

ALL PLUMBING TO
2023 FBC
10/27/2025, 4:19:15 PM
Robert Tippet
1025-06029

ALL BUILDING TO
2023 FBC
10/28/2025, 4:11:25 PM
Eddie Willeford
1025-06029

ALL MECHANICAL TO
2023 FBC
11/5/2025, 3:46:52 PM
Josh Freeman
1025-06029

MECHANICAL - BLOWER DOOR TEST
REQUIRED
PER:FBC-ENERGY CODE
(R402.4.1.2)
11/5/2025, 3:47:00 PM
Josh Freeman
1025-06029

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ARCHITECTURAL NARRATIVE:

- CONTINUE THE DIVERSITY AND INDIVIDUALITY OF ARCHITECTURE WITHIN THE COMMUNITY.
- STYLES: 'ORIGINAL' CONTEMPORARY HOME DESIGNS BASED ON HISTORICAL ARCHITECTURE WITHIN THE FLORIDA VERNACULAR.
- Coastal
- UNIQUE HOME CHARACTER THROUGHOUT EACH EXTERIOR FACADE.
- OPEN CONCEPT FLOOR PLANS, PROVIDING DIVERSE LIVING SPACES.
- SIMPLIFIED, APPROPRIATE DETAILING TO EXTERIOR STYLES.
- SIMPLE, WELL PROPORTIONED ARCHITECTURAL FORMS.
- WELL PROPORTIONED HORIZONTAL AND VERTICAL MASSING.
- ASYMMETRICAL HEIGHT VARIABLES TO PROVIDE VISUAL INTEREST (inviting)
- APPROPRIATE LOCATIONS OF TRANSPARENCY/GLAZING TO ALL SIDES OF HOME, TO MAINTAIN ARCHITECTURAL INTEGRITY, AND ALSO TO PROVIDE LIVING SPACE VIEWS AND NATURAL LIGHT.
- SOFT COLORS TO PROVIDE A RELAXING TONE, AND TO COMPLIMENT THE ARCHITECTURE.
- EXTENDED EAVE ACCENTS, APPROPRIATE TO ARCHITECTURAL STYLES.
- MASONRY INSTALLED WINDOWS TO PROVIDE RECESSED RELIEF OF FACADE (est. 3-3/4')

OWNER:

CARDEL HOMES
3160 S. Falkenburg
Road
Riverview, FL 33578

Ph# 1-813-612-8001

CONTRACTOR:

CARDEL US
MANAGEMENT, LLC
3160 S. Falkenburg Road
Riverview, FL 33578

License Number:
CGC1528551

Ph# 1-813-612-8001

ENGINEER:

VORTEX
ENGINEERING, LLC.
7001 Temple Terrace
Highway
Tampa, FL 33637

Ph# 1-877-686-7839
COA# 28035

DESIGNER:

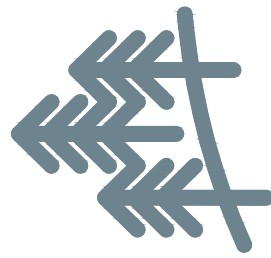
JASON ROBERT WAMSLEY

3160 S. Falkenburg Road
Riverview, FL 33578

Ph# 1-813-612-8001

ALL ELECTRICAL TO
2020 NEC
10/30/2025, 2:58:20 PM
Ray Proctor
1025-06029

- Capri -
'1960'



SQ. FT. TABULATION

LIVING SPACE	1960
GARAGE	418
ENTRY	61
LANAI	105
TOTAL UNDER ROOF	2544

Version 1.0

CARDEL
HOMES

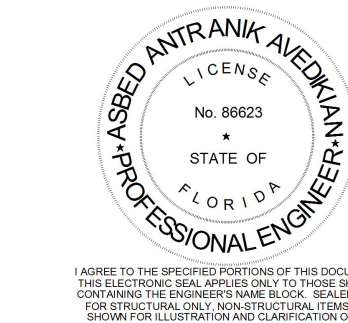
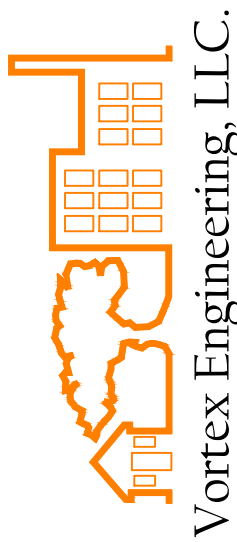
09/04/2025
JRW

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

PROPERTY & PLAN NOTES:

- IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE (Residential) 8th EDITION, THE 2020 N.E.C. AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE WORK.
- OCCUPANCY: SINGLE FAMILY RESIDENTIAL GROUP R-3
- TYPE OF CONSTRUCTION: III-B
- ONE STORY DWELLING
- FLOOD ZONE:
- ZONING DISTRICT:
- MAP/FIRM PANEL No.:
- BASE FLOOD ELEVATION:
- MAIN FLOOR LIVING SPACE FINISHED FLOOR (D.F.E. - DESIGN FLOOD ELEVATION) TO BE AT **** NAVD 1988. ELEVATION VERTICAL DATUM IS REFERENCED TO NAVD 1988.

- UTILITIES AND ATTENDANT EQUIPMENT TO BE PLACED ABOVE BASE FLOOD ELEVATION.
- FLOOD DAMAGE-RESISTANT MATERIALS SHALL BE PROVIDED BELOW THE BASE FLOOD ELEVATION, PLUS REQUIRED FREEBOARD.
- ULTIMATE DESIGN SPEED - 140 mph
- RISK CATEGORY II-B
- WIND EXPOSURE C
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DETERMINE ERECTION PROCEDURES, MEANS AND METHODS, AND SEQUENCE OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEO-TECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE, TO THE STRUCTURAL ENGINEER. IN THE EVENT THE GEO-TECHNICAL REPORTS DO NOT EXISTS, THE SOIL CONDITIONS SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. THE GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.



This item has been digitally signed and sealed by Asbed Antranik Avedikian, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Vortex Engineering, LLC., 7001 Temple Terrace Highway 2025.09.17 14:42:57-04'00'

Sheet 1 of 1

Parcel I.D. #

Lot and Block

Subdivision and Phase

Project Address:

CS.1

WALL LEGEND

8" CMU WALL
(see plan for height)

INTERIOR FRAME
BEARING WALL

INTERIOR FRAME
WALL (4" typ.)

— REPRESENTS (1) #5 BAR VERTICAL CONT.
IN CONC. FILLED CELL. (STEMWALL)
note: bend into upper slab 24" or bond beam

— REPRESENTS (1) #5 BAR VERTICAL CONT.
IN CONC. FILLED CELL.

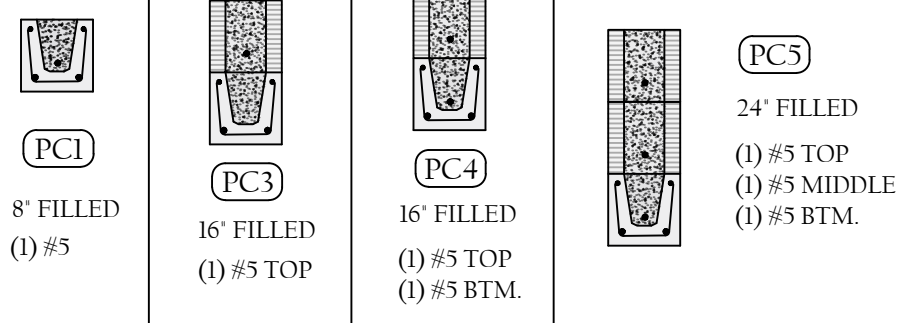
— REPRESENTS (2) #5 BAR VERTICAL CONT.
IN CONC. FILLED CELL.

General Notes:

- All Girders/Beams to be
continuously supported by
(3) 2x4 B.U.C. w/(1) HTT4
@ base u.n.o.

- All headers to be (2) 2x12 u.n.o.
w/(2) CS 16 @ each end.
Provide (2) 2x4 cripple studs @
each end & (1) king stud w/(1)
HTT4 @ each base.

LINTEL TYPES/ SECTIONS



PRE-CAST AND PRE-STRESSED CONCRETE COMPONENTS SHALL BE
USED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
PRE-CAST LINTELS HAVE BEEN REVIEWED AND PLACED BASED ON
DESIGN ALLOWABLE LOAD INFORMATION PROVIDED BY CAST
CRETE. THEREFORE, CAST CRETE IS A DELEGATED ENGINEER FOR
THIS PROJECT. ENGINEER OF RECORD MUST APPROVE IN
WRITING ANY CHANGE IN LINTEL MANUFACTURER. ALL OTHER
STRUCTURAL PRE-CAST COMPONENT MANUFACTURERS MUST
SUBMIT DESIGN LOAD INFORMATION TO ENGINEER OF RECORD
FOR APPROVAL. ENGINEER OF RECORD RESERVES THE RIGHT TO
MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN
PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT
COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING
INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO
ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.

ALL PLUMBING, ELECTRICAL, AND MECHANICAL
ROUGH-INS MUST BE COMPLETE, INSPECTED, AND
APPROVED BEFORE REQUESTING THE FRAMING
INSPECTION.

— REPRESENTS 3-2X4 S.Y.P. POST U.N.O.

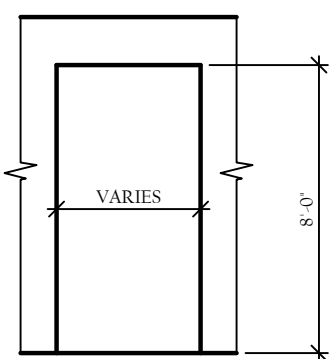
ALL EXTERIOR WALLS TO BE CONSIDERED
SHEAR RESISTING COMPONENTS

NOTE: TERMITE TREATMENT FOR THIS PROJECT IS TO BE
BORA-CARE FOLLOWING MANUFACTURER SPECS.

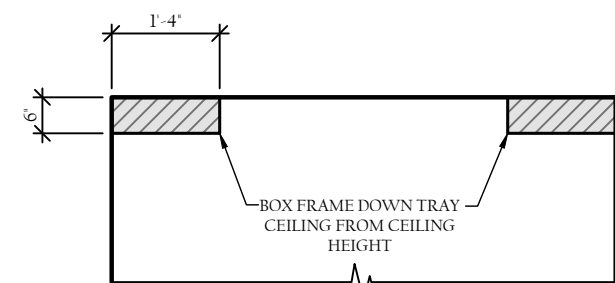
ALL WOOD LOAD BEARING
HEADERS TO BE (2) 2X12 S.Y.P. U.N.O.

NOTE: PLAN LOCATED CONTROL JOINTS ARE
RECOMMENDED LOCATIONS BY THE ENGINEER,
BUT ARE NOT REQUIRED TO BE INSTALLED.

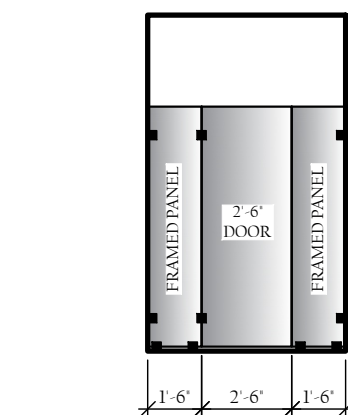
NOTE: REFER TO SHEETS S1, S2, S3,S6 AND N1
FOR STANDARD DETAILS AND NOTES.



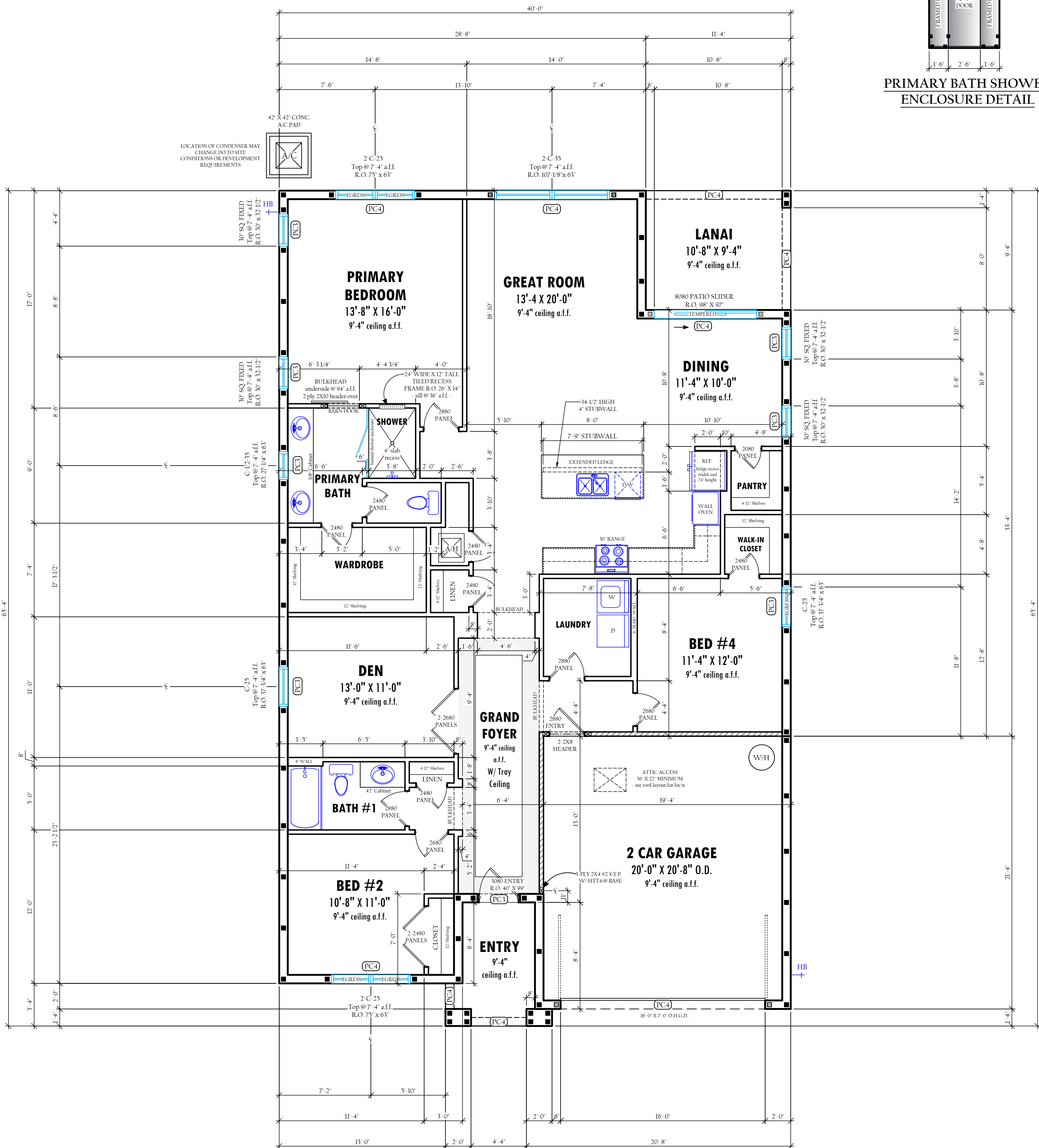
TYPICAL BULKHEAD DETAIL



FOYER
TRAY CEILING DETAIL



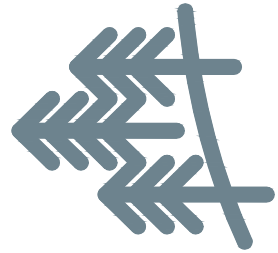
PRIMARY BATH SHOWER
ENCLOSURE DETAIL



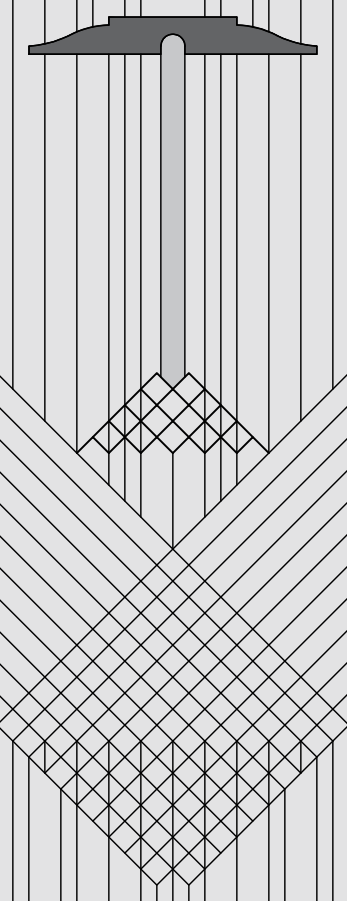
MAIN FLOOR PLAN

MAIN FLOOR BLOCK HEIGHT - 9'-4" a.f.f.

- Capri -
'1960'



Version 1.0



SQ. FT. TABULATION

LIVING SPACE	1960
GARAGE	418
ENTRY	61
LANAI	105
TOTAL UNDER ROOF	2544

I HEREBY CERTIFY THAT I HAVE REVIEWED THE
ATTACHED DESIGN, AND FIND IT TO BE IN
COMPLIANCE WITH SECTION R 301 OF THE
FLORIDA BUILDING CODE (8th EDITION)

SEALED FOR STRUCTURE ONLY

Vortex Engineering, LLC.
7001 Temple Terrace Highway
Tampa, FL 33637
Ph# 1-877-6VORTEX (686-7839)
COAF# 28035

Asked A. Avelkian, P.E. - FL REG # 86623

Andrew J. Meisheid, P.E. - FL REG # 8217

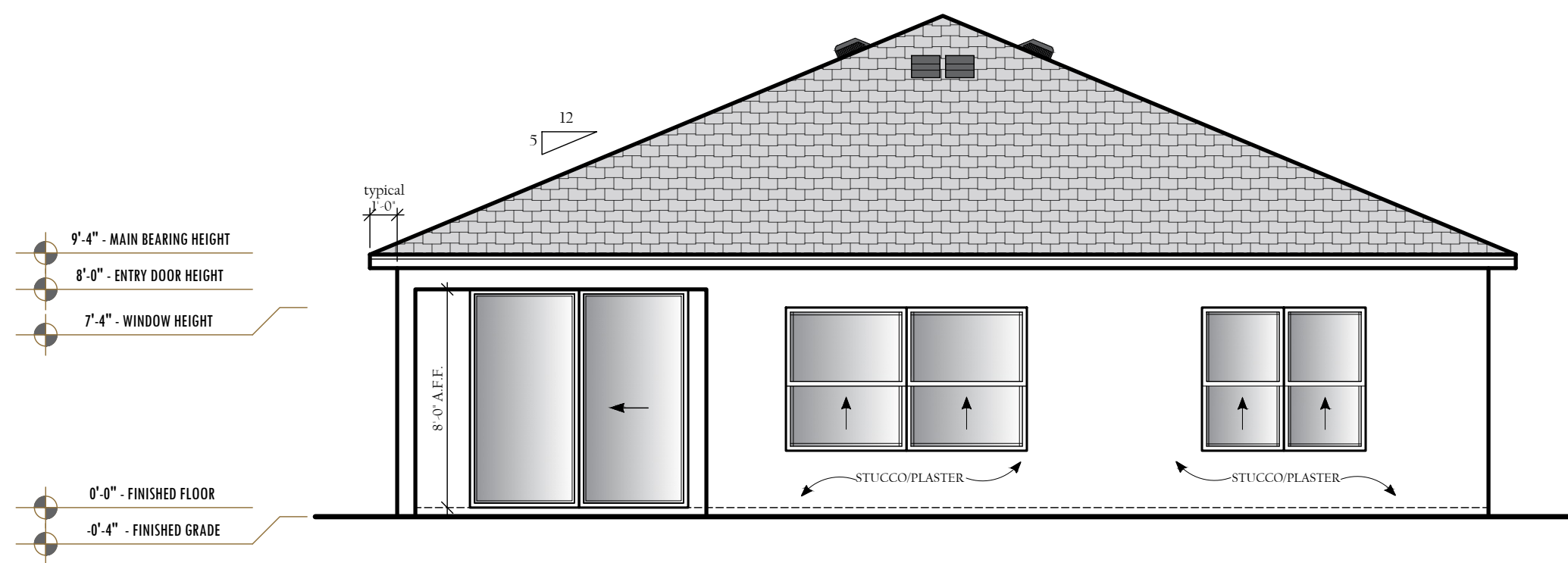
Parcel I.D. #
Lot and Block
Subdivision and Phase

Project Address:

A1.1

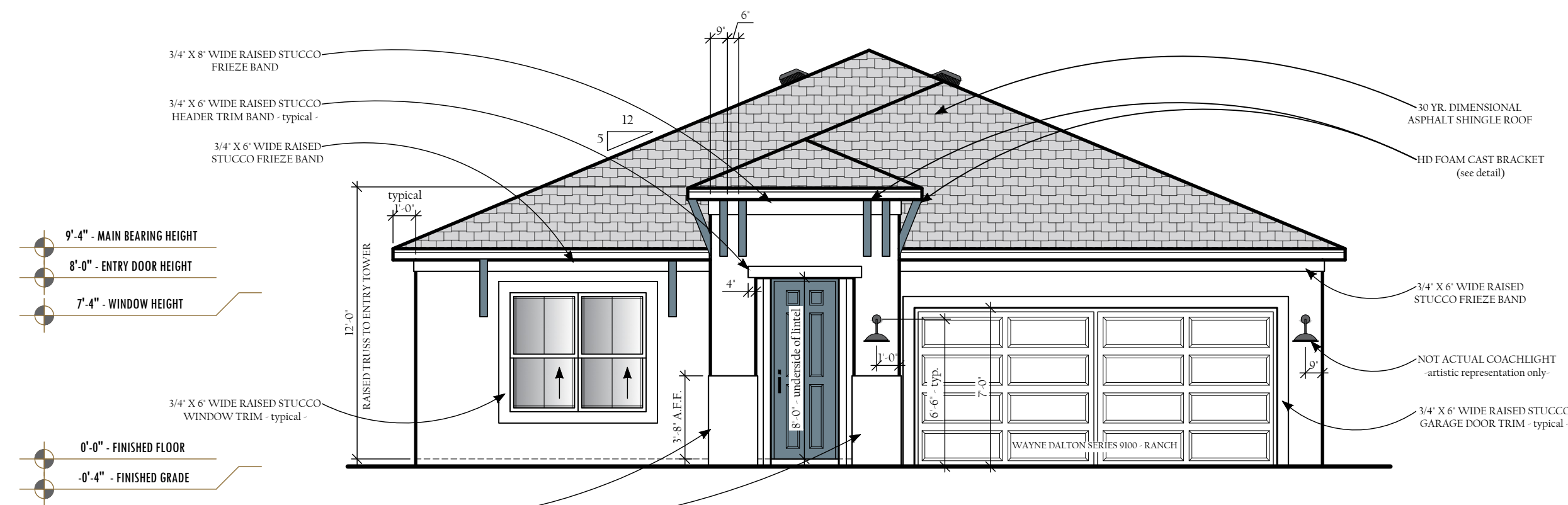
Sheet 1 of 8

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



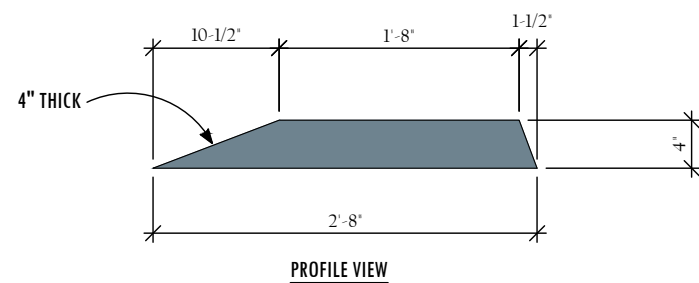
REAR ELEVATION 'B' - Coastal

FLORIDA VERNACULAR



FRONT ELEVATION 'B' - Coastal

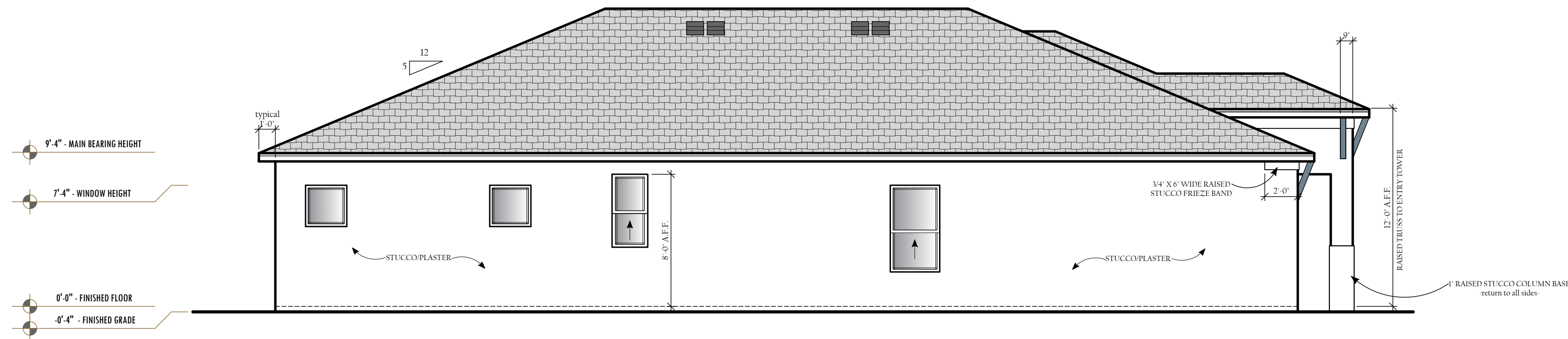
FLORIDA VERNACULAR



NOTE: CONSTRUCT BRACKET w/ HD-FOAM CASTING - smooth finish

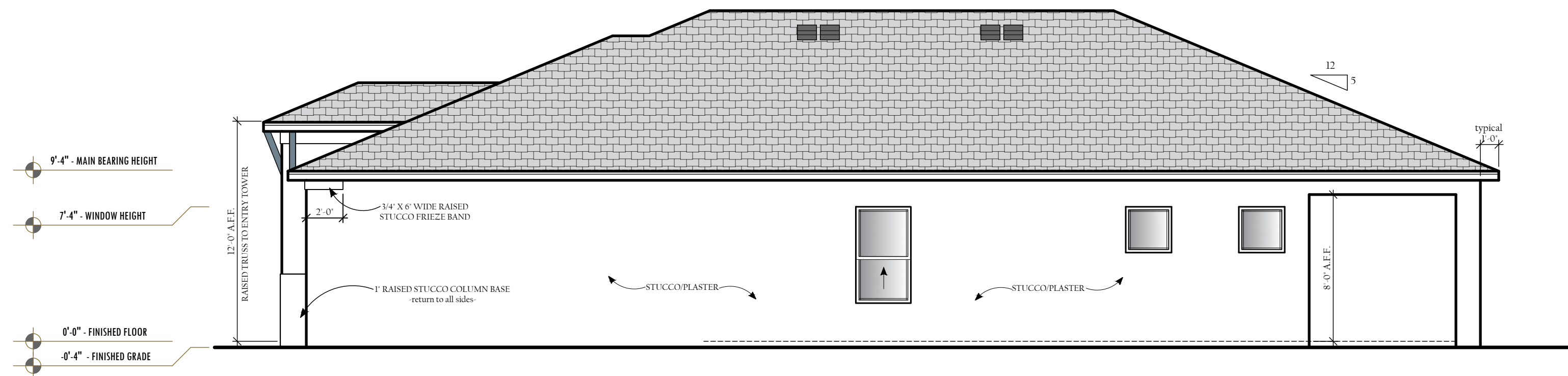
HIP ROOF TOWER - TYPICAL BRACKET DETAIL

N.T.S.



LEFT ELEVATION 'B' - Coastal

FLORIDA VERNACULAR



RIGHT ELEVATION 'B' - Coastal

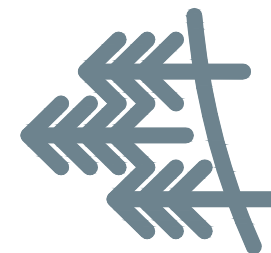
FLORIDA VERNACULAR

GENERAL EXTERIOR ELEVATION NOTES:

- * 30 YR. DIMENSIONAL ASPHALT SHINGLE ROOF (typical)
- * OVERHANGS 12" UNLESS NOTED OTHERWISE (typical)
- * 12" ENTRY TOWER OVERHANGS
- * 5/12 ROOF PITCH (typical) - see elevations to confirm roof slope variables
- * STUCCO/PLASTER EXTERIOR WALL FINISH (typical)
- * STUCCO RAISED BATTENS/BANDINGS PER ELEVATION NOTES/DETAILS
- * STUCCO RAISED FRIEZE BANDING PER ELEVATIONS
- * HD FOAM CAST BRACKET - see detail-
- * STUCCO/CEMENT PLASTER FINISH OVER CONCRETE MASONRY TO BE 1/2" THICK (2-COAT APPLICATION) STUCCO SYSTEM PER ASTM STANDARDS
- * FLASHING TO BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE AND/OR DIRECTION, AND AROUND ROOF OPENINGS
- * WINDOW PAN FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH FBC 8th EDITION 2023 (Residential) R 703.4
- * WATER-RESISTANT BARRIERS TO BE INSTALLED IN ACCORDANCE WITH FBC 8th EDITION 2023 (Residential) R 703.7.3 WATER RESISTIVE BARRIERS INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE 'D' PAPER. IN ACCORDANCE WITH FBC 8th EDITION 2023 (Residential) R 703.4, ANY FLASHING INTENDED TO DRAIN THE WATER-RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS AND SHALL UTILIZE 30 LB FELT.
- * ROOF COVERING UNDERLAYMENT APPLICATION SHALL BE INSTALLED IN ACCORDANCE WITH FBC 8th EDITION (Residential) R905.1.1
- * ROOF BAFFLING TO BE INSTALLED PER FBC-ENERGY CODE R 303.2.1 OR R 402.2.3

- Capri -
'1960'

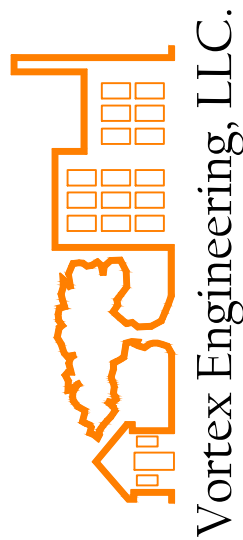
Version 1.0



CARDEL
HOMES

I HEREBY CERTIFY THAT I HAVE REVIEWED THE
ATTACHED DESIGN AND FIND IT TO BE IN
COMPLIANCE WITH THE FLORIDA BUILDING CODE
(8th EDITION)

SEALED FOR STRUCTURE ONLY



Vortex Engineering, LLC.
7001 Temple Terrace Highway
Tampa, FL 33637
Ph# 1-877-6VORTEX (686-7839)
COA# 28035

Asbed A. Avedikian, P.E. - FL REG # 86623

Andrew J. Messiah, P.E. - FL REG # 83217

Parcel ID. #

Lot and Block
Subdivision and Phase

Project Address:

Sheet 2 of 8

A2.1

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

NOTE: STAPPING SHOWN IS PRELIMINARY. CONTRACTOR TO CONFIRM ADEQUACY OF STRAPPING SUGGESTED WITH ACTUAL UPLIFTS NOTED ON SIGNED AND SEALED TRUSS PACKAGE FOR THIS STRUCTURE.

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

UPON REVIEW, ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN STRAPPING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.

FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

ALL TRUSS TO TRUSS CONNECTIONS SUPPLIED BY TRUSS MANUFACTURER UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR RESISTING COMPONENTS

SEE DETAIL 0 - SHEET S2 FOR TYPICAL NAILING SCHEDULE

ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PRODUCT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR ENSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.

ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY THE TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD MUST BE APPROVED BY THE ENGINEER OF RECORD.

ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING THE MOST RECENT RCSI RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT HBR RECOMMENDATIONS UNLESS NOTED OTHERWISE OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS.

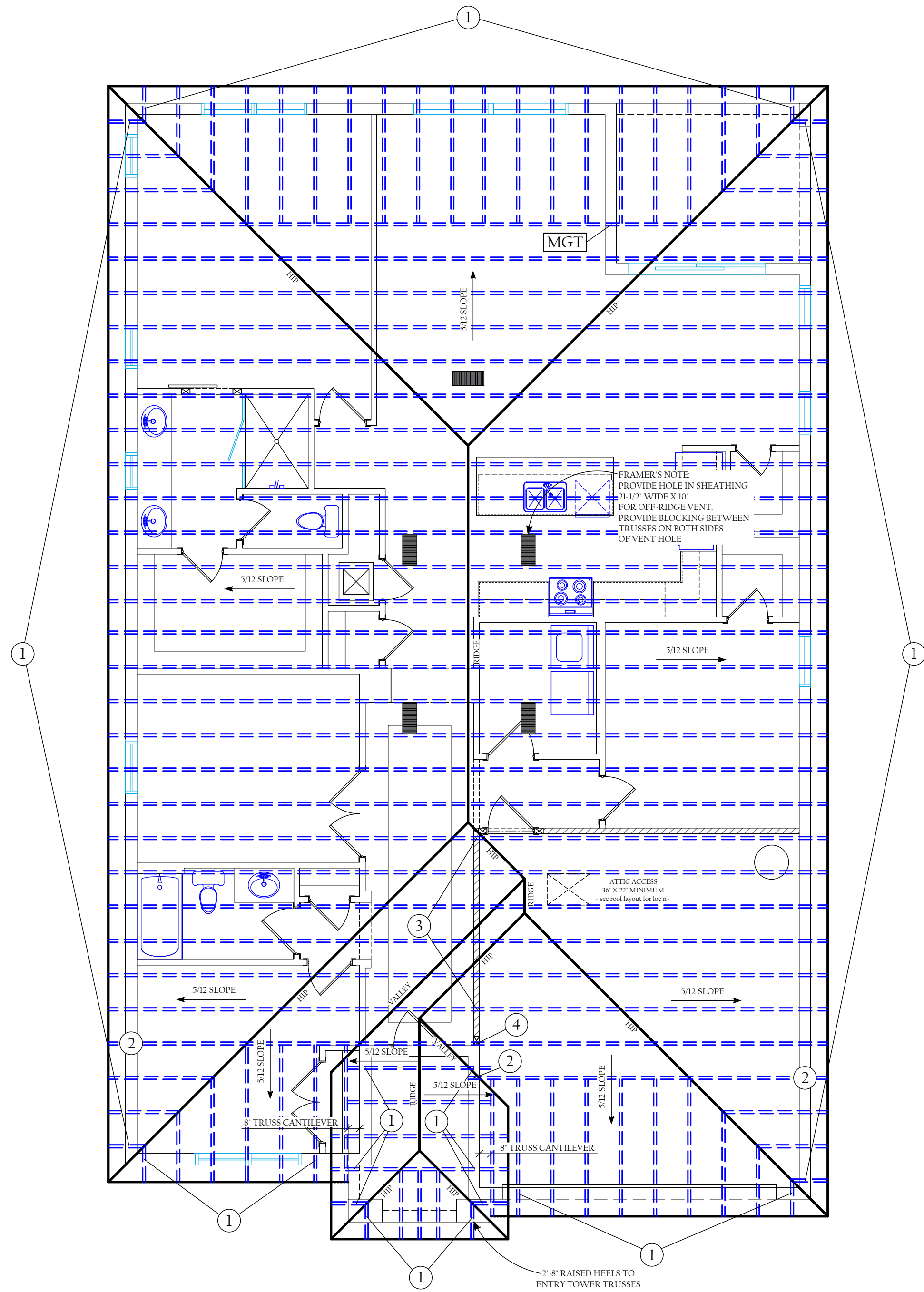
ROOFING SYSTEM INFORMATION

ALL ROOF CLADDING PRODUCTS ARE THE RESPONSIBILITY OF THE MANUFACTURER. THE ROOF CLADDING MANUFACTURER IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. ATTACHMENT INFORMATION GIVEN BY THE MANUFACTURER IS PROVIDED HEREIN. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE ROOFING MATERIAL IS USED AND THAT IT HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS SUCH THAT IT WILL WITHSTAND THE COMPONENTS AND CLADDING PRESSURES REQUIRED BY THE SEALED PLANS.

NOTE: REFER TO SHEETS S1, S2, S3, S6 AND N1 FOR STANDARD DETAILS AND NOTES.

TRUSS FASTENER LEGEND

- ① SIMPSON HETA 20 w/ (9) 0.148" X 1-1/2" NAILS (TYP. AT MASONRY TO FLOOR OR ROOF TRUSS LOCATIONS)
- ② (2) SIMPOSN HETA 20 w/ (10) 0.148" X 1-1/2" NAILS - PLACE STRAPS ON OPPOSITE SIDES OF TRUSS CENTERED IN MASONRY BOND BEAM (TYP. AT GIRDER TRUSS TO MASONRY CONNECTIONS)
- ③ SIMPSON HTS 20 w/ (24) 0.148" X 1-1/2" NAILS (TYP. AT TRUSS TO TOP PLATE FRAMING CONNECTIONS)
- ④ (2) SIMPSON HTS 20 w/ (24) 0.148" X 1-1/2" NAILS EACH - INSTALL STRAPS DIAGONALLY FROM EACH OTHER (TYP. AT GIRDER TRUSS TO TOP PLATE FRAMING CONNECTIONS)
- ⑤ SIMPSON LTA2 w/ (10) 0.148" X 1-1/2" NAILS - OR USP LPTA w/ (13) 10d X 1-1/2" NAILS AT 32" O.C. ALONG INSIDE FACE OF GABLE END TRUSS BOTTOM CHORD (TYP. AT GABLE TRUSS TO MASONRY CONNECTIONS)
- ⑥ SIMPSON HGA10 w/ (4) 1/4" X 1-1/2" SDS SCREWS TO TRUSS AND TO THE TOP PLATE (TYP. AT 32" O.C. ALONG FRAME WALL GABLE END)

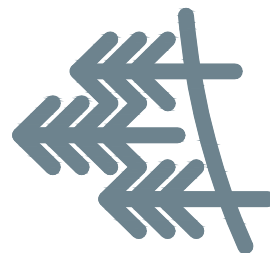


ROOF TRUSS LAYOUT - Elevation 'B'

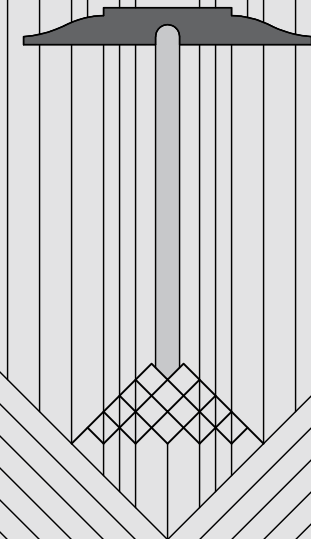
-COASTAL-

ROOF VENTILATION CALCULATIONS:
ROOF CEILING AREA: 2759 SQ. FT. (397,296 inches divided by 300 = 1324 sq. inches)
30% of vent area provided by eave venting (662 sq. inches)
REQUIRED VENT AREA FOR OFF RIDGE VENTS: 662 SQ. INCHES
5 LAMONCO 770-D VENTS - 140 sq. inches per unit
TOTAL VENTING FOR OFF RIDGE VENTS - 700

- Capri -
'1960'



Version 1.0



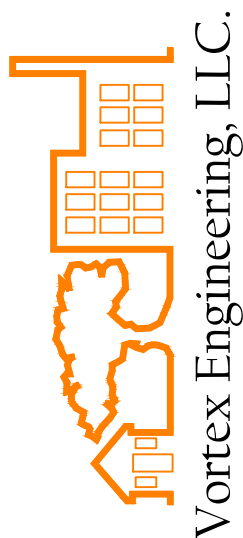
CARDEL
HOMES

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION 90.03 OF THE FLORIDA BUILDING CODE (6th EDITION)

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Ashed A. Anandkumar, P.E. - FL REG. # 86623

Andrew J. Meisheid, P.E. - FL REG. # 83217



Vortex Engineering, LLC.
7001 Temple Terrace Highway
Temple Terrace, FL 33617
Ph: 813 777 0000 EXT. 686-7839
COA# 28035

Parcel I.D. #

Lot and Block

Subdivision and Phase

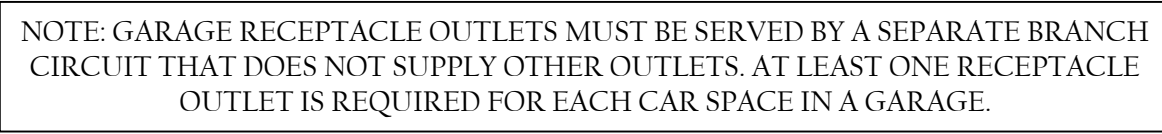
Project Address:

Sheet 3 of 8

T1.1

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

<u>ELECTRICAL SCHEDULE</u>	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER TOPS @ 42" A.F.F.
	RECEPTACLE 220 V
	GROUND FAULT INTERRUPT RECEPTACLE
	WEATHER PROOF GFCI DUPLEX RECEPTACLE
	220V HARDWIRE DEDICATED SERVICE
	A/C DISCONNECT
	CEILING MOUNTED INCANDESCENT LIGHT
	FLUSH MOUNTED 'LED'
	WALL MOUNTED INCANDESCENT LIGHT
	5-BLADE, 3 SPEED REVERSIBLE FAN w/ LIGHT
	2' STRIP FLORESCENT
	4' STRIP FLORESCENT
	SINGLE POLE SWITCH
	3-WAY SWITCH
	ELECTRICAL PANEL BOARD
	CEILING MOUNTED EXHAUST FAN
	SMOKE DETECTOR/CARBON MONOXIDE COMBO
	THERMOSTAT
	PUSH BUTTON FOR DOOR BELL OR GARAGE DOOR OPENER
	DOOR CHIME



NOTE: LIGHTING TO BE 75% HIGH-EFFICIENCY per (FBC-EC R404)



CODE REFERENCE R315.1 - CARBON MONOXIDE PROTECTION

OPERATIONAL CARBON MONOXIDE ALARMS SHALL BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

REQUIREMENTS ARE ONE OF THE FOLLOWING:

- 1) A HARD-WIRED CARBON MONOXIDE ALARM
- 2) A BATTERY-POWERED CARBON MONOXIDE ALARM
- 3) A HARD-WIRED COMBINATION CARBON MONOXIDE AND SMOKE ALARM
- 4) A BATTERY-POWERED COMBINATION CARBON MONOXIDE AND SMOKE ALARM

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

WALL LEGEND
8" CMU WALL (see plan for height)
INTERIOR FRAME BEARING WALL
INTERIOR FRAME WALL (4' typ.)

- REPRESENTS (1) #5 BAR VERTICAL CONT. IN CONC. FILLED CELL. (STEM WALL)
note: bend into upper slab 24" or bond beam
- REPRESENTS (1) #5 BAR VERTICAL CONT. IN CONC. FILLED CELL.
- REPRESENTS (2) #5 BAR VERTICAL CONT. IN CONC. FILLED CELL.

PRE-CAST AND PRE-STRESSED CONCRETE COMPONENTS SHALL BE USED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PRE-CAST LINTELS HAVE BEEN REVIEWED AND PLACED BASED ON DESIGN ALLOWABLE LOAD INFORMATION PROVIDED BY CAST CRETE. THEREFORE, CAST CRETE IS A DELEGATED ENGINEER FOR THIS PROJECT. ENGINEER OF RECORD MUST APPROVE IN WRITING ANY CHANGE IN LINTEL MANUFACTURER. ALL OTHER STRUCTURAL PRE-CAST COMPONENT MANUFACTURERS MUST SUBMIT DESIGN LOAD INFORMATION TO ENGINEER OF RECORD FOR APPROVAL. ENGINEER OF RECORD RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.

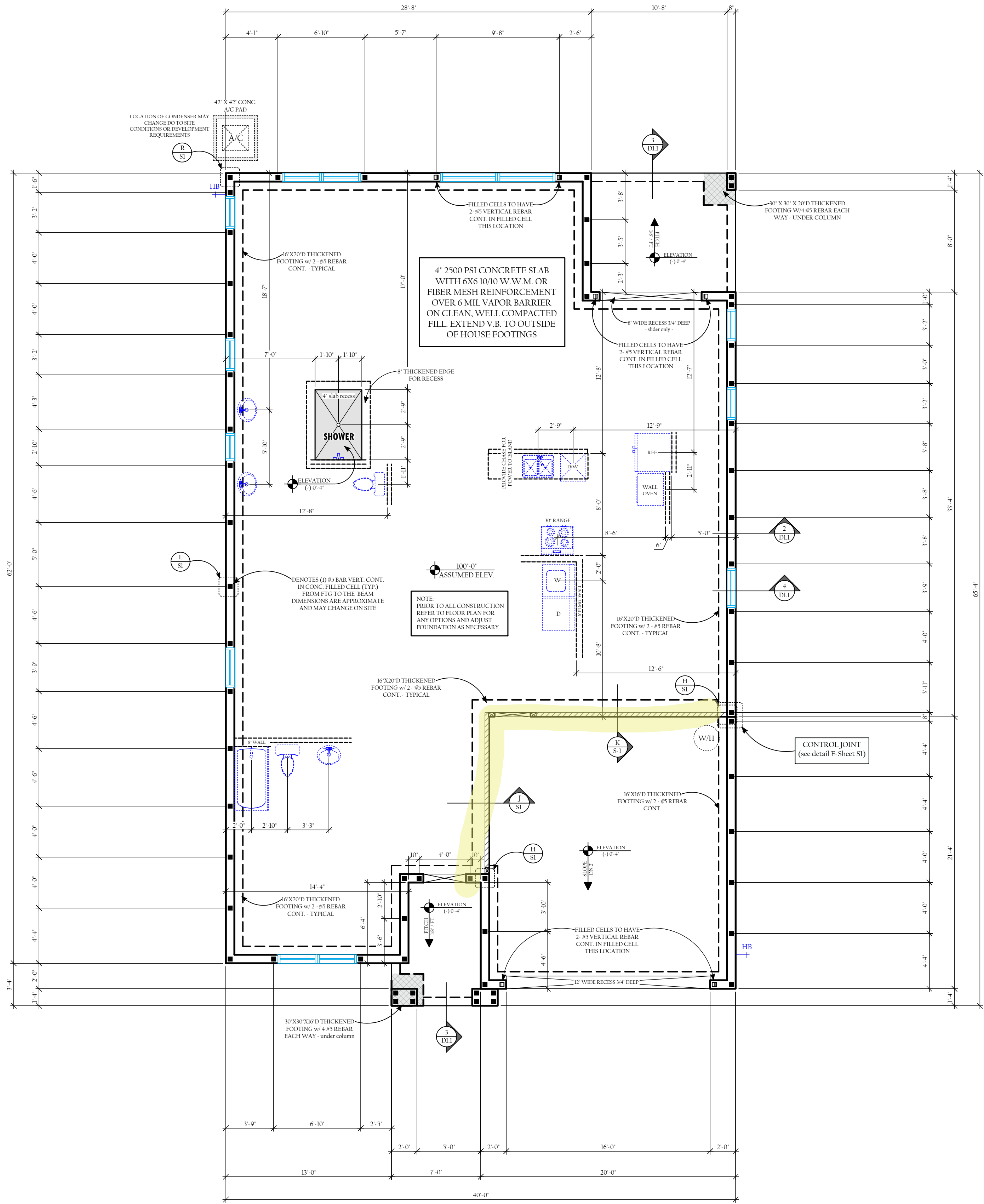
ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.

ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR RESISTING COMPONENTS

NOTE: TERMITE TREATMENT FOR THIS PROJECT IS TO BE BORA CARE FOLLOWING MANUFACTURER SPECS.

NOTE: PLAN LOCATED CONTROL JOINTS ARE RECOMMENDED LOCATIONS BY THE ENGINEER, BUT ARE NOT REQUIRED TO BE INSTALLED.

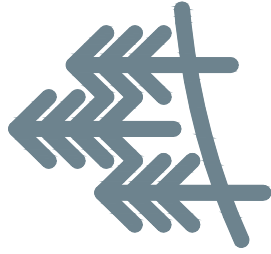
NOTE: REFER TO SHEETS S1, S2, S3, S6 AND N1 FOR STANDARD DETAILS AND NOTES.



FOUNDATION PLAN

MAIN FLOOR BLOCK HEIGHT - 9'-4" a.f.f.

- Capri -
'1960'



Version 1.0

CARDEL
HOMES

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOUNDATION PLAN AND FOUND IT TO BE IN COMPLIANCE WITH SECTION 8.30 OF THE FLORIDA BUILDING CODE (8th EDITION)

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Vortex Engineering, LLC.
7001 Temple Terrace Highway
Tampa, FL 33637
Ph# 1-877-6VORTEX (686-7839)
COA# 28033

Asbed A. Avedikian, P.E. - FL REG # 86623

Andrew J. Meisheid, P.E. - FL REG # 83217

Parcel I.D. #

Lot and Block

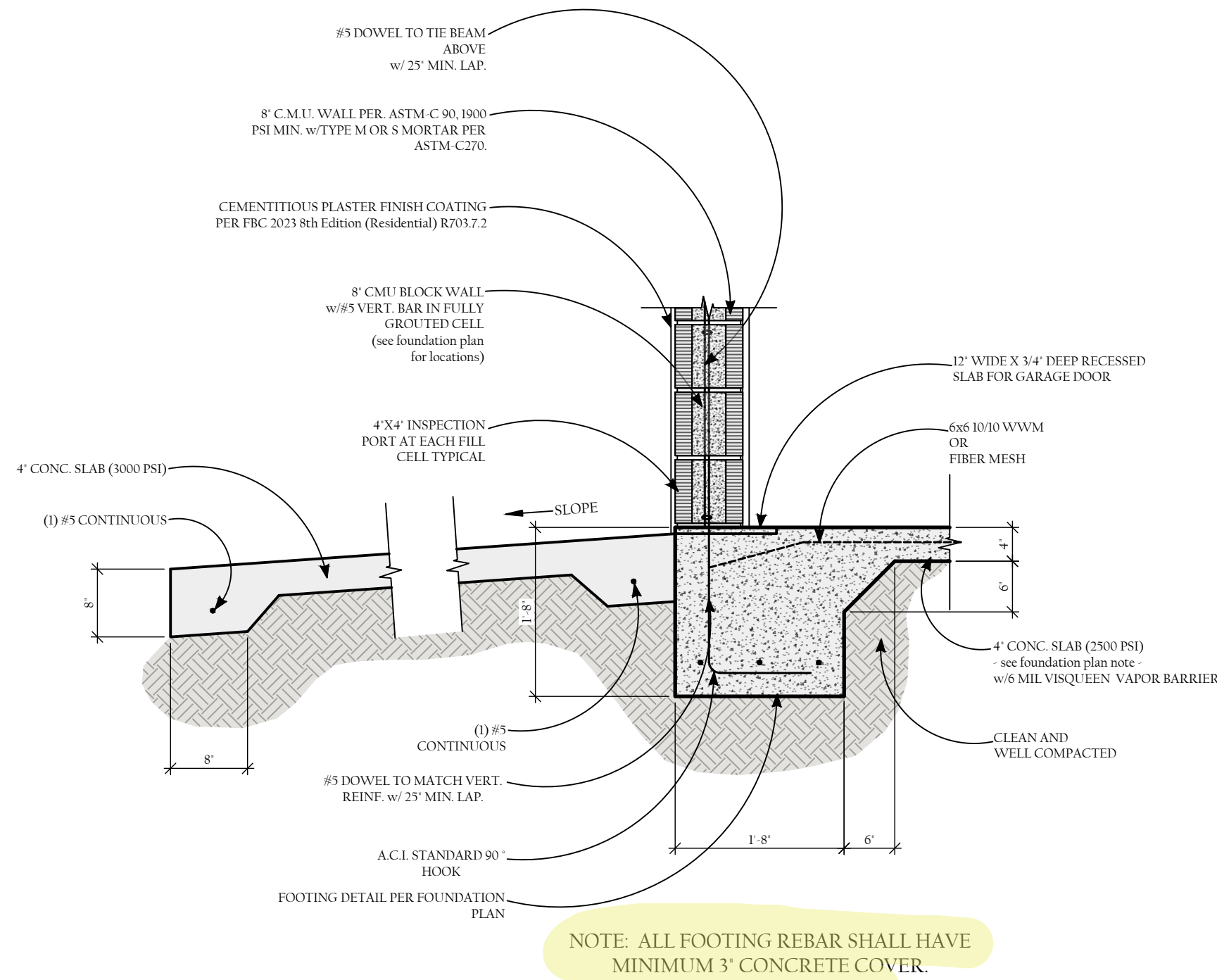
Subdivision and Phase

Project Address:

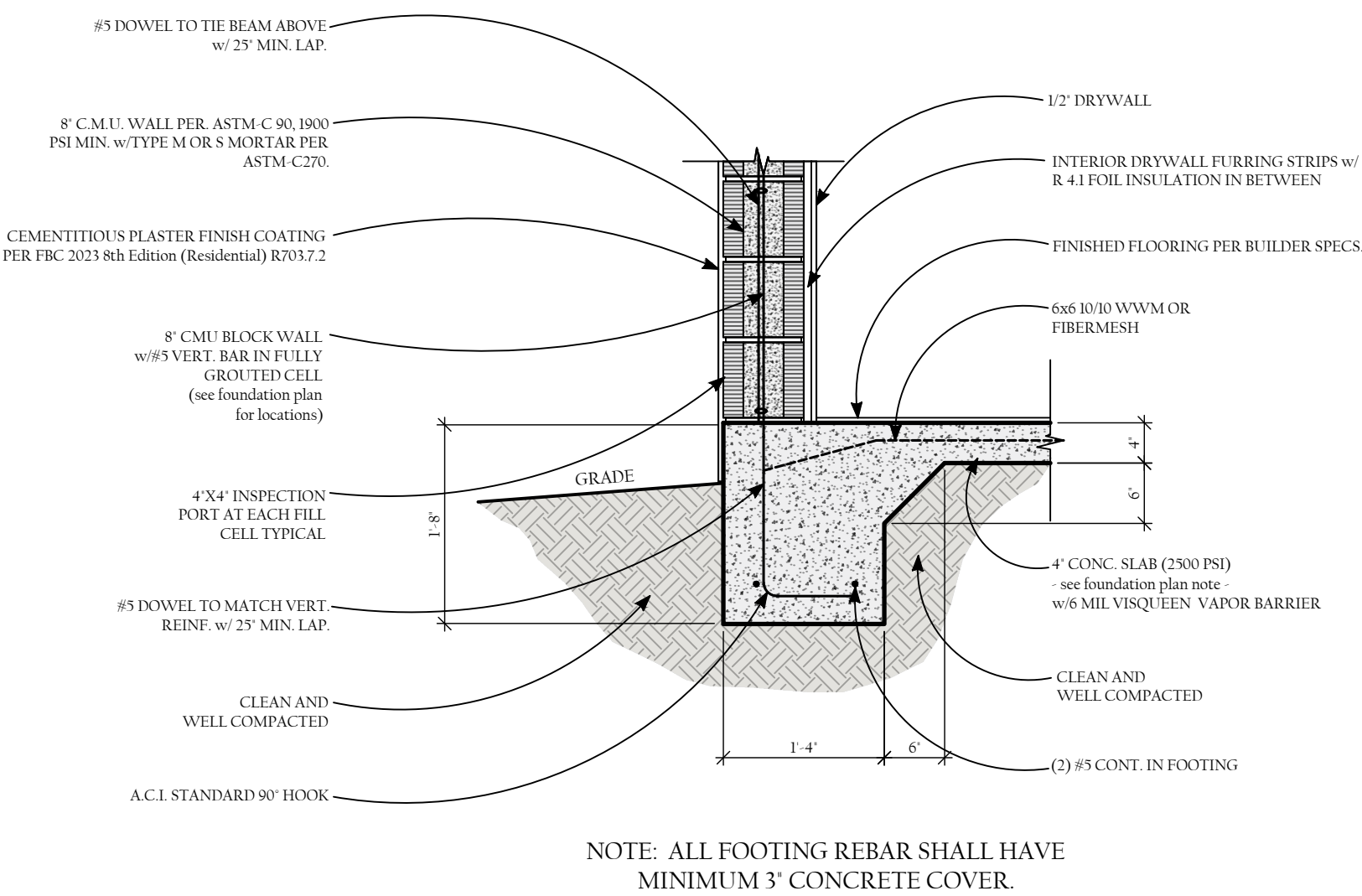
Sheet 5 of 8

F1.1

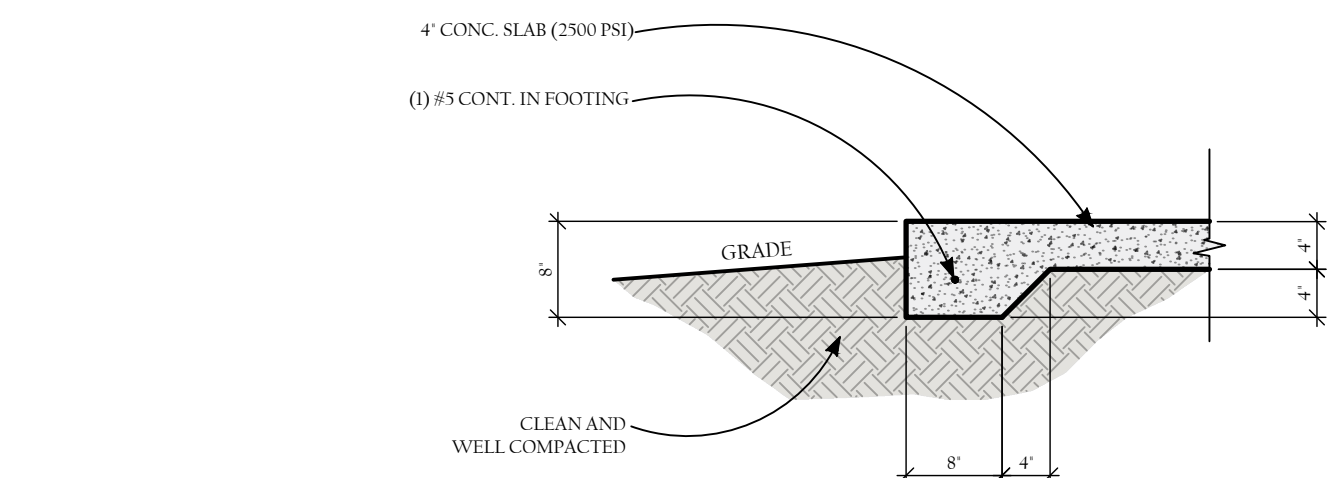
Scale: 3/16" = 1'-0"



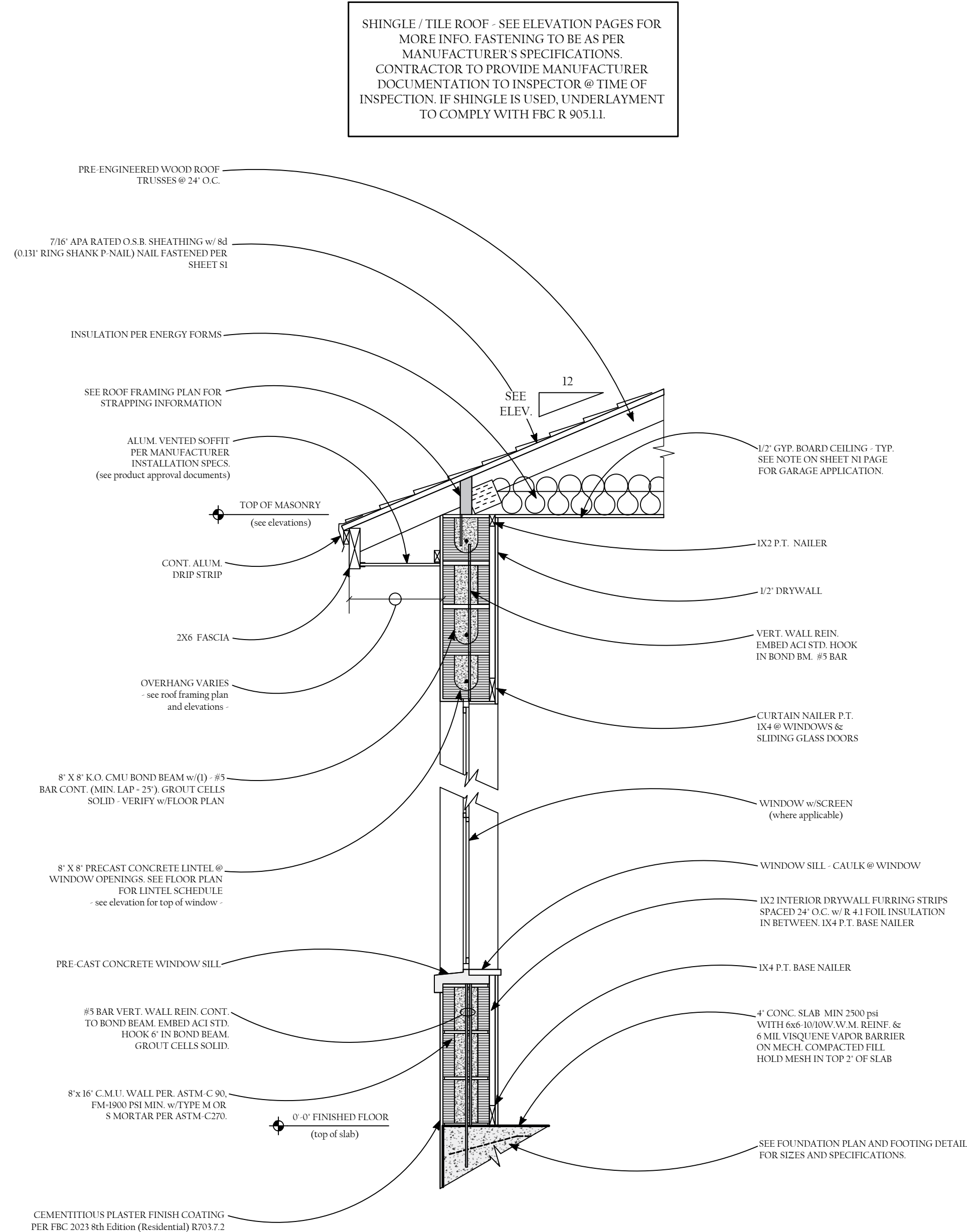
TYPICAL GARAGE DRIVEWAY APRON DETAIL



TYPICAL - 1 STORY MONOLITHIC THICKENED EDGE SLAB DETAIL

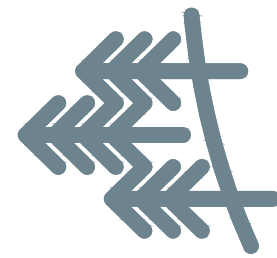


TYPICAL EDGE SECTION AT SLAB



TYPICAL - 1 STORY EXTERIOR MASONRY WALL SECTION

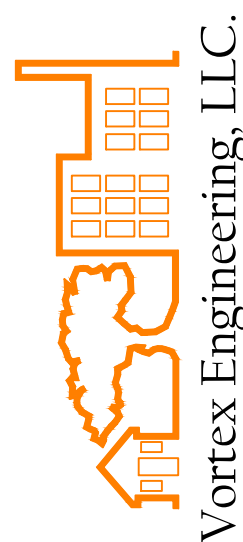
Capri - '1960'



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Vortex Engineering, LLC.
7001 Temple Terrace Highway
Tampa, FL 33637
Ph: 1-877-6VOR TEX (686-7839)
CON# 28035

Asbed A. Avelkian, P.E. - FL REG # 86623

Andrew J. Marshfield, P.E. - FL REG # 83217

Parcel I.D. #

Lot and Block

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Sheet 6 of 8

D1.1

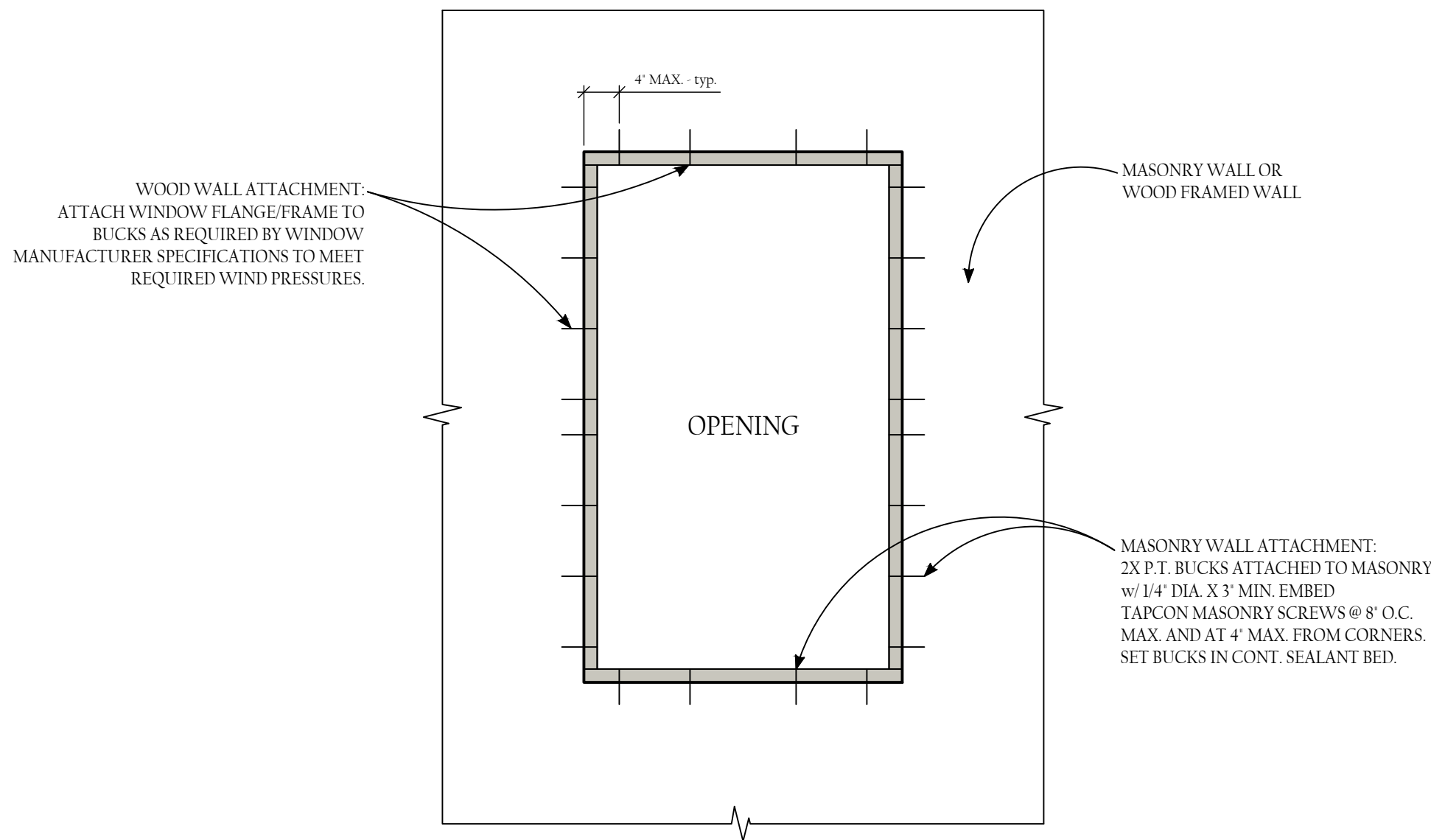
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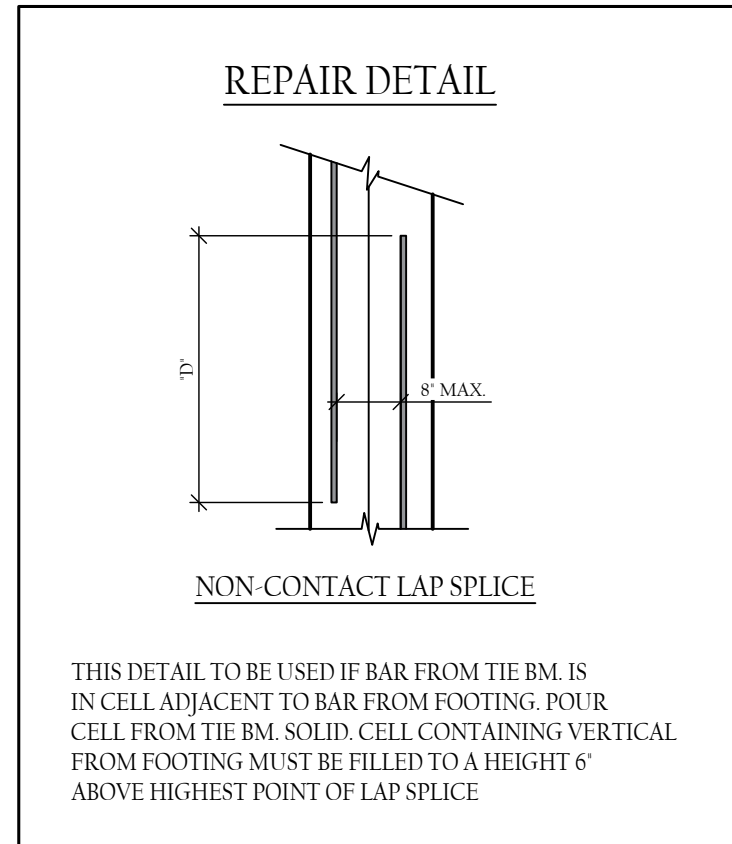
Scale: 3/16" = 1'-0"

NOTE: 1" X P.T. WINDOW/DOOR BUCKS MAY BE USED IN LIEU OF THIS SPEC. WITH FLORIDA PRODUCT APPROVED DOCUMENTATION. WINDOW/DOOR BUCK AND FASTENER SPECIFICATIONS SHOWN ON FLORIDA PRODUCT APPROVAL DOCUMENTS, OVERRIDE THE SPECS. SHOWN HERE.



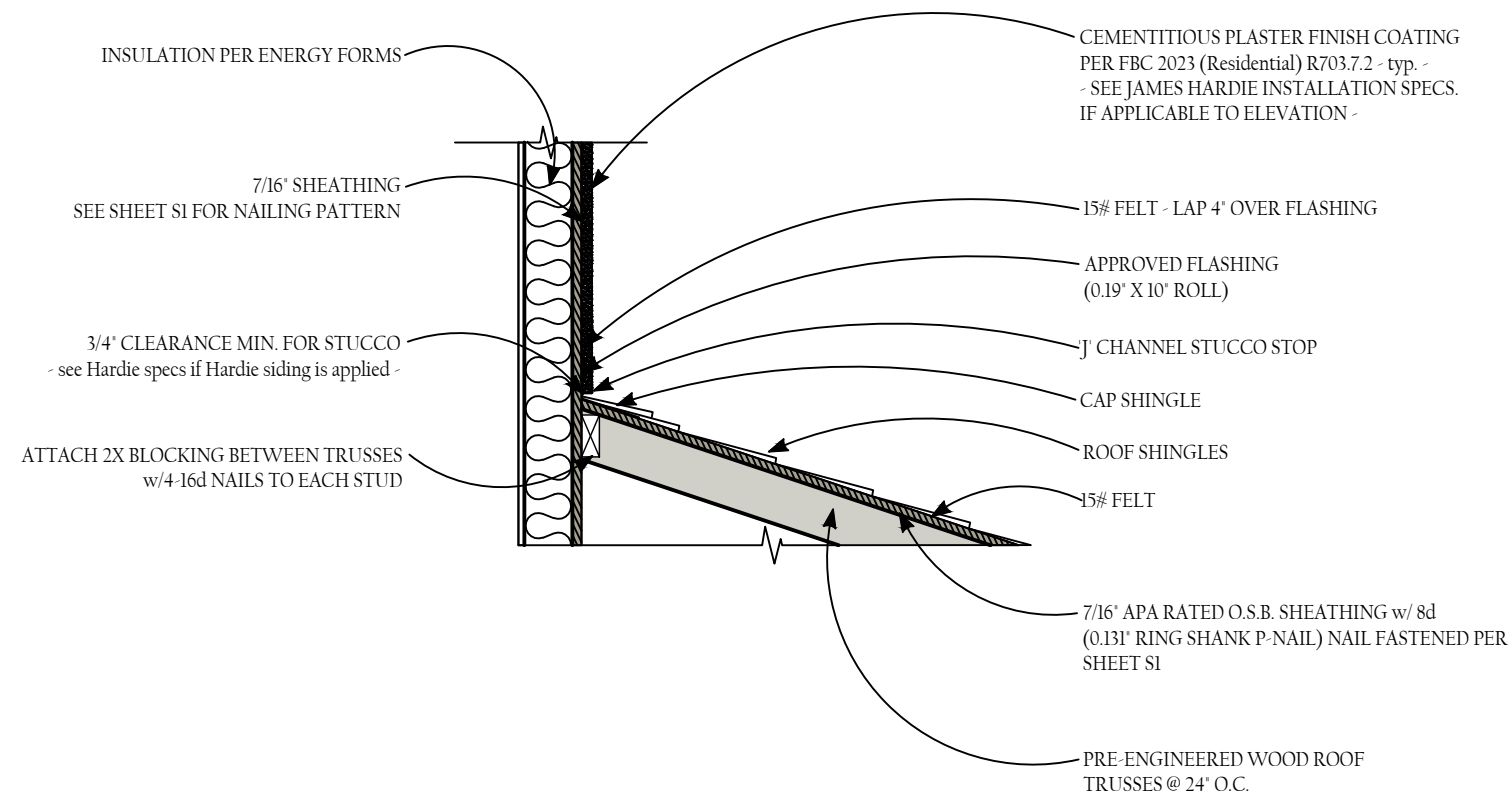
WINDOW/DOOR BUCK ATTACHMENT DETAIL

1

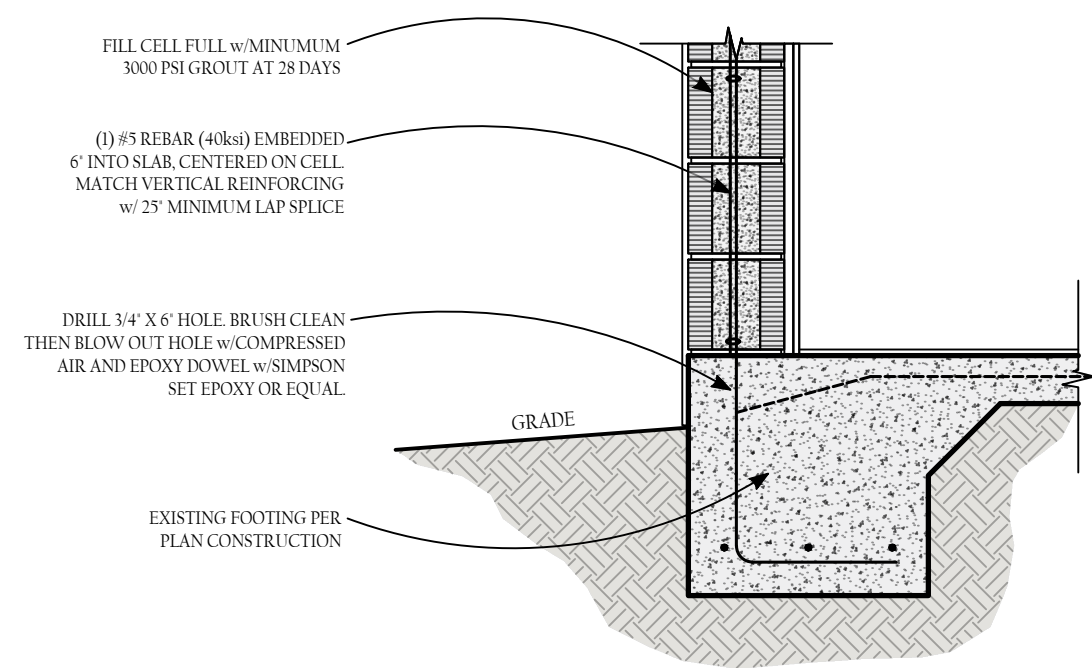


REPAIR NOTE:
IN AREAS WHERE BLOCK WALL OVERHANGS POURED SLAB MORE THAN 3/4" BUT NOT MORE THAN 1 3/4", WALL MAY BE POURED SOLID FOR IT'S ENTIRE LENGTH USING A CONTINUOUS POUR FROM SLAB TO TIE-BEAM TO MEET STRUCTURAL REQUIREMENTS. OVERHANGS OF LESS THAN 3/4" ARE ACCEPTABLE BY CODE.

MISSED STRAP REPAIR NOTE:
IN AREAS WHERE EMBEDDED TRUSS ANCHORS HAVE BEEN MISSED, DAMAGED, OR RENDERED UNUSABLE; A SIMPSON HTSM 16 STRAP MAY BE USED IN ITS PLACE. THIS STRAP WILL BE SECURED WITH FOUR (4) 1/4" X 2 1/4" TITEN SCREWS INTO THE BOND BEAM AND EIGHT (8) 10d NAILS INTO THE TRUSS. THIS CONFIGURATION WILL GIVE A MAX. ALLOWABLE UPLIFT RESISTANCE OF 1175 lbs.



ROOF TO WALL FLASING DETAIL



REPAIR DETAIL - RETROFIT FILLED CELL
(in monolithic construction)

INTERIOR ROUGH AND FINISH OPENINGS FOR DOORS

INTERIOR PRE-HUNG DOOR SIZES	ROUGH OPENINGS	6'-8" HEIGHT	8'-0" HEIGHT
SIZE	20"	83"	99"
1/6	26"	83"	99"
2/0	30"	83"	99"
2/4	32"	83"	99"
2/6	34"	83"	99"
2/8	38"	83"	99"
3/0			

NOTE: DOUBLE DOORS ADD 3" TO WIDTH (EXAMPLE: 4/0 SHOULD BE 51" ROUGH OPENING)

MIRROR BI-PASS DOOR SIZES	ROUGH OPENINGS	FINISHED OPENING
SIZE		
4/0	48" X 81"	47" X 80-1/2"
5/0	60" X 81"	59" X 80-1/2"
6/0	72" X 81"	71" X 80-1/2"

WOOD BI-PASS DOOR SIZES	ROUGH OPENINGS	FINISHED OPENING
SIZE		
4/0	48" X 83"	47" X 82-1/2"
5/0	60" X 83"	59" X 82-1/2"
6/0	72" X 83"	71" X 82-1/2"

WOOD BI-FOLD DOOR SIZES	ROUGH OPENINGS	FINISHED OPENING
SIZE		
1/6	19-1/2" X 82"	18" X 81-1/2"
2/0	25-1/2" X 82"	24" X 81-1/2"
2/4	29-1/2" X 82"	28" X 81-1/2"
3/0	37-1/2" X 82"	36" X 81-1/2"
4/0	49-1/2" X 82"	48" X 81-1/2"
5/0	61-1/2" X 82"	60" X 81-1/2"

METAL BI-FOLD DOOR SIZES	ROUGH OPENINGS	FINISHED OPENING
SIZE		
3/0	37-1/2" X 82"	36" X 81-1/2"
4/0	49-1/2" X 82"	48" X 81-1/2"
5/0	61-1/2" X 82"	60" X 81-1/2"
6/0	73-1/2" X 82"	72" X 81-1/2"

NOTE: CASED OPENINGS SHOULD BE TREATED LIKE A PRE-HUNG + 2" TO THE WIDTH + 3" TO THE HEIGHT

POCKET DOOR FRAMES

DOOR	ROUGH OPENING	DOOR	ROUGH OPENING
2/0 X 6/8	50" X 84-1/2"	2/0 X 8/0	50" X 100-1/2"
2/4 X 6/8	58" X 84-1/2"	2/4 X 8/0	58" X 100-1/2"
2/6 X 6/8	62" X 84-1/2"	2/6 X 8/0	62" X 100-1/2"
2/8 X 6/8	66" X 84-1/2"	2/8 X 8/0	66" X 100-1/2"
3/0 X 6/8	74" X 84-1/2"	3/0 X 8/0	74" X 100-1/2"
4/0 X 6/8	90" X 84-1/2"	4/0 X 8/0	90" X 100-1/2"
5/0 X 6/8	123" X 84-1/2"	5/0 X 8/0	123" X 100-1/2"
5/4 X 6/8	131" X 84-1/2"	5/4 X 8/0	131" X 100-1/2"
6/0 X 6/8	147" X 84-1/2"	6/0 X 8/0	147" X 100-1/2"

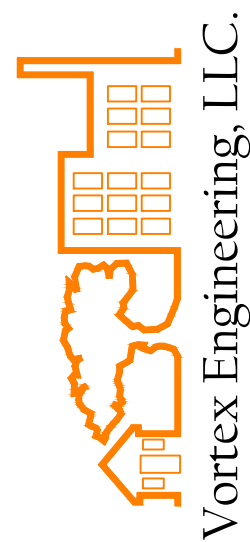
- Capri -
'1960'



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Vortex Engineering, LLC.
7001 Temple Terrace Highway
Tampa, FL 33634
Ph#: 1-877-6VORTEX (686-7839)
CON# 28055

Ashed A. Avedikian, P.E. - FL REG. # 86623

Andrew J. Meisheid, P.E. - FL REG. # 83217

Parcel I.D. #
Lot and Block
Subdivision and Phase

Project Address:

Sheet 7 of 8

D1.2

Version 1.0

08-04-2023



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

CODE REFERENCE R703.4 - FLASHING

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C281, AAMA 912, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

CODE REFERENCE R703.2 - WATER RESISTIVE BARRIERS

ONE LAYER OF No. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE I FELT OR OTHER APPROVED WATER RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF EXTERIOR WALLS. No. 15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51mm), WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152mm). OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE No. 15 ASPHALT FELT OR OTHER APPROVED WATER RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. THE WATER RESISTIVE BARRIER IS NOT REQUIRED FOR DETACHED ACCESSORY BUILDINGS.

CODE REFERENCE R703.7 - EXTERIOR PLASTER

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1065 AND THE PROVISIONS PROVIDED BY THE F.B.C. 2023 (8th Edition)

CODE REFERENCE R703.2.2 - PLASTER

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND SHALL NOT BE LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESURE-PRESERVATIVE-TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R.703.10 PER FBC 2023 (8th edition).

OVER EXTERIOR WIRE LATH THICKNESS - 7/8"
OVER MASONRY WALLS (EXTERIOR) - 1/2"

CODE REFERENCE R703.7.3 - WATER RESISTIVE BARRIERS

WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED BY R703.2 AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R 703.4) INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

CODE REFERENCE R703.8.5 - FLASHING

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHEET PILES, ANGLES AND LINTELS WHERE MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION R 703.8

CODE REFERENCE R703.12 - ADHERED MASONRY VENER INSTALLATION

ADHERED MASONRY VENER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R 703.7.3 AND THE REQUIREMENTS IN SECTIONS D1.1 AND D1.3 OF TMS 402/403.5/USACE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R 703.7.1, ARTICLE 3.3 OF TMS 602/ACI 530/USACE 6 OR THE MANUFACTURER'S INSTRUCTIONS.

R703.12.1 - CLEARANCES

ON EXTERIOR STUD WALLS, ADHERED MASONRY VENER SHALL BE INSTALLED:

1. MINIMUM OF 4" ABOVE THE EARTH;
2. MINIMUM OF 2" ABOVE PAVED AREA OR
3. MINIMUM OF 1/2" ABOVE EXTERIOR WALKING SURFACES WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.

CODE REFERENCE R318.1 - TERMITE PROTECTION

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 20-20 FOR REGISTERED TERMITICIDES. THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

CODE REFERENCE R302.5.1 - OPENING PROTECTION

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS.

CODE REFERENCE R302.5.2 - DUCT PENETRATION

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GAGE SHEET STEEL, 1" MINIMUM RIGID NON-METALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

CODE REFERENCE R302.6 - DWELLING/GARAGE FIRE SEPARATION

THE GARAGE SHALL BE SEPARATED AS REQUIRED/NOTED BELOW:

- FROM RESIDENCE TO ATTIC, NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE FROM ALL HABITABLE ROOMS ABOVE GARAGE, NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
- STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION, NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT

CODE REFERENCE R312.2.1 - WINDOW SILLS

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

EXCEPTIONS:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER 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 THAT COMPLY WITH SECTION R312.2.2

CODE REFERENCE R312.2.2 - WINDOW OPENING CONTROL DEVICES

WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R30.2.1.

CODE REFERENCE R905.1 - ROOF COVERING APPLICATION

ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UNLESS OTHERWISE SPECIFIED IN THIS SECTION, ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLIPPING LOADS SPECIFIED IN TABLE R 905.1.1 FOR THE HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R 905.1.2.

CODE REFERENCE R905.1.1 - UNDERLAYMENT

UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D726, D897, D4869, AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, THE CLASSIFICATION INDICATED. UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH SECTION R 905.1.1.1, R905.1.1.2, OR R905.1.1.3, AS APPLICABLE.

UNDERLAYMENT - TYPES, APPLICATION, AND ATTACHMENT:

UNDERLAYMENT FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL SURFACED ROOF ROOFING, SLATE AND SLATE-TYPE SHINGLES, AND METAL ROOF PANELS SHALL COMPLY WITH ONE OF THE FOLLOWING METHODS:

1. THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.
2. A MINIMUM 4-INCH WIDE (102mm) STRIP OF SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE COMPLYING WITH ASTM D1970, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING, AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH WIDE (102mm) MEMBRANE STRIPS.
3. A MINIMUM 3/4-INCH WIDE (96mm) STRIP OF SELF-ADHERING FLEXIBLE FLASHING TAPE COMPLYING WITH AAMA 711 LEVEL 3 (FOR EXPOSURE UP TO 1760F (800C), INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING, AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE SELF-ADHERING STRIPS.
4. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE II OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (489mm) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36-INCHES WIDE (914mm) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (489mm), END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305mm) ON CENTER, AND ONE ROW AT THE END AND LAPS FASTENED 6 INCHES (152mm) ON CENTER. UNDERLAYMENT SHALL BE ATTACHED USING ANSILAR RING OR DEFORMED SHANK NAILS WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED EQUALS OR EXCEEDS 70 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 1/2-GAUGE SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE OUTSIDE EDGE OF PLASTIC CAPS SHALL BE 0.035 INCH. THE CAP NAIL SHANK SHALL NOT BE LESS THAN 0.81 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

FBC 2023 - 8th Edition - FLORIDA PRODUCT APPROVAL LIST						
Approved Application #'s	Product Manufacturer's	Product Category's	Product Subcategory's	Product Description	Approved Date	Expiration Date
FL 15332.6 R7	MI Windows and Doors	Exterior Doors	Sliding Exterior Door Assembly	series 420 - 8080 Slider (non-impact)	08/19/2023	07/01/2030
FL 15332.9 R7	MI Windows and Doors	Exterior Doors	Sliding Exterior Door Assembly	series 430 - 12080 Slider (non-impact)	08/19/2023	07/01/2030
FL 15332.11 R7	MI Windows and Doors	Exterior Doors	Sliding Exterior Door Assembly	series 440 - 16080 Slider (non-impact)	08/19/2023	07/01/2030
FL 18504.6 R6	MI Windows and Doors	Windows	Mullions	series M-2300	08/27/2023	07/01/2030
FL 21637.8 R16	MI Windows and Doors	Windows	Single Hung	series 1620 (impact rated) - 52" x 75"	09/17/2024	03/24/2027
FL 21637.9 R16	MI Windows and Doors	Windows	Single Hung	series 1620 (impact rated) - 38" x 75"	09/17/2024	10/14/2026
FL 28297.8 R6	MI Windows and Doors	Exterior Doors	Sliding Exterior Door Assembly	series 120/130/140 Sliding Door (impact rated)	12/02/2023	03/06/2028
FL 41886.1 R9	MI Windows and Doors	Windows	Single Hung	series 3540 (non-impact) - 36" x 74" - fin	04/28/2025	04/12/2027
FL 41886.6 R9	MI Windows and Doors	Windows	Single Hung	series 3540 (non-impact) - 52" x 84" - fin	04/28/2025	05/26/2030
FL 41886.7 R9	MI Windows and Doors	Windows	Single Hung	series 3540 (non-impact) - 36" x 74" - finless	04/28/2025	08/28/2027
FL 41886.12 R9	MI Windows and Doors	Windows	Single Hung	series 3540 (non-impact) - 52" x 84" - finless	04/28/2025	05/26/2030
FL 41886.19 R9	MI Windows and Doors	Windows	Single Hung	series 3540 (non-impact) - 36" x 72" - fin - triple	04/28/2025	08/05/2026
FL 41886.21 R9	MI Windows and Doors	Windows	Single Hung	series 3540(non-impact) - 36" x 74" - finless - triple	04/28/2025	04/12/2027
FL 14634.1 R6	Ply Gem Windows	Exterior Doors	Sliding Exterior Door Assembly	series 4780 - 2 panel - non-impact	10/12/2023	12/31/2025
FL 14634.2 R6	Ply Gem Windows	Exterior Doors	Sliding Exterior Door Assembly	series 4780 - 3 panel - non-impact	10/12/2023	12/31/2025
FL 16103.1 R20	Ply Gem Windows	Windows	Single Hung	series 1500 - single hung - non-impact	12/03/2024	09/30/2026
FL 16104.1 R20	Ply Gem Windows	Windows	Fixed	series 1500 - fixed - non-impact	12/31/2023	04/30/2026
FL 16101.1 R5	Ply Gem Windows	Windows	Mullions	series 1500 - mullion	10/12/2023	12/31/2025
FL 20461.14 R9	Therma-Tru Corporation	Exterior Doors	Swinging Exterior Door Assembly	8 glazed non-impact (fiberglass)	10/17/2023	12/31/2026
FL 20461.20 R9	Therma-Tru Corporation	Exterior Doors	Swinging Exterior Door Assembly	8 opaque w/sidelites non-impact (fiberglass)	10/17/2023	12/31/2026
FL 20461.22 R9	Therma-Tru Corporation	Exterior Doors	Swinging Exterior Door Assembly	8 glazed w/sidelites non-impact (fiberglass)	10/17/2023	12/31/2026
FL 20468.5 R6	Therma-Tru Corporation	Exterior Doors	Swinging Exterior Door Assembly	8 opaque impact (fiberglass)	10/17/2023	12/31/2026
FL 20468.10 R6	Therma-Tru Corporation	Exterior Doors	Swinging Exterior Door Assembly	8 glazed impact (fiberglass)	10/17/2023	12/31/2026
FL 20468.11 R6	Therma-Tru Corporation	Exterior Doors	Swinging Exterior Door Assembly	8 glazed w/sidelites impact (fiberglass)	10/17/2023	12/31/2026
FL 10456.3 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	Coiled Straps	11/29/2023	12/31/2026
FL 10456.7 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	HL-H10A, H12.5, etc.	11/29/2023	12/31/2026
FL 10456.12 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	HTS16, HTS20, HTS24, etc.	11/29/2023	12/31/2026
FL 10456.15 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	LSTA12, LSTA30, etc.	11/29/2023	12/31/2026
FL 10456.19 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	MGT	11/29/2023	12/31/2026
FL 10456.30 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	SPLSP2,SP4, SP6, SP8	11/29/2023	12/31/2026
FL 10456.31 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	SPH4, SPH6, SPH8	11/29/2023	12/31/2026
FL 10860.2 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	ABU44, ABU66, etc.	11/29/2023	12/31/2026
FL 11473.4 R6	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	HETA12, HETA16, HETA20, etc.	12/12/2023	12/31/2026
FL 11486.4 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	HTT4, HTT5, etc.	10/01/2024	12/31/2027
FL 13973.2 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	SDW Screws	09/15/2024	12/31/2027
FL 13973.3 R8	Simpson Strong-Tie Co.	Structural Components	Wood Connectors	SDWC Screws	09/15/2024	12/31/2027
FL 15730.7 R9	Simpson Strong-Tie Co.	Structural Components	Anchors	SET-XP	12/01/2023	12/31/2026
FL 15730.9 R9	Simpson Strong-Tie Co.	Structural Components	Anchors	TITEN-HD	12/01/2023	12/31/2026
FL 158 R19	Cast-Crete USA, LLC	Structural Components	Concrete Lintels	Quality Precast	08/10/2024	07/29/2026
FL 1774 R19	Commercial Concrete Products, Inc.	Structural Components	Concrete Lintels	Quality Precast	02/13/2024	01/26/2034
FL 5444.2 R22	Certaainted, LLC (Roofing)	Roofing	Asphalt Shingles	Landmark Series	12/06/2024	02/05/2027
FL 15692.1 R6	Certaainted, LLC (Roofing)	Roofing	Underlayments	Polymer Series	12/12/2023	05/29/2028
FL 17048.1 R2	O'Hagin	Roofing	Roof Louver/Vent	Off-Ridge Vents	12/12/2023	12/31/2027
FL 3792.2 R17	Lomaco	Roofing	Roof Louver/Vent	Series 770D - Off-Ridge Vents	02/29/2024	10/04/2025
FL 7849.2 R21	Westlake Royal Roofing	Roofing	Roofing Tiles	Barcelona 900 series	10/31/2024	12/31/2027
FL 7849.21 R21	Westlake Royal Roofing	Roofing	Roofing Tiles	Saxony 900 series	10/31/2024	12/31/2027
FL 14137.1 R17	Westlake Royal Roofing	Roofing	Underlayments	Self-Adhering modified bitumen	12/17/2024	12/31/2027
FL 33818.2 R5	Gulf Coast Supply & Manufacturing, LLC	Roofing	Metal Roofing	GulfLok and VersaLok series	08/13/2024	12/31/2099
FL 11075.1 R5	Southeastern Metal Manufacturing Co.	Roofing	Metal Roofing	Verti-Lok	12/12/2023	12/31/2026
FL 15218.2 R10	Tag & Stick, LLC	Roofing	Underlayments	Fiberglass reinforced modified bitumen	01/02/2024	12/31/2030
FL 32502.1 R1	Ply Gem Siding Group	Panel Walls	Soffits	Mastic Soffits - Aluminum and Vinyl	10/18/2023	12/31/2026
FL 33178.1 R1	Ply Gem Siding Group	Panel Walls	Soffits	Georgia Pacific Soffits - Aluminum and Vinyl	10/18/2023	12/31/2026
FL 9174.4 R15	Wayne Dalton James	Exterior Doors	Sectional Exterior Door Assemblies	9100 Series	10/22/2023	12/31/2035
FL 13192.2 R8	Hardie Building Products, Inc.	Panel Walls	Siding	HardiePlank Lap Siding	03/13/2024	03/31/2026
FL 13192.4 R8	James Hardie Building Products, Inc.	Panel Walls	Siding	Hardie Shingle Panel	03/13/2024	03/31/2026
FL 13223.2 R8	James Hardie Building Products, Inc.	Panel Walls	Siding	HardiePanel Siding	02/13/2024	12/31/2026
FL 12896.3 R8	Town and Country Industries	Panel Walls Shutters	Storm Panels	24gs - Steel	10/17/2023	12/31/2025

CODE REFERENCE R401.3 - DRAINAGE

SURFACE DRAINAGE SHALL BE DIRECTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

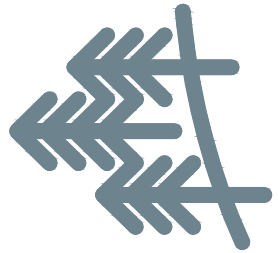
EXCEPTION:

WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

MECHANICAL CODE REFERENCE:

THE WORKING SPACE FOR ACCESS TO APPLIANCES IS TO BE A LEVEL SPACE OF 30 INCHES DEEP BY 30 INCHES WIDE AND FREE AND CLEAR OF PIPING AND DUCTWORK FOR THE PURPOSE OF EASE OF MAINTENANCE OF THE EQUIPMENT. THIS GOES FOR ANY MECHANICAL APPLIANCE LOCATED IN A FLOOR SYSTEM OR ATTIC SPACE.

- Capri -
'1960'



CARDEL
HOMES

Version 1.0

09-04-2023

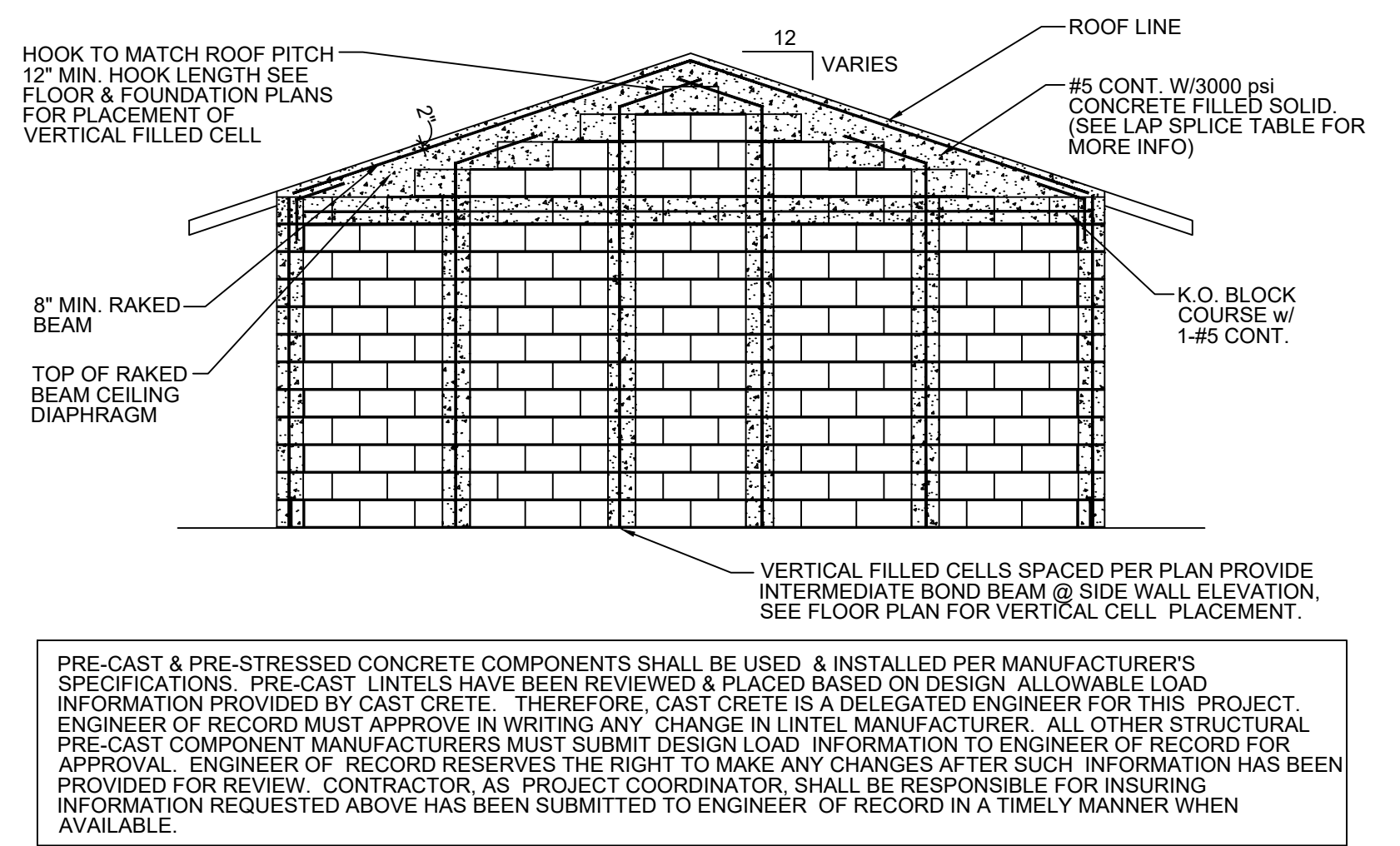


Parcel I.D. #
Lot and Block
Subdivision and Phase

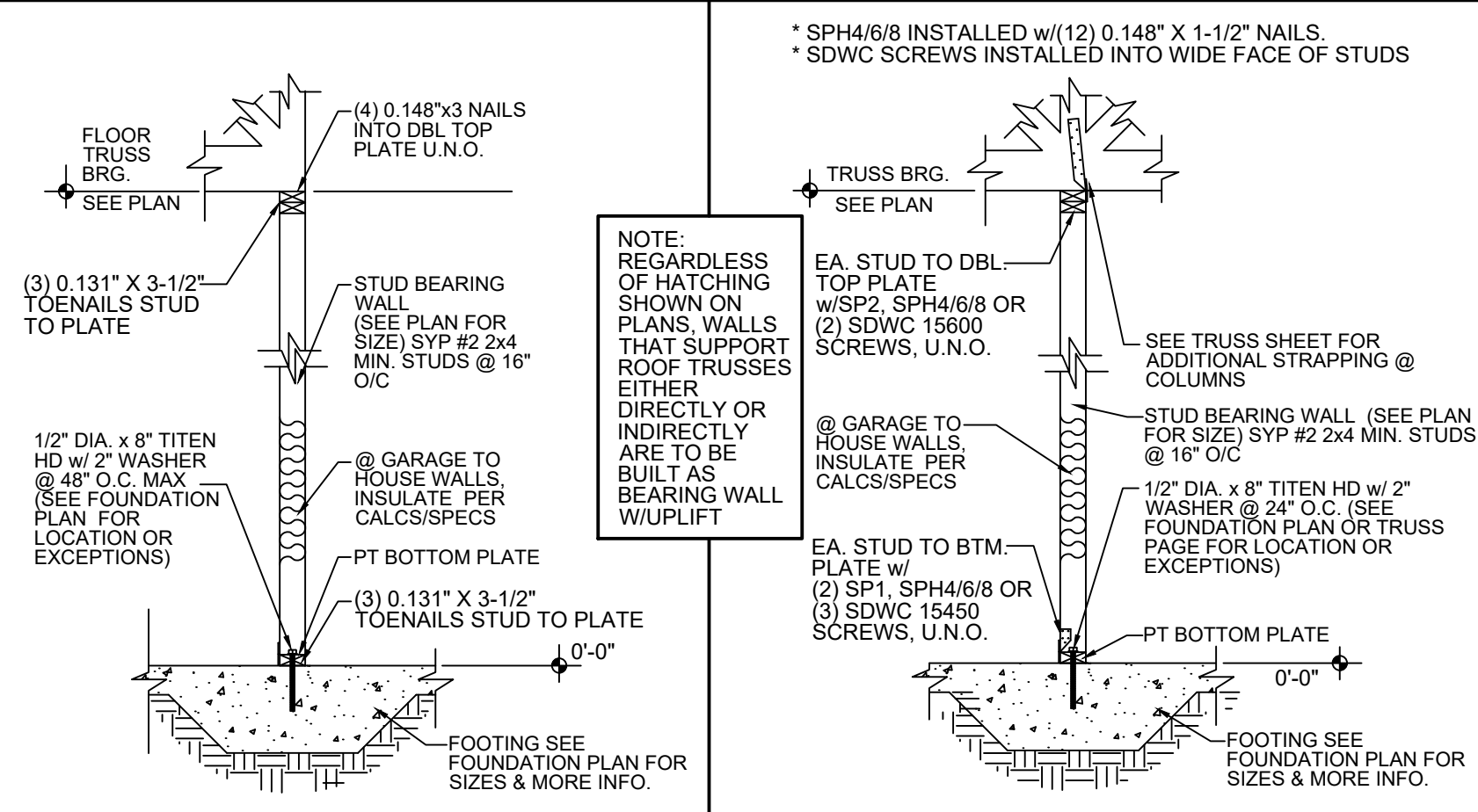
Project Address:

Sheet 8 of 8

D1.3

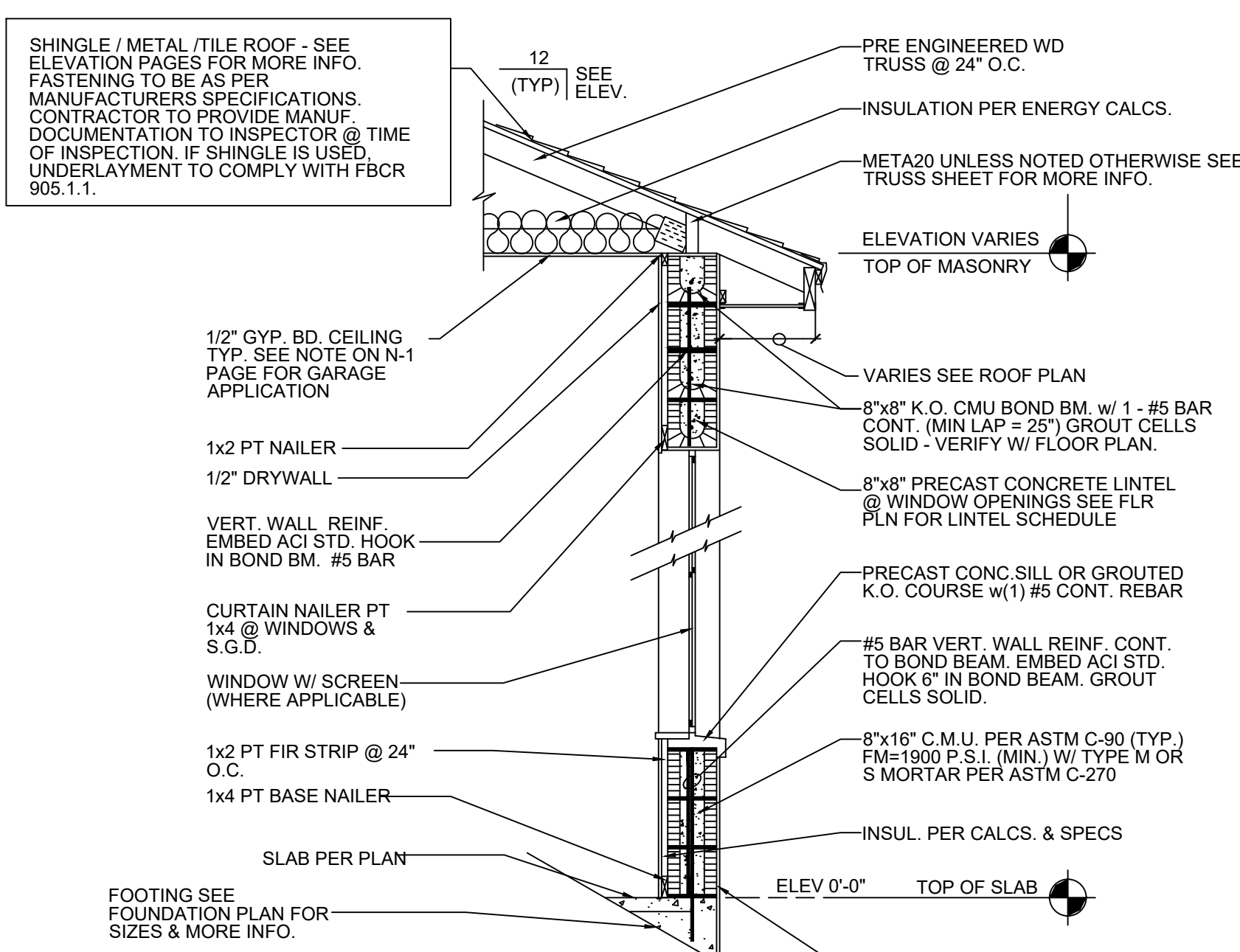


Typical Raked Tie Beam
SCALE: NTS

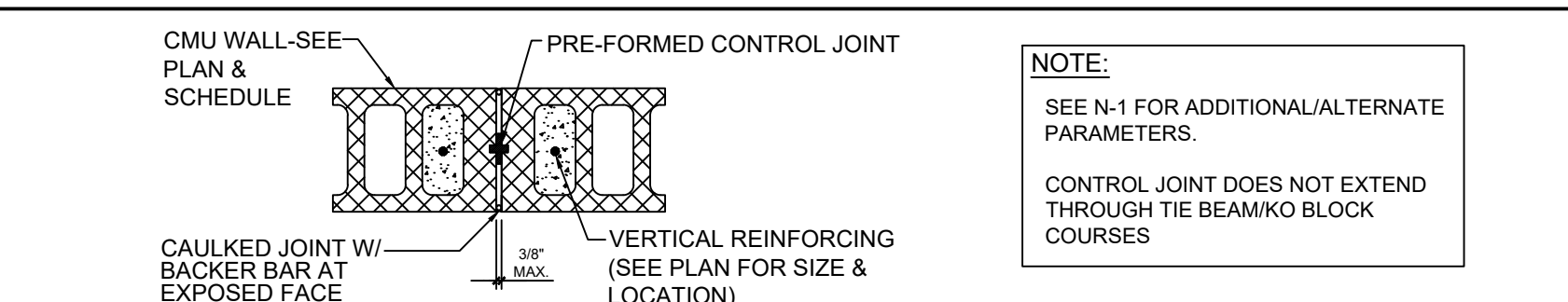


Typ. Load Brng. Interior Frame Wall Detail Without Uplift
SCALE: NTS

Typ. Load Brng. Interior Frame Wall Detail With Uplift
SCALE: NTS

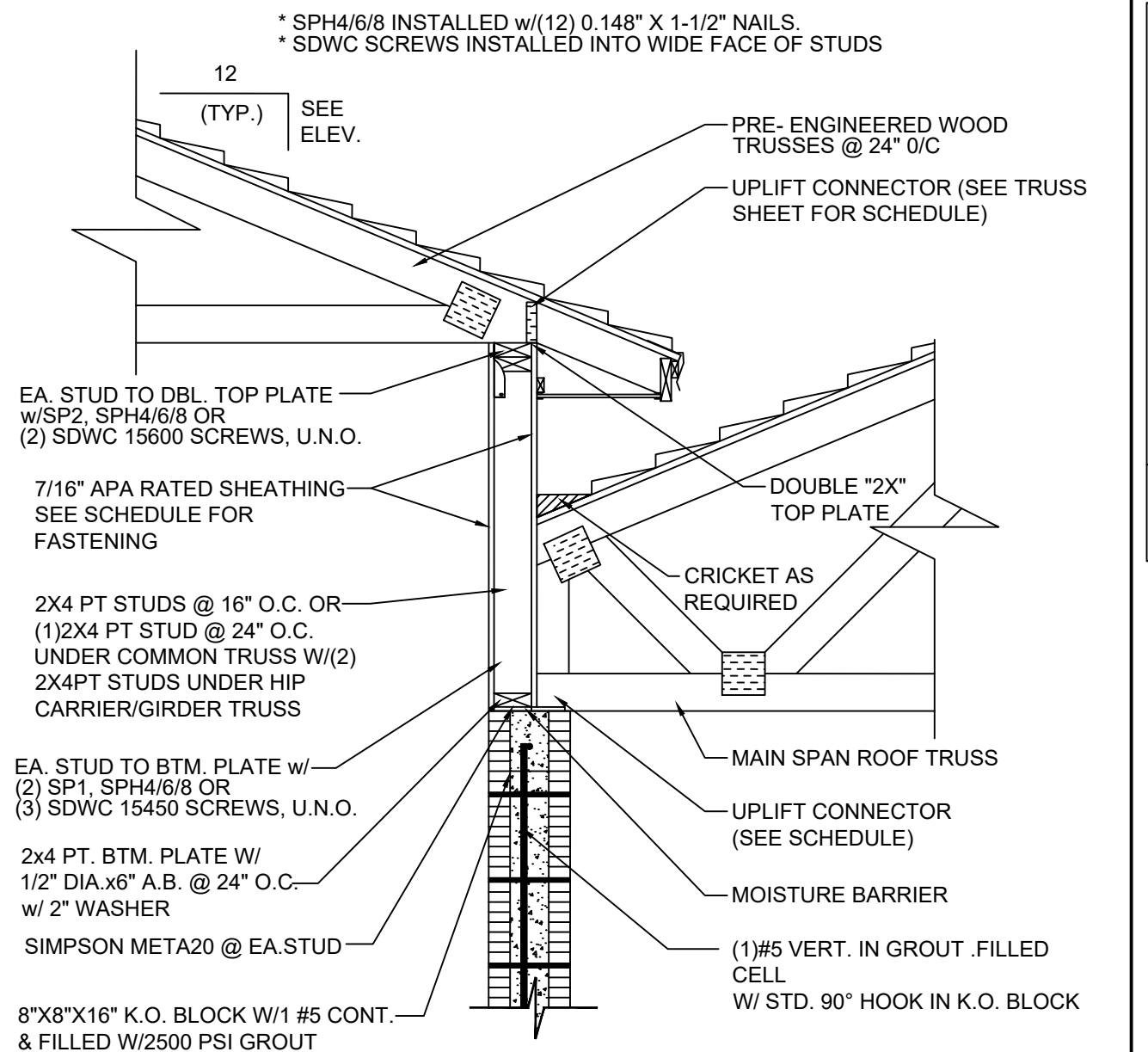


Typ. 1-Story Ext. Masonry Wall Section
SCALE: NTS

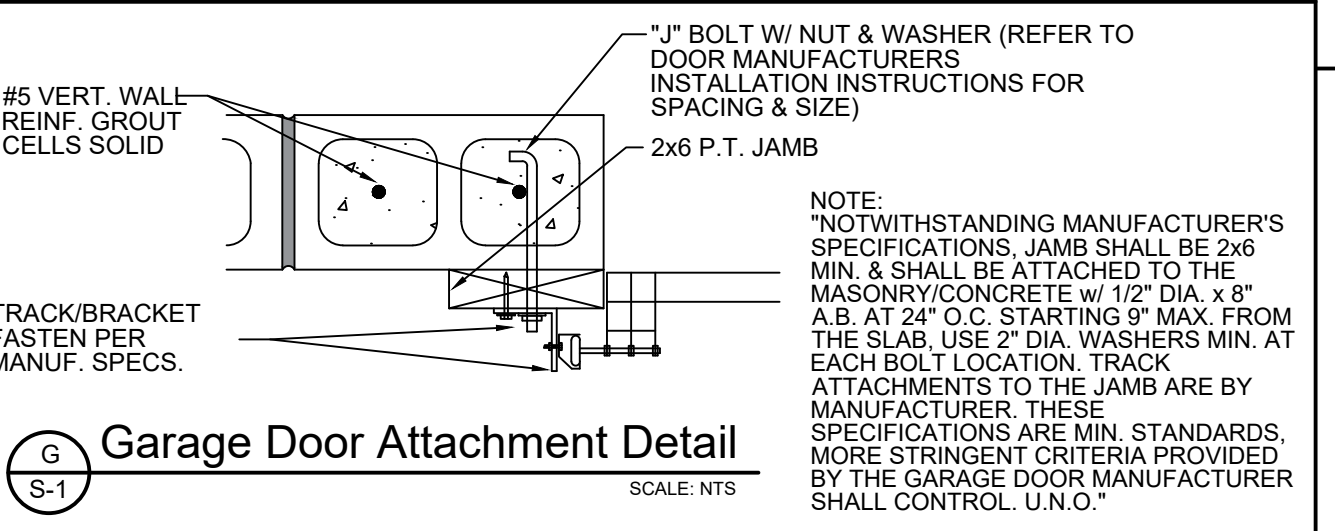


Example C.M.U. Wall Control Joint Detail
SCALE: NTS

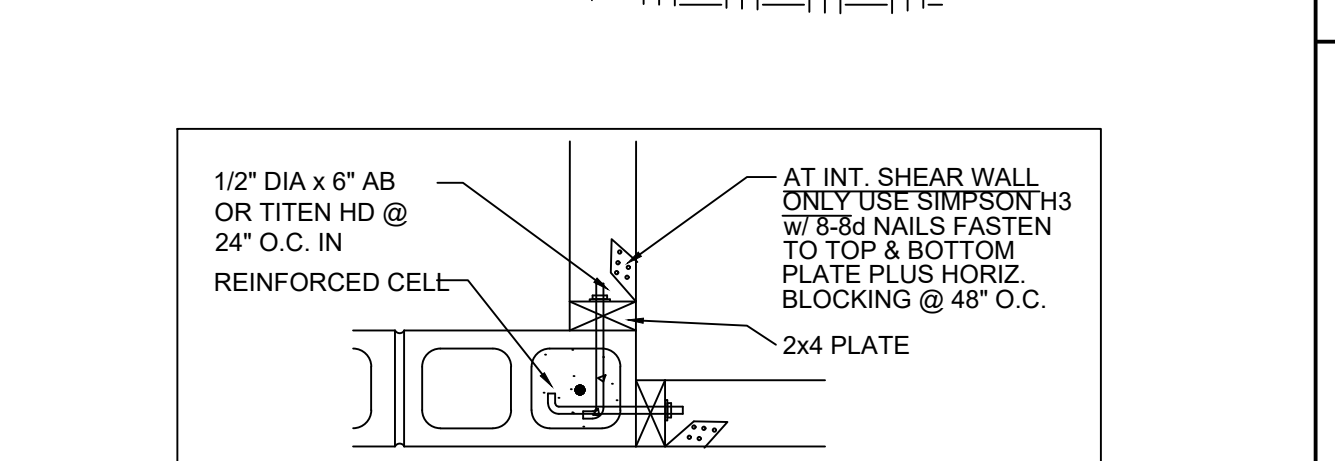
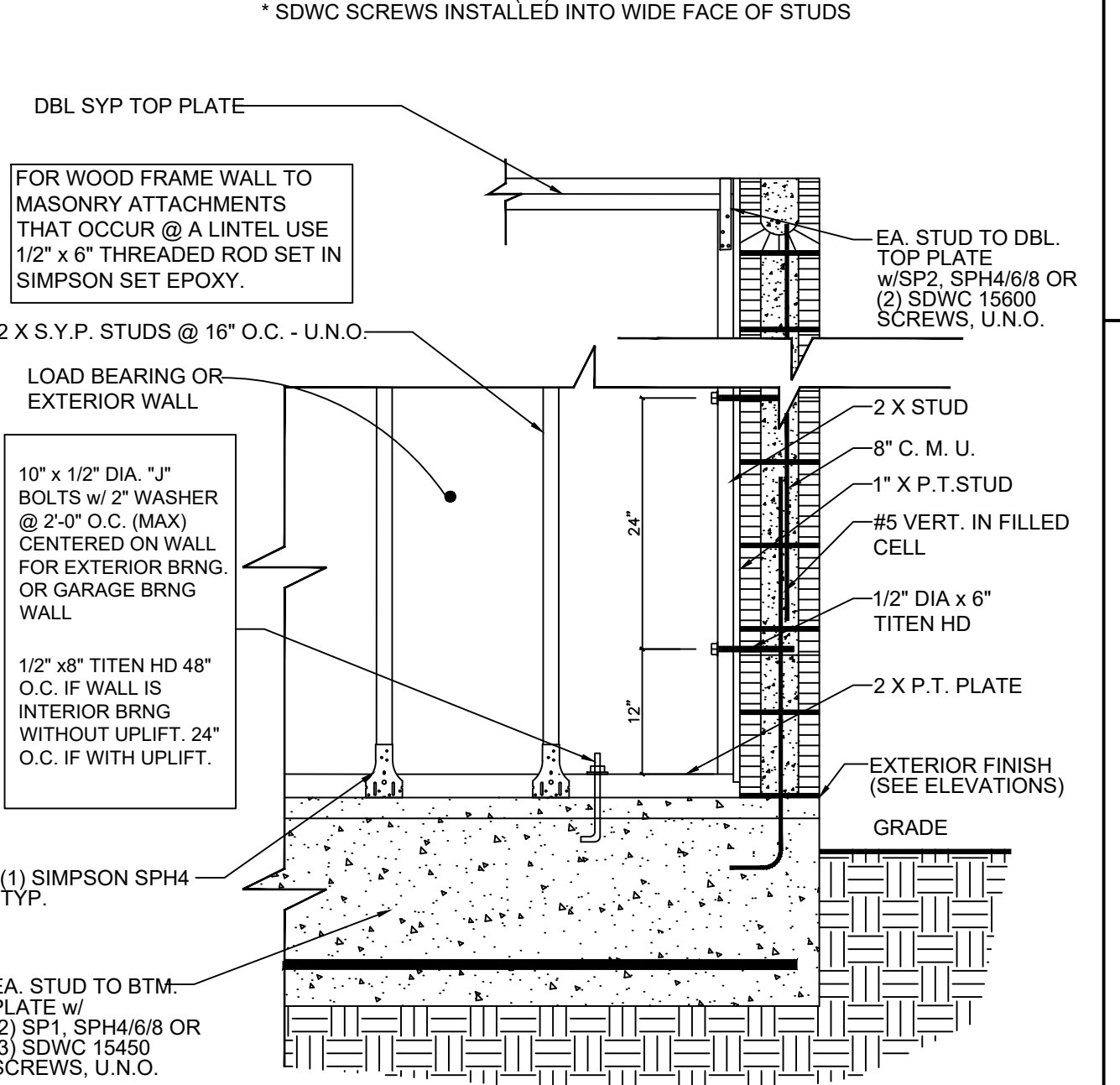
* CONTROL JOINT LOCATIONS SHOWN ON THE
FLOOR PLAN ARE RECOMMENDED LOCATIONS
IF THE CONTRACTOR CHOOSES TO INSTALL
UNLESS SPECIFICALLY NOTED AS "REQUIRED"



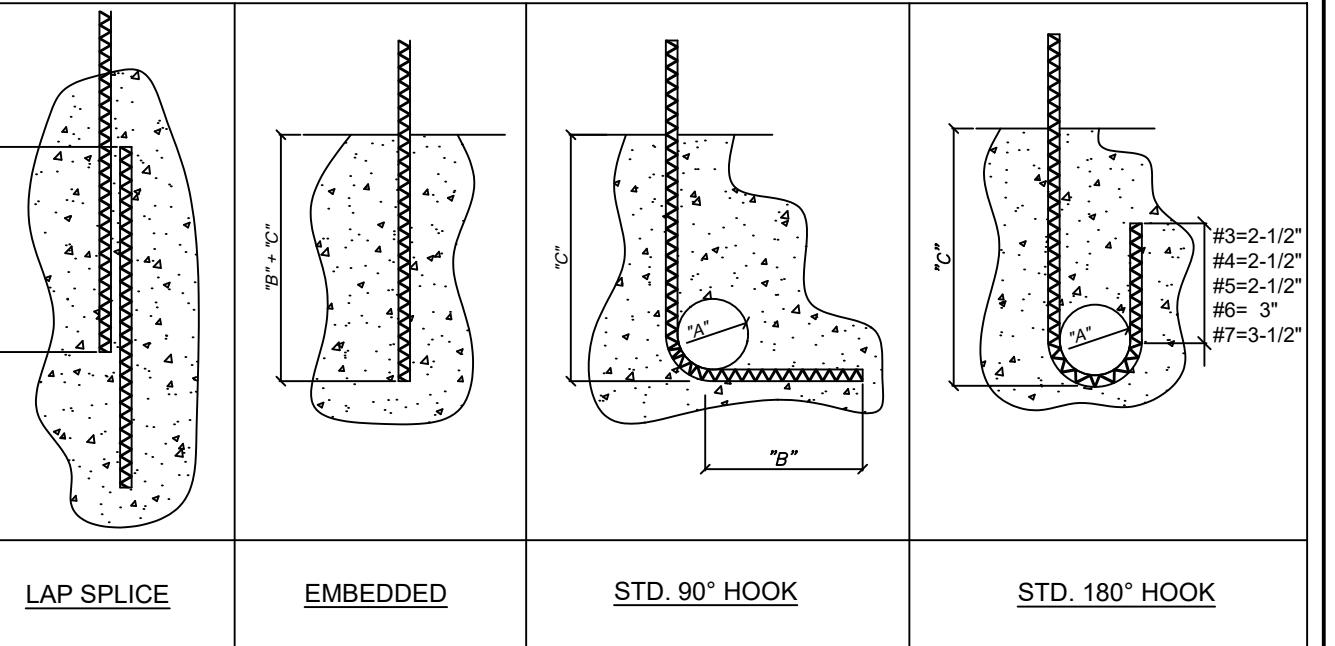
Kneewall Above Masonry Wall Detail
SCALE: NTS



Garage Door Attachment Detail
SCALE: NTS

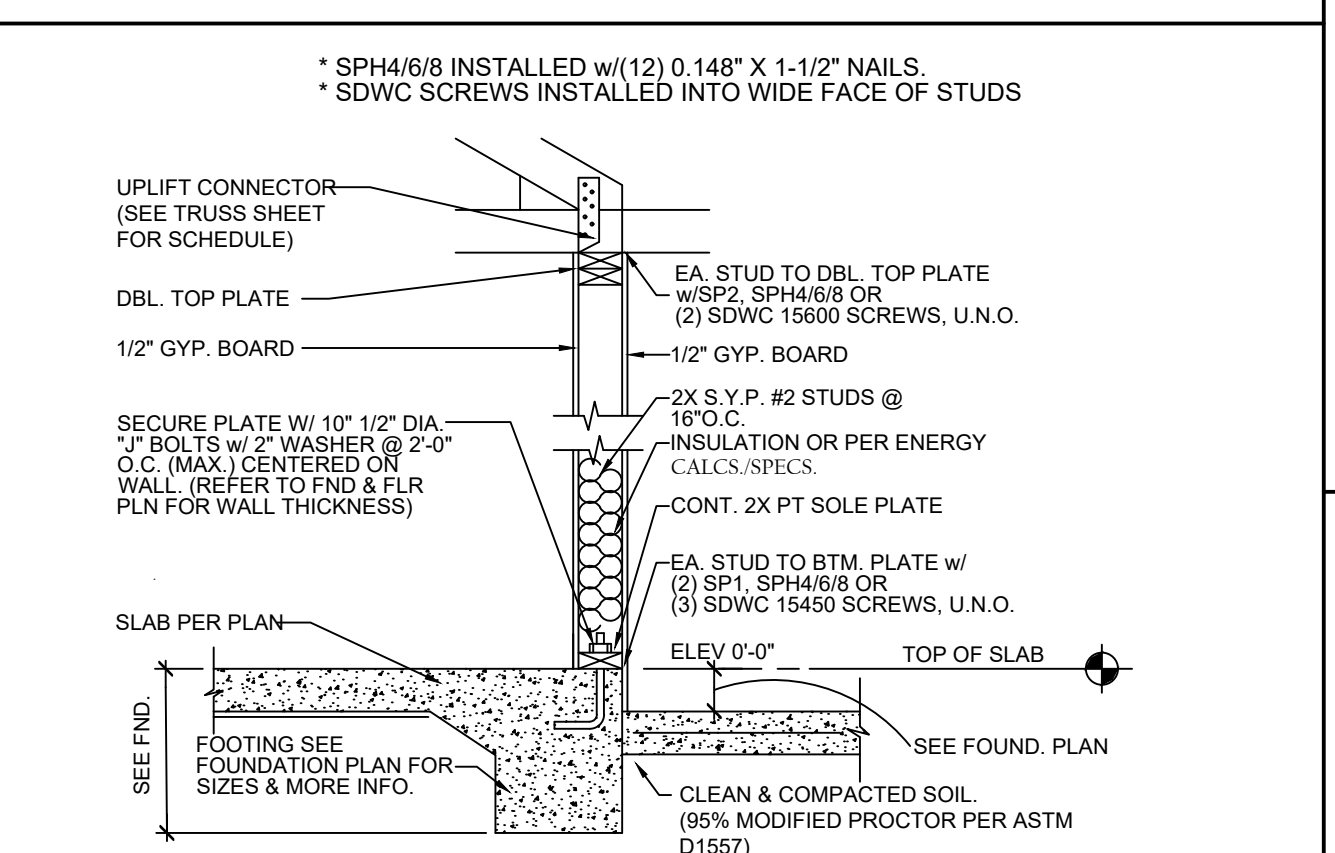


Typ. Wood Frame To Masonry Attachment Detail Brng. Wall Only
SCALE: NTS

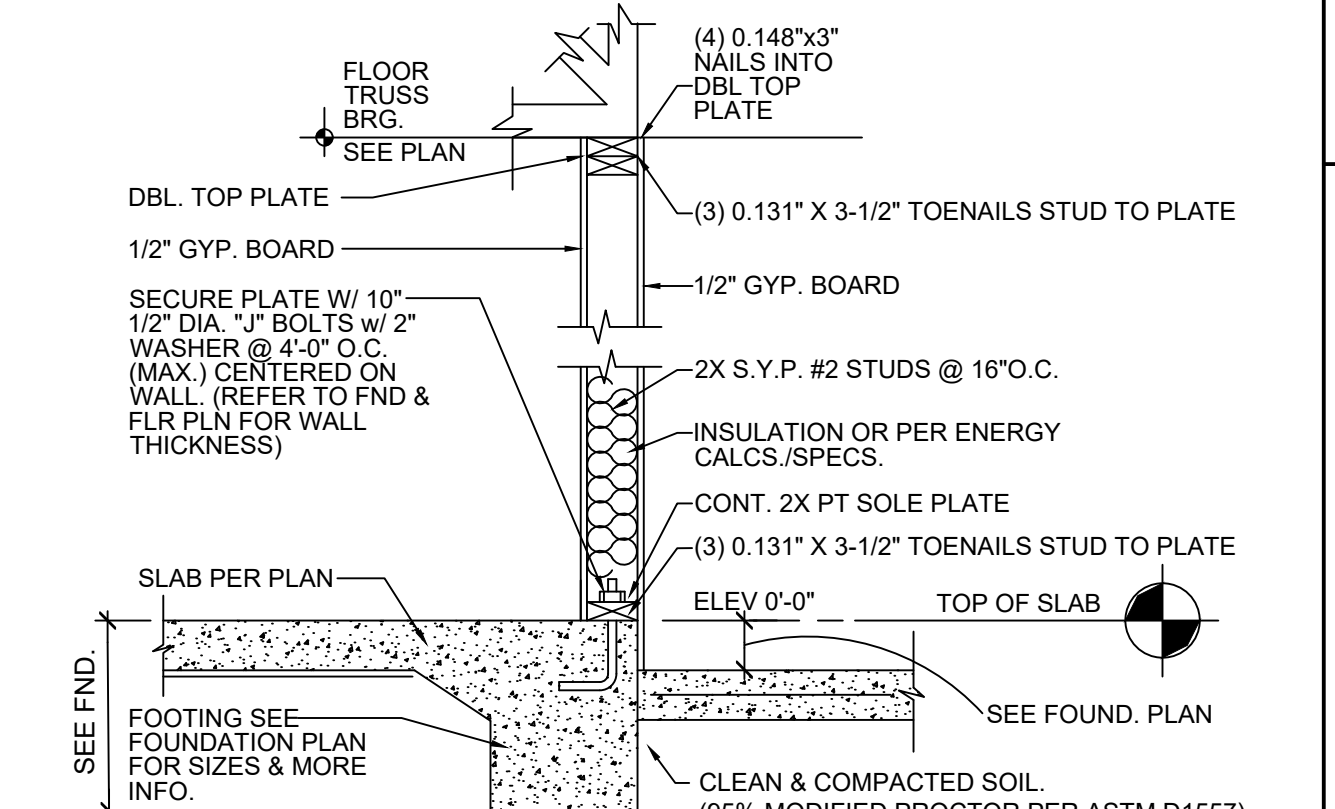


REQUIRED LAP SPLICE, EMBEDMENT, & HOOKED REINFORCING STEEL (INCHES)							
GRADE 40				GRADE 60			
BAR SIZE	BEND DIAMETER	LENGTH	LAP SPLICE	BEND DIAMETER	LENGTH	LAP SPLICE	
"A"	"B"	"C"	"D"	"A"	"B"	"C"	"D"
#3	1 7/8	4 1/2	7	15	2 1/4"	4 1/2	9 1/4
#4	2 1/2	6	9 1/2	20	3"	6	12 1/2
#5	3 1/8	7.5	11 3/4	25	3 3/4"	7.5	15 1/2
#6	3 3/4	9	14	30	4 1/2"	9	18 1/2
#7	4 3/8	10.5	16 1/2	35	5 1/4"	10.5	21 3/4
#8	-	-	-	8"	12	24 3/4	74
#9	-	-	-	9"	13.5	28	95

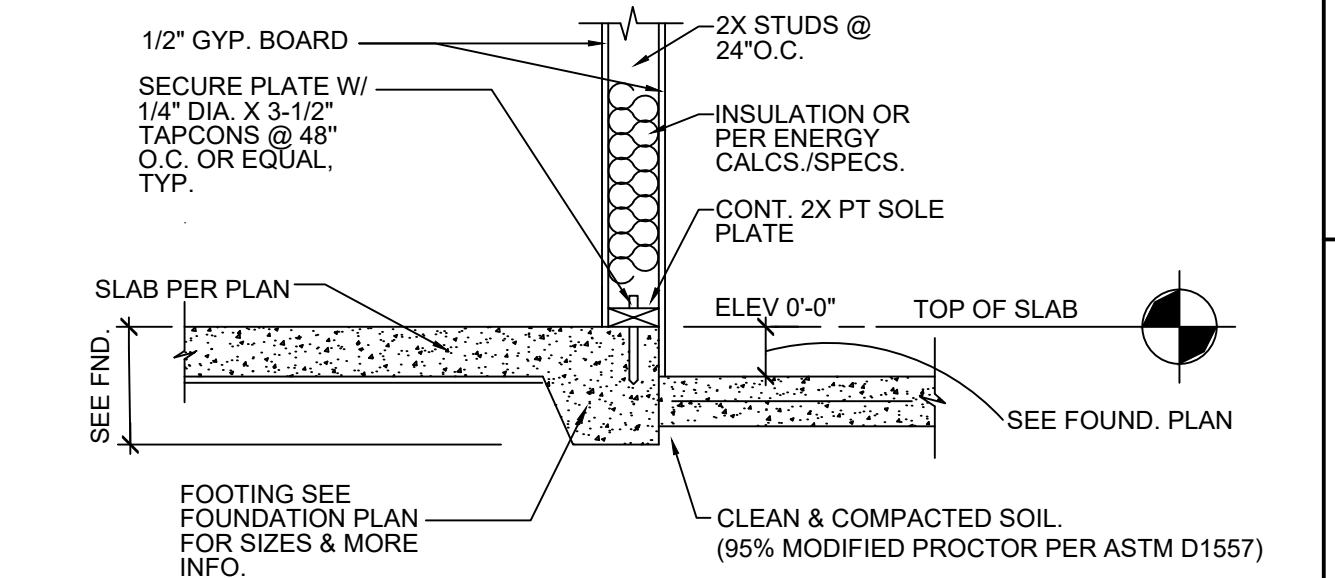
Rebar Lap, Embedment & Hook Schedule
SCALE: NTS



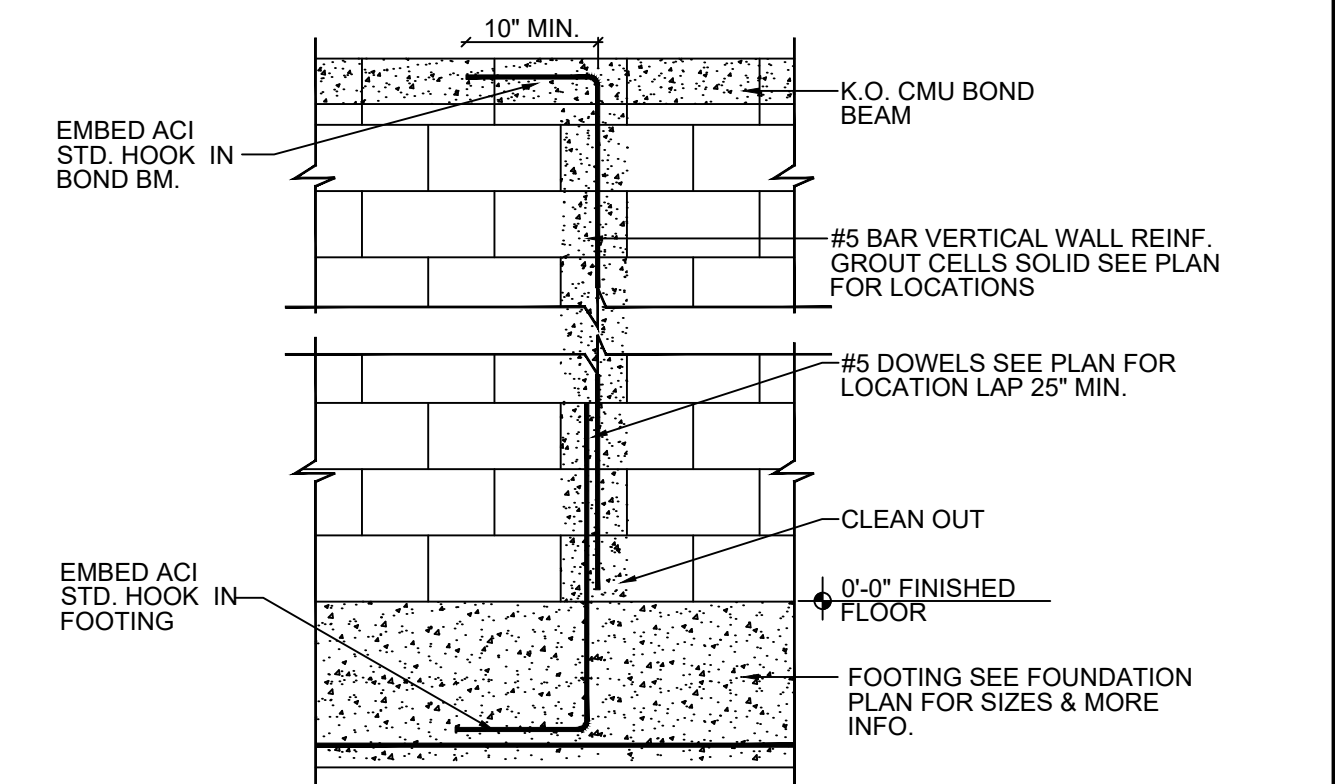
Typ. Garage Wall Section Brng. Wall w/Uplift
SCALE: NTS



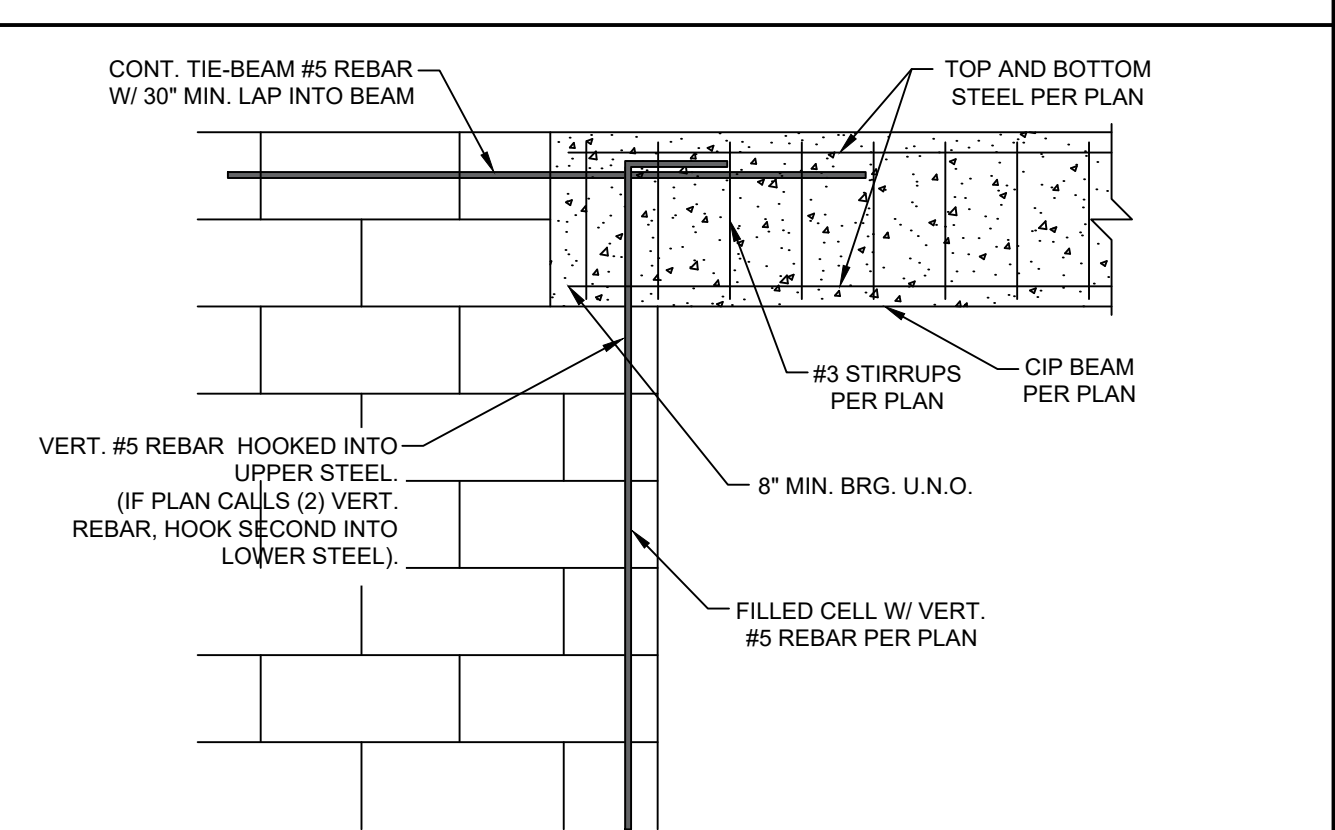
Typ. Garage Wall Section Brng. Wall Without Uplift
SCALE: NTS



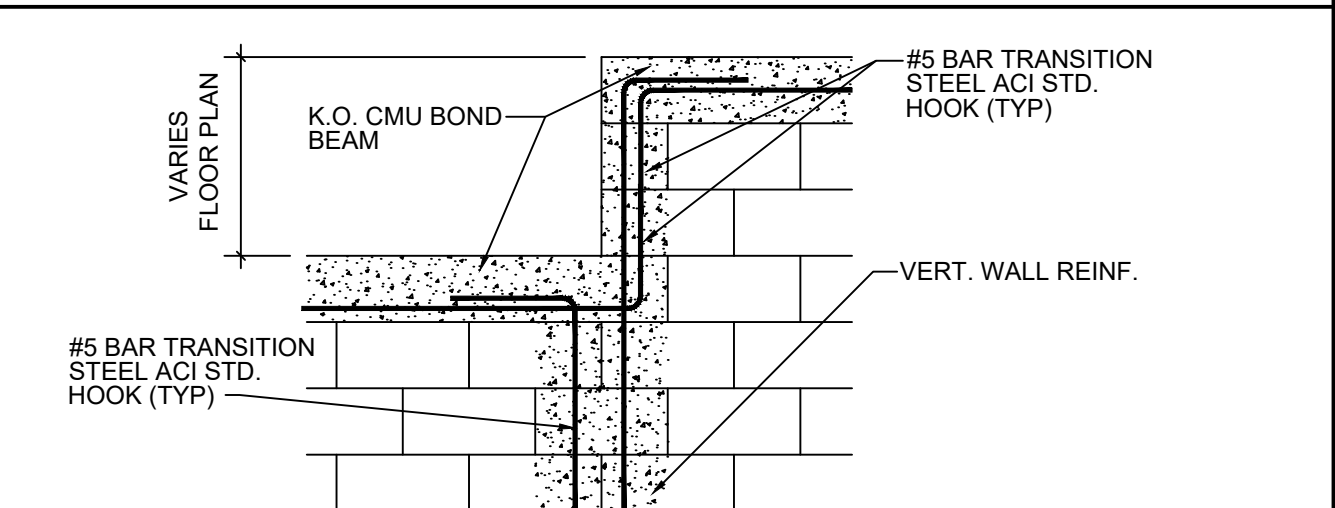
Garage Wall Section Non-Brng.
SCALE: NTS



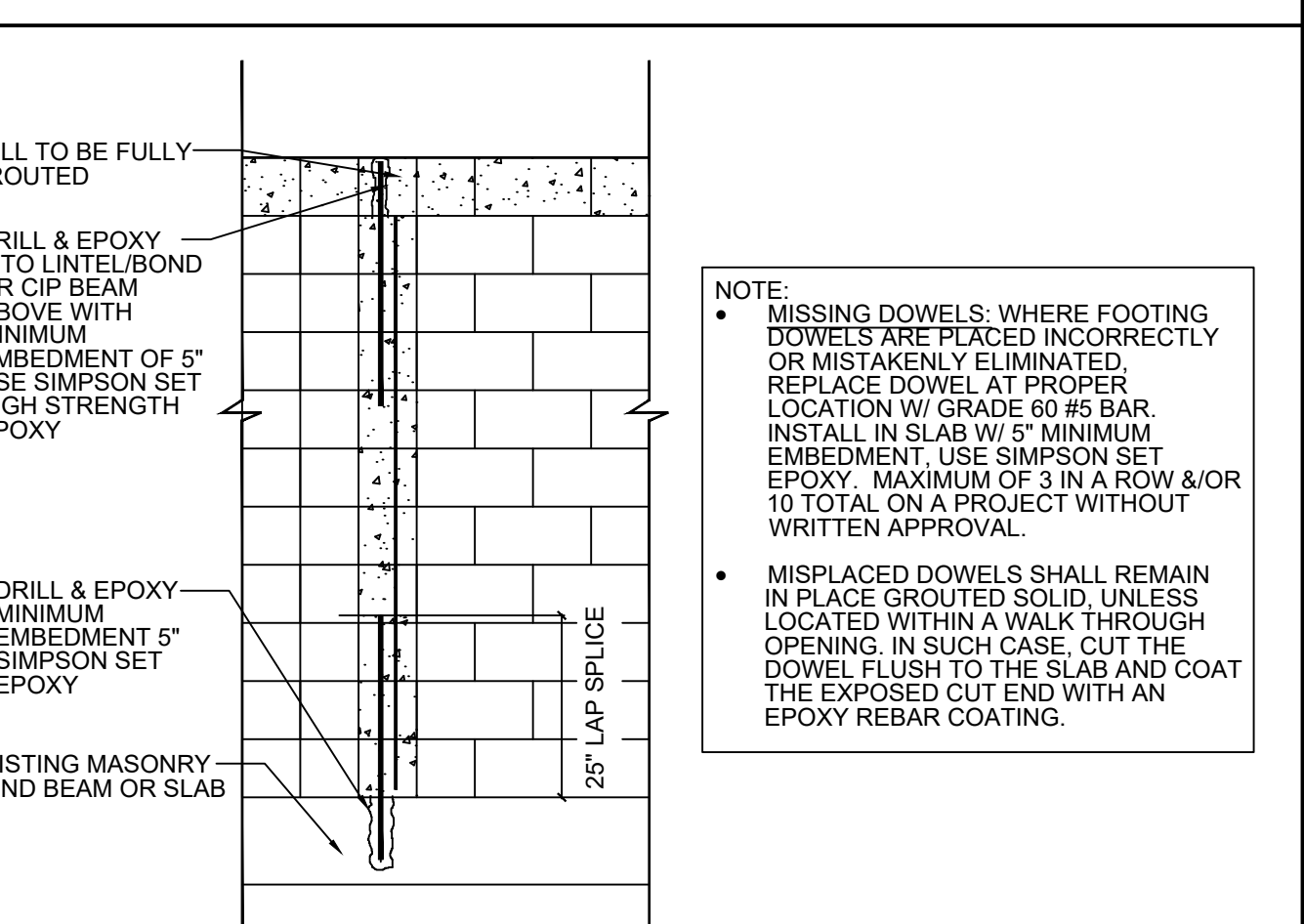
Typ. Masonry Reinforced Grouted Cell Detail
SCALE: NTS



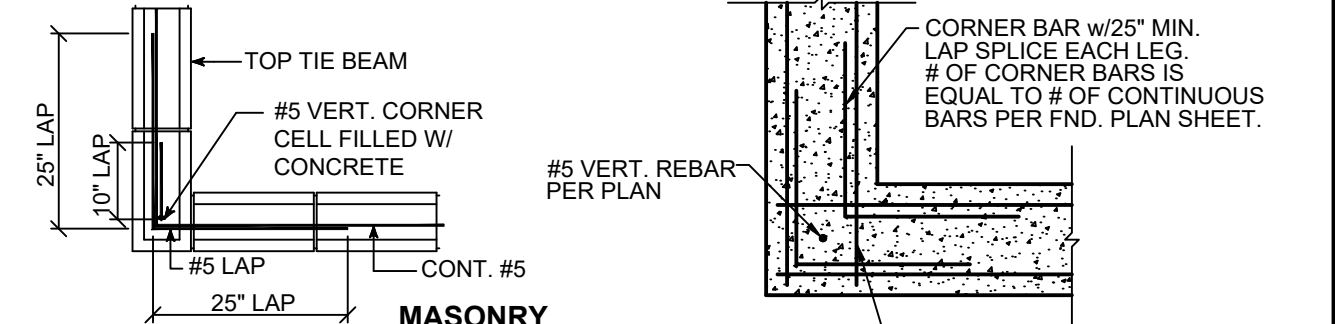
Typ Cast-In-Place (CIP) Concrete Beam Detail
SCALE: NTS



Typ. Masonry Height Transition Detail
SCALE: NTS



TYP. Retrofit Vert. Dowel Detail
SCALE: NTS

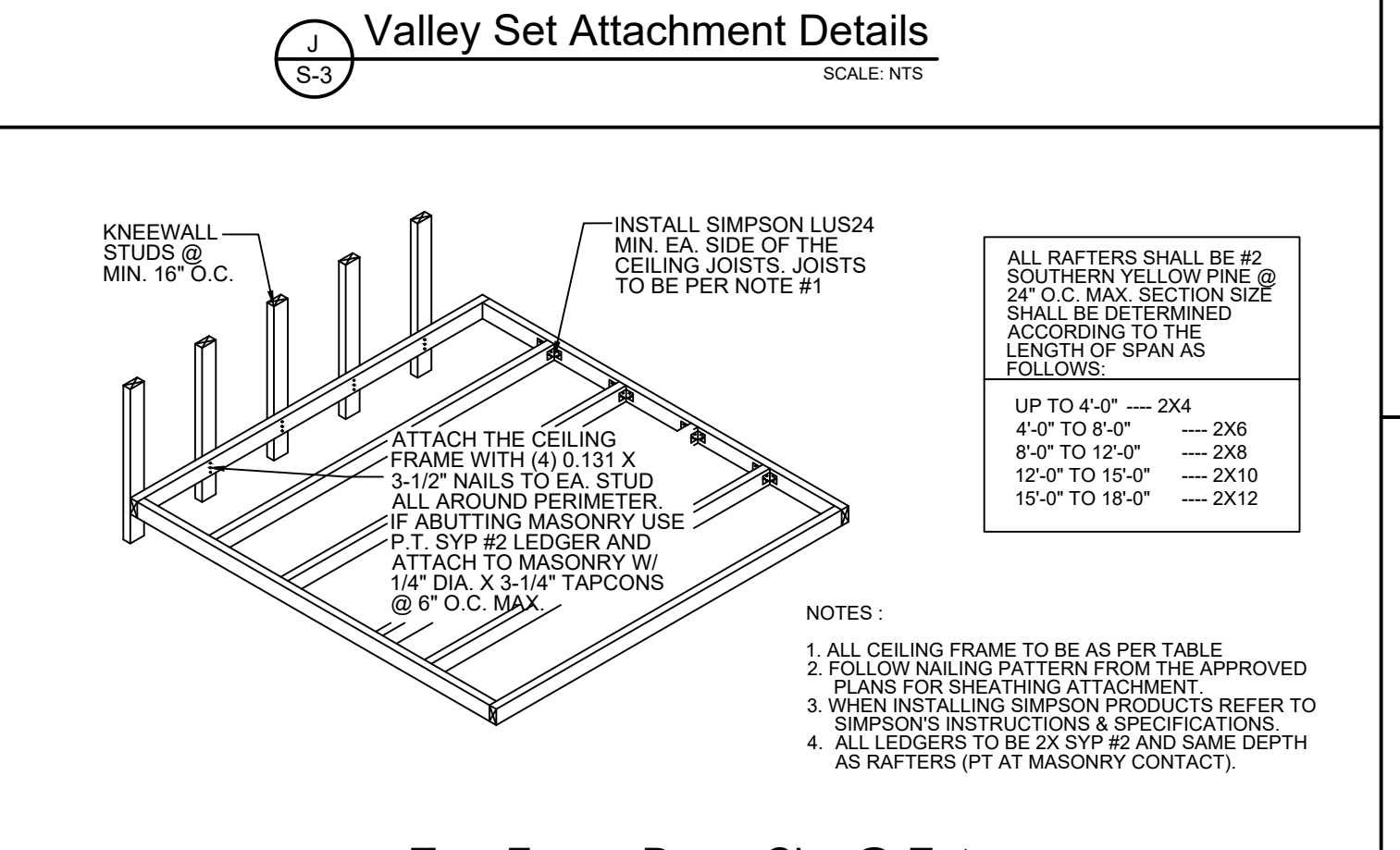
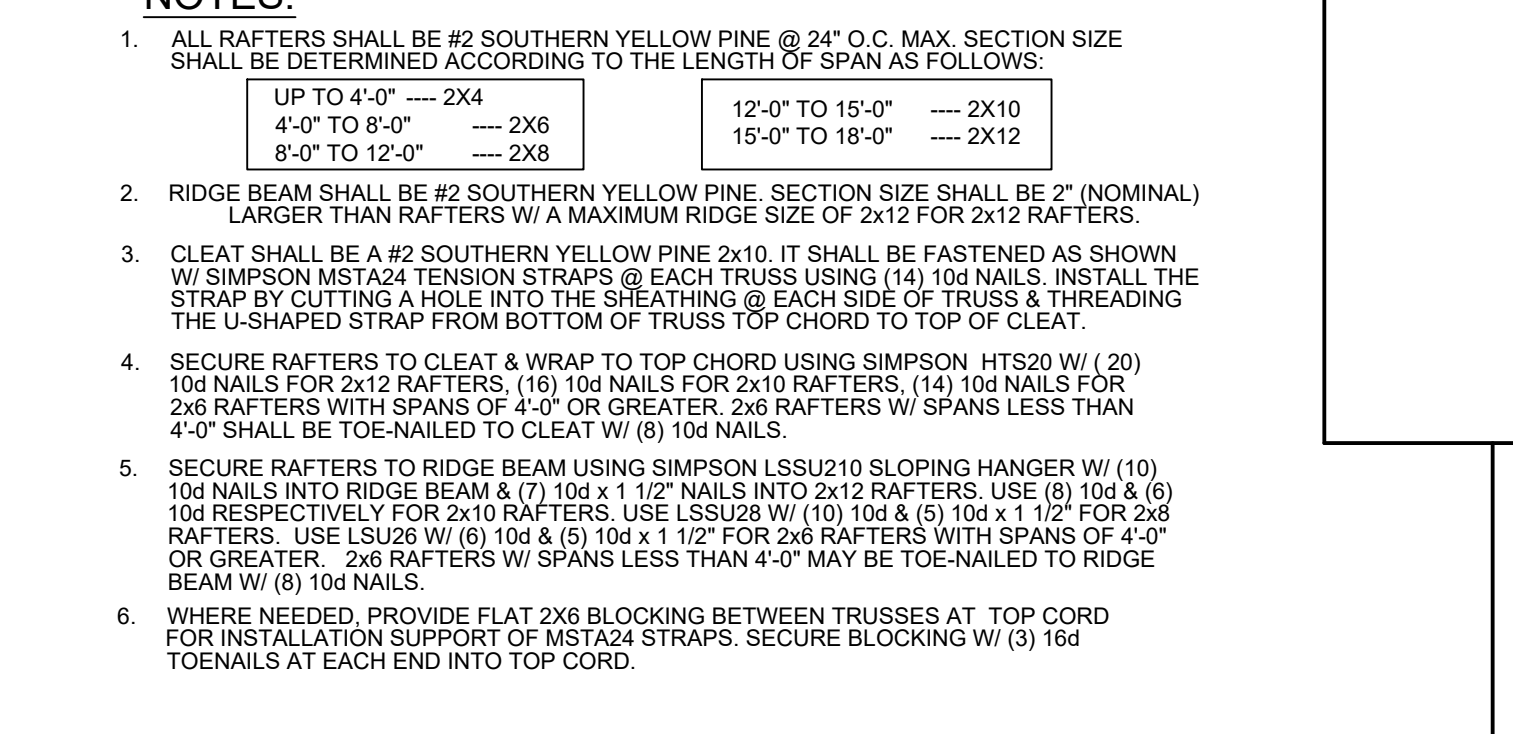
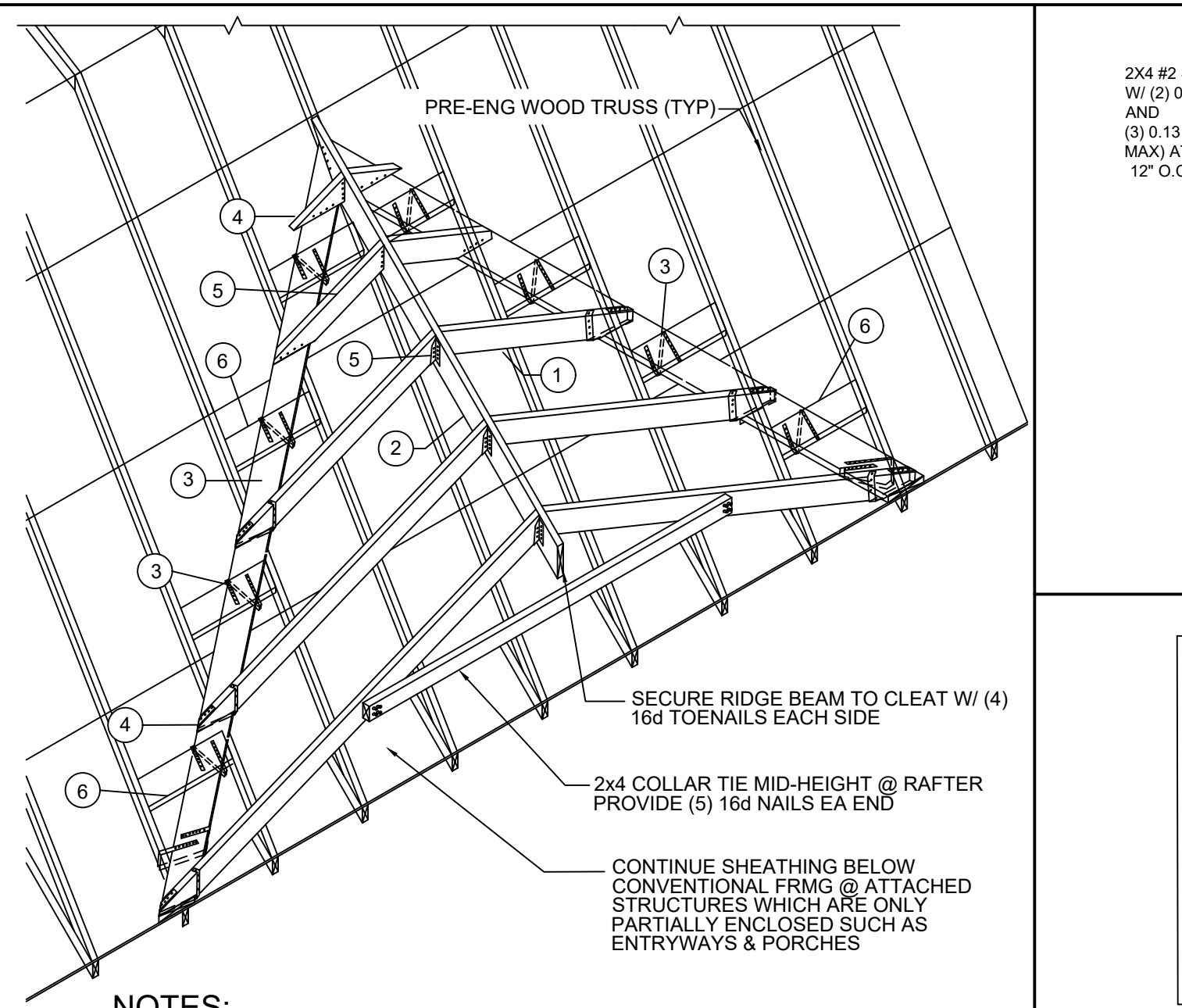
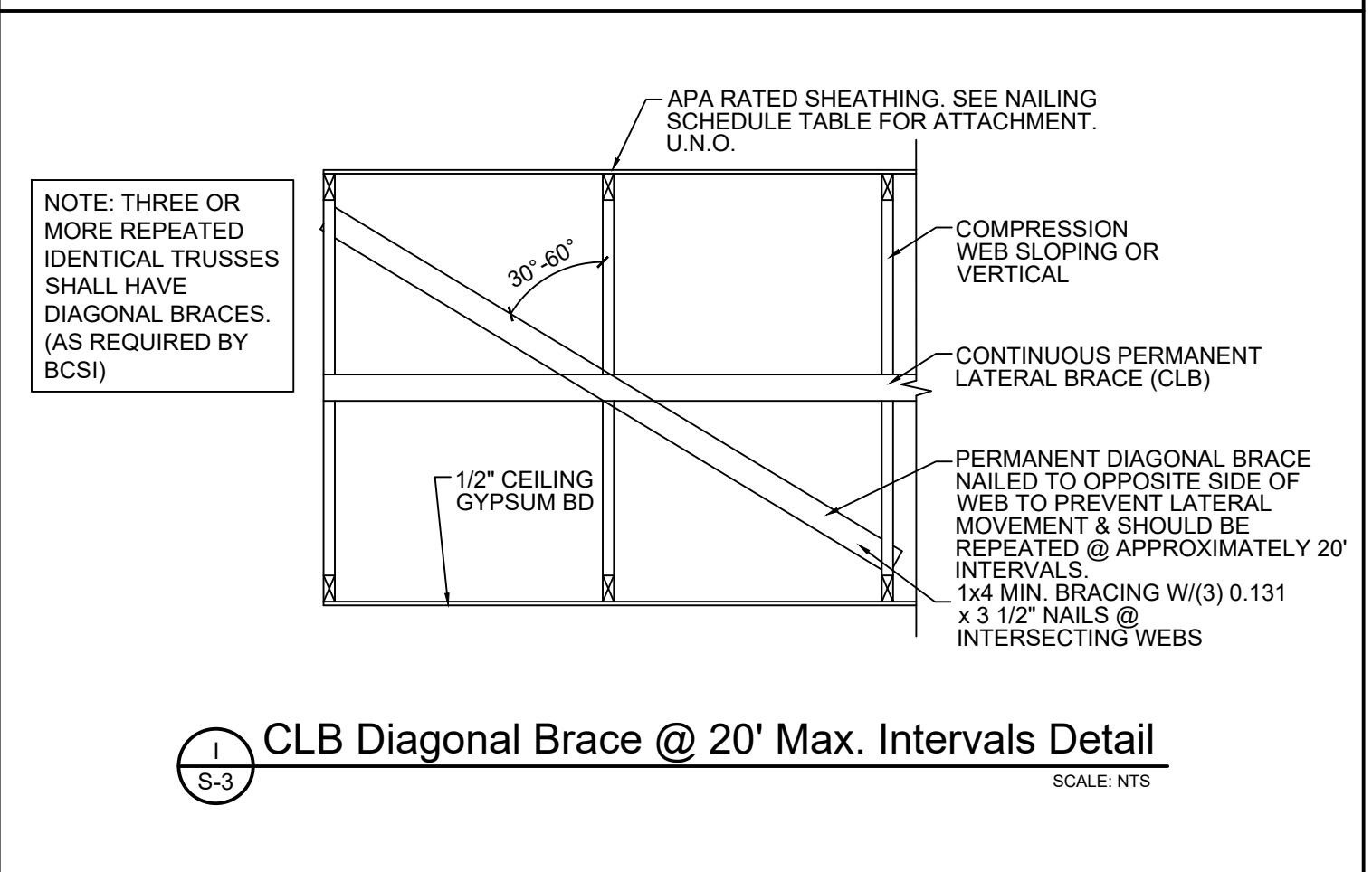
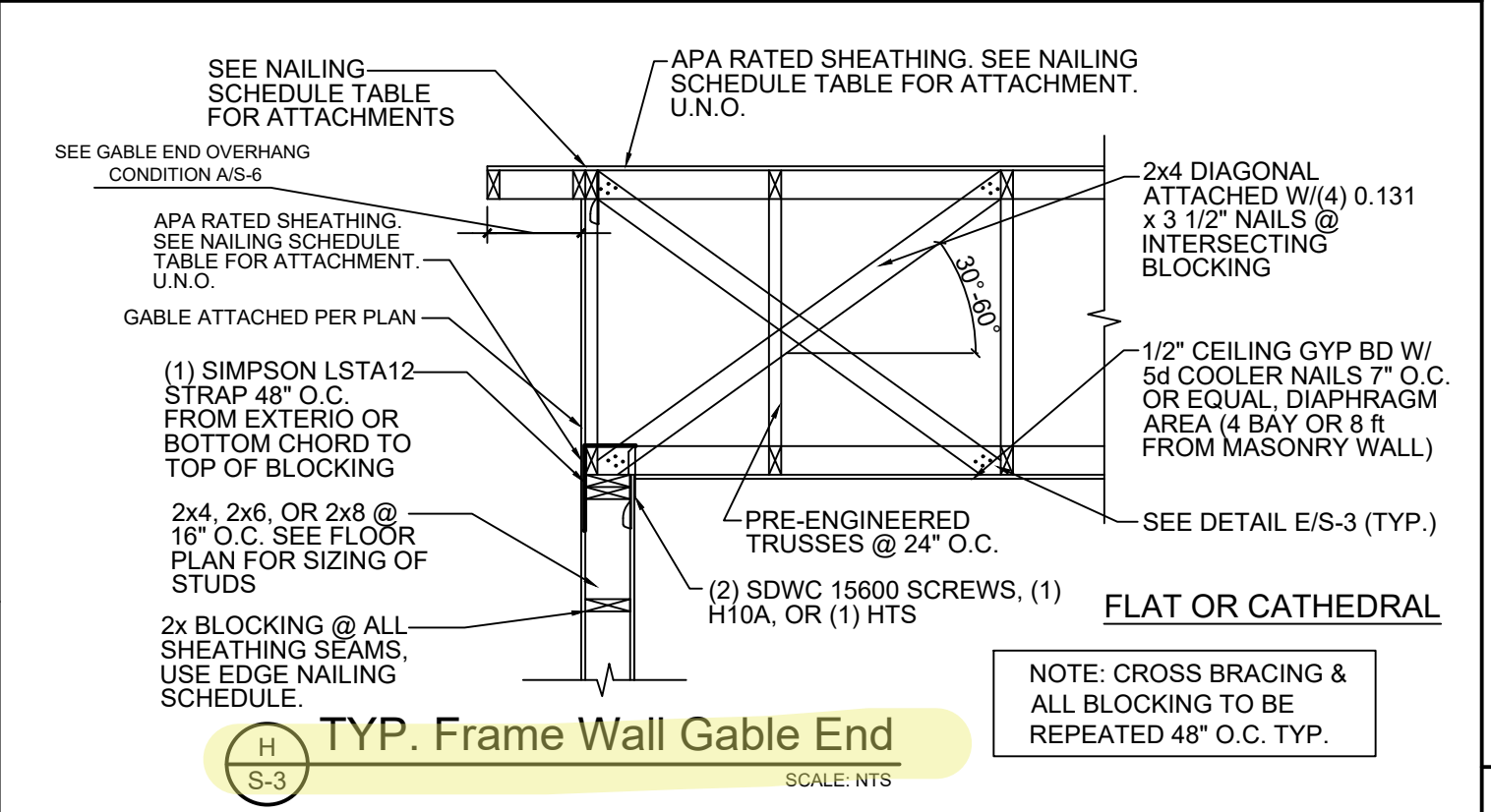
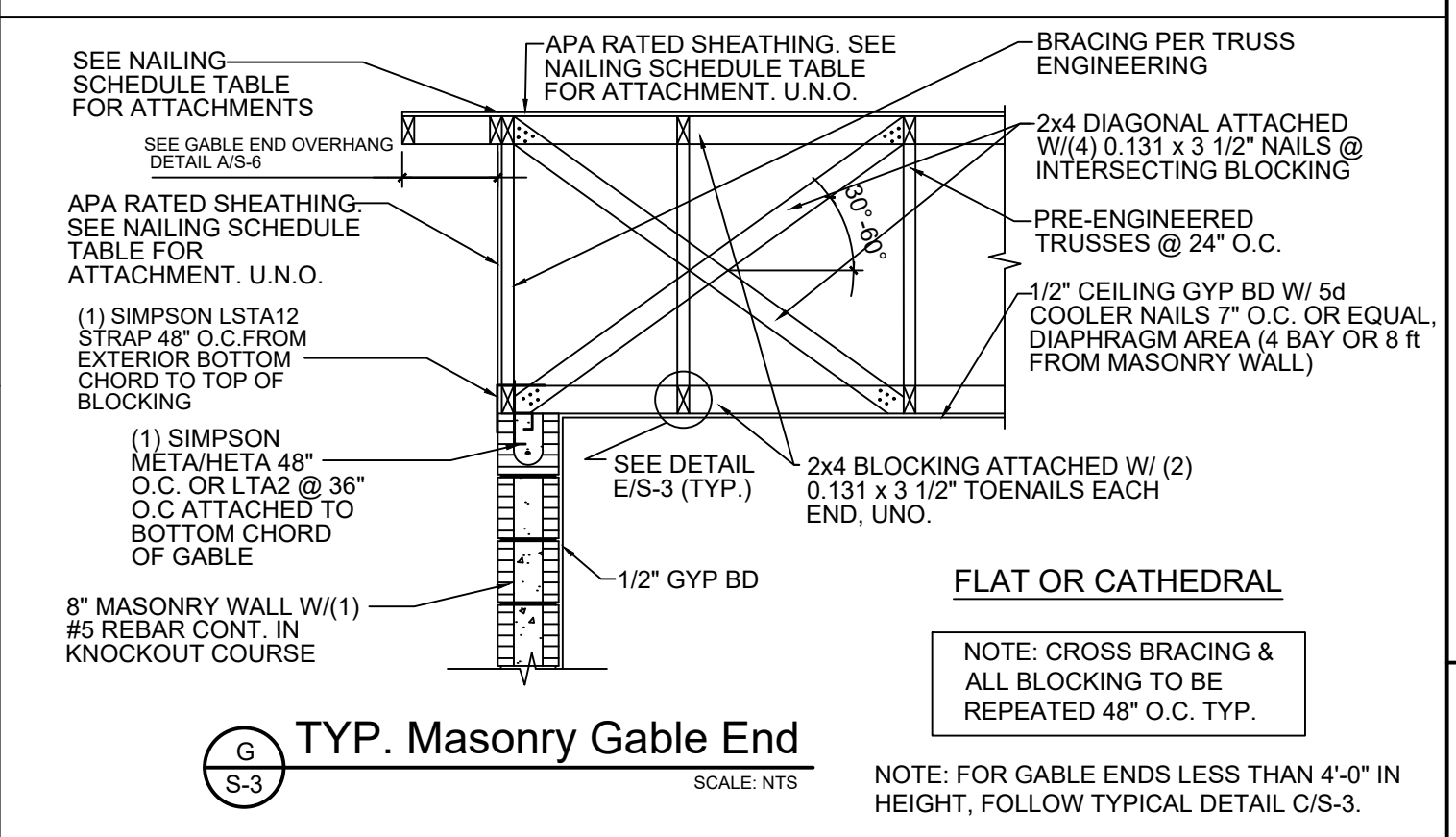
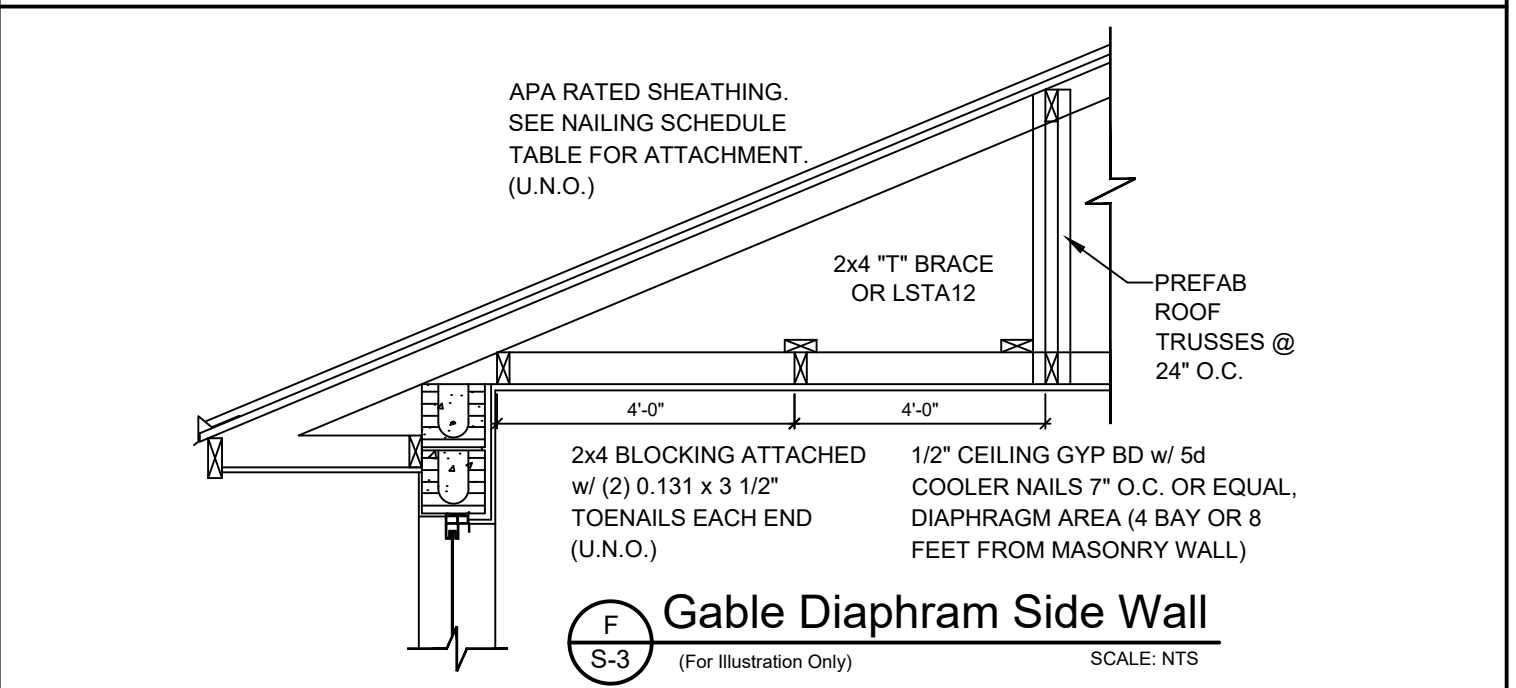
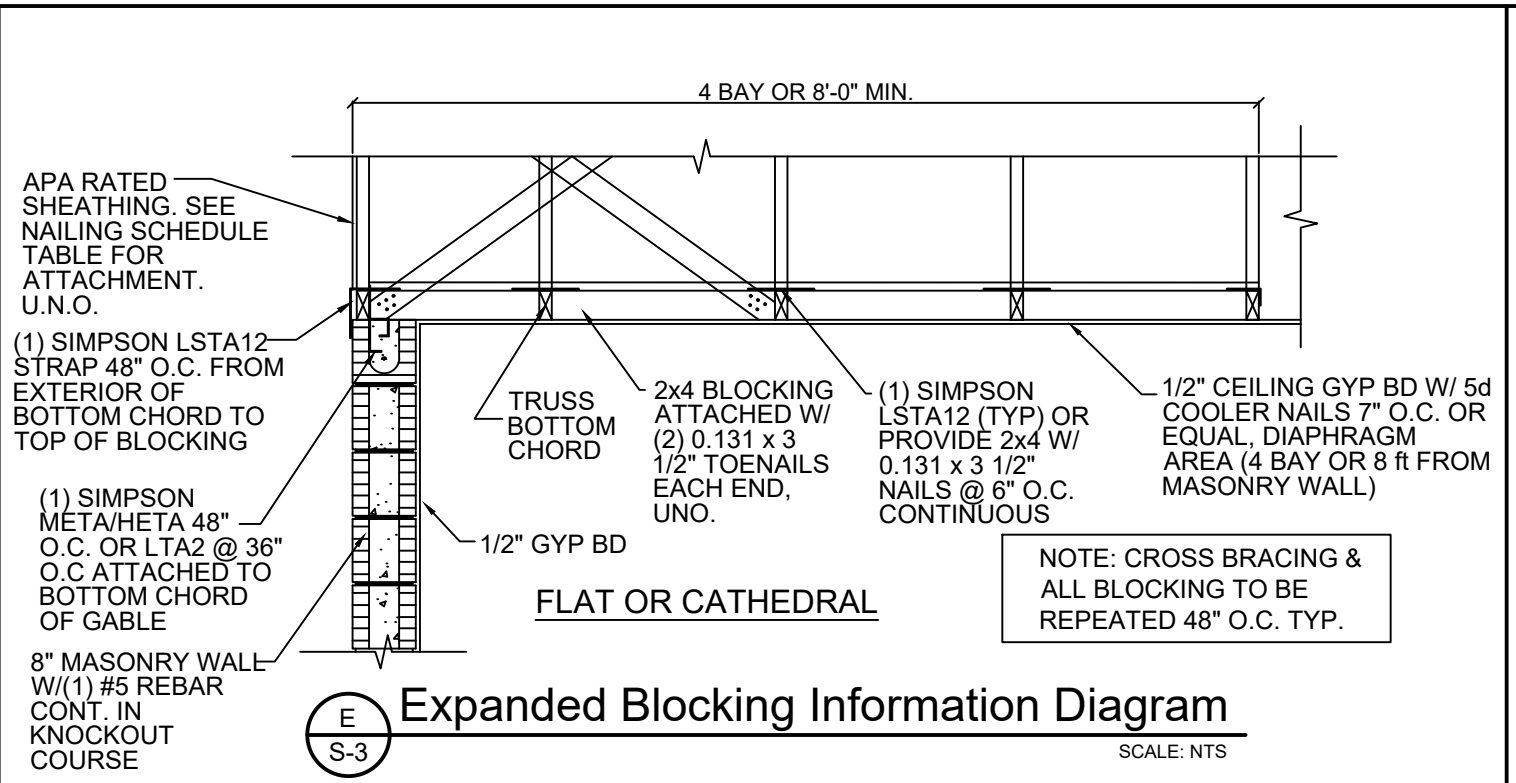
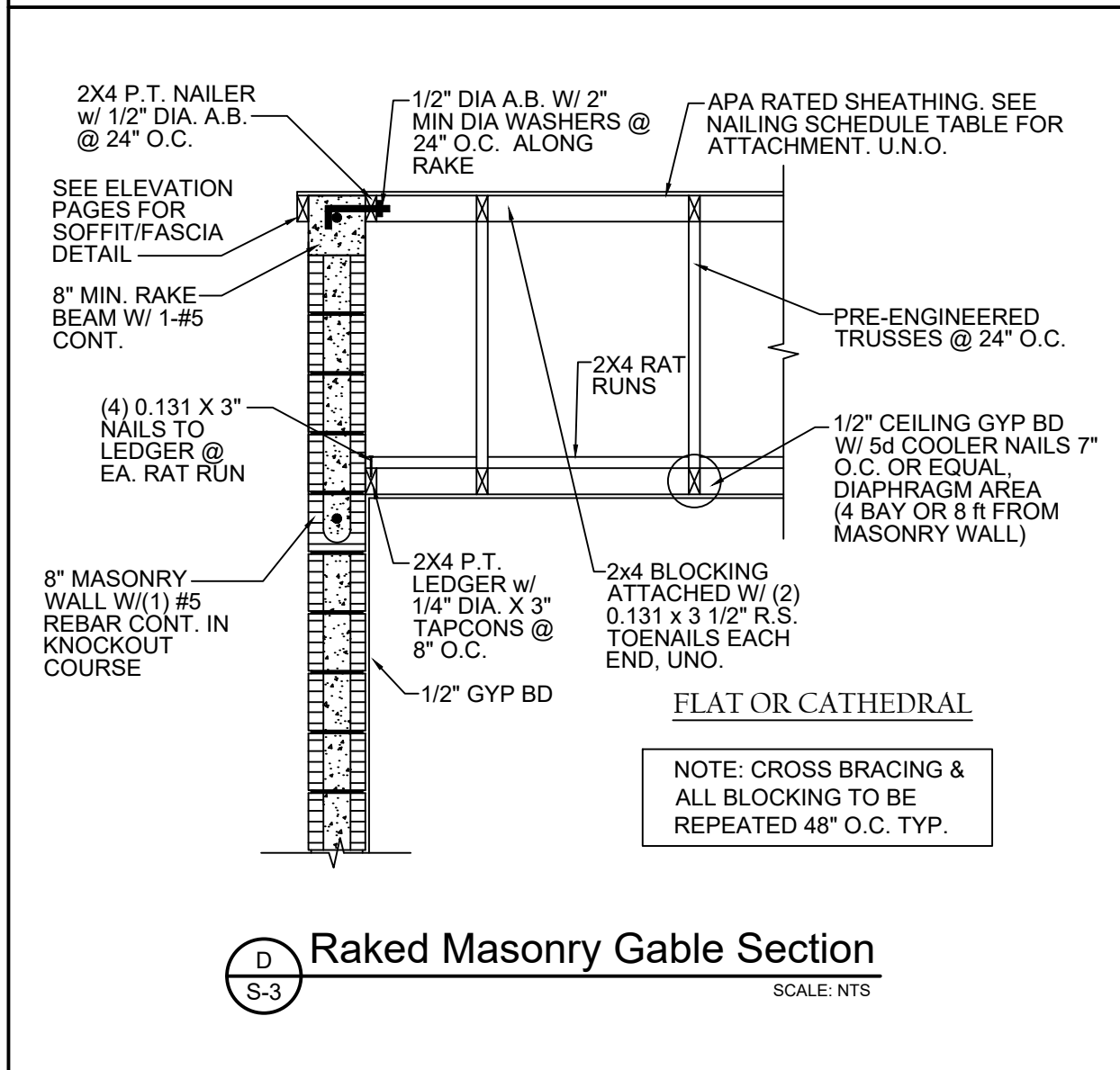
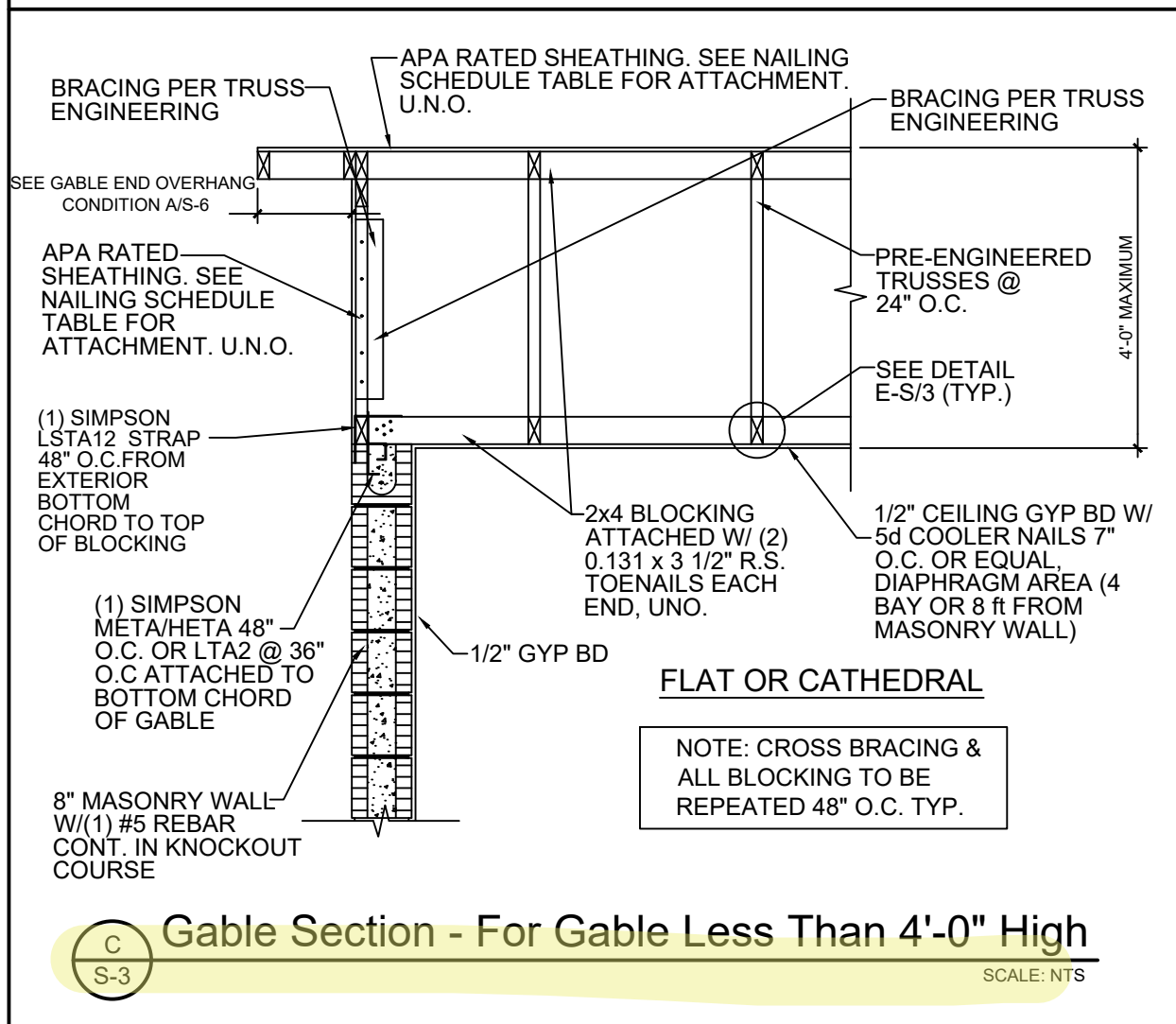
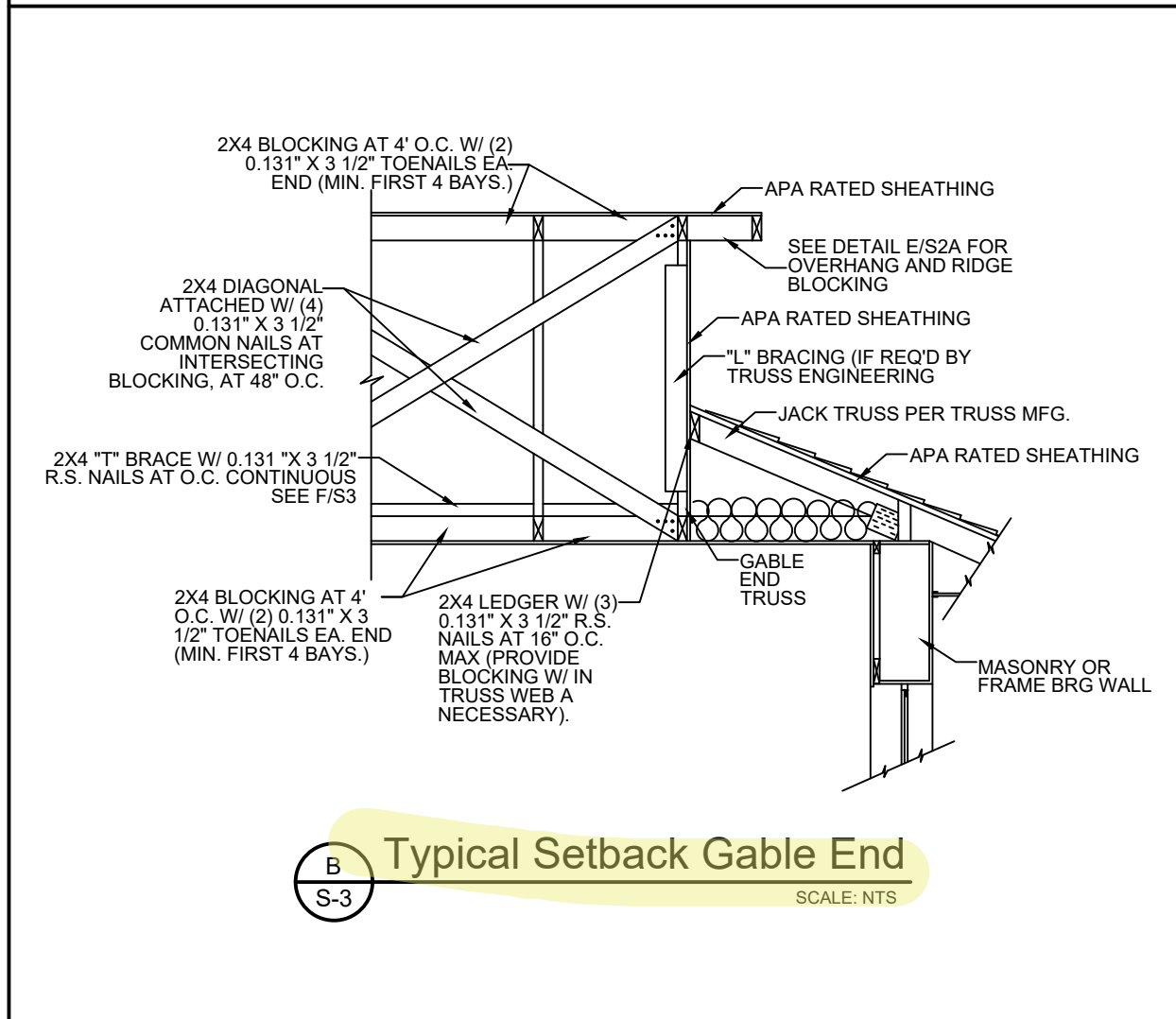
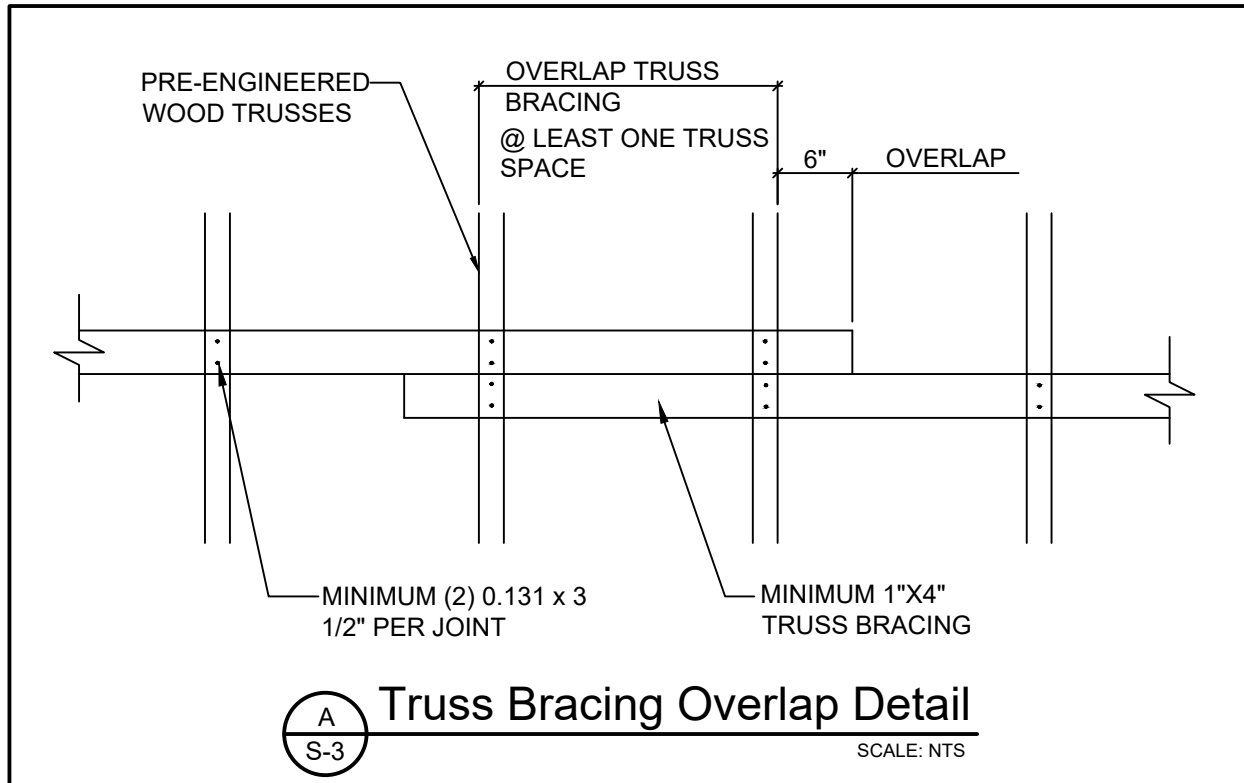


Corner Continuity Detail
SCALE: NTS

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
AND REPORT ANY DISCREPANCIES TO ENGINEER
PRIOR TO STARTING ANY WORK.

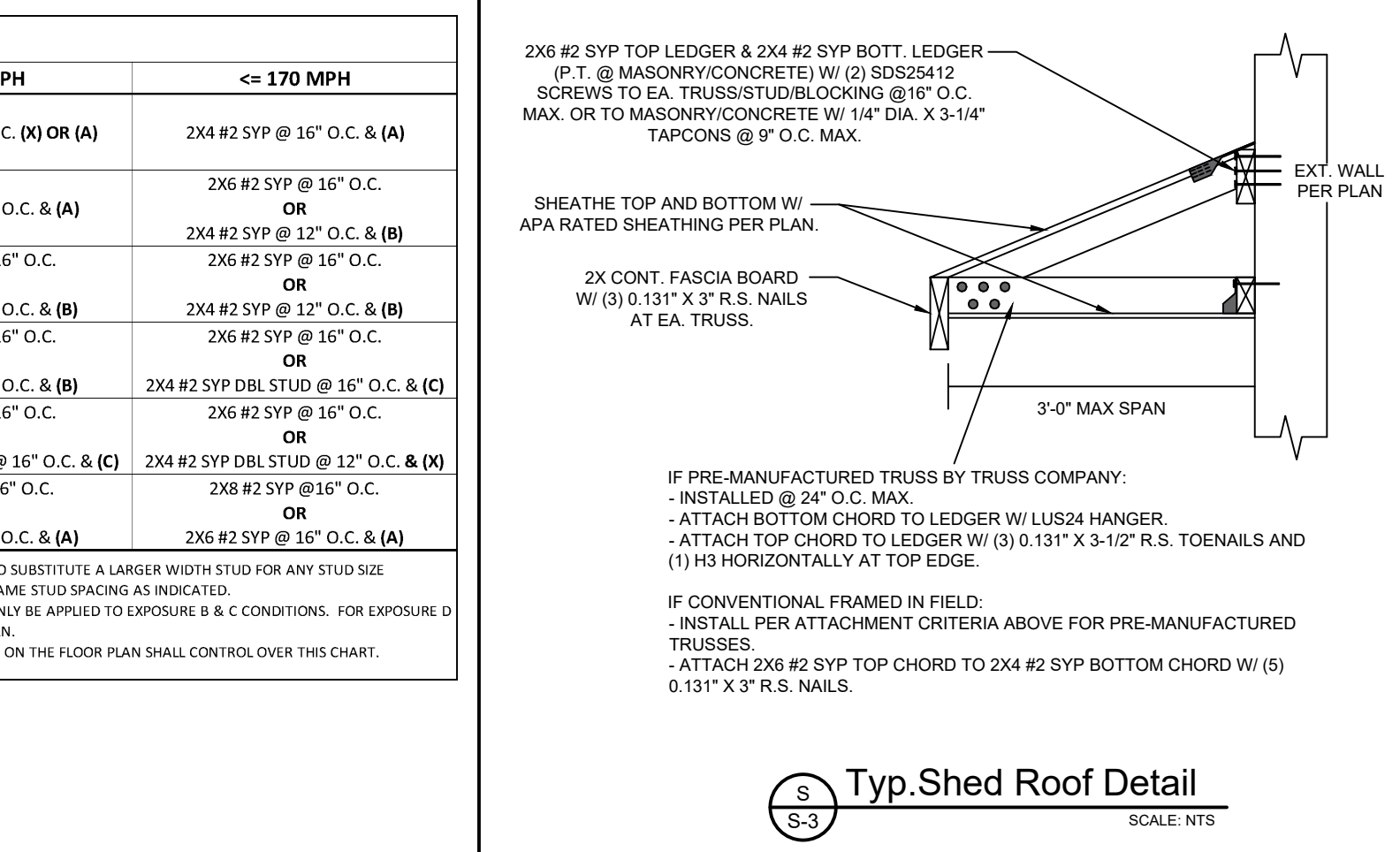
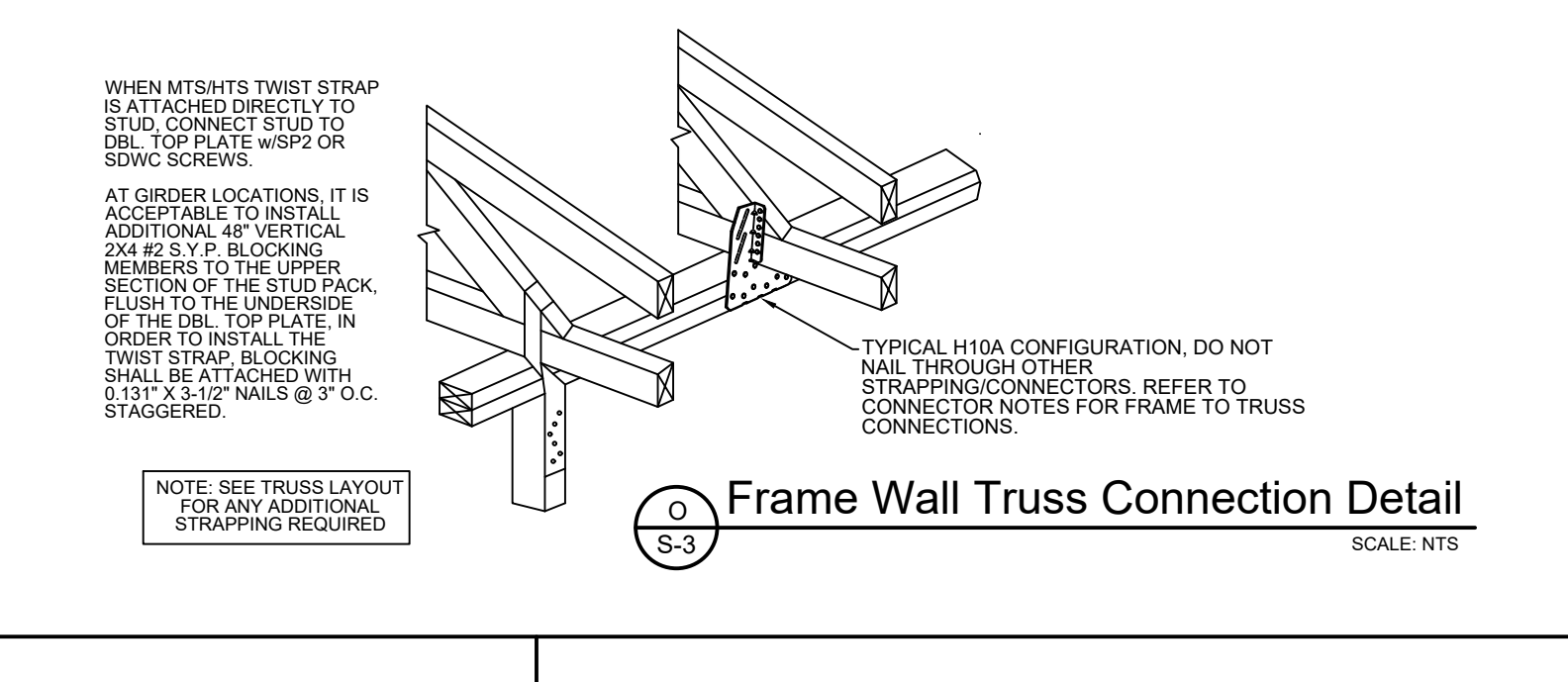
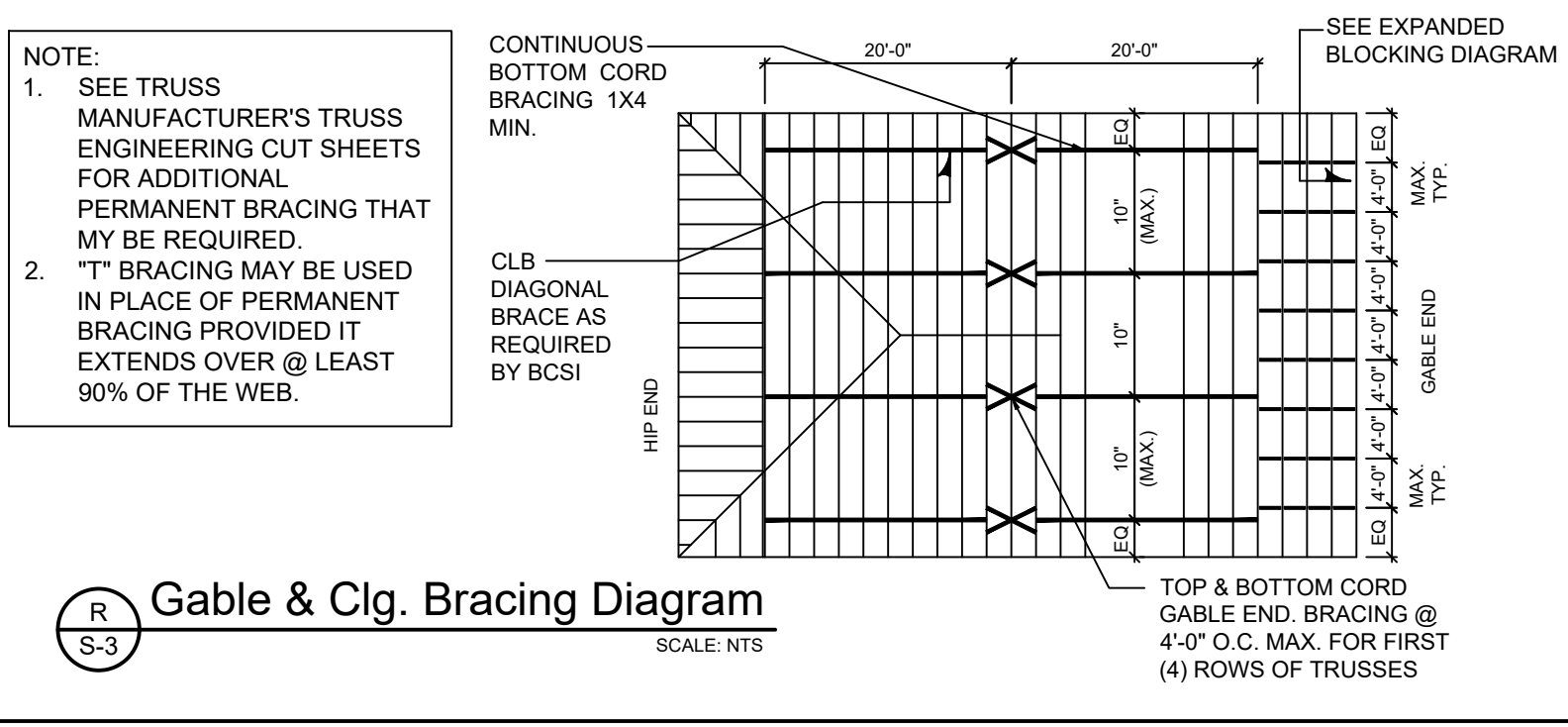
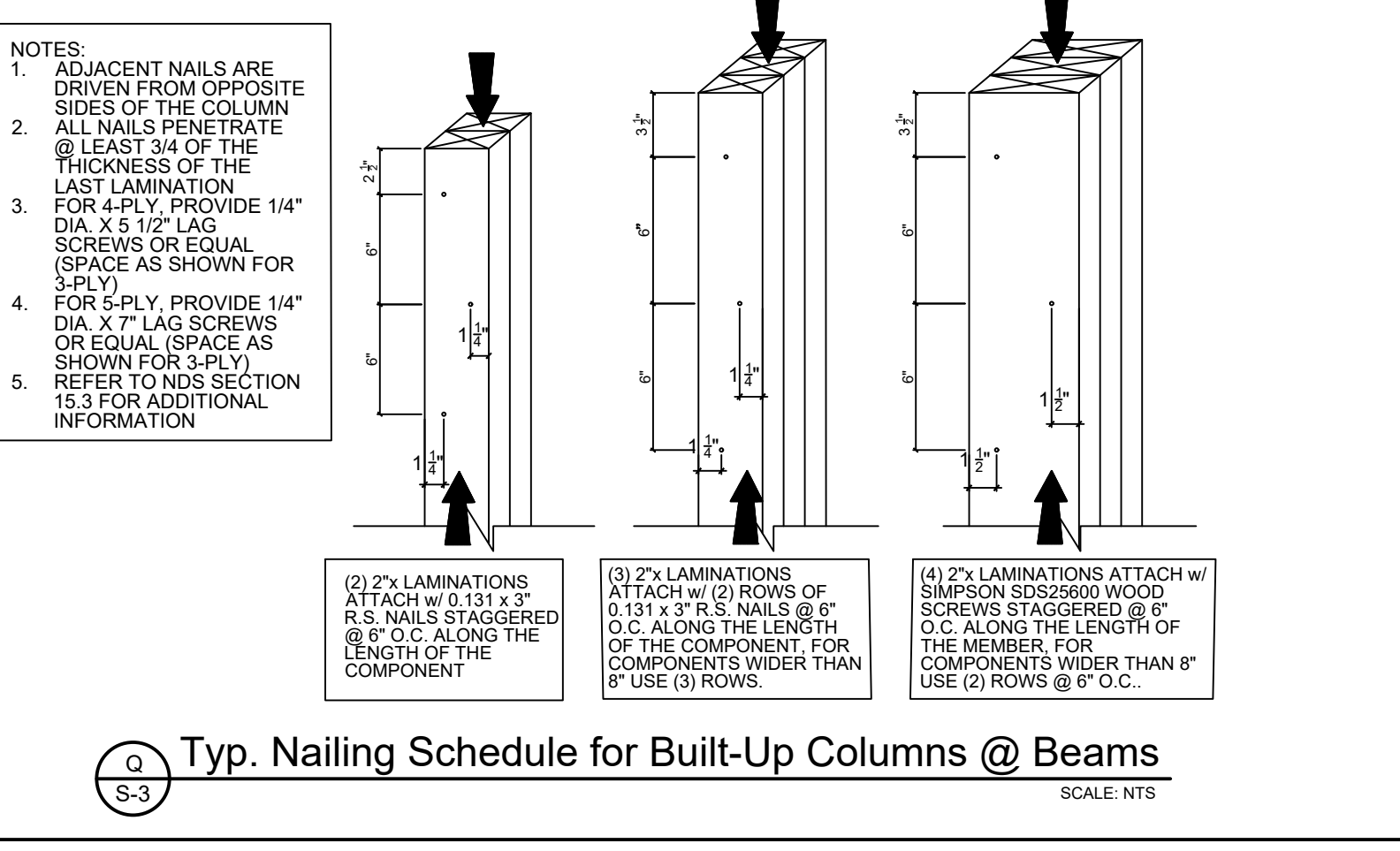
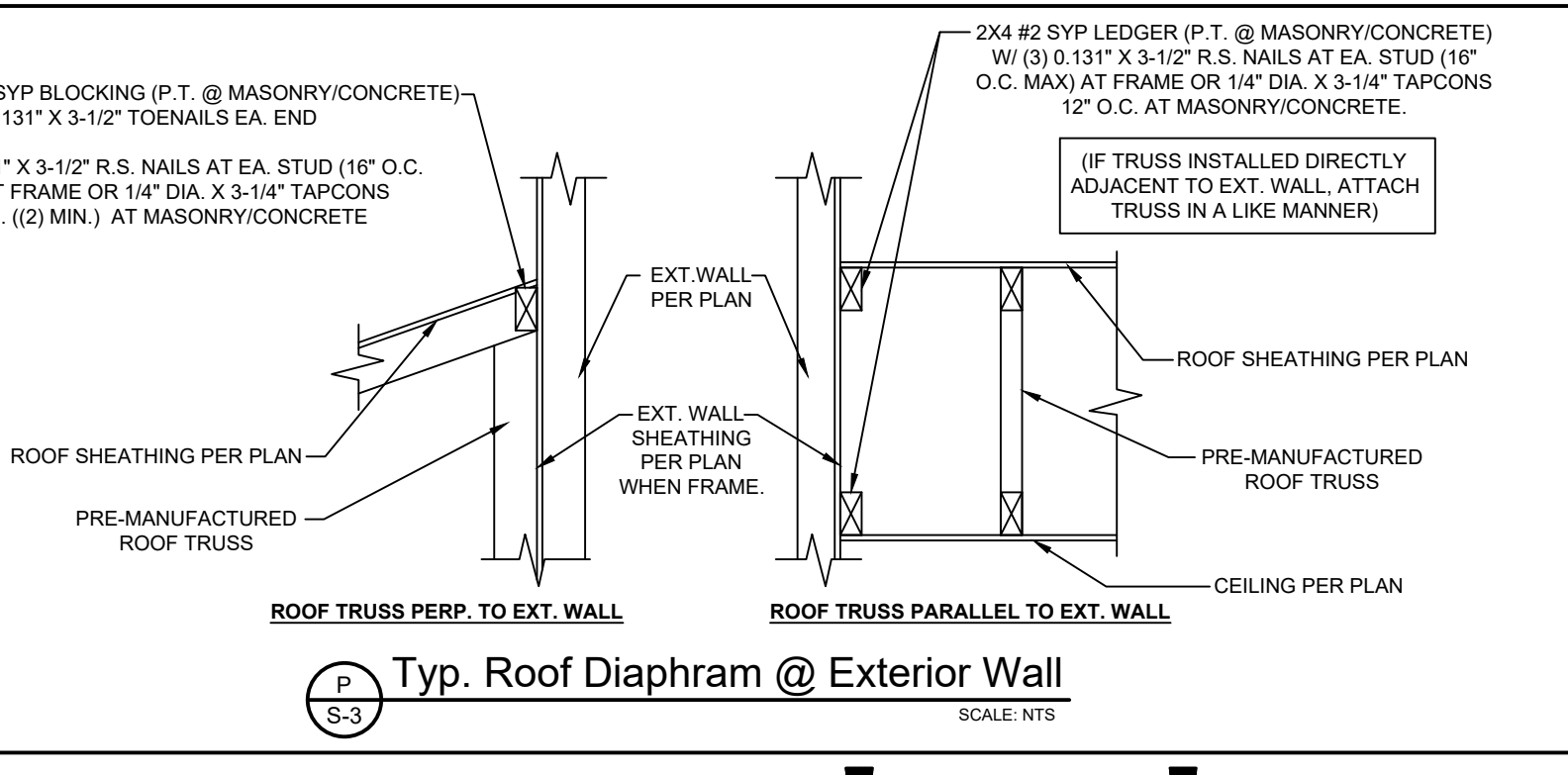
NOTE:
CONTRACTOR MUST REVIEW ALL NOTES, DETAILS,
CODES & STANDARDS WITHIN THE CONSTRUCTION
DOCUMENTS AND APPLY WHERE APPLICABLE. IF
CLARIFICATION IS REQUIRED, CONTACT OUR OFFICE
PRIOR TO CONSTRUCTION.

THESE PLANS ARE PROPERTY OF VORTEX
ENGINEERING, LLC. AND SHALL BE RETURNED
UPON COMPLETION OF THE PROJECT. USE OR
COPY IS PERMITTED BY CONTRACT ONLY. ANY
CHANGES TO THESE PLANS, REGARDLESS OF HOW
MINOR, WITHOUT WRITTEN APPROVAL OF VORTEX
ENGINEERING, LLC OR ANY CONSTRUCTION
EXECUTED FROM THESE PLANS WITHOUT THE
EXPRESS APPROVAL OF VORTEX ENGINEERING,
LLC SHALL AUTOMATICALLY RENDER VORTEX
ENGINEERING, LLC HARMLESS TO ANY LIABILITY,
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UNBRACED FRAME WALL HEIGHT	PLAN ULTIMATE DESIGN WIND SPEED				
	<= 142 MPH	<= 145 MPH	<= 150 MPH	<= 160 MPH	<= 170 MPH
0'-0" - 8'-0"	2x4 #2 SYP @ 16" O.C.	2x4 #2 SYP @ 16" O.C.	2x4 #2 SYP @ 16" O.C.	2x4 #2 SYP @ 16" O.C. (X) OR (A)	2x4 #2 SYP @ 16" O.C. (A)
8'-1" - 8'-8"	2x4 #2 SYP @ 16" O.C.	2x4 #2 SYP @ 16" O.C. & (X) OR (A)	2x4 #2 SYP @ 16" O.C. & (X) OR (A)	2x4 #2 SYP @ 16" O.C. & (A)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP @ 12" O.C. & (B)
8'-9" - 9'-0"	2x4 #2 SYP @ 16" O.C. & (X) OR (A)	2x4 #2 SYP @ 16" O.C. & (X) OR (A)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP @ 12" O.C. & (B)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP @ 12" O.C. & (B)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP @ 12" O.C. & (B)
9'-1" - 9'-4"	2x4 #2 SYP @ 16" O.C. & (A)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP @ 12" O.C. & (B)	2x4 #2 SYP @ 12" O.C. & (B)	2x4 #2 SYP @ 12" O.C. & (B)	2x4 #2 SYP @ 12" O.C. & (B)
9'-5" - 10'-0"	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP STUD @ 12" O.C. & (B)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP STUD @ 12" O.C. & (B)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP STUD @ 12" O.C. & (B)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP STUD @ 12" O.C. & (B)	2x6 #2 SYP @ 16" O.C. OR 2x4 #2 SYP STUD @ 12" O.C. & (B)
10'-1" - 12'-0"	2x6 #2 SYP @ 16" O.C.	2x6 #2 SYP @ 16" O.C.	2x6 #2 SYP @ 16" O.C.	2x6 #2 SYP @ 16" O.C. & (A)	2x6 #2 SYP @ 16" O.C. & (A)

NOTE 1: IT IS ACCEPTABLE TO SUBSTITUTE A LARGER WIND STUD FOR ANY STUD SIZE INDICATED ABOVE AT THE SAME STUD SPACING AS INDICATED.
NOTE 2: THIS CHART MAY ONLY BE APPLIED TO EXPOSURE B & C CONDITIONS. FOR EXPOSURE D CONDITIONS, SEE FLOOR PLAN.
NOTE 3: SPECIFIC NOTATION ON THE FLOOR PLAN SHALL CONTROL OVER THIS CHART.



NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO STARTING ANY WORK.

NOTE: CONTRACTOR MUST REVIEW ALL NOTES, DETAILS, COORDINATES WITHIN THE CONSTRUCTION DOCUMENTS AND APPLY WHERE APPLICABLE. IF CLARIFICATION IS REQUIRED, CONTACT OUR OFFICE PRIOR TO CONSTRUCTION.

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REVISIONS: _____ BY: _____

DATE: _____ SCALE: N.T.S.

DRAWN: MKP/KJR/W

JOB: _____

Sheet content: Structural Details

NOTE: DETAILS SHOWN ARE TYPICAL DETAILS THAT SHALL BE APPLIED WHERE CONDITION OCCURS ON THE STRUCTURE UNLESS NOTED OTHERWISE WITHIN THE PLAN SET.

Sheet number: _____

STRUCTURAL DETAILS

FBC 8th ED.

Vortex Engineering, LLC.
7001 Temple Terrace Highway
Tampa, Florida 33637
1-877-6VORTEX (1-877-686-7639)
COA 28035

Asbed A. Avedkian, P.E.
FL REG # 6823

Andrew J. Meshed, P.E.
FL REG # 63217

SEALED FOR STRUCTURE ONLY

