

CONSTRUCTION DOCUMENTS

GEN. CONDITIONS & SPECIFICATIONS

LIMITATION OF DRAWINGS

THESE DRAWINGS DELINEATE THE SCOPE OF THIS PROJECT AND ESTABLISH THE PERFORMANCE STANDARD, WHICH SHALL BE REQUIRED BY THE GENERAL CONTRACTOR. PRIOR TO SUBMITTING BIDS, THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES, EXTENT OF WORK TO BE DONE AND ANY OTHER CONDITIONS WHICH MAY AFFECT WORK TO BE DONE, EQUIPMENT (IF APPROPRIATE), MATERIALS AND LABOR REQUIREMENTS UNDER SUPERVISION BY THE CONTRACTOR OF RECORD.

IN THE CONTEXT OF INSTALLATION AND OTHER CONSTRUCTION ASPECTS WHERE THESE DRAWINGS MAY NOT BE COMPLETE, THE GENERAL CONTRACTOR MUST SUPPLEMENT THE DRAWINGS WITH FIELD INVESTIGATION NOTES PRIOR TO SUBMITTAL OF BIDS. THE GENERAL CONTRACTOR SHALL ANTICIPATE VARIATIONS OF ROUTINES AND CONSTRUCTION, TO AVOID CONFLICT WITH OTHER TRADES OR WORK ACTIVITIES TAKING PLACE ON SITE. THIS EXTRA WORK SHALL BE INCLUDED AS PART OF THE REQUIRED WORK AT NO ADDITIONAL COST TO THE OWNER. ALL WORK AND/OR MATERIALS REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT SHALL IN NO WAY CAUSE FOR ADDITIONAL COMPENSATION.

SHOP DRAWINGS: THERE SHALL NOT BE ANY DEVIANATIONS FROM THESE DESIGN PLANS BY OTHERS DURING THE PREPARATION OF SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD (E.O.R.). ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE E.O.R. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE: ALL ITEMS IDENTIFIED OR INTENDED TO BE DESIGNED BY OTHERS REQUIRE SHOP DRAWINGS TO BE SIGNED AND SEALED. SHOP DRAWINGS SHALL INCLUDE: DRAWINGS AND CALCULATIONS, REVISIONS, BRACING LOCATIONS, AND CONNECTIONS TO SUPPORTING TRUSS MEMBERS. THESE DOCUMENTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO RELATED INSPECTIONS.

GENERAL CONDITIONS

EXISTING CONDITIONS SHOWN ON THESE CONTRACT DOCUMENTS ARE BASED ON AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT / E.O.R. IF ANY INFORMATION FOUND ON THE CONTRACT DOCUMENTS CONFLICTS WITH THE FIELD VERIFIED CONDITIONS. IF ANY EXISTING CONDITIONS CONFLICT WITH CODE OF SAFETY REQUIREMENTS, NOTIFY THE ARCHITECT / E.O.R. IMMEDIATELY.

COMPLETE CONSTRUCTION DOCUMENTS ARE TO BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES. THESE CONSTRUCTION DOCUMENTS SHALL HAVE CURRENT ADDENDA, ARCHITECT'S / E.O.R.'S SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DRAWINGS, ANY APPLICABLE NOTES, ETC. NOTE: DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS. "TYP." MEANS THE REFERENCE DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

THE ARCHITECT / E.O.R. DOES NOT HAVE CONSTRUCTION ADMINISTRATION FOR THIS PROJECT NOR DOES THE ARCHITECT / DESIGNER HAVE ANY CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF PERMITTABLE DOCUMENTS.

ALL CONTRACTORS, SUB-CONTRACTORS AND CONSULTANTS SHALL BE RESPONSIBLE FOR PROFESSIONAL AND PROPER PERFORMANCE OF THEIR WORK, COORDINATION, MEANS AND METHODS, SAFETY AND SECURITY AT THE JOB SITE. CONTRACTOR SHALL VERIFY EXISTING POWER IS ADEQUATE FOR TENANT REQUIREMENTS.

GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED. ALL DEMOLITION WORK SHALL COMPLY WITH O.S.H.A. STANDARDS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER SHORING AND BRACING AS REQUIRED TO SAFELY EXECUTE ALL WORK.

ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT.

CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT.

MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE ASSUMED AS HAVING THE SAME VARIATION AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS. CONTRACTOR TO VERIFY W/ ARCHITECT / E.O.R. IN WRITING.

THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE ADHERENCE TO CONSTRUCTION DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.

NO MODIFICATIONS/REVISIONS/ CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY OWNER.

CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT / E.O.R. BEFORE PROCEEDING WITH WORK IN QUESTION.

THE CONTRACT DOCUMENTS INTEND TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER IN THE PLANS OR ON THE SITE. DO NOT PROCEED WITH HANDLING OR INSTALLATION OF HAZARDOUS MATERIALS.

CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT / E.O.R. AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES. DO NOT PROCEED WITH REMOVAL OF HAZARDOUS MATERIALS WITHOUT PROPER PERMITTING IN ACCORDANCE WITH EPA STANDARDS AND/OR OTHER AGENCIES WITH JURISDICTION.

WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT / E.O.R. FOR APPROVAL.

INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT OF THE SPECIFICATIONS HEREIN, WHERE THE MOST STRINGENT, SHALL BE COMPLIED WITH.

CONTRACTORS SHALL REMOVE ALL DEBRIS AND DISCARD PROPERLY. ANY REMAINING MATERIALS ARE TO BE MADE AWARE TO THE OWNER BEFORE REMOVAL FROM SITE. CONTRACTORS SHALL PATCH AND REPAIR ALL SURFACES, AREAS AND ITEMS REMAINING WHICH ARE DAMAGED OR HAVE BEEN DAMAGED DUE TO MODIFICATIONS.

DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE HE INFLECTS UPON THE EXISTING WORK WHICH WILL REMAIN. IF FOR ANY REASON DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE, WRITTEN NOTIFICATION OF THIS SHOULD BE SUBMITTED BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COSTS OF SATISFACTORILY REPAIRING OR REPLACING DAMAGED WORK / CONDITION.

FINAL CLEANING AT COMPLETION SHALL INCLUDE DUSTING OF ALL FINISHED SURFACES, VACUUMING, REMOVAL OF SPOTS, STAINS, LABELS, FINGERPRINTS, SPILLS, AND CLEANING OF ALL INTERIOR AND EXTERIOR GLASS.

WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION AND CONFIRMED AS FUNCTIONING PROPERLY.

GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.

TYPICAL FINISHES NOTES

PREPARE EXISTING WALLS TO RECEIVE NEW FURRING, DRYWALL AND PAINT FINISHES AS SPECIFIED BY OWNER, TYP. LIGHTING IN ALL EXISTING AND REMODELED AREAS ARE TO MAINTAIN ADEQUATE LIGHTING LEVELS PER NATIONAL ELECTRIC CODE, LATEST EDITION.

MILLWORKS SHALL COMPLY WITH PROVISIONS OF THE ARCHITECTURAL WOOD WORKING INSTITUTE QUALITY STANDARDS MOST RECENT ADDITION EXCEPT AS OTHERWISE SHOWN OR SPECIFIED. WORK SHALL BE PERFORMED IN THE HIGHEST GRADE APPLICABLE. ALL VENEERS SHALL BE PREMIUM GRADE. ALL TRANSPARENT AND SEMI-TRANSPARENT MILLWORK SHALL BE A11 PREMIUM GRADE. PROVIDE SHOP DRAWINGS.

GENERAL FINISH REQUIREMENTS RETURN UNUSED, UNOPENED MATERIALS TO THE MANUFACTURER OR SUPPLIER FOR CREDIT TO THE OWNER AFTER THE INSTALLATION HAS BEEN COMPLETED AND ACCEPTED. UNUSED MATERIALS FROM OPEN PACKAGES ARE TO BE TURNED OVER TO THE OWNER FOR ATTIC STOCK. PROVIDE ALL MANUFACTURER'S STANDARD WARRANTIES TO THE OWNER.

ALL EXPOSED SURFACES SHALL BE FINISHED. WHERE THE FINISH IS NOT INDICATED OR UNCLEAR, VERIFY THE FINISH WITH THE DESIGNER.

ALL FLOOR FINISH CHANGES SHALL OCCUR UNDER THE CENTERLINE OF DOORS IN THE CLOSED POSITION.

PATCH CEILING WHERE DEMO OCCURS TO MATCH EXISTING ADJACENT CEILING.

ADJUST LIGHT FIXTURES AS NECESSARY ALL MECHANICAL SLOTS, GRILLES, OR ACCESS PANELS TO BE PAINTED TO MATCH SURFACE ON WHICH THEY OCCUR, U.O.N.

CONTRACTOR TO PROVIDE ALL MISCELLANEOUS MT. STUD FRAMING REQUIRED TO PROVIDE SOFFITS AND BULKHEADS AS GRAPHICALLY DEPICTED ON THE REFLECTED CEILING PLAN, SECTIONS, AND ELEVATIONS.

SUPPORT FINISH EDGES OF CEILING WITH EDGE ANGLES ATTACHED TO WALL VERIFY LOCATIONS OF ALL LIGHT FIXTURES, AIR SLOTS, AIR SUPPLY AND RETURN GRILLES WITH PLANS AND COORDINATE INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. NOTIFY ARCHITECT/DESIGNER OF ANY CONFLICTS PRIOR TO INSTALLATION (IF APPLICABLE BY CONTRACT).

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.

TYPICAL REMODELING NOTES (As-Applicable)

1. THE CONTRACTOR SHALL EVALUATE THE SIZE, CAPACITY AND LOCATION OF THE EXISTING MAIN ELECTRICAL PANEL AS REQUIRED FOR THE NEW CONSTRUCTION AS INDICATED ON THE DRAWINGS.
2. PROVIDE ANY NEW PANELS, BREAKERS OR OTHER EQUIPMENT AS REQUIRED TO ADHERE TO ALL APPLICABLE CODES AND TO MAKE A COMPLETE OPERATING SYSTEM.
3. THE CONSTRUCTION OF THE ADDITION WILL AFFECT THE ROUTING AND LOCATION OF THE EXISTING AIR CONDITIONING DUCTWORK CURRENTLY SERVING THE BUILDING SPACE. THIS DUCTWORK IS TO BE REMOVED FOR THE CONSTRUCTION OF THE ADDITION AND A NEW SUPPLY AND RETURN AIR DISTRIBUTION SYSTEM SHALL BE DESIGNED AND INSTALLED AS REQUIRED.
4. SECOND FLOOR ADDITIONS SHALL HAVE AN INDEPENDENT AIR CONDITIONING SYSTEM DESIGNED AND INSTALLED BY THE AIR CONDITIONING SUB-CONTRACTOR (IF APPLICABLE).
5. THE AIR CONDITIONING SUBCONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING THE FLORIDA ENERGY CODE COMPLIANCE FORMS REQUIRED FOR PERMITTING.
6. ANY EXISTING CONCRETE SLABS ON GRADE THAT ARE DISTURBED DURING CONSTRUCTION (I.E. CUTTING FOR PLUMBING LINES, ELECTRICAL WIRING, NEW CONCRETE FOOTINGS, ETC.) SHALL BE TREATED AS A NEW CONCRETE SLAB ON GRADE WHEN REPLACED AND SHALL CONFORM TO THE SAME REQUIREMENTS AS SPECIFIED FOR A NEW SLAB. SUCH REQUIREMENTS SHALL INCLUDE TERMITE PROTECTION, COMPACTED FILL, INSTALLATION OF AN ADEQUATE VAPOR BARRIER AND WELDED WIRE FABRIC REINFORCING.
7. AT ANY LOCATIONS IN A CONCRETE SLAB (WITHIN THE REMODELED AREAS) EITHER NEW OR EXISTING THAT HAS BEEN DISTURBED AS DESCRIBED IN NOTE "C" ABOVE WHERE A COLD JOINT OR CRACK OCCURS AND THE FLOOR COVERING WILL BE A CERAMIC TILE OR OTHER SIMILAR TILE SET IN A MORTAR BED, THE CRACKS OR COLD JOINTS SHALL BE TREATED WITH A CRACK ISOLATION MEMBRANE PRIOR TO THE SETTING OF SUCH TILE. THE MEMBRANE SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND THE TILE COUNCIL OF AMERICA.
8. IN THE AREAS OF EXISTING SPACES BEING REMODELED WHERE NEW WALL OR CEILING FINISHES ARE TO MEET THE EXISTING WALL AND CEILING FINISHES, THE CONTRACTOR SHALL PATCH, REPAIR OR FINISH THESE SURFACES AS REQUIRED TO MATCH THE SURROUNDING FINISHES. IF IT IS DETERMINED THAT A PATCH, REPAIR OR MATCH WILL NOT BE SUCCESSFUL IN MATCHING THE FINISHES, THEN THE ENTIRE WALL OR CEILING SHALL BE REPLACED OR LAMINATED OVER FROM CORNER TO CORNER OR EDGE TO EDGE.
9. THE SUPPLIERS OF THE DOORS AND WINDOWS SHALL VERIFY THE LOCATION OF UNITS IN THE BUILDING TO DETERMINE IF THEY ARE CONSIDERED TO BE IN A 'HAZARDOUS LOCATIONS' AS OUTLINED IN FBC, SECTION 2405.2. IF SUCH UNITS FALL INTO THE CATEGORY OF 'HAZARDOUS LOCATIONS' THEY SHALL BE SUPPLIED AS REQUIRED TO MEET FBC SECTION 2405.2 REGARDING GLAZING IN BOTH THE DOORS AND WINDOWS. SUCH GLAZING SHALL BE MIN. 1/4" TEMPERED GLASS WITH LABELS INDICATING THIS.
10. THE PLUMBING SUBCONTRACTOR SHALL LOCATE AND DETERMINE THE SIZE OF THE EXISTING SANITARY WASTE AND POTABLE WATER LINES FOR THE CONNECTION OF NEW SERVICES TO THE REMODELED OR ADDITION TO THE BUILDING. THE SUB-CONTRACTOR SHALL MAKE ANY AND ALL NECESSARY CONNECTIONS AS REQUIRED TO THESE EXISTING SERVICES. IF HOWEVER, THE EXISTING SERVICES ARE NOT OF SUFFICIENT SIZE OR CAPACITY, THEN HE SHALL NOTIFY THE GENERAL CONTRACTOR OF THESE CONDITIONS AND PROVIDE OPTIONS FOR CORRECTING THE SITUATION PRIOR TO PROCEEDING WITH THE WORK.
11. IF ANY NEW 'STUCCO' FINISHES ARE INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE A STANDARD PORTLAND CEMENT PLASTER SYSTEM WITH PVC TYPE CORNER BEAD, 'J' CHANNEL, EXPANSION JOINT ACCESSORIES (NOT GALVANIZED), THE REQUIRED WIRE LATH FOR FRAME AND CAST-IN-PLACE CONCRETE SUBSTRATE SHALL BE DIAMOND TYPE GALVANIZED ZINC COATED LATH (RIBBED WHERE REQUIRED ON HORIZONTAL SURFACES).
12. INSTALL 1/4" CEMENT TILE BACKER BOARD (DURA-ROCK OR EQUAL) AT ANY WET AREA SUCH AS TUB SURROUNDS, SHOWER ENCLOSURES, OR TUB DECK AREAS THAT ARE TO HAVE A CERAMIC TILE SURFACE. ON WOOD SUBFLOOR SYSTEMS WHERE CERAMIC TILE IS TO BE PLACED, INSTALL MINIMUM 1/4" CEMENT TILE BACKER BOARD UNDERLAYMENT OVER SUBFLOOR AND NAIL OR SCREW PER MANUFACTURERS RECOMMENDATION.
13. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING ROOF TRUSS OR JOIST CONFIGURATION, BEARING CONDITIONS AND HEEL HEIGHT OF THE EXISTING TRUSSES OR JOISTS SO THAT THE NEW AND EXISTING ROOF PLANES MATCH. IN ADDITION, CONSIDERATION FOR THE THICKNESS OF THE EXISTING ROOF SHEATHING SHALL BE CALCULATED IN THIS VERIFICATION.

EXISTING CONDITIONS NOTES (As-Applicable)

1. HVAC SYSTEM IS EXISTING EXCEPT AS OTHERWISE INDICATED TO BE MODIFIED. MECHANICAL CONSTRUCTION SHALL BE IN COMPLIANCE WITH MECHANICAL FBC - LATEST EDITION. SEE MECHANICAL PLANS FOR DETAILS.
2. PLUMBING SYSTEM IS EXISTING EXCEPT AS OTHERWISE INDICATED TO BE MODIFIED. PLUMBING CONSTRUCTION SHALL BE IN COMPLIANCE WITH PLUMBING FBC - LATEST EDITION. SEE PLUMBING PLANS FOR DETAILS.
3. ELECTRICAL SYSTEM IS EXISTING EXCEPT AS OTHERWISE INDICATED TO BE MODIFIED. ELECTRICAL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ELECTRICAL FBC - LATEST EDITION. SEE ELECTRICAL PLANS FOR DETAILS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION. IN THE EVENT ANY DISCREPANCIES OCCUR THAT AFFECTS CONSTRUCTION, NOTIFY THE ARCHITECT OR ENGINEER FOR CLARIFICATION.
5. EXISTING WINDOWS AND DOORS TO REMAIN, THEREFORE NO NOTICE OF ACCEPTANCE (N.O.A.) IS REQUIRED.
6. CONTRACTOR TO VERIFY RESTROOM DIMENSIONS AND UPDATE TO MEET ADA REQUIREMENTS IF NECESSARY. NOT REQUIRED.

DEMOLITION NOTES (As-Applicable)

1. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RUBBISH, SCAFFOLDING, TEMPORARY PROTECTION EQUIPMENT, TEMPORARY FIELD STRUCTURES, AND ANY OTHER COMPONENTS WHICH WERE REQUIRED IN CONNECTION WITH CONSTRUCTION WORK, BUT NOT A PERTINENT PART THEREOF.
2. EXISTING FLOORING THROUGHOUT EXPANSION AREA SHALL BE COMPLETELY REMOVED OR PREPPED FOR PROPER BONDING OF THE NEW FLOORING TO BE INSTALLED. THE EXISTING EXPOSED CONCRETE SLAB SHALL BE CLEANED, WITH ANY HOLES / CRACKS FILLED, GENERALLY MAKING THE SURFACE READY FOR NEW FLOORING TO BE INSTALLED.
3. ANY UNEVENNESS IN THE CONCRETE SLAB SHALL BE REPAIRED, RESULTING IN A LEVEL, SMOOTH, AND STRUCTURALLY SOUND FLOOR SLAB.
4. INTERIOR PARTITIONS AND NON STRUCTURAL BUILT ENVIRONMENT IN CONFLICT WITH THE PROPOSED DESIGN SHALL BE COMPLETELY REMOVED.
5. REMOVE EXISTING WALLS THROUGHOUT THE EXPANSION AREA AND PREPARE SURFACES TO RECEIVE NEW FINISHES.
6. THE EXISTING WALLS SHALL REMAIN. ALL DAMAGED FRAMING SHALL BE REPLACED. CONTRACTOR SHALL PATCH AND/OR REPLACE DAMAGED GYPSUM BOARD AS REQUIRED TO MAINTAIN INTEGRITY OF FIRE RATING AND TO APPLY NEW WALL FINISHES PER INTERIOR ELEVATIONS AND SPECIFICATIONS.

TYPICAL INTERIOR PAINT NOTES / SPECIFICATIONS

01. AREAS TO BE PAINTED AND FINISHED ARE INDICATED ON PLANS.
02. FURNISH ALL LABOR, MATERIALS, ACCESSORIES, AND EQUIPMENT TO COMPLETE PAINTING, AND FINISHING OF ALL AREAS AND SURFACES.
03. SURFACES TO BE PAINTED, FINISHED OR COVERED SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: WALLS, PARTITIONS, FURNISHINGS AND SOFFITS, DOORS, DOOR FRAMES, PRIME PAINTED OR COATED SURFACES, HARDWARE, ACCESS DOORS, COVERS, FRAMES, ELECTRICAL, PHONE AND JUNCTION BOXES, GRILLES, EXPOSED CONDUITS AND PIPES.
04. ALL NEW WALLS TO BE PAINTED ONE COAT PRIMER SEALER TO BE COMPATIBLE WITH THE FINISH PAINT AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TWO COATS FINISH PAINT AS REQUIRED.
05. TOUCHING UP OF SCUFFS, ABRASIONS, MARRED AREAS AND OTHER IMPERFECTIONS OF PREFINISHED METAL, WOOD AND OTHER SURFACES.
06. ALL SCRIBE AND FINISHING STRIPS WHICH ARE NOT PREFINISHED ARE TO BE PAINTED.
07. PROTECT ALL SURFACES NOT TO BE PAINTED, FINISHED OR COVERED SUCH AS HARDWARE, LIGHTING FIXTURES, SWITCH TOGGLES, OUTLETS, FLOORING, GLASS AND OTHER SURFACES COVER PLATES, LOCKSET ROSETTES AND OTHER REMOVABLE HARDWARE SHALL BE REMOVED PRIOR TO PAINTING AND REPLACED THEREAFTER.
08. CLEAN AND DRY THOROUGHLY ALL SURFACES AND ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
09. REMOVE ALL FOREIGN MATERIAL AND PROJECTIONS FROM THE SURFACES AND FILL ALL DEPRESSIONS, VOIDS, CRACKS, CREVICES, ETC.
10. SEAL AND PRIME ALL SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

GYPSUM WALL BOARD:

- A. (1) COAT OF 2 PART HIGH BUILD EPOXY PRIMER (PC-13) 3.0 MILS DFT
- B. (2) COATS 2 PART EPOXY-ACRYLIC SEMI GLOSS INTERIOR COATING (PC-4) TO FULL OPACITY TO ACHIEVE 2.5 MILS DFT PER COAT.

CONCRETE BLOCK SURFACES. (INTERIOR)

- A. (1) COAT OF 2-PART HIGH BUILD EPOXY PRIMER (PC-13) 3.0 MILS DFT
- B. (2) COATS 2-PART EPOXY-ACRYLIC SEMI GLOSS INTERIOR COATING (PC-4) TO FULL OPACITY TO ACHIEVE 2.5 MILS DFT PER COAT.

OTHER LUMBER, WOOD TRIM, WOOD DOORS, AND OVERLAY PLYWOOD WHERE SCHEDULED TO BE PAINTED:

- A. (1) COAT OF 2-PART HIGH BUILD EPOXY PRIMER (PC-13) 3.0 MILS DFT
- B. (2) COATS 2-PART EPOXY-ACRYLIC SEMI GLOSS INTERIOR COATING (PC-4) TO FULL OPACITY TO ACHIEVE 2.5 MILS DFT PER COAT.

PAINT/COATINGS PRODUCTS: (PC-4) 2 PART CATALYZED EPOXY INTERIOR COATING

- A. PERCENT SOLIDS BY VOLUME - 35% (MIN), ASTM D 2897
- B. DRY ADHESION - 14A (MINIMUM) RATING ON TIN PLATE, ASTM D 3359
- C. RESISTANCE TO MILDEW - ASTM G21 RATING MAXIMUM 1
- D. WET ADHESION - 3A (MINIMUM) RATING ON TIN PLATE, BATTELLE METHOD TEST
- E. 60 DEGREE GLOSS ON TIN PLATE ASTM D523 (40 MINIMUM TO 65 MAXIMUM)
- F. WASHABILITY/STAIN REMOVAL - AFTER 100 CYCLES 7 MIN. RATING, ASTM D 4828
- G. SCRUBABILITY- 500 SCRUBS MIN. TO FAILURE, ASTM D 2486
- H. PENCIL HARDNESS-2H ON TIN PLATE-ASTM D3363
- I. ODOR (NON OFFENSIVE-LOW ODOR)
- J. CONTRAST RATIO - .96 AT 3 MILS WET ASTM D2805 (PC-13) 2 PART SURFACE TOLERANT RUST INHIBITIVE PRIMER

ABBREVIATIONS

A/C	AIR CONDITIONER	ELEV.	ELEVATION	M.O.	MAXIMUM OPENING	R.O.	ROUGH OPENING
ADI	ADJACENT	ELV	ELEVATOR	MAX	MAXIMUM	RM	ROOM
ADMIN	ADMINISTRATION	EQ	EQUAL	MECH	MECHANICAL	R.D.	ROOF DRAIN
AFF	ABOVE FINISH FLOOR	EQUIP	EQUIPMENT	MEZZ	MEZZANINE	R.S.	SANITARY
AHU	AIR HANDLER UNIT	EXIST	EXISTING	MFR	MANUFACTURER	SCHED	SCHEDULE
ALT	ALTERNATE	ECF	EXPOSED CONCRETE FINISH	MNF	MANUFACTURER'S FINISH	SCN	SCREEN
ALUM	ALUMINUM	E.O.R.	ENGINEER OF RECORD	MGR	MANAGER	SEC	SECRETARY
&	AND	F.O.	FACE OF	MPH	MILES PER HOUR	SF	SQUARE FOOTAGE
APPROX	APPROXIMATE	FEMA	FEDERAL EMERGENCY MANAGEMENT	MISC	MISCELLANEOUS	SIM	SIMILAR
A.R.	AS REQUIRED	FT	FEET	MIN	MINIMUM	S.O.G.	SLAB ON GRADE
ARCH	ARCHITECTURAL	FTG.	FOOTAGE	M.R.	MOISTURE RESISTANT	SQCS	SPECIFICATIONS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERING	FIN	FINISH	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SS	SQUARE
AVG	AVERAGE	FE	FIRE EXTINGUISHER	N.S & F.S.	NEAR SIDE AND FAR SIDE	SS	STAINLESS STEEL
AWI	AMERICAN WOODWORK INSTITUTE	F.F.	FINISH FLOOR	N	N O R T H	STD	STANDARD
BLDG	BUILDING	F(I,D,J)	FLEX-I-DRAIN	N/A	NOT APPLICABLE	STO	STORAGE
BOT	BOTTOM	FL	FLOOR	NTC	NOT IN CONTRACT	SW	SWITCH
CPT	CARPET	FD	FLOOR DRAIN	NTS	NOT TO SCALE	TV	TELEVISION
CAB	CABINET	FURN	FURNITURE / FURNISHINGS	NOM	NOMINAL	TBD	TO BE DETERMINED
C.I.P.	CAST IN PLACE	GA	GAUZE	NO.	NUMBER	T & G	TONGUE AND GROOVE
CL	CENTERLINE	GALV	GALVANIZED	O.R.B.	OIL RUBBED BRONZE	T.O.	TOP OF
CLG	CEILING	GC	GENERAL CONTRACTOR	OC	ON CENTER	TYP	TYPICAL
CLGHT	CEILING HEIGHT	GSF	GROSS SQUARE FOOTAGE	OPNG	OPENING	UON	UNLESS OTHERWISE NOTED
CO	CLEAN OUT U (DRAINAGE)	GWB	GYPSUM WALL BOARD	OPP	OPPOSITE	VE	VALUE ENGINEERING
CLR	CLEAR	GYP BD	GYPSUM BOARD	OSB	ORIENTED STRAND BOARD	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	HDW	HARDWARE	OVF.D.	OVERFLOW DRAIN	VLF	VERIFY IN FIELD
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATING, AIR CONDITIONING	OVF.S.	OVERFLOW SCUPPER	VENT	VENTILATION
C.U.J.	CONDENSER UNIT	HT	HEIGHT	PL	PLASTIC LAMINATE	V.T.R.	VENT THROUGH ROOF
CONF	CONFERENCE	HB	HOSE BIB	PLAM	PLASTIC LAMINATE	VTR	VERTICAL
CONT	CONTINUOUS	HC	HANDICAP	PLYWD	PLYWOOD	VWC	VINYL WALLCOVERING
C.J.	CONTROL JOINTS	HHW	HOT WATER HEATER	PTD	PAINTED	VEST	VESTIBULE
CORR	CORRIDOR	INCL	INCLUDED	POLYSO	POLYSOCYANURATE	W/	WITH
DEMO	DEMOLISH (TION)	(I,D,J)	INDICATES DETAIL	PVC	POLYVINYL CHLORIDE	WC	WALL COVERING
DIAG	DIAGONAL	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	WD	WOOD
DIA	DIAMETER	JAN	JANITOR	P.T.	PRESSURE TREATED (WOOD)	W/O	WITHOUT
DIM	DIMENSION	JUNC	JUNCTION	QTY	QUANTITY	W	WEST
DN	DOWN	LAB	LABORATORY	R.C.O.	RAIN CLEAN OUT	W.C.	WATER CLOSET
DS	DOWN SPOUT	LAM	LAMINATED	RWL	RAIN WATER LEADER	WP	WATER PROOF
DR	DOOR	LAV	LAVATORY	REF	REFRIGERATOR	WP	WEATHER PROTECTION
DTL/DET	DETAIL	LC	LICENSE	REINFOR.	REINFORCEMENT	WT	WEIGHT
DWG	DRAWING	LN. CLT.	LINEN CLOSET	REQ	REQUIRED	WWF	WELDED WIRE FABRIC
ELEC.	ELECTRICAL	LN.F.	LINEL FEET	REV	REVISION / REVISED		

FLORIDA PRODUCT APPROVAL

PRODUCT CATEGORY	SUB CATEGORY		MANUFACTURER	STATE OF FLORIDA APPROVAL NUMBER	DESCRIPTION
WINDOWS	SITELINE WOOD (W-5500) / DOUBLE-HUNG		JELD-WEN W-5500	FL17594-S-R3	Impact
WINDOWS	BUILDER SERIES 4712 / 4812 SINGLE-HUNG		PLY GEM WINDOWS	FL15329-S-R4	Impact
WINDOWS	SKYLIGHT		VELUX AMERICA LLC	FL13300-R4	Roof Window
EXTERIOR DOORS	SLIDING EXT. DOOR ASSEMBLIES		SILVER LINE BLDG. PRODUCTS	FL14998-R4	Sliding Door
EXTERIOR DOORS	SWINGING EXT. DOOR ASSEMBLIES		THERMA TRU CORP.	FL 20461.1	Non-Impact Opaque Door
EXTERIOR DOORS	SWINGING EXT. DOOR ASSEMBLIES		THERMA TRU CORP.	FL 13459.1	Impact Opaque Door
EXTERIOR DOORS	SWINGING EXT. DOOR ASSEMBLIES		THERMA TRU CORP.	FL20461.9	Non-Impact Door w/ Glazing
EXTERIOR DOORS	SWINGING EXT. DOOR ASSEMBLIES		THERMA TRU CORP.	FL17540.5	Impact Door w/ Glazing
EXTERIOR DOORS	SWINGING EXT. DOOR ASSEMBLIES		L.I.F. INDUSTRIES	FL13956-R6	Steel Door
EXTERIOR DOORS	GARAGE DOORS - OVERHEAD-SECTIONAL		OVERHEAD DOOR CORP.	FL21067-R0	Res-Garage Door
ROOFING	ROOFING UNDERLAYMENT		WARRIOR ROOFING MFG.	FL2346-R7	Underlayment
ROOFING	METAL ROOFING		TAMKO BLDG. PRODUCTS, INC.	FL3904-R9	Metal Roof Panels
ROOFING	CEMENT / CLAY TILE ROOFING		EAGLE ROOFING	FL22954	Roofing Tiles
ROOFING	SOFFIT PANELS		PETERSEN ALUM. CORP.	FL23157-R0	Soffit Panels
ROOFING	ASPHALT SHINGLES		GAF CORP.	FL10124-R19	Roof Shingles
ROOFING	ROLL ROOFING - MINERAL SURFACED		GAF CORP.	FL149715-R2	Roll Roofing
ROOFING	ATTIC VENTILATION - RIDGE VENTS		GAF CORP.	FL6267-R1	Roof Venting
ROOFING	ATTIC VENTILATION - ROOF LOUVER VENTS (SLANT-BACK)		GAF CORP.	FL5027-R12	Roof Venting
STRUCTURAL COMPONENTS	ENGINEERED CONC. PRODUCTS / LINTELS, HEADERS, SILLS		CAST-CRETE	FL158-R11	Precast Conc. Products
STRUCTURAL COMPONENTS	ENGINEERED CONC. PRODUCTS / LINTELS, HEADERS, SILLS		QUALITY PRECAST	FL1774-R5	Precast Conc. Products
STRUCTURAL COMPONENTS	ENGINEERED STEEL LINTELS / HEADERS		POWERS STEEL, INC.	FL3119-R7	Steel Lintels
STRUCTURAL COMPONENTS	ENGINEERED STEEL LINTELS / HEADERS [FSBOX8LT]		POWERS STEEL, INC.	FL5450-R6	Steel Lintels (Box)
STRUCTURAL COMPONENTS	ENGINEERED STEEL LINTELS / HEADERS [FSBOX8]		POWERS STEEL, INC.	FL11383-R5	Steel Lintels (Box)
STRUCTURAL COMPONENTS	ENGINEERED LUMBER LVL		GEORGIA-PACIFIC W.P. SOUTH LLC	FL2023-R5	Laminated Beams
STRUCTURAL COMPONENTS	WOOD CONNECTORS	C9, CMS, DETA, DTT, FCB, FGTR, H, HETA, HETAL, HGAM, HHETA, LGT, LTA, META, MTSS, MTSM, HTSM, DTT, HD, HTT, LTT, LTTL, LTTP, CMST, HRS, FHA, MSTI, HTS, LSTA, MSTA, ST, LSUBH, SUBH, MSUBH, LTP, LTS, MSTC, MTS, S/HSD, S/JCT, S/HJCT, S/LBV, S/LTT, S/DTT, HTT, S/MST	SIMPSON	FL10441.1 - 12 FL10456.1 - 20 FL11473.1 - 12 FL11496.1 - 5 FL13872.1 - 20	Hurricane Ties, Truss Anchors, Staps, Hold-downs, Joist Hangers, Connectors, Deck Ties, Tension Ties
STRUCTURAL COMPONENTS	WOOD CONNECTORS	CCQM, CQTQM, CCCQM, ECCLQM, ECCLR, HGUM, LGUM, MBHA, MBHU	SIMPSON	13904.1 - 6	Wood to Masonry Caps & Hangers
STRUCTURAL COMPONENTS	WOOD CONNECTORS	HHU, HRS, HUQC, THGB, THGQ, THGQH, THGW	SIMPSON	FL11468.1 - 6	Joist Hangers
STRUCTURAL COMPONENTS	WOOD CONNECTORS	CMS, CS, CT, HST, LST, MST, MSTA, MSTC, MSTI, ST, DSP, SSP, H, HGT, HS, HTS, LFTA, LTS, MTS, RSP, SP, SPH	SIMPSON	FL10456.1 - 20	Straps: Coiled, Straight, Tension, Pre-Bent, Ties, Tie-downs, Twist-Straps
STRUCTURAL COMPONENTS	WOOD CONNECTORS	HU, HUS, JB, LB, PF, RR	SIMPSON	FL10856.1 - 18	Joist Hangers
STRUCTURAL COMPONENTS	WOOD CONNECTORS	FJA, FSA, FRFP, GL, GLB, HGLB, HGT, UFP, URFP	SIMPSON	FL10866.1 - 9	Foundation Anchors, Plates, Girder Hangers
STRUCTURAL COMPONENTS	WOOD CONNECTORS	ABA, ABU, ABW, AC, ACE, BC, BCS, CB, CBS, CBSQ, CC, CQ, CPT, ECC, ECU, ECCQ, EPB, EPS, LCB, LPC, MPB, PB, PBS, PBV, PC, EPC	SIMPSON	FL10860.1 - 20	Column / Post Bases & Caps
STRUCTURAL COMPONENTS	FASTENERS	AHEP, DSC, SDS, GBC, HCP, HHRC, HRC, LRU, TBE, TC2, THA, THAI, THAL, THAR, THJH, LTHJ, LTHMA, THJM, TSBP, VPA, VTOR	SIMPSON	FL10447.1 - 18	Various Truss & Rafter Connectors
STRUCTURAL COMPONENTS	FASTENERS	THREADED RODS, NUTS, & TIE-DOWNS	SIMPSON	FL10007.1 - 13	Deck Ties, Hold-downs, Tension Ties
STRUCTURAL COMPONENTS	FASTENERS	TITEN STAINLESS STEEL CONCRETE & MASONRY SCREWS	SIMPSON	FL2355.1	Deck Ties, Hold-downs, Tension Ties

CONSTRUCTION DOCUMENTS

GENERAL NOTES

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.

C&T IN PLACE CONCRETE

1. CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS,
- a) FOOTINGS, SLAB ON GRADE, SLAB FILL - 3,000 PSI
- b) COLUMNS AND BEAMS - 4,000 PSI
2. CONCRETE SHALL BE READY-MIX PER ASTM C94:
- a) PORTLAND CEMENT - ASTM C 150
- b) AGGREGATES - ASTM C33 (3/4" MAX.)
- c) NO CALCIUM CHLORIDE
- d) AIR ENTRAINING - ASTM C260
- e) WATER REDUCING - ASTM C494
- f) FLY ASH - ASTM D6618 CLASS F (28% MAX. BY WEIGHT)
- g) WATER - CLEAN AND POTABLE
3. REINFORCING STEEL: ASTM A615 GRADE 40.
4. REQUIRED SLUMP RANGE = 3" TO 5".
5. WELDED WIRE FABRIC: ASTM A-185.
6. MOISTURE BARRIER: 6 MIL POLYETHYLENE.

7. CODES AND STANDARDS: (CURRENT EDITION)
- a) ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- a) ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETE".
- a) ACI 318 BLDG. CODE REQ. FOR REIN. CONCRETE.
- a) ACI 315 "DETAILS AND DETAILING OF CONCRETE REINF."
8. MIN. LAP SPACING - 30 BAR DIA. U.O.N..

9. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC., AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TP LEGS ON ALL EXPOSED SURFACES.
10. ALL BEAMS, SPANDRLAS, AND SLABS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR REQUIRED CONSTRUCTION JOINTS. PROPOSED CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

11. CONTRACTOR SHALL VERIFY LOCATION OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVE, OPENING, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER.

12. CONTRACTOR SHALL VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
13. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.

14. ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:
- a) APPLY A 30% SOLID LIQUID MEMBRANE FORMING CHEMICAL CURING COMPOUND IN ACCORDANCE WITH ASTM C-309.
- a) PROVIDE CONTINUOUS MOISTURE TO CONCRETE IN ACCORDANCE WITH SCI 301.

15. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORINGS, AND RESHORINGS. DESIGN SHALL BE PERFORMED BY A LICENSED FLORIDA STRUCTURAL/ GEO. ENGINEER.

16. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING CONCRETE TESTS ON SITE (IF APPLICABLE).
- a) CYLINDER STRENGTH TEST - ASTM C39, ONE SET OF FOUR CYLINDERS FOR EACH 50 CU. YDS. OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. HOLD THE FINAL CYLINDER IN RESERVE.
- a) SLUMP TEST - ASTM C143

17. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.

18. RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR AND DO NOT EXCEED SLUMP LIMITATIONS OR TOTAL ALLOWABLE WATER TO CEMENT RATIO. USE COLD WATER FROM THE TRUCK TANK AND REMIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE.

19. REINFORCING BAR COVER:
- a) FOOTINGS 3"
- b) SLABS 3/4" (INTERIOR) 1-1/2" (EXTERIOR)

20. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.

21. WHERE BAR LENGTHS ARE GIVEN ON DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.

22. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES. WET FORMS BEFORE PLACING CONCRETE.

23. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.

24. REPAIR AND PATCH DEFECTIVE AREAS WITH CEMENT MORTAR IMMEDIATELY AFTER REMOVAL OF FORMS, EXCEPT WHERE REINFORCING IS VISIBLE. CONTACT STRUCTURAL ENGINEER FOR EVALUATION OF EXPOSED REINFORCING.

25. PROVIDE CORNER BARS AT ALL BEAM AND WALL FOOTING CORNERS TO MATCH HORIZONTAL BARS.

26. SUBMITTALS:
- a) SUBMIT PROPOSED CONCRETE MIX DESIGN PRIOR TO CONSTRUCTION, INCLUDING BACKUP DATA IN ACCORDANCE WITH ACI 301 CHAPTER 3, SECTION 3.9, EXCLUDING SECTION 3.9.3.3.
- a) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCEMENT BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS.
- a) SUBMIT FORMWORK AND SHORING DRAWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.

27. ALL BUILDING AND SITE SLABS-ON-GRADE SHALL BE AT LEAST 4" THICK, REINFORCED WITH 6X6-W1.4 W.W.F. ON 6 MIL VAPOR BARRIER, WITH SAWCUT CONTROL JOINTS 20'-0" O.C. EACH WAY.

28. STEP AND SLOPE ALL WALKWAYS AWAY FROM THE BUILDING.

29. CONTROL JOINTS SHALL BE CUT INTO CONCRETE SLABS AT A MIN. DEPTH OF 1/2" AND A MAX. DEPTH OF 4" TO CONTROL RANDOM CRACKING FROM SETTLING AND FACILITATE UNIFORMED CONSTRUCTION. JOINTS SHALL BE PLACED BETWEEN 8' AND 12' APART THROUGHOUT THE CONCRETE SLAB SURFACE.

16. RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS (U.O.N.)
- | LUMBER SIZE | MAXIMUM SPAN (S.P. #) |
|-------------|-----------------------|
| 2" X 4" | 6 FT. |
| 2" X 6" | 8 FT. |
| 2" X 8" | 10 FT. |
| 2" X 10" | 12 FT. |
| 2" X 12" | 14 FT. |

- NOTE:
- a) RAFTER SPACING SHALL NOT EXCEED 24" O.C.
- b) RAFTERS SHALL BE BRACED LATEROALLY W/ WOOD MEMBERS (2" X 4" MIN.) STAGGERED AT 24" O.C.
- c) RIDGE BOARDS SHALL BE ONE LUMBER SIZE LARGER THAN THE RAFTER (I.E. 2" X 6" RIDGE BOARD W/ 2" X 4" RAFTERS)
- d) STANDARD SHEATHING AND NAILING REQUIREMENTS SHALL APPLY THE SAME AS ENGINEERED TRUSSES (SEE S-2 FOR DETAILS)

17. GENERAL CONTRACTOR SHALL PROVIDE PERMANENT LATERAL BRACING OF THE BOTTOM CHORD AND THE WEB MEMBERS IN ACCORDANCE WITH THE RECOMMENDATIONS OF TPI HIB-81 AND THE REQUIREMENTS OF THE TRUSS MANUFACTURER.
18. GABLE ENDWALLS
- MASONRY - GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM. POUR SLOPED CONTINUOUS CONCRETE THE BEAM UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).
19. WOOD - GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM BALLOON STUD FRAMING UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).

20. REOF FLOOR FINISHING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF OTHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB PER 100 SQ FT (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

21. PROVIDE ATTIC VENTILATION VIA HIP RIDGE AND SOFFIT VENTS EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC FLOOR SPACE. ALLOW NO MORE THAN 50% OF TOTAL VENTING TO OCCUR AT THE HIP AND RIDGE AREAS.

22. VENTILATED SOFFIT MATERIAL SHALL BE PROVIDED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS FOR CROSS VENTILATION. RIDGE VENT AND OFF RIDGE VENTS CAN BE INSTALLED AS REQUIRED.

23. ALL ROOF FLASHING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF OTHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB PER 100 SQ FT (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

24. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.

11. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGETHER U.O.N..

12. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

16. HORIZONTAL WALL REINFORCING WHEN REQUIRED SHALL BE 9 GA. GALVANIZED LADUR TYPE DUR-O-WALL (OR EQUIVALENT) AT 16" O.C..

14. NO BELOW APERTURES. RUN REINCEMENT CONTINUOUS OR EXTEND 2 FEET FROM APERTURE EDGE.

15. WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.

16. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. CLEANOUTS TO BE SAWCUT 4" X 4".

17. GROUT POUR HEIGHT SHALL NOT EXCEED 24". PLACE GROUT IN 5' MAX. LIFT HEIGHTS.

18. CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.

19. STORE BLOCKS ON PALLETS AND COVER WITH VISQUEEN.

20. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PLASTERS AND ADJACENT TO GROUTED CELLS.

21. SEE DRAWINGS FOR MASONRY CONTROL JOINT LOCATIONS. SPACE AT 26'-0" O.C. AT EXTERIOR WALLS, 32'-0" O.C. AT INTERIOR WALLS U.O.N..

22. MASONRY INSPECTION SHALL BE PROVIDED BY A QUALIFIED AGENT IN ACCORDANCE WITH ACI 530-1.5. INSPECTION SERVICES SHALL INCLUDE BUT ARE NOT LIMITED TO, THE WORK IN PROGRESS AS WELL AS MATERIALS, EQUIPMENT, AND PROCEDURES.

23. SUBMITTALS:
- a) SUBMIT PROPOSED GROUT MIX DESIGN PRIOR TO CONSTRUCTION.
- b) SUBMIT PROPOSED MORTAR MIX DESIGN PRIOR TO CONSTRUCTION.
- c) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDE BAR LIST AND BEND DIAGRAMS.
- d) SUBMIT COMPRESSIVE STRENGTH TESTS OF PROPOSED MASONRY UNITS PRIOR TO CONSTRUCTION. MASONRY UNITS ARE TO BE TESTED IN ACCORDANCE WITH ASTM C140.

24. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS:
- a) SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1019 FOR EACH 5,000 SQ. FT. OF MASONRY.
- a) SLUMP TEST - ASTM C143

25. PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MIN. END BEARING = 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.

NOTE: ALL SPECIFICATIONS LISTED ABOVE GOVERN U.O.N. ON THE CONSTRUCTION DRAWINGS.

STRUCTURAL WOOD FRAMING

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC, TPI, AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

2. TYPICAL BEARING STUD WALLS TO BE 2" X 4" @ 16" O.C.. EXTERIOR AND INTERIOR U.O.N.. EXTERIOR STUD WALL DESIGN SHALL COMPLY WITH THE AMERICAN WOOD COUNCIL'S WOOD FRAME CONSTRUCTION MANUAL (WFCM) AND E.O.R. SPECIFICATIONS. (SEE S-3 FOR DETAILS)

3. ALL STRUCTURAL WOOD MEMBERS SHALL HAVE A MIN. EXTREME FIBER STRESS IN BENDING (Fb)=1,200 PSI

4. THE FOLLOWING MIN. LUMBER GRADES SHALL BE USED UNLESS NOTED OTHERWISE:
- A- STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE #2 OR BETTER.
- B- STUD SIZE 2" TO 4" THICK X 2" TO 6" WIDE STUD GRADE.
- C- STRUCTURAL JOISTS AND PLANKS SIZE 2" TO 4" THICK X 8" AND WIDER #2 OR BETTER.

5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED.

6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION.

7. ALL METAL CONNECTORS AND FABRICATIONS SHALL COMPLY WITH AISI SPECIFICATIONS. FRAMING CONNECTORS TO BE SIMPSON, AS DETAILED OR EQUAL.

8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.

9. PREFABRICATED TRUSSES SHALL COMPLY WITH NPFA FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATES CONNECTED TO WOOD TRUSSES AND AITC 100.

10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER ENGINEER.

11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.

12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO CONTRACTOR AND DESIGNER FOR REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND VERIFICATIONS.

13. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.

ROOF FRAMING:

14. ALL ROOF TRUSS AND WALL FRAMING SHALL BE FASTENER ATTACHMENT TO COMPLY WITH LOCAL BUILDING CODES.

15. PREFABRICATED WOOD TRUSSES
16. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND ENGINEERED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (TPI) CURRENT PUBLICATION, LAYOUT PLAN AND INDIVIDUAL TRUSS DRAWINGS FOR EACH DIFFERENT TRUSS TYPE BE SIGNED AND SEALED BY A REGISTERED ENGINEER. DESIGN LOADS SHALL BE BASED ON BOTH LIVE AND DEAD LOADS AS SHOWN ON THE DRAWINGS.

16. RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS (U.O.N.)
- | LUMBER SIZE | MAXIMUM SPAN (S.P. #) |
|-------------|-----------------------|
| 2" X 4" | 6 FT. |
| 2" X 6" | 8 FT. |
| 2" X 8" | 10 FT. |
| 2" X 10" | 12 FT. |
| 2" X 12" | 14 FT. |

- NOTE:
- a) RAFTER SPACING SHALL NOT EXCEED 24" O.C.
- b) RAFTERS SHALL BE BRACED LATEROALLY W/ WOOD MEMBERS (2" X 4" MIN.) STAGGERED AT 24" O.C.
- c) RIDGE BOARDS SHALL BE ONE LUMBER SIZE LARGER THAN THE RAFTER (I.E. 2" X 6" RIDGE BOARD W/ 2" X 4" RAFTERS)
- d) STANDARD SHEATHING AND NAILING REQUIREMENTS SHALL APPLY THE SAME AS ENGINEERED TRUSSES (SEE S-2 FOR DETAILS)

17. GENERAL CONTRACTOR SHALL PROVIDE PERMANENT LATERAL BRACING OF THE BOTTOM CHORD AND THE WEB MEMBERS IN ACCORDANCE WITH THE RECOMMENDATIONS OF TPI HIB-81 AND THE REQUIREMENTS OF THE TRUSS MANUFACTURER.

18. GABLE ENDWALLS
- MASONRY - GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM. POUR SLOPED CONTINUOUS CONCRETE THE BEAM UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).

19. WOOD - GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM BALLOON STUD FRAMING UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).

20. ROOF FLOOR FINISHING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF OTHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB PER 100 SQ FT (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

21. PROVIDE ATTIC VENTILATION VIA HIP RIDGE AND SOFFIT VENTS EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC FLOOR SPACE. ALLOW NO MORE THAN 50% OF TOTAL VENTING TO OCCUR AT THE HIP AND RIDGE AREAS.

22. VENTILATED SOFFIT MATERIAL SHALL BE PROVIDED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS FOR CROSS VENTILATION. RIDGE VENT AND OFF RIDGE VENTS CAN BE INSTALLED AS REQUIRED.

23. ALL ROOF FLASHING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF OTHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB PER 100 SQ FT (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

24. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.

11. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGETHER U.O.N..

24. LUMBER AND PLYWOOD
- *ALL SAWN LUMBER SHALL BEAR THE STAMP OF WWPA OR APPROVED TESTING AGENCY. FRAMING UNITS/STUDS SHALL BE SOUTHERN YELLOW PINE (#3 STUD GRADE OR BETTER, TYPICALLY #2) OR APPROVED EQUIV. ROOF SHEATHING SHALL BE MIN. 7/16" EXTERIOR GRADE MEETING APA STANDARDS. ALL LUMBER SPECIES AND GRADES SHALL COMPLY WITH DOC PS 20 PER FBC-R602.

* (ALL MATERIALS USED SHALL COMPLY WITH CURRENT FBC PRODUCT APPROVAL REQUIREMENTS)

COLD FORM STEEL FRAMING

1. ALL STEEL FRAMING SHALL CONFORM TO "THE SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION, BY THE AISI.

2. WELDED CONNECTIONS SHALL CONFORM TO "CODE FOR WELDING IN BUILDING CONSTRUCTION, D1.0" BY THE AWS.

3. ASTM A-568 STANDARD SPECIFICATION FOR GENERAL REQUIREMENTS FOR STEEL, CARBON AND HIGH STRENGTH LOW-ALLOY HOT ROLLED SHEET AND COLD ROLLED SHEET.

4. ALL STEEL SHALL BE INSTALLED BY PERSONNEL EXPERIENCED IN LIGHT GAUGE STEEL FRAMING INSTALLATION.

5. WHERE STEEL FRAMING MEMBERS ARE COMPONENTS OF ASSEMBLIES INDICATED FOR A FIRE RESISTANCE RATING, INCLUDING THOSE REQUIRED FOR COMPLIANCE WITH GOVERNING REGULATIONS, PROVIDE MEMBERS WHICH HAVE BEEN APPROVED BY GOVERNING AUTHORITIES HAVING JURISDICTION.

6. PROTECT ULTY IDENTIFIED WITH NAME, BRAND, TYPE AND GRADE. STORE OFF GROUND IN A DRY VENTILATED SPACE OR PROTECT WITH SUITABLE WATERPROOF COVERINGS.

7. WITH EACH TYPE OF STEEL FRAMING REQUIRED, PROVIDE MANUFACTURER'S STANDARD STEEL RUNNERS (TRACKS), BRACING, LINTELS, CLIP ANGLES, BRACING, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER FOR APPLICATIONS INDICATED, AS NEEDED TO PROVIDE A COMPLETE STEEL FRAMING SYSTEM.

8. FABRICATE OR STUDS, AND 33,000 PDI FOR RUNNERS, ASTM A446.

9. SCREWS SHALL BE AS RECOMMENDED BY MANUFACTURERS.

10. PROVIDE GALVANIZED FINISH TO METAL FRAMING COMPONENTS COMPLYING WITH ASTM A525 WITH A G60 COATING.

11. PROVIDE MANUFACTURER'S STANDARD STRUCTURAL "C" SHAPED STEEL STUDS, SIZE, SHAPE, AND GAUGE INDICATED WITH A NOMINAL 1-3/4" FLANGE AND MIN. 1/2" FLANGE RENT LIP BY UNIMAST, INC. OR PRIOR APPROVED EQUAL.

12. ALL FRAMING MEMBERS SHALL BE DESIGNED BY THE MANUFACTURER TO SUPPORT ALL LIVE, DEAD, AND WIND LOADS, PLUS ANY CONCENTRATED LOADS SHOWN ON THE DRAWINGS.

13. THE EXTERIOR WALL SYSTEM SHALL BE DESIGNED TO WITHSTAND BOTH POSITIVE AND NEGATIVE WIND PRESSURE WITH A DESIGN LOAD SECTION BASE UPON THE APPLICABLE CODE AND MATERIAL REQUIREMENTS OF THE VENEER, BUT SHALL NOT EXCEED 1/360.

14. FRAMING COMPONENTS MAY BE PREFABRICATED INTO PANELS PRIOR TO ERECTION. FABRICATE PANELS PLUMB, SQUARE, AND TRUE TO LINE AND BRACED AGAINST RACKING WITH JOINTS WELDED. PERFORM LIFTING OF PREFABRICATED PANELS IN A MANNER TO PREVENT DAMAGE OR DISTORTION.

15. INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED.

16. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUD DEPTH. ALIGN TRACKS ACCURATELY TO LAYOUT AT BASE AND TOPS OF STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED, EXCEPT DO NOT EXCEED 24" O.C. SPACING PROVIDE FASTENERS AT CORNERS AND ENDS OF TRACKS.

17. FRAME BOTH SIDES OF EXPANSION AND CONTROL JOINTS, AS SHOWN FOR WALL SYSTEM, WITH SEPARATE STUDS AND DO NOT BRIDGE THE JOINT WITH COMPONENTS OF THE STUD SYSTEM.

18. WHERE REQUIRED, TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETED.

19. RESISTANCE TO BENDING AND ROTATION ABOUT THE MINOR AXIS SHALL BE PROVIDED BY MECHANICAL LATERAL BRACING WHERE REQUIRED.

20. ATTACHMENTS OF SIMILAR COMPONENTS SHALL BE DONE BY WELDING, SCREW ATTACHMENT, OR BOLTING. WIRE TYING OF FRAMING COMPONENTS SHALL NOT BE PERMITTED.

21. WELDING OF MEMBERS LIGHTER THAN 18 GA. SHALL NOT BE PERMITTED.

22. SPLICES SHALL NOT BE PERMITTED.

23. MIN. NUMBER OF EQUALLY SPACED HORIZONTAL WALL BRIDGING FOR THE HEIGHTS SHOWN:
- UP TO 10' - 1 ROW
- 10' TO 14' - 2 ROWS
- ABOVE 14' - 4" CENTERS

24. FULLY INSTALL ALL BRIDGING BEFORE APPLYING LOADS.

25. FOR WELDED CONNECTIONS, FUSION WELDING IS RECOMMENDED WITH A DIRECT CURRENT WELDER OF 200 OR MORE AMPERE CAPACITY. USE A HEAT OF 60 TO 90 AMPERES (DEPENDING ON THE GAUGE OF METAL) ALONG WITH ASTM E60 ELECTRODES.

26. STEEL TRUSSES:
- a) TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRIDGING OF THE TRUSS SYSTEM DURING CONSTRUCTION.
- b) TRUSSES SHALL BE DESIGNED SO THAT NO HORIZONTAL REACTIONS ARE IMPOSED ON THE SUPPORTING STRUCTURE UNDER VERTICAL LOAD.

- c) PREFABRICATED TRUSSES AND PANELS SHALL BE SQUARE AND BRACED AGAINST RACKING.
- d) TRUSS MANUFACTURER SHALL PROVIDE A BENT PLATE 3" X 3" X 1/8 GA. TYP. AT ALL RIDGE AND VALLEY LINES.

27. CONTRACTOR TO SUBMIT THE FOLLOWING:
- a) SUBMIT COMPLETE STRUCTURAL CALCULATIONS FOR THE STEEL FRAMING SYSTEM. CALCULATIONS SHALL COVER ALL STUDS, JAMB STUDS, RUNNER TRACK, BRACING, ATTACHMENT OF LIGHT GAUGE FRAMING TO LIGHT GAUGE FRAMING, AND ATTACHMENT OF LIGHT GAUGE FRAMING TO CONCRETE OR CONCRETE ON STEEL FRAMING.

- b) SUBMIT DETAILED SHOP DRAWINGS FOR STEEL FRAMING SHOWING THE TYPE AND SPACING OF ALL MEMBERS. ALL ATTACHMENTS SHALL BE CLEARLY IDENTIFIED ON THE DRAWINGS. INDICATE SUPPLEMENTAL STRAPPING, BRACING, CLIPS AND OTHER ACCESSORIES REQUIRED FOR PROPER INSTALLATION.

- c) SUBMIT CERTIFICATION OF MATERIALS FROM THE MANUFACTURER TO SHOW COMPLIANCE WITH THESE SPECIFICATIONS AND RELATED DRAWINGS.

TERMITE PROTECTION

FBC-R SECTION R318

- R318.1 TERMITE PREVENTION
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTION TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

- R318.1.1 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

- R318.1.2 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

- R318.1.3 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

- R318.1.4 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MILLIMETER VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED, ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

- R318.1.5 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVER POUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

- R318.1.6 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION, ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

- R318.1.7 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION.

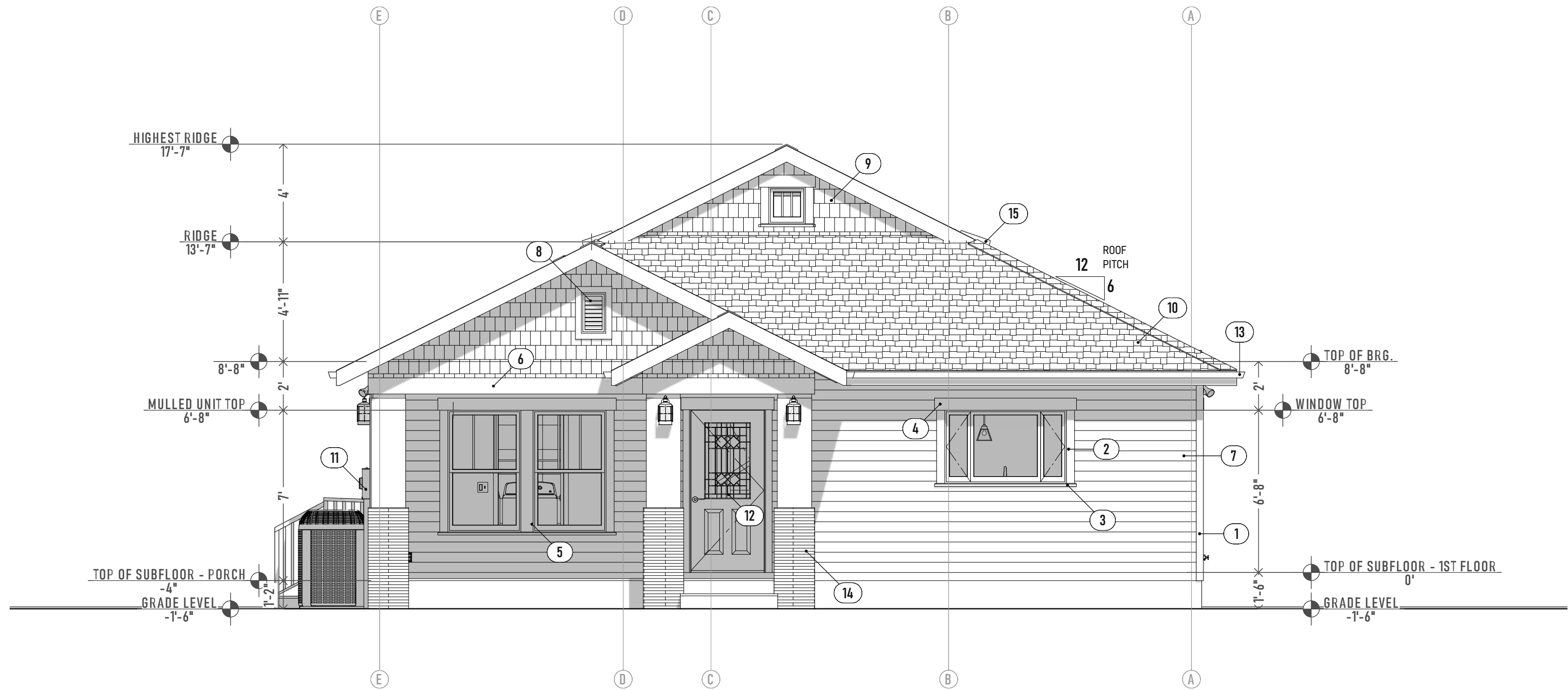
- SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES, SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE CONCRETE. THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

- R318.1.8 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS 1818.1.1 THROUGH 1818.1.6 DO NOT APPLY. APPLICATION OF A WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. CHANGES IN FRAMING OR ADDITIONS TO FRAMING IN AREAS OF THE STRUCTURE REQUIRING TREATMENT, THAT OCCUR AFTER THE INITIAL WOOD TREATMENT, MUST BE TREATED PRIOR TO FINAL BUILDING APPROVAL.

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

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EXT. ELV. 01 [FRONT]

ELEVATION NOTES

MARK	DESCRIPTION
1	1" X 4" WOOD CORNER BOARDS (TYP.)
2	1" X 4" WOOD TRIM MOLDING (TYP.)
3	1" X 4" WOOD WINDOW SILL W/ 3/4" EXTENSION (TYP.)
4	1" X 6" WOOD TRIM MOLDING (TYP.)
5	1" X 8" WOOD TRIM WINDOW MULL (TYP.)
6	1" X 10" FRIEZE BOARD (TYP.)
7	6" WOOD OR CEMENT FIBER BD. TONGUE & GROOVE LAP SIDING (TYP.)
8	ARCHITECTURAL FAUX GABLE VENT
9	ARCHITECTURAL SHINGLED GABLE SIDING (TYP.)
10	ASPHALT ARCHITECTURAL SHINGLE ROOF (TYP.) 6/12 PITCH
11	ELECTRICAL SERVICE ENTRANCE EQUIPMENT
12	INSULATED 1-LITE ENTRY DOOR
13	RAIN GUTTERS W/ DOWNSPOUTS AS REQUIRED (TYP.)
14	REINFORCED CMU FOUNDATION PIERS W/ BRICK VENEER (TYP.)
15	SLANT-BACK ROOF VENTS (TYP.)



EXT. ELV. 02 [RIGHT-SIDE]

ROOF VENTING CALCULATIONS:

(1,716) SQ. IN. (TOTAL-PROVIDED)

ROOF AREA = (2,323) SQ. FT.
MIN. NET FREE VENT AREA
(NFVA) = (2,323) SQ. FT. 1/300 = (1,115) SQ. IN. (REQ'D)

GAF SLANT BACK ROOF LOUVER (EXHAUST)
FLORIDA PRODUCT APPROVAL #FL5027-R12
60 SQ. IN. EA. / NET FREE AREA
(NFA) (10) x 60 SQ. IN. = (600) SQ. IN.

GAF COBRA RIDGE VENT (EXHAUST)
FLORIDA PRODUCT APPROVAL #FL6227-R1
18 SQ. IN. PER LIN. FT. / NET FREE AREA (NFA)
(0) LIN. FT. x 18 SQ. IN. = (0) SQ. IN.

SOFFIT VENTS (INTAKE)
FLORIDA PRODUCT APPROVAL #FL23157-R0
6.2 SQ. IN. PER FT. / NET FREE AREA
(NFA) (180) x 6.2 SQ. IN. = (1,116) SQ. IN. (NFA)

ELEVATION VIEW

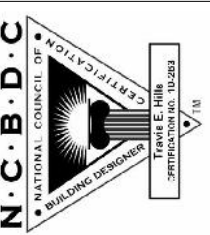
SCALE: 1/4" = 1' U.O.N.

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EXTERIOR
ELEVATIONS

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

I. 23/06/21 INITIAL PLAN READY
II. 23/10/19 READY FOR PLAN REVIEW
III. 25/03/21 REVERSE PLAN



SCALE

PER DRAWING NOTES

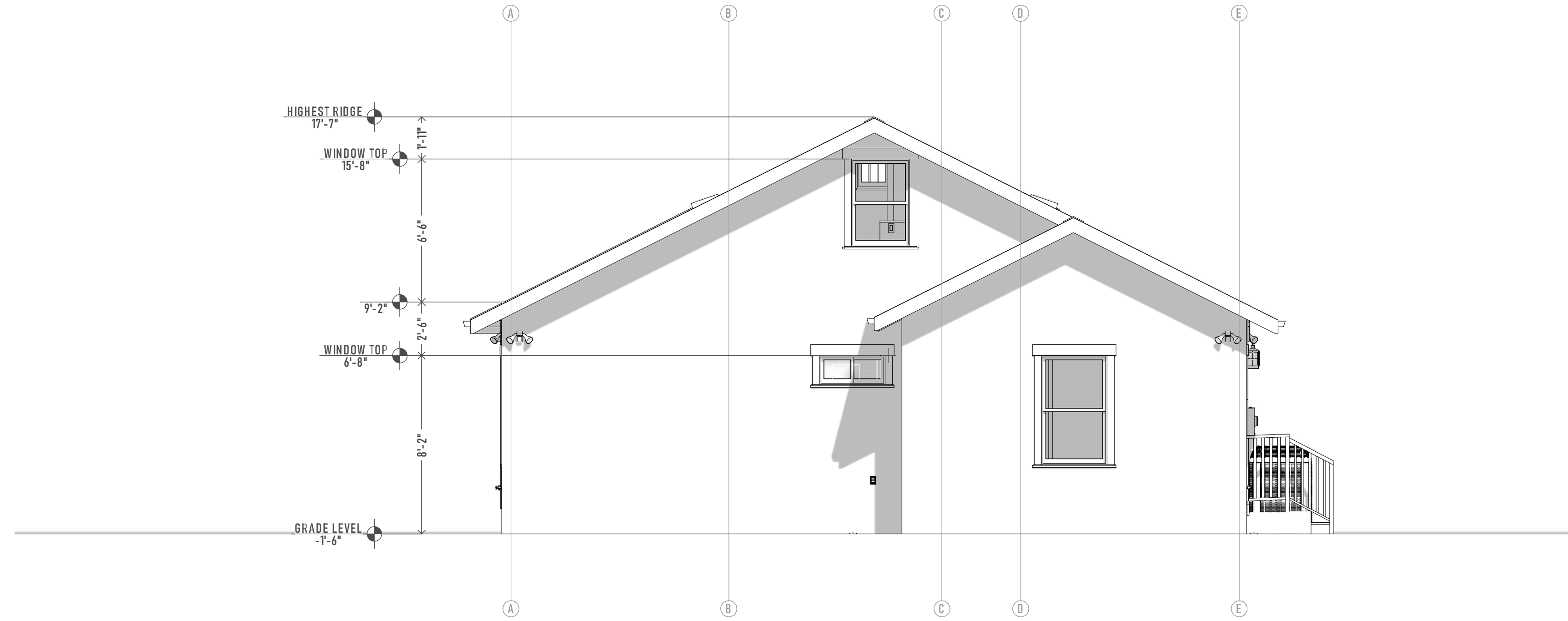
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EXT. ELV. 03 [REAR]



EXT. ELV. 04 [LEFT-SIDE]

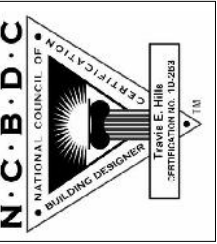
ELEVATION VIEW

SCALE: 1/4" = 1' U.O.N.

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FLOOR PLAN LAYOUT SHELL W/ NOTES

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NOTE: ALL FIXTURES & EQUIPMENT SPECIFICATIONS SHALL MEET MINIMUM CODE AND PRODUCT APPROVAL REQUIREMENTS. PRODUCTS LISTED & SHOWN ARE BEING USED AS SAMPLE ILLUSTRATIONS FOR DESIGN PURPOSES. INTERIOR FINISHES & MATERIALS (SUCH AS DOORS, CABINETS, & APPLIANCES) ARE SUBJECT TO CONTRACTOR PREFERENCE / CHOICE.

FLOOR PLAN NOTES / SPECIAL FEATURES

FLOOR PLAN NOTE SCHEDULE	
SYM.	DESCRIPTION
①	ATTIC ACCESS [22" X 32" MIN.]
②	INSULATED INT. FRAME WALL / SOUNDPROOFING (R-13 U.O.N.)
③	INSULATED / S.C. DOOR (20 MIN. FIRE-RATED)
④	TEMPERED GLASS SHOWER WALL AND/OR DOOR (U.O.N.)
⑤	TEMPERED GLASS SHOWER PANEL ON KNEE WALL OR IN FRAME (U.O.N.)
⑥	BUILT-IN TILED SHOWER SEAT
⑦	SOFFIT FRAMED-DOWN FROM CLG. [SEE WALL ELEV. FOR MORE DETAILS]
⑧	TRAY / COFFERED CEILING [SEE CROSS-SECTION FOR DETAILS]
⑨	ARCHITECTURAL FAUX WOOD BEAMS (TYP.)
⑩	ARCHITECTURAL WALL NICHE' [SEE WALL ELEV. FOR MORE DETAILS]
⑪	WARDROBE SHELVING [SEE MISC. NOTES FOR DETAILS]
⑫	PANTRY / LINEN SHELVING [SEE MISC. TYP. NOTES FOR DETAILS]
⑬	UTILITY SHELVING [SEE MISC. TYP. NOTES FOR DETAILS]
⑭	THIN PAVERS ON CONCRETE SLAB [TYP.]

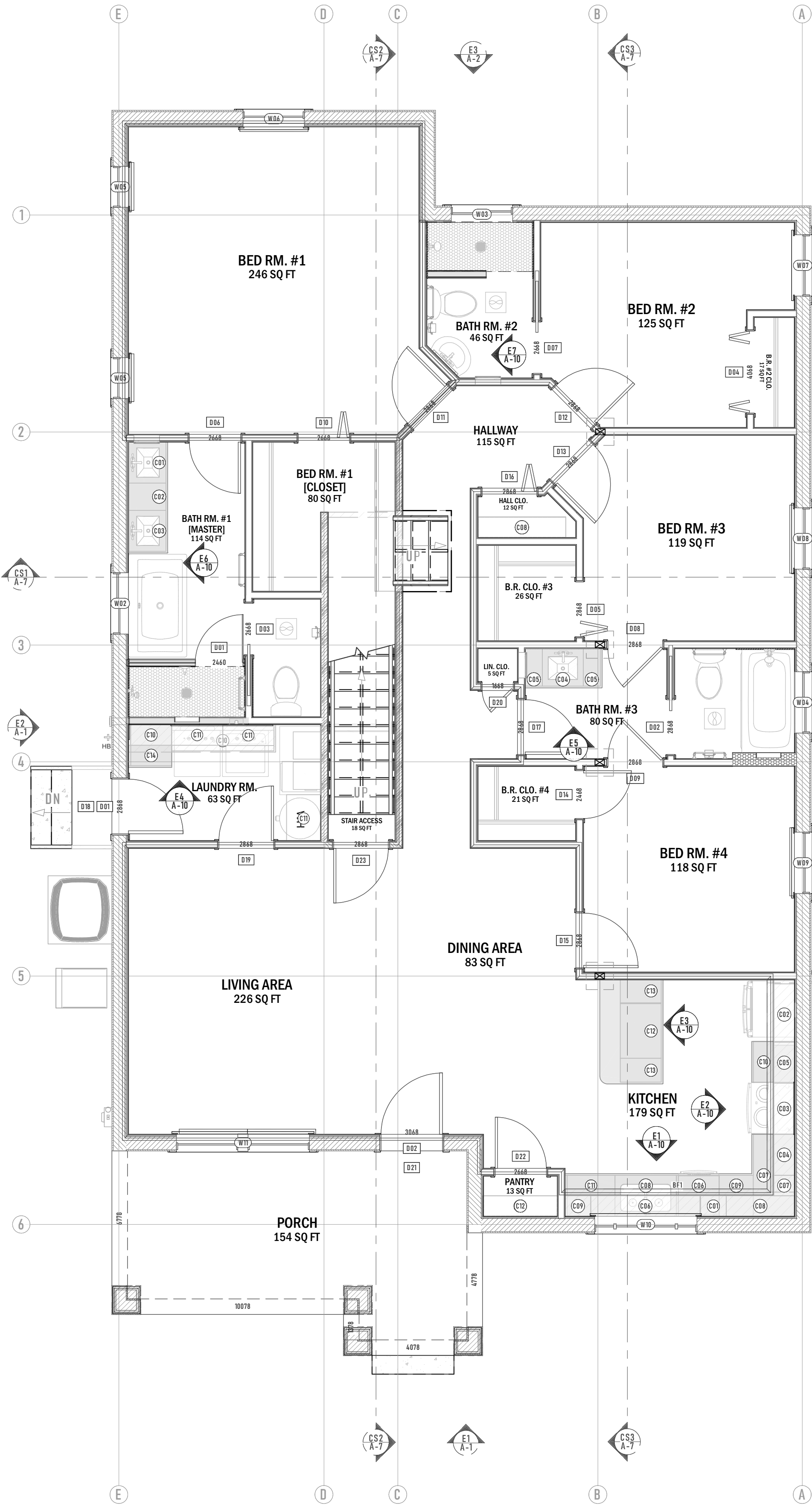
WALL LEGEND

WALL SCHEDULE	
SYMBOL	WALL TYPE
	1/2" GLASS PANEL
	4" FRAME EXT. GABLE WALL (STUCCO)
	4" FRAME EXT. WALL (STUCCO & DRYWALL)
	4" FRAME INT. WALL (1-SIDE TILED PARTITION)
	4" FRAME INT. WALL (DRYWALL PARTITION)
	4" FRAME INT. WALL (KNEE WALL)
	4" FRAME INT. WALL (L.B. PARTITION)
	8" CMU EXT. BLK. WALL (DRYWALL & STUCCO)
	8" CMU EXT. BLK. WALL (UNCOND.)
	8" FRAME INT. WALL (DBL. PARTITION WALL)
	DECK RAILING/FENCE_7
	INTERIOR RAILING-1
	ROOM DIVIDER

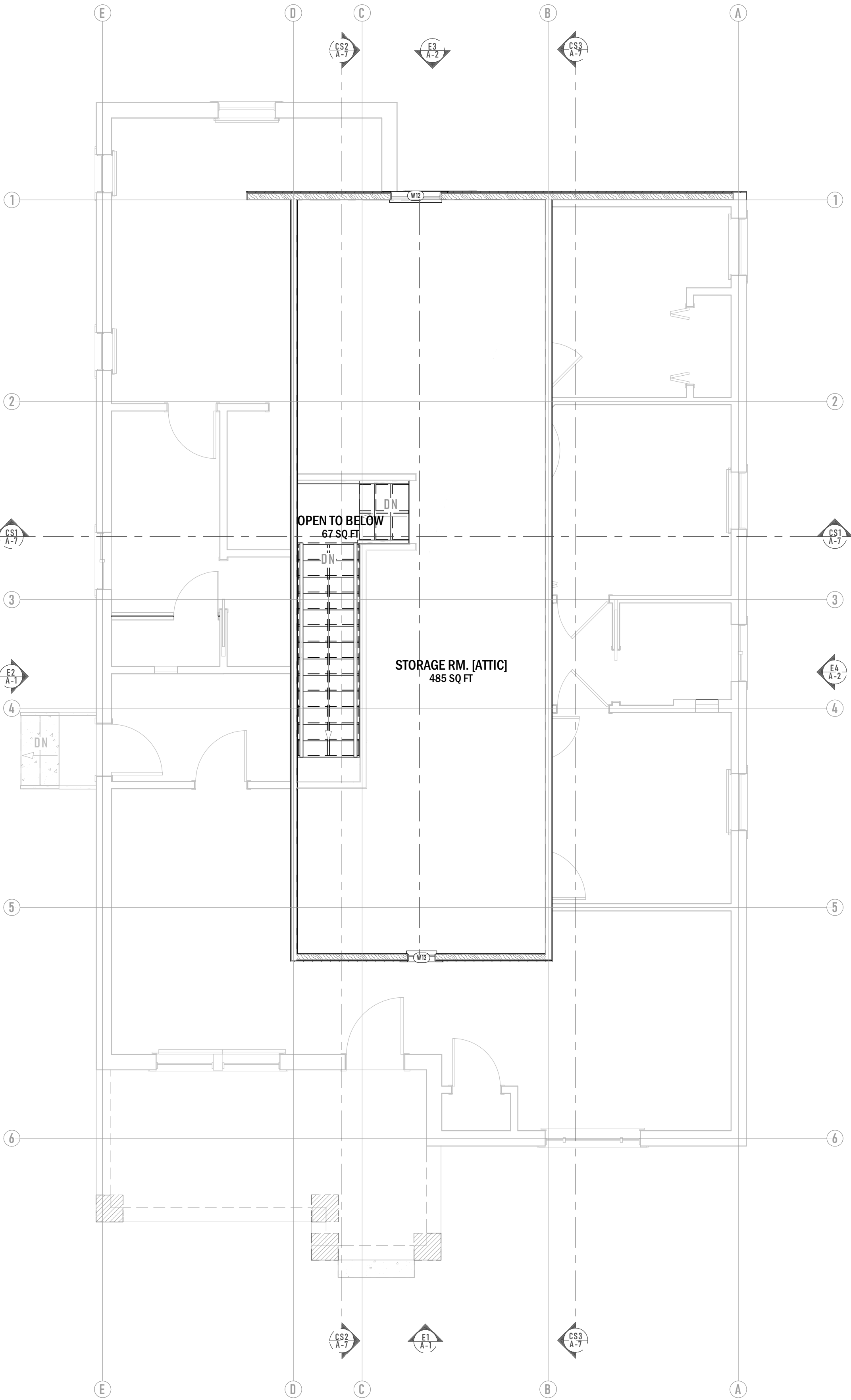
FLOOR PLAN

SCALE: 1/4" = 1' U.O.N.

1ST FLOOR



ATTIC LEVEL



MISC. TYPICAL NOTES (U.O.N.)

ALL EXTERIOR WALLS ARE ASSUMED 8" THICKNESS (U.O.N) Unless Otherwise Noted

ALL INTERIOR WALLS ARE ASSUMED 4" THICKNESS (U.O.N) Unless Otherwise Noted

ALL DIMENSIONS ARE PULLED FROM EDGE OF WALL OR CENTER OF WALL (U.O.N) Unless Otherwise Noted

01) KITCHEN CABINETS:
*KITCHEN (BASE) 23" D x 34-1/2" H
(COUNTER TOP) 24" D x 3/4" H GRANITE w/ 1-1/2" NOSING
*KITCHEN WALL (UPPERS) 12" D x 36" H

02) BATHROOM CABINETS:
*VANITIES (BASE) 21" D x 33-1/2" H
(COUNTER TOP) 22" D x 3/4" H SOLID-SURFACE
*STORAGE CAB. - 24" W x 30" H x 8" D SURFACE MOUNT
*MEDICINE CAB. - 16" W x 20" H x 4" D RECESSED

03) SHELVING:
*14" WARDROBE: SGL. @ 72" / DBL. @ 42" BOT. & 84" TOP
*12" UTILITY: SGL. @ 72" / DBL. @ 42" BOT. & 84" TOP
*12" PANTRY & LINEN: (4-SHELVES) @ 18" - 36" - 54" - 72"

WINDOW NOTES

*CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH MANUFACTURER SPECIFICATIONS.

*OPENING DIMENSIONS MAY VARY "SLIGHTLY" WITH EACH MANUFACTURER. (contractor verify)

*EGRESS SIZE:
1) CLEAR OPENING OF 5.7 SQ. FT. OR GREATER
2) CLEAR OPENING WIDTH OF 20" OR GREATER
3) CLEAR OPENING HEIGHT OF 24" OR GREATER

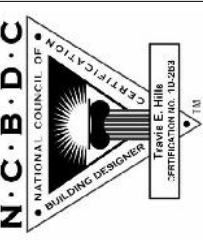
*UNIT DIMENSION IS INSIDE FRAME DIMENSION, NOT INCLUDING NAILING FIN.

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PLANNING, DESIGN, & MGT.

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FLOOR PLAN LAYOUT SHELL W/ NOTES

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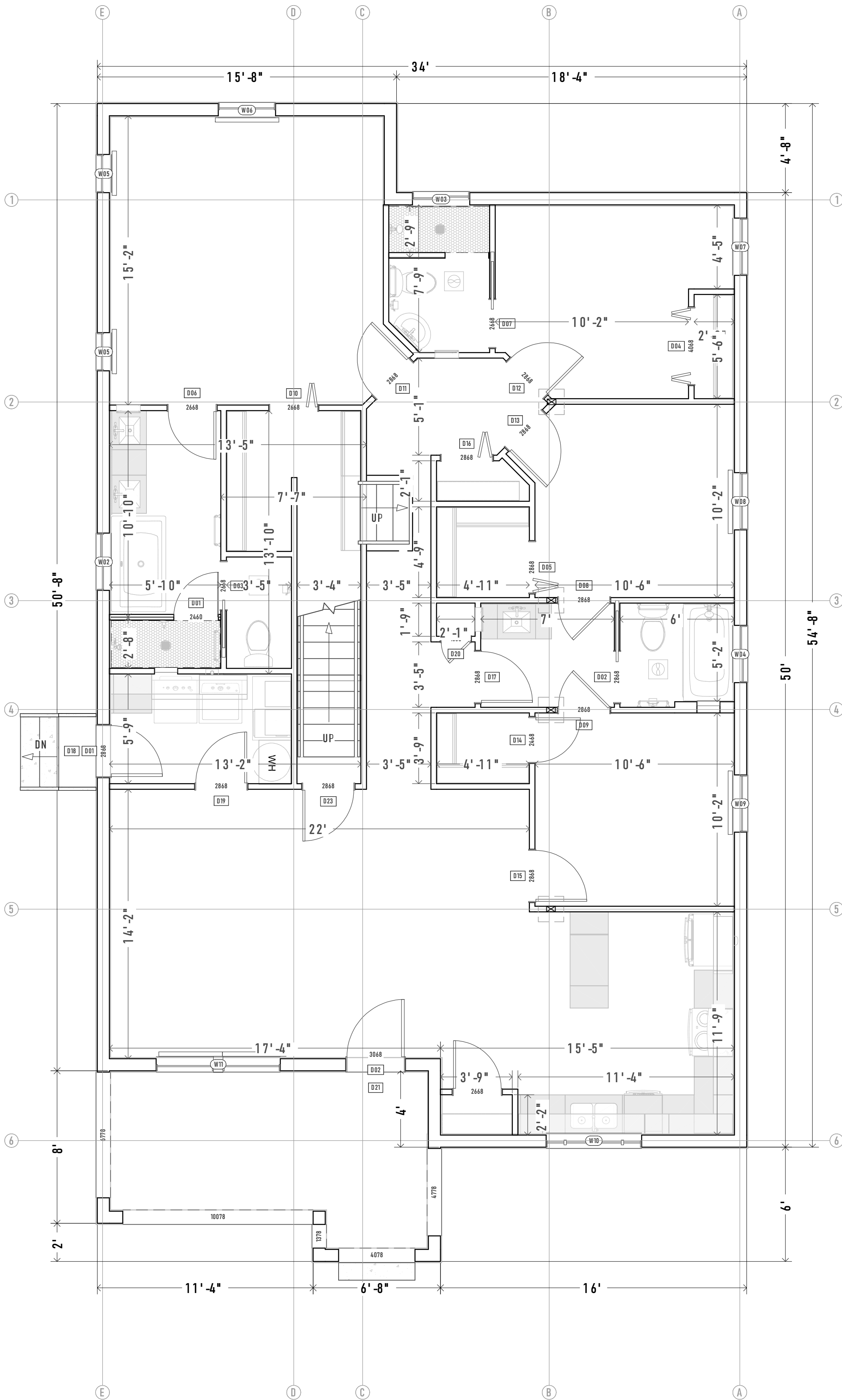
PER DRAWING NOTES

SHEET NUMBER

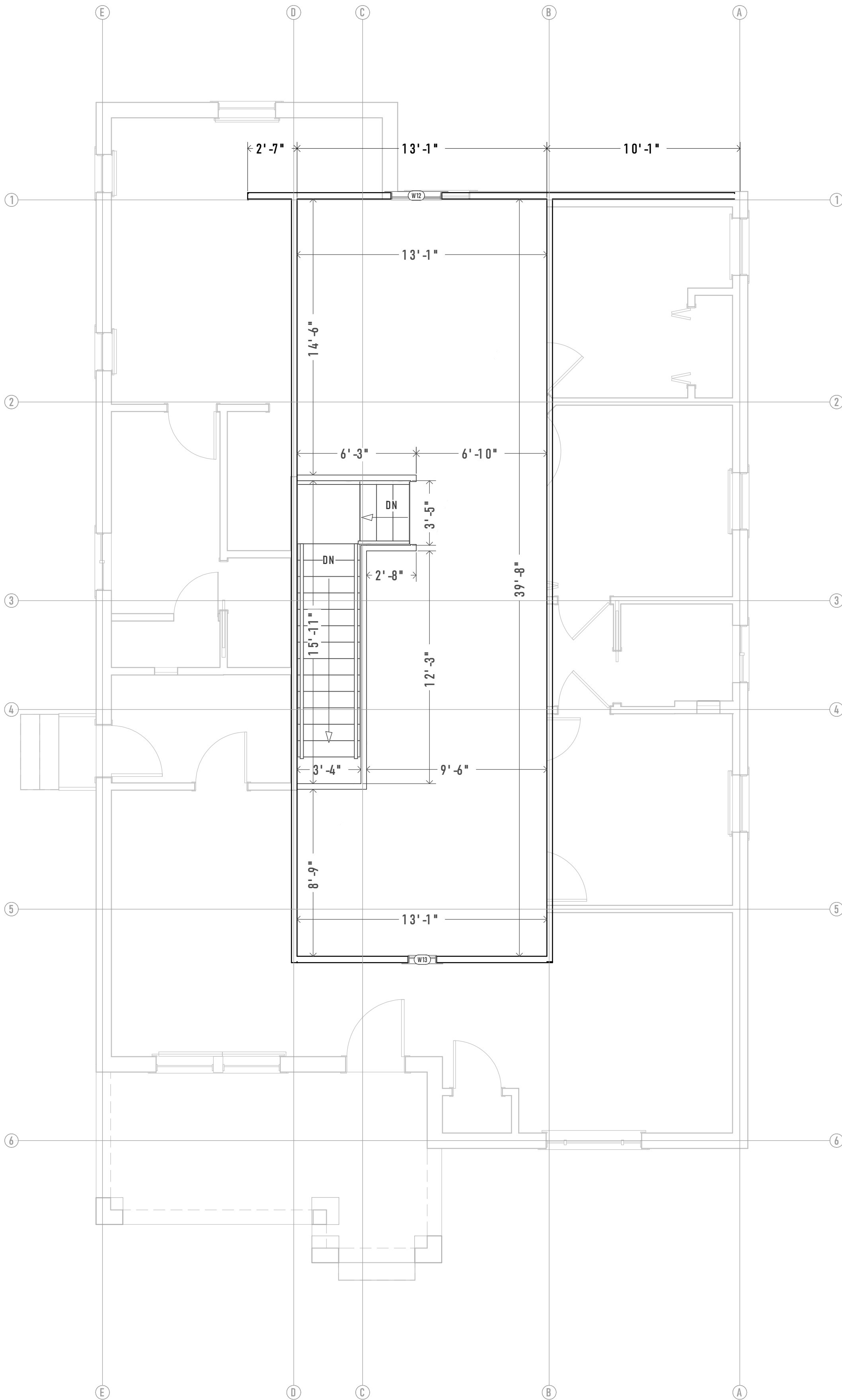
A-3

FLOOR PLAN LAYOUT DIMENSIONED

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1ST FLOOR



ATTIC LEVEL

PLAN VIEW

SCALE: 1/4" = 1' U.O.N.

ROOM SIZES SCHEDULE

ROOM SIZE SCHEDULE (1ST FLOOR-COND.)				
ROOM NAME	AREA, STD. (SQ. FT)	FLR.	GEN. DIMENSIONS	CLG. HGT.
B.R. #2 CLO.	17	1	2'X5'-4"	10'4"
B.R. CLO. #3	26	1	4'-9"X4'-8"	10'4"
B.R. CLO. #4	21	1	4'-9"X3'-7"	10'4"
BATH RM. #1[MASTER]	114	1	9'-5"X13'-5"	10'4"
BATH RM. #2	46	1	5'-2"X7'-7"	10'4"
BATH RM. #3	80	1	13'-2"X5'-4"	10'4"
BED RM. #1	246	1	14'-2"X15'	10'4"
BED RM. #1[CLOSET]	80	1	6'-11"X3'-5"	10'4", 11'6"
BED RM. #2	125	1	10'X10'	10'4"
BED RM. #3	119	1	10'-4"X10'	10'4"
BED RM. #4	118	1	10'-4"X10'	10'4"
DINING AREA	83	1	8'-10"X8'-4"	10'4"
HALL CLO.	12	1	4'-1"X2'	10'4"
HALLWAY	115	1	6'-9"X18'-2"	10'4", 11'6"
KITCHEN	179	1	15'-2"X11'-7"	10'4"
LAUNDRY RM.	63	1	9'-5"X5'-8"	10'4"
LIN. CLO.	5	1	1'-11"X1'-8"	10'4"
LIVING AREA	226	1	13'X14'	10'4"
PANTRY	13	1	3'-7"X2'	10'4"
TOTALS:	1688			

ROOM SIZE SCHEDULE (1ST FLOOR-UNCOND.)				
ROOM NAME	AREA, STD. (SQ. FT)	FLR.	GEN. DIMENSIONS	CLG. HGT.
PORCH	154	1	16'-7"X7'-3"	10'8"
STAIR ACCESS	18	1	3'-3"X5'-4"	11'6"
TOTALS:	172			

FLOOR SPACE MEASUREMENTS:

PROPOSED NEW CONSTRUCTION
1,683 S.F. 1st Flr. (Conditioned)
23 S.F. Stair Access (Unconditioned)
154 S.F. Covered Porch Area (Unconditioned)

1,683 S.F. [TOTAL CONDITIONED]
177 S.F. [TOTAL UNCONDITIONED]
1,860 S.F. TOTAL UNDER-ROOF

485 S.F. Storage Attic (Unfinished)

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PLANNING, DESIGN, & MGT. SOLUTIONS

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TOWNS E. HILLS, CPED

Lead Designer / Planning Consultant
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PDM Bungalow + [34-A]

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FLOOR PLAN LAYOUT
DIMENSIONED

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

I. 23/06/21 INITIAL PLAN READY
II. 23/10/19 READY FOR PLAN REVIEW
III. 25/03/21 REVERSE PLAN

REVIEWED FOR
CODE COMPLIANCE
STRUCTURAL, MECHANICAL, ELECTRICAL

SCALE

PER DRAWING NOTES

SHEET NUMBER

A-4

CONSTRUCTION DOCUMENTS

ROOF PLAN SCHEMATIC

[SEE PG. S-1 FOR ADDITIONAL DETAILS]

ROOF FRAMING NOTES / FEATURES

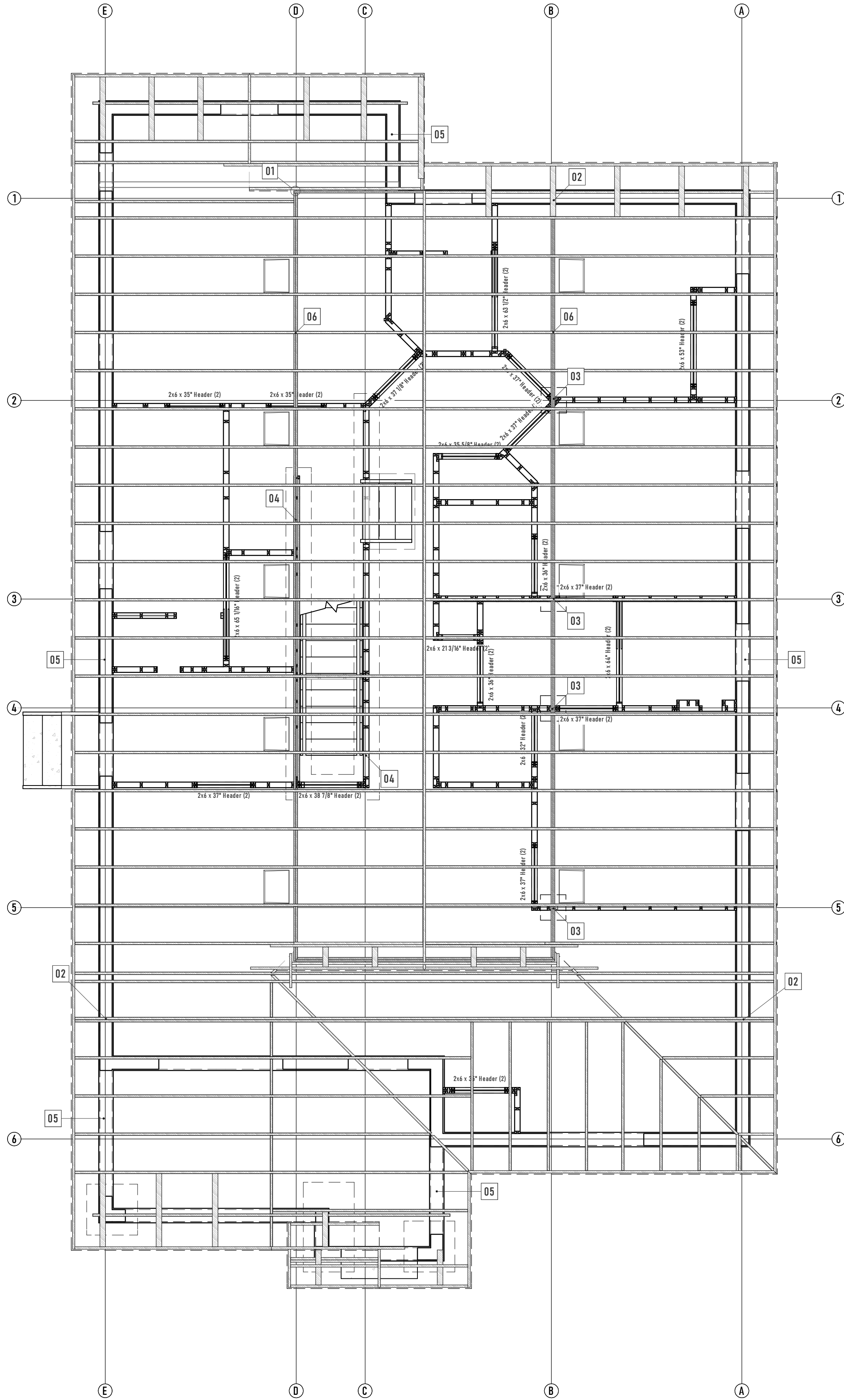
ROOF FRAMING NOTES SCHEDULE	
01	GIRDER ATTACHED TO GIRDER OR BEAM (TYP.)
02	GIRDER ON LOAD BEARING WALL / BEAM (TYP.)
03	INT. BUILT-UP SUPPORT COLUMNS [3-PLY] (TYP.)
04	INT. LOAD BEARING WALL (TYP.)
05	LOAD BEARING WALL OR BEAM (TYP.)
06	TRUSS ATTACHED TO GIRDER OR BEAM (TYP.)

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NOTE: INTERIOR LOAD BEARING WALLS ARE PROVIDED AS OPTIONS FOR TRUSS ENGINEERING.
[SEE FOUNDATION PLAN FOR INTERIOR FOOTER DETAILS.]

NOTE: THIS DESIGN SERVES AS A GENERAL LAYOUT FOR ENGINEERED TRUSS SYSTEMS WITHIN THIS BUILDING.

TRUSS MANUFACTURER IS RESPONSIBLE FOR THE FINAL DESIGN AND ENGINEERING. CONTRACTOR SHALL NOTIFY THE E.O.R. IF ANY STRUCTURAL CHANGES ARE REQUIRED ON THE FOUNDATION OR ANY LOAD-BEARING WALLS RESULTING FROM TRUSS ENGINEERING.



1ST FLOOR

PLAN VIEW

SCALE: 1/4" = 1' U.O.N.

TRUSS NOTES:

NOTE: ALL TRUSSES SHALL BE ENGINEERED BY TRUSS MANUFACTURER. THESE PLANS SHALL BE USED AS A PROPOSED TRUSS LAYOUT.

PREMANUFACTURED ENGINEERED TRUSSES:

- PREMANUFACTURED ENGINEERED TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA. SHOP DRAWINGS SHALL BE SHOWN TO ARCHITECT PRIOR TO INSTALLATION FOR CONFORMITY OF DESIGN.
- ROOF TRUSSES SHALL BE INSTALLED @ 24" O.C. MAX. (TYP.) U.O.N.

PREMANUFACTURED ENGINEERED FLOOR JOIST:

- PREMANUFACTURED ENGINEERED FLOOR JOIST SHALL BE DESIGNED BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT PRIOR TO INSTALLATION FOR CONFORMITY OF DESIGN.

TRUSS DESIGN INFORMATION

- CONTRACTORS SHALL FOLLOW THE TRUSS MANUFACTURERS TRUSS LAYOUT FOR EXACT INSTALLATION. THIS DRAWING IS FOR REFERENCE AND DESIGN BASIS. TRUSS MODIFICATIONS SHALL BE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.

SIMPSON - MINIMUM CONNECTORS

- 2- HETA 20 AT ALL SINGLE PLY TRUSSES
- MGT AT ALL GIRDER TRUSSES
- HGUS28-2 AT GIRDER TO GIRDER LOCATIONS
- LUS24 AT SINGLE TRUSS TO GIRDER LOCATIONS

[SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR ALL UPLIFT LOADS.]

RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS (U.O.N.)

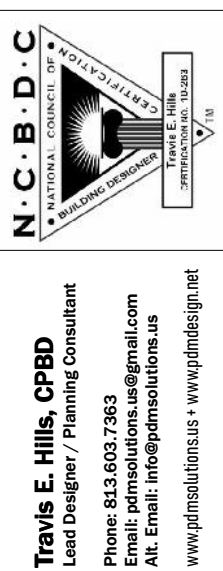
LUMBER SIZE	MAXIMUM SPAN (S.Y.P. #1)
2" X 4"	6 FT.
2" X 6"	8 FT.
2" X 8"	10 FT.
2" X 10"	12 FT.
2" X 12"	14 FT.

- NOTE:
- A) RAFTER SPACING SHALL NOT EXCEED 24" O.C.
- B) RAFTERS SHALL BE BRACED Laterally W/ WOOD MEMBERS (2" X 4" MIN.) STAGGERED AT 24" O.C.
- C) RIDGE BOARDS SHALL BE ONE LUMBER SIZE LARGER THAN THE RAFTER (I.E. 2" X 6" RIDGE BOARD W/ 2" X 4" RAFTERS)
- D) STANDARD SHEATHING AND NAILING REQUIREMENTS SHALL APPLY THE SAME AS ENGINEERED TRUSSES (SEE S-2 FOR DETAILS)

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PLANNING, DESIGN, & MGT. SOLUTIONS



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ROOF PLAN
SCHEMATIC

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

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III. 25/03/21 REVERSE PLAN



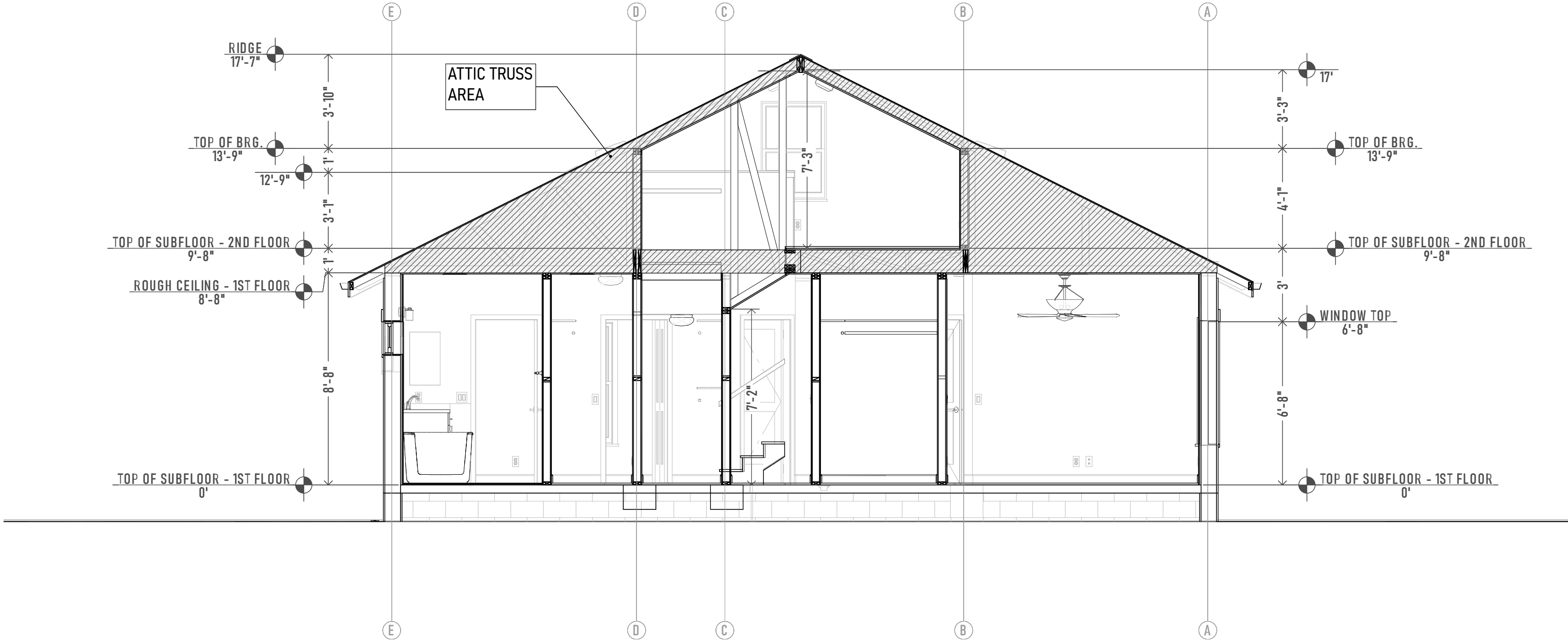
SCALE

PER DRAWING NOTES

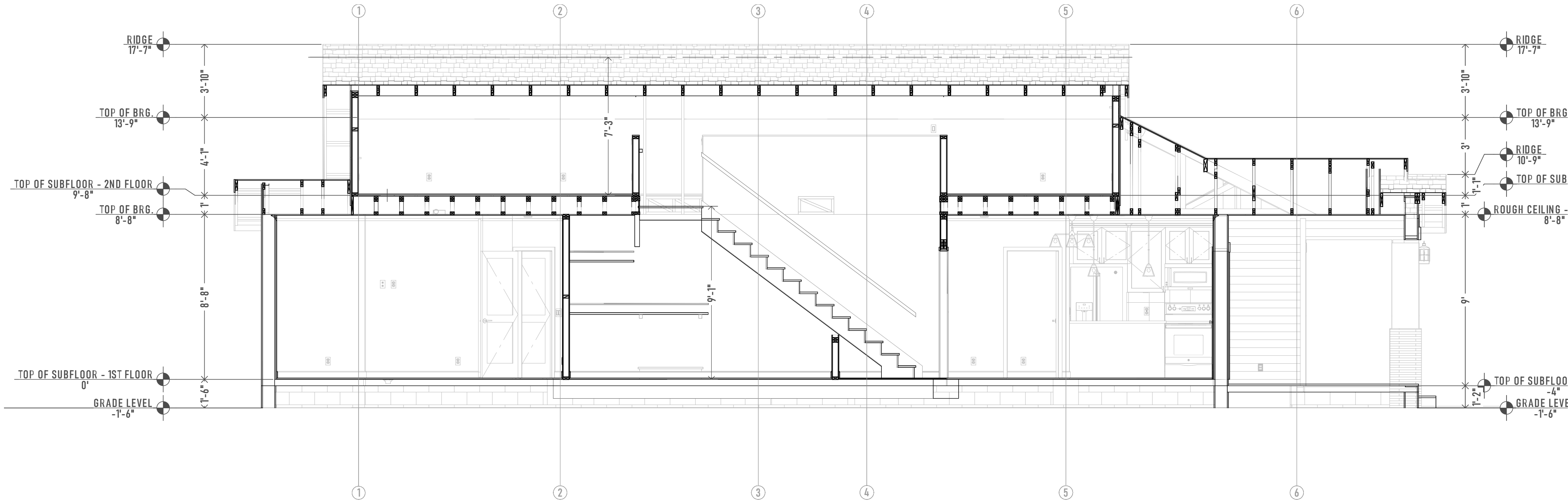
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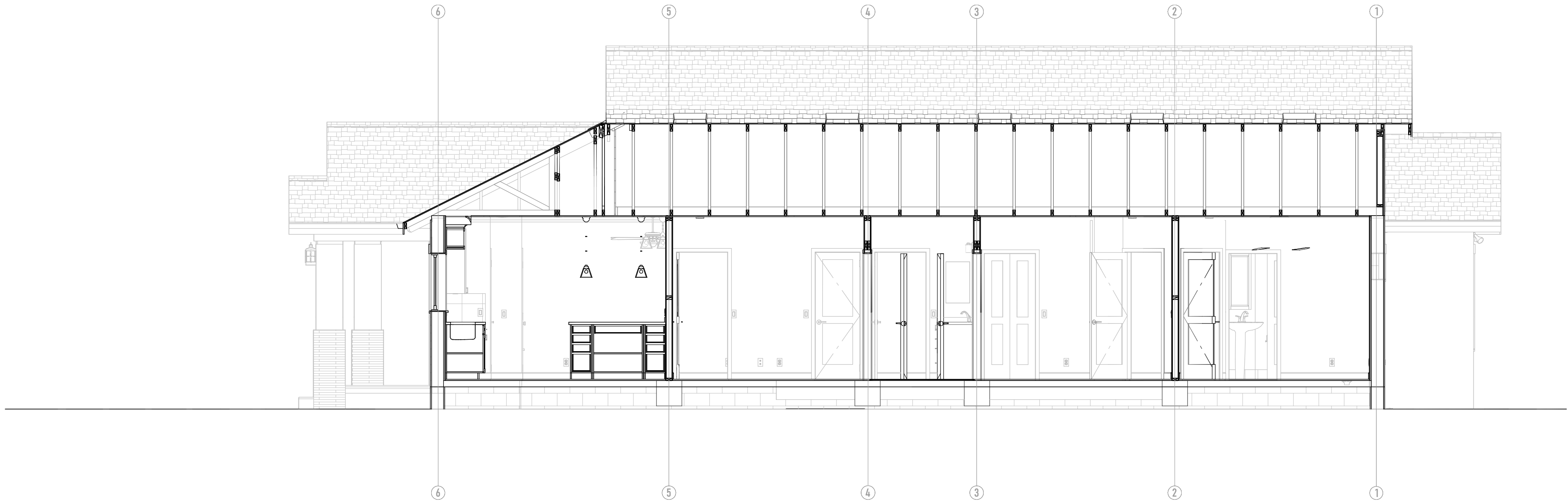
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[CS1] BLDG. CROSS-SECTION



[CS2] BLDG. CROSS-SECTION



[CS3] BLDG. CROSS-SECTION

ELEVATION VIEW

SCALE: 1/4" = 1' U.O.N.

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BUILDING SECTIONS
& DETAILS

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

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REVIEWED FOR
CODE COMPLIANCE
INTERNATIONAL BUILDING CODES

SCALE

PER DRAWING NOTES

SHEET NUMBER

A-7

CONSTRUCTION DOCUMENTS

DOORS & WINDOWS SCHEDULES

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NOTE: ALL EXTERIOR MATERIAL SPECIFICATIONS SHALL MEET MINIMUM CODE AND PRODUCT APPROVAL REQUIREMENTS.
PRODUCTS LISTED & SHOWN ARE BEING USED AS SAMPLE ILLUSTRATIONS FOR DESIGN PURPOSES. INTERIOR FINISHES & MATERIALS (SUCH AS DOORS, CABINETS, & APPLIANCES) ARE SUBJECT TO CONTRACTOR PREFERENCE / CHOICE.

DOOR SCHEDULE

INTERIOR DOOR SCHEDULE									
ROOM NAME	ELV.	NUM.	LABEL	QTY	PLN.	SIZE	I/O	DESC.	COMMENTS
BATH RM. #1 [MASTER]	0	D01	2440	1	1	2440 R	28"X72"	SHOWER-GLASS SLAB	
BATH RM. #3	0	D02	2848	1	1	2848 L	45 1/4"x82 1/2"	POCKET-DOOR P03	
BATH RM. #1 [MASTER]	0	D03	2648	1	1	2648 L	61 1/4"x82 1/2"	POCKET-DOOR P03	
B.R. #2 CLO./BED RM. #2	0	D04	4048	1	1	4048 L/R	50"x82 1/2"	4 DR. BIFOLD-DOOR P03	
B.R. CLO. #3/BED RM. #3	0	D05	2848	1	1	2848 R	34"x82 1/2"	2 DR. BIFOLD-DOOR P03	
BATH RM. #1 [MASTER]/BED RM. #1	0	D06	2648	1	1	2648 L IN	32"x82 1/2"	HINGED-DOOR P03	
BATH RM. #2/BED RM. #2	0	D07	2648	1	1	2648 R	61 1/4"x82 1/2"	POCKET-DOOR P03	
BATH RM. #3/BED RM. #3	0	D08	2848	1	1	2848 L IN	34"x82 1/2"	HINGED-DOOR P03	
BATH RM. #3/BED RM. #4	0	D09	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
BED RM. #1 [CLOSET]/BED RM. #1	0	D10	2648	1	1	2648 R	32"x82 1/2"	2 DR. BIFOLD-DOOR P03	
BED RM. #1/HALLWAY	0	D11	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
BED RM. #2/HALLWAY	0	D12	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
BED RM. #3/HALLWAY	0	D13	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
BED RM. #A/B.R. CLO. #4	0	D14	2448	1	1	2448 L IN	30"x82 1/2"	HINGED-DOOR P03	
BED RM. #A/DINING AREA	0	D15	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
HALL CLO./HALLWAY	0	D16	2848	1	1	2848 R	34"x82 1/2"	2 DR. BIFOLD-DOOR P03	
HALLWAY/BATH RM. #3	0	D17	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
LAUNDRY RM.	0	D18	2848	1	1	2848 R EX	34"x82 1/2"	EXT. HINGED-DOOR E06	
LAUNDRY RM./LIVING AREA	0	D19	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	
LIN. CLO./HALLWAY	0	D20	1648	1	1	1648 L IN	28 3/4"x82 1/2"	HINGED-DOOR P03	
LIVING AREA/PORCH	0	D21	3048	1	1	3048 R EX	38"x82 1/2"	EXT. HINGED-DOOR L05	
PANTRY/KITCHEN	0	D22	2648	1	1	2648 L IN	32"x82 1/2"	HINGED-DOOR P03	
STAIR ACCESS/LIVING AREA	0	D23	2848	1	1	2848 R IN	34"x82 1/2"	HINGED-DOOR P03	

EXTERIOR DOOR SCHEDULE									
ROOM NAME	ELV.	NUM.	LABEL	QTY	PLN.	SIZE	I/O	DESC.	COMMENTS
LAUNDRY RM.	0	D01	2848	1	1	2848 R EX	34"x82 1/2"	EXT. HINGED-DOOR E06	
LIVING AREA/PORCH	0	D02	3048	1	1	3048 R EX	38"x82 1/2"	EXT. HINGED-DOOR L05	

WINDOW SCHEDULE

WINDOW SCHEDULE									
ROOM NAME	ELV.	NUM.	LABEL	QTY	PLN.	SIZE	I/O	DESC.	COMMENTS
BATH RM. #1 [MASTER]	0	W01	1018	1	2	1018	19"X21"	LOUVERED	
BATH RM. #2	0	W02	W02-3014KS	1	1	3014KS	37"X71"	RIGHT SLIDING	
BATH RM. #2	0	W03	W03-3014KS	1	1	3014KS	37"X71"	RIGHT SLIDING	
BATH RM. #3	0	W04	W04-3014KS	1	1	3014KS	37"X71"	RIGHT SLIDING	
BED RM. #1	0	W05	W05-2020FX	2	1	2020FX	25"X25"	FIXED GLASS	
BED RM. #1	0	W06	W06-3050SH	1	1	3050SH	37"X61"	SINGLE HUNG	[EGRESS]
BED RM. #2	0	W07	W07-3050SH	1	1	3050SH	37"X61"	SINGLE HUNG	[EGRESS]
BED RM. #3	0	W08	W08-3050SH	1	1	3050SH	37"X61"	SINGLE HUNG	[EGRESS]
BED RM. #4	0	W09	W09-3050SH	1	1	3050SH	37"X61"	SINGLE HUNG	[EGRESS]
KITCHEN	0	W10	W10-5030TC	1	1	5030TC	67"X37"	TRIPLE CASEMENT - L/R/L/R/R/L	
LIVING AREA/PORCH	0	W11	W11-6650MU	1	1	6650	79"X61"	MULLEN UNIT	
STORAGE RM. [ATTIC]	0	W12	W12-2840SH	1	2	2840SH	33"X49"	SINGLE HUNG	
STORAGE RM. [ATTIC]	0	W13	W13-1616FX	1	2	1616FX	19"X19"	FIXED GLASS	

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PLANNING, DESIGN, & MGT. SOLUTIONS

N · C · B · D · C

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DOORS & WINDOWS SCHEDULES

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

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SCALE

PER DRAWING NOTES

SHEET NUMBER

A-8















CONSTRUCTION DOCUMENTS

CABINETS, APLIANCES, & ACCESSORIES SCHEDULES














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




CABINETS SCHEDULE

CABINET SCHEDULE (BASE CABINETS)						
ROOM NAME	NUM.	EL.	LABEL	DESC.	QTY	DIMENSIONS
BATH RM. #1(MASTER)	C01			SB2422R BASE CABINET	1	24"x22"x34"
BATH RM. #1(MASTER)	C02			ADB22 BASE CABINET	1	14"x22"x34"
BATH RM. #1(MASTER)	C03			SB2422L BASE CABINET	1	24"x22"x34"
BATH RM. #3	C04			SB2422 BASE CABINET	1	24"x22"x34"
BATH RM. #3	C05			ADB22 BASE CABINET	2	10"x22"x34"
KITCHEN	C06			B24 BASE CABINET	1	24"x24"x34"
KITCHEN	C07			BC848R BASE CABINET	1	48"x24"x34"
KITCHEN	C08			B834 BASE CABINET	1	36"x24"x34"
KITCHEN	C09			BC820L BASE CABINET	1	19'7/8"x24"x34"
KITCHEN	C10			B24L BASE CABINET	1	24"x24"x34"
KITCHEN	C11			B28 BASE CABINET	1	28"x24"x34"
KITCHEN	C12			B32 BASE CABINET	1	32"x24"x34"
KITCHEN	C13			ADB14 BASE CABINET	2	14"x24"x34"
LAUNDRY RM.	C14			B24L BASE CABINET	1	24"x24"x34"

SHELVING SCHEDULE












CABINET SCHEDULE						
ROOM NAME	NUM.	EL.	LABEL	DESC.	QTY	DIMENSIONS
B.R. #2 CLO.	C01			SHELVING WARDROBE W/ ROD	1	44'7/8"x11'15' 1/4"x3"
B.R. CLO. #3	C02			SHELVING WARDROBE W/ ROD	1	55'15'10"x11'15' 1/4"x3"
B.R. CLO. #3	C03			SHELVING WARDROBE W/ ROD	1	45'5'10"x11'15' 1/4"x3"
B.R. CLO. #4	C04			SHELVING WARDROBE W/ ROD	1	57'7'10"x11'15' 1/4"x3"
B.R. CLO. #4	C05			SHELVING WARDROBE W/ ROD	1	31'1/2"x11'15' 1/4"x3"
BED RM. #1(CLOSET)	C06			SHELVING WARDROBE W/ ROD	2	87'7'10"x11'15' 1/4"x3"
BED RM. #1(CLOSET)	C07			SHELVING WARDROBE W/ ROD	1	44'10'10"x11'15' 1/4"x3"
HALL CLO.	C08			SHELF	2	51'8'10"x12'x31/4"
HALL CLO.	C09			SHELF	3	51'7'10"x12'x31/4"
LAUNDRY RM.	C10			SHELF	1	60'12'12'x31/4"
LAUNDRY RM.	C11			SHELF	1	27'13'10'x20'x31/4"
PANTRY	C12			SHELF	4	43'5'10'x12'x31/4"
PANTRY	C13			SHELF	1	43'10'10'x12'x31/4"

APPLIANCES SCHEDULE

APPLIANCE SCHEDULE (NOT FLOOR)						
ROOM NAME	NUM.	SYM.	QTY	DIMENSIONS	DESC.	FLN.
KITCHEN	A01		1	32'7'8"x30'3'8"x69'7'8"	REFRIG. 34" DBL. DOOR W/ BOT. FREEZER (FE24) / COUNTER-DEPTH	1
KITCHEN	A02		1	29'7'8"x28"x44"	RANGE-ELECTRIC CONVECTION JB655	1
KITCHEN	A03		1	30"x36'5'8"x16'1/2"	MICROWAVE UNDER CABINET MOUNT	1
KITCHEN	A04		1	23'3'4"x25'3'4"x24'1/4"	DISHWASHER G0163SH	1
LAUNDRY RM.	A05		1	27"x27"x44"	GTW220ACKWW - WASHER	1
LAUNDRY RM.	A06		1	27"x29'1/2"x43'15'10"	GT42EASJWW - ELECTRIC DRYER	1

ACCESSORIES SCHEDULE

ACCESSORY FIXTURES SCHEDULE (NOT FLOOR)						
ROOM NAME	NUM.	QTY	FLN.	DESCRIPTION	DIMENSIONS	
BATH RM. #1(MASTER)	01	1	1	TOILET PAPER HOLDER CLASSIC	7'5'10"x3'10' 5'8"	
BATH RM. #2	02	1	1	TOILET PAPER HOLDER CLASSIC	7'5'10"x3'10' 5'8"	
BATH RM. #2	03	1	1	MIRROR FRAMED X-99665 (MIRROR MOUNT)	20'x11'10"x34"	
BATH RM. #3	04	1	1	TOILET PAPER HOLDER CLASSIC	7'5'10"x3'10' 5'8"	
LIVING AREA	05	1	1	BUTTON PILLOW	18"x12'7'10"x10'10"	
LIVING AREA	06	1	1	PILLOW	12'x7'7'10"x11'10"	
LIVING AREA	07	1	1	PILLOW	12'x7'7'10"x11'10"	

CABINET SCHEDULE (WALL CABINETS)						
ROOM NAME	NUM.	EL.	LABEL	DESC.	QTY	DIMENSIONS
KITCHEN	C01			W3420L WALL CABINET	1	10'12'12'x42"
KITCHEN	C02			W3424 WALL CABINET	1	34'12'12'x24"
KITCHEN	C03			W3024 WALL CABINET	1	30'12'12'x24"
KITCHEN	C04			W3443R WALL CABINET	1	24'12'12'x43"
KITCHEN	C05			W3442L WALL CABINET	1	24'12'12'x42"
KITCHEN	C06			W4414 WALL CABINET	1	44'12'12'x24"
KITCHEN	C07			BCW1542R WALL CABINET	1	12'12'12'x42"
KITCHEN	C08			BCW4642 WALL CABINET	1	46'12'12'x42"
KITCHEN	C09			W1542R WALL CABINET	1	15'12'12'x42"
LAUNDRY RM.	C10			W3442L WALL CABINET	1	24'12'12'x42"
LAUNDRY RM.	C11			W3018 WALL CABINET	2	30'12'12'x18"

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PLANNING, DESIGN, & MGT.

SOLUTIONS

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CABINETS, APLIANCES, & ACCESSORIES SCHEDULES

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

I. 23/06/21 INITIAL PLAN READY
II. 23/10/19 READY FOR PLAN REVIEW
III. 25/03/21 REVERSE PLAN

REVIEWED FOR CODE COMPLIANCE
STRUCTURAL ENGINEERING SOURCE

SCALE

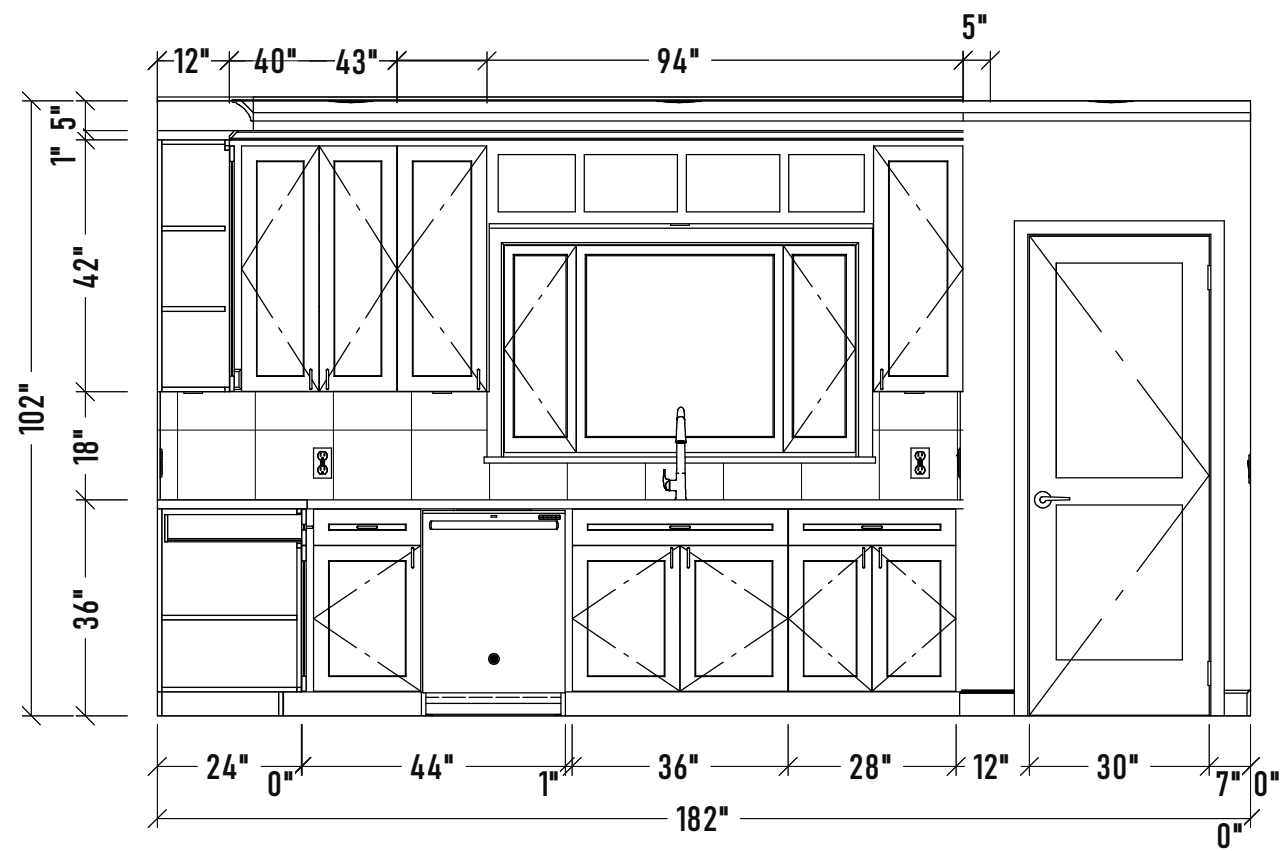
PER DRAWING NOTES

SHEET NUMBER

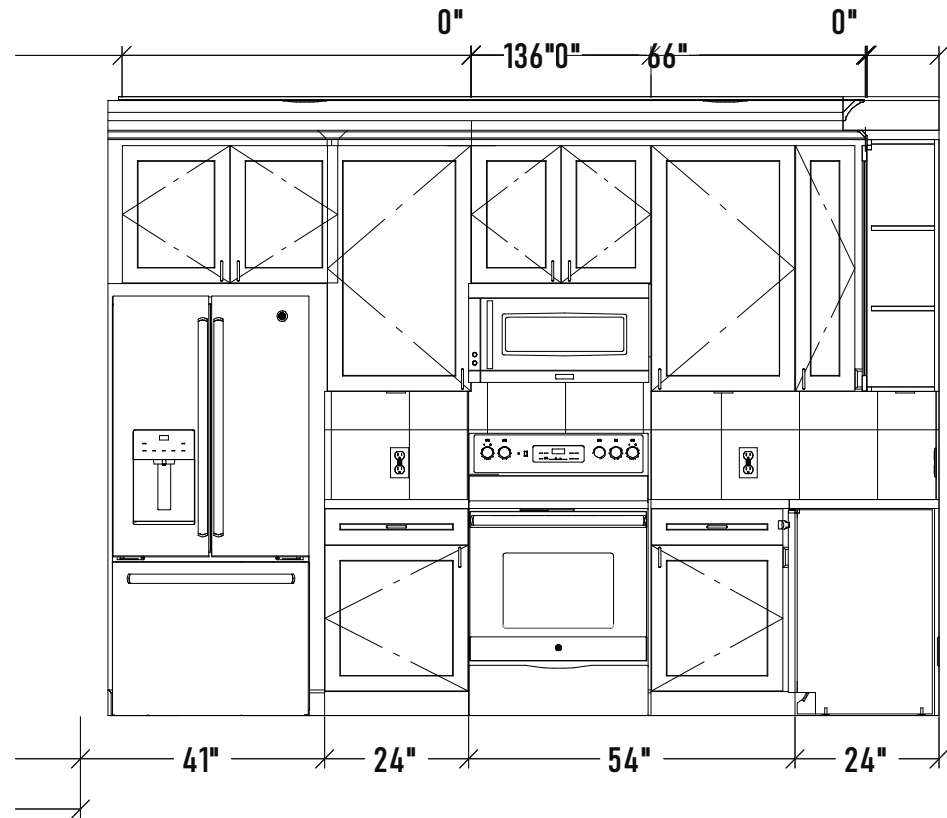
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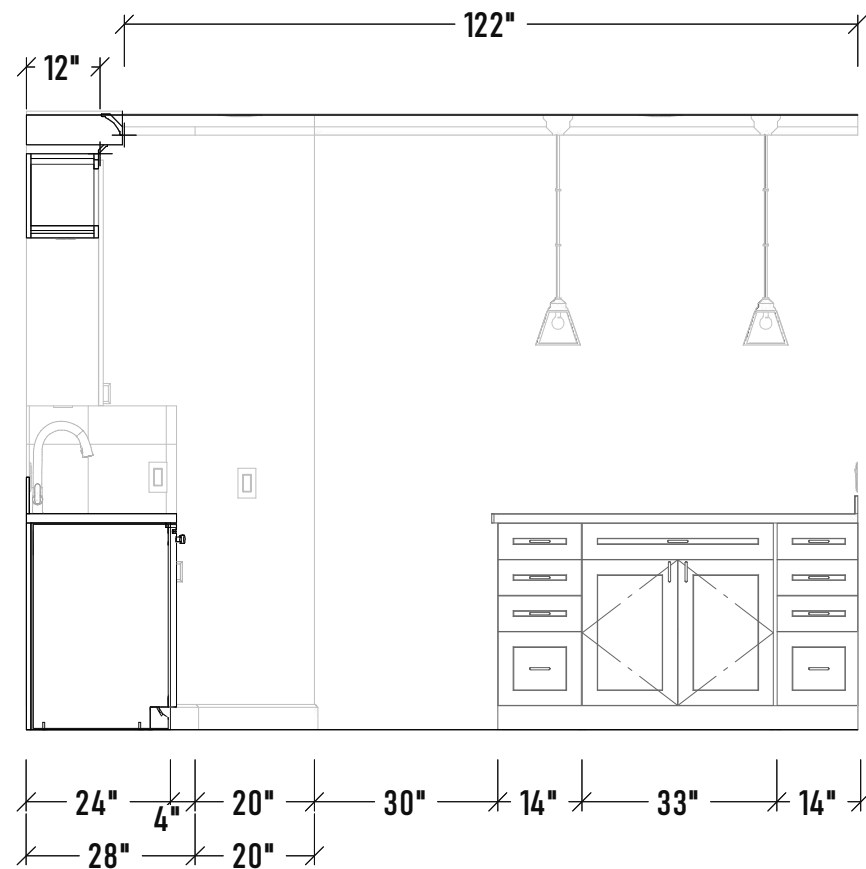
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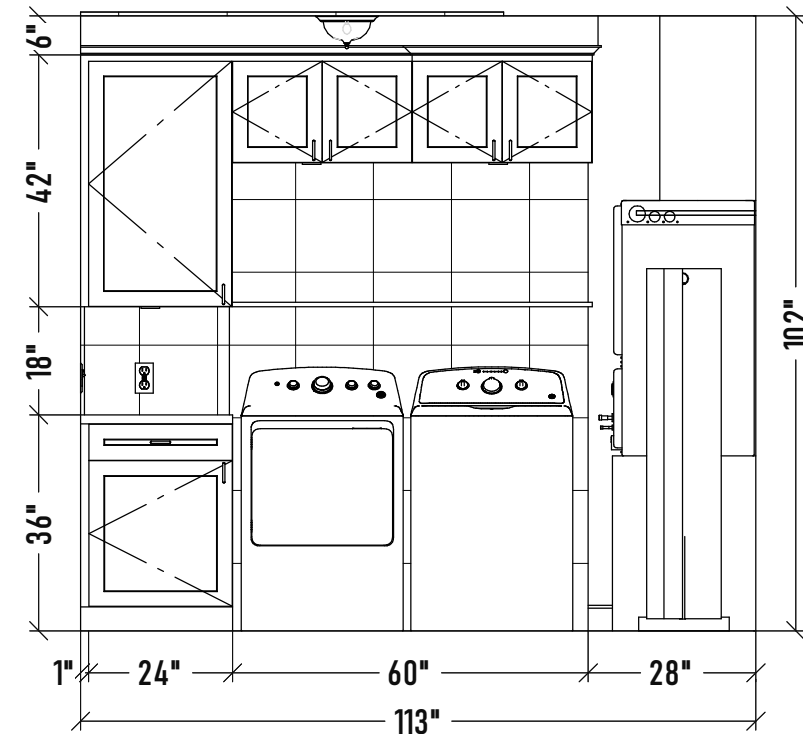
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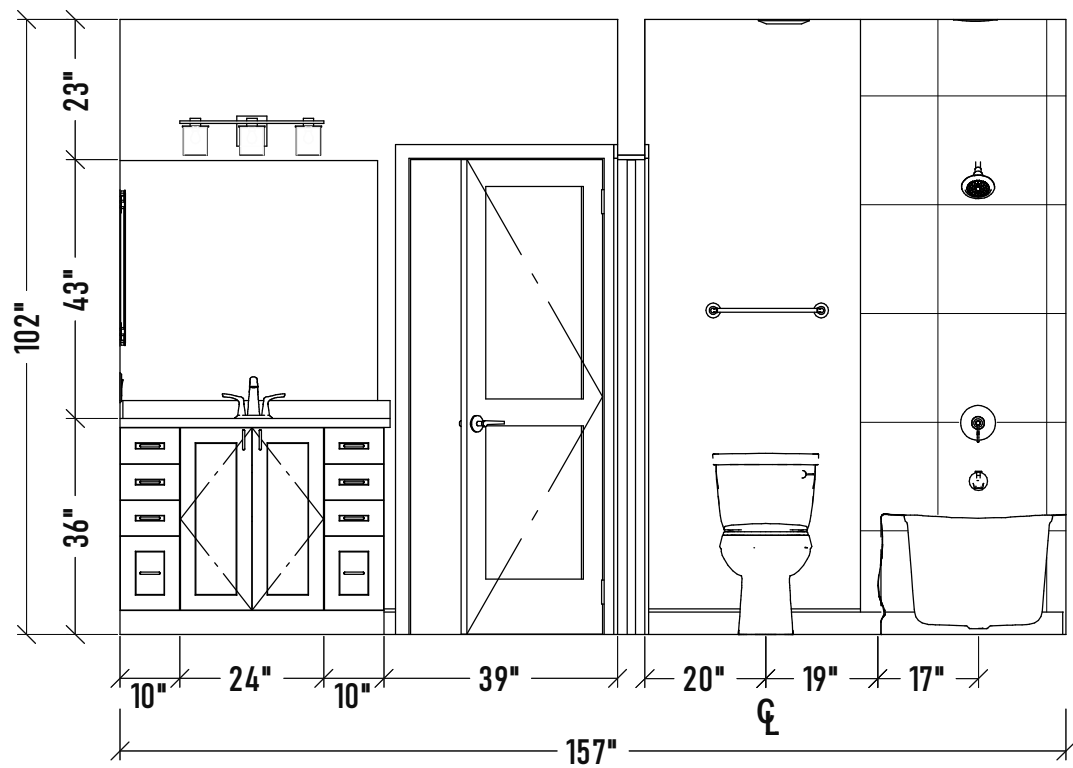
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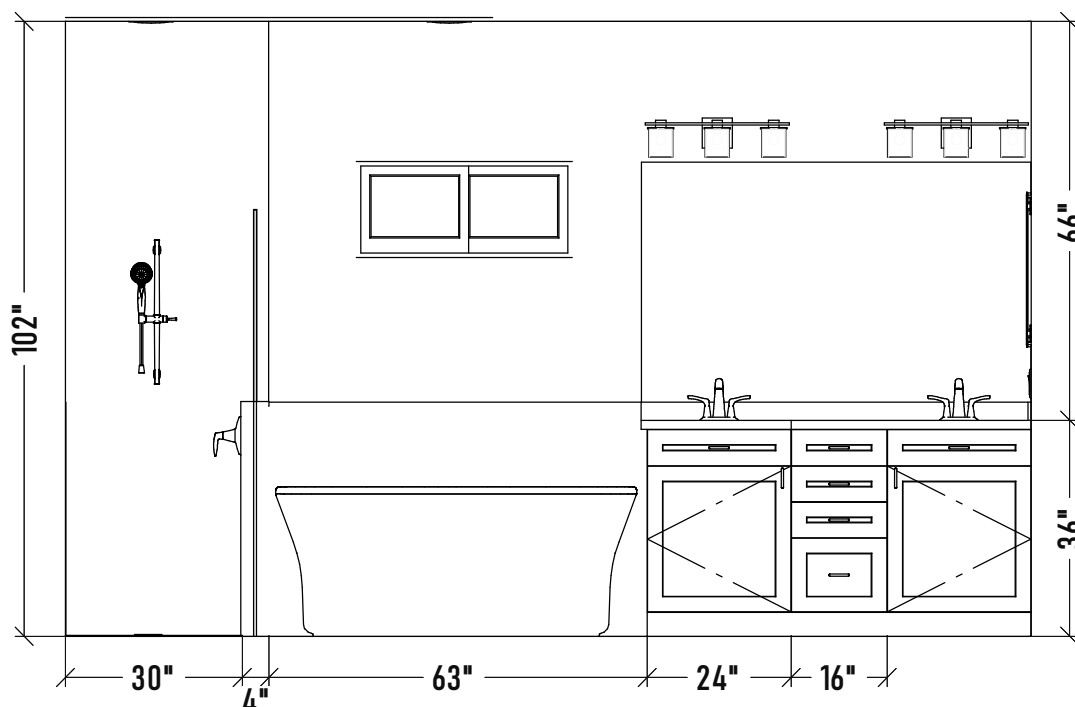
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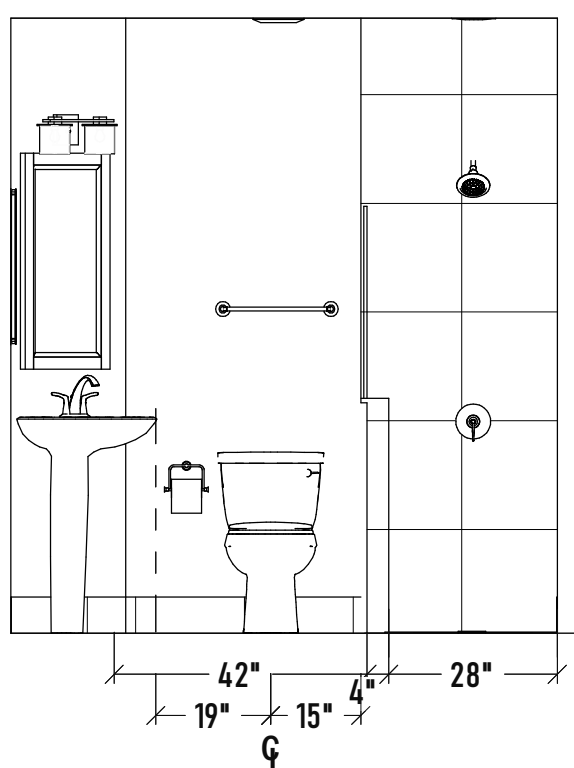
INT. ELV. 04 [LAUNDRY RM.]



INT. ELV. 05 [BATH #3]



INT. ELV. 06 [BATH #1]



INT. ELV. 07 [BATH #2]

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INT. WALL ELEVATIONS

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

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INTERNATIONAL BUILDING CODES

SCALE

PER DRAWING NOTES

SHEET NUMBER

A-10

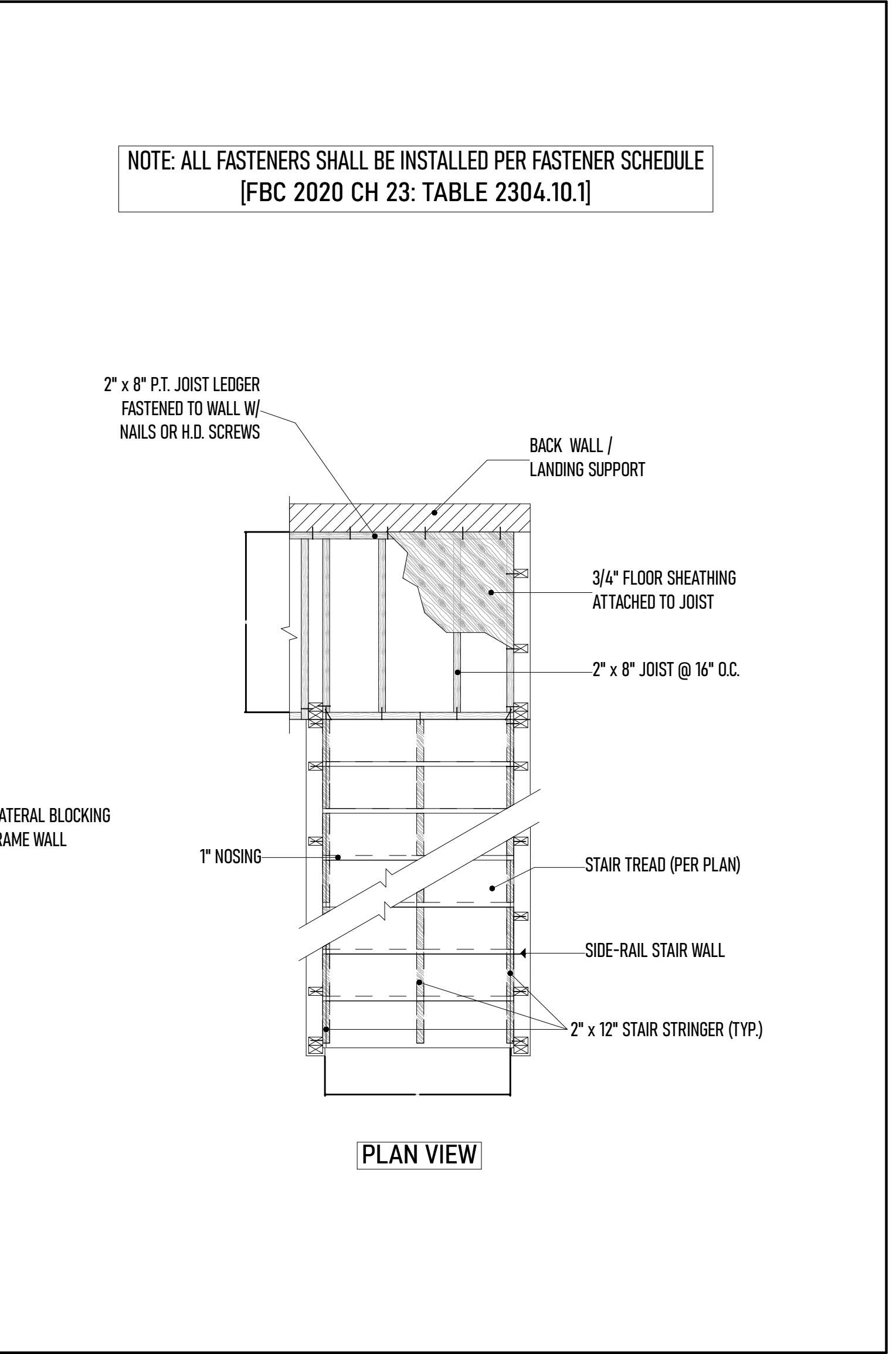
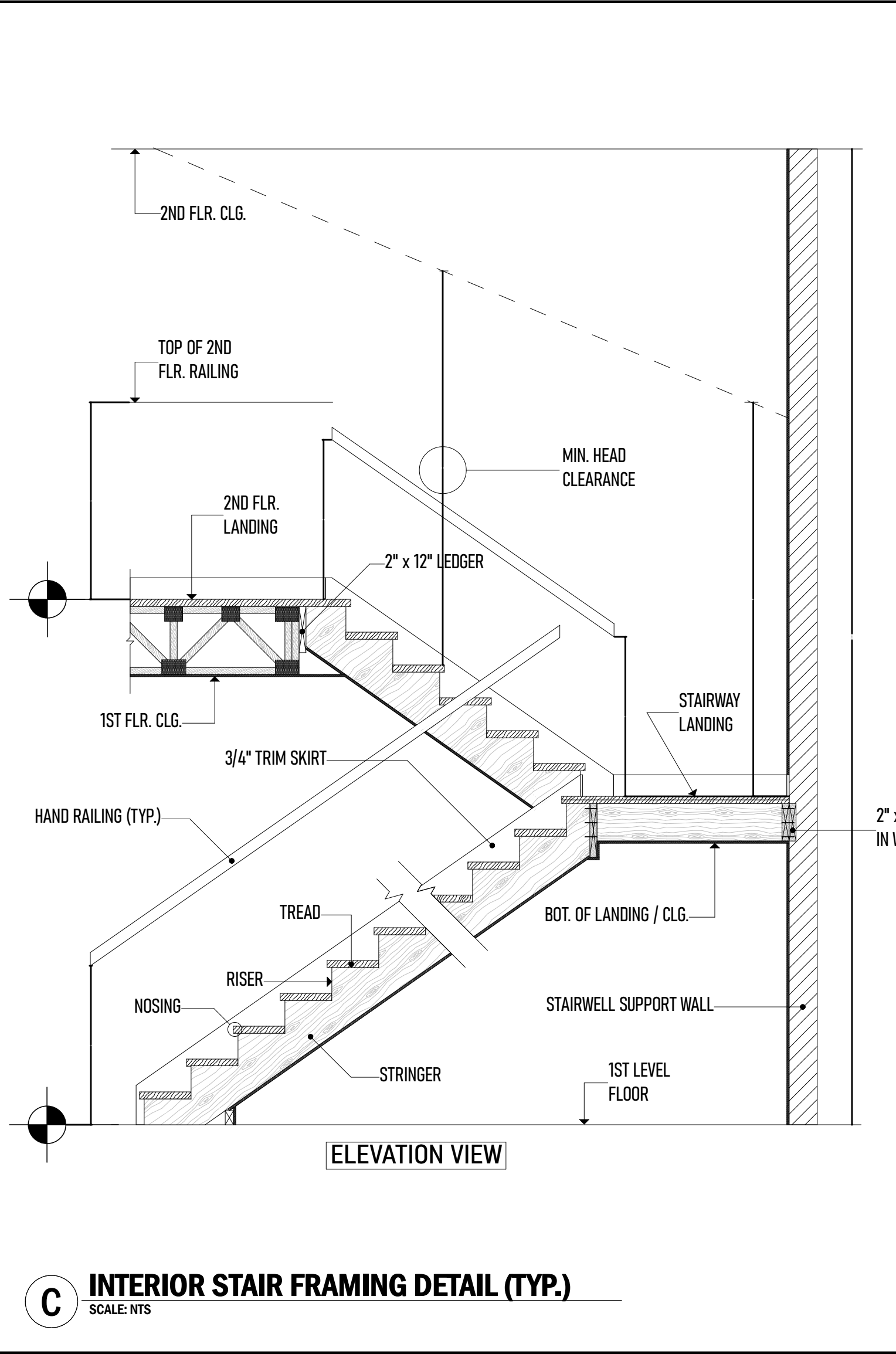
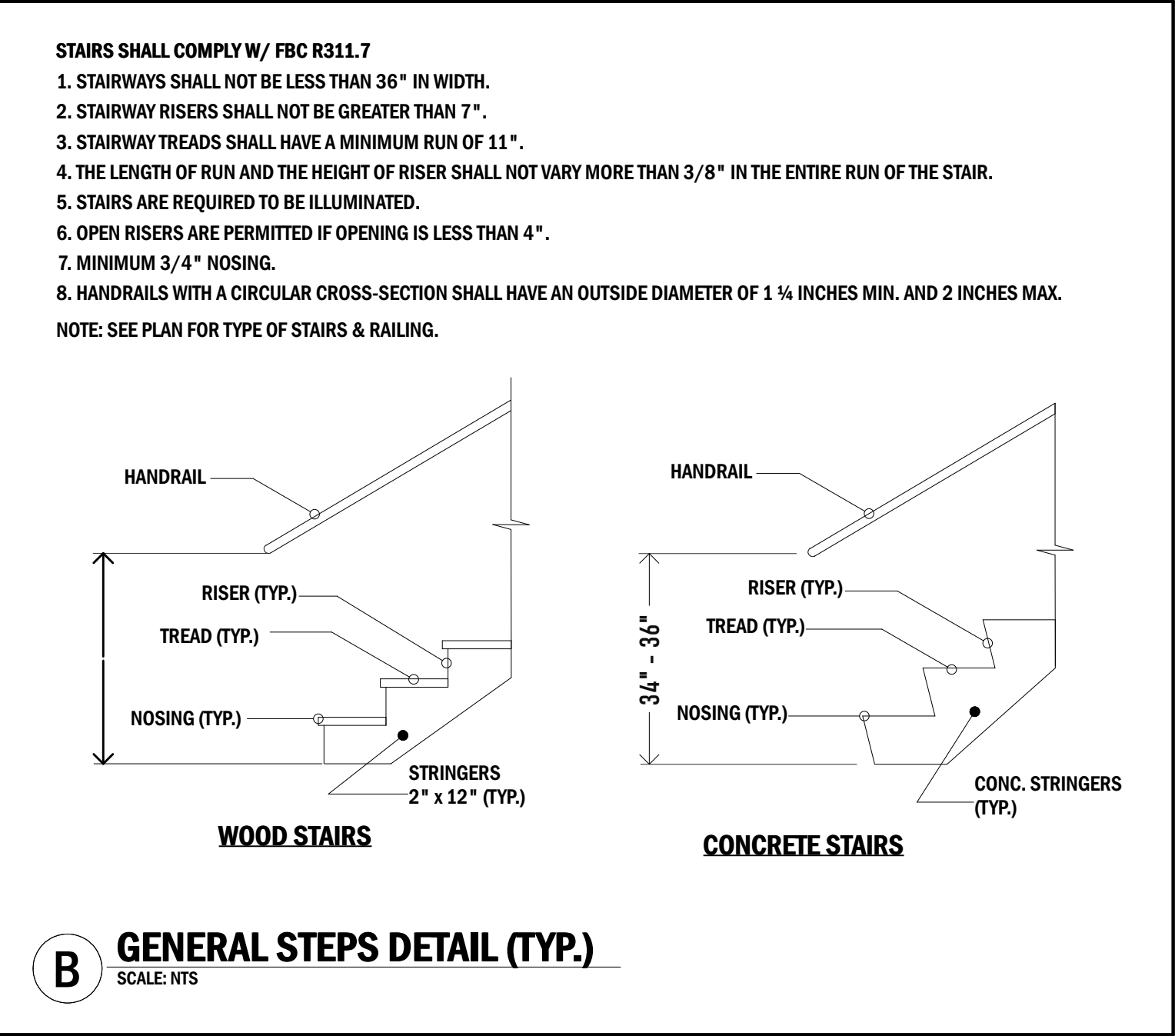
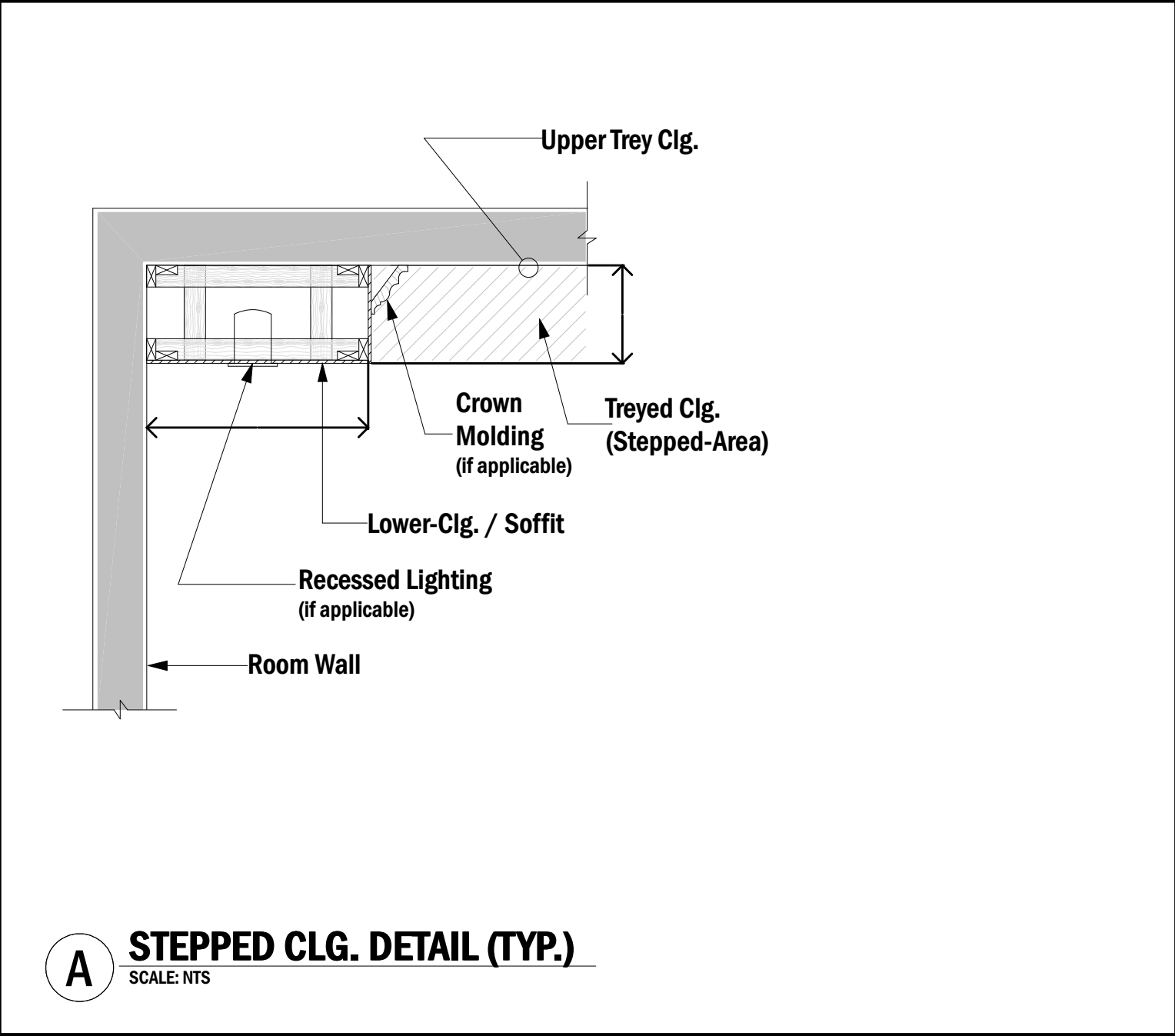
CONSTRUCTION DOCUMENTS

MISC. NOTES & DETAILS

TYPICAL REMODELING / (NEW CONSTRUCTION) NOTES

1. THE CONTRACTOR SHALL EVALUATE THE SIZE, CAPACITY AND LOCATION OF THE EXISTING MAIN ELECTRICAL PANEL AS REQUIRED FOR THE NEW CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ANY NEW PANELS, BREAKERS OR OTHER EQUIPMENT AS REQUIRED TO ADHERE TO ALL APPLICABLE CODES AND TO MAKE A COMPLETE OPERATING SYSTEM.
2. THE CONSTRUCTION OF THE ADDITION WILL AFFECT THE ROUTING AND LOCATION OF THE EXISTING AIR CONDITIONING DUCT WORK CURRENTLY SERVING THE RESIDENCE. THIS DUCT WORK IS TO BE REMOVED FOR THE CONSTRUCTION OF THE ADDITION AND A NEW SUPPLY AND RETURN AIR DISTRIBUTION SYSTEM SHALL BE DESIGNED AND INSTALLED AS REQUIRED. THE NEW SECOND FLOOR ADDITION IS TO HAVE AN INDEPENDENT AIR CONDITIONING SYSTEM DESIGNED AND INSTALLED BY THE AIR CONDITIONING SUB-CONTRACTOR. THE AIR CONDITIONING SUBCONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING THE FLORIDA ENERGY CODE COMPLIANCE FORMS REQUIRED FOR PERMITTING.
3. ANY EXISTING CONCRETE SLABS ON GRADE THAT ARE DISTURBED DURING CONSTRUCTION (I.E. CUTTING FOR PLUMBING LINES, ELECTRICAL WIRING, NEW CONCRETE FOOTINGS, ETC.) SHALL BE TREATED AS A NEW CONCRETE SLAB ON GRADE WHEN REPLACED AND SHALL CONFORM TO THE SAME REQUIREMENTS AS SPECIFIED FOR A NEW SLAB. SUCH REQUIREMENTS SHALL INCLUDE TERMITE PROTECTION, COMPACTED FILL, INSTALLATION OF AN ADEQUATE VAPOR BARRIER AND WELDED WIRE FABRIC REINFORCING.
4. AT ANY LOCATIONS IN A CONCRETE SLAB (WITHIN THE REMODELED AREAS) EITHER NEW OR EXISTING THAT HAS BEEN DISTURBED AS DESCRIBED IN NOTE "C" ABOVE WHERE A COLD JOINT OR CRACK OCCURS AND THE FLOOR COVERING WILL BE A CERAMIC TILE OR OTHER SIMILAR TILE SET IN A MORTAR BED, THE CRACKS OR COLD JOINTS SHALL BE TREATED WITH A CRACK ISOLATION MEMBRANE PRIOR TO THE SETTING OF SUCH TILE. THE MEMBRANE SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND THE TILE COUNCIL OF AMERICA.
5. IN THE AREAS OF EXISTING SPACES BEING REMODELED WHERE NEW WALL OR CEILING FINISHES ARE TO MEET THE EXISTING WALL AND CEILING FINISHES, THE CONTRACTOR SHALL PATCH, REPAIR OR FINISH THESE SURFACES AS REQUIRED TO MATCH THE SURROUNDING FINISHES. IF IT IS DETERMINED THAT A PATCH, REPAIR OR MATCH WILL NOT BE SUCCESSFUL IN MATCHING THE FINISHES, THEN THE ENTIRE WALL OR CEILING SHALL BE REPLACED OR LAMINATED OVER FROM CORNER TO CORNER OR EDGE TO EDGE.
6. THE SUPPLIERS OF THE DOORS AND WINDOWS SHALL VERIFY THE LOCATION OF UNITS IN THE BUILDING TO DETERMINE IF THEY ARE CONSIDERED TO BE IN A 'HAZARDOUS LOCATIONS' AS OUTLINED IN FBC, SECTION 2405.2. IF SUCH UNITS FALL INTO THE CATEGORY OF 'HAZARDOUS LOCATIONS' THEY SHALL BE SUPPLIED AS REQUIRED TO MEET FBC SECTION 2405.2 REGARDING GLAZING IN BOTH THE DOORS AND WINDOWS. SUCH GLAZING SHALL BE MIN. 1/4" TEMPERED GLASS WITH LABELS INDICATING THIS.
7. INES FOR THE CONNECTION OF NEW SERVICES TO THE REMODELED OR ADDITION TO THE BUILDING. THE SUB-CONTRACTOR SHALL MAKE ANY AND ALL NECESSARY CONNECTIONS AS REQUIRED TO THESE EXISTING SERVICES. IF HOWEVER, THE EXISTING SERVICES ARE NOT OF SUFFICIENT SIZE OR CAPACITY, THEN HE SHALL NOTIFY THE GENERAL CONTRACTOR OF THESE CONDITIONS AND PROVIDE OPTIONS FOR CORRECTING THE SITUATION PRIOR TO PROCEEDING WITH THE WORK.
8. IF ANY NEW 'STUCCO' FINISHES ARE INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE A STANDARD PORTLAND CEMENT PLASTER SYSTEM WITH PVC TYPE CORNER BEAD, 'J' CHANNEL, EXPANSION JOINT ACCESSORIES (NOT GALVANIZED), THE REQUIRED WIRE LATH FOR FRAME AND CAST-IN-PLACE CONCRETE SUBSTRATE SHALL BE DIAMOND TYPE GALVANIZED ZINC COATED LATH (RIBBED WHERE REQUIRED ON HORIZONTAL SURFACES).
9. INSTALL 1/2" CEMENT TILE BACKER BOARD (DURA-ROCK OR EQUAL) AT ANY WET AREA SUCH AS TUB SURROUNDS, SHOWER ENCLOSURES, OR TUB DECK AREAS THAT ARE TO HAVE A CERAMIC TILE SURFACE. ON WOOD SUBFLOOR SYSTEMS WHERE CERAMIC TILE IS TO BE PLACED, INSTALL MINIMUM 1/4" CEMENT TILE BACKER BOARD UNDERLAYMENT OVER SUBFLOOR AND NAIL OR SCREW PER MANUFACTURERS RECOMMENDATION.
10. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING ROOF TRUSS OR RAFTER CONFIGURATION, BEARING CONDITIONS AND HEEL HEIGHT OF THE EXISTING TRUSSES OR RAFTERS SO THAT THE NEW AND EXISTING ROOF PLANES MATCH. IN ADDITION, CONSIDERATION FOR THE THICKNESS OF THE EXISTING ROOF SHEATHING SHALL BE CALCULATED IN THIS VERIFICATION.
11. ALL HANDRAILS SHALL BE 36" IN HEIGHT WITH BALUSTER SPACING NO GREATER THAN 4" O.C. WITH BOTTOM RAIL MAX. 2" ABOVE FINISH FLOOR.
12. 1/2 INCH GYP. BOARD ON WALLS THROUGHOUT, 5/8" OR "C.D." GYP. BOARD ON CEILINGS.
13. ALL DOORS SHALL BE A MIN. OF 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR AND 1-3/4" SOLID AT EXTERIOR, U.O.N..
14. DOORS WITH GLAZING SHALL BE TEMPERED.
15. WATER RESISTANT GYP. BOARD OR CEMENT BOARD SHALL BE USED ON PLUMBING WALLS IN WET AREAS (I.E. KITCHENS & RESTROOMS)
16. THE CORRECT BUILDING NUMBER (ADDRESS MARKINGS) SHALL BE A MINIMUM OF 4" TALL AND DISPLAYED IN A PROMINENT MANNER SO IT IS READABLY VISIBLE TO ENABLE EMERGENCY VEHICLE TO LOCATE THE BUILDING.

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.



SECTION 311 STAIRWAYS:

- R311.7 STAIRWAYS**
- R311.7.1 WIDTH**
- STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- EXCEPTION:** THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
- R311.7.2 HEADROOM**
- THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
- EXCEPTIONS:**
1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 4 3/4 INCHES (121 MM).
 2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
- R311.7.3 VERTICAL RISE**
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (3734 MM) BETWEEN FLOOR LEVELS OR LANDINGS.
- R311.7.4 WALKLINE**
- THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES (305 MM) FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

- R311.7.5 STAIR TREADS AND RISERS**
- STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.
- R311.7.5.1 RISERS**
- THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL.
- OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
- EXCEPTIONS:**
1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
 2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
- R311.7.5.2 TREADS**
- THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
- R311.7.5.2.1 WINDER TREADS**
- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM), CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.
- EXCEPTION:** THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

- R311.7.5.3 NOSINGS**
- THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NOT GREATER THAN 9/16 INCH (14 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH (12.7 MM).
- EXCEPTION:** A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM).
- R311.7.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS**
- PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R507.3.
- R311.7.6 LANDINGS FOR STAIRWAYS**
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM).
- EXCEPTIONS:**
1. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.
 2. SEE SECTION R311.3 FOR EXTERIOR DOORS WHERE A STEP DOWN IS PROVIDED.

- R311.7.7 STAIRWAY WALKING SURFACE**
- THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).
- R311.7.8 HANDRAILS**
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- R311.7.8.1 HEIGHT**
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).
- EXCEPTIONS:**
1. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
 2. WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDING SHALL BE PERMITTED TO EXCEED 38 INCHES (956 MM).
- R311.7.8.2 CONTINUITY**
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.
- EXCEPTIONS:**
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
 2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

- R311.7.8.3 GRIP-SIZE**
- REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASP-ABILITY.
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).
 2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT MORE THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE FBC 2020 7TH EDITION ALONG WITH APPLICABLE SUPPLEMENTS.

PLANNING, DESIGN, & MGT. SOLUTIONS

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PDM

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PDM Bungalow + [34-A]
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MISC. NOTES & DETAILS

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

- I. 23/04/21 INITIAL PLAN READY
- II. 23/10/19 READY FOR PLAN REVIEW
- III. 25/03/21 REVERSE PLAN

REVIEWED FOR CODE COMPLIANCE
Professional Engineering Services

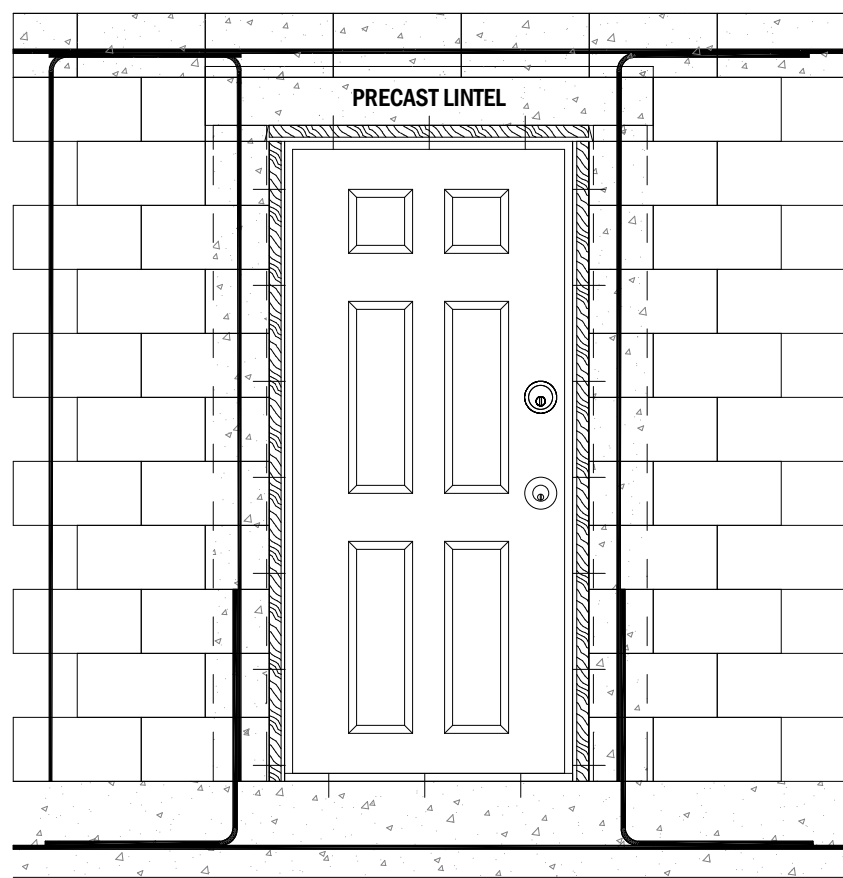
SCALE

PER DRAWING NOTES

SHEET NUMBER

D-1

NOTE: ATTACH DOOR FRAMES TO BLOCK WALL WITH TAPCON SCREWS SPACED ACCORDING TO MANUFACTURER'S SPECS (TAPCON MUST PENETRATE THROUGH P.T. WD. SUBSTRATE & INTO BLOCK 1 1/4" MINIMUM)



P.T. JAMB FRAME ATTACHED TO BLOCK WITH MASONRY FASTENERS @ 12" O.C. (MAX.) & STAGGERED (TYP.)

MASONRY TAPCON (TYP.)

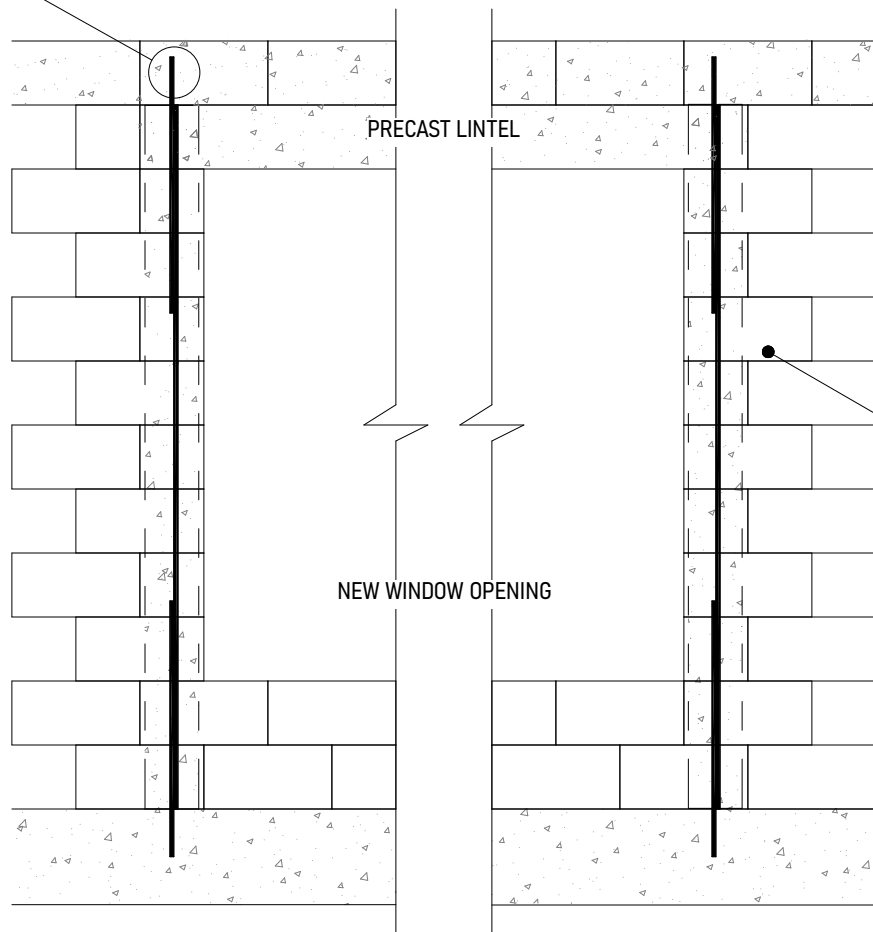
A MASONRY WALL / DOOR INSTALL DETAIL (TYP.)
SCALE: NTS

5 REBAR DOWELS EMBEDDED 6" MIN. INTO EXISTING CONC. W/ EPOXY & 24" MIN. IN NEW CONCRETE (TYP.)

3,000 P.S.I. CONC. FILLED MASONRY BLOCK CELL W/ 1/2" REBAR DOWEL(TYP.)

25" REBAR OVERLAP (TYP.)

5 REBAR DOWELS EMBEDDED 6" MIN. INTO EXISTING CONC. W/ EPOXY & 24" MIN. IN NEW CONC. (TYP.)



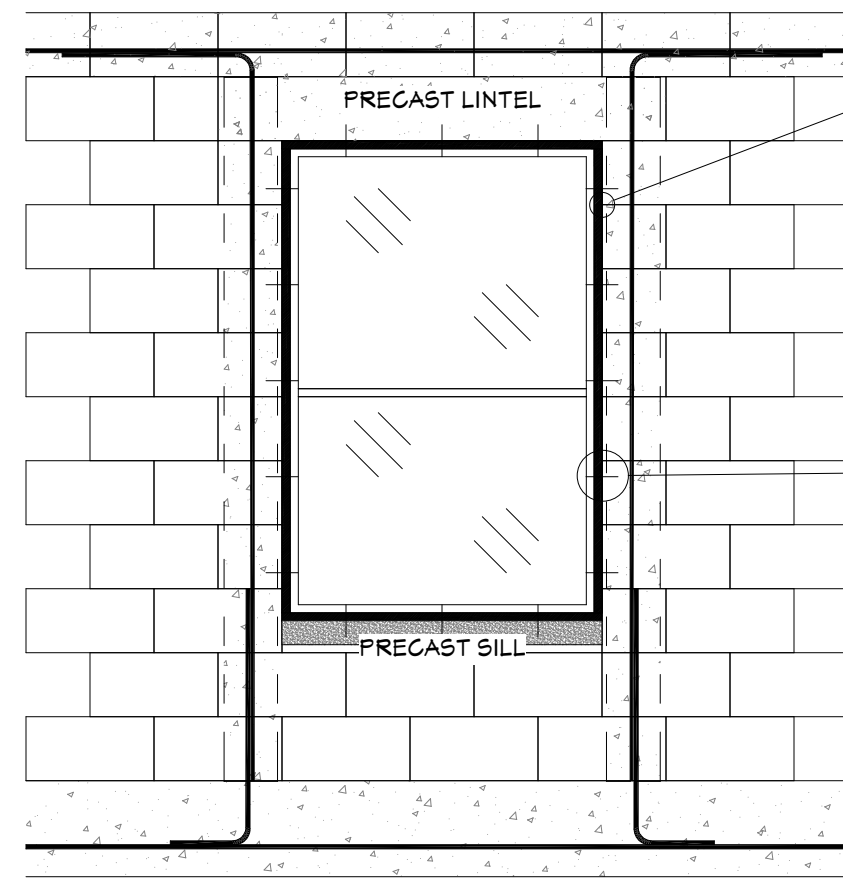
EXISTING CONC. TIE-BEAM

EXISTING MASONRY WALL (TYP.)

EXISTING CONC. SLAB / FOUNDATION

B NEW OPENING IN EXIST. MASONRY WALL (TYP.)
SCALE: NTS

NOTE: ATTACH WINDOW FRAMES TO BLOCK WALL WITH TAPCON SCREWS SPACED ACCORDING TO MANUFACTURER'S SPECS (TAPCON MUST PENETRATE THROUGH P.T. WD. SUBSTRATE & INTO BLOCK 1 1/4" MINIMUM)

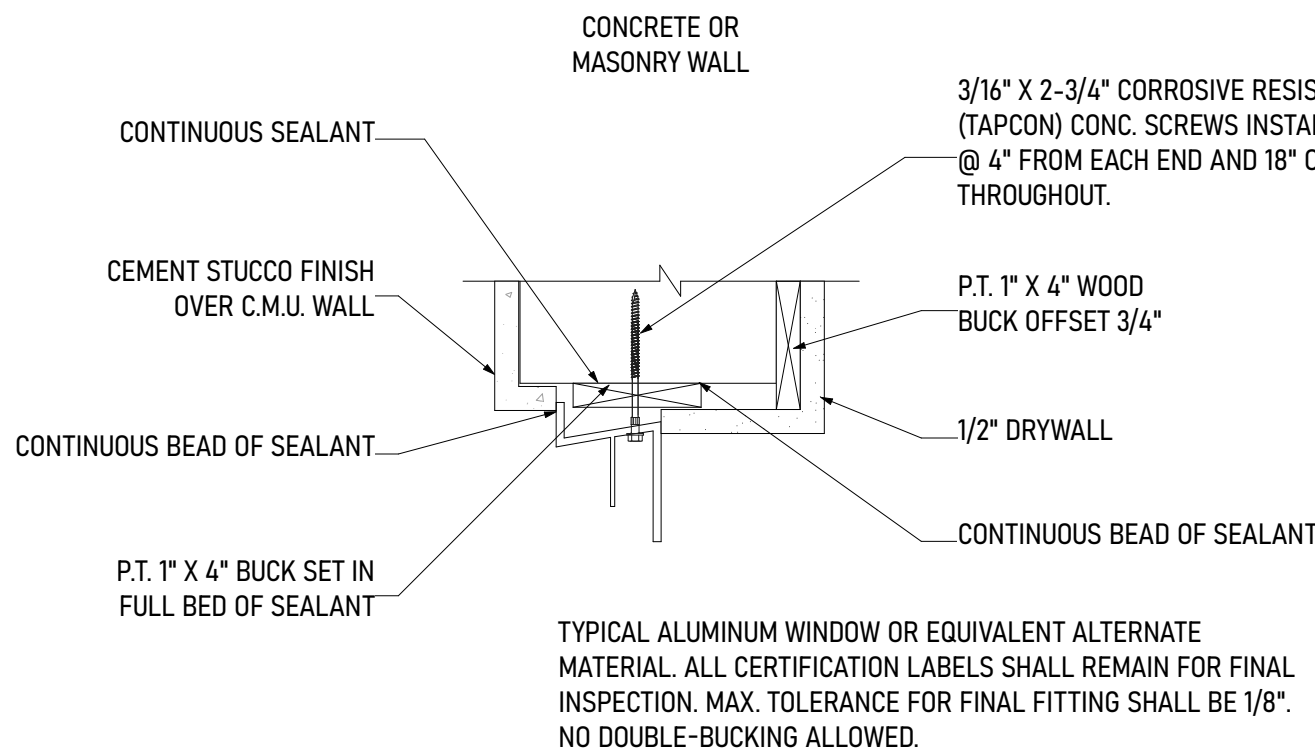


3/4" P.T. WD. SUBSTRATE (TYP.) ATTACHED TO BLOCK WITH MASONRY FASTENERS SPACED AT 10" O.C. (MAX.)

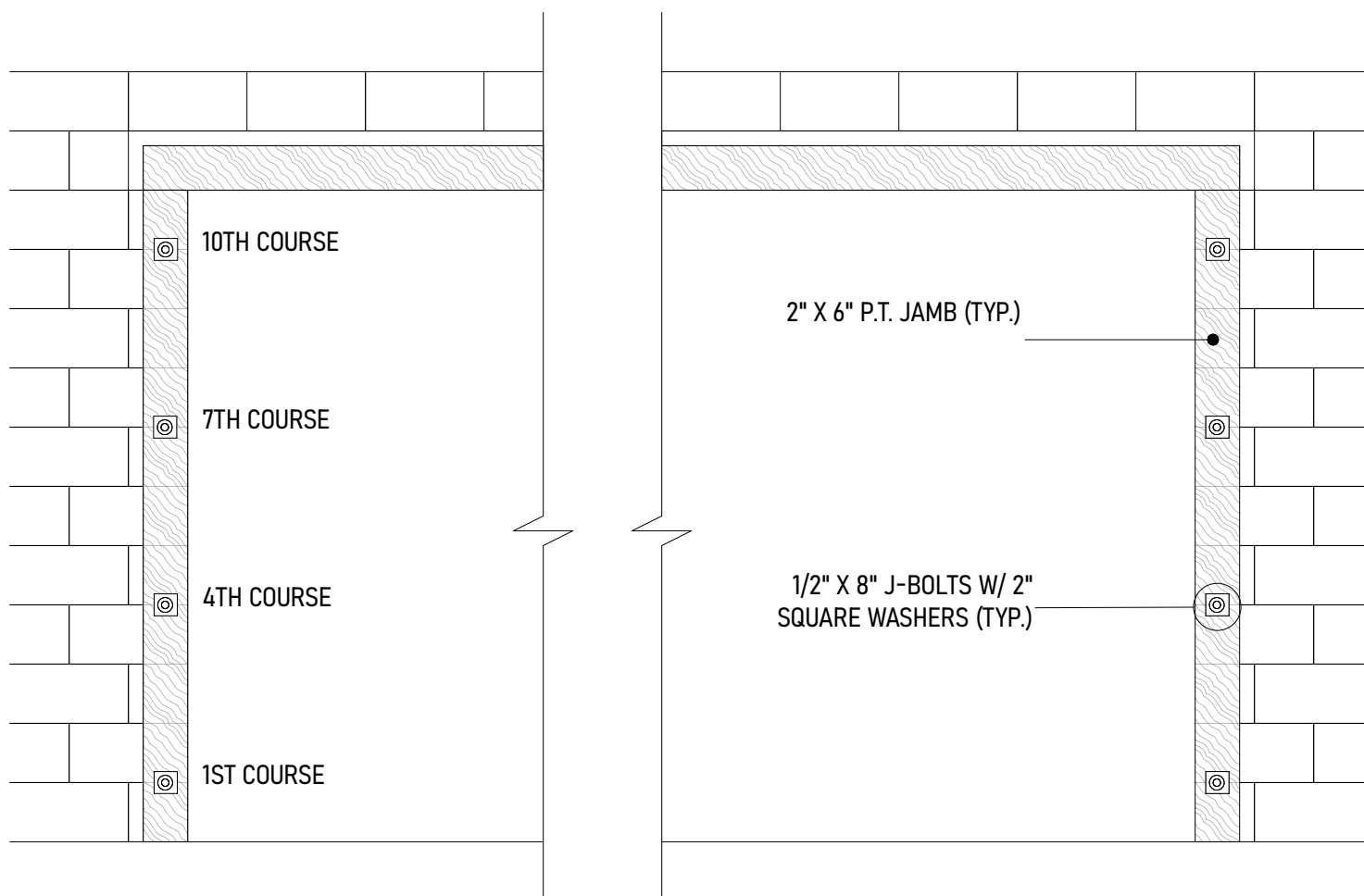
MASONRY TAPCON (TYP.)

C MASONRY WALL / WINDOW INSTALL DETAIL (TYP.)
SCALE: NTS

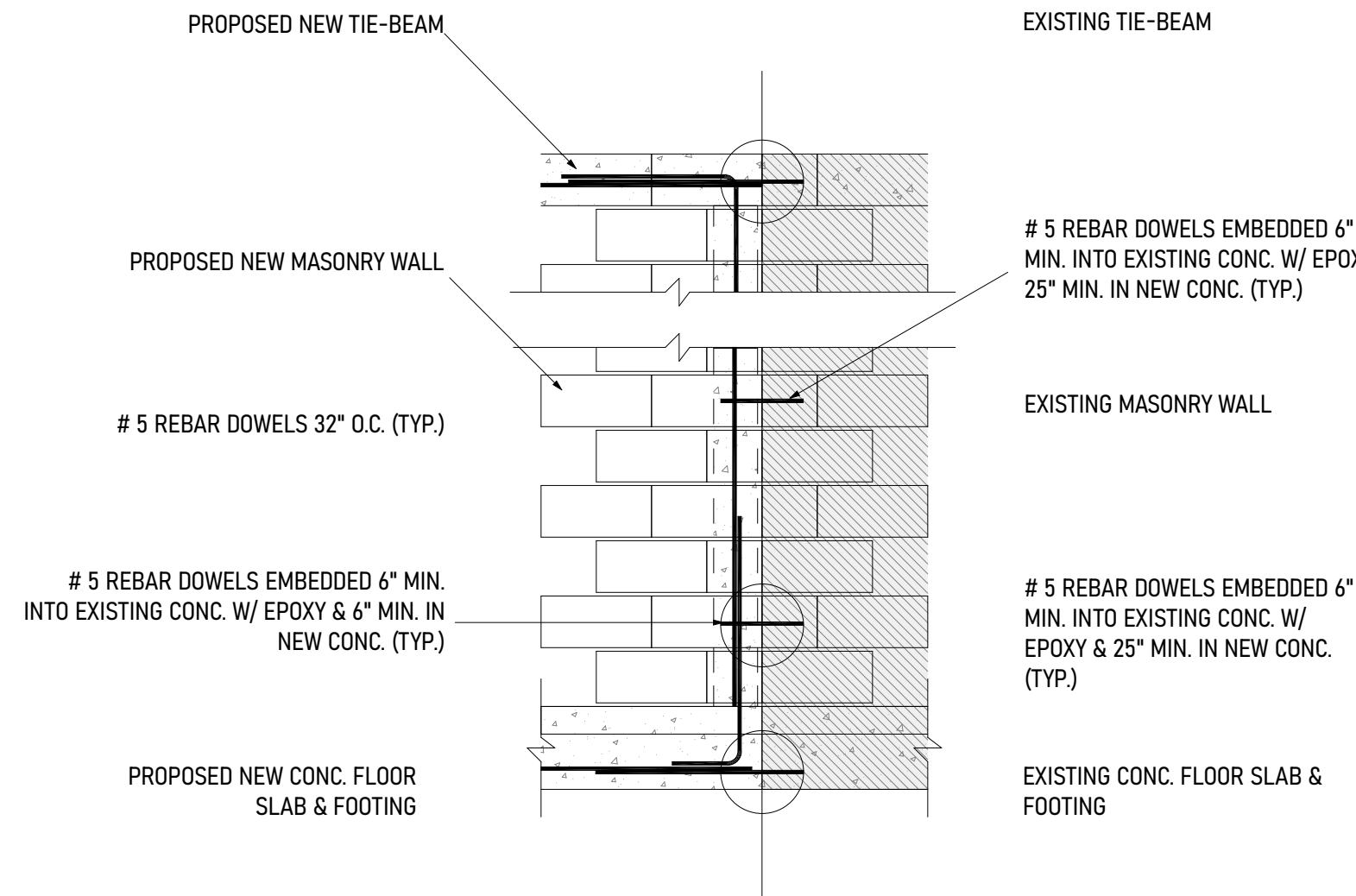
NOTE: ATTACH DOOR FRAMES TO BLOCK WALL WITH TAPCON SCREWS SPACED ACCORDING TO MANUFACTURER'S SPECS (TAPCON MUST PENETRATE THROUGH BUCKSTRIPS & INTO BLOCK 1 1/4" MINIMUM)



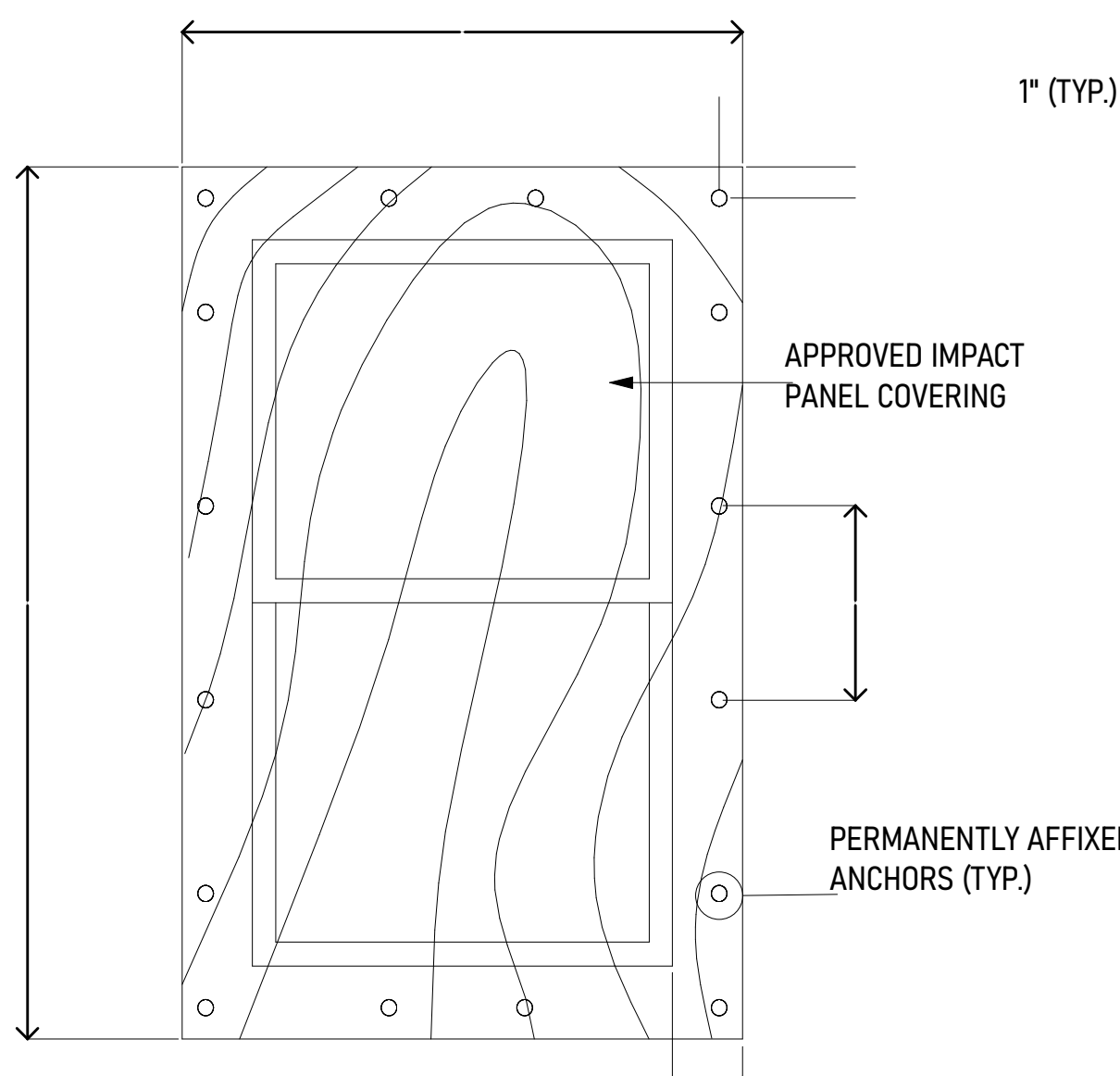
D WINDOW HEAD & JAMB IN C.M.U. WALL OPENING DETAIL
SCALE: NTS



E TYPICAL GARAGE DOOR JAMB INSTALL DETAIL
SCALE: NTS



F MASONRY WALL TIE-IN SECTION (TYP.)
SCALE: NTS



G TYPICAL IMPACT-RESISTANT WINDOW COVERING DETAIL
SCALE: NTS

CODE REFERENCE IBC 2018 (600) HURRICANE PANEL INSTALLATION

1709.9.4 INSTALLATION. ALL IMPACT-RESISTANT COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IN ACCORDANCE WITH THE PRODUCT APPROVAL. INSTALLATION INSTRUCTIONS SHALL BE PROVIDED AND SHALL BE AVAILABLE TO INSPECTION PERSONNEL ON THE JOB SITE. OPENING PROTECTION COMPONENTS, FASTENERS, AND OTHER PARTS EVALUATED BY AN APPROVED PRODUCT EVALUATION ENTITY, CERTIFICATION AGENCY, TESTING LABORATORY, ARCHITECT, OR ENGINEER AND APPROVED BY THE HOLDER OF THE PRODUCT APPROVAL MAY BE INTERCHANGEABLE IN OPENING PROTECTION ASSEMBLIES PROVIDED THAT THE OPENING PROTECTION COMPONENT(S) PROVIDE EQUAL OR GREATER STRUCTURAL PERFORMANCE AND DURABILITY AS DEMONSTRATED BY TESTING IN ACCORDANCE WITH APPROVED TEST STANDARDS.

HURRICANE PANEL FASTENERS

ELCO 1/4 x 3-1/4" Female PanelMate® Anchors in 18-8 Stainless Steel

*Designed specifically to provide a non-protruding surface to attach hurricane shutters to a building's structural members.

1/4-20 x 1-1/4" Sidewalk Bolts in 18-8 Stainless Steel

*Designed to work with female anchors for securing hurricane panels.



H



CODE REFERENCE: IBC 2018 1709.9 OR IBC-R (600) 301.2 IMPACT RESISTANT COVERINGS.

1709.9.1 LABELS. A PERMANENT LABEL SHALL BE PROVIDED BY THE PRODUCT APPROVAL HOLDER ON ALL IMPACT-RESISTANT COVERINGS.

1709.9.2 THE FOLLOWING INFORMATION SHALL BE INCLUDED ON THE LABELS ON IMPACT-RESISTANT COVERINGS:

1. PRODUCT APPROVAL HOLDER NAME AND ADDRESS.
2. ALL APPLICABLE METHODS OF APPROVAL. METHODS OF APPROVAL INCLUDE, BUT ARE NOT LIMITED TO MIAMI-DADE NOA; FLORIDA BUILDING COMMISSION, TDI PRODUCT EVALUATION; ICC-ES.
3. THE TEST STANDARD OR STANDARDS SPECIFIED IN SECTION 1609.1.2, INCLUDING STANDARDS REFERENCED WITHIN THE TEST STANDARDS SPECIFIED IN SECTION 1609.1.2 USED TO DEMONSTRATE CODE COMPLIANCE.
4. FOR PRODUCTS WITH A FLORIDA PRODUCT APPROVAL NUMBER OR A MIAMI-DADE COUNTY BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT NOTICE OF ACCEPTANCE NUMBER (NOA), SUCH NUMBERS SHALL BE INCLUDED ON THE LABEL.

1709.9.3 LOCATION OF LABEL. THE LOCATION OF THE LABEL ON THE IMPACT-RESISTANT COVERING SHALL BE AS FOLLOWS:

1. ACCORDIONS: BOTTOM OF THE LOCKING BAR OR CENTER MATE FACING THE EXTERIOR OR OUTSIDE.
2. ROLLUP: ON THE BOTTOM OF THE HOOD FACING THE EXTERIOR OR OUTSIDE OR ON THE BOTTOM SLAT FACING THE EXTERIOR OR OUTSIDE.
3. BAHAMA AWNING OR COLONIAL HINGED: ON THE BOTTOM, PLACED ON THE BACK OF THE SHUTTER.
4. PANELS: FOR METAL AND PLASTIC PANELS, THE LABEL MAY BE EMBOSSED OR PRINTED SPACED NOT MORE THAN EVERY 3 LINEAL FEET ON EACH PANEL. THE LABEL SHALL BE APPLIED BY THE HOLDER OF THE PRODUCT APPROVAL AND SHALL FACE THE EXTERIOR OR OUTSIDE.
5. FRAMED PRODUCTS: THE LABEL SHALL BE ON THE SIDE OR BOTTOM FACING THE EXTERIOR OR OUTSIDE.
6. LABELS ON ALL OTHER PRODUCTS SHALL FACE THE EXTERIOR OR OUTSIDE.

1709.9.4 INSTALLATION. ALL IMPACT-RESISTANT COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IN ACCORDANCE WITH THE PRODUCT APPROVAL. INSTALLATION INSTRUCTIONS SHALL BE PROVIDED AND SHALL BE AVAILABLE TO INSPECTION PERSONNEL ON THE JOB SITE. OPENING PROTECTION COMPONENTS, FASTENERS, AND OTHER PARTS EVALUATED BY AN APPROVED PRODUCT EVALUATION ENTITY, CERTIFICATION AGENCY, TESTING LABORATORY, ARCHITECT, OR ENGINEER AND APPROVED BY THE HOLDER OF THE PRODUCT APPROVAL MAY BE INTERCHANGEABLE IN OPENING PROTECTION ASSEMBLIES PROVIDED THAT THE OPENING PROTECTION COMPONENT(S) PROVIDE EQUAL OR GREATER STRUCTURAL PERFORMANCE AND DURABILITY AS DEMONSTRATED BY TESTING IN ACCORDANCE WITH APPROVED TEST STANDARDS.

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R703.4 FLASHING

APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

- 1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
- 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
- 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
- 1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.

1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
5. AT WALL AND ROOF INTERSECTIONS.
6. AT BUILT-IN GUTTERS.

R703.7 EXTERIOR PLASTER

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATH

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER

PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

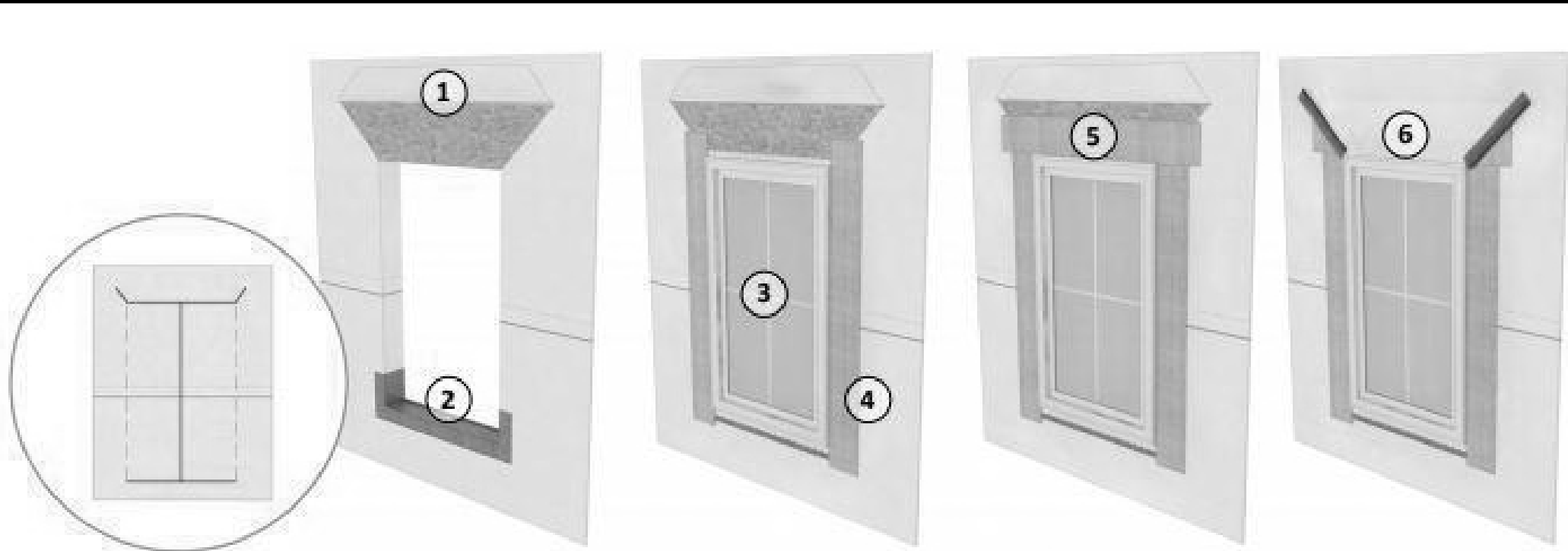
R703.10 FIBER CEMENT SIDING

R703.10.1 PANEL SIDING

FIBER-CEMENT PANELS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2. PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION EITHER PARALLEL OR PERPENDICULAR TO FRAMING. VERTICAL AND HORIZONTAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE PROTECTED WITH CAULKING, OR WITH BATTENS OR FLASHING, OR BE VERTICAL OR HORIZONTAL SHIPLAP, OR OTHERWISE DESIGNED TO COMPLY WITH SECTION R703.1. PANEL SIDING SHALL BE INSTALLED WITH FASTENERS IN ACCORDANCE WITH TABLE R703.3(1) OR THE APPROVED MANUFACTURER'S INSTRUCTIONS.

R703.10.2 LAP SIDING

FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES (305 MM) SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2. LAP SIDING SHALL BE LAPPED A MINIMUM OF 11/4 INCHES (32 MM) AND LAP SIDING NOT HAVING TONGUE-AND-GROOVE END JOINTS SHALL HAVE THE ENDS PROTECTED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING, OR SHALL BE DESIGNED TO COMPLY WITH SECTION R703.1. LAP SIDING COURSES SHALL BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, IN ACCORDANCE WITH TABLE R703.3(1) OR APPROVED MANUFACTURER'S INSTRUCTIONS.



Step 1. Prepare the WRB at the rough opening: cut house wrap at red line (see inset), fold in at jambs, and fold up at head.

Step 2. Install pan flashing: cover the rough sill and extend onto the face of the wall/WRB.

Step 3. Install the window: according to manufacturer's instructions.

Step 4. Install the jamb flashing: over window flange and pan flashing and extend above the head flange.

Step 5. Install the head flashing: over and beyond the jamb flashing (and over the drip cap if installed).

Step 6. Integrate the WRB: fold down the house wrap flap and tape diagonal seams with construction tape.

01 TYPICAL WINDOW INSTALLATION & FLASHING DETAIL

SCALE: NTS

Step 1. Prepare the WRB at the rough opening: cut and fold house wrap (similar to Figure 1).

Step 2. Install pan flashing: for a slab or foundation wall application, align the front edge for a continuous slab or foundation wall application, or fold down for a step down slab; it is important to integrate a back dam with the finish flooring/trim.

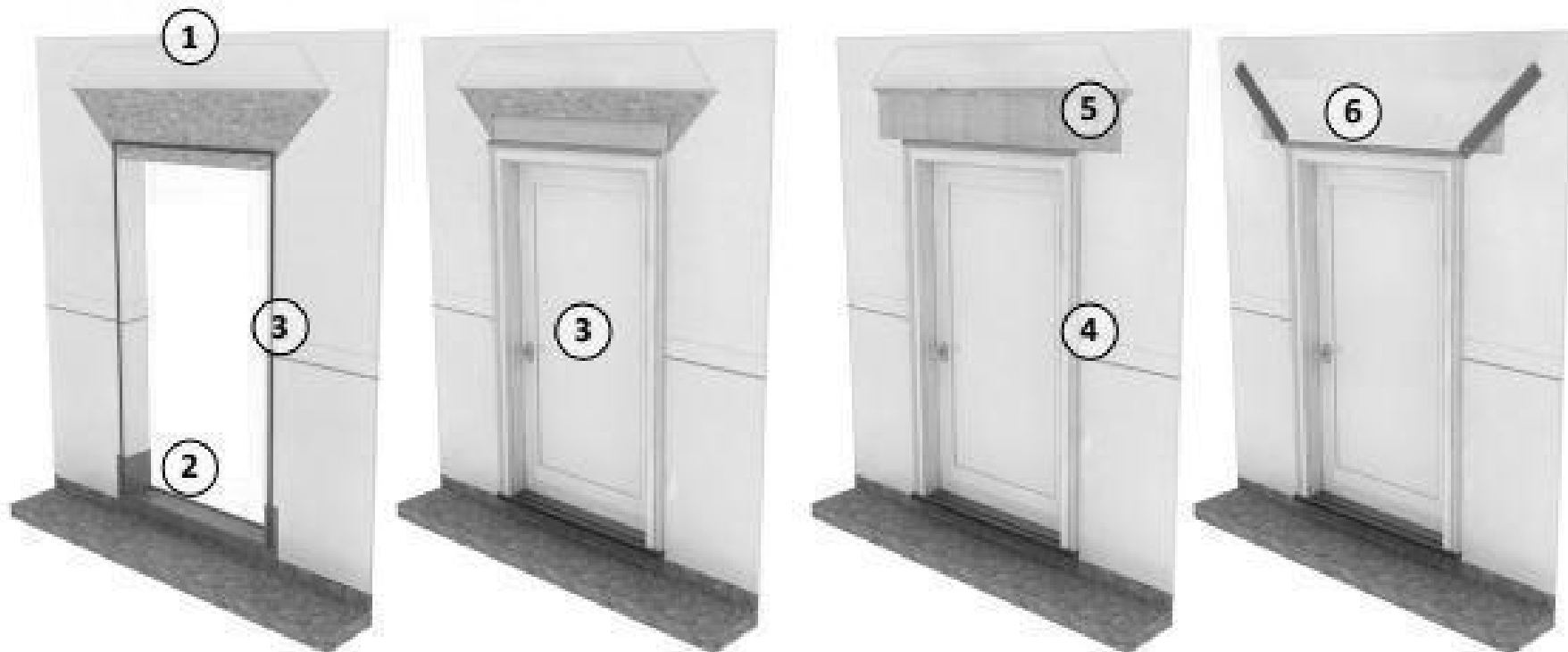
Step 3. Install the door: where sealant is used under the door threshold, ensure that water is allowed to drain out of the pan flashing. For this example, apply sealant at the WRB/brick mold interface at the top and sides (shown in red). Install a drip cap of metal, plastic, or other approved material (shown as green) above

the brick mold (as required by the door manufacturer, particularly where not protected by a porch or overhang) in a bead of sealant and secure to the wall.

Step 4. For this example, the sealant acts as the jamb flashing. After installing the door, apply additional sealant where the brick mold meets the house wrap.

Step 5. Install the head flashing: over the vertical leg of the drip cap.

Step 6. Integrate the WRB: fold down the house wrap flap and tape diagonal seams with construction tape.



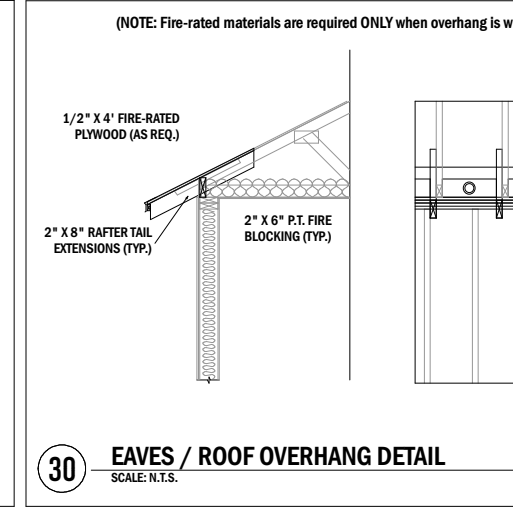
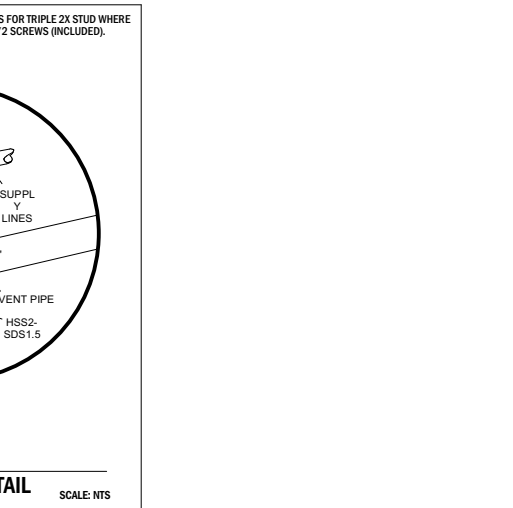
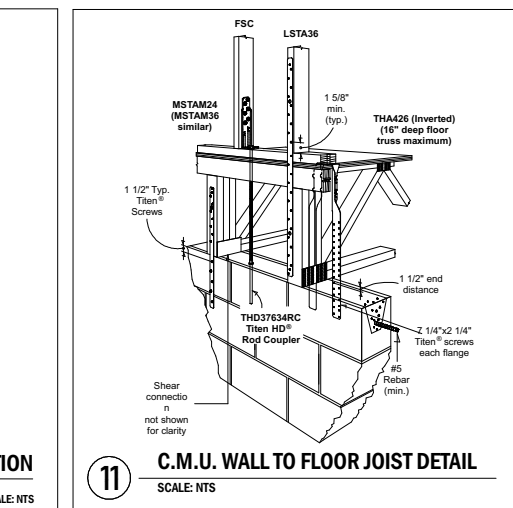
Alternative to sealant at the brick mold: some manufacturers offer a double-sided, self-adhesive flashing product specifically designed for non-flanged windows and doors with and without brick mold. The head and jamb flashing are adhered to the door frame before the door is installed. After the door is installed, the head and jamb flashing are adhered to the WRB.

02 TYPICAL DOOR FLASHING DETAIL

SCALE: NTS

WALL SECTIONS & DETAILS

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S-1

CONSTRUCTION DOCUMENTS

STRUCTURAL FASTENERS

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.

TABLE 2304.10.1			
FASTENING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Roof			
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail	
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (21/2" × 0.131") 2-3" × 0.131" nails 2-3" 14 gage staples	Each end, toenail	
Flat blocking to truss and web filler	2-16 d common (31/2" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail	
	16d common (31/2" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c	Face nail	
2. Ceiling joists to top plate	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail	
3. Ceiling joist not attached to parallel rafter,laps over partitions (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail	
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail	
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail	
6. Rafter or roof truss to top plate(See Section 2308.7.5, Table 2308.7.5)	3-10d common (3" × 0.148"); or 3-16d box (31/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail	
7. Roof rafters to ridge valley or hip rafters; or roofrafter to 2-inch ridge beam	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or 3-10d common (31/2" × 0.148"); or 3-10d box (31/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail	

WALLS			
8. Stud to stud (not at braced wall panels)	16d common (31/2" × 0.162"); 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	24" o.c. face nail 16" o.c. face nail	
	16d common (31/2" × 0.162"); or 16d box (31/2" × 0.135"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail	
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (31/2" × 0.162"); or 16d box (31/2" × 0.135")	16" o.c. each edge, face nail 12" o.c. each edge, face nail	
10. Built-up header (2" to 2" header)	16d common (31/2" × 0.162"); or 16d box (31/2" × 0.135")	16" o.c. each edge, face nail 12" o.c. each edge, face nail	
11. Continuous header to stud	4-8d common (21/2" × 0.131"); or 4-10d box (3" × 0.128")	Toenail	
12. Top plate to top plate	16d common (31/2" × 0.162"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail	
13. Top plate to top plate, at end joints	8-16d common (31/2" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail(minimum 24" lap splice length each side of end joint)	
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (31/2" × 0.162"); or 16d box (31/2" × 0.135"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail	
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (31/2" × 0.162"); or 3-16d box (31/2" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail	
16. Stud to top or bottom plate	4-8d common (21/2" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or 2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail	
17. Top or bottom plate to stud	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail	
18. Top plates, laps at corners and intersections	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail	
19. 1" brace to each stud and plate	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail	
20. 1" × 6" sheathing to each bearing	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail	
21. 1" × 8" and wider sheathing to each bearing	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128")	Face nail	

FLOORS			
22. Joist to sill, top plate, or girder	3-8d common (21/2" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail	
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (21/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail	
24. 1" × 6" subfloor or less to each joist	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail	
25. 2" subfloor to joist or girder	2-16d common (31/2" × 0.162")	Face nail	
26. 2" planks (plank & beam – floor & roof)	2-16d common (31/2" × 0.162")	Each bearing, face nail	
27. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides	
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides	
	And 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail	
28. Ledger strip supporting joists or rafters	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail	
29. Joist to band joist or rim joist	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail	
30. Bridging or blocking to joist, rafter or truss	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail	

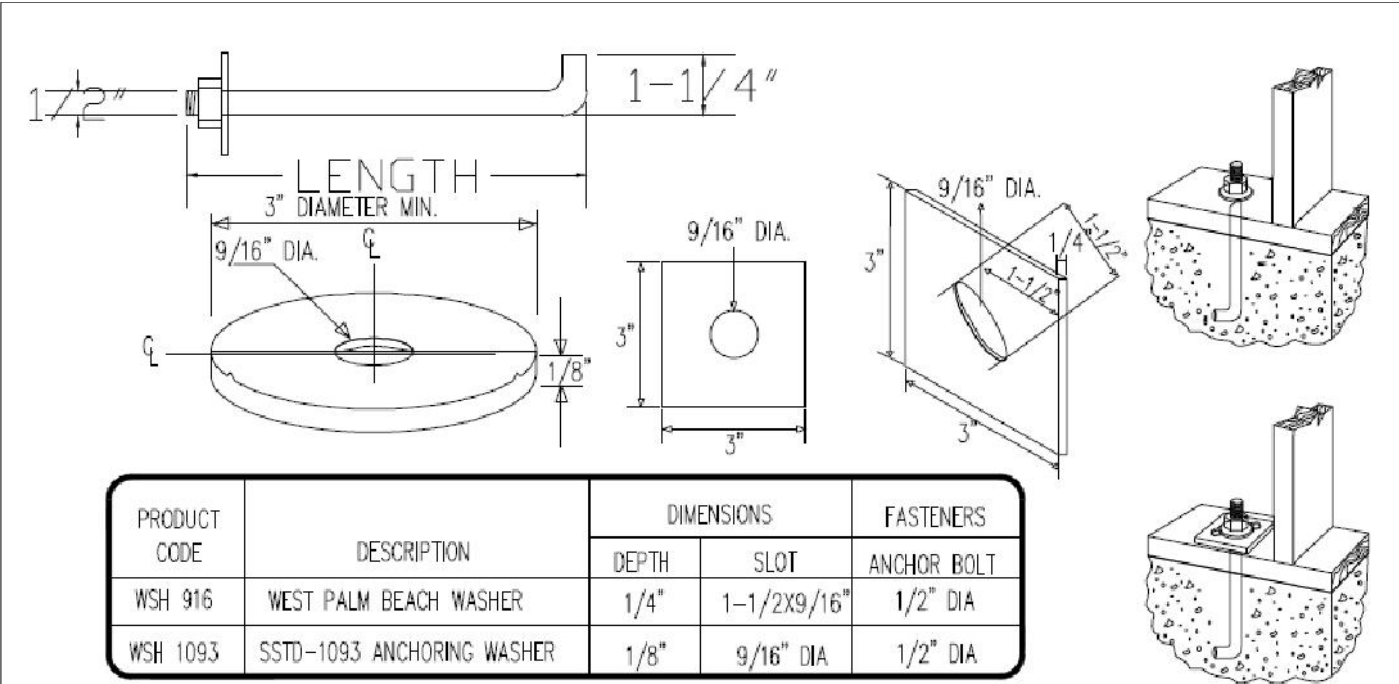
TABLE 2304.10.1			
FASTENING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particle board wall sheathing to framing			
		Edges (inches)	Intermediate supports (inches)
31. 3/8" – 1/2"	6d common or deformed (2" × 0.113") (sub-floor and wall)	6	12
	8d box or deformed (21/2" × 0.113") (roof)	6	12
	23/8" × 0.113" nail (sub-floor and wall)	6	12
	13/4" 16 gage staple, 7/16" crown (sub-floor and wall)	4	8
	23/8" × 0.113" nail (roof)	4	8
	13/4" 16 gage staple, 7/16" crown (roof)	3	6
32. 19/32" – 3/4"	8d common (21/2" × 0.131"); or 6d deformed (2" × 0.113")	6	12
	23/8" × 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
33. 7/8" – 11/4"	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	6	12
Other exterior wall sheathing			
34. 1/2" fiberboard sheathing	11/2" galvanized roofing nail (7/16" head diameter); or 11/4" 16 gage staple with 7/16" or 1" crown	3	6
35. 25/32" fiberboard sheathing	13/4" galvanized roofing nail (7/16" diameter head); or 11/2" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 3/4" and less	8d common (21/2" × 0.131"); or 6d deformed (2" × 0.113")	6	12
37. 7/8" – 1"	8d common (21/2" × 0.131"); or 8d deformed (21/2" × 0.131")	6	12
38. 1 1/8" – 1 1/4"	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	6	12
Panel siding to framing			
39. 1/2" or less	6d corrosion-resistant siding(17/8" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
40. 5/8"	8d corrosion-resistant siding (23/8" × 0.128"); or 6d corrosion-resistant casing(21/2" × 0.113")	6	12
Interior paneling			
41. 1/4"	4d casing (11/2" × 0.080"); or 4d finish (11/2" × 0.072")	6	12
42. 3/8"	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

150 MPH (3 SEC. GUST)		
WINDOWS (ENCLOSED BUILDING)		
WINDOW CALL-OUT	SQUARE FEET	WIND PRESSURE END ZONE
		POSITIVE/NEGATIVE
20	24	4
20	30	6
20	38	7
20	44	8
20	50	10
20	60	12
24	24	5
24	30	7
24	38	8
24	44	10
24	50	11
24	60	14
28	24	6
28	30	8
28	38	9
28	44	11
28	50	13
28	60	16
30	24	7
30	30	9
30	38	11
30	44	13
30	50	15
30	60	18
34	24	7
34	30	10
34	38	12
34	44	14
34	50	16
34	60	20
38	30	11
38	38	13
38	44	15
38	50	18
38	60	22
40	24	9
40	30	12
40	38	14
40	44	17
40	50	20
40	60	24

150 MPH (3 SEC. GUST)		
OPENINGS (ENCLOSED BUILDING)		
WINDOW OR DOOR OPENING SQ. FT.	WIND PRESSURE END ZONE	WIND PRESSURE END ZONE
	POSITIVE	NEGATIVE
	10	40.5
	20	38.7
	30	37.9
	40	37.0
	50	36.2
	60	35.8
	70	35.5
	80	35.1
	90	34.8
	100+	34.4

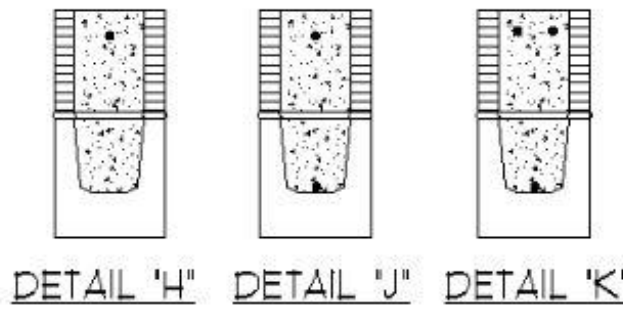
HURRICANE TRUSS ANCHORS (MIN.)				
PRODUCT CODE	FASTENERS 1-PLY TRUSS	UPLIFT	FASTENERS 2 OR 3 PLY TRUSS	UPLIFT
HETA40	(8) 10d x 1-1/2"	990	(8) 16d	1755
HETA24	(16) 10d x 1-1/2"	1890	(16) 16d	1890
HETA20	(10) 10d x 1-1/2"	1490	(10) 16d	1890
HETA20	(12) 10d x 1-1/2"	1785	(12) 16d	1890
HETA20	(14) 10d x 1-1/2"	1890	(14) 16d	1890
HETA20	(16) 10d x 1-1/2"	1890	(16) 16d	1890
HETA16	(11) 10d x 1-1/2"	1635	(11) 16d	1890
HETA12	(6) 10d x 1-1/2"	895	(6) 16d	1315

NOTE: 4" EMBEDMENT IN CONCRETE (MIN.)



GRAVITY & UPLIFT SAFE LOADS (PLF) 8" x 16" LINTELS											
LINTEL LENGTH	CLEAR SPAN	TYPE	TOP BAR	BOTTOM BARS		GRAVITY				UPLIFT	
				A	B	(0)WSL (1)WSU	DET. H	DET. J	(0)WSL (1)WSU	(0)WSL (1)WSU	DET. K
2'-10"	1'-6"	Precast	2- #2	2- #2	NONE	4896*	6467*	4896*	4896*		
3'-6"	2'-2"	Precast	2- #2	2- #2	NONE	3114	8164	4439	8164*		
4'-0"	2'-8"	Precast	2- #2	2- #2	NONE	2305	8020	3322	8987		
4'-6"	3'-2"	Precast	2- #2	2- #2	NONE	1710	5743	2552	8353		
4'-8"	3'-4"	Precast	(2) D4.5 WWS	2- #3	NONE	6614	10000	9053	10000		
5'-4"	4'-0"	Precast	2- #2	2- #3	NONE	3478	4460	1806	4275		
5'-10"	4'-6"	Precast	2- #2	2- #3	NONE	2863	3693	1499	3577		
6'-6"	5'-2"	Precast	2- #2	2- #4	NONE	3227	3227	1201	2939		
7'-6"	6'-2"	Precast	2- #2	2- #4	NONE	2486	2486	900	2322		
7'-8"	6'-4"	Precast	(2) D4.5 WWS	2- #4	NONE	3071	3071	2916	3049		
8'-0"	6'-6"	Precast	(2) D4.5 WWS	2- #4	NONE	2831	2831	2651	2811		
8'-4"	7'-0"	Precast	2- #2	2- #4	NONE	2625	2625	2421	2607		
8'-6"	7'-2"	Precast	2- #2	2- #4	NONE	1946	1934	703	1922		
9'-4"	8'-0"	Precast	2- #2	2- #4	NONE	1593	1674	586	1628		
10'-6"	9'-2"	Precast	2- #2	2- #4	NONE	1329	1407	468	1285		
11'-4"	10'-0"	Precast	2- #3	2- #5	NONE	1312	1312	406	1104		
12'-0"	10'-8"	Precast	2- #3	2- #5	NONE	1210	1210	366	986		
12'-6"	11'-2"	Precast	2- #3	2- #5	NONE	1354	1354	981	1354		
13'-4"	12'-0"	Precast	2- #3	2- #5	NONE	1045	1045	303	802		
14'-0"	12'-8"	Precast	2- #4	2- #5	NONE	978	978	278	730		
14'-8"	13'-4"	Prestressed	2- #3	2- #5	NONE	978	1418	422	830		
15'-4"	14'-0"	Prestressed	2- #3	2- #5	NONE	N.R.	1290	387	760		
17'-4"	16'-0"	Prestressed	2- #3	2- #5	NONE	N.R.	952	326	641		
19'-4"	18'-0"	Prestressed	2- #4	2- #5	NONE	N.R.	751	266	523		
20'-0"	18'-8"	Prestressed	2- #3	2- #5	NONE	961	961	446	872		
21'-4"	20'-0"	Prestressed	2- #4	2- #5	NONE	N.R.	678	219	431		
22'-0"	20'-8"	Prestressed	2- #4	2- #5	NONE	N.R.	634	226	445		
24'-0"	22'-8"	Prestressed	2- #4	2- #5	NONE	N.R.	522	174	341		

N.R. - NOT RECOMMENDED
* LINTEL MEETS DEEP-BEAM CRITERIA
NOTE #1: (1) #4 MIN. REQUIRED FOR DEEP-BEAM ONLY



GRAVITY & UPLIFT SAFE LOADS (PLF) 8" x 24" LINTELS											
LINTEL LENGTH	CLEAR SPAN	TYPE	TOP BAR	BOTTOM BARS	GRAVITY				UPLIFT		

CONSTRUCTION DOCUMENTS

ROOFING DETAILS

SECTION R903 WEATHER PROTECTION

R903.1 GENERAL
ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

R903.2 FLASHING
FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

R903.2.1 LOCATIONS
FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN TABLE R903.2.1 OR IN COMPLIANCE WITH RAS 111. EXCEPTION: FLASHING IS NOT REQUIRED AT HIP AND RIDGE JUNCTIONS.

R903.2.2 CRICKETS AND SADDLES
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. EXCEPTION: UNIT SKYLIGHTS INSTALLED IN ACCORDANCE WITH SECTION R308.6 AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE.

R903.2.3 MEMBRANE FLASHINGS
ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURER'S PUBLISHED LITERATURE.

SECTION R905 REQUIREMENTS FOR ROOF COVERINGS

R905.1.1 UNDERLAYMENT
UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED. UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH SECTION R905.1.1.1, R905.1.1.2 OR R905.1.1.3, AS APPLICABLE.

EXCEPTION: COMPLIANCE WITH SECTION R905.1.1.1 IS NOT REQUIRED FOR STRUCTURAL METAL PANELS THAT DO NOT REQUIRE A SUBSTRATE OR UNDERLAYMENT.

R905.2.8 Flashing

FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION OR RAS 111.

R905.2.8.1 BASE AND COUNTER FLASHING
BASE AND COUNTER FLASHING SHALL BE INSTALLED AS FOLLOWS:

1. IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR
2. IN COMPLIANCE WITH RAS 111, OR
3. A CONTINUOUS METAL MINIMUM 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 MM) ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4 INCHES (102 MM) FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET (3.76 kg/M2). COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE R903.2.1.

R905.2.8.2 VALLEYS
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

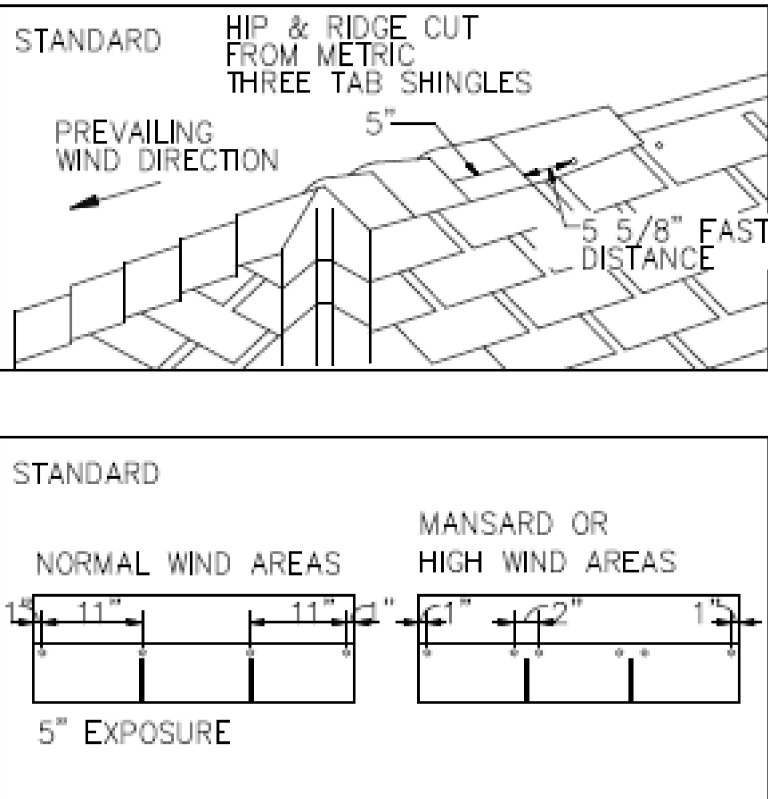
1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE NOT LESS THAN 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE R903.2.1.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL-SURFACED ROLL ROOFING, COMPLYING WITH ASTM D3909 OR ASTM D6380 CLASS W, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER NOT LESS THAN 36 INCHES (914 MM) WIDE.
3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D6380 CLASS S AND NOT LESS THAN 36 INCHES WIDE (914 MM) OR VALLEY LINING AS DESCRIBED IN ITEM 1 OR 2 SHALL BE PERMITTED. SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.

R905.2.8.3 SIDEWALL FLASHING
FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD OR CONTINUOUS "L" FLASHING METHOD.

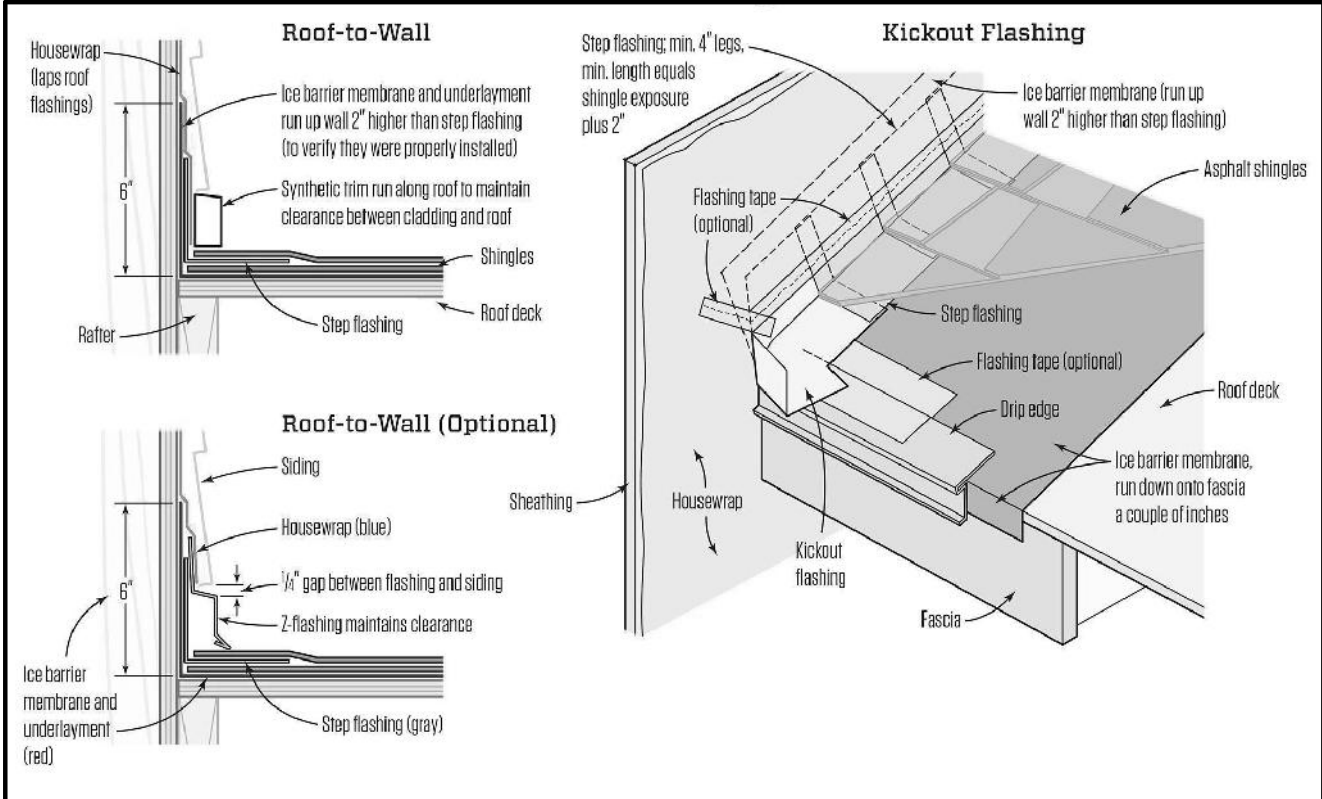
R905.2.8.4 OTHER FLASHING
FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY FLASHING, SHALL BE APPLIED IN ACCORDANCE WITH THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.

R905.2.8.5 DRIP EDGE
PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES (76 MM). EAVE DRIP EDGES SHALL EXTEND 1/2 INCH (13 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE AT GABLES SHALL BE INSTALLED OVER THE UNDERLAYMENT. DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 4 INCH (51 MM) WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER. WHERE THE VASD AS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 IS 110 MPH (177 KM/H) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10 058 MM), DRIP EDGES SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4 INCHES (102 MM) ON CENTER.

TYP. ROOF SHINGLE INSTALL. DETAILS



TYP. SIDEWALL FLASHING DETAILS



TYP. CLOSED-CUT VALLEY DETAILS

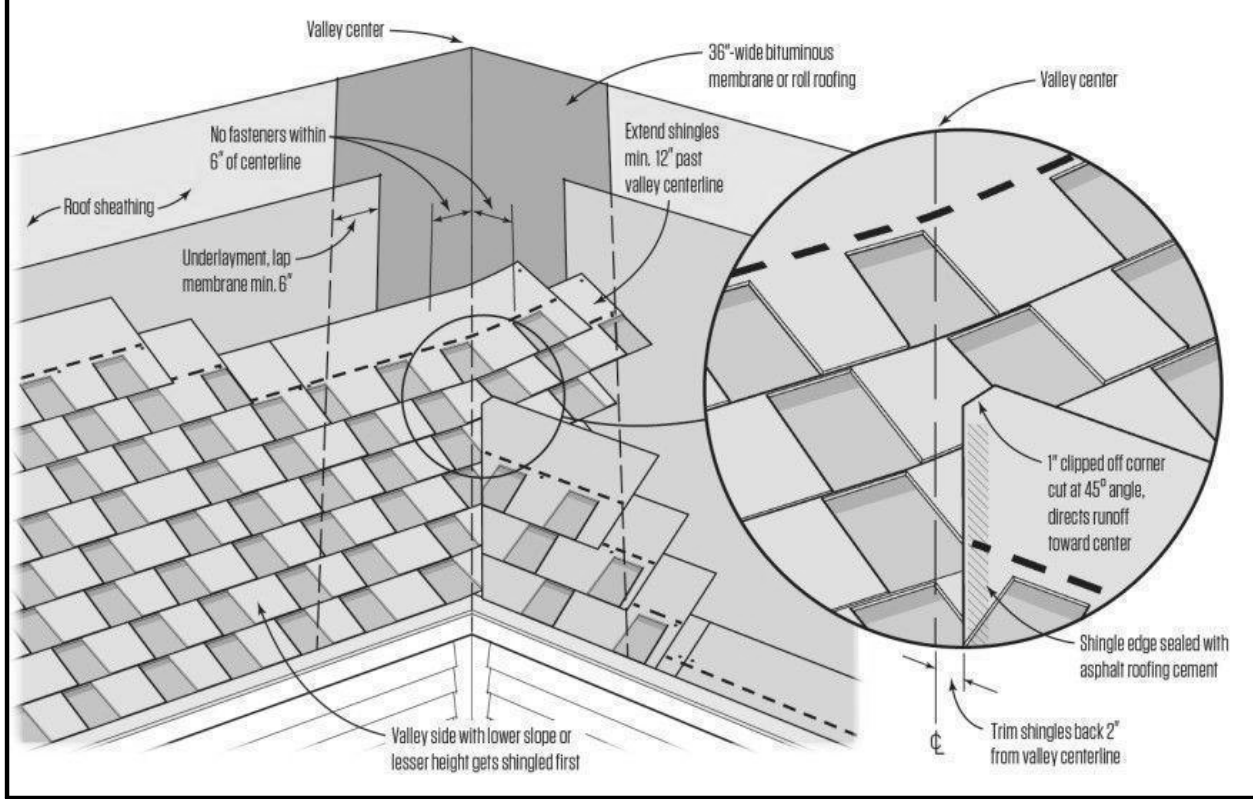
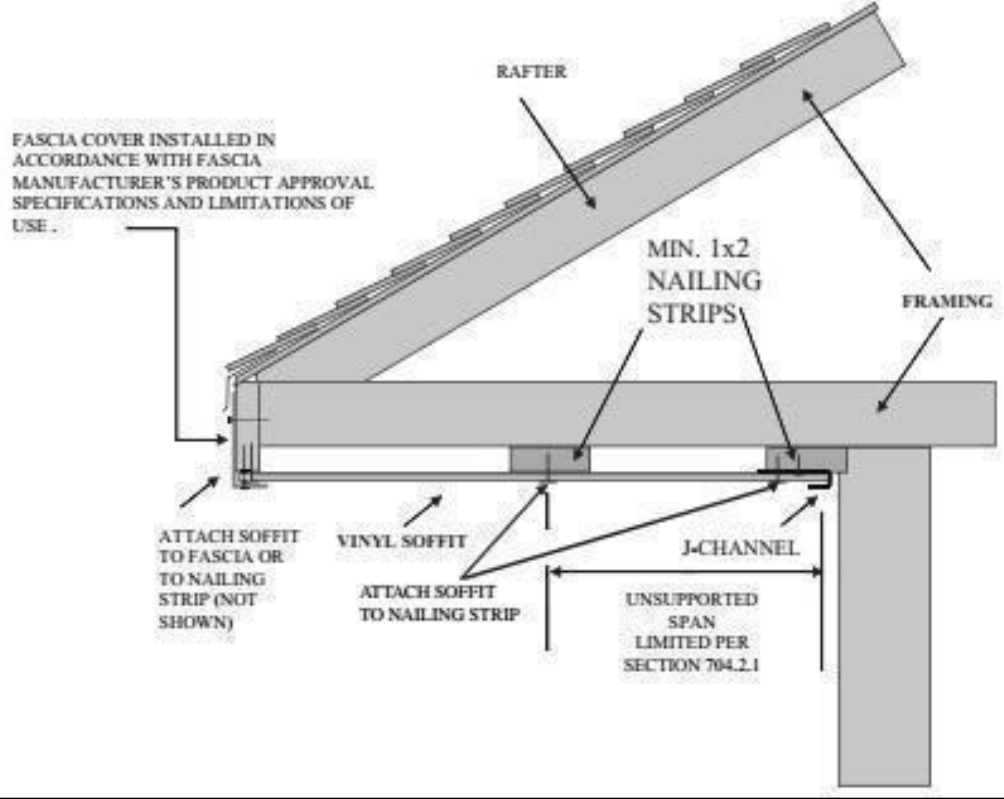


FIGURE R704.2.2
TYP. MULTI-SPAN VINYL SOFFIT PANEL SUPPORT



SECTION R703.3.2 FASTENERS

The rith either 1-1/4" x .097 Hardened Galvanized T-nails or 1/2" x 1-1/4" tapcon concrete screws placed at 24" o.c. max.

The J-Channel shall be fastened to the buck strip in accordance with FBC 2020 7th Edition Table R703.3.2. The fastener types range from ring shank roofing nails (0.120" min. dia.) @ 12" o.c. to #8 screws (0.164" min. dia.) @ 16" o.c.

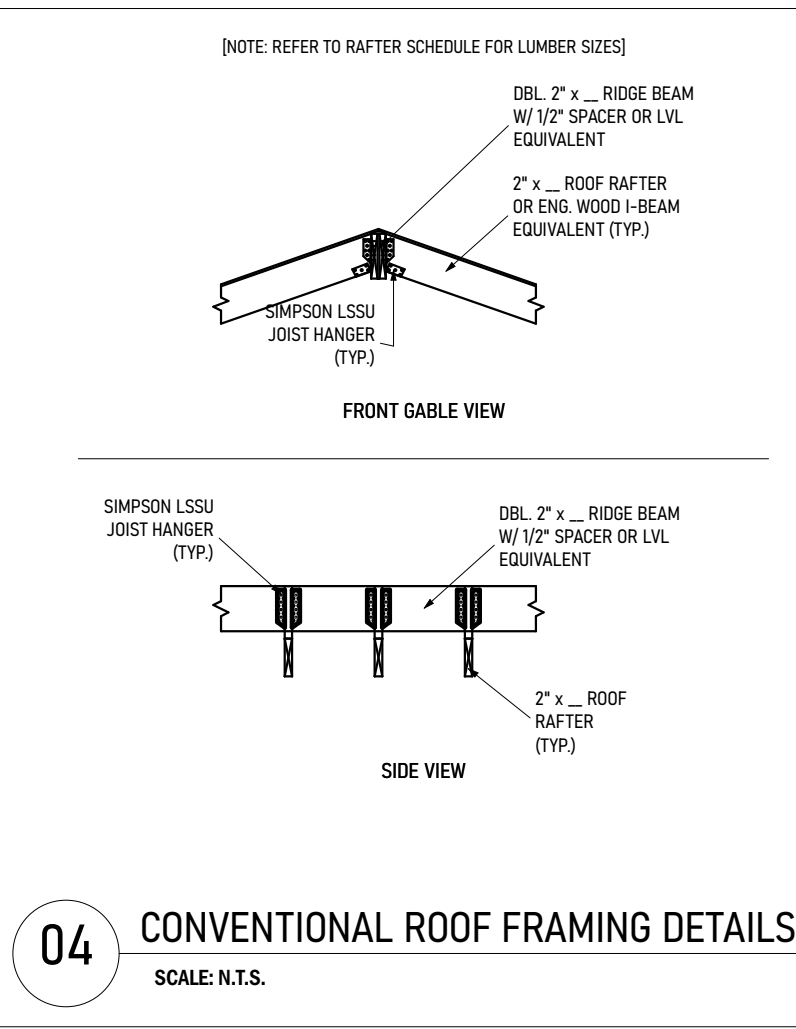
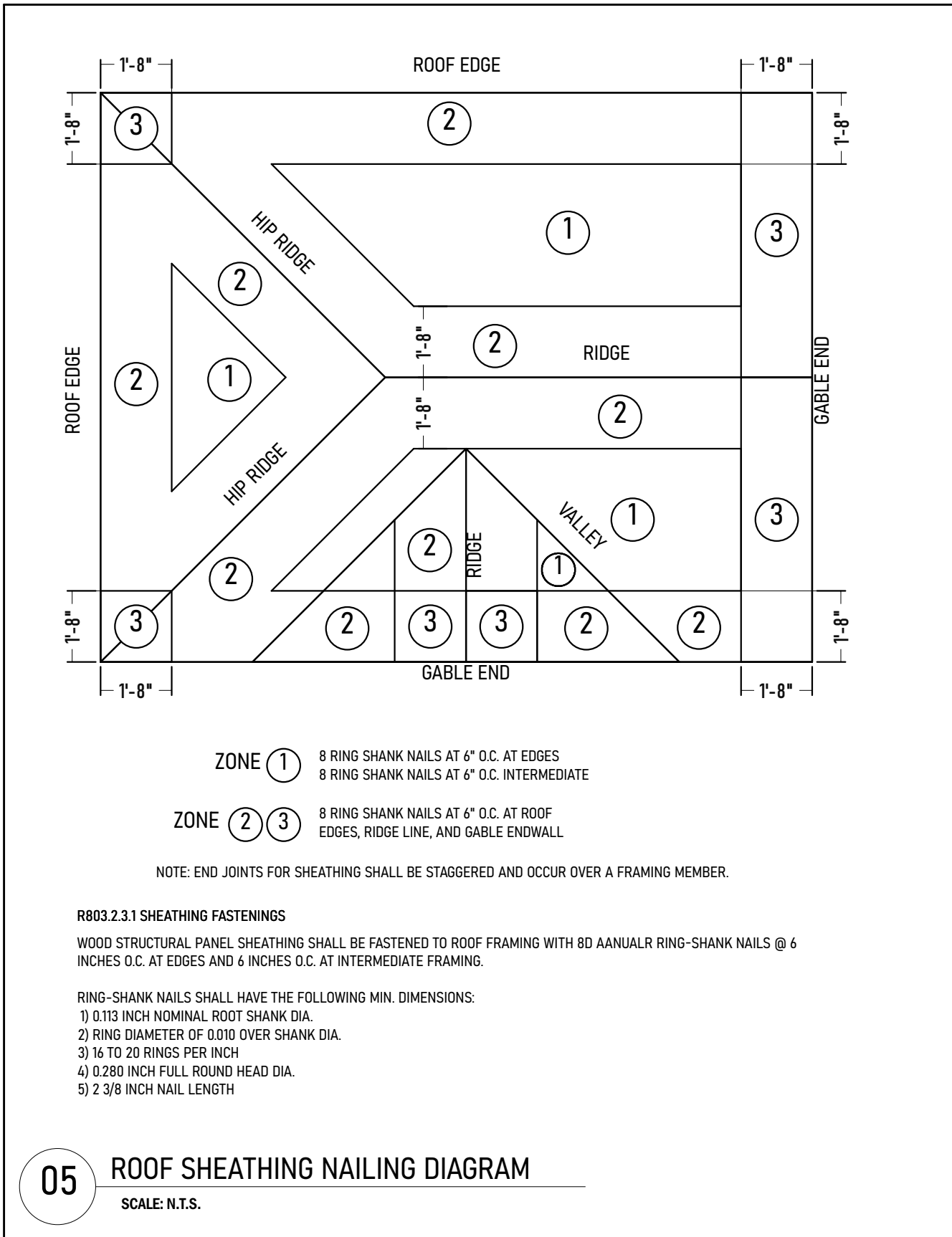
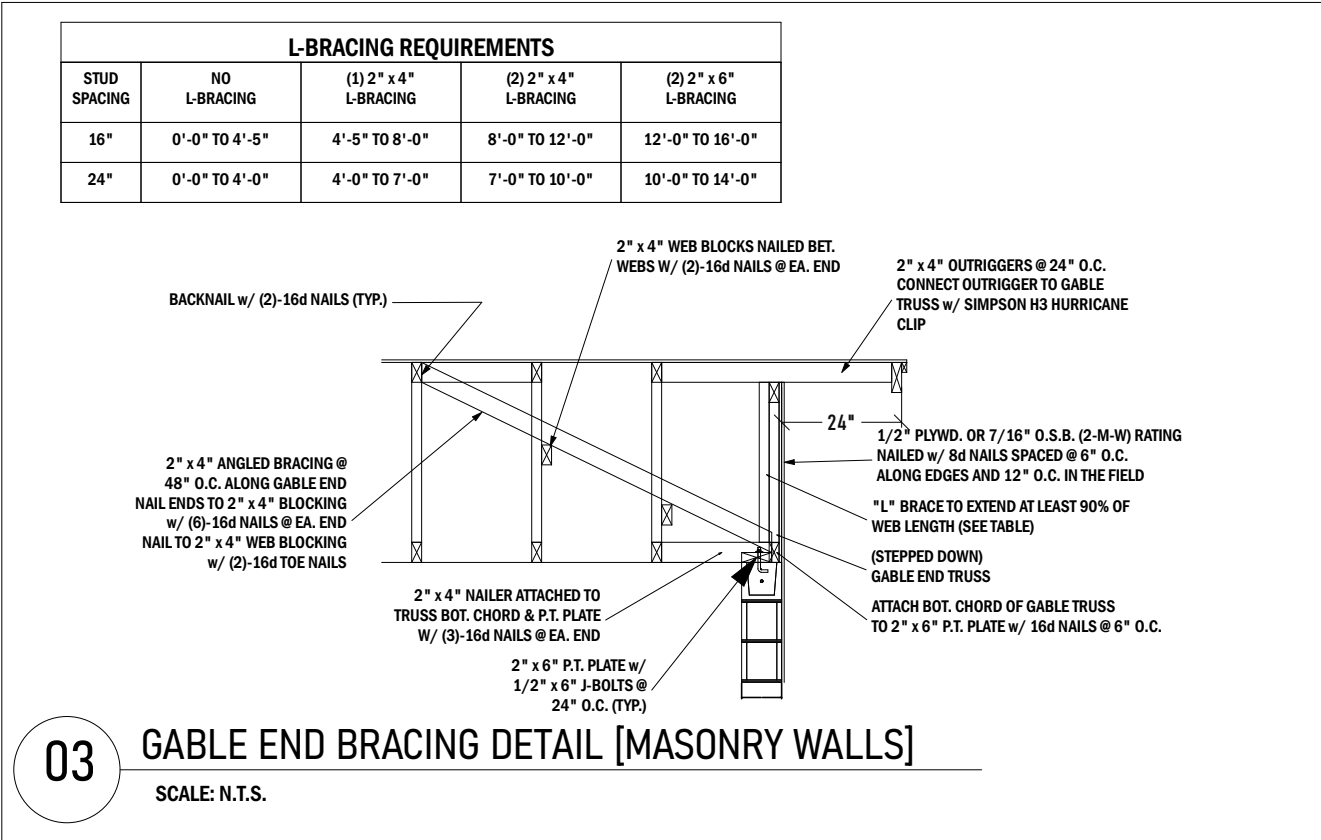
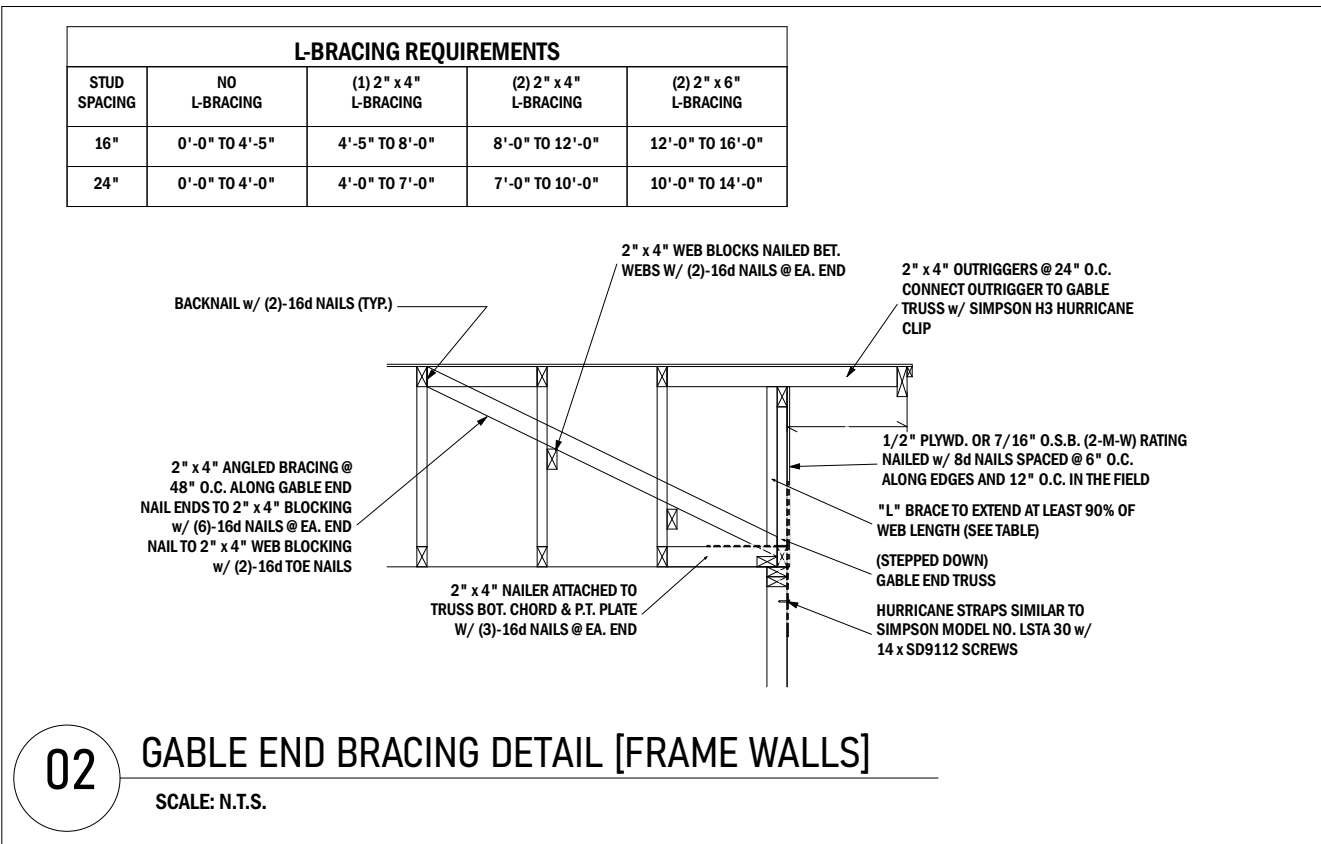
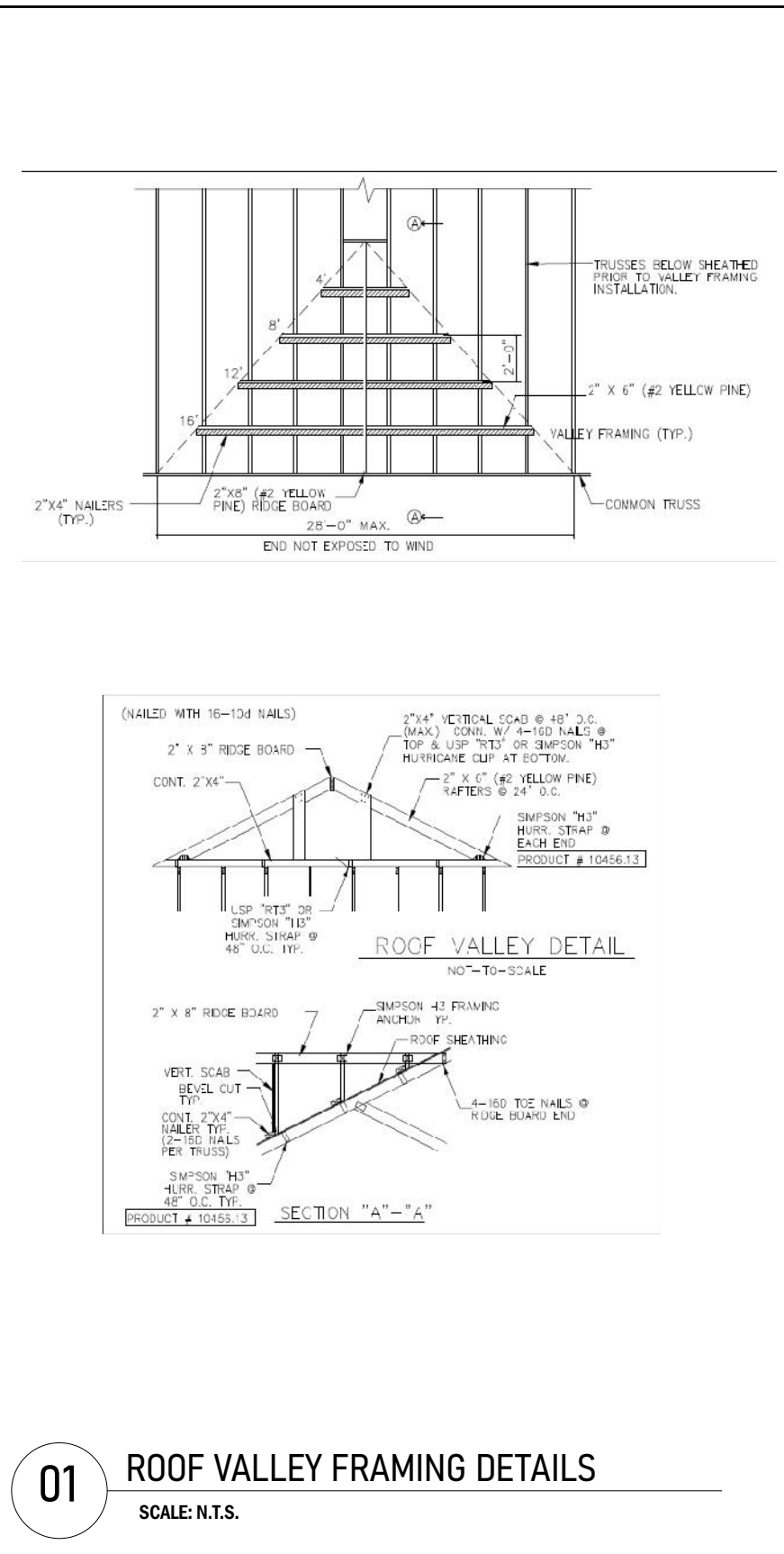
All fasteners shall be aluminum, galvanized, stainless steel, or have a rust-protective coating per FBC R703.3.2.

Fiber-cement soffit panels.
Fiber-cement soffit panels shall be a minimum of 1/4 inch thick and shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2.

Panel joints shall occur over framing or over wood structural panel sheathing.

Soffit panels shall be installed with spans and fasteners in accordance with the manufacturer's product approval specification and limitations of use.

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CONVENTIONAL ROOF FRAMING NOTES

RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS (U.O.N.)

LUMBER SIZE	MAXIMUM SPAN (STYP. #)
2" x 4"	6 FT.
2" x 6"	8 FT.
2" x 8"	10 FT.
2" x 10"	12 FT.
2" x 12"	14 FT.

NOTE:

- 1) RAFTER SPACING SHALL NOT EXCEED 24" O.C.
- 2) RAFTERS SHALL BE BRACED Laterally w/ WOOD MEMBERS (2" x 4" MIN.) STAGGERED AT 24" O.C.
- 3) RIDGE BOARDS SHALL BE ONE LUMBER SIZE LARGER THAN THE RAFTER (I.E. 2" x 6" RIDGE BOARD w/ 2" x 4" RAFTERS)
- 4) STANDARD SHEATHING AND NAILING REQUIREMENTS SHALL APPLY THE SAME AS ENGINEERED TRUSSES (SEE S-2 FOR DETAILS)

LUMBER AND PLYWOOD

- ALL SAWN LUMBER SHALL BEAR THE STAMP OF WWPA OR APPROVED TESTING AGENCY. FRAMING UNITS/STUDS SHALL BE SOUTHERN YELLOW PINE (#3 STUD GRADE OR BETTER, TYPICALLY #2) OR APPROVED EQUAL ROOF SHEATHING SHALL BE MIN. 7/16" EXTERIOR GRADE MEETING APA STANDARDS. ALL LUMBER SPECIES AND GRADES SHALL COMPLY WITH DOC P5-20, PER FBC-R402.
- ALL MATERIALS USED SHALL COMPLY WITH CURRENT FBC PRODUCT APPROVAL REQUIREMENTS.

[SEE PLAN FOR APPLICABLE AREAS]

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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE FBC 2020 7TH EDITION ALONG WITH APPLICABLE SUPPLEMENTS.

PLANNING, DESIGN, & MGT. SOLUTIONS

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PDM

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PDM Bungalow + [34-A]

701 E. Linebaugh Ave.
Tampa, FL 33612

ROOFING DETAILS

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

I. 23/04/21 INITIAL PLAN READY
II. 23/10/19 READY FOR PLAN REVIEW
III. 25/03/21 REVERSE PLAN

REVIEWED FOR CODE COMPLIANCE
Structural Engineering Services

SCALE

PER DRAWING NOTES

SHEET NUMBER

S-3

CONSTRUCTION DOCUMENTS

COMPONENTS AND CLADDING

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.

TABLE R301.2(2) COMPONENT AND CLADDING WIND LOAD SCHEDULE																		
COMPONENT AND CLADDING WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (ASD) (psf) a,b,c,d,e,f																		
Zone ³	Effective Wind Area (ft ²)	Ultimate Design Wind Speed, V _{ult} (mph)																
		115		120		130		140		150		170		180				
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg			
Gable Roof < 27 to 45 degrees	1, 1 ^s	10	100	-22.7	100	-24.8	100	-29.1	100	-33.7	100	-38.7	112	-44.0	127	-49.7	142	-55.5
	1, 1 ^s	20	100	-20.2	100	-22.0	100	-25.8	100	-29.9	100	-34.4	105	-39.1	119	-44.1	133	-49.7
	1, 1 ^s	50	100	-16.8	100	-18.3	100	-21.5	100	-24.9	100	-28.6	-29.9	-32.5	106	-36.7	122	-43.5
	1, 1 ^s	100	100	-14.3	100	-15.5	100	-18.2	100	-21.2	100	-24.3	28.9	-27.6	100	-31.2	113	-38.0
	2	10	100	-30.0	100	-32.7	100	-38.3	100	-44.5	100	-51.0	112	-58.1	127	-65.6	142	-73.5
	2	20	100	-26.7	100	-29.1	100	-34.2	100	-39.6	100	-45.5	105	-51.8	119	-58.4	133	-65.5
	2	50	100	-22.4	100	-24.4	100	-28.6	100	-33.2	100	-38.1	106	-43.9	122	-50.0	138	-57.4
	2	100	100	-19.1	100	-20.8	100	-24.4	100	-28.3	100	-32.5	100	-37.0	100	-41.8	116	-48.2
	3	10	100	-40.9	100	-44.5	100	-52.2	100	-60.6	100	-69.6	112	-79.1	127	-89.4	142	-100.8
	3	20	100	-34.4	100	-37.4	100	-43.9	100	-50.9	100	-58.4	105	-66.5	119	-75.1	133	-86.2
Gable Roof > 27 to 20 degrees	1, 2e	10	100	-25.6	100	-27.9	100	-32.8	100	-38.0	100	-43.6	100	-49.8	106	-56.0	122	-62.8
	1, 2e	20	100	-21.1	100	-22.8	100	-26.7	100	-31.0	100	-35.6	100	-40.7	106	-46.0	118	-51.6
	1, 2e	50	100	-18.1	100	-19.8	100	-23.4	100	-27.3	100	-31.2	100	-35.1	106	-39.4	118	-44.8
	1, 2e	100	100	-15.6	100	-16.8	100	-20.1	100	-23.5	100	-27.0	100	-30.5	106	-34.0	118	-38.5
	2n, 2r, 3e	10	106	-38.5	116	-41.9	136	-49.2	158	-57.0	181	-65.4	206	-74.5	231	-83.7	256	-94.0
	2n, 2r, 3e	20	100	-33.2	100	-36.2	117	-42.4	136	-49.2	158	-57.0	181	-65.4	206	-74.5	231	-83.7
	2n, 2r, 3e	50	100	-26.2	100	-28.5	100	-33.5	108	-38.8	123	-44.6	140	-50.7	157	-57.2	174	-64.2
	2n, 2r, 3e	100	100	-20.9	100	-22.8	100	-26.7	100	-31.0	100	-35.6	112	-40.7	125	-45.7	142	-51.3
	3r	10	106	-46.7	116	-49.8	136	-58.4	158	-67.8	181	-77.8	206	-88.5	231	-99.9	256	-112.0
	3r	20	100	-39.2	100	-42.7	117	-50.1	136	-58.1	158	-67.7	181	-77.7	206	-88.4	231	-99.6
Gable Roof > 20 to 0 degrees	1, 2e	10	100	-24.0	100	-26.1	100	-30.6	100	-35.5	100	-40.8	112	-46.4	127	-52.3	142	-58.7
	1, 2e	20	106	-20.3	116	-22.1	136	-26.0	158	-30.1	181	-34.6	206	-39.3	231	-44.4	256	-49.8
	1, 2e	50	100	-17.3	100	-18.8	100	-22.1	108	-25.6	123	-29.4	140	-33.5	157	-37.8	174	-42.4
	1, 2e	100	100	-14.9	100	-16.2	100	-19.0	100	-22.3	100	-25.3	100	-28.8	107	-32.5	124	-36.5
	2n, 2r, 3e	10	106	-32.4	116	-35.3	136	-41.4	158	-48.0	181	-55.2	206	-62.9	231	-70.7	256	-78.9
	2n, 2r, 3e	20	100	-28.4	100	-31.0	117	-36.3	136	-42.1	158	-48.4	181	-55.0	207	-62.9	231	-69.6
	2n, 2r, 3e	50	100	-23.1	100	-25.2	100	-29.5	108	-34.2	123	-39.3	140	-44.7	159	-50.5	178	-56.6
	2n, 2r, 3e	100	100	-18.1	100	-20.0	100	-24.4	100	-28.3	100	-32.5	112	-37.0	127	-41.8	146	-46.8
	3r	10	106	-38.5	116	-41.8	136	-49.2	158	-57.0	181	-65.4	206	-74.5	231	-83.7	256	-94.0
	3r	20	100	-32.4	100	-35.3	117	-41.4	136	-48.0	158	-55.2	181	-62.8	207	-70.8	225	-78.1
Gable Roof < 27 to 45 degrees	1, 2e, 2r	10	100	-24.0	100	-26.1	100	-30.6	100	-35.5	100	-40.8	112	-46.4	127	-52.3	142	-58.7
	1, 2e, 2r	20	131	-24.0	142	-26.1	167	-30.6	194	-35.5	222	-40.8	254	-46.4	285	-52.3	317	-58.7
	1, 2e, 2r	50	116	-20.3	126	-22.1	148	-26.0	172	-30.1	198	-34.6	225	-39.3	254	-44.5	285	-49.8
	1, 2e, 2r	100	100	-15.5	105	-16.8	124	-19.6	143	-22.9	165	-26.3	187	-30.0	211	-33.8	237	-37.9
	2n, 3r	10	100	-11.9	100	-12.8	105	-15.1	122	-17.6	140	-20.2	159	-22.9	180	-25.9	202	-29.0
	2n, 3r	20	131	-26.4	142	-28.7	167	-33.1	194	-38.1	222	-43.4	253	-49.0	285	-55.0	317	-61.2
	2n, 3r	50	116	-22.6	126	-24.9	148	-28.7	172	-32.9	198	-36.9	225	-41.6	254	-45.1	285	-49.5
	2n, 3r	100	100	-18.9	105	-21.6	124	-25.4	143	-29.4	165	-33.8	187	-38.0	210	-42.2	234	-46.5
	3e	10	100	-7.1	100	-8.6	105	-10.1	124	-12.2	140	-14.0	159	-16.0	180	-18.3	202	-20.7
	3e	20	131	-32.4	142	-35.3	167	-41.4	194	-48.0	222	-55.2	253	-62.8	285	-70.8	317	-78.9
Gable Roof > 27 to 45 degrees	3e	20	116	-28.8	126	-31.3	148	-36.8	172	-42.7	198	-49.0	225	-56.7	254	-62.9	285	-70.4
	3e	50	100	-24.0	105	-26.1	124	-30.6	143	-35.5	165	-40.8	187	-46.1	211	-52.3	237	-57.8
	3e	100	100	-20.3	100	-22.1	105	-26.0	122	-30.1	140	-34.6	159	-39.3	180	-44.4	202	-49.8

1	10	106	-24.0	116	-26.1	136	-30.6	158	-35.5	181	-40.8	206	-46.4	233	-52.3	261	-58.7	
1	20	100	-24.0	100	-26.1	117	-30.6	136	-35.5	158	-40.8	178	-46.4	201	-52.3	225	-58.7	
1	50	100	-18.5	100	-20.2	100	-23.7	108	-27.4	123	-31.5	140	-35.8	159	-40.4	178	-45.3	
1	100	100	-14.3	100	-15.5	100	-18.2	100	-21.2	100	-24.3	112	-27.8	127	-31.2	142	-35.0	
2r	10	106	-31.2	116	-34.0	136	-38.9	158	-45.0	181	-51.1	206	-57.4	233	-64.2	261	-71.5	
2r	20	100	-28.1	100	-30.6	117	-35.9	136	-41.7	158	-47.9	178	-54.4	201	-61.5	225	-68.9	
2r	50	100	-24.0	100	-26.1	100	-30.7	108	-35.6	123	-40.9	140	-46.5	159	-52.5	178	-58.8	
2r	100	100	-20.9	100	-22.8	100	-26.7	100	-31.0	100	-35.6	112	-40.5	127	-45.7	142	-51.3	
2e, 3	10	106	-33.6	116	-36.6	136	-43.0	158	-49.8	181	-57.2	206	-63.1	233	-70.5	261	-78.4	
2e, 3	20	100	-30.3	100	-32.9	117	-38.7	136	-44.8	158	-51.5	178	-58.6	201	-66.1	225	-74.1	
2e, 3	50	100	-25.8	100	-28.0	100	-32.9	108	-38.2	123	-43.8	140	-49.9	159	-56.3	178	-63.1	
2e, 3	100	100	-22.4	100	-24.4	100	-28.6	100	-33.2	100	-38.1	112	-43.3	127	-48.9	142	-54.8	
Hip Roof < 20 to 27 degrees	1	10	108	-19.1	116	-20.8	136	-24.4	158	-28.3	181	-32.5	206	-37.0	233	-41.8	261	-46.8
	1	20	100	-16.9	100	-18.4	117	-21.6	136	-25.1	158	-28.8	178	-32.8	201	-37.0	225	-41.5
	1	50	100	-14.0	100	-15.3	100	-17.9	108	-20.8	123	-23.9	140	-27.2	159	-30.7	178	-34.4
	1	100	100	-11.9	100	-12.9	100	-15.1	100	-17.6	100	-20.2	112	-22.9	127	-25.9	142	-29.0
	2e, 2r, 3	10	106	-26.4	116	-28.7	136	-33.7	158	-39.1	181	-44.9	206	-51.0	233	-57.6	261	-64.6
	2e, 2r, 3	20	100	-23.6	100	-25.7	117	-30.1	136	-34.9	158	-40.1	178	-45.6	201	-51.5	225	-57.8
	2e, 2r, 3	50	100	-19.9	100	-21.6	100	-25.4	108	-29.4	123	-33.8	140	-38.4	159	-43.4	178	-48.6
	2e, 2r, 3	100	100	-17.1	100	-18.6	100	-21.8	100	-25.3	100	-29.0	112	-33.0	127	-37.3	142	-41.8
	3	10	102	-20.3	111	-22.1	130	-26.0	151	-30.1	173	-34.6	197	-39.3	222	-44.4	249	-49.8
	3	20	100	-18.0	100	-19.6	113	-23.0	131	-26.7	151	-30.7	171	-34.9	194	-39.4	217	-44.2
2e	10	100	-16.0	100	-17.6	113	-21.0	131	-24.7	151	-28.8	171	-32.9	194	-37.0	217	-41.5	
2e	20	100	-12.7	100	-13.8	100	-16.2	100	-18.8	100	-21.6	112	-24.6	127	-27.8	142	-31.1	
2e	100	100	-10.2	100	-11.3	100	-13.9	100	-15.9	100	-17.9	112	-20.8	127	-23.2	142	-25.9	
2e	20	100	-10.1	100	-10.8	100	-12.4	100	-13.1	100	-13.5	100	-14.9	114	-14.8	117	-14.8	
2e	50	100	-11.9	100	-12.9	100	-15.1	100	-17.6	100	-21.2	100	-23.9	119	-25.9	127	-26.0	
2e	100	100	-11.9	100	-12.9	100	-15.1	100	-17.6	100	-21.2	100	-23.9	119	-25.9	127	-26.0	
2r	10	100	-11.9	100	-12.9	100	-15.1	100	-17.6	100	-21.2	100	-23.9	119	-25.9	127	-26.0	
2r	10	100	-11.9	100	-12.9	100	-15.1	100	-17.6	100	-21.2	100	-23.9	119	-25.9	127	-26.0	
2r	20	100	-10.2	100	-11.3	100	-13.9	100	-15.9	100	-17.9	112	-20.8	127	-23.2	142	-25.9	
2r	50	100	-10.2	100	-10.8	100	-12.4	100	-13.1	100	-13.5	100	-14.9	114	-14.8	117	-14.8	
2r	100	100	-10.2	100	-10.8	100	-12.4	100	-13.1	100	-13.5	100	-14.9	114	-14.8	117	-14.8	
3	10	100	-14.3	100	-15.5	100	-18.2	100	-21.2	100	-24.3	112	-27.8	127	-31.2	142	-35.0	
3	20	100	-12.7	100	-13.7	100	-16.4	100	-17.4	100	-17.8	100	-19.2	114	-21.4	127	-23.0	
3	100	100	-14.3	100	-15.5	100	-18.2	100	-21.2	100	-24.3	112	-27.8	127	-31.2	142	-35.0	
3	100	100	-14.3	100	-15.5	100	-18.2	100	-21.2	100	-24.3	112	-27.8	127	-31.2	142	-35.0	

4	10	143	-15.5	155	-16.9	182	-19.8	212	-22.9	243	-26.3	276	-30.0	312	-33.8	350	-37.9
4	20	136	-14.8	148	-16.1	174	-19.0	202	-22.0	232	-25.2	264	-28.7	299	-32.4	334	-36.3
4	50	128	-14.0	139	-15.2	163	-17.8	190	-20.7	218	-23.8	248	-27.1	279	-30.6	313	-34.3
4	100	121	-13.3	132	-14.5	155	-17.1	180	-19.8	206	-22.7	235	-26.8	265	-29.2	297	-32.7
5	10	106	-11.9	116	-12.9	136	-15.1	158	-17.6	181	-20.2	206	-22.9	233	-25.9	261	-29.0
5	10	143	-19.1	155	-20.8	182	-24.4	212	-28.3	243	-32.5	276	-37.0	312	-41.8	350	-46.8
5	20	136	-17.8	148	-19.4	174	-22.8	202	-26.4	232	-30.3	264	-34.5	299	-38.9	334	-43.6
5	50	128	-16.1	139	-17.6	163	-20.5	190	-23.9	218	-27.5	248	-31.2	279	-35.3	313	-39.5
5	100	121	-14.8	132	-16.1	155	-19.0	180	-22.0	206	-25.2	235	-29.7	265	-32.4	297	-36.3
5	500	106	-11.9	116	-12.8	136	-15.1	158	-17.6	181	-20.2	206	-22.9	233	-25.9	261	-29.0

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 0.447 m/s, 1 pound per square foot = 0.0479 kPa.

a. The effective wind area shall be equal to the span length multiplied by an effective width. This width shall be permitted to be not less than one-third the span length. For cladding fasteners, the effective wind area shall not be greater than the area that is tributary to an individual fastener.

b. For effective areas between those given, the load shall be interpolated or the load associated with the lower effective area shall be used.

c. Table values shall be adjusted for height and exposure by multiplying by the adjustment coefficient in Table R301.2(3).

d. See Figure R301.2(7) for location of zones.

e. Plus and minus signs signify pressures acting toward and away from the building surfaces.

f. Table values have been multiplied by 0.6 to convert component and cladding pressures to ASD.

g. Loads in Zone 19 are permitted to be determined in accordance with ASCE 7.

h. Where the ratio of the building mean roof height to length or width is less than 0.8, uplift loads are permitted to be determined in accordance with ASCE 7.

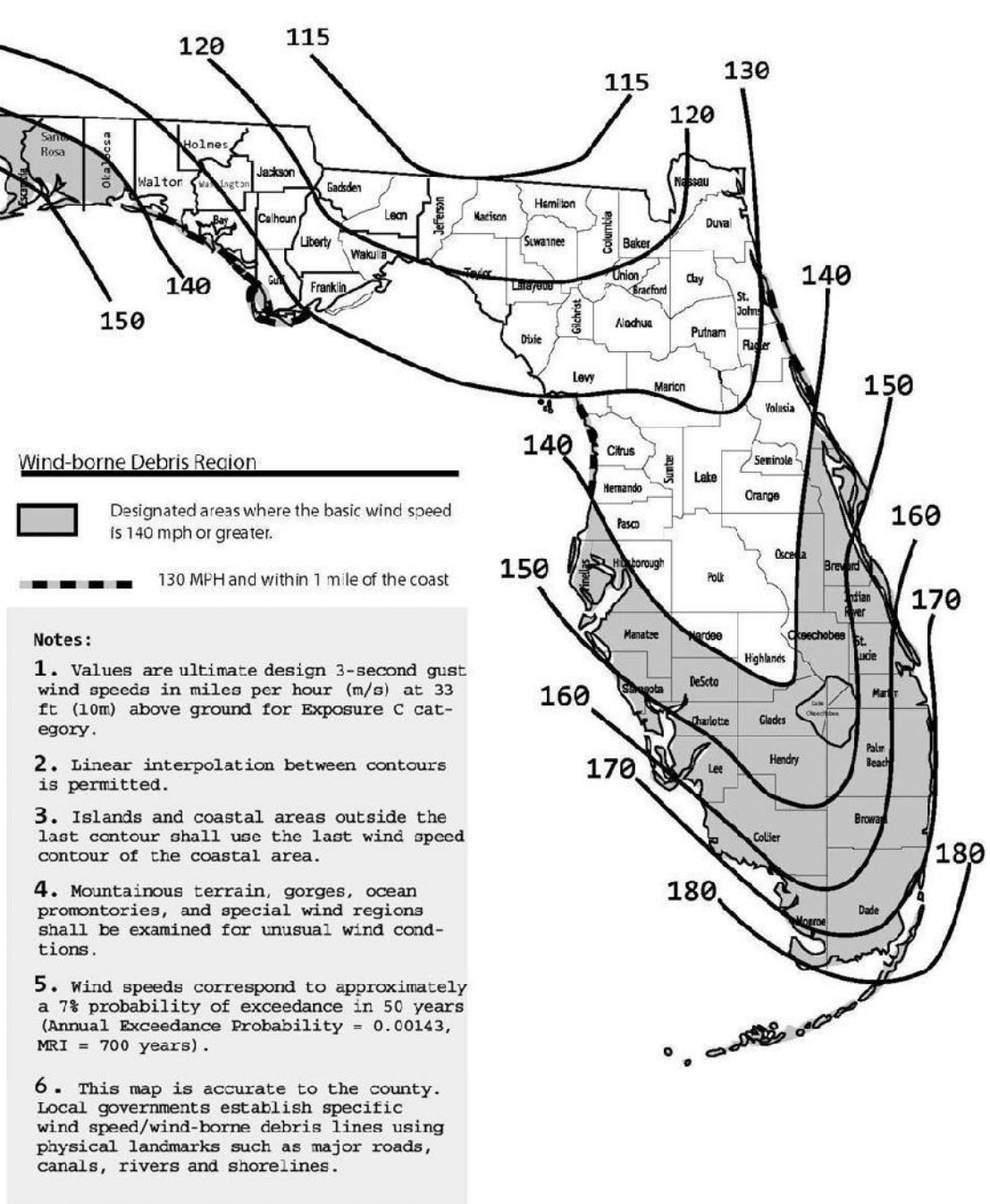


FIGURE R301.2(4) ULTIMATE DESIGN WIND SPEEDS V_{ult}

R905.2.6.1 CLASSIFICATION OF ASPHALT SHINGLES

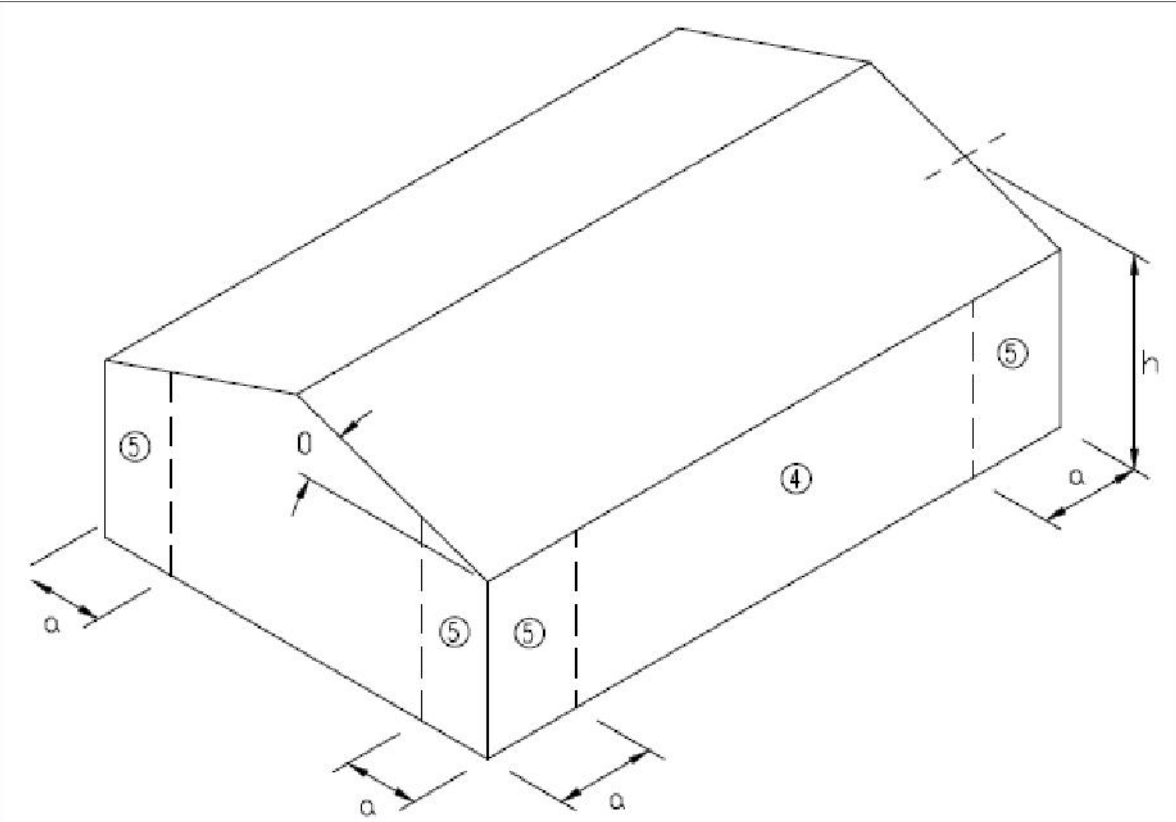
ASPHALT SHINGLES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM D3161, TAS 107 OR ASTM D7158 TO RESIST THE BASIC WIND SPEED PER FIGURE R301.2(4). SHINGLES CLASSIFIED AS ASTM D3161 CLASS D OR CLASSIFIED AS ASTM D7158 CLASS G ARE ACCEPTABLE FOR USE WHERE VASD IS EQUAL TO OR LESS THAN 100 MPH. SHINGLES CLASSIFIED AS ASTM D3161 CLASS F, TAS 107 OR ASTM D7158 CLASS H ARE ACCEPTABLE FOR USE FOR ALL WIND SPEEDS. ASPHALT SHINGLE WRAPPERS SHALL BE LABELED TO INDICATE COMPLIANCE WITH ONE OF THE REQUIRED CLASSIFICATIONS, AS SHOWN IN TABLE R905.2.6.1.

TABLE R905.2.6.1 CLASSIFICATION OF ASPHALT SHINGLES			
MAXIMUM BASIC WIND SPEED, VULT, VASD AS DETERMINED IN ACCORDANCE WITH ASTM D7158 OR ASTM D3161 FROM FIGURE R301.2(4)			
WITH SECTION R301.2.1.3			
110	85	D, G or H	D or F
116	90	D, G or H	D or F
129	100	G or H	D or F
142	110	G or H	F
155	120	G or H	F
168	130	H	F
181	140	H	F
194	150	H	F

FBC 2020 R301.2.1.1 Wind design required.

In regions where the ultimate design wind speed, Vult, from Figure R301.2(4) equals or exceeds 115 miles per hour (51 m/s), the design of concrete, masonry, wood and steel buildings for wind loads shall be in accordance with one or more of the following methods:

1. AWC Wood Frame Construction Manual (WFCM).
2. Concrete and masonry walls are permitted to be designed in accordance with ICC Standard for Residential Construction in High-Wind Regions (ICC 600).
3. ASCE Minimum Design Loads for Buildings and Other Structures (ASCE 7).
4. AISI Standard for Cold-Formed Steel Framing—Prescriptive Method For One- and Two-Family Dwellings (AISI S230).
5. Florida Building Code, Building; or
6. The MAF Guide to Concrete Masonry Residential Construction in High Wind Areas shall be permitted for applicable concrete masonry buildings for a basic wind speed of 130 mph (58 m/s) or less in Exposure B and 110 mph (49 m/s) or less in Exposure C in accordance with Figure R301.2(4) as converted in accordance with R301.2.1.3.



CONSTRUCTION DOCUMENTS

ELECTRICAL LAYOUT

ELECTRICAL FIXTURE & DEVICE SCHEDULE

ELECTRICAL POWER SCHEDULE (1ST FLOOR)			
SYM.	QTY	DESC.	FLOOR
CDTV	5	CATS W/ TV	1
CD	1	CLOTHES DRYER	1
OW	1	CLOTHES WASHER	1
CDSD	2	CO/SMOKE DETECTOR	1
OW	1	DISHWASHER	1
DP	36	DUPLEX	1
DP	4	DUPLEX (WEATHERPROOF)	1
EM	1	ELECTRIC METER*	1
ER	1	ELECTRIC RANGE	1
GD	1	GARBAGE DISPOSAL	1
GFCI	7	GFCI	1
MW	1	MICROWAVE	1
R	1	REFRIGERATOR	1
SD	4	SMOKE DETECTOR	1
VEB	3	VENTILATION BATH EXHAUST FAN	1

ELECTRICAL LIGHTING SCHEDULE (1ST FLOOR)			
SYM.	QTY	DESC.	FLOOR
ACFL	1	ARTS & CRAFTS FLOOR LAMP	1
ACTL	1	ARTS & CRAFTS TABLE LAMP	1
BSC2	1	BRYANT SCONCE 2	1
BSC3	3	BRYANT SCONCE 3	1
CLP	9	CABINET LIGHTING PUCK	1
CD	1	CAMERA DOORBELL	1
CFD	1	CEILING FLUSH DOME - TRADITIONAL	1
CLFL	3	CLASSIC CEILING FAN LIGHT FIXTURE	1
CFM	4	COMMON FLUSH MOUNT	1
CC	1	CRAFTSMAN CHANDELIER	1
CP	2	CRAFTSMAN PENDANT	1
FC	2	FAN 6-BLADE * 3-LIGHT CONTEMPORARY	1
N	1	NICOSIA	1
RDL6	27	RECESSED DOWN LIGHT 6"	1
SCM	3	SCONCE MINER'S	1
SLM	4	SPOTLIGHT W/ MOTION SENSOR*	1
SWD	27	SWITCH (DECORATOR)	1
TSW	8	THREE WAY SWITCH	1

ELECTRICAL POWER SCHEDULE (2ND FLOOR)			
SYM.	QTY	DESC.	FLOOR
DP	14	DUPLEX	2

ELECTRICAL LIGHTING SCHEDULE (2ND FLOOR)			
SYM.	QTY	DESC.	FLOOR
MSMT	7	MEDIUM SURFACE MOUNTED TUBE LIGHT [A8W9D] [A8W9D]	2
SWD	5	SWITCH (DECORATOR)	2

ELECTRICAL SPECIAL NOTES:

A) ALL ELECTRICAL WORK SHALL BE DONE IN A "CONSCIENTIOUS AND WORKMANLIKE" MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PROVIDED.

B) ELECTRICAL CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR / CLIENT OR PROJECT MANAGER OF ANY POTENTIAL CHANGES OR DEVIATIONS DEEMED AS "NECESSARY" AND GET APPROVAL BEFORE PROCEEDING.

C) PRIMARY LIGHTING SHALL BE THE FIRST ACCESSIBLE SWITCH IN ALL GANG BOX UNITS (I.E. FAN / LIGHT COMBO).

D) ALL CEILING FANS AND LIGHT FIXTURES SHALL BE PLACED IN THE CENTER OF THE ROOM U.O.N. (CONTRACTOR VERIFY).

E) ALL RECESSED CAN LIGHTING SHALL BE INSTALLED TO "LINE UP" WITH EACH OTHER AS AS ILLUSTRATED IN THE PLAN LAYOUT (CONTRACTOR VERIFY).

F) ALL CEILING LIGHT FIXTURES IN HALLWAYS SHALL BE CENTERED BETWEEN THE WALLS.

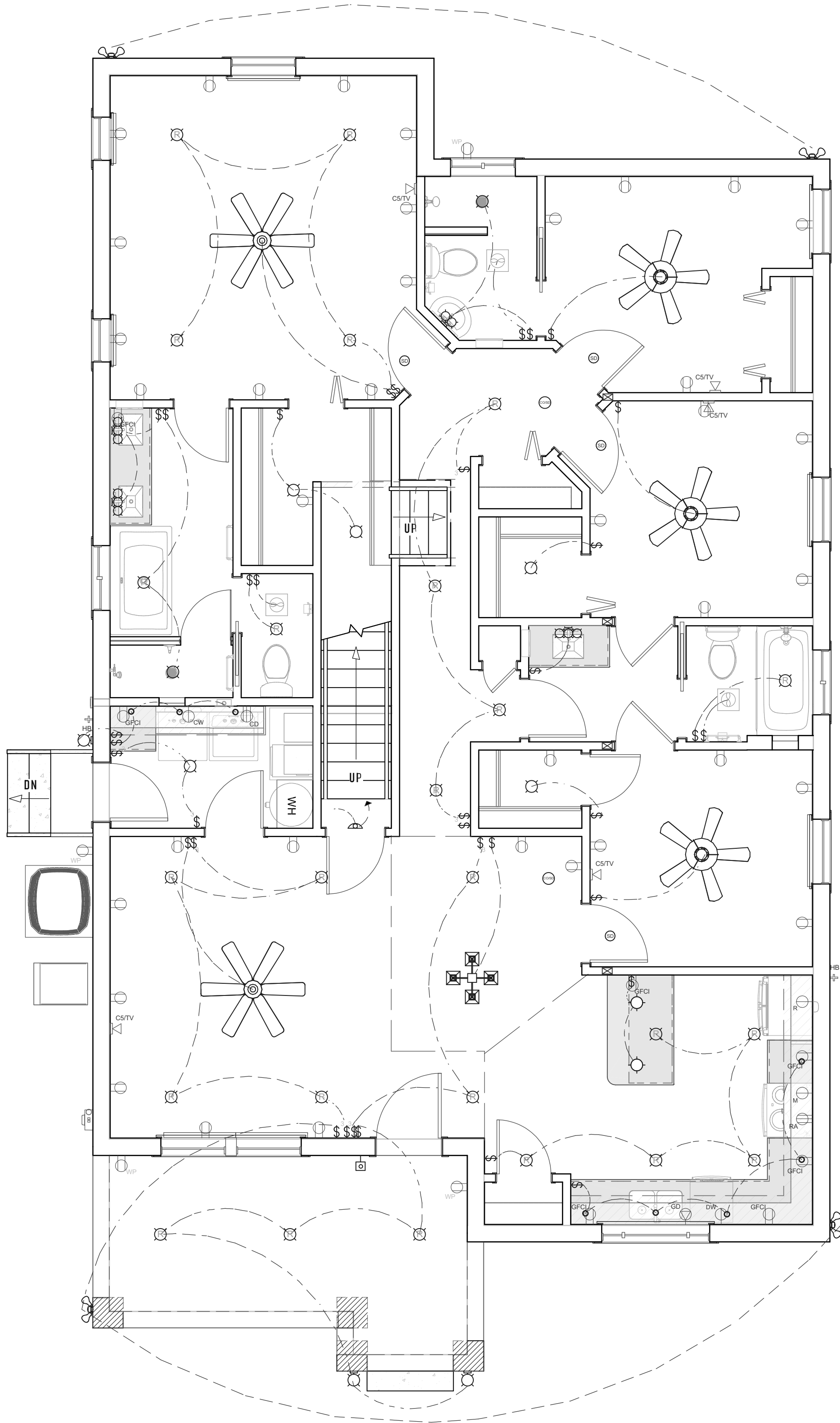
G) RECESSED CAN LIGHTING LOCATED AROUND A CENTRAL CEILING FIXTURE SHALL BE INSTALLED "EQUALLY - SPACED" FROM THE CENTER FIXTURE AND THE PERIMETER WALLS AS ILLUSTRATED IN THE PLAN LAYOUT (CONTRACTOR VERIFY).

H) LOCATION AND NUMBER OF OUTLETS SHALL BE PLACED IN "STRICT ACCORDANCE" WITH THE PLAN LAYOUT UNLESS THERE IS A PHYSICAL CONFLICT OR CODE COMPLIANCE ISSUE.

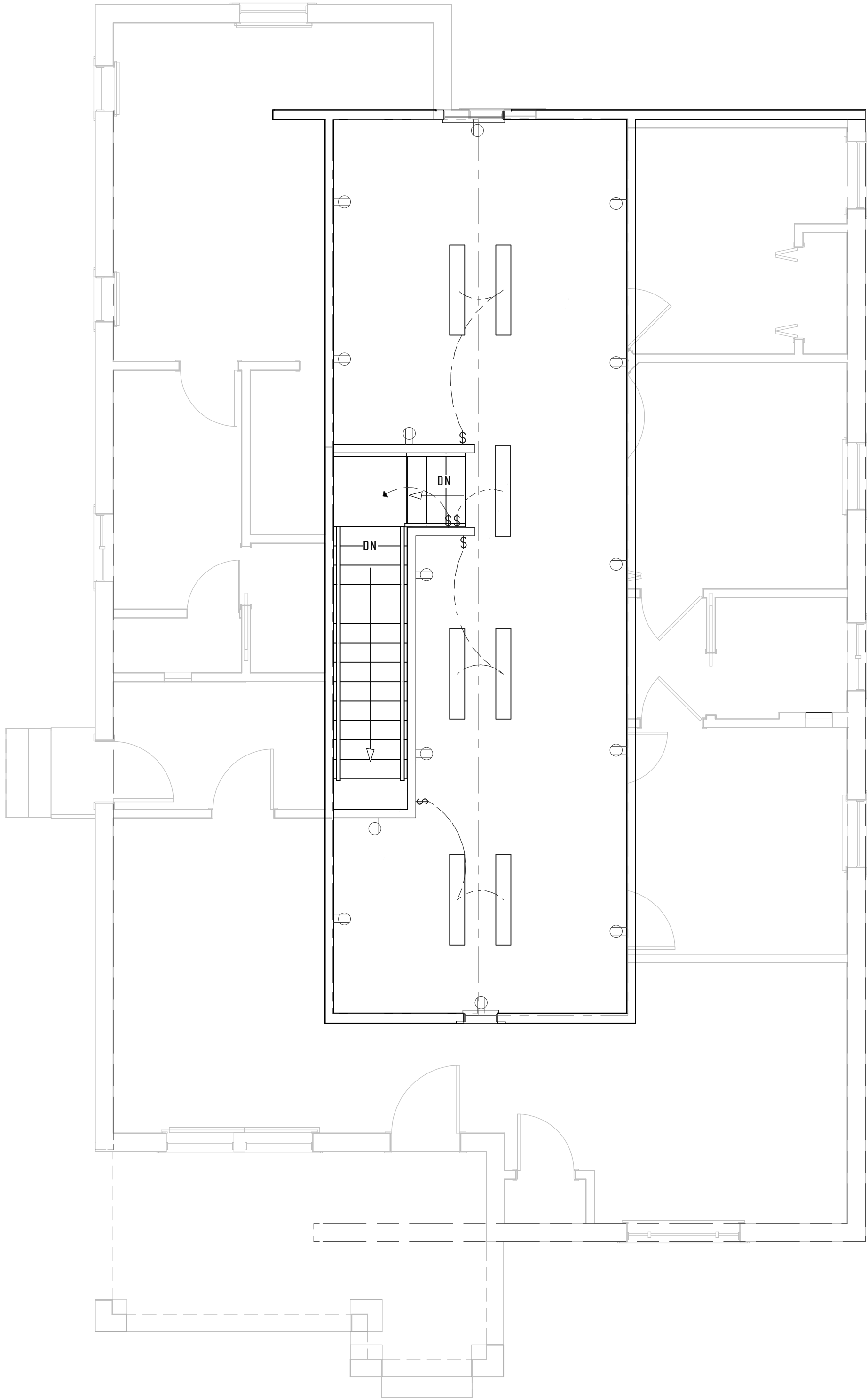
PLAN VIEW

SCALE: 1/4" = 1' U.O.N.

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.



1ST FLOOR



ATTIC LEVEL

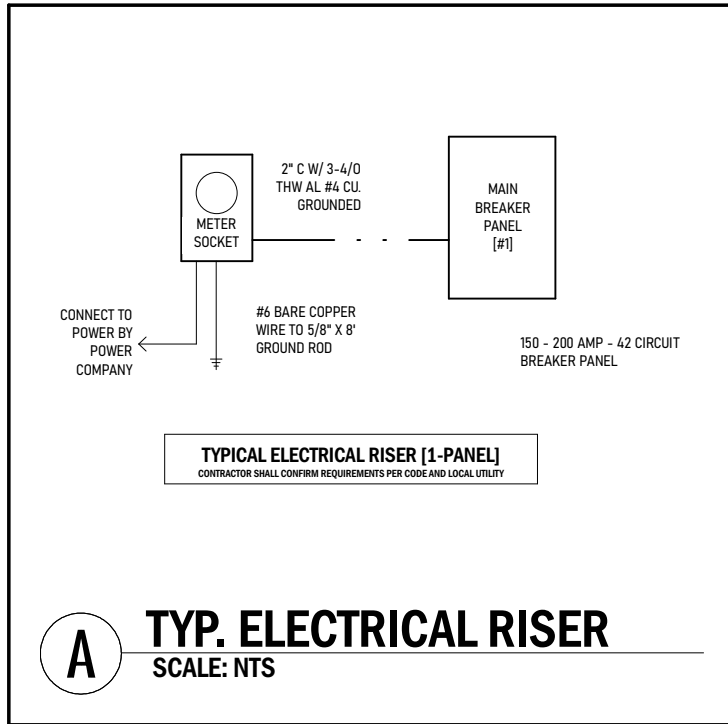
CONTRACTOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO; ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PRIOR TO SUBMITTING A BID.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT OR ENGINEER PRIOR TO BID.
3. BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS TO SATISFY THEMSELVES WITH THE NATURE AND SCOPE OF THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS, INCLUDING, BUT NOT LIMITED TO; SERVICE LOCATION, SERVICE LAYOUTS, AND TELEPHONE LOCATION, ETC..
5. SUBMISSION OF BID SHALL BE TAKEN AS EVIDENCE THAT THOROUGH EXAMINATION (AS MENTIONED IN THIS SECTION) HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED OR FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE ACCEPTED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
7. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES REGARDING ITEMS IN THEIR SCOPE OF WORK WHICH MAY REQUIRE ELECTRICAL WORK (DISCONNECTION, RE-CONNECTION, ETC.) WHICH MAY OR MAY NOT BE INDICATED ON ELECTRICAL DRAWINGS.

THESE NOTES SHALL APPLY TO ALL ELECTRICAL SHEETS.

ELECTRICAL NOTES:

- 1) ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE FLORIDA BUILDING CODE - RESIDENTIAL.
- 2) THE ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL WIRING AND ACCESSORIES.
- 3) ELECTRICAL OUTLETS SHALL BE INSTALLED AT 12" MIN. - 16" MAX. ABOVE FINISH-FLOOR (AFF) HEIGHT TO THE CENTER OF THE BOX. OUTLET INSTALLATION HEIGHT SHALL BE UNIFORMLY THROUGHOUT. OTHER OUTLETS ARE AS FOLLOWS:
 - *KITCHEN OUTLETS 44" AFF
 - *BATHROOM OUTLETS 39" AFF
 - *LAUNDRY ROOM EQUIPMENT OUTLETS 36" AFF
 - *GARAGE GENERAL PURPOSE 36" AFF
- 4) ALL LIGHT SWITCHES ARE TO BE GANGED WHEN POSSIBLE AND INSTALLED AT 42" AFF TO CENTER LINE OF BOX.
- 5) ELECTRICAL CONTRACTOR SHALL SUPPLY ALL SURFACE MOUNTED FLUORESCENT AND RECESSED CAN LIGHT FIXTURES.
- 6) ELECTRICAL CONTRACTOR SHALL INSTALL PRE-WIRING FOR GARAGE DOOR OPENER.
- 7) ALL DISTRIBUTION PANELS SHALL BE PROVIDED WITH A COMPLETE PANEL SCHEDULE.
- 8) ALL EQUIPMENT AND APPLIANCES SHALL BE ASSIGNED TO A DEDICATED CIRCUIT AND NOTED IN THE ELECTRICAL PANEL BOX.
- 9) A 120 V DUPLEX RECEPTACLE SHALL BE INSTALLED AND LOCATED AT EACH HVAC COMPRESSOR UNIT AND AT EACH AIR HANDLER.
- 10) WALL RECEPTACLES IN HABITABLE ROOMS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6" FROM A RECEPTACLE OUTLET. (12" MAX. HORIZONTAL SPACING). NEC 210.52(A)
- 11) AN OUTLET SHALL BE INSTALLED IN EACH WALL SPACE 2 FEET OR MORE IN WIDTH.
- 12) ALL OUTLETS INSTALLED WITHIN 6' OF A WATER SOURCE SHALL HAVE GFCI PROTECTION. COMMON AREAS:
 - *BATHROOMS
 - *SPA TUB MOTORS
 - *KITCHEN COUNTERS
 - *UTILITY / LAUNDRY ROOMS
 - *GARAGES
- 13) ALL EXTERIOR ELECTRICAL OUTLETS SHALL HAVE GFCI AND WEATHERPROOF PROTECTION.
- 14) ALL LIVING AREAS SHALL HAVE AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION.
- 15) SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER FLORIDA BUILDING CODE.
- 16) ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOW-VOLTAGE PRE-WIRING INCLUDING: PHONE, DATA, T.V. CABLE. SECURITY ALARM AND CAMERA SYSTEM PRE-WIRING SHALL BE PROVIDED BY OTHERS U.O.N..
- 17) ALL PHONE, CABLE, AND DATA PRE-WIRING SHALL BE INSTALLED TO A SINGLE HOMERUN LOCATION AT THE DESIGNATED POINT OF CONNECTION TO SERVICE PROVIDER INTERFACE PER PLANS. A STRUCTURED-WIRING MEDIA BOX SHALL BE USED TO CONTAIN ALL STRUCTURED WIRING AT THE POINT OF HOMERUN.
- 18) DATA AND T.V. CABLE WALL PLATE / DEVICES SHALL BE COMBO UNITS.*



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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE FBC 2020 7TH EDITION ALONG WITH APPLICABLE SUPPLEMENTS.

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PDM

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ELECTRICAL LAYOUT

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

- I. 23/06/21 INITIAL PLAN READY
- II. 23/10/19 READY FOR PLAN REVIEW
- III. 25/03/21 REVERSE PLAN

REVIEWED FOR CODE COMPLIANCE
PDM ENGINEERING, INC.

SCALE

PER DRAWING NOTES

SHEET NUMBER

E-1

CONSTRUCTION DOCUMENTS

PLUMBING LAYOUT

PLUMBING NOTES

NOTE: PLUMBING PLAN IS INTENDED FOR GENERAL LAYOUT & BID PURPOSES ONLY.

- A. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE, ADOPTED LOCAL CODES, AS WELL AS FEDERAL, STATE, AND MUNICIPAL REGULATIONS.
- B. A LICENSED PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND VERIFYING THE SIZING OF ALL PLUMBING LINES, EQUIPMENT, AND ACCESSORIES. (THESE NOTES APPLY TO ALL PLUMBING DRAWINGS).
- C. ALL PLUMBING LINES SHALL BE INSTALLED AND CONNECTED PER LOCAL BUILDING CODE REQUIREMENTS.

01. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL PLUMBING WORK WITH OTHER TRADES THAT MAY BE AFFECTED BY HIS WORK. "

02. ALL PLUMBING WORK SHALL BE INSTALLED PER THE RULES AND REGULATIONS OF THE STATE HEALTH DEPT., FLORIDA BUILDING CODE, PLUMBING LATEST EDITION. ALL LOCAL ORDINANCES HAVING JURISDICTION OF PROJECT AREA. THE POTABLE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA STATE BOARD OF HEALTH. "

03. THE PLUMBING CONTRACTOR SHALL INCLUDE IN HIS WORK AND CONTRACT PRICE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL LABOR AND SERVICE NECESSARY TO ENSURE THAT IS COMPLETE IN ALL RESPECTS AND FULLY OPERATIONAL. "

04. THE CONTRACTOR SHALL MAKE OFFSETS AND DEVIATIONS FROM WORK SHOWN ON DRAWINGS AS FOUND NECESSARY TO FIT THE ACTUAL SPACE CONDITIONS. ANY DEVIATIONS MUST BE VERIFIED WITH THE ARCHITECT / ENGINEER PRIOR TO START OF WORK. "

05. ALL FIXTURES AND EQUIPMENT SHALL HAVE SHUT-OFF VALVES AT OR NEAR EQUIPMENT INSTALLED. "

06. ALL WATER PIPING SHALL BE RIGIDLY SUPPORTED AND IN-LINE FROM BUILDING STRUCTURE. OFFSET PIPING TO AVOID STRUCTURAL MEMBERS, CANTILEVERS, FLASHING, AND MECHANICAL AND/OR ELECTRICAL EQUIPMENT. "

07. AIR CHAMBERS SHALL BE INSTALLED IN ALL LOCATIONS WHERE REQUIRED, JOSAM OR APPROVED EQUAL. "

08. WHERE VALVES OCCUR ABOVE DRYWALL OR PLASTER CEILINGS OR ARE CONCEALED BEHIND WALLS, THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS. "

09. ALL PLUMBING FIXTURES SHALL BE SELECTED OR APPROVED BY THE OWNER/AGENT AND PROVIDED BY THE PLUMBING CONTRACTOR. "

10. PLUMBING CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT / STRUCTURAL ENGINEER. "

11. DIELECTRIC UNIONS MUST BE PROVIDED AT ALL CONNECTIONS BETWEEN DISSIMILAR PIPING METALS. "

12. CHROME PLATED ESCUTCHEONS SHALL BE PROVIDED WHERE PIPES PENETRATE FLOORS, WALLS, AND CEILINGS. "

13. ALL VENTING THROUGH THE ROOF SHALL BE A MINIMUM OF 10'-0" FROM ANY INTAKE ON A/C UNITS OR MAKE-UP AIR LOCATIONS. "

14. ALL WATER PIPING SHALL BE CPVC W/ SOLVENT JOINTS PER PLUMBING CODE AND MANUFACTURER'S SPECIFICATIONS. "

15. WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC W/ SOLVENT JOINTS UNLESS OTHERWISE NOTED. "

16. ALL PIPING SHALL BE TESTED AND CONCEALED BY OTHER TRADES. THE SOIL, VENT, AND WASTE LINES SHALL BE TESTED WITH NO LESS THAN A TEN (10) FOOT HEAD OF WATER. WATER PIPING SHALL BE TESTED WITH BOTH AIR AND WATER TO A PRESSURE OF AT LEAST ONE HUNDRED TWENTY-FIVE (125) P.S.I., ALL TESTING SHALL BE COMPLETED AND CORRECTIONS MADE BEFORE APPLYING INSULATION AND COVERING WITH OTHER TRADES. TEST SHALL BE COMPLETED AS SPECIFIED BY THE FLORIDA BUILDING CODE. "

17. THE CONTRACTOR SHALL VISIT THE SITE, INSPECT THE EXISTING CONDITIONS OF ALL EXISTING PIPING AFFECTING THE PLUMBING WORK AND SUBMISSION OF HIS PROPOSAL SHALL BE CONSTRUED AS INDICATING SUCH KNOWLEDGE. "

18. CONTRACTOR SHALL MAINTAIN TEMPORARY CONNECTIONS TO EXISTING WATER AND WASTE SERVICE AS REQUIRED. ANY SHUT DOWN SHALL BE APPROVED BY THE OWNER / AGENT. "

19. SEE ELECTRICAL (OR PLUMBING PLAN IF PROVIDED) FOR HOSE BIB LOCATIONS.

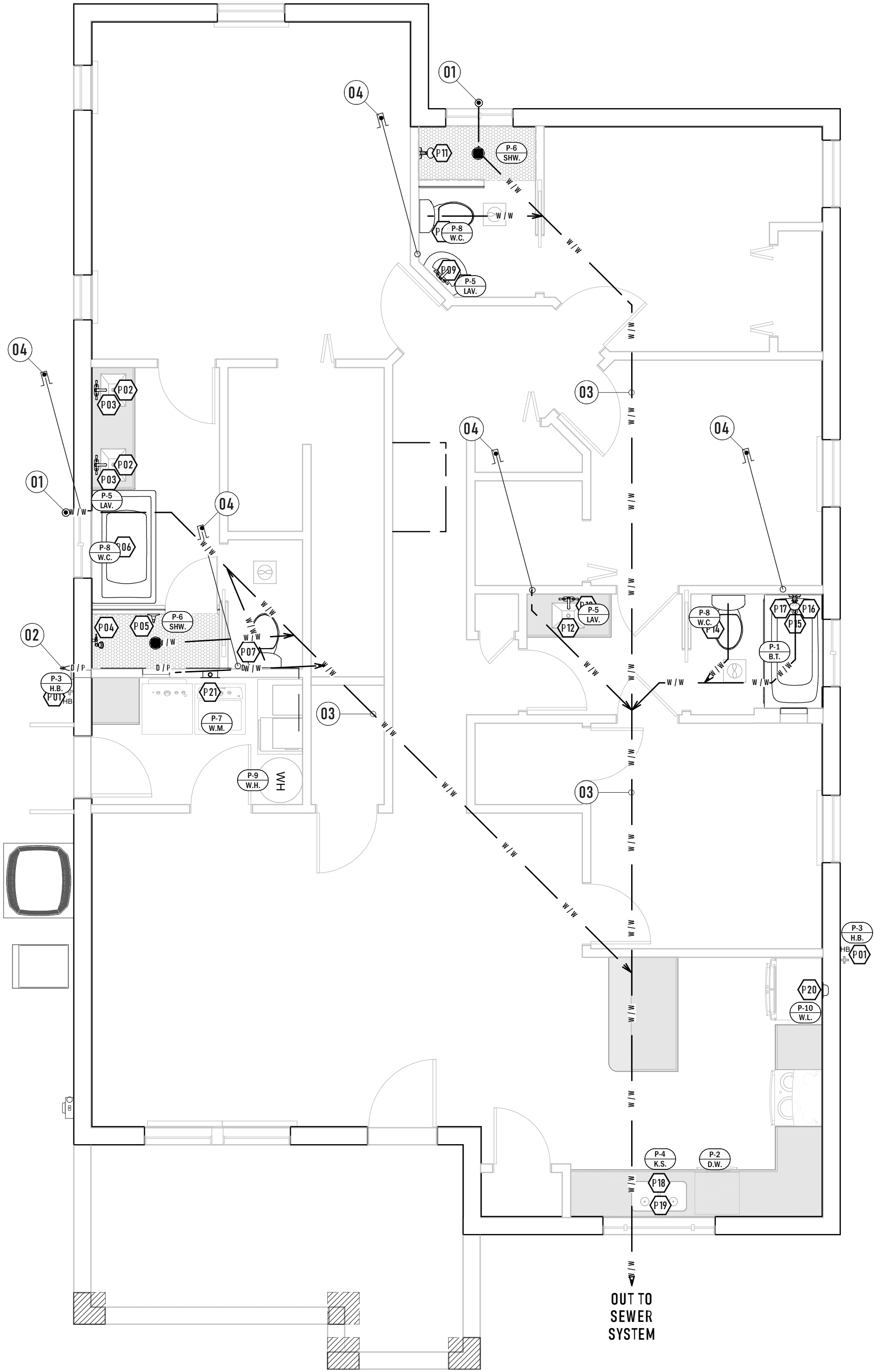
20. WATER HEATER TO BE ELECTRIC WITH TEMP. PRESSURE RELIEF VALVE (U.O.N.).

21. WATER CLOSETS - 1.6 GALLON FLUSH

22. NO PLUMBING PLAN IS SHOWN (unless required by code). ALL PLUMBING LINES SHALL BE INSTALLED AND CONNECTED PER LOCAL BUILDING CODE REQUIREMENTS. "

23. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES TO DETERMINE DIRECTION OF FLOWS AND TIE-IN CONDITIONS.

NOTE: If this item has been electronically signed and sealed using a Digital Signature and date the printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.



1ST FLOOR

PLAN VIEW

SCALE: 1/4" = 1' U.O.N.

PLUMBING FIXTURE SCHEDULE

ROOM NAME	SYM.	QTY	FLR.	DESC.
	1-HB	2	1	HOSE BIBB
BATH RM. #1[MASTER]		2	1	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK
BATH RM. #1[MASTER]		2	1	SINK FAUCET (2-HANDLE CENTER SET) K-45100-4 ALTEO**
BATH RM. #1[MASTER]		1	1	51649 ACTRTTOUCH 9-SETTING SLIDE BAR HAND SHOWER**
BATH RM. #1[MASTER]		1	1	SHOWER (VALVE CONTROLLER) K-TS4510-4 ALTEO, RITE-TEMP. VALVE TRIM*
BATH RM. #1[MASTER]		1	1	BATH TUB (FREESTANDING) K-24011 STARGAZE 60" X 34"
BATH RM. #2		1	1	TOILET [ELONGATED] K-11451
BATH RM. #2		1	1	PEDESTAL SINK 06
BATH RM. #2		1	1	SINK FAUCET (2-HANDLE CENTER SET) K-45100-4 ALTEO**
BATH RM. #2		1	1	SHOWER (VALVE TRIM SET) K-TS10078-4 ARCHER
BATH RM. #3		1	1	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK
BATH RM. #3		1	1	SINK FAUCET (2-HANDLE CENTER SET) K-45100-4 ALTEO**
BATH RM. #3		1	1	TOILET [ELONGATED] K-11451
BATH RM. #3		1	1	BATH TUB [ALCOVE] K-1150-LA BANCROFT 5'
BATH RM. #3		1	1	SHOWER (VALVE TRIM SET) K-TS10078-4 ARCHER
BATH RM. #3		1	1	BATH TUB [SPOUT]
KITCHEN		1	1	SINK [KITCHEN] K-3191 UNDERTONE UNDER-MOUNT KITCHEN SINK
KITCHEN		1	1	SINK FAUCET [KITCHEN] K-72218-B7 SENSATE TOUCHLESS**
KITCHEN		1	1	IN-WALL COLD WATER HOOKUP
LAUNDRY RM.		1	1	IN-WALL HOT/COLD WATER HOOKUP*

PLUMBING WASTE NOTES SCHEDULE

MARK	DESCRIPTION
01	CLEAN-OUT
02	HVAC CONDENSATE DRAIN PIPE
03	MAIN TRUNK SANITARY SEWER LINE
04	VENT THROUGH ROOF (TYP.)

PLUMBING FIXTURE PIPE SCHEDULE

MARK	FIXTURES	QTY.	PIPE SIZE
P-1	BATH TUBS	1	*C.W. 1/2" *H.W. 1/2" *SOIL 1 1/2"
P-2	DISHWASHER	1	*C.W. 1/2" *H.W. 1/2" *SOIL 1 1/2"
P-3	HOSE BIB	2	*C.W. 1/2"
P-4	KITCHEN SINK	1	*C.W. 1/2" *H.W. 1/2" *SOIL 1 1/2"
P-5	LAVATORIES	3	*C.W. 1/2" *H.W. 1/2" *SOIL 1 1/2"
P-6	SHOWERS	2	*C.W. 1/2" *H.W. 1/2" *SOIL 1 1/2"
P-7	WASHING MACHINE	1	*C.W. 1/2" *H.W. 1/2" *SOIL 1 1/2"
P-8	WATER CLOSET	3	*C.W. 1/2" *SOIL 3"
P-9	WATER HEATER	1	*C.W. 1/2" *H.W. 1/2"
P-10	WATER LINE	1	*C.W. 1/2"

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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE FBC 2020 7TH EDITION ALONG WITH APPLICABLE SUPPLEMENTS.

PLANNING, DESIGN, & MGT.

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PDM

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PDM Bungalow + [34-A]

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PLUMBING LAYOUT

TYPE OF PROJECT

SINGLE-FAMILY RESIDENCE

REVISION TABLE

- I. 23/04/21 INITIAL PLAN READY
II. 23/10/19 READY FOR PLAN REVIEW
III. 25/03/21 REVERSE PLAN

REVIEWED FOR
CODE COMPLIANCE
Structural Engineering Services

SCALE

PER DRAWING NOTES

SHEET NUMBER

P-1

