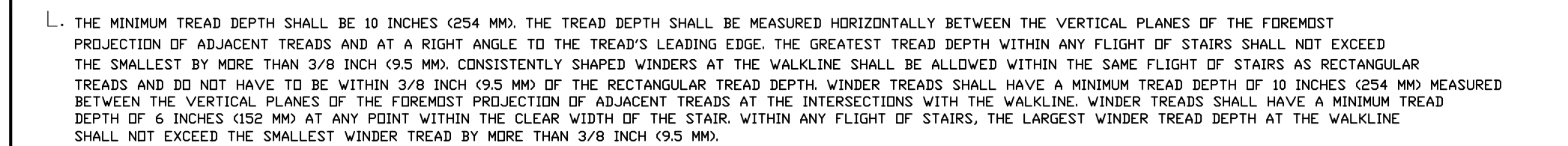


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- DO NOT SCALE DRAWINGS

WINDOW FALL PROTECTION
WINDOW FALL PROTECTION SHALL BE PROVIDED.
IN DWELLING UNITS, WHERE THE TOP OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES.

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☐ N.T.S.

- A. THE GREATEST RISER HEIGHT WITHIN A FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- B. WIDTH OF STAIRS SHALL BE A MINIMUM OF 36"
- C. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2030 MM) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD, INCLUDING THE RAILING, AT THE LANDING OR PLATFORM.
- D. A NOSING, IF INSTALLED, SHALL NOT BE LESS THAN 1", BUT NOT MORE THAN 1 1/4" IN TREAD DEPTH.
- E. ALL STAIRWAYS HAVING THREE OR MORE RISERS MUST BE EQUIPPED WITH HANDRAILS. HANDRAIL HEIGHT IS MEASURED VERTICALLY FROM THE LEADING EDGE OF A TREAD.
- F. HANDRAIL RAILING AT 34" MINIMUM TO 36" MAXIMUM HEIGHT VERTICALLY.
- F. OPENINGS IN ALL RAILINGS MUST BE DESIGNED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.
- G. TOE SPACE OPENING WILL NOT ALLOW PASSAGE OF A 2" DIAMETER SPHERE.
- H. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GROUND OR OPEN SIDE OF A STAIRWAY MUST BE DESIGNED SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.
- I. THE VERTICE OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM 36" DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY.
- NOTE: OPEN RISERS OPTIONAL.
- J. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD ATTACHED WITH #8x1-5/8" BUGLE-HEAD DRYWALL SCREWS INSTALLED AT 12" O.C. MAX REACHED

1. HORIZONTAL PERIMETER SIZE FOR CIRCULAR CROSS SECTIONS SHALL BE NOT LESS THAN 1-1/4" AND NO MORE THAN 2" IN DIAMETER. NON-CIRCULAR HANDRAILS SHALL HAVE AN OVERALL PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAX CROSS SECTION DIMENSION OF 2-1/4". HANDRAILS WITH A PERIMETER DIMENSION OF 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES.

2. FINGER RECESS SHALL BEGIN WITHIN 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF 5/16" AND 1/2" FROM 7/8" TO 1 1/2" FROM THE TALLEST PORTION OF THE PROFILE TO THE LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE.

NOTE: OPEN RISERS OPTIONAL

*WINDOW FALL PROTECTION.

WINDOW FALL PROTECTION SHALL BE PROVIDED.

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) BALL TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
- 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) BALL TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
- 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) BALL TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.

FLASHING:
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLUID-APPLIED FLASHING SHALL BE APPLIED SINGLE-FASHION OR DOUBLE-FASHION WITH THE MATTER PROVIDED IN THE SPECIFICATIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE WALL AND SHALL BE OVER THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 800 WITH AAMA 800-1000. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL COMPLY WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 TYPE 25 GRADE NS OR GREATER FOR PRIMER, JOINT EXPANSION AND CONTRACTION. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 800-1000. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE FINISH. FINISH APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS: FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE EXTERIOR FINISH BARRIER. FLASHING SHALL BE SECTION 9.03.01 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING MANUFACTURER'S INSTRUCTIONS: A. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. B. FLASHING INSTRUCTIONS OR DETAILS ARE NOT AVAILABLE. FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL OR TO THE EXTERIOR FINISH BARRIER. C. FLASHING SHALL BE INSTALLED AT DOOR OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE THRESHOLD AND SIDE SILLING.
2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED PROFESSIONAL DESIGNER.
3. IN ACCORDANCE WITH APPROVED METHODS:
 - A. IN ACCORDANCE WITH FMA/FMA-AND 200, FMA/FMA-AND 250, FMA/FMA-AND 300, FMA/FMA-AND 400
 - B. IN ACCORDANCE WITH FMA/FMA-AND 200, FMA/FMA-AND 250, FMA/FMA-AND 300 OR FMA/FMA-AND 400.
4. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH EXTERIOR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
5. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
6. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
7. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
8. AT WALL AND ROOF INTERSECTIONS.
9. AT BUILT-IN GUTTERS.

N.T.S.

N.T.S.

N.T.S.

PRIVATE PLAN REVIEW
WEINTRAUB INSPECTIONS & FORENSIC, INC.
REVIEWED FOR CODE COMPLIANCE

A Gillette
3777 11/25/2024

N.T.S.

N.T.S.

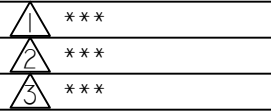
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 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
- DO NOT SCALE DRAWINGS

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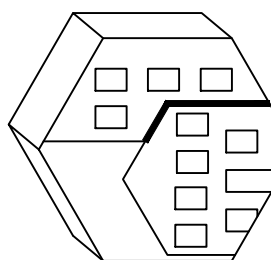
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EMAIL:
DFRECHETTE1350
@CFL.RR.COM



ENGINEERING AND DESIGN CONCEPTS, INC.

HIDDEN WOODS TOWNHOMES

BUILDING #1

238 HIDDEN WOOD PL.

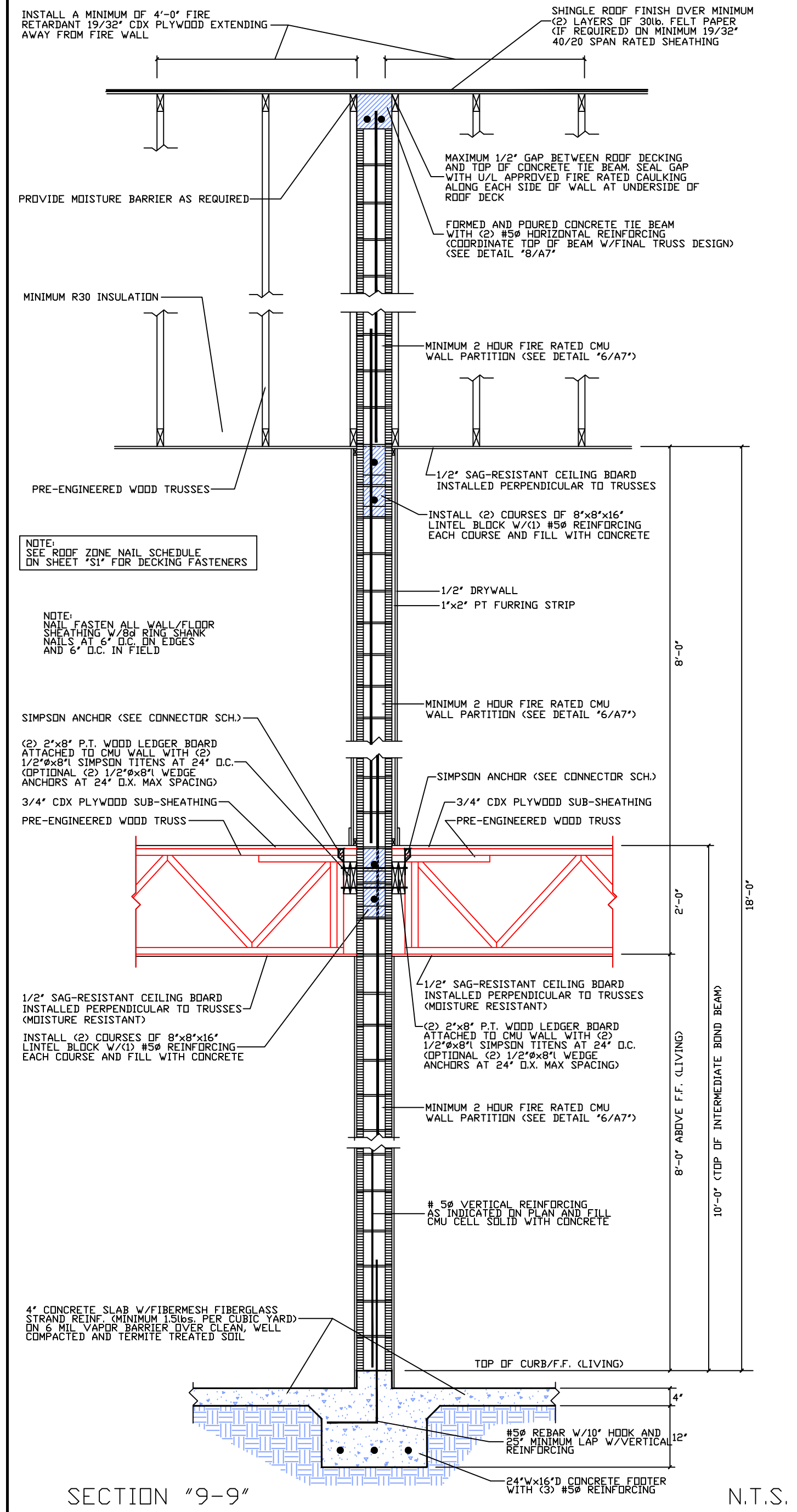
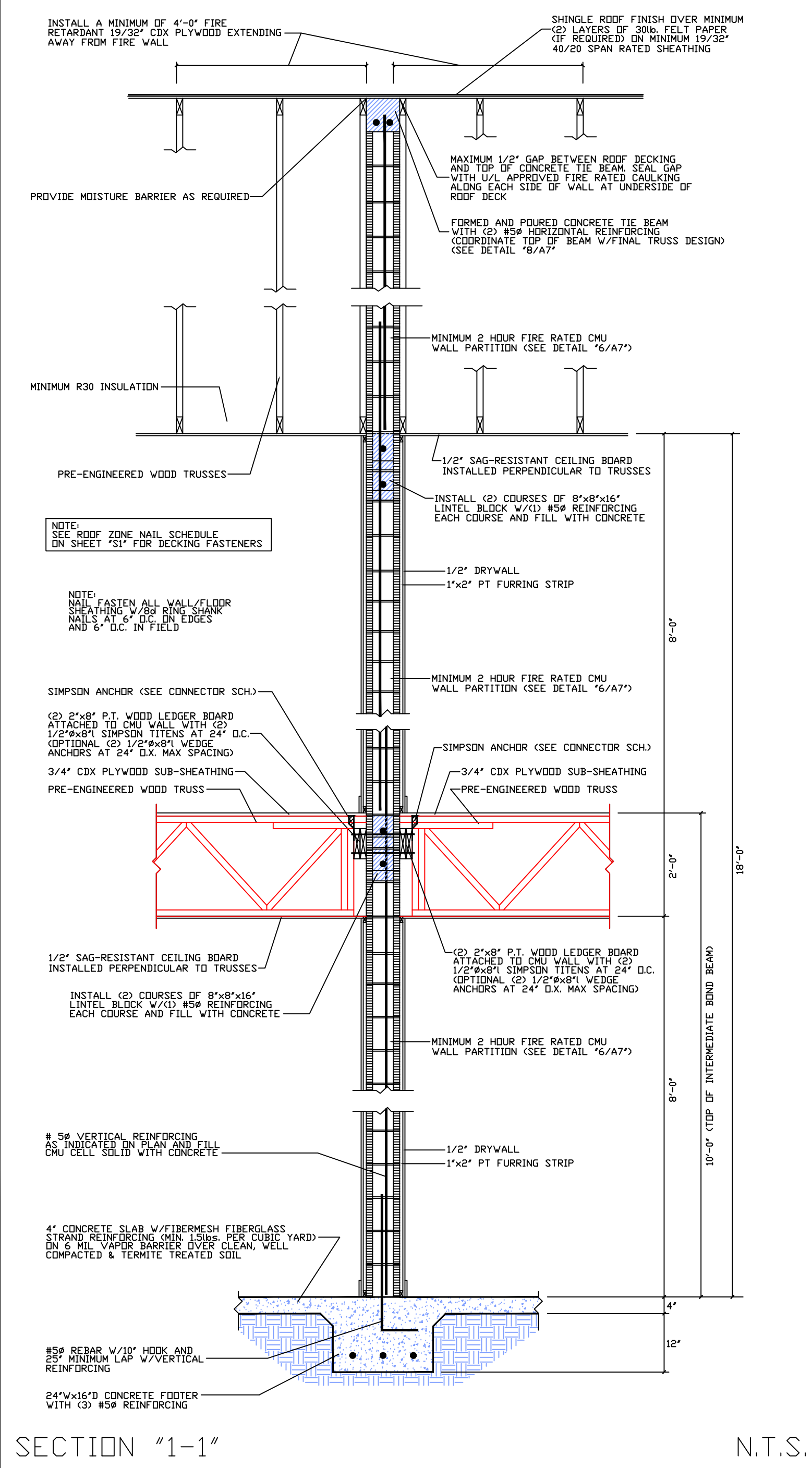
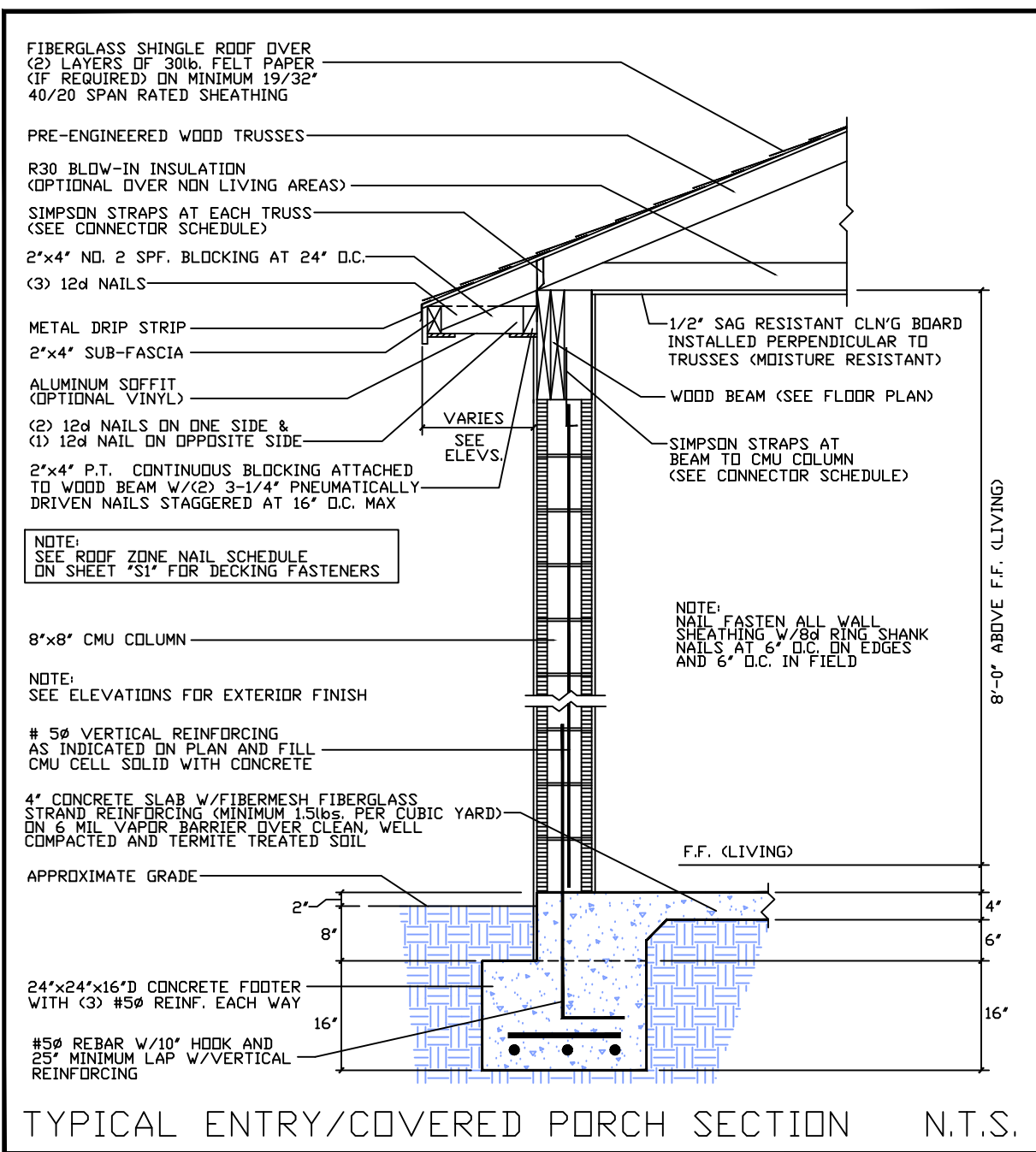
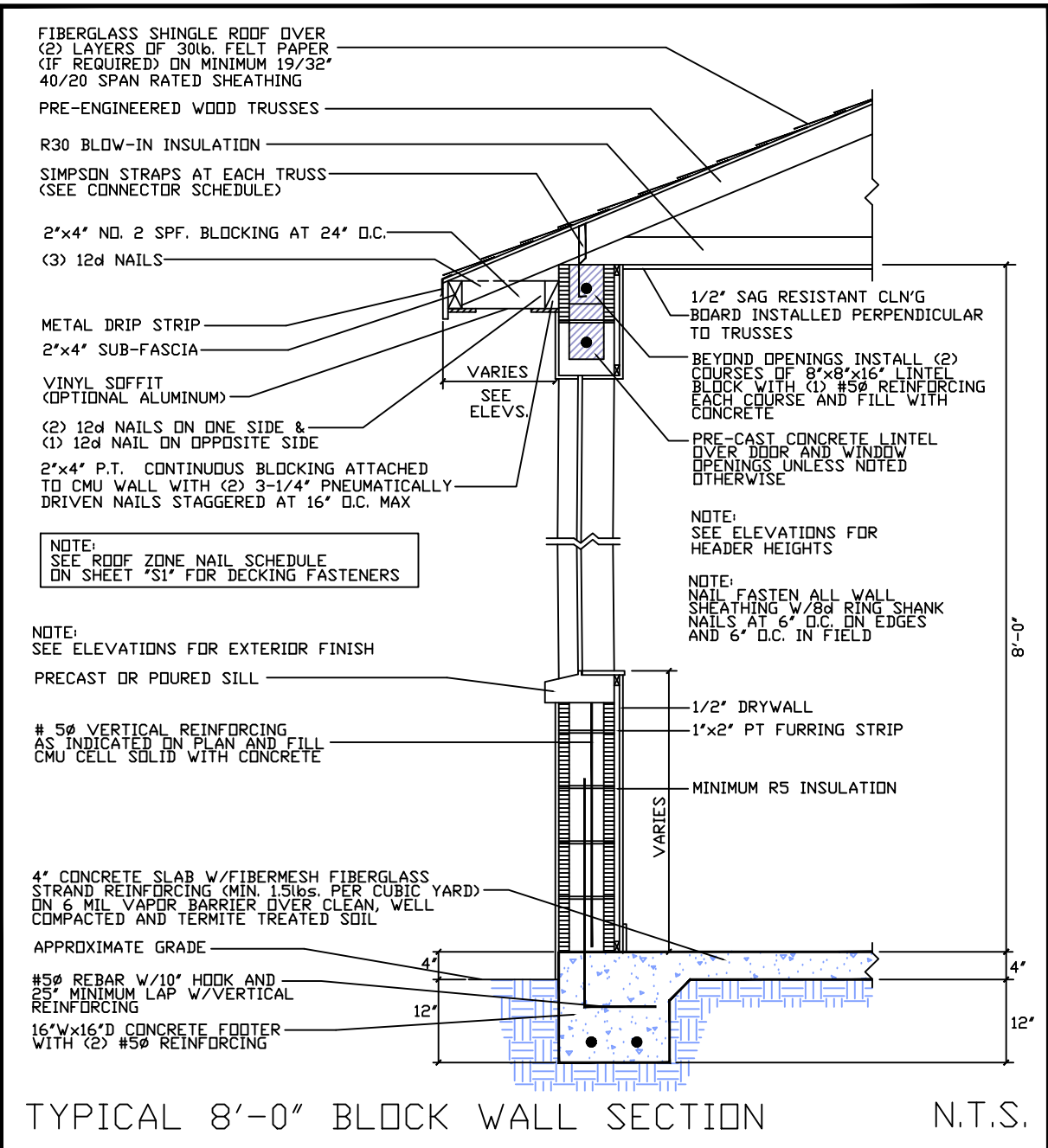
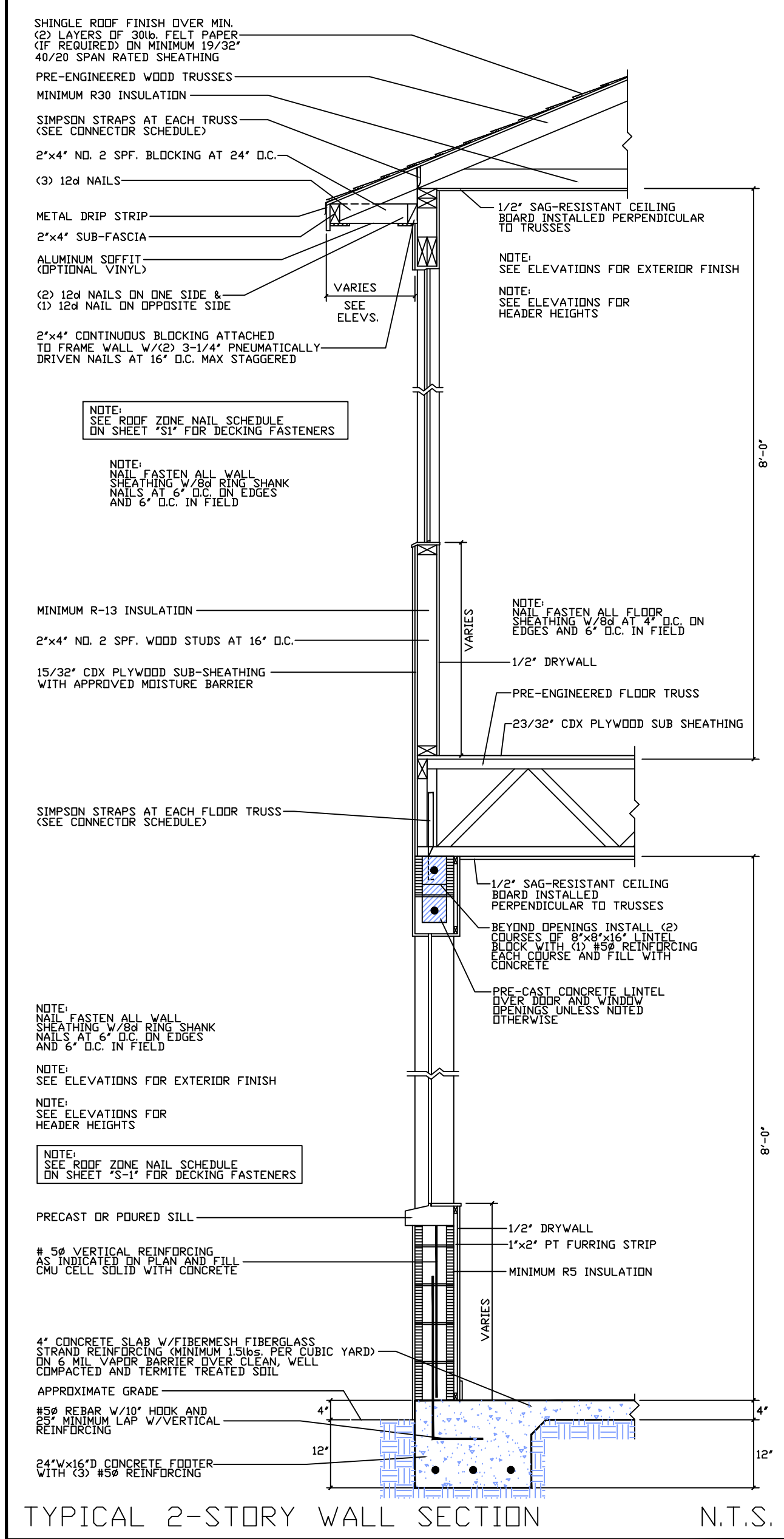
PRICED FAMILY HOMES

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
BU 321 963 3323

A6

SHEET 6 OF 19

-DRAWN BY-
DANIEL FRECHETTE



UL FIRE RATED
Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.

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

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

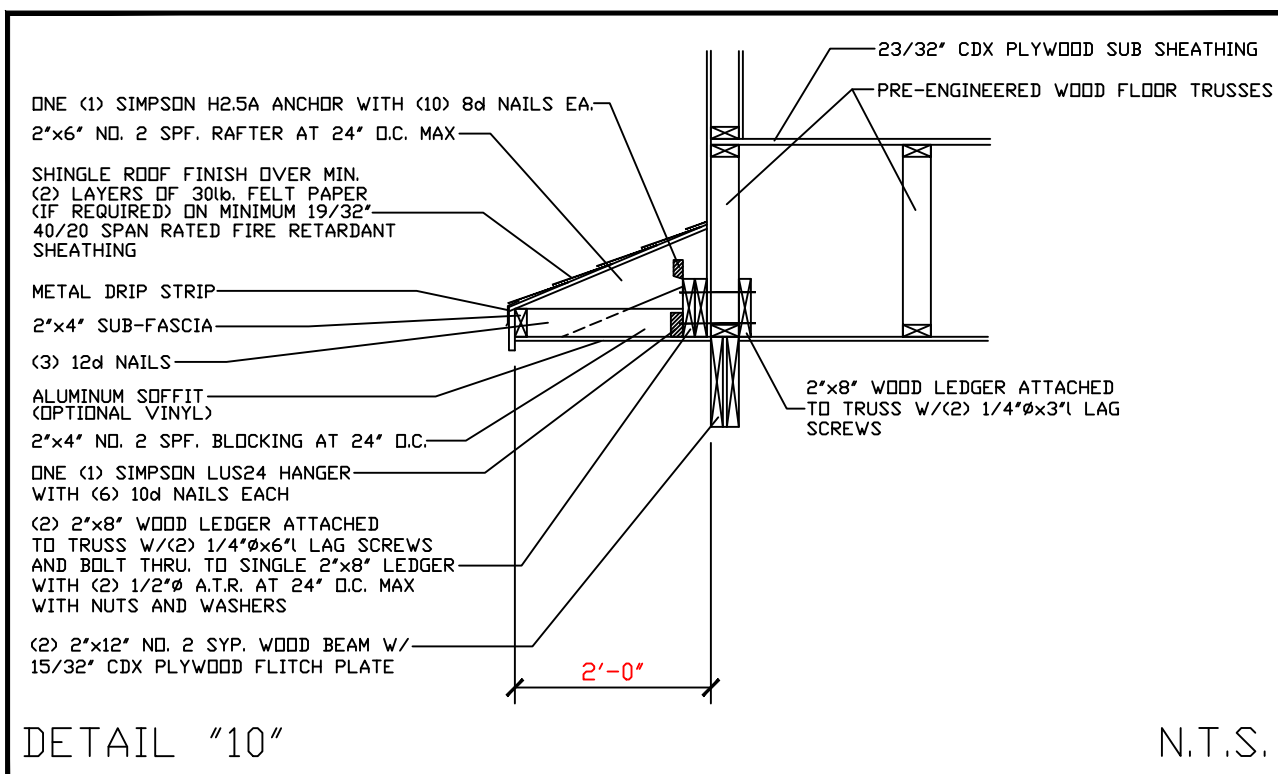
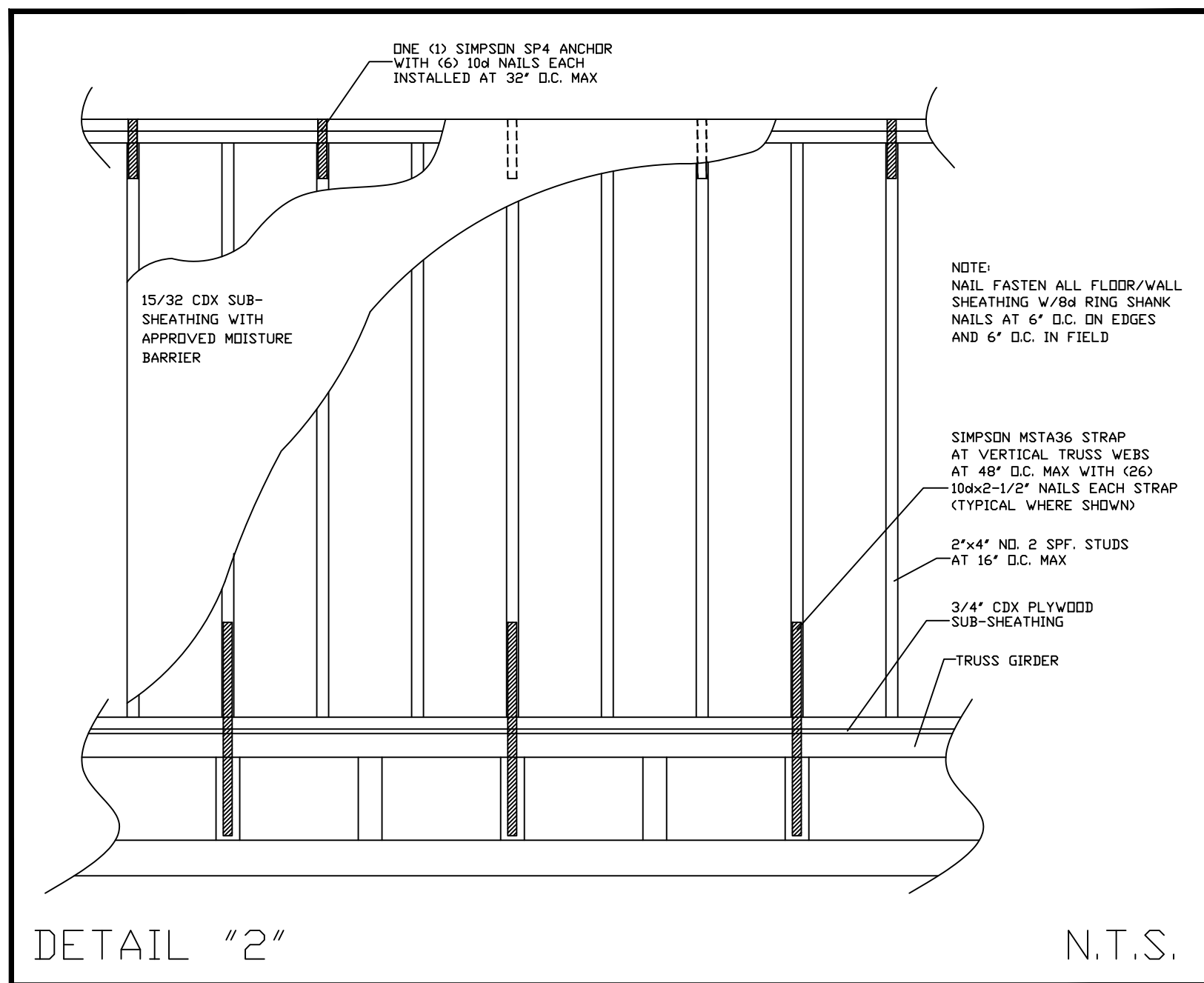
3. **Portland Cement Stucco or Gypsum Plaster** - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr. to Classification.

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

Celotex Corp. - Type Thermax

DETAIL "6"



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 FAX. (321) 914-4206
 EMAIL: DFRCHET@GMAIL.COM

PRIVATE PLAN REVIEW
 WEINTRAUB INSPECTIONS & FORENSICS, INC.
 REVIEWED FOR CODE COMPLIANCE

3777
 11/25/2024
 DATE

EDC

ENGINEERING AND DESIGN CONCEPTS, INC.

HIDDEN WOODS TOWNHOMES
 BUILDING #1
 238 HIDDEN WOOD PL.
 MELBOURNE, FL 32901

PRICED FAMILY HOMES

ENGINEER OF RECORD
 EDWARD F. SHINSKIE, PE
 4707 WILD TURKEY ROAD
 MIMS, FLORIDA 321754
 FLORIDA PE# 47515
 PH. 321-863-3223

A7

SHEET 7 OF 19

-DRAWN BY-
 DANIEL FRECHETTE



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

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REVIEWED FOR CODE COMPLIANCE

A. Gillette
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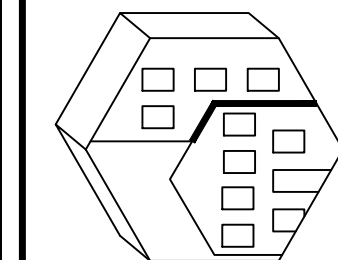
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ENGINEERING AND DESIGN CONCEPTS, INC.

HIDDEN WOODS TOWNHOMES
BUILDING #1
238 HIDDEN WOOD PL.
MELBOURNE, FL 32901

PRICE

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

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SHEET 10 OF 19
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DANIEL FRECHETTE

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FLOOR TRUSS/LOWER ROOF TRUSS LAYOUT

Roof Trusses						
Label	Profile	Qty	Span	TC Pitch	TC	Reactions
		Height	BC Pitch			
H13		3-ply	1-03-08	5/12	2 x 4	JUNE 1 2006 1712 166 201
		4	7-00-02	3.54/12	2 x 4	JUNE 2 111 146 124
		1-ply	2-11-02		2 x 4	JUNE 3 164 .05 22
HJ1		2	2-09-03	3.54/12	2 x 4	JUNE 2 164 .05 22
		1-ply	1-08-02		2 x 4	JUNE 3 167 .40 89
		4	8-05-01	2.12/12	2 x 4	JUNE 2 166 136 206
HJ2		1-ply	2-61-07		2 x 4	JUNE 3 168 .09 38
		2	7-07-08	2.12/12	2 x 4	JUNE 1 167 .05 22
		1-ply	1-09-12		2 x 4	JUNE 2 203 128 242
HJ4S		4	8-08-10	3.54/12	2 x 4	JUNE 2 167 .05 22
		1-ply	3-05-02		2 x 4	JUNE 3 179 .81 208
		2	6-54-05	3.54/12	2 x 4	JUNE 2 190 131 112
HJ6		1-ply	2-08-13		2 x 4	JUNE 3 176 .09 38
		2	3-02-02	3.54/12	2 x 4	JUNE 2 183 .09 38
		1-ply	1-09-09		2 x 4	JUNE 3 190 .05 22
HJ7		2	6-11-08	3.54/12	2 x 4	JUNE 2 207 .05 22
		1-ply	2-08-03		2 x 4	JUNE 3 210 .05 22
		2	4-06-08	5/12	2 x 4	JUNE 1 1206 810 1074
HJ8S		2	2-02-12		2 x 4	JUNE 3 1447 1279 1074
		2	4-11-08	5/12	2 x 6	JUNE 1 1446 1271 1074
		2	29-05-00	3/12	2 x 6	JUNE 2 812 677 841
P1		1-ply	2-01-10		2 x 4	JUNE 3 1445 1270 1074
		2	13-10-00	3/12	2 x 4	JUNE 1 1445 1270 1074
		2	2-01-10		2 x 4	JUNE 3 1445 1270 1074
P2		2	15-11-04		2 x 6	JUNE 14 4247 3942 445 2227
		3-ply	2-00-00		2 x 6	JUNE 14 4247 3942 445 2227
		2	15-11-04		2 x 6	JUNE 14 4247 3942 445 2227
RF4		3-ply	2-00-00		2 x 6	JUNE 14 4247 3942 445 2227
		2	15-11-04		2 x 6	JUNE 14 4247 3942 445 2227
		3-ply	2-00-00		2 x 6	JUNE 14 4247 3942 445 2227

Floor Trusses							Reactions	
Label	Profile	Qty	Span	TC				
		Ply	Height	BC				
FL1		14	28-07.04	2 x 4	813	June 24	June 26	
		1-ply	2-00.00	2 x 4	815	2216	810	
		2	13-05.00	2 x 4	811	1000	200	
FL2		1-ply	2-00.00	2 x 4	811	June 10	June 9	
		4	15-05.04	2 x 4	800	900	900	
		1-ply	2-00.00	2 x 4	800	900	900	
FL4		6	11-10.08	2 x 4	801	June 10	June 10	
		1-ply	2-00.00	2 x 4	740	740	740	
		1-ply	2-00.00	2 x 4	801	801	801	
FL5		2	11-10.08	2 x 4	801	June 10	June 10	
		1-ply	2-00.00	2 x 4	801	801	801	
		2	14-04.12	2 x 4	801	801	801	
FL7		8	14-04.12	2 x 4	801	June 10	June 9	
		1-ply	2-00.00	2 x 4	801	801	801	
		2	14-04.12	2 x 4	801	801	801	
FL8		2	14-04.12	2 x 4	801	June 10	June 10	
		1-ply	2-00.00	2 x 4	801	801	801	
		2	20-05.00	2 x 4	801	801	801	
FL9		18	20-05.00	2 x 4	801	June 13	June 13	
		1-ply	2-00.00	2 x 4	1207	1207	1207	
		2	17-03.05	2 x 4	1207	1207	1207	
FL10		4	17-03.05	2 x 4	1207	June 11	June 11	
		1-ply	2-00.00	2 x 4	1207	1207	1207	
		2	17-03.05	2 x 4	1207	1207	1207	
FL11		2	2-00.00	2 x 4	1207	June 11	June 11	
		1-ply	2-00.00	2 x 4	1207	1207	1207	
		2	2-00.00	2 x 4	1207	1207	1207	
FL12		2	2-00.00	2 x 4	1207	June 11	June 11	
		1-ply	2-00.00	2 x 4	1207	1207	1207	
		2	2-00.00	2 x 4	1207	1207	1207	

Floor Trusses						
Label	Profile	Qty Ply	Span Height	TC BC	Reactions	
FL13		1-ply 8	2-0-00 2 x 4	1037 625	June 11	
FL14		4 1-ply	2-0-00 2 x 4	1037 625	June 11 June 14	
FL15		2 1-ply	2-0-00 2 x 4	1207 625	June 11 June 14	
FL16		6 1-ply	2-0-00 2 x 4	885 731	June 14 June 18	
FL17		2 1-ply	2-0-00 2 x 4	759 261	June 11 June 14	June 17 June 18
FL18		2 1-ply	2-0-00 2 x 4	887 344	June 11 June 19	June 17 June 18
FL19		2 1-ply	2-0-00 2 x 4	768 562	June 11 June 19	June 17 June 18
FL20		2 1-ply	2-0-00 2 x 4	1037 625	June 11 June 14	June 17 June 18
RF1		2 2-ply	4-0-00 1-0-09	2 x 6 2 x 6	June 5 June 6	
RF2		2 2-ply	8-0-00 2-0-00	2 x 6 2 x 6	June 5 June 6	
RF3		2 2-ply	2-0-00 2 x 6	2337 1714	June 20 June 21	



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A. Ellette
SIGNATURE
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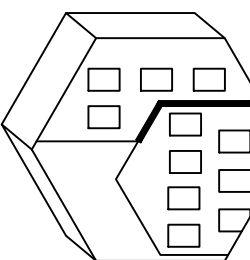
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3	x x x

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ENGINEERING AND DESIGN CONCEPTS INC

HIDDEN WOODS TOWNHOMES

BUILDING #1

238 HIDDEN WOOD PL.

PRICED FAMILY HOMES

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515

All

SHEET 11 OF 11

-DRAWN BY-
DANIEL FRECHETTE

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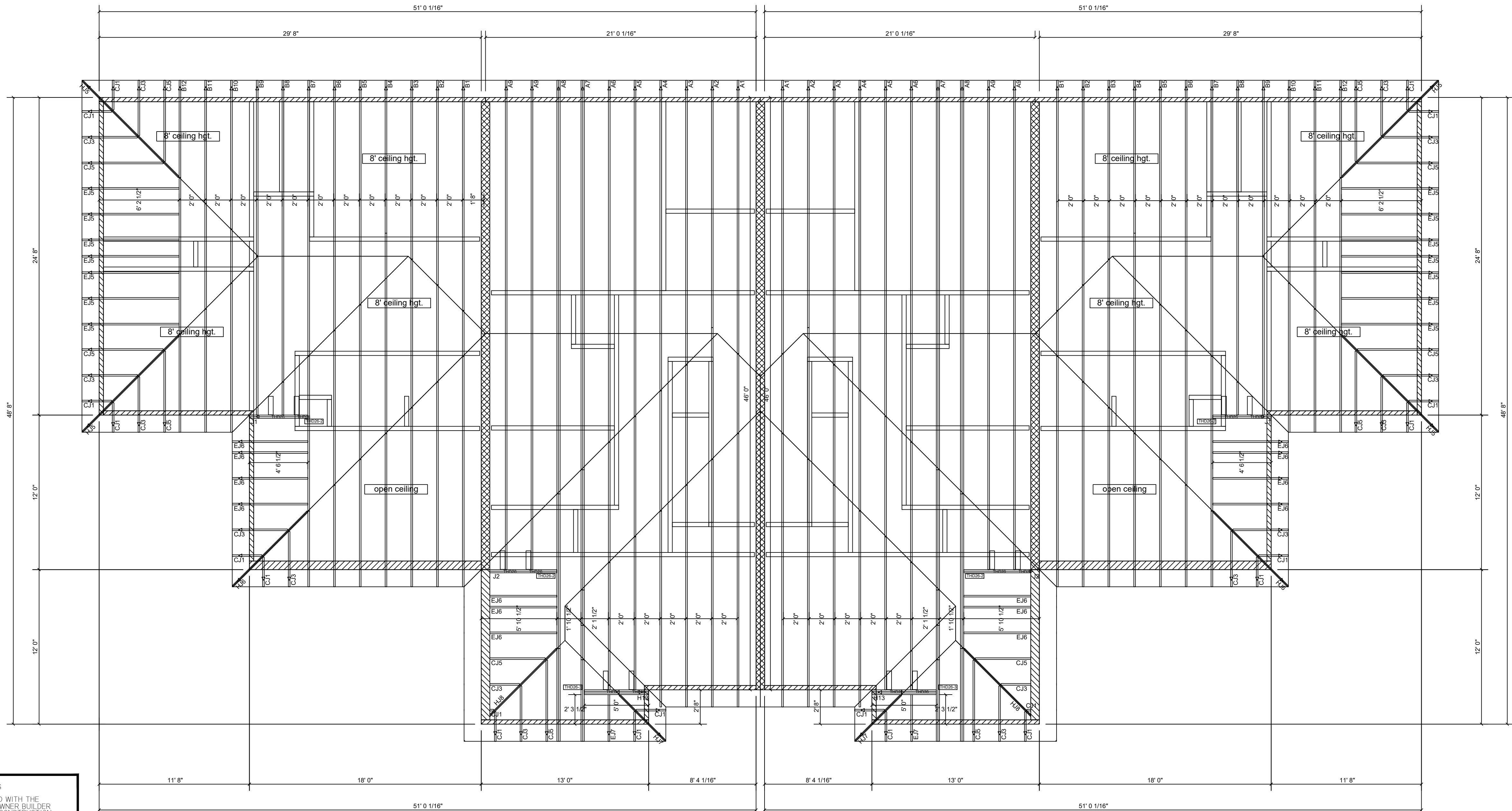
CONNECTOR SCHEDULE

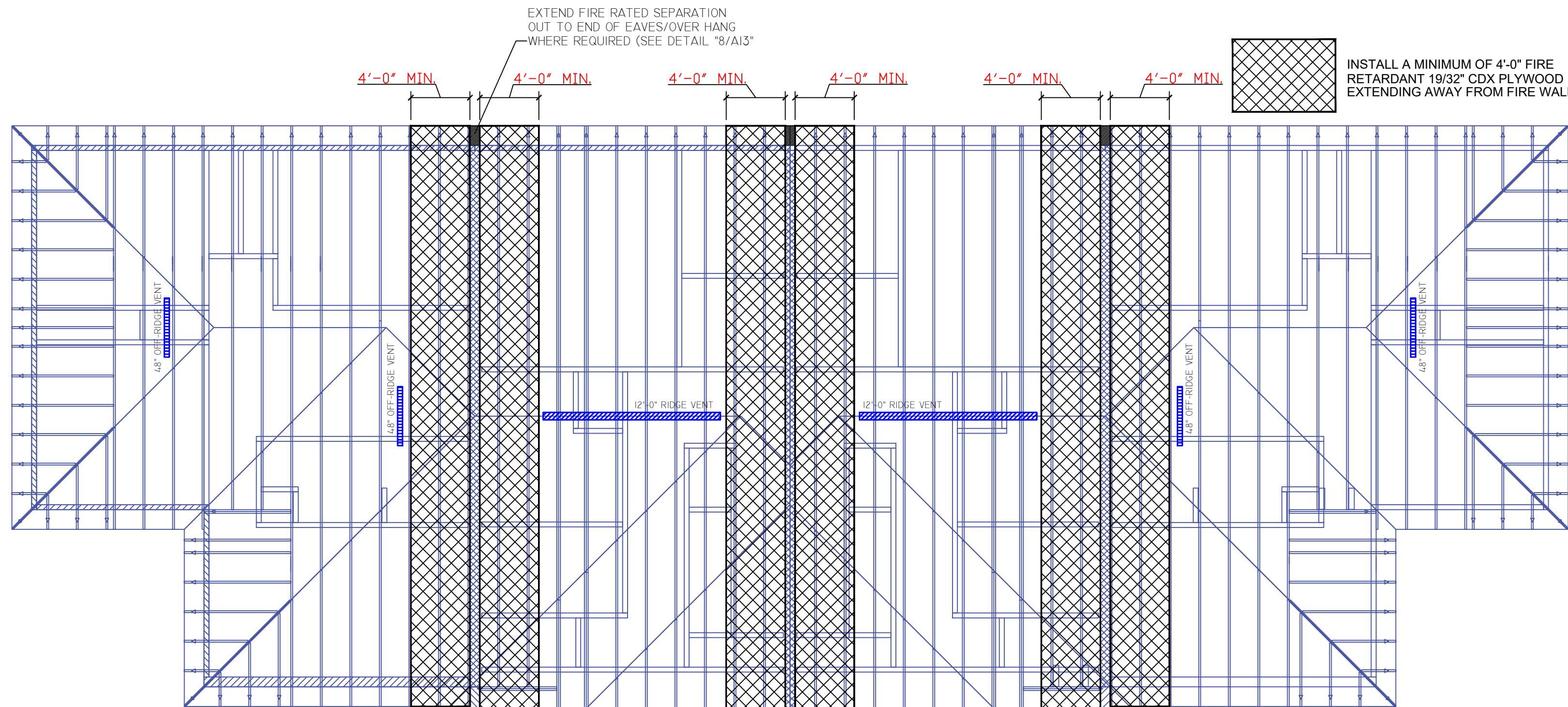
TRUSS ID/DESCRIPTION:	CONNECTOR
A1-A9, B1-B2, C1, C3, C3A, C3AS, C3S, C5, C5A, C5AS, C5S, D1-D6, E3-E7, E8S, H3, H3-H32, H4S, H5-H7, H8S, J1, J2, J4, J5, R7A	* AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/19 100x1-1/2" NAILS EACH
	* AT WOOD LEDGER ONE (1) SIMPSON HTS20 STRAP W/16 100x1-1/2" NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
FL1-FL20, RF1, RF2	* AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/19 100x1-1/2" NAILS EACH
	* AT WOOD LEDGER/FRAME WALL ONE (1) SIMPSON HETA20 STRAP W/19 100x1-1/2" NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
RF3	* AT CMU WALL (BOTH ENDS) ONE (1) SIMPSON HUCB-2 MAX HANGER WITH (14) 1/4"x2-3/4" TITENS AND (6) 10d NAILS
2"x4" FRAME BEARING WALL, TOP PLATES TO STUD AND STUD TO BOTTOM PLATE (AT STUD SPACING 16" O.C. MAX)	ONE (1) SIMPSON SP4 ANCHOR AT 32" O.C. MAX WITH (6) 100x1-1/2" NAILS
IN LIEU OF SP4 ANCHORS, THE FOLLOWING MAY BE INSTALLED AS A SUBSTITUTION	ONE (1) SIMPSON SP2 ANCHOR WITH (12) 10d NAILS, INSTALLED AT EVERY STUD TO BOTTOM PLATE
	ONE (1) SIMPSON SP1 ANCHOR WITH (10) 10d NAILS, INSTALLED AT EVERY STUD TO BOTTOM PLATE
WOOD LEDGER BOARDS	* AT CMU WALL (1) 2"x4" PLY WOOD LEDGER BOARD ATTACHED TO CMU WALL WITH (2) 1/2"x6"x8" SIMPSON TITENS AT 24" O.C. OPTIONAL (2) 1/2"x6"x8" WEDGE ANCHORS AT 24" O.C. MAX SPACING
	* AT FRAME WALL (1) 2"x4" PLY WOOD LEDGER BOARD ATTACHED TO FRAME WALL WITH (2) 1/2"x6"x8" LAG BOLTS AT 16" O.C. MAX
WOOD BEAMS	* AT 2-PLY WOOD BEAM TO CMU WALL ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"x2-3/4" TITEN FASTENERS AND (6) 10d NAILS EACH
	* AT 2-PLY WOOD BEAM TO CMU WALL ONE (1) SIMPSON HUC612 HANGER WITH (18) 1/4"x2-3/4" TITEN FASTENERS AND (6) 10d NAILS EACH
	* AT WOOD BEAM TO TOP OF CMU COLUMN TWO (2) SIMPSON HETA20 STRAP W/19 100x1-1/2" NAILS EACH

ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA
LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES
NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED IN THESE DRAWINGS.
ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES
TO GIRDERS (CHANGERS) SHALL BE PROVIDED BY TRUSS COMPANY.

				PRE-ENGINEERED WOOD TRUSS AT LOCATIONS WHERE STRAPS ARE BETWEEN 1/8" AND 1-1/2" AWAY FROM TRUSS LOCATION, INSTALL 4"x8" BLOCKING AGAINST TRUSS ATTACHED W/16 10d NAILS AT 1-1/2" O.C. MAX W/16 10d NAILS TOTAL INSTALL HETA20 STRAP W/19 10d NAILS INTO BLOCKING AND TRUSS NOTE: IF SPACE BETWEEN STRAP AND TRUSS EXCEEDS 1-1/2", ABANDON STRAP AND INSTALL (1) SIMPSON HTS20 STRAP WITH (4) 1/4"x2-3/4" TITEN FASTENERS AND (10) 100x1-1/2" NAILS EACH NOTE: THIS REPAIR IS EXCEPTABLE FOR ALL TRUSSES WITH A MAX UPLIFT OF 1175# UPLIFT MISSED STRAP REPAIR DETAIL NOT TO SCALE
TYPICAL HETA20 STRAP	TYPICAL SP2 ANCHOR	TYPICAL SP1 ANCHOR	TYPICAL HUC HANGER	
TYPICAL HTS16 STRAP	TYPICAL SP4 ANCHOR	TYPICAL H2.5A ANCHOR	TYPICAL HU HANGER	
TYPICAL CONNECTOR DETAILS				N.T.S.





UPPER ROOF FIRE RETARDANT SHEATHING LAYOUT
AND RIDGE VENT AND OFF-RIDGE PLACEMENT PLAN
NOT TO SCALE

EXTEND FIRE RATED SEPARATION
OUT TO END OF EAVES/OVER HANG
WHERE REQUIRED (SEE DETAIL "8/A13")

7
A13

4'-0" MIN.

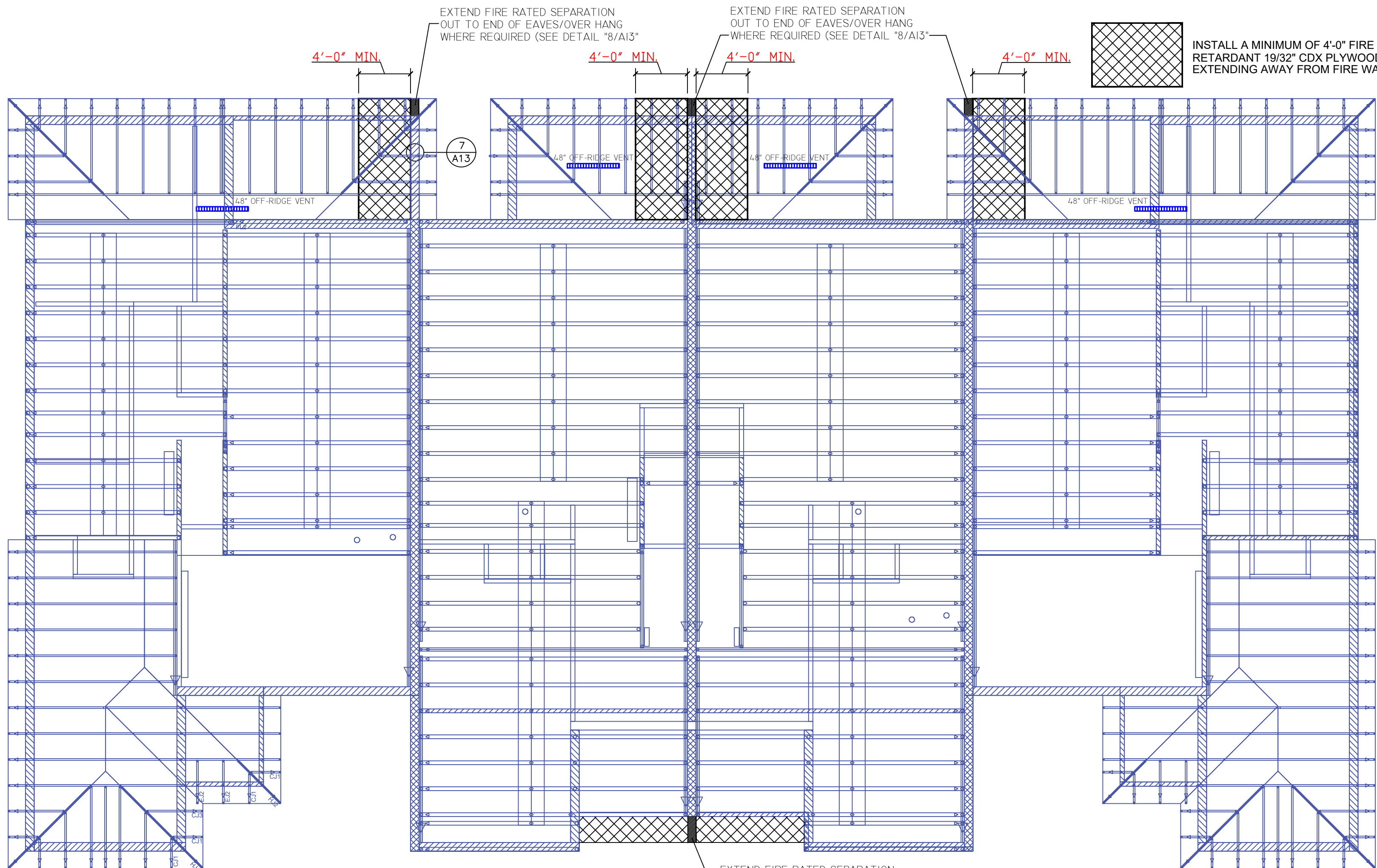
EXTEND FIRE RATED SEPARATION
OUT TO END OF EAVES/OVER HANG
WHERE REQUIRED (SEE DETAIL "8/A13")

4'-0" MIN.

EXTEND FIRE RATED SEPARATION
OUT TO END OF EAVES/OVER HANG
WHERE REQUIRED (TYPICAL AT ALL
SEPARATION WALLS)

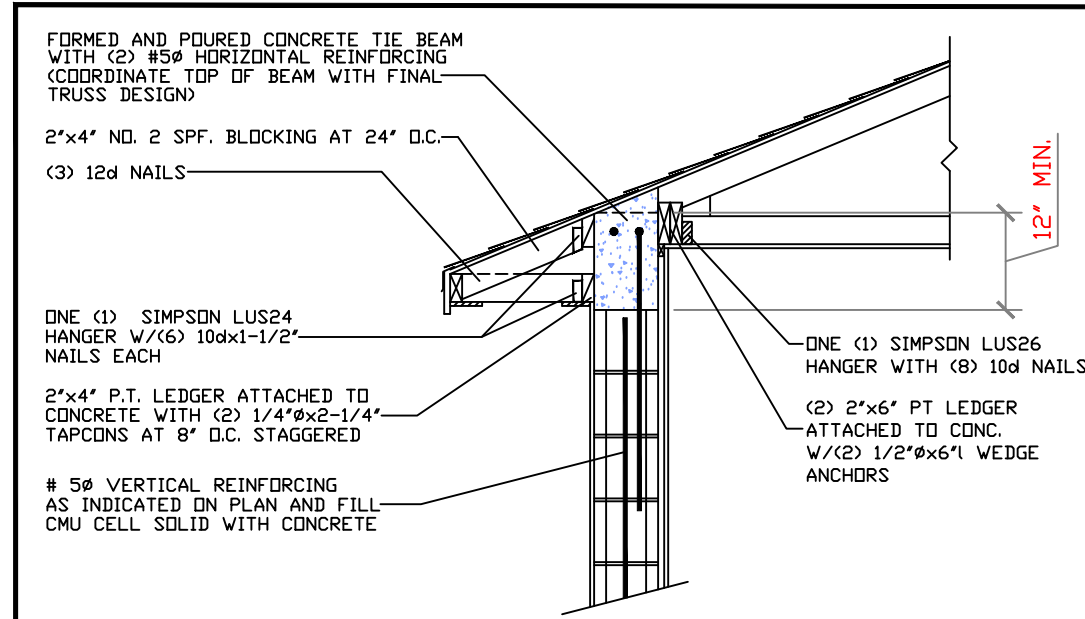
7
A13

4'-0" MIN.

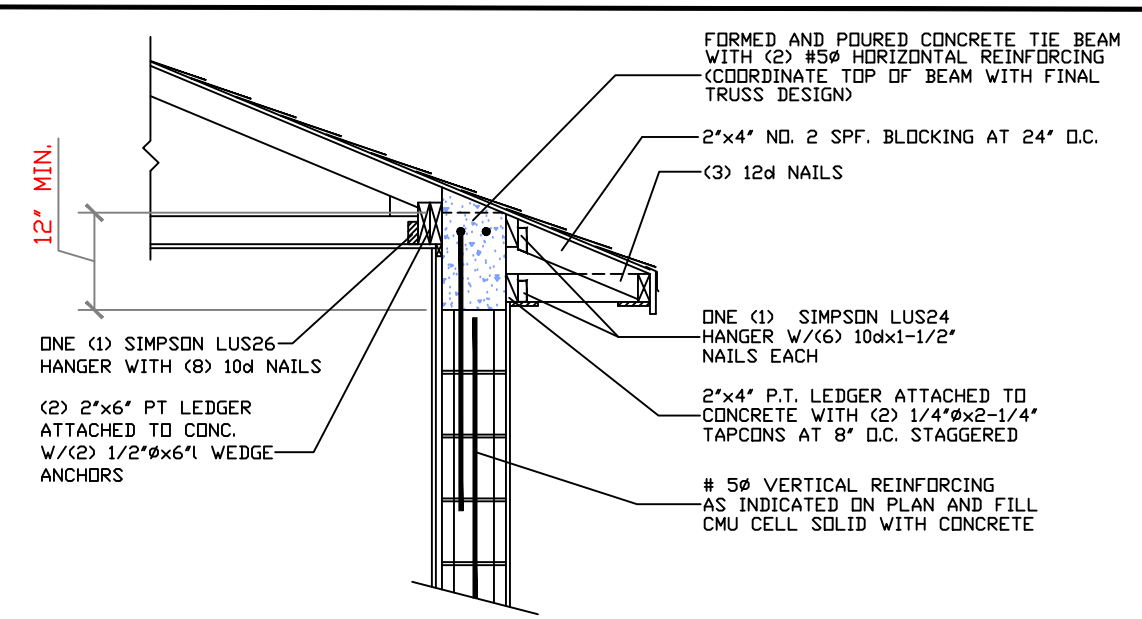


LOWER ROOF FIRE RETARDANT SHEATHING LAYOUT
AND RIDGE VENT AND OFF-RIDGE PLACEMENT PLAN
NOT TO SCALE

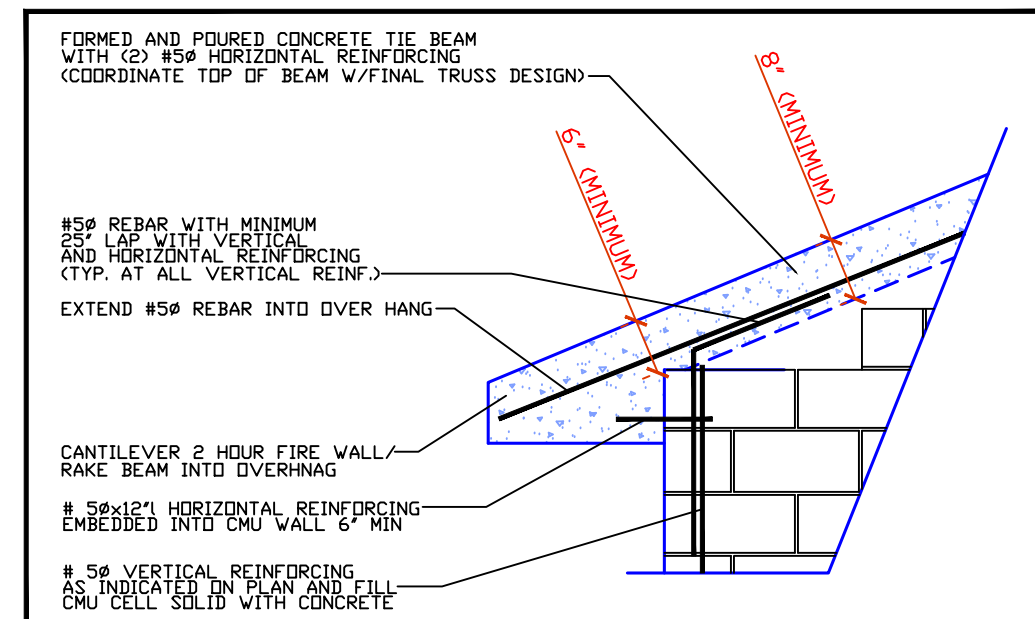
- GENERAL NOTES
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER/BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS



DETAIL "7" (RAKE BEAM DETAIL)



N.T.S.



DETAIL "8" (RAKE BEAM DETAIL)

N.T.S.

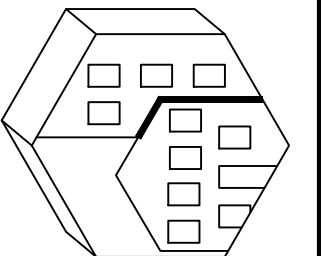
PRIVATE PLAN REVIEW
WEINTRAUB INSPECTIONS & FORENSIC, INC.
REVIEWED FOR CODE COMPLIANCE

Signature
3777 11/25/2024
PR. NUMBER DATE

REVISIONS

ISSUED: 9-26-24

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@DFR.LRR.COM



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ENGINEERING AND DESIGN CONCEPTS, INC.

HIDDEN WOODS TOWNHOMES
BUILDING #1
238 HIDDEN WOOD PL.
MELBOURNE, FL 32901

PRICED
FAMILY HOMES

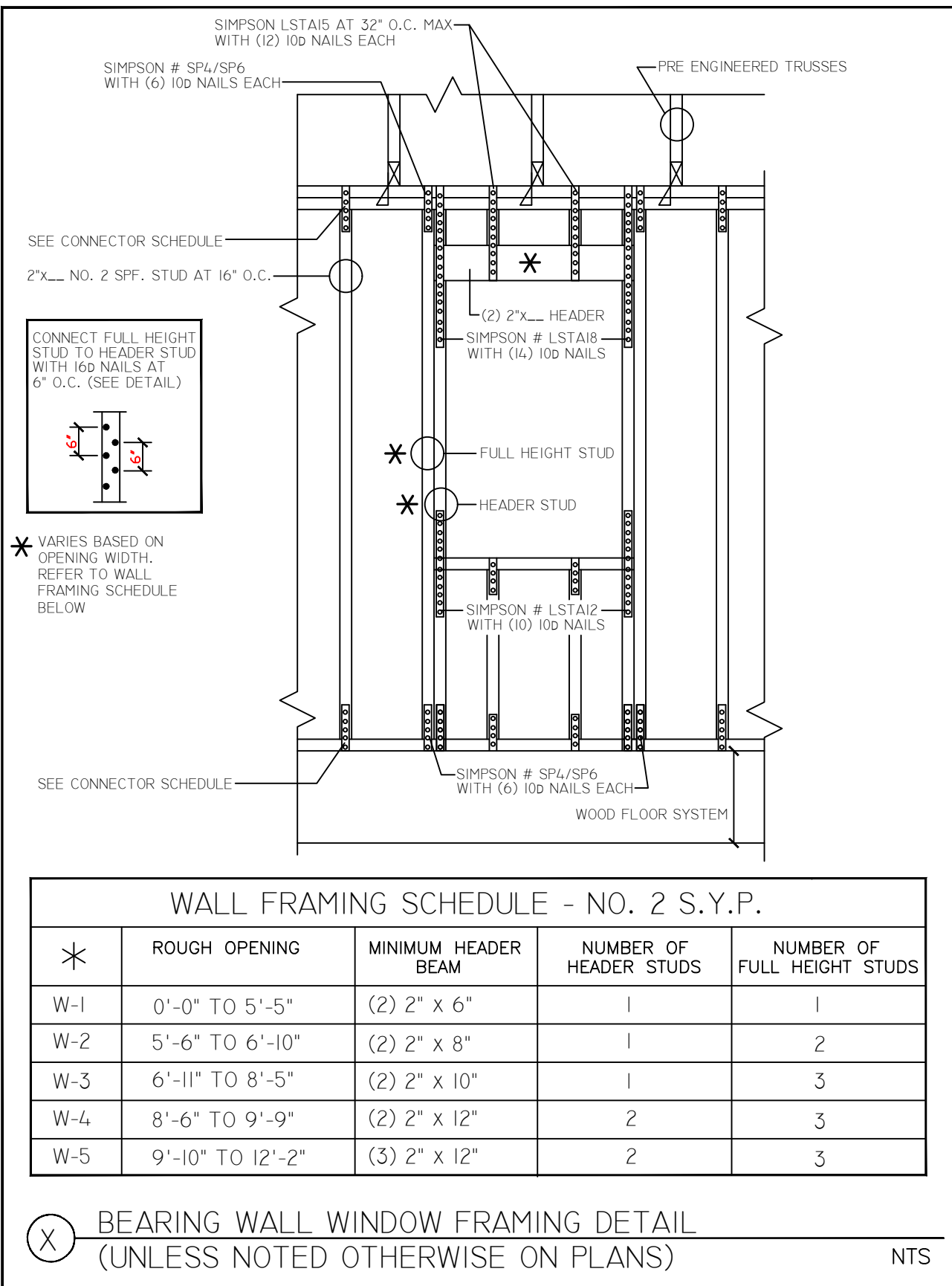
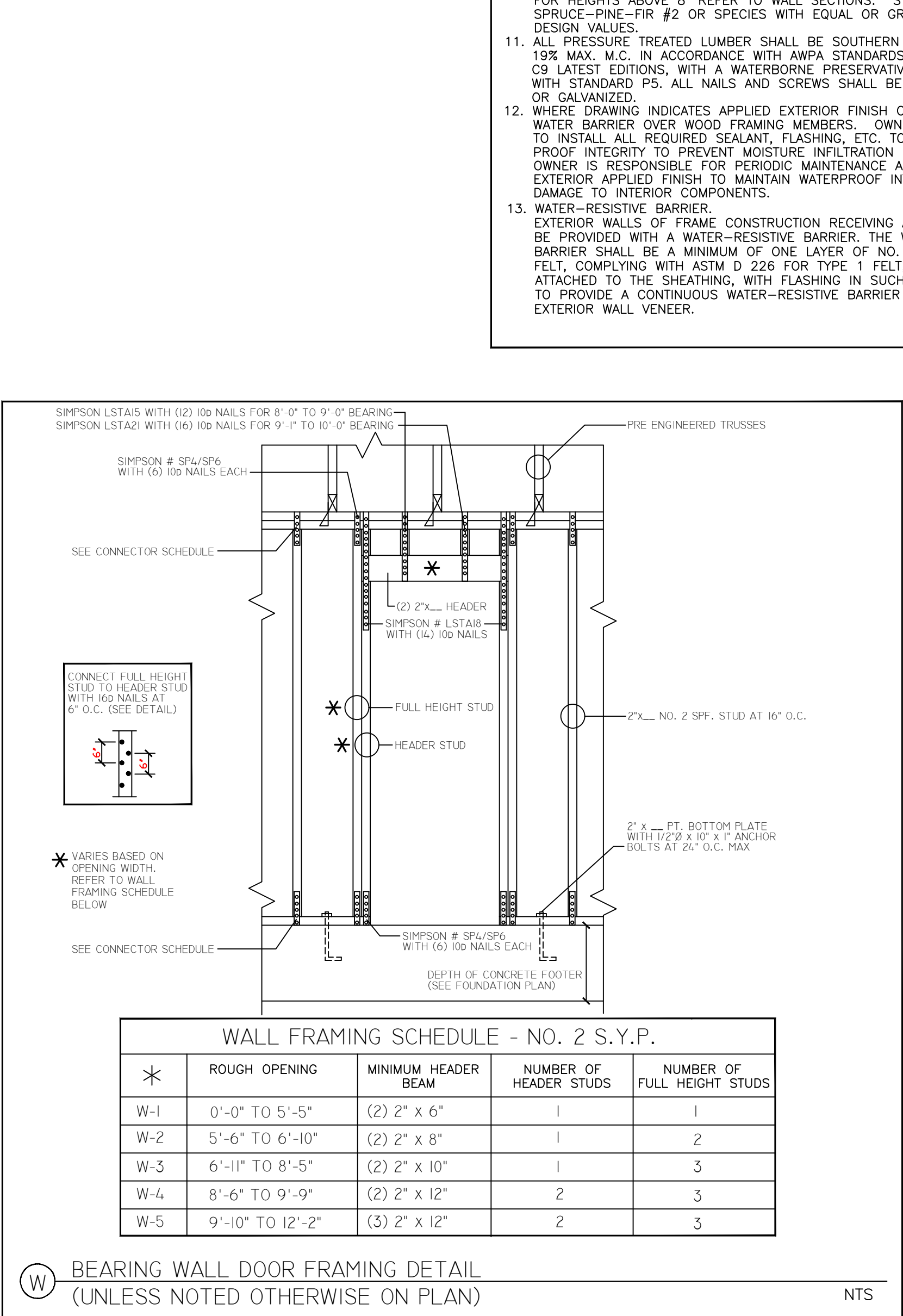
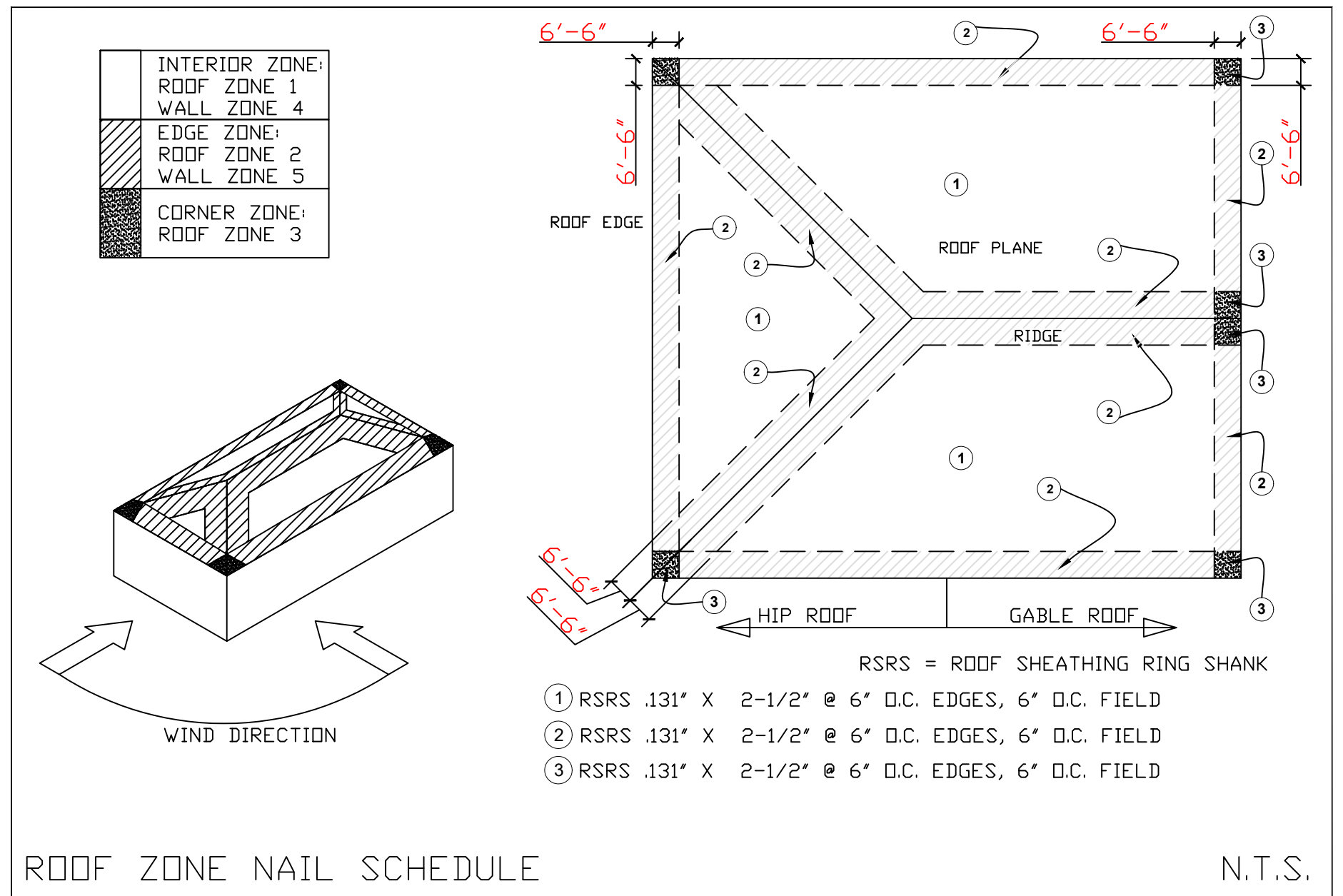
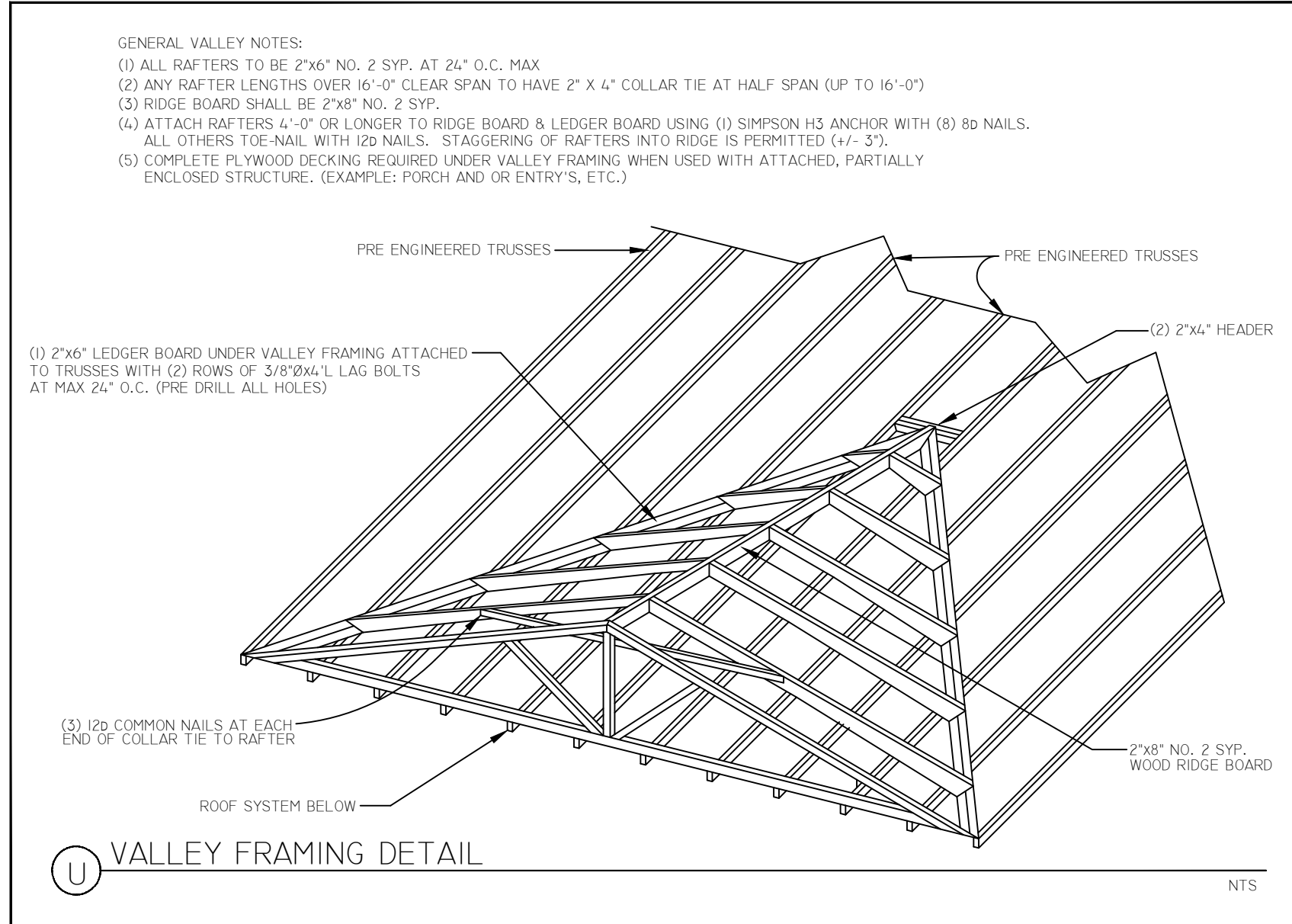
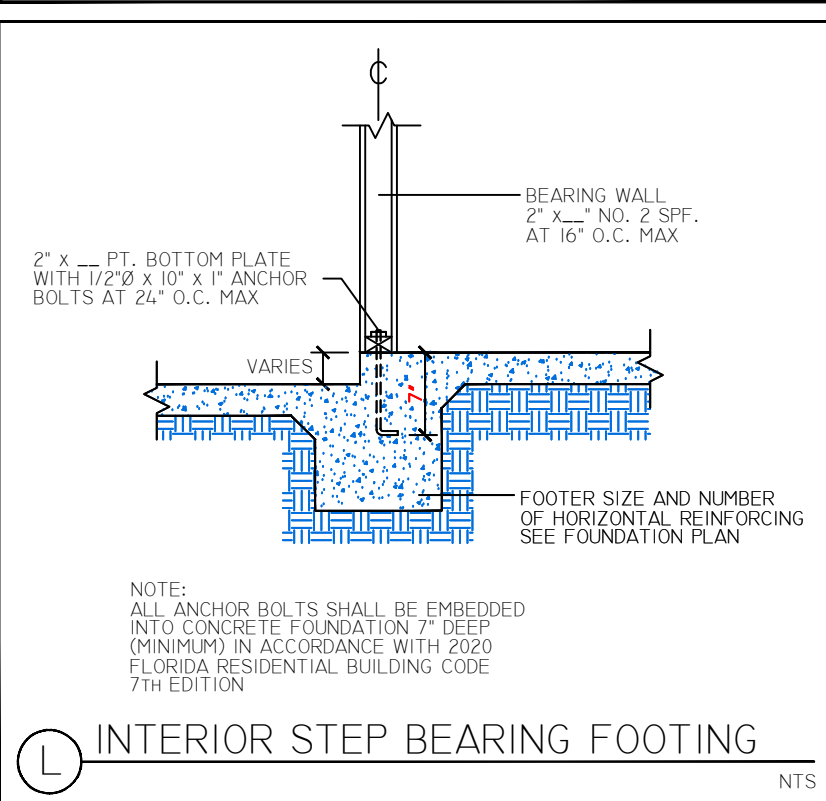
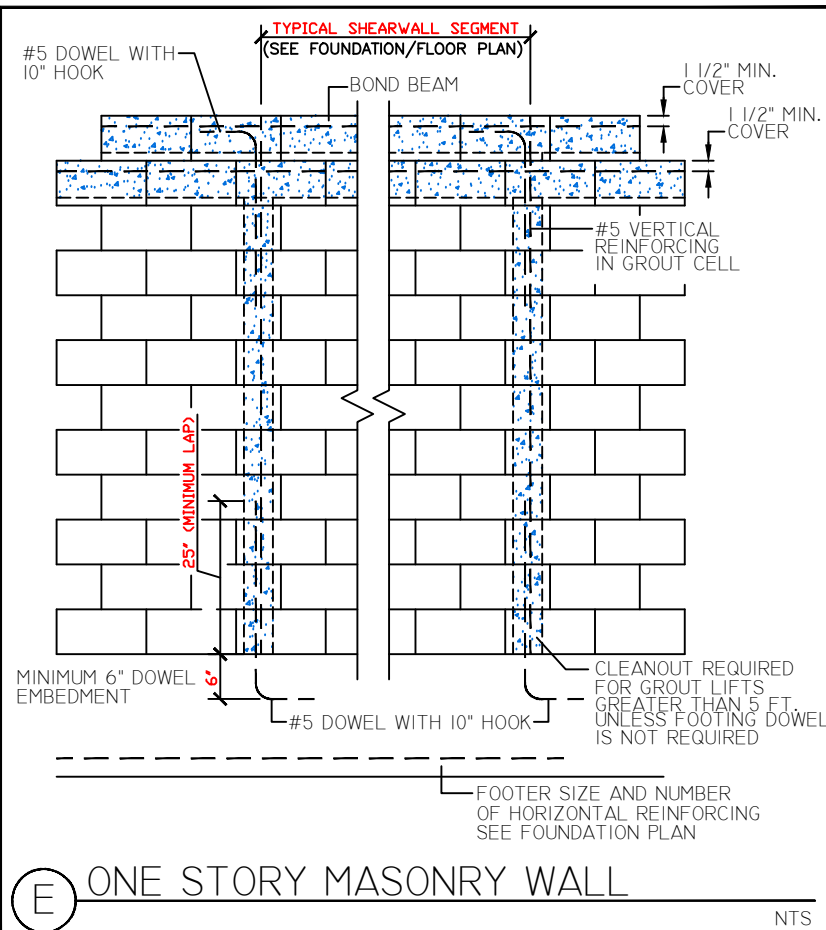
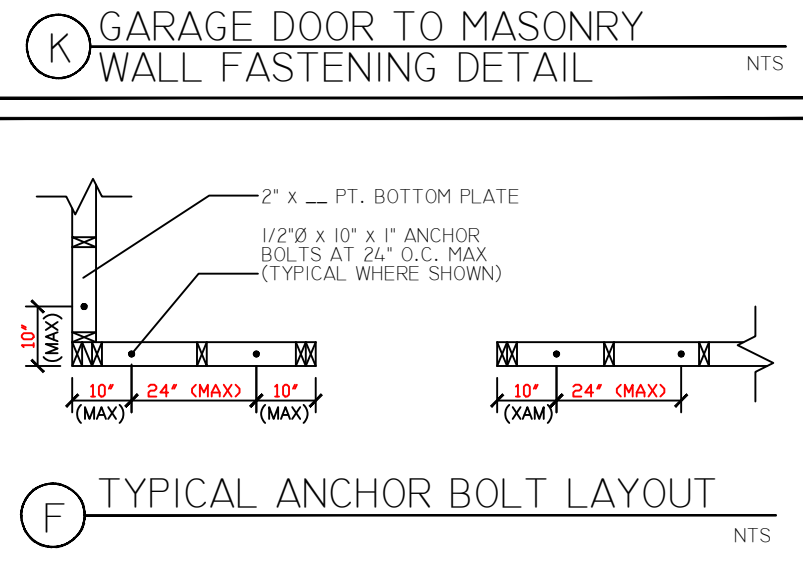
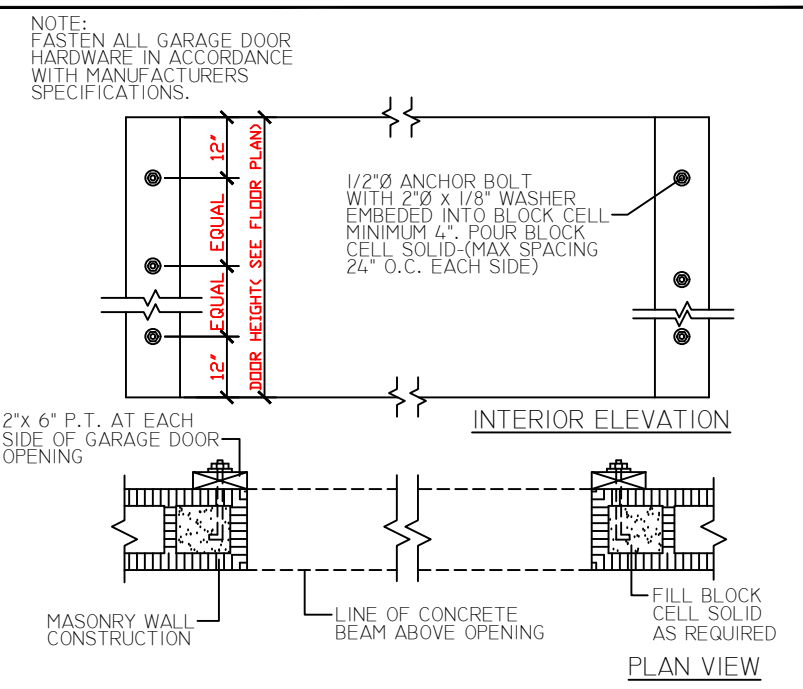
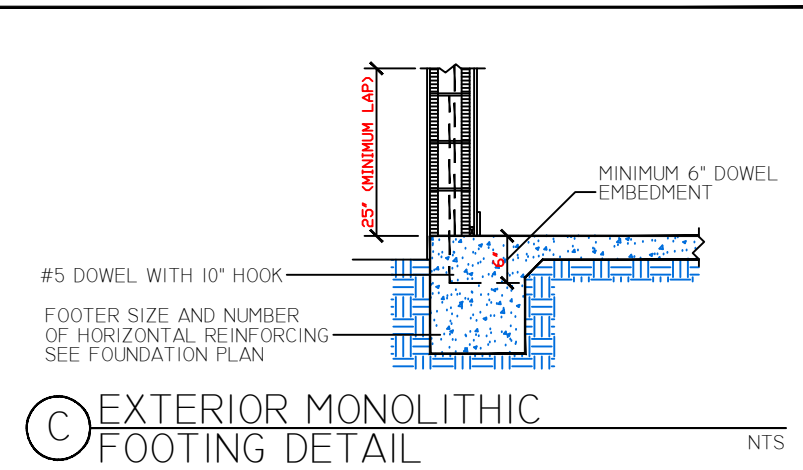
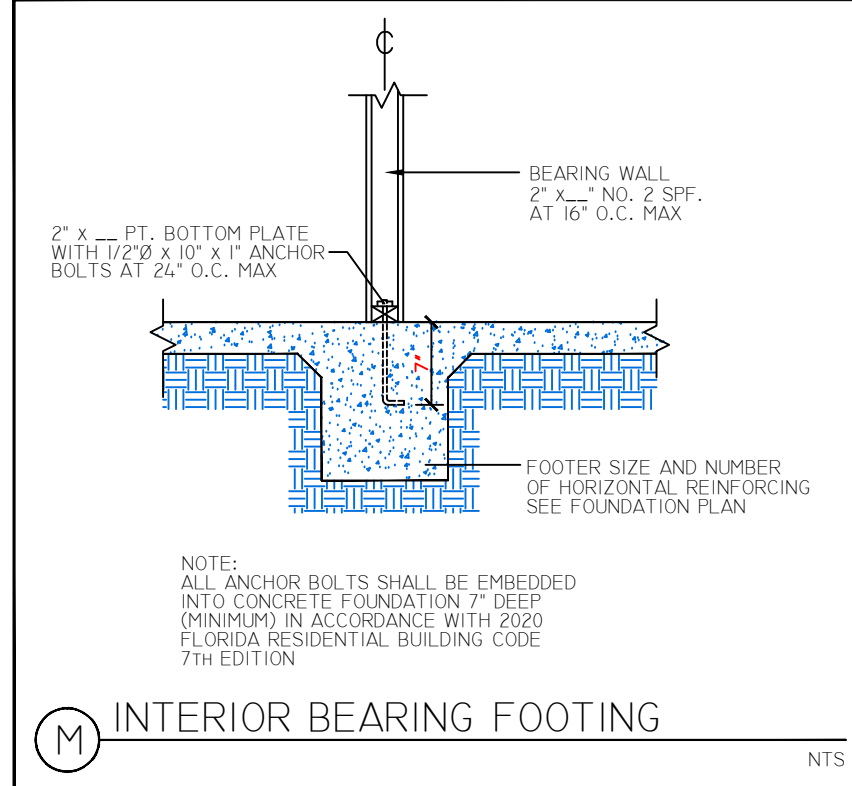
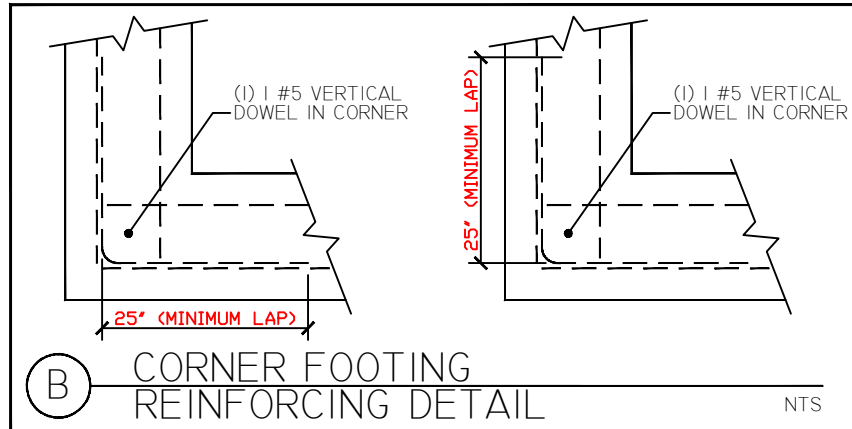
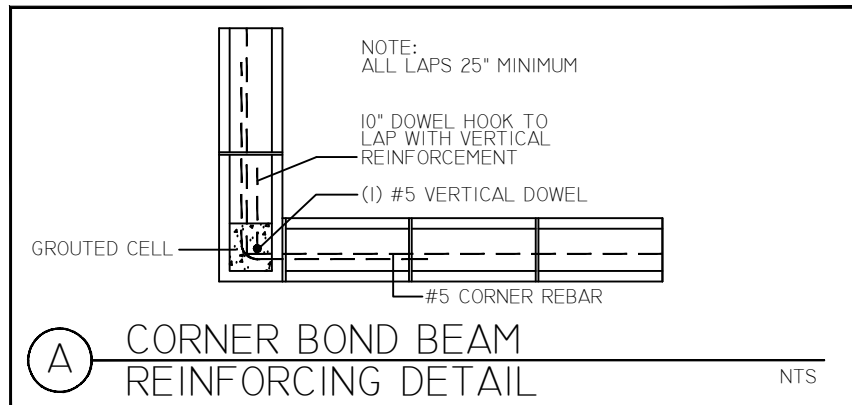
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A13

SHEET 13 OF 19
-DRAWN BY-
DANIEL FRECHETTE

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GENERAL NOTES: MASONRY

- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASCE 7-22, TMS 402/602-22, LATEST EDITIONS).
- COURSE GROUT (SIZE: 8") SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
- CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-08 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
- THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1800 PSI USING TYPE M OR S MORTAR.
- THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
- HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
- MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURRING FORCES ORDINARILY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
- MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
- WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

- ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW: "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 2018 AND SUPPLEMENT "U.S. PRODUCT STANDARD PS 1" OR APA PRP- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1" "NATIONAL FOREST PRODUCTS ASSOCIATION."
- ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
- GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
- ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2023 FLORIDA BUILDING CODE 8th EDITION.
- A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
- TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
- TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-22.
- AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING.
- EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
- EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2x4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
- ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
- WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
- WATER-RESISTIVE BARRIER. EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

GENERAL NOTES: CONCRETE

- ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
- ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACI 315R-18 "DETAILS AND DETAILING" OF CONCRETE REINFORCEMENT.
- ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18 / 318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
- BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
- CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
- CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

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- FLASHING SHALL BE PROVIDED PER FIELD CONDITIONS.
- MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONRY AND NON PRESSURE TREATED WOOD SURFACES.
- A 1/2" DIAMETER X 10" LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE STARTING CONSTRUCTION.
- THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 20203 FLORIDA BUILDING CODE 8th EDITION
- FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
- THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.

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DO NOT SCALE DRAWINGS

PRIVATE PLAN REVIEW
WEINTRAUB INSPECTIONS & FORENSIC, INC.
REVIEWED FOR CODE COMPLIANCE

3.7.77 **11/25/2024**
DATE

REVISIONS

ISSUED: 9-26-24

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HIDDEN WOODS TOWNHOMES
BUILDING #1
238 HIDDEN WOOD PL.
MELBOURNE, FL 32901

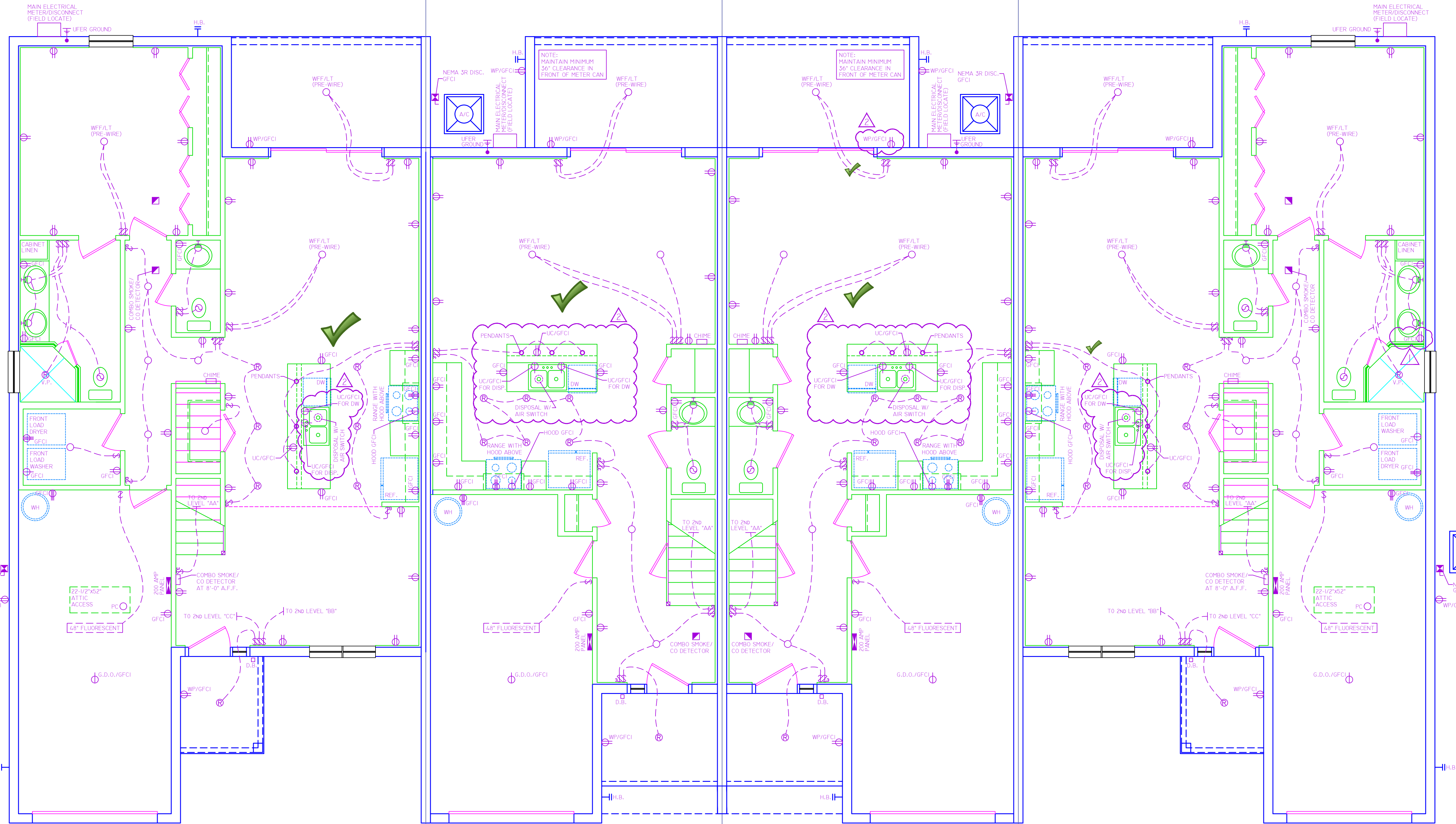
PRICED
FAMILY HOMES

ENGINEER OF RECORD
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FLORIDA PE# 47515
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SI
SHEET 14 OF 19
-DRAWN BY-
DANIEL FRECHETTE

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238 HIDDEN WOODS PL.
1ST LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS	
	SINGLE POLE SWITCH
	THREE POLE SWITCH
	FOUR POLE SWITCH
	DIMMER SWITCH
	SINGLE OUTLET
	DUPLEX OUTLET
	SWITCHED DUPLEX
	220 OUTLET
	QUAD OUTLET
	TELEPHONE
	TELEVISION
	SMOKE DETECTOR
	ELECTRICAL PANEL
	EXHAUST FAN
	THERMOSTAT
	INTERCOM
	DOOR BELL BUTTON
	DISCONNECT
	ELECTRICAL METER
	LIGHT FIXTURE
	WALL MOUNT FIXTURE
	RECESSED FIXTURE
	EYEBALL FIXTURE
	PULL CHAIN
	TRACK LIGHTING
	FLOOD LIGHTS
	EMERGENCY LIGHT
	LUMINAIRE
	WIRE FOR FAN
	WIRE FOR FAN WITH LIGHT
	INDICATES WATERPROOF
	INDICATES GROUND FAULT CIRCUIT INTERRUPTER
	INDICATES ARC FAULT CIRCUIT INTERRUPTER
	INDICATES HEIGHT ABOVE FLOOR
	INDICATES GARAGE DOOR OPENER

NOTE: ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

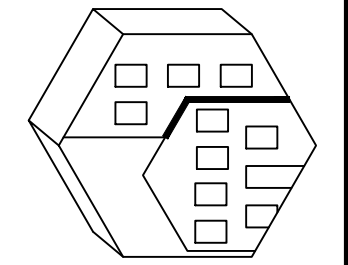
NOTE: ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE: PLANS COMPLY WITH THE 2023 FBC-R (8TH ED), 2020 NEC AND 2023 NFPA 70

PRIVATE PLAN REVIEW
WEINTRAUB INSPECTIONS & FORENSIC, INC.
REVIEWED FOR CODE COMPLIANCE
3777 11/25/2024
PK NUMBER DATE

REVISIONS	
II-5-24	ISSUED: 9-26-24
II-19-24	
...	

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FLORIDA PE# 47515
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EPI

SHEET 15 OF 19
-DRAWN BY-
DANIEL FRECHETTE

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PANEL SCHEDULE #2 AND #3

SINGLE-PHASE

X 120/240V-1PH-3W
120/208V-1PH-3W

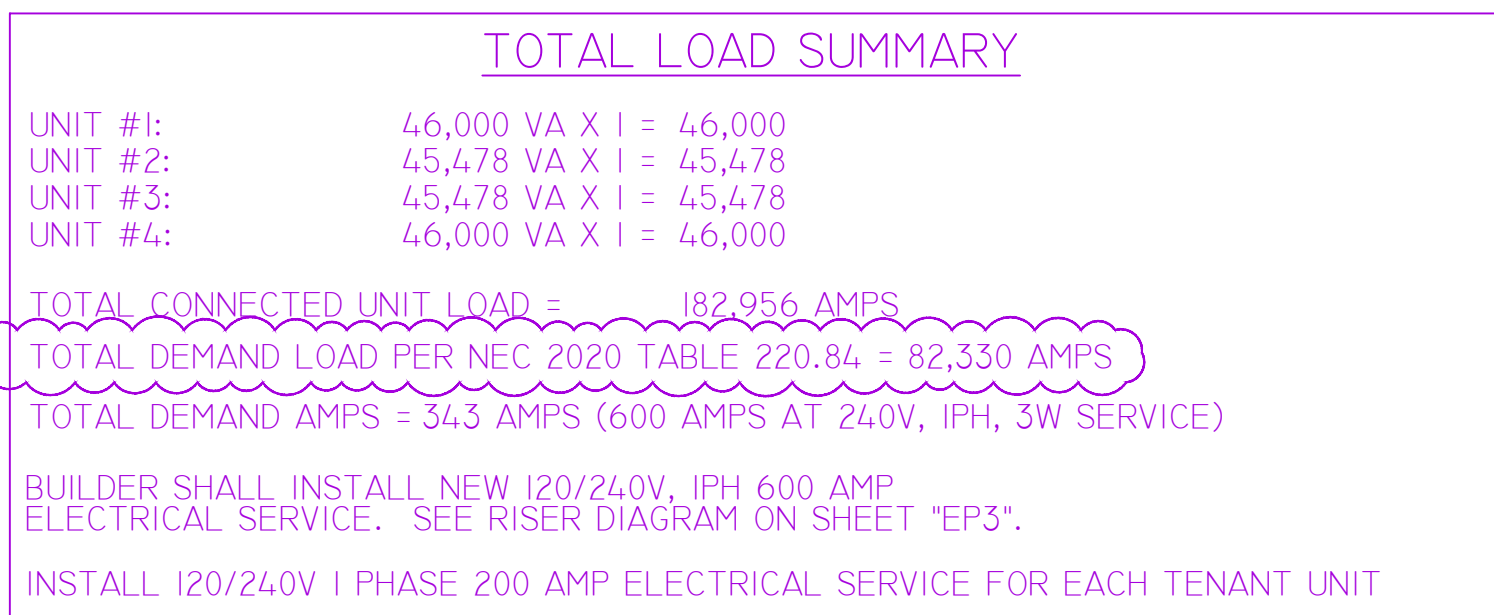
MCB AMPS: _____
AIC : _____

MLO BUS AMPS : 200 AMP
INT, AIC : 10,000

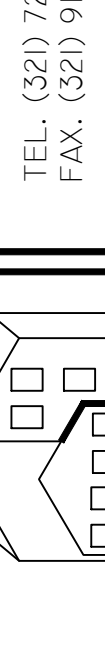
CKT #	CIRCUIT ID NAME	BKR-WIRE A/P-SIZE	A PHASE	B PHASE	WIRE-BKR A/P-SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	50 : 6			8 : 40	ACU-I	2
3	" " " " " "	" " " " " "			" " " " " "	" " " " " "	4
* 5	DISPOSAL	20 : 12			6 : 60	AHU-I	6
* 7	REF.	20 : 12			" " " " " "	" " " " " "	8
9	KIT. RECEPTS.	20 : 12			10 : 30	DRYER	10
* 11	DISHWASHER	20 : 12			" " " " " "	" " " " " "	12
* 13	HOOD	20 : 12			12 : 20	WASHER	14 *
* 15	DINING/KIT. LTS.	15 : 14			14 : 15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 : 14			14 : 15	M. BATH LTS.	18
* 19	DINING RECEPTS.	15 : 14			12 : 20	M. BATH GFCI	20
21	EXT. LTS.	15 : 14			14 : 15	LAUNDRY LTS./RECEPTS.	22 *
23	WATER HEATER	30 : 10			14 : 15	LIVING RFLUFOYER, LTS./RECEPTS.	24 *
25	" " " " " "	" " " " " "			14 : 15	SMOKE DETECT.	26 *
* 27	BED #2 LTS./ RECEPTS.	15 : 14			12 : 20	EXT. GFCI	28
* 29	BED #3 LTS./ RECEPTS.	15 : 14			12 : 20	GARAGE GFCI'S	30
31	BATH #2 LTS.	15 : 14			14 : 15	GAR. LTS.	32
33	BATH #2 GFCI	20 : 12			12 : 20	GARAGE DOOR OPENER GFCI	34
35	" " " " " "	" " " " " "			14 : 15	1/2 BATH LTS.	36
37	" " " " " "	" " " " " "			12 : 20	1/2 BATH GFCI	38
39	" " " " " "	" " " " " "			" " " " " "	" " " " " "	40
41	" " " " " "	" " " " " "			" " " " " "	" " " " " "	42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GFCI PROTECTED PER THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION, 2023 NFPA AND 2020 NEC

RESIDENTIAL UNIT 2 AND 3			
ELECTRICAL SERVICE LOAD SUMMARY			
1,646	SQUARE FT. x 3 VA =	4,938 VA	(GENERAL LIGHTING/RECEPTACLE LOAD)
1,500	VA x 2 =	3,000 VA	(SMALL APPLIANCE LOAD)
1,500	VA x 1 =	1,500 VA	(WASHING MACHINE)
5,600	VA x 1 =	5,600 VA	(ELECTRIC DRYER)
4,500	VA x 1 =	4,500 VA	(ELECTRIC WATER HEATER)
1,500	VA x 1 =	1,500 VA	(DISHWASHER)
1,200	VA x 1 =	1,200 VA	(DISPOSAL)
840	VA x 1 =	840 VA	(REFRIGERATOR)
10,000	VA x 1 =	10,000 VA	(ELECTRIC RANGE/OVEN)
CONNECTED GENERAL LOAD	=	33,078 VA	
CONNECT HEAT/AC LOAD	=	12,400 VA	(PER NEC 220.82)
TOTAL CONNECTED LOAD	=	45,478 VA	
TOTAL DEMAND LOAD	=	31,631 VA	(PER NEC 220.82)
TOTAL DEMAND AMPS	=	131.80 AMPS	200A @ 240V/1PH SERVICE

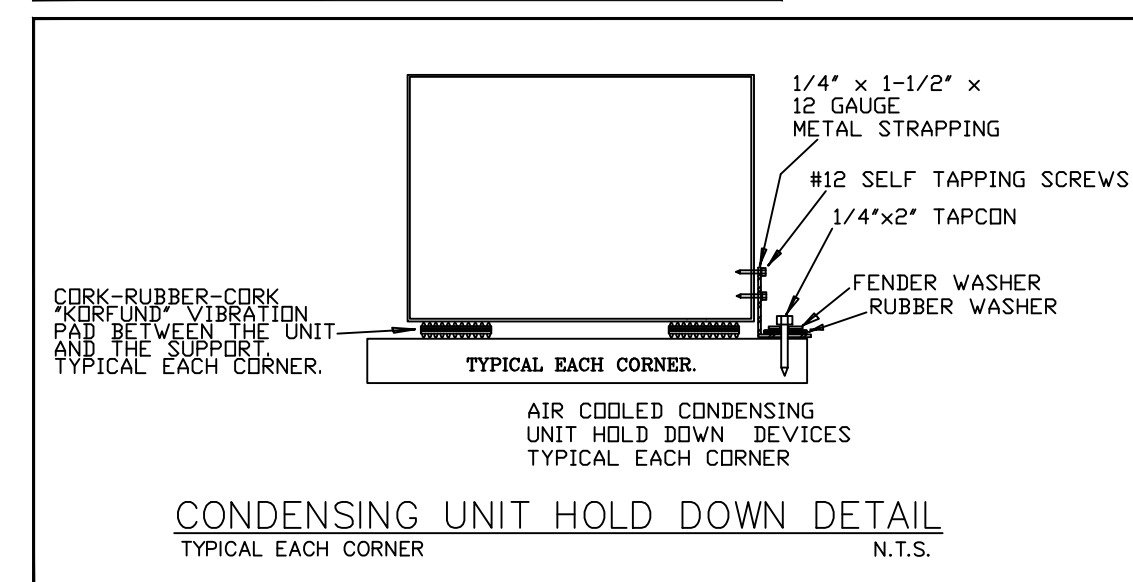
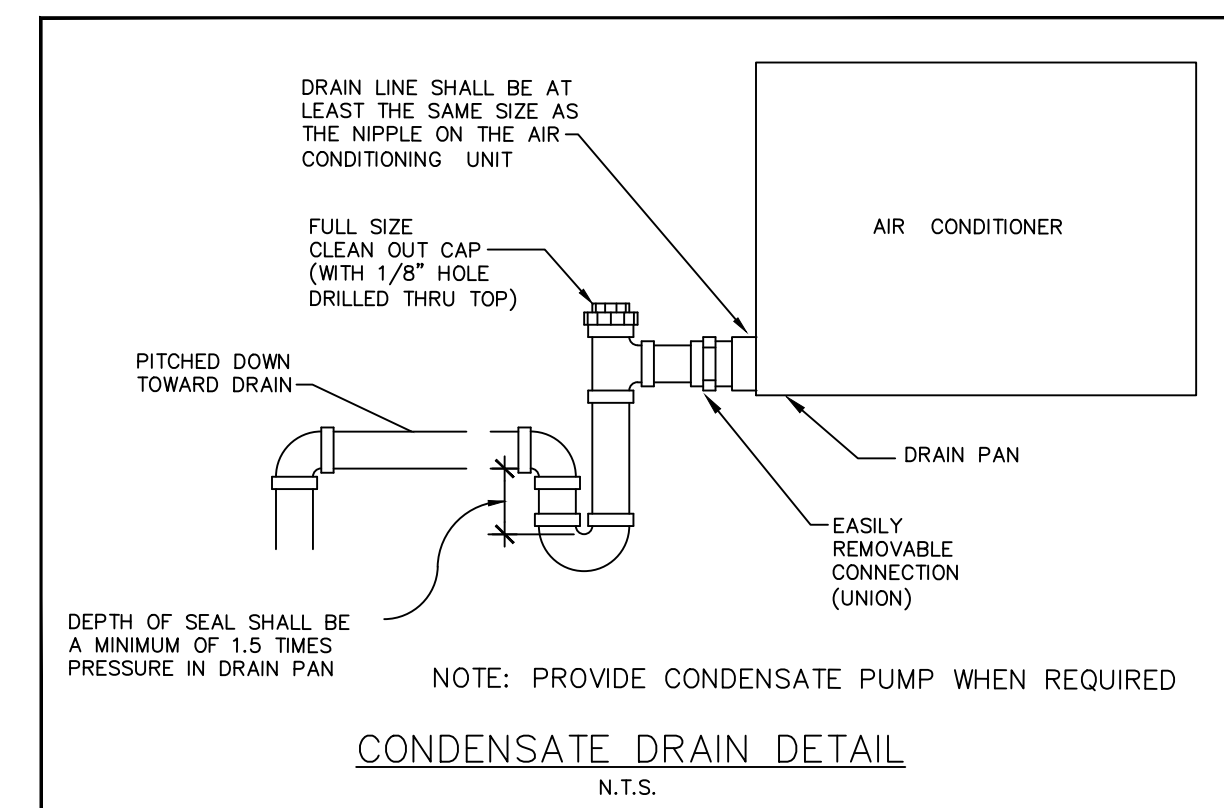
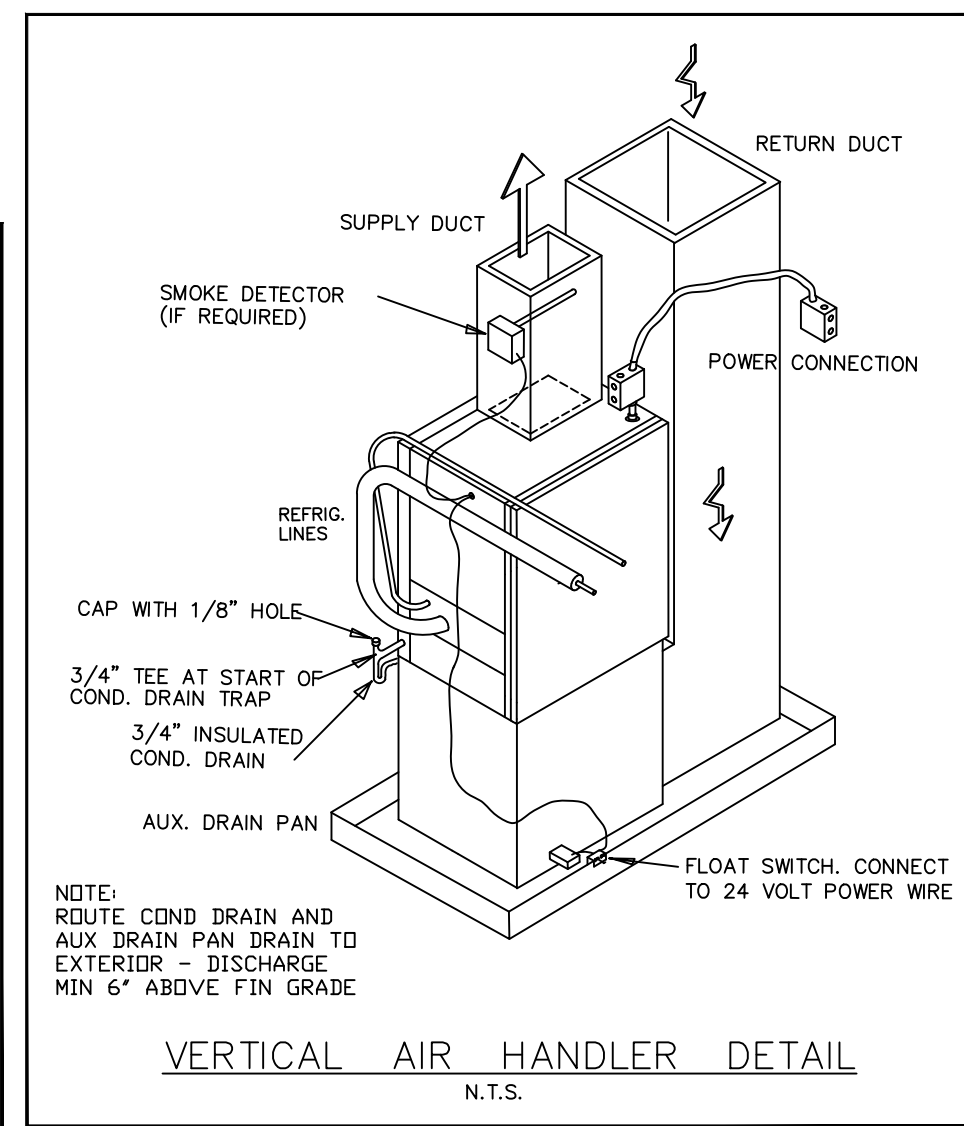
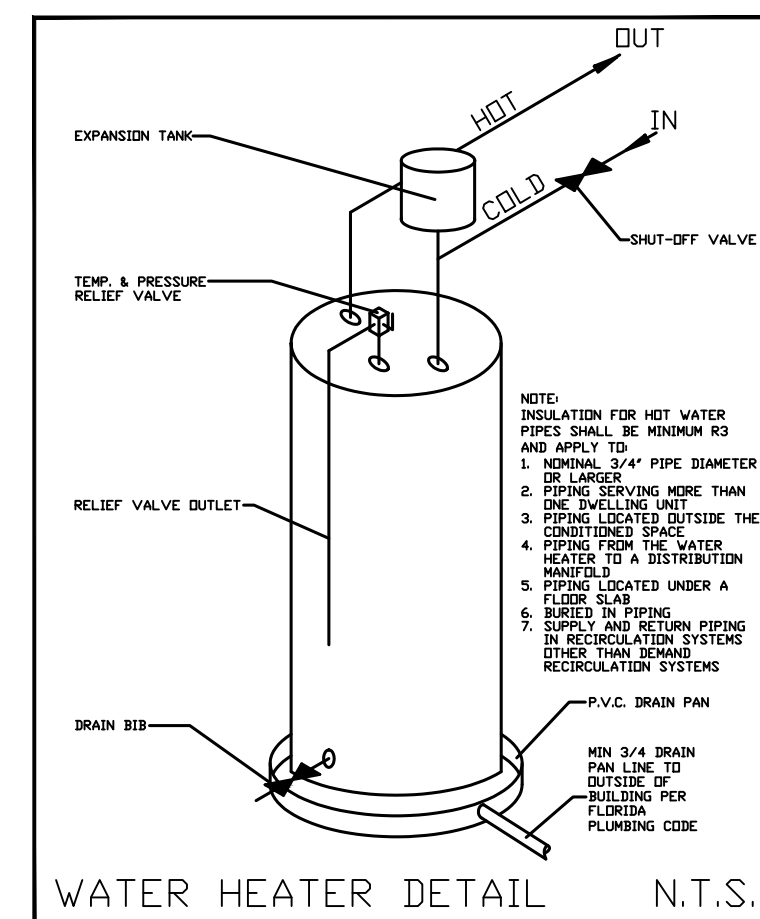
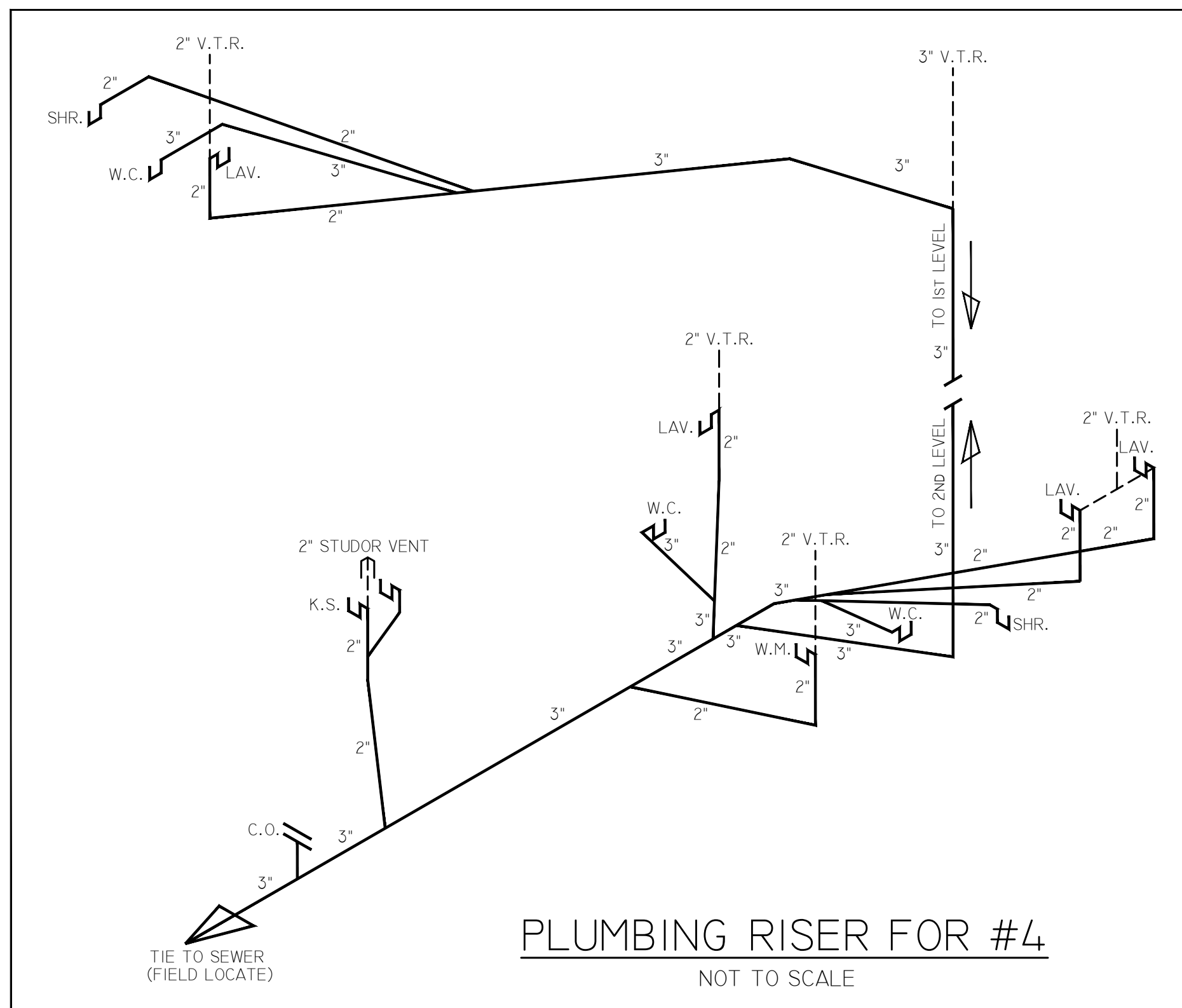
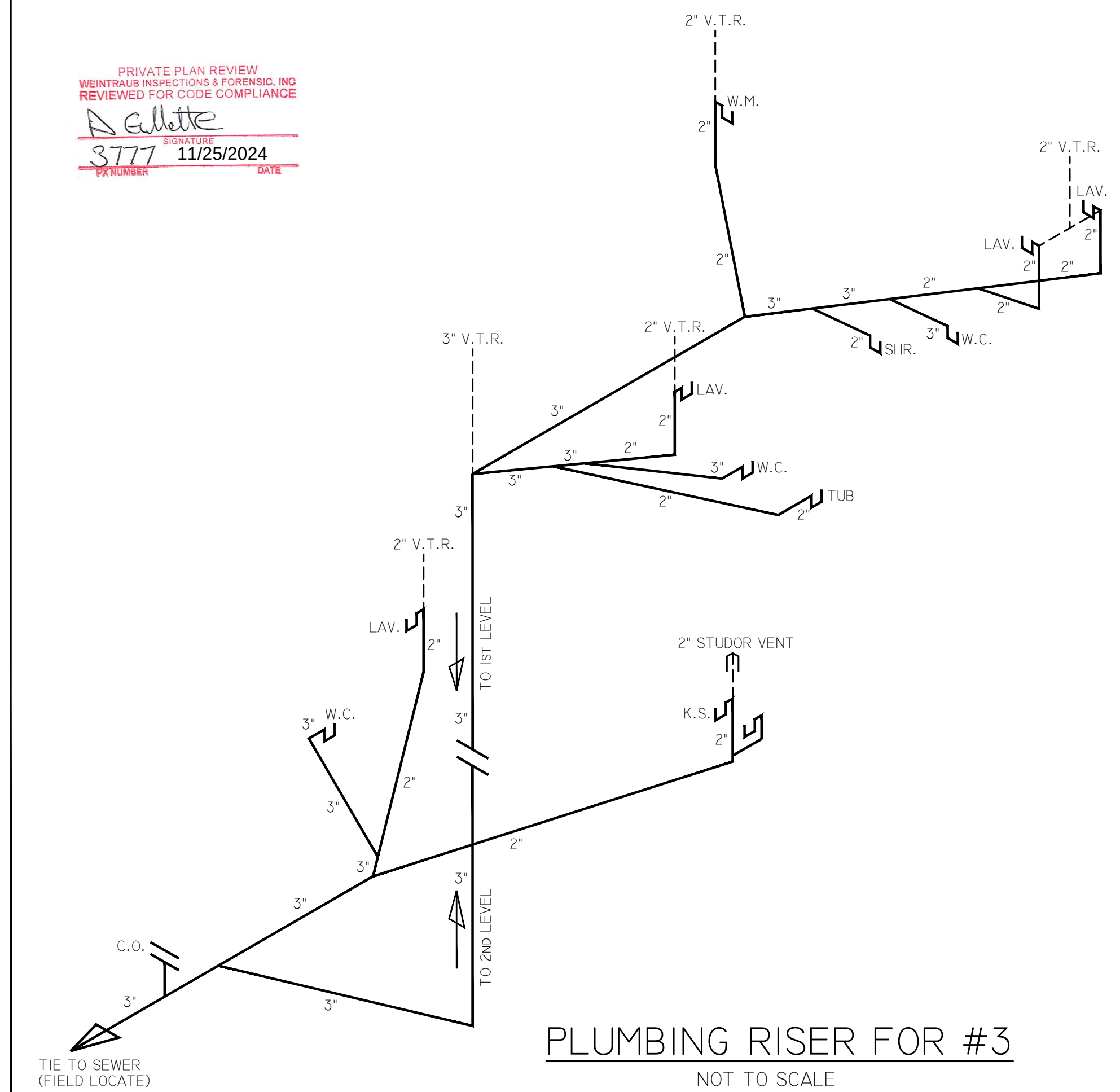
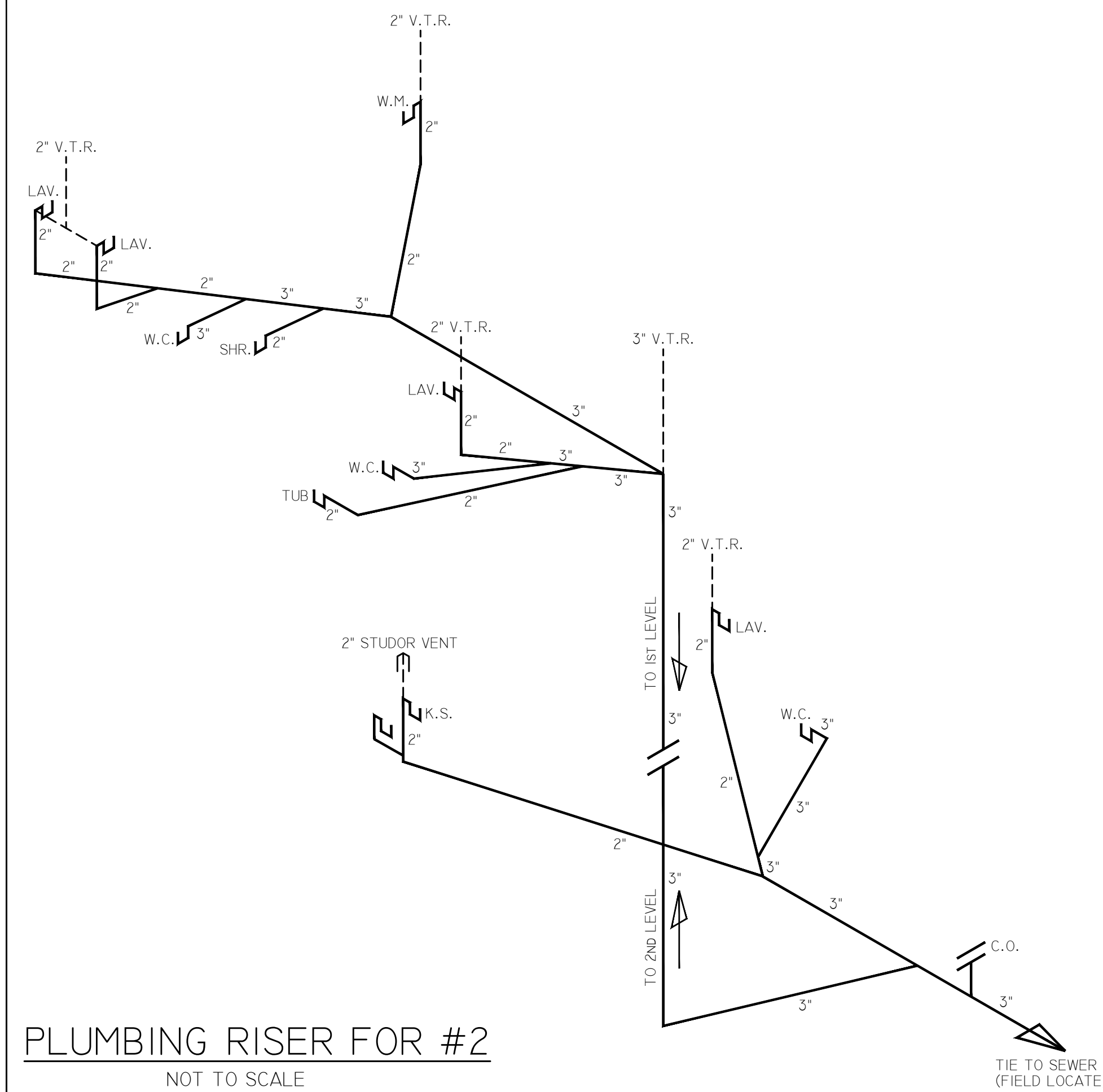
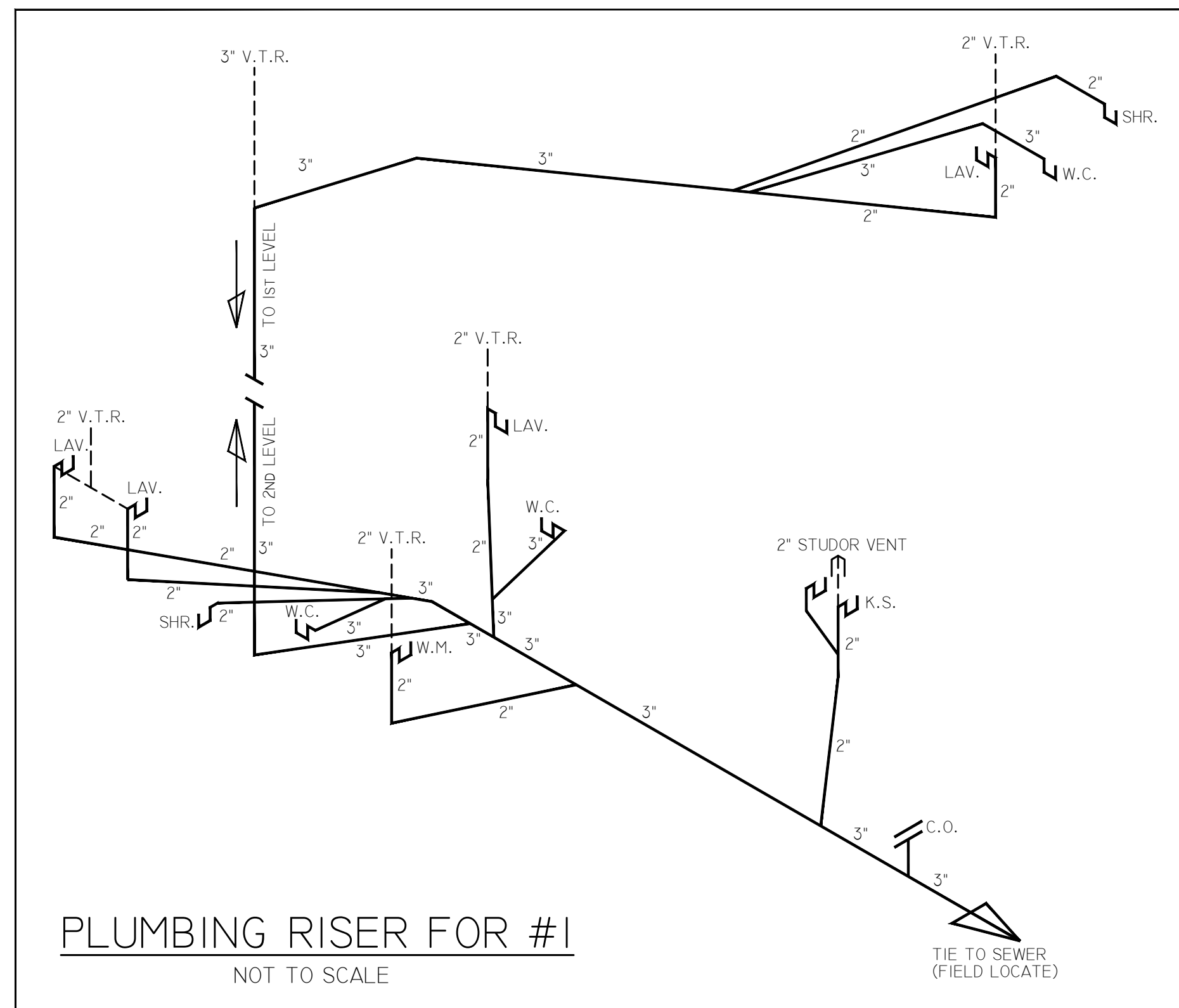


GENERAL NOTES	
CARBON MONOXIDE PROTECTION. (1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY: (A) CARBON MONOXIDE ALARM, A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - 04, GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100. (B) FOSSIL FUEL, COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION. (2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. (3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP. (4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.885(2) FS, LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS HISTORY-NEW II-18-07.	
EXHAUST FAN VENT/DRYER VENT NOTES	
(A) ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, WHEN UNABLE TO EXTHRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE. (B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE. (C) WHEN UNABLE TO EXTHRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.	
HVAC NOTES	
(A) HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING	
LIGHTING NOTE	
ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN CABS, SHALL HAVE AN EFFICIENCY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT	
ENERGY CODE COMPLIANCE PATH	
PERFORMANCE METHOD	

— REVISIONS — ISSUED: 9-26-24 11-5-24 *** *** 2115 PALM BAY ROAD, STE. 6 PALM BAY, FL. 32909 TEL. (321) 724-0740 FAX. (321) 914-4206 EMAIL: DFRCHETTE1350 @UTL-RR.COM	
	
EEDC ENGINEERING AND DESIGN CONCEPTS, INC.	
HIDDEN WOODS TOWNHOMES BUILDING #1 238 HIDDEN WOOD PL. MELBOURNE, FL 32901	PRICED FAMILY HOMES
ENGINEER OF RECORD EDWARD F. SHINSKIE, PE 4707 WILD TURKEY ROAD MIMS, FLORIDA 32754 FLORIDA PE# 47515 PH. 321-863-3223	
EP3	
SHEET 17 OF 19 —DRAWN BY— DANIEL FRECHETTE	

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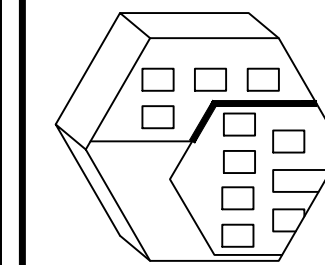
- GENERAL NOTES
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS

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— REVISIONS —	
ISSUED: 9-26-24	
1	***
2	***
3	***

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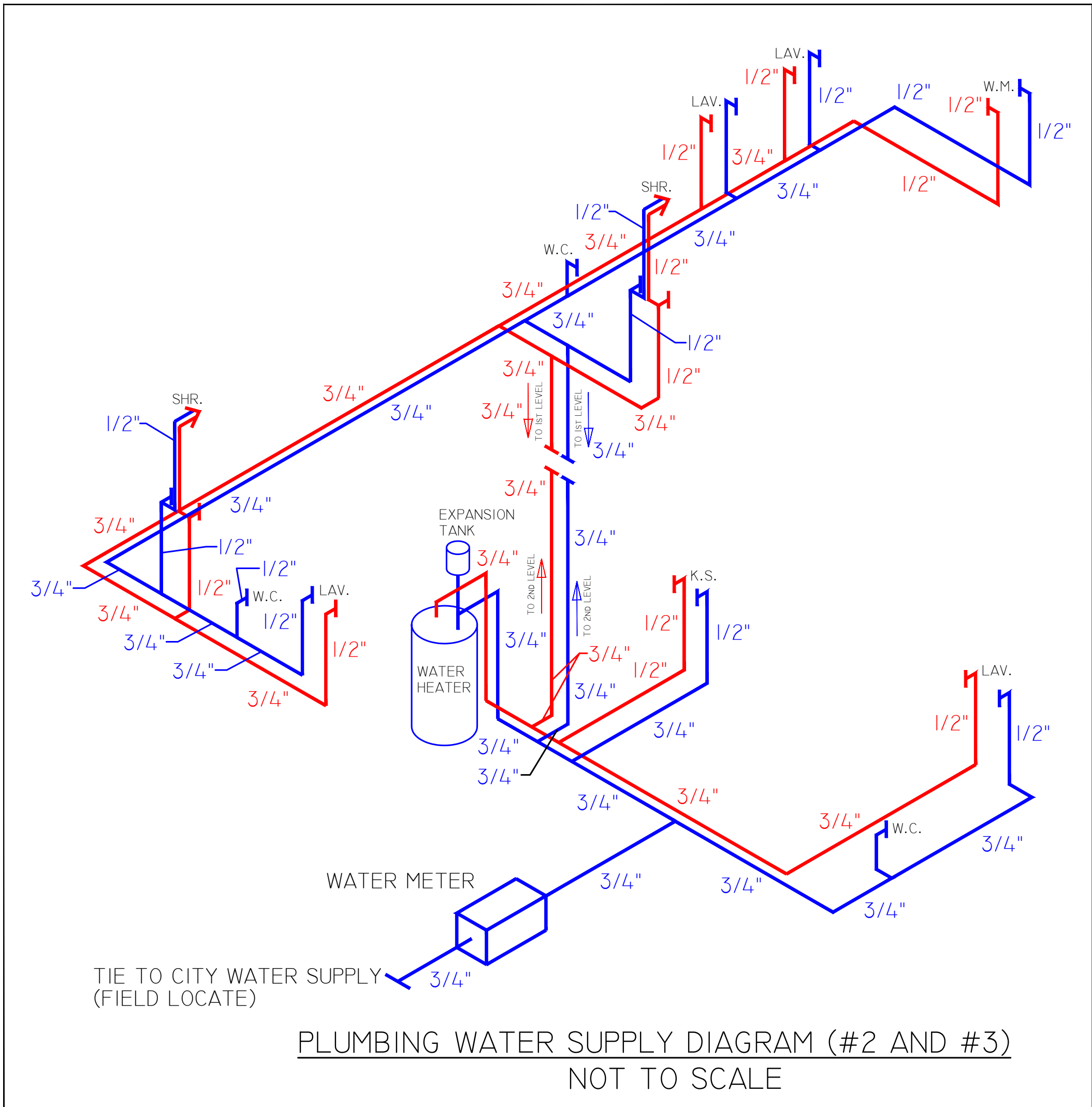
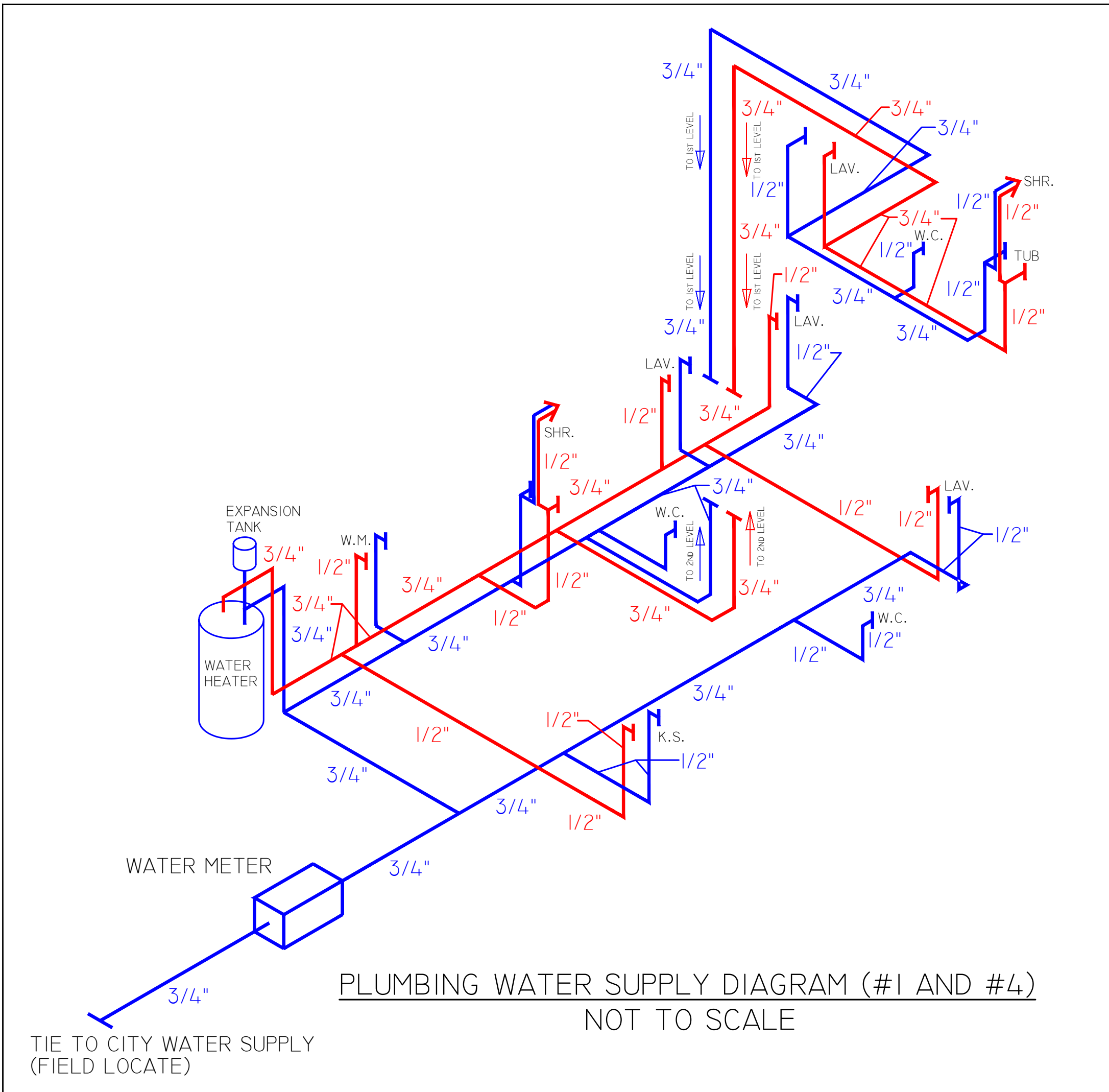
PRICED FAMILY HOMES

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EPZ

SHEET 18 OF 19

-DRAWN BY-
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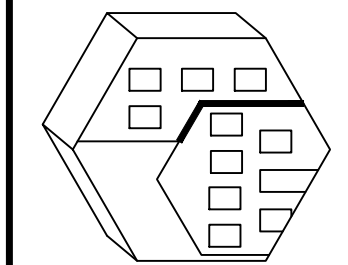
- MECHANICAL AND PLUMBING SPECIFICATIONS
- 1.0 GENERAL CONDITIONS
CONTRACTORS SHALL PROVIDE ALL LABORS AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL HEATING, VENTILATING AND AIR CONDITIONING (HVAC) AND PLUMBING SYSTEM IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.
 - 2.0 CODES AND STANDARDS
PROVIDE ALL WORK IN ACCORDANCE WITH THE 2023 FLORIDA MECH CODE (8TH ED), 2023 FLORIDA PLUMBING CODE (8TH ED), 2023 NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (NFPA-90A) AND IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION. ALL MATERIALS SHALL BE NEW AND SHALL BE UL APPROVED WHERE APPLICABLE.
 - 3.0 DUCTWORK
ALL HEATING AND AIR CONDITIONAL DUCTWORK SHALL BE 1/2" CLASS I, FOL REINFORCED, FIBERGLASS DUCT. DUCT SHALL BE DESIGNED FOR OPERATING AIR VELOCITIES OF 2,000 FPM AND STATIC PRESSURE OF 2" W.G. FLEXIBLE DUCT SHALL BE CLASS I FIBERGLASS WITH A CONTINUOUS INNER AIR BARRIER AND ADJACKETED WITH A TIGHT, SCH 40 REINFORCED VAPOR BARRIER JACKET.
INSTALL ALL DUCTWORK IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA'S " FIBROUS GLASS DUCT CONSTRUCTION STANDARDS" , AND PER THE MANUFACTURER'S PUBLICATIONS.
 - 4.0 COORDINATE INSTALLATION OF RETURN AIR DUCT WITH FIRE ALARM SYSTEM REQUIREMENTS INSTALLATION.
AIR CONDITIONING EQUIPMENT
INSTALL NEW RTU HVAC UNITS AS INDICATED ON MECHANICAL PLAN. UNITS SHALL UTILIZE R-410A REFRIGERANT . UNIT SHALL PROVIDE REQUIRED CFM OF AIRFLOW WITH AN EXTERNAL STATIC PRESSURE LOSS OF 0.60 INCHES WATER GAUGE (WOG). SEE ELECTRICAL PLANS FOR ELECTRICAL CHARACTERISTICS. SEE MECHANICAL PLAN FOR EQUIPMENT LOCATION. (MIN 15.0 SEER RATED) BROWN OR APPROVED EQUIVALENT.
(IF REQUIRED) PROVIDE DRAIN PAN UNDER EACH AIR HANDLER UNIT. CONDENSATE LINE SHALL BE SCHEDULE 40 PVC, DIRECT LINE TO DRAIN TO EXTERIOR (DISCHARGE MINIMUM 6" ABOVE FINISHED GRADE).
 - 5.0 CONTROLS
INSTALL NEW WALL-MOUNTED DIGITAL PROGRAMMABLE THERMOSTATS WITH 1 STAGE HEATING/COOLING AND SINGLE SPEED FAN OPERATION. SEE MECH. PLAN FOR LOCATION
(IF REQUIRED) PROVIDE DUCT SMOKE DETECTOR (S) / FIRE STAT DEVICE (S) IN RETURN AIR DUCT PER STANDARD MECHANICAL CODE REQUIREMENTS FOR AUTOMATIC FAN SHUTDOWN UPON DETECTION OF SMOKE. WHEN DEVICES ARE INSTALLED AND NO FIRE ALARM SYSTEM IS PRESENT, THEY SHALL BE CONNECTED TO ANNUNCIATOR AT A NORMALLY OCCUPIED AREA AND SHALL CAUSE BOTH AN AUDIBLE AND VISUAL ALARM. (TROUBLE SIGNALS MAY BE AUDIBLE OR VISUAL.)
6.0 EXHAUST FANS
INSTALL NEW CEILING EXHAUST FANS FOR THE TOILET ROOM AREAS. FAN SHALL PROVIDE A MINIMUM OF 50 CFM PER TOILET FOR EXHAUST. DUCT AIR TO EXTERIOR WITH GALVANIZED DUCT WITH WP CAP/DRYCHARGE GRILLE. DUCT THRU WALL TO EXTERIOR BASIS OF DESIGN: BROWN (OR EQUIVALENT)
7.0 DIFFUSERS
UTILIZE EXISTING DIFFUSERS AND RETURN AIR GRILLES SHALL BE ALUMINUM CONSTRUCTION, LAY-IN UNITS. NOCK SIZE TO MATCH INDICATED DUCT SIZE. SEE MECHANICAL PLAN FOR DIFFUSER SIZE AND LOCATION. BASIS OF DESIGN: METAL-AIRE (OR APPROVED EQUIVALENT)
 - 8.0 PLUMBING PIPE
PROVIDE THE FOLLOWING PLUMBING PIPE:
 - DRAINAGE AND VENT SYSTEMS- PVC DRAINAGE PIPE AND FITTINGS CONFORMING TO ASTM D2665.
 - CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE CONFORMING TO ASTM D 2846; ASTM F 441; ASTM F 442; CSA B127.6
 - OPTIONAL DOMESTIC WATER PIPE- TYPE L COPPER TUBING, DRAWN TEMPER, CONFORMING TO ASTM B88, SOLDER MATERIAL SHALL BE ASTM B32, 95.5 TIN ANTIWORM (LEAD FREE).INSTALL PIPING IN ACCORDANCE WITH THE 2023 FLORIDA PLUMBING CODE (8TH ED). NOTE: THE DISCHARGE FROM THE WATER HEATER RELIEF VALVE SHALL BE PIPE FULL SIZE TO THE EXTERIOR OF THE BUILDING PER 2023 FLORIDA PLUMBING CODE (8TH ED).
 - 9.0 PLUMBING EXECUTION
USE FITTINGS FOR ALL CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
INSTALL PIPING FREE OF SAGS OR BENDS, TIGHT TO SLABS, BEAMS, JOISTS, COLUMNS, WALLS AND OTHER PERMANENT ELEMENTS OF THE BUILDING. ALLOW SUFFICIENT SPACE ABOVE CEILING PANELS TO ALLOW FOR PANEL REMOVAL.. CONCEAL ALL PIPE INSTALLATIONS IN WALLS, PIPE CHASES, ABOVE CEILINGS, BELOW GRADE OR FLOORS, UNLESS INDICATED TO BE EXPOSED TO VIEW.
SEAL PIPE PENETRATIONS THROUGH EXTERIOR WALLS WITH SLEEVES AND MECHANICAL SLEEVE SEALS. PIPE SLEEVES SHALL BE GALVANIZED STEEL PIPE.
INSTALL STOP VALVE IN AN ACCESSIBLE LOCATION AT EACH WATER SUPPLY FIXTURE.
INSTALL TRAP ON FIXTURE OUTLET EXCEPT FIXTURES HAVING INTEGRAL TRAP.
FLOOR DRAINS (WHERE REQUIRED) SHALL BE EQUIPPED WITH A TRAP PRIMER, CONNECTED TO THE COLD WATER SUPPLY TO A PLUMBING FIXTURE IN THE SAME ROOM, TO MAINTAIN THE WATER SEAL IN THE FLOOR DRAIN TRAP.

PRIVATE PLAN REVIEW
VENTILATION INSPECTIONS & FORENSIC INC
REVIEWED FOR CODE COMPLIANCE
D. Schutte
3777 11/25/2024
PIN NUMBER DATE

REVISIONS

ISSUED: 9-26-24
11-5-24

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EP5

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