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. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND AS-BUILT CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
5. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OVER DIMENSIONS.
6. ALL DIMENSIONS ARE TO THE FACE OF THE STUDS (ROUGH) UNLESS OTHERWISE NOTED.
7. 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.
8. 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.
9. VERIFY ROUGH OPENING SIZES WITH DOOR AND WINDOW MANUFACTURERS BEFORE CONSTRUCTION IS TO BEGIN.
10. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS PER SECTION R308.4 OF THE FRC 2020.
11. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS.
12. 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.
13. 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.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, THE OWNERS, AND ANY WORKERS.
17. 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 LAW.
18. 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.
19. IT IS RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE VARIOUS TRADES ON BUILDING TO ALLOW SUFFICIENT ROOM FOR ALL EQUIPMENT.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
21. 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.
22. 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.
23. CONTRACTOR SHALL COORDINATE & INSTALL WOOD BLOCKING IN FRAMING AS NEEDED TO SUPPORT ANY ITEMS MOUNTED TO THE WALLS.
24. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
25. THE CONTRACTOR SHALL VERIFY THE MIN. F.F. ELEV. WITH THE CITY/PARISH FEMA ELEVATION AND BENCHMARK CERTIFICATE.
26. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
27. 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.
28. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
29. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.

[redacted]

ID-009084 [redacted] 4 BR

[redacted]

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:	13.33' NAVD1988
CROWN OF THE ROAD:	14.24' NAVD1988
PROPOSED FFE.:	18.20' NAVD1988

BUILDING INFORMATION:

FIRST FLOOR:	1992 SF
FRONT PORCH:	187 SF
REAR PORCH:	178 SF
BUILDING HEIGHT:	17'-1 3/8"
CONDITIONED AREA VOLUME:	28,824 CF

ZONING INFORMATION:

ZONING CLASSIFICATION:	SF5
USE:	DWELLING, SINGLE-FAMILY
MINIMUM LOT AREA:	SINGLE FAMILY: 9,000 SF/DU
MINIMUM LOT WIDTH:	SINGLE FAMILY: 70'
MAX. BUILDING HEIGHT:	SINGLE FAMILY: 30'
FRONT YD MIN. REQ:	SINGLE FAMILY: 25'
INT SIDE YD REQ:	SINGLE FAMILY: 10'
CORNER SIDE YD MIN. REQ:	SINGLE FAMILY: 15'
REAR YD MIN. REQ:	SINGLE FAMILY: 15'

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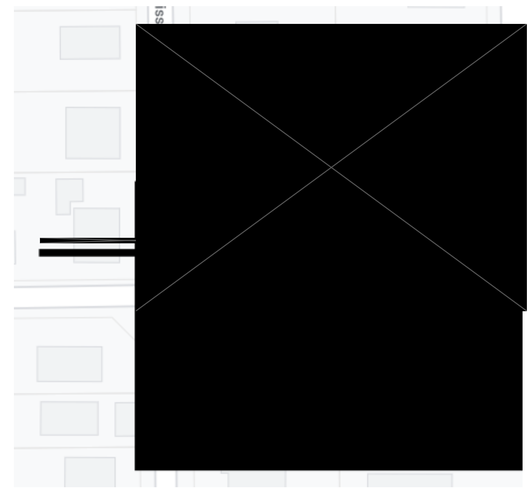
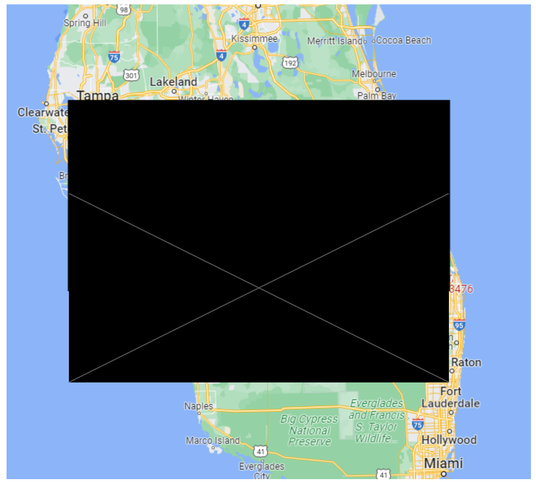
S-5	ROOF FRAMING PLAN & DETAILS
S-6	STAIR DETAILS



STREET MAP



VICINITY MAP

No.	Description	Date

[redacted]

ID-009084 4 BR

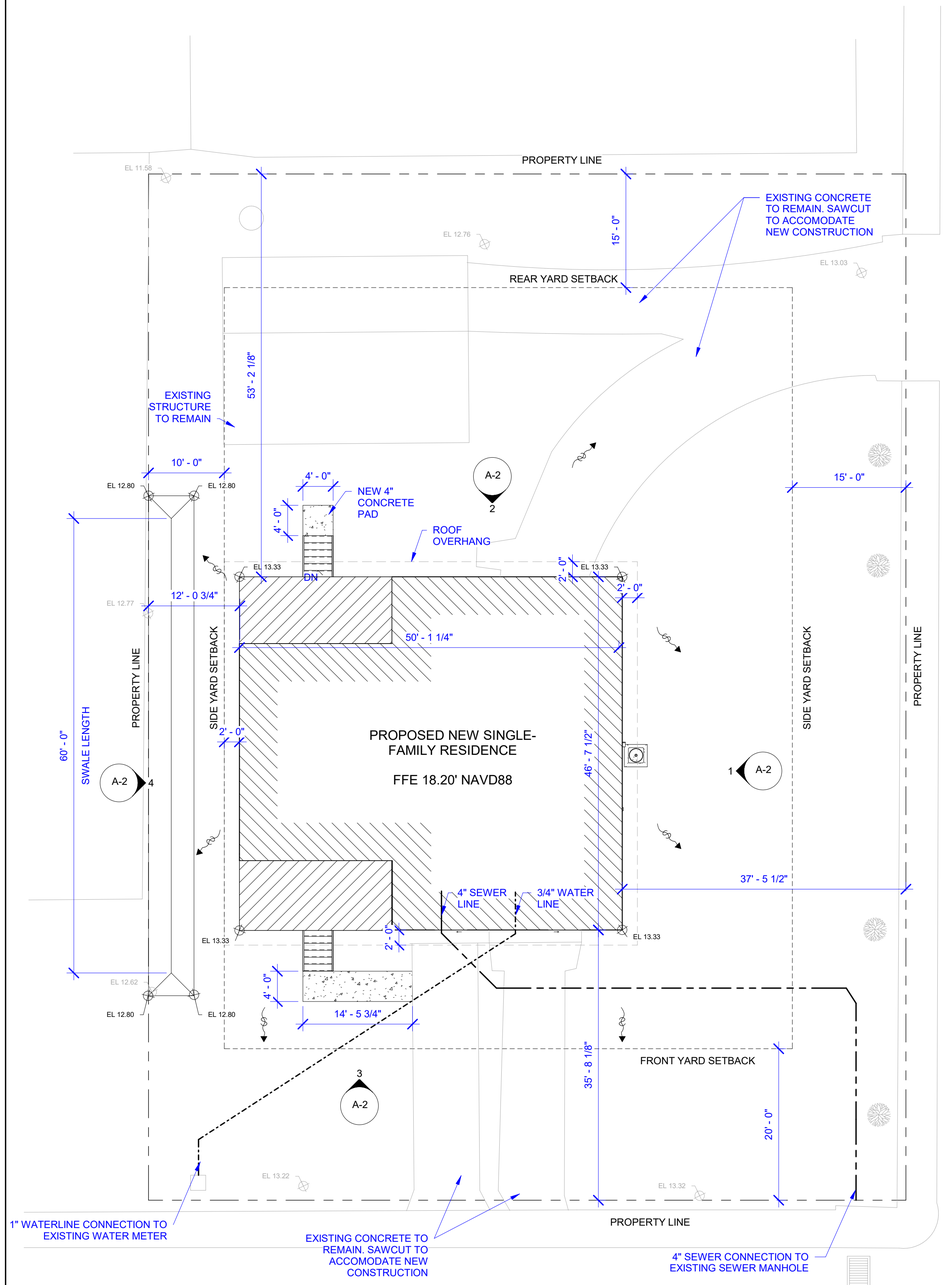
TITLE SHEET

[redacted]

FOR CONSTRUCTION

[redacted]

G-1



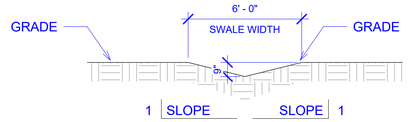
1 SITE PLAN
1" = 10'-0"

FFE INFORMATION:

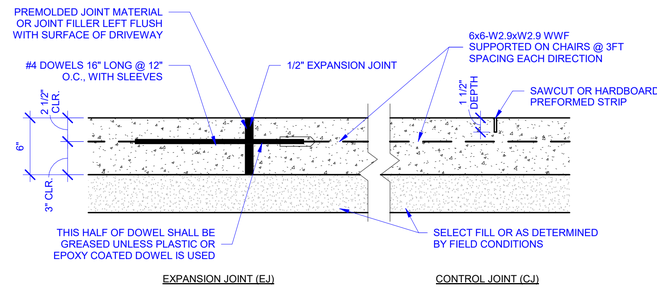
FLOOD ZONE:	X
FEMA BASE FLOOD ELEVATION:	N/A
HIGHEST ADJACENT GRADE:	13.33' NAVD1988
CROWN OF THE ROAD:	14.24' NAVD1988
PROPOSED FFE.:	18.20' NAVD1988

SITE PLAN LEGEND

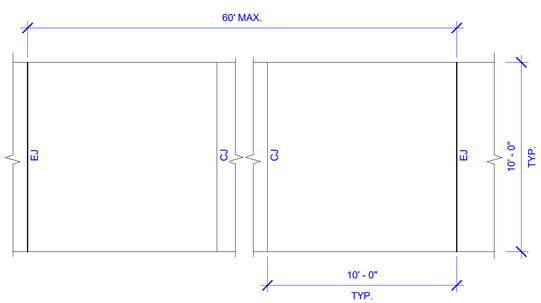
- EL XX.XX — EXISTING GRADE
- EL XX.XX — PROPOSED GRADE
- MEX — MATCH EXISTING GRADE
- FFE — FINISH FLOOR ELEVATION
- LOW POINT OF SWALE
- SLOPE ARROW



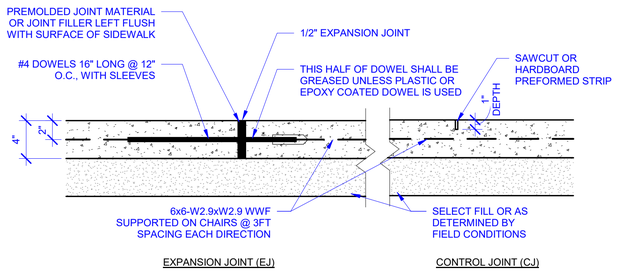
2 SWALE SECTION
1/4" = 1'-0"



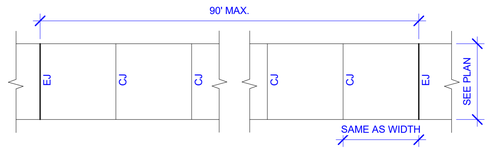
3 DRIVEWAY JOINT DETAILS
NOT TO SCALE



4 CONCRETE DRIVEWAY
NOT TO SCALE



5 SIDEWALK JOINT DETAILS
NOT TO SCALE



6 CONCRETE SIDEWALK
NOT TO SCALE

GENERAL SITE PLAN NOTES:

1. ALL PAVEMENT IN PUBLIC RIGHT OF WAY SHALL MEET THE DETAILS AND REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
2. ALL CURB CUTS AND DRIVEWAY APRONS SHALL MEET THE DETAILS AND REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
3. ALL SIDEWALKS WITHIN THE PROPERTY BOUNDARY TO BE 4" THICK, 4000 PSI W/ 6x6-W2.9xW2.9 WWF, AND SHALL RECEIVE BROOM FINISH 90 DEG. TO THE DIRECTION OF TRAVEL.
4. ALL DRIVEWAYS WITHIN THE PROPERTY BOUNDARY TO BE 6" THICK, 4000 PSI W/ 6x6-W2.9xW2.9 WWF, AND SHALL RECEIVE BROOM FINISH 90 DEG. TO THE DIRECTION OF TRAVEL.
5. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITITVE DRAINAGE. MAXIMUM SLOPE FOR LANDSCAPED AREAS IS 25%.
6. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE.
7. LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA, EXCEPT FOR MONROE COUNTY WHERE ALL DISTURBED AREAS SHALL BE LIMESTONE.
8. SITE GRADING PLAN BASED ON AVAILABLE SURVEY DATA. EXISTING DRAINAGE PATTERNS TO BE CONFIRMED IN FIELD BY THE CONTRACTOR.
9. CONTRACTOR SHALL REGRADE SITE IMMEDIATELY ADJACENT TO THE NEWLY CONSTRUCTED HOUSE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION OF THE HOME.
10. THE CONTRACTOR SHALL NOT ALTER SITE DRAINAGE PATTERNS IN A WAY THAT DIRECTS ADDITIONAL FLOWS ONTO ADJACENT PROPERTIES.
11. UTILITY TIE-IN LOCATIONS ARE BASED ON LIMITED FIELD DATA.CONTRACTOR TO VERIFY SEWER AND WATER TIE-IN LOCATIONS IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCY

SITE INFORMATION:

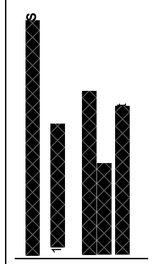
SITE AREA: 13,548 **SF**

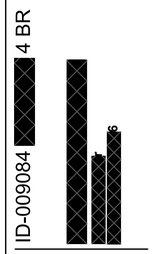
NEW IMPERVIOUS AREA:

• NEW HOME WITH 2' ROOF OVERHANG :	2,761 SF
• NEW CONCRETE :	74 SF
• EXISTING CONCRETE:	2,098 SF
• EXISTING SHED:	469 SF
• **TOTAL:**	**5,402 SF**

% NEW IMPERVIOUS AREA: **39.87 %**
% NEW PERVIOUS AREA: **60.13 %**

No.	Description	Date

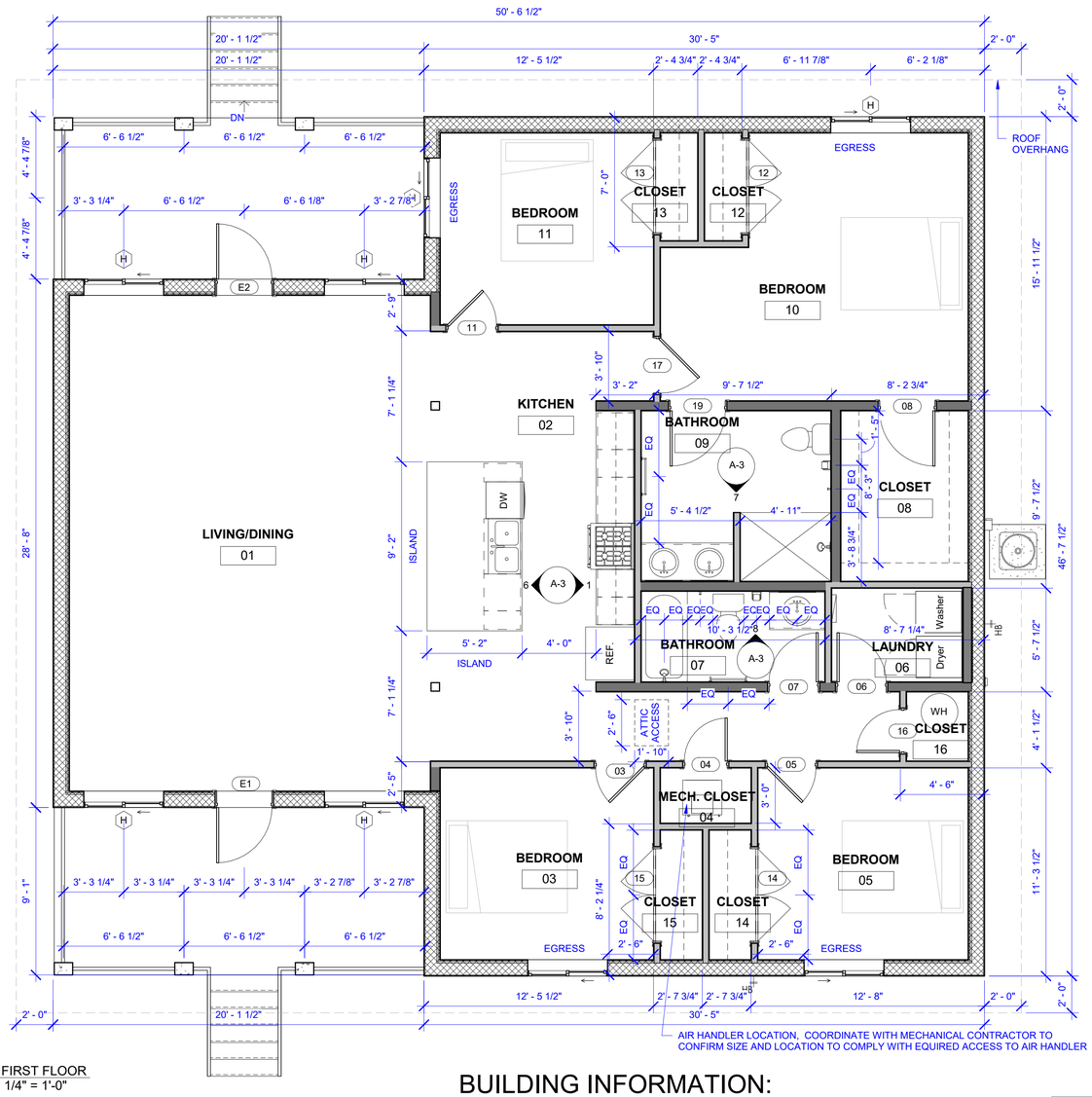




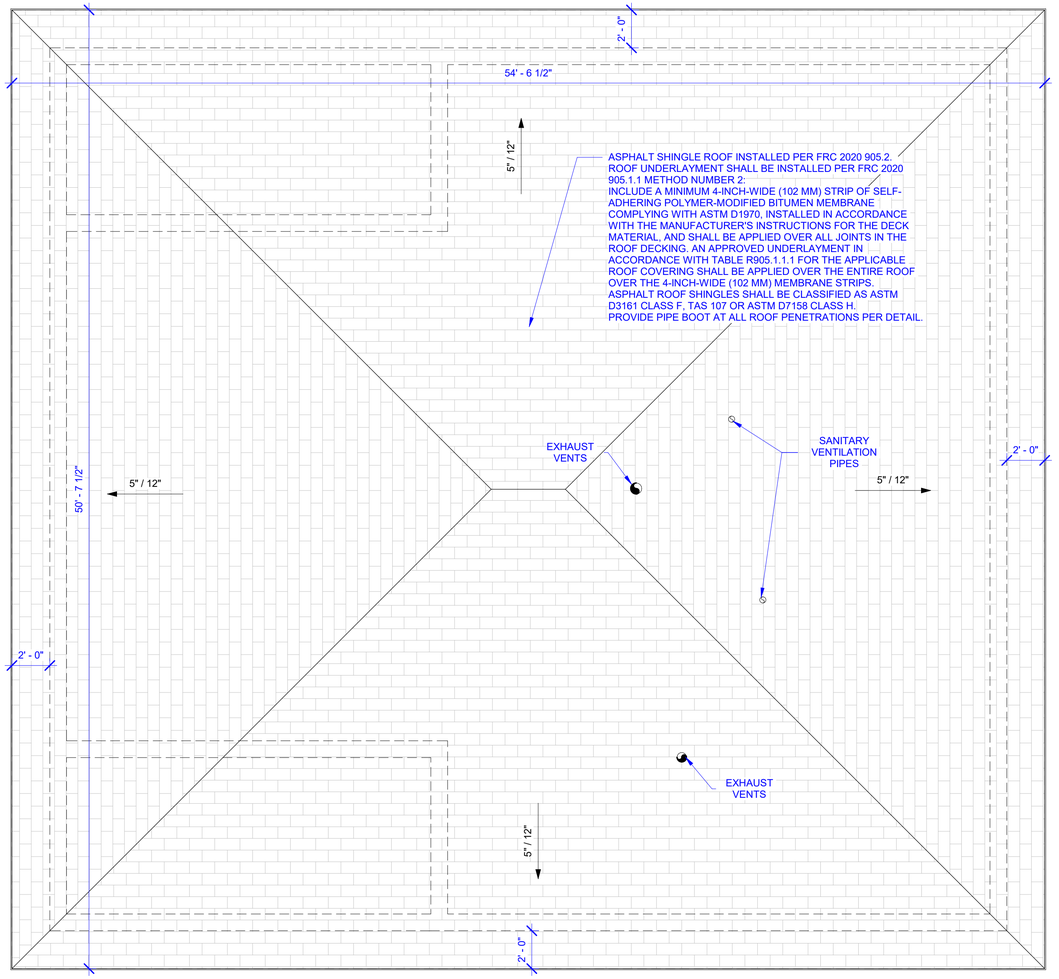
SITE PLAN & DETAILS

FOR CONSTRUCTION

C-1



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



2 ROOF
1/4" = 1'-0"

ROOF VENTILATION (FIBER CEMENT):
ROOF AREA = 2774 SF
REQUIRED NET FREE AREA PER FBC R806.2 = 2774/150 = 18.49 SF
SOFFIT AREA = 405 SF
SOFFIT NET FREE AREA = 12.6 SQ INCHES/SF (BY MANUFACTURER, HARDIESOFFIT VENTEDPLUS BASIS OF DESIGN)
PROPOSED ROOF NET FREE AREA = 405*12.6/144 = **35.43 SF**

WALL TYPE LEGEND

- W1 - EXTERIOR CMU WALL
- W2 - INTERIOR 2X6 FRAMED WALL
- W3 - INTERIOR 2X4 FRAMED WALL

WALL TYPE SCHEDULE		
WALL TYPE	INTERIOR/ EXTERIOR	DESCRIPTION (EXTERIOR TO INTERIOR)
W1	EXTERIOR	STUCCO, 8" CMU BLOCK WALL, 1" R-6 RIGID INSULATION, 3/4" FURRING STRIPS, 1/2" GYPSUM BOARD
W2	INTERIOR	1/2" GYPSUM BOARD, 2X6 STUD @ 16" O.C., GYPSUM BOARD
W3	INTERIOR	1/2" GYPSUM BOARD, 2X4 STUD @ 16" O.C., GYPSUM BOARD

BUILDING INFORMATION:

FIRST FLOOR:	1992 SF
FRONT PORCH:	187 SF
REAR PORCH:	178 SF
BUILDING HEIGHT:	17'-1 3/8"
CONDITIONED AREA VOLUME:	28,824 CF

WINDOW SCHEDULE					
Type Mark	Width	Height	Description	Count	Head Height
H	4' - 4"	4' - 2"	SLIDING WINDOW UNIT	8	7' - 0"

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

EXTERIOR DOOR INFORMATION					
Mark	Width	Height	Description	DESIGN PRESSURE (POSITIVE) PSF	DESIGN PRESSURE (NEGATIVE) PSF
E1	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	40	-53
E2	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	40	-53

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

EXTERIOR WINDOW INFORMATION					
Type Mark	Width	Height	Description	DESIGN PRESSURE (POSITIVE) PSF	DESIGN PRESSURE (NEGATIVE) PSF
H	4' - 4"	4' - 2"	SLIDING WINDOW UNIT	41	-54

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

DOOR SCHEDULE				
Mark	Width	Height	Description	Comments
03	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
04	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
05	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
06	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
07	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
08	3' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
11	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
12	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
13	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
14	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
15	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
16	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
17	3' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
19	3' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
E1	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	ENERGY STAR QUALIFIED, PROVIDE GLAZING MEETING REQUIREMENTS FOR HAZARDOUS GLASS LOCATIONS PER FBC-R308.3 AND R308.4
E2	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	ENERGY STAR QUALIFIED, PROVIDE GLAZING MEETING REQUIREMENTS FOR HAZARDOUS GLASS LOCATIONS PER FBC-R308.3 AND R308.4

No.	Description	Date

4 BR

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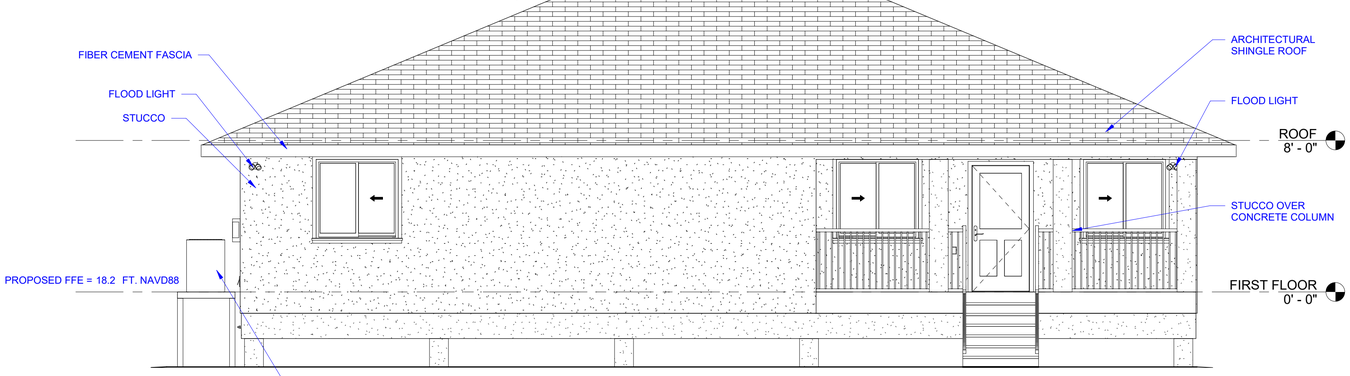
ARCHITECTURAL PLANS

FOR CONSTRUCTION

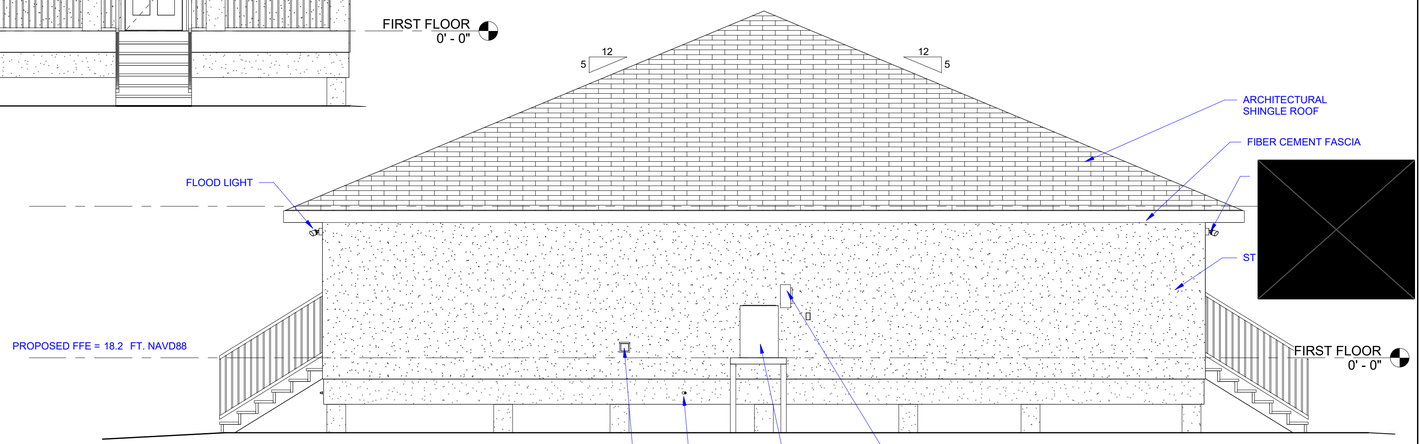
A-1

3 FRONT ELEVATION
1/4" = 1'-0"

4 SIDE ELEVATION (LEFT)
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 SIDE ELEVATION (RIGHT)
1/4" = 1'-0"

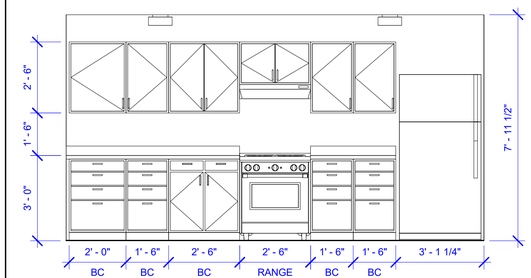
No.	Description	Date

4 BR

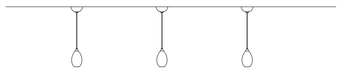
ID-009084

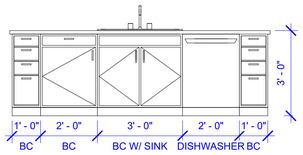
ELEVATIONS

A-2

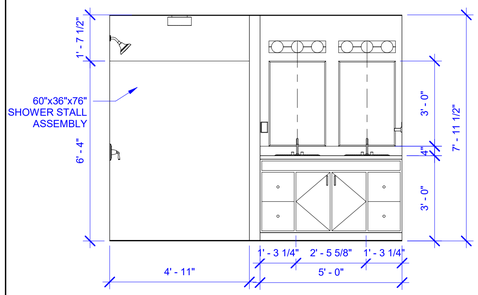


1 KITCHEN ELEVATION
3/8" = 1'-0"

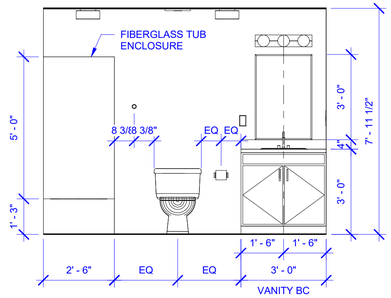




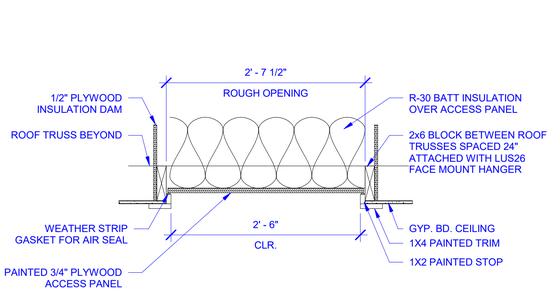
6 KITCHEN ELEVATION
3/8" = 1'-0"



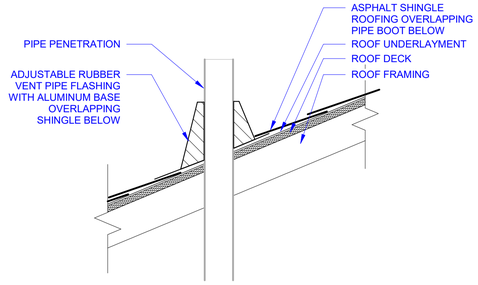
7 BATHROOM ELEVATION
3/8" = 1'-0"



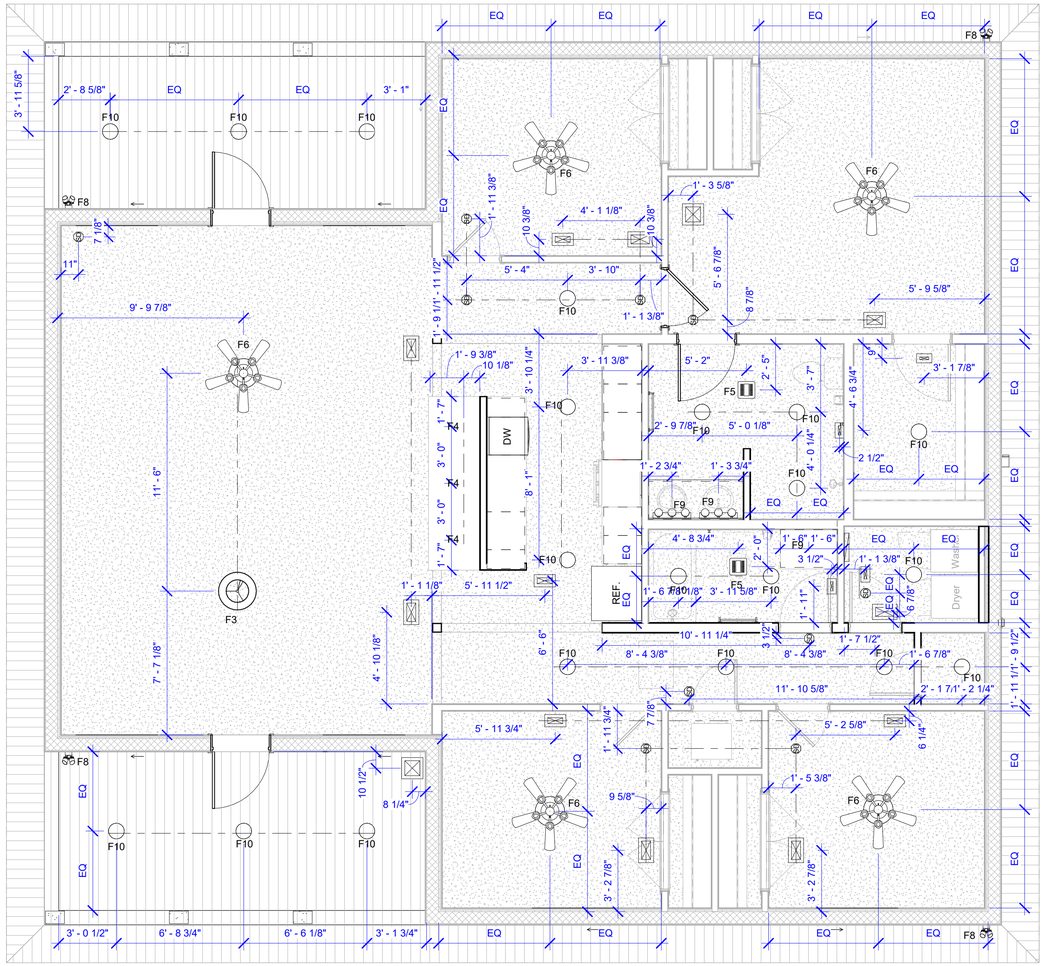
8 BATHROOM ELEVATION
3/8" = 1'-0"



3 ATTIC ACCESS
1" = 1'-0"



4 ROOF PENETRATION DETAIL
1 1/2" = 1'-0"



5 REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- 1/2" GYPSUM BOARD
- VENTED FIBER CEMENT SOFFIT
- F3 PENDANT LIGHT FIXTURE
- F9 WALL MOUNT FIXTURE
- F5 EXHAUST FAN
- F8 MOTION SENSOR FLOOD LIGHT
- F6 CEILING FAN W/ LIGHT KIT
- COMBO SMOKE & CARBON MONOXIDE DETECTOR
- F10 CEILING MOUNTED FIXTURE
- F4 ISLAND PENDANT FIXTURE
- 12x12 DIFFUSER, SEE MECHANICA
- 8x4 DIFFUSER, SEE MECHANICAL
- 12x6 DIFFUSER, SEE MECHANICAL
- 10x6 DIFFUSER, SEE MECHANICAL
- 14x8 DIFFUSER, SEE MECHANICAL

No.	Description	Date

ID-009084 4 BR

REFLECTED CEILING PLAN
AND INTERIOR ELEVATIONS

A-3

FINISH TYPE 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
CPT-1	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
BATH-COUN	BATHROOM COUNTERTOPS	SEE SPECS	SEE SPECS	SEE SPECS	CULTURED MARBLE WITH MOLDED SINK
*CONFIRM ALL FINISH TYPES WITH OWNER 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

SEALERS:
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

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.

APPLIANCE NOTES:

1. WHITE OR BLACK FNISHES
2. RANGE FREESTANDING ELECTRIC STANDARD GRADE. OVEN MUST BE SELF CLEANING.
3. MICROWAVE OVEN OVER RANGE WITH BUILT-IN HOOD STANDARD GRADE.
4. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED, PEX OR METAL (EXCEPT COPPER).
5. REFRIGERATOR TOP FREEZER 22 CUBIC FOOT STANDARD GRADE ENERGY STAR.
6. DISHWASHER STANDARD GRADE ENERGY STAR.
7. GARBAGE DISPOSER ½ HP STANDARD GRADE.
8. WASHING MACHINE TOP LOADING STANDARD GRADE ENERGY STAR.
9. DRYER ELECTRIC STANDARD GRADE ENERGY STAR.

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 ½ 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.

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

FINISH SCHEDULE							
Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Perimeter	Area
01	LIVING/DINING	VPF	B2	GYP. BD. PTD	GYP. BD. PTD	93.13	529 SF
02	KITCHEN	VPF	B2	GYP. BD. PTD	GYP. BD. PTD	107.77	312 SF
03	BEDROOM	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	43.96	120 SF
04	MECH. CLOSET	VPF	B2	GYP. BD. PTD	GYP. BD. PTD	15.83	15 SF
05	BEDROOM	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	43.63	119 SF
06	LAUNDRY	VPF	B2	WP. GYP. BD. PTD	GYP. BD. PTD	24.35	36 SF
07	BATHROOM	VPF	B2	GYP. BD. PTD	GYP. BD. PTD	29.75	49 SF
08	CLOSET	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	32.31	64 SF
09	BATHROOM	VPF	B2	WP. GYP. BD. PTD	GYP. BD. PTD	39.08	95 SF
10	BEDROOM	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	62.46	213 SF
11	BEDROOM	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	43.96	120 SF
12	CLOSET	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	15.73	12 SF
13	CLOSET	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	15.73	12 SF
14	CLOSET	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	18.60	16 SF
15	CLOSET	CPT	B1	GYP. BD. PTD	GYP. BD. PTD	18.60	16 SF
16	CLOSET	VPF	B2	GYP. BD. PTD	GYP. BD. PTD	14.19	13 SF
Grand total: 16							1740 SF

PLUMBING FIXTURE SCHEDULE					
ROOM	ITEM	MANUFACTURER	MODEL	NOTES	QUANTITY
07	VANITY SINK	SEE SPECS	SEE SPECS		1
09	VANITY SINK	SEE SPECS	SEE SPECS		2
07	VANITY FAUCET	SEE SPECS	SEE SPECS	1.5 GPM	1
09	VANITY FAUCET	SEE SPECS	SEE SPECS	1.5 GPM	2
07	SHOWER AND TUB FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
09	SHOWER FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
07	BATHTUB & ENCLOSURE	SEE SPECS	SEE SPECS		1
09	SHOWER BASE & ENCLOSURE	SEE SPECS	SEE SPECS		1
02	KITCHEN SINK	SEE SPECS	SEE SPECS	DOUBLE BASIN STAINLESS STEEL	1
02	KITCHEN FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
*VERIFY FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLAN AND OWNER. ALL PLUMBING FIXTURES SHALL BE WATERSENSE					

APPLIANCE SCHEDULE					
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	REFRIDGERATOR	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
*SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED, PEX OR METAL (EXCEPT COPPER)					

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	1" RIGID R-6 INSULATION (R-MAX, R-MATTE PLUS-3 OR APPROVED EQUAL)
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	PLYWOOD ROOF SHEATHING PER STRUCTURAL, ROOF UNDERLAYMENT PER FBC - RESIDENTIAL R905.1.1, ASPHALT SHINGLE ROOF, SEE ROOF PLAN
VENTED ATTIC SPACE	1FT PER 150 FT ROOF AREA, SEE CALCULATIONS ON ROOF PLAN
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.

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 RAISED FLOOR SURFACES THAT ARE 30" OR MORE ABOVE THE FLOOR BELOW
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"
MAX. STAIR VERTICAL RISE	147" BETWEEN LEVELS OR LANDINGS

BATHROOM ACCESSORY SCHEDULE					
ROOM	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS
07	TOILET PAPER HOLDER	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE
09	TOILET PAPER HOLDER	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE
07	ROBE HOOK	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE
09	ROBE HOOK	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE
07	TOWEL BAR	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE
09	TOWEL BAR	SEE SPECS	SEE SPECS	SEE SPECS	PROVIDE AND INSTALL ONE
*PROVIDE BLOCKING FOR ALL ACCESSORIES AS REQUIRED					

LIGHT FIXTURE SCHEDULE					
FIXTURE NO.	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QAUNTITY
F3	CHANDELIER	SEE SPECS	SEE SPECS		1
F4	ISLAND PENDANT	SEE SPECS	SEE SPECS		3
F5	EXHAUST FAN	SEE SPECS	SEE SPECS		2
F6	CEILING FAN W/ LIGHT KIT	SEE SPECS	SEE SPECS		5
F8	EXTERIOR FLOOD LIGHT	SEE SPECS	SEE SPECS		4
F9	VANITY FIXTURE	SEE SPECS	SEE SPECS		3
F10	CEILING MOUNTED FIXTURE	SEE SPECS	SEE SPECS		20
*CONFIRM ALL FIXTURES AND SWITCHING TYPES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION					

WALL TYPE SCHEDULE		
WALL TYPE	INTERIOR/ EXTERIOR	DESCRIPTION (EXTERIOR TO INTERIOR)
W1	EXTERIOR	STUCCO, 8" CMU BLOCK WALL, 1" R-6 RIGID INSULATION, 3/4" FURRING STRIPS, 1/2" GYPSUM BOARD
W2	INTERIOR	1/2" GYPSUM BOARD, 2X6 STUD @ 16" O.C., GYPSUM BOARD
W3	INTERIOR	1/2" GYPSUM BOARD, 2X4 STUD @ 16" O.C., GYPSUM BOARD

No.	Description	Date

4 BR

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SCHEDULES AND NOTES

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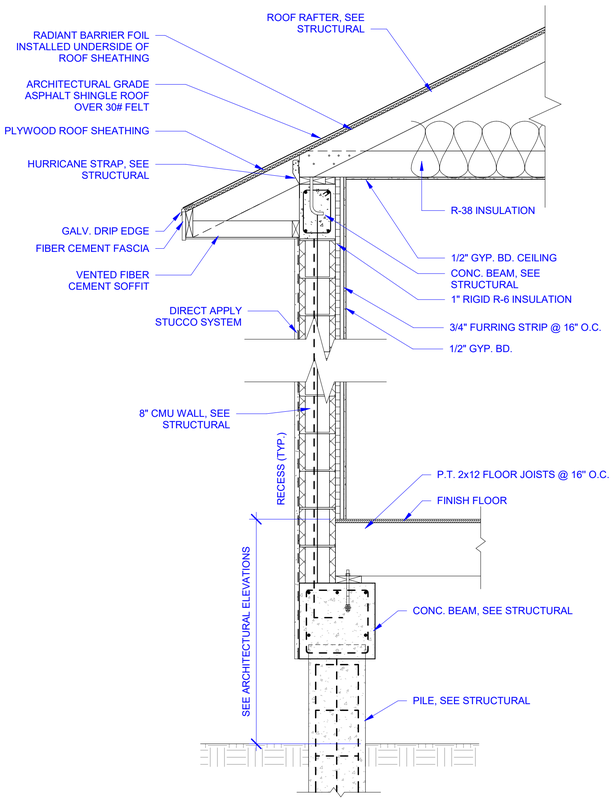
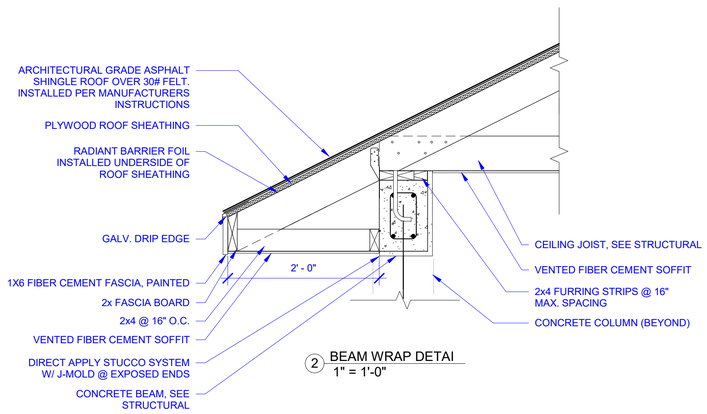
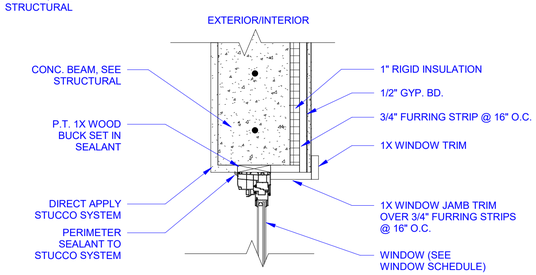


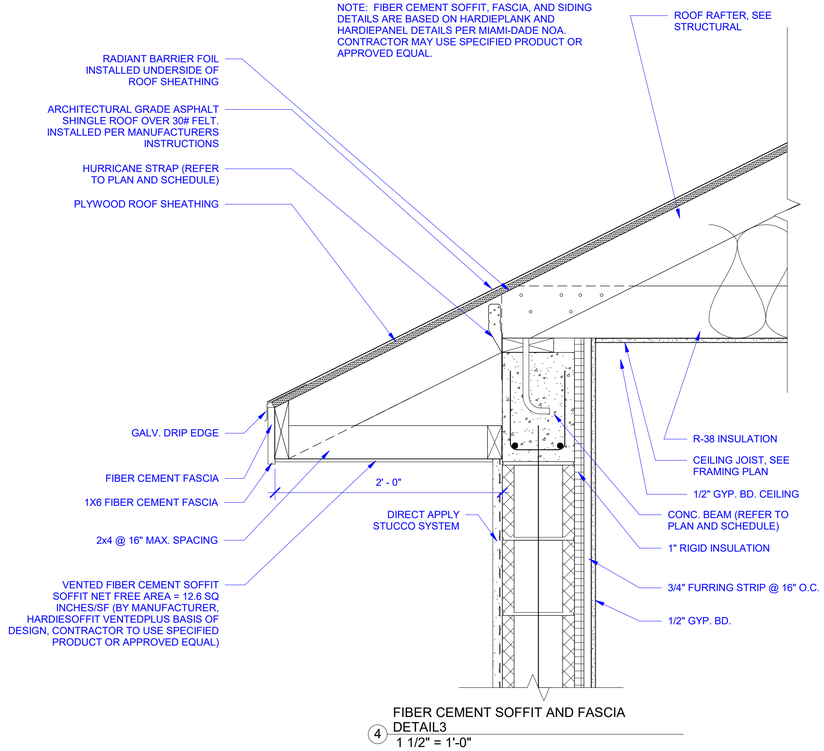
1 TYP. WALL SECTION
3/4" = 1'-0"



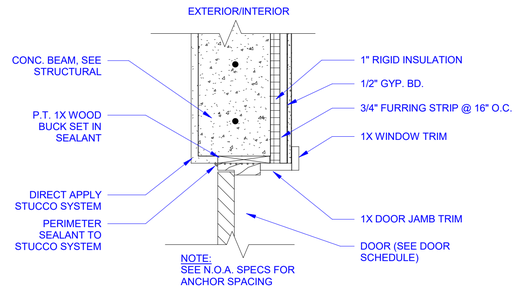
2 BEAM WRAP DETAI
1" = 1'-0"



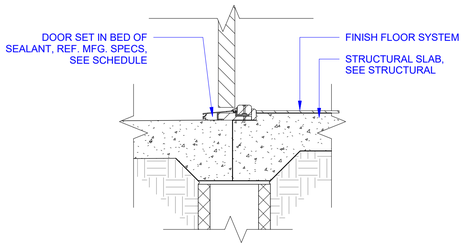
3 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



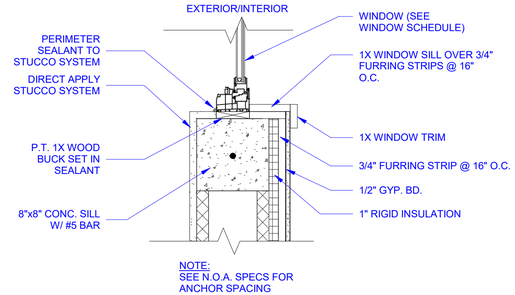
4 FIBER CEMENT SOFFIT AND FASCIA DETAIL3
1 1/2" = 1'-0"



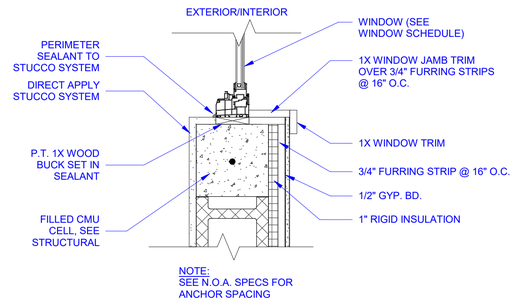
7 DOOR HEAD DETAIL
1 1/2" = 1'-0"



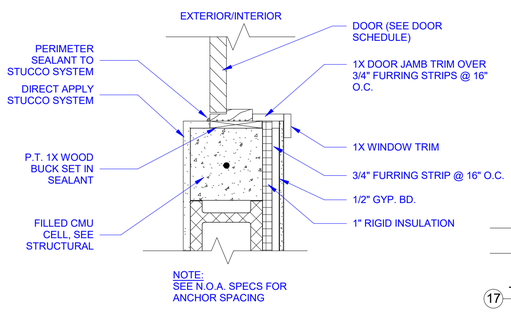
8 DOOR THRESHOLD DETAIL
1 1/2" = 1'-0"



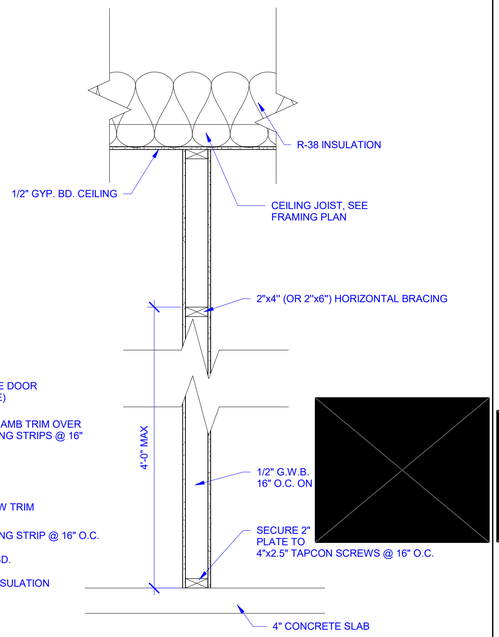
16 WINDOW SILL DETAIL
1 1/2" = 1'-0"



5 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



6 DOOR JAMB DETAIL
1 1/2" = 1'-0"



17 TYP. INTERIOR WALL SECTION3
1" = 1'-0"

No.	Description	Date

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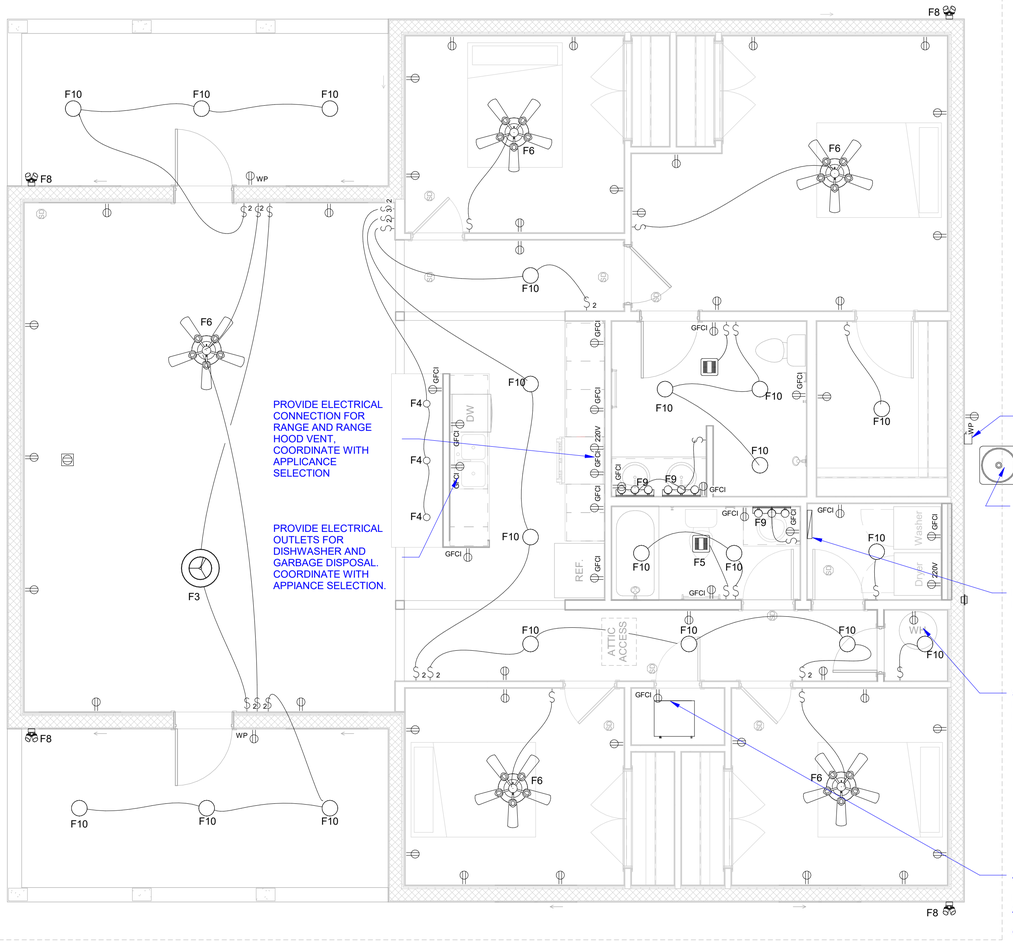
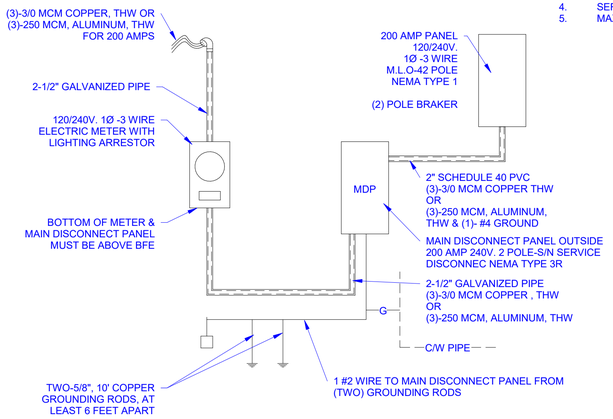


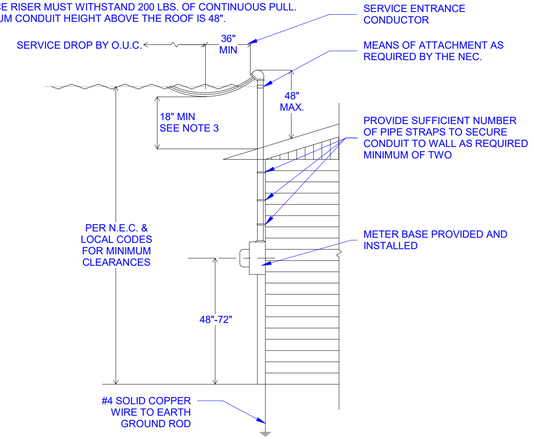
1 LIGHTING AND OUTLET LOCATION PLAN
1/4" = 1'-0"

NOTES:

1. CATV OR TELEPHONE CABLE SHALL NOT BE ATTACHED TO THE SERVICE MAST.
2. FOR SPECIFIC HEIGHT REQUIREMENTS & CLEARANCE, REFER TO N.E.C. AND LOCAL CODES.
3. SERVICE RISER SHALL BE 2" MINIMUM RIGID METAL CONDUIT
4. SERVICE RISER MUST WITHSTAND 200 LBS. OF CONTINUOUS PULL.
5. MAXIMUM CONDUIT HEIGHT ABOVE THE ROOF IS 48".



5 OVERHEAD ELECTRICAL RISER DIAGRAM
3/8" = 1'-0"



6 TYPICAL OVERHEAD RESIDENTIAL SERVICE INSTALLATION
3/8" = 1'-0"

LIGHT FIXTURE SCHEDULE

FIXTURE NO.	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QAUNTITY
F3	CHANDELIER	SEE SPECS	SEE SPECS		1
F4	ISLAND PENDANT	SEE SPECS	SEE SPECS		3
F5	EXHAUST FAN	SEE SPECS	SEE SPECS		2
F6	CEILING FAN W/ LIGHT KIT	SEE SPECS	SEE SPECS		5
F8	EXTERIOR FLOOD LIGHT	SEE SPECS	SEE SPECS		4
F9	VANITY FIXTURE	SEE SPECS	SEE SPECS		3
F10	CEILING MOUNTED FIXTURE	SEE SPECS	SEE SPECS		20

*CONFIRM ALL FIXTURES AND SWITCHING TYPES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION

ELECTRICAL LEGEND

- F3 PENDANT LIGHT FIXTURE
- F9 WALL MOUNT FIXTURE
- F5 EXHAUST FAN
- F8 MOTION SENSOR FLOOD LIGHT
- F6 CEILING FAN W/ LIGHT KIT
- COMBO SMOKE & CARBON MONOXIDE DETECTOR
- F10 CEILING MOUNTED FIXTURE
- F4 ISLAND PENDANT FIXTURE
- 220V OUTLET
- DUPLEX OUTLET
- GFCI OUTLET
- WP GFCI WEATHERPROOF OUTLET
- DUPLEX FLOOR OUTLET
- S SINGLE POLE SWITCH
- S2 TWO-POLE SWITCH
- DISCONNECT

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL BE DESIGN BUILD BY ELECTRICAL SUBCONTRACTOR.
2. ELECTRICAL CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE
3. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL DRAWINGS WITH ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE TO COORDINATE ANY DISCREPANCIES AND NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4. PROVIDE SERVICE CONNECTION AND PROPER GROUNDING
5. PROVIDE ALL WIRING AND EQUIPMENT FOR ALL FIXTURES AND EQUIPMENT INDICATED IN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PER CODE.
6. NOTE THAT ELECTRICAL OUTLETS INDICATED ON DRAWINGS ARE SHOWN AS A REMINDER FOR EQUIPMENT LOCATIONS OR SPECIFIC REQUIREMENTS TO THIS PROJECT. OUTLETS SHALL BE INSTALLED THROUGHOUT AS REQUIRED BY CODE WHETHER INDICATED ON THE PLANS OR NOT.
7. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING. ALL DETECTORS SHALL BE APPROVED AND LISTED IN ACCORDANCE UL 217 and UL 2034 WITH THE MANUFACTURER'S INSTRUCTIONS. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCES FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERUPTED, SHALL RECEIEVE POWER FROM A BATTERY. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER SECTIONS R314 AND R315 OF THE 2020 FRC
8. ALL LIGHTING FIXTURES SHALL BE ENERGY STAR QUALIFIED FIXTURES
9. ALL LIGHTING FIXTURES SHALL BE LED AND INCLUDE LED BULBS
10. ALL OUTLETS SHALL BE INSTALLED MIN. 15" FROM FFE
11. ALL LIGHT SWITCHES, THERMOSTAT, CONTROLS, SHALL BE INSTALLED AT HEIGHT MIN. 36" FROM FFE AND MAX. 48" FROM FFE.
12. PROVIDE POWER TO VERTICAL PLATFORM LIFT PER MANUFACTURER'S REQUIREMENTS.
13. ALL RECEPTACLES SHALL BE TAMPER RESISTANT
14. ALL FIXTURES AND DEVICES SHALL BE UL LISTED
15. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCIs.
16. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.

SPECIFICATIONS:	SQUARE D QO OR EQUAL	**PANEL-A**	MAINS:	MLO
AMPACITY:	200 AMPS		LOCATION:	LAUNDRY
VOLTAGE:	120/240V, 1PH, 3 WIRE		MOUNTING:	RECESSED

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRCUIT No.		CIRCUIT No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
30	2	5984	10	10	AHU-1	1		2	DRYER	10	10	5000	2	30
30	2		10	10		3		4		10	10		2	30
25	2	*	10	10	AHU-1	5		6	RANGE	10	6	8500	2	50
25	2		10	10		7		8		10	6		2	50
30	2	4500	10	10	WATER HEATER	9		10	SPACE					
30	2		10	10		11		12	SPACE					
20	1	#	12	12	RECEPT. ENTRY	13		14	RECIRC. PUMP	12	12	300	1	20
20	1	#	12	12	RECEPT. BACK ENTRY	15		16	RECEPT. MASTER BEDROOM	12	12	#	1	20
20	1	#	12	12	RECEPT. LIVING ROOM	17		18	RECEPT. BEDROOM #2	12	12	#	1	20
					SPACE	19		20	RECEPT. BEDROOM #3	12	12	#	1	20
20	1	#	12	12	BEDROOM 3 AND 4 LIGHTS	21		22	RECEPT. BEDROOM #4	12	12	#	1	20
20	1	#	12	12	MASTER BEDROOM LIGHTS	23		24	SPACE					
20	1	1500	12	12	RECEPT. LAUNDRY	25		26	RECEPT. / LTS. MASTER BATH	12	12	#	1	20
20	1	#	12	12	LTS. LIVING ROOM	27		28	RECEPT. / LTS. BATH #1	12	12	#	1	20
20	1	#	12	12	KITCHEN LIGHTS	29		30	SPACE					
20	1	1500	12	12	SMALL APPLIANCE	31		32	DISPOSAL	12	12	1500	1	20
20	1	1500	12	12	SMALL APPLIANCE	33		34	DISHWASHER	12	12	1500	1	20
20	1	1500	12	12	SMALL APPLIANCE	35		36	REFRIGERATOR	12	12	1200	1	20
20	1	1200	12	12	MICROWAVE	37		38	WASHER	12	12	1500	1	20
					SPACE	39		40	SPACE					
					SPACE	41		42	SPACE					

PANEL-A

DEMAND LOAD CALCULATIONS

AREA (SQFT)	=	1,889		
GENERAL LIGHTING LOAD @ 3VA PER SQ.FT.	=	5,667		
TOTAL GENERAL LOAD	=	36,867		VA
RECEP. 1st 10,000 VA @ 100%	=	10,000 @ 100% =	10,000	VA
REST @40%	=	26,867 @ 40%=	10,747	VA
AIR CONDITIONERS @ 65%	=	5,984 @ 65%=	3,890	VA
OTHERS @ 100%	=	0 @ 100%=	0	VA
TOTAL LOAD	=		24,636	VA
CURRENT PER PHASE	=	TOTAL LOAD (VA) / (240V)		
	=	103	AMPS	

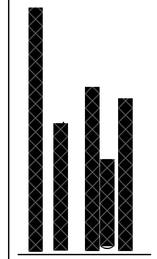
NOTES:

* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.

INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION ORDERING OF MATERIALS

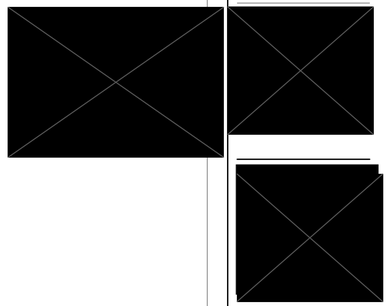
No.	Description	Date



4 BR

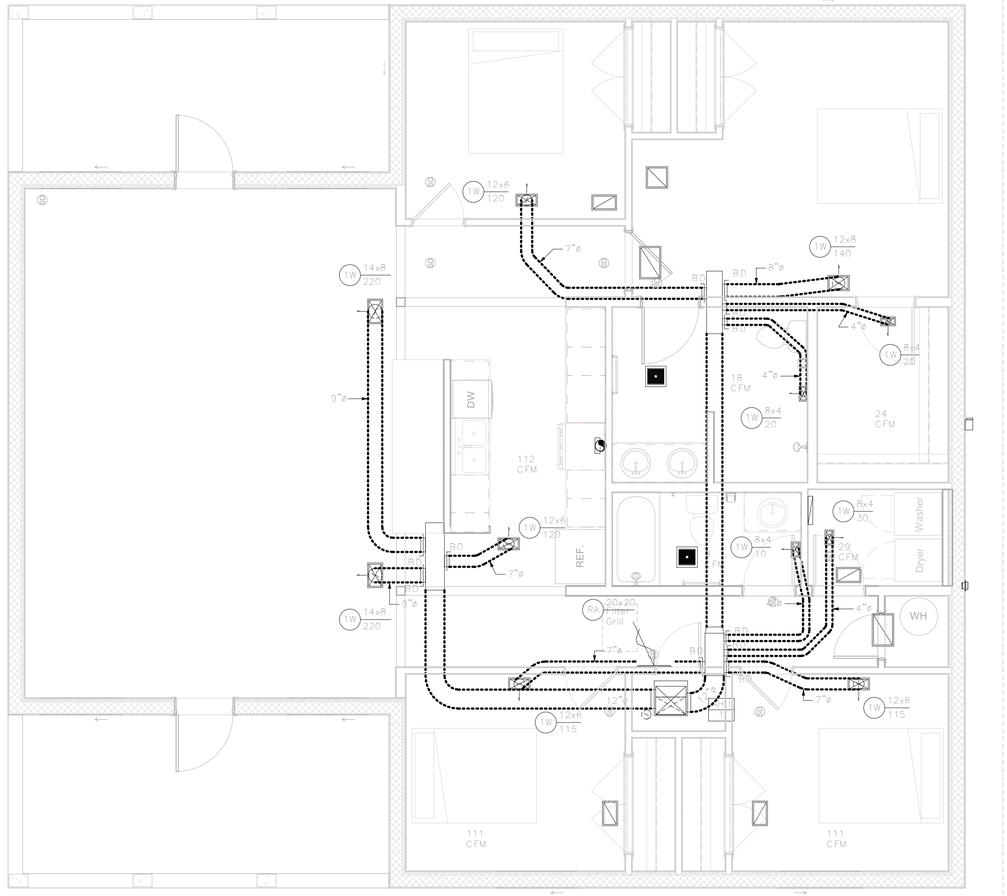
ID-009084

ELECTRICAL PLAN

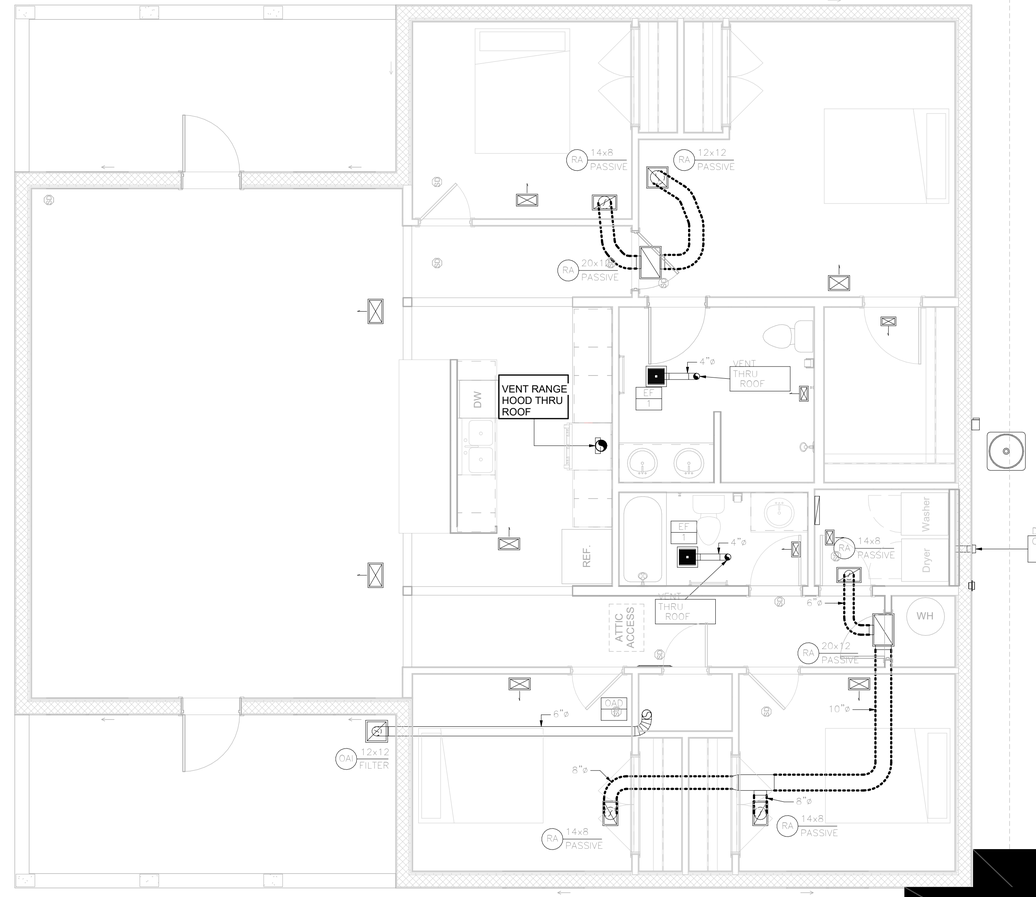


E-1

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.



3 COOLING AND HEATING DUCT SYSTEM
1/4" = 1'-0"



1 EXHAUST, VENTILATION AND PASSIVE RETURN DUCT SYSTEMS
1/4" = 1'-0"

No.	Description	Date

ID-009084 4 BR

MECHANICAL

M-1

HVAC ABBREVIATION LEGEND

AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
OAI	OUTDOOR AIR INTAKE
OAD	OUTDOOR AIR DAMPER
OA	OUTDOOR AIR
EF	EXHAUST FAN
DH	DEHUMIDIFIER
CP	CONDENSATE PUMP
ZD	ZONE DAMPER
BD	BALANCE DAMPER
T	THERMOSTAT
DHC	DEHUMIDIFICATION CONTROL
AF	AIR FILTRATION
SA	SUPPLY AIR
RA	RETURN AIR

A/C DUCT WORK SPECIFICATIONS

SIZE/ROUND

FLEXIBLE DUCT

CLASS 1 FLEXIBLE DUCT WITH SILVER VAPOR JACKET.
R-VALUE 6
MANUFACTURER: ATCO MODEL #036

SIZE/ROUND

METAL DUCT ROUND

GALVANIZED METAL SNAPLOCK PIPE WITH SILVER DUCT WRAP.
R-VALUE = 6
MANUFACTURER: CERTAINTEED SOFT TOUCH

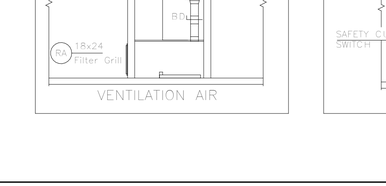
SIZE/WxH

DUCT RECTANGLE

"TOUGHGARD" DUCT BOARD BLACK MAT
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

FLEX DUCT TO METAL DUCT CONNECTION DETAIL



BALANCE DAMPER COLLAR

HVAC NOTES:

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS & THE FLORIDA BUILDING CODE 7th EDITION (2020)
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
   - 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.
5. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED. ANY CHANGES OR DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY ENGINEER OF RECORD.
6. 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 CONTRACTOR.
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.

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

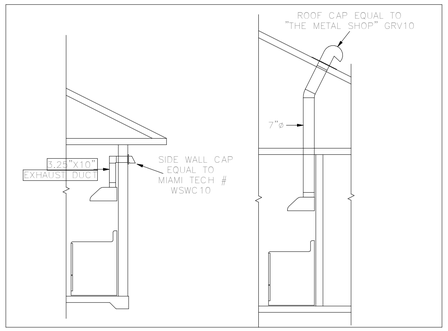
1. CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EQUIPMENT AND APPLIANCES CONTAINING EVAPORATOR COILS.
2. CONDENSATE DRAIN SYSTEM SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTIONS 307.2.1 THROUGH 307.2.4 OF THE 2020 FLORIDA BUILDING CODE.
3. ALL PRIMARY CONDENSATE PIPING LOCATED WITHIN 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.
7. 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

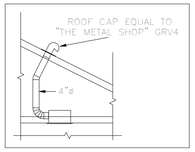
1. CONDENSING UNIT SHALL BE INSTALLED AS PER SECTION 304.1 AND 304.2 OF THE 2020 FLORIDA BUILDING CODE.
2. CONDENSING UNIT SHALL BE LOCATED ON SLAB ON GRADE. TIE DOWN WITH FBC APPROVED HURRICANE STRAPS.
3. CLEARANCE AROUND NON SERVICE SIDES OF THE CONDENSING UNIT SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS 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 DRAWING
8. CLEARANCE AROUND THE AIR HANDLER SHALL BE 4" FOR NON-SERVICE SIDES AND 36' FOR SERVICE SIDE.

OUTDOOR AIR & EXHAUST AIR SYSTEMS

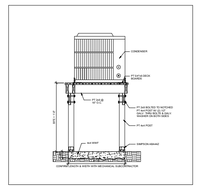
1. ALL EXHAUST DUCTS SHALL TERMINATE TO EXTERIOR ROOF CAP, SIDEWALL CAP, OR SOFFIT HOOD AS INDICATED ON THE HVAC PLANS.
2. EXHAUST FANS SHALL HAVE BACK DRAFT DAMPER INSTALLED.
3. EF #1 & EF #2 SHALL BE WIRED TO WALL SWITCH ON/OFF.
4. OUTDOOR AIR DUCT SHALL BE CONNECTED TO THE RETURN SIDE OF THE AIR STREAM 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



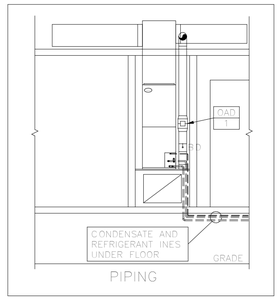
RANGE HOOD VENTING, SIDWALL VENTING AND VENTING THRU ROOF



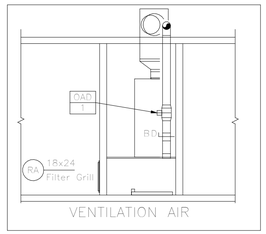
BATHROOM EXHAUST FAN VENT THRU ROOF



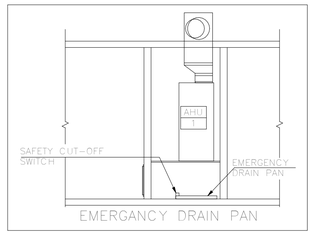
CONDENSING UNIT STAND



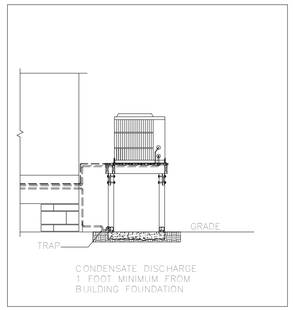
PIPING



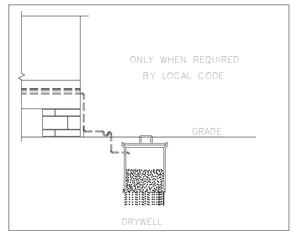
VENTILATION AIR



EMERGANCY DRAIN PAN



CONDENSATE DISCHARGE 1 FOOT MINIMUM FROM BUILDING FOUNDATION



DRYWELL

No.	Description	Date

ID-009084

4 BR

MECHANICAL

M-2

SPLIT AIR CONDITIONING SYSTEM SCHEDULE

	SEE EQUIPMENT SELECTION	"A" TYPE	"B" TYPE	"C" TYPE	"D" TYPE
SYSTEM	TOTAL CAPACITY BTUH *			32,425	
	SENSIBLE CAPACITY BTUH			24,746	
	HEATING CAPACITY BTUH (47* ODT)			N/A	
	MANUFACTURER			CARRIER	
	SEER / HSPF			15.00 / N/A	
	NOMINAL TONNAGE			3	
	AHRI NUMBER			9311698	
AIR HANDLING UNIT	DESIGNATION			AHU-1	
	MODEL NO.			FX4DNF037L10	
	SUPPLY AIR CFM			1,100	
	OUTDOOR AIR (OA) CFM			57	
	ENTERING AIR TEMP. DB/WB			75/63	
	EXTERNAL STATIC PRESS. IN. W. G.			0.6"	
	INDOOR FAN FLA			4.10	
	ELECTRIC HEAT KW			9.6	
	MCA/MOCP			59 / 60	
CONDENSING UNIT	DESIGNATION			CU-1	
	MODEL NO.			24AAA536A00300	
	COMPRESSOR R.L.A. / L.R.A.			13.6/79	
	OUTDOOR FAN FLA			1.1	
	OUTDOOR DESIGN TEMP. DB			95	
	MCA / MOCP			18.1 / 30	
	ELECTRIC SERVICE			208/230/1/60	

* 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.

Pensacola						Orlando AP, 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
Southwest	853	22,908	*6,992	2.49	2.55	Southwest	829	22,439	5,926	2.36	2.49
West	*912	*24,218	6,983	*2.60	*2.69	West	897	23,943	5,928	2.49	2.66
Northwest	906	24,087	6,991	2.59	2.68	Northwest	890	23,802	5,928	2.48	2.64
North	911	24,187	6,987	2.60	2.69	North	*897	*23,948	5,927	*2.49	*2.66
Northeast	853	22,908	6,992	2.49	2.55	Northeast	829	22,439	5,926	2.36	2.49
East	892	23,768	6,990	2.56	2.64	East	871	23,366	5,920	2.44	2.60
Southeast	883	23,570	6,981	2.55	2.62	Southeast	868	23,301	5,927	2.44	2.59
South	892	23,766	6,990	2.56	2.64	South	878	23,524	*5,930	2.45	2.61

Jacksonville AP, Florida						Gainsville AP, 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
Southwes	828	22,488	*6,396	2.41	2.50	Southwest	813	21,944	*6,526	2.37	2.44
West	*895	*23,968	6,387	*2.53	*2.66	West	*882	*23,445	6,516	*2.50	*2.61
Northwest	887	23,776	6,380	2.51	2.64	Northwest	876	23,318	6,524	2.49	2.59
North	894	23,936	6,391	2.53	2.66	North	881	23,431	6,517	2.50	2.60
Northeast	828	22,488	6,396	2.41	2.50	Northeast	813	21,944	6,526	2.37	2.44
East	870	23,412	6,385	2.48	2.60	East	857	22,883	6,511	2.45	2.54
Southeast	866	23,324	6,389	2.48	2.59	Southeast	853	22,815	6,521	2.44	2.53
South	874	23,501	6,390	2.49	2.61	South	862	23,016	6,523	2.46	2.56

Fort Myers AP, Florida						Miami AP, 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
Southwest	828	22,496	6,395	2.41	2.50	Southwest	815	21,835	6,751	2.38	2.43
West	894	23,952	6,390	2.53	2.66	West	877	23,211	6,757	2.50	2.58
Northwest	887	23,785	6,379	2.51	2.64	Northwest	871	23,053	6,745	2.48	2.56
North	*897	*24,013	6,391	*2.53	*2.67	North	*881	*23,288	6,756	*2.50	*2.59
Northeast	828	22,496	6,395	2.41	2.50	Northeast	815	21,835	6,751	2.38	2.43
East	869	23,398	6,388	2.48	2.60	East	857	22,778	*6,765	2.46	2.53
Southeast	865	23,320	6,390	2.48	2.59	Southeast	849	22,608	6,763	2.45	2.51
South	877	23,583	*6,396	2.50	2.62	South	861	22,854	6,763	2.47	2.54

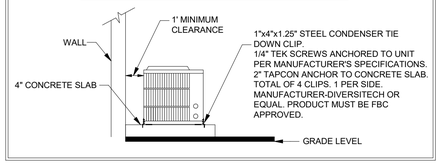
EXHAUST FAN SCHEDULE

DESIGNATION			
FAN TYPE			
DRIVE TYPE			
AIR FLOW CFM			
STATIC PRESS. IN. W.G.			
NOISE(SONES)			
ELECTRIC SERVICE			
MAX AMPS			
MANUFACTURER			
MODEL NO.			
CONTROL			

SPEED SETTINGS AND CONTROL

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

CONDENSING UNIT MOUNTING DETAIL



VENTILATION AIR CALCULATION

ASHRAE 62.2-2010 - CHAPTER 4
REFERENCE TABLE 4.1
OCCUPANCY CATEGORY - RESIDENTIAL

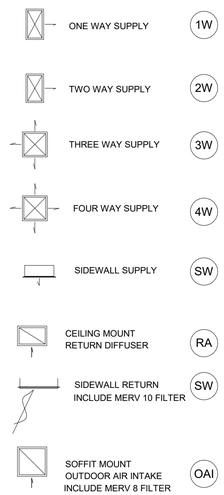
Rp 7.5	CFM/COMBINED OUTDOOR AIR FLOW RATE
Pz 5	OCCUPANTS
Ra .01	CFM/FT^2 - ZONE OCCUPIABLE AREA
Az 2,039	FT^2 - ZONE OCCUPIABLE AREA
Vbz 44.80	CFM, BREATHING ZONE OA FLOW
Ez 1.0	ZONE AIR DISTRIBUTION EFFECT
Voz 57	MINIMUM REQUIRED ZONE OUTDOOR AIR FLOW

*OUTSIDE AIR REQUIREMENTS ARE IN ACCORDANCE WITH FLORIDA MECHANICAL CODE 2014 AND ASHRAE 2014-62.2, VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY

OAD-1 OUTDOOR AIR DAMPER

OUTDOOR AIR DAMPER TO BE EQUAL TO HONEYWELL EARD-6
DAMPER SHALL OPEN ONLY WHEN CONDENSING UNIT IS OPERATING
BALANCE OUTDOOR AIR TO 57 CFM.

AIR DIFFUSER & DESCRIPTION



HVAC DIFFUSER SPECIFICATIONS

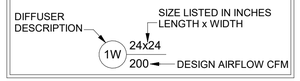
SUPPLY DIFFUSER - CEILING
MANUFACTURER: AIRGUIDE
MODEL: CBHML-(1,2,3,4)ME
DESCRIPTION: WHITE ALUMINUM ADJUSTABLE CURVED BLADE WITH PARALLEL BLADE DAMPER

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

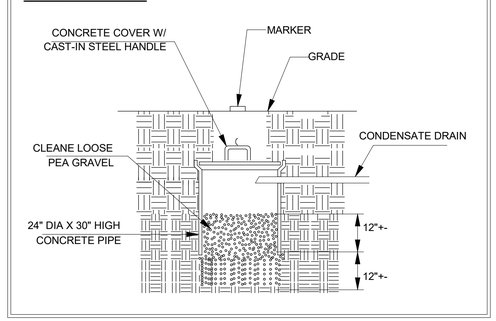
RETURN DIFFUSER - CEILING/SIDEWALL
MANUFACTURER: AIRGUIDE
MODEL: RA
DESCRIPTION: WHITE ALUMINUM 38* BLADE/NON-FILTER BACK

RETURN DIFFUSER - CEILING/SIDEWALL
MANUFACTURER: AIRGUIDE
MODEL: RF-2
DESCRIPTION: WHITE ALUMINUM 38* BLADE/FILTER BACK *FOR RANGE HOOD MAKE-UP AIR DIFFUSER. PROVIDE PERMANENT WASHABLE FILTER.

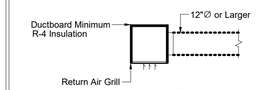
STANDARD DIFFUSER TAG LEGEND



DRYWELL DETAIL



RETURN AIR GRILL PLENUM



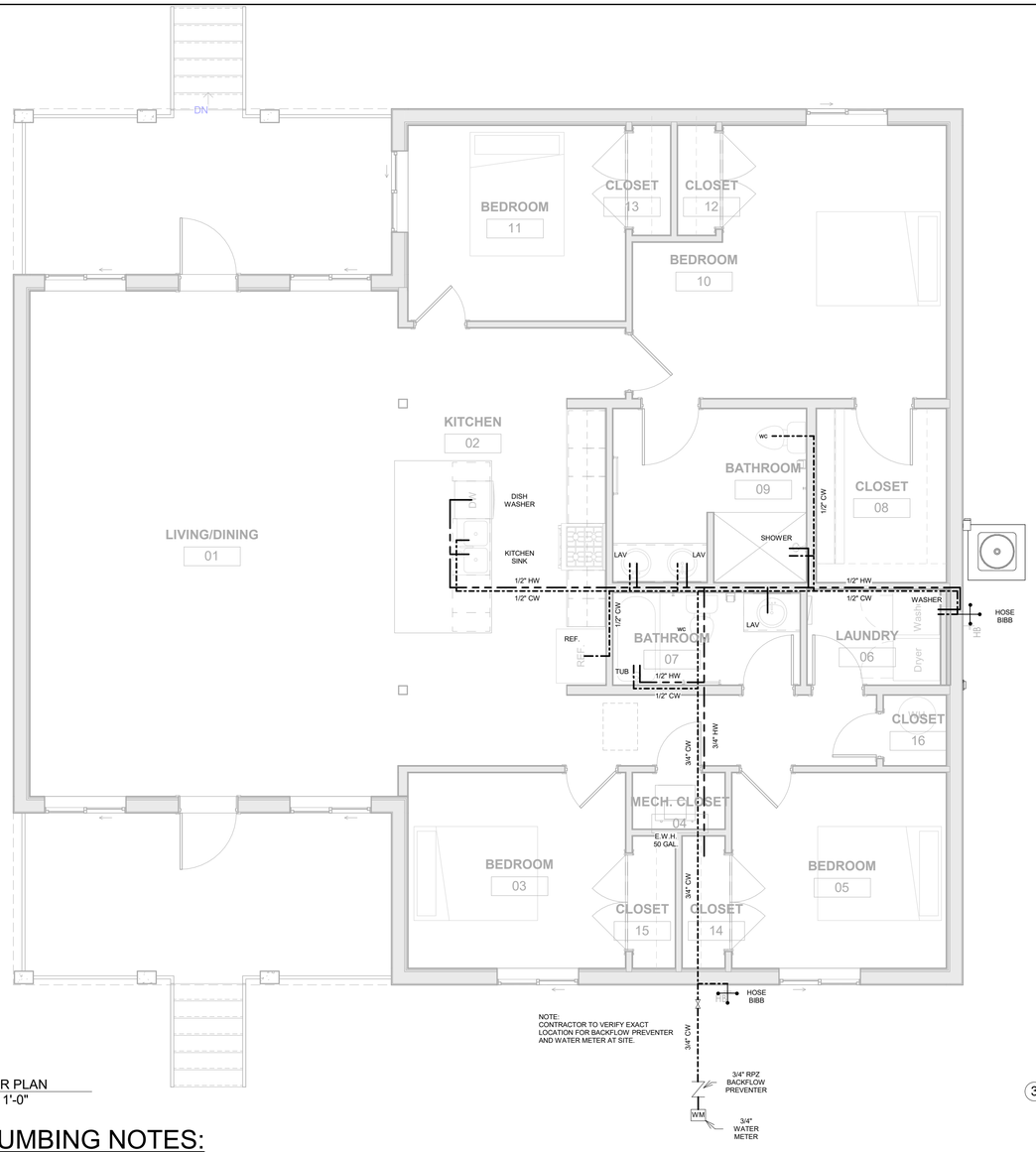
RETURN DUCTS 12"Ø OR LARGER SHALL TERMINATE AT A PLENUM STYLE REGISTER BOX

No.	Description	Date

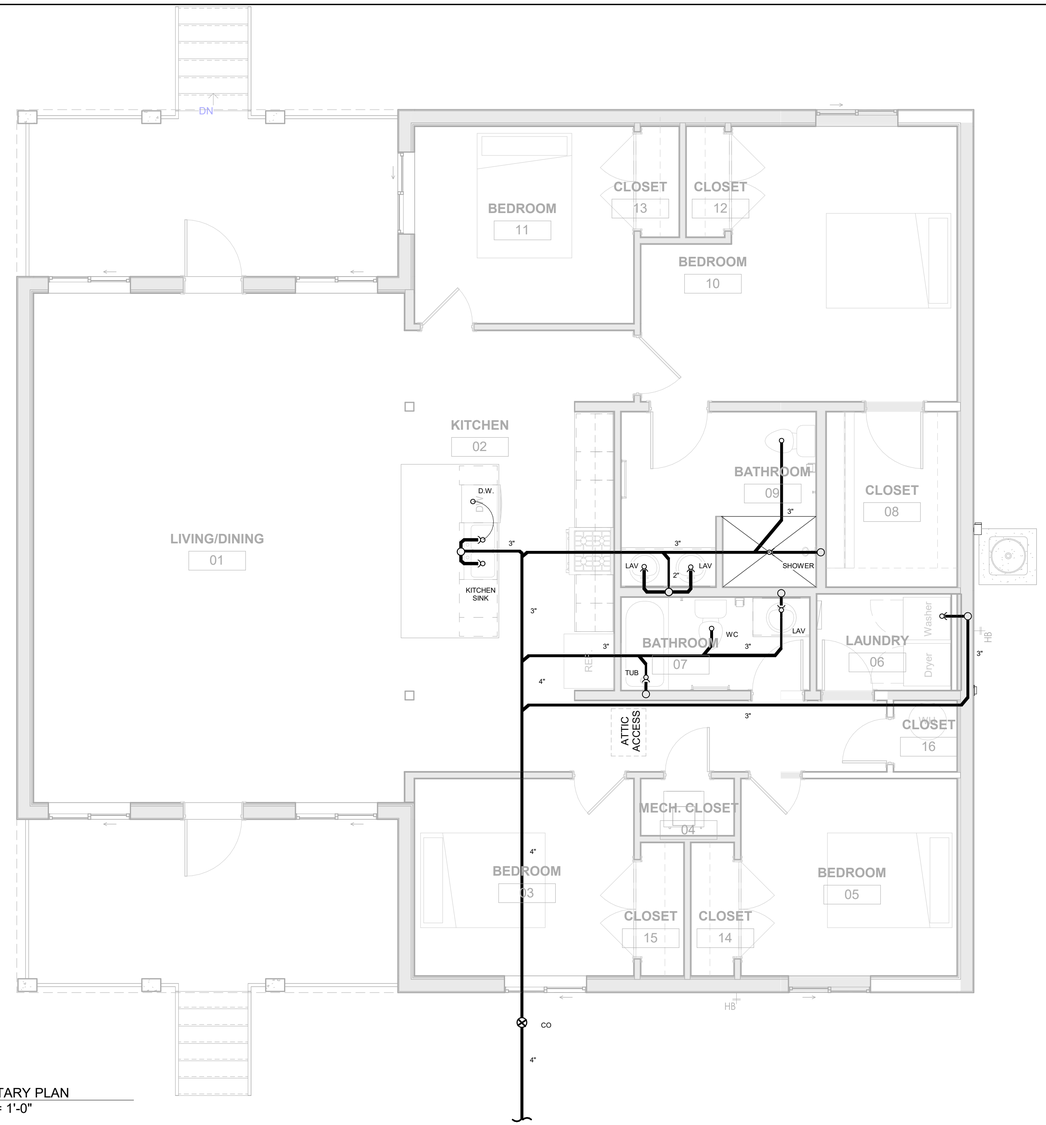
ID-009084 4 BR

MECHANICAL

M-3

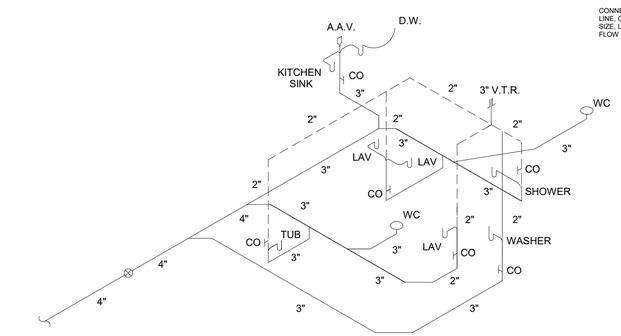


4 WATER PLAN
1/4" = 1'-0"



3 SANITARY PLAN
1/4" = 1'-0"

CONNECT TO THE EXISTING SANITARY LINE. CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, AND DIRECTION OF FLOW AT SITE



CONNECT TO THE EXISTING SANITARY LINE, CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION @ SINK

1 PLUMBING RISER DIAGRAM
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 CODE
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. UEF=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
9. 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 DRAIN 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.**

No.	Description	Date

ID-009084 4 BR

PLUMBING PLAN

FOR CONSTRUCTION

P-1

GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.
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 PLACE.
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 PSF LL = 40 PSF
• UNINHABITABLE ATTIC WITH LIMITED STORAGE	LL = 20 PSF
• BALCONIES (EXTERIOR) AND DECK	LL = 40 PSF
• GUARDS AND HANDRAILS	LL = 200 PSF
• GUARD IN-FILL COMPONENTS	LL = 50 PSF
• ROOMS OTHER THAN SLEEPING ROOMS	LL = 40 PSF
• SLEEPING ROOMS	LL = 30 PSF
• STAIRS	LL = 40 PSF
• ATTIC	DL = 10 PSF LL = 20 PSF
• ROOF	DL = 20 PSF LL = 20 PSF

2. FOUNDATION DESIGN:
   - 12"x12" ALLOWABLE PILE CAPACITY =18 TONS
3. WIND LOADS (ASCE 7-16)
   - ULTIMATE WIND SPEED = 180 MPH
   - NOMINAL WIND SPEED= 139 MPH
   - RISK CATEGORY = II
   - WIND EXPOSURE CATEGORY = C

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. THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH OF THE ROCK LAYER TO ENSURE A MINIMUM OF 3'-0" PILE EMBEDMENT IS MET AT ALL PILE LOCATIONS.

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
#7	54	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"

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. PROVIDE DOWELS FOR CMU WALL CONNECTION TO CONCRETE BEAMS AND SLABS AND FOOTINGS, SEE DETAILS. LAP DOWELS 2'-0" (MIN.) WITH VERTICAL BARS.
8. CMU TO BE LAID IN RUNNING BOND PATTERN.
9. 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.
10. THE TOP OF EACH GROUT POUR SHALL BE 1" BELOW THE BED JOINT.
11. REINFORCEMENT, REBAR POSITIONERS, AND TIES SHALL BE PLACED PRIOR TO GROUTING.
12. CONTRACTOR SHALL DESIGN, FABRICATE, AND INSTALL BRACING THAT WILL ASSURE THE STABILITY OF THE MASONRY DURING CONSTRUCTION.
13. ALL CONCRETE MASONRY WORK SHALL CONFORM TO TMS 402-16 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND TMS 602-16 SPECIFICATION FOR MASONRY STRUCTURES.
14. 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 SMALLER
    B. MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1.5 INCHES
15. EXCEPT AS NOTED OTHERWISE WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS, LAP BARS AS INDICATED BELOW:
    A. #3 1'-5
    B. #4 2' 6"
    C. #5 3'-10"
    D. #6 4'-4"
    E. #7 7'-3"
16. ALL POST INSTALLED MASONRY ANCHORS SHALL BE INSTALLED IN GROUT FILLED CELLS OF MASONRY WALL.

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 FLOOR 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 NAILS AT EACH END.
20. LVL BEAMS SHALL MEET ALL REQUIREMENTS SET BY THE MANUFACTUER.

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

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).

No.	Description	Date

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STRUCTURAL NOTES

S-1

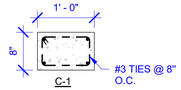
FOUNDATION PLAN LEGEND

CONCRETE BEAM

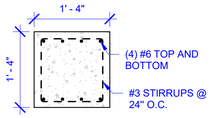
12" PILE

C-1 CONCRETE COLUMN

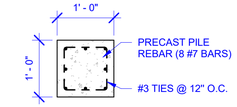
NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH OF THE ROCK LAYER TO ENSURE A MINIMUM OF 3'-0" PILE EMBEDMENT INTO ROCK LAYER IS MET AT ALL PILE LOCATIONS.



2 C-1 TYP. SECTION
3/4" = 1'-0"



3 CONC. BEAM TYP. SECTION
3/4" = 1'-0"



4 TYP. PILE SECTION
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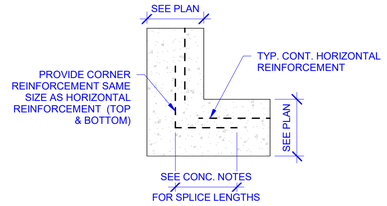
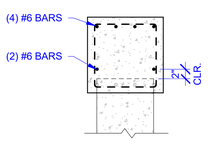
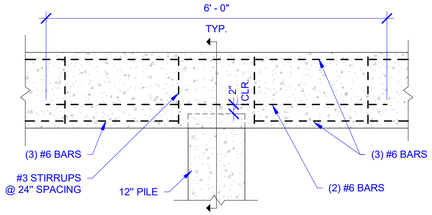


- **DETAILS TO BE USED FOR REINFORCEMENT IN WALLS, FOOTINGS, CONCRETE BEAMS & GRADE BEAMS.**
- **ALL CORNER BARS SHALL BE PLACED ON TOP AND BOTTOM OF CONCRETE MEMBERS**

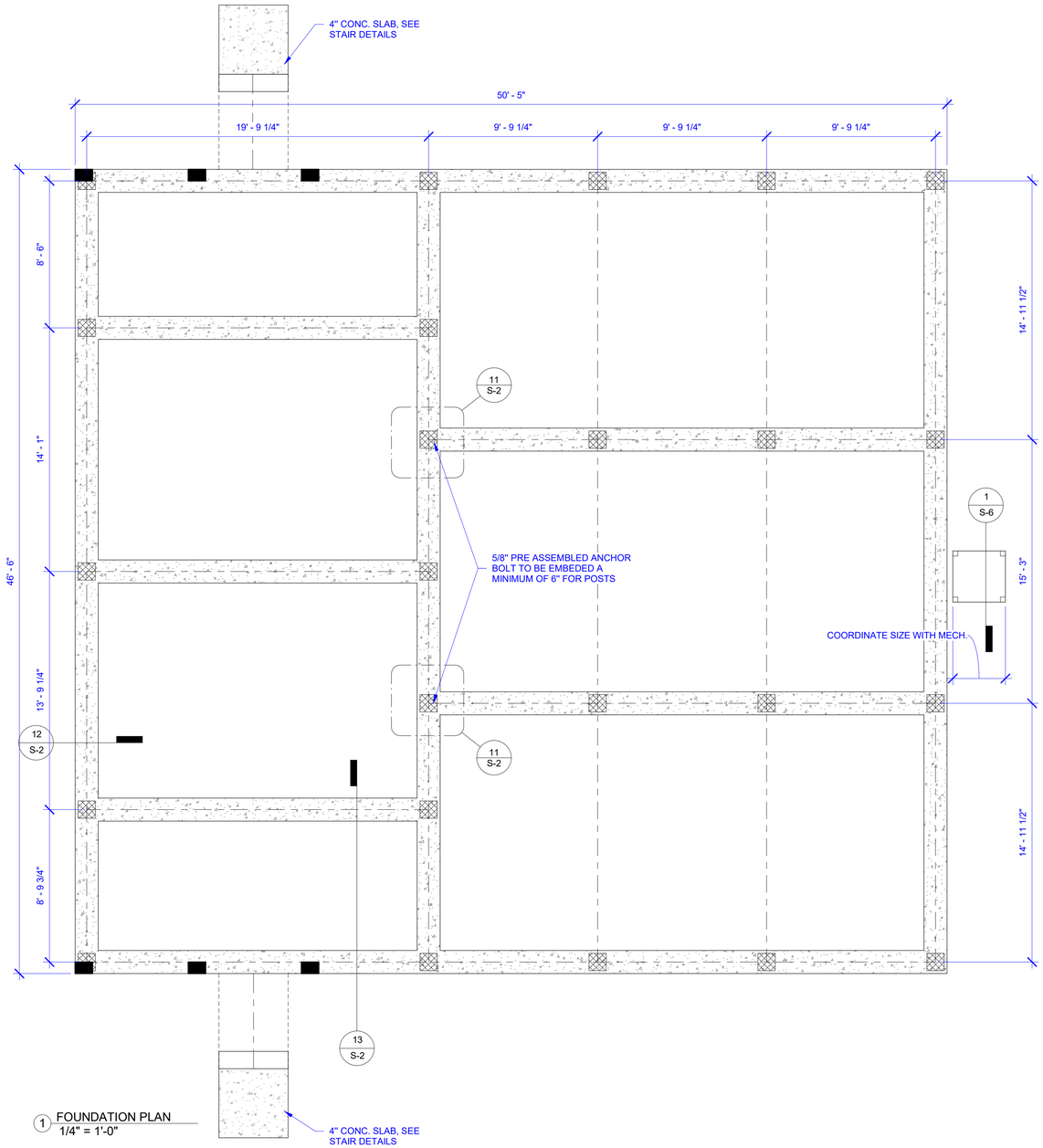
5 TYP. CORNER REINFORCEMENT LAP - PLAN VIEW
3/4" = 1'-0"



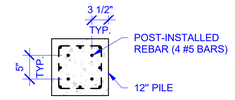
6 BEAM REINFORCEMENT @ PILE SECTION
3/4" = 1'-0"



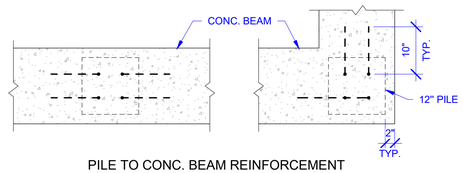
7 BEAM REINFORCEMENT @ PILE ELEVATION
3/4" = 1'-0"



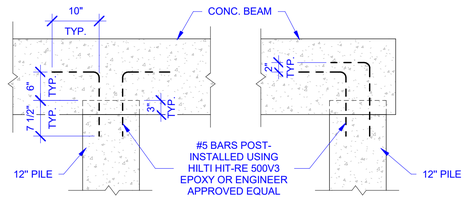
1 FOUNDATION PLAN
1/4" = 1'-0"



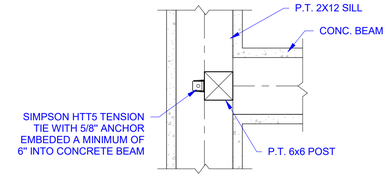
8 PILE TO CONC. BEAM - SECTION
3/4" = 1'-0"



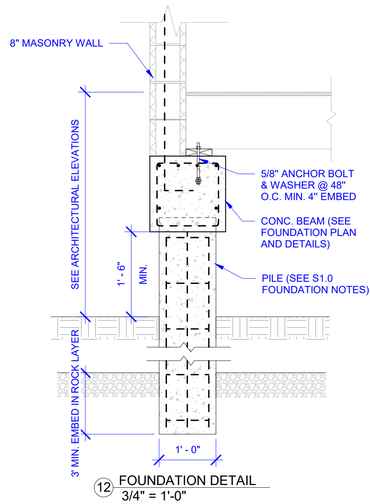
9 PILE TO CONC. BEAM REINFORCEMENT - PLAN
3/4" = 1'-0"



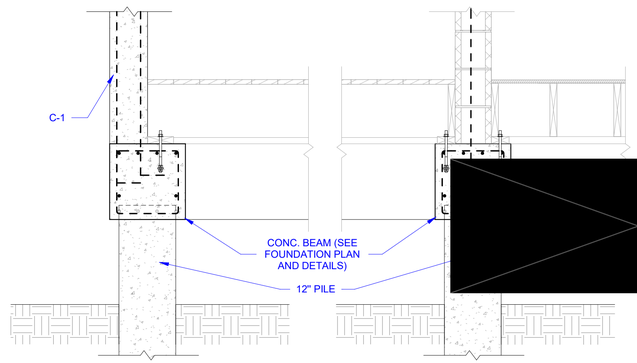
10 PILE TO CONC. BEAM REINFORCEMENT-ELEVATION
3/4" = 1'-0"



11 POST CONNECTION
3/4" = 1'-0"



12 FOUNDATION DETAIL
3/4" = 1'-0"



13 PORCH TO HOUSE FDN SECTION
3/4" = 1'-0"

No.	Description	Date

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FOUNDATION PLAN & DETAILS

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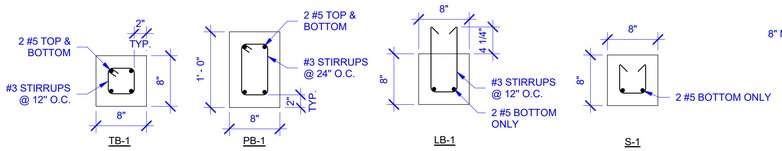
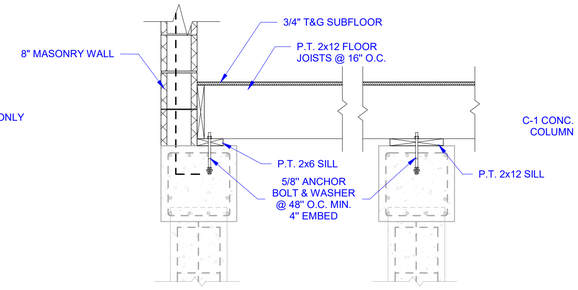
FOUNDATION PLAN LEGEND

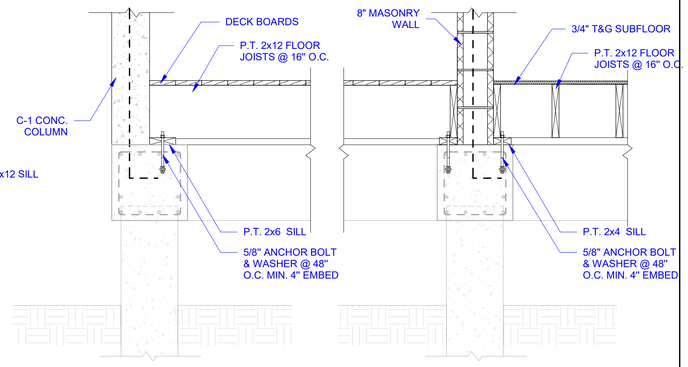
- 8" MASONRY WALL (UNGROUTED)
- 8" MASONRY W/GROUT & REBAR
- C-1 CONCRETE COLUMN
- CONCRETE BEAM



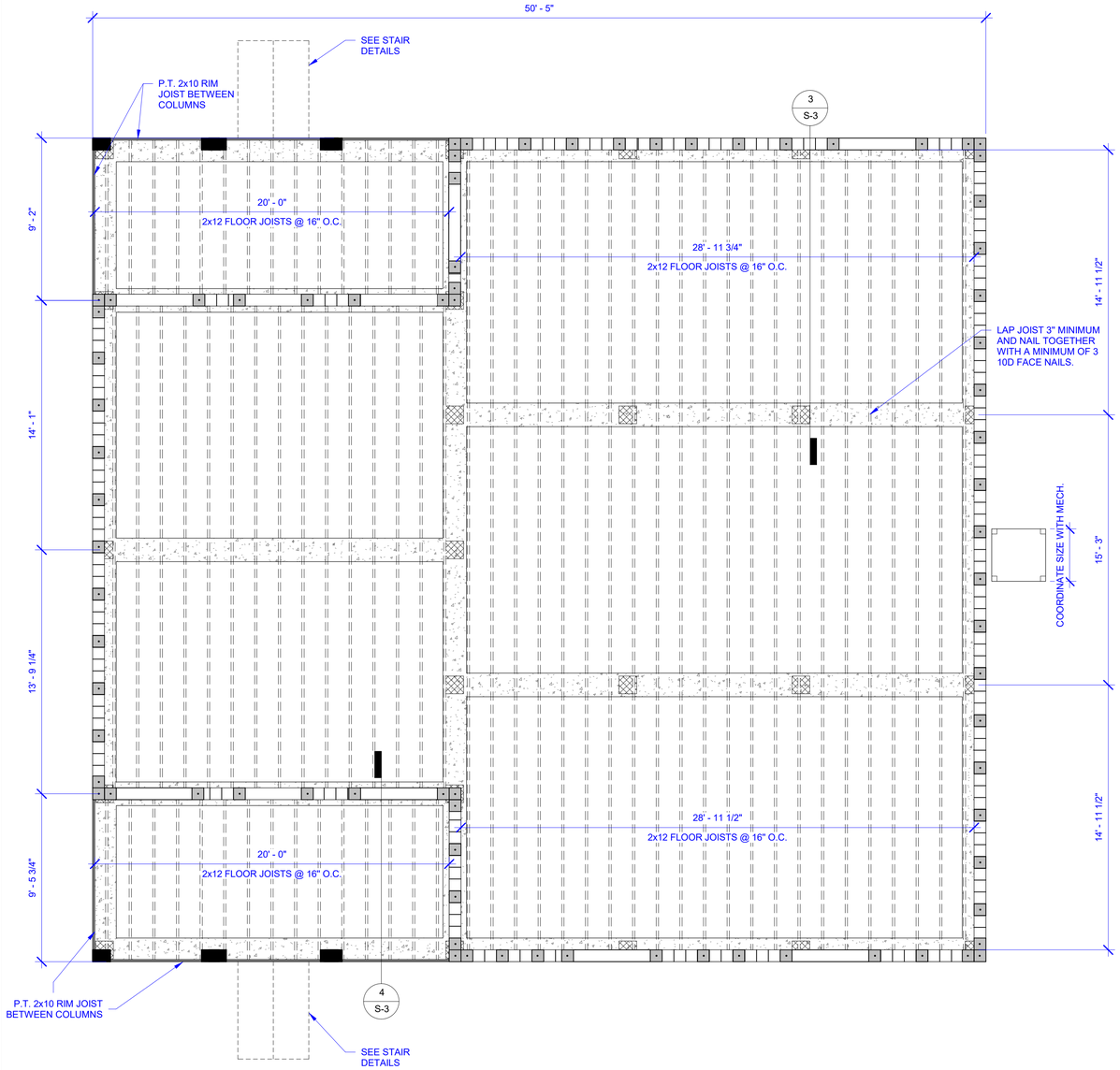
2 TYP. CONCRETE BEAM TYPES
1" = 1'-0"



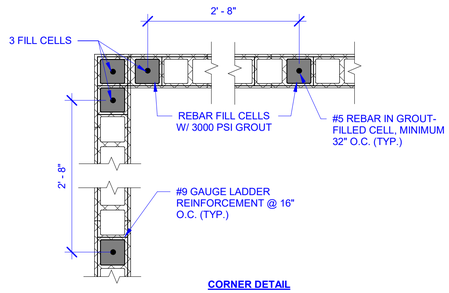
3 FLOOR FRAMING DETAIL
3/4" = 1'-0"



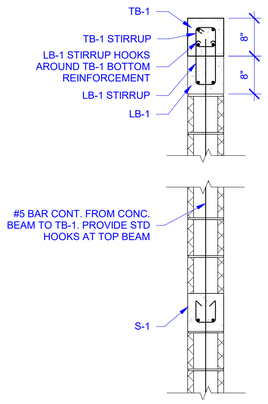
4 SECTION PORCH TO HOUSE FDN
3/4" = 1'-0"



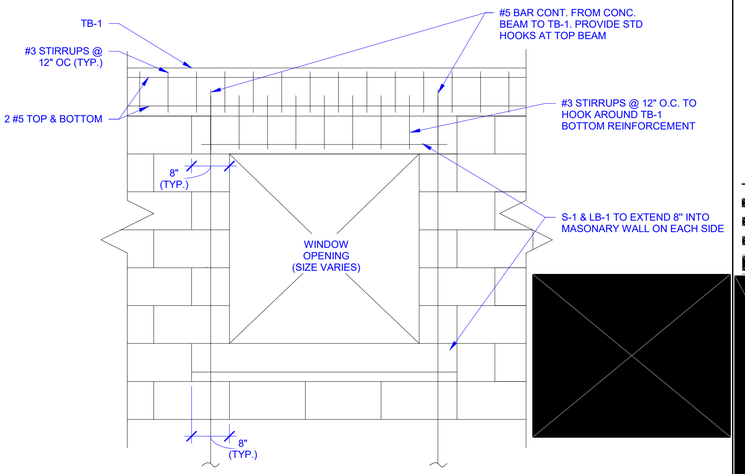
1 1ST FLOOR FRAMING PLAN
1/4" = 1'-0"



5 TYP. REINFORCED MASONRY DETAILS
3/4" = 1'-0"



6 WALL SECTION
3/4" = 1'-0"



NOTE: ALL MASONRY WALLS TO BE IN PLACE BEFORE BEAMS AND COLUMNS ARE POURED.

7 WALL ELEVATION
3/4" = 1'-0"

No.	Description	Date

ID-009084 4 BR

FLOOR FRAMING PLAN & DETAILS

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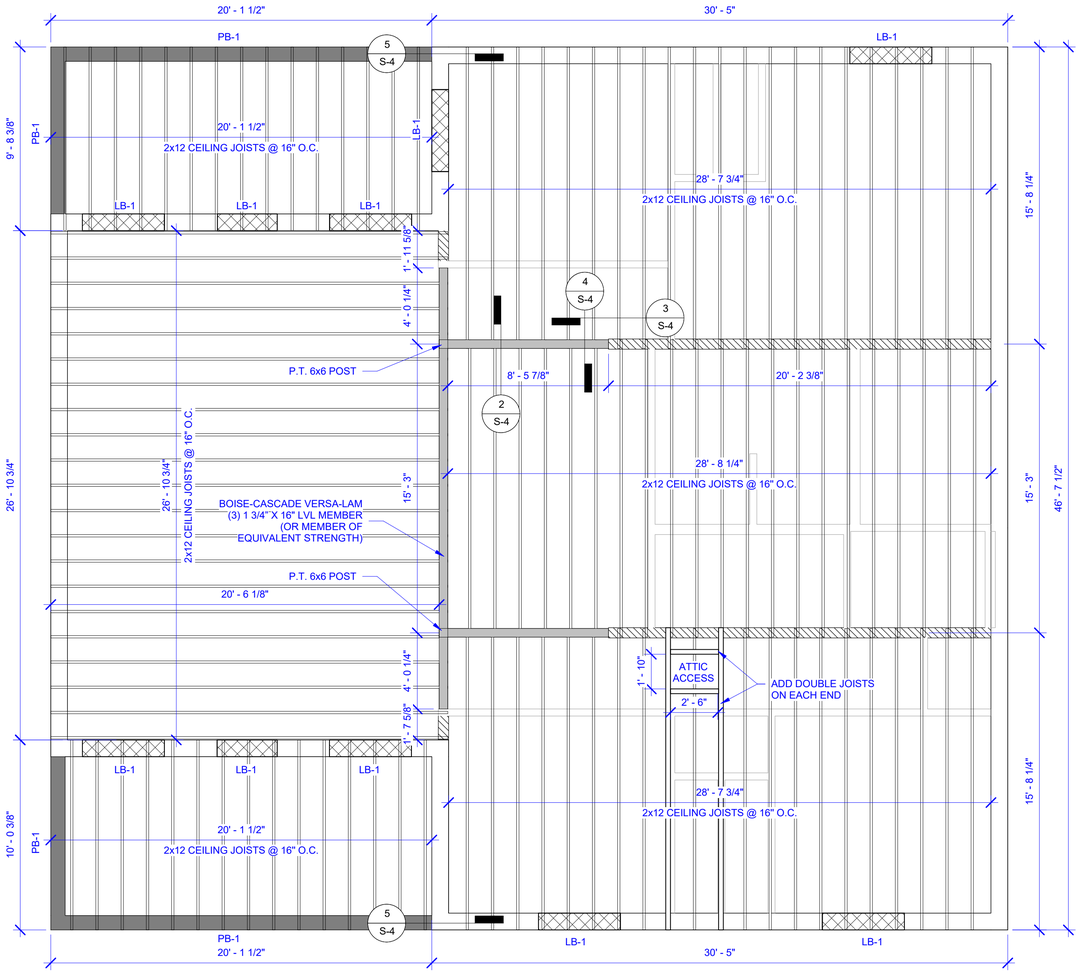
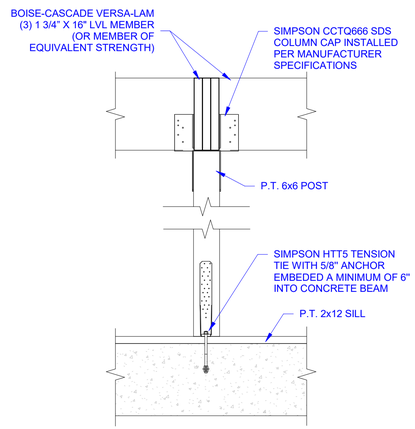
FRAMING PLAN LEGEND

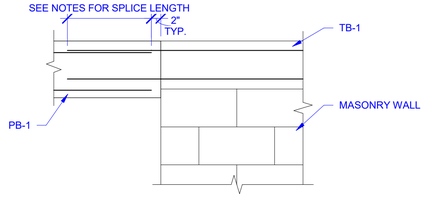
- LOAD BEARING CMU WALL
- LOAD BEARING INTERIOR WALL
- BEAM (SEE PLAN FOR TYPE)
- PB-1 PORCH BEAM
- LB-1 LINTEL BEAM ABOVE ALL WINDOW AND DOOR OPENINGS AND UNDERNEATH TB-1 TOP BEAM



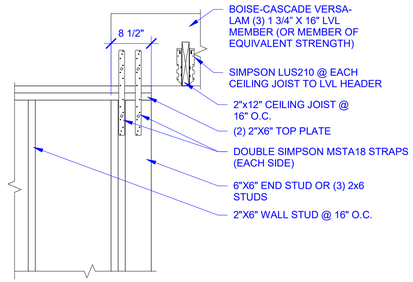
1 CELING FRAMING PLAN
1/4" = 1'-0"



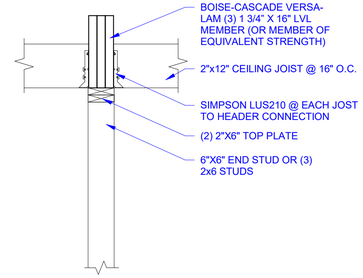
2 POST CONNECTION
3/4" = 1'-0"



5 PORCH BEAM TO MASONRY WALL CONNECTION
3/4" = 1'-0"



3 BEAM TO TOP PLATE CONNECTION (3)
3/4" = 1'-0"



4 BEAM TO TOP PLATE CONNECTION (4)
3/4" = 1'-0"

No.	Description	Date

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CEILING FRAMING PLAN & DETAILS

FOR CONSTRUCTION

S-4

ROOF FRAMING PLAN LEGEND

RAFTER

TB-1 TOP BEAM ABOVE 8" MASONRY WALL

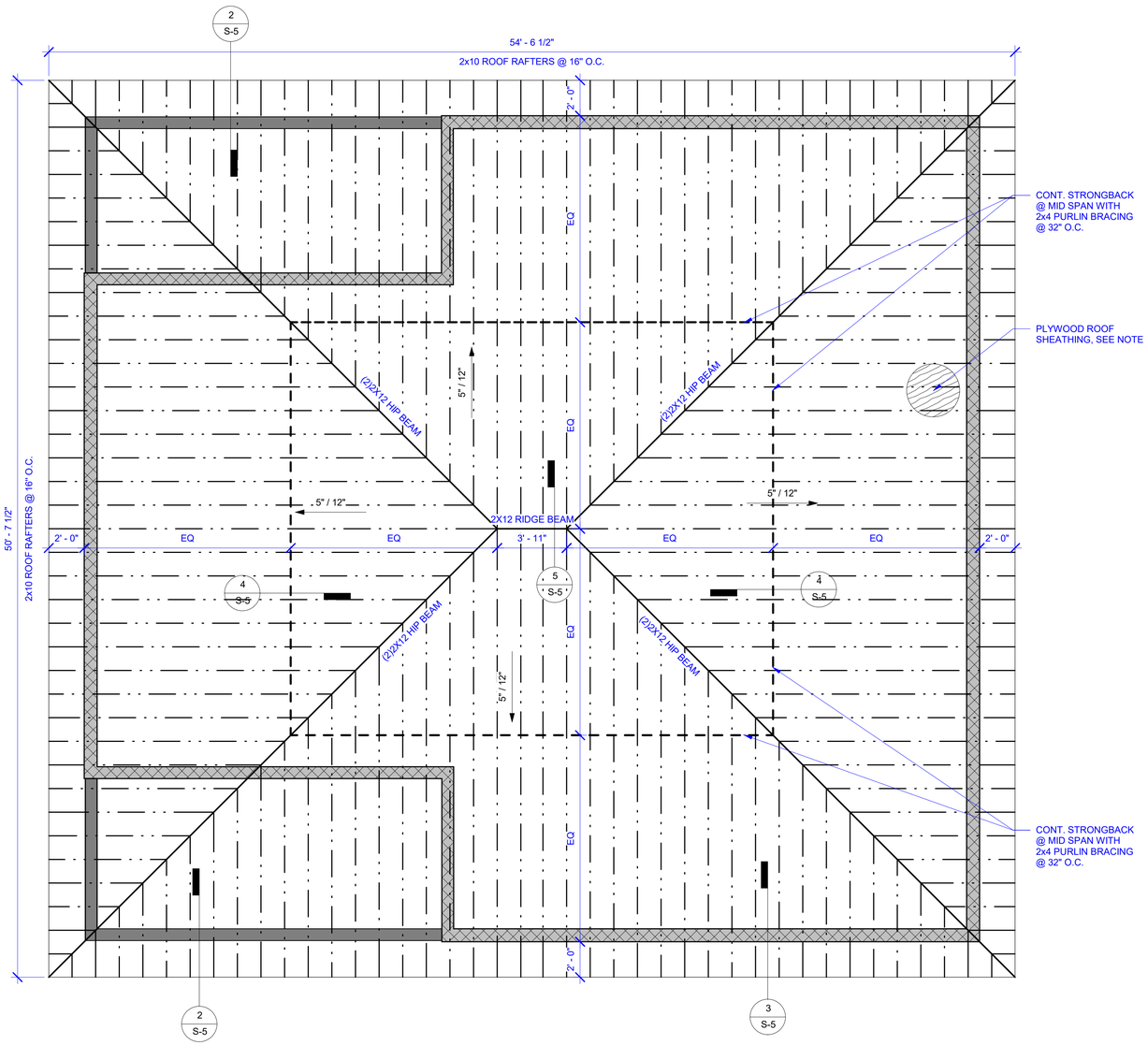
PB-1 PORCH BEAM

PLYWOOD ROOF SHEATHING:

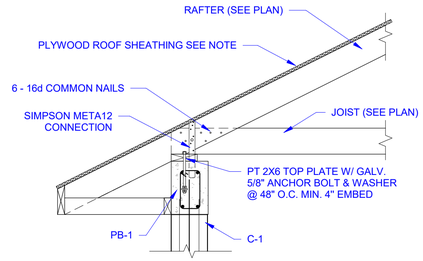
1. APA RATED 23/32" (48/24)
2. RATED FOR EXPOSURE 1
3. CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS ROOF SHEATHING PANELS SHALL BE PROVIDED WITH MIN. OF 2x4 EDGEWISE BLOCKING AT ALL HORIZONTAL PANEL JOINTS WITH EDGE SPACING AT LEAST 4 FEET FROM EACH GABLE END
4. ROOF SHEATHING FASTENED WITH WITH ASTM F1667 RSRS-03 (21/2" × 0.131") NAILS OR ASTM F1667 RSRS-04 (3" × 0.120") NAILS SPACED AT 4" O.C. MAX. ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 4" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET
5. VERTICAL JOINTS OF PLYWOOD ROOF SHEATING SHALL BE STAGGERED EVERY FOUR FEET (4'-0") OR LESS.

ANCHOR STRAP SCHEDULE

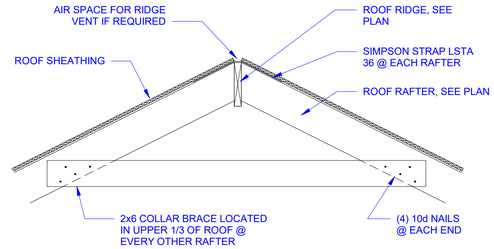
MANUFACTURER (OR EQUAL)	PRODUCT CODE	CONNECTED MEMBERS		FASTENERS			ALLOWABLE LOADS	APPROVAL NUMBER
				HEADER	JOIST	STRAP	UPLIFT	
SIMPSON	LUS210	HEADER	JOIST	(8) 0.148 x 3	(4) 0.148 x 3	-	1165	FL#10531.16
SIMPSON	CCTQ666SDS	POST	LVL	-	-	-	5315	FL#10860.9
SIMPSON	LSTA 36	RAFTER	RIDGE	-	-	(24) 0.148" X 2 1/2"	1640	FL#13872.4
SIMPSON	META 12 (SINGLE ANCHOR)	RAFTER	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
SIMPSON	ABA44Z	POST	CONCRETE	(6) 0.148 X 3	-	-	725	FL#10860.1
SIMPSON	PBS44AZ	POST	CONCRETE	(14) 0.162 X 3 1/2	-	-	1235	FL#10860.17
SIMPSON	LSCZ	JOIST	STRINGER	(8) 0.148 x 1 1/2	(8) 0.148 x 1 1/2	(1) 0.148 x 1 1/2	-	FL#10446.23
SIMPSON	HTT5	CONCRETE	POST	-	(26) 0.162 X 2 1/2	-	5090	FL#11496.4



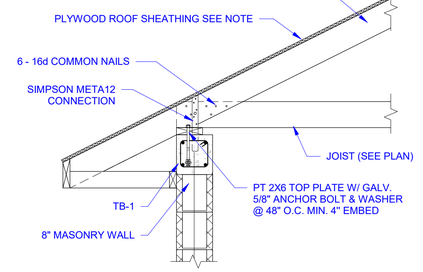
1 ROOF FRAMING PLAN
1/4" = 1'-0"



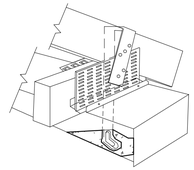
2 SECTION
3/4" = 1'-0"



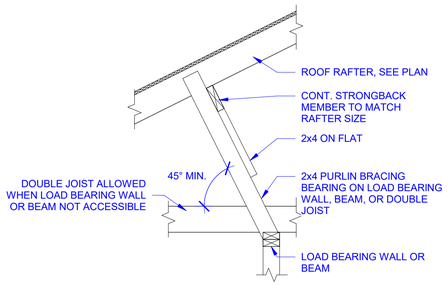
5 ROOF RIDGE DETAIL
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"



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



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

No.	Description	Date

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ROOF FRAMING PLAN & DETAILS

FOR CONSTRUCTION

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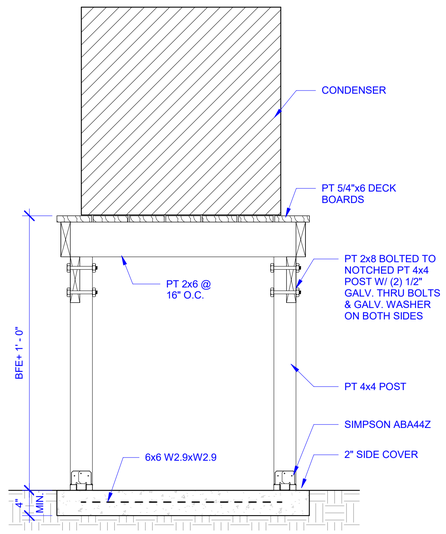
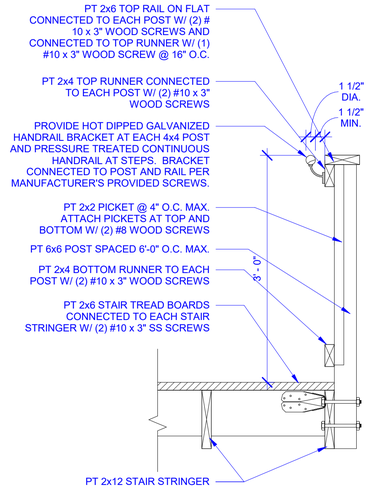
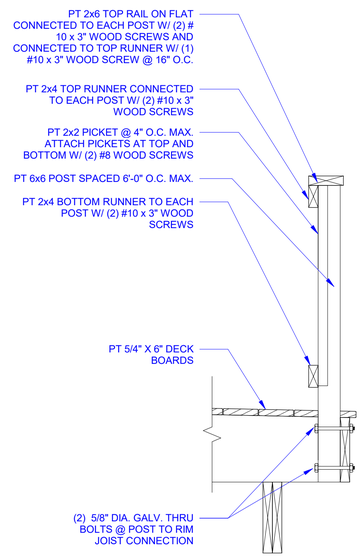


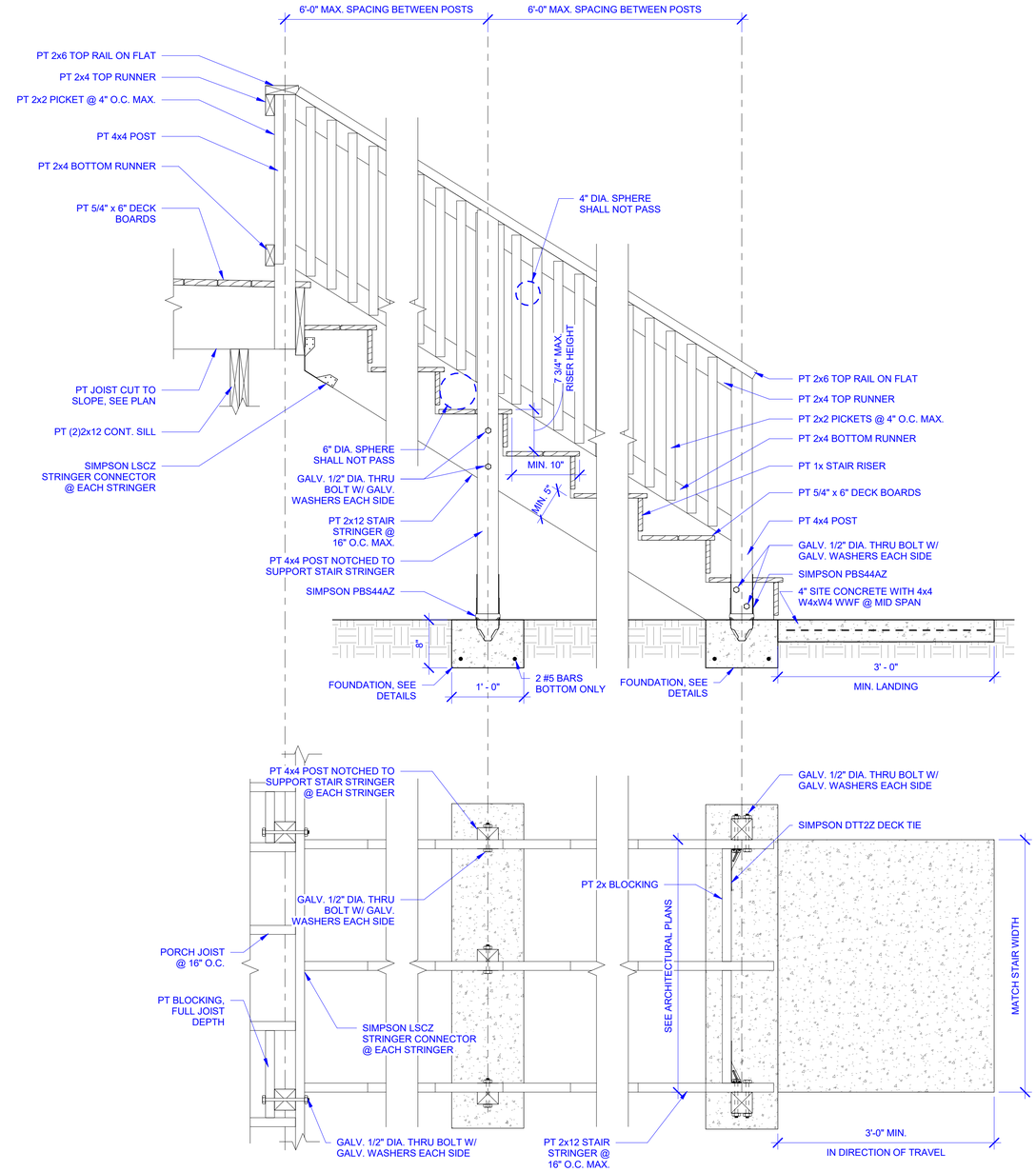
1 CONDENSER DETAIL
1" = 1'-0"



2 STAIR RAILING DETAIL1
1" = 1'-0"



3 RAILING DETAIL1
1" = 1'-0"



4 STAIR DETAIL2
1" = 1'-0"

No.	Description	Date

ID-009084 4 BR

STAIR DETAILS

S-6