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

[redacted]

ID-012264 [redacted] 3 BR

[redacted]

FOR CONSTRUCTION

PROJECT INFORMATION:

OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
BUILDING CODE:	2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION, HIGH VELOCITY HURRICANE ZONE 2020 FLORIDA BUILDING CODE, RESIDENTIAL, 7TH EDITION
PERMIT TYPE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	TYPE V

LOT OCCUPATION:

MINIMUM LOT AREA:	SINGLE FAMILY: 5,000 SF	(ACTUAL TBD SF)
MINIMUM LOT WIDTH:	SINGLE FAMILY: 50'	(ACTUAL 59' - 8")
LOT COVERAGE:	SINGLE FAMILY: 50% MAX,FIRST FLOOR	(ACTUAL TBD SF/TBD%)
GREEN SPACE:	25% LOT AREA MIN.	(TO BE PROVIDED BY CONTRACTOR)
DENSITY:	T3-L (9 DU/AC MAX)	(ACTUAL 1 DU/AC)

ZONING INFORMATION:

ZONING CLASSIFICATION:	T3-L
USE:	DWELLING, SINGLE-FAMILY
MINIMUM LOT AREA:	SINGLE FAMILY: 5,000 SF/DU
MINIMUM LOT WIDTH:	SINGLE FAMILY: 50'
MAX. BUILDING HEIGHT:	SINGLE FAMILY: 2 STORIES
FRONT YD MIN. REQ:	SINGLE FAMILY: 20'
INT SIDE YD REQ:	SINGLE FAMILY: 5'
CORNER SIDE YD MIN. REQ:	SINGLE FAMILY: 10'
REAR YD MIN. REQ:	SINGLE FAMILY: 20'

FFE INFORMATION:

FLOOD ZONE:	AH
BASE FLOOD ELEVATION:	11.00' NGVD29
HIGHEST ADJACENT GRADE:	12.00' NGVD29
CROWN OF ROAD:	10.37' NGVD29
PROPOSED FFE.:	13.00' NGVD29

BULDING INFORMATION:

FIRST FLOOR:	1423 SF
FRONT PORCH:	107 SF
REAR PORCH:	44 SF
BUILDING HEIGHT:	1 STORY, 9' - 0"
CONDITIONED AREA	
VOLUME:	9,800 CF

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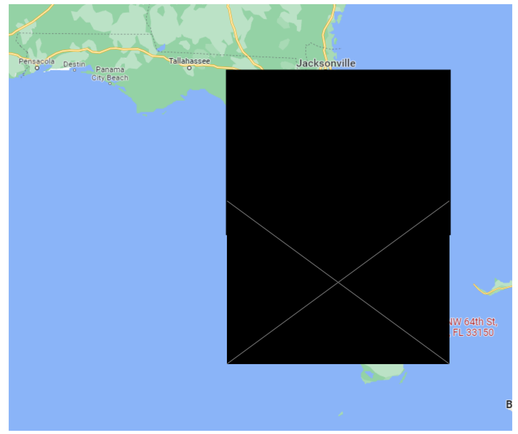
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL NOTES & DETAILS
M-1	MECHANICAL PLAN
M-2	MECHANICAL NOTES & DETAILS
P-1	PLUMBING PLAN
P-2	PLUMBING ISOMETRICS, NOTES & DETAILS
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLANS & DETAILS
S-3	CEILING FRAMING PLAN & DETAILS
S-5	ROOF FRAMING PLAN & DETAILS

STREET MAP



VICINITY MAP

No.	Description	Date

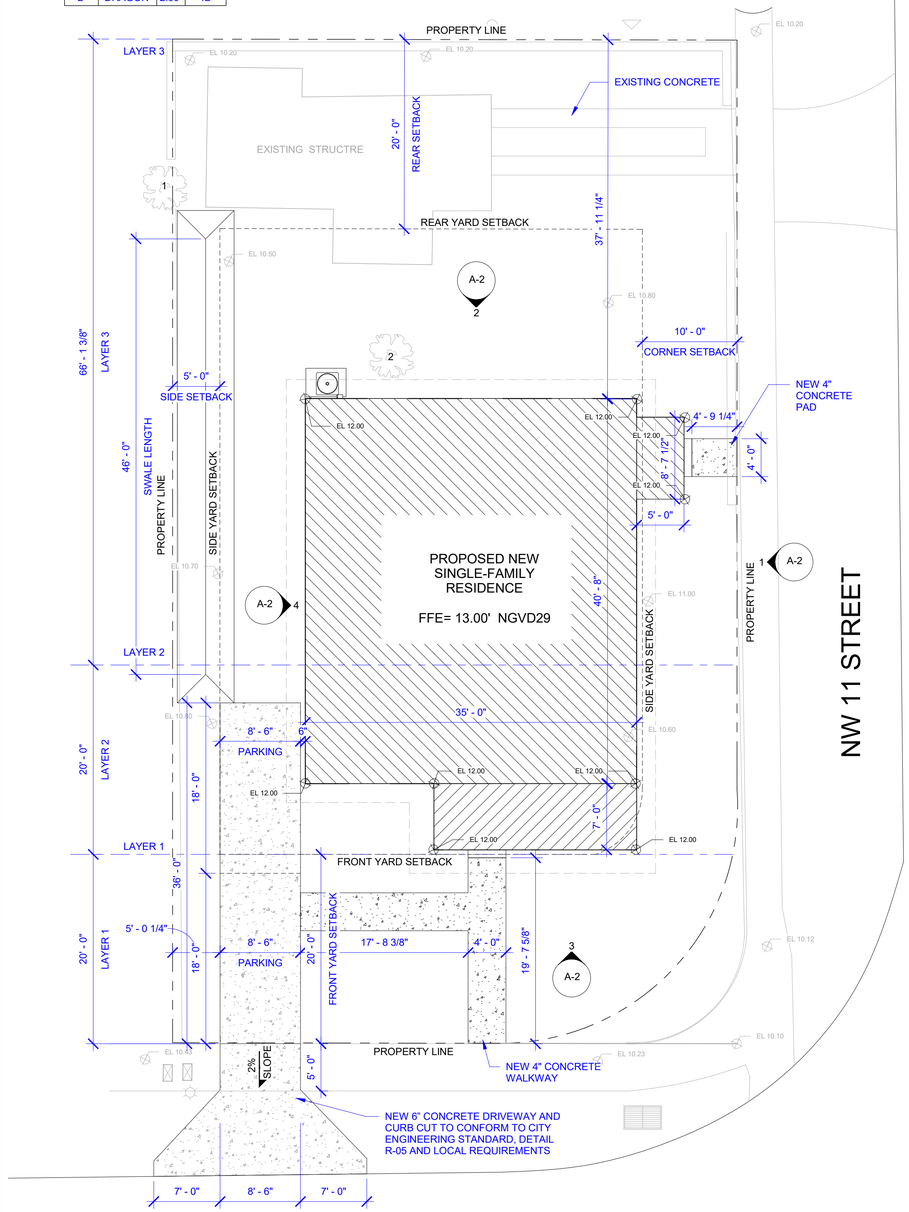
ID-012264 [redacted] 3 BR

[redacted]

G-1

TREE CHART

TREE	TYPE	SIZE	HEIGHT
1	FICUS	1.50'	20'
2	DRAGON	2.00'	12'



1 SITE PLAN
1/8" = 1'-0"

LEGAL DESCRIPTION:

LOT 12, BLOCK 4, OF SEVENTH AVENUE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FFE INFORMATION:

FLOOD ZONE:	AH
BASE FLOOD ELEVATION:	11.00' NGVD29
HIGHEST ADJACENT GRADE:	12.00' NGVD29
CROWN OF ROAD:	10.37' NGVD29
PROPOSED FFE.:	13.00' NGVD29

SITE PLAN LEGEND

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

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

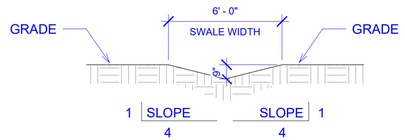
SITE INFORMATION:

SITE AREA: 6,187 SF

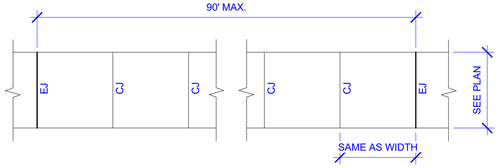
NEW IMPERVIOUS AREA:

• NEW HOME WITH 2' ROOF OVERHANG :	1,920 SF
• EXISTING STRUCTURE:	450 SF
• EXISTING CONCRETE:	113 SF
• NEW CONCRETE :	460 SF
• **TOTAL:**	**2,943 SF**

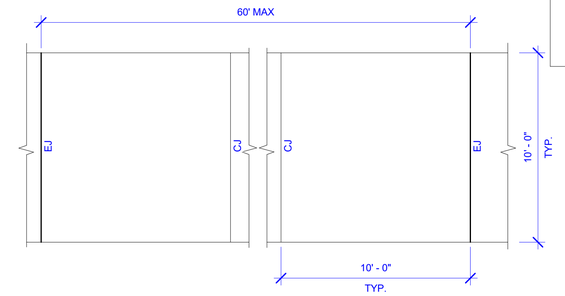
% NEW IMPERVIOUS AREA: 47.57 %
% NEW PERVIOUS AREA: 52.43 %



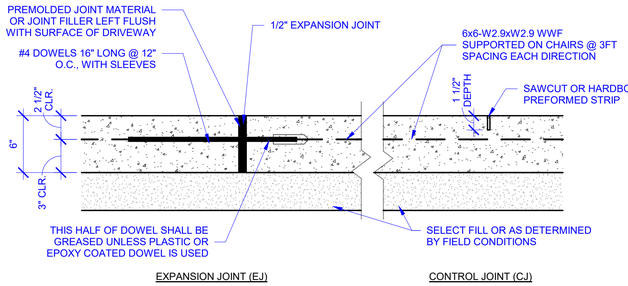
10 SWALE SECTION
1/4" = 1'-0"



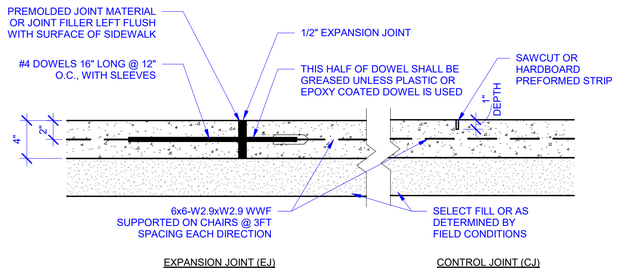
3 CONCRETE SIDEWALK
NOT TO SCALE



2 CONCRETE DRIVEWAY
NOT TO SCALE



5 DRIVEWAY JOINT DETAILS
NOT TO SCALE



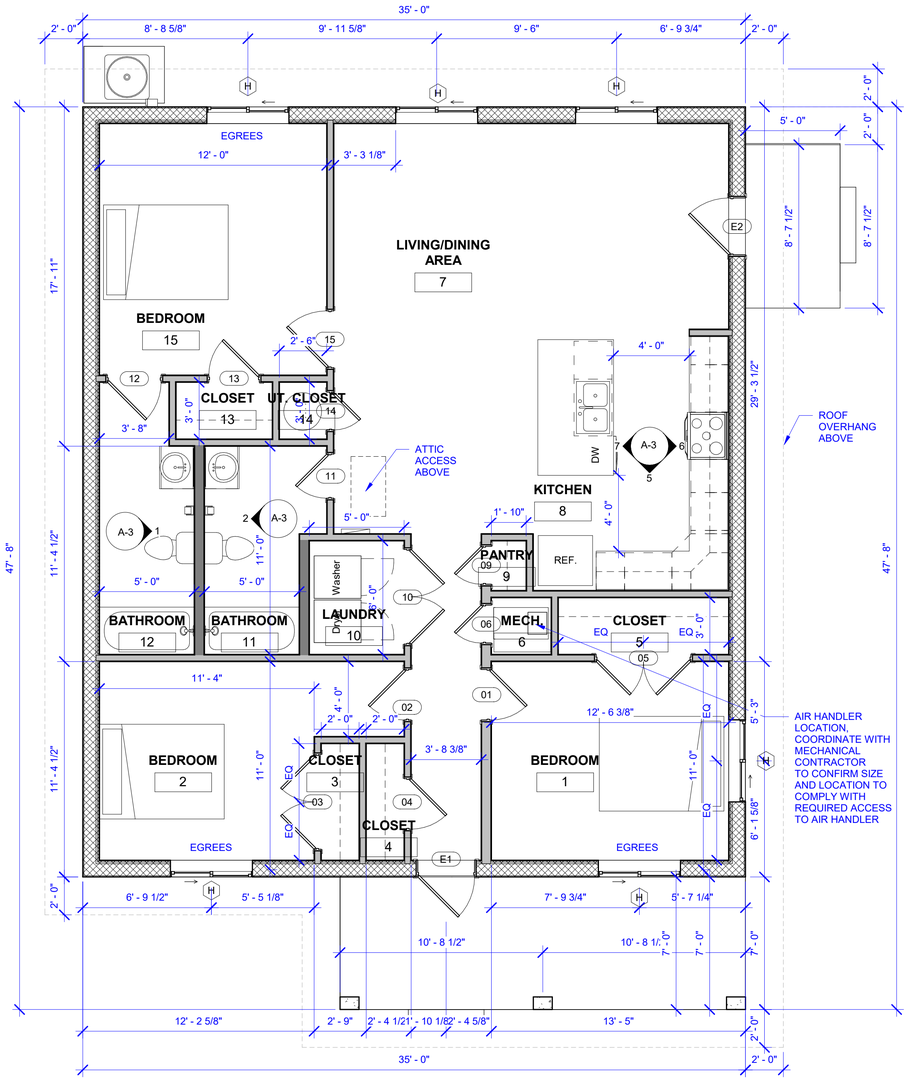
8 SIDEWALK JOINT DETAILS
NOT TO SCALE

No.	Description	Date

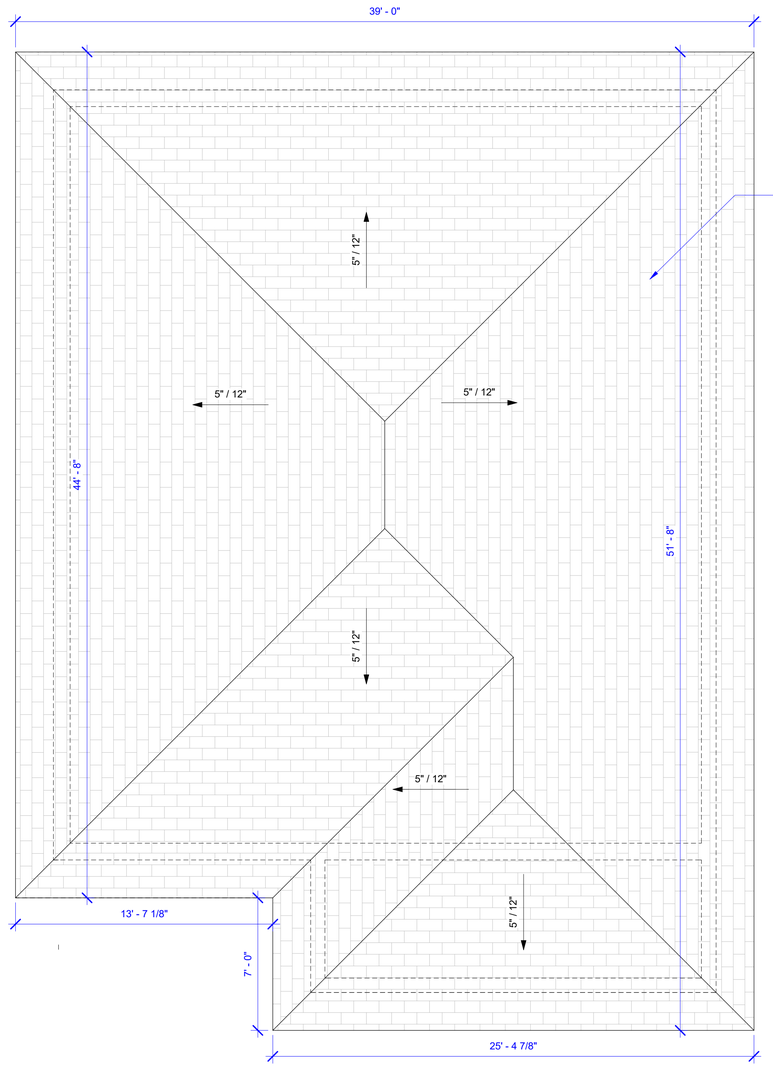
ID-012264
BR

SITE PLAN & DETAILS

C-1



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



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

ASPHALT SHINGLE ROOF INSTALLED PER FRC 2020 905.2. ROOF UNDERLAYMENT SHALL BE INSTALLED PER FRC 2020 905.1.1 METHOD NUMBER 2: INLCUDE 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 APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS.

SPHALT ROOF SHINGLES SHALL BE CLASSIFIED AS ASTM D3161 CLASS F, TAS 107 OR ASTM D7158 CLASS H

PER ARTICLE 5, SECTION 5.3.5.B: ROOF MATERIALS SHOULD BE LIGHT-COLORED, HIGH ALBEDO OR A PLANTED SURFACE

BULDING INFORMATION:

FIRST FLOOR:	1423 SF
FRONT PORCH:	107 SF
REAR PORCH:	44 SF
BUILDING HEIGHT:	TBD
CONDITIONED AREA VOLUME:	TBD CF

ROOF VENTILATION (FIBER CEMENT):
ROOF AREA = 1920 SF
REQUIRED NET FREE AREA PER FBC R806.2 = 1920/150 = 12.80 SF
SOFFIT AREA = 347 SF
SOFFIT NET FREE AREA = 12.6 SQ INCHES/SF (BY MANUFACTURER, HARDIESOFFIT VENTEDPLUS BASIS OF DESIGN)
PROPOSED ROOF NET FREE AREA = 347*12.6/144 = **30.36 SF**

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

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
6. PROVIDE INSECT SCREENS AT ALL WINDOWS

WALL TYPE SCHEDULE		
WALL TYPE	INTERIOR/EXTERIOR	DESCRIPTION (EXTERIOR TO INTERIOR)
1	EXTERIOR	STUCCO OVER CMU WALL, SEE WALL DETAILS
2	INTERIOR	1/2" GYPSUM BOARD, 2X6 STUD @ 16" O.C., GYPSUM BOARD
3	INTERIOR	1/2" GYPSUM BOARD, 2X4 STUD @ 16" O.C., GYPSUM BOARD

WALL TYPE LEGEND

W1 - EXTERIOR CMU WALL

W2 - INTERIOR 2X6 FRAMED WALL

W3 - INTERIOR 2X4 FRAMED WALL

DOOR SCHEDULE				
Mark	Width	Height	Description	Comments
01	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
02	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
03	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
04	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
05	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
06	2' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
09	2' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
10	5' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
11	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
12	2' - 10"	6' - 8"		
13	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
14	2' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
15	3' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	

DOOR SCHEDULE				
Mark	Width	Height	Description	Comments
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

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)

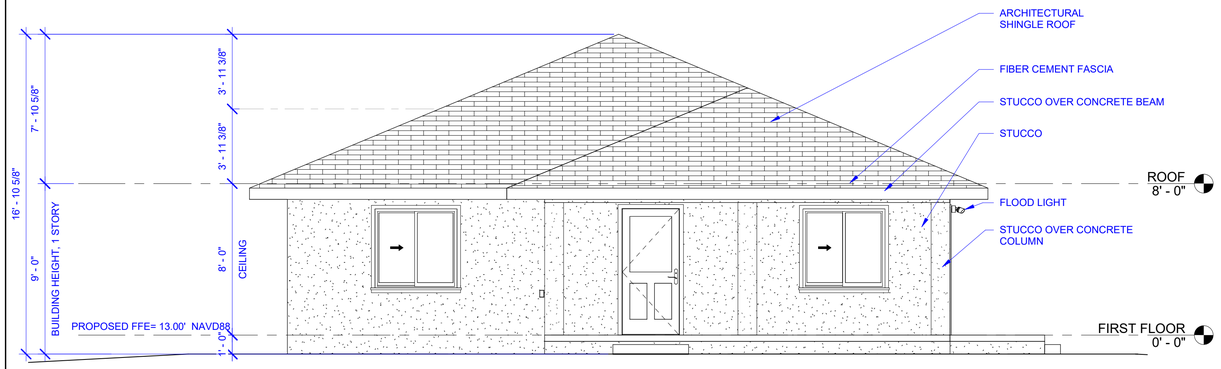
EXTERIOR DOOR INFORMATION					
Mark	Width	Height	Description	DESIGN PRESSURE (POSITIVE) PSF	DESIGN PRESSURE (NEGATIVE) PSF
E1	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	41	-53
E2	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	41	-53

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

No.	Description	Date

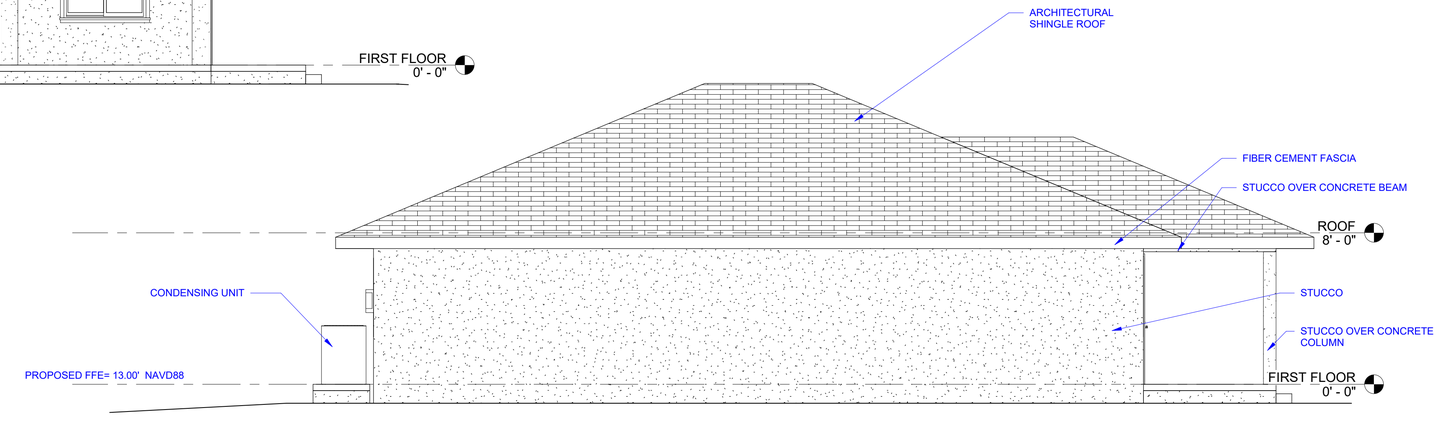
ID-012264 BR

ARCHITECTURAL PLANS

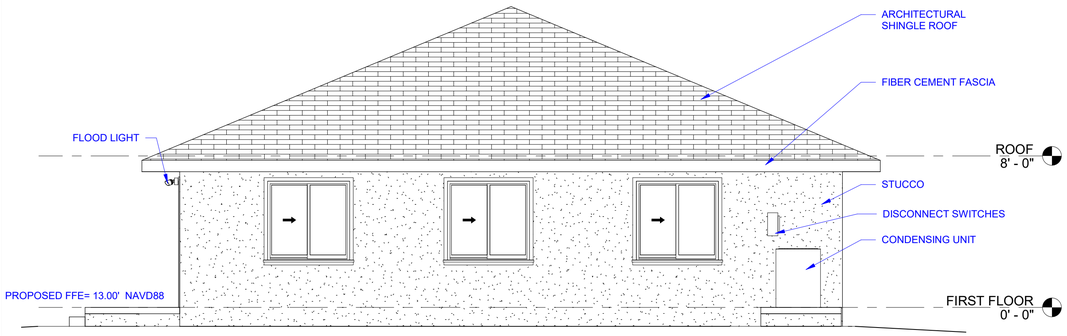


3 FRONT ELEVATION
1/4" = 1'-0"

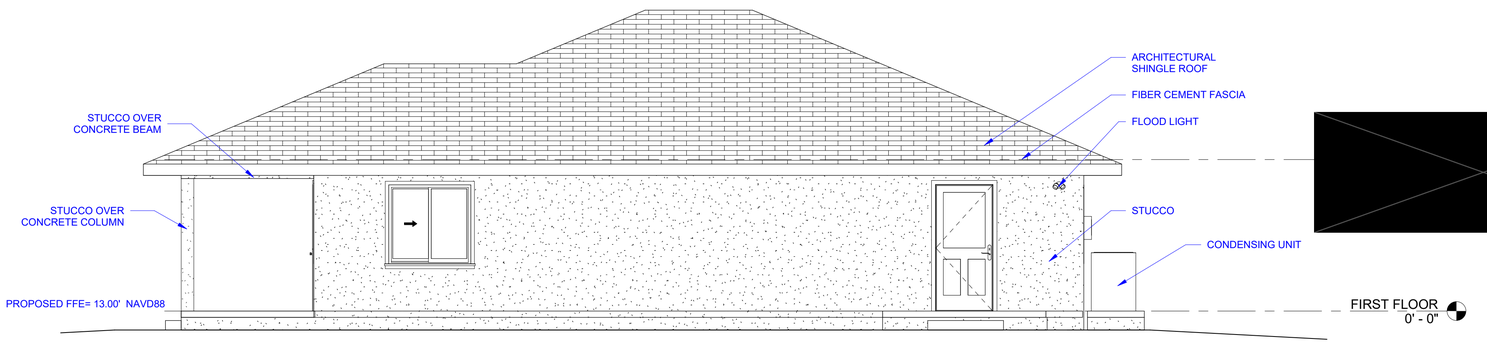
ALL EXTERIOR ELEMENTS MAKING UP THE BUILDING ENVELOPE INCLUDING SIDING, FASCIA, SOFFIT, WINDOWS, DOORS, GLAZING, TRIM, ETC. SHALL BE APRROVED TO COMPLY WITH THE FLORIDA BUILDING CODE INCLUDING THE **HIGH VELOCITY HURRICANE ZONE** BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) BOARD AND CODE ADMINISTRATION DIVISION. CONTRACTOR SHALL SUBMIT THE **MIAMI-DADE NOTICE OF ACCEPTANCE (NOA)** FOR EACH PROPOSED EXTERIOR PRODUCT FOR PERMIT APPROVAL, AND PRODUCTS SHALL BE INSTALLED PER THE APPROVED DETAILS IN THE NOA.



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



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



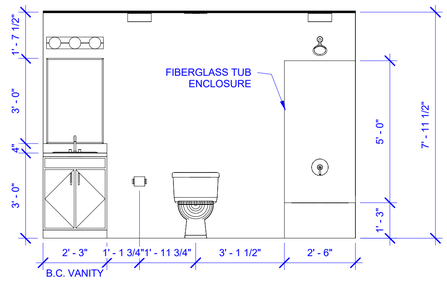
1 SIDE ELEVATION (RIGHT)
1/4" = 1'-0"

No.	Description	Date

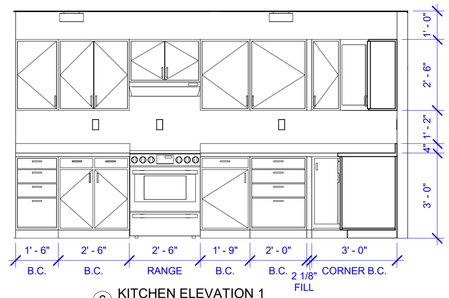
ID-012264 BR

ELEVATIONS

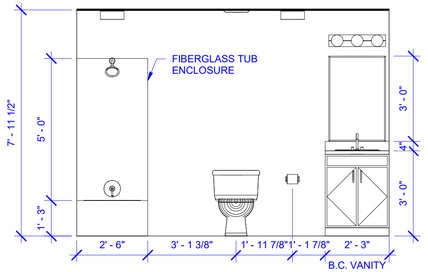
A-2



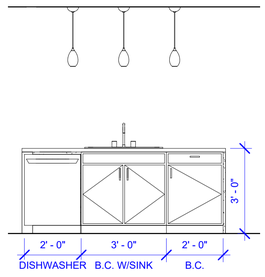
1 BATHROOM ELEVATION
3/8" = 1'-0"



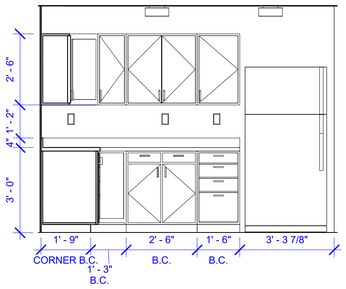
6 KITCHEN ELEVATION 1
3/8" = 1'-0"



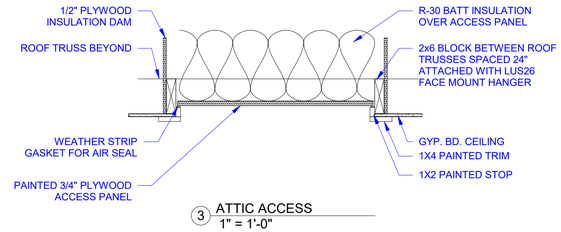
2 BATHROOM ELEVATION
3/8" = 1'-0"



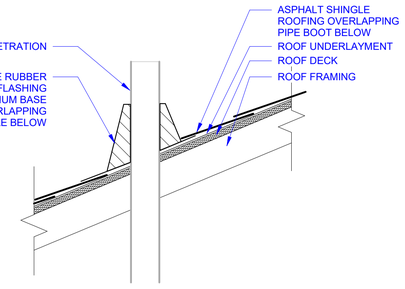
7 KITCHEN ELEVATION 2
3/8" = 1'-0"



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



3 ATTIC ACCESS
1" = 1'-0"



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

No.	Description	Date

ID-012264

DETAILS

A-3

FINISH TYPE SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS
VPF	VINYL PLANK FLOORING	SEE SPECS	SEE SPECS	SEE SPECS	STANDARD GRADE, CERTIFIED BY FLOORSCORE OR GREENGAURD AS LOW VOC
CPT	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. 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 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

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.

APPLIANCE NOTES:

1. WHITE OR BLACK FINISHES
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 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.

FINISH SCHEDULE							
Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Perimeter	Area
1	BEDROOM	CPT	B2	GYP. PTD.	GYP. PTD.	46.04	131 SF
2	BEDROOM	CPT	B2	GYP. PTD.	GYP. PTD.	53.15	138 SF
3	CLOSET	CPT	B2	GYP. PTD.	GYP. PTD.	16.31	12 SF
4	CLOSET	VPF	B1	GYP. PTD.	GYP. PTD.	16.31	12 SF
5	CLOSET	CPT	B2	GYP. PTD.	GYP. PTD.	24.00	27 SF
6	MECH.	VPF	B1	GYP. PTD.	GYP. PTD.	12.31	9 SF
7	LIVING/DINING AREA	VPF	B1	GYP. PTD.	GYP. PTD.	119.50	374 SF
8	KITCHEN	VPF	B1	WP GYP. PTD.	GYP. PTD.	53.75	171 SF
9	PANTRY	VPF	B1	GYP. PTD.	GYP. PTD.	8.92	5 SF
10	LAUNDRY	VPF	B1	WP GYP. PTD.	GYP. PTD.	22.00	30 SF
11	BATHROOM	VPF	B1	WP GYP. PTD.	GYP. PTD.	34.92	62 SF
12	BATHROOM	VPF	B1	WP GYP. PTD.	GYP. PTD.	38.75	67 SF
13	CLOSET	CPT	B2	GYP. PTD.	GYP. PTD.	16.17	15 SF
14	UT. CLOSET	VPF	B1	GYP. PTD.	GYP. PTD.	11.00	8 SF
15	BEDROOM	CPT	B2	GYP. PTD.	GYP. PTD.	50.57	159 SF
Grand total: 15							1222 SF

PLUMBING FIXTURE SCHEDULE					
ROOM	ITEM	MANUFACTURER	MODEL	NOTES	QUANTITY
11	VANITY SINK	SEE SPECS	SEE SPECS		1
12	VANITY SINK	SEE SPECS	SEE SPECS		1
11	VANITY FAUCET	SEE SPECS	SEE SPECS	1.5 GPM	1
12	VANITY FAUCET	SEE SPECS	SEE SPECS	1.5 GPM	1
11	SHOWER AND TUB FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
12	SHOWER FAUCET	SEE SPECS	SEE SPECS	2.0 GPM	1
11	BATHTUB & ENCLOSURE	SEE SPECS	SEE SPECS		1
12	SHOWER BASE & ENCLOSURE	SEE SPECS	SEE SPECS		1
08	KITCHEN SINK	SEE SPECS	SEE SPECS	DOUBLE BASIN STAINLESS STEEL	1
08	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)					

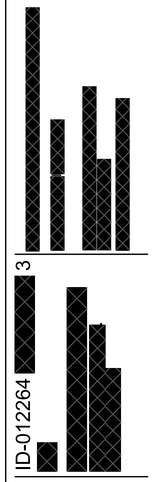
THERMAL ENVELOPE REQUIREMENTS	
TYPE	**REQUIREMENT**
SEALANT	SEAL ALL GAPS AND PENETRATIONS IN BUILDING ENVELOPE WITH LOW VOC SEALANT OR SPRAY FOAM. ALL INSULATION SHALL BE FORMALDEHYDE FREE.
WALL INSULATION	1" RIGID R-6 INSULATION (R-MAX, R-MATTE PLUS-3 OR APPROVED EQUAL)
ATTIC INSULATION	MIN. R-38 BLOW-IN INSULATION PER MANUFACTURER'S SPECIFICATIONS TO A MINIMUM DENSITY OF 3.5 LBS. PER CUBIC FOOT (CF).
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...
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

LIGHT FIXTURE SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QUANTITY
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		4
F8	EXTERIOR FLOOD LIGHT	SEE SPECS	SEE SPECS		4
F9	VANITY FIXTURE	SEE SPECS	SEE SPECS		7
F10	CEILING MOUNTED FIXTURE	SEE SPECS	SEE SPECS		13
*CONFIRM ALL FIXTURES AND SWITCHING TYPES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION					

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

No.	Description	Date



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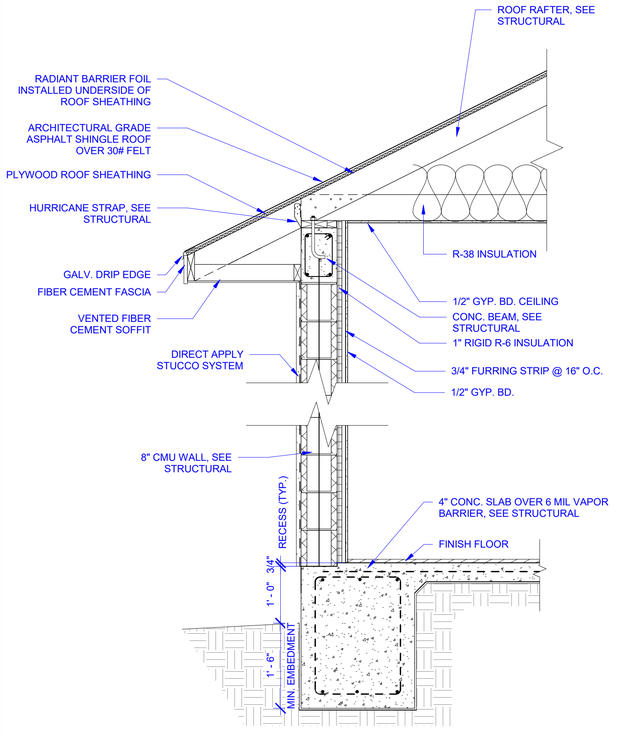
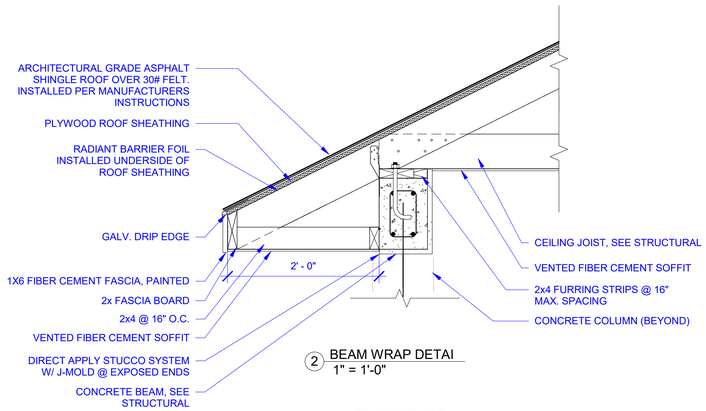
SCHEDULES AND NOTES

FOR CONSTRUCTION

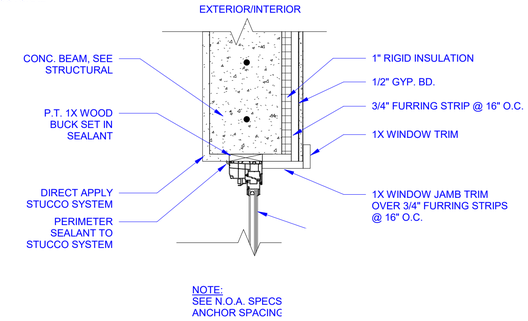
A-4



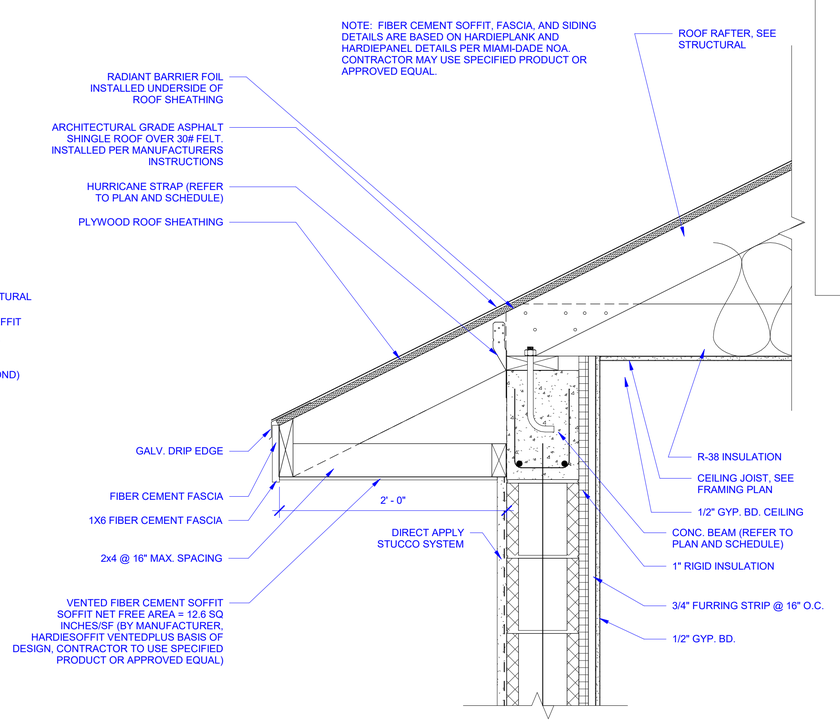
1 TYP. WALL SECTION
3/4" = 1'-0"



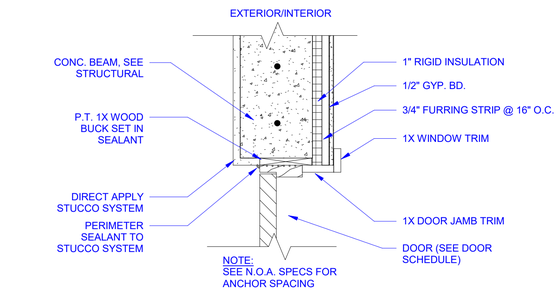
2 BEAM WRAP DETAI
1" = 1'-0"



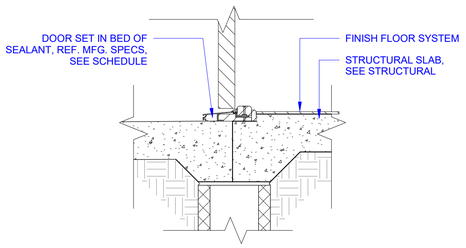
3 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



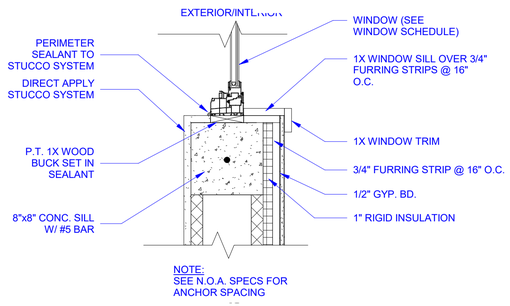
4 FIBER CEMENT SOFFIT AND FASCIA DETAIL2
1 1/2" = 1'-0"



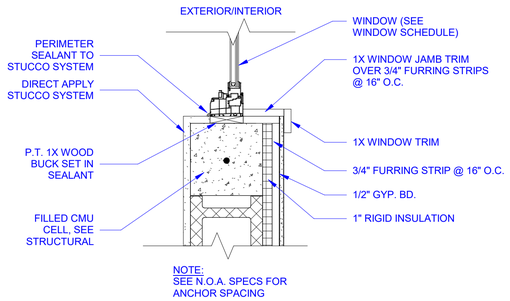
7 DOOR HEAD DETAIL
1 1/2" = 1'-0"



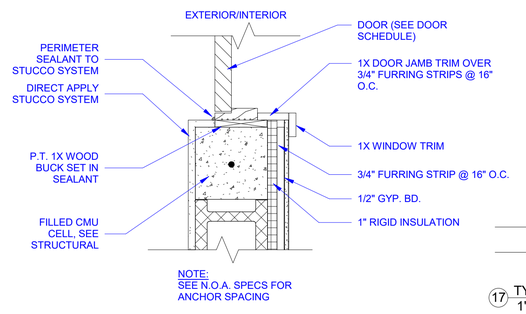
8 DOOR THRESHOLD DETAIL
1 1/2" = 1'-0"



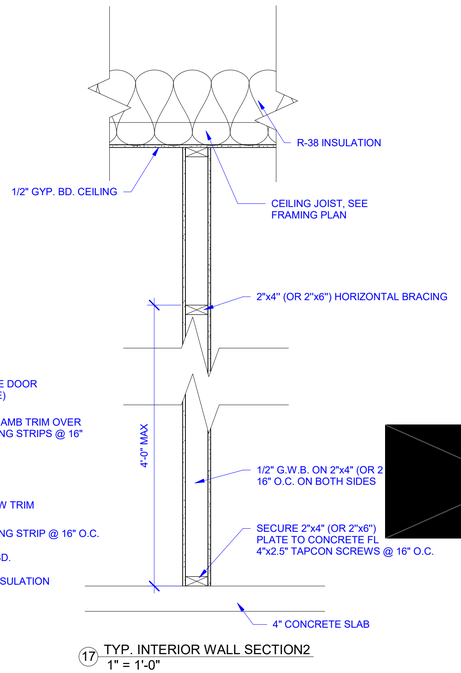
16 WINDOW SILL DETAIL
1 1/2" = 1'-0"



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



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



17 TYP. INTERIOR WALL SECTION2
1" = 1'-0"

No.	Description	Date

ID-012264

DETAILS

A-5

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:
   - ALLOWABLE BEARING CAPACITY = 2500 PSF
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. 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	12	15
#4	15	20
#5	19	25
#6	23	29
#7	33	43

*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 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.

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 CONSTRUCTION.
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 SMALLER
    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:

BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
SPLICE LENGTH (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.

No.	Description	Date
3		

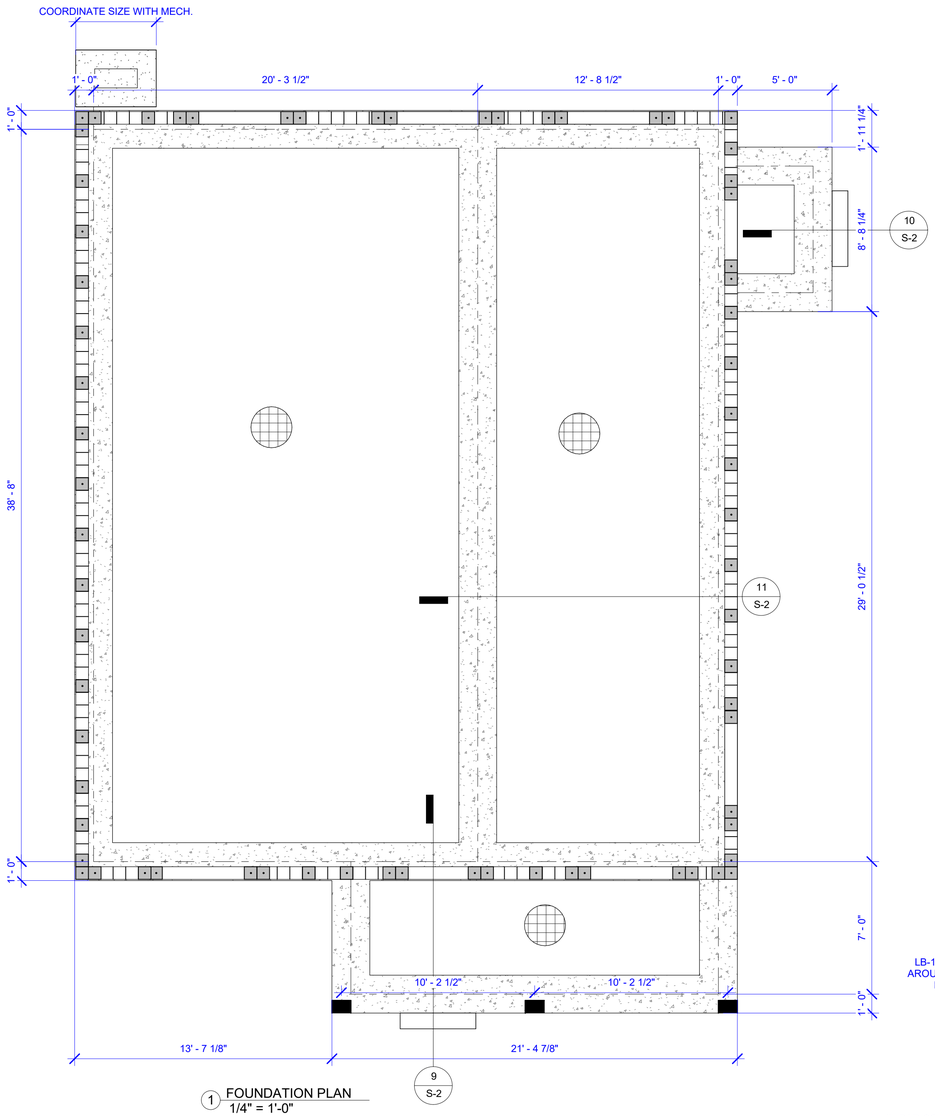
ID-012264

STRUCTURAL NOTES

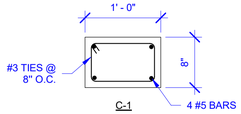
S-1

FOUNDATION PLAN LEGEND

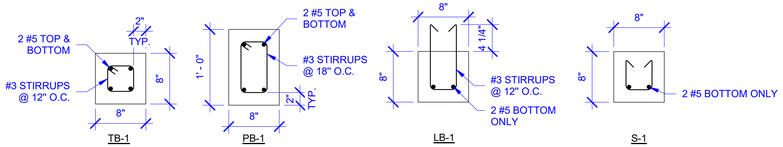
- CONCRETE GRADE BEAMS
- 8" MASONRY WALL (UNGROUTED)
- 8" MASONRY W/GROUT & REBAR
- C-1 CONCRETE COLUMN
- 4" CONCRETE SLAB W/ 6X6-W2.9XW2.9 WELDED WIRE MESH @ MID-DEPTH



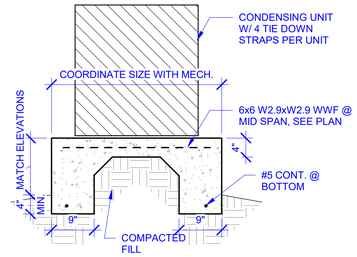
1 FOUNDATION PLAN
1/4" = 1'-0"



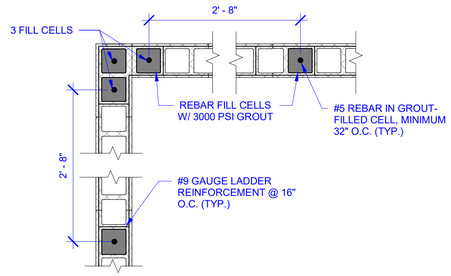
2 COLUMN SECTION
1" = 1'-0"



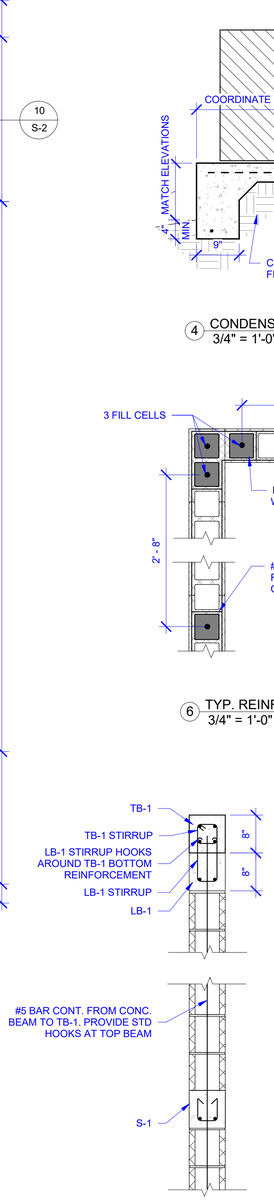
3 CONCRETE BEAM SECTIONS
1" = 1'-0"



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



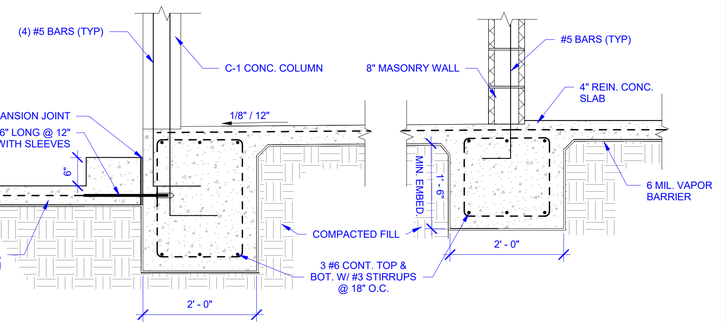
6 TYP. REINFORCED MASONRY PLAN
3/4" = 1'-0"



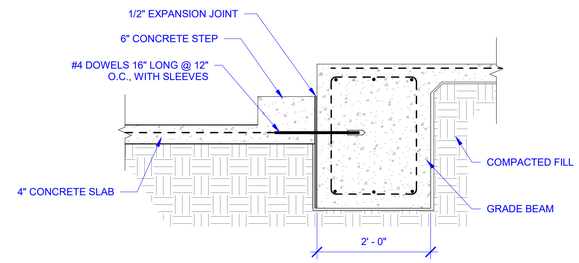
8 WALL SECTION
3/4" = 1'-0"

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

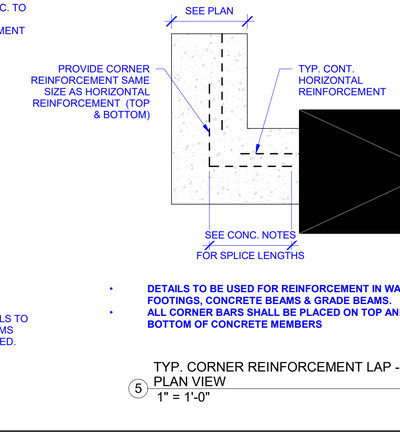
11 TYP. FOUNDATION SECTION
3/4" = 1'-0"



9 FRONT PORCH FOUNDATION SECTION
3/4" = 1'-0"



10 REAR STAIR LANDING SECTION
3/4" = 1'-0"



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

- **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**

FFE INFORMATION:

FLOOD ZONE:	AH
BASE FLOOD ELEVATION:	11.00' NGVD29
HIGHEST ADJACENT GRADE:	12.00' NGVD29
CROWN OF ROAD:	10.37' NGVD29
PROPOSED FFE.:	13.00' NGVD29

No.	Description	Date

ID-012264

FOUNDATION PLANS & DETAILS

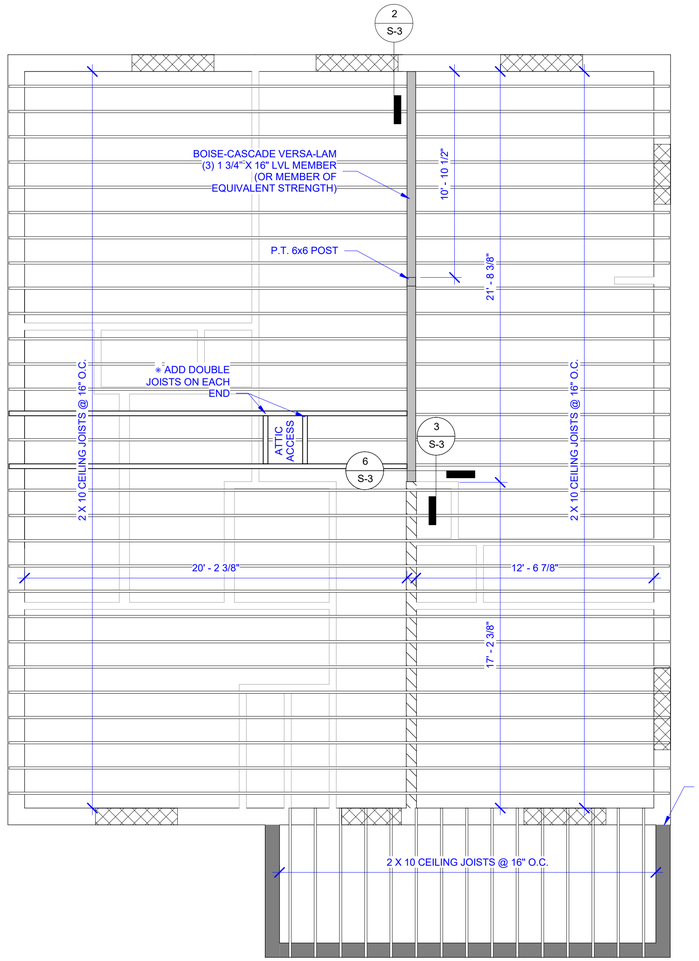
FOR CONSTRUCTION

S-2

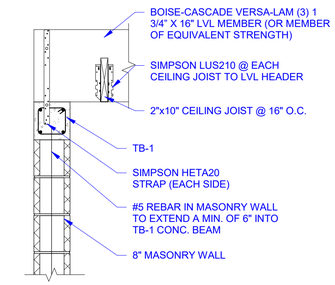
FRAMING PLAN LEGEND

- TB-1 ABOVE 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

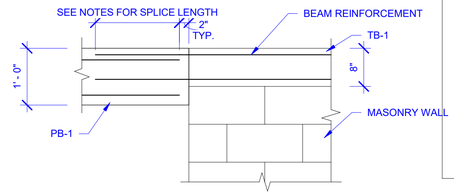
* LUS210-2 SHALL BE USED WHERE DOUBLE JOIST HANGERS ARE REQUIRED.



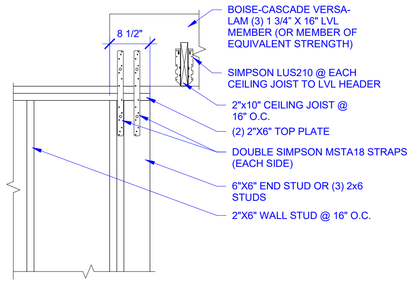
1 CEILING FRAMING PLAN
1/4" = 1'-0"



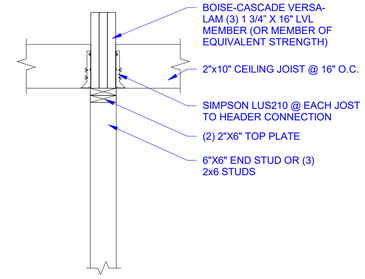
2 BEAM TO TB-1 CONNECTION
3/4" = 1'-0"



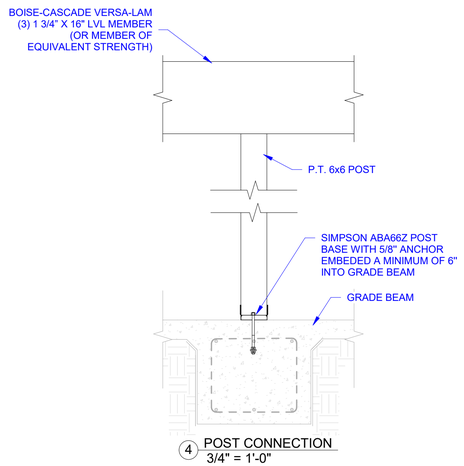
5 PORCH BEAM TO TB-1 REINFORCING
3/4" = 1'-0"



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



6 BEAM TO TOP PLATE CONNECTION SECTION
3/4" = 1'-0"



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

No.	Description	Date

3

ID-012264

CEILING FRAMING PLAN & DETAILS

S-3

ROOF FRAMING PLAN LEGEND

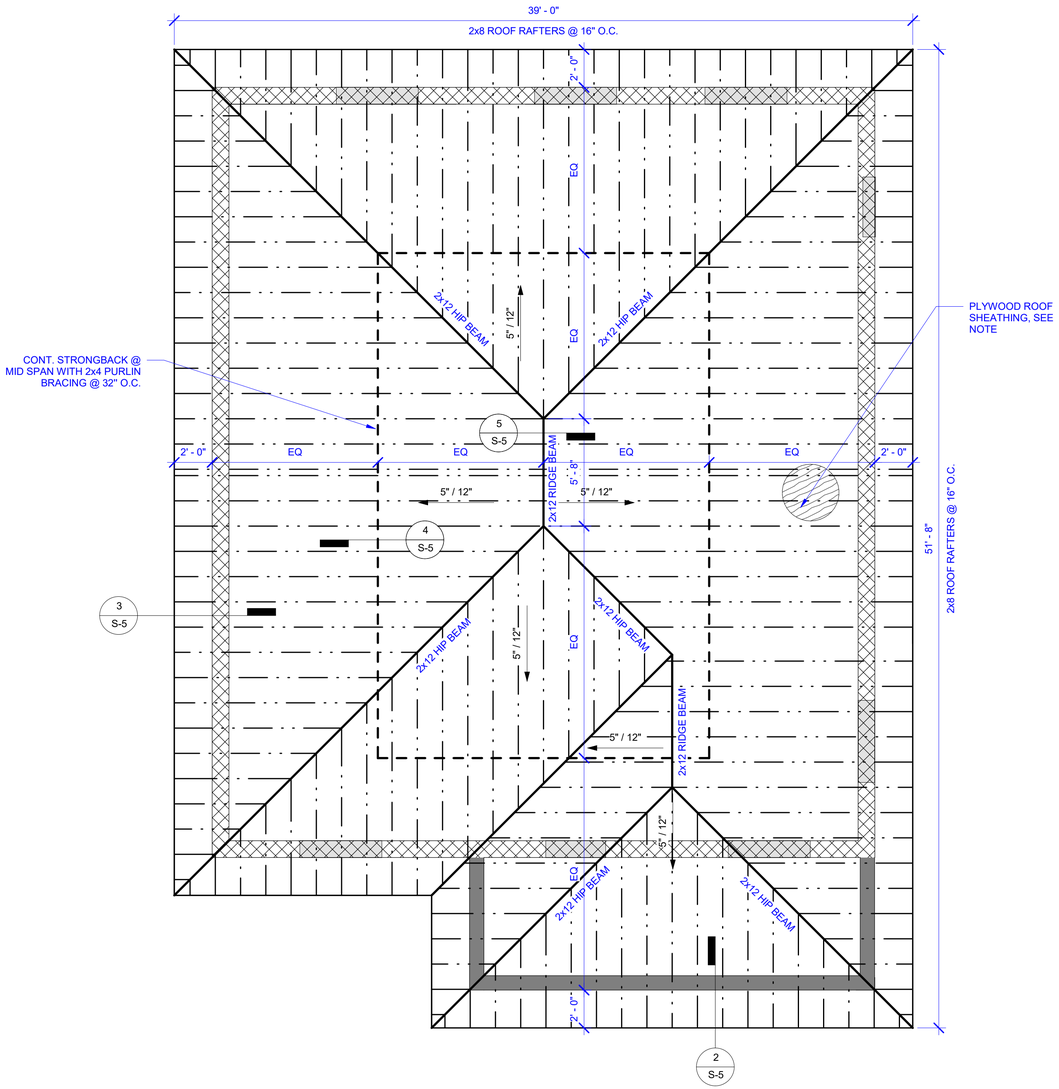
- RAFTER
- TB-1 TOP BEAM ABOVE 8" MASONRY WALL
- PB-1 PORCH BEAM
- LB-1 LINTEL BEAM ABOVE ALL WINDOW AND DOOR OPENINGS AND UNDERNEATH TB-1 TOP BEAM

PLYWOOD ROOF SHEATHING:

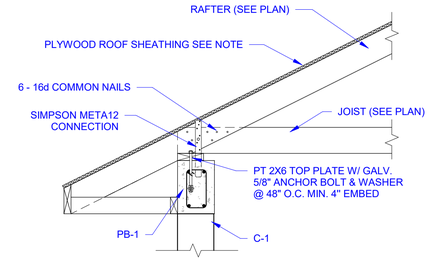
1. APA RATED 23/32" (48/24)
2. RATED FOR EXPOSURE 1
3. CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS ROOF SHEATHING PANELS SHALL BE PROVIDED WITH MIN. OF 2x4 EDGEWISE BLOCKING AT ALL HORIZONTAL PANEL JOINTS WITH EDGE SPACING AT LEAST 4 FEET FROM EACH GABLE END
4. ROOF SHEATHING 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

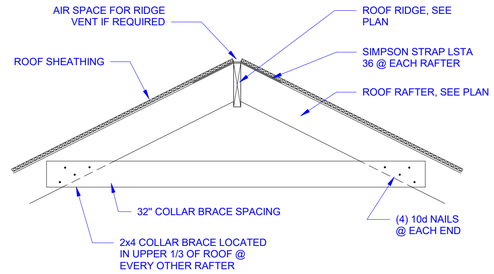
MANUFACTURER (OR EQUAL)	PRODUCT CODE	CONNECTED MEMBERS		FASTENERS			ALLOWABLE LOADS	APPROVAL NUMBER
				HEADER	JOIST	STRAP	UPLIFT	
SIMPSON	LUS210	HEADER	JOIST	(8) 0.148 x 3	(4) 0.148 x 3	-	1165	FL#10531.16
SIMPSON	LUS210-2	LVL	JOIST	(8) 0.162 x 3.5	(6) 0.162 x 3.5	-	1445	FL#10531.16
SIMPSON	LSTA 36	RAFTER	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
SIMPSON	ABA66Z	POST	FOOTING	(8) 0.162" x 3 1/2"	-	-	850	FL#10860.1
SIMPSON	HETA20Z	LVL	CMU WALL	(9)0.148" X 1 1/2"	-	-	1810	FL#11473.4



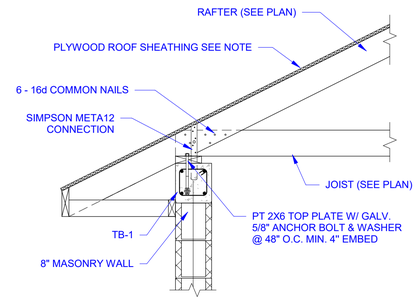
1 ROOF FRAMING PLAN
1/4" = 1'-0"



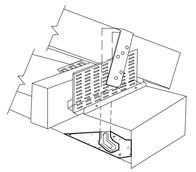
2 ROOF FRAME AT PB-1 CONNECTION
3/4" = 1'-0"



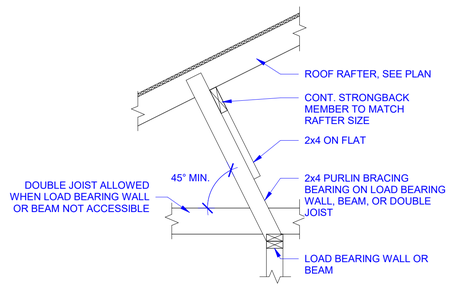
5 ROOF RIDGE DETAIL
3/4" = 1'-0"



3 ROOF FRAMING AT TB-1 CONNECTION
3/4" = 1'-0"



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



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

No.	Description	Date

ID-012264 BR

ROOF FRAMING PLAN & DETAILS

S-5