INVITATION FOR BID (IFB)

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
GC2018092556-7034	4686	2/7/2020	4:00pm EST	bids@synergynds.com

IFB Reference Information:	**Interior Build Out**
Insured Property Owner:	**City of Panama City**
Property Location Name:	**1606 Dwelling**
Address Line 1:	**1606 E. 6th Ct.**
Address Line 2:	Enter Text Here
City:	**Panama City** State: Florida Zip Code: **32401**

DESCRIPTION: Furnish all required labor, materials and equipment necessary to provide Scope-of-Work at the above described location. Work is being authorized under the elected FMIT TurnKey Recovery Program℠ administered by Synergy NDS, Inc. (SynergyNDS) on behalf of the Insured Property Owner, a Member of the Florida Municipal Insurance Trust (FMIT).

SUBMITTAL INSTRUCTIONS: In support of Procurement Guidelines, the IFB Packet includes specifications and terms & conditions associated with the above referenced project information.

1. Bids shall be received no later than the Closing Date & Time indicated above. Bids received after above deadline or that are not submitted in accordance to Submittal Instructions may be rejected without further explanation or contractor notification.
2. Bid shall be completed and submitted using **ONLY** the **Contractor Submittal Form** (provided at the end of the IFB Packet).
3. Contractor is responsible to validate all Quantities and Units of Measurements specific to the following scope items &/or products. The information and descriptions provided in the IFB are intended for general guidance purposes only. Contractor may not change or alter any material &/or specifications identified in the IFB for submission purposes without prior written/email notification to: bids@synergynds.com.
4. Contractor has the sole responsibility to ensure that all services and material for BID Submittal (whether stated correctly in the IFB or not) satisfactorily meet all required Codes & Standards, OSHA Guidelines and The Americans with Disabilities Act (ADA).
5. Contractor should also consider the approach (if necessary) in which to stock/store material at the jobsite in a safe and secure manner. SynergyNDS will not be responsible for lost or stolen material, supplies or equipment stocked at the jobsite.
6. Bid award will be made based on best overall LUMP SUM project value as determined by SynergyNDS in accordance to market valuation, project demands, critical path scheduling – as well as overall Insured Member's WorkForce Participation Goals. Contributing factors, in addition to price, may be considered as necessary to help determine bid award based on any additional criteria set forth by the specific FMIT Insured Member.

INVITATION FOR BID (IFB)

7. SynergyNDS reserves the right to modify the IFB Specifications and Terms & Conditions at any time during the bid solicitation process. Timely notice to all bidders will be given via an electronically distributed Addendum.
8. All registered HUB & HUB Zone Contractors, as well as DBEs are encouraged to participate. Additional Contractor Financial Assistance is available to help support daily HUB/DBE Contractor's operations under the terms and condition of a successful contract award.
9. SynergyNDS is an equal opportunity employer and administers all Contracts & Contractor Agreements in accordance to the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a).
10. Contractor is strongly encouraged to schedule a Site Visit of the property as necessary to support the IFB Submittal. All scheduled site visits can be requested at bids@synergynds.com.
11. When a mandatory Pre-BID Meeting is identified and scheduled in a specific IFB, Contractor Attendance is a requirement as part of the Solicitation. Contractors who fail to attend the Pre-BID Meeting will not be eligible to participate in the IFB and subsequent submittal process.
12. Contractor can submit all questions &/or concerns specific to the IFB by email to: bids@synergynds.com.

SCOPE-OF-WORK SUMMARY

Refer to **EXHIBIT A** and any subsequent **ATTACHMENTS** for scope-of-work description that will be included after the IFB Contractor Submittal Form on Page #9.

*This IFB is part of a potential Federally Funded Project.
*This IFB does not require a Contractor Payment or Performance Bond.
*This Project is Sales Tax Exempt through the specific Florida Public Entity.
*This IFB does not require a Pre-BID Meeting
*This IFB supports workforce participation goals.

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INVITATION FOR BID (IFB)

GENERAL TERMS & CONDITIONS

1. Contractor shall be responsible for field verifying all conditions, dimensions & quantities prior to IFB Submittal and the implementation of this scope of work. Any Exhibits, Plans, Drawing &/or Other Supporting Documents have been included for general reference purposes only.
2. Contractor is responsible to identify and satisfactorily address all applicable regulatory requirements, including but not limited to Codes & Standards, HUD/DBE Participation Goals & Guidelines and ADA/FHA Specifications.
3. Contractor shall indicate in writing and be responsible to submit to SynergyNDS via email distribution to projects@synergynds.com any request or need for additional 3rd Party Assignment as necessary to further identify required codes & standards, scope specifications or public health safety concerns outside of Contractor's professional competence &/or licenses.
4. Contractor is to obtain their own permits and schedule all applicable inspections. Permits can be obtained by contacting the Building Department or other administering entity. Permit Fees are reimbursable direct from SynergyNDS (in addition to contractor's Lump Sum Proposal) if incurred and submitted with proper documentation.
5. Contractor shall prohibit discrimination against staff &/or available workforce based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that Contractor and its subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.
6. Contractor is to abide by all applicable OSHA and project safety requirements and standards. Contractor shall require all employees to utilize proper PPE when applicable, including but not limited to: fall protection harnesses, hard hats, safety glasses, safety foot wear, gloves and etc.
7. Contractor is responsible for submitting applicable project and associated contract documents as defined by Architectural Drawings Specifications, Engineering Requirements, Certificates of Insurance, Change Order Requests and any written or documented deviations from approved scopes-of-work or Contract.
8. Contractor may be asked to provide Material Safety Data Sheets (MSDS) to the Industrial Hygienist of record (for the project) for chemical-based products that will be used including, but not limited to, glues, cleaners, solvents, anti-microbial products, sanitizing agents, etc. The Industrial Hygienist of record retains the right to not allow the use of any of the products selected.
9. Contractor shall be responsible under terms of the Agreement for supplying any and all necessary labor, equipment, tools, materials and travel expense to complete the scope of work unless directed otherwise in the IFB. This includes but is not limited to: Rental Equipment, Dumpsters, Storage Containers, Jobsite Trailer, General Conditions, Associated Expenses, Travel Cost and Overhead & Profit which are to be included in the IFB Contractor Lump Sum Proposal.
10. Contractor shall protect all property from new and supplemental damage during the performance of work. This includes, but necessarily limited to: wall finishes, floor finishes, windows, electrical systems, mechanical systems, communication systems, life safety systems, security systems, HVAC control

systems, plumbing systems, lighting systems, structurally related components, exterior elements, vegetation, property-of-others, and etc.

11. Contractor shall be responsible for any breakage &/or cleaning of unintended damage, debris, coatings, coverings, overspray and residual caulking from the aforementioned property described above. If affected property can't be successfully cleaned &/or restored to pre-existing condition, SynergyNDS will seek reimbursement from Contractor &/or deduct the appropriate replacement cost from outstanding Invoice Payment (Contract Value).
12. Contractor is EXPECTED to maintain a Clean & Safe Work Environment throughout the lifecycle of the awarded scope-of-work. This includes daily clean-up and organization of the Contractor's work area specific to all material waste, debris, tools &/or equipment. Failure to do so (after 3 documented warnings) can result in back charges to Contractor in the amount of $25.50 hourly rate with a minimum $150.00 per day clean-up rate (as determined by the SynergyNDS or the Insured Property Owner).
13. Contractor shall be responsible for securing work area(s) from access by non-authorized building occupants, including all persons not directly part of the restoration, repair and/or rebuild efforts. This includes securing work area(s) as identified in the IFB Scope-of-Work &/or under Contractors control.
14. Contractor shall provide and implement a site-specific health and safety plan to include hazard communication and related OSHA requirements to protect workers as well as the general public with access to the work area.
15. If the Contractor determines that deviations, modifications (change order or supplemental costs) from the initial scope-or-work are required, the Contractor shall submit a written request to SynergyNDS for review and approval prior to start of any additional work not otherwise included in initial BID. The written request will contain, at a minimum:
    a. Reason for deviation or modification
    b. Description of deviation or modification
    c. Project cost addition or subtraction for deviation or modification
    d. Estimated time required for deviation or modification.
16. Contractor is NOT responsible for any conditions or activities the building owner or employees implemented prior to their arrival to the job site. This includes removal of contents, equipment or personnel from the affected areas to the non-affected areas of the building.
17. During the performance of Contractor's scope-of-work, pre-existing damage to the building, structure, system failures or other anomalies may be found. If this occurs, the Contractor has the responsibility to identify, document and report these deficiencies immediately to SynergyNDS by email notification to projects@synergynds.com. Verbal notification &/or discussion only with the Onsite Project Manager is encouraged but not binding. Written documentation must be provided in efforts to comply with the required transparent approach.
18. Contractor is responsible to ensure that their employees &/or its sub-contractors comply with the provisions and terms of the IFB and Contract Agreement.

INVITATION FOR BID (IFB)

PAYMENT: Project is managed by SynergyNDS, Inc., under the FMIT Turnkey Recovery Program. Payments will be made directly to the contractor(s) in accordance with described terms & conditions. Qualified contractors may be eligible for an upfront material deposit or progress payments as determined prior to BID AWARD. **Contractor must be registered in the MVP (Managed Vendor Program) whereby required contractor documents must be uploaded to the database. There is annual $49.95 processing fee as part of the initial contractor vetting and background check.**

PAYMENT TERMS: Payments will be made after inspection and approval of work by SynergyNDS, City Building Official &/or Insurance Adjuster. Accurate invoices and required project documentation must be submitted to SynergyNDS for project audit prior to payment. *Material Deposits &/or Advanced Payments require Contractor to complete online registration in the Managed Vendor Program (MVP). MVP has an annual $49.99 Registration Fee to be part of the Contractor Direct Repair Program. Material Deposits &/or Advanced Payments will require a 2% Invoice Payment Discount.

HOLD HARMLESS: To the fullest extent permitted by law, the Contractor/Vendor shall indemnify, defend, and hold harmless SynergyNDS, Inc & FMIT, their officers, agents, employees, elected, and appointed officials, Insurance Representatives and volunteers from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by any act, omission, or failure of the Contractor/Vendor and any of its officers, agents, employees, and volunteers in satisfying the terms required by this contract.

RIGHT TO ACCEPT, REJECT AND WAIVE DEFECTS: SynergyNDS &/or Contracting Agent reserves the right to: reject all quotations; waive formalities, technical defects, and minor irregularities; accept the quotation (if any) deemed most advantageous to and in the best interests of Insured Members of FMIT. Award will be based on price, contractor's daily performance capabilities, availability to provide the specified services when required &/or in accordance to critical path scheduling.

DAMAGES: Contractor will be held liable for any damage caused to the building and ancillary structure, and/or injury to the occupants resulting from the execution of the work or from not exercising proper precautionary protective measures. Any cost of repair/replacement resulting from damages shall be at the Contractor's expense.

WORK-SITE PRACTICES: Contractor's workers, as well as the various trade contractors entering or leaving the work area, will all attend a site-specific safety meeting as well as daily safety meetings prior the scheduled workday. Contractor's workers entering or leaving the work area will don or remove personal protective equipment and clothing in the staging area outside of each work area. All debris & trash in the work area will be removed and disposed.

WORKER PERSONAL PROTECTION EQUIPMENT: The National Institute for Occupational Safety and Health (NIOSH) provides the following interim guidelines and warnings to restoration workers.

a) Steel toed leather boots should be worn. Tennis shoes or sneakers should *not* be worn because they will transfer contamination and will not prevent punctures, bites, or crush injuries.
b) Goggles, safety glasses with side shields or full-face shields shall be used when performing restoration related activities that involve demolition, cutting or the use of ANY power tools. Sun/glare-protective

lenses may be needed in some work settings. The use of goggles or protective eyewear should also be worn during the application of any cleaners, sanitizers or disinfectants.

c) Soft hat or another protective head cover. Wear an American National Standards Institute (ANSI) rated hardhat if there is any danger of falling debris or electrical hazards.

d) Hearing protection (when working in an environment with any noise that you must shout over to be heard).

e) Comfortable, form fitting, light weight clothing including long pants and a long-sleeved shirt or coveralls. Additional PPE, respiratory protection, or clothing may be required when specific exposure hazards are identified or expected at the work site. In some instances, the protective ensemble components (garment, boots and gloves) may need to be impervious to contaminated flood or other site-specific chemical, physical, or biological hazards. In all instances, workers are advised to wash their hands with soap and clean water, especially before eating or drinking. Protect any cuts or abrasions with waterproof gloves and dressings. The use of insect repellant, sun block and lip balm may also be required for some work environments. Drink plenty of bottled water and take frequent rest breaks to avoid overexertion.

THERMAL STRESSES: HEAT: Workers are at serious risk for developing heat stress. Excessive exposure to hot environments can cause a variety of heat-related problems, including heat stroke, heat exhaustion, heat cramps, and fainting. To reduce the potential for heat stress, drink a glass of fluid every 15 to 20 minutes and wear loose- fitting clothing. Additionally, incorporate work-rest cycles into work routines and when possible distribute the workload evenly throughout the day.

*****Temporary cooling to the work areas shall only be authorized by the owner's representative based on the actual need for the work being performed. Where the conditions allow for the operation of part or all of the ventilation systems serving the work area then the need for temporary cooling is NOT necessary. The work area should be maintained at conditions that meet OSHA requirements for health and safety.*****

WORKING IN CONFINED SPACES: If you are required to work in a boiler, furnace, pipeline, pit, pumping station, septic tank, sewage digester, storage tank, utility vault, well, or similar enclosure, you should be aware of the hazards of working in confined spaces. A confined space has one or more of the following characteristics:

a) limited openings for entry or exit;
b) unfavorable natural ventilation; or
c) Is not designed for continuous worker occupancy.

Toxic gases, a lack of oxygen, or explosive conditions may exist in the confined area, resulting in a potentially deadly atmosphere. Because many toxic gases and vapors cannot be seen or smelled, never trust your senses to determine if safe entry is possible. **Never** enter a confined space unless you have been properly trained, even to rescue a fellow worker! If you need to enter a confined space and do not have the proper training and equipment, contact your local fire department for assistance.

INVITATION FOR BID (IFB)

CONTRACT IMPLEMENTATION: Contract will be awarded upon review of all bids and proposals received by SynergyNDS. Initiation of intent-to-contract with Contractor will be engaged upon email notification and signed/returned Contractor Agreement Form. Contract-in-full will occur upon SynergyNDS receipt of all required documentation including but not limited to:

a) Performance Bond &/or Payment Bond (If Required)
b) Certificate of General Liability Insurance
c) Certificate of Auto Insurance
d) Certificate of Worker's Compensation or Letter of Exemption
e) Contractor's W-9
f) State Licenses

Further description of insurance requirements is listed in "Insurance & Licensing Requirements." No material deposits &/or payments will be made to Contractor until all required documentation has been received.

ASSIGNMENT OF CONTRACT: Contractor shall not assign the contract or any part thereof to any person, firm, corporation or company unless such assignment is approved in writing by SynergyNDS. Such acceptance shall be at the sole discretion of the SynergyNDS upon request of the Contractor. Upon approved and executed Transfer-of-Contract-Agreement, Contractor will be responsible for the coordination and hand-off of work/trades with the newly Assigned Contractor. Failure to coordinate this work will not relieve original Contractor of their obligations and shall not constitute additional cost as governed by the Lump Sum Contract Award.

ASSIGNMENT OF CONTRACTOR: Contractor is responsible for supplying all required Personal Protective Equipment (PPE), including but not limited to the furnishing and appropriate use of: hard hat(s), safety glasses, face shields, ear plugs, gloves, boots, fall protection (where required), breathing protection (where required), tie off ropes/apparatuses/points (where required), fire extinguishers, first aid kits, etc. Contractor is required to be familiar with and follow all OSHA and State of Florida's safety requirements.

a) Contractor is to hold daily jobsite safety meetings that review the work to be performed, the hazards involved and the methods for reducing and eliminating such hazards, as well as maintain meeting records, - including attendance lists, which shall be kept onsite and available for SynergyNDS review at all times. Contractor shall be solely liable for any and all OSHA violations associated with his/her employees.
b) SynergyNDS reserves the right to hold weekly progress meetings for which the Subcontractor shall attend. Contractor shall be responsible for daily cleanup of the work performed herein. Failure to cleanup daily after trade will result in cleanup supplementation at Contractor's cost. Twenty-Four (24) hour notice will be given prior to supplementation. Contractor shall be responsible for delivery, loading, unloading, storage, protection, etc. of all work provided herein.

ENERGY EFFICIENCY: The Contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

INVITATION FOR BID (IFB)

PROCUREMENT OF RECOVERED MATERIALS: In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor should procure items designated in the EPA Guidelines that contain the highest percentage of recovered materials practical unless the Contractor determines that such items:

a) are not reasonably available in a reasonable period of time;

b) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology;

FAILURE TO COMPLY: For failure to deliver in accordance with specifications, SynergyNDS may cancel the contract or any part thereof and purchase services on the open market, charging any additional cost to the Contractor. Contractor shall comply with all applicable state, federal and local codes, and pay all permits, licenses and certificates, and other fees as required by the work.

INSURANCE & LICENSING REQUIREMENTS: Before starting work, the Contractor will provide SynergyNDS proof of Worker's Compensation and Commercial and Public Liability Insurance. The Contractor must be licensed to do business in the State of Florida and SynergyNDS must be named as an additional insured on general liability insurance certificate. Contractor will need to go to www.syngerynds.com and complete the initial registration for the Managed Vendor Program (MVP). Contractor will be required to upload the following information (when applicable) prior to contract award and eligible material deposits.

a) The Contractor will carry Worker's Compensation Insurance for all employees engaged in work at the site, in accordance with State or Territorial Worker's Compensation Laws.

b) Commercial and Public Liability with bodily injury and property damage limits will be at a combined single limit of at least $500,000 to protect the contractor and each subcontractor against claims for injury to or death of one or more persons.

c) Automobile Liability on owned and non-owned motor vehicles used on the site(s), or in connection with the sites, for a combined single limit for bodily injury and property damages of not less than $500,000.00 per occurrence.

d) Builder's Work Insurance limit of at least $5,000.00 per occurrence and $10,000.00 aggregate.

e) Professional Liability $1,000,000 per occurrence (if applicable).

Contractor will not allow insurance coverage to lapse and will provide SynergyNDS with updated Certificates of Insurance as necessary. All policies must provide that at least thirty (30) days' notice of cancellation will be given to SynergyNDS . All Contractor employees &/or subcontractors are bound by the Insurance Requirement. Contractor is the sole responsible party for all its Employee &/or SubContractor infractions, accidents, damages and all general liability concerns that occur, whether directly or indirectly, as related to Contracted Scope-of-Work.

The certificate holder(s) must be noted as:

Synergy NDS, Inc.
1400 Sarno Rd
Melbourne, FL 3293

INVITATION FOR BID (IFB)

FEDERAL CONTRACT REQUIREMENTS ONLY (In a Declared Event)

If stated in the IFB, the Contractor and its subcontractors must follow the provisions, as applicable, as set forth in 2 C.F.R. §200.326 Contract provisions and Appendix II to 2 C.F.R. Part 200, as amended, including but not limited to:

9.29.1 Davis-Bacon Act, as amended (40 U.S.C. §§3141-3148). When required by Federal program legislation, which includes emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program and Transit Security Grant Program, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must comply with the Davis-Bacon Act (40 U.S.C. §§3141-3144, and §§3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. If applicable, SynergyNDS must place a current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. SynergyNDS must report all suspected or reported violations to the Federal awarding agency. When required by Federal program legislation, which includes emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program and Transit Security Grant Program (it does not apply to other FEMA grant and cooperative agreement programs, including the Public Assistance Program), the contractors must also comply with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). As required by the Act, each contractor or subrecipient is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. SynergyNDS must report all suspected or reported violations to the Federal awarding agency.

1. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
2. Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
3. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

9.29.2 Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, which includes all FEMA grant and cooperative agreement programs, all contracts awarded by SynergyNDS in excess of

$100,000 that involve the employment of mechanics or laborers must comply with 40 U.S.C.§§ 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. §3702 of the Act, each contractor must compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

9.29.3 Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

9.29.4 Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387). Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§1251-1387) and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA). The Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—applies to Contracts and subgrants of amounts in excess of $150,000.

9.29.5 Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689(3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

9.29.6 Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non- Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

9.29.7 Compliance with Procurement of recovered materials as set forth in 2 CFR § 200.322. CONTRACTOR must comply with section 6002 of the Solid Waste disposal Act, as amended, by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered

materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

OTHER FEDERAL REQUIREMENTS (In a Declared Event)

9.29.9 Americans with Disabilities Act of 1990, as amended (ADA) – The CONTRACTOR will comply with all the requirements as imposed by the ADA, the regulations of the Federal government issued thereunder, and the assurance by the CONTRACTOR pursuant thereto.

9.29.10 Disadvantaged Business Enterprise (DBE) Policy and Obligation - It is the policy of SynergyNDS that DBE's, as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with SYNERGYNDS funds under this Agreement. The DBE requirements of applicable federal and state laws and regulations apply to this Agreement. SynergyNDS and its CONTRACTOR agree to ensure that DBE's have the opportunity to participate in the performance of this Agreement. In this regard, all recipients and contractors shall take all necessary and reasonable steps in accordance with 2 C.F.R. § 200.321(as set forth in detail below), applicable federal and state laws and regulations to ensure that the DBE's have the opportunity to compete for and perform contracts. SynergyNDS and the CONTRACTOR and subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of contracts, entered pursuant to this Agreement. 2 C.F.R. § 200.321 CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

a) If the CONTRACTOR, with the funds authorized by this Agreement, seeks to subcontract goods or services, then, in accordance with 2 C.F.R. §200.321, the CONTRACTOR shall take the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used whenever possible.

b) Affirmative steps must include:

   I. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

   II. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

   III. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

   IV. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;

   V. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

VI. Requiring the Prime contractor, if subcontractor are to be let, to take the affirmative steps listed in paragraph (1) through (5) of this section.

9.30 The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the term of the Contract and shall expressly require any subcontractors performing work or providing services pursuant to the Contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term.

9.31 If attached, the CONTRACTOR is bound by the terms and conditions of the Federally-Funded Subaward and Grant Agreement between SYNERGYNDS and the Florida Division of Emergency Management (Division).

9.32 The CONTRACTOR shall hold the Division and SYNERGYNDS harmless against all claims of whatever nature arising out of the CONTRACTOR's performance of work under this Agreement, to the extent allowed and required by law.

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IFB – CONTRACTOR SUBMITTAL FORM

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
GC2018092556-7034	4686	2/7/2020	4:00pm EST	bids@synergynds.com

Company Name: _____

Address Line 1: _____

Address Line 2: _____

City: _____

State: _____ Zip Code: _____

Contractor Certification: ☐ DBE ☐ WBE/WOSB ☐ HUB ☐ SDVOSB/VOSB

CONTRACTOR LUMP SUM PROPOSAL:

IFB TITLE	Lump Sum 1606	**PROPOSAL:**	$
IFB TITLE	Lump Sum 1608	**PROPOSAL:**	$
IFB TITLE	Cost savings for both units	**PROPOSAL:**	$
IFB TITLE	Click or tap here to enter text.	**PROPOSAL:**	$

Material Deposit | ☐Required | ☐Requested | in the amount of $ _____

I, having the legal authorization to represent the "Company" (the undersigned) have read and understood all previous 1-9 pages and the subsequent Attached Exhibits in accordance to the applicable Terms & Conditions as described in the IFB Packet preceding the attached Contractor Submittal Form:

_____ _____

Company Contact Name (Please Print) **Company Title (Please Print)**

_____ _____

Signature **Date**

*Material Deposits &/or Advanced Payments require Contractor to complete online registration in the Managed Vendor Program (MVP). MVP has an annual $49.99 Registration Fee to be part of the Contractor Direct Repair Program. Material Deposits &/or Advanced Payments will require a 2% Invoice Payment Discount.

INVITATION FOR BID (IFB)
GC2018092556-045001-Exhibit A

Project Summary: The dwelling is owned by the City of Panama City and was a complete loss as a result of Hurricane Michael. The dwelling is in the process of being rebuilt. The purpose of the Invitation for Bid is to provide Insulation, Drywall, Trim, Doors, & Paint for each dwelling.

Building Information:
Dwelling
1606 E. 6th Ct.
Panama City, FL 32401

Bidding Information:
Bids are to be returned to: Bids@synergynds.com

This is a multi-part bid and requires different lump sum total bids as identified:
1) Lump sum total for 1606 E. 6th Ct. Interior Build Out
2) Lump sum total for 1608 E. 6th Ct. Interior Build Out
3) Cost savings line if contractor is awarded both houses.

Bid packets shall include the following:
1) Completed IFB Form.
2) Copy of Florida License.
3) All proposed materials to be used with manufacture warranty information (Where applicable).
4) Florida Product Approval Sheet for all proposed materials to be used.
5) Proposed timeline for project from beginning of project to completion.

Work Scope:
- Contractor shall coordinate all work with SynergyNDS.
- All work shall be completed within the requirements of Florida Building Codes 2017, HUD Housing requirements, and any local jurisdictional requirements.
- Contractor is Responsible to call-in/schedule All Required Building Inspections throughout the Life-Cycle of the awarded scope-of-work. Failure to do so can have substantial financial consequences.
- Interior Build Out:
  - Insulation:
    - Contractor is to install R-19 batt insulation in all wall cavities.
    - Contractor is to install R-31 batt insulation in ceiling cavity.
      - Blown in insulation can be used in lieu of batt insulation.
  - Drywall:

- Install ½" drywall throughout all walls and ceilings.
- Moisture resistant drywall (ie. Green board) shall be used in kitchen area and in bathrooms.
- Drywall shall be taped, bedded, and floated to ready for paint.
    - Walls are to be Taped, Floated & Finished to the point where no seams can be readily visible. Contractor should account for the standard blend/feathering of mud to about 18" on both sides of the joint. It is reasonable for Contractor to assume (given indoor conditions specific to this project) that 3 Floats with sanding may become necessary to achieve desired results.
    - Contractor is to ensure proper cut-out around Electrical Outlets & Switches as necessary for Plates & Covers to fit properly. This required attention to detail will eliminate Contractor from incurring additional Time & Cost (or Back-Charges) to correct deficiency &/or careless work.
    - Contractor is to also ensure that Drywall Installation does not cover up any Electrical Boxes, Cable Connections, Dryer Vents, ADA Panic Drop Pulls, Medicine Cabinet Drop-ins or etc. This required attention to detail will eliminate Contractor from incurring additional Time & Cost (or Back-Charges) to correct deficiency &/or careless work.
- Drywall is to have light texture applied (orange peel).
- Install 5/8" drywall is to be installed in the garage.

- Doors & Trim:
    - Provide and install all doors as indicated in the attached drawings.
        - Contractor shall confirm door swing and size.
        - Provide all associated hardware for doors.
            - Hardware is to be brushed nickel.
            - Handles are to be lever operated style.
    - Base trim is to be installed after completion of the flooring installation.
        - Base trim shall be 2-1/2" base trim.
        - Contractor shall refer to painting section prior to installation of all trim.
- Painting:
    - All painting shall be completed with one coat of primer and 2 coats of color paint.
        - Second cost of finish paint to be applied once all other trades have completed necessary work.

        - In completion of final coat of paint all finished surfaces shall be protected to prevent painting of the said surfaces.
    - Eggshell Wall Paint
    - Flat White Paint on Ceilings
    - Semi-Gloss Latex on Interior Doors and Base/Trim (Doors & Trim to be Provided)
    - Acrylic Paint on Exterior Doors
  - Ceilings are to be painted with standard white ceiling paint.
  - All Wood Products (Doors, Trims, Baseboards) are to be backed-primed prior to installation. This is the application of primer to all sides and edges, including those which will not be exposed to view and will not receive a finish coat. This required application is to seal the wood and reduce its shrinking and swelling due to humidity changes.
  - All Paint Applications should be done in Conformance with the Paint Manufacturer's Instructions to achieve maximum benefits from the coating and any guarantees offered. Instructions are normally given for surface preparation, mixing, spread rates, and drying times in addition to recommended application tools and methods.
  - Contractor should avoid adding Solvents to Paints not otherwise called for by the Manufacturer.
  - Drop cloths or plastic sheets should be used to protect the work area. Plastic sheets should be at least 4 mils thick, since lightweight plastic has a tendency to bellow up and tangle in the workers' feet.
  - Contractor shall consider need for minor touchup/drywall work which might need to be completed due to damages caused by other trades.
  - Contractor is expected to work in conjunction with other subs to ensure minimal delays in project completion.
- Accessories:
  - Contractor shall install provided vent for stove.
  - Contractor shall provide and install all bathroom items:
    - Mirrors
    - Toilet paper holders
    - Bath towel holders
    - Hand towel holders
  - Wire shelves for all closets to include:
    - Bedrooms
    - Pantry
    - Washer & Dryer area

INVITATION FOR BID (IFB)
GC2018092556-045001-Exhibit A

- General Notes:
  - Contractor is required to keep site clean and tidy at all times.
  - Contractor is required to clean all areas at the end of the project. (Construction clean)
  - Contractor shall review attached drawings. Any information contained in the drawings and not in the Invitation for Bid shall be brought to the attention of SynergyNDS for review. Consideration of these items shall be considered when providing the lump sum bid.
  - Any specifications of manufacture specific is for reference only and not an indication that the manufacture must be used.

Reminder Notes:

1. Contractor is responsible to validate all quantities and units of measurements specific to the scope items above. Information above is intended as a general guidance purpose only.
2. Contractor has the sole responsibility to ensure that all services and materials for bid submittal meet all codes and standards. This include that all work must be completed in order to meet all codes and standards.
3. Contractor should also consider method to stock/store materials at the jobsite in a safe and secure manner. SynergyNDS will not be responsible for lost or stolen materials, supplies, or equipment from the location.
4. Contractor is strongly encouraged to schedule a site visit of the property as necessary to support the IFB submittal.
5. Contractor can submit request for site visit, all questions &/or concerns to the specific IFB by emailing: bids@synergynds.com

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

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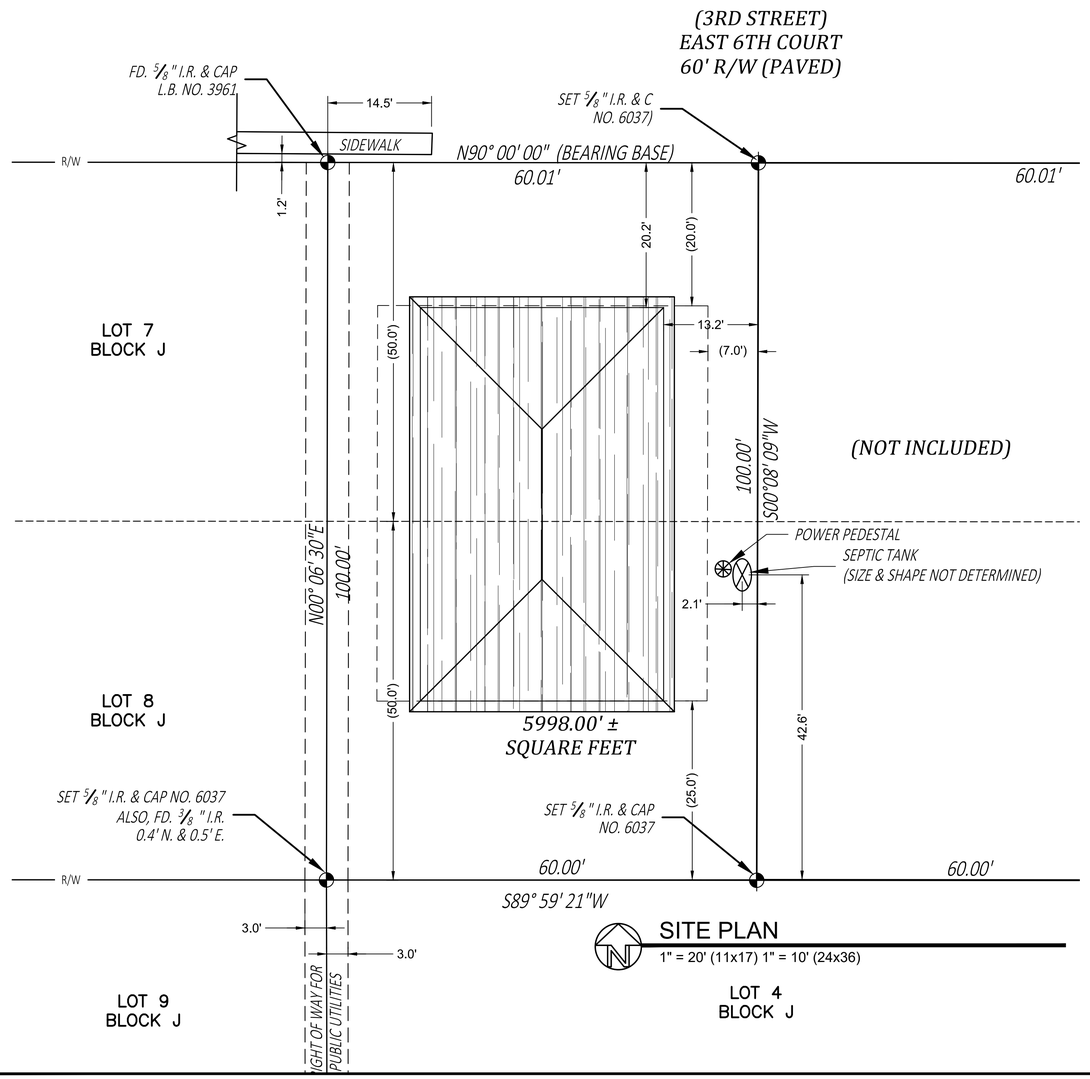
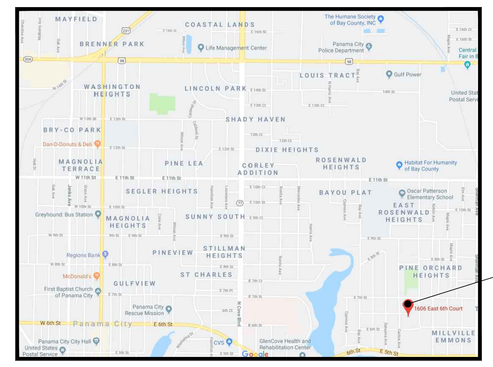
MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
FL P.E. #75798

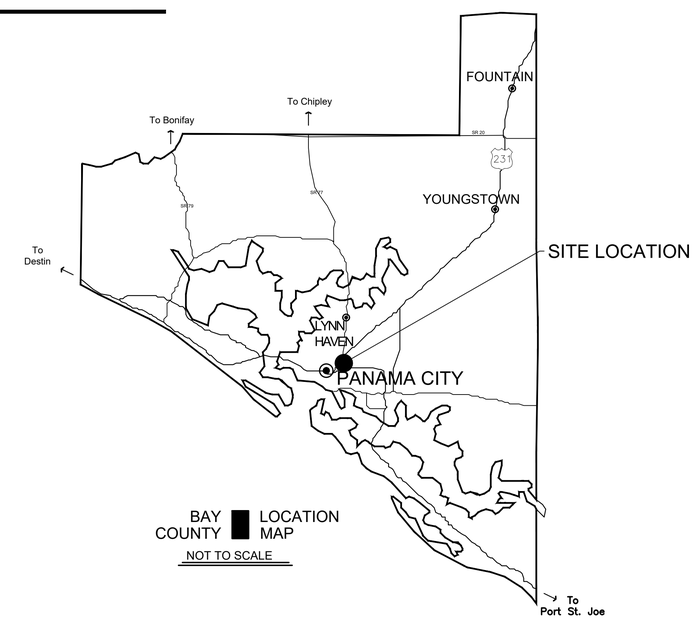
PROJECT INFO:
PARCEL NUMBER - 22176-010-000
LAND USE ZONING - SFR
FLOOD ZONE - X
SQ. FT. CALCULATIONS:
AREA OF LOT = 5,968 SQ. FT.
TOTAL HEATED & COOLED = 1,443 SQ. FT.
TOTAL UNDER ROOF = 1,870 SQ. FT.



SITE PLAN
1" = 20' (11x17) 1" = 10' (24x36)



SITE LOCATION
NOT TO SCALE



BAY COUNTY LOCATION MAP
NOT TO SCALE

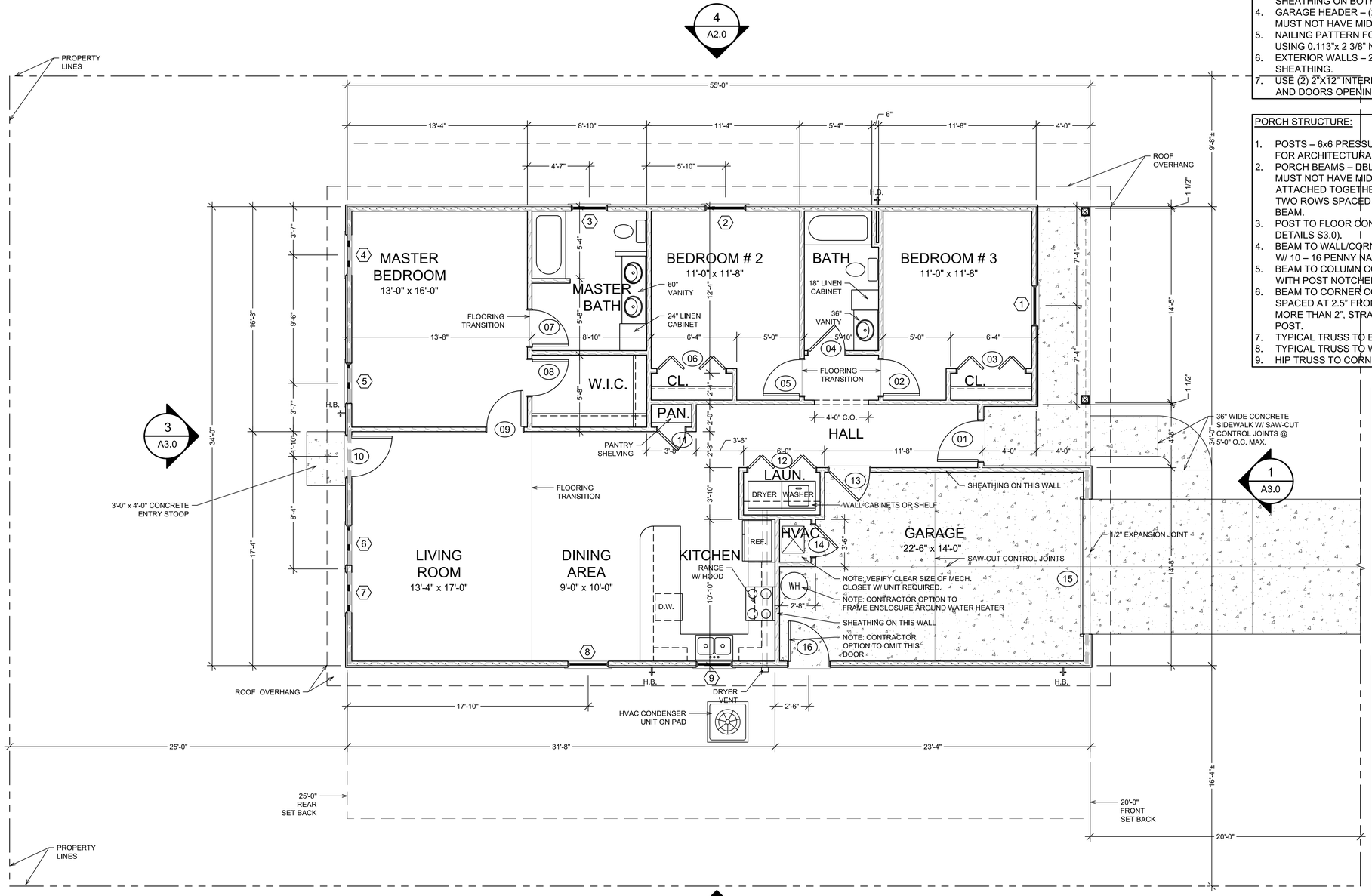
REVISIONS:
DATE: COMMENTS:

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

COVER SHEET

JOB NUMBER: 19526
DRAWN BY: TBC
CHECKED BY: MKW

DRAWING NUMBER
C0.0



2
A2.0

FLOOR PLAN

1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

- 1,443 SQ. FT. HEATED AND COOLED
- 96 SQ. FT. FRONT PORCH
- 331 SQ. FT. GARAGE
- 1,870 SQ. FT. TOTAL SLAB UNDER ROOF

SHEAR WALLS:

1. SHEAR WALLS – 2"x4" STUDS WITH 1/2" SHEATHING ON BOTH SIDES WITH MID-SPAN BLOCKING.
2. EXTERIOR GARAGE FRONT SHEAR WALLS – 2"x4" STUDS ON BOTH SIDES OF THE GARAGE OPENINGS.
3. INSTALL (3) 2"x4" STUDS AGAINST THE OPENINGS AND (3) 2"x4" ON CORNERS. USE MID-SPAN BLOCKING BETWEEN 2"x6" STUDS WITH 1/2" SHEATHING ON BOTH SIDES.
4. GARAGE HEADER – (2) 2"x12" FLITCHED WITH ½" PLYWOOD. BEAMS MUST NOT HAVE MID-SPAN SPLICES.
5. NAILING PATTERN FOR SHEATHING – 3" ON EDGE AND 6" ON FIELD USING 0.113"x 2 3/8" NAILS.
6. EXTERIOR WALLS – 2"x4" STUDS WITH MID SPAN BLOCKING AND 1/2" SHEATHING.
7. USE (2) 2"x12" INTERIOR HEADERS WITH 2"x4" WALLS FOR WINDOWS AND DOORS OPENINGS OF 9'-0" OR LESS.

PORCH STRUCTURE:

1. POSTS – 6x6 PRESSURE TREATED TIMBER. SEE PLAN'S ELEVATIONS FOR ARCHITECTURAL FINISH.
2. PORCH BEAMS – DBL 2x12 SYP FLITCHED WITH ½" PLYWOOD. BEAMS MUST NOT HAVE MID-SPAN SPLICES. PORCH BEAMS NEED TO BE ATTACHED TOGETHER WITH SDW 0.220" x 3.5" SCREWS STAGGERED IN TWO ROWS SPACED @ 12" O.C AND 2" DISTANCE FROM THE EDGE OF BEAM.
3. POST TO FLOOR CONNECTION – SIMPSON CB66 OR EQUAL (SEE PLAN'S DETAILS S3.0).
4. BEAM TO WALL/CORNER CONNECTION – POCKET AND NAIL INTO WALL W/ 10 – 16 PENNY NAILS, STRAP W/ H7Z
5. BEAM TO COLUMN CONNECTION – THRU BOLTS WITH 2 – 5/8" BOLTS WITH POST NOTCHED NOT MORE THAN 2".
6. BEAM TO CORNER COLUMN CONNECTION – THRU BOLT WITH 2 – 5/8" SPACED AT 2.5" FROM THE EDGE, BOLTS WITH POST NOTCHED NOT MORE THAN 2", STRAP WITH CS16 STRAP LAP 12" ON COLUMN AND POST.
7. TYPICAL TRUSS TO BEAM – SIMPSON H10A (OR EQUAL).
8. TYPICAL TRUSS TO WALL – SIMPSON H10A (OR EQUAL).
9. HIP TRUSS TO CORNER POST – SIMPSON HCP1.81 WITH MTS20 STRAP

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	NOTES
1	3'-0"	5'-0"	--
2	3'-0"	5'-0"	--
3	2'-8"	2'-8"	--
4	3'-0"	5'-0"	--
5	3'-0"	5'-0"	--
6	3'-0"	5'-0"	--
7	3'-0"	5'-0"	--
8	3'-0"	5'-0"	--
9	2'-8"	2'-8"	--

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	NOTES
01	3'-0"	6'-8"	--
02	2'-8"	6'-8"	--
03	5'-0"	6'-8"	--
04	2'-8"	6'-8"	--
05	2'-8"	6'-8"	--
06	5'-0"	6'-8"	--
07	2'-8"	6'-8"	--
08	2'-8"	6'-8"	--
09	2'-8"	6'-8"	--
10	3'-0"	6'-8"	--
11	2'-0"	6'-8"	--
12	5'-0"	6'-8"	--
13	3'-0"	6'-8"	--
14	2'-4"	6'-8"	--
15	10'-0"	7'-0"	--
16	3'-0"	6'-8"	--

MK WEBER structural engineering
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REVISIONS:
COMMENTS:
DATE:

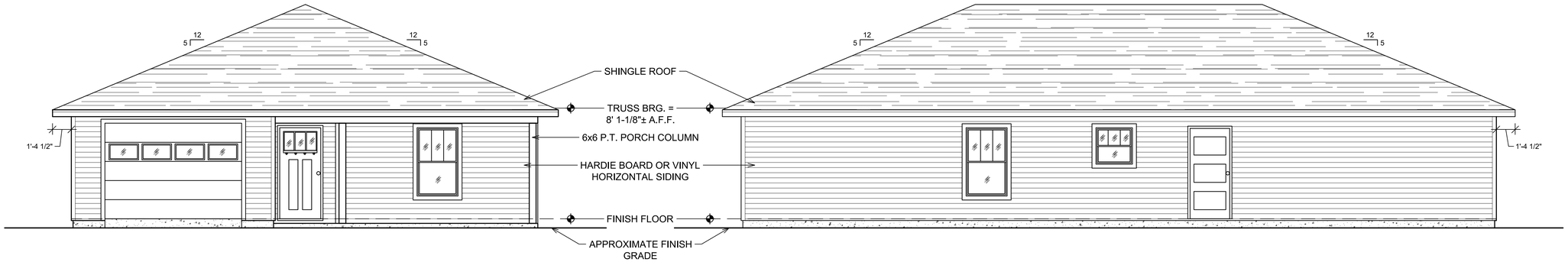
NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

FLOOR PLAN

1/14/2020

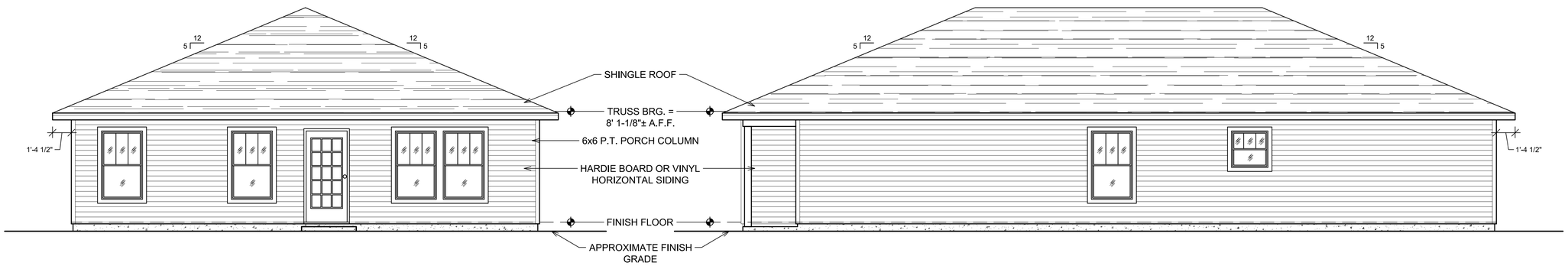
JOB NUMBER: 19526
DRAWN BY: JWM
CHECKED BY: MKW

DRAWING NUMBER
A1.0



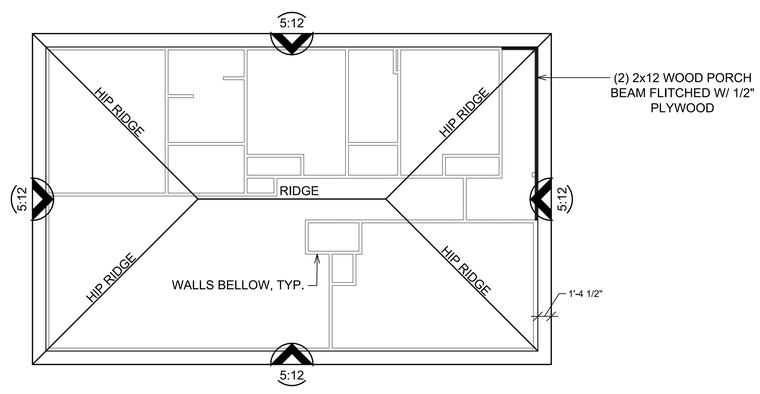
1 FRONT ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

2 SIDE (LEFT) ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)



3 REAR ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

4 SIDE (RIGHT) ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)



1 ROOF PLAN
1/16" = 1'-0" (11x17) 1/8"= 1'-0" (24x36)

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Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
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REVISIONS:
COMMENTS:
DATE:

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

ELEVATIONS
/ ROOF PLAN

1/14/2020

JOB NUMBER: 19526
DRAWN BY: JWM
CHECKED BY: MKW

DRAWING NUMBER
A2.0

STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA
   2015 INTERNATIONAL BUILDING CODE
   2017 FLORIDA STATE BUILDING CODE
   ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
   ACI 318-08: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY.
   ANSI/ AF&PA NDS-2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES.
   ACI 530-08/ ASCE 5-08/ TMS 402-08: BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES

2. BUILDING OCCUPANCY CATEGORY= II (PER ASCE 7-10 TABLE 1-1).

3. DESIGN LOADS:

A. DEAD LOADS:

- ROOF = 20 PSF

B. LIVE LOADS:

- ROOF : 20 PSF

- FLOOR: 1ST STORY = 30 PSF
- FLOOR: 2ND STORY = 30 PSF

C. WIND DESIGN CRITERIA

WIND SPEED = 140 MPH
EXPOSURE = C
ENCLOSURE CLASSIFICATION = ENCLOSED
Kd= 0.85
I = 1.0
Kzt= 1.0
BASE VELOCITY PRESSURE, Qh=38.4 PSF

COMPONENTS AND CLADDING				
ROOFS	DESIGN PRESSURE (ULT)		DESIGN PRESSURE (ASD)	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	26.2	41.5	15.7	24.9
ZONE 2	26.2	72.3	15.7	43.4
ZONE 3	26.2	106.9	15.7	64.1
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	18.5	37.7	11.1	22.6
ZONE 2	18.5	53.1	11.1	31.9
ZONE 3	18.5	83.9	11.1	50.3
WALLS	DESIGN PRESSURE		DESIGN PRESSURE	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	45.4	49.2	27.2	29.5
ZONE 5	45.4	60.8	27.2	36.5
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	38.6	42.4	23.2	25.4
ZONE 5	38.6	47.2	23.2	28.3

STRUCTURAL NOTES CONT'D

4. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:

   ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD
   FLOORS: L/480 LIVE LOAD; L/360 TOTAL LOAD (WOOD I-JOISTS ONLY)
   FLOORS: L/360 LIVE LOAD; L/240 TOTAL LOAD
   VERTICAL WINDOW SUPPORT: L/1000 LIVE LOAD
   EXTERIOR WALL SYSTEMS: L/600 WIND LOAD

5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.

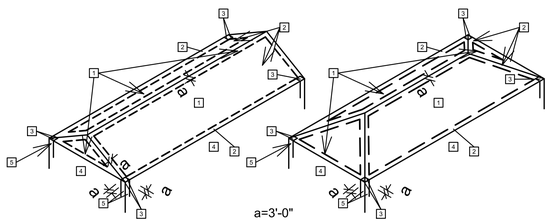
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.

8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH DESIGNER / ENGINEER. DO NOT SCALE DRAWINGS.

9. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND OTHER DESIGN CONSULTANT'S DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS. ANY APPARENT DISCREPANCIES, LIMITATIONS OR CONCERNS RESULTING FROM THIS COORDINATION SHOULD BE RESOLVED WITH THE DESIGNER / ENGINEER IMMEDIATELY.

10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS. COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION, SPECIFICALLY. INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



GABLE ROOF
WIND ZONE DIAGRAM

HIP ROOF
WIND ZONE DIAGRAM

WOOD CONSTRUCTION

DIMENSIONAL LUMBER

1. ALL DIMENSIONAL LUMBER NOMINAL 2" THICK AND 4-8" WIDE SHALL BE #2 SPF OR EQUAL. WIDTHS 10" AND WIDER SHALL BE #2 HEM-FIR.
2. LAMINATED VENEER LUMBER (LVL) TO BE 2.0E AND Fb = 3100 PSI OR GREATER.
3. ALL LEVEL 1 STRUCTURAL WALL FRAMING TO BE NOMINAL 2x ENGINEERED LAMINATED VENEER LUMBER (LVL) (BOISE VERSA - STUD 1.7/2650 OR APPROVED EQUAL.
4. SILLS AND MEMBERS EXPOSED DIRECTLY TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. PLYWOOD SHALL CONFORM TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1. INSTALL IN STAGGERED PATTERN. NAIL AS REQUIRED FOR DIAPHRAGM ACTION.
6. SHEAR PLATE AND SPLIT RING FASTENERS SHALL BE TECO OR APPROVED EQUAL.
7. NAILS SHALL BE STRONGHOLD, GALVANIZED COMMON NAILS OF THE SIZES INDICATED, EXCEPT THAT STAINLESS STEEL SIDING NAILS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR PLYWOOD SIDING.
8. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
9. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
10. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS, WASHERS SHALL BE EITHER ROUND MALLEABLE IRON OR SQUARE CUT STEEL WASHERS 1/4" THICK X 3 FASTENER DIAMETERS.
11. WHEREVER NECESSARY TO CUT OR DRILL TREATED LUMBER, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
12. PROVIDE SOLID BLOCKING AT MID-SPAN OF ALL SAWN JOISTS AND STUDS EXCEEDING 10 FOOT SPAN AND AT 10 FOOT MAXIMUM ON CENTER.
13. MEMBERS BEARING ON CONCRETE OR MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF BEAM.
14. DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" CURRENT EDITION AS RECOMMENDED BY THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION.
15. ALL COLUMNS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONTINUOUS UNLESS NOTED.
16. SET ALL JOISTS WITH CROWN UP.
17. WALL SHEATHING SHALL BE NAILED AS INDICATED ON DRAWINGS. ALL PANEL EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING.
18. PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL I.
19. ALL BOLTS, LAG SCREWS, SCREWS AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL.
20. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
21. ALL SIMPSON Z-MAX CONNECTORS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR BEAMS, COLUMNS AND JOISTS AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL.

VERTICAL STRUCTURAL PANEL SHEATHING NOTES (WOOD FRAMING)

1. FASTENERS SHALL NOT BE LOCATED LESS THAN 3/8" IN FROM THE EDGE OF THE PANEL.
2. FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
3. FASTENERS SHALL BE OF SUFFICIENT LENGTH TO ENSURE PENETRATION INTO FRAMING MEMBERS BY AT LEAST 1 1/2".
4. FRAMING MEMBERS SHALL BE A MINIMUM 2" NOMINAL IN THE DIMENSION TO WHICH THE STRUCTURAL PANEL IS ATTACHED. (U.N.O.)
5. NO UNBLOCKED PANELS LESS THAN 1'-0" WIDE SHALL BE USED.
6. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.

WOOD SHEATHING (WALLS)

1. BACK ALL SHEATHING PANEL EDGES WITH MINIMUM, NOMINAL 2 X BLOCKING.
2. 1/2" APA EXPOSURE I, RATED SHEATHING WITH 32/16 SPAN RATING (U.N.O.)
3. FRAMING TO BE MAXIMUM 1'-4" O.C.
4. FASTENERS SHALL BE A MINIMUM 8d COMMON (.131" Ø) OR GALVANIZED BOX NAILS (0.113"Ø)(GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED).
5. OFFSET PANEL JOINTS ON EACH SIDE OF WALL MINIMUM ONE STUD BAY.
6. PANELS MUST BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
7. WALL SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
8. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

MATERIAL SPECIFICATIONS

CONCRETE

FOOTINGS AND FOUNDATION WALLS	3,000 PSI @ 28 DAYS
SLAB ON GRADE	3,000 PSI @ 28 DAYS
ALL OTHER CIP CONCRETE NOT NOTED	3,000 PSI @ 28 DAYS
CONCRETE REINFORCING STEEL	60 KSI, ASTM A615
WELDED WIRE REINFORCEMENT	65 KSI, ASTM A185
ANCHOR RODS	ASTM F1554 (SEE SCHEDULE FOR GRADE)
ADHESIVE ANCHORS	HILTI HAS-E THREADED ROD WITH 150 HY INJECTION ADHESIVE OR EQUAL
MECHANICAL ANCHORS	HILTI KWIK BOLT III OR EQUAL
POWDER DRIVEN FASTENERS	HILTI DS OR EQUAL

MASONRY

CONCRETE MASONRY UNITS	F'm= 1,500 PSI, ASTM C90 NORMAL WEIGHT UNITS
MORTAR: TYPE S- BELOW GRADE	1,800 PSI, ASTM C270
MORTAR: TYPE N- ABOVE GRADE	750 PSI, ASTM C270
MASONRY GROUT	3,000 PSI, ASTM C476
MASONRY REINFORCING STEEL	60 KSI, ASTM A615
JOINT REINFORCEMENT	#9, ASTM A83

WOOD

2x6 AND SMALLER — SPF NO. 2 OR BETTER

MINIMUM DESIGN VALUES
- Fb 875 PSI
- Ft 450 PSI
- Fv 135 PSI
- $Fc^{\perp}$ 425 PSI
- Fcll 1,150 PSI
- E 1,400,000 PSI
- Emin 510,000 PSI

2x8 AND LARGER — HEM-FIR NO. 2 OR BETTER

MINIMUM DESIGN VALUES
- Fb 1,000 PSI
- Ft 575 PSI
- Fv 145 PSI
- $Fc^{\perp}$ 405 PSI
- Fcll 1,450 PSI
- E 1,300,000 PSI
- Emin 470,000 PSI

LAMINATED VENEER LUMBER (LVL)
MINIMUM DESIGN VALUES
Fb= 3365 PSI
E= 2,400,000 PSI

PARALLAM PLUS (PSL PLUS)
MINIMUM DESIGN VALUES
Fb= 2900 PSI
E= 2,200,000 PSI

CONCRETE CONSTRUCTION

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 307.
2. ALL CONCRETE, UNLESS SPECIFICALLY NOTED, SHALL BE NORMAL WEIGHT (145 PCF).
3. THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL MEET OR EXCEED THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
4. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER:
   CONCRETE CAST AGAINST EARTH = 3"
   CONCRETE EXPOSED TO EARTH OR WEATHER
   #6 THROUGH #18 BARS = 2"
   #5 BAR AND SMALLER = 1-1/2"
   CONCRETE WITH INTERIOR EXPOSURE:
   SLABS, WALLS, JOISTS
   #14 AND #18 BARS = 1-1/2"
   #11 BAR AND SMALLER = 3/4"
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS: (SEE TABLE FOLLOWING THIS SECTION)
6. SLAB-ON-GRADE SHALL HAVE CLASS 'A' TOLERANCE.
7. A 6-MIL. (MIN.) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE SAND BASE AND THE CONCRETE FLOOR.
8. CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
9. PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.

BAR SIZES	STANDARD	TOP BAR	"B"SPLICE	HOOK
#3	13"	16"	16"	6"
#4	20"	24"	24"	8"
#5	28"	44"	44"	10"
#6	36"	60"	60"	12"
#7	52"	82"	82"	14"

MULTIPLY LAP LENGTHS BY 1.3 FOR TOP BAR CONDITIONS, TOP BARS ARE HORIZONTAL BARS WITH 12 INCHES OR MORE OF CONCRETE BELOW.

FOUNDATION

1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR STRIP FOOTINGS (PRESUMPTIVE)
2. GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE SITE DRAWINGS AND AS REQUIRED FOR DRAINAGE.
3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM OF 6" OF COMPACTED GRANULAR FILL.
5. ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL CONSIST OF EARTH, WHICH IS FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ABOVE.
7. THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS OR, IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.
8. ANY FOUNDATION UNDER THE BASE FLOOD ELEVATION SHALL COMPLY W/ R322.2.2 OF THE FLORIDA BUILDING CODE & WILL PROVIDE FLOOD VENTS TO MEET THESE REQUIREMENTS.

WOOD SHEATHING (ROOF)

1. PANEL ROOF SHEATHING SHALL BE 5/8" APA EXPOSURE I, RATED SHEATHING WITH 48/24 SPAN RATING. (U.N.O.)
2. PANEL FLOOR SHEATHING SHALL BE 3/4" T&G APA EXPOSURE I, RATED PLYWOOD WITH 48/24 SPAN RATING. (U.N.O.)
3. FASTENERS SHALL BE A MINIMUM 8d BOX RING SHANK NAIL. (0.113" Ø)
4. FLOOR/ROOF PANEL SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SUPPORTS (MINIMUM).
5. FLOOR/ROOF PANEL SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS.
6. ROOF SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
7. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

WOOD TRUSSES

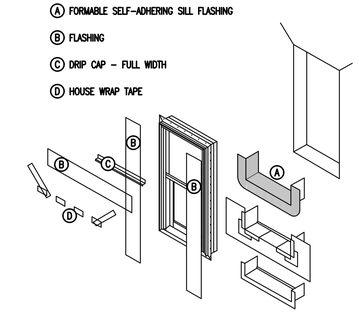
1. THE DESIGN, MANUFACTURING AND INSTALLATION OF ALL TRUSSES SHALL COMPLY WITH THE LATEST REQUIREMENTS OF NDS AND TPI CODES.
2. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF BUILDING CODES DESIGNATED ABOVE AND THE BUILDING PLANS.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR OTHER ITEMS OR APPENDAGES THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER.
4. ROOF TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.
5. THE CONTRACTOR SHALL SUBMIT FOR REVIEW A PRIOR TO CONSTRUCTION (1) ONE SET OF SHOP DRAWINGS PROVIDED BY THE ROOF TRUSS PROVIDER.
6. PERMANENT BRACING NOT SHOWN ON PLANS, WHICH IS REQUIRED FOR STRENGTH AND STABILITY OF TRUSS MEMBERS, SHALL BE PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.

OPENING SIZE	No. OF JAMB STUDS	No. OF JACK STUDS	No. OF BEAM STRAPS	No. OF JAMB STUD TIES	OPENING HOLD DOWN	CORNER HOLD DOWN
8'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
7'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
6'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
5'	2	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5
4'	1	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5
3'	1	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5

NOTES:

1. ALL BEAMS TO BE FLITCHED WITH 7/16" PLYWOOD MINIMUM. NAIL WITH 16D NAILS STAGGERED 6" O.C.
2. PROVIDE 5/8" DIA. THREADED ROD SYSTEM @ 6'-0" O.C. & WITHIN 12" OF CORNERS & EACH SIDE OF OPENING.
3. USE 4"x4" x1/8" WASHERS AT TOP PLATE OF 2x6 WALL FRAMING & 3"x3"x1/8" WASHERS AT TOP PLATE OF 2x4 WALL FRAMING. PROVIDE 5/8"x8" J-BOLT ANCHORS @ 2'-0" O.C. FOR ALL LOAD BEARING WALLS.

Ⓐ FORMABLE SELF-ADHERING SILL FLASHING
Ⓑ FLASHING
Ⓒ DRIP CAP - FULL WIDTH
Ⓓ HOUSE WRAP TAPE



WINDOW FLASHING DETAILS

MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
FL P.E. #75798

REVISIONS:
COMMENTS:
DATE:

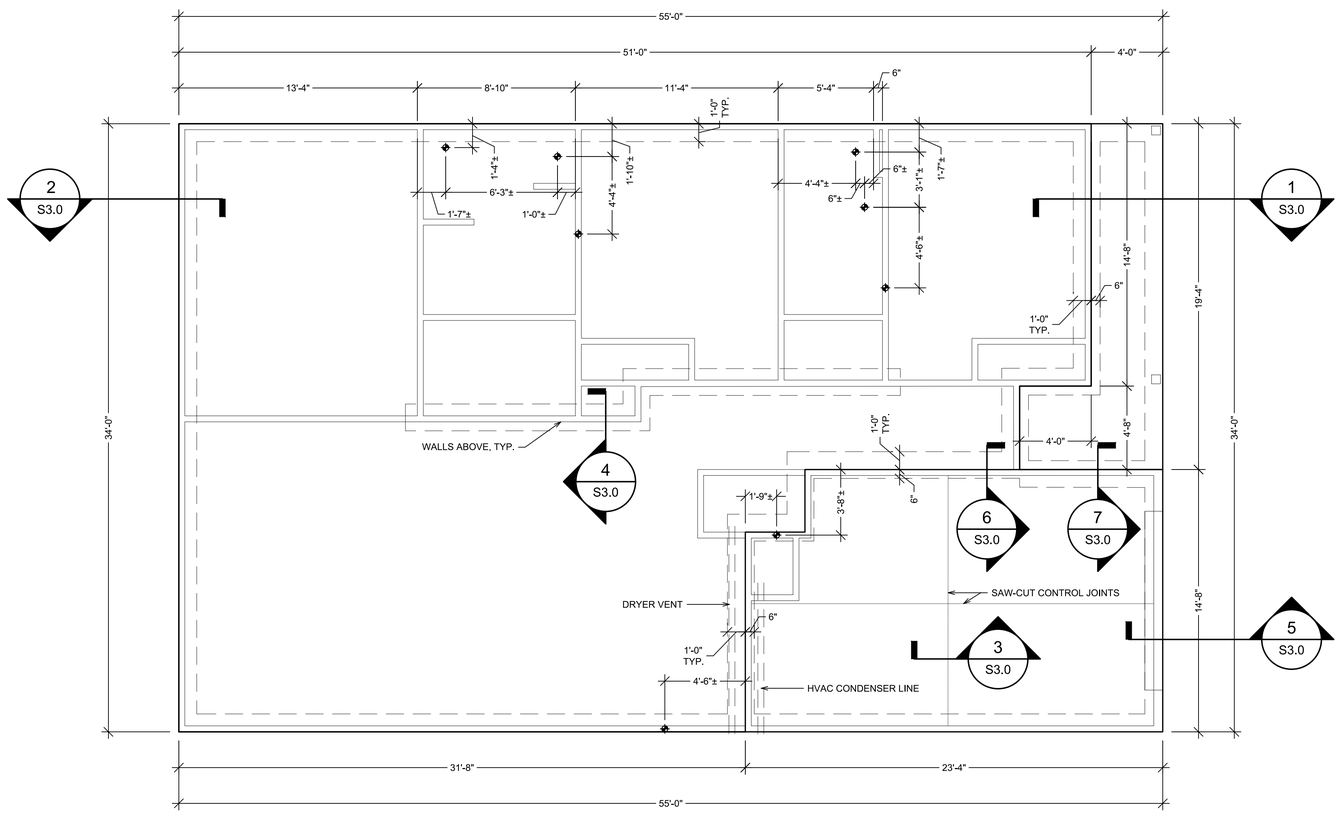
NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

SECTION NOTES

1/14/2020

JOB NUMBER: 19526
DRAWN BY: TBC
CHECKED BY: MKW

DRAWING NUMBER
S1.0



FOUNDATION PLAN

1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
FL P.E. #75798

REVISIONS:
DATE: COMMENTS:

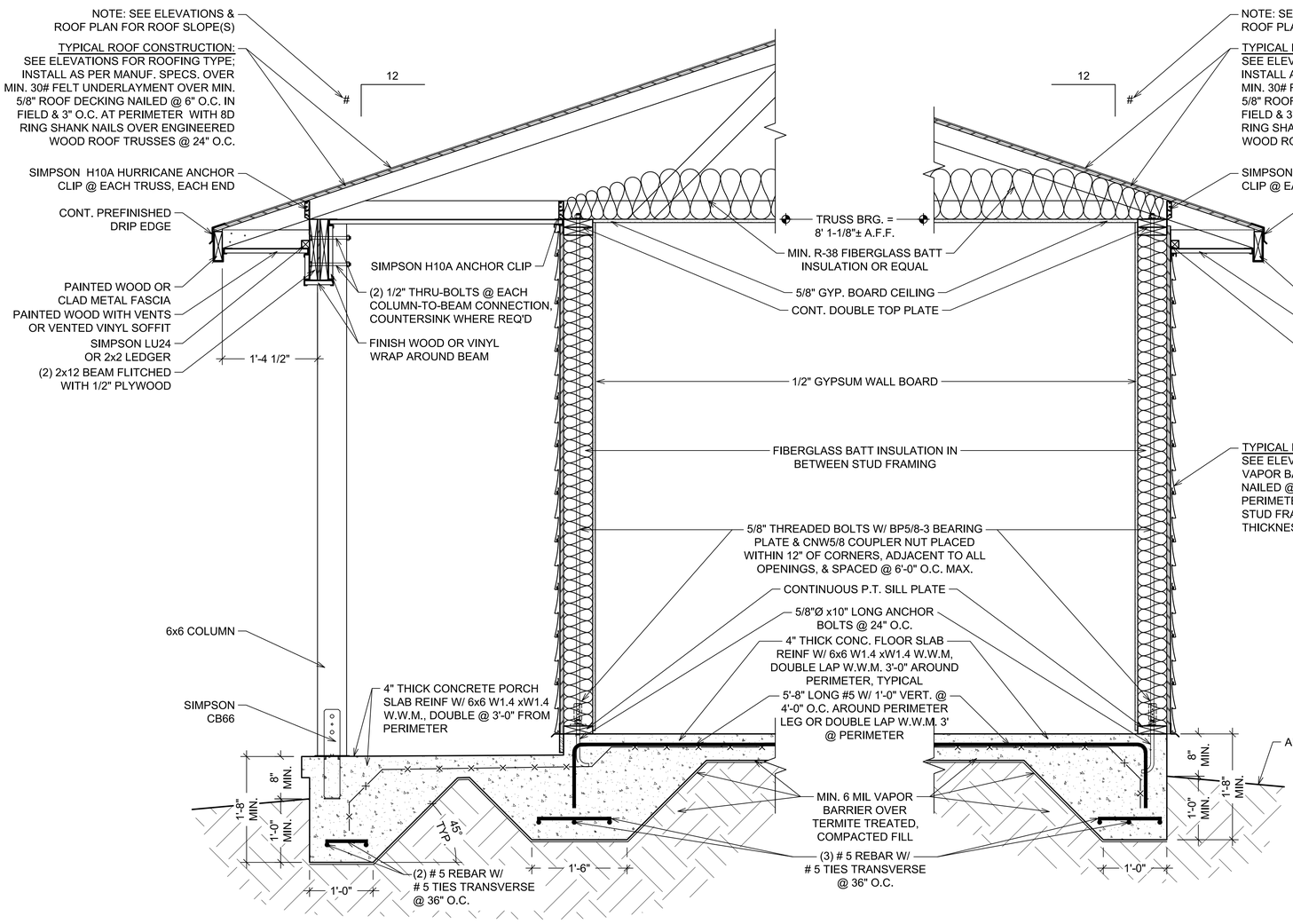
NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

FOUNDATION PLAN

1/14/2020

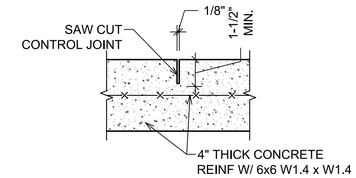
JOB NUMBER: 19526
DRAWN BY: JWM
CHECKED BY: MKW

DRAWING NUMBER
S2.0

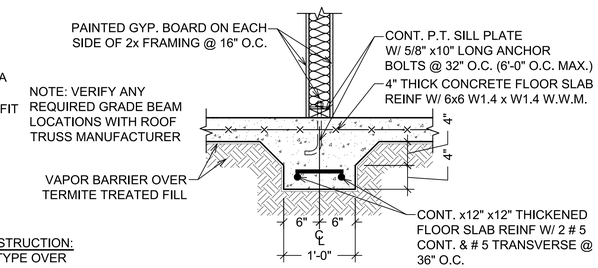


1 PORCH / WALL SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)

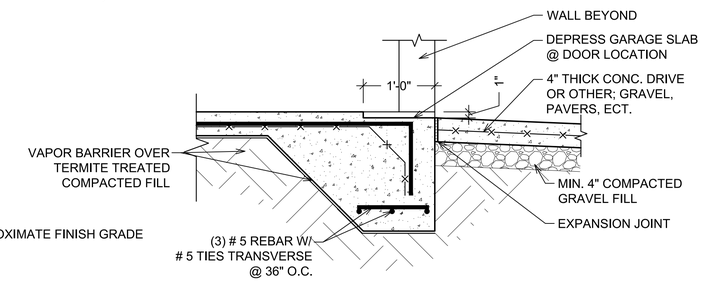
2 WALL SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



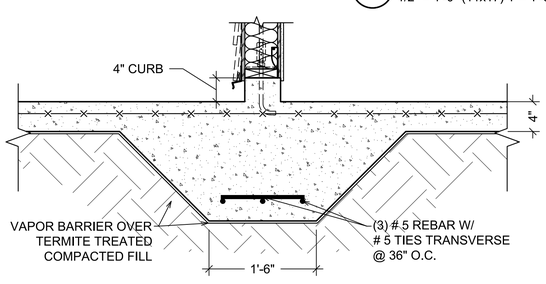
3 TYP. CONTROL JOINT
1-1/2" = 1'-0" (11x17) 3"= 1'-0" (24x36)



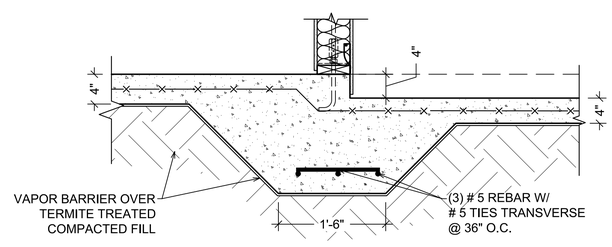
4 GRADE BEAM SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



5 SLAB @ GARAGE DOOR SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



7 CURB @ PORCH / GARAGE SECTION
1/4" = 1'-0" (11x17) 1/2"= 1'-0" (24x36)



6 SLAB @ WALL / GARAGE SECTION
1/4" = 1'-0" (11x17) 1/2"= 1'-0" (24x36)

MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
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NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

CONSTRUCTION SECTIONS

1/14/2020

JOB NUMBER: 19526
DRAWN BY: TBC
CHECKED BY: MKW

DRAWING NUMBER
S3.0

ELECTRICAL LEGEND

LIGHTING

CEILING MOUNTED FAN / LIGHT KIT FIXTURE AS SELECTED BY OWNER. SWITCH AS REQUIRED.

CEILING MOUNTED STRIP LIGHT FIXTURE AS SELECTED BY OWNER.

WALL MOUNTED LIGHTING FIXTURE AS SELECTED BY OWNER.

CEILING MOUNTED FIXTURE AS SELECTED BY OWNER.

WALL MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER .

RECESSED CAN LIGHT FIXTURE AS SELECTED BY OWNER

SOFFIT MOUNTED FLOOD LAMP FIXTURE AS SELECTED BY OWNER

FAN / LIGHT FIXTURE AS SELECTED BY OWNER. SWITCH AS REQUIRED.

UNDERCOUNTER LIGHTING AS SELECTED BY OWNER

WALL OUTLETS

DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT MIN. 12" A.F.F. UNLESS NOTED OTHERWISE.

WP — DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT MIN. 12" A.F.F. UNLESS NOTED OTHERWISE; PROVIDE WEATHERPROOF BOX FOR RECEPTACLE

DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER

GFI — DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER

220 VOLT, OR AS REQUIRED

SPECIAL SERVICE RECEPTACLE OR JUNCTION BOX

WALL SWITCHES

$ — A.C. TYPE, SINGLE POLE, 20 AMP, 120/277 VOLT, (UNLESS OTHERWISE NOTED, MOUNT 48" A.F.F.)

3$ — A.C. TYPE, 3 WAY, 20 AMP, 120/277 VOLT, (UNLESS OTHERWISE NOTED, MOUNT 48" A.F.F.)

BRANCH CIRCUITING

RUN CONCEALED IN CEILING OR WALLS

PANELS AND POWER

ELECTRICAL SERVICE PANEL

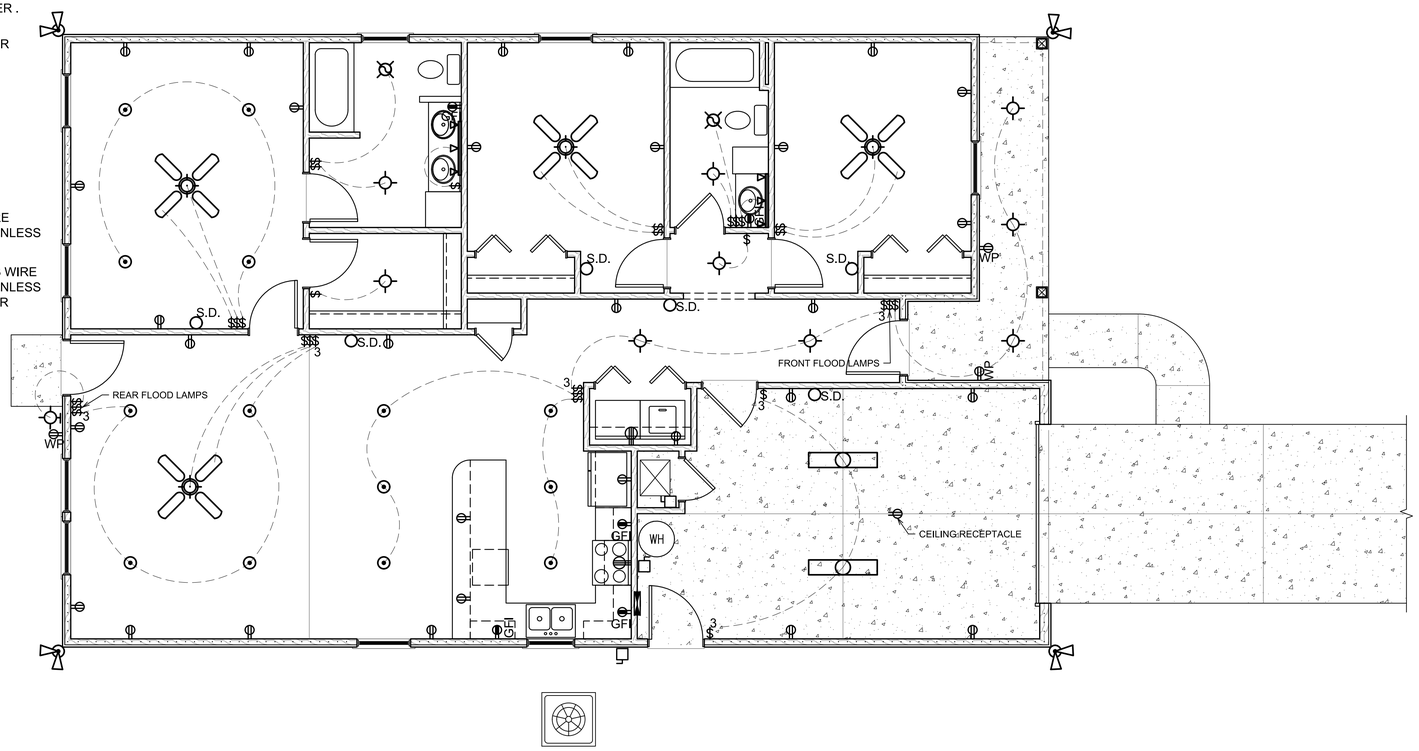
NON-FUSIBLE HVAC DISCONNECT SWITCH

FIRE ALARM SYSTEM

S.D. — CEILING OR WALL MOUNTED SMOKE DETECTOR AND /OR CARBON MONOXIDE DETECTOR

MISCELLANEOUS

T — WALL MOUNTED THERMOSTAT



ELECTRICAL PLAN

1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

MK WEBER structural engineering
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Panama City, FL 32405
mkweber.com
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FL P.E. #75798

REVISIONS:
DATE:
COMMENTS:

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1606 EAST 6TH COURT
PANAMA CITY, FLORIDA

ELECTRICAL PLAN

1/14/2020

JOB NUMBER: 19526
DRAWN BY: JWM
CHECKED BY: MKW

DRAWING NUMBER
E1.0

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1608 EAST 6TH COURT
PANAMA CITY, FLORIDA

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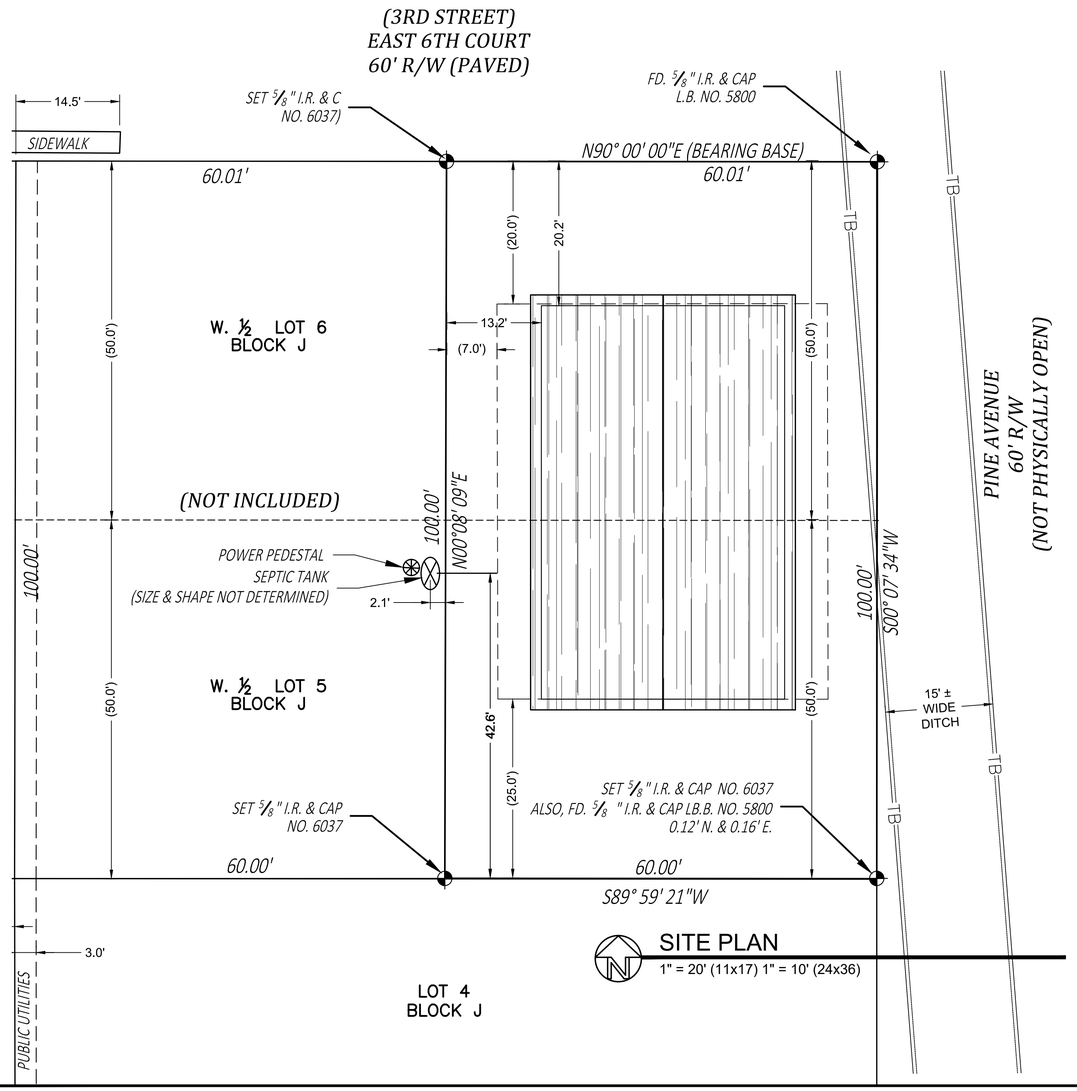
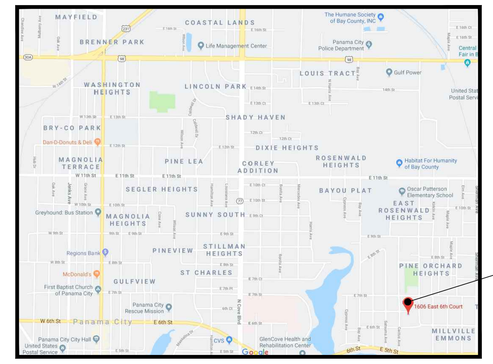
ELECTRICAL PLAN	E1.0

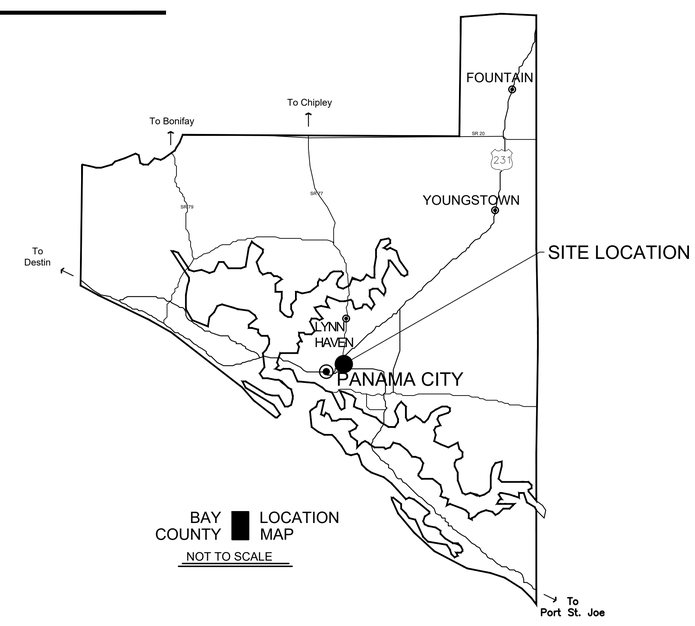


SITE PLAN
1" = 20' (11x17) 1" = 10' (24x36)



SITE LOCATION
NOT TO SCALE

PROJECT INFO:
PARCEL NUMBER - 22176-010-000
LAND USE ZONING - SFR
FLOOD ZONE - X
SQ. FT. CALCULATIONS:
AREA OF LOT = 5,968 SQ. FT.
TOTAL HEATED & COOLED = 1,443 SQ. FT.
TOTAL UNDER ROOF = 1,870 SQ. FT.



BAY COUNTY LOCATION MAP
NOT TO SCALE

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3200 W. 23rd Street
Panama City, FL 32405
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COVER SHEET

JOB NUMBER: 19526
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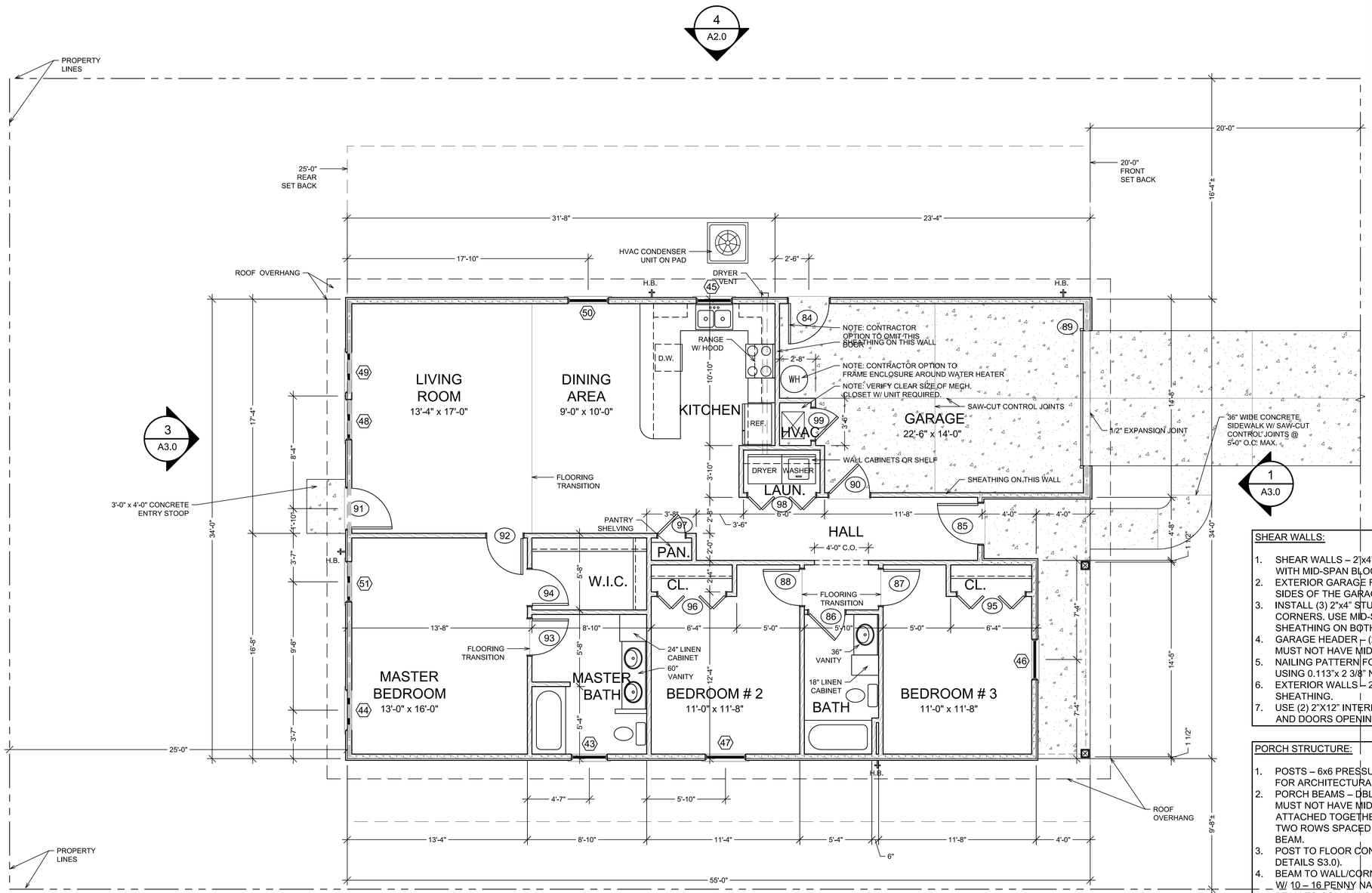
DRAWING NUMBER
C0.0



FLOOR PLAN

1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

- 1,443 SQ. FT. HEATED AND COOLED
- 96 SQ. FT. FRONT PORCH
- 331 SQ. FT. GARAGE
- 1,870 SQ. FT. TOTAL SLAB UNDER ROOF

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	NOTES
43	2'-8"	2'-8"	--
44	3'-0"	5'-0"	--
45	2'-8"	2'-8"	--
46	3'-0"	5'-0"	--
47	3'-0"	5'-0"	--
48	3'-0"	5'-0"	--
49	3'-0"	5'-0"	--
50	3'-0"	5'-0"	--
51	3'-0"	5'-0"	--

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	NOTES
84	3'-0"	6'-8"	--
85	3'-0"	6'-8"	--
86	2'-8"	6'-8"	--
87	2'-8"	6'-8"	--
88	2'-8"	6'-8"	--
89	10'-0"	7'-0"	--
90	3'-0"	6'-8"	--
91	3'-0"	6'-8"	--
92	2'-8"	6'-8"	--
93	2'-8"	6'-8"	--
94	2'-8"	6'-8"	--
95	5'-0"	6'-8"	--
96	5'-0"	6'-8"	--
97	2'-0"	6'-8"	--
98	5'-0"	6'-8"	--
99	2'-4"	6'-8"	--

SHEAR WALLS:

1. SHEAR WALLS – 2"x4" STUDS WITH 1/2" SHEATHING ON BOTH SIDES WITH MID-SPAN BLOCKING.
2. EXTERIOR GARAGE FRONT SHEAR WALLS – 2"x4" STUDS ON BOTH SIDES OF THE GARAGE OPENINGS.
3. INSTALL (3) 2"x4" STUDS AGAINST THE OPENINGS AND (3) 2"x4" ON CORNERS. USE MID-SPAN BLOCKING BETWEEN 2"x6" STUDS WITH 1/2" SHEATHING ON BOTH SIDES.
4. GARAGE HEADER – (2) 2"x12" FLITCHED WITH ½" PLYWOOD. BEAMS MUST NOT HAVE MID-SPAN SPLICES.
5. NAILING PATTERN FOR SHEATHING – 3" ON EDGE AND 6" ON FIELD USING 0.113"x 2 3/8" NAILS.
6. EXTERIOR WALLS – 2"x4" STUDS WITH MID SPAN BLOCKING AND 1/2" SHEATHING.
7. USE (2) 2"X12" INTERIOR HEADERS WITH 2"x4" WALLS FOR WINDOWS AND DOORS OPENINGS OF 9'-0" OR LESS.

PORCH STRUCTURE:

1. POSTS – 6x6 PRESSURE TREATED TIMBER. SEE PLAN'S ELEVATIONS FOR ARCHITECTURAL FINISH.
2. PORCH BEAMS – DBL 2x12 SYP FLITCHED WITH ½" PLYWOOD. BEAMS MUST NOT HAVE MID-SPAN SPLICES. PORCH BEAMS NEED TO BE ATTACHED TOGETHER WITH SDW 0.220" x 3.5" SCREWS STAGGERED IN TWO ROWS SPACED @ 12" O.C AND 2" DISTANCE FROM THE EDGE OF BEAM.
3. POST TO FLOOR CONNECTION – SIMPSON CB66 OR EQUAL (SEE PLAN'S DETAILS S3.0).
4. BEAM TO WALL/CORNER CONNECTION – POCKET AND NAIL INTO WALL W/ 10 – 16 PENNY NAILS, STRAP W/ H7Z
5. BEAM TO COLUMN CONNECTION – THRU BOLTS WITH 2 – 5/8" BOLTS WITH POST NOTCHED NOT MORE THAN 2".
6. BEAM TO CORNER COLUMN CONNECTION – THRU BOLT WITH 2 – 5/8" SPACED AT 2.5" FROM THE EDGE, BOLTS WITH POST NOTCHED NOT MORE THAN 2", STRAP WITH CS16 STRAP LAP 12" ON COLUMN AND POST.
7. TYPICAL TRUSS TO BEAM – SIMPSON H10A (OR EQUAL).
8. TYPICAL TRUSS TO WALL – SIMPSON H10A (OR EQUAL).
9. HIP TRUSS TO CORNER POST – SIMPSON HCP1.81 WITH MTS20 STRAP

MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
FL P.E. #75798

REVISIONS:
COMMENTS:
DATE:

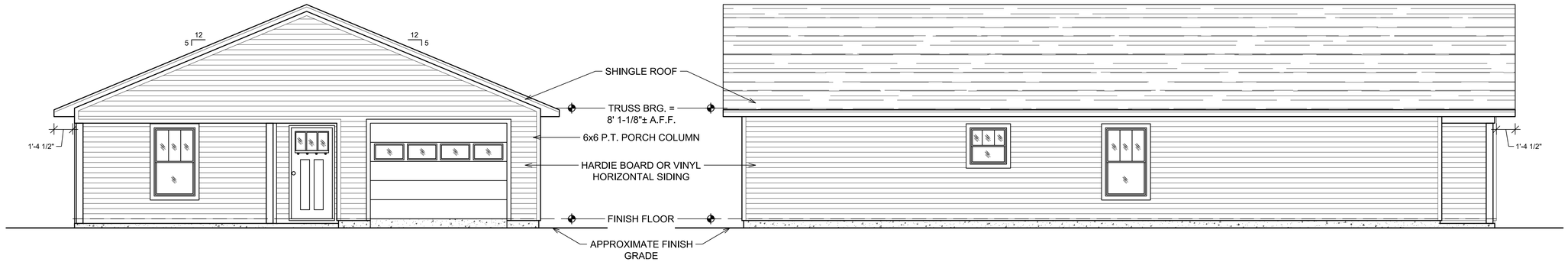
NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1608 EAST 6TH COURT
PANAMA CITY, FLORIDA

FLOOR PLAN

1/15/2020

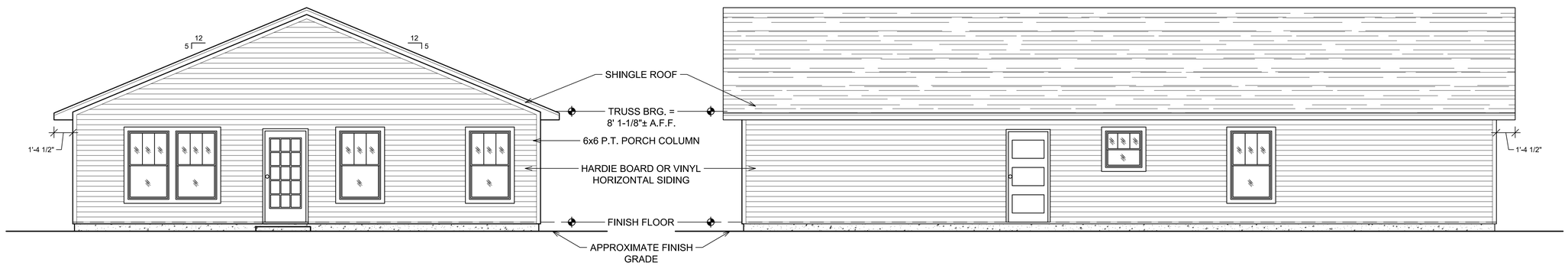
JOB NUMBER: 19526
DRAWN BY: TBC
CHECKED BY: MKW

DRAWING NUMBER
A1.0



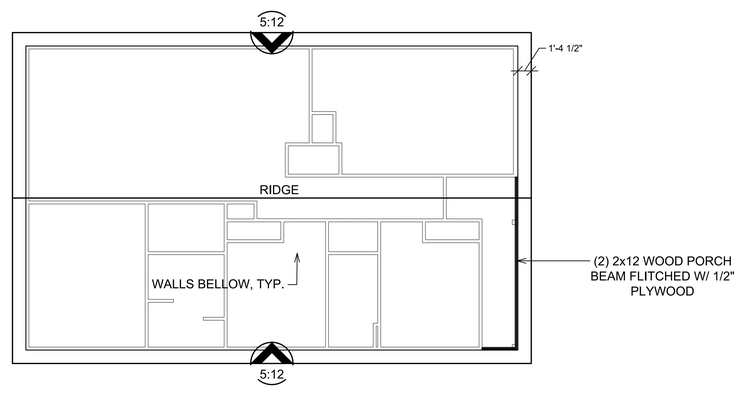
1 FRONT ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

2 SIDE (LEFT) ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)



3 REAR ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

4 SIDE (RIGHT) ELEVATION
1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)



1 ROOF PLAN
1/16" = 1'-0" (11x17) 1/8"= 1'-0" (24x36)

MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
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DATE:

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1608 EAST 6TH COURT
PANAMA CITY, FLORIDA

ELEVATIONS
/ ROOF PLAN

1/15/2020

JOB NUMBER: 19526
DRAWN BY: TBC
CHECKED BY: MKW

DRAWING NUMBER
A2.0

STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA
   2015 INTERNATIONAL BUILDING CODE
   2017 FLORIDA STATE BUILDING CODE
   ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
   ACI 318-08: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY.
   ANSI/ AF&PA NDS-2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES.
   ACI 530-08/ ASCE 5-08/ TMS 402-08: BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES

2. BUILDING OCCUPANCY CATEGORY= II (PER ASCE 7-10 TABLE 1-1).

3. DESIGN LOADS:

A. DEAD LOADS:

- ROOF = 20 PSF

B. LIVE LOADS:

- ROOF : 20 PSF

- FLOOR: 1ST STORY = 30 PSF
- FLOOR: 2ND STORY = 30 PSF

C. WIND DESIGN CRITERIA

WIND SPEED = 140 MPH
EXPOSURE = C
ENCLOSURE CLASSIFICATION = ENCLOSED
Kd= 0.85
I = 1.0
Kzt= 1.0
BASE VELOCITY PRESSURE, Qh=38.4 PSF

COMPONENTS AND CLADDING				
ROOFS	DESIGN PRESSURE (ULT)		DESIGN PRESSURE (ASD)	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	26.2	41.5	15.7	24.9
ZONE 2	26.2	72.3	15.7	43.4
ZONE 3	26.2	106.9	15.7	64.1
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	18.5	37.7	11.1	22.6
ZONE 2	18.5	53.1	11.1	31.9
ZONE 3	18.5	83.9	11.1	50.3
WALLS	DESIGN PRESSURE		DESIGN PRESSURE	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	45.4	49.2	27.2	29.5
ZONE 5	45.4	60.8	27.2	36.5
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	38.6	42.4	23.2	25.4
ZONE 5	38.6	47.2	23.2	28.3

STRUCTURAL NOTES CONT'D

4. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:

   ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD
   FLOORS: L/480 LIVE LOAD; L/360 TOTAL LOAD (WOOD I-JOISTS ONLY)
   FLOORS: L/360 LIVE LOAD; L/240 TOTAL LOAD
   VERTICAL WINDOW SUPPORT: L/1000 LIVE LOAD
   EXTERIOR WALL SYSTEMS: L/600 WIND LOAD

5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.

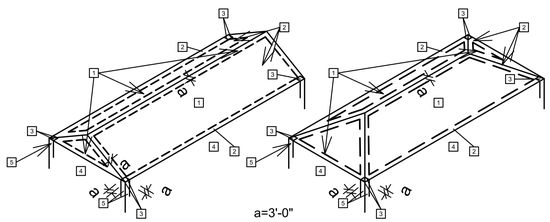
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.

8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH DESIGNER / ENGINEER. DO NOT SCALE DRAWINGS.

9. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND OTHER DESIGN CONSULTANT'S DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS. ANY APPARENT DISCREPANCIES, LIMITATIONS OR CONCERNS RESULTING FROM THIS COORDINATION SHOULD BE RESOLVED WITH THE DESIGNER / ENGINEER IMMEDIATELY.

10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS. COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION, SPECIFICALLY. INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



GABLE ROOF
WIND ZONE DIAGRAM

HIP ROOF
WIND ZONE DIAGRAM

WOOD CONSTRUCTION

DIMENSIONAL LUMBER

1. ALL DIMENSIONAL LUMBER NOMINAL 2" THICK AND 4-8" WIDE SHALL BE #2 SPF OR EQUAL. WIDTHS 10" AND WIDER SHALL BE #2 HEM-FIR.
2. LAMINATED VENEER LUMBER (LVL) TO BE 2.0E AND Fb = 3100 PSI OR GREATER.
3. ALL LEVEL 1 STRUCTURAL WALL FRAMING TO BE NOMINAL 2x ENGINEERED LAMINATED VENEER LUMBER (LVL) (BOISE VERSA - STUD 1.7/2650 OR APPROVED EQUAL.
4. SILLS AND MEMBERS EXPOSED DIRECTLY TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. PLYWOOD SHALL CONFORM TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1. INSTALL IN STAGGERED PATTERN. NAIL AS REQUIRED FOR DIAPHRAGM ACTION.
6. SHEAR PLATE AND SPLIT RING FASTENERS SHALL BE TECO OR APPROVED EQUAL.
7. NAILS SHALL BE STRONGHOLD, GALVANIZED COMMON NAILS OF THE SIZES INDICATED, EXCEPT THAT STAINLESS STEEL SIDING NAILS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR PLYWOOD SIDING.
8. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
9. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
10. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS, WASHERS SHALL BE EITHER ROUND MALLEABLE IRON OR SQUARE CUT STEEL WASHERS 1/4" THICK X 3 FASTENER DIAMETERS.
11. WHEREVER NECESSARY TO CUT OR DRILL TREATED LUMBER, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
12. PROVIDE SOLID BLOCKING AT MID-SPAN OF ALL SAWN JOISTS AND STUDS EXCEEDING 10 FOOT SPAN AND AT 10 FOOT MAXIMUM ON CENTER.
13. MEMBERS BEARING ON CONCRETE OR MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF BEAM.
14. DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" CURRENT EDITION AS RECOMMENDED BY THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION.
15. ALL COLUMNS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONTINUOUS UNLESS NOTED.
16. SET ALL JOISTS WITH CROWN UP.
17. WALL SHEATHING SHALL BE NAILED AS INDICATED ON DRAWINGS. ALL PANEL EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING.
18. PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL I.
19. ALL BOLTS, LAG SCREWS, SCREWS AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL.
20. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
21. ALL SIMPSON Z-MAX CONNECTORS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR BEAMS, COLUMNS AND JOISTS AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL.

VERTICAL STRUCTURAL PANEL SHEATHING NOTES (WOOD FRAMING)

1. FASTENERS SHALL NOT BE LOCATED LESS THAN 3/8" IN FROM THE EDGE OF THE PANEL.
2. FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
3. FASTENERS SHALL BE OF SUFFICIENT LENGTH TO ENSURE PENETRATION INTO FRAMING MEMBERS BY AT LEAST 1 1/2".
4. FRAMING MEMBERS SHALL BE A MINIMUM 2" NOMINAL IN THE DIMENSION TO WHICH THE STRUCTURAL PANEL IS ATTACHED. (U.N.O.)
5. NO UNBLOCKED PANELS LESS THAN 1'-0" WIDE SHALL BE USED.
6. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.

WOOD SHEATHING (WALLS)

1. BACK ALL SHEATHING PANEL EDGES WITH MINIMUM, NOMINAL 2 X BLOCKING.
2. 1/2" APA EXPOSURE I, RATED SHEATHING WITH 32/16 SPAN RATING (U.N.O.)
3. FRAMING TO BE MAXIMUM 1'-4" O.C.
4. FASTENERS SHALL BE A MINIMUM 8d COMMON (.131" Ø) OR GALVANIZED BOX NAILS (0.113"Ø)(GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED).
5. OFFSET PANEL JOINTS ON EACH SIDE OF WALL MINIMUM ONE STUD BAY.
6. PANELS MUST BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
7. WALL SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
8. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

MATERIAL SPECIFICATIONS

CONCRETE

FOOTINGS AND FOUNDATION WALLS	3,000 PSI @ 28 DAYS
SLAB ON GRADE	3,000 PSI @ 28 DAYS
ALL OTHER CIP CONCRETE NOT NOTED	3,000 PSI @ 28 DAYS
CONCRETE REINFORCING STEEL	60 KSI, ASTM A615
WELDED WIRE REINFORCEMENT	65 KSI, ASTM A185
ANCHOR RODS	ASTM F1554 (SEE SCHEDULE FOR GRADE)
ADHESIVE ANCHORS	HILTI HAS-E THREADED ROD WITH 150 HY INJECTION ADHESIVE OR EQUAL
MECHANICAL ANCHORS	HILTI KWIK BOLT III OR EQUAL
POWDER DRIVEN FASTENERS	HILTI DS OR EQUAL

MASONRY

CONCRETE MASONRY UNITS	F'm= 1,500 PSI, ASTM C90 NORMAL WEIGHT UNITS
MORTAR: TYPE S- BELOW GRADE	1,800 PSI, ASTM C270
MORTAR: TYPE N- ABOVE GRADE	750 PSI, ASTM C270
MASONRY GROUT	3,000 PSI, ASTM C476
MASONRY REINFORCING STEEL	60 KSI, ASTM A615
JOINT REINFORCEMENT	#9, ASTM A83

WOOD

2x6 AND SMALLER — SPF NO. 2 OR BETTER

MINIMUM DESIGN VALUES
- Fb 875 PSI
- Ft 450 PSI
- Fv 135 PSI
- $Fc^{\perp}$ 425 PSI
- Fcll 1,150 PSI
- E 1,400,000 PSI
- Emin 510,000 PSI

2x8 AND LARGER — HEM-FIR NO. 2 OR BETTER

MINIMUM DESIGN VALUES
- Fb 1,000 PSI
- Ft 575 PSI
- Fv 145 PSI
- $Fc^{\perp}$ 405 PSI
- Fcll 1,450 PSI
- E 1,300,000 PSI
- Emin 470,000 PSI

LAMINATED VENEER LUMBER (LVL)
MINIMUM DESIGN VALUES
Fb= 3365 PSI
E= 2,400,000 PSI

PARALLAM PLUS (PSL PLUS)
MINIMUM DESIGN VALUES
Fb= 2900 PSI
E= 2,200,000 PSI

CONCRETE CONSTRUCTION

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 307.
2. ALL CONCRETE, UNLESS SPECIFICALLY NOTED, SHALL BE NORMAL WEIGHT (145 PCF).
3. THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL MEET OR EXCEED THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
4. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER:
   CONCRETE CAST AGAINST EARTH = 3"
   CONCRETE EXPOSED TO EARTH OR WEATHER
   #6 THROUGH #18 BARS = 2"
   #5 BAR AND SMALLER = 1-1/2"
   CONCRETE WITH INTERIOR EXPOSURE:
   SLABS, WALLS, JOISTS
   #14 AND #18 BARS = 1-1/2"
   #11 BAR AND SMALLER = 3/4"
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS: (SEE TABLE FOLLOWING THIS SECTION)
6. SLAB-ON-GRADE SHALL HAVE CLASS 'A' TOLERANCE.
7. A 6-MIL. (MIN.) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE SAND BASE AND THE CONCRETE FLOOR.
8. CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
9. PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.

BAR SIZES	STANDARD	TOP BAR	"B"SPLICE	HOOK
#3	13"	16"	16"	6"
#4	20"	24"	24"	8"
#5	28"	44"	44"	10"
#6	36"	60"	60"	12"
#7	52"	82"	82"	14"

MULTIPLY LAP LENGTHS BY 1.3 FOR TOP BAR CONDITIONS, TOP BARS ARE HORIZONTAL BARS WITH 12 INCHES OR MORE OF CONCRETE BELOW.

FOUNDATION

1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR STRIP FOOTINGS (PRESUMPTIVE)
2. GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE SITE DRAWINGS AND AS REQUIRED FOR DRAINAGE.
3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM OF 6" OF COMPACTED GRANULAR FILL.
5. ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL CONSIST OF EARTH, WHICH IS FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ABOVE.
7. THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS OR, IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.
8. ANY FOUNDATION UNDER THE BASE FLOOD ELEVATION SHALL COMPLY W/ R322.2.2 OF THE FLORIDA BUILDING CODE & WILL PROVIDE FLOOD VENTS TO MEET THESE REQUIREMENTS.

WOOD SHEATHING (ROOF)

1. PANEL ROOF SHEATHING SHALL BE 5/8" APA EXPOSURE I, RATED SHEATHING WITH 48/24 SPAN RATING. (U.N.O.)
2. PANEL FLOOR SHEATHING SHALL BE 3/4" T&G APA EXPOSURE I, RATED PLYWOOD WITH 48/24 SPAN RATING. (U.N.O.)
3. FASTENERS SHALL BE A MINIMUM 8d BOX RING SHANK NAIL. (0.113" Ø)
4. FLOOR/ROOF PANEL SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SUPPORTS (MINIMUM).
5. FLOOR/ROOF PANEL SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS.
6. ROOF SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
7. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

WOOD TRUSSES

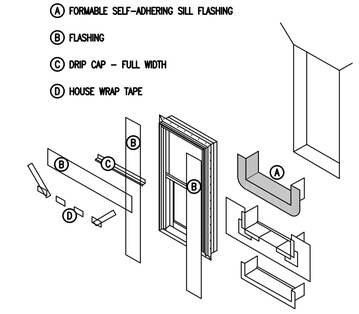
1. THE DESIGN, MANUFACTURING AND INSTALLATION OF ALL TRUSSES SHALL COMPLY WITH THE LATEST REQUIREMENTS OF NDS AND TPI CODES.
2. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF BUILDING CODES DESIGNATED ABOVE AND THE BUILDING PLANS.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR OTHER ITEMS OR APPENDAGES THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER.
4. ROOF TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.
5. THE CONTRACTOR SHALL SUBMIT FOR REVIEW A PRIOR TO CONSTRUCTION (1) ONE SET OF SHOP DRAWINGS PROVIDED BY THE ROOF TRUSS PROVIDER.
6. PERMANENT BRACING NOT SHOWN ON PLANS, WHICH IS REQUIRED FOR STRENGTH AND STABILITY OF TRUSS MEMBERS, SHALL BE PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.

OPENING SIZE	No. OF JAMB STUDS	No. OF JACK STUDS	No. OF BEAM STRAPS	No. OF JAMB STUD TIES	OPENING HOLD DOWN	CORNER HOLD DOWN
8'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
7'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
6'	2	2	2	2	HDU2-SDS2.5	HDU2-SDS2.5
5'	2	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5
4'	1	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5
3'	1	1	1	1	HDU2-SDS2.5	HDU2-SDS2.5

NOTES:

1. ALL BEAMS TO BE FLITCHED WITH 7/16" PLYWOOD MINIMUM. NAIL WITH 16D NAILS STAGGERED 6" O.C.
2. PROVIDE 5/8" DIA. THREADED ROD SYSTEM @ 6'-0" O.C. & WITHIN 12" OF CORNERS & EACH SIDE OF OPENING.
3. USE 4"x4" x1/8" WASHERS AT TOP PLATE OF 2x6 WALL FRAMING & 3"x3"x1/8" WASHERS AT TOP PLATE OF 2x4 WALL FRAMING. PROVIDE 5/8"x8" J-BOLT ANCHORS @ 2'-0" O.C. FOR ALL LOAD BEARING WALLS.

Ⓐ FORMABLE SELF-ADHERING SILL FLASHING
Ⓑ FLASHING
Ⓒ DRIP CAP - FULL WIDTH
Ⓓ HOUSE WRAP TAPE



WINDOW FLASHING DETAILS

MK WEBER structural engineering
3200 W. 23rd Street
Panama City, FL 32405
mkweber.com
Michael K. Weber P.E.
FL P.E. #75798

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COMMENTS:
DATE:

NEW RESIDENTIAL CONSTRUCTION
BY: SYNERGYNDS
1608 EAST 6TH COURT
PANAMA CITY, FLORIDA

SECTION NOTES

1/15/2020

JOB NUMBER: 19526
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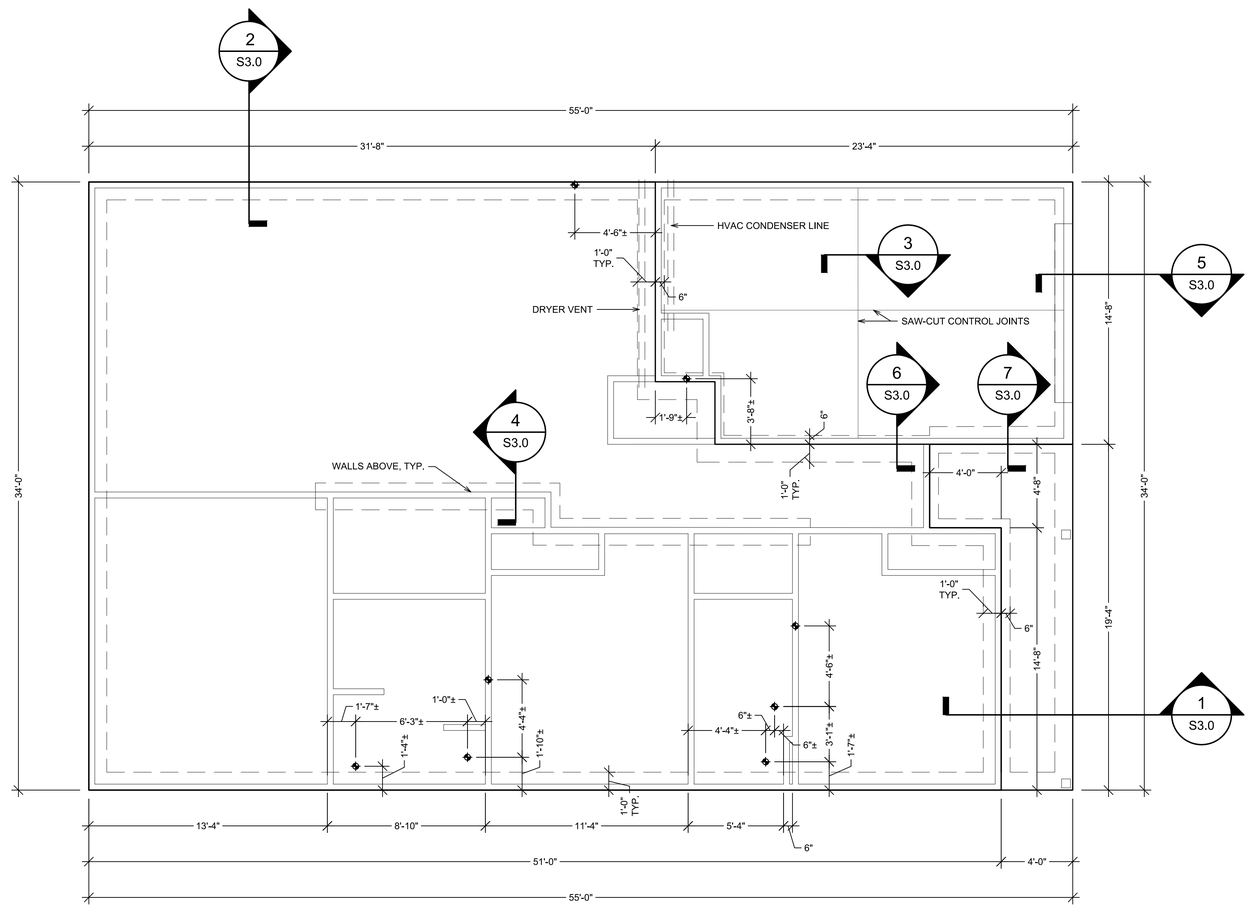
S1.0



FOUNDATION PLAN

1/8" = 1'-0" (11x17) 1/4"= 1'-0" (24x36)

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FOUNDATION PLAN

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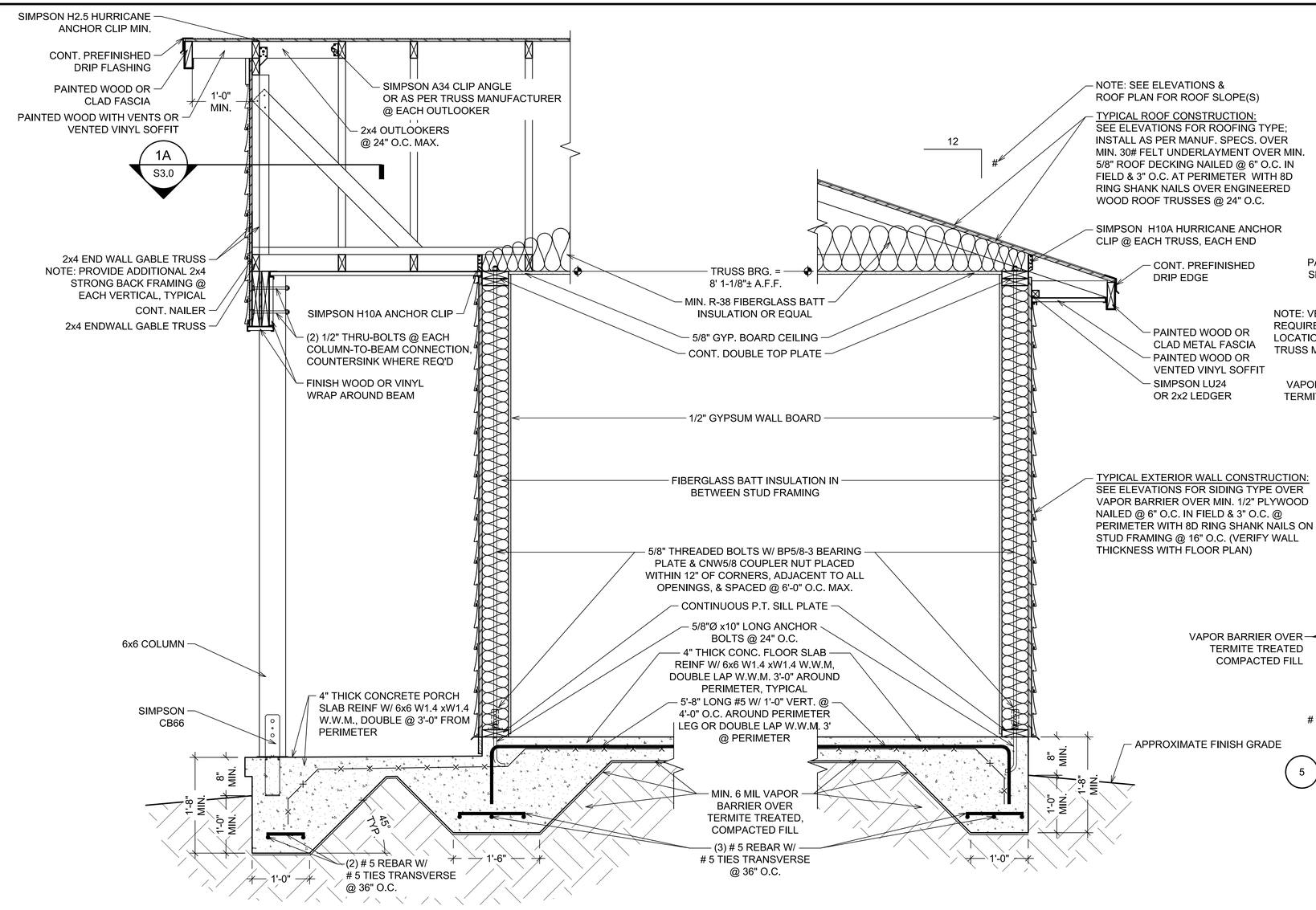
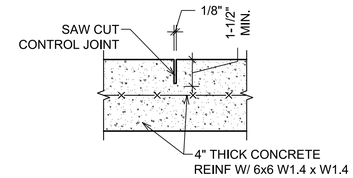
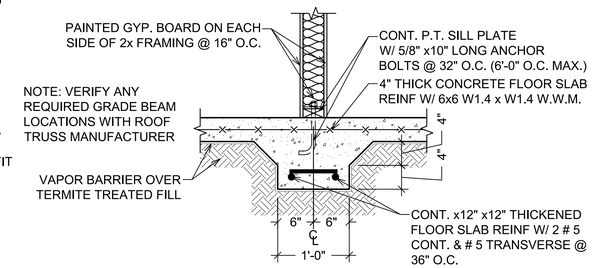


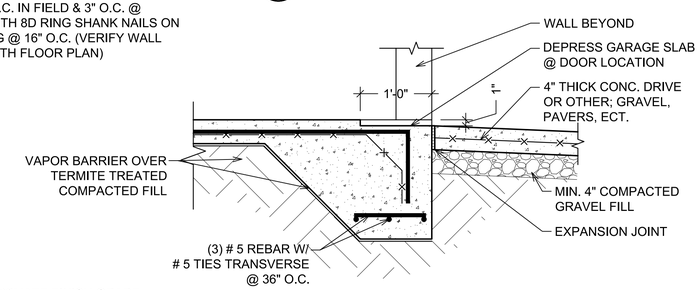
1 PORCH / WALL SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



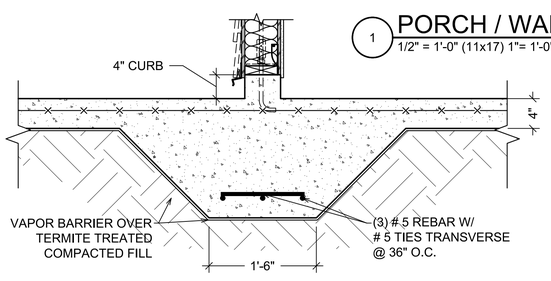
3 TYP. CONTROL JOINT
1-1/2" = 1'-0" (11x17) 3"= 1'-0" (24x36)



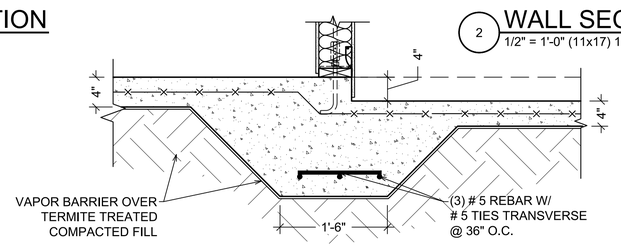
4 GRADE BEAM SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



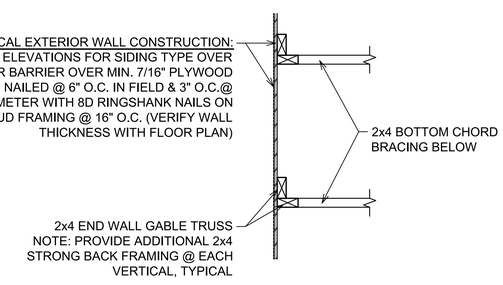
5 SLAB @ GARAGE DOOR SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



7 CURB @ PORCH / GARAGE SECTION
1/4" = 1'-0" (11x17) 1/2"= 1'-0" (24x36)



2 WALL SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



6 SLAB @ WALL / GARAGE SECTION
1/4" = 1'-0" (11x17) 1/2"= 1'-0" (24x36)

1A GABLE ENDWALL DETAIL
1/2" = 1'-0" (11x17) 1"= 1'-0" (22x34)

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ELECTRICAL LEGEND

LIGHTING

CEILING MOUNTED FAN / LIGHT KIT FIXTURE AS SELECTED BY OWNER. SWITCH AS REQUIRED.

CEILING MOUNTED STRIP LIGHT FIXTURE AS SELECTED BY OWNER.

WALL MOUNTED LIGHTING FIXTURE AS SELECTED BY OWNER.

CEILING MOUNTED FIXTURE AS SELECTED BY OWNER.

WALL MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER .

RECESSED CAN LIGHT FIXTURE AS SELECTED BY OWNER

SOFFIT MOUNTED FLOOD LAMP FIXTURE AS SELECTED BY OWNER

FAN / LIGHT FIXTURE AS SELECTED BY OWNER. SWITCH AS REQUIRED.

UNDERCOUNTER LIGHTING AS SELECTED BY OWNER

WALL OUTLETS

DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT MIN. 12" A.F.F. UNLESS NOTED OTHERWISE.

WP — DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT MIN. 12" A.F.F. UNLESS NOTED OTHERWISE; PROVIDE WEATHERPROOF BOX FOR RECEPTACLE

DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER

GFI — DUPLEX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER

220 VOLT, OR AS REQUIRED

SPECIAL SERVICE RECEPTACLE OR JUNCTION BOX

WALL SWITCHES

$ — A.C. TYPE, SINGLE POLE, 20 AMP, 120/277 VOLT, (UNLESS OTHERWISE NOTED, MOUNT 48" A.F.F.)

3$ — A.C. TYPE, 3 WAY, 20 AMP, 120/277 VOLT, (UNLESS OTHERWISE NOTED, MOUNT 48" A.F.F.)

BRANCH CIRCUITING

RUN CONCEALED IN CEILING OR WALLS

PANELS AND POWER

ELECTRICAL SERVICE PANEL

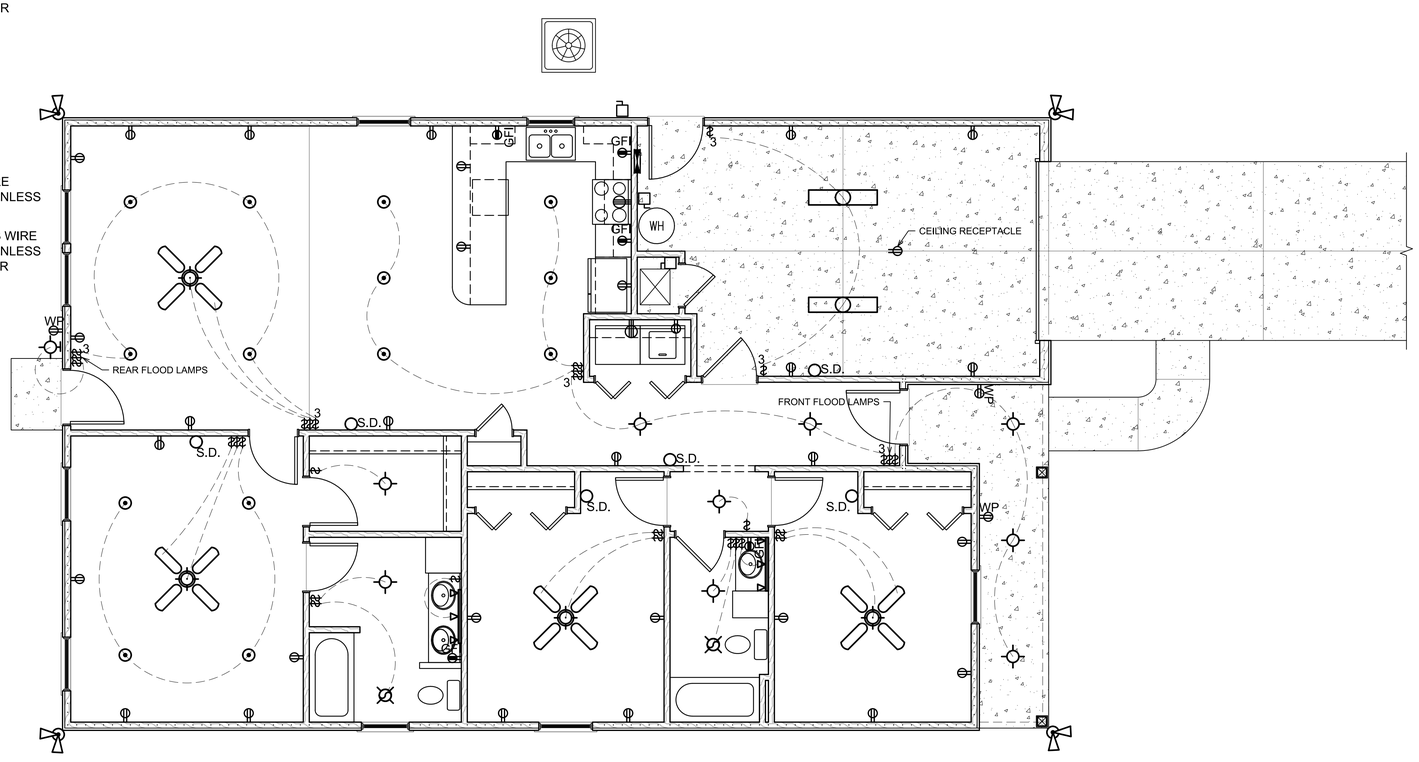
NON-FUSIBLE HVAC DISCONNECT SWITCH

FIRE ALARM SYSTEM

S.D. — CEILING OR WALL MOUNTED SMOKE DETECTOR AND /OR CARBON MONOXIDE DETECTOR

MISCELLANEOUS

T — WALL MOUNTED THERMOSTAT



ELECTRICAL PLAN

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ELECTRICAL PLAN

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DRAWING NUMBER
E1.0