

SHEET 1 OF 4	JOB NAME: <b>UTILITY ROOM ADDITION</b> CITRUS COUNTY, FL	SHEET TITLE: <b>EXISTING BUILDING</b>	DATE: 7/13/17	DATE: 7/13/17
			DRAWN BY: DFA	DATE: 07-13-17
			JOB NUMBER: 17-001	
Daniel F. Ardito, P.E. Professional Engineer 3444 S. PLUMMER ST. SEASIDE, FL 32081 (904) 487-4100				







**GENERAL NOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE (FBC) 2019 EDITION.
- 2. ALL SYSTEMS SHALL BE INSTALLED IN PLACES BY THE TRADES AS SHOWN IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SYSTEMS.
- 3. ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL OF THE FOLLOWING CODES AS APPLICABLE:
  - FLORIDA BUILDING CODE (FBC) 2019 EDITION
  - FLORIDA MECHANICAL CODE (FMC) 2019 EDITION
  - FLORIDA PLUMBING CODE (FPC) 2019 EDITION
  - FLORIDA ELECTRICAL CODE (FEC) 2019 EDITION
  - FLORIDA FUEL GAS CODE (FFGC) 2019 EDITION
  - FLORIDA FIRE PREVENTION CODE (FFPC) 2019 EDITION
  - FLORIDA ROOFING CODE (FRC) 2019 EDITION
  - FLORIDA SOLENOID CODE (FSC) 2019 EDITION
- 4. THESE DRAWINGS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT ALL SYSTEMS WILL BE INSTALLED BY QUALIFIED PROFESSIONALS LICENSED BY THE STATE OF FLORIDA FOR THE TYPE OF INSTALLATION INDICATED.
- 5. ALL TRADES ARE RESPONSIBLE FOR THE PROPER INSTALLATION OF THEIR PARTICULAR TRADE IN ACCORDANCE WITH FLORIDA BUILDING CODE (FBC). THESE PLANS REFLECT A GENERAL LAYOUT AND DESIGN OF BUILDING COMPONENTS AND MAY NOT SHOW ALL ITEMS NECESSARY FOR COMPLETE INSTALLATION (SEE NOTES).
- 6. MECH, PLUMBING AND ELECTRICAL SYSTEMS MAY BE REQUIRED BY CONTRACTOR FOR FLORIDA STATUTES (IMPACT) FLORIDA UNDER THE FOLLOWING CONDITIONS: NO NOTES FOR FLORIDA STATUTES. SEE FLORIDA STATUTES FOR OTHER EXPANSION/REVISIONS.
- 7. FBC-1908.02
- 8. THE FOLLOWING PERIODS ARE NOT REQUIRED TO BE LICENSED UNDER THE PROVISIONS OF THIS CHAPTER AS A LICENSED ENGINEER:
  - 1. ANY ELECTRICAL, PLUMBING, AIR-CONDITIONING OR MECHANICAL CONTRACTOR WHOSE PRACTICE INCLUDES THE DESIGN AND FABRICATION OF ELECTRICAL, AIR-CONDITIONING OR MECHANICAL SYSTEMS AND WHOSE PRACTICE IS LIMITED TO THE DESIGN AND FABRICATION OF A LIMITED RANGE UNDER CHAPTER 900, PART 2 OF CHAPTER 400, OR UNDER ANY SPECIAL ACT OR ORDINANCE WHICH VARIES IN ANY CONSTRUCTION PROJECT WHICH:
  - 2. INVOLVES AN ELECTRICAL OR PLUMBING OR AIR-CONDITIONING AND REFRIGERATION SYSTEM WITH A VALUE OF \$200,000 OR LESS; AND
  - 3. IS REQUIRED TO BE INSTALLED OR MAINTAINED IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF INDUSTRIAL, ELECTRICAL SYSTEMS.
  - 9. AS REQUIRED BY FLORIDA STATUTES WITH REGARD TO THE FOLLOWING CODES:
    - (1) PROVIDES A MECHANICAL, VENTILATION, AND AIR-CONDITIONING SYSTEM NOT TO EXCEED 30-TON-REFrigeration CAPACITY; OR IF THE PROJECT EXCEEDS TO FLORIDA STATUTES AS APPLICABLE.

**CONSTRUCTION**

- A1. USE PROPERLY SIZED AND SPACING BRACING, UNDERPINNING, ETC. AS REQUIRED BY CONDITIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EXISTING FOUNDATION AND FOUNDATION TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS. PARTIAL BRACING IS PROHIBITED.
- A2. NO FIELD REVISIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ENGINEER. THIS INCLUDES, BUT IS NOT LIMITED TO, REVISIONS DUE TO NO-LOCATION, HEIGHT, OR ANY OTHER CONSTRUCTION ERROR.
- C. HAVE ALL WALLS DURING CONSTRUCTION TO PREVENT DAMAGE FROM WIND, WATER, EARTH MOVEMENT AND CONSTRUCTION LOADS UNTIL ALL SUPPORTING ELEMENTS ARE IN PLACE AND ALL SUPPORTS STABILIZED.
- D. NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER OTHER THAN AS INDICATED OR APPROVED BY THE ENGINEER. THE LOCATION AND SIZE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- D. PRELIMINARY LAYOUTS FOR ALL ROOF AND ELECTRICAL PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- F1. STRUCTURAL DRAWINGS ARE TO BE COORDINATED AND USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS FOR EQUIPMENT, WALL, BASE, SUPPORTS AND ELEVATION FINISHES.
- G1. SUPPORT FOR AIR-CONDITIONING UNITS, CONDENSERS AND OTHER ROOF MOUNTED OR EXTERIOR MOUNTED EQUIPMENT SHALL BE DESIGNED AND CONSTRUCTED FOR THAT PURPOSE. IF THE SUPPORT HAS BEEN DESIGNATED AS OF LIGHTER WEIGHT (NOTED) THEN ENGINEER PRIOR TO THE DESIGN OF EQUIPMENT AND PREPARATION BEFORE STRUCTURAL DESIGN IS COMPLETE.
- H1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).

**ROOF FINISHES**

- A1. ALL ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.
- B1. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.
- C1. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.
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- Z1. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.

**STRUCTURAL CONCRETE**

- A1. PRECAST CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
 

1. CASTING	3,000 PSI
2. SLAB OR CHASE OR FILL	3,000 PSI
3. GIRDER FILLER CELLS	3,000 PSI
4. FILLER BATTERY BEAMS	3,000 PSI
5. STRUCTURAL TIE COLUMNS OR CHASE WALLS	3,000 PSI
6. STRUCTURAL TIE BEAMS OR CHASE WALLS	3,000 PSI
7. STRUCTURAL TIE CHASE AND BEAMS	3,000 PSI
- B. FOR BRIDGE, SEE AT 9' TO 17' HORIZ.
- C. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AC-308-LE (BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ALSO THE LATEST EDITION (INCORPORATING FOR STRUCTURAL CONCRETE FOR BUILDINGS).
- D. THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH AC-308-LE, SECTION 7.1.
- E. ALL SUPPORTS IN CONTACT WITH EXPOSED SURFACE SHALL BE PLACED TOPPED. ALL ACCESSORIES SHALL BE GALVANIZED.
- F. PRELIMINARY DRAWINGS, BRACKETS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TIE SUPPORTS CONFORMING WITH THIS RECOMMENDATION.
- G. ALL CONCRETE SHALL CONFORM TO APPROVED WORKING MIXING PRACTICES AND PROCEDURES. ALL CONCRETE PORTLAND CEMENT SHALL BE THE SAME BRAND AND TYPE. ALL APPROVED PORTLAND CEMENT SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOB SITE.
- H. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, BRACING AND SCHEDGING. PROVIDE COMMERCIAL FORM (DATA) COMPANIES THAT WILL NOT BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- I. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO THUMP CONCRETE AGAINST FORMS.
- J. NO SLIP OVER IT SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

**PRECAST LAYOUT**

- A1. ALL PRECAST LAYOUTS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.
- B1. PRECAST LAYOUTS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.
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- Z1. PRECAST LAYOUTS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2019 EDITION AND THE FLORIDA MECHANICAL CODE (FMC) 2019 EDITION.

**REINFORCING STEEL**

- A1. ALL REINFORCING STEEL SHALL CONFORM TO STANDARDS OF WITH ALLOW GRAB AS PER AISI 60100E.
- B1. ALL VOLUMES WIRE FABRICS SHALL CONFORM TO STANDARDS OF WITH ALLOW.
- C1. ALL REINFORCING DETAILS SHALL CONFORM TO MINIMUM OF STANDARD PRACTICE FOR CASTING REINFORCED CONCRETE STRUCTURES AND SHALL BE APPROVED BY THE ENGINEER.

**ROOF FINISHES**

- A1. VERIFY THE SIZE, LOCATION AND CONDITION OF ROOF FINISHES PRIOR TO FABRICATING AND ERECTION OF ROOF FINISHES.
- B1. VERIFY THE SIZE, LOCATION AND CONDITION OF ROOF FINISHES PRIOR TO FABRICATING AND ERECTION OF ROOF FINISHES.
- C1. VERIFY THE SIZE, LOCATION AND CONDITION OF ROOF FINISHES PRIOR TO FABRICATING AND ERECTION OF ROOF FINISHES.
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- Y1. VERIFY THE SIZE, LOCATION AND CONDITION OF ROOF FINISHES PRIOR TO FABRICATING AND ERECTION OF ROOF FINISHES.
- Z1. VERIFY THE SIZE, LOCATION AND CONDITION OF ROOF FINISHES PRIOR TO FABRICATING AND ERECTION OF ROOF FINISHES.

**CONCRETE MASONRY**

- A1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (SEE AC-308-LE AND SPECIFICATIONS FOR MASONRY STRUCTURES LATEST EDITION/ISSUE).
  - B1. COMPRESSIVE STRENGTH OF THE MASONRY SHALL BE 3,000 PSI - 3,500 PSI. DETERMINATION OF COMPRESSIVE STRENGTH SHALL BE DONE ON THE JOB THROUGH TESTING.
  - C1. CONCRETE MASONRY UNITS SHALL CONFORM TO WITH ONE (1) NO. 4 BARS PER UNIT. THE COMPRESSIVE STRENGTH OF THE UNITS SHALL BE 3,000 PSI MINIMUM ON THE NET AREA.
  - D1. MORTAR SHALL CONFORM TO WITH ONE (1) NO. 4 BARS PER UNIT FOR ALL WORK IN CONTACT WITH THE MASONRY. TYPE I SHALL BE USED FOR ALL EXTERIOR WALLS AND ALL EXTERIOR LOAD BEARING WALLS.
  - E1. FOR UNREINFORCED MASONRY THE STRENGTH OF JOINTS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF WITH ONE (1) NO. 4 BARS PER UNIT SHALL BE AT LEAST EQUAL TO 75% BUT NOT LESS THAN 2,000 PSI. THE SLUMP OF THE JOINTS SHALL BE BETWEEN 6 AND 8 INCHES.
  - F1. REINFORCING BARS SHALL CONFORM TO WITH ALLOW GRAB AS PER AISI 60100E.
  - G1. REINFORCING BARS SHALL CONFORM TO WITH ALLOW GRAB AS PER AISI 60100E.
  - H1. WHERE VERTICAL JOINTS ARE JOINED REINFORCING AND FILLED. CONTACT WITH CELLS ALIGNED AND ADJACENT JOINTS SHALL BE REINFORCED TO PREVENT THE SPREAD OF JOINTS BEING CURED CELLS.
  - I1. EXTERIOR ANCHORS, WALL PLACES, ACCESSORIES AND OTHER METALLURGICAL ITEMS SHALL BE INSTALLED AS THE MANUFACTURER RECOMMENDS.
  - J1. ALL JOINTS SHALL BE GREASED SEALS FROM THE JOINTS TO THE FINISHED SLAB OR JOINT AND SHALL INCLUDE 1-40 CONTINUOUS AT THE FLOOR LEVEL.
  - K1. STONE BLOCKS OR UNITS AND COVER WITH VENEER.
  - L1. USE ALL MORTAR WITHIN 3 HOURS OF MIXING.

**STUCCO**

- A1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.
- B1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.
- C1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.
- D1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.
- E1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.
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- Y1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.
- Z1. EXTERIOR STUCCO SHALL BE APPLIED IN 3 COATS TO THE MASONRY SURFACE.

**ASPHALT SHINGLE NOTES**

- A1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- B1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- C1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- D1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
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- S1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- T1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- U1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- V1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- W1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- X1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- Y1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.
- Z1. ASPHALT SHINGLES SHALL BE FACTURED TO MEET GRADE 2000.

**WOOD TRUSS NOTES**

- A1. ALL MANUFACTURED ROOF & FLOOR TRUSS SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA. SHOP DRAWINGS AND CALCULATIONS TO BE SUBMITTED AND SEALED BY THE ENGINEER.
- B1. ALL TRUSSES TO BE INSTALLED PER APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE (FBC) 2019 EDITION SHALL BE LISTED ELSEWHERE IN THESE PLANS.
- C1. LIGHT TRUSS SYSTEMS SHALL BE 4x4 TRUSSES. HEAVY TRUSS SYSTEMS SHALL BE 6x6 TRUSSES. ALL TRUSSES SHALL BE 10' ON CENTER UNLESS OTHERWISE NOTED. ALL TRUSSES SHALL BE INSTALLED WITH ALL CONNECTIONS TO BE MADE AS SHOWN IN THE TRUSS MANUFACTURER'S SPECIFICATIONS. ALL TRUSSES SHALL BE INSTALLED WITH ALL CONNECTIONS TO BE MADE AS SHOWN IN THE TRUSS MANUFACTURER'S SPECIFICATIONS.
- D1. ALL BRACED TRUSSES IN THESE PLANS ARE IN ACCORDANCE WITH BRACING REQUIREMENTS BY TRUSS MANUFACTURERS. TRUSS MANUFACTURERS PROVIDES A BRACING SYSTEM TO THAT BRACE THE MORE STRENGTH SYSTEM SHALL BE INSTALLED.
- E1. ALL TRUSSES SHALL BE CONNECTED TO BUILDING STRUCTURE IN ACCORDANCE WITH SPECIFICATIONS WITH THESE PLANS. SPECIFICATIONS ARE USUALLY SHOWN IN THE ROOF FINISHING PLAN AND/OR ROOF TRUSS CONNECTION SCHEDULE.
- F1. ROOF FINISHING TO BE 7/16" DIA. MIN. GALV. NUTS (UNLESS OTHERWISE NOTED) SHALL BE USED TO CONNECT TRUSSES TO WALLS.
- G1. THE ROOF FINISHING PLAN OF THESE PLANS IS A GUIDELINE FOR TRUSS MANUFACTURERS. THE EXACT BRACE & TRUSS PLACEMENT SHALL BE DETERMINED BY TRUSS MANUFACTURERS. ANY CHANGES THAT EFFECT TRUSSING, FILLED CELL LOCATIONS OR TRUSS PLACEMENT WILL BECOME THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE. TO NOTIFY THE ENGINEER.

**STEEL CONNECTOR NOTES**

- A1. ALL STEEL CONNECTORS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL STEEL CONNECTORS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.
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**PROPOSED ELEVATIONS**

**UTILITY ROOM ADDITION**  
CITRUS COUNTY, FL

SHEET 3 OF 4

JOB NAME: UTILITY ROOM ADDITION, CITRUS COUNTY, FL

JOB NUMBER: 11-107

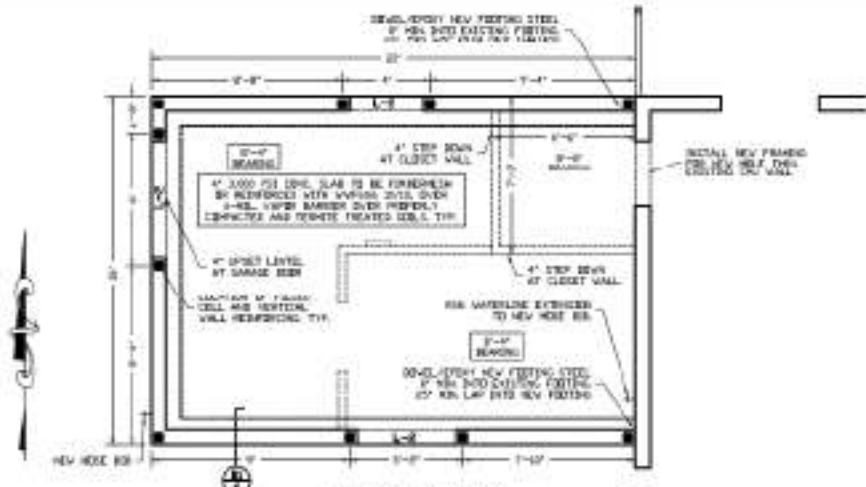
DATE: 11/11/24

DESIGNER: DANIEL F. ADRIANO, P.E.

SEAL: DANIEL F. ADRIANO, P.E. 11111

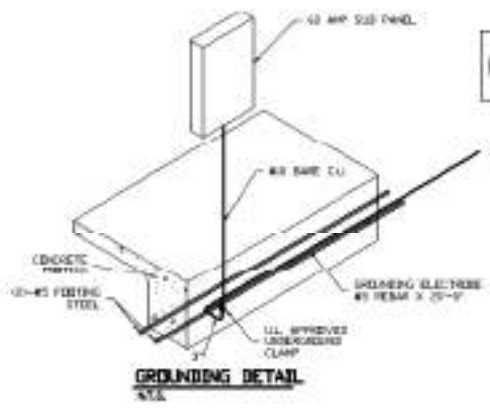
DATE: 11/11/24

PROJECT: UTILITY ROOM ADDITION, CITRUS COUNTY, FL

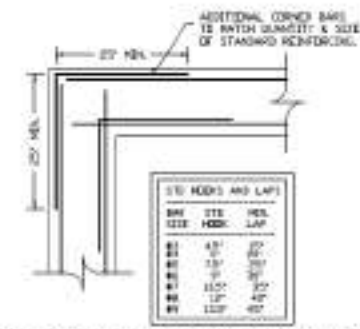


**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

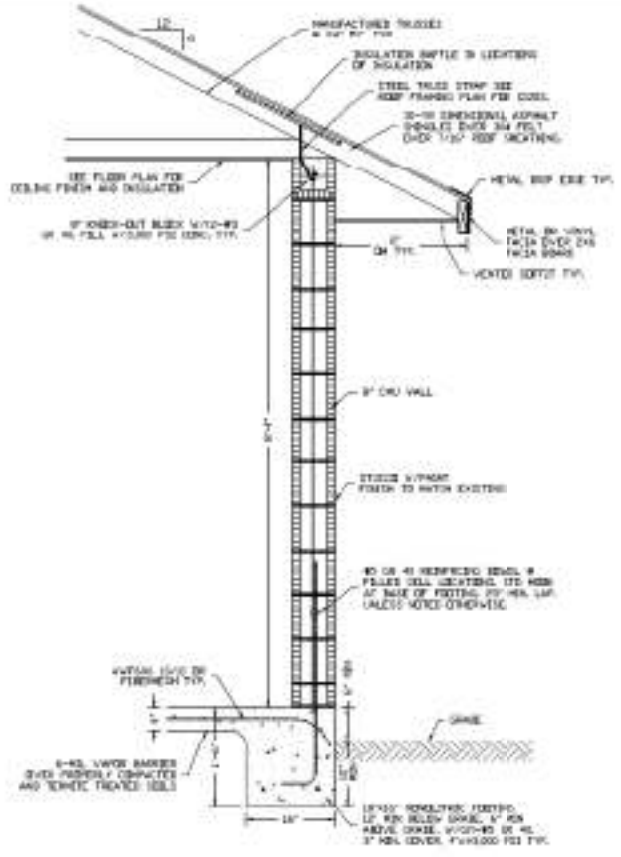
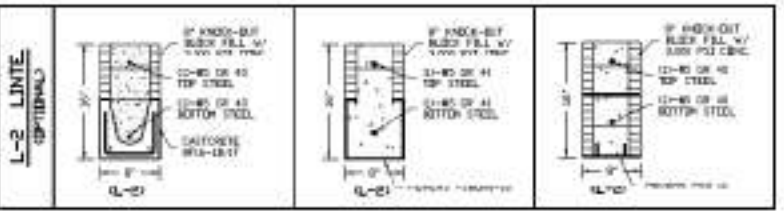
- REMARKS ON SOILS REPORTS AND TESTS:
- 1) SOILS HAVE A HIGH ALLOWABLE BEARING CAPACITY OF 2,000 PSF.
  - 2) SOILS ARE PROBABLY COMPACTED.
  - 3) SOILS ARE FREE OF ORGANIC MATERIALS.
  - 4) SOILS ARE FREE OF LUPINOSIS CLAYS.



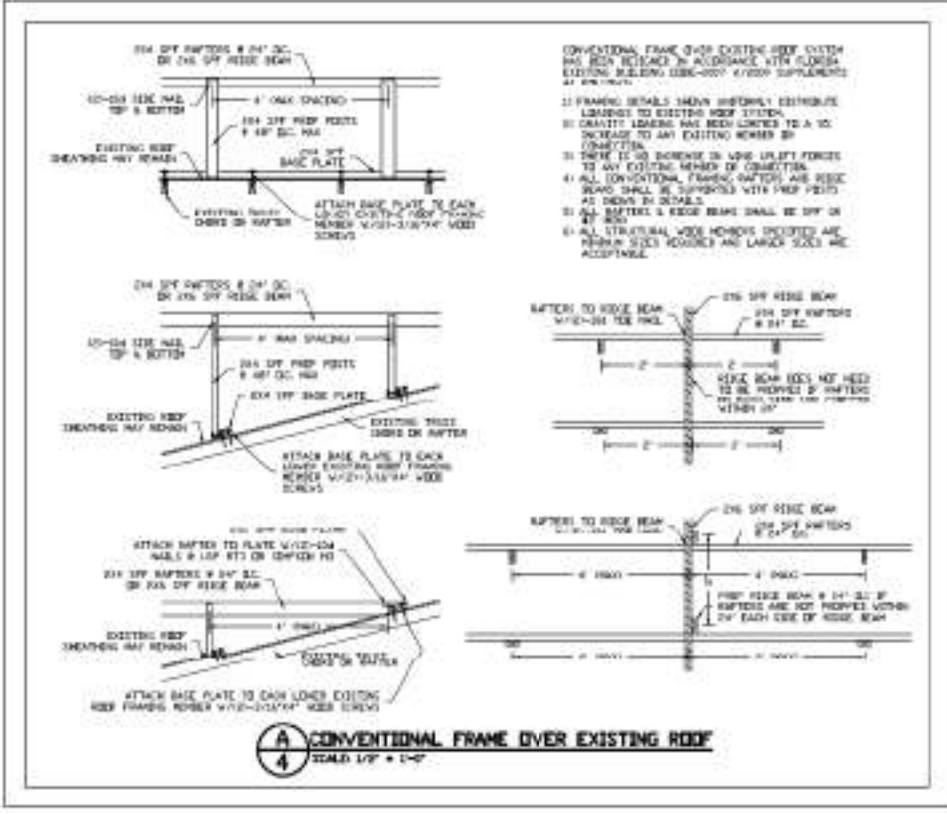
**GROUNDING DETAIL**  
SCALE 1/2" = 1'-0"



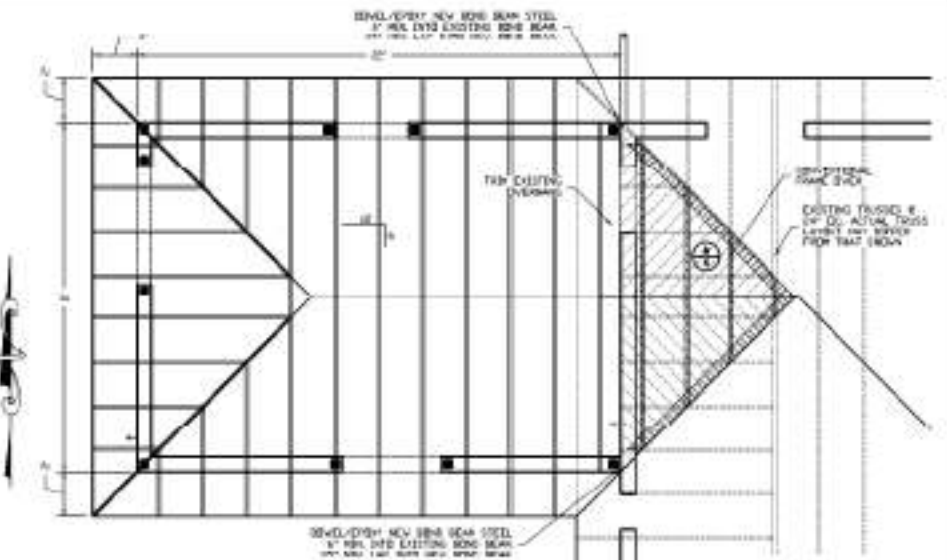
**CORNER REINFORCING FOR FOOTINGS AND BEAMS**  
SCALE 1/2" = 1'-0"



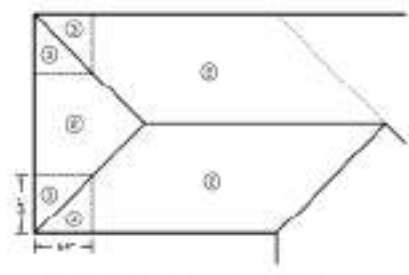
**TYP. PERIMETER WALL SECTION**  
SCALE 3/4" = 1'-0"



**CONVENTIONAL FRAME OVER EXISTING ROOF**  
SCALE 1/2" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"

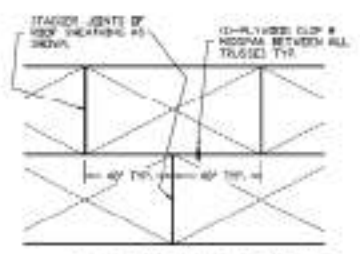


**ROOF PRESSURE ZONE DIAGRAM**  
SCALE 1/4" = 1'-0"

**ROOF SHEATHING NAILING SCHEDULE**

ZONE	EDGES	FIELDS
1	2" x 4" @ 12"	2" x 4" @ 24"
2	2" x 4" @ 12"	2" x 4" @ 24"
3	2" x 4" @ 12"	2" x 4" @ 24"

\*\* ROOF SHEATHING TO BE 7/16" O.C. MIN. ALL NAILS TO BE 10D.



**ROOF SHEATHING PLACEMENT**  
SCALE 1/4" = 1'-0"

THE ROOF FRAMING PLAN IS A GENERAL GUIDE FOR TRUSS MANUFACTURERS. THE EXACT TRUSS & TRUSS PLACEMENT SHALL BE DETERMINED BY TRUSS MANUFACTURER. ANY CHANGES THAT EFFECT TRAPPING, FIELD CELL LOCATIONS OR FOOTING PLACEMENT WILL BECOME THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE TO NOTIFY THE ARCHITECT.

TRUSS CONNECTION SCHEDULE SHALL BE PER MANUFACTURER'S INSTRUCTIONS. ALL TRUSS TO CONCRETE CONNECTIONS TO BE LAP THIS OR SIMILAR METHOD. PER MANUFACTURER'S INSTRUCTIONS.