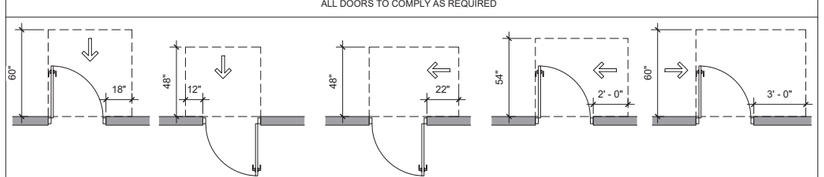
2 BEDROOM / 2 BATH WIDE SLAB ON GRADE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

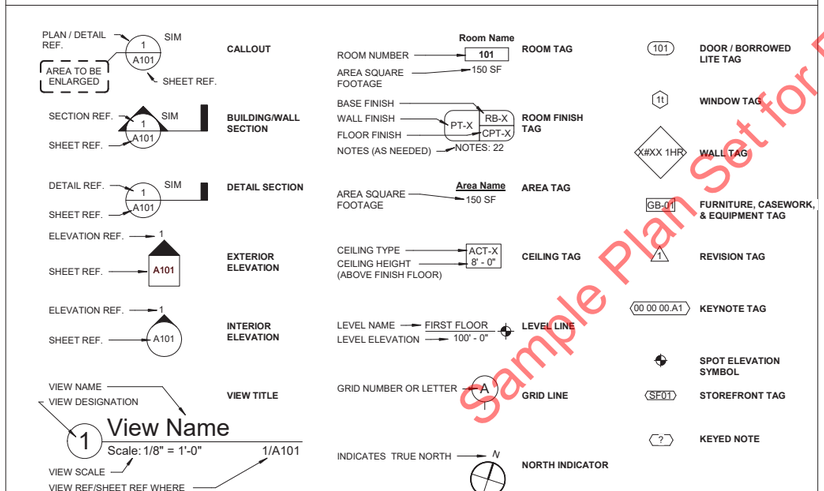
STANDARD ABBREVIATIONS

@	- AT
ACT	- ACOUSTIC CEILING TILE
ADD'N	- ADDITION
ADD'L	- ADDITIONAL
ADJ	- ADJACENT
AFF	- ABOVE FINISH FLOOR
AL	- ALUMINUM
ALT	- ALTERNATE
APPROX	- APPROXIMATE
AUTO	- AUTOMATIC
BLDG	- BUILDING
BRG	- BEARING
BSMT	- BASEMENT
BTM	- BOTTOM
BTW'N	- BETWEEN
CAB	- CABINET
CB	- CHALK BOARD
CG	- CORNER GUARD
CFS	- CLEAR FLOOR SPACE
CJ	- CONTROL JOINT
CL	- CENTER LINE
CLG	- CEILING
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CO	- CLEAN OUT
COL	- COLUMN
CONC	- CONCRETE
CONT	- CONTINUOUS
CPT	- CARPET
CT	- CERAMIC TILE
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIM	- DIMENSION
DIR	- DIRECTOR
DN	- DOWN
DR	- DOCTOR
DS	- DOWNSPOUT
DTL	- DETAIL
DWG'S	- DRAWINGS
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRIC / ELECTRICAL
ELEV	- ELEVATION
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER
EQ	- EQUAL
EX	- EXISTING
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FD	- FLOOR DRAIN
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FFD	- FLUSHING FLOOR DRAIN
FFE	- FINISH FLOOR ELEVATION
FIN	- FINISH
FLR	- FLOOR
FTG	- FOOTING
GA	- GAUGE
GALV	- GALVANIZED
GC	- GENERAL CONTRACTOR
GPDW	- GYPSUM DRY WALL
GYP BD	- GYPSUM WALL BOARD
HB	- HOSE BIB
HDW	- HARDWARE
HDWRE	- HARDWARE
HGT	- HEIGHT
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HVAC	- HEATING / VENTILATING / AIR CONDITIONING
ID	- INSIDE DIAMETER
IN	- INCH
INSUL	- INSULATION OR INSULATING
INT	- INTERIOR
INV	- INVERT
JC	- JANITORS CLOSET
L	- LONG
LAM	- LAMINATE(D)
LAV	- LAVATORY
LRV	- LIGHT REFLECTANCE VALUE
LVL	- LEVEL
MAX	- MAXIMUM
MECH	- MECHANICAL
MFG	- MANUFACTURER
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MO	- MASONRY OPENING
MR	- MOISTURE RESISTANT
MTL	- METAL
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OC	- ON CENTER
OD	- OUTSIDE DIAMETER
OFC	- OFFICE
OPP	- OPPOSITE
OPP HD	- OPPOSITE HAND
OVHD	- OVERHEAD
OS	- OVERFLOW SCUPPER
PC	- PIECE
PED	- PEDIATRICIAN
PLAM	- PLASTIC LAMINATE
PM	- PROJECTOR MOUNT
PS	- PROJECTOR SCREEN
PT	- PORCELAIN TILE
PVC	- POLYVINYL CHLORIDE
QT	- QUARRY TILE
QTY	- QUANTITY
R OR RAD	- RADIUS
RD	- ROOF DRAIN
REF	- REFERENCE
REINF	- REINFORCING
REQ'D	- REQUIRED
REV	- REVERSED
RFG	- ROOFING
RH	- RIGHT HAND
RLC	- RECESSED LOCKABLE CABINET
RM	- ROOM
RO	- ROUGH OPENING
SCHED	- SCHEDULE
SF	- SQUARE FOOT
SHT	- SHEET
SI	- SQUARE INCH
SIM	- SIMILAR
SPEC	- SPECIFICATION(S)
SQ	- SQUARE
SS	- STAINLESS STEEL
ST	- STORAGE
STD	- STANDARD
STRG	- STORAGE
STRUCT	- STRUCTURAL OR STRUCTURE
SUSP	- SUSPEND(ED)
SYM	- SYMMETRICAL
TB	- TACK BOARD
TS	- TACK STRIP
TYP	- TYPICAL
UNO	- UNLESS NOTED OTHERWISE
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VOC	- VOLATILE ORGANIC COMPOUND
VTR	- VENT THROUGH ROOF
W	- WIDE OR WIDTH
W/	- WITH
W/O	- WITHOUT
WD	- WOOD
WWF	- WELDED WIRE FABRIC

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. 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.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
14. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
15. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
16. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
17. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
18. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
19. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
20. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
21. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
22. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
23. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
24. LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA.
25. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
26. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 17'-2" (+ HEIGHT OF PIERS IF APPLICABLE)
GROSS NEW BUILDING AREA	: 1,102 SF
FRONT PORCH	: 108 SF
REAR PORCH	: 23 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

THERMAL ENVELOPE	REQUIRED	/ PROVIDED
CEILING	R-38 Blown R-19 Blanket	/ R-38 Blown / R-19 Blanket
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-13
FLOOR	R-13	/ R-13
SLAB	R-0	/ R-0

TABLE R402.1.2

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE

2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES BETWEEN LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 140 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

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TITLE

INDEX

PROJECT NO.

G1.01

SHEET NO.

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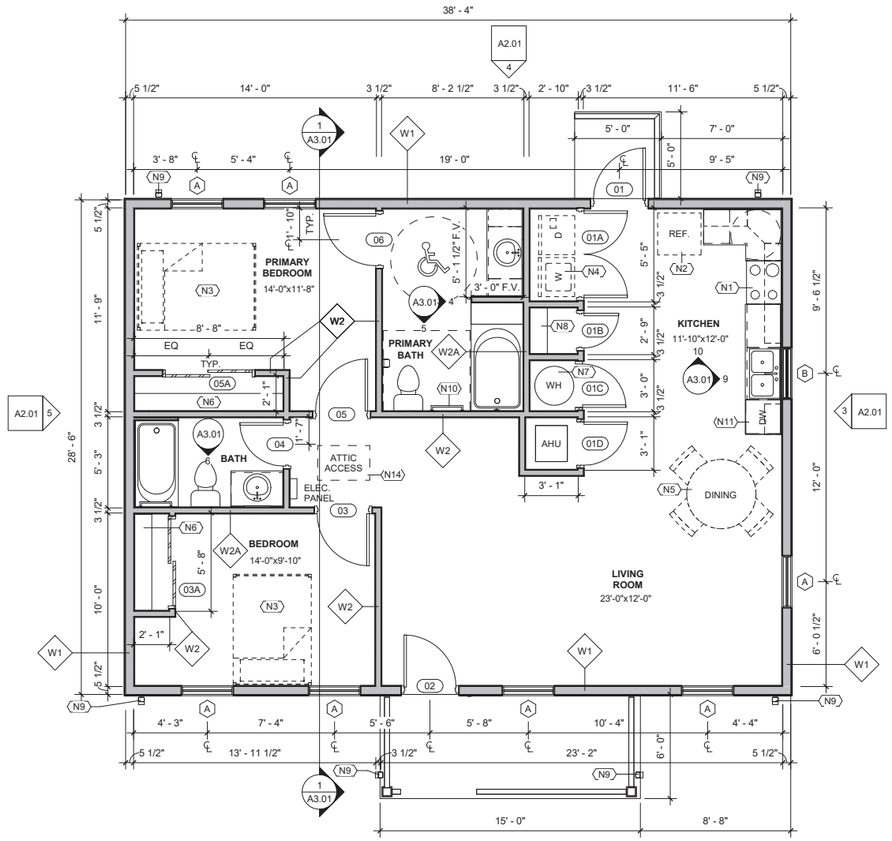
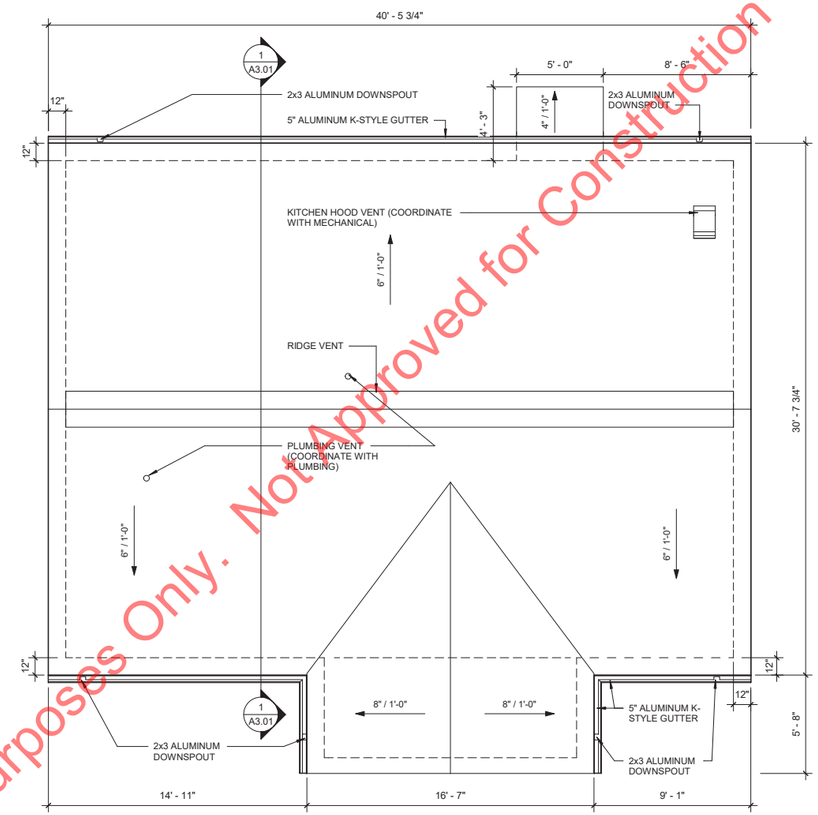


NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

1 FLOOR PLAN - 1,100 SF

Scale: 1/4" = 1'-0"



2 ROOF PLAN

Scale: 1/4" = 1'-0"

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH SHELVING AT 15" SPACING
N9	DOWNSPOUT (SEE ROOF PLAN) DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT)

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 1/2" INTEGRATED WATER RESISTIVE SHEATHING (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-13 INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT) 2x6 WOOD STUDS R-13 BATT INSULATION ½" SHEATHING LAP SIDING
W2		INTERIOR PARTITION 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS ½" GPDW (PAINT) 3½" SOUND BATTS ½" GPDW (PAINT)

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2 BEDROOM / 2 BATH WIDE SLAB

SEAL

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FLOOR AND ROOF PLANS

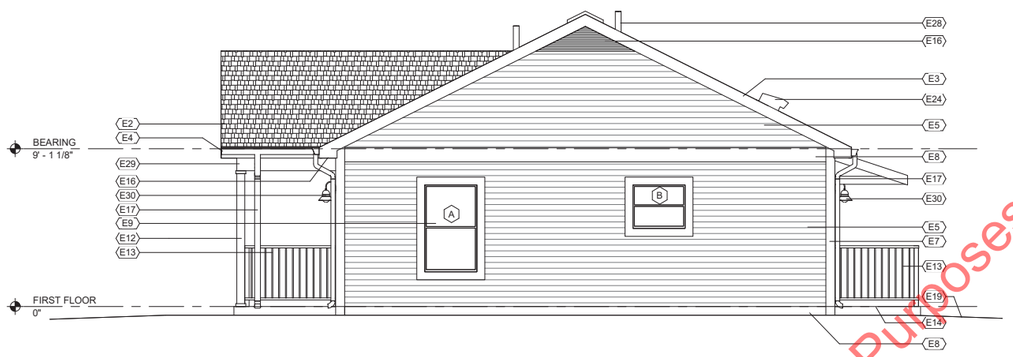
PROJECT NO.

A1.11

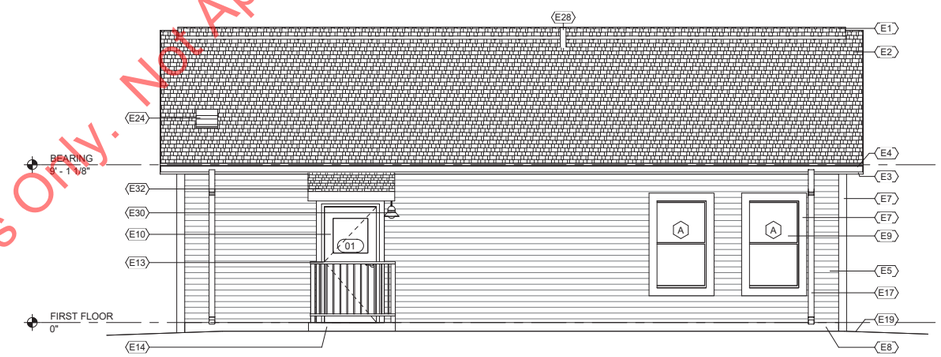
SHEET NO.

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

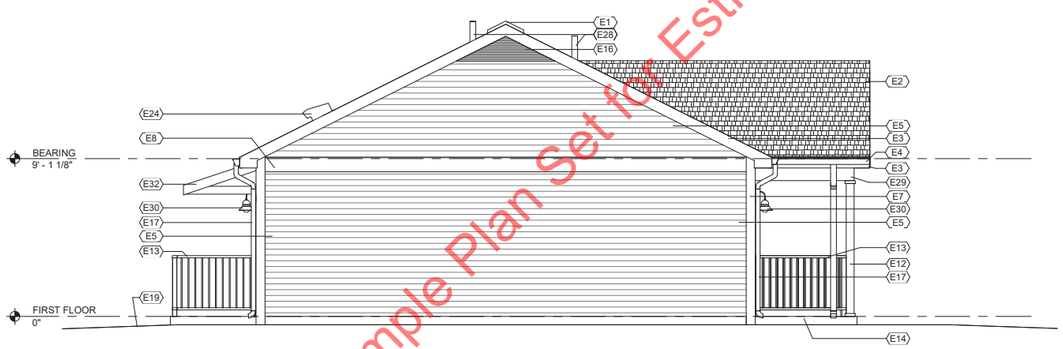
2 FRONT ELEVATION ALTERNATE
Scale: 1/4" = 1'-0"



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



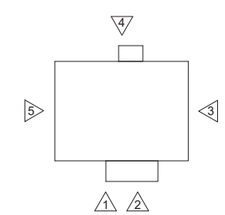
4 REAR ELEVATION
Scale: 1/4" = 1'-0"



5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES

NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PREFINISHED)
E4	5" ALUMINUM K-STYLE GUTTER
E5	6 1/4" CEMENTITIOUS LAP SIDING (PAINT)
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PREFINISHED)
E8	9 1/4" CEMENTITIOUS TRIM (PREFINISHED)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT)
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C. (PAINT)
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	VENTED FIBER CEMENT SOFFIT (PAINT)
E17	2x3 ALUMINUM DOWNSPOUT. DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)



2 BEDROOM / 2 BATH WIDE SLAB

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EXTERIOR ELEVATIONS

PROJECT NO.

A2.01

SHEET NO.

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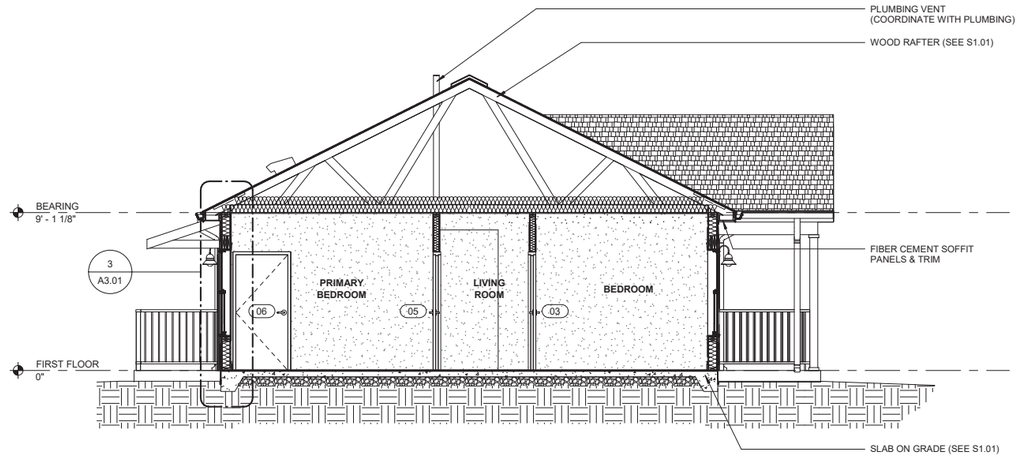
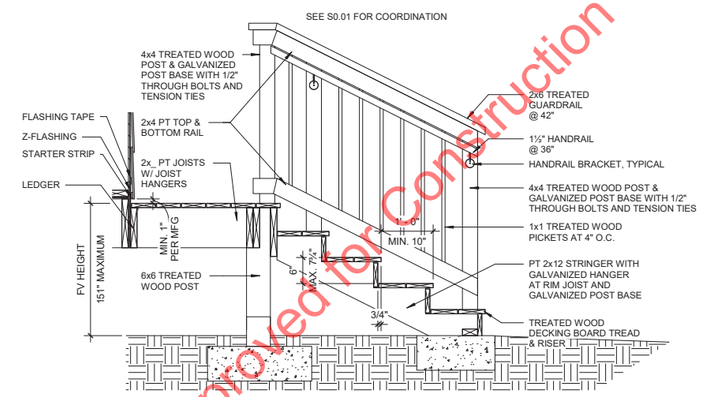
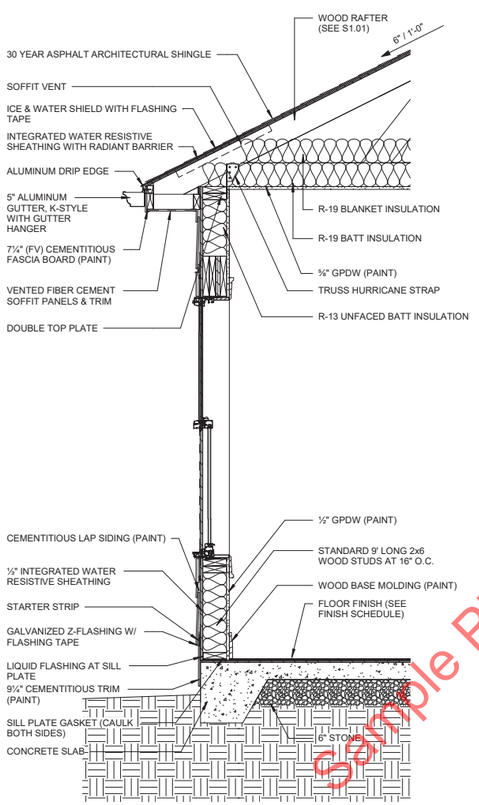


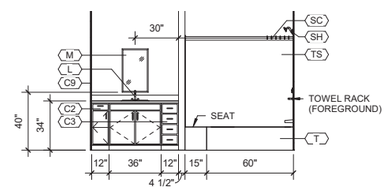
1 TRANSVERSE BUILDING SECTION
Scale: 1/4" = 1'-0"



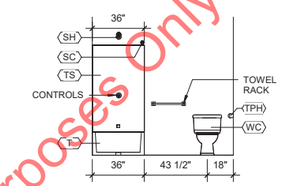
2 STAIR SECTION
Scale: 3/4" = 1'-0"



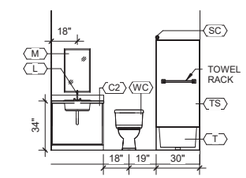
3 TYPICAL WALL SECTION
Scale: 3/4" = 1'-0"



4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



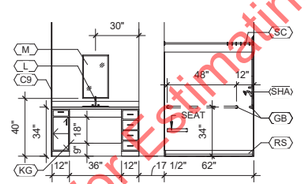
5 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



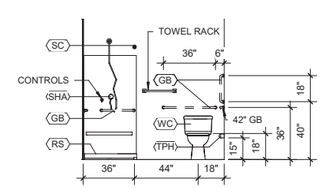
6 BATH ELEVATION
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES

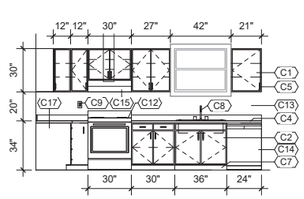
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE ADA KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	FRAMED MIRROR, 18"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD
T	COMPOSITE BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TS	FIBERGLASS TUB SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET



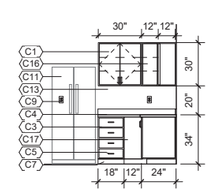
7 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



8 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



9 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



10 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO.

A3.01

SHEET NO.

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING HEIGHT	REMARKS
01	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
02	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
03	BATH	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
06	PRIMARY BATH	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PER FLORIDA GREEN BUILDING COALITION: FLORIDA GREEN HOME CERTIFICATION STANDARD

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

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

DOOR SCHEDULE

No.	DOOR LEAF QTY	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	DOOR DES.	DOOR HDW.	DOOR GLAZING	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	FIRE LABEL	REMARKS
01	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01B	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01C	1	2' - 6"	7' - 0"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
01D	1	2' - 6"	7' - 0"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
03	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
04	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
05	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
05A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
06	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4

DOOR SCHEDULE REMARK LEGEND

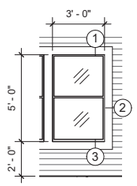
REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

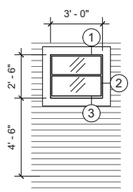
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	7	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3
B	1	PELLA (BASIS OF DESIGN)	SERIES 350 3026 SINGLE HUNG VINYL	1, 2, 3

WINDOW SCHEDULE REMARK LEGEND

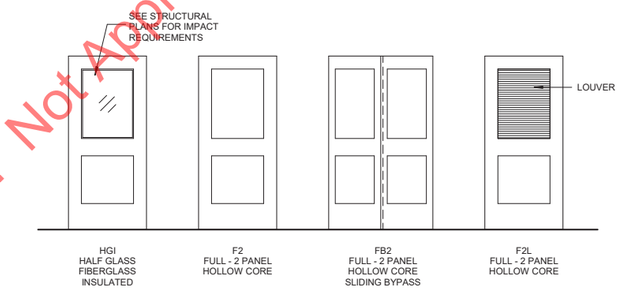
REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS



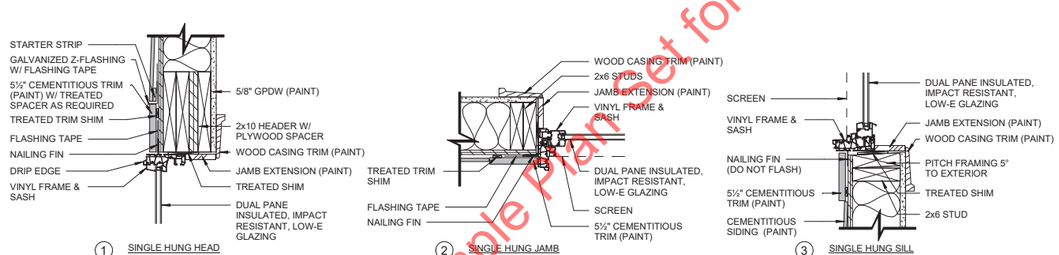
1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"



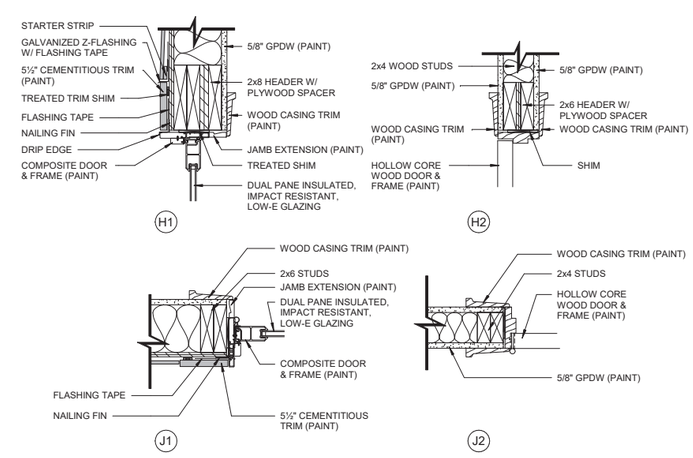
4 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

3 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY
DATE

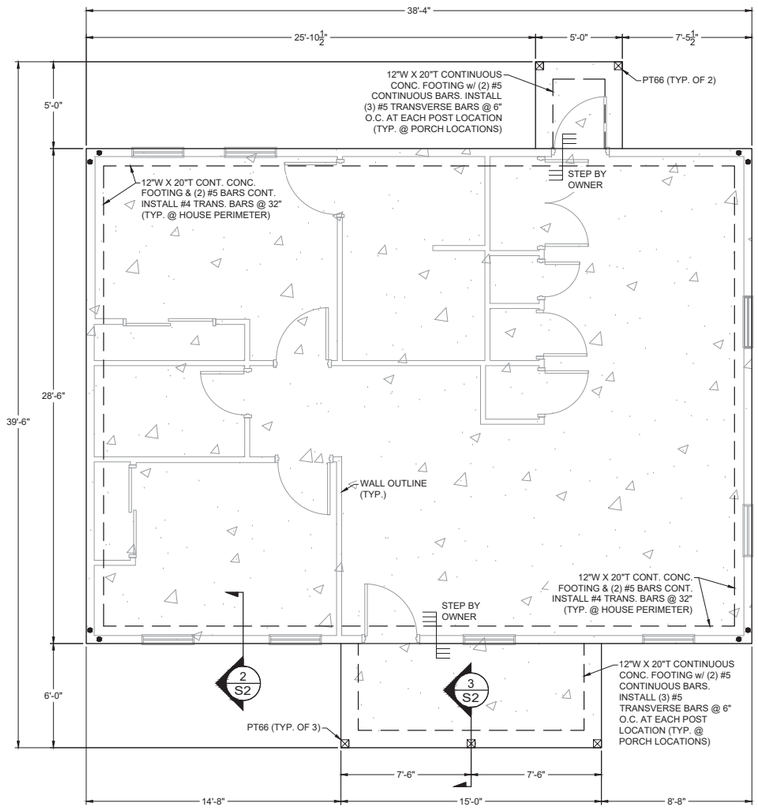
TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO.

A6.01

SHEET NO.



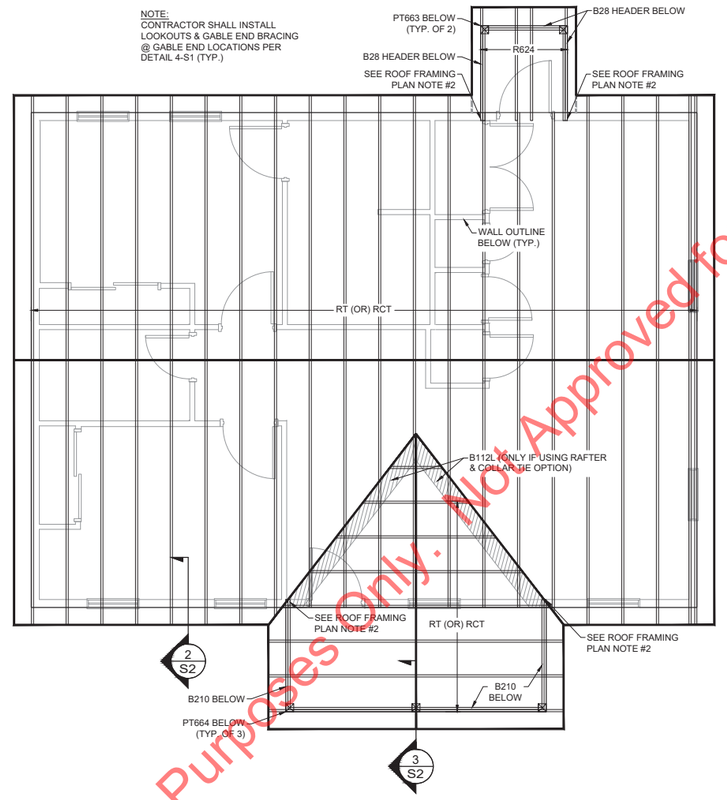
1 S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES.
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
4. INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 3-S2 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER).
5. ● - 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO CONCRETE FOUNDATION w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTU05. AT THE CONTRACTOR'S DISCRETION, THE THREADED RODS CAN BE COUPLED TO ANCHOR BOLTS.

FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.



2 S1 ROOF FRAMING PLAN

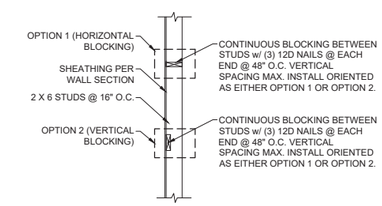
SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A (OR H10A-2/MTS20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO FOUNDATION BELOW.

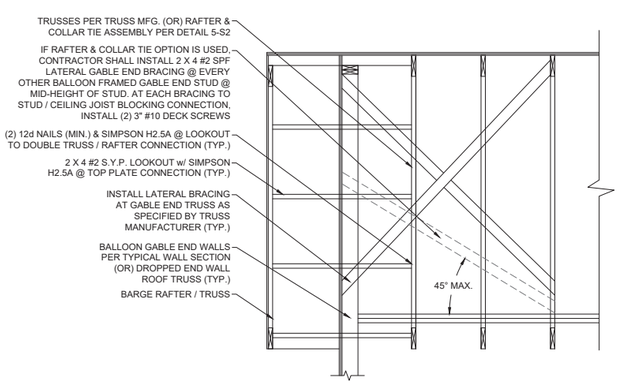
ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RGT	PRE-ENGINEERED ROOF GIRDER TRUSS
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. PER DETAIL 5-S2 (MAX.)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
HB28	(2) 2 X 8 P.T. #2 S.P. HIP BEAM. FASTEN TO LEDGER w/ (4) SIMPSON SDWC15450 & TO HEADER w/ (2) SIMPSON SDWC15450
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B110RJ	2 X 10 P.T. #2 S.P. RIM JOIST w/ (4) 12D NAILS @ EACH JOIST CONNECTION
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.



3 S1 STUD BLOCKING OPTIONS

SCALE: N.T.S.



4 S1 TYPICAL LOOKOUT DETAIL

SCALE: N.T.S.

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO CONCRETE FOUNDATION FOR ALL STUD PACKS.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

2 BEDROOM / 2 BATH WIDE SLAB

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

BY	ITEM	DATE

REVISIONS

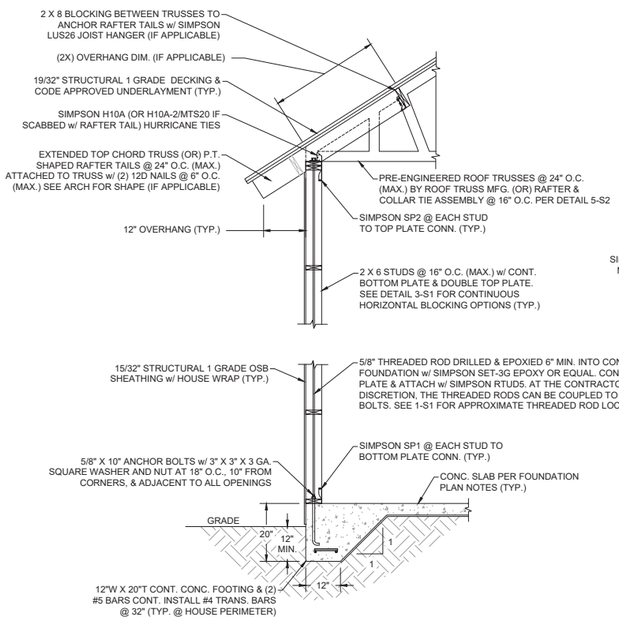
DRAWN BY
APPROVED BY
CHECKED BY
DATE

TITLE
STRUCTURAL PLAN VIEWS

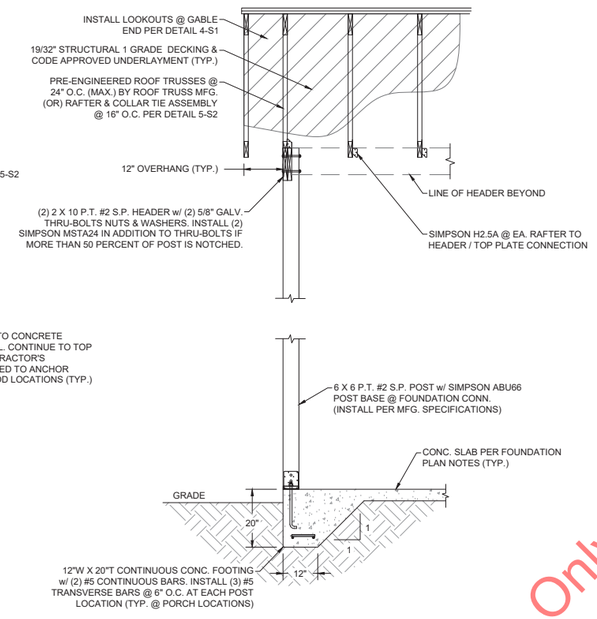
PROJECT NO.

S1
SHEET NO.

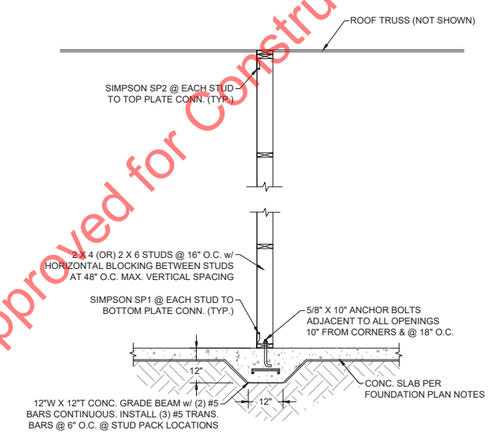
NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQD TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



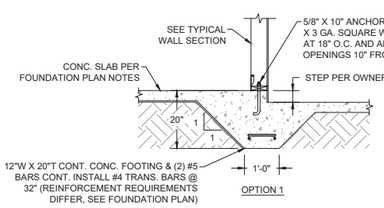
1 S2 TYP. WALL SECTION
SCALE: N.T.S.

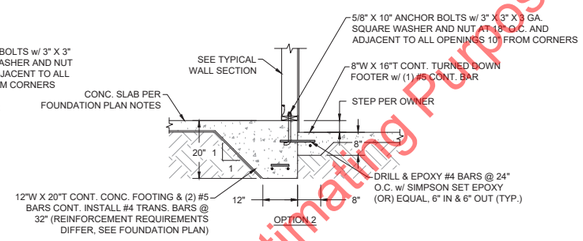


2 S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.

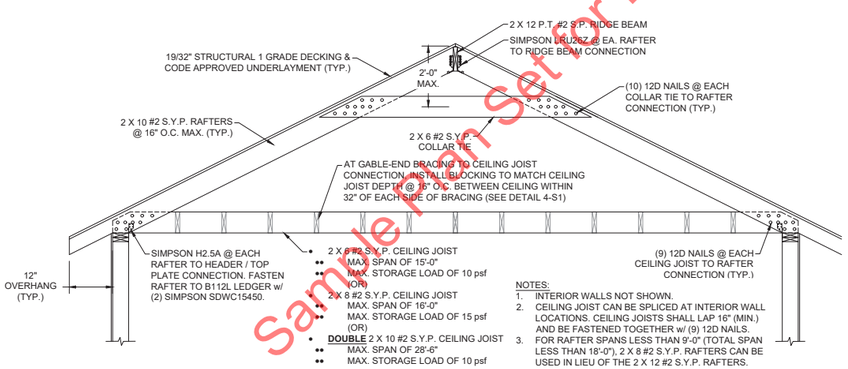


3 S2 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.





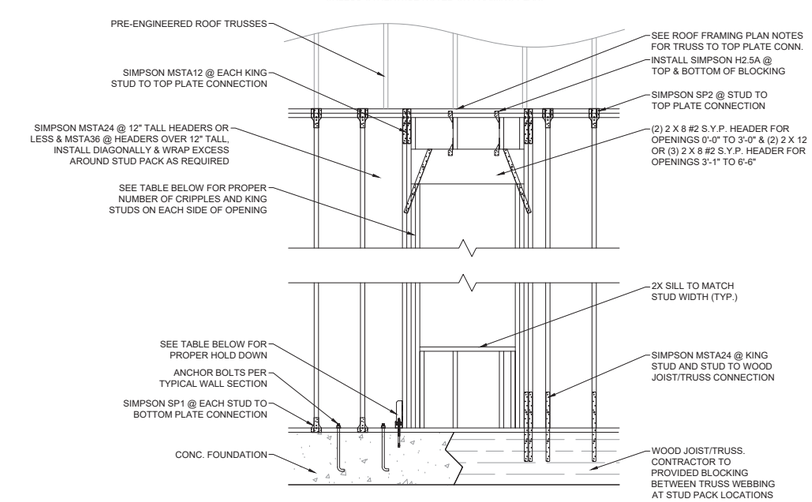
4 S2 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.



NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 12 #2 S.Y.P. RAFTERS.

5 S2 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	SIMPSON H2.5A
3 - 1" TO 6' - 6"	(2) SIMPSON H2.5A

6 S2 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.

2 BEDROOM / 2 BATH WIDE SLAB

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE

TITLE
STRUCTURAL DETAILS

PROJECT NO.

S2
SHEET NO.

Sample Plan Set For Estimating Purposes Only. Not Approved for Construction

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT, WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

   6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

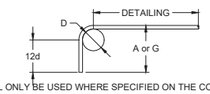
   PERMANENTLY EXPOSED TO EARTH:
   CAST AGAINST THE EARTH — 3" CLEAR

   EXPOSED TO EARTH OR WEATHER:
   FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
   NO. 5 BARS OR SMALLER — 1 ½" CLEAR
   COLUMN TIES — 1 ½" CLEAR

   6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

   1.1. CONCRETE ANCHORS

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
   - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

   C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
   - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
   - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS

   2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
   - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
   - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:

   3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
   - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
   - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.

   1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.

   3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS:
   SPRUCE PINE FUR (SPF) U.N.O.

   3.2. LINTELS, FLOOR JOISTS AND BEAMS:
   SOUTHERN PINE (S.P.), NO. 2 GRADE.

   3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS

   4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS — F_B = 2900 PSI
   COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   COMPRESSION PARALLEL TO GRAIN — $F_{c||}$ = 2900 PSI
   HORIZONTAL SHEAR — F_V = 290 PSI
   MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS — F_B = 2600 PSI
   COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   COMPRESSION PARALLEL TO GRAIN — $F_{c||}$ = 2510 PSI
   HORIZONTAL SHEAR — F_V = 285 PSI
   MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS — F_B = 1700 PSI
   COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
   COMPRESSION PARALLEL TO GRAIN — $F_{c||}$ = 1835 PSI
   HORIZONTAL SHEAR — F_V = 425 PSI
   MODULUS OF ELASTICITY — E = 1,300,000 PSI

   4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS — F_B = 3000 PSI
   COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
   TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
   HORIZONTAL SHEAR — F_V = 300 PSI
   MODULUS OF ELASTICITY — E = 2,100,000 PSI

   4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS — F_B = 2400 PSI
   COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
   HORIZONTAL SHEAR — F_V = 300 PSI
   MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS

   5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.

   5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

   5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.

   5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES

   6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.

   6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES. COMMENTARY AND RECOMMENDATIONS".

   6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.

   6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.

   6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.

   6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.

   6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.

   6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.

   6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.

   6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS

   7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.

   7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-16 (ASD):

ULTIMATE WIND SPEED	140 MPH
NOMINAL WIND SPEED	108 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

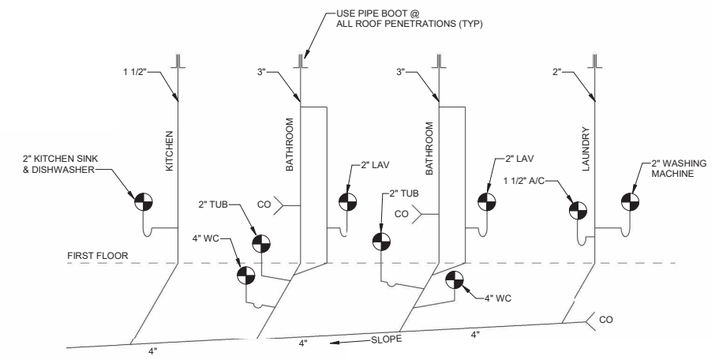
MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	16.67 PSF	20.84 PSF
ROOF	± 14.83 PSF	± 18.54 PSF

| COMPONENTS AND CLADDING ROOF PRESSURES (PSF) | | |
|---|---

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT TO THE NEAREST PLUMBING DRAINAGE PIPING. CONNECT TO THE SANITARY DRAINAGE SYSTEM USING AN APPROVED CONNECTION.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED TO THE BUILDING EXTERIOR THROUGH THE ROOF. STUDOR VENTS ARE NOT ACCEPTABLE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE PEX OR TYPE L COPPER WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.



RISER DIAGRAM

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2 BEDROOM / 2 BATH WIDE SLAB

SEAL

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GENERAL INFORMATION 2BR WIDE

PROJECT NO.

P0.1

SHEET NO.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   - a. ALL AIR CONDITIONING EQUIPMENT
   - b. EXHAUST FANS
   - c. DUCTWORK INCLUDING
     1. SUPPLY
     2. RETURN
     3. EXHAUST
     4. VENTILATION
   - d. AIR DISTRIBUTION DEVICES INCLUDING:
     1. SUPPLY DIFFUSERS AND REGISTERS
     2. RETURN GRILLES
     3. DAMPERS
     4. LOUVERS
     5. ROOF AND WALL CAPS
   - e. AIR FILTRATION (MERV 8 MINIMUM)
   - f. THERMOSTATS, OCCUPANCY SENSORS, TIMERS, AND WIRING
   - g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   - h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM G90 GALVANIZED STEEL TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK TO THE REQUIRED LEVEL AS REQUIRED BY THE FLORIDA BUILDING CODE OR MINIMUM OF R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. A MEANS OF CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. AIR HANDLING UNITS SHALL BE INSTALLED OVER A SECONDARY DRAIN PAN. THE DRAIN PAN SHALL BE INSTALLED WITH AN OVERFLOW SAFETY SWITCH INTERLOCKED WITH THE UNIT COMPRESSOR, OR WITH A DRAIN CONNECTION THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE BUILDING EXTERIOR.
6. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
7. SECONDARY DRAIN PAN CONTROLS AND INTERLOCK SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP SHALL BE LOCATED ON GRADE AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY WALL-MOUNTED SWITCHES ADJACENT TO THE BATHROOM LIGHT SWITCHES.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN BASED ON A WALL MOUNTED OCCUPANCY SENSOR.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	2.5 TONS	-	FC	230/1/60	1	230/1/60	1,2

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3

REMARKS:

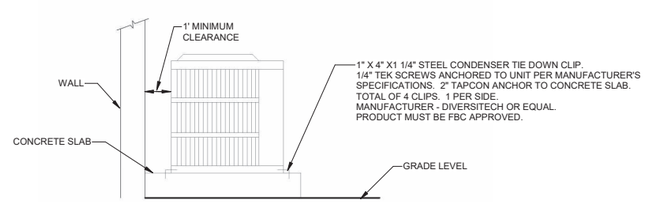
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	2.5	AHU-1	208/230/1/60	1,2

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.



CONDENSING UNIT MOUNTING DETAIL

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2 BEDROOM / 2 BATH WIDE SLAB

SEAL

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GENERAL INFORMATION 2BR WIDE

PROJECT NO.

M0.1

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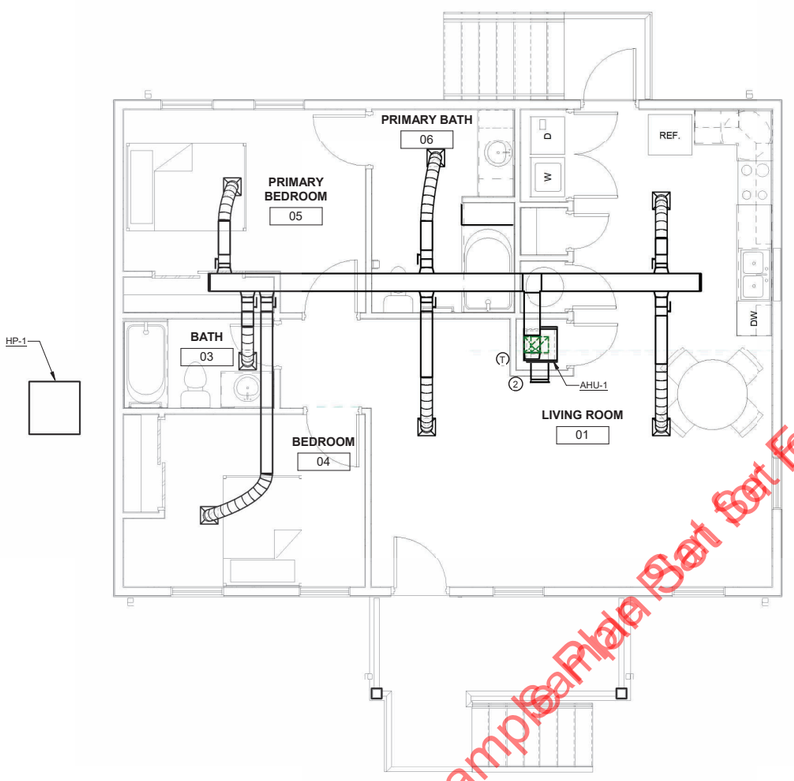
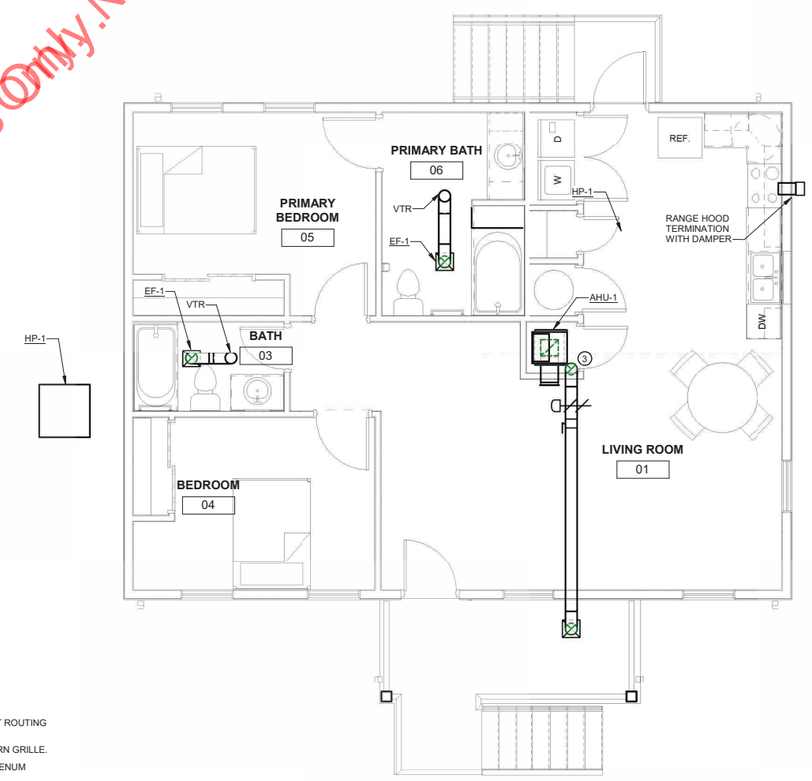


1 SUPPLY AND RETURN DUCT SYSTEM
Scale: 1/4" = 1'-0"



2 EXHAUST AND VENTILATION DUCT SYSTEM
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

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FLOOR PLANS
2BR WIDE

PROJECT NO.

M1.0

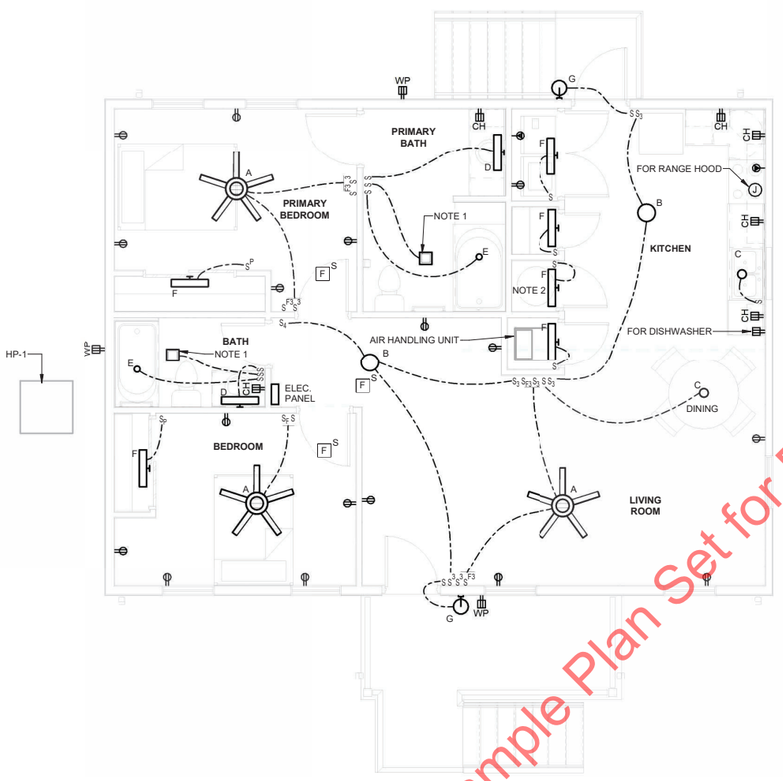
SHEET NO.

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- JUNCTION BOX
- SAFETY SWITCH, FUSIBLE, (NEMA 1 INDOORS, NEMA 4X OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING



1 2 BR WIDE
Scale: 1/4" = 1'-0"

NOTES (SHEET NO. E1.0)

1. SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
2. INSTALL HANDLE LOCKING DEVICE ON BREAKER SERVING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCKED OUT DURING WATER HEATER SERVICING

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN LOCATIONS SPECIFIED BY OWNER. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. IN ADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
17. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
18. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2017 EDITION AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017
19. 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.
20. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
21. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
22. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
23. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
24. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.

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2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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TITLE

ELECTRICAL PLAN
2 BR WIDE

PROJECT NO.

E1.0

SHEET NO.

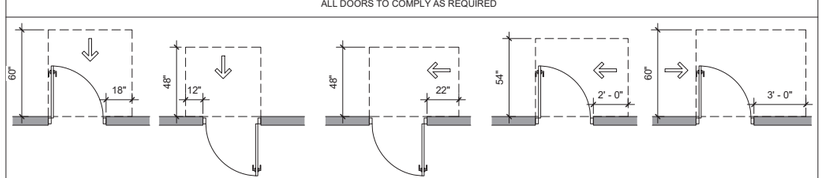
3 BEDROOM / 2 BATH WIDE SLAB ON GRADE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

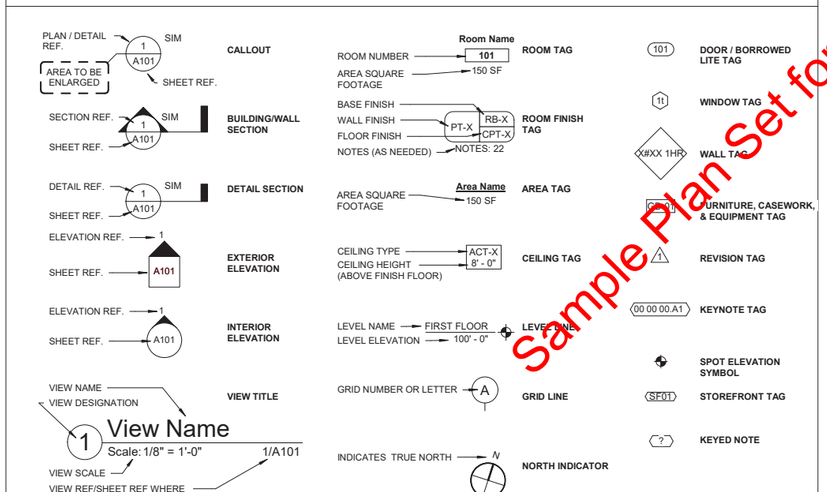
STANDARD ABBREVIATIONS

@	- AT
ACT	- ACOUSTIC CEILING TILE
ADD'N	- ADDITION
ADD'L	- ADDITIONAL
ADJ	- ADJACENT
AFF	- ABOVE FINISH FLOOR
AL	- ALUMINUM
ALT	- ALTERNATE
APPROX	- APPROXIMATE
AUTO	- AUTOMATIC
BLDG	- BUILDING
BRG	- BEARING
BSMT	- BASEMENT
BTM	- BOTTOM
BTW'N	- BETWEEN
CAB	- CABINET
CB	- CHALK BOARD
CG	- CORNER GUARD
CFS	- CLEAR FLOOR SPACE
CJ	- CONTROL JOINT
CL	- CENTER LINE
CLG	- CEILING
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CO	- CLEAN OUT
COL	- COLUMN
CONC	- CONCRETE
CONT	- CONTINUOUS
CPT	- CARPET
CT	- CERAMIC TILE
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIM	- DIMENSION
DIR	- DIRECTOR
DN	- DOWN
DR	- DOCTOR
DS	- DOWNSPOUT
DTL	- DETAIL
DWG'S	- DRAWINGS
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRIC / ELECTRICAL
ELEV	- ELEVATION
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER
EQ	- EQUAL
EX	- EXISTING
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FD	- FLOOR DRAIN
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FFD	- FLUSHING FLOOR DRAIN
FFE	- FINISH FLOOR ELEVATION
FIN	- FINISH
FLR	- FLOOR
FTG	- FOOTING
GA	- GAUGE
GALV	- GALVANIZED
GC	- GENERAL CONTRACTOR
GPDW	- GYPSUM DRY WALL
GYP BD	- GYPSUM WALL BOARD
HB	- HOSE BIB
HDW	- HARDWARE
HDWRE	- HARDWARE
HGT	- HEIGHT
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HVAC	- HEATING / VENTILATING / AIR CONDITIONING
ID	- INSIDE DIAMETER
IN	- INCH
INSUL	- INSULATION OR INSULATING
INT	- INTERIOR
INV	- INVERT
JC	- JANITORS CLOSET
L	- LONG
LAM	- LAMINATE(D)
LAV	- LAVATORY
LRV	- LIGHT REFLECTANCE VALUE
LVL	- LEVEL
MAX	- MAXIMUM
MECH	- MECHANICAL
MFG	- MANUFACTURER
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MO	- MASONRY OPENING
MR	- MOISTURE RESISTANT
MTL	- METAL
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OC	- ON CENTER
OD	- OUTSIDE DIAMETER
OFC	- OFFICE
OPP	- OPPOSITE
OPP HD	- OPPOSITE HAND
OVHD	- OVERHEAD
OS	- OVERFLOW SCUPPER
PC	- PIECE
PED	- PEDIATRICIAN
PLAM	- PLASTIC LAMINATE
PM	- PROJECTOR MOUNT
PS	- PROJECTOR SCREEN
PT	- PORCELAIN TILE
PVC	- POLYVINYL CHLORIDE
QT	- QUARRY TILE
QTY	- QUANTITY
R OR RAD	- RADIUS
RD	- ROOF DRAIN
REF	- REFERENCE
REINF	- REINFORCING
REQ'D	- REQUIRED
REV	- REVERSED
RFG	- ROOFING
RH	- RIGHT HAND
RLC	- RECESSED LOCKABLE CABINET
RM	- ROOM
RO	- ROUGH OPENING
SCHED	- SCHEDULE
SF	- SQUARE FOOT
SHT	- SHEET
SI	- SQUARE INCH
SIM	- SIMILAR
SPEC	- SPECIFICATION(S)
SQ	- SQUARE
SS	- STAINLESS STEEL
ST	- STORAGE
STD	- STANDARD
STRG	- STORAGE
STRUCT	- STRUCTURAL OR STRUCTURE
SUSP	- SUSPEND(ED)
SYM	- SYMMETRICAL
TB	- TACK BOARD
TS	- TACK STRIP
TYP	- TYPICAL
UNO	- UNLESS NOTED OTHERWISE
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VOC	- VOLATILE ORGANIC COMPOUND
VTR	- VENT THROUGH ROOF
W	- WIDE OR WIDTH
W/	- WITH
W/O	- WITHOUT
WD	- WOOD
WWF	- WELDED WIRE FABRIC

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN, AND/OR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. 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.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
14. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
15. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
16. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
17. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
18. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
19. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
20. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
21. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
22. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
23. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
24. LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA.
25. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
26. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 18'-4" (+ HEIGHT OF PIERS IF APPLICABLE)
GROSS NEW BUILDING AREA	: 1,292 SF
FRONT PORCH	: 92 SF
REAR PORCH	: 25 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

THERMAL ENVELOPE	REQUIRED	/ PROVIDED
CEILING	R-38 Blown R-19 Blanket	/ R-38 Blown / R-19 Blanket
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-13
FLOOR	R-13	/ R-13
SLAB	R-0	/ R-0

TABLE R402.1.2

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE : **2020 FLORIDA BUILDING CODE, RESIDENTIAL**
2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES BETWEEN LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 140 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

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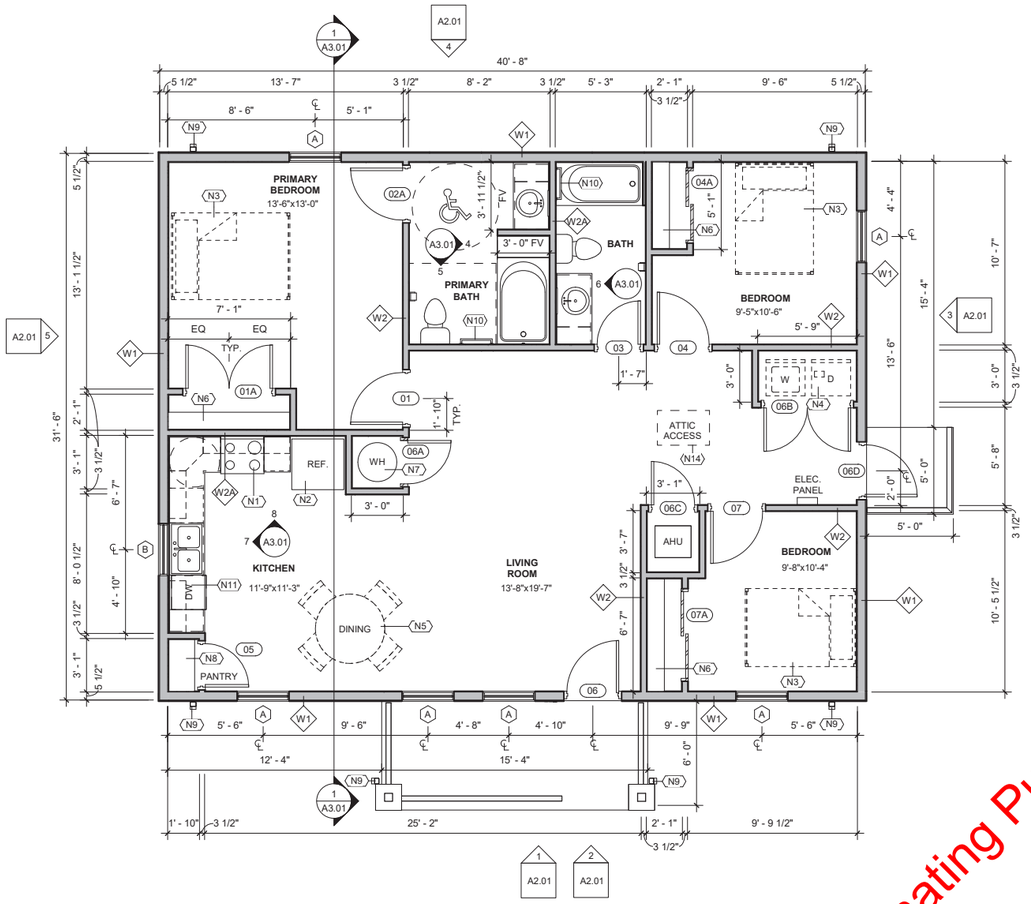
TITLE

INDEX

PROJECT NO.

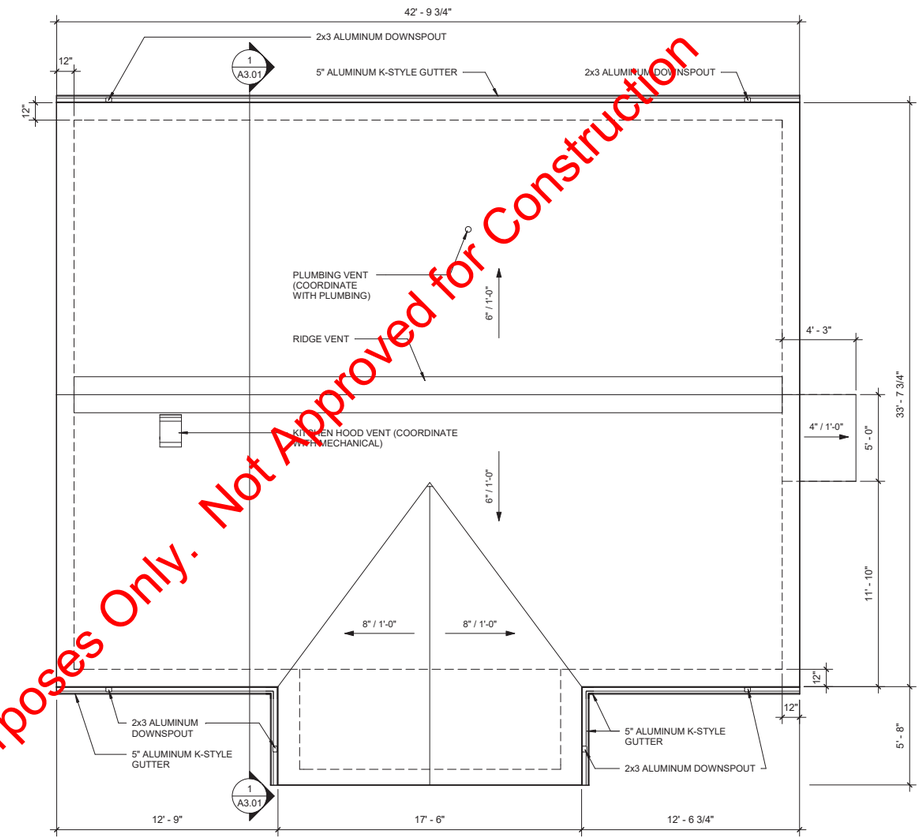
G1.01

SHEET NO.



1 FLOOR PLAN - 1,292 SF

Scale: 1/4" = 1'-0"



2 ROOF PLAN

Scale: 1/4" = 1'-0"

NEW WORK KEYED NOTES

NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH SHELVING AT 15" SPACING
N9	DOWNSPOUT (SEE ROOF PLAN) DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT)

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 1/2" INTEGRATED WATER RESISTIVE SHEATHING (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-13 INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	½" GPDW (PAINT) 2x6 WOOD STUDS R-13 BATT INSULATION ½" SHEATHING LAP SIDING
W2		INTERIOR PARTITION 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	2x4 WOOD STUDS ½" GPDW (PAINT) 3½" SOUND BATTS ½" GPDW (PAINT)

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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CHECKED BY

DATE

TITLE

FLOOR AND ROOF PLANS

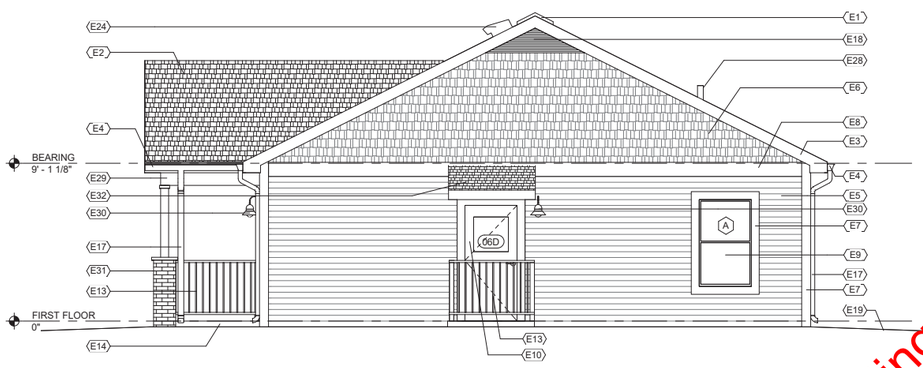
PROJECT NO.

A1.11

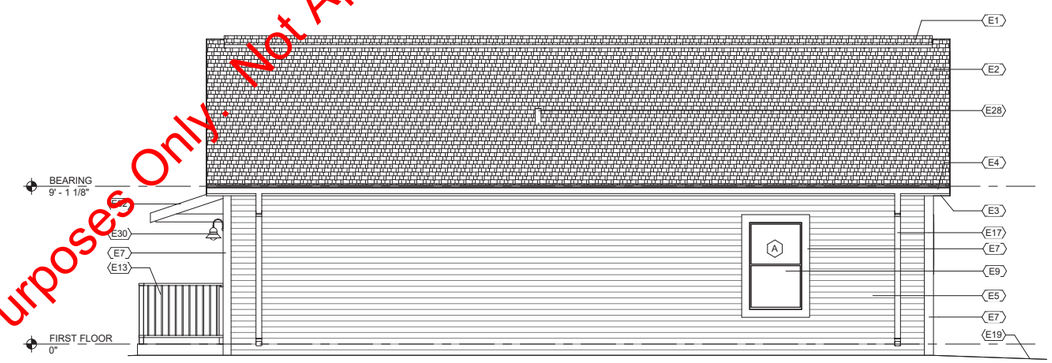
SHEET NO.

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

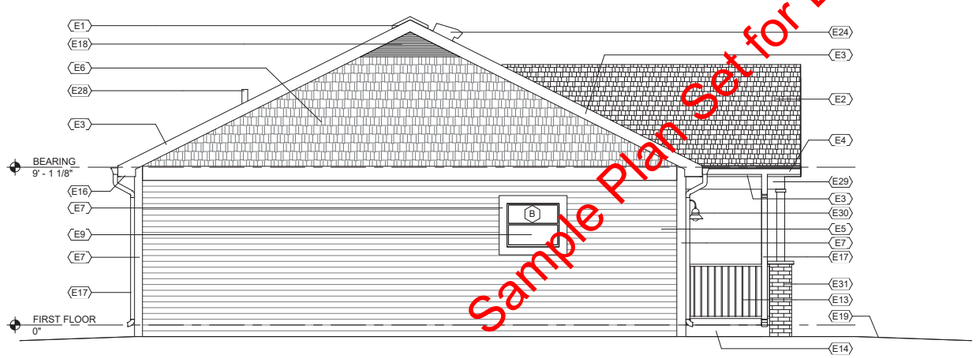
2 FRONT ELEVATION ALTERNATE
Scale: 1/4" = 1'-0"



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



4 REAR ELEVATION
Scale: 1/4" = 1'-0"



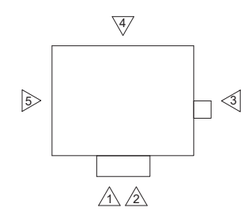
5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES

NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PREFINISHED)
E4	5" ALUMINUM K-STYLE GUTTER
E5	6 1/4" CEMENTITIOUS LAP SIDING (PAINT)
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PREFINISHED)
E8	9 1/4" CEMENTITIOUS TRIM (PREFINISHED)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C. (PAINT)
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	VENTED FIBER CEMENT SOFFIT (PAINT)
E17	2x3 ALUMINUM DOWNSPOUT. DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
E18	ATTIC VENT/LOUVER (PAINT)

ELEVATION KEYED NOTES

NOTE	DESCRIPTION
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM (PAINT) WITH 16"x16"x48" BRICK WRAP
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)



3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE

TITLE

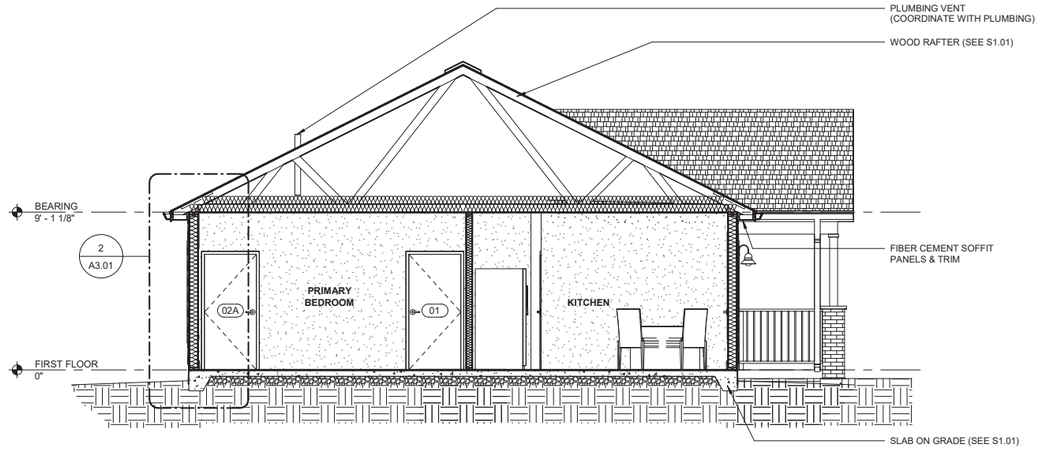
EXTERIOR ELEVATIONS

PROJECT NO.

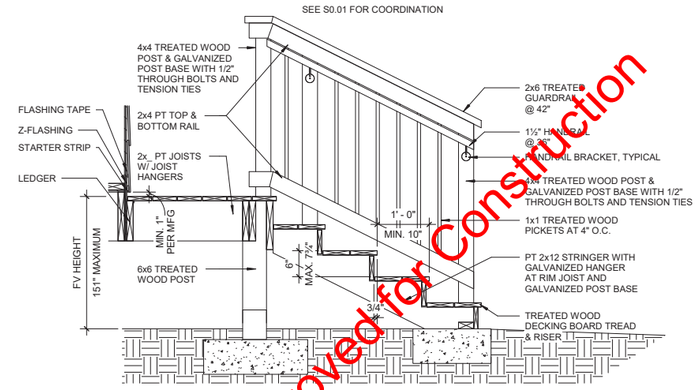
A2.01

SHEET NO.

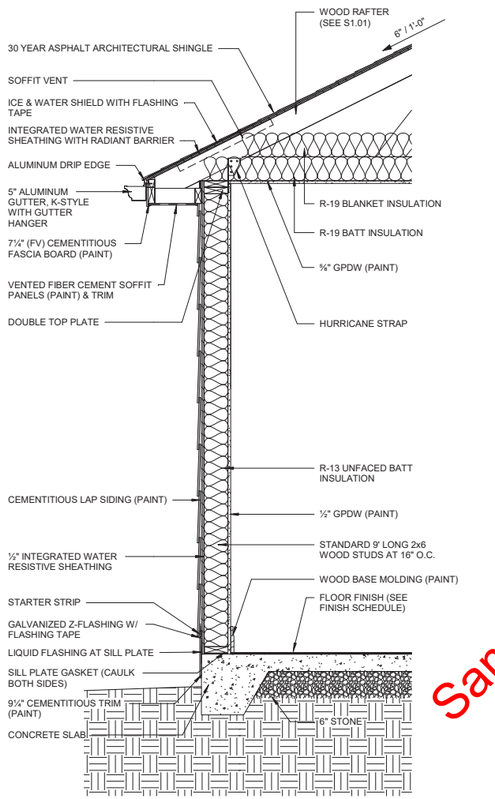
Sample Plan Set for Estimating Purposes Only. Not Approved for Construction



1 LONGITUDINAL BUILDING SECTION
Scale: 1/4" = 1'-0"



3 STAIR SECTION
Scale: 3/4" = 1'-0"



2 TYPICAL WALL SECTION
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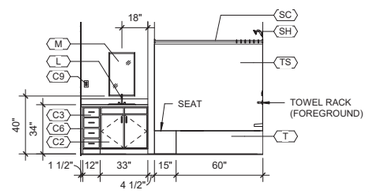
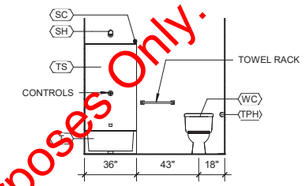
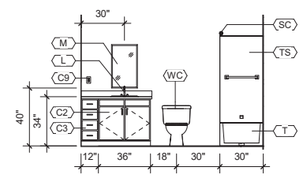


4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"

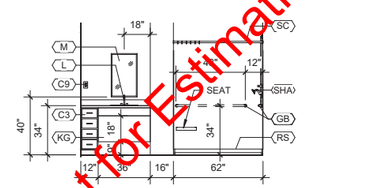


5 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"

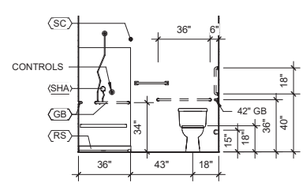


6 BATH ELEVATION
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE ADA KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	FRAMED MIRROR, 18"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD
T	COMPOSITE BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TS	FIBERGLASS TUB SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

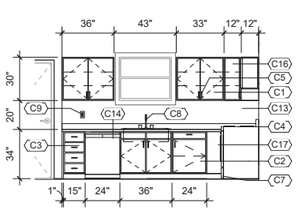


4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"

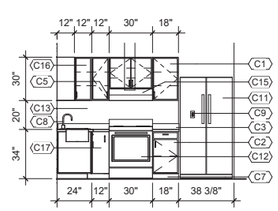


5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"

CASEWORK KEYED NOTES	
NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE



7 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



8 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

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3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO.

A3.01

SHEET NO.

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING HEIGHT	REMARKS
01	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	PRIMARY BATH	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
03	BATH	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
07	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PER FLORIDA GREEN BUILDING COALITION: FLORIDA GREEN HOME CERTIFICATION STANDARD

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

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

DOOR SCHEDULE

No.	DOOR LEAF QTY	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	DOOR DES.	DOOR HDW.	DOOR GLAZING	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	FIRE LABEL	REMARKS
01	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
03	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04A	2	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2B		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3, 4
06A	1	2' - 6"	7' - 0"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06B	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06D	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

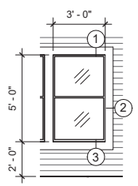
REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

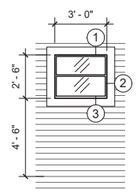
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	6	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3
B	1	PELLA (BASIS OF DESIGN)	SERIES 350 3026 SINGLE HUNG VINYL	1, 2, 3

WINDOW SCHEDULE REMARK LEGEND

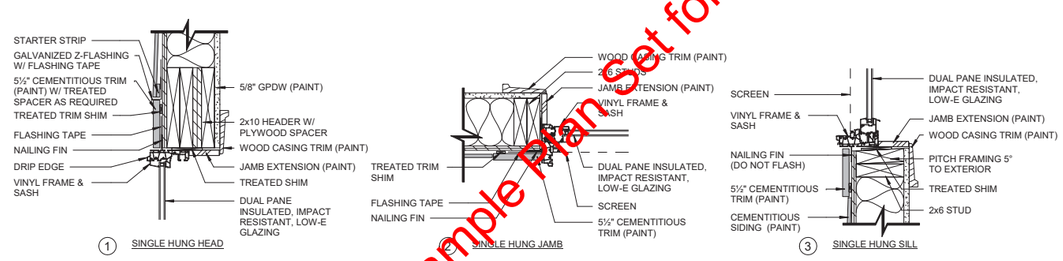
REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS



1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



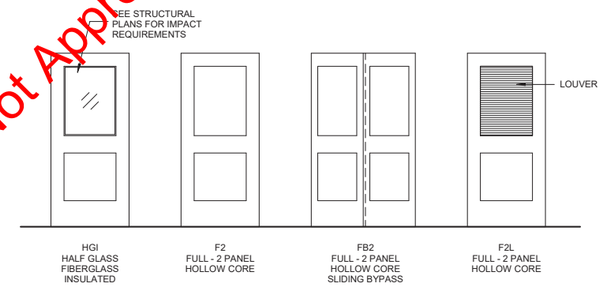
2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"



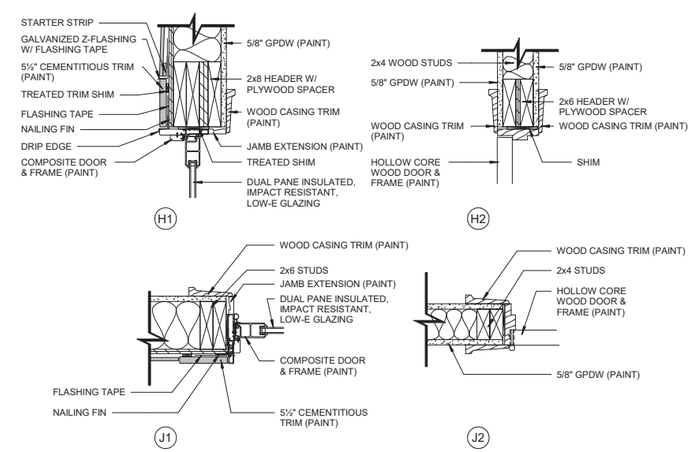
FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

3 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

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3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE

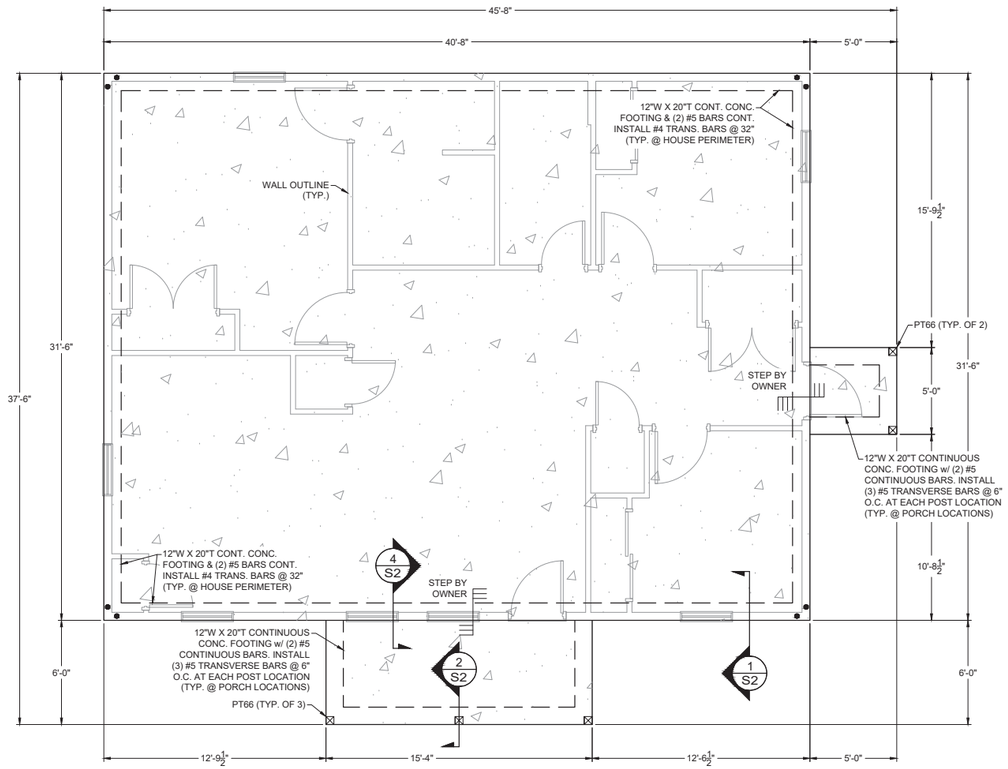
TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO.

A6.01

SHEET NO.



FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

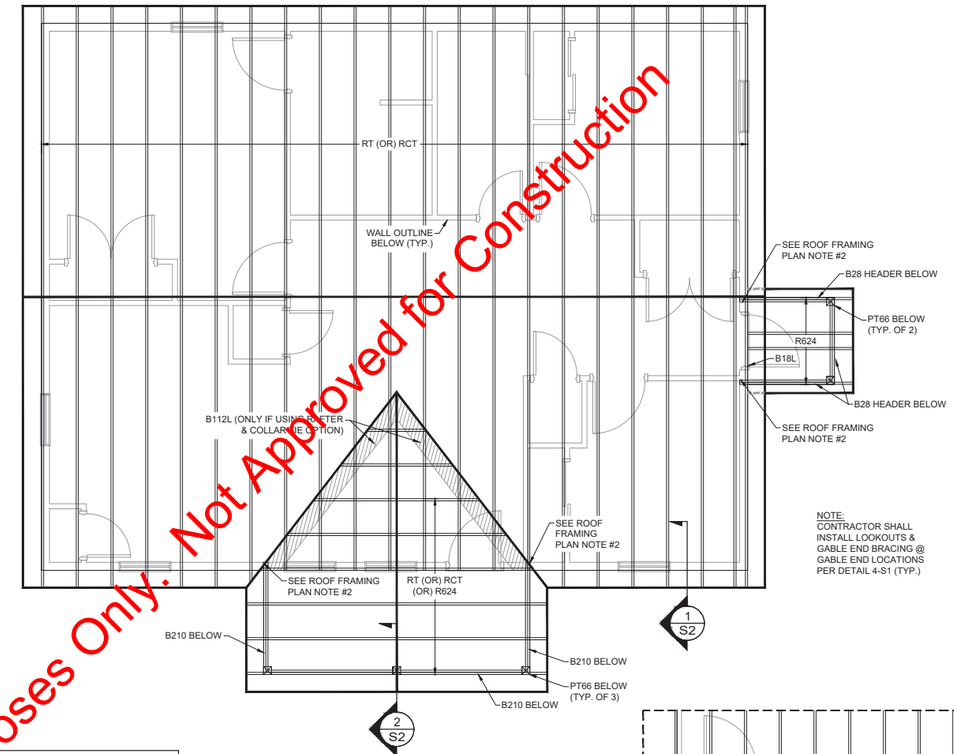
1 S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
4. INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 3-S2 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER).
5. ● - 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO CONCRETE FOUNDATION w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUD5. AT THE CONTRACTOR'S DISCRETION, THE THREADED RODS CAN BE COUPLED TO ANCHOR BOLTS.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 5-S1
B210	(2) 2X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER / TOP PLATE w/ SIMPSON H2.5A
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.



NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 4-S1 (TYP.)

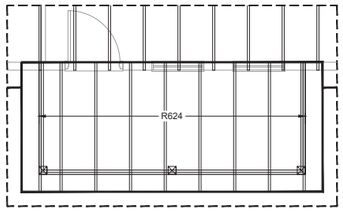
2 S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A (OR H10A-2/MTS20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO CONCRETE FOUNDATION BELOW.

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

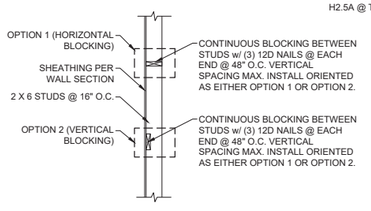


6 S1 FRONT PORCH SHED ROOF OPTION

SCALE: ¼" = 1'-0"

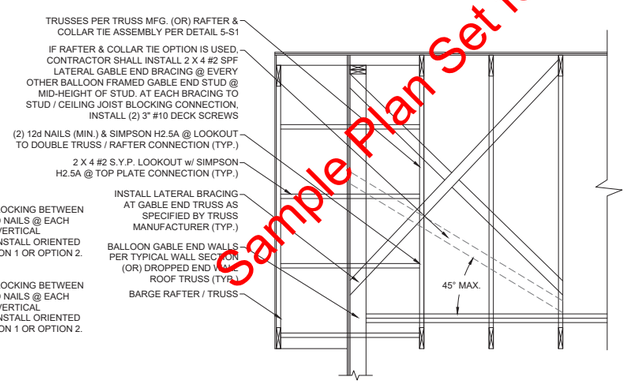
FRAMING PLAN NOTES:

1. ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H2.5A HURRICANE TIES.
2. SEE 2-S1 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 6-S1



3 S1 STUD BLOCKING OPTIONS

SCALE: N.T.S.



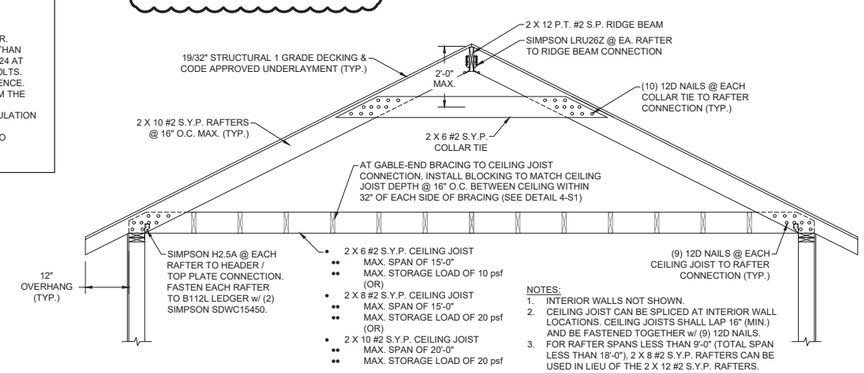
NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO CONC. FOUNDATION FOR ALL STUD PACKS.

4 S1 TYPICAL LOOKOUT DETAIL

SCALE: N.T.S.



- 2 X 6 #2 S.Y.P. CEILING JOIST
  - MAX. SPAN OF 15'-0"
  - MAX. STORAGE LOAD OF 10 psf (OR)
- 2 X 8 #2 S.Y.P. CEILING JOIST
  - MAX. SPAN OF 15'-0"
  - MAX. STORAGE LOAD OF 20 psf (OR)
- 2 X 10 #2 S.Y.P. CEILING JOIST
  - MAX. SPAN OF 20'-0"
  - MAX. STORAGE LOAD OF 20 psf

NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 12 #2 S.Y.P. RAFTERS.

5 S1 RAFTER & COLLAR TIE DETAIL

SCALE: N.T.S.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

3 BEDROOM / 2 BATH WIDE SLAB

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

BY	ITEM	DATE

REVISIONS

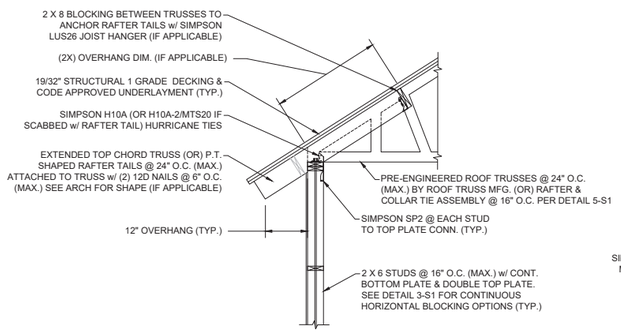
DRAWN BY
APPROVED BY
CHECKED BY
DATE

TITLE
STRUCTURAL PLAN VIEWS

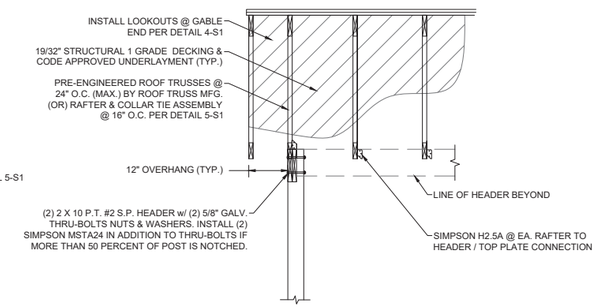
PROJECT NO.

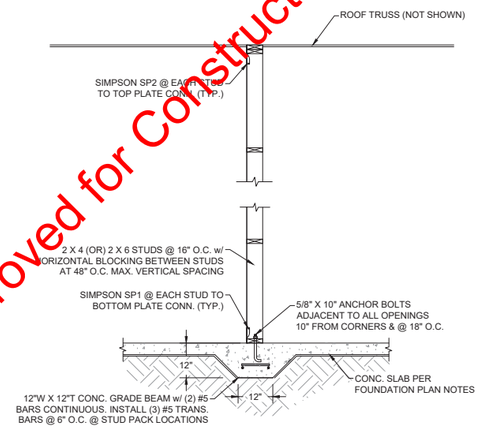
S1
SHEET NO.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

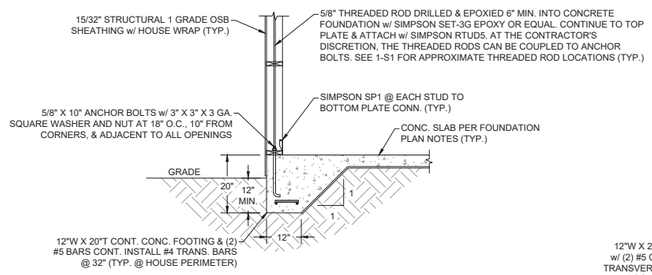


1 S2 TYP. WALL SECTION
SCALE: N.T.S.

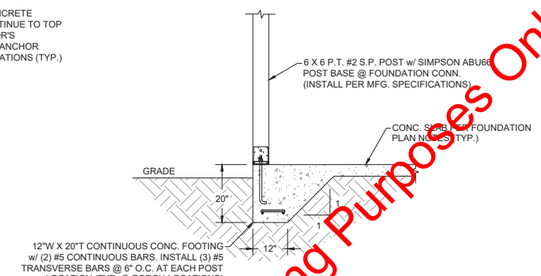




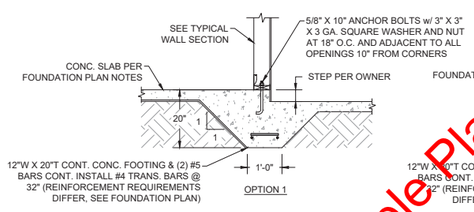
3 S2 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.

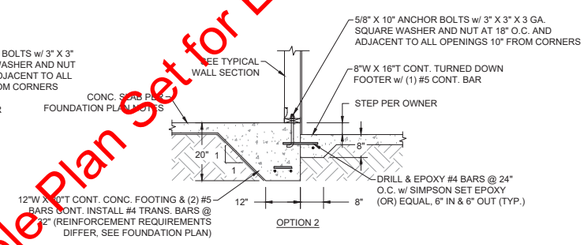


1 S2 TYP. WALL SECTION
SCALE: N.T.S.



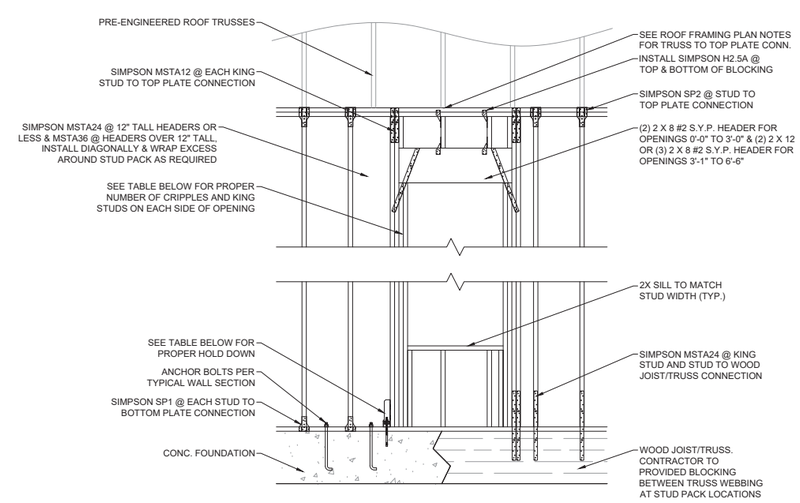
2 S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.





4 S2 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	SIMPSON H2.5A
3 - 1" TO 6' - 6"	(2) SIMPSON H2.5A

5 S2 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

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APPROVED BY
CHECKED BY
DATE

TITLE
STRUCTURAL DETAILS

PROJECT NO.

S2
SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

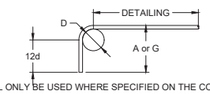
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT, WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     COLUMN TIES — 1 ½" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
     - HORIZONTAL SHEAR — F_V = 290 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
     - HORIZONTAL SHEAR — F_V = 285 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
     - HORIZONTAL SHEAR — F_V = 425 PSI
     - MODULUS OF ELASTICITY — E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 2,100,000 PSI
   - 4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES. COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-16 (ASD):

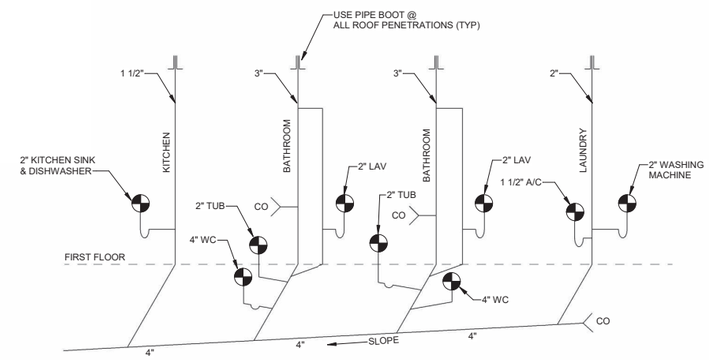
ULTIMATE WIND SPEED	140 MPH
NOMINAL WIND SPEED	108 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRED BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SEPARATE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT TO THE NEAREST PLUMBING DRAINAGE PIPING. CONNECT TO THE SANITARY DRAINAGE SYSTEM USING AN APPROVED CONNECTION.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED TO THE BUILDING EXTERIOR THROUGH THE ROOF. STUDOR VENTS ARE NOT ACCEPTABLE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE PEX OR TYPE L COPPER WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.



RISER DIAGRAM

NOT TO SCALE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

No.	Description	Date

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

TITLE

GENERAL INFORMATION 3BR WIDE

PROJECT NO.

P0.1

SHEET NO.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   - a. ALL AIR CONDITIONING EQUIPMENT
   - b. EXHAUST FANS
   - c. DUCTWORK INCLUDING
     1. SUPPLY
     2. RETURN
     3. EXHAUST
     4. VENTILATION
   - d. AIR DISTRIBUTION DEVICES INCLUDING:
     1. SUPPLY DIFFUSERS AND REGISTERS
     2. RETURN GRILLES
     3. DAMPERS
     4. LOUVERS
     5. ROOF AND WALL CAPS
   - e. AIR FILTRATION (MERV 8 MINIMUM)
   - f. THERMOSTATS, OCCUPANCY SENSORS, TIMERS, AND WIRING
   - g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   - h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM G90 GALVANIZED STEEL TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK TO THE REQUIRED LEVEL AS REQUIRED BY THE FLORIDA BUILDING CODE OR MINIMUM OF R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. A MEANS OF CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. AIR HANDLING UNITS SHALL BE INSTALLED OVER A SECONDARY DRAIN PAN. THE DRAIN PAN SHALL BE INSTALLED WITH AN OVERFLOW SAFETY SWITCH INTERLOCKED WITH THE UNIT COMPRESSOR, OR WITH A DRAIN CONNECTION THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE BUILDING EXTERIOR.
6. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
7. SECONDARY DRAIN PAN CONTROLS AND INTERLOCK SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP SHALL BE LOCATED ON GRADE AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY WALL-MOUNTED SWITCHES ADJACENT TO THE BATHROOM LIGHT SWITCHES.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN BASED ON A WALL MOUNTED OCCUPANCY SENSOR.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	3.0 TONS	-	FC	230/1/60	1	230/1/60	1,2

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3

REMARKS:

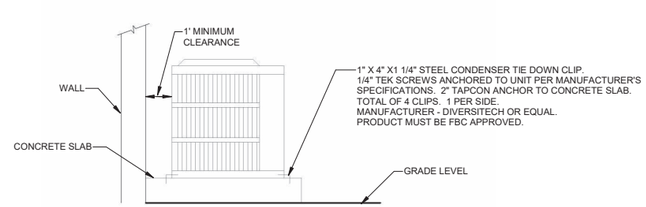
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	3.0	AHU-1	208/230/1/60	1,2

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

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3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

No.	Description	Date

REVISIONS

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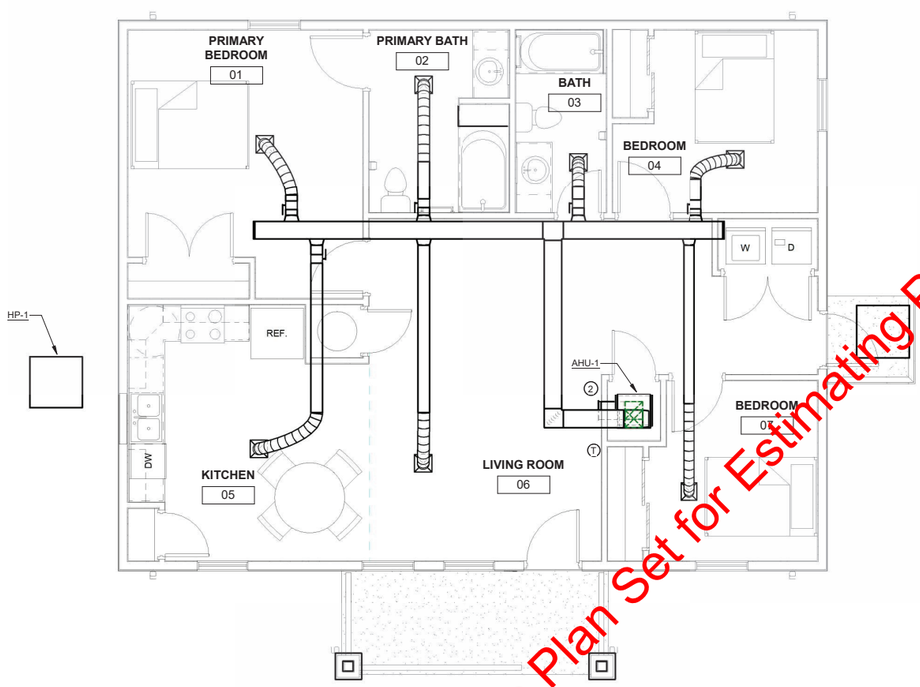
TITLE

GENERAL INFORMATION 3BR WIDE

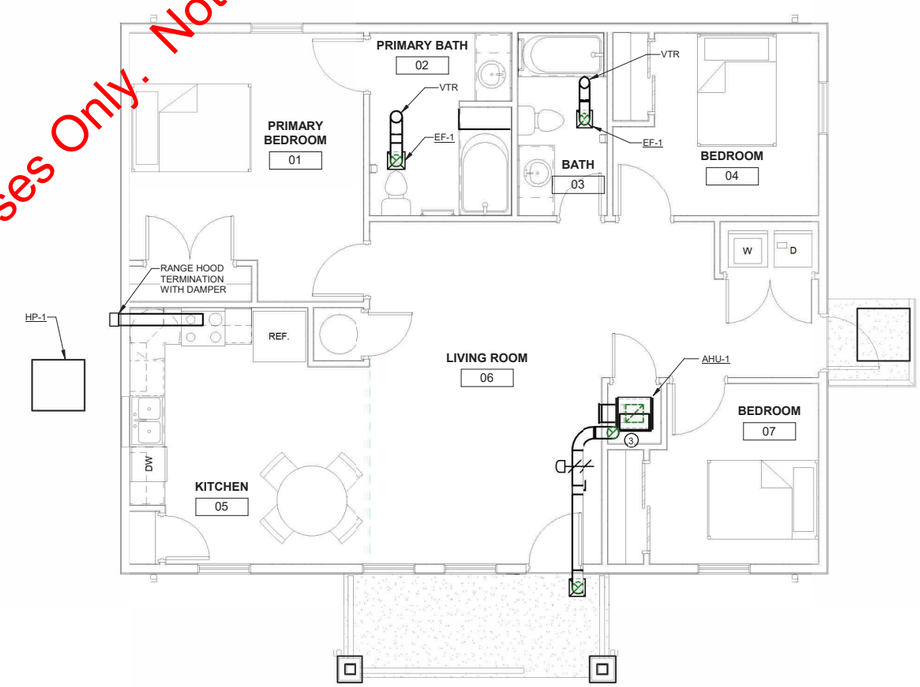
PROJECT NO.

M0.1

SHEET NO.



1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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DATE

TITLE

FLOOR PLANS
3BR WIDE

PROJECT NO.

M1.0

SHEET NO.

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

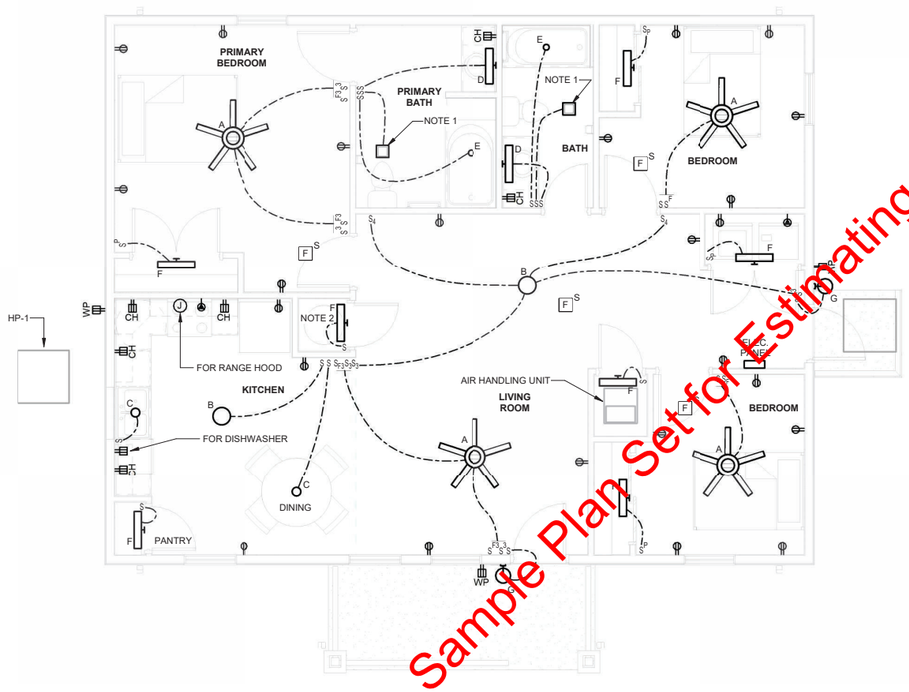
- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- JUNCTION BOX
- SAFETY SWITCH, FUSIBLE, (NEMA 1 INDOORS, NEMA 4X OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT
- RECEPTACLE, SPECIAL
- SWITCH
- SWITCH, 3/W
- SWITCH, 4/W
- SWITCH, FAN
- SWITCH WITH PILOT LIGHT
- LIGHT FIXTURE, WALL MOUNTED
- LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- SMOKE & CARBON MONOXIDE DETECTOR, CEILING

NOTES (SHEET NO. E1.0)

1. SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
2. INSTALL HANDLE LOCKING DEVICE ON BREAKER SERVING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCKED OUT DURING WATER HEATER SERVICING

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS, AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN LOCATIONS SPECIFIED BY OWNER. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. IN ADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
17. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
18. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2017 EDITION AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017
19. 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.
20. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
21. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
22. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
23. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
24. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.



1 3 BR WIDE
Scale: 1/4" = 1'-0"

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3 BEDROOM / 2 BATH WIDE SLAB

SEAL

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

No.	Description	Date

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DATE

TITLE
ELECTRICAL PLAN
3 BR WIDE

PROJECT NO.

E1.0

SHEET NO.

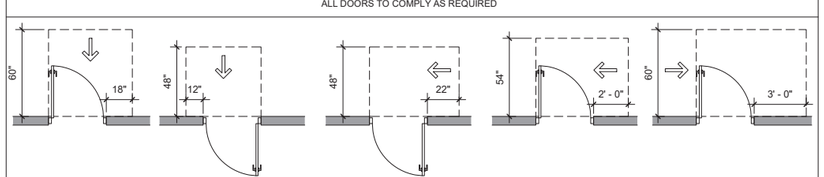
4 BEDROOM / 2 BATH WIDE SLAB ON GRADE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

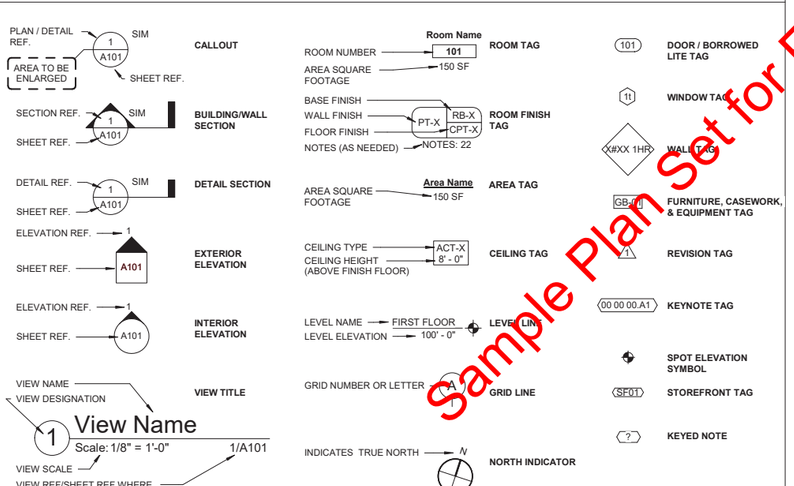
STANDARD ABBREVIATIONS

@	- AT
ACT	- ACOUSTIC CEILING TILE
ADD'N	- ADDITION
ADD'L	- ADDITIONAL
ADJ	- ADJACENT
AFF	- ABOVE FINISH FLOOR
AL	- ALUMINUM
ALT	- ALTERNATE
APPROX	- APPROXIMATE
AUTO	- AUTOMATIC
BLDG	- BUILDING
BRG	- BEARING
BSMT	- BASEMENT
BTM	- BOTTOM
BTW'N	- BETWEEN
CAB	- CABINET
CB	- CHALK BOARD
CG	- CORNER GUARD
CFS	- CLEAR FLOOR SPACE
CJ	- CONTROL JOINT
CL	- CENTER LINE
CLG	- CEILING
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CO	- CLEAN OUT
COL	- COLUMN
CONC	- CONCRETE
CONT	- CONTINUOUS
CPT	- CARPET
CT	- CERAMIC TILE
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIM	- DIMENSION
DIR	- DIRECTOR
DN	- DOWN
DR	- DOCTOR
DS	- DOWNSPOUT
DTL	- DETAIL
DWG'S	- DRAWINGS
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRIC / ELECTRICAL
ELEV	- ELEVATION
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER
EQ	- EQUAL
EX	- EXISTING
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FD	- FLOOR DRAIN
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FFD	- FLUSHING FLOOR DRAIN
FFE	- FINISH FLOOR ELEVATION
FIN	- FINISH
FLR	- FLOOR
FTG	- FOOTING
GA	- GAUGE
GALV	- GALVANIZED
GC	- GENERAL CONTRACTOR
GPDW	- GYPSUM DRY WALL
GYP BD	- GYPSUM WALL BOARD
HB	- HOSE BIB
HDW	- HARDWARE
HDWRE	- HARDWARE
HGT	- HEIGHT
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HVAC	- HEATING / VENTILATING / AIR CONDITIONING
ID	- INSIDE DIAMETER
IN	- INCH
INSUL	- INSULATION OR INSULATING
INT	- INTERIOR
INV	- INVERT
JC	- JANITORS CLOSET
L	- LONG
LAM	- LAMINATE(D)
LAV	- LAVATORY
LRV	- LIGHT REFLECTANCE VALUE
LVL	- LEVEL
MAX	- MAXIMUM
MECH	- MECHANICAL
MFG	- MANUFACTURER
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MO	- MASONRY OPENING
MR	- MOISTURE RESISTANT
MTL	- METAL
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OC	- ON CENTER
OD	- OUTSIDE DIAMETER
OFC	- OFFICE
OPP	- OPPOSITE
OPP HD	- OPPOSITE HAND
OVHD	- OVERHEAD
OS	- OVERFLOW SCUPPER
PC	- PIECE
PED	- PEDIATRICIAN
PLAM	- PLASTIC LAMINATE
PM	- PROJECTOR MOUNT
PS	- PROJECTOR SCREEN
PT	- PORCELAIN TILE
PVC	- POLYVINYL CHLORIDE
QT	- QUARRY TILE
QTY	- QUANTITY
R OR RAD	- RADIUS
RD	- ROOF DRAIN
REF	- REFERENCE
REINF	- REINFORCING
REQ'D	- REQUIRED
REV	- REVERSED
RFG	- ROOFING
RH	- RIGHT HAND
RLC	- RECESSED LOCKABLE CABINET
RM	- ROOM
RO	- ROUGH OPENING
SCHED	- SCHEDULE
SF	- SQUARE FOOT
SHT	- SHEET
SI	- SQUARE INCH
SIM	- SIMILAR
SPEC	- SPECIFICATION(S)
SQ	- SQUARE
SS	- STAINLESS STEEL
ST	- STORAGE
STD	- STANDARD
STRG	- STORAGE
STRUCT	- STRUCTURAL OR STRUCTURE
SUSP	- SUSPEND(ED)
SYM	- SYMMETRICAL
TB	- TACK BOARD
TS	- TACK STRIP
TYP	- TYPICAL
UNO	- UNLESS NOTED OTHERWISE
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VOC	- VOLATILE ORGANIC COMPOUND
VTR	- VENT THROUGH ROOF
W	- WIDE OR WIDTH
W/	- WITH
W/O	- WITHOUT
WD	- WOOD
WWF	- WELDED WIRE FABRIC

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. 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.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
14. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
15. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
16. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
17. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
18. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
19. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
20. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
21. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
22. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
23. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
24. LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA.
25. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
26. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).

A BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 19'-8" (+ HEIGHT OF PIERS IF APPLICABLE)
GROSS NEW BUILDING AREA	: 1,471 SF
FRONT PORCH	: 92 SF
REAR PORCH	: 25 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

THERMAL ENVELOPE	REQUIRED	/ PROVIDED
CEILING	R-38 Blown R-19 Blanket	/ R-38 Blown / R-19 Blanket
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-13
FLOOR	R-13	/ R-13
SLAB	R-0	/ R-0

TABLE R402.1.2

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE :**2020 FLORIDA BUILDING CODE, RESIDENTIAL**
2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES

R302.7 ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD

R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE

R303.1 HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS

R304.1 HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS

R304.2 HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS

R310.1 EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING

R310.2.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET

R311.2 NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.

R311.3 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL

R311.6 THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET

R311.7.3 A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES BETWEEN LANDINGS

R311.7.5.1 THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES

R311.7.5.2 THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES

R314.3 SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER

R319.1 BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT

R408.1 THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 140 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY
DATE

TITLE

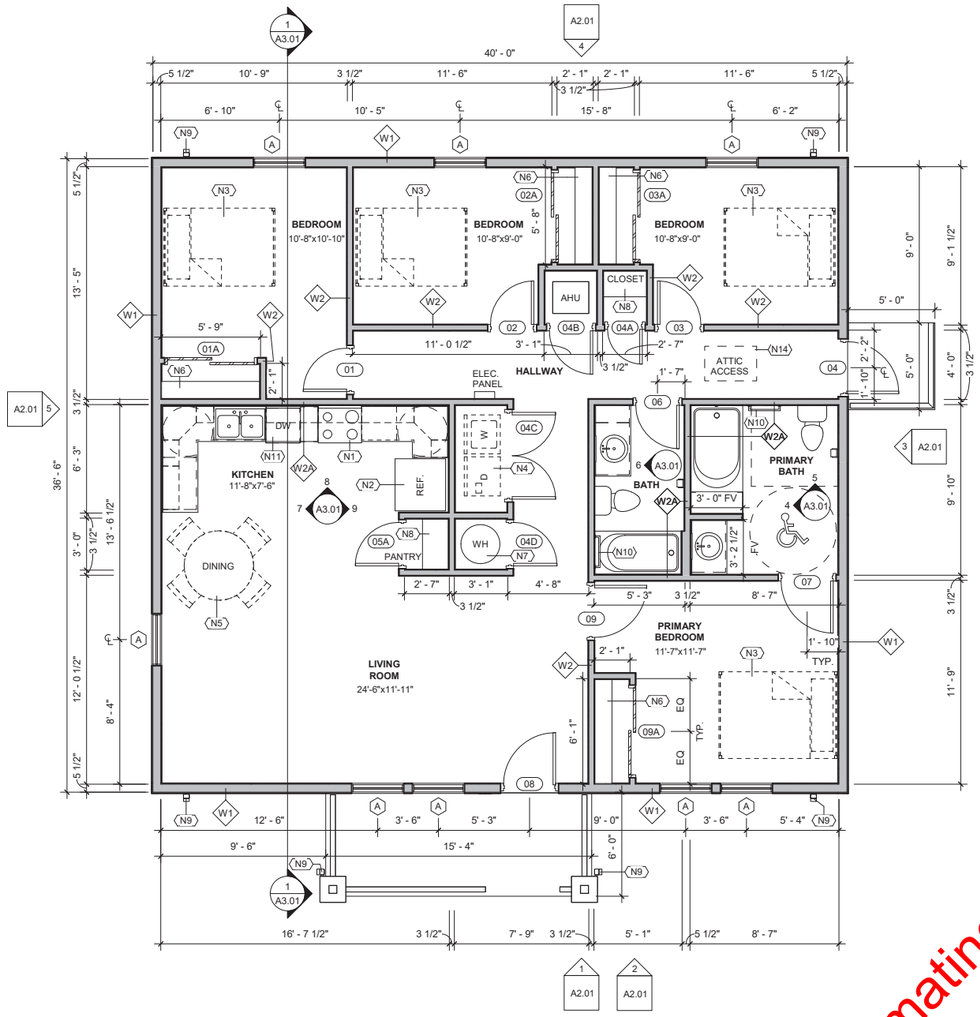
INDEX

PROJECT NO.

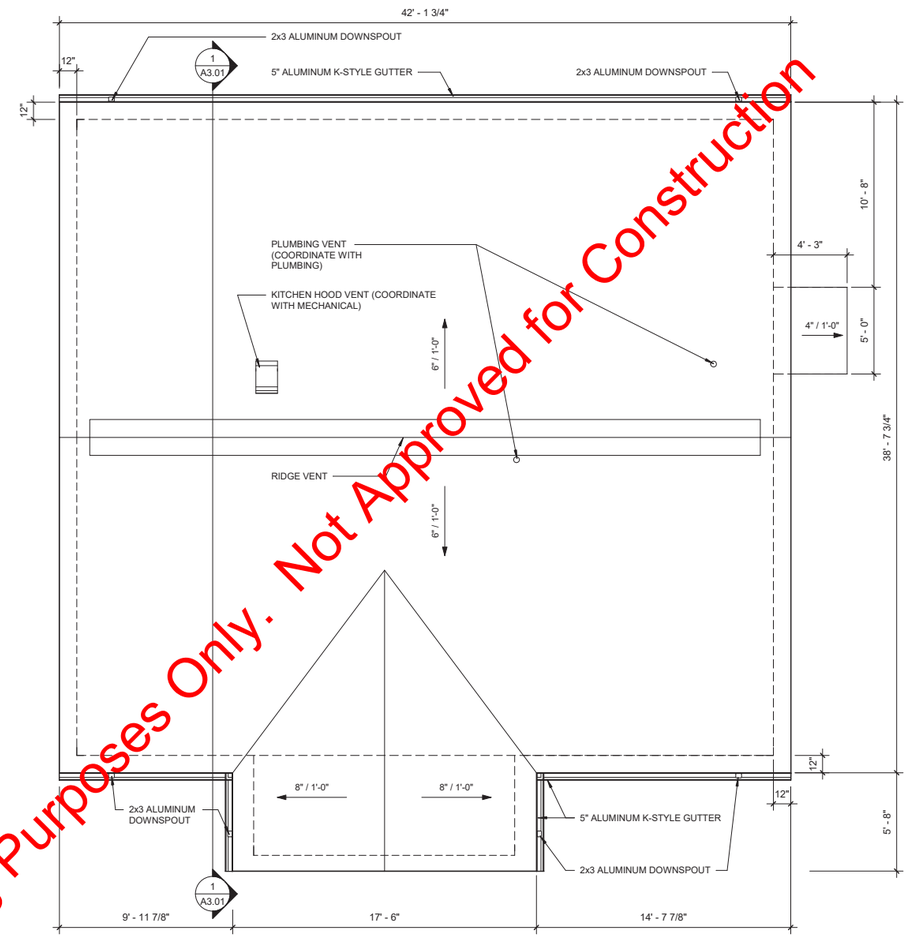
G1.01

SHEET NO.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction



1 FLOOR PLAN - 1,470 SF
Scale: 1/4" = 1'-0"



2 ROOF PLAN
Scale: 1/4" = 1'-0"

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

NEW WORK KEYED NOTES

NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH SHELVING AT 15" SPACING
N9	DOWNSPOUT (SEE ROOF PLAN) DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT)

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 1/2" INTEGRATED WATER RESISTIVE SHEATHING (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-13 INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT) 2x6 WOOD STUDS R-13 BATT INSULATION ½" SHEATHING LAP SIDING
W2		INTERIOR PARTITION 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS ½" GPDW (PAINT) 3½" SOUND BATTS ½" GPDW (PAINT)

SEAL

SCALE

As indicated

No.	Description	Date

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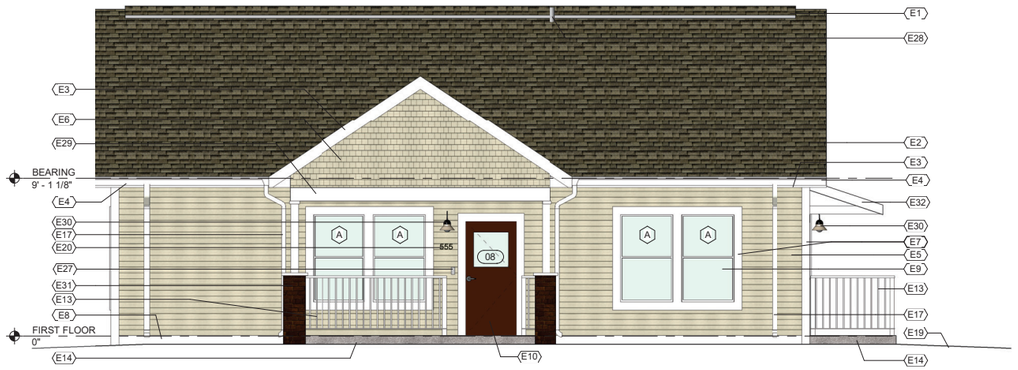
TITLE

FLOOR AND ROOF PLANS

PROJECT NO.

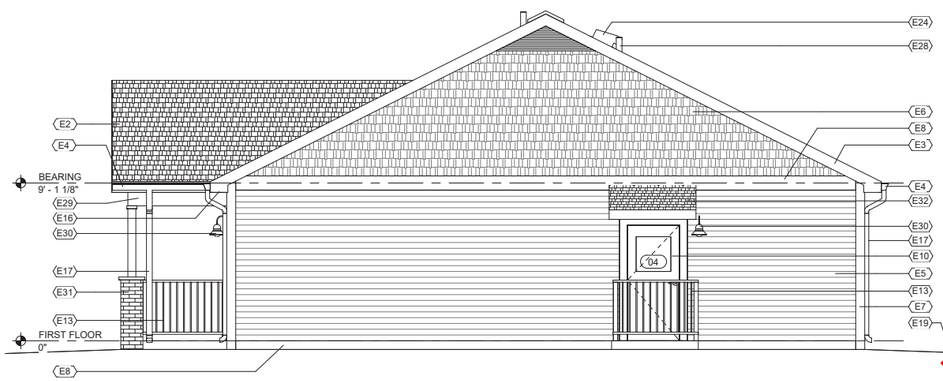
A1.11

SHEET NO.

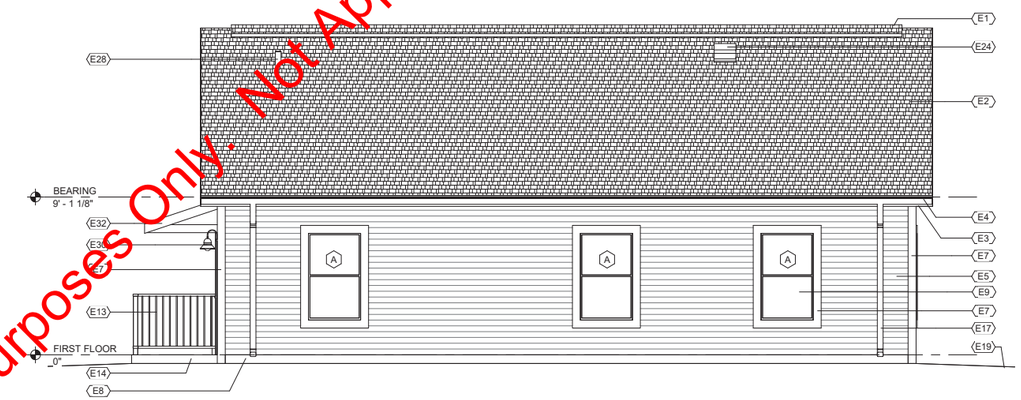


1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

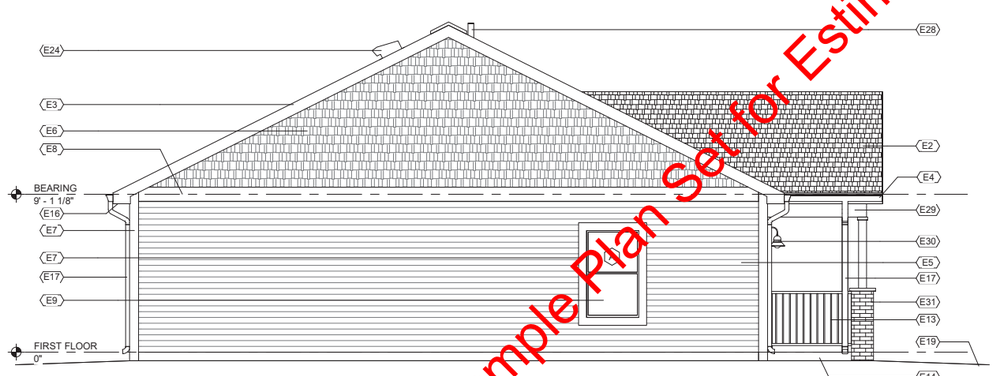
2 FRONT ELEVATION ALTERNATE
Scale: 1/4" = 1'-0"



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



4 REAR ELEVATION
Scale: 1/4" = 1'-0"



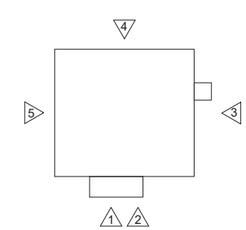
5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES

NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PREFINISHED)
E4	5" ALUMINUM K-STYLE GUTTER
E5	6 1/4" CEMENTITIOUS LAP SIDING (PAINT)
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PREFINISHED)
E8	9 1/4" CEMENTITIOUS TRIM (PREFINISHED)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT)
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C. (PAINT)
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	VENTED FIBER CEMENT SOFFIT (PAINT)
E17	2x3 ALUMINUM DOWNSPOUT. DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)

ELEVATION KEYED NOTES

NOTE	DESCRIPTION
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM (PAINT) WITH 16"x16"x48" BRICK WRAP
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)



Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE

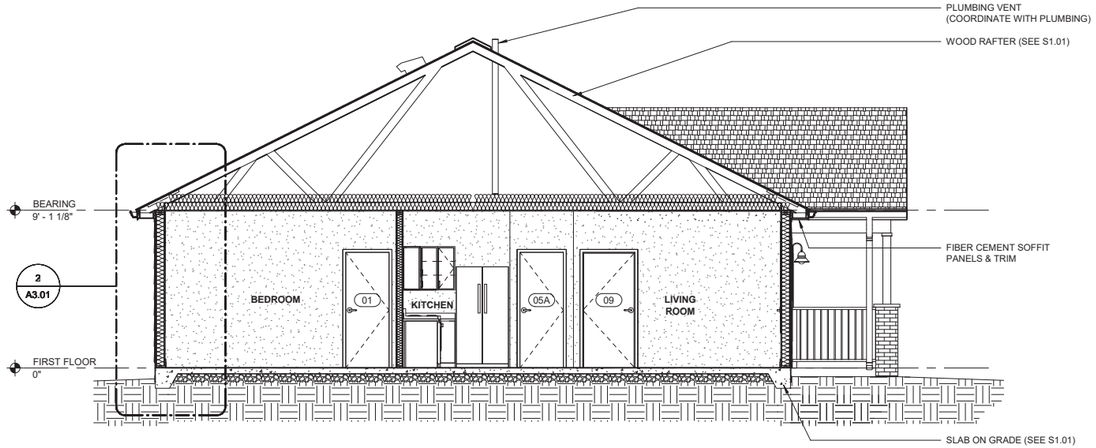
TITLE

EXTERIOR ELEVATIONS

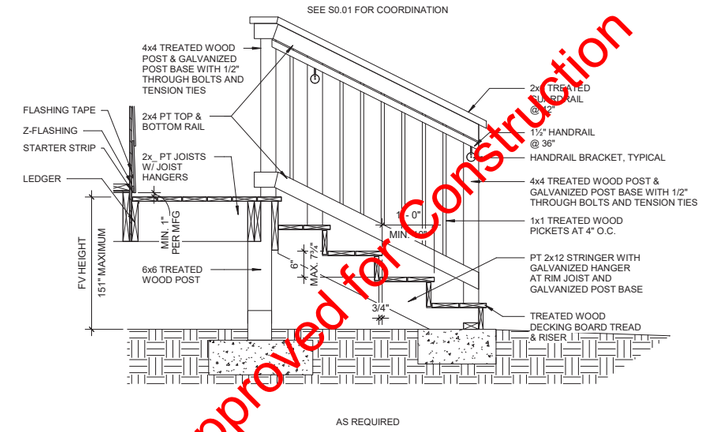
PROJECT NO.

A2.01

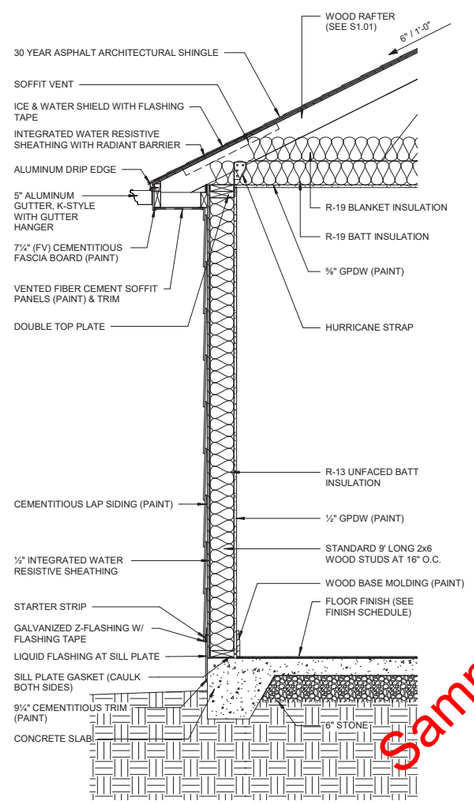
SHEET NO.



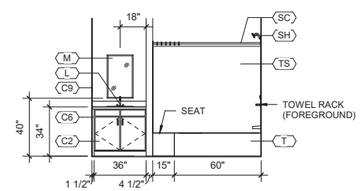
1 LONGITUDINAL BUILDING SECTION
Scale: 1/4" = 1'-0"



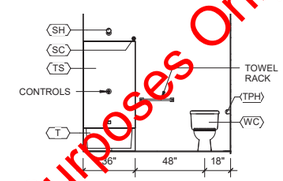
3 STAIR SECTION
Scale: 3/4" = 1'-0"



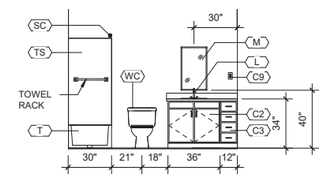
2 TYPICAL WALL SECTION
Scale: 3/4" = 1'-0"



4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"

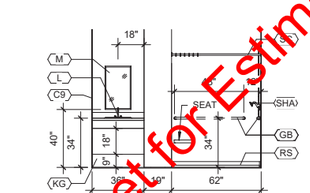


5 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"

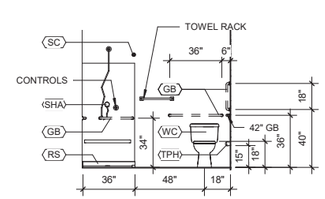


6 BATH ELEVATION
Scale: 1/4" = 1'-0"

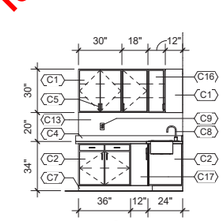
TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE ADA KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	FRAMED MIRROR, 18"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD
T	COMPOSITE BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TS	FIBERGLASS TUB SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET



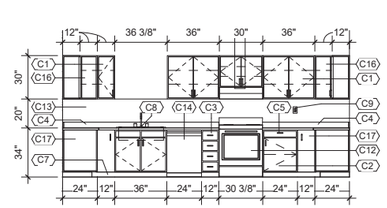
4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



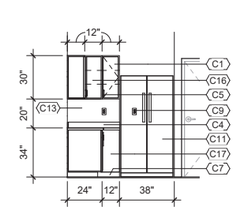
5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



7 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



8 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



9 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"

CASEWORK KEYED NOTES	
NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO.

A3.01

SHEET NO.

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING HEIGHT	REMARKS
01	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
03	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
04	HALLWAY	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	BATH	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
07	PRIMARY BATH	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
08	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
09	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PER FLORIDA GREEN BUILDING COALITION: FLORIDA GREEN HOME CERTIFICATION STANDARD

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

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

DOOR SCHEDULE

No.	DOOR LEAF QTY	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	DES.	HDW.	GLAZING	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	FIRE LABEL	REMARKS
01	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
02	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
03	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
04	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
04A	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04B	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
04C	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
05A	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
08	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
09	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
09A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

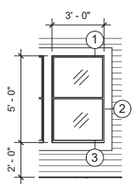
REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

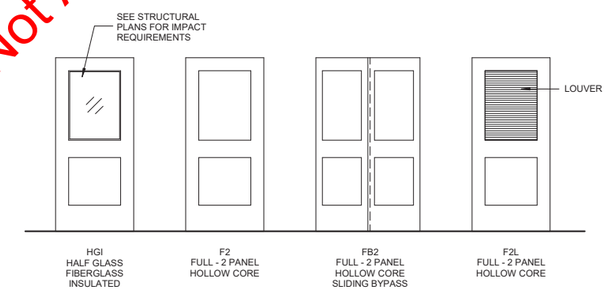
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	8	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3

WINDOW SCHEDULE REMARK LEGEND

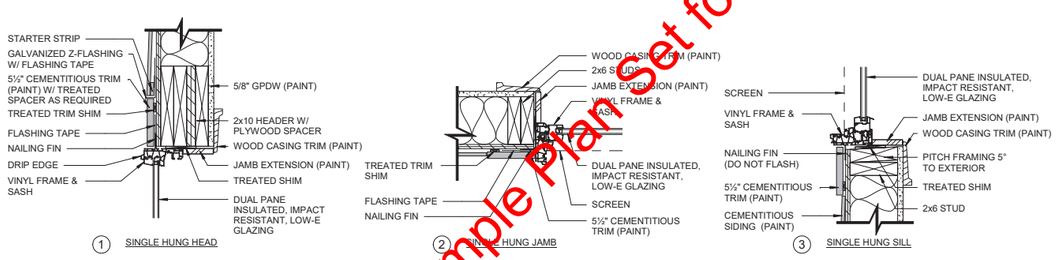
REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS



1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



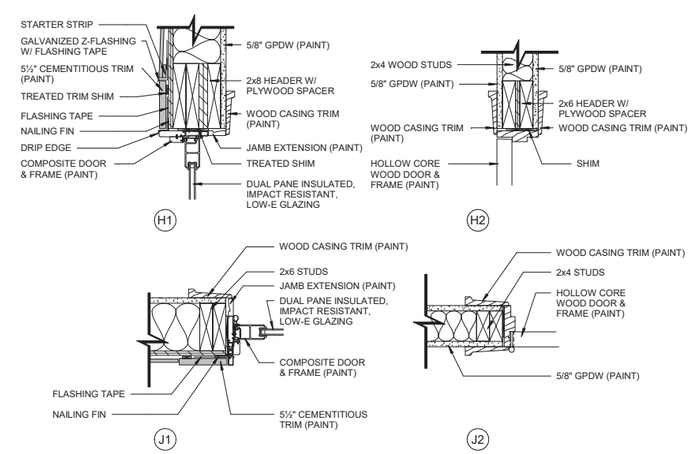
3 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

2 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

4 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

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DATE

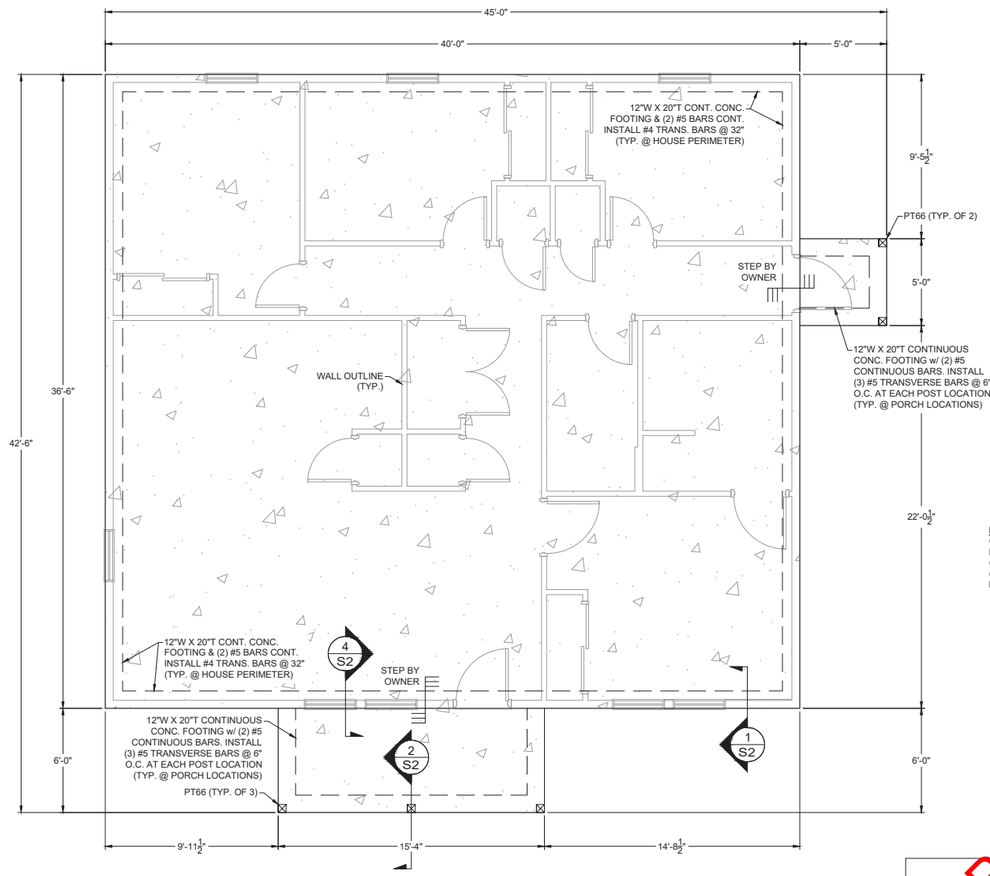
TITLE

FINISH, DOOR, & WINDOW SCHEDULES AND DETAILS

PROJECT NO.

A6.01

SHEET NO.



FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

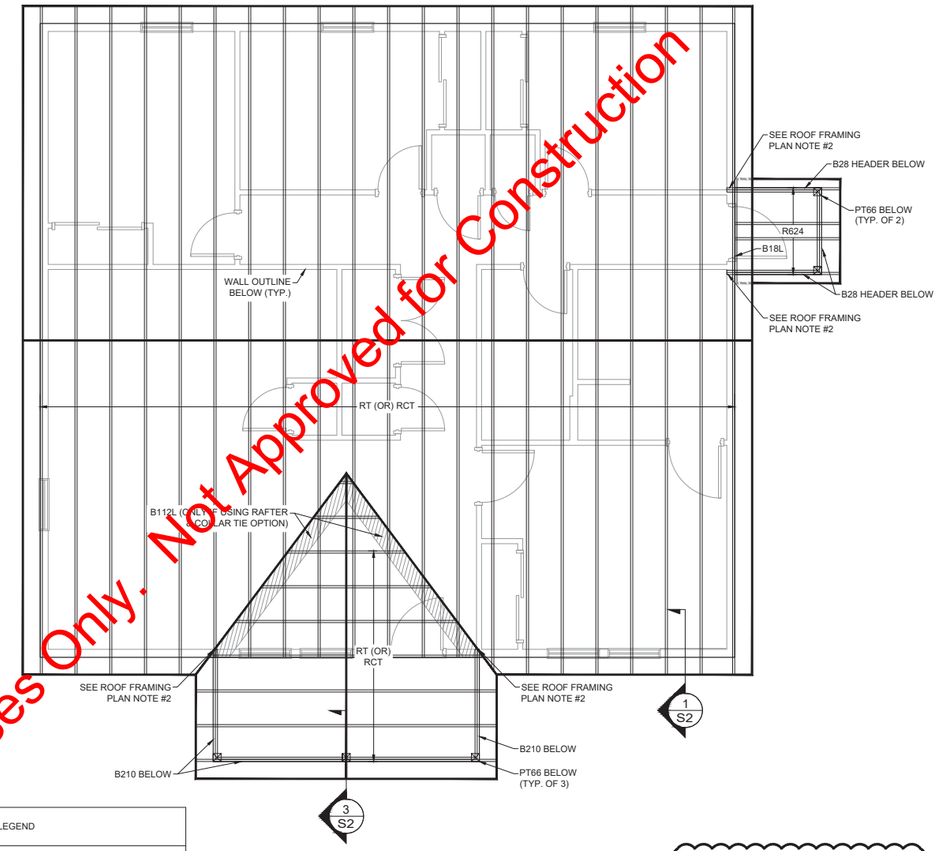
1 S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
4. INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 3-S2 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER)

NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 4-S1 (TYP.)



2 S1 ROOF FRAMING PLAN

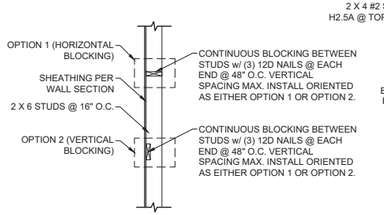
SCALE: ½" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A (OR H10A-2/MTS20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES (TYP. U.N.O.)
2. WHERE APPLICABLE, INSTALL BEAMS & EXT. HEADERS INTO BEAM POCKET w/ (2) CRIPPLES (MIN.), OR AS REQ. TO ACHIEVE FULL BEARING AND (2) KING STUD ON EACH SIDE. CONNECT TO BEAM USING (2) 1/2" LAG SCREWS AND TO FOUNDATION USING SIMPSON HD5B HOLD DOWN OR EQUAL.

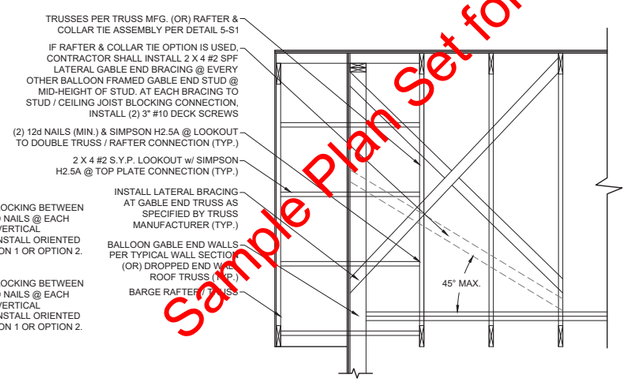
ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 5-S1
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN.



3 S1 STUD BLOCKING OPTIONS

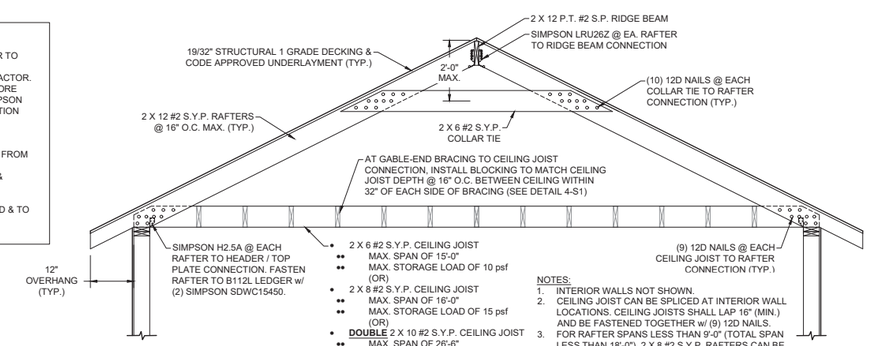
SCALE: N.T.S.



4 S1 TYPICAL LOOKOUT DETAIL

SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 12 #2 S.Y.P. RAFTERS.

5 S1 RAFTER & COLLAR TIE DETAIL

SCALE: N.T.S.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

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DATE

TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO.

S1

SHEET NO.

NOTES:
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2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
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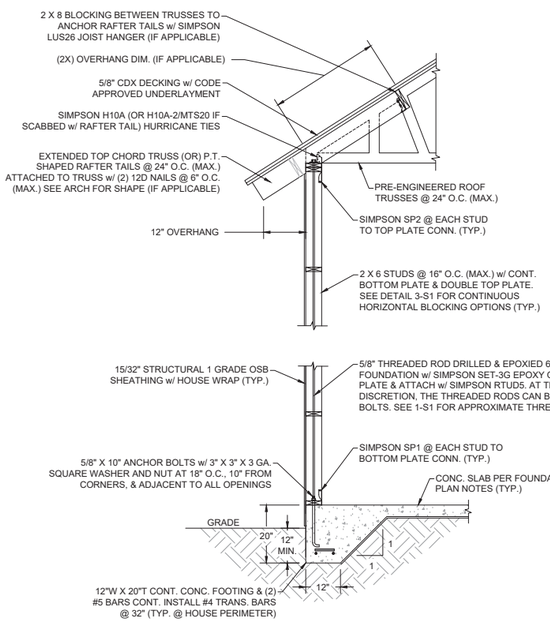
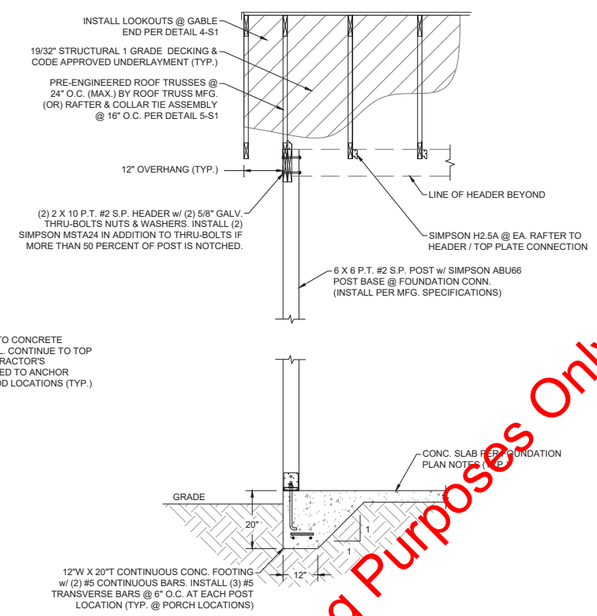
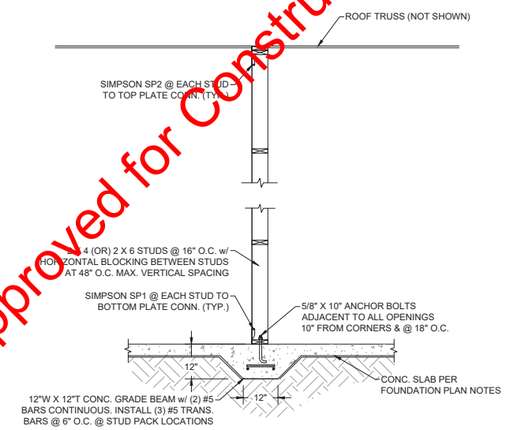
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



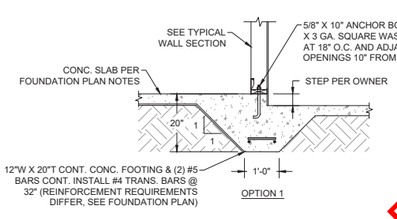
1 S2 TYP. WALL SECTION
SCALE: N.T.S.

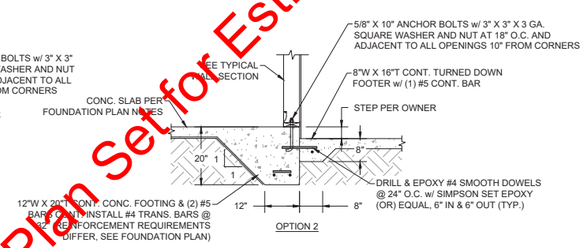


2 S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.



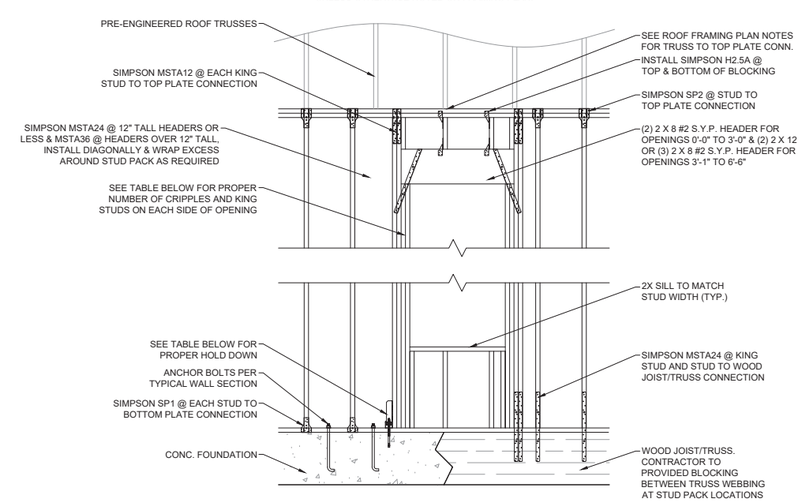
3 S2 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.





4 S2 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	SIMPSON H2.5A
3 - 1" TO 6' - 6"	(2) SIMPSON H2.5A

5 S2 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

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DATE

TITLE
STRUCTURAL DETAILS

PROJECT NO.

S2

SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

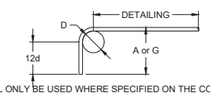
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     COLUMN TIES — 1 ½" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{c\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{c||}$ = 2900 PSI
     - HORIZONTAL SHEAR — F_V = 290 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{c\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{c||}$ = 2510 PSI
     - HORIZONTAL SHEAR — F_V = 285 PSI
     - MODULUS OF ELASTICITY — E = 1,900,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{c\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{c||}$ = 1835 PSI
     - HORIZONTAL SHEAR — F_V = 425 PSI
     - MODULUS OF ELASTICITY — E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{c\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 2,100,000 PSI
   - 4.5. PRESERVED SYSTEM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{c\perp}$ = 740 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES. COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-16 (ASD):

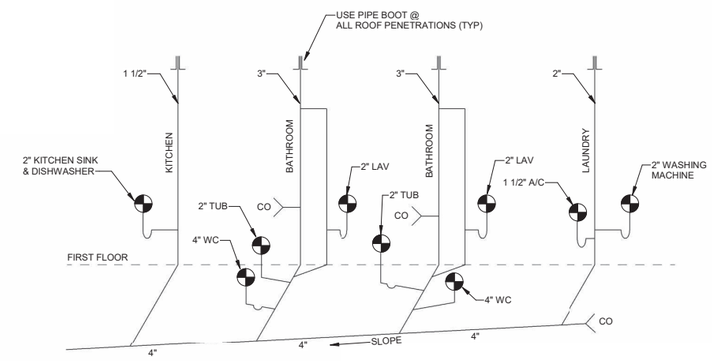
ULTIMATE WIND SPEED	140 MPH
NOMINAL WIND SPEED	108 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRED BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT TO THE NEAREST PLUMBING DRAINAGE PIPING. CONNECT TO THE SANITARY DRAINAGE SYSTEM USING AN APPROVED CONNECTION.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED TO THE BUILDING EXTERIOR THROUGH THE ROOF. STUDOR VENTS ARE NOT ACCEPTABLE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE PEX OR TYPE L COPPER WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.



RISER DIAGRAM

NOT TO SCALE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

No.	Description	Date

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

TITLE

GENERAL INFORMATION 4BR WIDE

PROJECT NO.

P0.1

SHEET NO.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, OCCUPANCY SENSORS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM G90 GALVANIZED STEEL TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK TO THE REQUIRED LEVEL AS REQUIRED BY THE FLORIDA BUILDING CODE OR MINIMUM OF R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. A MEANS OF CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. AIR HANDLING UNITS SHALL BE INSTALLED OVER A SECONDARY DRAIN PAN. THE DRAIN PAN SHALL BE INSTALLED WITH AN OVERFLOW SAFETY SWITCH INTERLOCKED WITH THE UNIT COMPRESSOR, OR WITH A DRAIN CONNECTION THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE BUILDING EXTERIOR.
6. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
7. SECONDARY DRAIN PAN CONTROLS AND INTERLOCK SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP SHALL BE LOCATED ON GRADE AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY WALL-MOUNTED SWITCHES ADJACENT TO THE BATHROOM LIGHT SWITCHES.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN BASED ON A WALL MOUNTED OCCUPANCY SENSOR.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	3.0 TONS	-	FC	230/1/60	1	230/1/60	1,2

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3

REMARKS:

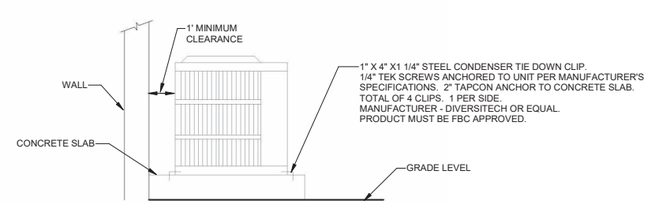
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	3.0	AHU-1	208/230/1/60	1,2

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

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4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

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GENERAL INFORMATION 4BR WIDE

PROJECT NO.

M0.1

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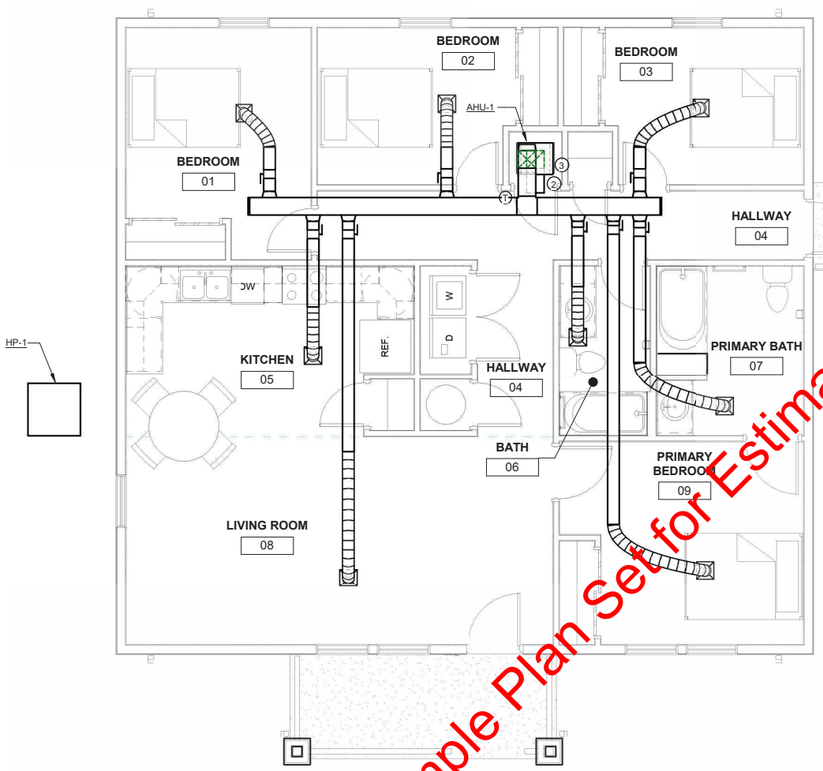
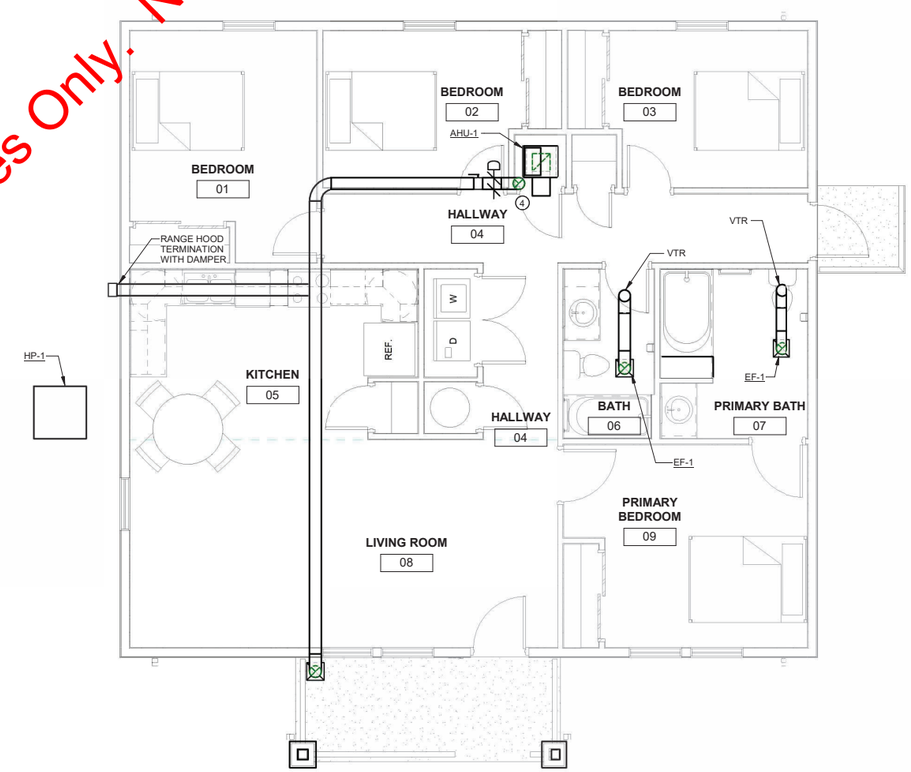


1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR.
2. PROVIDE LOUVER IN DOOR.
3. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
4. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

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FLOOR PLANS
4BR WIDE

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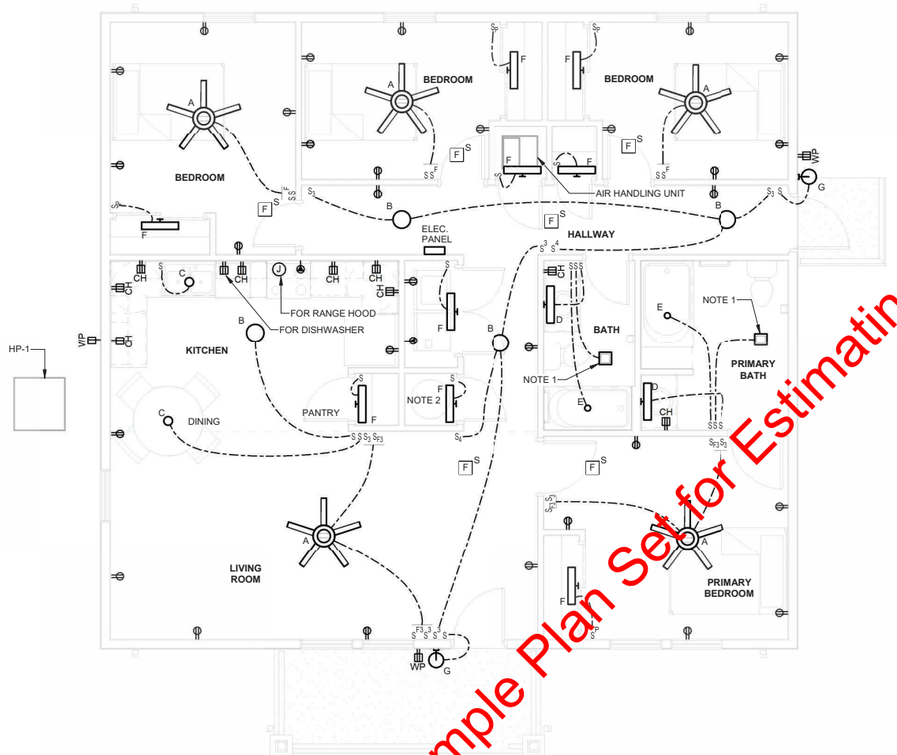
SHEET NO.

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- JUNCTION BOX
- SAFETY SWITCH, FUSIBLE, (NEMA 1 INDOORS, NEMA 4X OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING



1 4 BR WIDE
Scale: 1/4" = 1'-0"

NOTES (SHEET NO. E1.0)

1. SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
2. INSTALL HANDLE LOCKING DEVICE ON BREAKER SERVING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCKED OUT DURING WATER HEATER SERVICING

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN LOCATIONS SPECIFIED BY OWNER. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. IN ADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
17. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
18. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2017 EDITION AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017
19. 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.
20. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
21. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING..
22. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
23. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
24. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.

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4 BEDROOM / 2 BATH WIDE SLAB

SEAL

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

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DATE

TITLE
ELECTRICAL PLAN
4 BR WIDE

PROJECT NO.

E1.0

SHEET NO.