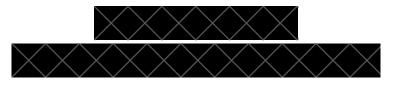
### **GENERAL NOTES:**

- 1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE 2020 FLORIDA RESIDENTIAL CODE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 2. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION AND 2020 FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION.
- 3. APPLIANCES SHALL BE ENERGY STAR LABELED CLOTHES WASHERS, DISHWASHERS, REFRIGERATORS AND CLOTHES DRYERS. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED, PEX OR METAL (EXCEPT COPPER)
- 4. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MINIMUM.
- 5. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE.
- 6. LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA
- 7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND AS-BUILT CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- 8. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OVER DIMENSIONS.
- 9. ALL DIMENSIONS ARE TO THE FACE OF THE STUDS (ROUGH) UNLESS OTHERWISE NOTED.
- 10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARHSAL IF REQUIRED.
- 11. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
- 12. VERIFY ROUGH OPENING SIZES WITH DOOR AND WINDOW MANUFACTURERS BEFORE CONSTRUCTION IS TO BEGIN.
- 13. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS PER SECTION R308.4 OF THE FRC 2020.
- 14. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS.
- 15. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. UNIT MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING OF 5.7 SQUARE FEET, WITH SILL HEIGHT NO MORE THAN 44 INCHES ABOVE THE FLOOR, MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
- 16. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" FEET SHALL HAVE 1 HOUR PROTECTION OF 5/8" GYP BOARD AT BOTH SIDES OF THE WALL.
- 17. OVERHANG PROJECTIONS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" (FEET) SHALL BE PROVIDED WITH 5/8" GYP. BOARD UNDERSIDE FOR 1-HOUR PROTECTION.
- 18. ALL "GLASS OPENINGS" SHALL BE IMPACT RESISTANT GLAZING (COMPLY WITH REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OF ASTME 1886 FASTENED IN ACCORDANCE WITH TABLE R301.2.1.2 OF FRC 2020.
- 19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, THE OWNERS, AND ANY WORKERS
- 20. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE I AW
- 21. CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTIONS, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF ABOVE ITEMS.
- 22. IT IS RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE VARIOUS TRADES ON BUILDING TO ALLOW SUFFICIENT ROOM FOR ALL EQUIPMENT.
- 23. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
- 24. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AROUND THE BUILDING INCLUDING ANY TEMPORARY MEASURES DURING THE CONSTRUCTION SO AS TO ENSURE NO WATER DAMAGE TO THE BUILDING.
- 25. ALL REMOVED TOPSOIL SHALL BE STORED AND USED FOR FINISH GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS MATERIAL PRIOR TO FINISH GRADING.
- 26. CONTRACTOR SHALL COORDINATE & INSTALL WOOD BLOCKING IN FRAMING AS NEEDED TO SUPPORT ANY ITEMS MOUNTED TO THE WALLS.
- 27. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.28. THE CONTRACTOR SHALL VERIFY THE MIN. F.F. ELEV. WITH THE CITY/PARISH FEMA
- ELEVATION AND BENCHMARK CERTIFICATE.

  29. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
- 30. CONTRACTOR SHALL PROVIDE COLOR SCHEMES FOR ALL CABINETS, COUNTERTOPS, FLOORING AND EXTERIOR MATERIALS IN A NEUTRAL COLOR PALETTE. ALL INTERIOR
- WALLS, CEILINGS AND TRIM MUST BE WHITE.
  31. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- 32. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
- 33. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.



ID-008109 4 BR



FOR CONSTRUCTION

### PROJECT INFORMATION:

OCCUPANCY: SINGLE FAMILY RESIDENTIAL
BUILDING CODE: 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION

2020 FLORIDA BUILDING CODE, RESIDENTIAL, 7TH EDITION
PERMIT TYPE: NEW CONSTRUCTION

TYPE OF CONSTRUCTION: TYPE V

# FFE INFORMATION:

FLOOD ZONE: X
FEMA BASE FLOOD ELEVATION: N/A
HIGHEST ADJACENT GRADE: 9.72' NAVD1988
CROWN OF THE ROAD: 8.38' NAVD1988
PROPOSED FFE.: 10.72' NAVD1988

#### **ZONING INFORMATION:**

ZONING CLASSIFICATION: R-6
USE: DWELLING, SINGLE-FAMILY

MINIMUM LOT AREA: SINC MINIMUM LOT WIDTH: SINC MAX. BUILDING HEIGHT: SINC FRONT YD MIN. REQ: SINC INT SIDE YD REQ: SINC REAR YD MIN. REQ: SINC

NOTE: LOT WIDTH DOES NOT MEE ZONING ORDINANCE. WAIVER OR PROJECT.

#### **BULDING INFORMATION:**

FIRST FLOOR: 1689 SF
FRONT PORCH: 87 SF
REAR PORCH: 20 SF

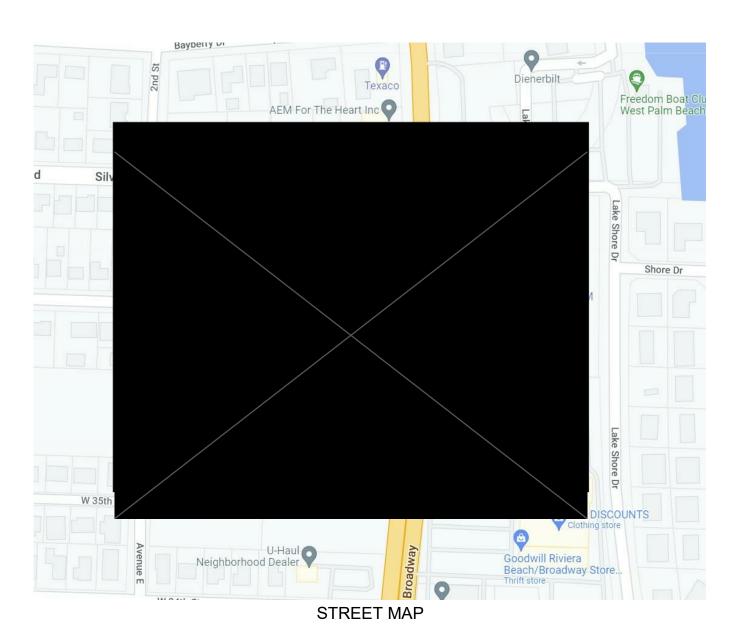
BUILDING HEIGHT: 12' - 5 7/8"

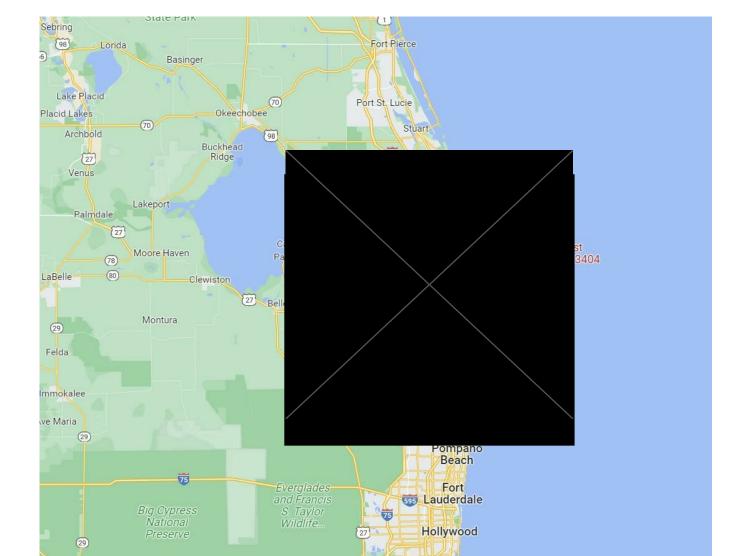
CONDITIONED AREA

**VOLUME:** 

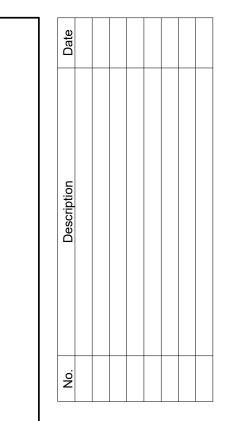
10,840 CF

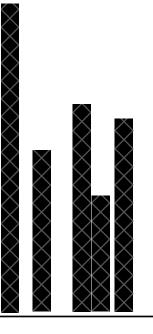
	INDEX OF DRAWINGS
G-1	TITLE SHEET
C-1	SITE PLAN & DETAILS
A-1	ARCHITECTURAL PLANS
A-2	ELEVATIONS
A-3	DETAILS
A-4	SCHEDULES AND NOTES
A-5	DETAILS
E-1	ELECTRICAL INFORMATION
M-1	MECHANICAL
M-2	MECHANICAL
M-3	MECHANICAL
P-1	PLUMBING
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLANS & DETAILS
S-3	CEILING FRAMING PLAN & DETAILS
S-4	ROOF FRAMING PLAN & DETAILS



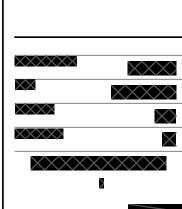


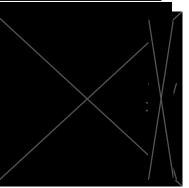
VICINITY MAP

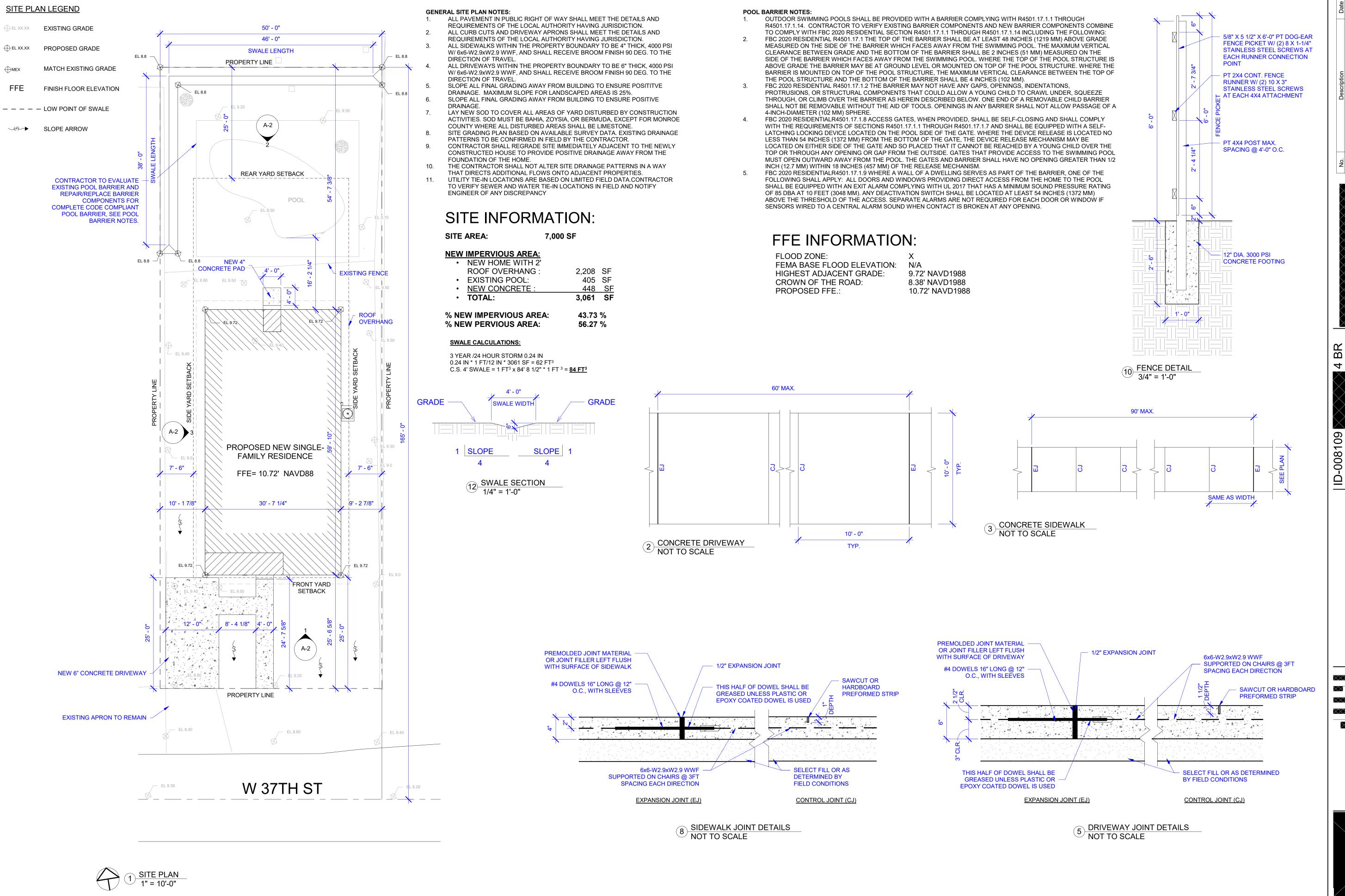




ID-008109 X 4 BR





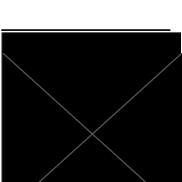


C-1

No.

-008109 XX 4 BR

SITE PLAN & DETAI



ENERGY STAR QUALIFIED,

REQUIREMENTS FOR HAZARDOUS GLASS

AND R308.4

PROVIDE GLAZING MEETING

LOCATIONS PER FBC-R308.3

30' - 7 1/4" 34' - 7 1/4" 17' - 4 1/8" ASPHALT SHINGLE ROOF INSTALLED PER FRC 2020 905.2. 7' - 1 7/8" 6' - 7 1/4" ROOF UNDERLAYMENT SHALL BE INSTALLED PER FRC 2020 905.1.1 METHOD 3' - 7" INCLUDE A MINIMUM 4-INCH-WIDE (102 MM) STRIP OF SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE COMPLYING WITH ASTM D1970. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, AND SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING. AN **EGRESS** APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER 11' - 11 7/8" THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. ASPHALT ROOF SHINGLES SHALL BE CLASSIFIED AS ASTM D3161 CLASS F, TAS 107 OR ASTM D7158 CLASS H. PROVIDE PIPE BOOT AT ALL ROOF PENETRATIONS PER DETAIL. 4' - 3 1/2" **BEDROOM** 15 5' - 9 7/8" 153 **S**F 04 05 06 CLOSET AIR HANDLER UTILITY CL 80 16 LOCATION, COORDINATE WITH 09 MECHANICAL 10 CONTRACTOR WH TO CONFIRM SIZE AND LOCATION TO COMPLY **BATHROOM** WITH REQUIRED ACCESS TO AIR -09 13 HANDLER \_5' - 0 1/2" 14 15 16 E1 ATTIC ACCESS 3' - 0" (04) 5" / 12"-CLOSET \_5" / 12" 05 3' - 7" 4' - 4 1/2" **BEDROOM** 04 4' - 11 5/8" 7' - 2 1/8" CLOSET 03 02 6. PROVIDE INSECT SCREENS AT ALL WINDOWS **BEDROOM E1** 02 \_\_8' - 5 3/8"\_\_\_\_ 6' - 9 1/2" 6' - 9 1/2" 13' - 7 1/8" 30' - 7 1/4" 3 ROOF 1/4" = 1'-0" **BULDING INFORMATION:** WALL TYPE SCHEDULE WALL INTERIOR/EXTERIOR DESCRIPTION (EXTERIOR TO INTERIOR) STUCCO, 8" CMU BLOCK WALL, 1" R-6 RIGID INSULATION, 3/4" FURRING STRIPS, 1/2" **EXTERIOR** GYPSUM BOARD

13' - 3 1/8"

**EGRESS** 

11' - 8 1/8"

6' - 7 1/2"

**BEDROOM** 

10

6' - 10 1/2"

4' - 5 1/8"

BATHROOM

A-3

07

8' - 3"

LIVING/ DINING

01

17' - 0 1/8"

W2

W3

INTERIOR

INTERIOR

1/2" GYPSUM BOARD, 2X6 STUD @ 16" O.C., GYPSUM BOARD

1/2" GYPSUM BOARD, 2X4 STUD @ 16" O.C., GYPSUM BOARD

8' - 5 3/8"

1 FIRST FLOOR 1/4" = 1'-0"

**WALL TYPE LEGEND** 

**WI - EXTERIOR CMU WALL** 

W2 - INTERIOR 2X6 FRAMED WALL

W3 - INTERIOR 2X4 FRAMED WALL

6' - 7 1/2"

**CLOSET** 

12

3' - 8"

FIRST FLOOR:	1689 SF
FRONT PORCH: REAR PORCH:	87 SF 20 SF
BUILDING HEIGHT:	12' - 11"
CONDITIONED AREA VOLUME:	10,840 CF

FIRST FLOOR:	1689 SF
FRONT PORCH: REAR PORCH:	87 SF 20 SF
BUILDING HEIGHT:	12' - 11"
CONDITIONED AREA	10.840.CE

Width Description Comments 6' - 8" | 6-PANEL INTERIOR DOOR 3' - 0" PAIR 6-PANEL DOUBLE INTERIOR DOORS 6-PANEL INTERIOR DOOR 3' - 0" 4' - 0" PAIR 6-PANEL DOUBLE INTERIOR DOORS 3' - 0" 6-PANEL INTERIOR DOOR PAIR 6-PANEL DOUBLE INTERIOR DOORS 4' - 0" 3' - 0" 6-PANEL INTERIOR DOOR 6' - 8" 6-PANEL INTERIOR DOOR 3' - 0" 3' - 0" 6-PANEL INTERIOR DOOR 3' - 0" 6-PANEL INTERIOR DOOR 2' - 4" 6' - 8" 3' - 0" 6' - 8" 6-PANEL INTERIOR DOOR 2' - 8" 6-PANEL INTERIOR DOOR PAIR 6-PANEL DOUBLE INTERIOR DOORS 6' - 8" HALF LITE ENTRY DOOR ENERGY STAR QUALIFIED, 3' - 0" PROVIDE GLAZING MEETING REQUIREMENTS FOR HAZARDOUS GLASS LOCATIONS PER FBC-R308.3 AND R308.4

DOOR SCHEDULE

			WINDOW SCHEDULE		
Type Mark	Width	Height	Description	Count	Head Height
Н	4' - 4"	4' - 2"	SLIDING WINDOW UNIT	6	6' - 8"

6' - 8" HALF LITE ENTRY DOOR

# **WINDOW NOTES:**

- 1. WINDOW ASSEMBLY SHALL BE IMPACT RESISTANT AND INSTALLED TO MEET THE
- SPECIFIED WIND LOAD 2. WINDOWS SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2 OF THE FLORIDA
- ENERGY CONSERVATION CODE 2020.
- 3. FENESTRATION U-FACTOR SHALL BE ≤ 0.40 4. GLAZED FENESTRATION SHGC VALUE SHALL BE ≤ 0.25
- 5. WINDOWS SHALL BE ENERGY STAR QUALIFIED

#### **ROOF VENTILATION (FIBER CEMENT):**

ROOF AREA = 2,208 SF SF

REQUIRED NET FREE AREA PER FBC R806.2 = <u>2,208 SF</u>/150 = 14.72 SF SOFFIT AREA = <u>380</u> SF

SOFFIT NET FREE AREA = 12.6 SQ INCHES/SF (BY MANUFACTURER, HARDIESOFFIT VENTEDPLUS BASIS OF DESIGN)

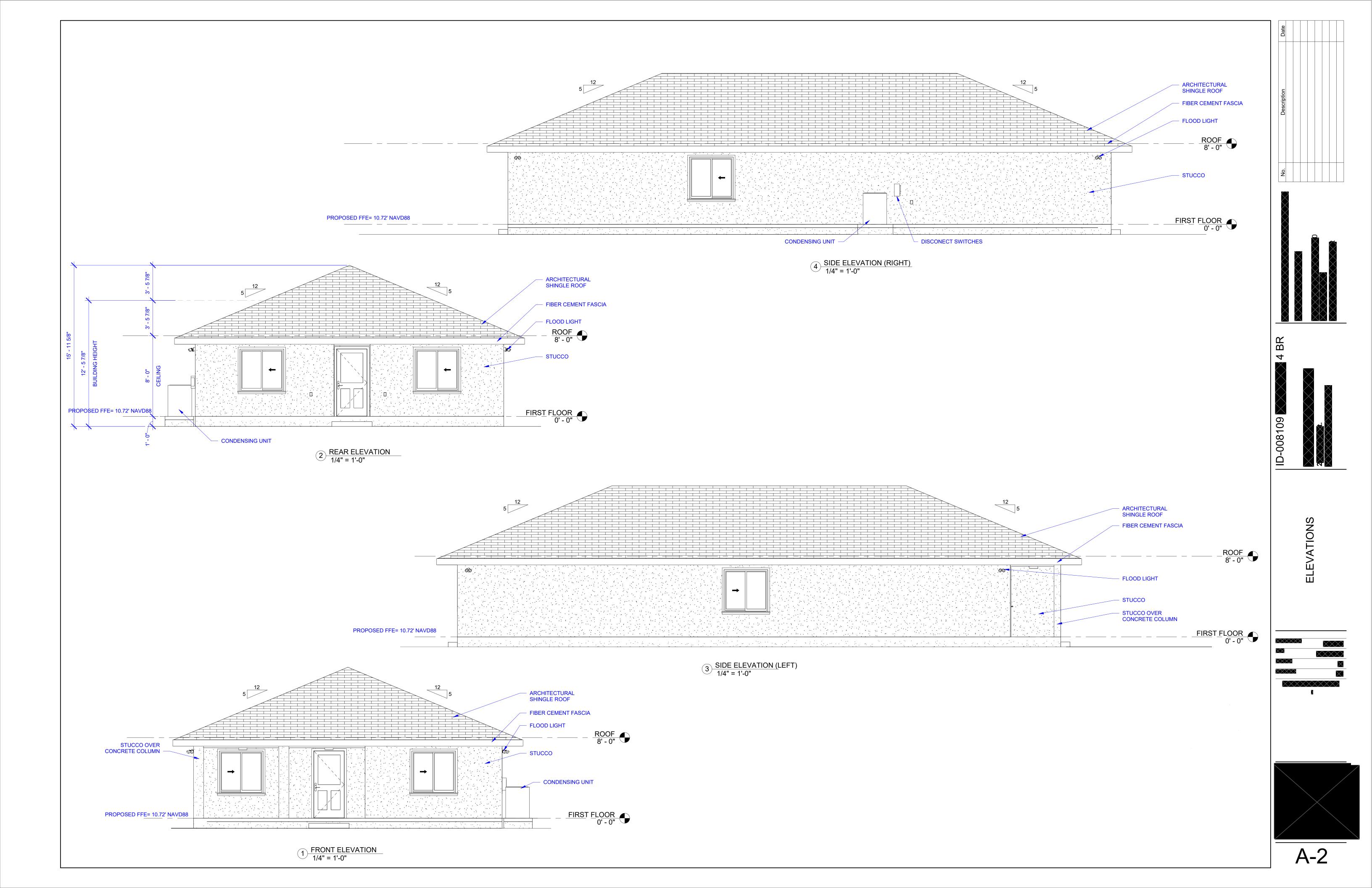
PROPOSED ROOF NET FREE AREA = <u>380</u>\*12.6/144 = **33.25 SF** 

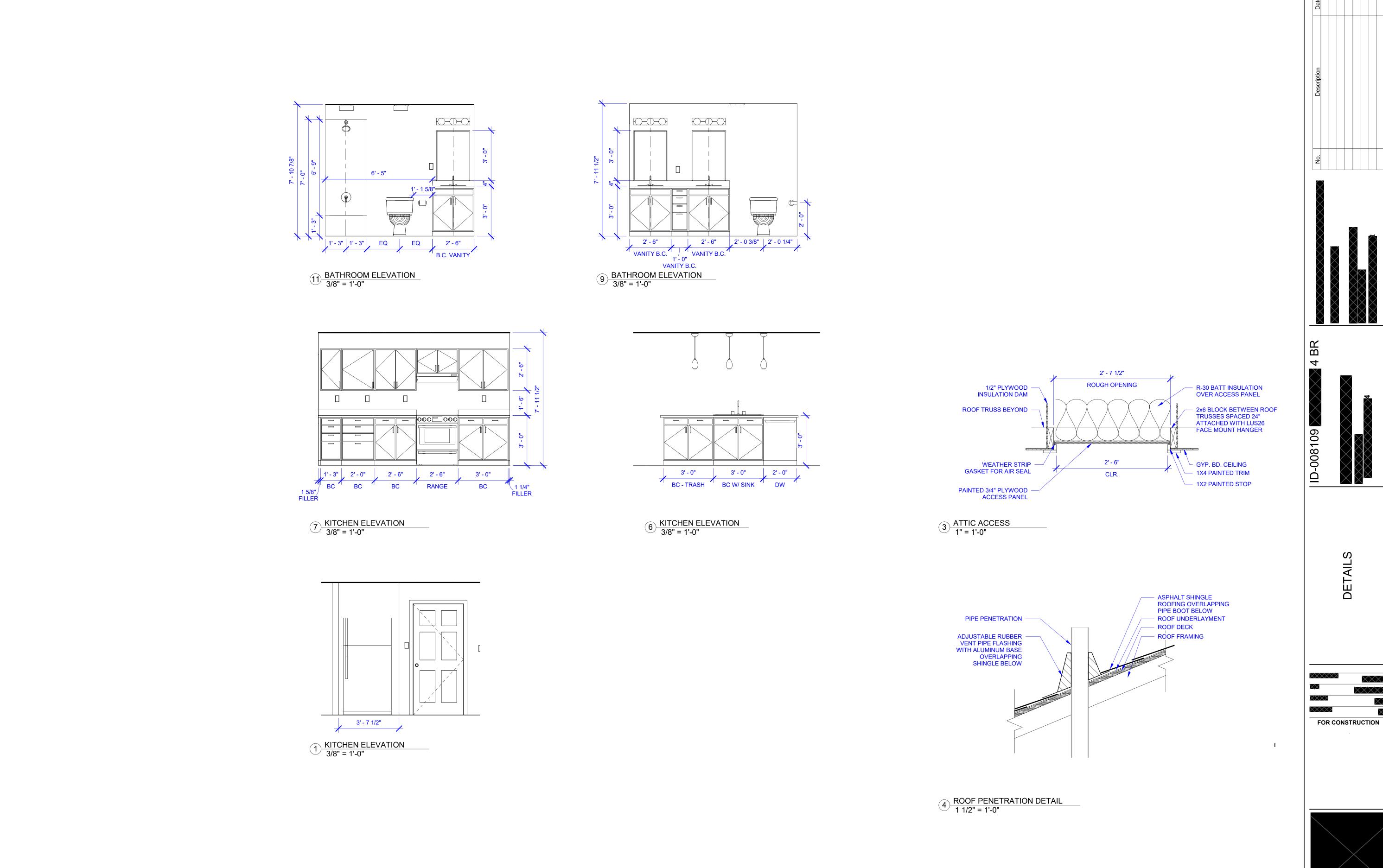
		Е	XTERIOR DOOR INFOR	MATION	
Mark	Width	Height	Description		DESIGN PRESSURE (NEGATIVE) PSF
E1	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	44	-57
E2	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	44	-57

TABLE VALUES DETERMINED PER ASCE 7-16 (MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES)

		EXT	ERIOR WINDOW INFO	RMATION	
Type Mark	Width	Height	Description		DESIGN PRESSURE (NEGATIVE) PSF
Н	4' - 4"	4' - 2"	SLIDING WINDOW UNIT	44	-58

TABLE VALUES DETERMINED PER ASCE 7-16 (MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES)





			F	INISH TY	PE SCHEDULE
MARK	TYPE	MANUFACTURER	MODEL	FINISH	NOTES
VPF	VINYL PLANK FLOORING	SEE SPECS	SEE SPECS	SEE SPECS	STANDARD GRADE, CERTIFIED BY FLOORSCORE OR GREENGAURD AS LOW VOC
СРТ	CARPET	SEE SPECS	SEE SPECS	SEE SPECS	STANDARD GRADE, CERTIFIED BY THE CARPET AND RUG INSTITUTE (CRI) GREEN SEAL OF APPROVAL AND LOW-VOC OR NO ADHESIVES ARE USED FOR INSTALLATION
B1	WOOD BASE	SEE SPECS	SEE SPECS	SEE SPECS	BASEBOARDS WILL BE 3 1/4 INCH MDF. 3/4" SHOE MOULDING. NO EXPOSED UREA-FORMALDEHYDE WOOD PRODUCTS ALLOWED OR MUST BE SEALED
B2	WOOD BASE W/ SHOE MOULDING	SEE SPECS	SEE SPECS	SEE SPECS	BASEBOARDS WILL BE 3 1/4 INCH MDF. 3/4" SHOE MOULDING. NO EXPOSED UREA-FORMALDEHYDE WOOD PRODUCTS ALLOWED OR MUST BE SEALED
GYP. BD. PTD.	PAINTED GYPSUM BOARD	SEE SPECS	SEE SPECS	SEE SPECS	LEVEL 4 FINISH WITH LIGHT ORANGE PEEL TEXTURE, PRIMED AND 2 FINISH COATS
WP GYP. PTD.	1/2" MOISTURE RESISTANT GYPSUM BOARD	SEE SPECS	SEE SPECS	SEE SPECS	LEVEL 4 FINISH WITH LIGHT ORANGE PEEL TEXTURE, PRIMED AND 2 FINISH COATS
KIT-CAB	KITCHEN CABINETS	SEE SPECS	SEE SPECS	SEE SPECS	
KIT-COUN	KITCHEN COUNTERTOPS	SEE SPECS	SEE SPECS	SEE SPECS	POST-FORMED LAMINATE
BATH-CAB	BATHROOM CABINETS	SEE SPECS	SEE SPECS	SEE SPECS	STANDARD GRADE PREFINISHED WITH HARDWARE. NO EXPOSED UREA-FORMALDEHYDE WOOD PRODUCTS ALLOWED OR MUST BE SEALED
BATH-COUN	BATHROOM COUNTERTOPS	SEE SPECS	SEE SPECS	SEE SPECS	CULTURED MARBLE WITH MOLDED SINK
		*CONFIRM ALL	FINISH TYPE:	S WITH OWN	ER PRIOR TO PURCHASE AND INSTALLATION

# **VOC LIMITS**

PAINTS APPLIED TO INTERIOR WALLS: FLATS: 50 G/L NONFLATS: 100 G/L GREEN SEAL STANDARD GS-11, PAINTS & COATINGS, 3RD EDITION, AUGUST 17, 2011

ANTI CORROSIVE AND ANTI RUST PAINTS: 250 G/L GREEN SEAL STANDARD GS-11, PAINTS & COATINGS, 3RD EDITION, AUGUST 17, 2011

CLEAR WOOD FINISHES: VARNISH: 350 G/L LACQUER: 550 G/L SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS

FLOOR COATINGS: 100 G/L

WATERPROOFING: 250 G/L SANDING: 275 G/L ALL OTHERS: 200 G/L

SHELLACS CLEAR: 730 G/L PIGMENTED: 550 G/L

STAINS: 250 G/L

# **BATHROOM ACCESSORY NOTES:**

- 1. PROVIDE BLOCKING FOR ALL ACCESSORIES AS REQUIRED
- 2. PROVIDE AND INSTALL 1 EACH OF THE FOLLOWING BATHROOM ACCESSORIES:
- A. TOILET PAPER HOLDER B. ROBE HOOK
- C. TOWEL BAR

# **CABINETERY / COUNTERTOP NOTES:**

- 1. KITCHEN COUNTERTOPS WILL BE POST-FORMED LAMINATE WITH INTEGRAL 4" BACKSPLASH.
- 2. KITCHEN WILL HAVE DOUBLE BASIN STAINLESS STEEL SINK WITH GARBAGE DISPOSER AND FAUCET WITH SPRAYER. 3. BATHROOM CABINETS WILL BE STANDARD GRADE PREFINISHED WITH HARDWARE. NO EXPOSED UREA-FORMALDEHYDE WOOD
- PRODUCTS ALLOWED OR MUST BE SEALED.
- 4. BATHROOM COUNTERTOPS WILL BE CULTURED MARBLE WITH MOLDED SINK AND 4" BACKSPLASH. 5. BATHROOM WILL HAVE FAUCET AT EACH SINK.
- 6. BATHROOMS WILL HAVE A 6 SQUARE FOOT MIRROR AT EACH SINK.

# FLOORING / MOLDING NOTES:

- 1. BEDROOM AND BEDROOM CLOSET FLOORING WILL BE STANDARD GRADE CARPET AND PAD. CARPET AND PAD MUST BE CERTIFIED BY THE CARPET AND RUG INSTITUTE (CRI) GREEN SEAL OF APPROVAL AND LOW-VOC OR NO ADHESIVES ARE USED FOR INSTALLATION.
- 2. ALL OTHER ROOMS AND CLOSETS WILL BE STANDARD GRADE VINYL PLANK FLOORING. VINYL PLANK FLOORING SHALL BE CERTIFIED BY FLOORSCORE OR GREENGUARD AS LOW VOC.
- 3. BASEBOARDS WILL BE 3 ¼ INCH MDF. NO EXPOSED UREA-FORMALDEHYDE WOOD PRODUCTS ALLOWED OR MUST BE SEALED
- 4. SHOE MOLD TO BE INSTALLED ON ALL AREAS WITH VINYL PLANK FLOORING.
- 5. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (13 MM) MAXIMUM.
- 6. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED
- EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303.
- 7. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (13 MM) DIAMETER EXCEPT AS ALLOWED IN 407.4.3, 409.4.3, 410.4, 810.5.3 AND 810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

# **CLOSET NOTES:**

1. ALL CLOSETS WILL HAVE STANDARD GRADE VINYL-COATED WIRE MESH SHELVING.

# **DRYWALL NOTES:**

1. ½ INCH SAG RESISTANT DRYWALL HUNG, TAPED, FLOATED, AND TEXTURED READY FOR PAINT ON WALLS AND CEILINGS. 2. ALL WET AREAS AS REQUIRED PER FLORIDA BUILDING CODE WILL HAVE ½ INCH WATER ROCK (GREENBOARD) DRYWALL HUNG, TAPED, FLOATED, AND TEXTURED READY FOR PAINT ON WALLS AND CEILINGS. IN LIEU OF GREENBOARD REQUIRE CEMENT BOARD WITH TAPED SEAMS. ALL SHOWER WALLS MUST BE SEALED WITH AN ELASTOMERIC WATERPROOFING SEALER PRIOR TO TILE INSTALL. ALL FIBERGLASS INSERT MUST HAVE EDGES SEALED WITH WATERPROOFING CAULK.

# **DOOR NOTES:**

- 1. ALL DOORS AND TRIM WILL BE PAINTED. ALL PAINTS SHALL BE LOW VOC MAXIMUM 50 G/L.
- 2. ALL EXTERIOR DOOR LOCKS WILL BE KEYED ALIKE.
- 3. ALL INTERIOR DOORS WILL CONTAIN THE APPROPRIATE DOOR KNOBS.
- 4. ALL INTERIOR DOORS WILL HAVE 2 ¼ INCH MDF TRIM. NO EXPOSED UREA-FORMALDEHYDE WOOD PRODUCTS ALLOWED OR SEALED
- 5. ATTIC ACCESS WILL BE PAINTED PLYWOOD ACCESS PANEL PER DETAIL MEETING REQUIREMENTS OF FBC R807.

			Base				
Number	Name	Floor Finish	Finish	Wall Finish	Ceiling Finish	Perimeter	Area
01	LIVING/ DINING AREA	VPF	B2	GYP. PTD.	GYP. PTD.	72.85	327 SF
02	BEDROOM	CPT	B1	GYP. PTD.	GYP. PTD.	51.11	141 SF
03	CLOSET	CPT	B2	GYP. PTD.	GYP. PTD.	18.64	17 SF
04	BEDROOM	CPT	B1	GYP. PTD.	GYP. PTD.	52.05	142 SF
05	CLOSET	CPT	B1	GYP. PTD.	GYP. PTD.	14.10	11 SF
06	PANTRY	VPF	B2	GYP. PTD.	GYP. PTD.	12.52	9 SF
07	KITCHEN	VPF	B2	GYP. PTD.	GYP. PTD.	58.90	158 SF
08	LAUNDRY	VPF	B2	WP GYP. PTD.	GYP. PTD.	20.39	24 SF
09	BATHROOM	VPF	B2	WP GYP. PTD.	GYP. PTD.	27.83	45 SF
10	BEDROOM	CPT	B1	GYP. PTD.	GYP. PTD.	47.45	141 SF
11	BATHROOM	VPF	B2	WP GYP. PTD.	GYP. PTD.	42.72	84 SF
12	CLOSET	CPT	B1	GYP. PTD.	GYP. PTD.	20.55	26 SF
13	CLOSET	CPT	B1	GYP. PTD.	GYP. PTD.	10.73	7 SF
14	UTILITY CL.	VPF	B2	GYP. PTD.	GYP. PTD.	14.69	12 SF
15	BEDROOM	CPT	B1	GYP. PTD.	GYP. PTD.	54.97	153 SF
16	CLOSET	CPT	B1	GYP. PTD.	GYP. PTD.	17.80	19 SF

		PLUMBING FIXTUR	E SCHEDULE		
ROOM	ITEM	MANUFACTURER	MODEL	NOTES	QUANTITY
11	VANITY SINK	SEE SPECS	SEE SPECS		2
09	VANITY SINK	SEE SPECS	SEE SPECS		1
11	VANITY FAUCET	SEE SPECS	SEE SPECS	1.5 GPM	2
09	VANITY FAUCET	SEE SPECS	SEE SPECS	1.5 GPM	1
09	SHOWER AND TUB FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
11	SHOWER FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
09	BATHTUB & ENCLOSURE	SEE SPECS	SEE SPECS		1
11	SHOWER BASE & ENCLOSURE	SEE SPECS	SEE SPECS		1
07	KITCHEN SINK	SEE SPECS	SEE SPECS	DOUBLE BASIN STAINLESS STEEL	1
07	KITCHEN FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
*VEF	RIFY FIXTURES AND LOC		JRAL PLAN AND OWNER TERSENSE	ALL PLUMBING FIXTURES S	HALL BE

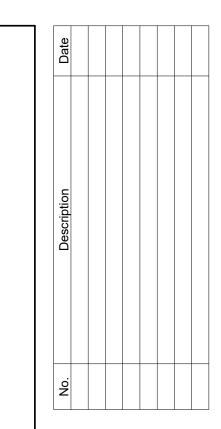
	THERMAL ENVELOPE REQUIREMENTS
TYPE	REQUIREMENT
SEALANT	SEAL ALL GAPS AND PENETRATIONS IN BUILDING ENVELOPE WITH LOW VOC SEALANT OR SPRAY FOAM. ALL INSULATION SHALL BE FORMALDEHYDE FREE.
RAISED FLOOR INSULATION	R-19 INSULATION IN CONTACT WITH THE SUBFLOOR. ALL BATT INSULATION SHALL BE UNFACED OR INSTALLED WITH PAPER BACKING TO THE OUTSIDE OF THE HOUSE.
WALL INSULATION	R-13 BATT INSULATION
ATTIC INSULATION	MIN. R-38 BLOW-IN INSULATION PER MANUFACTURER'S SPECIFICATIONS TO A MINIMUM DENSITY OF 3.5 LBS. PER CUBIC FOOT (CF).
MOISTURE BARRIER	CONTINUOUS UNBROKEN MOISTURE BARRIER (HOUSE WRAP)
RADIANT BARRIER	RADIANT BARRIER FOIL INSTALLED AT UNDERSIDE OF ROOF
ROOF	5/8" PLYWOOD ROOF SHEATHING
VENTED ATTIC SPACE	1FT PER 300 FT CEILING AREA
WINDOWS	ENERGY STAR QUALIFIED, SEE WINDOW NOTES ON SHEET A1.1
EXTERIOR DOORS	ENERGY STAR QUALIFIED DOORS
FL ECC 2020	MEET REQUIREMENTS OF SECTION R402, AND TABLE R402.1.2
FORM R402-2020	CONTRACTOR REQUIRED TO COMPLETE FORM R402-2020 RESIDENTIAL BUILDING THERMAL ENVELOPE APPROACH FOR THE APPROPRIATE CLIMATE ZONE.

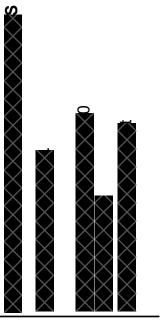
			APPLIA	ANCE SCHED	ULE
ROOM	ITEM	MANUFACTURER	MODEL	FINISH	NOTES
KITCHEN	MICROWAVE	SEE SPECS	SEE SPECS	SEE SPECS	OR APPROVED EQUAL
KITCHEN	RANGE	SEE SPECS	SEE SPECS	SEE SPECS	FREESTANDING ELECTRIC STANDARD GRADE OR APPROVED EQUAL, OVEN MUST BE SELF CLEANING
KITCHEN	DISHWASHER	SEE SPECS	SEE SPECS	SEE SPECS	OR APPROVED EQUAL, ENERGY STAR RATED
KITCHEN	REFRIDGERATO R	SEE SPECS	SEE SPECS	SEE SPECS	REFRIDGERATOR TOP FREEZER 22 CUBIC FOOT STANDARD GRADE OR APPROVED EQUAL
LAUNDRY	WASHER	SEE SPECS	SEE SPECS	SEE SPECS	OR APPROVED EQUAL, ENERGY STAR RATED
LAUNDRY	DRYER	SEE SPECS	SEE SPECS	SEE SPECS	OR APPROVED EQUAL, ENERGY STAR RATED
MECH	HOT WATER HEATER	SEE SPECS	SEE SPECS	SEE SPECS	OR APPROVED EQUAL
KITCHEN	GARBAGE DISPOSAL	SEE SPECS	SEE SPECS	SEE SPECS	1/2 HP STANDARD GRADE OR APPROVED EQUAL

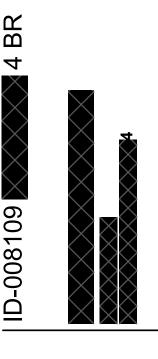
STAIR AND RAILING REQUIREMENTS				
TYPE	REQUIREMENT			
MIN. WIDTH	36"			
MIN. HEAD HEIGHT	6' 8"			
MAX. RISER HEIGHT	7 3/4"			
MIN. TREAD DEPTH	10"			
TREAD NOSING	MIN. 3/4", MAX. 11/4"			
MAX. TREAD SLOPE	1/4" FROM BACK TO NOSING			
HANDRAILS	REQUIRED IF 4 OR MORE RISERS			
HANDRAIL HEIGHT	34"-38"			
HANDRAIL PROFILE	DIAMETER 1 1/4" - 2"			
GUARDRAILS	REQUIRED AT OPEN PORCHES, BALCONIES, RAMPS, OR RAISE FLOOR SURFACES THAT ARE 30" OR MORE ABOVE THE FLOOR BE			
MIN. GUARDRAIL HEIGHT	36"			
GUARDRAIL OPENING LIMITATIONS	MUST NOT ALLOW PASSAGE OF 4" SPHERE			
LANDINGS	REQUIRED AT TOP & BOTTOM			
MIN. LANDING SIZE	36" x 36"			
DOORS	ENERGY STAR QUALIFIED DOORS			
MAX. STAIR VERTICAL RISE	147" BETWEEN LEVELS OR LANDINGS			

	L	IGHT FIXTURE	SCHEDU	LE	
MARK	DESCRIPTION	MANUFACTUREUR	SEE SPECS	QUANTITY	
F1	INTERIOR RECESSED CAN	SEE SPECS			0
F2	EXTERIOR RECESSED CAN	SEE SPECS			0
F3	CHANDELIER	SEE SPECS			1
F4	ISLAND PENDANT	SEE SPECS			3
F5	EXHAUST FAN	SEE SPECS			2
F6	CEILING FAN W/ LIGHT KIT	SEE SPECS			5
F7	RECESSED CAN (WET RATED)	SEE SPECS	SEE SPECS		0
F8	EXTERIOR FLOOD LIGHT	SEE SPECS	SEE SPECS		4
F9	VANITY FIXTURE	SEE SPECS	SEE SPECS		3
F10	CEILING MOUNTED FIXTURES	SEE SPECS	SEE SPECS		19

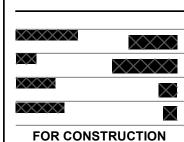
	BATHROOM ACCESSORY SCHEDULE									
ROOM	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS					
09	TOILET PAPER HOLDER	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE					
11	TOILET PAPER HOLDER	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE					
09	ROBE HOOK	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE					
11	ROBE HOOK	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE					
09	TOWEL BAR	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE					
11	TOWEL BAR	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE					
		*PROVIDE BLOC	KING FOR ALL ACCE	SSORIES AS REQUIF	RED					

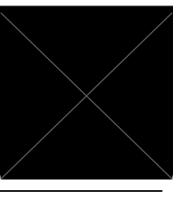




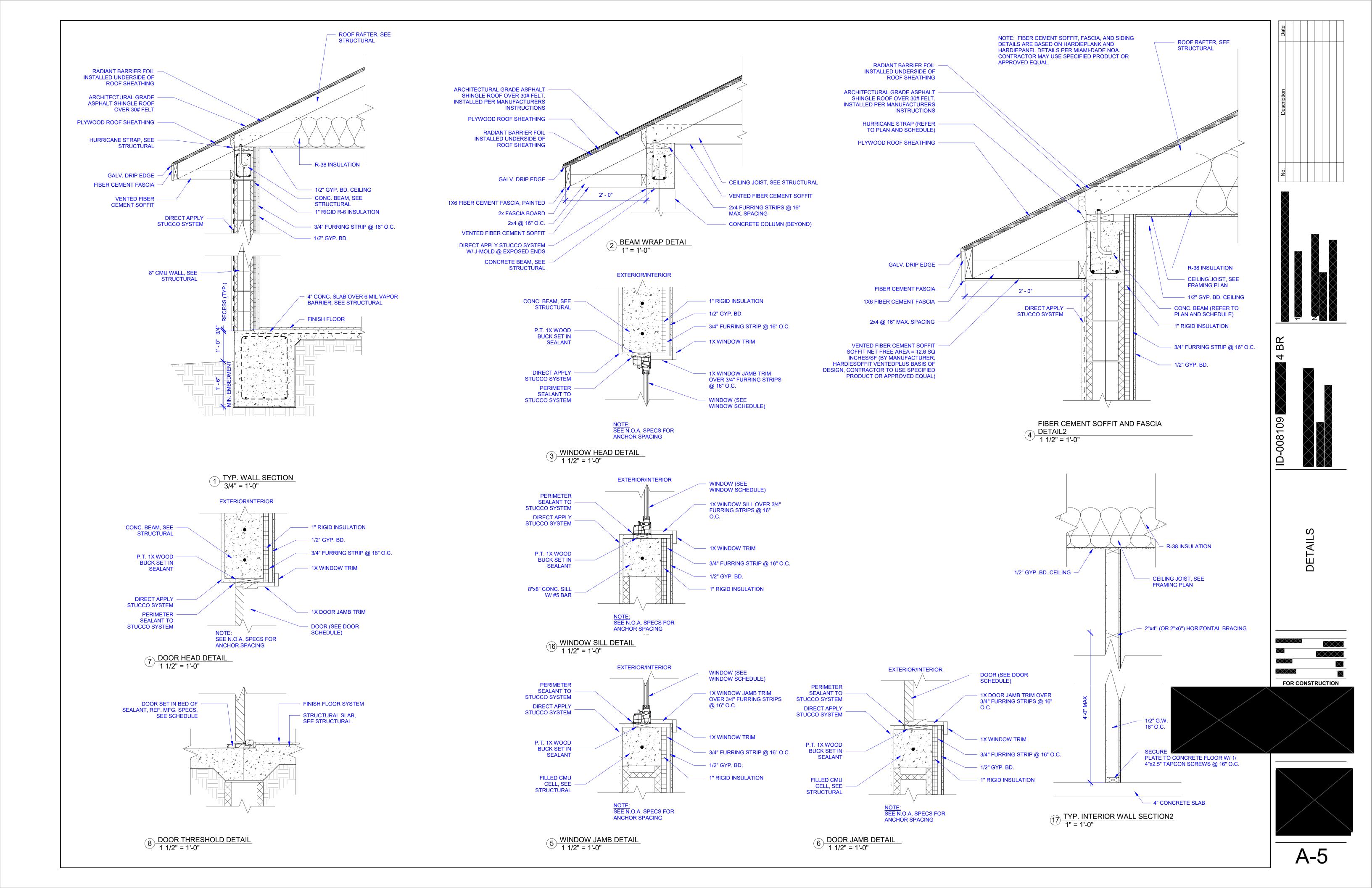


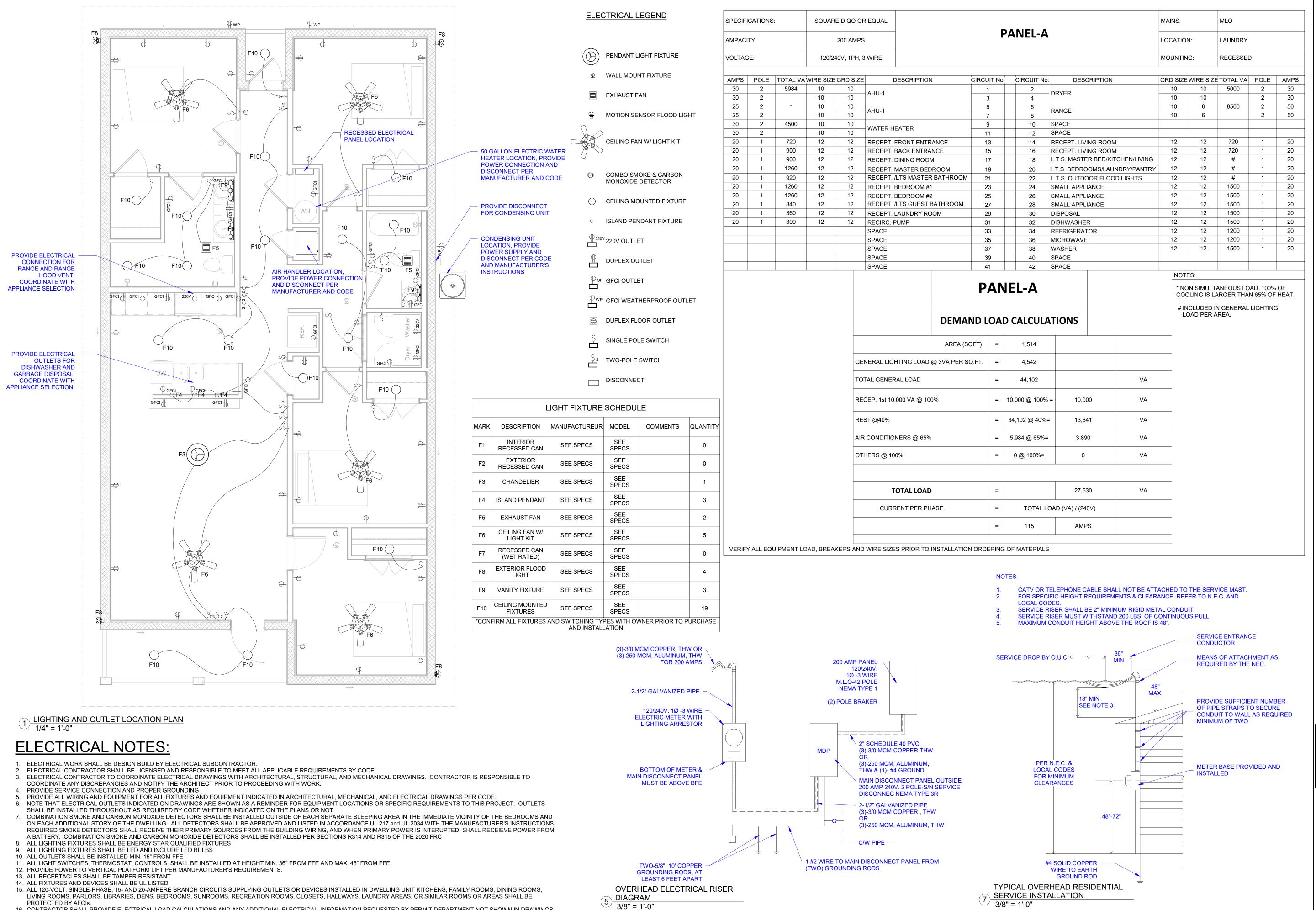




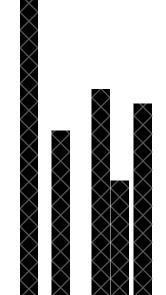




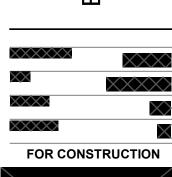


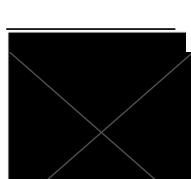


16. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.



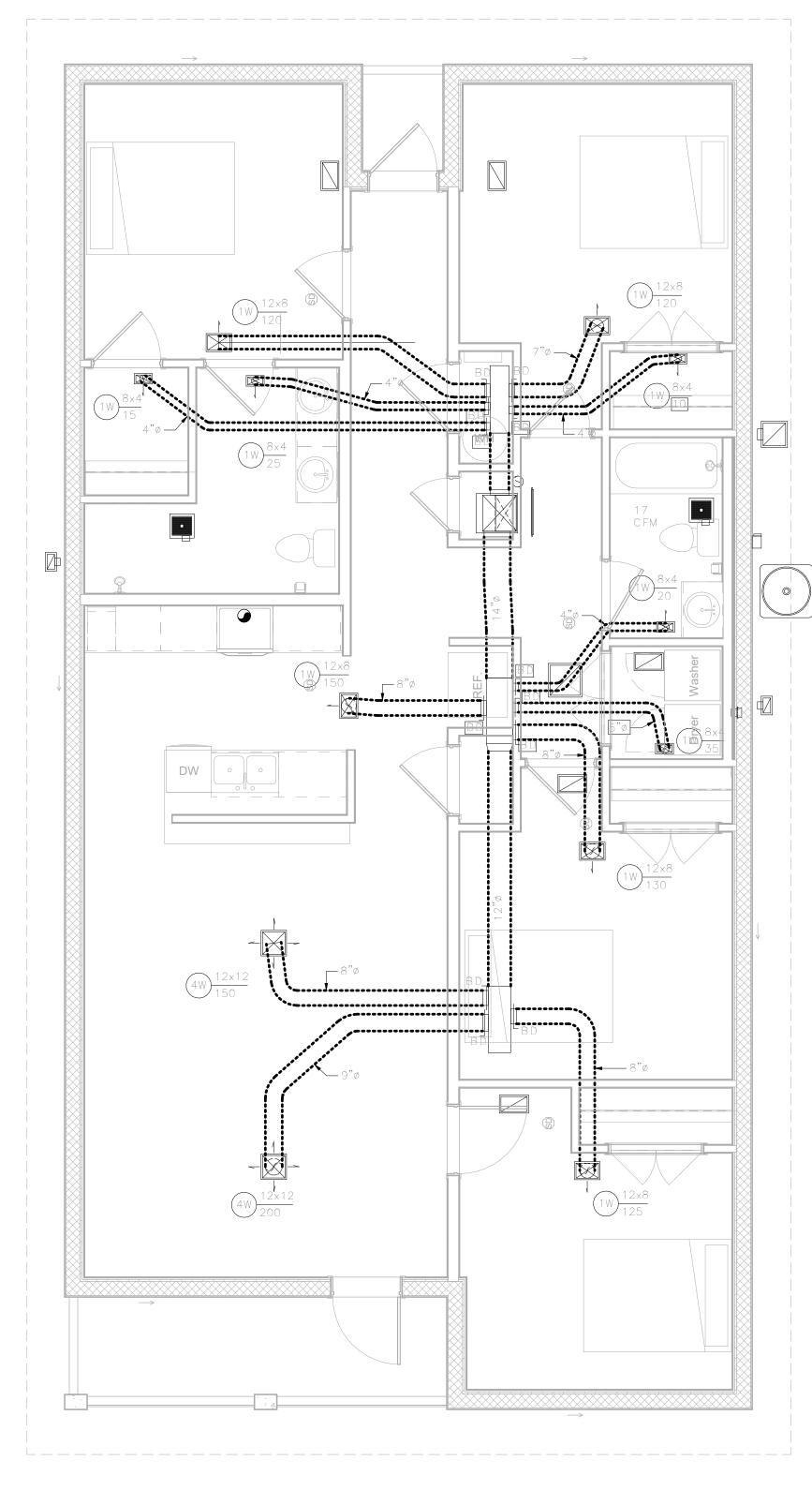
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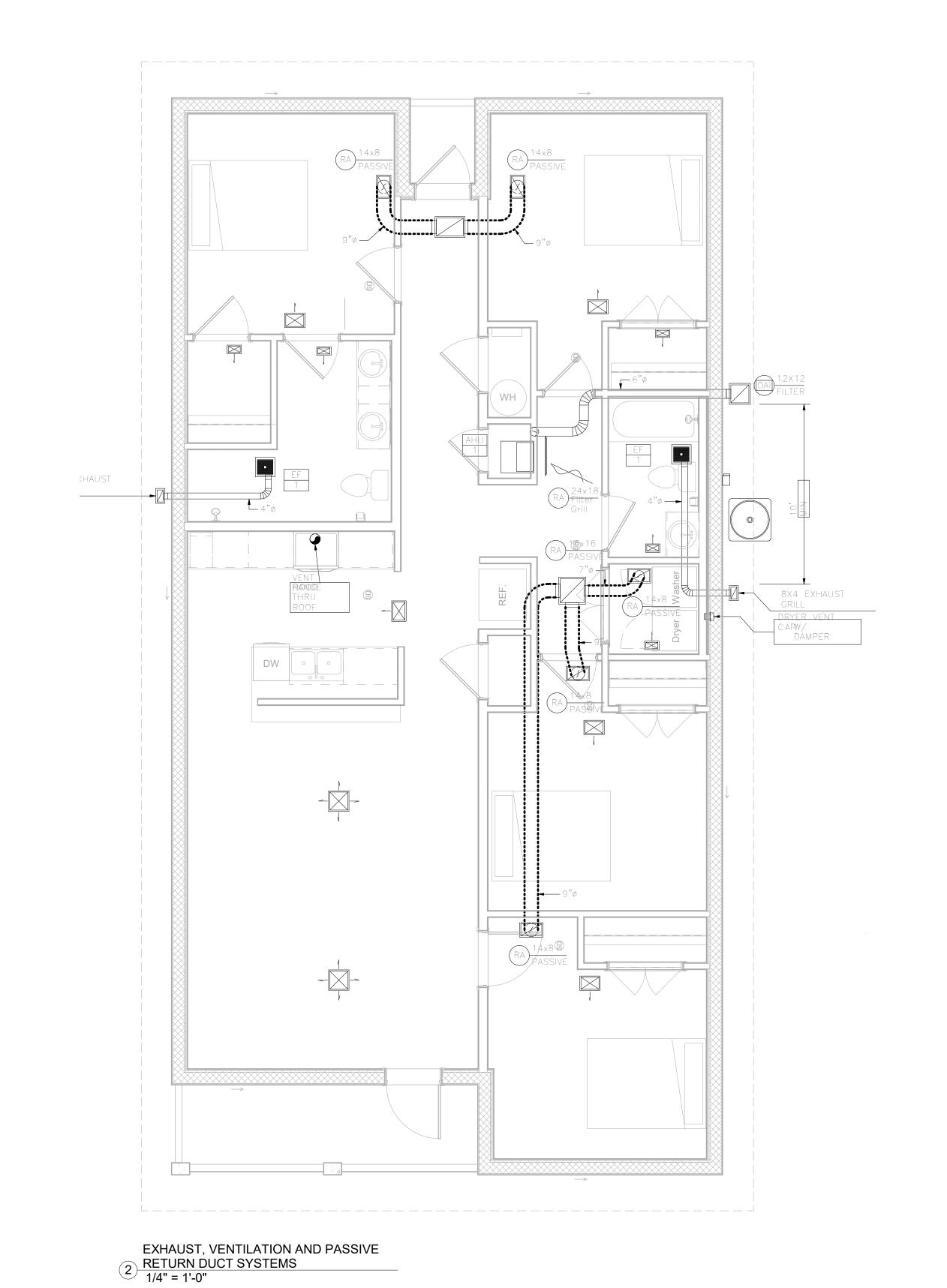


#### NOTE

FLOOR PLANS ON MECHANICAL SHEETS MAY DIFFER SLIGHTLY WITH ARCHITECTURAL. MECHANICAL SHEETS ARE DIAGRAMMATIC TO INDICATE SIZE AND APPROXIMATE LOCATION OF MECHANICAL EQUIPMENT, FIXTURES, AND COMPONENTS.

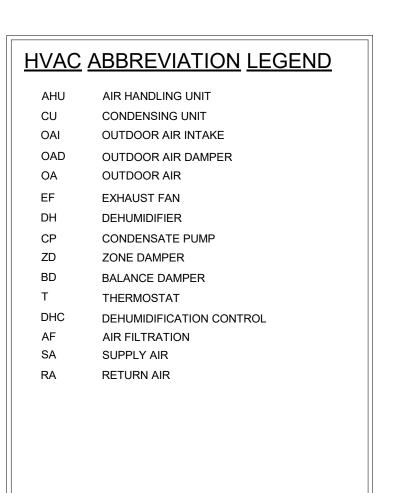


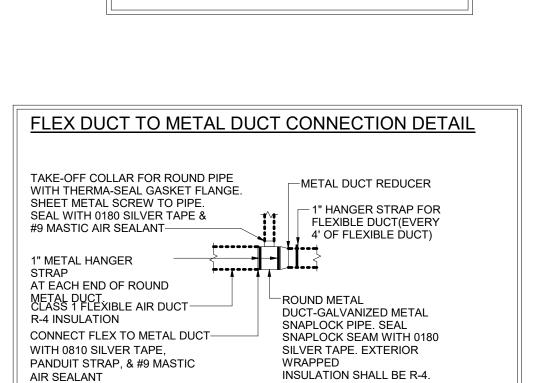


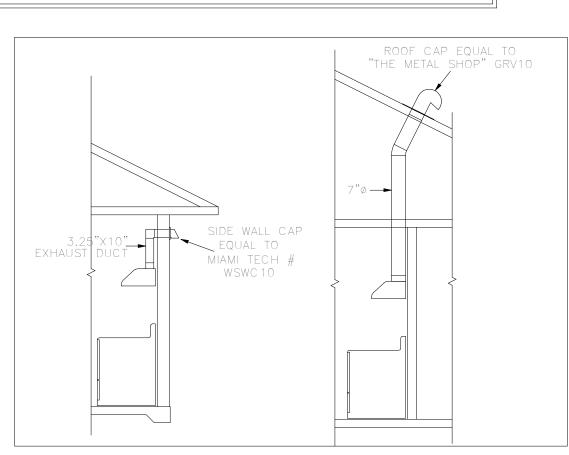


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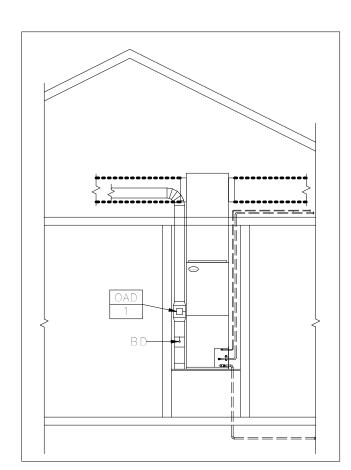
M-1



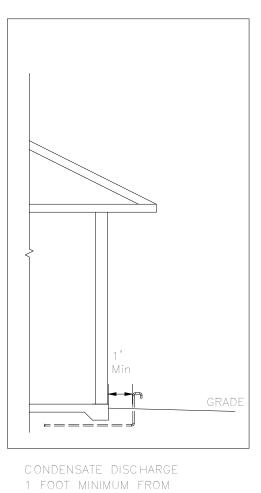




RANGE HOOD VENTING, SIDWALL VENTING AND VENTING THRU ROOF



PVC CONDENSATE DRAIN LINE UNDERFLOOR BY THE PLUMBER



BUILDING FOUNDATION

# SIZE/WxH **DUCT RECTANGLE** "TOUGHGARD" DUCT BOARD BLACK R-VALUE = 6 MANUFACTURER: CERTAINTEED ALL DUCT SIZES LISTED ON PLANS ARE INSIDE DIAMETER AND ARE LISTED IN INCHES. ADD 3" TO EACH DIMENSION FOR OUTSIDE DIAMETER BALANCE DAMPER COLLAR → Ductwork - Balance Damper (BD) Collar-Crown Products 616-D or Equal ROOF CAP FOUAL BATHROOM EXHAUST FAN VENT THRU ROOF

A/C DUCT WORK SPECIFICATIONS

SIZE/ROUND

R-VALUE 6

SIZE/ROUND

PIPE WITH SILVER

DUCT WRAP.

R-VALUE = 6

SOFT TOUCH

CLASS 1 FLEXIBLE DUCT WITH

MANUFACTURER: ATCO MODEL

GALVANIZED METAL SNAPLOCK

MANUFACTURER: CERTAINTEED

SILVER VAPOR JACKET.

# **HVAC NOTES: GENERAL NOTES**

- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS & THE FLORIDA BUILDING CODE 7th
- 2. MECHANICAL DRAWINGS ARE SCHEMATIC IN NATURE & ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL. THE HVAC CONTRACTOR SHALL INCLUDE THE FURNISHINGS OF ALL LABOR AND MATERIALS TO COMPLETE THE AIR CONDITIONING, HEATING, AND VENTILATION SHOWN ON THE DRAWINGS TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- PERMIT FEES
- ALL AIR CONDITIONING EQUIPMENT
- EXHAUST FANS

ONLY WHEN REQUIRED BY LOCAL CODE

- SUPPLY, RETURN, VENTILATION, & EXHAUST AIR DUCT WORK
- SUPPLY AND RETURN DIFFUSERS AND REGISTERS, DAMPERS, WEATHERPROOF VENTILATION & EXHAUST LOUVERS
- AIR FILTRATION; MINIMUM MERV-8
- THERMOSTATS, CO2 SENSORS, SHUT DOWN SWITCHES & RELATED CONTROL WIRING
- EQUIPMENT SUPPORTS, HANGERS, & RACKS
- CONDENSATE DRAIN PANS & PIPING
- REFRIGERANT FIELD COPPER LINE SET & PIPING
- 3. ALL WORK SHALL BE PERFORMED BY A LICENSED HVAC CONTRACTOR CERTIFIED IN THE STATE OF FLORIDA.
- 4. THE HVAC CONTRACTOR SHALL VISIT THE JOB SITE, MEET WITH RELATED TRADES, & FAMILIARIZE THEMSELVES WITH ANY AND ALL CONDITIONS RELATED TO THEIR WORK.
- ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR APPROVED EQUAL. ANY CHANGES
- OR DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY ENGINEER OF RECORD. AIR CONDITIONING AND HEATING EQUIPMENT SHALL NOT BE SIZED BASED ON A.R.I. CAPACITY RATINGS, BUT RATHER BASED ON SPECIFIC DESIGN CONDITIONS.
- 7. REVISIONS OR CHANGES FROM THESE PLANS THAT MAY BE REQUIRED BECAUSE OF CONTRACTOR OPTED REVISIONS, SHALL BE COMPENSATED TO THE ENGINEER OF RECORD BY THE REQUESTING
- 8. FOR ANY QUESTIONS REGARDING LOAD CALCULATIONS, ENERGY CALCULATIONS, MECHANICAL DESIGN OR EQUIPMENT SELECTION PLEASE CONTACT DENNIS STROER, CALCS-PLUS, 121 TRIPLE DIAMOND BLVD, UNIT 16, NORTH VENICE, FL 34275, 941-488-1700
- 9. ALL ROUGHED-IN DUCTWORK AND OR ANY MECHANICAL OPENINGS SHALL BE COVERED AND PROTECTED DURING CONSTRUCTION TO MINIMIZE DUST CONTAMINATION INSIDE THE DUCTWORK AND MECHANICAL SYSTEM. MATERIALS SUCH AS DUCK MASK, RIGID FOAM INSULATION, DUCT BOARD OR OTHER MEANS ACCEPTABLE TO SEAL THE OPENINGS.

<del>----</del>

REFRIGERANT LINES RUN THROUGH ATTIC AND DOWN EXTERIOR WALL COVER LINES WITH APPROVED LINE COVER

INSIDE LINES COVER

#### **DUCTWORK**

- 1. DUCT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH SECTION M603 OF THE 2020 FLORIDA BUILDING CODE.
- 2. AIR CONDITIONING DUCT SYSTEM MATERIALS SHALL BE BASED ON THE FOLLOWING:
- FLEXIBLE DUCT WORK BRAND ATCO #030 / UL 181, CLASS 1 AIR DUCT WITH REINFORCED METALLIZED POLYESTER JACKET WITH WIRE HELIX ENFORCED AIR TIGHT INNER LINER. INSULATION SHALL BE R-4.
- RECTANGLE DUCT -GALVANIZED METAL DUCT WITH R-4 LINED INSULATION
- 3. ALL DUCT SIZES LISTED ARE NET INSIDE DIMENSIONS.
- 4. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. DUCT WORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE
- CURRENT EDITION OF CHAPTER 13 OF THE 2020 FLORIDA BUILDING CODE. 5. DUCT LEAKAGE SHALL NOT EXCEED 5% OF THE RATED AIR HANDLER FLOW
- 6. FLEXIBLE DUCT SHALL BE EXTENDED TO ITS FULL LENGTH. EXCESS DUCT MATERIAL IN A RUN SHALL BE LESS THAN 5%
- 7. FLEXIBLE DUCT SHALL BE SUPPORTED AT MANUFACTURERS RECOMMENDED INTERVALS, BUT AT NO GREATER DISTANCE THAN 4 FEET. MAXIMUM PERMISSIBLE SAG IS 1/2" PER FOOT OF SPACING BETWEEN SUPPORTS.
- 8. FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 716 OF THE 2020 FLORIDA BUILDING CODE
- 9. DUCTS AND TRANSFER OPENINGS THAT PENETRATE FIRE RESITANT-RATED ASSEMBLIES AND ARE NOT REQUIRED BY THIS SECTION TO HAVE DAMPERS, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 712 OF THE 2020 FLORIDA BUILDING CODE.
- 10. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M606 OF 2020 FLORIDA BUILDING CODE.

#### CONDENSATE DISPOSAL

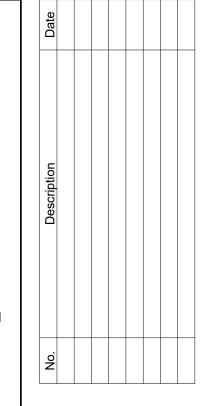
- CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EQUIPMENT AND APPLIANCES CONTAINING EVAPORATOR COILS.
- 2. CONDENSATE DRAIN SYSTEM SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTIONS 307.2.1 THROUGH 307.2.4 OF THE 2020 FLORIDA BUILDING CODE.
- 3. ALL PRIMARY CONDENSATE PIPING LOCATED WITHIN THE INSIDE OF THE BUILDING SHALL BE INSULATED TO PREVENT
- CONDENSATION FROM FORMING ON THE EXTERIOR OF THE DRAIN LINE. 4. MAIN AND EMERGENCY CONDENSATE DRAIN LINES SHALL BE SCHEDULE 40 PVC.
- 5. AUXILIARY DRAIN LINE CONNECTION AT THE EVAPORATOR DRAIN PAN SHALL INCORPORATE AN SAFETY CUT-OFF SWITCH.
- 6. AIR HANDLERS SHALL INCORPORATE AN EMERGENCY DRAIN PAN THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE EXTERIOR OF THE BUILDING OR INCORPORATES A SAFETY CUT-OFF SWITCH.
- SLOPE HORIZONTAL CONDENSATE DRAINS A MINIMUM OF 1/4" PER FOOT.
- 8. CONDENSATE SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. CONDENSATE SHALL NOT DISCHARGE INTO A STREET, SIDEWALK, OR ANY OTHER LOCATION AS TO CAUSE A NUISANCE. IF NO APPROVED LOCATION IS AVAILABLE, THEN A DRY WELL SHALL BE INSTALLED.
- 9. ALL DRAIN LINES SHALL BE PROVED AND TESTED UPON EQUIPMENT START-UP.
- 10. ALL DRAIN LINE AND DRAIN PAN SAFETY CUT OFF CONTROLS SHALL BE TESTED UPON EQUIPMENT START-UP

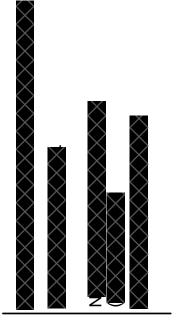
#### SPLIT SYSTEM AIR CONDITIONING EQUIPMENT

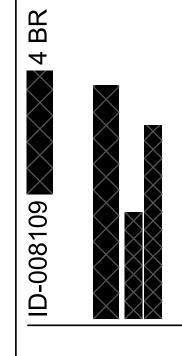
- CONDENSING UNIT SHALL BE INSTALLED AS PER SECTION 304.1 AND 304.2 OF THE 2020 FLORIDA BUILDING CODE
- 2. CONDENSING UNIT SHALL BE LOCATED ON SLAB ON GRADE. TIE DOWN WITH FBC APPROVED HURRICANE STRAPS.
- 3. CLEARANCE AROUND NON SERVICE SIDES OF THE CONDENSING UNIT SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 4. CLEARANCE ABOVE THE CONDENSING UNIT SHALL COMPLY WITH MANUFACTURERS RECOMMENDATION AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 5. AIR HANDLERS SHALL BE INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE 2020 FLORIDA BUILDING CODE.
- 6. THE AIR HANDLER SHALL INCORPORATE A FILTER HOUSING WITH EASY ACCESS. THE FILTER COMPARTMENT SHALL NOT BE OBSTRUCTED IN ANY WAY BY THE REFRIGERANT PIPING, CONDENSATE PIPING, OR ANY OTHER ITEM WHICH MAY PREVENT REMOVAL AND INSTALLATION OF THE FILTER.
- 7. FILTERS SHALL BE LOCATED AT THE AIR HANDLER DIRECTLY BEFORE THE EVAPORATOR COIL. NO FILTER BACK GRILLS SHALL BE USED UNLESS NOTED ON THE DRAW.ING
- 8. CLEARANCE AROUND THE AIR HANDLER SHALL BE 4" FOR NON-SERVICE SIDES AND 36' FOR SERVICE SIDE.

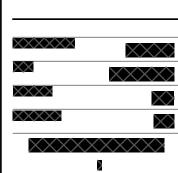
#### **OUTDOOR AIR & EXHAUST AIR SYSTEMS**

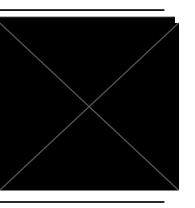
- 1. ALL EXHAUST DUCTS SHALL TERMINATE TO EXTERIOR ROOF CAP, SIDEWALL CAP, OR SOFFIT HOOD AS INDICATED ON THE HVAC
- 2. EXHAUST FANS SHALL HAVE BACK DRAFT DAMPER INSTALLED.
- 3. EF #1 & EF #2 SHALL BE WIRED TO WALL SWITCH ON/OFF.
- 4. OUTDOOR AIR DUCT SHALL BE CONNECTED TO THE RETURN SIDE OF THE AIR STREAM AT THE RETURN AIR PLENUM.
- 5. OUTDOOR AIR DUCT SHALL INCORPORATE A MANUAL VOLUME BALANCE DAMPER AT THE RETURN AIR PLENUM FOR INTAKE BALANCE.
- 6. OUTDOOR AIR DUCT SHALL INCORPORATE A NORMALLY CLOSE 24 VOLT DAMPER(VAD).
- 7. VAD SHALL BE WIRED TO OPEN VIA CORRESPONDING CO2 SENSOR.
- 8. CO2 SENSOR SHALL OPEN VAD ON CO2 RISE AND CLOSE UPON CO2 FALL. SEE CO2 CONTROL SCHEDULE.
- 9. OUTDOOR AIR INTAKES SHALL HAVE INSECT SCREEN AT INTAKE CAP.
- 10. KEEP ALL VENTILATION AIR INTAKES A MINIMUM 10' FROM EXHAUST FAN TERMINATION POINTS AND SANITARY SEWER VENT OUTLETS.
- 11. KEEP ALL OUTDOOR AIR INTAKES AND EXHAUST VENTS 3' FROM OPERABLE OPENINGS INTO BUILDING AND 3' FROM PROPERTY LINES











#### SPLIT AIR CONDITIONING SYSTEM SCHEDULE

SEE EQUIPMENT SELECTION	"C" TYPE
TOTAL CAPACITY BTUH *	26,986
SENSIBLE CAPACITY BTUH	22926
E HEATING CAPACITY BTUH (47* ODT)	N/A
HEATING CAPACITY BTUH (47* ODT)  MANUFACTURER  SEER / HSPF	CARRIER
SEER / HSPF	15.50 / N/A
NOMINAL TONNAGE	2.5
AHRI NUMBER	9777582
DESIGNATION	AHU-1
MODEL NO. SUPPLY AIR CFM	FX4DNF031L08
SUPPLY AIR CFM	1,050
OUTDOOR AIR (OA) CFM	45
OUTDOOR AIR (OA) CFM ENTERING AIR TEMP. DB/WB EXTERNAL STATIC PRESS. IN. W. G.	75/63
EXTERNAL STATIC PRESS. IN. W. G.	0.6"
Y INDOOR FAN FLA	4.10
ELECTRIC HEAT KW	8.0
MCA/MOCP	45.2 / 50
⊢ DESIGNATION	CU-1
MODEL NO.	24AAA530A00300
	12.8 / 67.8
OUTDOOR FAN FLA	0.75
OUTDOOR DESIGN TEMP. DB	95
OUTDOOR FAN FLA OUTDOOR DESIGN TEMP. DB MCA / MOCP	16.8 / 25
ELECTRIC SERVICE	208/230/1/60

<sup>\*</sup> EQUIPMENT OUTPUT IS BASED ON MANUFACTURER'S EXPANDED PERFORMANCE TABLES USING INDOOR CONDITIONS OF 75 DEGREES AND 63 DEGREE WET BULB.

#### **EQUIPMENT SELECTION:**

THE EQUIPMENT SCHEDULE SHOWS SEVERAL SPLIT SYSTEMS TO CHOOSE FROM. EQUIPMENT SELECTION SHALL BE BASED ON LOCATION, ORIENTATION AND THE 2020 FLORIDA BUILDING CODE - ENERGY CONSERVATION.

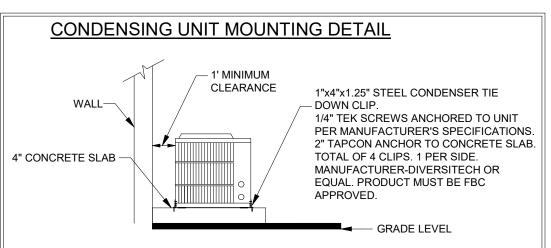
#### HVAC LOAD CALCULATIONS WERE BASED ON SIX LOCATIONS IN FLORIDA

	HVAC	CLOAD CA	LCULATIO	NS WERE	E BASED (	ON SIX LOCAT	IONS IN FI	_ORIDA.			
		Pensa	acola				C	ainsville	AP, Flori	da	
Front door	Supply	Sens	Lat	Net	Rec	Front door	Supply	Sens	Lat	Net	Rec
Faces	CFM	Gain	Gain	Tons	Tons	Faces	CFM	Gain	Gain	Tons	Tons
South	840	22,016	6,247	2.36	2.45	South	799	21,025	5,835	2.24	2.34
Southwest	871	22,689	6,249	2.41	2.52	Southwest	829	21,658	5,823	2.29	2.41
West	838	21,967	*6,252	2.35	2.44	West	794	20905	5,835	2.23	2.32
Northwest	871	22,701	6,248	2.41	2.52	Northwest	829	21,665	5,822	2.29	2.41
North	841	22,031	6,245	2.36	2.45	North	800	21,054	*5,838	2.24	2.34
Northeast	878	22,825	6,236	2.42	2.54	Northeast	838	21,870	5833	2.31	2.43
East	851	22,250	6,250	2.37	2.47	East	809	21,234	5,832	2.26	2.36
Southeast	*880	*22,886	6,249	*2.43	*2.54	Southeast	*839	*21,887	5,832	*2.31	*2.43
	Ja	cksonville	e AP, Flo	rida				Orlando /	AP, Floric	la	
Front door	Supply	Sens	Lat	Net	Rec	Front door	Supply	Sens	Lat	Net	Rec
Faces	CFM	Gain	Gain	Tons	Tons	Faces	CFM	Gain	Gain	Tons	Tons
South	813	21,523	5,712	2.27	2.39	South	814	21,475	5,300	2.23	2.39
Southwest	843	22,190	5,712	2.33	2.47	Southwest	847	22,212	5,308	2.29	2.47
West	808	21433	*5,720	2.26	2.38	West	810	21395	5,307	2.23	2.38
Northwest	844	22,201	5,711	2.33	2.47	Northwest	847	22,216	5,308	2.29	2.47
North	814	21,541	5,711	2.27	2.39	North	816	21,536	*5,310	2.24	2.39
Northeast	852	22,395	5,718	2.34	2.49	Northeast	854	22,372	5,307	2.31	2.49
East	824	21,776	5719	2.29	2.42	East	824	21,722	5306	2.25	2.41
Southeast	*853	*22,408	5,717	*2.34	*2.49	Southeast	*855	*22,393	5,306	*2.31	*2.49
	Fo	ort Myers	s AP, Flor	ida				Miami A	P, Florida	======================================	
Front door	Supply	Sens	Lat	Net	Rec	Front door	Supply	Sens	Lat	Net	Rec
Faces	CFM	Gain	Gain	Tons	Tons	Faces	CFM	Gain	Gain	Tons	Tons
South	811	21,500	5,715	2.27	2.39	South	802	20,967	*6,049	2.25	2.33
Southwest	844	22,204	5,711	2.33	2.47	Southwest	834	21,684	6,044	2.31	2.41
West	807	21403	5,718	2.26	2.38	West	798	20878	6,039	2.24	2.32
Northwest	844	22,204	5,711	2.33	2.47	Northwest	834	21,679	6,044	2.31	2.41
North	812	21,504	5,714	2.27	2.39	North	802	20,970	6,048	2.25	2.33
Northeast	851	22,384	*5,719	2.34	2.49	Northeast	841	21,823	6,044	2.32	2.42
East	821	21,725	5,718	2.29	2.41	East	811	21,158	6043	2.27	2.35
Southeast	*853	*22,413	5717	*2.34	*2.49	Southeast	*842	*21,859	6,041	*2.33	*2.43

EXHAUST FAN SCHEDULE								
DESIGNATION	EF #1							
FAN TYPE	CEILING							
DRIVE TYPE	DIRECT							
AIR FLOW CFM	50							
STATIC PRESS. IN. W.G.	0.25							
NOISE(SONES)	0.7							
ELECTRIC SERVICE	120/1/60							
MAX AMPS	.14							
MANUFACTURER	PANASONIC							
MODEL NO.	FV-05-11VKS1							
CONTROL	3							

#### SPEED SETTINGS AND CONTROL

 SET TO 50 CFM. 2. STANDARD ON/OFF WALL SWITCH WITH MOTION SENSOR OPTION



## ASHRAE 62.2-2010 - CHAPTER 4 REFERENCE TABLE 4.1 OCCUPANCY CATEGORY - RESIDENTIAL Ra .01 Az 1,579 FT^2 - ZONE OCCUPIABLE AREA Vbz 44.80 Ez 1.0 Voz 46 \*OUTSIDE AIR REQUIREMENTS ARE IN ACCORDANCE WITH FLORIDA MECHANICAL

OUTDOOR AIR DAMPER TO BE EQUAL TO HONEYWELL EARD-6 DAMPER SHALL OPEN ONLY WHEN CONDENSING UNIT IS OPERATING BALANCE OUTDOOR AIR TO 46 CFM.

**VENTILATION AIR CALCULATION** 

CFM/COMBINED OUTDOOR AIR FLOW RATE

MINIMUM REQUIRED ZONE OUTDOOR AIR FLOW

CFM/FT^2 - ZONE OCCUPIABLE AREA

CFM, BREATHING ZONE OA FLOW

ZONE AIR DISTRIBUTION EFFECT

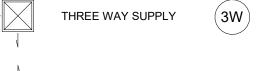
CODE 2014 AND ASHRAE 2014-62.2, VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY

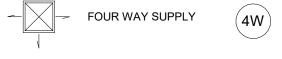
OAD-1 OUTDOOR AIR DAMPER

OCCUPANTS

#### AIR DIFFUSER & DESCRIPTION

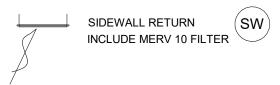
X ONE WAY SUPPLY

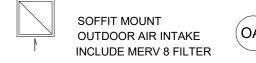






**CEILING MOUNT** RETURN DIFFUSER





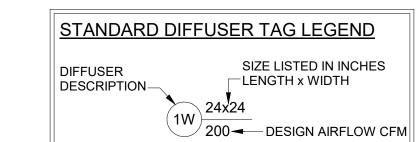
# HVAC DIFFUSER SPECIFICATIONS SUPPLY DIFFUSER - CEILING

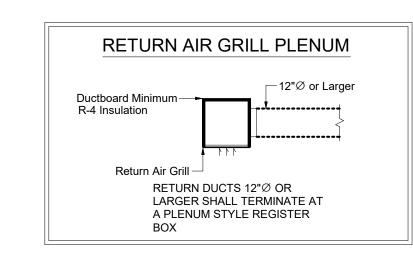
MANUFACTURER: AIRGUIDE MODEL: CBHML-(1,2,3,4)ME
DESCRIPTION: WHITE ALUMINUM ADJUSTABLE CURVED BLADE PARALLEL BLADE DAMPER

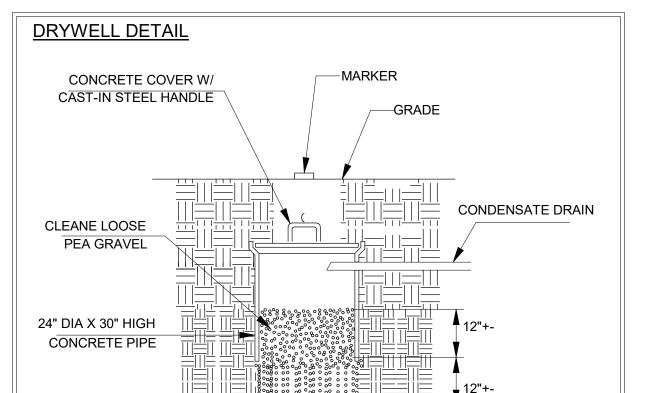
SUPPLY DIFFUSER - SIDEWALL MANUFACTURER: AIRGUIDE VML-ME DESCRIPTION: WHITE ALUMINUM SINGLE DEFLECTION WITH BLADE DAMPER

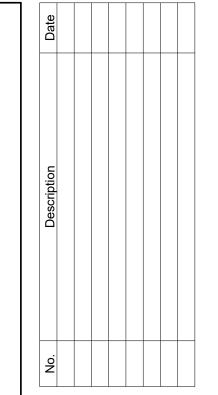
RETURN DIFFUSER - CEILING/SIDEWALL MANUFACTURER: AIRGUIDE DESCRIPTION: WHITE ALUMINUM 38\* BLADE/NON-FILTER

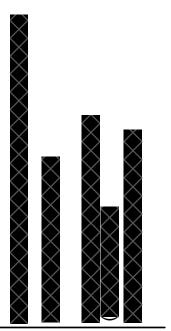
RETURN DIFFUSER - CEILING/SIDEWALL MANUFACTURER: AIRGUIDE DESCRIPTION: WHITE ALUMINUM 38\* BLADE/FILTER BACK \*FOR RANGE HOOD MAKE-UP AIR DIFFUSER. PROVIDE PERMANENT WASHABLE FILTER.

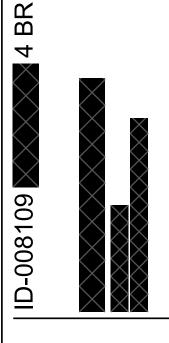


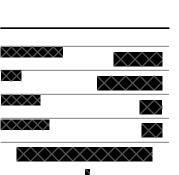


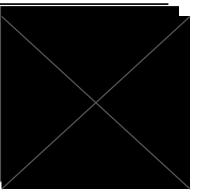




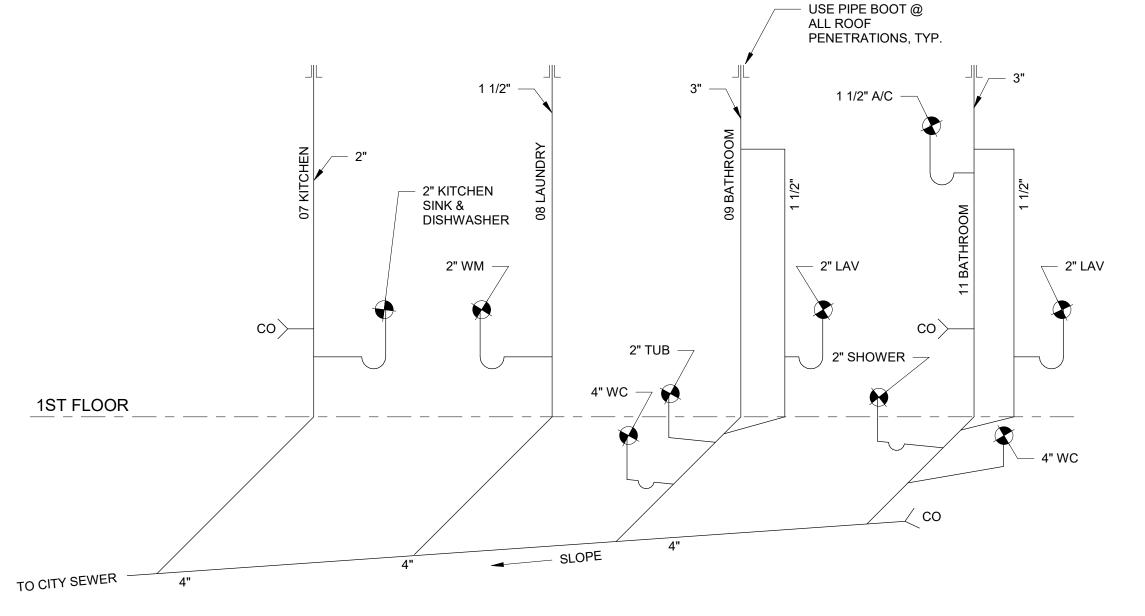








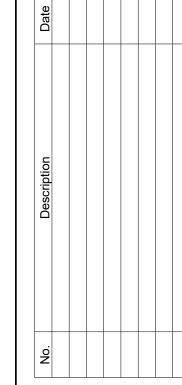
<sup>\* \*</sup> INCLUDE MERV-8 FILTER

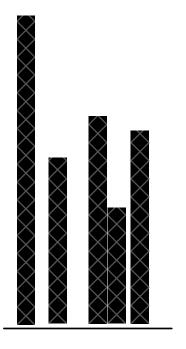


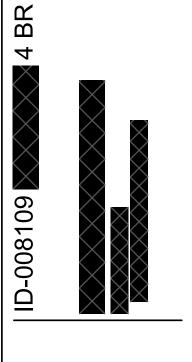
1 PLUMBING RISER DIAGRAM1 1/4" = 1'-0"

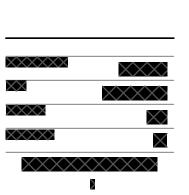
# **PLUMBING NOTES:**

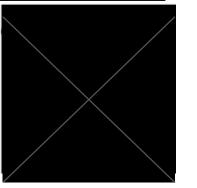
- 1. PLUMBING WORK SHALL BE DESIGN BUILD BY PLUMBING SUBCONTRACTOR AND RISER DIAGRAM SHALL BE REVIEWED AND SUBMITTED AS REQUIRED BY PERMITTING.
- 2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY
- 3. ALL PLUMBING FIXTURES AND PIPING SHALL CONFORM TO THE LOCAL PLUMBING CODES.
- 4. HOT WATER HEATER TO BE ELECTRIC AND MEET REQUIREMENTS OF ENERGY STAR REFERENCE HOME WITH MIN. EF=0.93.
- 5. INSULATE PIPES WITH MIN. R-4 PIPE INSULATION
- 6. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING REQUIREMENTS:
- A. TOILETS 1.28 GPF
- B. SHOWERHEADS 2.0 GPM
- C. KITCHEN FAUCETS 2.0 GPM D. BATHROOM FAUCETS 1.5 GPM
- E. ALL PLUMBING FIXTURES SHALL BE WATERSENSE.
  WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600.
- 7. VERIFY FIXTURES AND LOCATIONS WITH ARCHITECTURAL
- PLAN AND OWNER. 8. VERIFY ALL APPLIANCES/EQUIPMENT (HVAC, WATER
- HEATERS, EXHAUST FANS, ETC.) IN BID PROVIDE SERVICE CONNECTIONS
- 10. VERIFY HOT WATER HEATER LOCATIONS AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO EXTERIOR
- 11. VERIFY HOSE BIB LOCATIONS (MIN. 2 EXTERIOR HOSE BIBS)
- 12. PROVIDE "NO-DRIP" SUPPLY/DRAIN @ WASHER
- 13. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS
- 14. PERFORM ALL TESTS BEFORE INSULATION AND BACKFILLING 15. PROVIDE ALL CLEAN OUTS, VACUUM BREAKERS AND OTHER COMPONENTS REQUIRED BY CODE WHETHER SHOWN ON
- DRAWING OR NOT. 16. SHUTOFF VALVES SHALL BE REQUIRED ON EACH FIXTURE SUPPLY PIPE TO EACH PLUMBING APPLIANCE AND TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS. VALVES SERVING INDIVIDUAL PLUMBING FIXTURES, PLUMBING APPLIANCES, RISERS AND BRANCHES SHALL BE
- ACCESSIBLE. 17. ALL SINKS AND LAVATORIES TO BE PROVIDED HOT AND COLD WATER
- 18. ALL PENETRATIONS THROUGH ROOF SHALL BE FLASHED USING DEKTITE PIPE FLASHING OR EQUAL AND DEKTITE RUBBER BOOT OR EQUAL
- 19. ALL PIPING IN UNINSULATED AREAS AND EXPOSED TO EXTERIOR SHALL BE INSULATED
- 20. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN LINES FOR ALL HVAC TO THE NEAREST PLUMBING LINES AND VERIFY LOCATION OF ALL EXISTING UTILITY LINES. (WATERS, SEWER, GAS, ETC.)
- 21. ALL DRÀIN LINES SHALL HAVE WATER SEAL TRAPS AND EACH FIXTURE GROUP VENTED.
- 22. ALL SANITARY SEWER PIPING SHALL BE SCHEDULE 40 PVC DWV PIPE AND FITTING. MINIMUM SLOPE OF SANITARY SEWER LINE SHALL BE .004 PER FOOT.
- 23. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.











#### GENERAL NOTES:

- 1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS
- 2. CONSTRUCTION SHALL FOLLOW THE 2020 FLORIDA BUILDING CODE, 7th EDITION, THE 2020 FLORIDA RESIDENTIAL CODE, 7th EDITIONS, AND ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND REGULATIONS. BUILDING CODE SHALL TAKE PRECENDENCE OVER DRAWINGS IF CONFLICT EXISTS.
- 3. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK.
- 5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
- 6. THE CONTRACTOR SHALL NOTIFY SUNSHINE 811 AT LEAST TWO FULL BUSINESS DAYS BEFORE ANY EXCAVATION AND FOLLOW ALL REQUIREMENTS SET FORTH BY SUNSHINE 811.
- 7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS BEFORE STARTING WORK.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN
- 9. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXACT LOCATION OF ALL DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. PENETRATION THROUGH BEAMS OR OPENINGS IN STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
- 10. UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

### **DESIGN CRITERIA:**

**BUILDING CODE:** 

2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION ASCE 7-16 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES 2020 FLORIDA BUILDING CODE, RESIDENTIAL, 7TH EDITION

1. DESIGN GRAVITY LOADS:

•	FIRST FLOOR	DL = 50 PS
		LL = 40 PS
•	UNINHABITABLE ATTIC WITH LIMITED STORAGE	LL = 20 PS
•	BALCONIES (EXTERIOR) AND DECK	LL = 40 PS
•	GUARDS AND HANDRAÍLS	LL = 200 P
•	GUARD IN-FILL COMPONENTS	LL = 50 PS
•	ROOMS OTHER THAN SLEEPING ROOMS	LL = 40 PS
•	SLEEPING ROOMS	LL = 30 PS
•	STAIRS	LL = 40 PS
•	ATTIC	DL = 10 PS
		LL = 20 PS
•	ROOF	DL = 20 PS
		LL = 20 PS
JN	DATION DESIGN:	

 ALLOWABLE BEARING CAPACITY = 1500 PSF

WIND LOADS (ASCE 7-16)

• ULTIMATE WIND SPEED = 180 MPH • NOMINAL WIND SPEED= 139 MPH • RISK CATEGORY = • WIND EXPOSURE CATEGORY =

# **FOUNDATION NOTES:**

- 1. PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ENGINEER IF "SOFT SPOTS", UNDERGROUND OBSTRUCTIONS, OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.
- 2. GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN ACI 117-90 ARE ADHERED TO.

# **CONCRETE NOTES:**

- 1. ALL CONCRETE WORK SHALL CONFORM TO ACI 201 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BULIDINGS
- 2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 5" SLUMP
- 3. CONCRETE SHALL BE NORMAL WEIGHT OF 150 LBS. PER CUBIC FOOT AND SHALL CONFORM TO THE LATEST ACI 301 SPECIFICATION.
- 4. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
- 5. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
- 6. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM 185, WIRE SHALL CONFORM TO ASTM A82.
- 7. REINFORCING FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED TO ADEQUATELY SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. LAP ALL FABRIC ONE WIRE SPACING PLUS 6 INCHES.
- 8. UNLESS NOTED OTHERWISE ON THE DRAWINGS WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS, THE MINIMUM LAP SPLICE LENGTHS OF REINFORCING BARS SHALL BE:

	BAR SIZE	CLASS B SPLICE LENGTH IN 4000 PSI CONCRETE (INCHES)	TOP BAR SPLICE LENGTH IN 4000 PSI CONCRETE (INCHES)
	#3	19	25
	#4	25	33
	#5	31	41
	#6	37	49
İ	#7	5.4	71

\*USE THE TOP BAR SPLICE LENGTH WHERE HORIZONTAL REINFORCEMENT IS PLACED SUCH THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST BELOW THE SPLICE

- 9. PROVIDE TWO (2) #5, 4'-0" LONGER THAN OPENING DIMENSION ON ALL SIDES OF OPENING IN SLAB
- 10. PROVIDE THE FOLLOWING COVER FOR REINFORCING: A. FOOTINGS AND GRADE BEAMS: 3"
  - B. FORMED SURFACES EXPOSED TO SOIL: 3"
  - C. BEAMS, COLUMNS, AND WALLS: 1 1/2"
  - D. SLABS: 1 1/2"
- 11. DO NOT PENETRATE OR MAKE HOLES OR OPENINGS THROUGH FOUNDATION AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL
- 12. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"

#### **WOOD FRAMING NOTES:**

- 1. WOOD FRAMING FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (FBC), THE 2020 FLORIDA RESIDENTIAL CODE (FRC) AND SHALL CONFORM TO THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE- AND TWO-FAMILY DWELLINGS, 2001 EDITION AND THE PLYWOOD DESIGN SPECIFICATIONS BY THE APA. ALL WOOD FRAMING CONNECTORS, STRAPS, AND TIE-DOWNS SHALL BE USED IN ADDITION TO AND CONJUNCTION WITH THE REQUIREMENTS STATED ABOVE. THE DESIGN AND NOTES BELOW ALSO COMPLY WITH THE WOOD FRAMING NOTES FOR SPECIFIC REQUIREMNTS MEETING FLORIDA BUILDING CODE (FBC) SECTIONS 2314-2330 RELATED TO WOOD CONSTRUCTION IN HIGH VELOCITY HURRICANE ZONES (HVHZ)
- 2. FRAMING LUMBER OF ALL SILLS, GIRDERS, AND HEADERS OF & SUPPORTING LOAD BEARING WALLS SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 1 OR BETTER. ALL OTHER FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2 OR BETTER. ALL MEMBER PIECES, ENDS, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.
- 3. UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 2 ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL HAVE 3 ROWS OF 12d NAILS AT 12".
- 4. OPENINGS IN EXTERIOR WOOD-FRAMED WALLS SHALL HAVE THE FOLLOWING MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH JAMB AS PER TABLE 3.23c IN THE WFCM:
- A. OPENINGS LESS THAN 4'-0": 2 STUDS
- B. OPENINGS 4'-0" TO 6'-0": 3 STUDS
- C. OPENINGS 6'-0" TO 10'-0": 4 STUDS D. OPENINGS LESS THAN 4'-0": 2 STUDS
- \*ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH TWO ROWS OF NAILS SPACED AT 8" O.C.
- 5. UNLESS SHOWN OTHERWISE ALL OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO (2) 2x12's OR THREE (3) 2x10's.
- 6. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS
- 7. PROVIDE FULL DEPTH BLOCKING FOR ALL FLOOR AND CEILING JOISTS @ 8'-0" O.C. MAX. AND FULL DEPTH PERIMETER BLOCKING BETWEEN ALL FLOOR AND CEILING JOISTS.
- 8. PRESSURE TREATED (PT) WOOD SHALL BE TREATED WITH ACQ TO A MINIMUM RETENTION OF 0.40 LBS./CU. FT. IN ACCORDANCE WITH AWPA. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 PER FRC 317 INCLUDING ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, JOISTS WITHIN 12". FROM GRADE, AND SHEATHING, SIDING, AND FRAMING WITHIN 6" FROM GRADE. AND CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
- 9. WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. NO STAPLES WILL BE PERMITTED. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE 2020 FRC AND ALL CONNECTORS SHALL MEET FBC TABLE 2324.1
- 10. JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURERED BY SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUALS AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED. ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH, WATER, OR CONCRETE, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING OR APPROVED EQUAL. ALL HANGERS SHOWN ARE IN ADDITION TO THE REQUIRED FASTENERS BY FLORIDA RESIDENTIAL CODE.
- 11. UNLESS SHOWN OTHERWISE ALL PLYWOOD WALL SHEATHING SHALL BE 5/8" THICK. WALL SHEATHING SHALL BE CONTINUOUS OVER THREE OR MORE SUPPORTS AND SHALL BE NAILED TO SUCH SUPPORTS WITH 8D COMMON NAILS. NAIL SPACING SHALL NOT EXCEED 6-INCHES (152 MM) ON CENTER AT PANEL EDGES AND ALL INTERMEDIATE SUPPORTS. NAIL SPACING SHALL BE 4-INCHES (102 MM) ON CENTER AT CORNER STUDS, IN ALL CASES.
- 12. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS
- 13. UNLESS SHOWN OTHERWISE ALL PLYWOOD <u>FLOOR</u> SHEATHING SHALL BE APA RATED 48/24, 3/4" THICK AND FASTENED WITH GLUE AND 10d COMMON NAILS SPACED AT 6" O.C. MAX. ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 12" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET. 100% OF ALL SEALANTS USED ARE ≤ 250 G/L AND ADHESIVES ≤ 70 G/L.
- 14. THE TOP PLATE OF STUD BEARING WALLS SHALL BE DOUBLED AND LAPPED AT EACH INTERSECTION OF WALLS AND PARTITIONS.
- 15. CORNERS OF STUD WALLS AND PARTITIONS SHALL BE FRAMED SOLID BY NOT LESS THAN THREE STUDS.
- 16. STUDS, OTHER THAN END-JOINTED LUMBER, SHALL BE SPLICED ONLY AT POINTS WHERE LATERAL SUPPORT IS PROVIDED. 17. STUD WALLS AND PARTITIONS CONTAINING PIPES SHALL BE FRAMED TO GIVE PROPER CLEARANCE FOR THE PIPING.
- 18. WHERE WALLS AND PARTITIONS CONTAINING PIPING ARE PARALLEL TO FLOOR JOISTS, THE JOISTS SHALL BE DOUBLED AND MAY BE SPACED TO ALLOW VERTICAL PASSAGE OF PIPES.
- 19. WHERE VERTICAL PIPE POSITIONS NECESSITATE THE CUTTING OF PLATES, A METAL TIE NOT LESS THAN 1 INCH BY 1/8 INCH (25 MM BY 3 MM) SHALL BE PLACED ON EACH SIDE OF THE PLATE ACROSS THE OPENING AND NAILED WITH NOT LESS THAN TWO 16D OR THREE 8D
- 20. LVL BEAMS SHALL MEET ALL REQUIREMENTS SET BY THE MANUFACTUER.

# SITE PREPARATION NOTES:

- 1. AFTER DEMOLITION OF THE EXISTING STRUCTURE AND REMOVAL OF ITS ENTIRE FOUNDATIONS AND DEBRIS, THE LOCATION OF ANY EXISTING CONFLICTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD BE MADE TO REMOVE OR RELOCATE ANY INTERFERING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ABANDONED UTILITIES SHOULD BE REMOVED OR GROUTED TO REDUCE THE POSSIBILITY OF SUBSURFACE EROSION THAT COULD RESULT IN FUTURE SETTLEMENT. EXCAVATIONS RESULTING FROM THE REMOVAL OF ANY INTERFERING UTILITIES SHOULD BE BACKFILLED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED BELOW
- 2. AT THE OUTSET OF CONSTRUCTION, CLEARING AND GRUBBING INCLUDING ROOT RAKING AND REMOVAL OF ANY ORGANIC-LADEN TOPSOIL OR ORGANIC SANDS THAT MAY REMAIN ON THE SITE SHOULD BE COMPLETED. AT A MINIMUM, A STRIPPING DEPTH OF ABOUT SIX INCHES IS RECOMMENDED. IT IS ALSO RECOMMENDED THAT THE CLEARING/STRIPPING OPERATIONS EXTEND AT LEAST 10 FEET BEYOND THE PROPOSED STRUCTURE PERIMETER, WHERE POSSIBLE.
- 3. FOLLOWING THE CLEARING/STRIPPING OPERATIONS, THE DEVELOPMENT AREAS MAY BE BROUGHT UP TO FINISHED SUBGRADE LEVELS, IF NEEDED, USING COMPACTED STRUCTURAL FILL. THE EXISTING ON-SITE SOILS CAN BE USED FOR STRUCTURAL FILL PROVIDED IT IS FREE OF ORGANIC OR DELETERIOUS MATERIALS AND MOISTURE CONTENT IS APPROPRIATE. FILL SOILS SHOULD BE TESTED PRIOR TO IMPORT AND PLACEMENT. IMPORTED FILL SHOULD CONSIST OF SAND WITH LESS THAN 12 PERCENT PASSING THE NO. 200 SIEVE, FREE OF ROCKS/RUBBLE, ORGANICS, CLAY, DEBRIS AND OTHER UNSUITABLE MATERIAL. APPROVED SAND FILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING EIGHT INCHES IN THICKNESS AND SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557, MODIFIED PROCTOR METHOD. DENSITY TESTS TO CONFIRM COMPACTION SHOULD BE PERFORMED IN EACH FILL LIFT BEFORE THE NEXT LIFT IS PLACED.
- 4. A MOISTURE CONTENT WITHIN THE PERCENTAGE RANGE NEEDED TO ACHIEVE COMPACTION (TYPICALLY +/- 3 PERCENT) IS RECOMMENDED PRIOR TO COMPACTION OF THE NATURAL GROUND AND FILL, BASED ON THE RESULTS OF THE MODIFIED PROCTOR COMPACTION TESTS.
- 5. THE BOTTOM OF THE FOUNDATION EXCAVATIONS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557, MODIFIED PROCTOR METHOD, FOR A MINIMUM DEPTH OF ONE FOOT BELOW THE BOTTOM OF THE FOUNDATIONS. SOFT OR LOOSE SOIL ZONES ENCOUNTERED AT THE BOTTOM OF THE FOOTING EXCAVATIONS SHOULD BE REMOVED AND REPLACED WITH FILL SOILS, LEAN CONCRETE, OR DENSE GRADED CRUSHED STONE (FDOT NO. 57).

NAIL CONNECTION FOR WOOD MEMBERS (FBC TABLE 2324.1)							
CONNECTION	COMMON NAILS	NUMBER OR SPACING					
JOISTS TO SILL OR GIRDER, TOE NAIL	16D	2					
BRIDGING TO JOIST, TOE NAIL	8D	2 EACH END					
1-INCH x 6-INCH SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	8D	2					
OVER 1-INCH x 6-INCH SUBFLOOR TO EACH JOIST, FACE NAIL	8D	3 + 1 FOR EACH SIZE INCREASE					
2-INCHES SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16D	2					
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D	16 INCHES O.C.					
TOP OR SOLE PLATE TO STUD, END NAILED	16D	2					
STUD TO SOLE PLATE, TOE NAIL	3D	3 or 2 16D					
DOUBLED STUDS, FACE NAIL	16D	24 INCHES O.C.					
DOUBLED TOP PLATES, FACE NAIL	16D	16 INCHES O.C.					
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16D	2					
CONTINUOUS HEADER, TWO PIECES	16	16 INCHES O.C. ALONG EACH EDGE					
CEILING JOISTS TO PLATE, TOE NAIL	16D	2					
CONTINUOUS HEADER TO STUD, TOE NAIL	16D	3					
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	16D	3					
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	16D	3					
RAFTER PLATE, TOE NAIL	16D	3					
1-INCH x 6-INCH SHEATHINGS OR LESS TO EACH BEARING, FACE NAIL	8D	2					
OVER 1-INCH x 6-INCH SHEATHING, TO EACH BEARING, FACE NAIL	8D	3 + 1 FOR EACH SIZE INCREASE					
BUILT-UP CORNER STUDS, FACE NAIL	16D	30 INCHES O.C.					
BUILT-UP GIRDERS AND BEAMS	20D	32 INCHES O.C. AT TOP AND BOTTOM AND STAGGERED, 2 AT ENDS AND AT EACH SPLICE					
2-INCH PLANKS	16D	2 EACH BEARING					
	•						

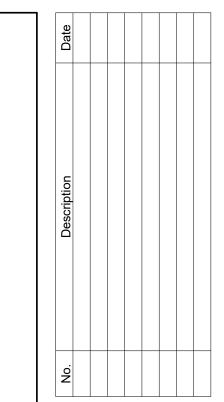
# **CONCRETE MASONRY UNIT NOTES:**

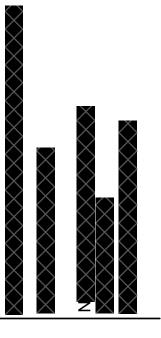
- 1. PROVIDE HOLLOW CONCRETE MASONRY UNITS MEETING ASTM C90, LIGHTWEIGHT, TYPE 1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI ON THE NET AREA FOR INDIVIDUAL UNITS.
- 2. CMU MORTAR SHALL MEET ASTM C270, TYPE 'M' OR 'S', AND HAVE A COMPRESSIVE CUBE STRENGTH OF 1800 PSI AT 28 DAYS.
- 3. CMU GROUT, POURED OR PUMPED, SHALL MEET ASTM C476, AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- 4. REINFORCING BARS SHALL MEET ASTM A615, GRADE 60, JOINT REINFORCING SHALL MEET ASTM A82.
- 5. REINFORCED MASONRY WALLS SHALL HAVE A MINIMUM F'M = 2000 PSI.
- 6. REINFORCEMENT SHALL BE HELD IN PLACE PRIOR TO GROUTING WITH WIRE POSITIONERS SPACED AT INTERVALS NOT EXCEEDING 192 REINFORCING BAR DIAMETERS FOR 10 FEET. ADDITIONAL POSITIONERS SHALL BE PLACED AT ALL REINFORCING BAR SPLICES.
- 7. CMU TO BE LAID IN RUNNING BOND PATTERN.
- 8. GROUT PLACEMENT SHALL CONFORM TO TABLE 5 OF ACI 530.1/ASCE 6/TMS 602; HOWEVER, THE MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 8 FEET AND THE MAXIMUM HEIGHT WHICH GROUT IS PLACED IN ONE CONTINUOUS OPERATION (GROUT LIFT) SHALL NOT EXCEED 4 FEET. THERE SHALL BE A MINIMUM OF 1 HOUR SETTING TIME BETWEEN EACH GROUT LIFT.
- 9. THE TOP OF EACH GROUT POUR SHALL BE 1" BELOW THE BED JOINT.
- 10. REINFORCEMENT, REBAR POSITIONERS, AND TIES SHALL BE PLACED PRIOR TO GROUTING.
- 11. CONTRACTOR SHALL DESIGN, FABRICATE, AND INSTALL BRACING THAT WILL ASSURE THE STABILITY OF THE MASONRY DURING
- 12. ALL CONCRETE MASONRY WORK SHALL CONFORM TO TMS 402-16 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND TMS 602-16 SPECIFICATION FOR MASONRY STRUCTURES.
- 13. REINFORCING BARS SHALL HAVE A MASONRY COVER NOT LESS THAN THE FOLLOWING: A. MASONRY FACE EXPOSED TO EARTH OR WEATHER: 2 INCHES FOR BARS LARGER THAN NO. 5: 1.5 INCHES FOR NO. 5 BARS OR

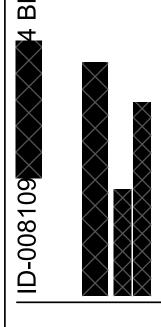
  - B. MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1.5 INCHES
- 14. EXCEPT AS NOTED OTHERWISE WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS, THE MINIMUM LAP SPLICE LENGTHS OF REINFORCING BARS SHALL BE:

E	BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
SPLICE L	ENGTH (INCHES)	12	12	19	37	51	79	102	133	167

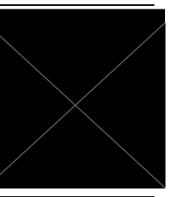
15. ALL POST INSTALLED MASONRY ANCHORS SHALL BE INSTALLED IN GROUT FILLED CELLS OF MASONRY WALL.

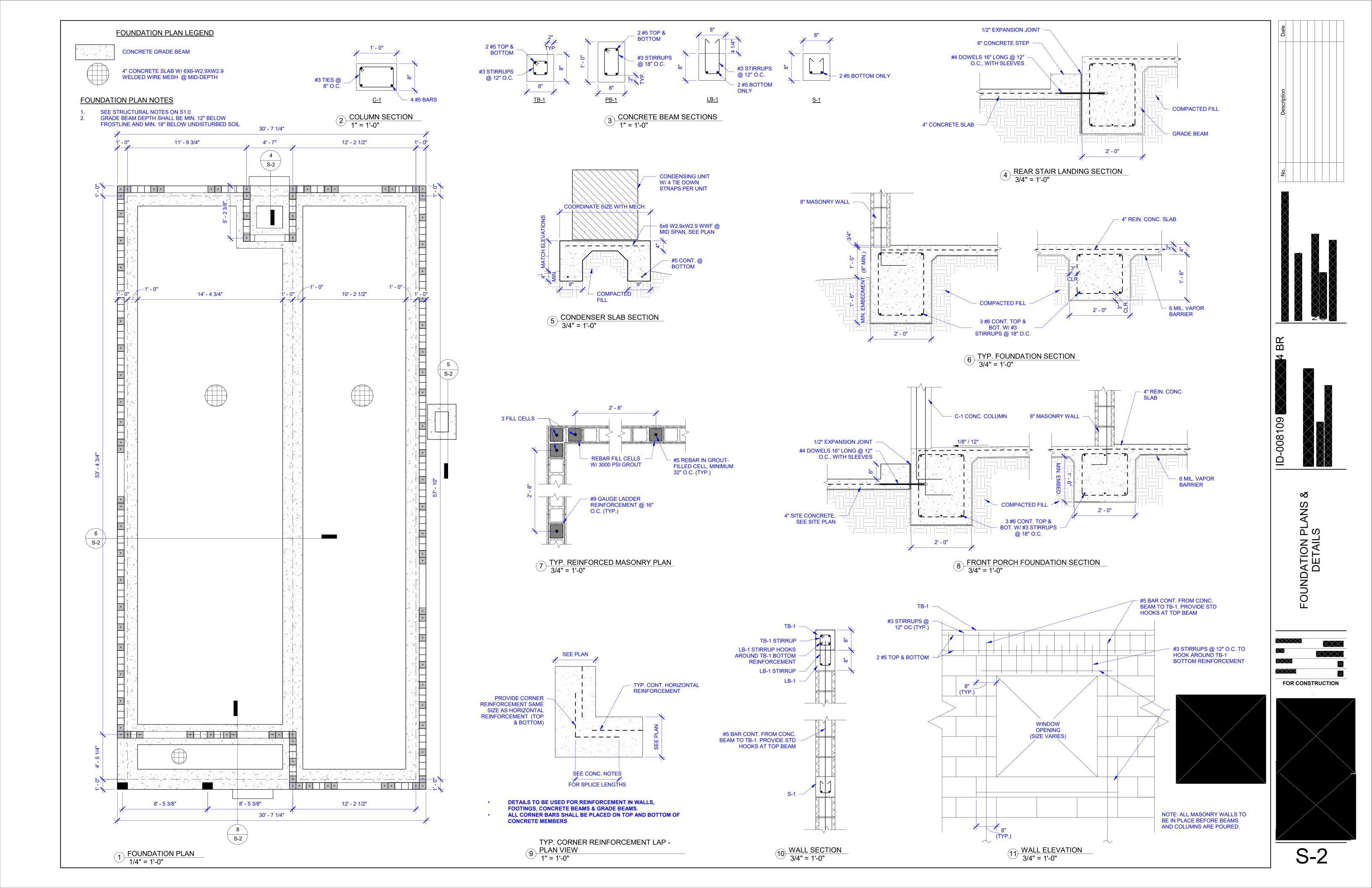


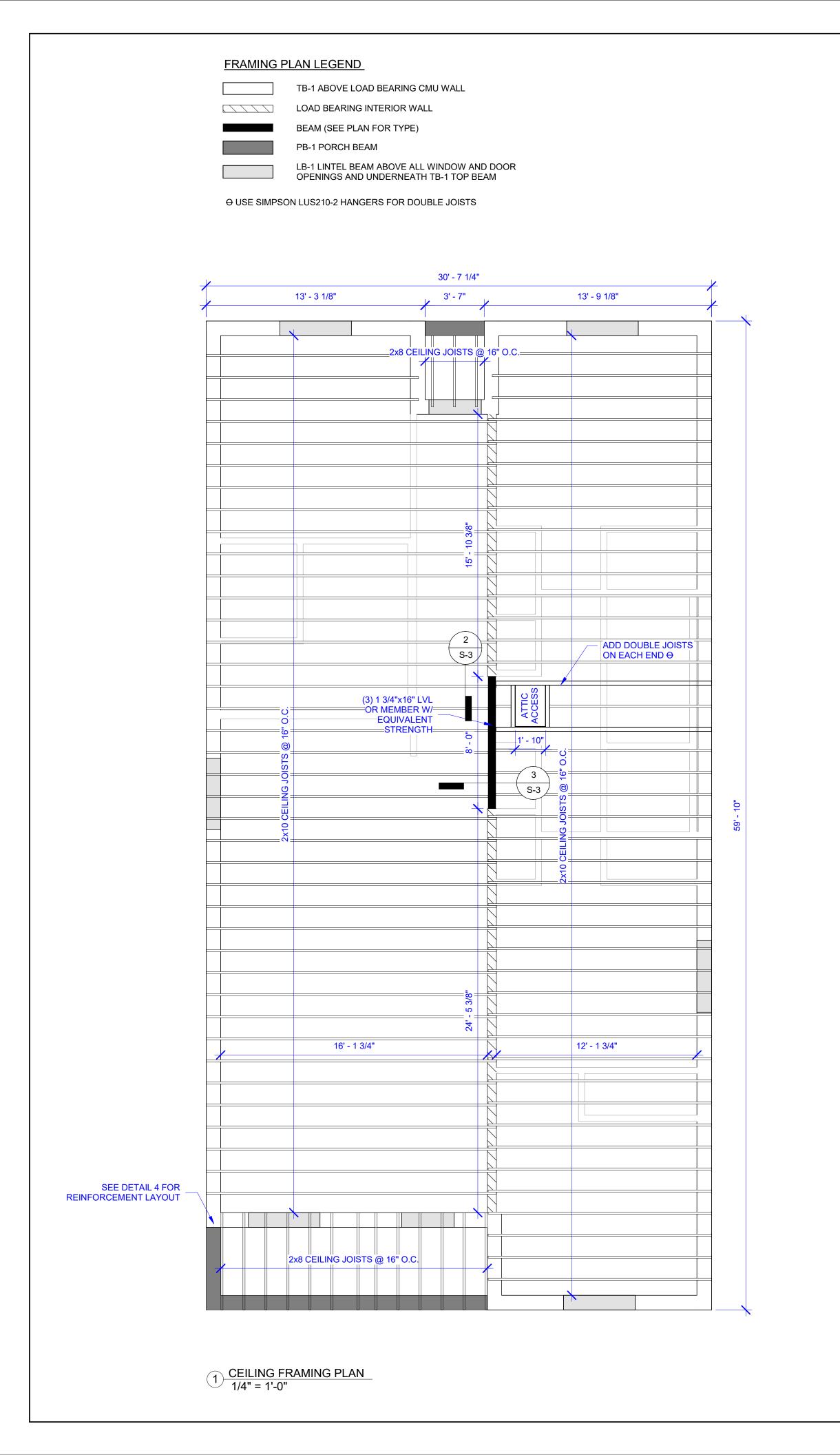


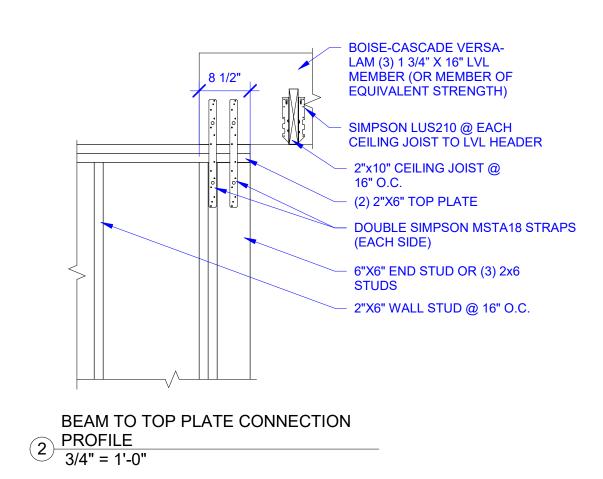


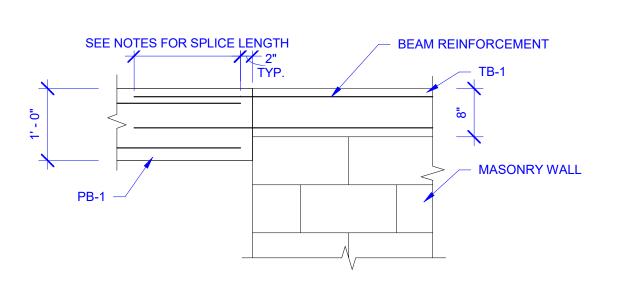




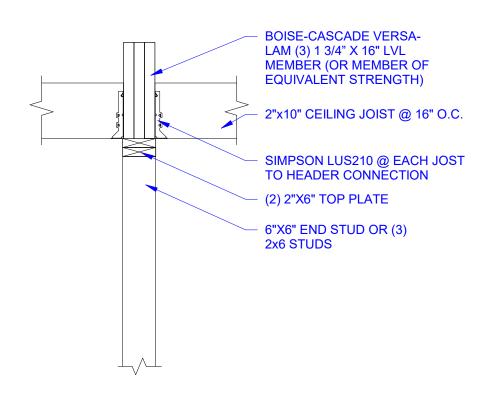








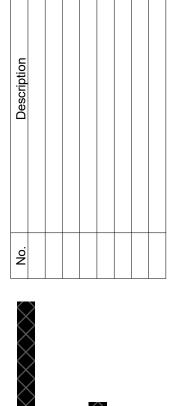
4 PORCH BEAM TO TB-1 REINFORCING
3/4" = 1'-0"

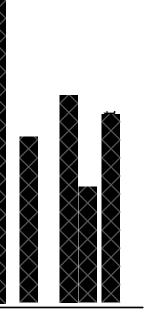


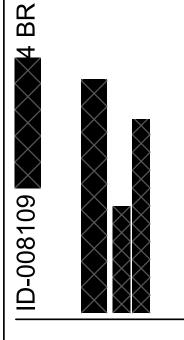
BEAM TO TOP PLATE CONNECTION

SECTION

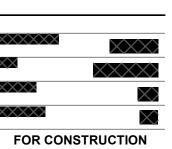
3/4" = 1'-0"

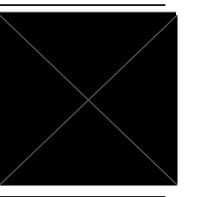






CEILING FRAMING PLAN & DETAILS



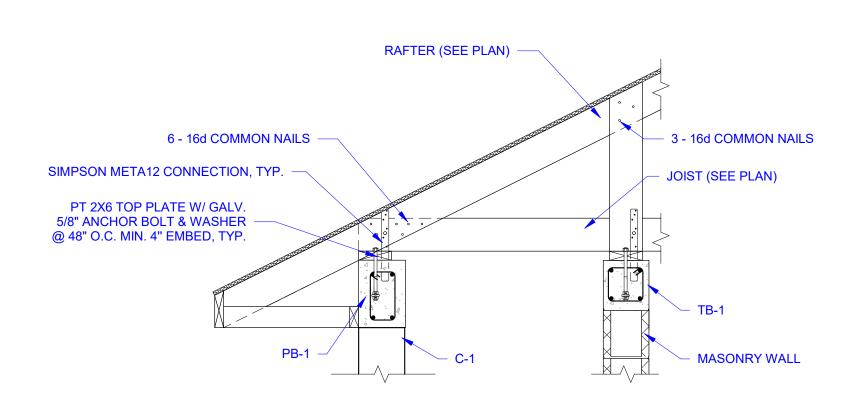


2 S-4

1) ROOF FRAMING PLAN 1/4" = 1'-0"

S-4

			ANC	HOR STRAP SCH	IEDULE			
MANUFACTURER	PRODUCT CODE	CONNECTE	D MEMBERS		FASTENERS	ALLOWABLE LOADS	APPROVAL	
(OR EQUAL)	PRODUCT CODE	CONNECTED MEMBERS		HEADER	JOIST	STRAP	UPLIFT	NUMBER
SIMPSON	LUS210	HEADER	JOIST	(8) 0.148 x 3	(4) 0.148 x 3	-	1165	FL#10531.16
SIMPSON	LUS210-2	LVL	JOIST	(8) 0.162 x 3.5	(6) 0.162 x 3.5	-	1445	FL#10531.16
SIMPSON	LSTA 36	RAFTER	RIDGE	-	-	(24) 0.148" X 2 1/2"	1640	FL#13872.4
SIMPSON	META 12 (SINGLE ANCHOR)	RAFTER	CMU WALL	-	-	(7) 0.148 x 1 1/2	1420	FL#11473.10
SIMPSON	MSTA 18	STUD	LVL	-	-	(14) 0.148" x 2 1/2"	1315	FL#13872.4
GALV. ANCHOR BOLT	5/8"	ANCHOR BOLT	TOP PLATE	4" EMBED	-	-	-	-

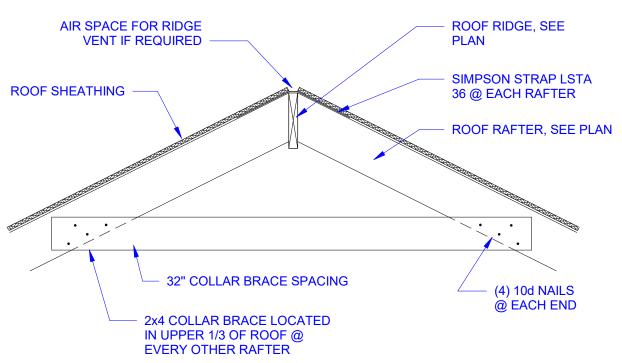


CONT. STRONGBACK

@ MID SPAN WITH

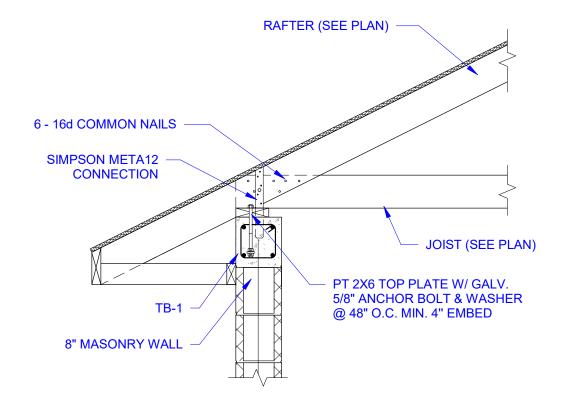
2x4 PURLIN BRACING @ 32" O.C.

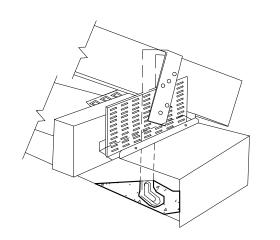
PLYWOOD ROOF SHEATHING, SEE NOTE



2 ROOF FRAME AT PB-1 CONNECTION 3/4" = 1'-0"

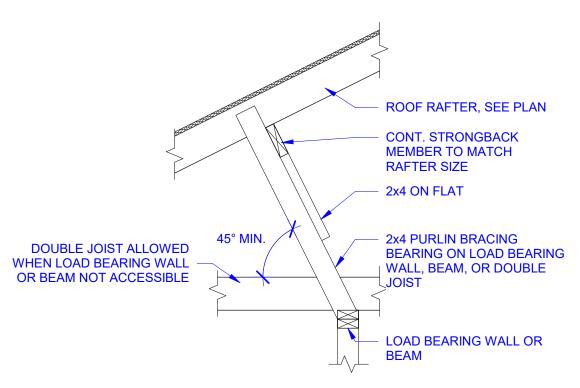
5 ROOF RIDGE DETAIL
3/4" = 1'-0"



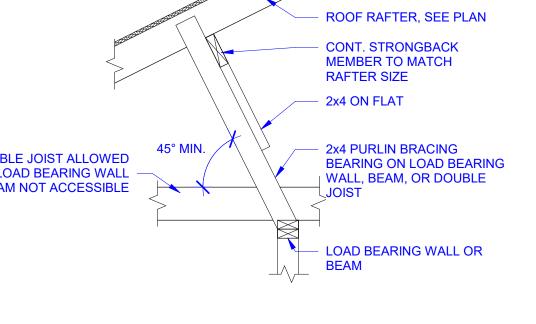


6 SIMPSON META12 CONNECTION 1 1/2" = 1'-0"





4 ROOF STRONGBACK DETAIL 3/4" = 1'-0"



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FOR CONSTRUCTION