



SCHEMATIC RENDERING
FOR ILLUSTRATION ONLY

Ivory Residence

1-STORY SINGLE-FAMILY RESIDENCE

New Construction

1198 St. Catherine's Cir. Richmond Hill, GA 31324

PREPARED FOR: Charles & Judith Ivory (Client / Owner)



SUBJECT
PROPERTY

VICINITY MAP
NOT TO SCALE

STRUCTURAL ENGINEERING

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ARCHITECTURAL DESIGN & DRAFTING

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SUPPLEMENTAL DOCUMENTS

*TRUSS ENGINEERING
*MECHANICAL, ELECTRICAL, & PLUMBING
DETAILS & ENGINEERING (M.E.P.) AS-REQUIRED

PROJECT DATA

- 1) LOCATION / JURISDICTION / FOLIO #
1198 St. Catherine's Cir.
Bryan County GA
Parcel ID# 063A 120
- 2) SCOPE OF WORK
1. SITEWORK FOR PROPOSED CONSTRUCTION.
2. CONSTRUCT A NEW S.F.R.
3. UTILITIES (PER TECH STANDARDS)
- 3) BUILDING TYPE / HEIGHT / ALTERATIONS:
TYPE VB 1 1/2 - STORY MASONRY & FRAME
ALT. LEVEL - NEW CONSTRUCTION
EXPOSURE - D
- 4) FLOOD DATA
FLOOD ZONE X [FIRM #13029C0375D]

ERRORS OR OMISSIONS

IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER OF RECORD IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. IN THE EVENT THAT THE CONTRACTOR FAILS TO GIVE PROPER NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, THE CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COST OF RECTIFYING THE SAME AND FOR DELAYS OR ANY OTHER COST INCURRED BY THE SAME.

BUILDING PLAN CERTIFICATION

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECTURAL DESIGN DRAFTING SERVICE UNDER THE DIRECT SUPERVISION OF: DR. RAM A. GOEL, GA P.E. # 28174 AND HEREBY CERTIFIED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 2018.
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE INTERNATIONAL BUILDING CODE 2018, SECTION 1609 FOR 130 MPH 3 SECOND GUST.

THIS DESIGN AND DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IS SIGNED AND SEALED.

WIND LOADS

DESIGN AND MATERIAL CRITERIA: THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND THE AMERICAN NATIONAL STANDARDS (ANSI). ALL WORK IS TO BE PERFORMED PER APPLICABLE CHAPTERS OF THE IBC (2018).

BASIC WIND SPEED

THE ENGINEER OF RECORD HAS INTERPOLATED THE ULTIMATE WIND SPEED GRAPH AND FOUND THAT THE DESIGN WIND SPEED (ULT) OF THIS PROJECT IS 130 MPH AND THE NOMINAL DESIGN SPEED FOR RISK CATEGORY II IS 116.2 MPH, PER TABLE 1609.3.1 OR R301.2(4) OF IBC 2018. IT MIGHT BE NOTED THAT RISK CATEGORY II COVERS BOTH ULTIMATE AND NOMINAL WIND SPEEDS.

(SEE COMPONENTS & CLADDING SECTION FOR DETAILS)

WIND IMPORTANCE FACTOR I = 1.40

BUILDING TYPE: CLOSED, ENCLOSURE TYPE: "C"

APPLICABLE INTERNAL PRESSURE COEFFICIENT: GCpi = +/- .18 (ENCLOSED)

CODE REFERENCE

THIS BUILDING SHALL COMPLY WITH CURRENTLY ADOPTED CODES, INCLUDING, BUT NOT LIMITED TO:

- 2018 INTERNATIONAL BUILDING CODE (RESIDENTIAL) w/ STATE OF GEORGIA AMENDMENTS
- BUILDING CODE REQ. FOR REINFORCED CONCRETE (ICC 600)
- DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED
- WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE (TPI) LATEST EDITION
- 2020 NATIONAL ELECTRIC CODE (NEC 2020)
- NATIONAL FIRE PROTECTION AGENCY [NFPA] CODES
- (LATEST APPLICABLE EDITIONS)

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BASIC DESIGN SCOPE OVERVIEW:

SINGLE-FAMILY RESIDENCE / NEW CONSTRUCTION
*4 BEDROOMS, & *4.5 BATHS, *FORMAL LVG. RM., *FORMAL DINING RM., *FOYER, *KITCHEN W/ NOOK, *LAUNDRY RM., *3+ CAR GARAGE, *CVRD. ENTRY, CVRD. LANAI W/ SUMMER KITCHEN.

FLOOR SPACE MEASUREMENTS

PROPOSED NEW CONSTRUCTION (MAIN HOUSE)

4,112 S.F. 1st FLOOR CONDITIONED SPACE

527 S.F. 2nd FLOOR CONDITIONED SPACE

4,639 S.F. TOTAL CONDITIONED SPACE

940 S.F. 3-CAR GARAGE
809 S.F. COVERED ENTRIES, LANAIS, PATIOS, & BREEZEWAY

6,388 S.F. TOTAL (UNDER-ROOF) MAIN HOUSE

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 SUPPORT 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 DEVIATIONS 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, REACTIONS AND BEARING POINTS, BRACING REQUIREMENTS, LIFTING 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, FEILD 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 ADDENDOA, 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 MEANING 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 SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR 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 AWI 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 MTL 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 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 2697
- B. DRY ADHESION - 4A (MINIMUM)IRATING ON TIN PLATE, ASTM D 3359
- C. RESISTANCE TO MILDEW - ASTM G21 RATING MAXIMUM 1
- D. WET ADHESION - 3A (MINIMUM) RATING ON TIN PLATE, BATTLE 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

LOAD REQUIREMENTS SHALL COMPLY WITH IBC 2018 TABLE R301.5

DEAD LOADS:

UNIT WEIGHT OF SOIL, COMPACTED	120	PCF
UNIT WEIGHT OF REINFORCED CONCRETE	150	PCF
UNIT WEIGHT OF 8" C.M.U. BLOCK	55	PSF
1ST FLOOR SUPERIMPOSED LOAD	20	PSF
UNIT WEIGHT OF 2"X4" WALLS	8	PLF
UNIT WEIGHT OF 2"X6" WALLS	12	PLF
ROOF SELF WEIGHT	20	PSF
ROOF SUPERIMPOSED LOAD	20	PSF

ROOF TRUSS

	TOP CHORD MINIMUM	15	PSF
	BOTTOM CHORD MINIMUM	10	PSF

LIVE LOADS:

SIDEWALK AND DRIVEWAY LOAD	200	PSF
GARAGE LOADS	50	PSF
CORRIDORS AND BATHROOMS	80	PSF
PARTITIONED ROOMS	40	PSF
UNHABITABLE ATTICS W/ LIMITED STO.	20	PSF
BALCONY AND DECKS	100	PSF
ROOF	20	PSF

ROOF TRUSS

	TOP CHORD MINIMUM	20	PSF
	BOTTOM CHORD MINIMUM	10	PSF

RAILING LOADS:

ALL RAILING AND GUARDRAIL SYSTEMS ARE TO BE DESIGNED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION.

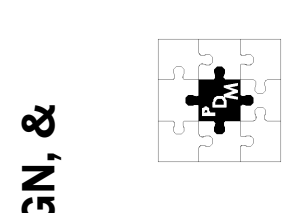
ABBREVIATIONS

A/C	AIR CONDITIONER	ELV.	ELEVATION	M.O.	MAXIMUM OPENING
ADJ	ADJACENT	ELEV	ELEVATOR	MAX	MAXIMUM
ADMIN	ADMINISTRATION	EQ	EQUAL	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	EQUIP	EQUIPMENT	MEZZ	MEZZANINE
AHU	AIR HANDLER UNIT	EXIST	EXISTING	MFR	MANUFACTURER
ALT	ALTERNATE	ECF	EXPOSED CONCRETE FINISH	MNF	MANUFACTURER'S FINISH
ALUM	ALUMINUM	E.O.R.	ENGINEER OF RECORD	MGR	MANAGER
&	AND	F.O.	FACE OF	MPH	MILES PER HOUR
APPROX	APPROXIMATE	FEMA	FEDERAL EMERGENCY MANAGEMENT	MISC	MISCELLANEOUS
A.R.	AS REQUIRED	FT	FEET	MIN	MINIMUM
ARCH	ARCHITECTURAL	FTG.	FOOTAGE	M.R.	MOISTURE RESISTANT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERING	FIN	FINISH	NGVD	NATIONAL GEODETIC VERTICAL DATUM
AVG	AVERAGE	FE	FIRE EXTINGUISHER	N.S & F.S.	NEAR SIDE AND FAR SIDE
AWI	AMERICAN WOODWORK INSTITUTE	F.F.	FINISH FLOOR	N	N O R T H
BLDG	BUILDING	F.(I,(D,J)	FLEX-I-DRAIN	N/A	NOT APPLICABLE
BOT	BOTTOM	FL	FLOOR	NIC	NOT IN CONTRACT
CPT	CARPET	FD	FLOOR DRAIN	NTS	NOT TO SCALE
CAB	CABINET	FURN	FURNITURE / FURNISHINGS	NOM	NOMINAL
C.I.P.	CAST IN PLACE	GA	GAUGE	NO.	NUMBER
CL	CENTERLINE	GALV	GALVANIZED	O.R.B.	OIL RUBBED BRONZE
CLG	CEILING	GC	GENERAL CONTRACTOR	OC	ON CENTER
CLGHT	CEILING HEIGHT	GSF	GROSS SQUARE FOOTAGE	OPNG	OPENING
CO	CLEAN OUT U (DRAINAGE)	GSB	GYPSUM WALL BOARD	OPP	OPPOSITE
CLR	CLEAR	GYP BD	GYPSUM BOARD	OSB	ORIENTED STRAND BOARD
CONC	CONCRETE	HDW	HARDWARE	OVF.D.	OVERFLOW DRAIN
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATING, AIR CONDITIONING	OVF.S.	OVERFLOW SCUPPER
C.U.	CONDENSER UNIT	HT	HEIGHT	PL	PLASTIC LAMINATE
CONF	CONFERENCE	HB	HOSE BIB	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	HC	HANDICAP	PLYWD	PLYWOOD
C.J.	CONTROL JOINTS	HWH	HOT WATER HEATER	PTD	PAINTED
CORR	CORRIDOR	INCL.	INCLUDED	POLYSO	POLYISOCYANURATE
DEMO	DEMOLISH (TION)	((I,(D,J)	INDICATES DETAIL	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL	INT	INTERIOR	PSI	POLUNDS PER SQUARE INCH
DIA	DIAMETER	JAN	JANITOR	P.T.	PRESSURE TREATED (WOOD)
DIM	DIMENSION	JUNC	JUNCTION	QTY	QUANTITY
DN	DOWN	LAB	LABORATORY	R.C.O.	RAIN CLEAN OUT
DS	DOWN SPOUT	LAM	LAMINATED	RWL	RAIN WATER LEADER
DR	DOWN	LAV	LAVATORY	REF	REFRIGERATOR
DTL / DET	DETAIL	LIC	LICENSE	REINFOR.	REINFORCEMENT
DWG	DRAWING	LN. CLT.	LINEN CLOSET	REQ	REQUIRED
ELEC.	ELECTRICAL	L.F.	LINEAL FEET	REV	REVISION / REVISED

R.O.	ROUGH OPENING	R.O.	ROUGH OPENING
RM	ROOM	RM	ROOM
R.D.	ROOF DRAIN	R.D.	ROOF DRAIN
SAN	SANITARY	SAN	SANITARY
SCHED	SCHEDULE	SCHED	SCHEDULE
SCN	SCREEN	SCN	SCREEN
SEC	SECRETARY	SEC	SECRETARY
SF	SQUARE FOOTAGE	SF	SQUARE FOOTAGE
SIM	SIMILAR	SIM	SIMILAR
S.O.G.	SLAB ON GRADE	S.O.G.	SLAB ON GRADE
SPECS	SPECIFICATIONS	SPECS	SPECIFICATIONS
SQ	SQUARE	SQ	SQUARE
SS	STAINLESS STEEL	SS	STAINLESS STEEL
STD	STANDARD	STD	STANDARD
STO	STORAGE	STO	STORAGE
SW	SWITCH	SW	SWITCH
TV	TELEVISION	TV	TELEVISION
TBD	TO BE DETERMINED	TBD	TO BE DETERMINED
T & G	TONGUE AND GROOVE	T & G	TONGUE AND GROOVE
T.O.	TOP OF	T.O.	TOP OF
TYP	TYPICAL	TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED	UON	UNLESS OTHERWISE NOTED
VE	VALUE ENGINEERING	VE	VALUE ENGINEERING
VCT	VINYL COMPOSITION TILE	VCT	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD	V.I.F.	VERIFY IN FIELD
VENT	VENTILATION	VENT	VENTILATION
V.T.R.	VENT THROUGH ROOF	V.T.R.	VENT THROUGH ROOF
VERT	VERTICAL	VERT	VERTICAL
VVC	VINYL WALLCOVERING	VVC	VINYL WALLCOVERING
VEST	VESTIBULE	VEST	VESTIBULE
W/	WITH	W/	WITH
WC	WALL COVERING	WC	WALL COVERING
WD	WOOD	WD	WOOD
W/O	WITH OUT	W/O	WITH OUT
W.	WEST	W.	WEST
W.C.	WATER CLOSET	W.C.	WATER CLOSET
WP	WATER PROOF	WP	WATER PROOF
WP	WEATHER PROTECTION	WP	WEATHER PROTECTION
WT	WEIGHT	WT	WEIGHT
WWF	WELDED WIRE FABRIC	WWF	WELDED WIRE FABRIC

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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 IBC 2018 ALONG WITH APPLICABLE SUPPLEMENTS.



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Richmond Hill, GA 31324

GEN. CONDITIONS & SPECIFICATIONS

TYPE OF PROJECT

1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE

- I. 03/31/22 HOA APPROVAL
- II. 04/15/22 READY FOR PERMITTING

SCALE

PER DRAWING NOTES

SHEET NUMBER

G-2

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.

CAST 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 (IF APPLICABLE)
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 C618-78 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)
- ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETE".
- ACI 318 BLDG. CODE REQ. FOR REINF. CONCRETE".
- ACI 315 "DETAILS AND DETAILING OF CONCRETE REINF.".
8. MIN. LAP SPlice: -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 TIE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIE 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.
- b) 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.
- b) 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 3.3, EXCLUDING SECTION 3.3.3.
- b) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCEMENT BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS.
- c) 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 WALLWAYS AWAY FROM THE BUILDING.
29. CONTROL JOINTS SHALL BE CUT INTO CONCRETE SLABS AT A MIN. DEPTH OF 1/4" AND A MAX. DEPTH OF 1" TO CONTROL RANDOM CRACKING FROM SETTING AND FACILITATE UNIFORMED CONTRACTION. *JOINTS SHALL BE PLACED BETWEEN 8' AND 12' APART THROUGHOUT THE CONCRETE SLAB SURFACE.
- MASONRY
1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II. MIN. NET COMPRESSIVE UNIT STRENGTH = 2,000 PSI. (NET AREA COMPRESSIVE MASONRY STRENGTH = 1,500 PSI).
2. MORTAR SHALL BE TYPE "M" OR "S" AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION).
3. COARSE GROUT SHALL CONFORM TO ASTM C476:
- a) 2500 PSI @ 28 DAYS
- b) 1/4" MAX. AGGREGATE.
- c) 8" -12" SLUMP.
4. CODES AND STANDARDS:
- ACI 530.4/ASCE 5 - "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
- ACI 530.1/ASCE 6 - "SPECIFICATIONS FOR MASONRY STRUCTURES"
5. A REINFORCED CONCRETE TIE-BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL. USE GALVANIZED MESH-TYPE CELL CAPS.
6. TIE BEAMS SHALL BE AS FOLLOWS U.O.N.:
- a) ROOF LEVEL: DOUBLE-COARSE KNOCK-OUT BLOCK W/ (1) #5 REBAR CONT. EACH COURSE.
- b) TOP OF PARAPET: SINGLE-COARSE GROUTED KNOCK-OUT BLOCKS W/ (1) #5 REBAR CONT.
7. VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 8'-0" O.C. MAX. WITH A MIN. CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL BE NO LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1". CENTER THE BARS IN WALL U.O.N..
8. VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE AID 90 DEGREE INTO FOOTING AND ROOF TIE-BEAMS. LAP SPlice VERTICAL REINFORCING ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL U.O.N.. MAINTAIN VERTICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS EXCEEDING 10'-0" CLEAR. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENINGS.
10. 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.

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

14. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT DOORS AND WINDOWS FOR FIRST AND SECOND BLOCK COURSE ABOVE AND BELOW APERTURES. RUN REINFORCEMENT 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 PLIESTERS 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 PROPOSED 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.
- b) SLUMP TEST - ASTM C143

25. PROVIDE 8" DEEP PRECAST REINFORING CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MIN. END BEARING = 8". LINTIL 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 5-3 FOR DETAILS)

3. ALL STRUCTURAL WOOD MEMBERS SHALL HAVE A MIN. EXTREME FIBER STRESS IN BENDING (F_b)=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 5" 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 AISC SPECIFICATIONS. FRAMING CONNECTORS TO BE SIMPSON, AS DETAILED OR EQUAL.

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

9. PREFABRICATED TRUSSES SHALL COMPLY WITH NFPA 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 BW7-76.

ROOF FRAMING:

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

15. PREFABRICATED WOOD TRUSSES
- 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 STRUCTURAL STEEL.
- b) SUBMIT DETAILED SHOP DRAWINGS FOR STEEL FRAMING SHOWING THE TYPE AND SPACING OF ALL MEMBERS. ALL ATTACHMENTS SHALL BE CLEARLY DETAILED 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.

16. 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 5-2 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 HB-91 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. POOR SLOPED CONTINUOUS CONCRETE TIE 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 PLYWOOD SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG CENTER LINES WITH PANEL EDGES STAGGERED.

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 EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL .019 (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB PER 100 SQ FT (3.73 KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL .019 (0.483 MM) THICKNESS.

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 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-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 LIGHT GAUGE STEEL FRAMING MEMBERS FROM RUSTING AND DAMAGE. DELIVER TO PROJECT SITE IN BUNDLES, FULLY 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), BLOCKING, LINTELS, CLIP ANGLERS, BRACING, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER FOR APPLICATIONS INDICATED, AS NEEDED TO PROVIDE A COMPLETE STEEL FRAMING SYSTEM.

8. FABRICATE METAL FRAMING COMPONENTS OF STRUCTURAL QUALITY SHEET STEEL WITH MIN. YIELD POINT OF 40,000 PSI FOR 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 OF SIZE, SHAPE, AND GAUGE INDICATED WITH A NOMINAL 1.3/4" FLANGE AND MIN. 1/2" FLANGE RETURN 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 MAX. DEFLECTION 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' - AT 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 18 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 STRUCTURAL STEEL.
- b) SUBMIT DETAILED SHOP DRAWINGS FOR STEEL FRAMING SHOWING THE TYPE AND SPACING OF ALL MEMBERS. ALL ATTACHMENTS SHALL BE CLEARLY DETAILED 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.

R318 PROTECTION AGAINST SUBTERRANEAN TERMITES

- R318.4 SUBTERRANEAN TERMITE CONTROL METHODS IN AREAS SUBJECT TO DAMAGE FROM TERMITES AS INDICATED BY TABLE R303.2(4). PROTECTION SHALL BE BY ONE, OR A COMBINATION, OF THE FOLLOWING METHODS:
1. CHEMICAL TERMITE TREATMENT IN ACCORDANCE WITH SECTION R318.2.
2. TERMITE-BATING SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LABEL.
3. PRESSURE-PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH THE PROVISIONS OF SECTION R317.1.
4. NATURALLY DURABLE TERMITE-RESISTANT WOOD.
5. PHYSICAL BARRIERS IN ACCORDANCE WITH SECTION R318.3 AND USED IN LOCATIONS AS SPECIFIED IN SECTION R317.1.
6. COLD-FORMED STEEL FRAMING IN ACCORDANCE WITH SECTIONS R505.2.1 AND R603.2.1.

- R318.4.1 QUALITY MARK LUMBER AND PLYWOOD REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED IN ACCORDANCE WITH SECTION R318.1 SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PROGRAM.

- R318.4.2 FIELD TREATMENT FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

- R318.2 CHEMICAL TERMITE TREATMENT CHEMICAL TERMITE TREATMENT SHALL INCLUDE SOIL TREATMENT OR FIELD-APPLIED WOOD TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERMITE TREATMENT SHALL BE IN STRICT ACCORDANCE WITH THE TERMITE TREATMENT LABEL.

- R318.3 BARRIERS APPROVED PHYSICAL BARRIERS, SUCH AS METAL OR PLASTIC SHEETING OR COLLARS SPECIFICALLY DESIGNED FOR TERMITE PREVENTION, SHALL BE INSTALLED IN A MANNER TO PREVENT TERMITES FROM ENTERING THE STRUCTURE. SHIELDS PLACED ON TOP OF AN EXTERIOR FOUNDATION WALL SHALL BE USED ONLY IF IN COMBINATION WITH ANOTHER METHOD OF PROTECTION.

- R318.4 FOAM PLASTIC PROTECTION IN AREAS WHERE THE PROBABILITY OF TERMITE INFESTATION IS "VERY HEAVY" AS INDICATED IN FIGURE R303.2(7). EXTRUDED AND EXPANDED POLYSTYRENE, POLYISOCYANURATE AND OTHER FOAM PLASTICS SHALL NOT BE INSTALLED ON THE EXTERIOR FACE OR UNDER INTERIOR OR EXTERIOR FOUNDATION WALLS OR SLAB FOUNDATIONS LOCATED BELOW GRADE. THE CLEARANCE BETWEEN FOAM PLASTICS INSTALLED ABOVE GRADE AND EXPOSED EARTH SHALL BE NOT LESS THAN 6 INCHES (152 MM). EXCEPTIONS:
1. BUILDINGS WHERE THE STRUCTURAL MEMBERS OF WALLS, FLOORS, CEILINGS AND ROOFS ARE ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR PRESSURE-PRESERVATIVE-TREATED WOOD.
2. WHERE IN ADDITION TO THE REQUIREMENTS OF SECTION R318.1, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITE DAMAGE IS USED.
3. ON THE INTERIOR SIDE OF BASEMENT WALLS.

- 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 TERMITE TREATMENT 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 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 TERMITE TREATMENT FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS 1816.1.1 THROUGH 1816.1.6 DO NOT APPLY. APPLICATION OF A WOOD TREATMENT TERMITE TREATMENT 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.

- R318.2 PENETRATION, PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS, IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITECIDES SHALL BE APPLIED INSIDE THE SLEEVE.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION, EXCEPT CHAPTER 4.2.1, CODE OF STANDARD PRACTICE.

2. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ALL WELDING SHALL BE PERFORMED USING E70XX, LOW HYDROGEN ELECTRODES, U.O.N.. ELECTRODES ARE TO BE PROTECTED FROM MOISTURE.

3. ALL CONNECTIONS TO BE DOUBLE-ANGLE FRAMED BEAM CONNECTIONS PER AISC U.O.N.. ALL BOLTS TO BE 3/4" DIA. U.O.N.. SHOP CONNECTIONS MAY BE WELDED OR BOLTED. WELDS ARE TO BE EQUAL IN STRENGTH TO BOLTS. ALL FIELD CONNECTIONS ARE TO BE BOLTED WITH ASTM A325N OR A490 BOLTS (BEARING TYPE BOLTS WITH THREADS IN THE SHEAR PLANE) INCLUDING SUITABLE NUTS AND PLANE HARDENED WASHERS. ALL BOLTS SHALL BE TIGHTENED SHUT TIGHT U.O.N.. DESIGN CONNECTIONS FOR THE LARGER OF EITHER THE SHEAR SHOWN ON THE DRAWINGS, (INDICATED AS "V = K" AT ENDS OF MEMBER) OR 50% OF THE TOTAL LOAD CAPACITY DERIVED FROM THE UNIFORMED LOAD TABLES, PART 2 LATEST EDITION OF AISC CODE. STRESS REDUCTIONS MUST BE TAKEN WITH THE USE OF LONG SLOTTED HOLES.

4. SIZE AND USE OF HOLES, SEE ALSO TABLE B.1 U.O.N..
- a) LARGER HOLES ARE PERMITTED IN STANDARD COLUMN BASE PLATES. MAX. HOLE DIA. = BOLT DIA. + 3/8". HARDENED WASHERS, TO COVER LARGER HOLES, SHALL BE PROVIDED.
- b) LARGER HOLES ARE NOT PERMITTED IN WIND FRAME COLUMN BASE PLATES. MAX. HOLE DIA. = BOLT DIA. + 1/16".
- c) SLOTTED HOLES: A PLATE WASHER OR A CONTINUOUS BAR WITH STANDARD HOLES, HAVING A SIZE SUFFICIENT TO COMPLETELY COVER THE SLOT AFTER INSTALLATION, AND A MIN. OF 5/16" THICK SHALL BE PROVIDED. TACK WELD NUT TO BOLT AFTER ERECTION.

5. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.

6. VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS.

7. SHOP PAINT - METAL ALKYL-OIL PRIMER, ANY OF THE FOLLOWING: SEE CUSTOMER / CONTRACTOR FOR PREFERRED COLOR.

- | MANUFACTURER | DESIGNATION |
|--------------|-------------|
| PORTER | NO. 298 |
| MOBILE | NO. 139812 |
| TINEMEC | NO. 1009 |
| AMERON | NO. 5102 AM |



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION BACK

ROOF VENTING CALCULATIONS:

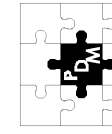
(3,526) SQ. IN. (TOTAL-PROVIDED)

ROOF AREA = (5,861) SQ. FT.
MIN. NET FREE VENT AREA
(NFVA) = (5,861) SQ. FT. 1/300 = (2,813) SQ. IN. (REQ'D)

GAF SLANT BACK ROOF LOUVER (EXHAUST)
FLORIDA PRODUCT APPROVAL #FL5027-R12
60 SQ. IN. EA. / NET FREE AREA
(NFA) (12) x 60 SQ. IN. = (720) SQ. IN.

GAF COBRA RIDGE VENT (EXHAUST)
FLORIDA PRODUCT APPROVAL #FL6227-R1
18 SQ. IN. PER LIN. FT. / NET FREE AREA (NFA)
(25) LIN. FT. x 18 SQ. IN. = (450) SQ. IN.

SOFFIT VENTS (INTAKE)
FLORIDA PRODUCT APPROVAL #FL23157-RO
6.2 SQ. IN. PER FT. / NET FREE AREA
(NFA) (380) x 6.2 SQ. IN. = (2,356) SQ. IN. (NFA)





EXTERIOR ELEVATION RIGHT



EXTERIOR ELEVATION LEFT

[SEE PG. S-1 FOR ADDITIONAL DETAILS]



FLOOR SPACE MEASUREMENTS

PROPOSED NEW CONSTRUCTION (MAIN HOUSE)
4,112 S.F. 1st FLOOR CONDITIONED SPACE
527 S.F. 2nd FLOOR CONDITIONED SPACE
4,639 S.F. TOTAL CONDITIONED SPACE

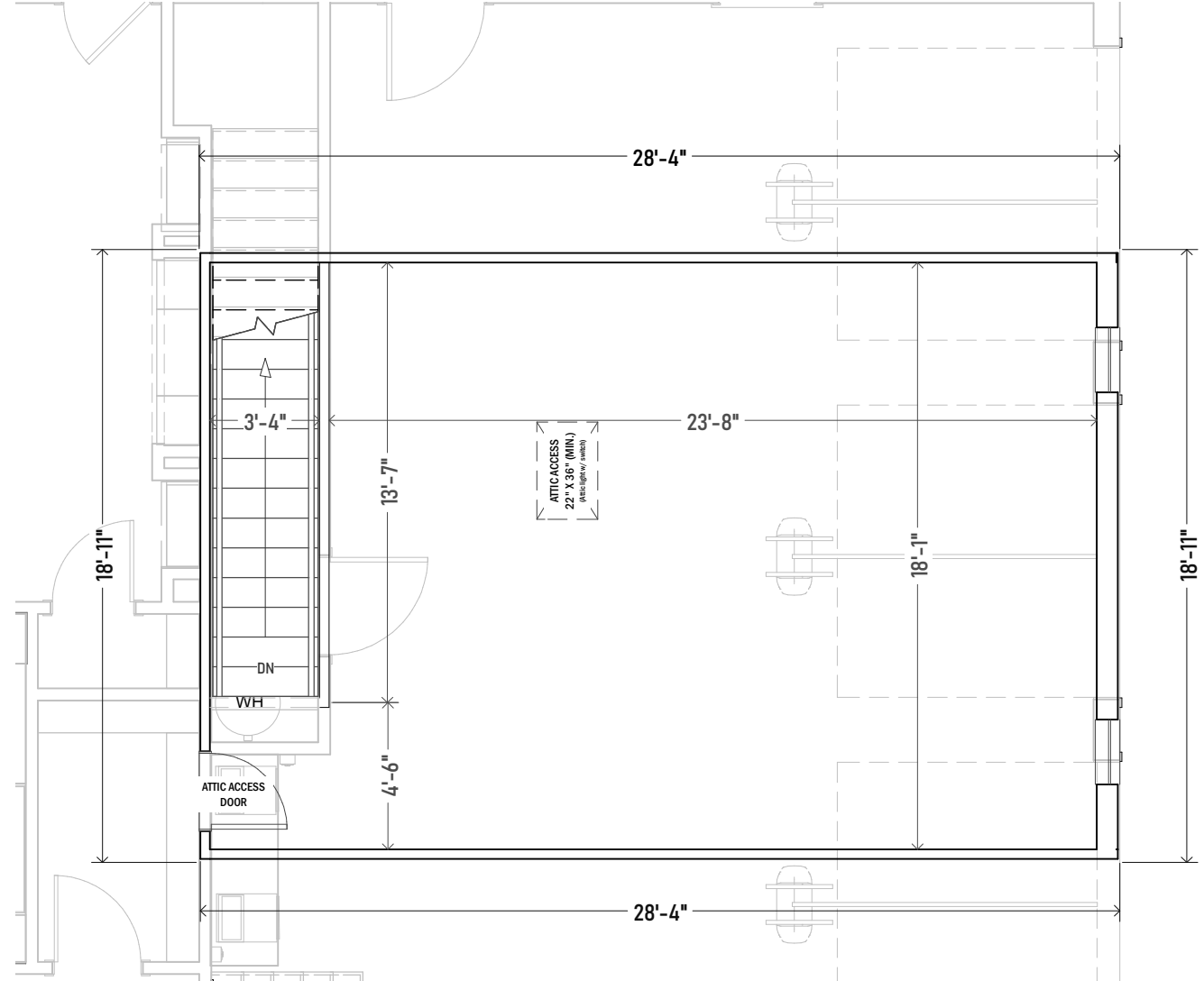
940 S.F. 3-CAR GARAGE
809 S.F. COVERED ENTRIES, LANAIS, PATIOS, & BREEZEWAY

6,388 S.F. TOTAL [UNDER-ROOF] MAIN HOUSE

ROOM SPACE SCHEDULE

ROOM NAME	AVG. SQ. FT.	FLR.	GEN. DIMENSIONS	CLG. HGT.
Foyer	97	1	7'-11" X 10'-9"	192"
FORMAL LIVING ROOM	377	1	17'-3" X 18'-8"	144 1/2"
L.R. BUILD-IN F.P.	1	1	1'-4" X 6'-0"	144 1/2"
CASUAL DINING	113	1	10'-0" X 11'-0"	120"
KITCHEN	249	1	14'-0" X 12'-7"	120"
KITCHEN PANTRY	46	1	5'-0" X 8'-1"	120"
GR. ENTRY HALL	34	1	7'-5" X 3'-11"	120"
LAUNDRY	98	1	12'-9" X 7'-8"	120"
SERVING BAR	49	1	6'-11" X 6'-4"	120"
FAMILY GATHERING ROOM	388	1	20'-1" X 18'-4"	120"
1/2 BATH	35	1	8'-2" X 3'-8"	120"
M.B.R. LANDING	22	1	6'-2" X 11'	120"
F.R. BUILD-IN (L)	4	1	1'-2" X 2'-8"	120"
F.R. BUILD-IN (C)	10	1	1'-1" X 5'-9"	120"
F.R. BUILD-IN (R)	4	1	1'-2" X 2'-8"	120"
MEDIA EQUIP. CLO.	15	1	5'-0" X 2'-4"	120"
PANTRY/GUEST BATH	55	1	6'-3" X 8'-11"	120"
ADJ. CLO.	1	1	2'-7" X 2'-6"	120"
M.B. ENTRY	44	1	6'-4" X 7'-1"	120"
M.S. FOYER	46	1	6'-9" X 3'-1"	120"
MASTER SUITE BEDROOM	262	1	13'-10" X 17'-0"	120"
M.S. SITTING AREA	98	1	13'-10" X 8'-6"	120"
M.S. CLO. ENT.	39	1	9'-4" X 3'-7"	120"
M.S. CLO. #1	11	1	6'-10" X 11'-0"	120"
M.S. CLO. #2	62	1	6'-10" X 8'-0"	120"
M.S. SUITE CLO.	1	1	13'-3" X 3'-7"	120"
M.B. ENTRY	9	1	4'-5" X 6'-4"	120"
MASTER BATH SPA	149	1	13'-11" X 12'-11"	120"
M.B./J.W.C.	29	1	6'-9" X 3'-5"	120"
M.B. LIN. CLO.	9	1	2'-2" X 2'-8"	120"
M.B. SHOWER	83	1	8'-5" X 5'-8"	120"
STUDY	169	1	11'-4" X 12'-5"	159 1/2"
STUDY CLO.	1	1	11'-4" X 5'-4"	120"
FORMAL DINING AREA	227	1	23'-0" X 16'-11"	159 1/2"
HALLWAY GALLERY	120	1	13'-3" X 3'-3"	120"
HALL CLOSET	63	1	8'-9" X 8'-8"	120"
BEDROOM #2	162	1	11'-0" X 13'-3"	120"
B.R. #2 CLO.	12	1	11'-1" X 5'-0"	120"
BATH #2	39	1	6'-3" X 3'-5"	120"
SUITE #2	16	1	3'-0" X 5'-6"	120"
BEDROOM #3	145	1	11'-0" X 10'-7"	120"
B.R. #3 CLO.	10	1	11'-4" X 10'-7"	120"
BATH #3	42	1	5'-11" X 3'-3"	120"
SHWR #3	20	1	6'-0" X 2'-8"	120"
G.S. ENTRY	28	1	6'-0" X 4'-0"	120"
GUEST SUITE	285	1	14'-2" X 17'-4"	120"
G.S. CLOSET	59	1	6'-4" X 7'-8"	120"
G.S. BATH	17	1	5'-0" X 4'-0"	120"
G.S. SUB AREA	17	1	5'-0" X 3'-0"	120"
FRONT ENTRY	53	1/2	7'-1" X 5'-10"	196"
BREEZEWAY	111	1/2	8'-2" X 13'-2"	124"
COVERED LANAI	257	1/2	20'-7" X 11'-2"	124"
FORMAL PATIO	204	1/2	23'-3" X 10'-6"	124"
SUMMER KITCHEN	80	1/2	8'-8" X 7'-10"	124"
3 CAR GARAGE	391	1/2	22'-4" X 33'-9"	124"
GR. STORAGE CLO.	41	1/2	13'-1" X 8'-8"	158" 170 5/8"
UNDER STAIRS	25	1/2	3'-4" X 6'-10"	132 5/8"
GS PATIO	111	1/2	13'-1" X 7'-1"	124"

ROOM NAME	AVG. SQ. FT.	FLR.	GEN. DIMENSIONS	CLG. HGT.
MEDIA RM.	477	2	23'-7" X 18'-0"	107 5/8"
OPEN BELOW	50	2	3'-4" X 13'-4"	278 1/4"
TOTALS:	527			



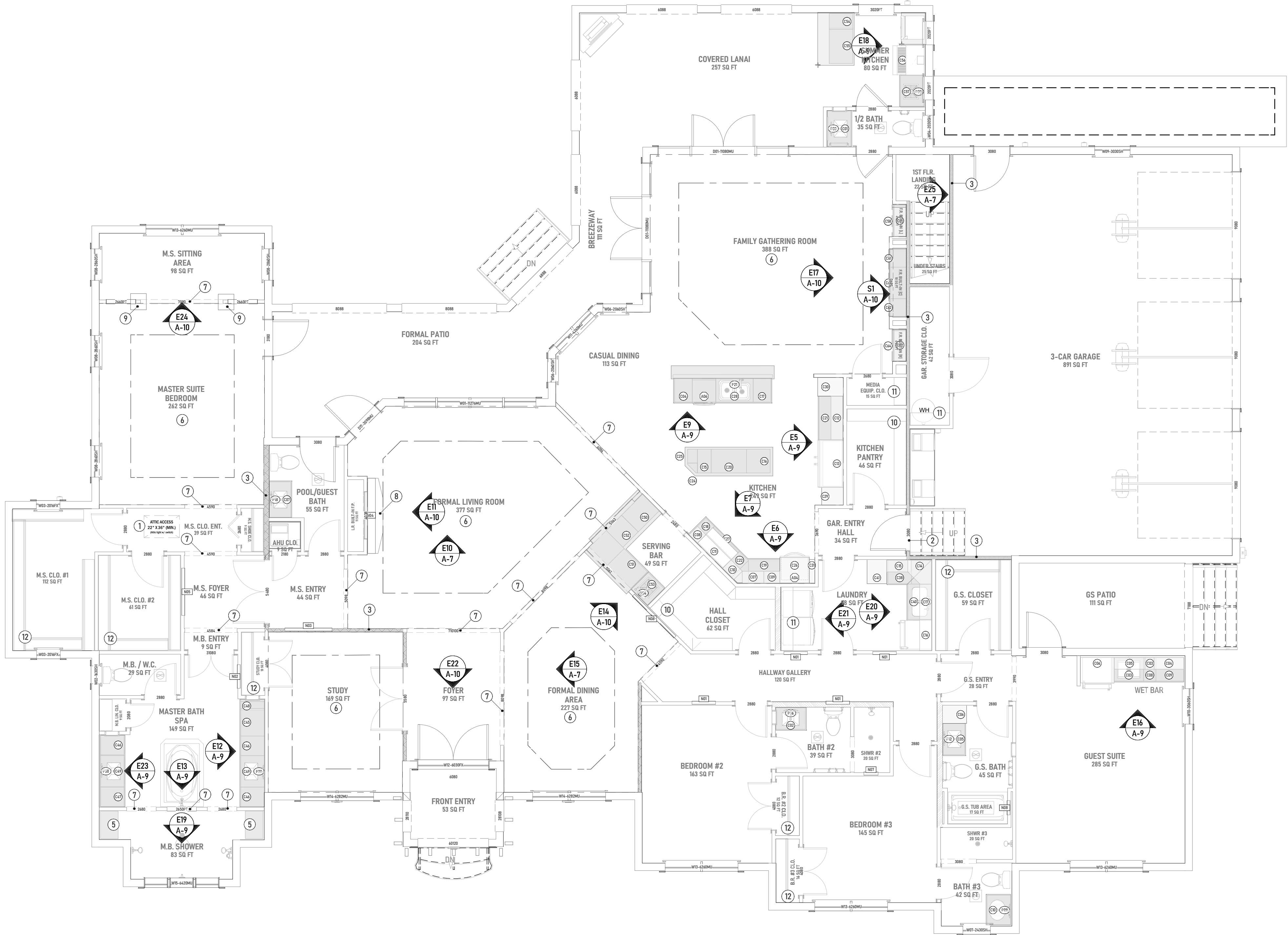
2ND FLOOR MEDIA ROOM

CONSTRUCTION DOCUMENTS

FLOOR PLAN LAYOUT SHELL W/ NOTES

WALL LEGEND

SYMBOL	WALL TYPE
	8" CMU EXT. BLK. WALL (UNCOND.)
	8" CMU EXT. BLK. WALL (DRYWALL & STUCCO)
	6" FRAME INT. WALL (PARTITION)
	8" FRAME EXT. WALL (STUCCO & DRYWALL)
	6" FRAME INT. WALL(PARTITION-SOUND-RESIST)
	INTERIOR-4
	4" FRAME INT. WALL (PARTITION DRYWALL)*
	4" FRAME INT. WALL(PARTITION-INSULATED)
	4" FRAME INT. WALL(PARTITION-SOUND-RESIST)
	4" FRAME EXT. WALL (STUCCO & DRYWALL)
	ROOM DIVIDER



WALL NICHE' SCHEDULE

FLR.	NUM.	SIZE	QTY	ROOM NAME	FLR.	DIMENSIONS	ARCH
	N01	2040	4	HALLWAY GALLERY	1	24"x48"	BROKEN ARCH
	N02	2040	1	MASTER BATH SPA	1	24"x48"	BROKEN ARCH
	N03	4040	1	M.S. ENTRY	1	48"x48"	BROKEN ARCH
	N04	4040	1	FORMAL LIVING ROOM	1	48"x48"	BROKEN ARCH
	N05	4040	1	M.S. FOYER	1	48"x48"	BROKEN ARCH
	N06	5060	1	FORMAL DINING AREA	1	60"x72"	BROKEN ARCH
	N07	1316	1	SHWR #2	1	14 1/2"x18"	
	N08	1316	1	G.S. TUB AREA	1	14 1/2"x18"	

PLAN VIEW

SCALE: 3/16" = 1'

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.

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.

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.

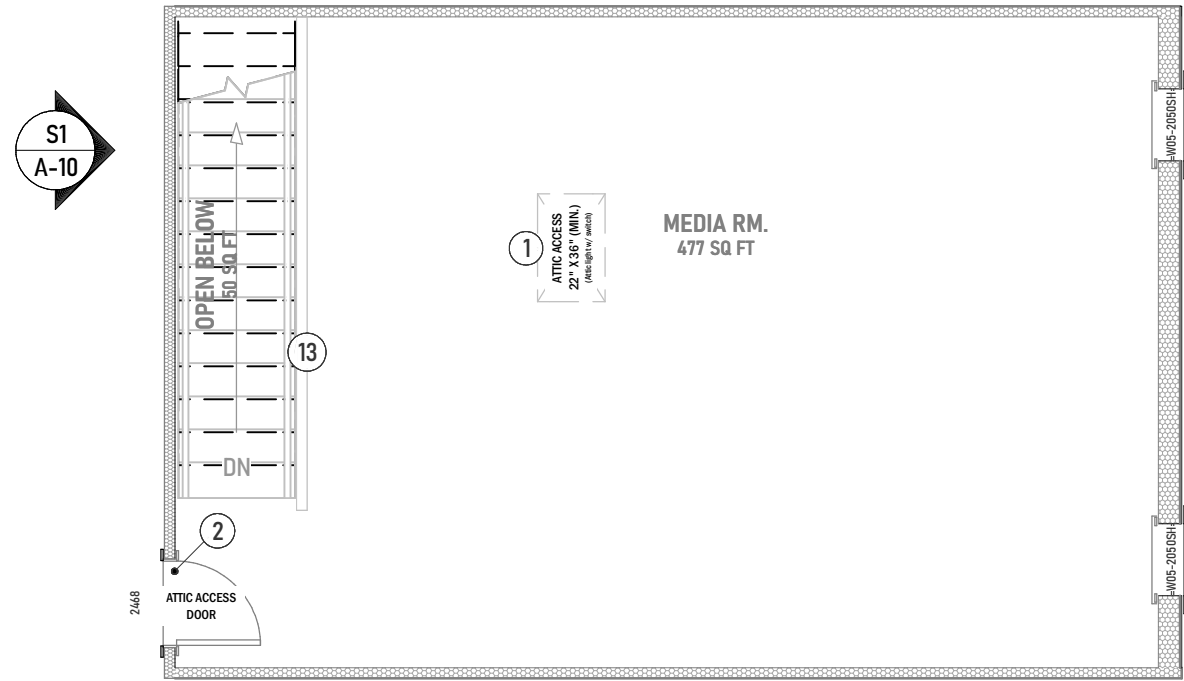
*OPENING DIMENSIONS MAY VARY *SLIGHTLY* WITH EACH MANUFACTURER. (contractor verify)

*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.

FLOOR PLAN /CONSTRUCTION NOTES

MARK	DESCRIPTION
1	ATTIC ACCESS [22" X 32" MIN.]
2	INSULATED / S.C. DOOR (20 MIN. FIRE-RATED)
3	INSULATED FRAME WALL / SOUNDPROOFING (R-13 U.O.N.)
4	TEMPERED GLASS SHOWER WALL / DOOR (U.O.N.)
5	BUILT-IN TILED SHOWER SEAT
6	TREY / COFFERED CEILING [SEE CROSS-SECTION FOR DETAILS]
7	ARCHWAY OPENING [SEE CROSS-SECTION AND/OR WALL ELEVATIONS FOR DETAILS]
8	FIREPLACE STONE HEARTH @ FLOOR LEVEL[SEE WALL ELEV. FOR MORE DETAILS]
9	ARCHITECTURAL FAUX COLUMNS
10	SHELVING / PANTRY & LINEN (SEE MISC. TYP. NOTES FOR DETAILS)
11	SHELVING / UTILITY (SEE MISC. TYP. NOTES FOR DETAILS)
12	SHELVING / WARDROBE (SEE MISC. NOTES FOR DETAILS)
13	42" KNEE WALL W/ WOOD CAP



2ND FLOOR

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Tampa, FL 33647
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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 IRC 2018 ALONG WITH APPLICABLE SUPPLEMENTS.

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Ivory Residence
1198 St. Catherine's Cir.
Richmond Hill, GA 31324

FLOOR PLAN LAYOUT SHELL W/ NOTES

TYPE OF PROJECT

1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE

I. 03/31/22 HOA APPROVAL
II. 04/15/22 READY FOR PERMITTING

SCALE

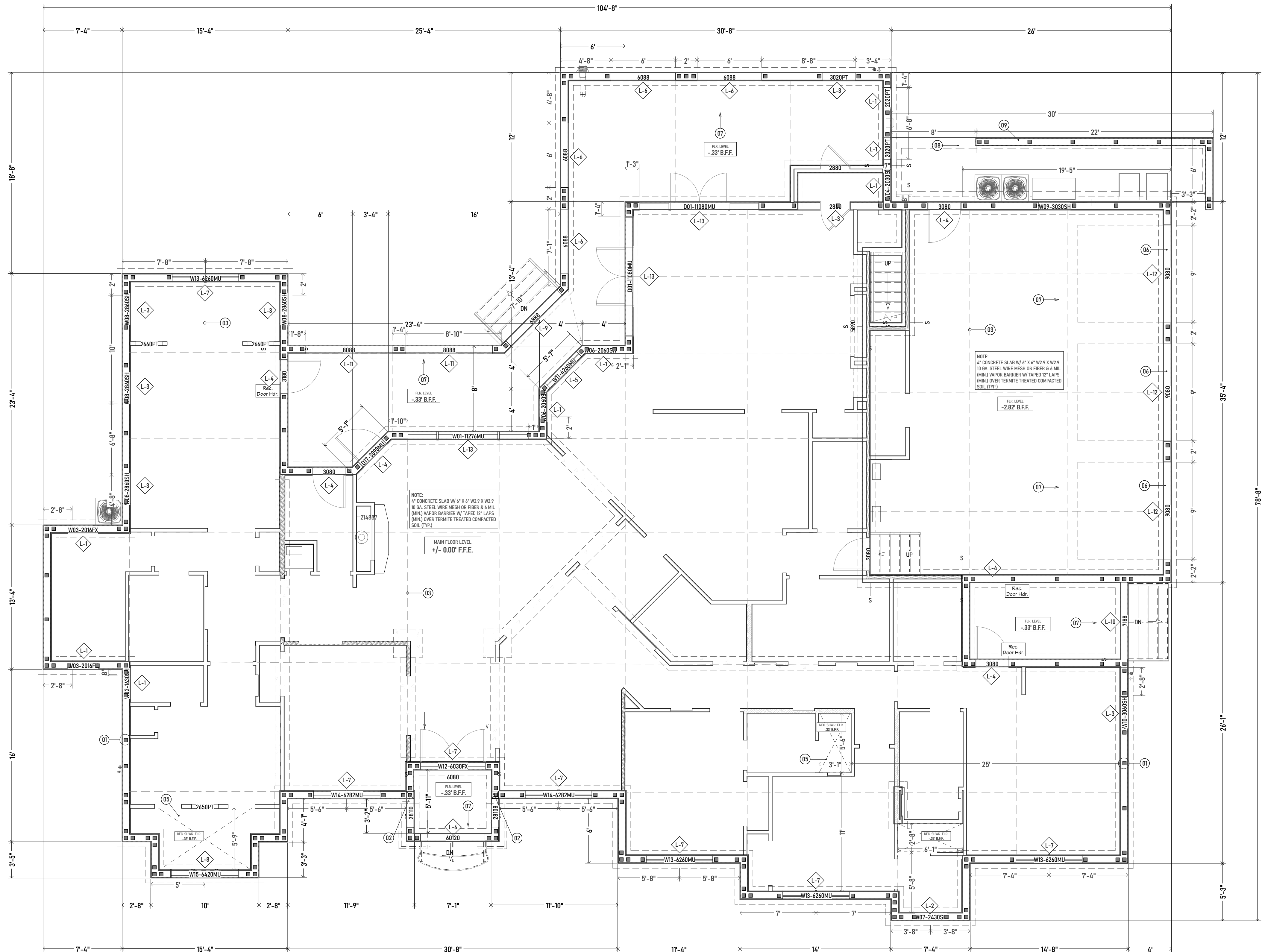
PER DRAWING NOTES

SHEET NUMBER

A-4

[SEE PG. S-1 FOR ADDITIONAL DETAILS]

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PLAN VIEW

SCALE: 3/16" = 1'

FOUNDATION PLAN NOTES:

1. ALL EXTERIOR WALLS ARE ASSUMED 8" THICKNESS
2. ALL REINFORCEMENT DOUBLE SPACING SHALL BE 48" ON CENTER OR LESS THAN OPENINGS ON C.M.U. WALL RUNS.
3. ALL EXTERIOR MASONRY WALLS ARE ASSUMED TO HAVE 2" MIN. CHAMFER SLABS U.O.N.
4. CONTRACTOR VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH MANUFACTURER SPECIFICATIONS
5. HORIZONTAL NO. 5 REBAR @ CONC. SLAB PERIMETER W/ END LAPS 25" (MIN.)
6. FINISH FLOOR ELEVATION = 00.00-0+
7. FOUNDATION TIE-IN SURVEY REQUIRED AT F.F. STEM-WALL TO CERTIFY MIN. FLOOD ELV. AND SETBACK REQ. ARE MET.
8. CONTROL JOINTS SHALL BE CUT INTO CONC. SLABS AT A MIN. DEPTH OF 1/4" AND A MAX. DEPTH OF 1" TO CONTROL RANDOM CRACKING FROM SETTLING AND PLACED UNIFORMED CONTRACTION.
9. CONTROL JOINTS SHALL BE FACED BETWEEN 8' & 12' APART THROUGHOUT THE CONC. SLAB SURFACE.

PRECAST LINTELS:

PROVIDE 8" PRECAST LINTELS W/ 1 #5 CONT. IN CONCRETE.

PRECAST LINTELS SHALL EXTEND (8" AVG.) ON EACH SIDE OF MASONRY OPENINGS AT TOP.
PRECAST LINTELS ARE TYPICALLY SET AT 41.0" OR 41.0" x 4.5" UNLESS OTHERWISE NOTED.

PRECAST LINTELS ARE TYPICALLY SET AT 6'-8" OR 8'-0" A.F.F. UNLESS OTHERWISE NOTED.

[NOTE: SEE S-1 FOR ADDITIONAL DETAILS]

CONSTRUCTION NOTES [FOUNDATION]

MARK	NOTES
(01)	C.M.U. WALL FILL CELLS W/ CONC. (3,000 PSI MIN.) SHEAR WALL (TYP.)
(02)	REINF. C.M.U. COLUMNS ON CONC. FTR. PADS (TYP.) SEE S-1 FOR DETAILS
(03)	EXPANSION CONTROL JOINT (TYP.)
(04)	RECESSED DOOR HEADER
(05)	4" RECESSED SHOWER FLOOR W/ REINF. THICK EDGES
(06)	REC. POCKET IN FLR. UNDER GAR. DOOR (1.5"H X 10"W X LENGTH OF OPENING)
(07)	FLOOR SLOPE = 1/8" PER FT.
(08)	4" CONC. PAD W/ 8" THICKENED EDGE
(09)	8" C.M.U. VISUAL SCREEN / BUFFER WALL @ 56" HGT. FROM GRADE

FOOTING SCHEDULE:

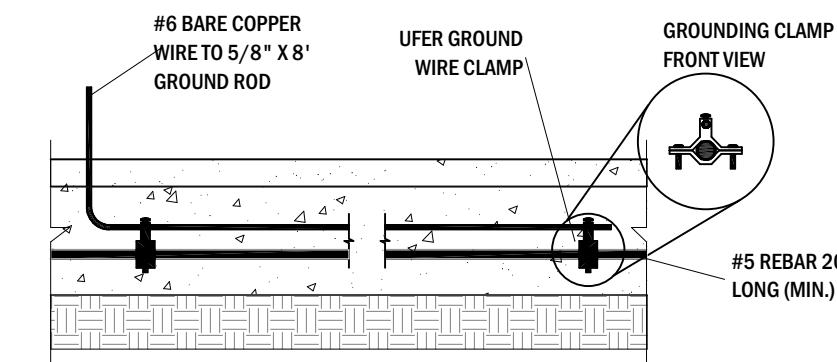
MARK	FTR. TYPE	WIDTH	DEPTH	LENGTH	DESCRIPTION
F-1	STEM WALL	20"	12"	CONT.	CONC. FTG. 2,500 P.S.I. (MIN.) POST SUPPORT
F-2	MONOLITHIC	20"	20"	CONT.	CONC. FTG. 3,000 P.S.I. (MIN.) W/ #5 REBAR GRID @ 8" O.C. ON CHAIRS
F-3	BELL	16"	12"	CONT.	CONC. FTG. 3,000 P.S.I. (MIN.) W/ #5 REBAR ON CHAIRS
F-4	THICK EDGE	12"	8"	CONT.	CONC. FTG. 3,000 P.S.I. (MIN.) W/ (2) RODS @5 REBAR ON CHAIRS
F-5	COLUMN FTG.	VARIES	24"	VARIES	CONC. FTG. 3,000 P.S.I. (MIN.) W/ (3) RODS @5 REBAR ON CHAIRS

LINTEL SCHEDULE:

MARK	LINTEL LENGTH / CLEAR SPAN	QTY	TYPE
L-1	3'-6" / 2'-2"	8	PRECAST
L-2	4'-0" / 2'-8"	1	PRECAST
L-3	4'-6" / 3'-2"	7	PRECAST
L-4	4'-8" / 3'-4"	1	PRECAST
L-5	5'-10" / 4'-6"	1	PRECAST
L-6	7'-6" / 6'-2"	5	PRECAST
L-7	7'-8" / 6'-4"	7	PRECAST
L-8	8'-0" / 6'-8"	1	PRECAST
L-9	8'-4" / 7'-0"	1	PRECAST
L-10	8'-6" / 7'-2"	1	PRECAST
L-11	9'-4" / 8'-0"	2	PRECAST
L-12	10'-6" / 9'-2"	3	PRECAST
L-13	13'-4" / 12'-0"	3	PRESTRESSED

ELECTRICAL GROUNDING

SCALE = N.T.S.



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**PLANNING, DESIGN, &
MGT. SOLUTIONS**

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1198 St. Catherine's Cir.
Richmond Hill, GA 31324

FOUNDATION PLAN

TYPE OF PROJECT

**1-STORY SINGLE-FAMILY
RESIDENTIAL**

REVISION TABLE

- I. 03/31/22 HOA APPROVAL
II. 04/15/22 READY FOR PERMITTING

SCALE

PER DRAWING NOTES

SHEET NUMBER

A-5

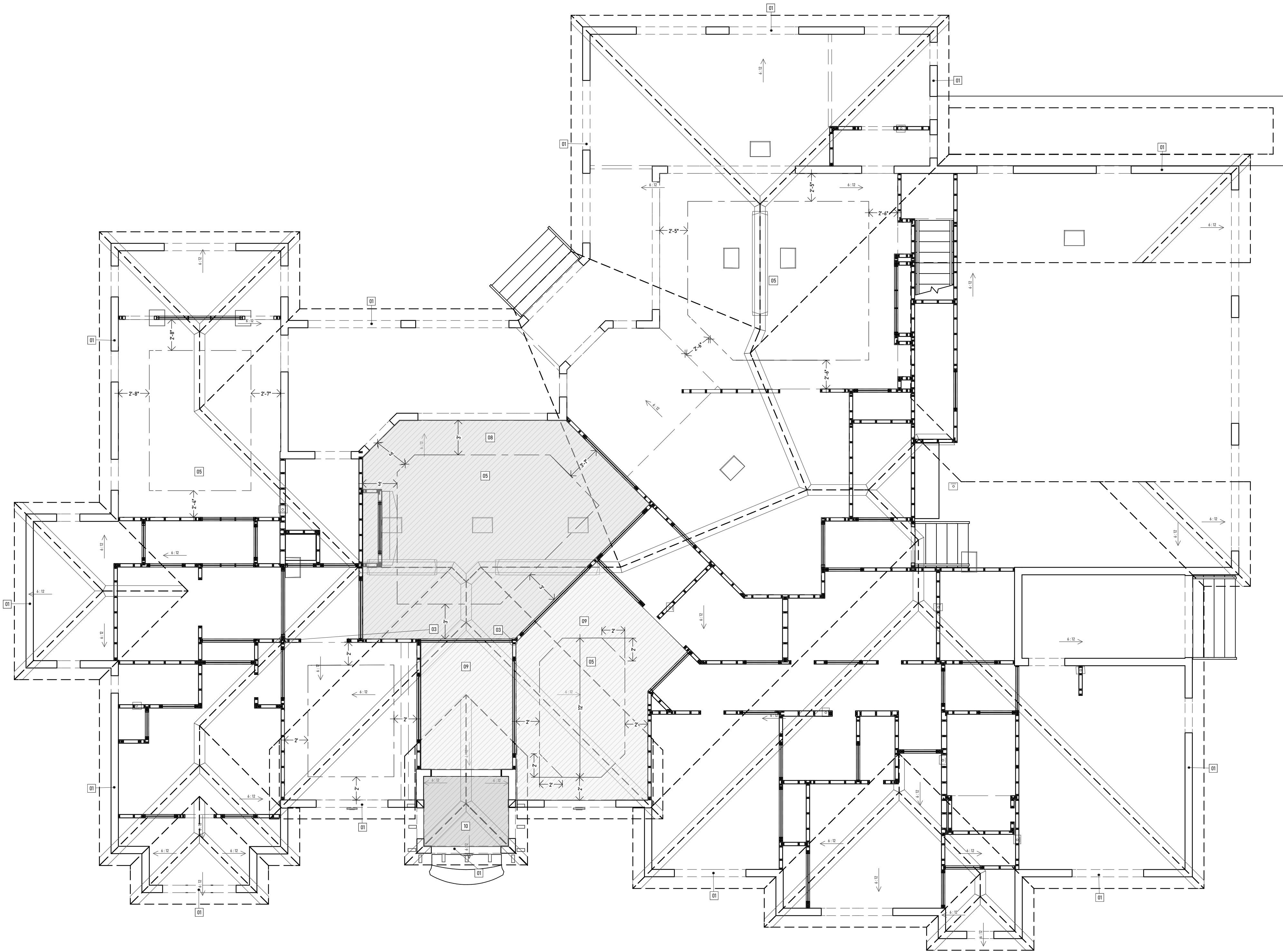
ROOF PLANE / FRAMING SCHEMATIC

[SEE PG. S-1 FOR ADDITIONAL DETAILS]

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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

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

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 GEORGIA. 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 GEORGIA. 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.)

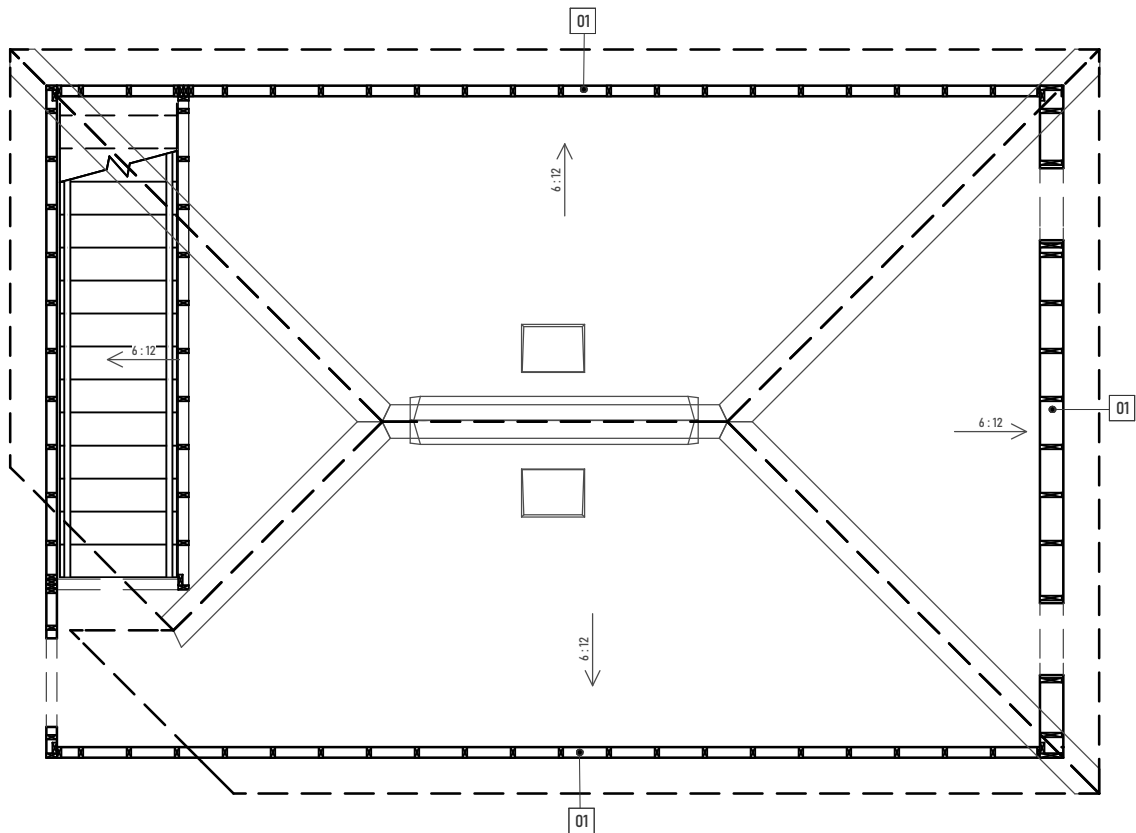
LUMBER SIZE	MAXIMUM SPAN (S.Y.P. #1)
*2" X 4"	6 FT.
*2" X 6"	8 FT.
*2" X 8"	10 FT.
*2" X 10"	12 FT.
*2" X 12"	14 FT.

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)

ROOF FRAMING NOTES / FEATURES

MARK	DESCRIPTION
01	EXT. LOAD BEARING WALL OR BEAM (TYP.)
02	INT. LOAD BEARING WALL (SEE FOUNDATION PLAN)
03	INT. BUILT-UP SUPPORT COLUMNS (TYP.)
04	RAISED FLAT CLG. AREA (SEE BLDG. X-SECTIONS FOR DETAILS)
05	TREYED OR COFFERED CLG. (SEE BLDG. X-SECTIONS FOR DETAILS)
06	VAULTED CLG. AREA (SEE BLDG. SECTIONS FOR DETAILS)
07	DROPPED CLG. OR SOFFIT (SEE BLDG. X-SECTIONS FOR DETAILS)
08	12'-0" RAISED FLAT CLG. (SEE BLDG. X-SECTIONS FOR DETAILS)
09	13'-4" RAISED FLAT CLG. (SEE BLDG. X-SECTIONS FOR DETAILS)
10	16'-0" RAISED FLAT CLG. (SEE BLDG. X-SECTIONS FOR DETAILS)



2ND FLOOR

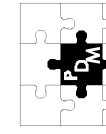
PLAN VIEW

SCALE: 3/16" = 1'

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PLANNING, DESIGN, & MGT. SOLUTIONS



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Richmond Hill, GA 31324

ROOF PLANE /
FRAMING SCHEMATIC

TYPE OF PROJECT

1-STORY SINGLE-FAMILY
RESIDENTIAL

REVISION TABLE

1. 03/31/22 HOA APPROVAL
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SCALE

PER DRAWING NOTES

SHEET NUMBER

A-6

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Richmond Hill, GA 31324

BUILDING SECTIONS & DETAILS

SHEET NUMBER

A-7



ELEVATION VIEW

SCALE: 3/16" = 1'

CONSTRUCTION DOCUMENTS


DOOR, WINDOW, & CABINET SCHEDULES

[SEE PG. S-1 FOR ADDITIONAL DETAILS]
















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







































DOOR SCHEDULE


















FLY	NUM	LABEL	QTY	F.L.R.	SIZE	R/O	DESC.	COMMENTS
	D01	D01-11080MU	2	1	11080	134"X99"	MULLED UNIT	
	D02	2080	1	1	2080 L IN	24"X98 1/2"	HINGED-DOOR P506	
	D03	2180	1	1	2180 R IN	27 3/16"X98 1/2"	HINGED-DOOR P506	
	D04	2468	1	2	2468 R EX	32"X83 1/2"	EXT. HINGED-SLAB	
	D05	2680	1	1	2680 R	32"X98 1/2"	2 DR. BIFOLD-GLASS SLAB	
	D06	2680	1	1	2680 R IN	32"X98 1/2"	HINGED-DOOR P506	
	D07	2880	1	1	2880 L IN	34"X98 1/2"	HINGED-DOOR E01	
	D08	2880	8	1	2880 L IN	34"X98 1/2"	HINGED-DOOR P506	
	D09	2880	1	1	2880 R EX	36"X99 1/2"	EXT. HINGED-DOOR E01	
	D10	2880	7	1	2880 R IN	34"X98 1/2"	HINGED-DOOR P506	
	D11	3080	1	1	3080 L EX	40"X99 1/2"	EXT. HINGED-DOOR E02	
	D12	3080	1	1	3080 L EX	40"X99 1/2"	EXT. HINGED-DOOR P506	
	D13	3080	1	1	3080 L EX	40"X99 1/2"	EXT. HINGED-GLASS PANEL	
	D14	3080	1	1	3080 R EX	40"X99 1/2"	EXT. HINGED-DOOR P09	
	D15	3080	1	1	3080 L IN	38"X98 1/2"	HINGED-DOOR P506	
	D17	D17-3098MU	1	1	3098	38 7/16"X118 1/2"	MULLED UNIT	
	D18	31080	1	1	31080 L/R IN	48 1/16"X98 1/2"	DOUBLE HINGED-DOOR P506	
	D19	3180	1	1	3180 L EX	40 9/16"X99 1/2"	EXT. HINGED-GLASS PANEL	
	D20	4080	3	1	4080 L/R IN	50"X98 1/2"	DOUBLE HINGED-DOOR P506	
	D21	5480	1	1	5480 L/R IN	66 1/16"X98 1/2"	DOUBLE HINGED-DOOR P506	
	D22	5580	1	1	5580 L/R IN	66 9/16"X98 1/2"	DOUBLE HINGED-DOOR P506	
	D23	6080	1	1	6080 L/R EX	75 11/16"X99 1/2"	EXT. DOUBLE HINGED-DOOR L04	
	D24	9080	3	1	9080	110"X99"	GARAGE-GARAGE DOOR P03	

WINDOW SCHEDULE



FLY	NUM	LABEL	QTY	F.L.R.	SIZE	R/O	DESC.	ARCH	COMMENTS
	W01	W01-11276MU	1	1	11276	134"X93"	MULLED HUNG		
	W02	W02-1630SH	1	1	1630SH	20"X39"	SINGLE HUNG		
	W03	W03-2016FX	2	1	2016FX	26"X21"	FIXED GLASS		
	W04	W04-2030SH	1	1	2030SH	26"X39"	SINGLE HUNG		
	W05	W05-2050SH	2	2	2050SH	26"X63"	SINGLE HUNG		[EGRESS]
	W06	W06-2060SH	2	1	2060SH	26"X75"	SINGLE HUNG		
	W07	W07-2430SH	1	1	2430SH	30"X39"	SINGLE HUNG		
	W08	W08-2860SH	4	1	2860SH	34"X75"	SINGLE HUNG		[EGRESS]
	W09	W09-3030SH	1	1	3030SH	38"X39"	SINGLE HUNG		
	W10	W10-3060SH	1	1	3060SH	38"X75"	SINGLE HUNG		[EGRESS]
	W11	W11-4260MU	1	1	4260	52"X75"	MULLED UNIT		
	W12	W12-6030FX	1	1	6030FX	74"X39"	FIXED GLASS-AT	BROKEN ARCH	
	W13	W13-6260MU	4	1	6260	76"X39"	MULLED UNIT		[EGRESS]
	W14	W14-6282MU	2	1	6282	76 3/4"X110"	MULLED UNIT		[EGRESS]
	W15	W15-6420MU	1	1	6420	78"X27"	MULLED UNIT		

CABINETS SCHEDULE

BASE & FULL CABINETS						
FL	NUM	ROOM	LABEL	QTY	F.L.R.	DIMENSIONS
	C01	1/2 BATH	SB37	1	1	36 5/8X24X36 "
	C02	BATH #2	SB3022	1	1	30X22X36 "
	C03	GUEST SUITE	SB30	1	1	30X24X36 "
	C04	CASUAL DINING	B18R	1	1	18X24X36 "
	C05	G.S. BATH	SB3222	1	1	31 13/16X22X36 "
	C06	G.S. BATH	U182496R	1	1	18X24X96 "
	C07	POOL/GUEST BATH	SB342L	1	1	34X22X36 "
	C08	GUEST SUITE	40B13	1	1	12 5/8X18X24X36 "
	C09	GUEST SUITE	B30	1	1	30X24X36 "
	C10	BATH #3	SB30	1	1	30X24X36 "
	C15	KITCHEN	3DB14	1	1	14X24X36 "
	C16	KITCHEN	30B24	1	1	24X24X36 "
	C17	KITCHEN	40B18	1	1	18X24X36 "
	C18	KITCHEN	B12R	1	1	12 1/8X24X36 "
	C19	KITCHEN	B32	1	1	32X24X36 "
	C20	KITCHEN	B36	1	1	36X24X36 "
	C21	KITCHEN	B44	1	1	44 1/4X24X36 "
	C22	KITCHEN	BCB13L	1	1	13 1/16X24X36 "
	C24	KITCHEN	DCB1010	1	1	9 15/16X10X36 "
	C25	KITCHEN	FHB1410L	1	1	14X10X36 "
	C26	KITCHEN	OTC302696	1	1	30X26X96 "
	C27	KITCHEN	RB36	1	1	36X24X36 "
	C28	KITCHEN	SB38	1	1	37 15/16X24X36 "
	C29	KITCHEN	U182296R	1	1	18X21 1/2X96 "
	C30	KITCHEN	U192696	1	1	19X26X96 "
	C31	KITCHEN	UF52496	1	1	5X24X96 "
	C38	LAUNDRY	BCB24L	1	1	24X24X36 "
	C40	LAUNDRY	SB36	1	1	36X24X36 "
	C41	LAUNDRY	U202490	1	1	20X24X90 "
	C45	MASTER BATH SPA	10B288	1	1	28X24X8 "
	C46	MASTER BATH SPA	40B20	3	1	20X24X36 "
	C47	MASTER BATH SPA	B20L	1	1	20X24X36 "
	C48	MASTER BATH SPA	B9L	1	1	9X24X36 "
	C49	MASTER BATH SPA	SB32	2	1	31 13/16X24X36 "
	C50	SERVING BAR	B30	1	1	30X24X36 "
	C51	SERVING BAR	B34	1	1	33 9/16X24X36 "
	C52	SERVING BAR	BCB22R	1	1	22X24X36 "
	C53	SERVING BAR	SB24	1	1	24 1/4X24X36 "
	C54	SUMMER KITCHEN	B16R	1	1	16X24X36 "
	C55	SUMMER KITCHEN	B36	1	1	36X24X36 "
	C56	SUMMER KITCHEN	RB30	1	1	30X24X36 "
	C57	SUMMER KITCHEN	SB33	1	1	32 3/4X24X36 "
	C58	F.R. BUILT-IN [L]	B30T236	1	1	30 1/8X12X36 "
	C60	F.R. BUILT-IN [C]	3DB321636	1	1	32X16 1/8X36 "
	C61	F.R. BUILT-IN [C]	B181636L	1	1	18X16 1/8X36 "
	C62	F.R. BUILT-IN [C]	B181636R	1	1	18X16 1/8X36 "
	C64	F.R. BUILT-IN [R]	B30T236	1	1	30 1/8X12X36 "

WALL CABINETS						
FL	NUM	ROOM	LABEL	QTY	F.L.R.	DIMENSIONS
	C01	F.R. BUILT-IN [L]	W3236	1	1	31 9/16X12X36 "
	C02	F.R. BUILT-IN [R]	W3236	1	1	32X12X36 "
	C03	GUEST SUITE	W1242L	1	1	12X12X42 "
	C04	GUEST SUITE	W3025	1	1	30X12X25 "
	C05	GUEST SUITE	W3136	1	1	31 3/8X12X36 "
	C06	GUEST SUITE	W342726	1	1	34X26X26 5/8 "
	C07	KITCHEN	BCW2242R	1	1	22X12X42 "
	C08	KITCHEN	W1242R	1	1	12 1/8X12X42 "
	C09	KITCHEN	W1642L	1	1	16 1/4X12X42 "
	C10	KITCHEN	W1642L	1	1	16 5/16X12X42 "
	C11	KITCHEN	W3630	1	1	36X12X30 "
	C12	KITCHEN	W4442	1	1	44 1/4X12X42 "
	C13	KITCHEN	W492024	1	1	48 1/2X24X20 "
	C14	LAUNDRY	DCW2436L	1	1	24X24X36 "
	C15	LAUNDRY	W2536	1	1	24 5/8X12X36 "
	C16	LAUNDRY	W3224	1	1	31 5/8X12X24 "
	C17	LAUNDRY	W3624	1	1	35 7/8X12X24 "

APPLIANCE SCHEDULE

SYM	NUM	ROOM	F.L.R.	QTY	DIMENSIONS	DESC.
	A01		1	1	48X24X32 "	BACKUP GENERATOR*
	A02	KITCHEN	1	1	36 1/8X20 1/2X3 5/16 "	JP5036 ELECTRIC COOKTOP UNIT
	A03	KITCHEN	1	1	36X21X18 "	CV966 - COMMERCIAL HOOD
	A04	KITCHEN	1	1	29 3/4X22 3/4X55 9/16 "	CHEFSERIES WALL OVEN
	A05	KITCHEN	1	1	48 1/2X21 3/16X79 5/8 "	JS48SSDUDE BUILT-IN REFRIGERATOR
	A06	KITCHEN	1	1	23 3/4X22 1/2X29 7/8 "	P07B55S BUILT-IN DISHWASHER
	A07	LAUNDRY	1	1	27X34X39 3/4 "	GFW450S - FRONT LOAD WASHER WITH STEAM
	A08	LAUNDRY	1	1	28X34 3/8X39 "	GFD48ES - ELECTRIC DRYER WITH STEAM
	A09	LAUNDRY	1	1	29 1/2X34 1/2X67 "	G1E1B1SHSS - TOP-FREEZER REFRIGERATOR
	A10	GUEST SUITE	1	1	29 1/2X34 1/2X67 "	G1E1B1SHSS - TOP-FREEZER REFRIGERATOR
	A11	SUMMER KITCHEN	1	1	24X23 3/4X34 "	6CE046 - COMPACT REFRIGERATOR
	A12	SUMMER KITCHEN	1	1	29 3/4X23 3/4X33 3/8 "	OD30 - 30" OUTDOOR GAS GRILL
	A13	SUMMER KITCHEN	1	1	30X18 1/2X40 "	JWV5301 - WALL-MOUNT PYRAMID CHIMNEY HOOD
	A14	3-CAR GARAGE	1	3	28 9/16X122 1/2X25 15/16 "	GARAGE DOOR OPENER

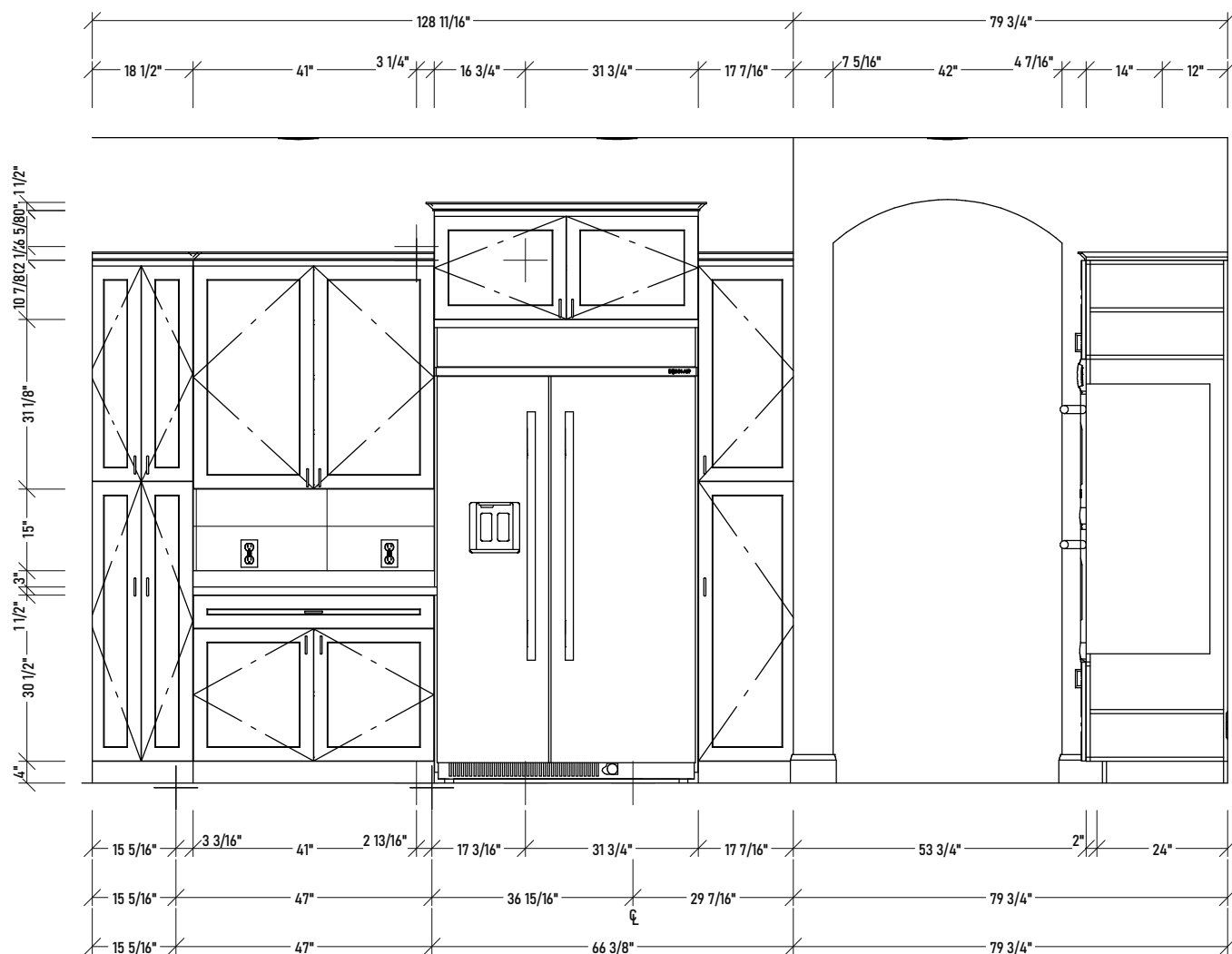
Dr. Ram A. Goel, GA P.E. # 28714
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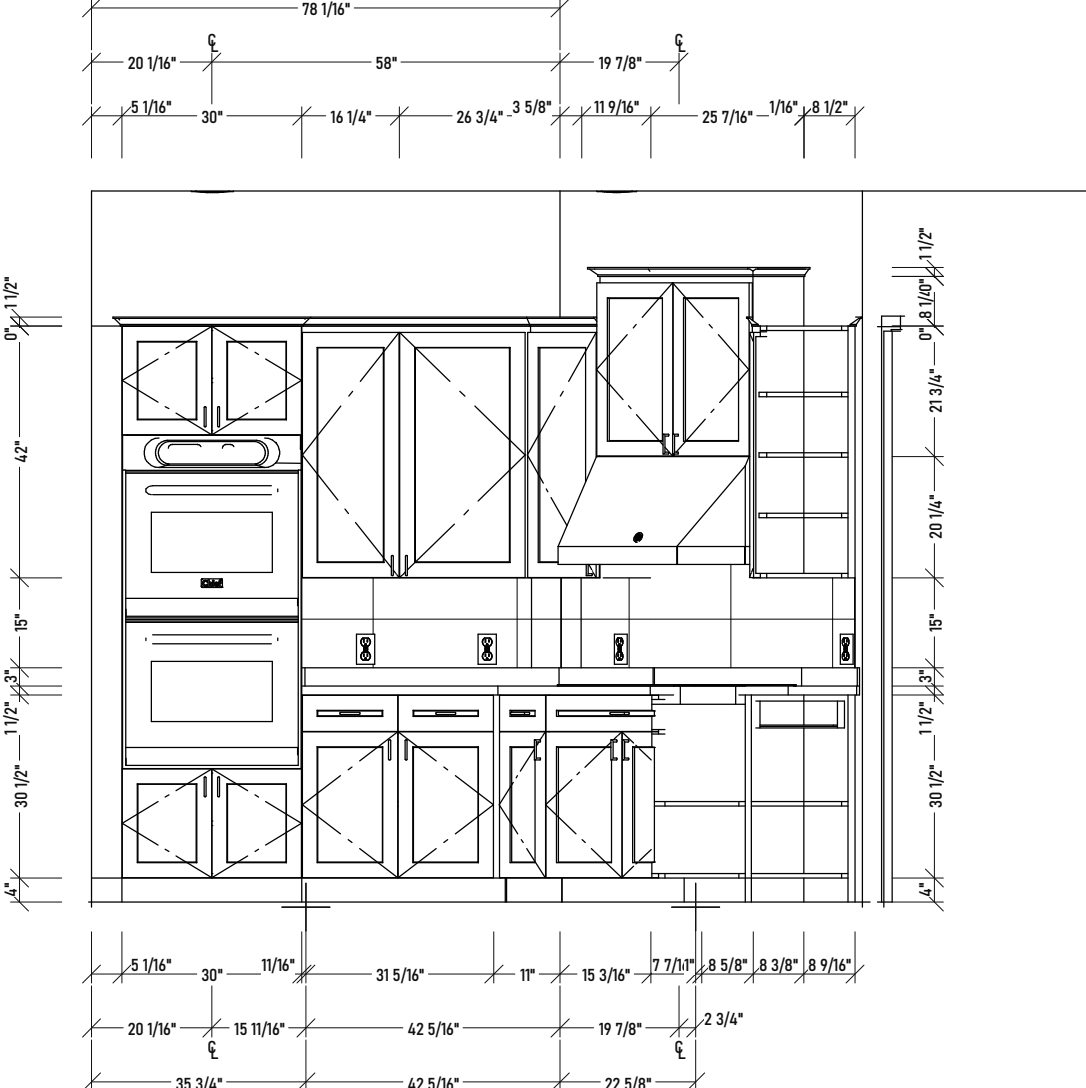
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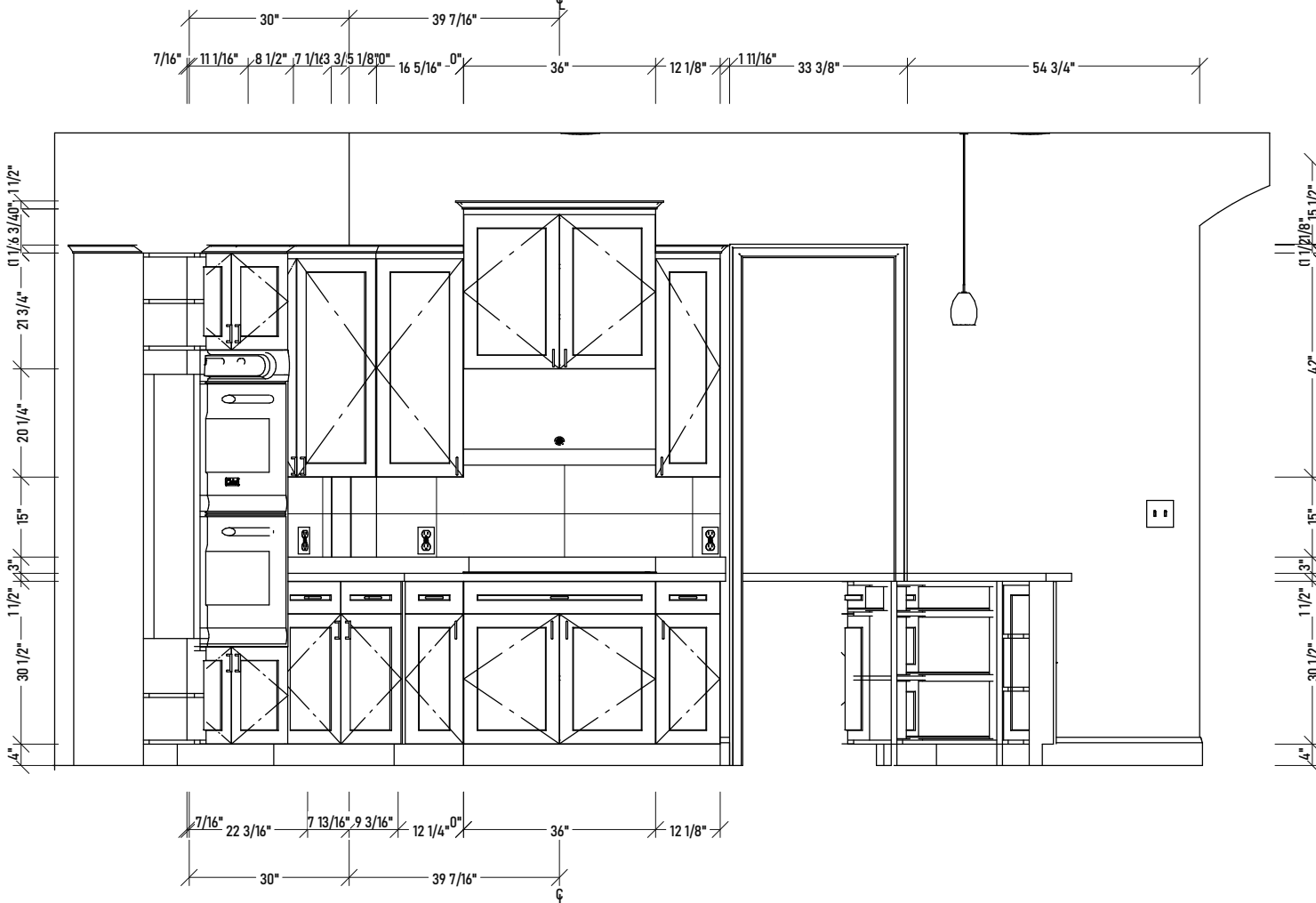
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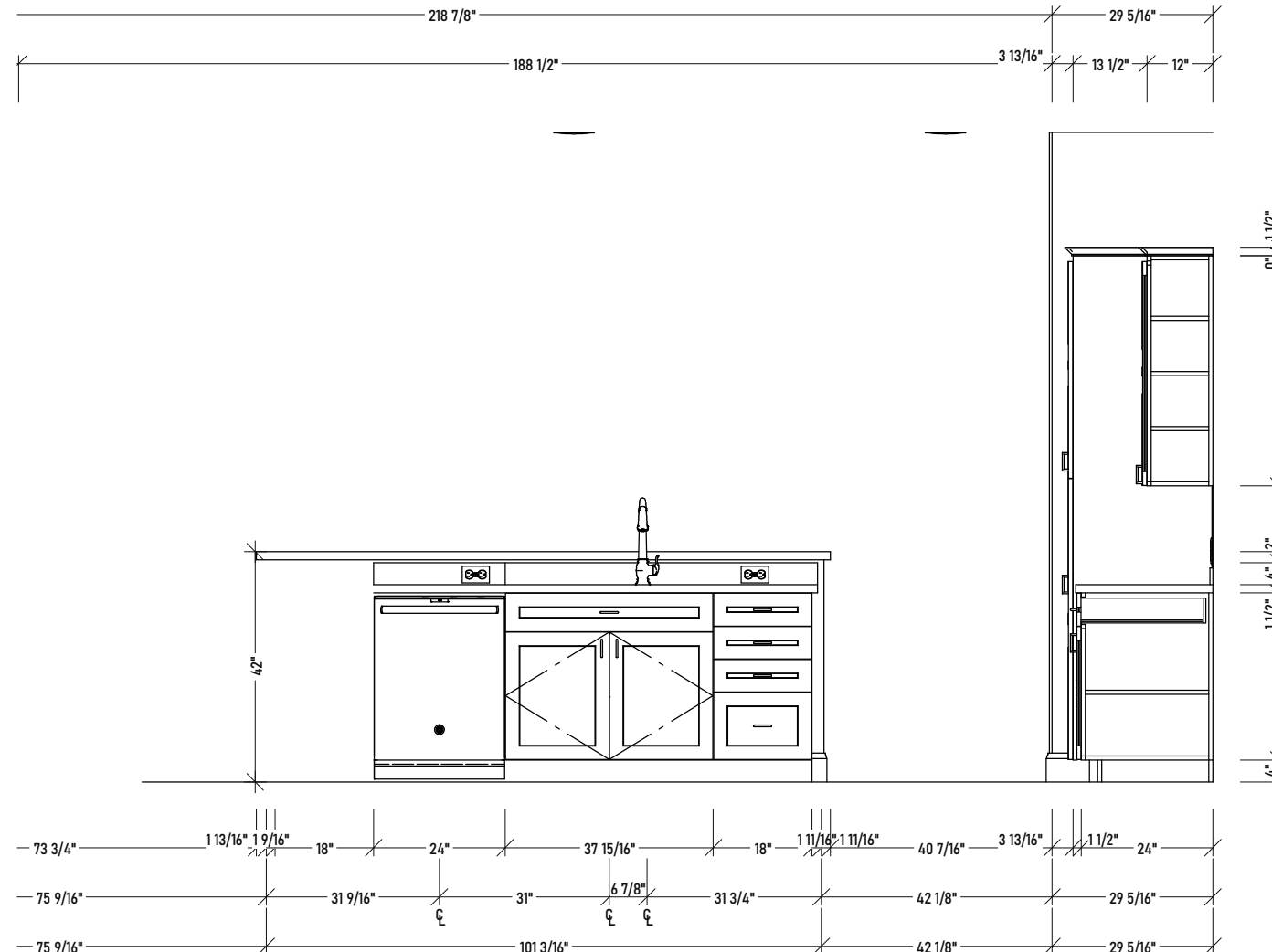
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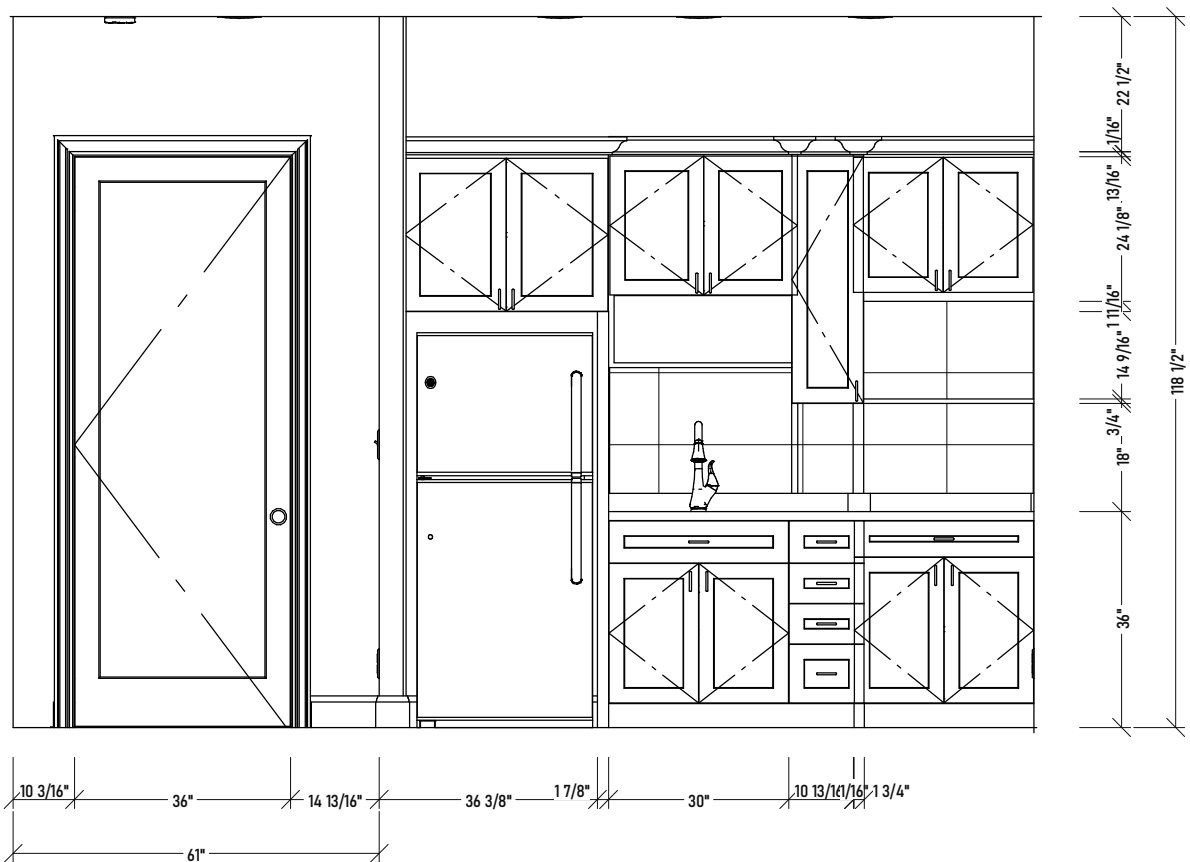
(E-6) KITCHEN



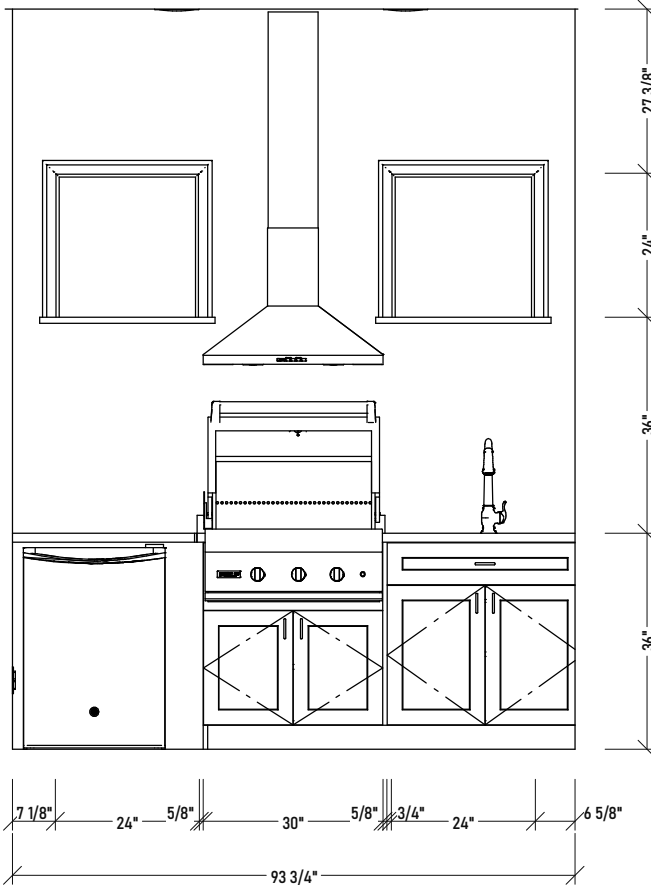
(E-7) KITCHEN



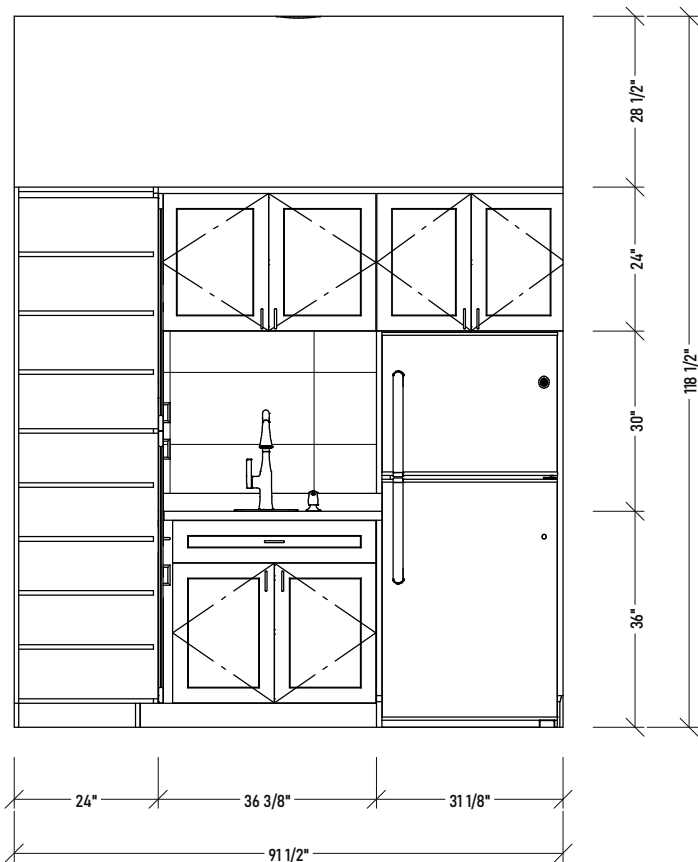
(E-9) KITCHEN



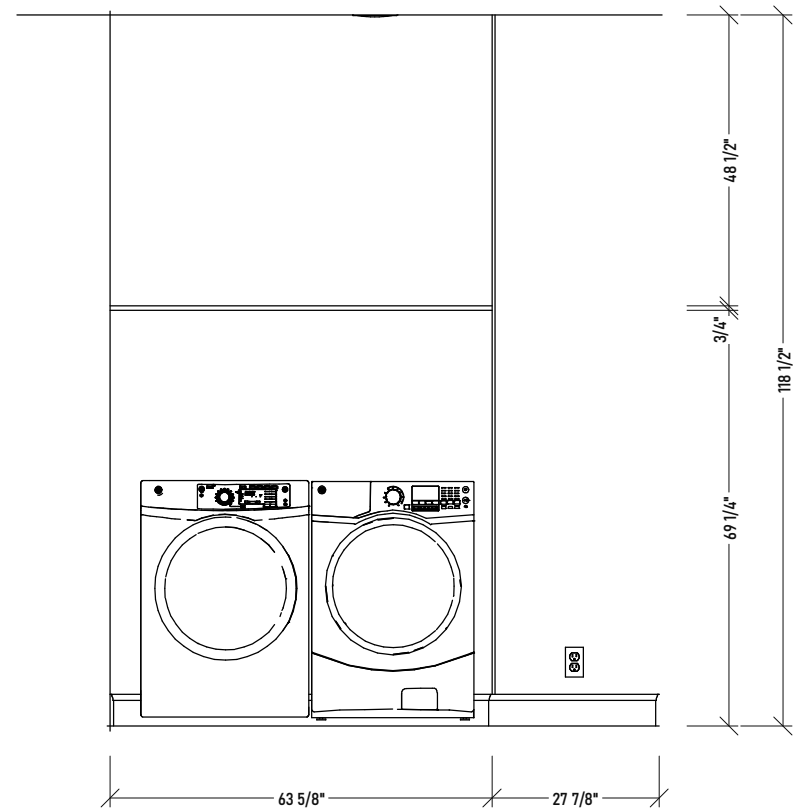
(E-16) GUEST SUITE



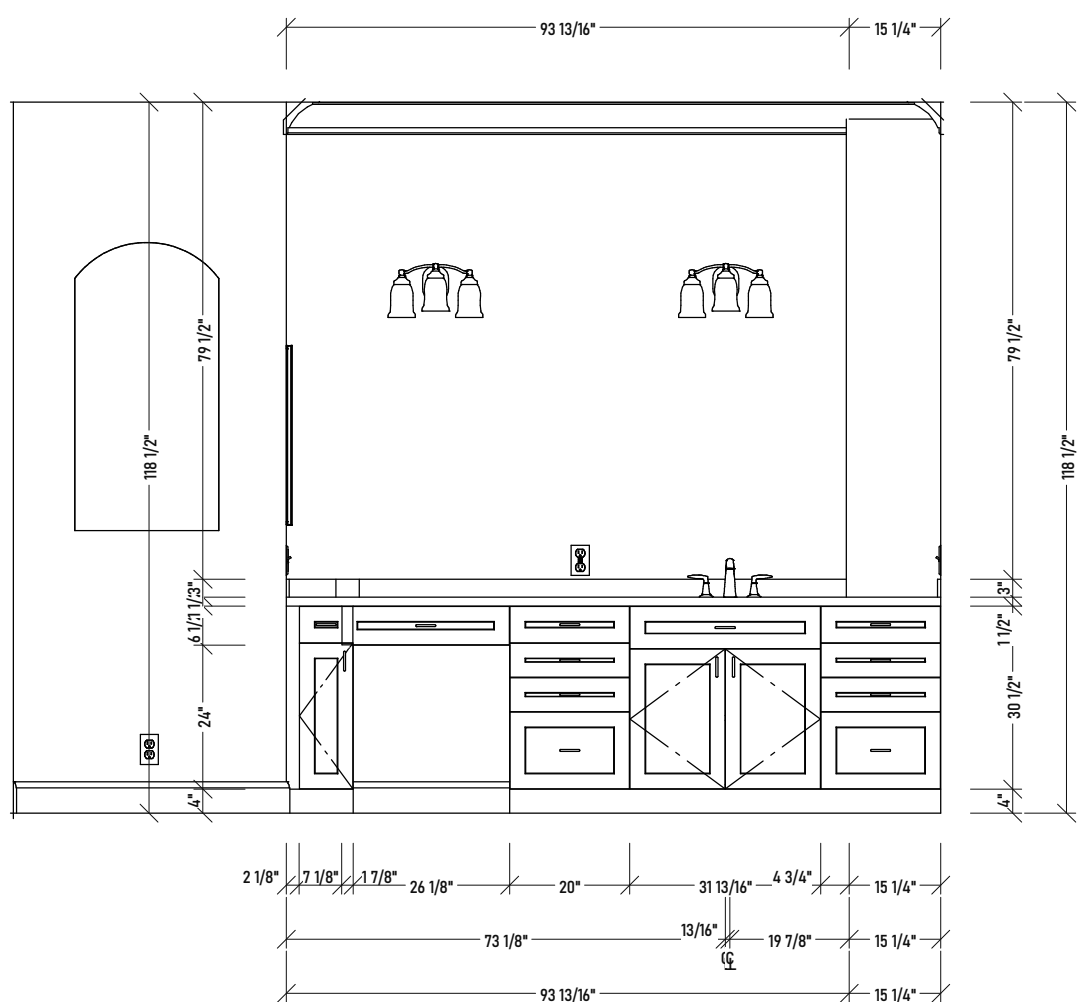
(E-18) SUMMER KITCHEN



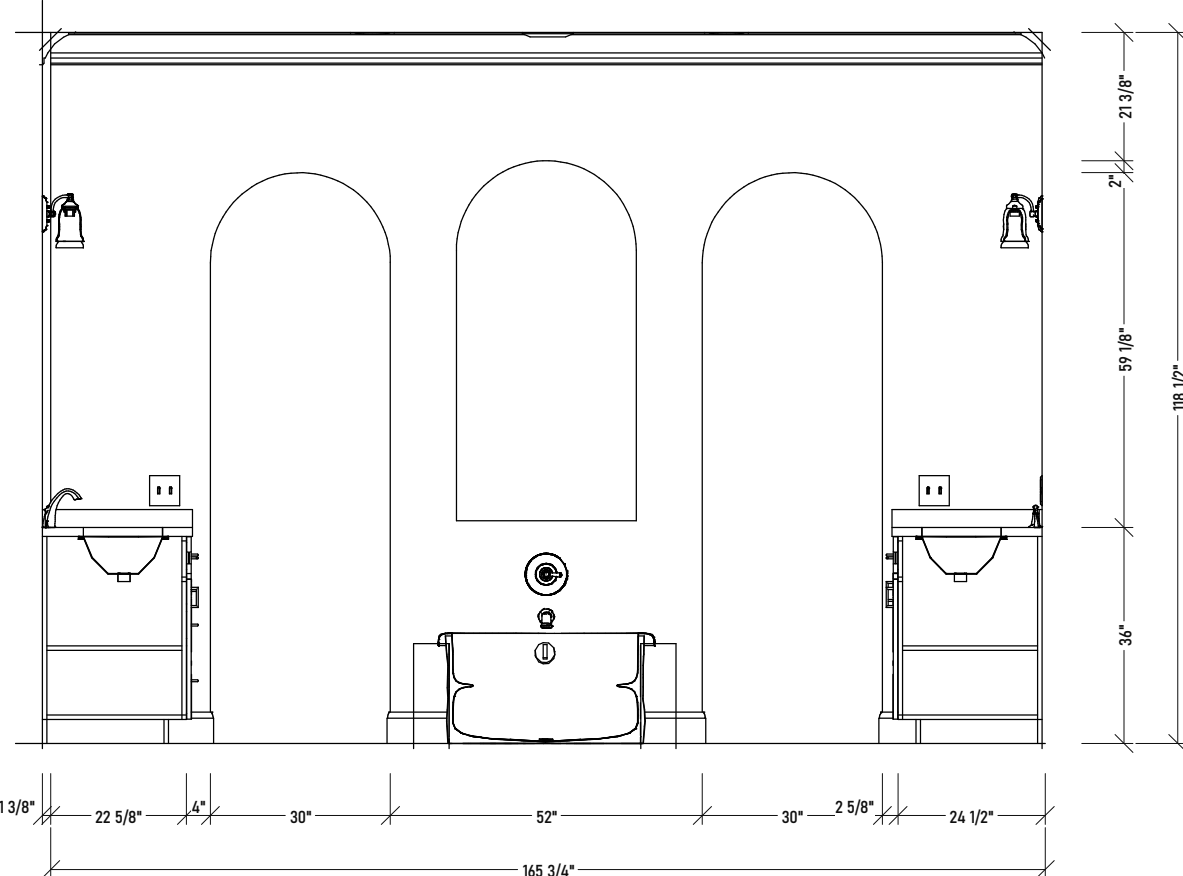
(E-20) LAUNDRY RM.



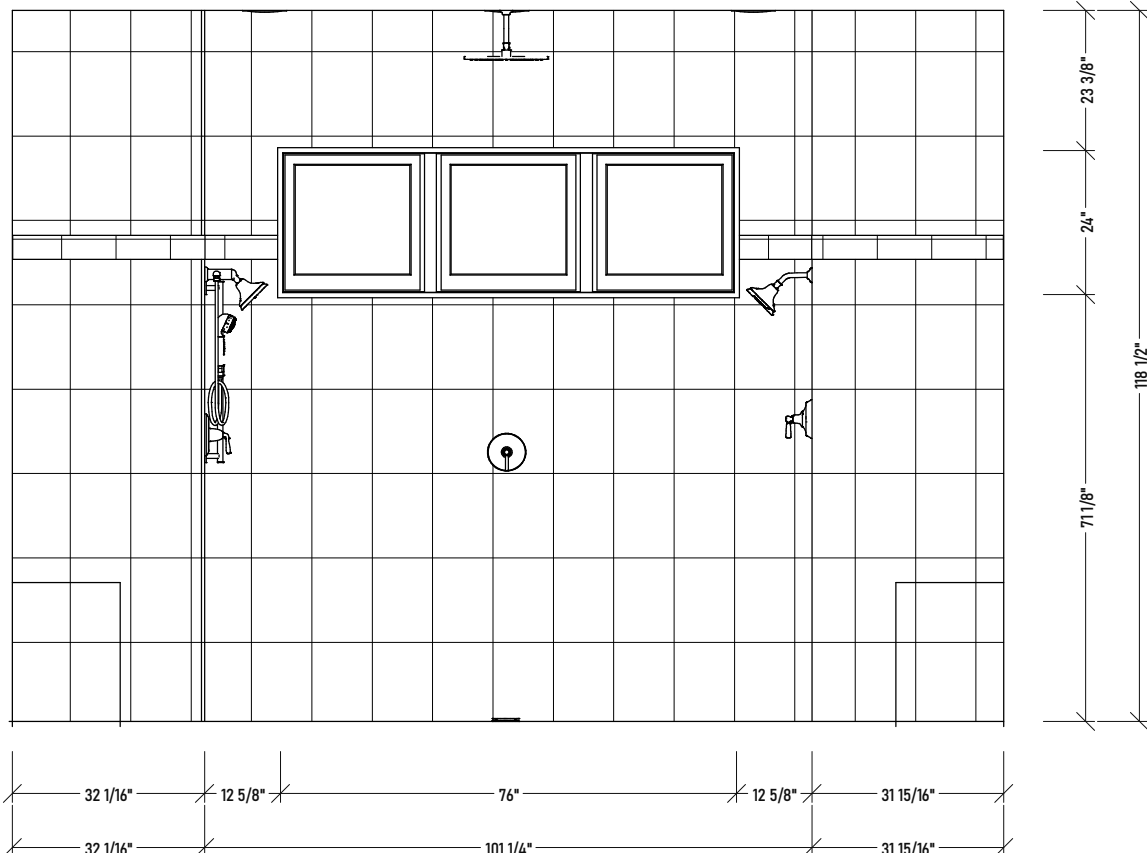
(E-21) LAUNDRY RM.



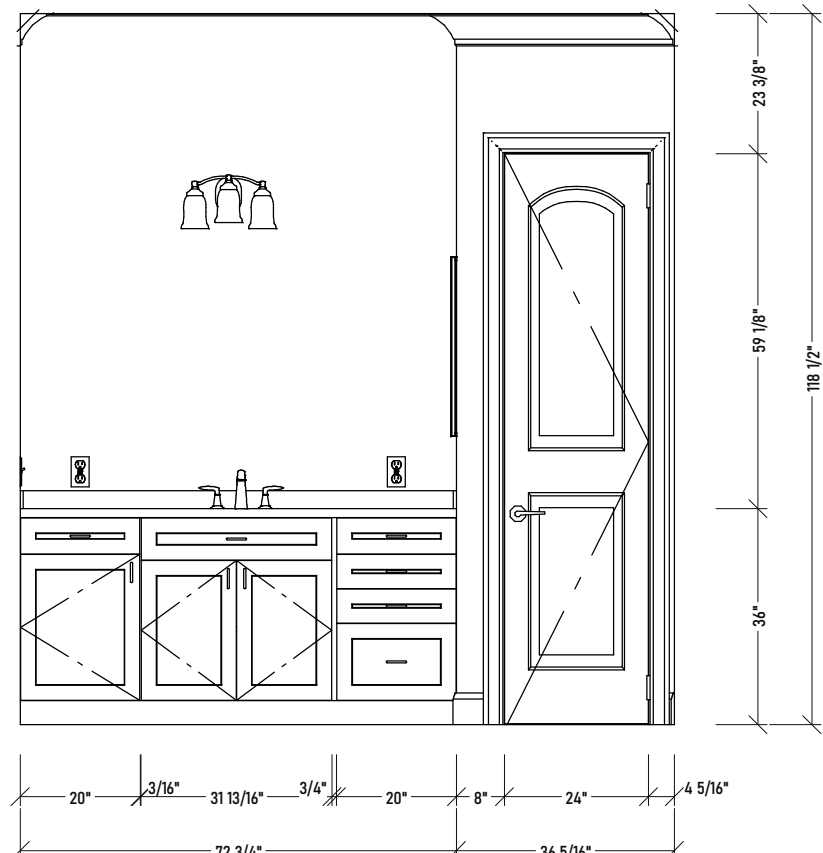
(E-12) MASTER BATH



(E-13) MASTER BATH



(E-19) MASTER SHOWER



(E-23) MASTER BATH

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Ivory Residence
1198 St. Catherine's Cir.
Richmond Hill, GA 31324

INT. WALL ELEVATIONS

TYPE OF PROJECT

1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE

I. 03/31/22 HOA APPROVAL
II. 04/15/22 READY FOR PERMITTING

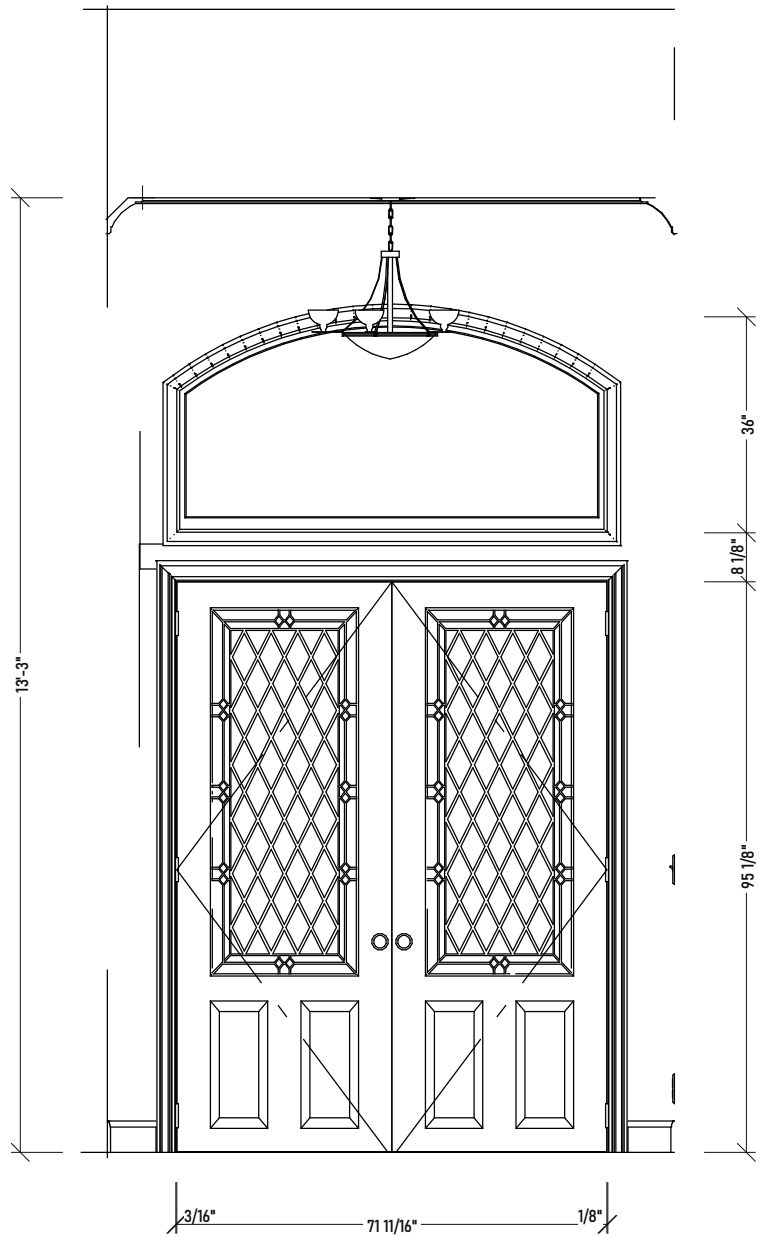
SCALE

PER DRAWING NOTES

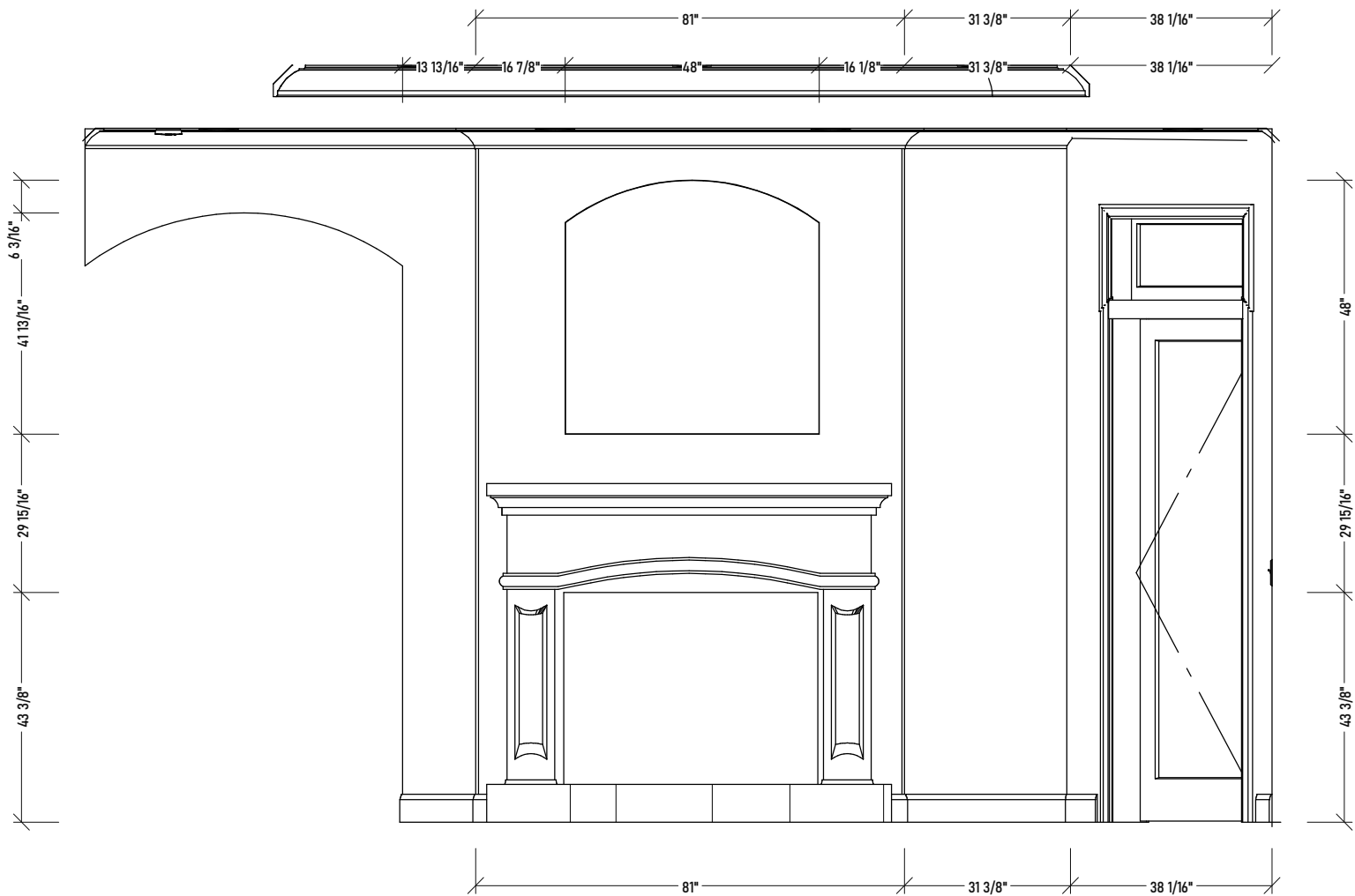
SHEET NUMBER

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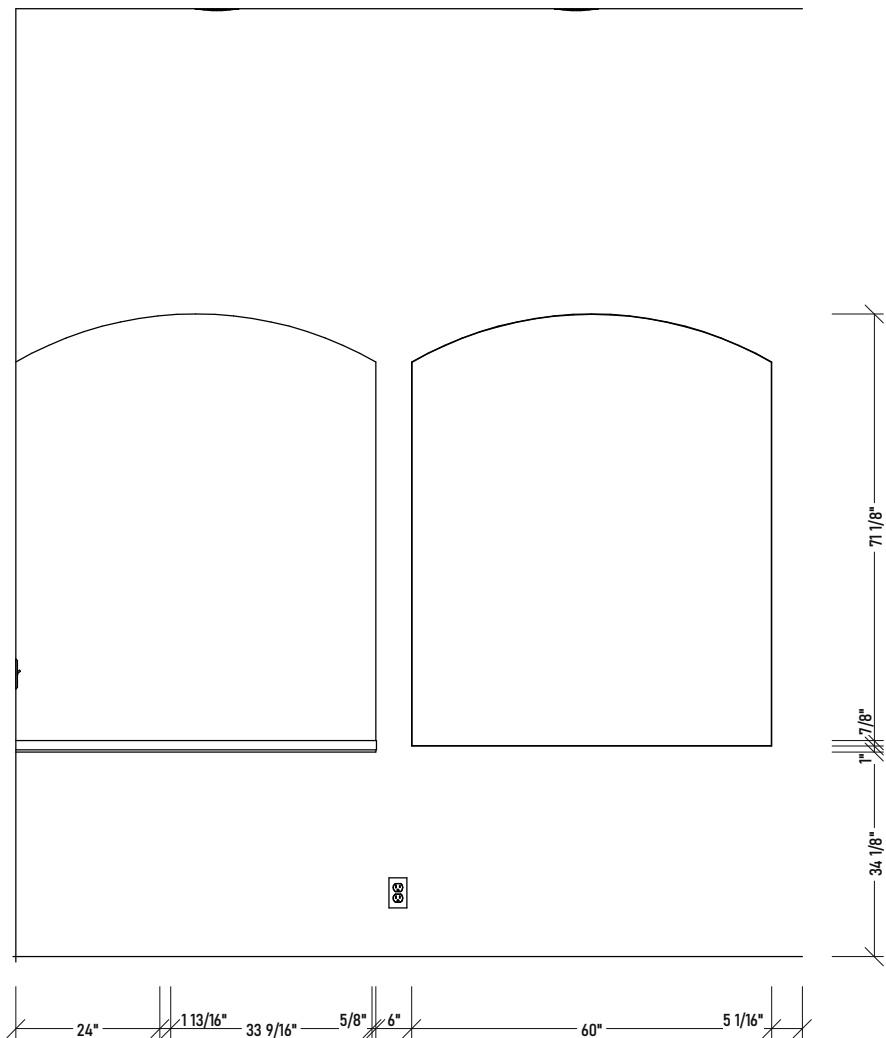
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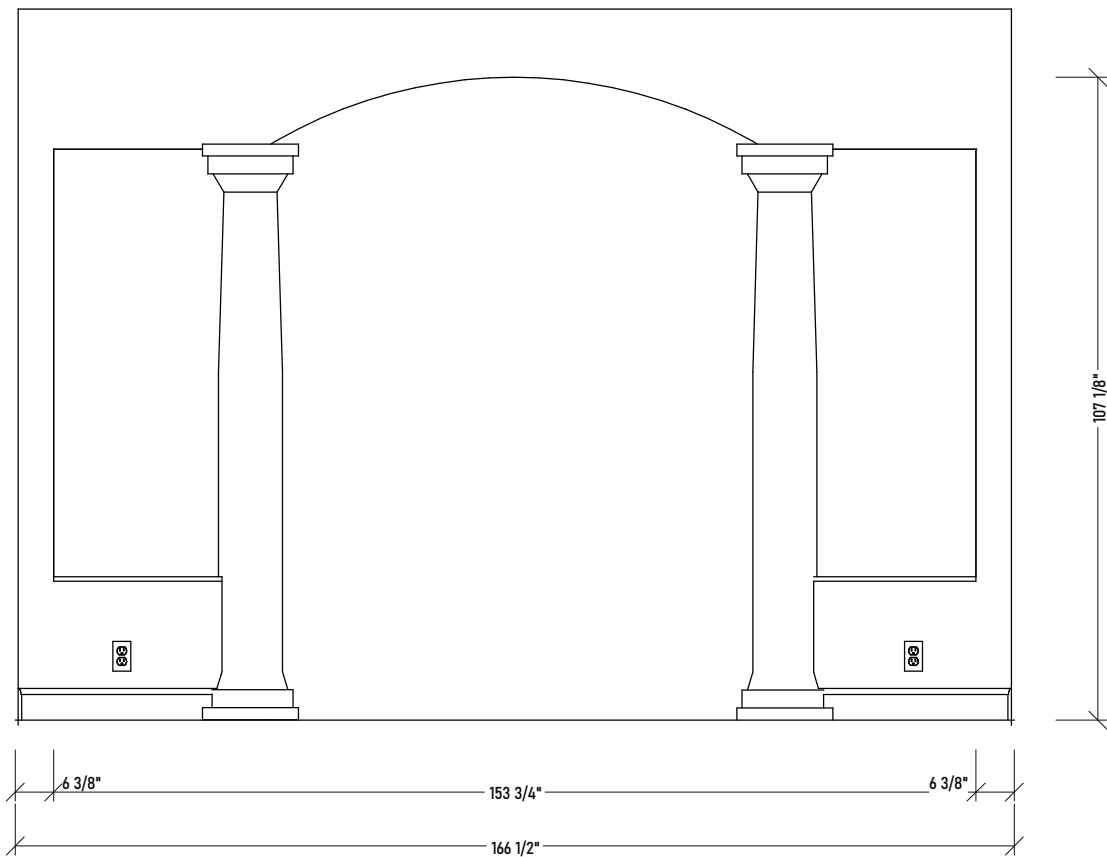
(E-22) FOYER



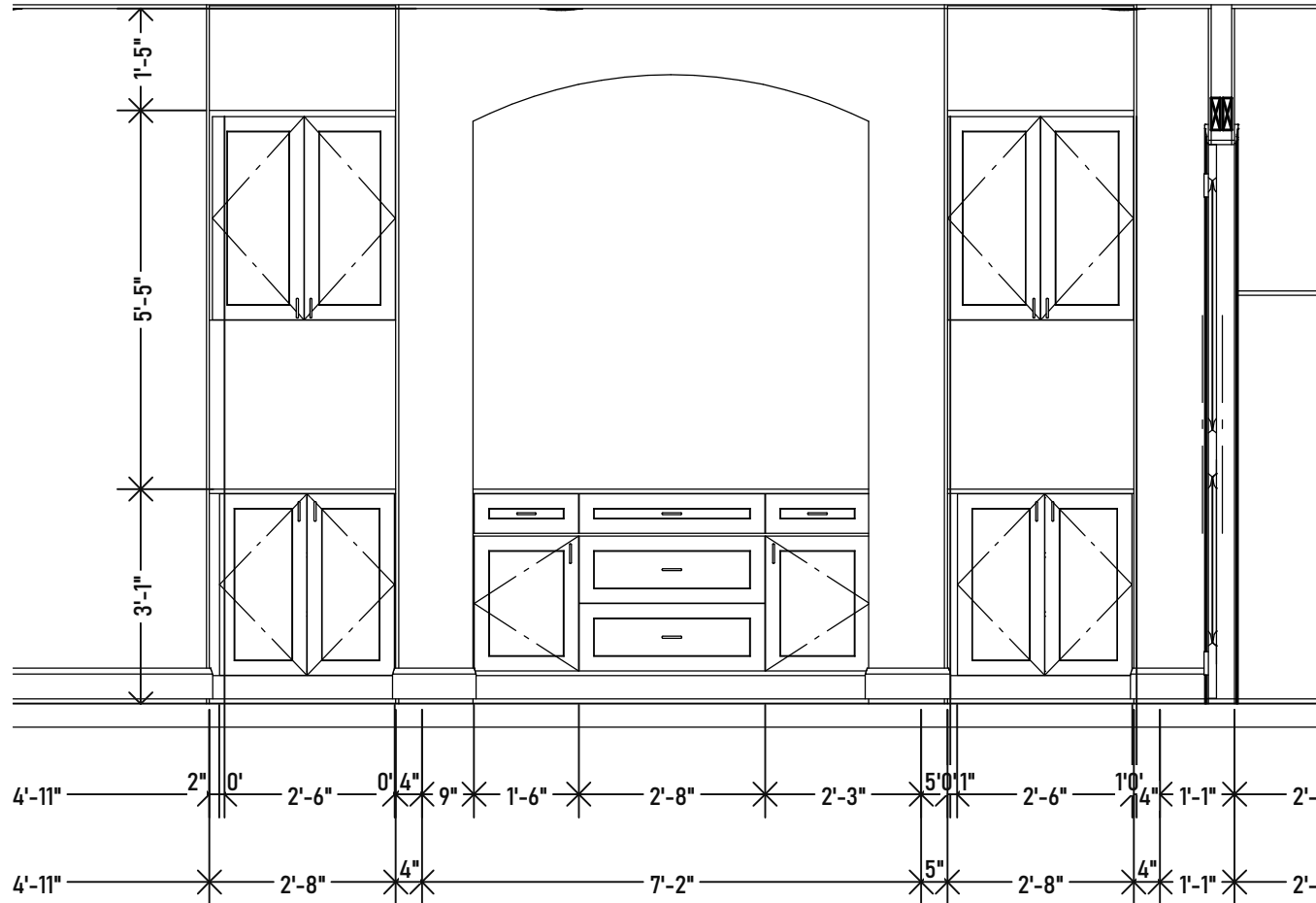
(E-11) LIVING RM. WALL



(E-14) FORMAL DINING RM.



(E-24) MASTER SUITE



CROSS SECTION 1

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. ¼" TEMPERED GLASS WITH LABELS INDICATING THIS.

7. 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.

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 ½" 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 ¼" 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.

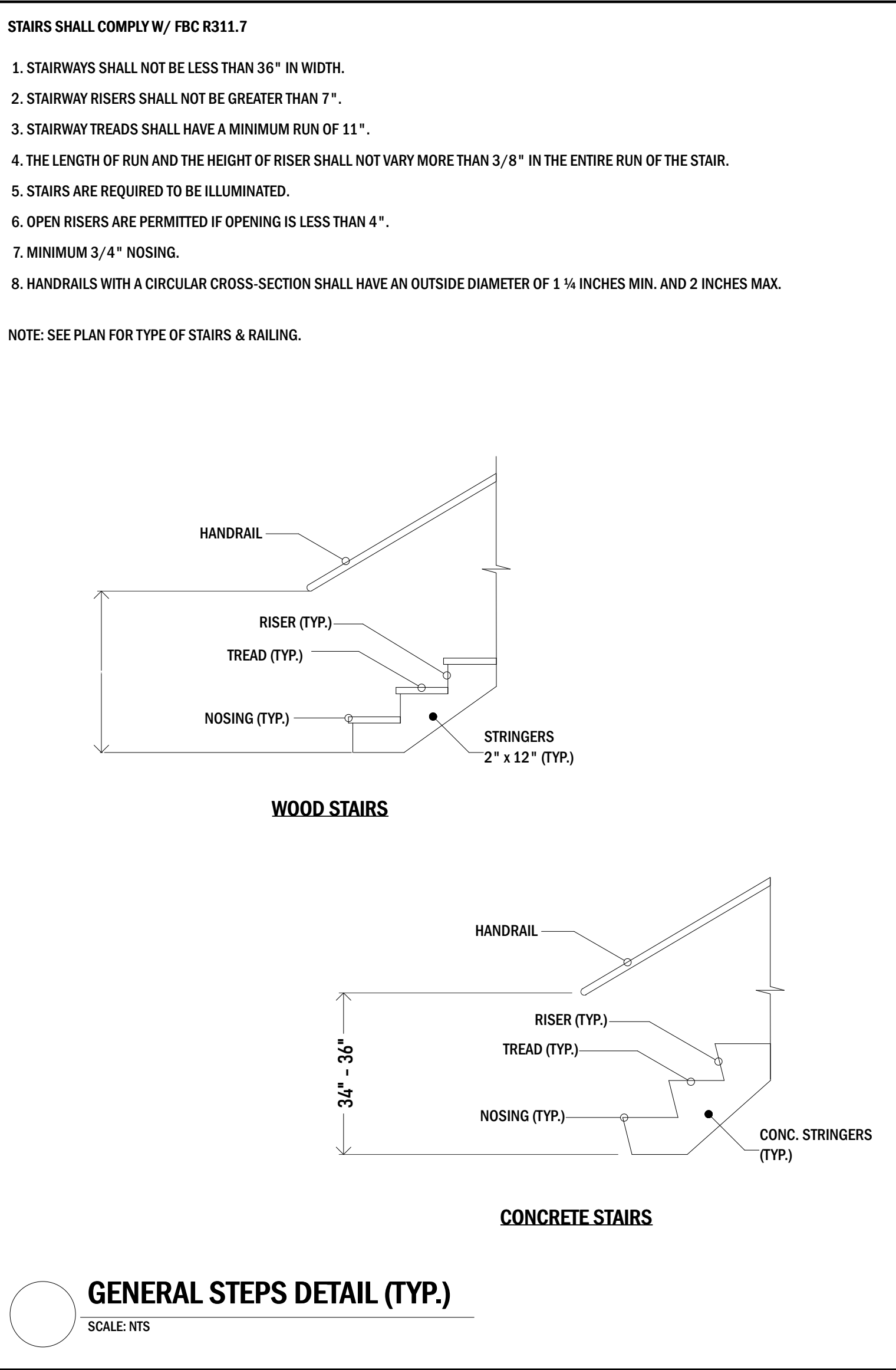
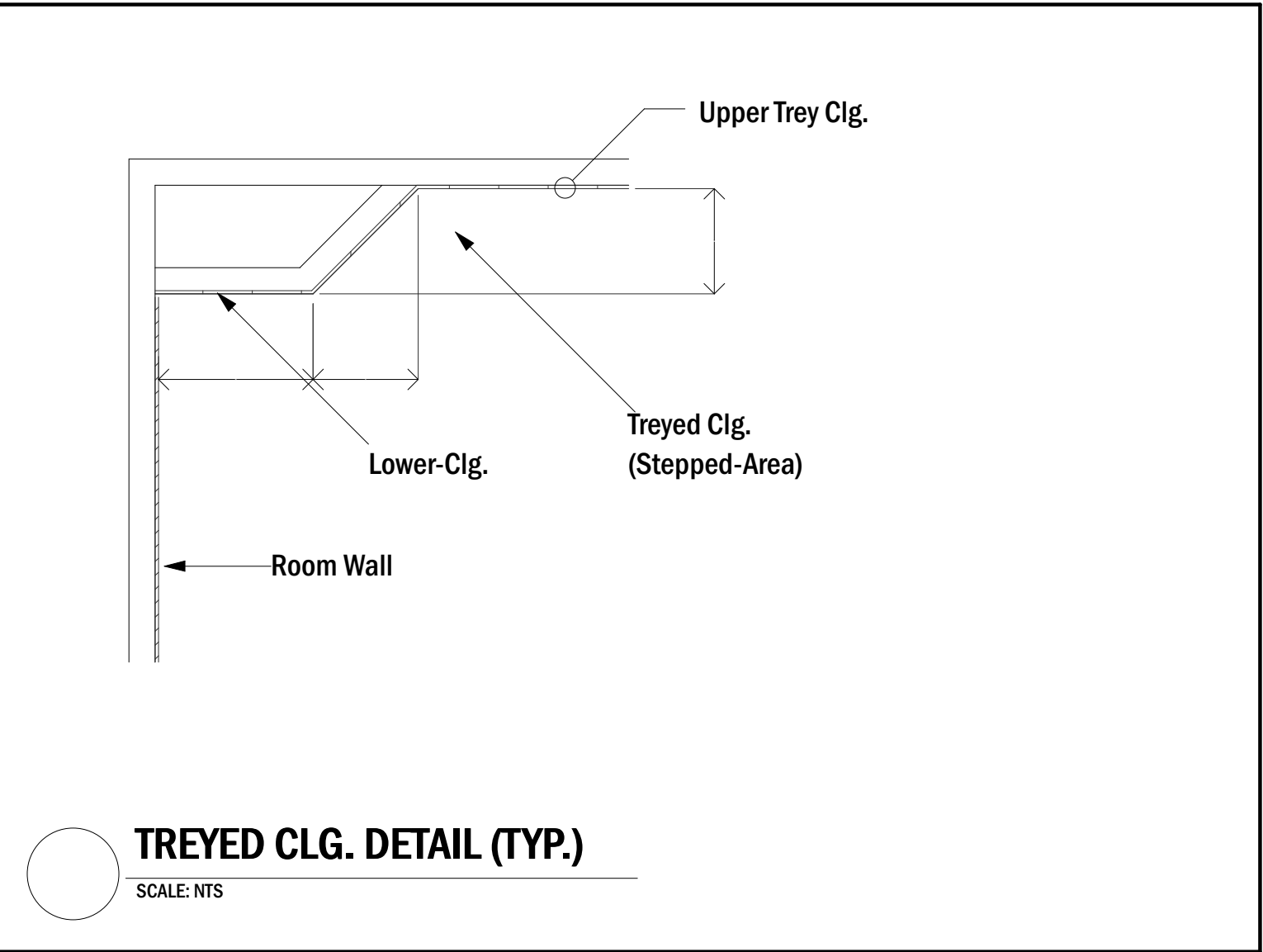
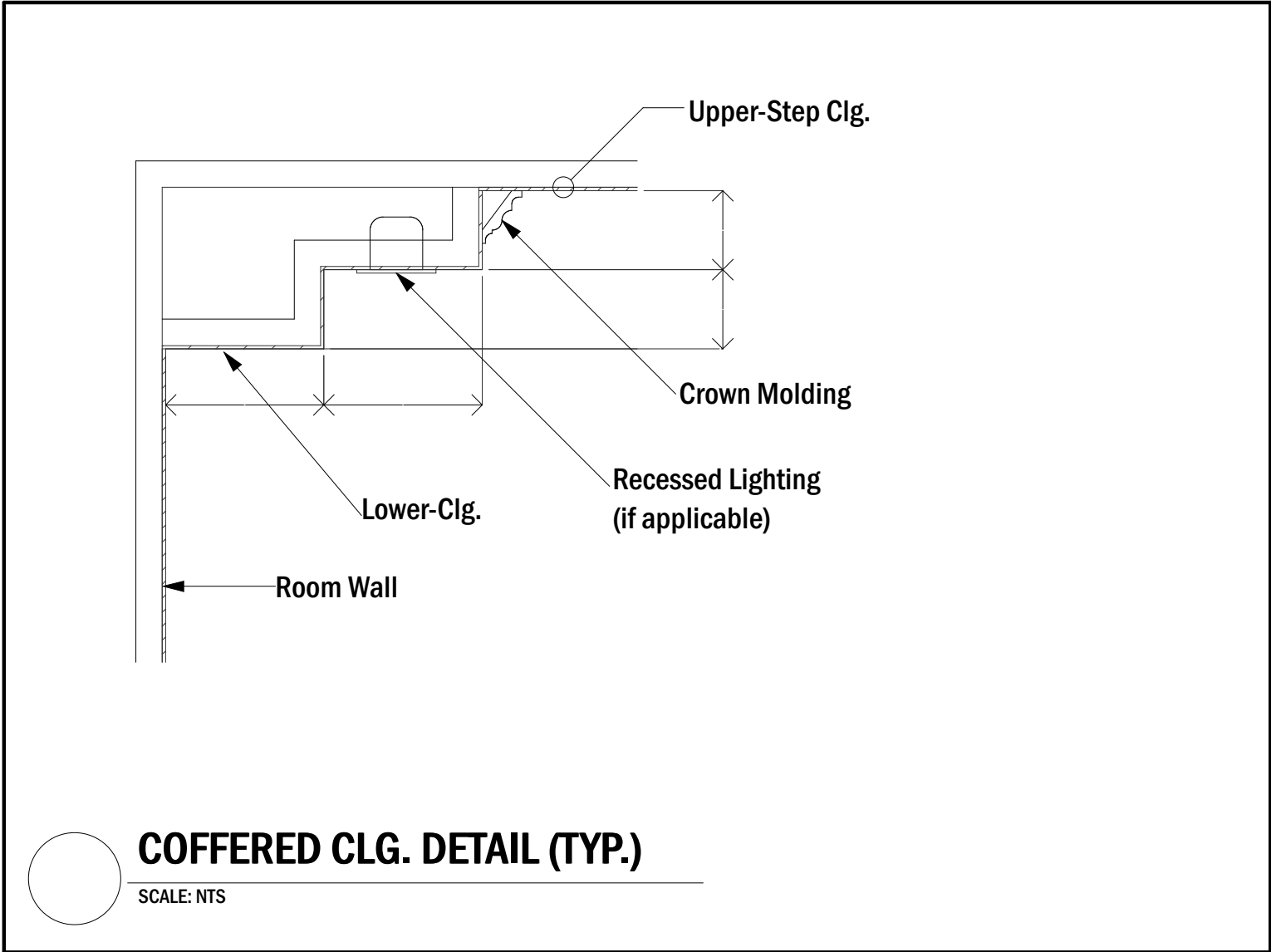
13. ALL DOORS SHALL BE A MIN. OF 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR AND 1-3/4" SOLID AT EXTERIOR, U.O.N..

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.

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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).

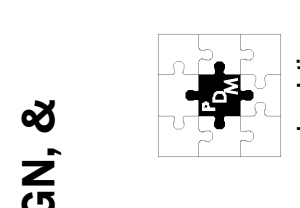
R311.7.8.2 CONTINUITY
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. 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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MISC. NOTES & DETAILS

TYPE OF PROJECT

1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE

- I. 03/31/22 HOA APPROVAL
- II. 04/15/22 READY FOR PERMITTING

SCALE

PER DRAWING NOTES

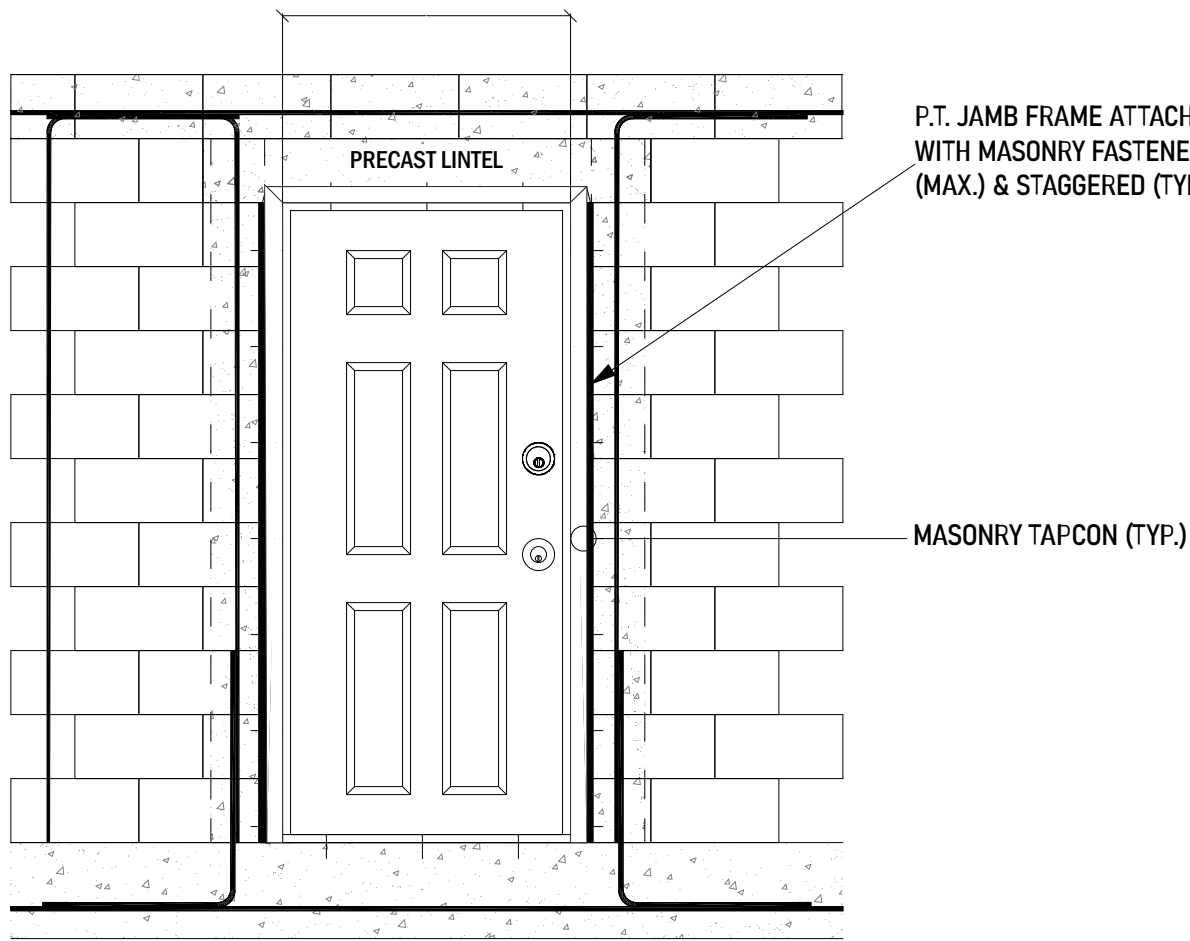
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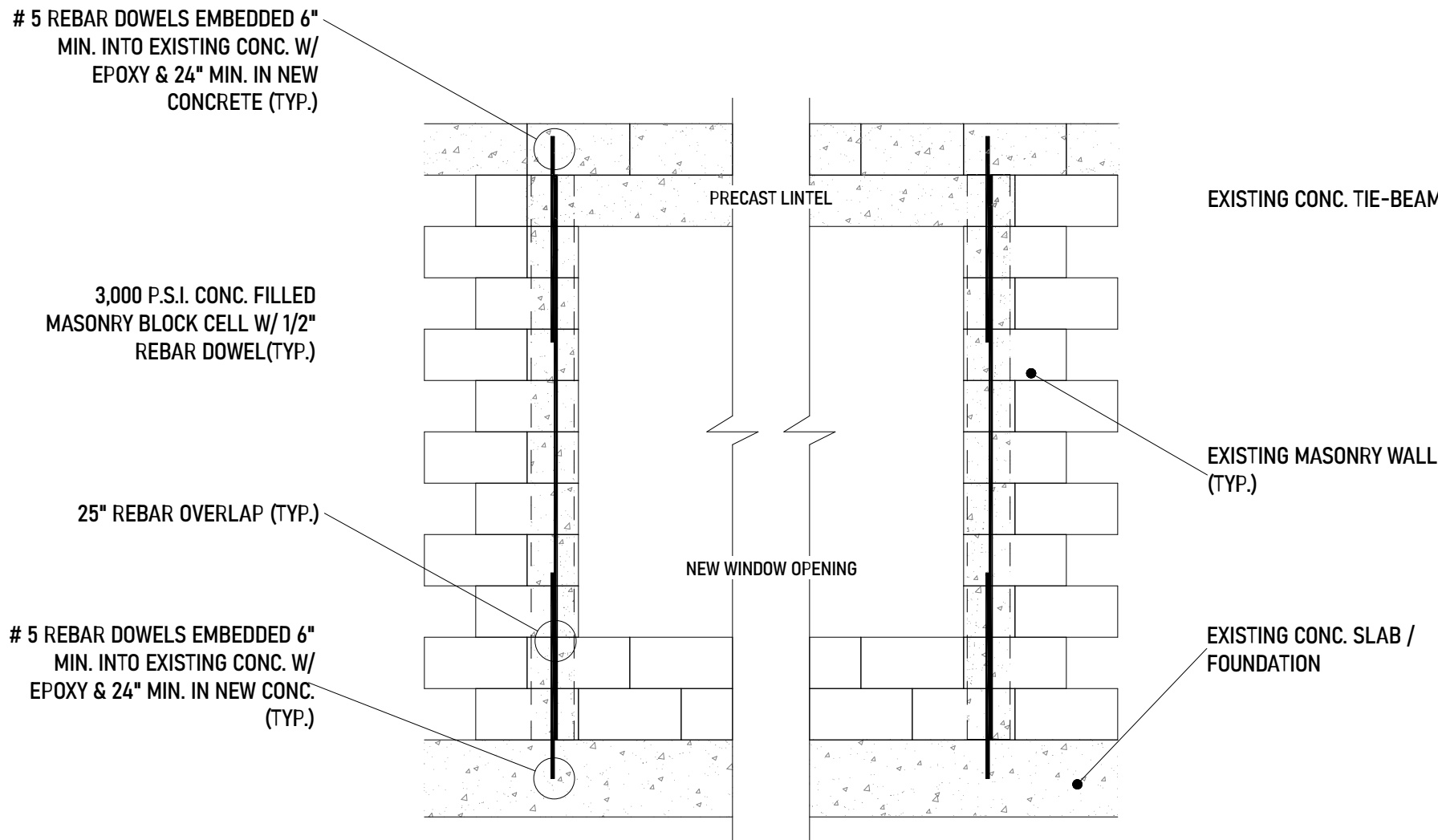
NOTE: ALL DOOR AND WINDOW INSTALLATIONS SHALL COMPLY WITH IBC 2018 SECTION 1710 ANCHORAGE

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)



MASONRY WALL / DOOR INSTALL DETAIL (TYP.)

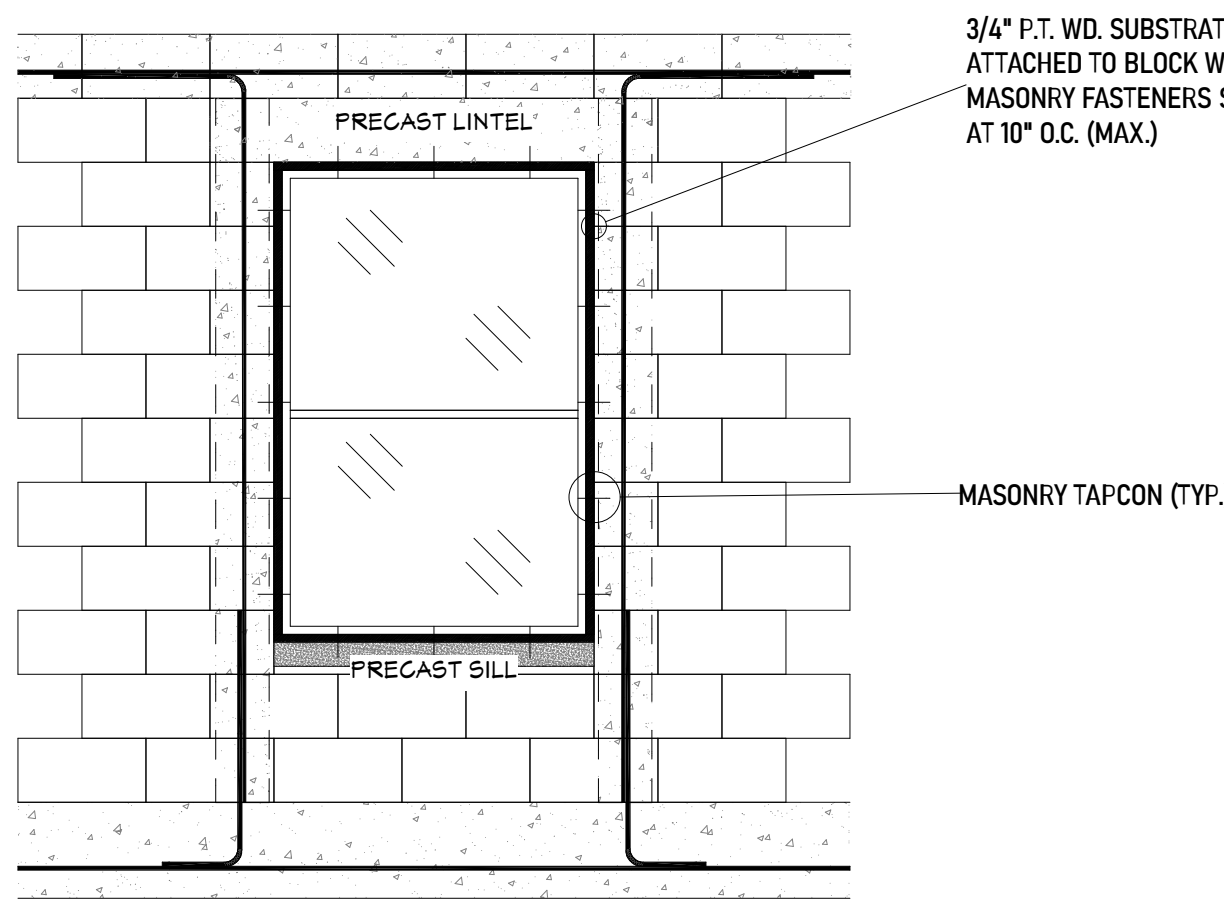
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NEW OPENING IN EXIST. MASONRY WALL (TYP.)

SCALE: NTS

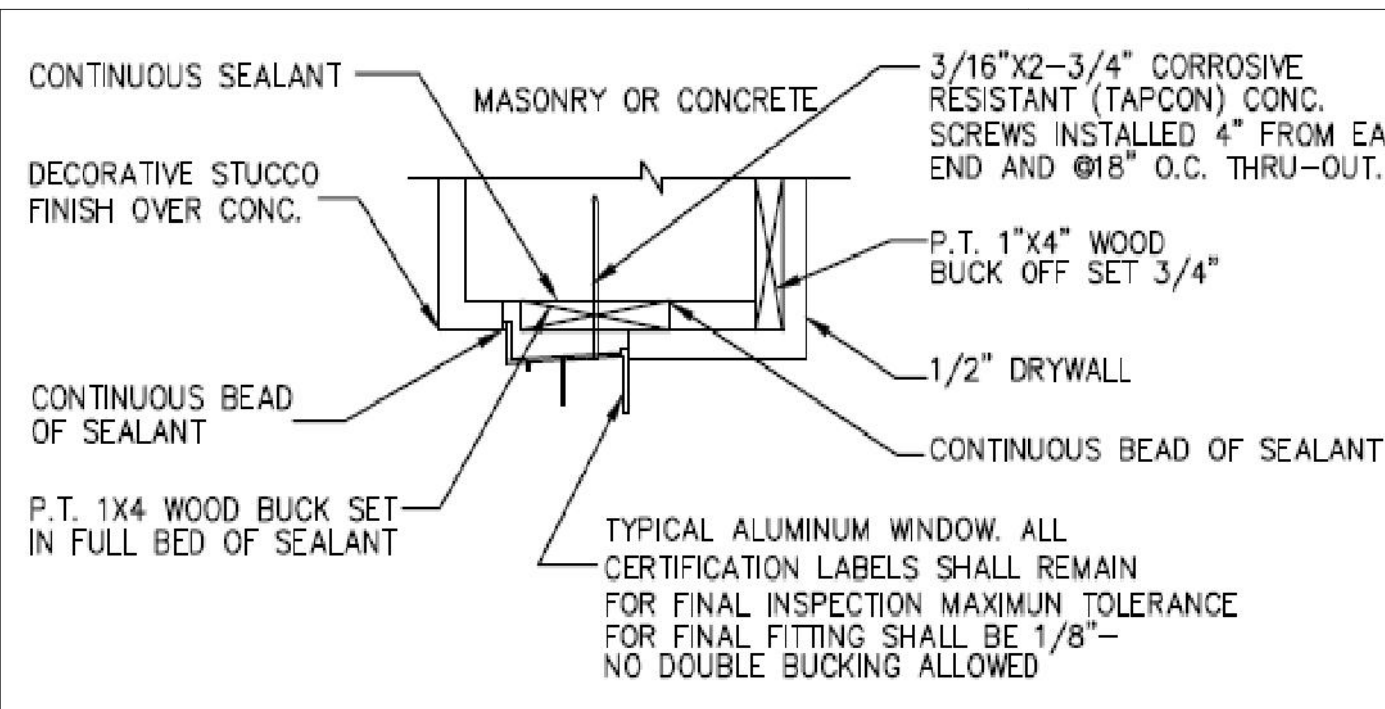
NOTE: ATTACH WINDOW FRAMES TO BLOCK WALL WITH TAPCON SCREWS SPACED ACCORDING TO MANUFACTURER'S SPECS (TAPCON MUST PENETRATE THROUGH P.T. WD. SUBSTRATE & INTO BLOCK 1 1/4" MINIMUM)



MASONRY WALL / WINDOW INSTALL DETAIL (TYP.)

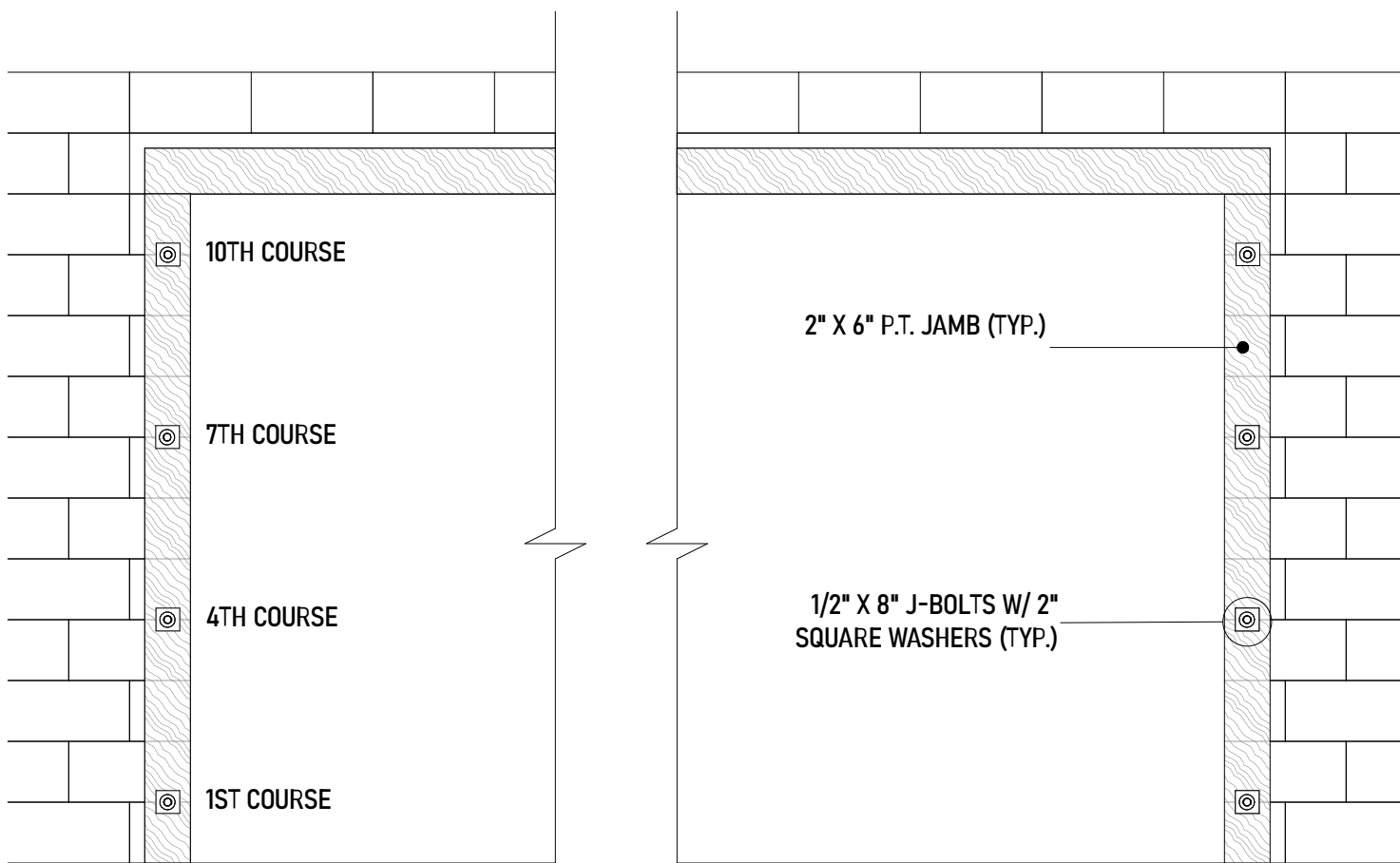
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NOTE: ATTACH DOOR FRAMES TO BLOCK WALL WITH TAPCON SCREWS SPACED ACCORDING TO MANUFACTURER'S SPECS (TAPCON MUST PENETRATE THROUGH BUCKSTRIPS & INTO BLOCK 1 1/4" MINIMUM)



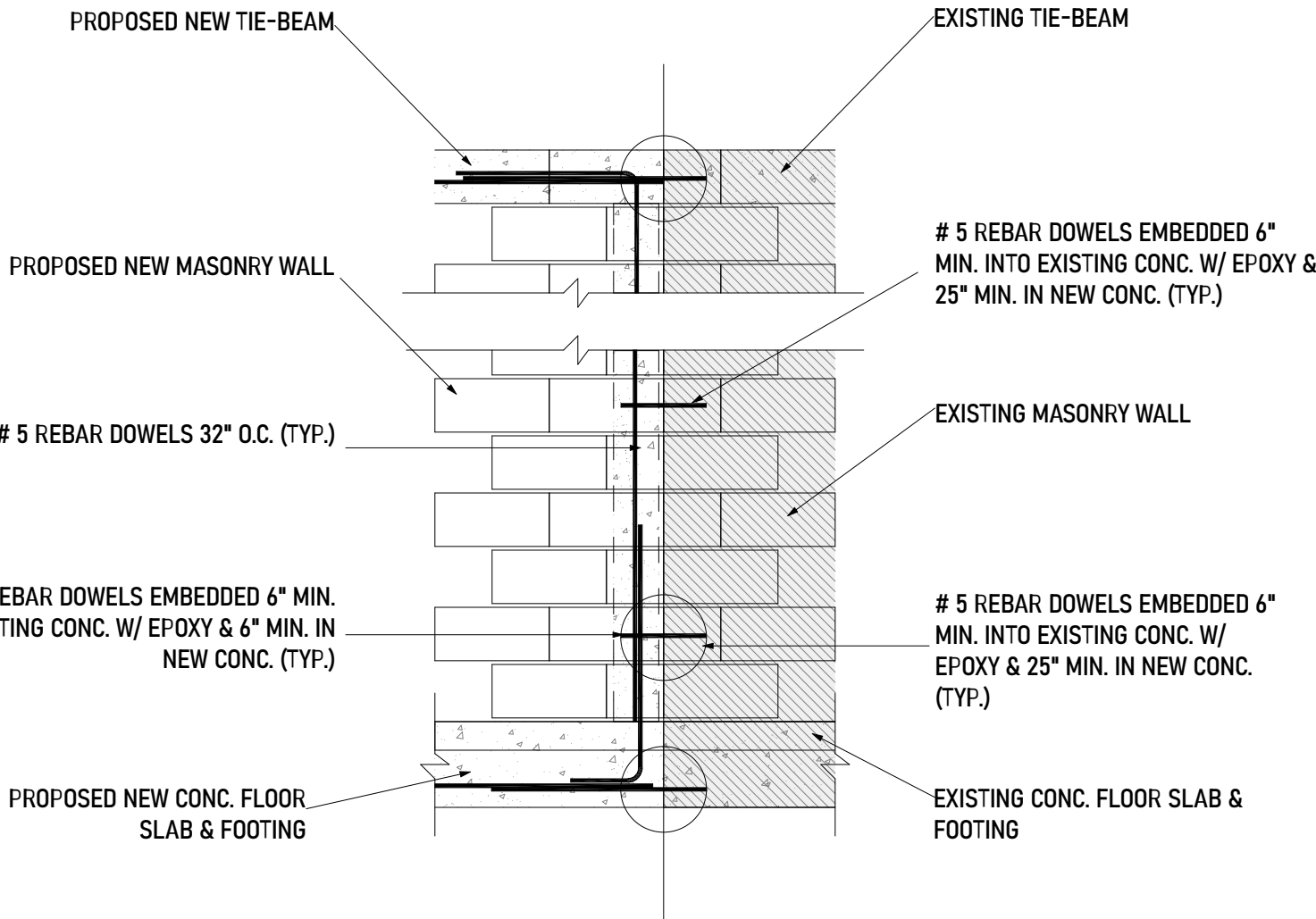
WINDOW HEAD & JAMB DETAIL

SCALE: NTS



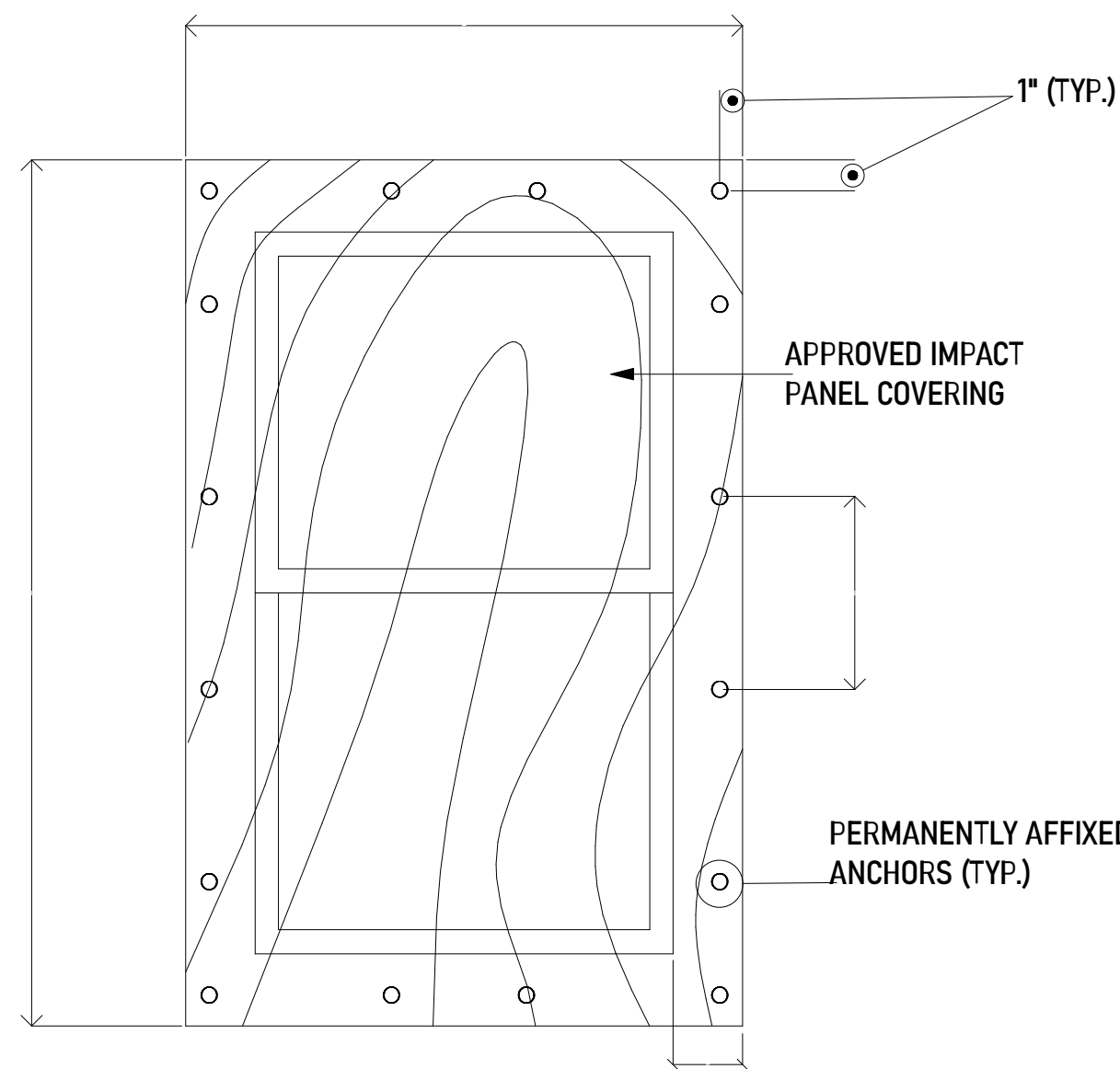
TYPICAL GARAGE DOOR JAMB INSTALL DETAIL

SCALE: NTS



MASONRY WALL TIE-IN SECTION (TYP.)

SCALE: NTS



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.



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 WINNING 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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MISC. CONSTRUCTION DETAILS

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1-STORY SINGLE-FAMILY RESIDENTIAL

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PER DRAWING NOTES

SHEET NUMBER

D-2

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:

- 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:
 - 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.
 - IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
 - IN ACCORDANCE WITH OTHER APPROVED METHODS.
 - IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- 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:

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

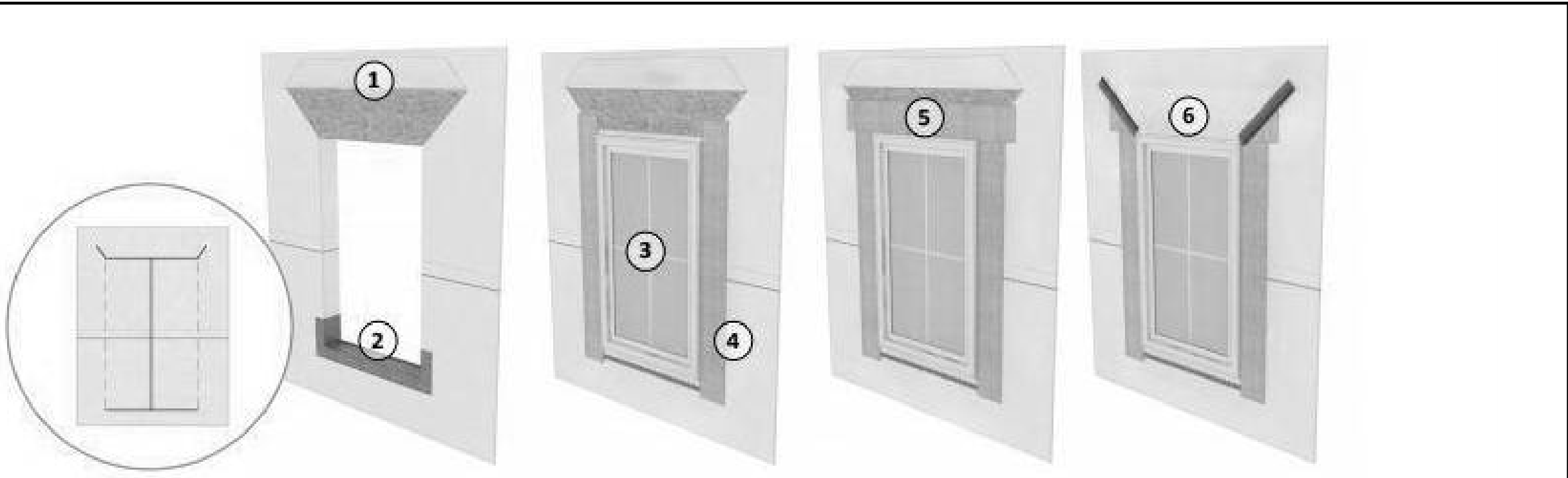
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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.

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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.

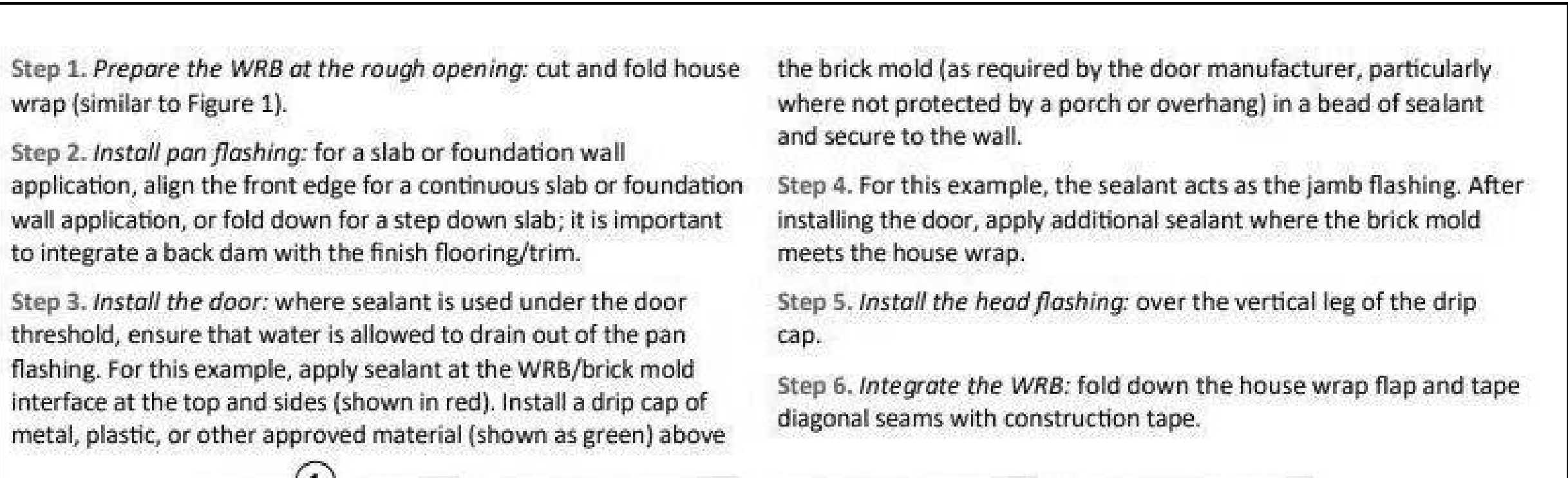
Step 5. Install the head flashing: over and beyond the jamb flashing (and over the drip cap if installed).

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.

02

TYPICAL DOOR FLASHING DETAIL

SCALE: NTS

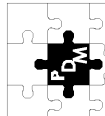
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Ivory Residence
1198 St. Catherine's Cir.
Richmond Hill, GA 31324

EXTERIOR COVERINGS
NOTES & DETAILS

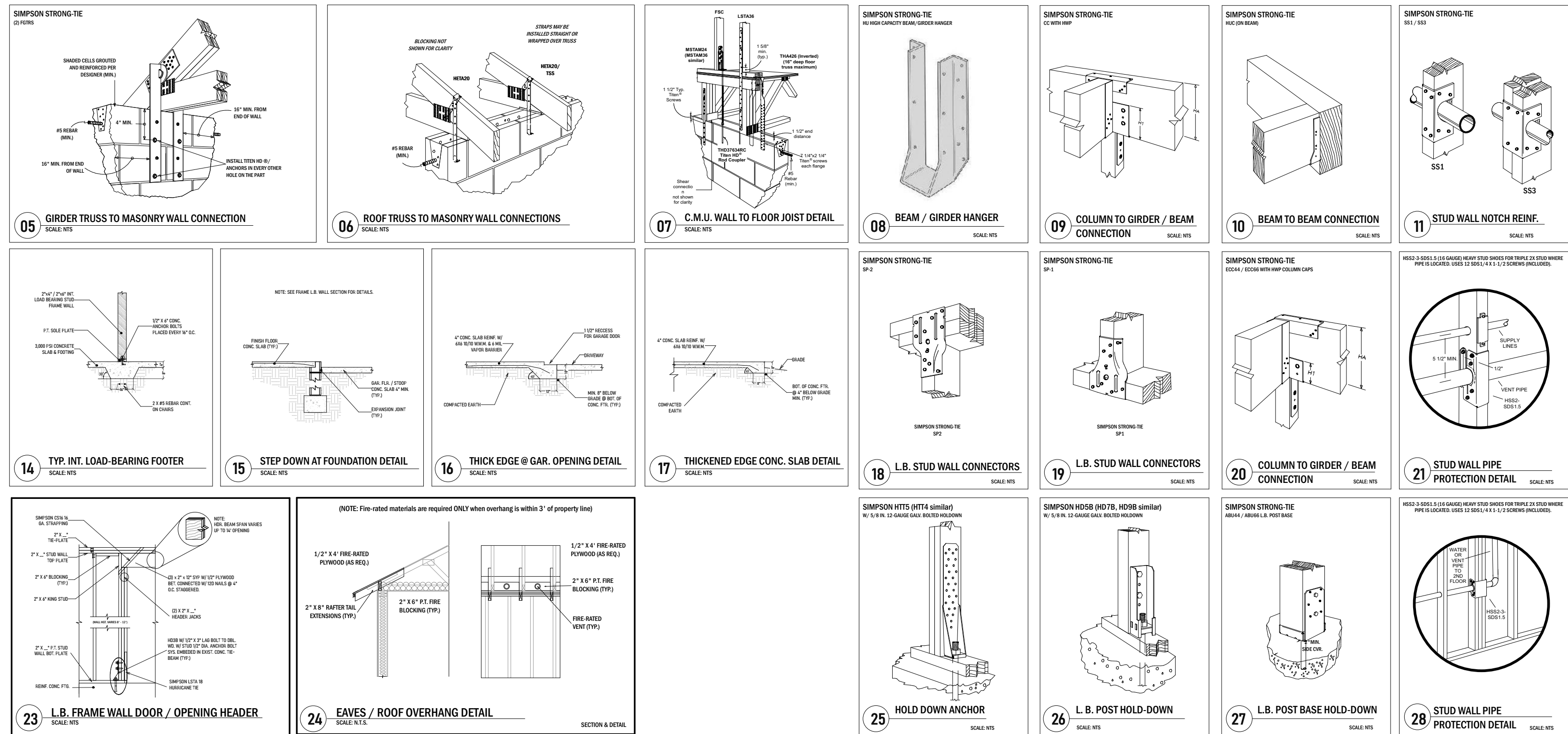
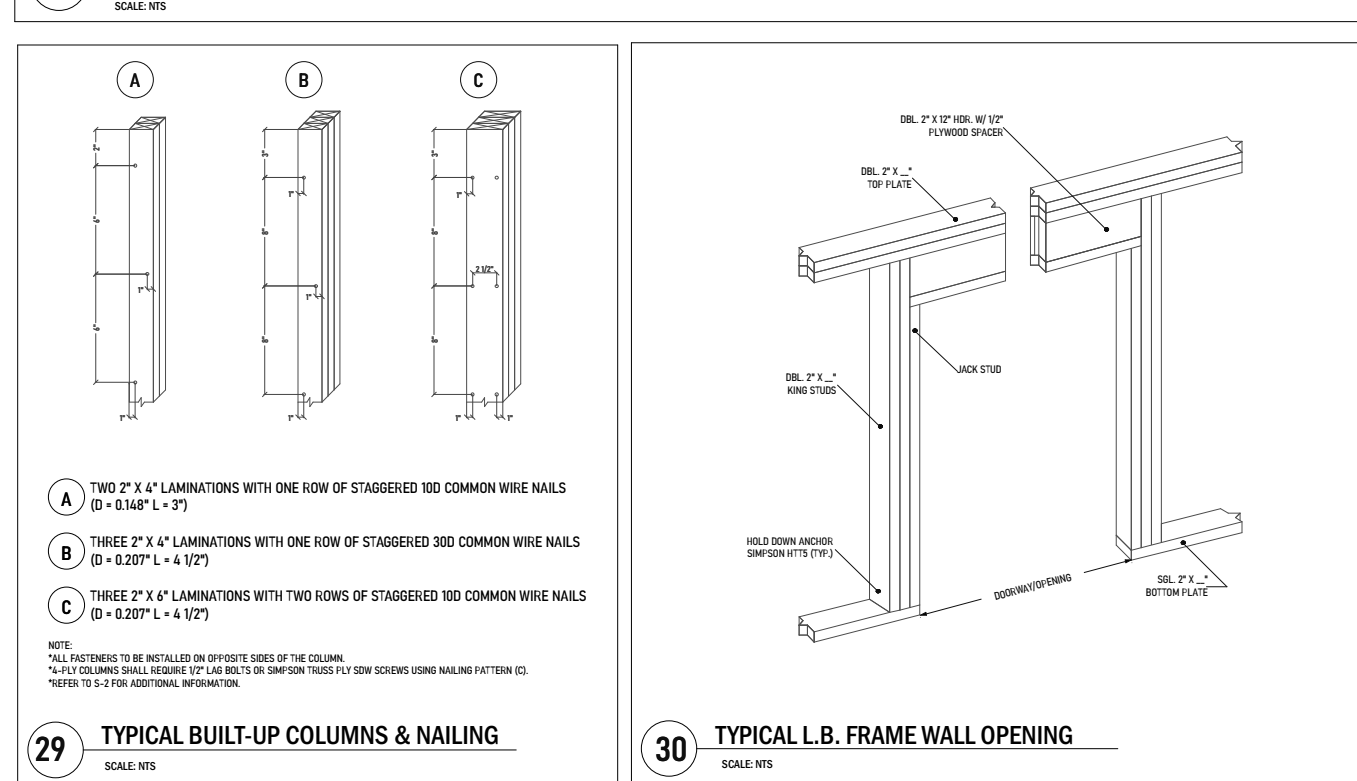
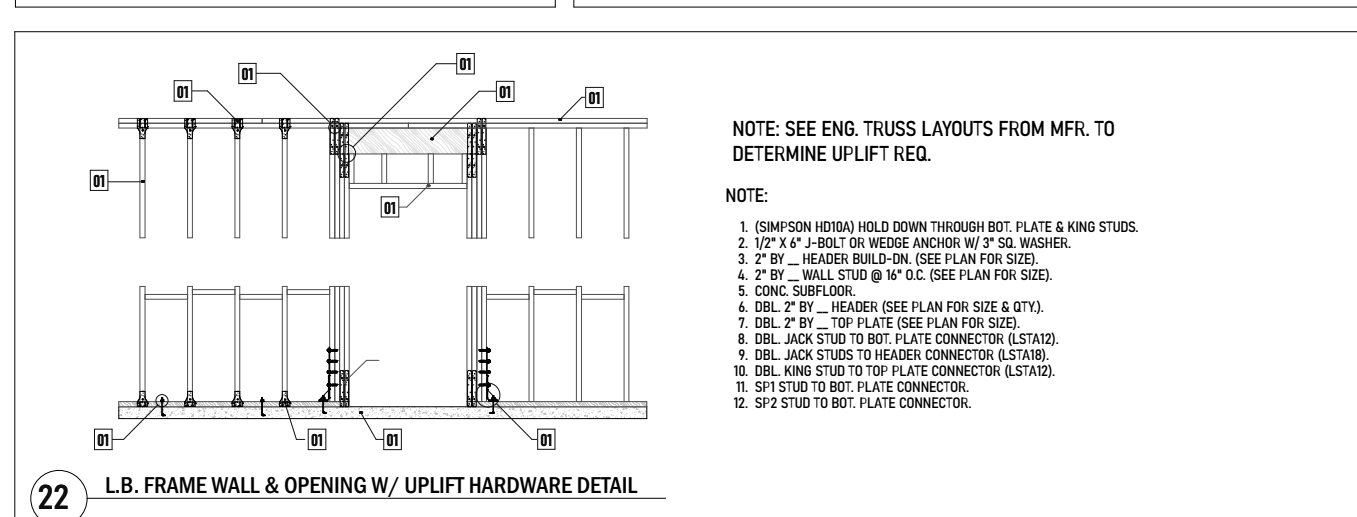
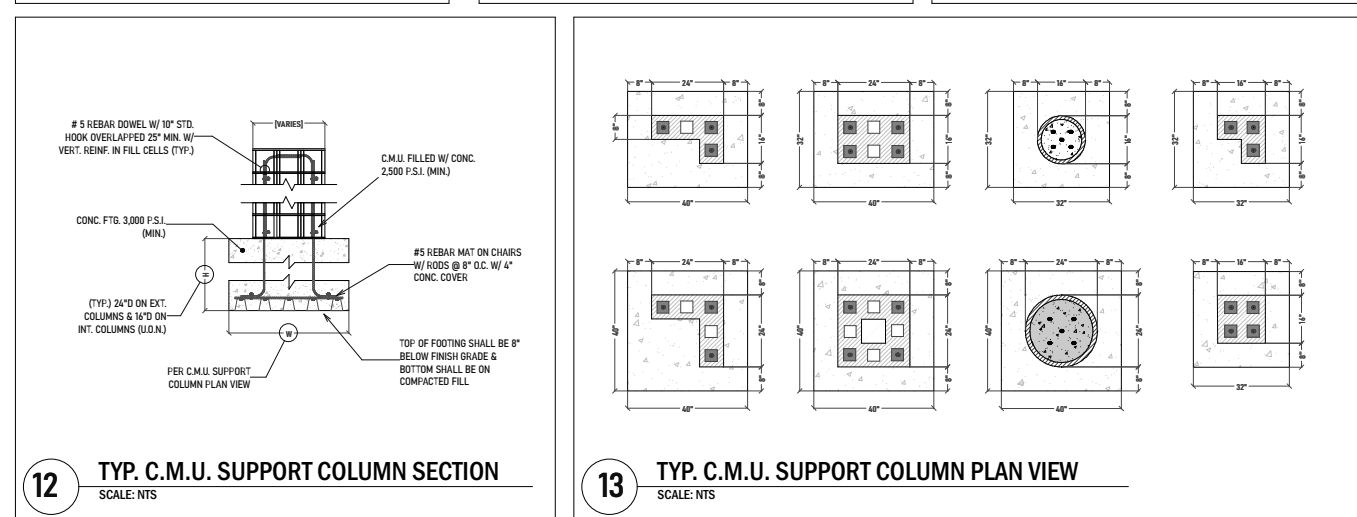
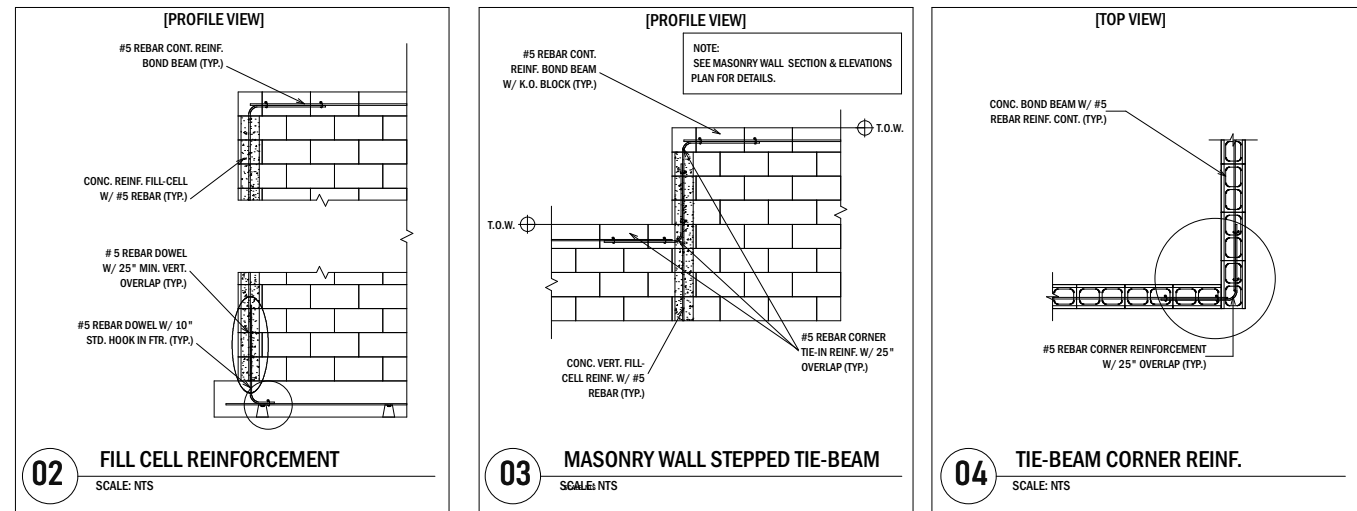
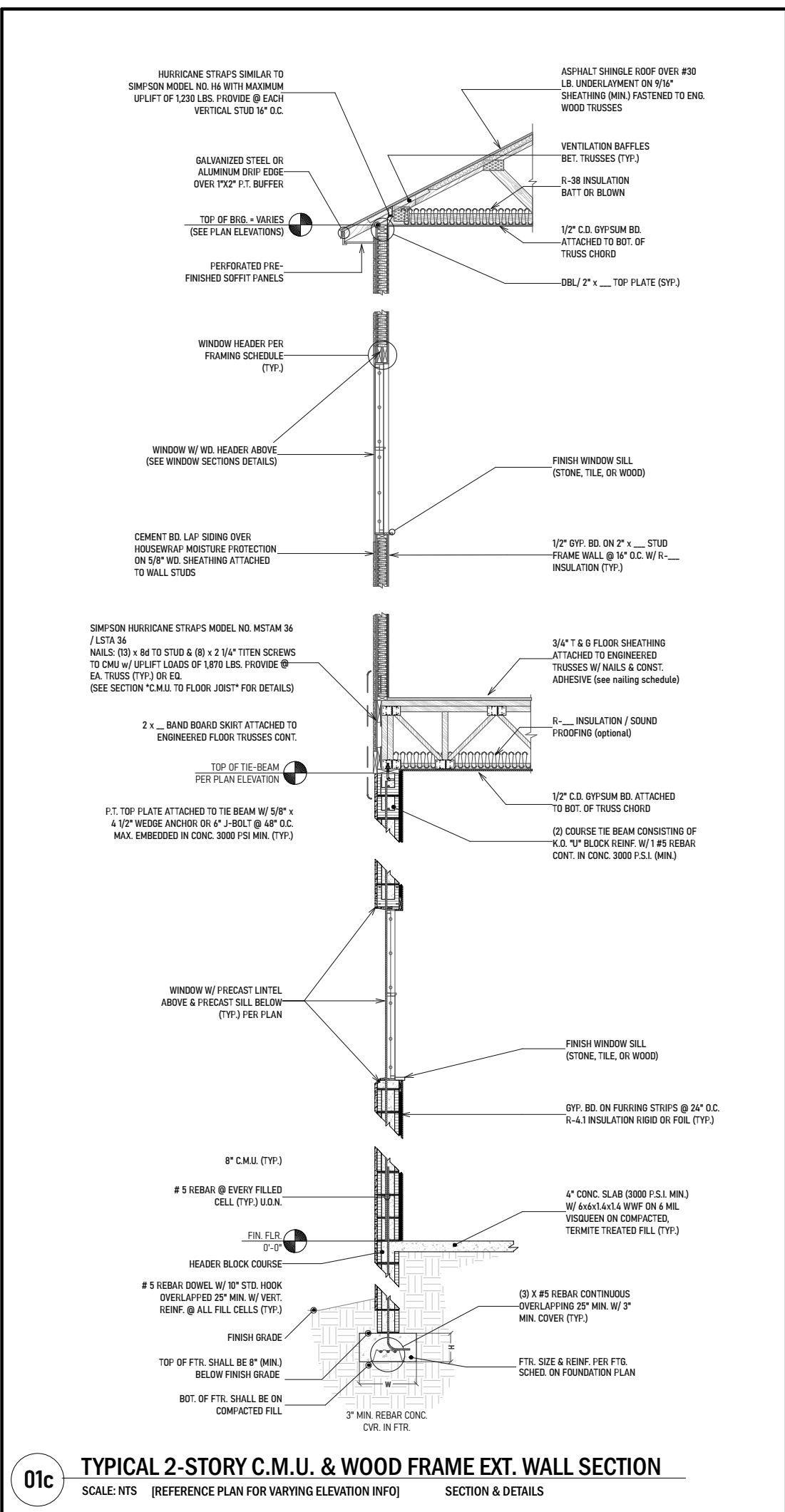
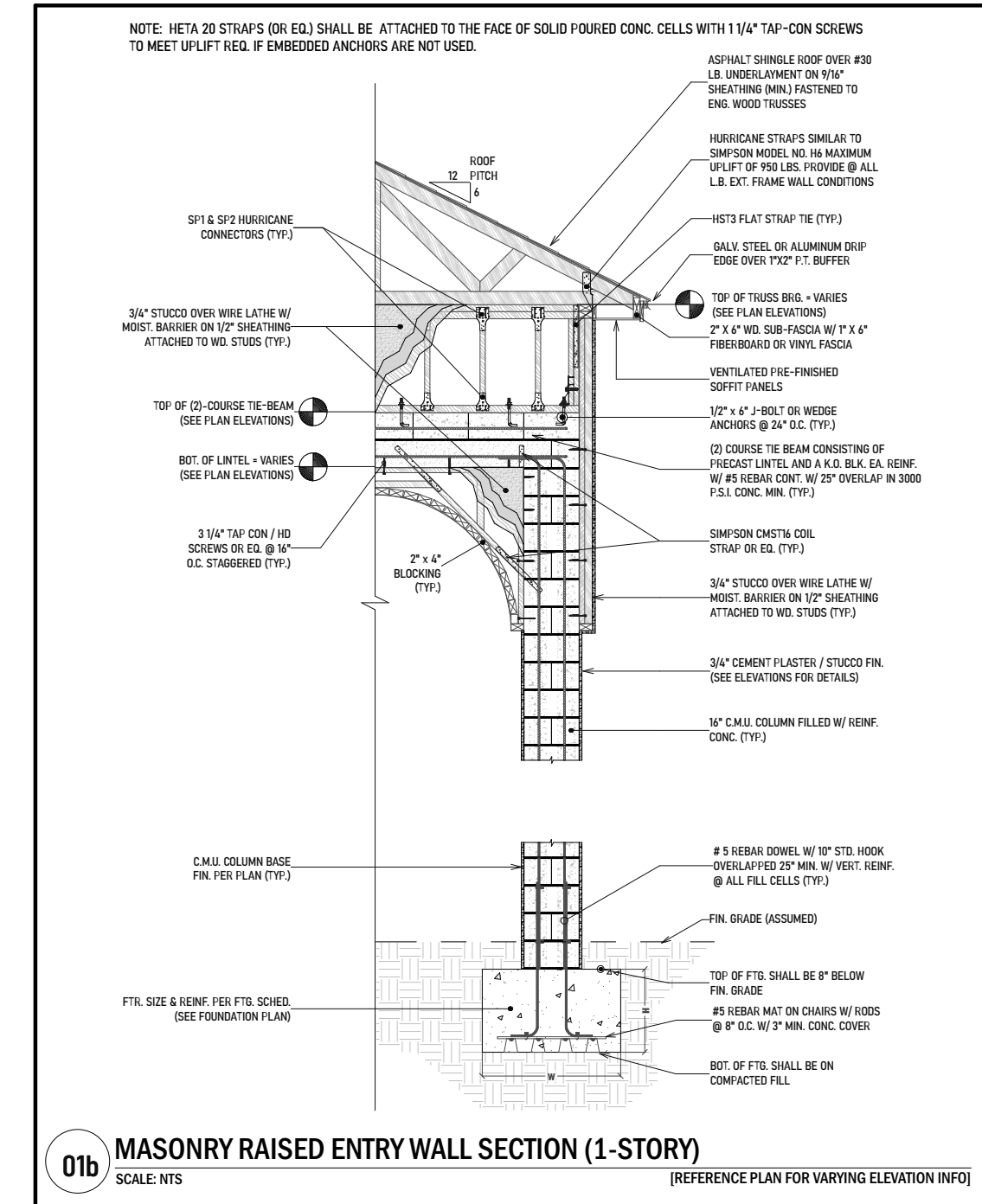
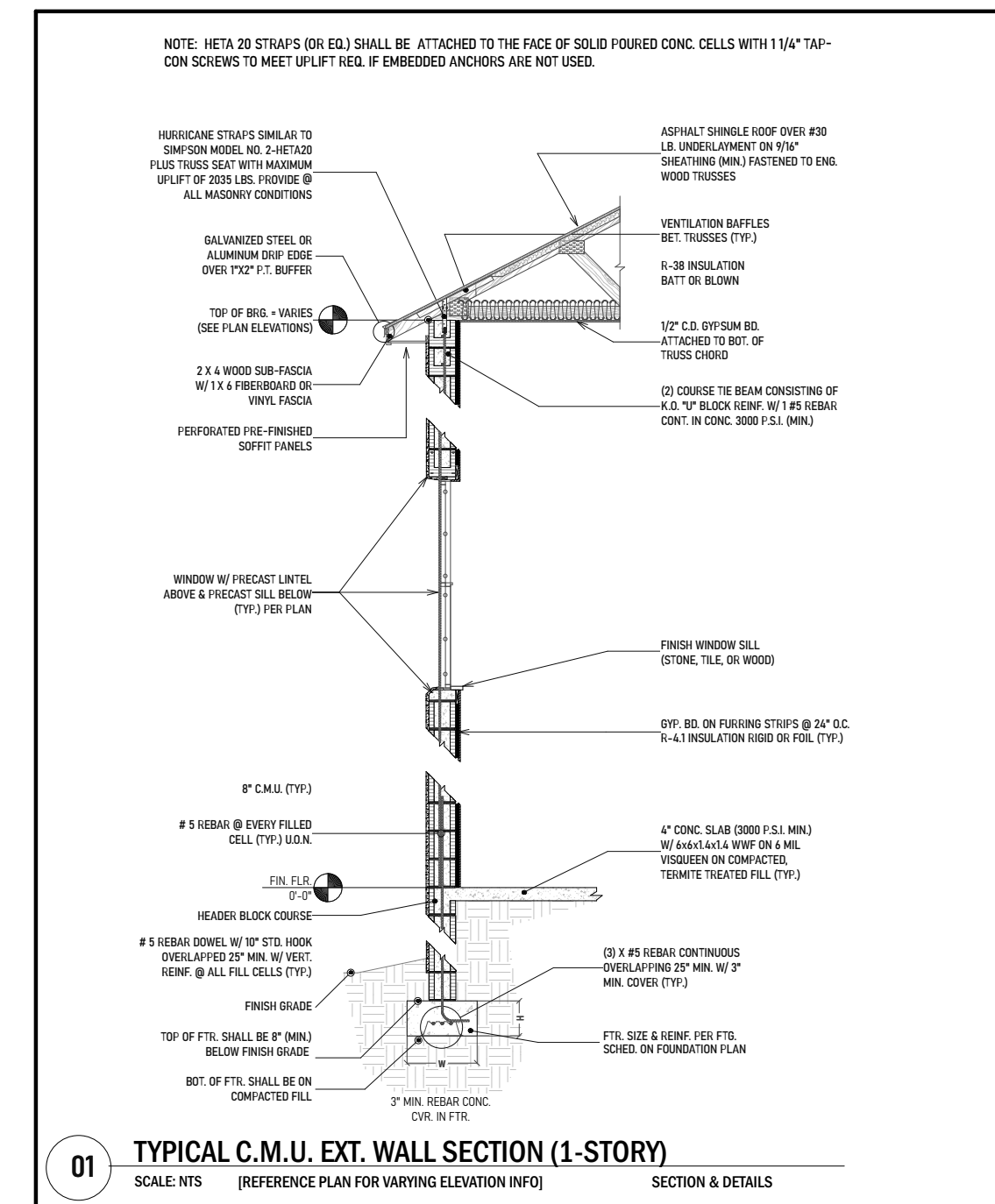
TYPE OF PROJECT
1-STORY SINGLE-FAMILY RESIDENTIAL
REVISION TABLE
I. 03/31/22 HOA APPROVAL II. 04/15/22 READY FOR PERMITTING

SCALE
PER DRAWING NOTES
SHEET NUMBER

D-3

WALL SECTIONS & DETAILS

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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 IBC 2018 ALONG WITH APPLICABLE SUPPLEMENTS.

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Ivory Residence
1198 St. Catherine's Cir.
Richmond Hill, GA 31324

WALL SECTIONS & DETAILS

TYPE OF PROJECT
1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE
I. 03/31/22 HOA APPROVAL
II. 04/15/22 READY FOR PERMITTING

SCALE
PER DRAWING NOTES
SHEET NUMBER

S-1

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"); or3-3" × 0.131" nails; or3-3" 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" nails2-3" 14 gage staples	Each end, toenail
	2-16 d common (31/2" × 0.162")3-3" × 0.131" nails3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	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"); or3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter,laps over partitions (no thrust)(see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (31/2" × 0.162"); or4-10d box (3" × 0.128"); or4-3" × 0.131" nails; or4-3" 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"); or4-10d box (3" × 0.128"); or4-3" × 0.131" nails; or4-3" 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)	3-10 common (3" × 0.148"); or3-16d box (31/2" × 0.135"); or4-10d box (3" × 0.128"); or4-3" × 0.131 nails; or4-3" 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"); or3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown; or3-10d common (31/2" × 0.148"); or3-16d box (31/2" × 0.135"); or4-10d box (3" × 0.128"); or4-3" × 0.131" nails; or4-3" 14 gage staples, 7/16" crown	End nail Toenail

WALLS		
8. Stud to stud (not at braced wall panels)	16d common (31/2" × 0.162"); 10d box (3" × 0.128"); or3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown	24" o.c. face nail 16" 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"); or 3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. 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"); or4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common (31/2" × 0.162"); or 10d box (3" × 0.128"); or3" × 0.131" nails; or3" 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"); or12-10d box (3" × 0.128"); or12-3" × 0.131" nails; or12-3" 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"); or3" × 0.131" nails; or3" 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"); or3-16d box (31/2" × 0.135"); or4-3" × 0.131" nails; or4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (21/2" × 0.131"); or4-10d box (3" × 0.128"); or4-3" × 0.131" nails; or4-3" 14 gage staples, 7/16" crown; or 2-16d common (31/2" × 0.162"); or3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown	Toenail End nail
17. Top or bottom plate to stud	2-16d common (31/2" × 0.162"); or3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common (31/2" × 0.162"); or3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 14 gage staples, 7/16" crown	Face nail
19. 1" brace to each stud and plate	2-8d common (21/2" × 0.131"); or2-10d box (3" × 0.128"); or2-3" × 0.131" nails; or2-3" 14 gage staples, 7/16" crown	Face nail
20. 1" × 6" sheathing to each bearing	2-8d common (21/2" × 0.131"); or2-10d box (3" × 0.128")	Face nail
21. 1" × 8" and wider sheathing to each bearing	3-8d common (21/2" × 0.131"); or3-10d box (3" × 0.128")	Face nail

FLOORS		
22. Joist to sill, top plate, or girder	3-8d common (21/2" × 0.131"); or floor3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 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"); or10d box (3" × 0.128"); or3" × 0.131" nails; or3" 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"); or2-10d 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 bottomstaggered on opposite sides
	10d box (3" × 0.128"); or3" × 0.131" nails; or3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottomstaggered on opposite sides
	And:2-20d common (4" × 0.192"); or3-10d box (3" × 0.128"); or3-3" × 0.131" nails; or3-3" 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"); or4-10d box (3" × 0.128"); or4-3" × 0.131" nails; or4-3" 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"); or4-10d box (3" × 0.128"); or4-3" × 0.131" nails; or4-3" 14 gage staples, 7/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (21/2" × 0.131"); or2-10d box (3" × 0.128"); or2-3" × 0.131" nails; or2-3" 14 gage staples, 7/16" crown	Each end, toenail

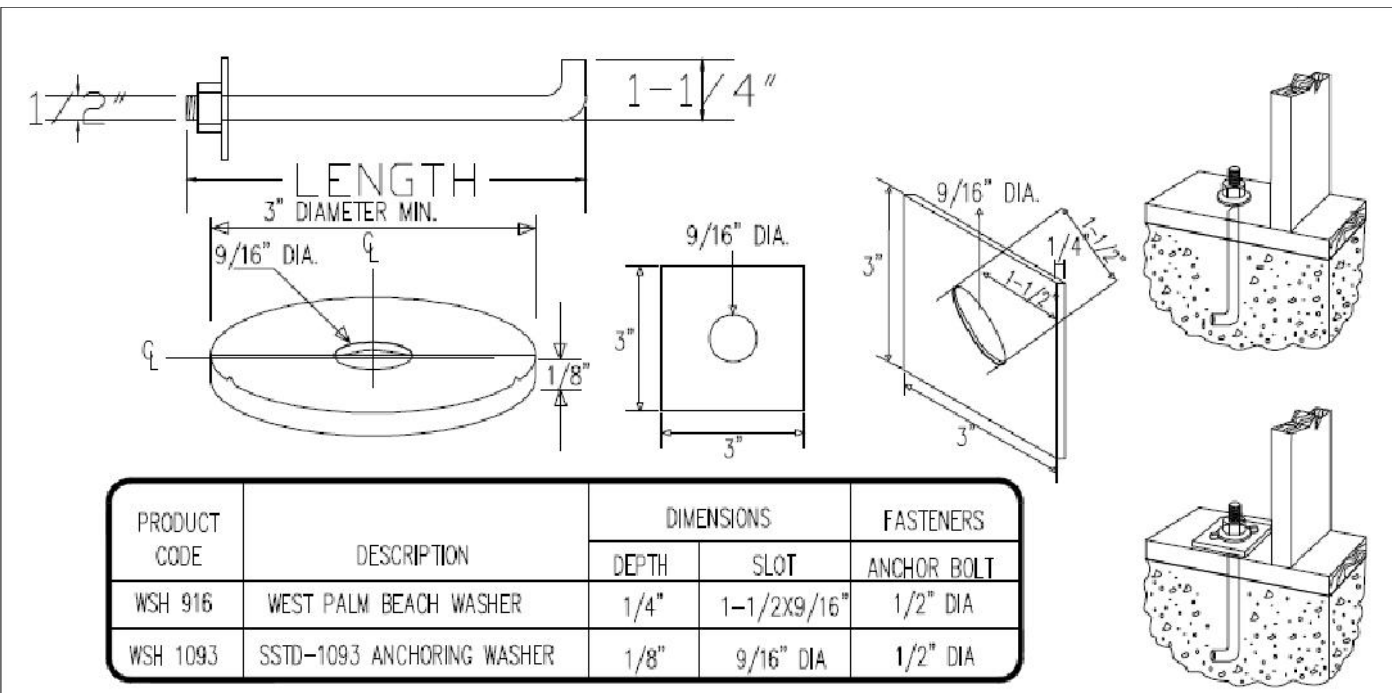
TABLE 2304.10.1 FASTENING SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particle board wall sheathing to framing		
		Edges (inches) Intermediate supports (inches)
31. 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" – 1 1/4"	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	6 12
Other exterior wall sheathing		
34. 1/2" fiberboard sheathingb	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 sheathingb	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"); or6d corrosion-resistant casing (2" × 0.099")	6 12
40. 5/8"	8d corrosion-resistant siding (23/8" × 0.128"); or8d corrosion-resistant casing(21/2" × 0.113")	6 12
Interior paneling		
41. 1/4"	4d casing (11/2" × 0.080"); or4d finish (11/2" × 0.072")	6 12
42. 3/8"	6d casing (2" × 0.099"); or6d finish (Panel supports at 24 inches)	6 12

150 MPH (3 SEC. GUST) WINDOWS (ENCLOSED BUILDING)				
WINDOW CALL-OUT	FEET	SQUARE FEET	WIND PRESSURE END ZONE POSITIVE	WIND PRESSURE END ZONE NEGATIVE
20	24	4	+40.5	-54.2
20	30	6	+40.5	-54.2
20	38	7	+40.5	-54.2
20	44	8	+40.5	-54.2
20	50	10	+40.5	-54.2
20	60	12	+40.5	-53.5
24	24	5	+40.5	-54.2
24	30	7	+40.5	-54.2
24	38	8	+40.5	-54.2
24	44	10	+40.5	-54.2
24	50	11	+40.3	-53.8
24	60	14	+39.8	-52.7
28	24	6	+40.5	-54.2
28	30	8	+40.5	-54.2
28	38	9	+40.5	-54.2
28	44	11	+40.3	-53.8
28	50	13	+40.0	-53.1
28	60	16	+39.4	-52.0
30	24	7	+40.5	-54.2
30	30	9	+40.5	-54.2
30	38	11	+40.3	-53.8
30	44	13	+40.0	-53.1
30	50	15	+39.6	-52.4
30	60	18	+39.1	-51.2
34	24	7	+40.5	-54.2
34	30	10	+40.5	-54.2
34	38	12	+40.1	-53.5
34	44	14	+39.8	-52.7
34	50	16	+39.4	-52.0
34	60	20	+38.7	-50.5
38	24	8	+40.5	-54.2
38	30	11	+40.3	-53.8
38	38	13	+40.0	-53.1
38	44	15	+39.6	-52.4
38	50	18	+39.1	-51.2
38	60	22	+38.5	-50.2
40	24	9	+40.5	-54.2
40	30	12	+40.1	-53.5
40	38	14	+39.8	-52.7
40	44	17	+38.7	-50.5
40	50	20	+38.7	-50.5
40	60	24	+38.4	-49.9

150 MPH (3 SEC. GUST) OPENINGS (ENCLOSED BUILDING)		
WINDOW OR DOOR OPENING SQ. FT.	WIND PRESSURE END ZONE POSITIVE	WIND PRESSURE END ZONE NEGATIVE
10	+40.5	-54.2
20	+38.7	-50.5
30	+37.9	-48.9
40	+37.0	-47.3
50	+36.2	-45.7
60	+35.8	-45.0
70	+35.5	-44.3
80	+35.1	-43.5
90	+34.8	-42.8
100+	+34.4	-42.1

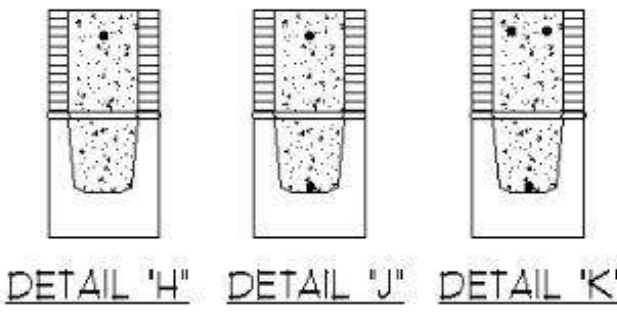
HURRICANE TRUSS ANCHORS (MIN.)				
PRODUCT CODE	FASTENERS 1-PLY TRUSS	UPLIFT	FASTENERS 2 OR 3 PLY TRUSS	UPLIFT
HETA40	(8) 10d x 1-1/2"	990	(8) 16d	1755
HETA24	(16) 10d x 1-1/2"	1890	(16) 16d	1890
HETA20	(10) 10d x 1-1/2"	1490	(10) 16d	1890
HETA20	(12) 10d x 1-1/2"	1785	(12) 16d	1890
HETA20	(14) 10d x 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	(1)WSL (1)WSU	(0)WSL (1)WSU	(1)WSL (2)WSU
2'-10"	1'-6"	Precast	2- #2	2- #2	NONE	4896*	6467*	4896*	4896*	4896*
3'-6"	2'-2"	Precast	2- #2	2- #2	NONE	3114	8164	4439	8164*	8164*
4'-0"	2'-8"	Precast	2- #2	2- #2	NONE	2305	8020	3322	8987	8987
4'-6"	3'-2"	Precast	2- #2	2- #2	NONE	1710	9743	2552	8353	8353
4'-8"	3'-4"	Precast	(2) DA 5 Wire	2- #3	NONE	6614	10000	9053	10000	10000
5'-4"	4'-0"	Precast	2- #2	2- #3	NONE	3478	4460	1806	4275	4275
5'-10"	4'-6"	Precast	2- #2	2- #3	NONE	2863	3693	1499	3577	3577
6'-6"	5'-2"	Precast	2- #2	2- #4	NONE	3227	3227	1201	2939	2939
7'-6"	6'-2"	Precast	2- #2	2- #4	NONE	2488	2488	900	2322	2322
7'-8"	6'-4"	Precast	(2) DA 5 Wire	2- #4	NONE	3071	3071	2916	3049	3049
8'-0"	6'-6"	Precast	(2) DA 5 Wire	2- #4	NONE	2831	2831	2651	2811	2811
8'-4"	7'-0"	Precast	(2) DA 5 Wire	2- #4	NONE	2625	2625	2421	2607	2607
8'-6"	7'-2"	Precast	2- #2	2- #4	NONE	1946	1934	703	1922	1922
9'-4"	8'-0"	Precast	2- #2	2- #4	NONE	1593	1674	586	1628	1628
10'-6"	9'-2"	Precast	2- #2	2- #4	NONE	1329	1407	468	1285	1285
11'-4"	10'-0"	Precast	2- #3	2- #5	NONE	1312	1312	406	1104	1104
12'-0"	10'-8"	Precast	2- #3	2- #5	NONE	1210	1210	366	986	986
12'-6"	11'-2"	Precast	2- #3	2- #5	NONE	1354	1354	981	1354	1354
13'-4"	12'-0"	Precast	2- #3	2- #5	NONE	1045	1045	303	802	802
14'-0"	12'-8"	Precast	2- #4	2- #5	NONE	978	978	278	730	730
14'-8"	13'-4"	Prestressed	2- #3	2- #5	NONE	978	1418	422	830	830
15'-4"	14'-0"	Prestressed	2- #3	2- #5	NONE	N.R.	1290	387	760	760
17'-4"	16'-0"	Prestressed	2- #3	2- #5	NONE	N.R.	952	326	641	641
19'-4"	18'-0"	Prestressed	2- #4	2- #5	NONE	N.R.	751	265	523	523
20'-0"	18'-8"	Prestressed	2- #3	2- #5	NONE	961	961	446	872	872
21'-4"	20'-0"	Prestressed	2- #4	2- #5	NONE	N.R.	678	219	431	431
22'-0"	20'-8"	Prestressed	2- #4	2- #5	NONE	N.R.	634	226	445	445
24'-0"	22'-8"	Prestressed	2- #4	2- #5	NONE	N.R.	522	174	341	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	
				A	B	DET. P	DET. Q	DET. P & Q	DET. R		
2'-10"	1'-6"	Precast	2 - #2	2 - #2	NONE	5243 ¹	10300 ²		5243 ¹	5243 ¹	
3'-6"	2'-2"	Precast	2 - #2	2 - #2	NONE	5321 ¹	7708 ¹	6195 ¹	5321 ¹	6195 ¹	
4'-0"	2'-8"	Precast	2 - #2	2 - #2	NONE	5344 ¹	6524 ¹	5263 ¹	5344 ¹	5263 ¹	
4'-6"	3'-2"	Precast	2 - #2	2 - #2	NONE	6333	6752 ¹	4214	6752 ¹		
4'-6"	3'-4"	Precast	2 (D4.5 Ww)	2 - #3	NONE	6307		6347	6307	6347	
5'-0"	4'-0"	Precast	2 - #2	2 - #3	NONE	3649	9921	2944	8538		
5'-10"	4'-6"	Precast	2 - #2	2 - #3	NONE	3164	8183	2443	7066		
6'-0"	5'-0"	Precast	2 - #2	2 - #4	NONE	6159	7054	1955	5633		
7'-6"	6'-2"	Precast	2 - #2	2 - #4	NONE	4535	4846	1462	4185		
8'-0"	6'-8"	Precast	2 (D4.5 Ww)	2 - #3	NONE	5897	6003	5657	6447		
8'-0"	6'-8"	Precast	2 (D4.5 Ww)	2 - #4	NONE	5330	5524	4236	5756		
8'-4"	7'-0"	Precast	2 (D4.5 Ww)	2 - #4	NONE	4961	4979	3869	5178		
8'-6"	7'-2"	Precast	2 - #2	2 - #4	NONE	3471	3702	1139	3236		
8'-6"	8'-0"	Precast	2 - #2	2 - #4	NONE	2848	3081	2486	2675		
10'-0"	10'-0"	Precast	2 - #2	2 - #4	NONE	2540	2702	755	2108		
11'-4"	10'-6"	Precast	2 - #3	2 - #5	NONE	2252	2522	653	1809		
12'-0"	10'-8"	Precast	2 - #3	2 - #5	NONE	2448	2048	587	1615		
12'-6"	11'-2"	Precast	2 - #3	2 - #5	NONE	2269	2269	1577	2269		
13'-0"	12'-0"	Precast	2 - #3	2 - #5	NONE	1732	1732	1484	1312		
14'-0"	12'-8"	Precast	2 - #4	2 - #5	NONE	1606	1606	443	1192		
14'-6"	13'-4"	Prestressed	2 - #3	2 - #5	NONE	1606	2345	626	1237		
15'-4"	14'-0"	Prestressed	2 - #3	2 - #5	NONE	N.R.	2137	574	1134		
15'-4"	14'-0"	Prestressed	2 - #3	2 - #5	NONE	N.R.	1681	451	894		
15'-10"	15'-0"	Prestressed	2 - #3	2 - #5	NONE	N.R.	1310		850		
20'-0"	18'-8"	Prestressed	2 - #3	2 - #5	NONE	1254	1254	702	1271		
21'-4"	20'-0"	Prestressed	2 - #4	2 - #5	NONE	N.R.	1062	381	751		
22'-0"	20'-8"	Prestressed	2 - #4	2 - #5	NONE	N.R.	994	359	710		
22'-0"	22'-8"	Prestressed	2 - #4	2 - #5	NONE	N.R.	824	302	568		

N.R. = NOT RECOMMENDED

¹ - LINTEL MEETS DEEP BEAM CRITERIA

NOTE #1: (1) RA IN, REQUIRED FOR DEEP BEAM ONLY

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 M, 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.

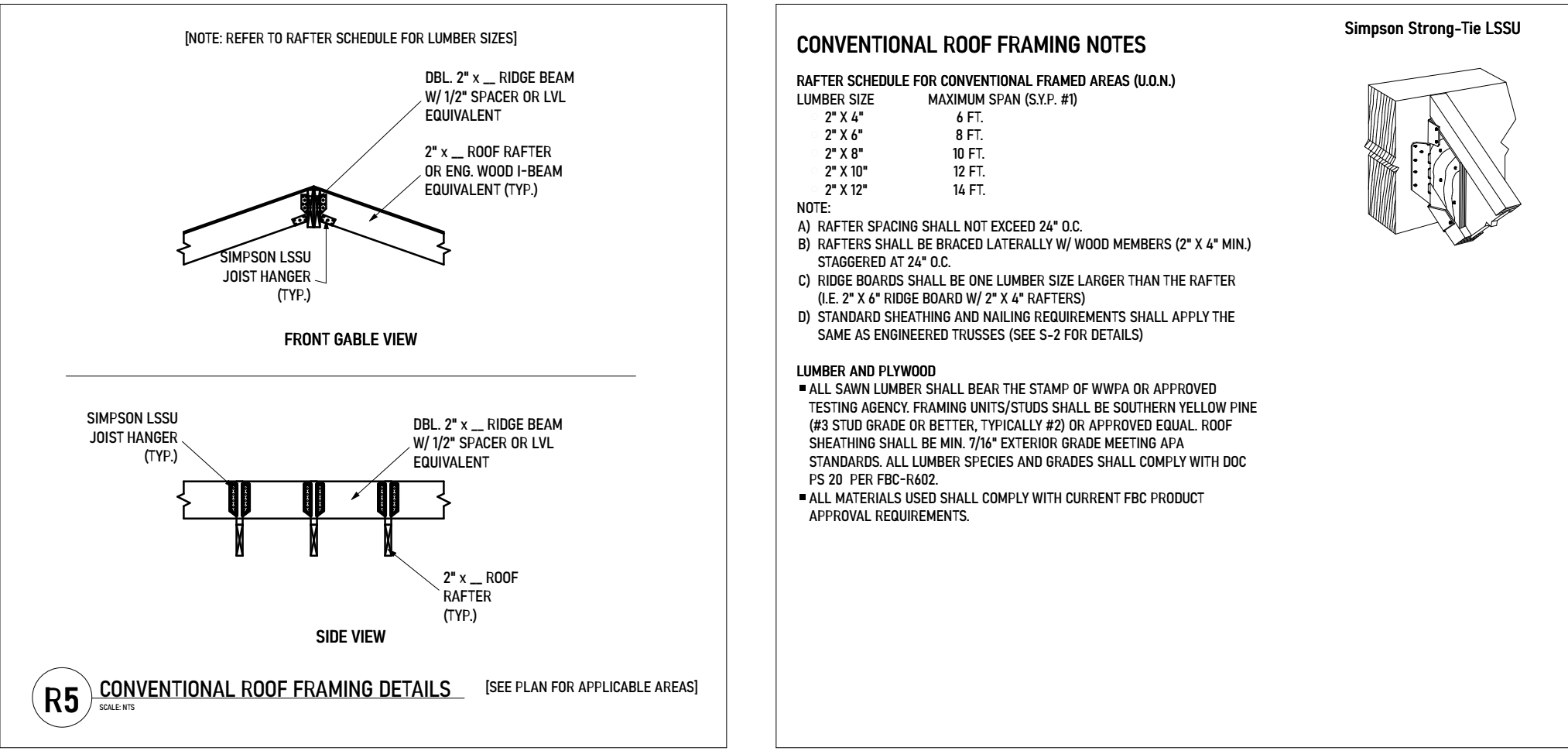
R905.2.8.3 SIDEWALL FLASHING
FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD OR CONTINUOUS "L" FLASHING METHOD.

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.

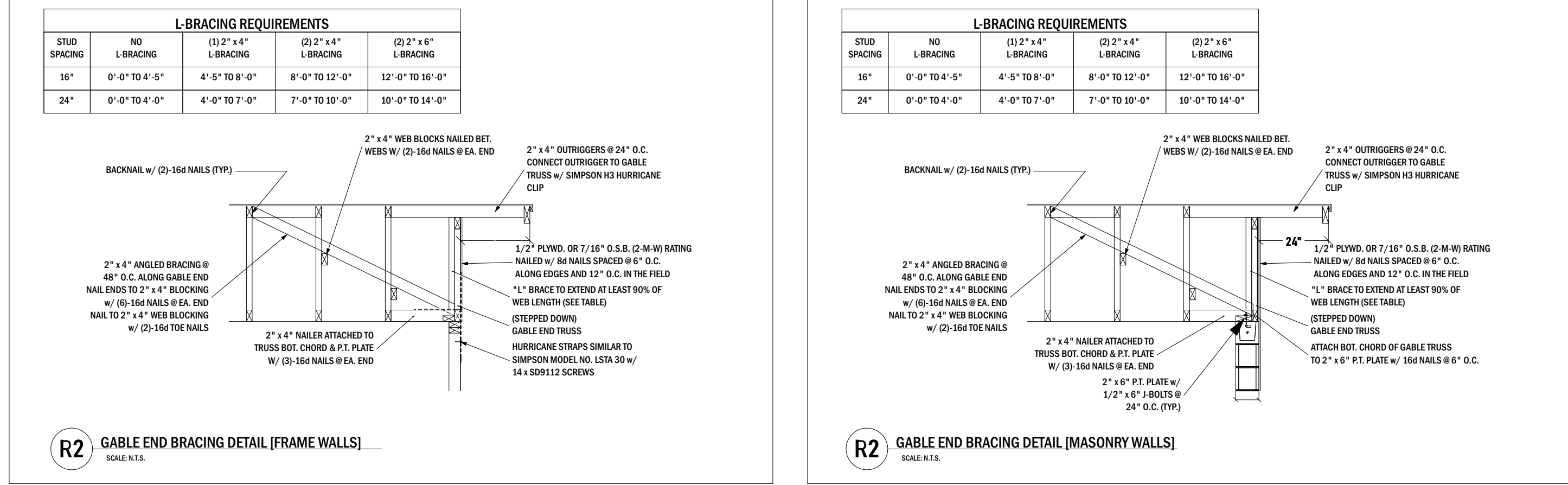
R905.2.8.5 DRIP EDGE
PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES (76 MM). EAVE DRIP EDGES SHALL EXTEND 1/2 INCH (13 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE AT GABLES SHALL BE INSTALLED OVER THE UNDERLAYMENT. 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.

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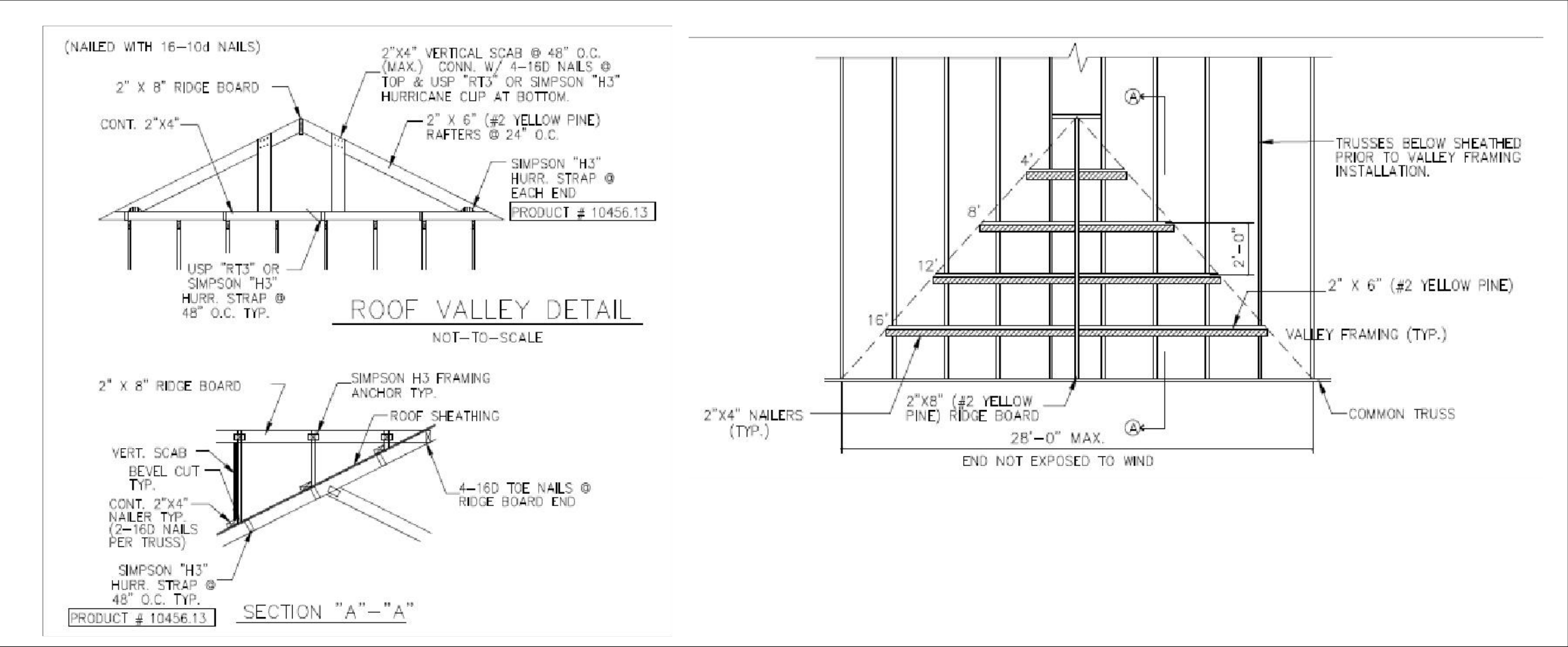
CONVENTIONAL ROOF FRAMING NOTES & DETAILS



GABLE END BRACING DETAIL



ROOF VALLEY FRAMING DETAILS



ROOF SHEATHING NAILING DIAGRAM

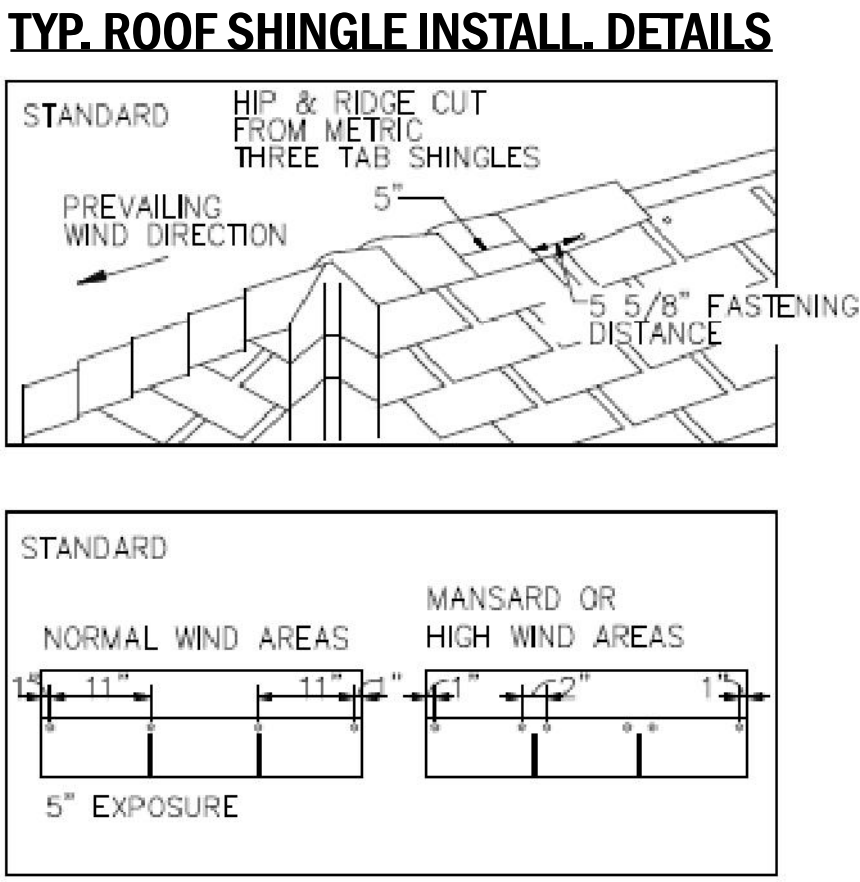
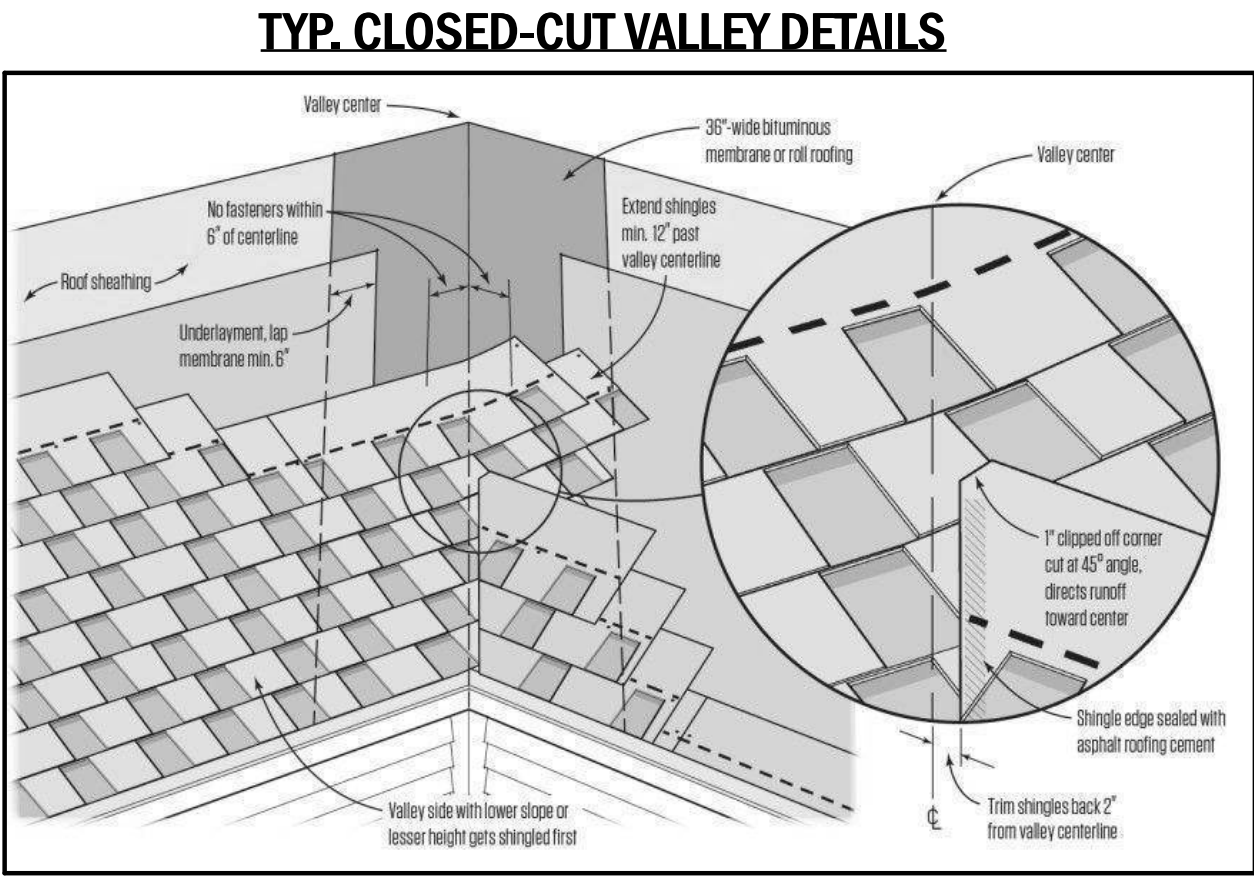
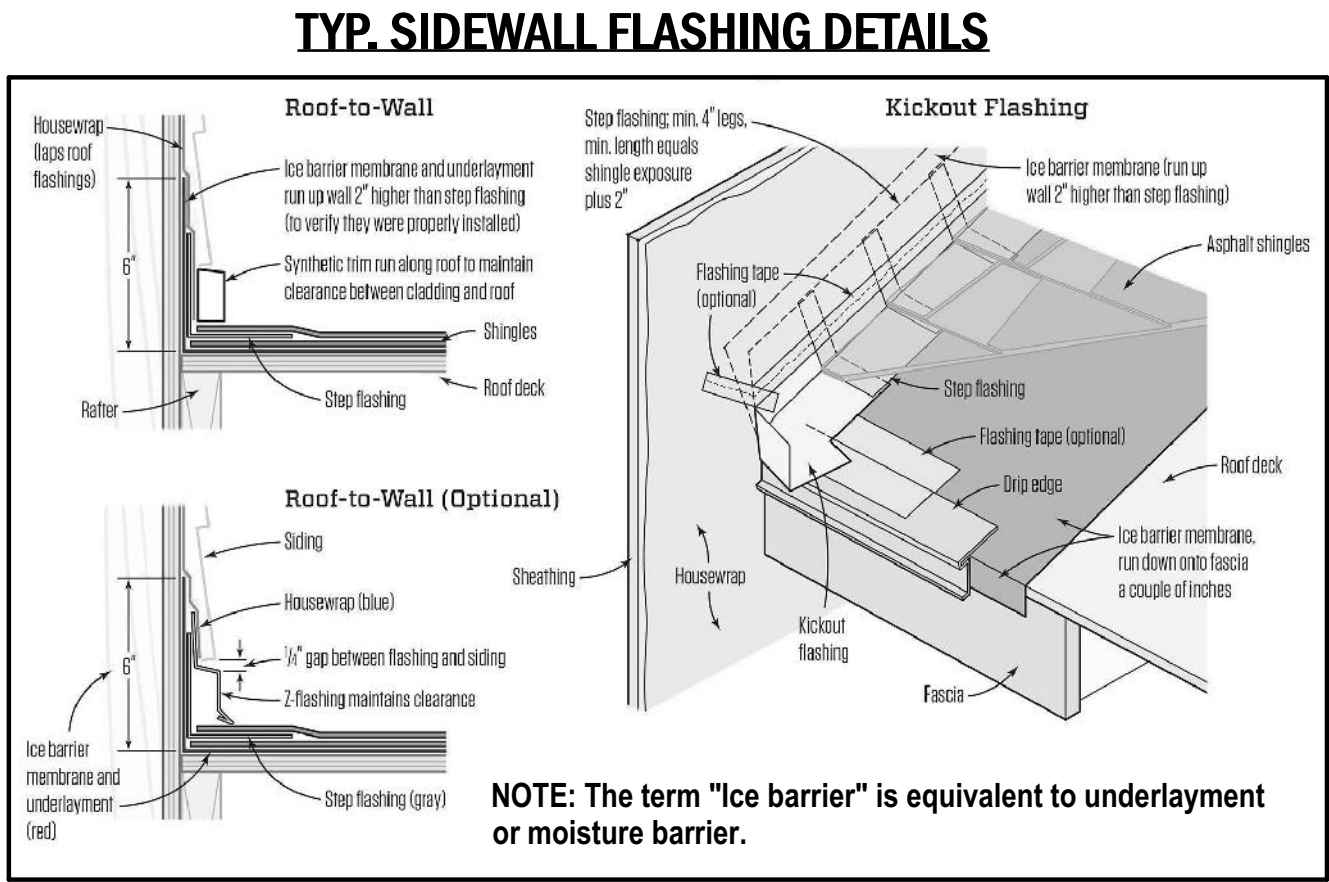
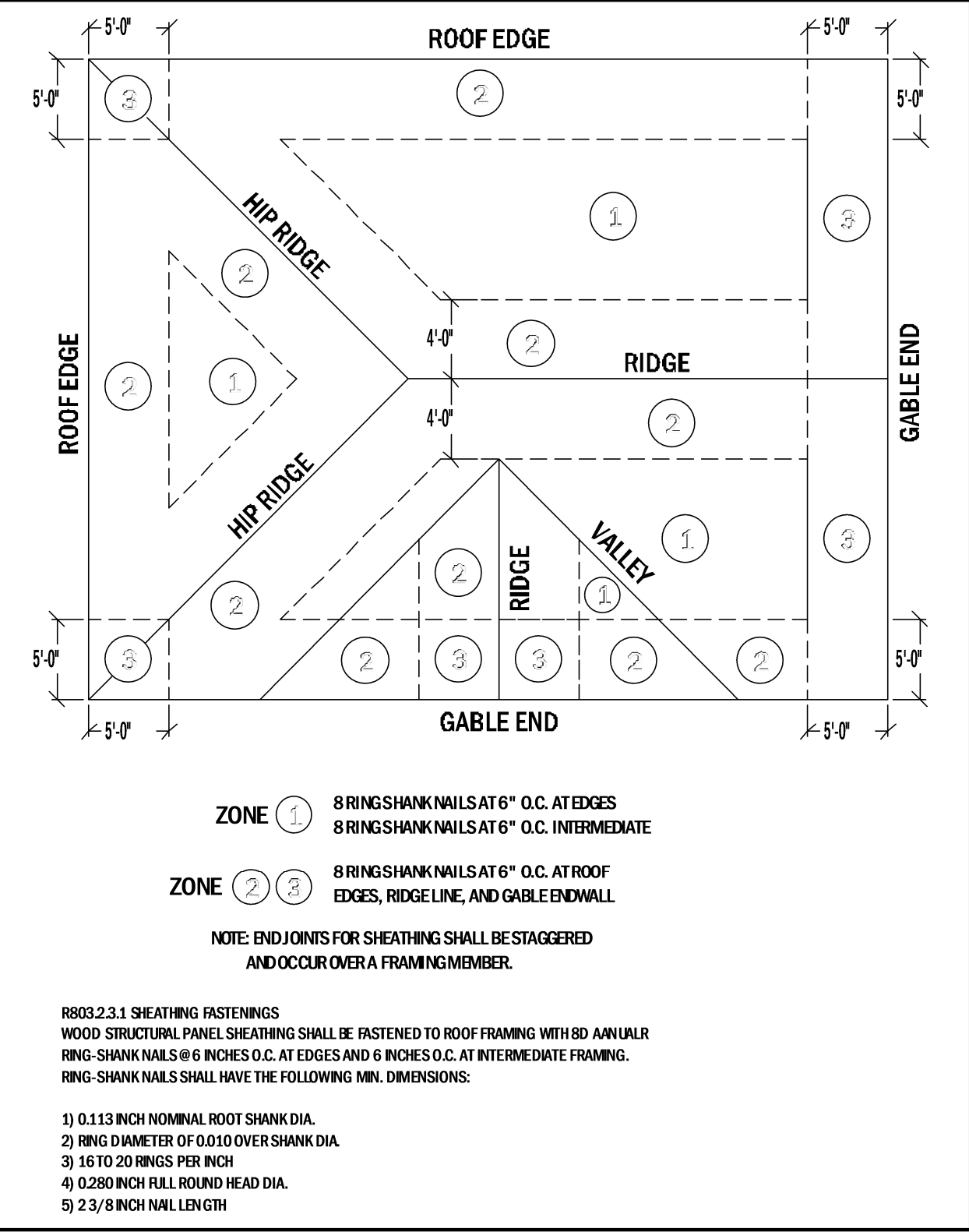
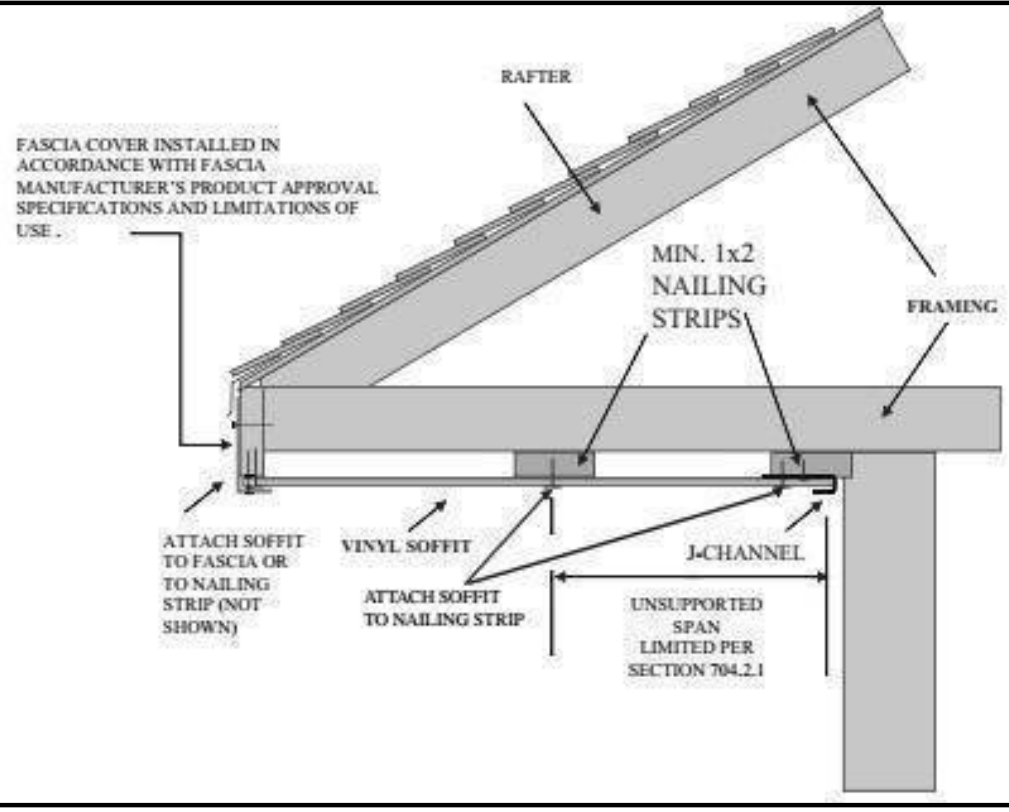


FIGURE R704.2.2

TYP. MULTI-SPAN VINYL SOFFIT PANEL SUPPORT



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Richmond Hill, GA 31324

ROOFING DETAILS

TYPE OF PROJECT

1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE

1. 03/31/22 HOA APPROVAL
II. 04/15/22 READY FOR PERMITTING

SCALE

PER DRAWING NOTES

SHEET NUMBER

S-3

COMPONENTS AND CLADDING

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				160				170				180			
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg				
Gable Roof > 27 to 45 degrees	1, 1 ⁹	10	22.7	10.0	-24.8	10.0	-29.1	10.0	-33.7	10.0	-38.7	11.2	-44.0	11.2	-49.3	12.4	-50.7	12.4	-55.7	13.6	-61.0	13.6	-66.0	14.8	-71.3	14.8	-76.3	16.0	-81.6	16.0	-86.6		
	1, 1 ⁹	20	10.2	-20.2	10.0	-22.0	10.0	-25.8	10.0	-29.9	10.0	-34.4	10.5	-39.1	10.5	-43.6	11.0	-48.1	11.0	-52.6	11.5	-57.1	11.5	-61.6	12.0	-66.1	12.0	-70.6	12.5	-75.1	12.5	-79.6	
	1, 1 ⁹	50	10.0	-16.8	10.0	-18.3	10.0	-21.5	10.0	-24.9	10.0	-28.6	29.9	-32.5	29.9	-35.1	30.8	-33.4	30.8	-36.0	32.5	-35.1	32.5	-37.7	34.2	-36.8	34.2	-39.4	36.0	-41.6	36.0	-46.8	
	1, 1 ⁹	100	10.0	-14.3	10.0	-15.5	10.0	-18.2	10.0	-21.2	10.0	-24.3	29.9	-27.6	10.0	-30.1	29.9	-27.6	10.0	-30.1	29.9	-27.6	10.0	-30.1	29.9	-27.6	10.0	-30.1	29.9	-27.6	10.0	-30.1	
	2	10	30.0	-30.0	10.0	-32.7	10.0	-36.3	10.0	-41.5	10.0	-47.0	11.2	-58.1	11.2	-69.2	12.4	-80.3	12.4	-91.4	13.6	-102.5	13.6	-113.6	14.8	-124.7	14.8	-135.8	16.0	-146.9	16.0	-158.0	
	2	20	10	26.7	10.0	-28.1	10.0	-32.2	10.0	-36.6	10.0	-41.5	10.5	-51.8	10.5	-56.8	11.0	-67.0	11.0	-72.0	11.5	-82.3	11.5	-87.3	12.0	-97.6	12.0	-102.6	12.5	-112.9	12.5	-117.9	
	2	50	10	22.4	10.0	-24.4	10.0	-28.6	10.0	-33.2	10.0	-38.1	29.9	-43.3	29.9	-48.5	30.8	-53.7	30.8	-58.9	32.5	-64.1	32.5	-69.3	34.2	-74.5	34.2	-79.7	36.0	-84.9	36.0	-90.1	
	2	100	10	19.1	10.0	-20.8	10.0	-24.4	10.0	-28.3	10.0	-32.5	10.0	-37.0	10.0	-41.4	11.2	-46.7	11.2	-51.1	12.4	-56.4	12.4	-60.8	13.6	-66.1	13.6	-70.5	14.8	-75.8	14.8	-80.2	
	3	10	40.9	10.0	-44.5	10.0	-52.2	10.0	-60.6	10.0	-69.6	11.2	-79.1	11.2	-89.4	12.4	-99.7	12.4	-109.9	13.6	-120.2	13.6	-130.5	14.8	-140.8	14.8	-151.1	16.0	-161.4	16.0	-171.7		
	3	20	10	34.4	10.0	-37.4	10.0	-43.9	10.0	-50.9	10.0	-58.4	10.5	-68.5	10.5	-73.5	11.0	-83.6	11.0	-88.6	11.5	-98.7	11.5	-103.7	12.0	-113.8	12.0	-118.8	12.5	-128.9	12.5	-133.9	
3	50	10	25.8	10.0	-27.8	10.0	-32.0	10.0	-36.6	10.0	-41.5	10.0	-46.4	10.0	-51.3	10.5	-61.4	10.5	-66.3	11.0	-76.4	11.0	-81.3	11.5	-91.4	11.5	-96.3	12.0	-106.4	12.0	-111.3		
3	100	10	19.1	10.0	-20.8	10.0	-24.4	10.0	-28.3	10.0	-32.5	10.0	-37.0	10.0	-41.4	11.2	-46.7	11.2	-51.1	12.4	-56.4	12.4	-60.8	13.6	-66.1	13.6	-70.5	14.8	-75.8	14.8	-80.2		
Gable Roof > 12 to 26 degrees	1, 2e	10	26.4	11.8	-28.7	13.6	-33.7	15.8	-38.1	18.1	-44.9	20.6	-51.0	20.6	-56.0	21.8	-62.1	21.8	-67.1	23.0	-72.4	23.0	-77.4	24.2	-82.7	24.2	-87.7	25.4	-93.0	25.4	-98.0		
	1, 2e	20	10	26.4	10.0	-28.7	11.7	-33.7	13.6	-36.1	15.6	-44.9	17.8	-51.0	17.8	-56.0	19.0	-62.1	19.0	-67.1	20.2	-72.4	20.2	-77.4	21.4	-82.7	21.4	-87.7	22.6	-93.0	22.6	-98.0	
	1, 2e	50	10	16.1	10.0	-17.5	10.0	-20.6	10.8	-23.8	12.3	-27.4	14.0	-31.1	14.0	-36.1	15.2	-40.2	15.2	-45.2	16.4	-50.3	16.4	-55.3	17.6	-60.4	17.6	-65.4	18.8	-70.5	18.8	-75.5	
	1, 2e	100	10	13.2	10.0	-14.4	10.0	-16.5	10.0	-18.6	10.0	-21.0	11.2	-24.0	11.2	-29.0	12.4	-32.0	12.4	-37.0	13.6	-40.0	13.6	-45.0	14.8	-48.0	14.8	-53.0	16.0	-56.0	16.0	-61.0	
	2n, 2r, 3e	10	10	38.5	11.8	-41.9	13.6	-49.2	15.8	-57.0	18.1	-65.4	20.6	-74.5	20.6	-79.5	21.8	-84.9	21.8	-89.9	23.0	-94.3	23.0	-99.3	24.2	-104.7	24.2	-109.7	25.4	-115.1	25.4	-120.1	
	2n, 2r, 3e	20	10	33.2	10.0	-36.2	11.7	-42.4	13.6	-49.2	15.6	-56.5	17.8	-64.3	17.8	-69.3	19.0	-76.8	19.0	-81.8	20.2	-86.2	20.2	-91.2	21.4	-96.6	21.4	-101.6	22.6	-107.0	22.6	-112.0	
	2n, 2r, 3e	50	10	26.2	10.0	-28.5	10.0	-33.5	10.8	-38.8	12.3	-44.6	14.0	-50.7	14.0	-55.7	15.2	-61.0	15.2	-66.0	16.4	-72.3	16.4	-77.3	17.6	-83.6	17.6	-88.6	18.8	-94.9	18.8	-99.9	
	2n, 2r, 3e	100	10	20.9	10.0	-22.8	10.0	-26.7	10.0	-31.0	10.0	-35.6	11.2	-40.5	11.2	-45.5	12.4	-50.7	12.4	-55.7	13.6	-61.0	13.6	-66.0	14.8	-71.3	14.8	-76.3	16.0	-81.6	16.0	-86.6	
	3r	10	10	46.7	11.8	-49.8	13.6	-58.4	15.8	-67.8	18.1	-77.8	20.6	-88.5	20.6	-93.5	21.8	-104.3	21.8	-109.3	23.0	-119.9	23.0	-124.9	24.2	-135.5	24.2	-140.5	25.4	-151.1	25.4	-156.1	
	3r	20	10	39.2	10.0	-42.7	11.7	-50.1	13.6	-58.1	15.6	-66.7	17.8	-75.9	17.8	-80.9	19.0	-89.9	19.0	-94.9	20.2	-104.9	20.2	-109.9	21.4	-119.9	21.4	-124.9	22.6	-135.5	22.6	-140.5	
3r	50	10	30.5	10.0	-33.2	10.0	-38.0	10.0	-43.2	10.0	-48.4	11.2	-53.6	11.2	-58.6	12.4	-63.8	12.4	-68.8	13.6	-74.0	13.6	-79.0	14.8	-84.2	14.8	-89.2	16.0	-94.4	16.0	-99.4		
3r	100	10	24.0	10.0	-26.1	10.0	-30.6	10.0	-35.5	10.0	-40.8	11.2	-46.2	11.2	-51.2	12.4	-56.6	12.4	-61.6	13.6	-67.0	13.6	-72.0	14.8	-77.4	14.8	-82.4	16.0	-87.8	16.0	-92.8		
Gable Roof > 20 to 23 degrees	1, 2e	10	20.3	11.8	-22.1	13.6	-26.0	15.8	-30.1	18.1	-34.6	20.6	-39.3	20.6	-44.3	21.8	-49.5	21.8	-54.3	23.0	-59.5	23.0	-64.3	24.2	-69.5	24.2	-74.3	25.4	-79.5	25.4	-84.3		
	1, 2e	20	10	20.3	10.0	-22.1	11.7	-26.0	13.6	-30.1	15.6	-34.6	17.8	-41.4	17.8	-46.1	19.0	-51.3	19.0	-56.0	20.2	-61.3	20.2	-66.0	21.4	-71.3	21.4	-76.0	22.6	-81.3	22.6	-86.0	
	1, 2e	50	10	17.3	10.0	-18.8	10.0	-22.1	10.8	-25.6	12.3	-29.4	14.0	-33.5	14.0	-38.2	15.2	-42.3	15.2	-47.0	16.4	-51.1	16.4	-55.8	17.6	-59.9	17.6	-64.6	18.8	-68.7	18.8	-73.4	
	1, 2e	100	10	14.9	10.0	-16.2	10.0	-19.0	10.0	-22.1	10.0	-25.3	11.2	-28.8	11.2	-32.5	12.4	-36.6	12.4	-40.3	13.6	-44.4	13.6	-48.1	14.8	-52.2	14.8	-55.9	16.0	-59.0	16.0	-62.7	
	2n, 2r, 3e	10	10	32.4	11.6	-35.3	13.6	-41.4	15.8	-48.0	18.1	-55.2	20.6	-62.8	20.6	-67.5	21.8	-73.9	21.8	-78.7	23.0	-84.9	23.0	-90.1	24.2	-96.3	24.2	-101.5	25.4	-107.7	25.4	-112.9	
	2n, 2r, 3e	20	10	28.4	10.0	-31.0	11.7	-35.3	13.6	-42.1	15.6	-48.4	17.8	-55.0	17.8	-60.7	19.0	-66.9	19.0	-72.6	20.2	-78.7	20.2	-84.3	21.4	-90.5	21.4	-96.1	22.6	-102.3	22.6	-107.9	
	2n, 2r, 3e	50	10	23.1	10.0	-25.2	10.0	-29.5	10.8	-34.2	12.3	-39.3	14.0	-44.7	14.0	-49.5	15.2	-54.7	15.2	-59.5	16.4	-64.9	16.4	-69.7	17.6	-75.1	17.6	-80.9	18.8	-86.3	18.8	-91.7	
	2n, 2r, 3e	100	10	19.1	10.0	-20.8	10.0	-24.4	10.0	-28.3	10.0	-32.5	11.2	-37.0	11.2	-41.4	12.4	-46.8	12.4	-51.2	13.6	-56.6	13.6	-61.0	14.8	-66.4	14.8	-70.8	16.0	-76.2	16.0	-80.6	
	3r	10	10	38.5	11.8	-41.9	13.6	-49.2	15.8	-57.0	18.1	-65.4	20.6	-74.5	20.6	-79.5	21.8	-84.9	21.8	-89.9	23.0	-94.3	23.0	-99.3	24.2	-104.7	24.2	-109.7	25.4	-115.1	25.4	-120.1	
	3r	20	10	32.4	10.0	-35.3	11.7	-41.4	13.6	-48.0	15.6	-55.2	17.8	-62.8	17.8	-67.8	19.0	-74.8	19.0	-79.8	20.2	-86.8	20.2	-91.8	21.4	-98.8	21.4	-103.8	22.6	-110.8	22.6	-115.8	
3r	50	10	24.0	10.0	-26.1	10.0	-30.6	10.0	-35.5	10.0	-40.8	11.2	-46.2	11.2	-51.2	12.4	-56.6	12.4	-61.6	13.6	-67.0	13.6	-72.0	14.8	-77.4	14.8	-82.4	16.0	-87.8	16.0	-92.8		
3r	100	10	24.0	10.0	-26.1	10.0	-30.6	10.0	-35.5	10.0	-40.8	11.2	-46.2	11.2	-51.2	12.4	-56.6	12.4	-61.6	13.6	-67.0	13.6	-72.0	14.8	-77.4	14.8	-82.4	16.0	-87.8	16.0	-92.8		
Gable Roof > 27 to 45 degrees	1, 2e, 2r	10	13.1	-24.0	14.2	-26.1	16.7	-30.6	19.4	-35.5	22.2	-40.8	25.3	-46.4	25.3	-51.5	26.5	-57.6	26.5	-62.8	27.7	-68.9	27.7	-74.1	28.9	-80.2	28.9	-85.4	30.1	-91.5	30.1	-96.7	
	1, 2e, 2r	20	11.6	-20.3	12.6	-22.1	14.8	-26.0	17.2	-30.1	19.8	-34.6	22.5	-42.7	22.5	-47.9	23.7	-50.0	23.7	-55.2	24.9	-58.3	24.9	-63.5	26.1	-69.6	26.1	-74.8	27.3	-80.9	27.3	-86.1	
	1, 2e, 2r	50	10.0	-15.5	10.5	-16.9	12.4	-19.8	14.3	-22.9	16.5	-26.3	18.7	-30.0	18.7	-35.2	19.9	-40.3	19.9	-44.8	21.1	-49.2	21.1	-53.7	22.3	-58.1	22.3	-62.6	23.5	-67.0	23.5	-71.5	
	1, 2e, 2r	100	10.0	-11.9	10.0	-12.9	10.5	-15.1	12.2	-17.6	14.0	-20.2	15.9	-22.9	15.9	-27.4	17.1	-30.4	17.1	-34.9	18.3	-38.4	18.3	-42.9	19.5	-46.4	19.5	-50.9	20.7	-55.4	20.7	-59.9	
	2n, 3r	10	13.1	-25.4	14.2	-26.7	16.7	-33.7	19.4	-36.7	22.2	-44.5	25.3	-51.9	25.3	-57.1	26.5	-63.7	26.5	-69.5	27.7	-75.7	27.7	-81.7	28.9	-87.7							

ELECTRICAL LIGHTING SCHEDULE

1ST FLOOR					FLOOR
SYM.	NUM.	QTY.	DESC.		
(R)	E01	120	RECESSED DOWN LIGHT 6"		1
(B)	E02	5	BLOWN GLASS PENDANT		1
(K)	E03	4	K-11422 BANCROFT DOUBLE WALL SCONCE		1
(G)	E04	1	GLOBE		1
(K)	E05	3	K-11423 BANCROFT TRIPLE WALL SCONCE		1
(T)	E06	4	TRADITIONAL FLUSH DOME		1
(P)	E07	8	PORCH LANTERN		1
(M)	E08	3	MEDIUM DOUBLE SURFACE MOUNTED TUBE LIGHT (48W210)		1
(C)	E09	2	CONTEMPORARY CHANDELIER		1
(M)	E10	1	MOROCCO PENDANT CHANDELIER		1
(P)	E11	1	PRAIRIE PENDANT CHANDELIER		1
(S)	E12	1	SHADED CANDELABRA		1
(C)	E13	4	CLASSIC CEILING FAN LIGHT FIXTURE		1
(C)	E14	2	CONTEMPORARY (3 LIGHTS)		1
(C)	E15	5	CEILING FAN		1
(S)	E16	8	SPOTLIGHT 2 MOTION SENSOR		1
(S)	E17	55	SINGLE POLE		1
(S)	E18	15	THREE WAY		1
(S)	E19	1	THREE WAY SWITCH		1
(W)	E20	4	WEATHERPROOF		1
(S)	E21	8	FOUR WAY		1

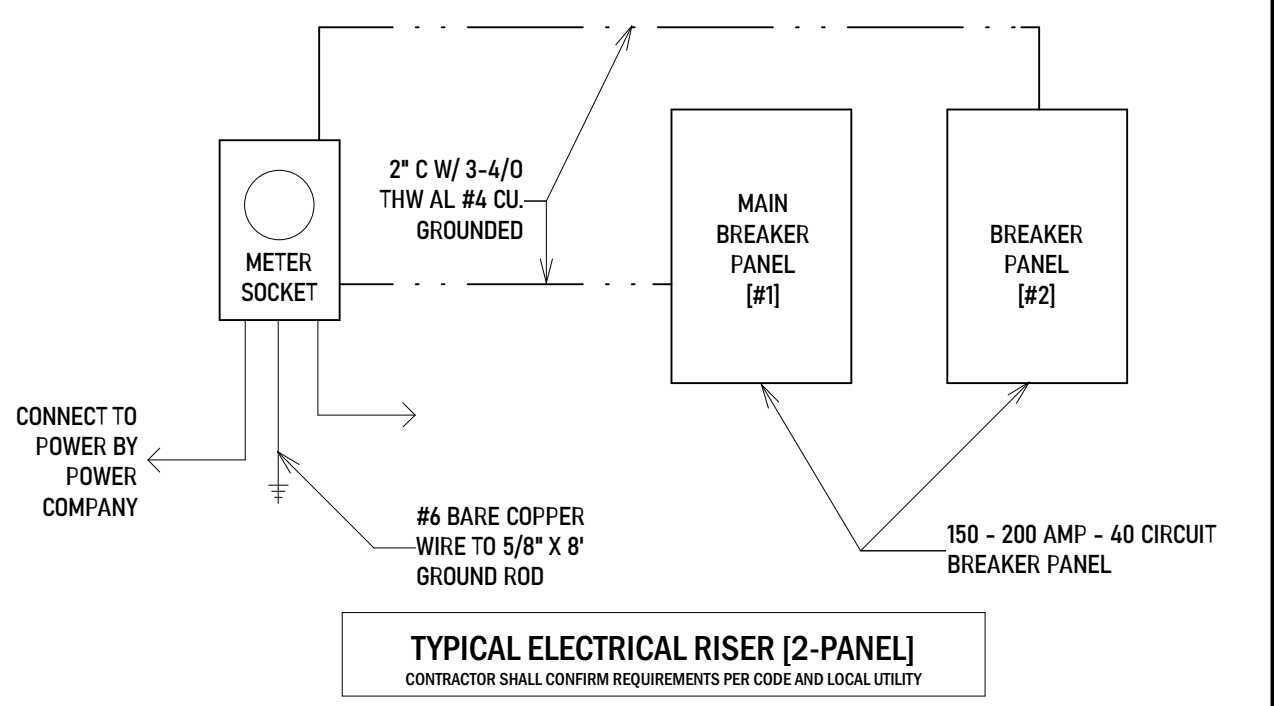
2ND FLOOR					FLOOR
SYM.	NUM.	QTY.	DESC.		
(C)	E01	2	CLASSIC CEILING FAN LIGHT FIXTURE		2
(R)	E02	10	RECESSED DOWN LIGHT 6"		2
(S)	E03	2	SINGLE POLE		2
(W)	E04	1	WEATHERPROOF		2
(S)	E05	1	THREE WAY SWITCH		2

ELECTRICAL POWER SCHEDULE

1ST FLOOR					FLOOR
SYM.	NUM.	QTY.	DESC.		
(M)	E01	1	ELECTRIC METER		1
(P)	E02	2	ELECTRICAL PANEL		1
(D)	E03	7	FUSED AC DISCONNECT		1
(D)	E04	77	DUPLEX		1
(G)	E05	29	GFCI		1
(D)	E06	3	DUPLEX, CEILING MOUNTED		1
(D)	E07	2	SINGLE FLOOR RECEPTACLE, COVERED		1
(W)	E08	11	DUPLEX (WEATHERPROOF)		1
(R)	E09	4	REFRIGERATOR		1
(R)	E10	1	ELECTRIC RANGE		1
(H)	E11	1	HOOD W/ VENT		1
(D)	E12	1	OVEN		1
(D)	E13	1	MICROWAVE		1
(D)	E14	1	DISHWASHER		1
(D)	E15	1	BARBAGE DISPOSAL		1
(D)	E16	1	CLOTHES WASHER		1
(D)	E17	1	CLOTHES DRYER		1
(H)	E18	1	HOME ALARM CONTROL UNIT		1
(D)	E19	1	DOORBELL		1
(D)	E20	1	DOOR CHIME		1
(C)	E21	3	CO/SMOKE DETECTOR		1
(S)	E22	5	SMOKE DETECTOR 1		1
(T)	E23	4	TELEVISION JACK		1
(G)	E24	1	BACKUP GENERATOR*		1

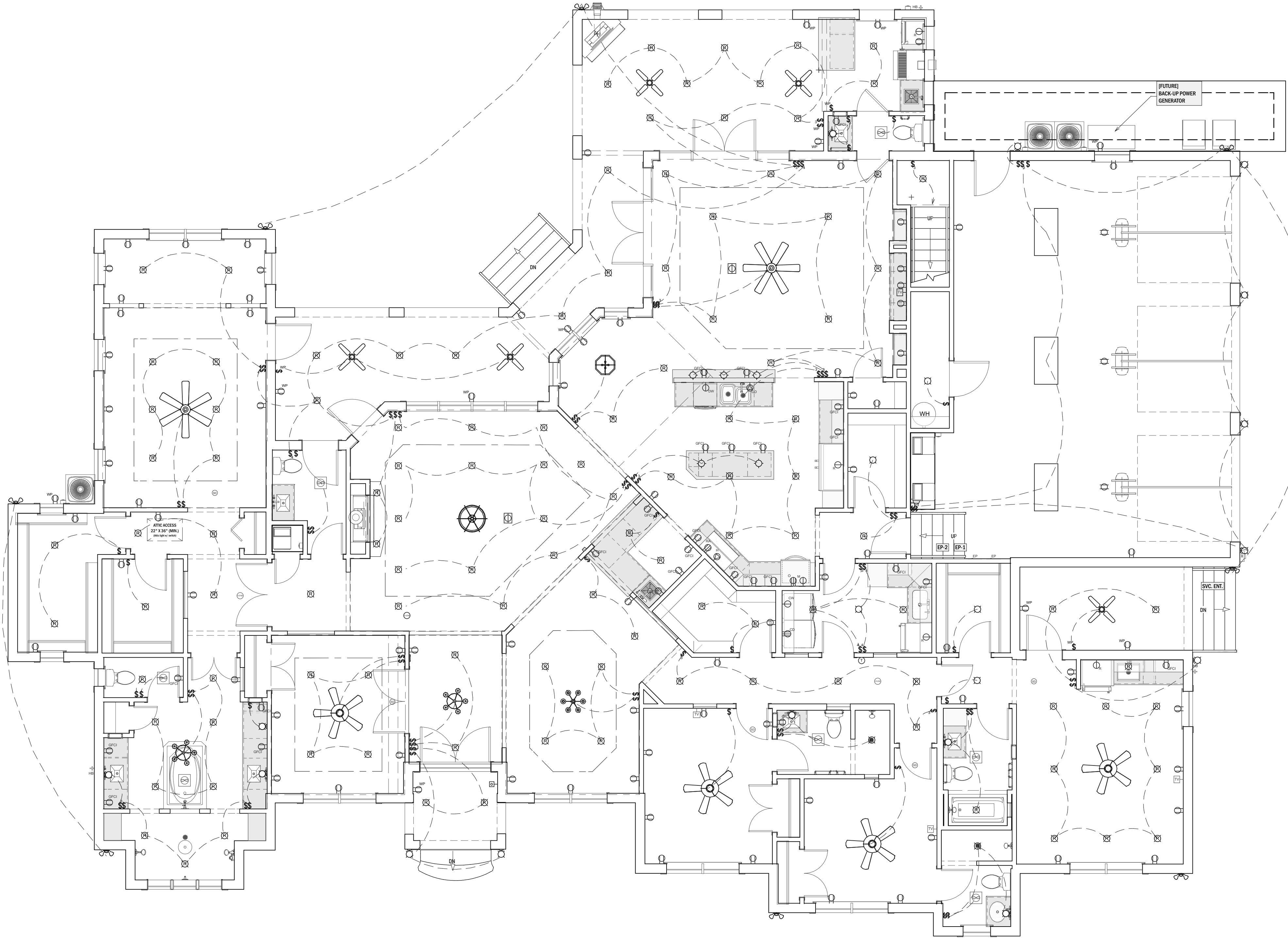
SYM.	NUM.	QTY.	DESC.	FLOOR
(C)	E01	1	CO/SMOKE DETECTOR	2
(D)	E02	8	DUPLEX	2

TYPICAL ELECTRICAL RISER



ELECTRICAL SPECIAL NOTES:

- ALL ELECTRICAL WORK SHALL BE DONE IN A "CONSCIENTIOUS AND WORKMANLIKE" MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PROVIDED.
- 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.
- PRIMARY LIGHTING SHALL BE THE FIRST ACCESSIBLE SWITCH IN ALL GANG BOX UNITS (I.E. FAN / LIGHT COMBO).
- ALL CEILING FANS AND LIGHT FIXTURES SHALL BE PLACED IN THE CENTER OF THE ROOM U.O.N. (CONTRACTOR VERIFY).
- ALL RECESSED CAN LIGHTING SHALL BE INSTALLED TO "LINE UP" WITH EACH OTHER AS AS ILLUSTRATED IN THE PLAN LAYOUT (CONTRACTOR VERIFY).
- ALL CEILING LIGHT FIXTURES IN HALLWAYS SHALL BE CENTERED BETWEEN THE WALLS.
- 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).
- 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.



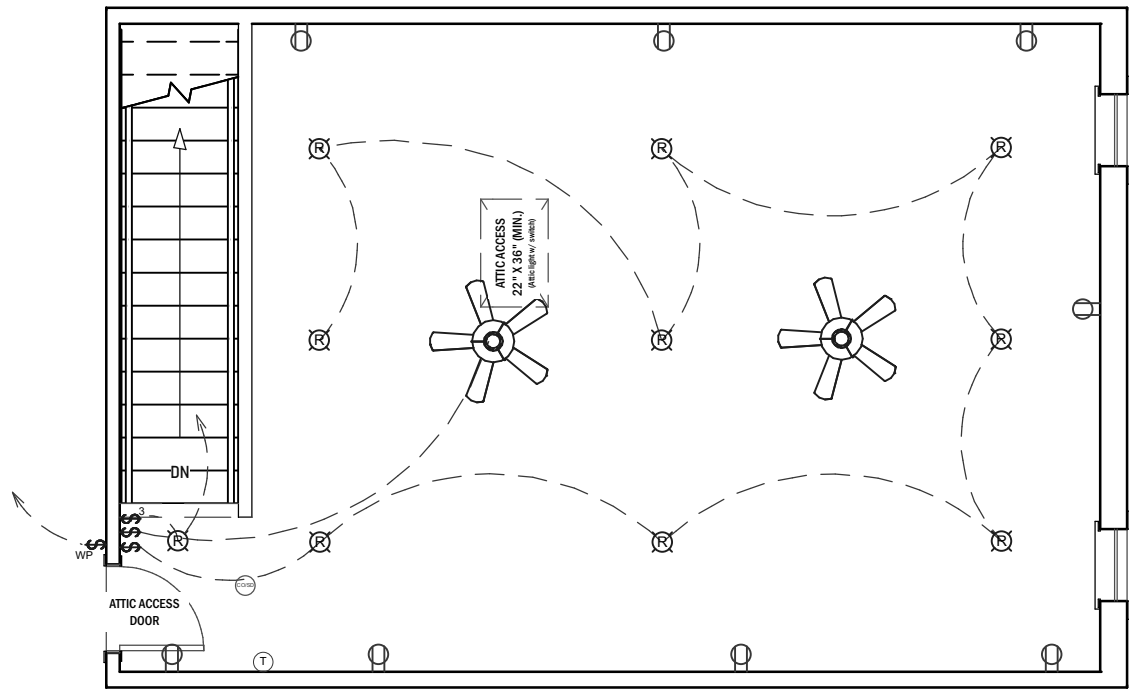
CONTRACTOR NOTES:

- 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.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT OR ENGINEER PRIOR TO BID.
- BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS TO SATISFY THEMSELVES WITH THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS, INCLUDING, BUT NOT LIMITED TO; SERVICE LOCATION, SERVICE LAYOUTS, AND TELEPHONE LOCATION, ETC..
- 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.
- 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.
- 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:

- 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.
- THE ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL WIRING AND ACCESSORIES.
 - 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 UNIFORMEDLY 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
 - ALL LIGHT SWITCHES ARE TO BE GANGED WHEN POSSIBLE AND INSTALLED AT 42" AFF TO CENTER LINE OF BOX.
 - ELECTRICAL CONTRACTOR SHALL SUPPLY ALL SURFACE MOUNTED FLUORESCENT AND RECESSED CAN LIGHT FIXTURES.
 - ELECTRICAL CONTRACTOR SHALL INSTALL PRE-WIRING FOR GARAGE DOOR OPENER.
 - ALL DISTRIBUTION PANELS SHALL BE PROVIDED WITH A COMPLETE PANEL SCHEDULE.
 - ALL EQUIPMENT AND APPLIANCES SHALL BE ASSIGNED TO A DEDICATED CIRCUIT AND NOTED IN THE ELECTRICAL PANEL BOX.
 - A 120 V DUPLEX RECEPTACLE SHALL BE INSTALLED AND LOCATED AT EACH HVAC COMPRESSOR UNIT AND AT EACH AIR HANDLER.
 - 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)
 - AN OUTLET SHALL BE INSTALLED IN EACH WALL SPACE 2 FEET OR MORE IN WIDTH.
 - ALL OUTLETS INSTALLED WITHIN 6" OF A WATER SOURCE SHALL HAVE GFCI PROTECTION.
COMMON AREAS:
 - *BATHROOMS
 - *SPATUB MOTORS
 - *KITCHEN COUNTERS
 - *UTILITY / LAUNDRY ROOMS
 - *GARAGES
 - ALL EXTERIOR ELECTRICAL OUTLETS SHALL HAVE GFCI AND WEATHERPROOF PROTECTION.
 - ALL LIVING AREAS SHALL HAVE AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION.
 - SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER FLORIDA BUILDING CODE.
 - 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.
 - 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.
 - DATA AND T.V. CABLE WALL PLATE / DEVICES SHALL BE COMBO UNITS."

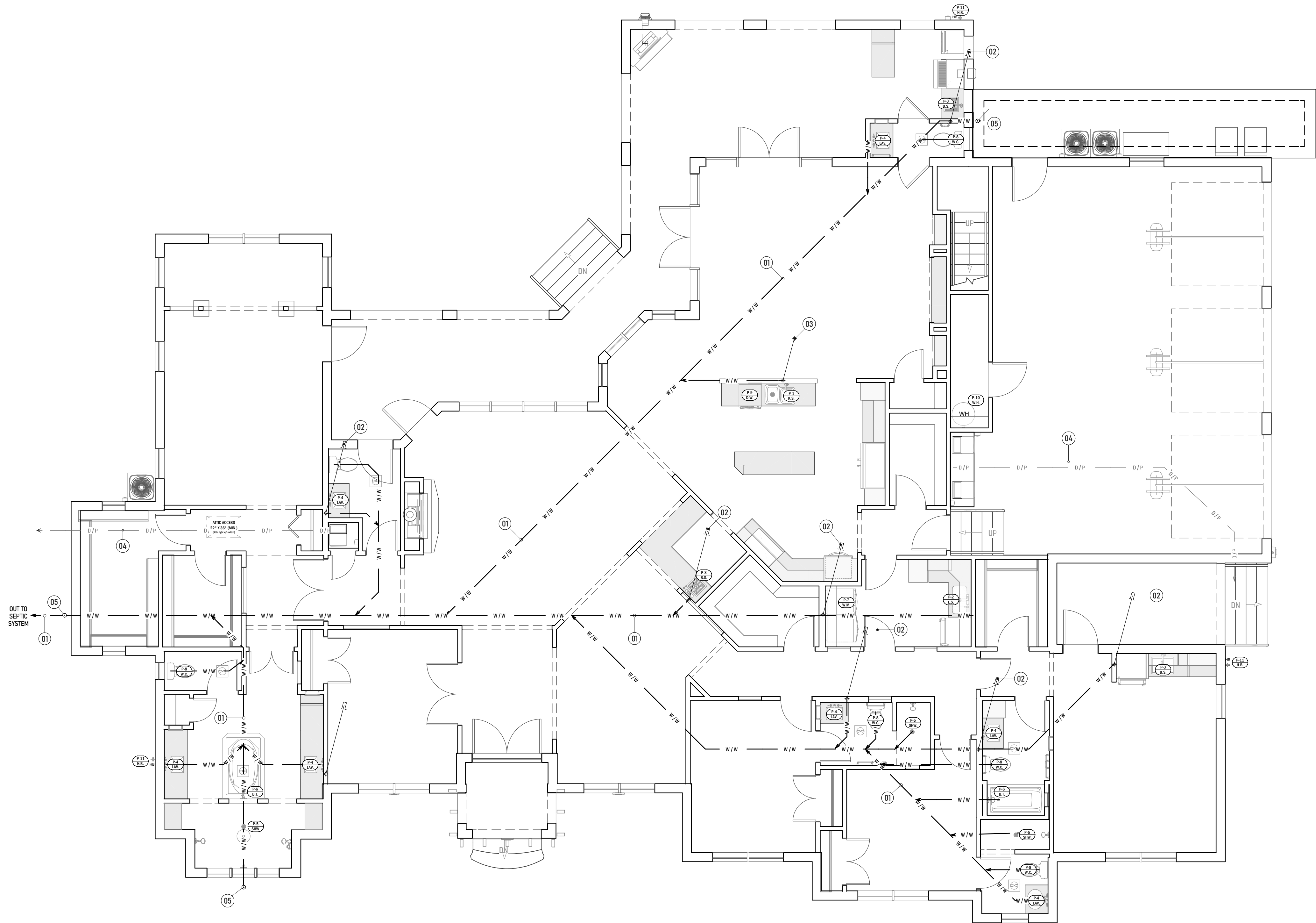


2ND FLOOR ELECTRICAL

PLUMBING LAYOUT

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. PLUMBING FIXTURES & MANUFACTURERS ARE SUBJECT TO CONTRACTOR PREFERENCE / CHOICE.

FIN.	QTY	ROOM	DIMENSIONS	DESC.	MFR.
1	3		2 7/16x3 5/16x2 1/16"	HOSE BIBB	
1	1	1/2 BATH	14 1/8x6 1/2x6 7/16"	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER
1	1	1/2 BATH	19X15X7 1/2"	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK	KOHLER
1	1	1/2 BATH	30X36x26 3/16"	K-3639 ARCHER TOILET	KOHLER
1	1	BATH #2	14 1/8x6 1/2x6 7/16"	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER
1	1	BATH #2	19X15X7 1/2"	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK	KOHLER
1	1	BATH #2	30X36x26 3/16"	K-3639 ARCHER TOILET	KOHLER
1	1	BATH #3	14 1/8x6 1/2x6 7/16"	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER
1	1	BATH #3	20 3/4x19 7/16x14"	OVAL UNDERMOUNT SINK [20 3/4W]	
1	1	BATH #3	30X36x26 3/16"	K-3639 ARCHER TOILET	KOHLER
1	1	G.S. BATH	14 1/8x6 1/2x6 7/16"	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER
1	1	G.S. BATH	19X15X7 1/2"	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK	KOHLER
1	1	G.S. BATH	30X36x26 3/16"	K-3639 ARCHER TOILET	KOHLER
1	1	G.S. TUB AREA	6 1/2X8 3/16X26 1/2"	K-121078-4 ARCHER, RITE-TEMP, SHOWER VALVE TRIM	KOHLER
1	1	G.S. TUB AREA	60X32X20 3/8"	K-1123-RA ARCHER 5' BATH	KOHLER
1	1	GAR. STORAGE CLO.	26X26 1/2X67"	LARGE GAS WATER HEATER	
1	1	POOL/GUEST BATH	14 1/8x6 1/2x6 7/16"	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER
1	1	POOL/GUEST BATH	19X15X7 1/2"	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK	KOHLER
1	1	POOL/GUEST BATH	30X36x26 3/16"	K-3639 ARCHER TOILET	KOHLER
1	1	GUEST SUITE	4 3/4x9 3/8x15"	16768 HIGH-RISE PULL-DOWN KITCHEN BAR FAUCETS	DELTA
1	1	KITCHEN	31 1/2X20 1/2X20 1/8"	K-5691 BALLAD UNDER-MOUNT KITCHEN SINK	KOHLER
1	1	KITCHEN	4 1/4X10 9/16X15 13/16"	K-99332 BECKON TOUCHLESS PULL-DOWN KITCHEN SINK FAUCET	KOHLER
1	1	LAUNDRY	14 1/4X1 5/16x16 7/8"	K-R20147-SD RUBICON PULL-DOWN KITCHEN SINK	KOHLER
1	1	LAUNDRY	31 3/8X7 7/8X10"	K-5299 UNDERSTONE UNDER-MOUNT KITCHEN SINK	KOHLER
1	1	M.B. SHOWER	8 3/8X10 7/16x32 5/8"	K-10825-5 DEVONSHIRE ESSENTIALS PERFORMANCE SHOWERING PACKAGE	KOHLER
1	1	M.B. SHOWER	13 15/16x13 15/16x8 1/4"	K-13691 CONTEMPORARY ROUND RHINEHARD	KOHLER
1	1	M.B. SHOWER	4 1/2X4 1/2X1/2"	K-9132 SHOWER DRAIN	KOHLER
1	1	M.B. SHOWER	6 1/2X10 7/8X28 1/2"	K-TS10583-4 BANCROFT, RITE-TEMP, SHOWER TRIM SET	KOHLER
1	2	MASTER BATH SFA	14 1/8x6 1/2x6 7/16"	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER
1	2	MASTER BATH SFA	19X15X7 1/2"	K-2355 ARCHER UNDER-MOUNT BATHROOM SINK	KOHLER
1	1	MASTER BATH SFA	60X36x18 3/8"	K-1142 PROFLEX 6036 BATH	KOHLER
1	1	MASTER BATH SFA	7X7 7/16X12 1/2"	T14913 MONITOR 14 SERIES TRADITIONAL TUB TRIM	DELTA
1	1	SERVING BAR	14 1/4X1 1/4X15 3/4"	K-R75212-SD CARMICHAEL KITCHEN FAUCET	KOHLER
1	1	SERVING BAR	15 1/8x15 1/8x9 15/16"	K-5287 STRIVE™ 15" X 15" UNDER-MOUNT BAR SINK	KOHLER
1	1	SHWR #2	4 1/2X4 1/2X1/2"	K-9132 SHOWER DRAIN	KOHLER
1	1	SHWR #2	6 1/2X8 3/16X28 1/2"	K-TS1078-4 ARCHER, RITE-TEMP, SHOWER VALVE TRIM	KOHLER
1	1	SHWR #3	4 1/2X4 1/2X1/2"	K-9132 SHOWER DRAIN	KOHLER
1	1	SHWR #3	6 1/2X8 3/16X28 1/2"	K-TS1078-4 ARCHER, RITE-TEMP, SHOWER VALVE TRIM	KOHLER
1	1	SUMMER KITCHEN	15 1/8x15 1/8x9 15/16"	K-5287 STRIVE™ 15" X 15" UNDER-MOUNT BAR SINK	KOHLER
1	1	SUMMER KITCHEN	4 1/4X10 9/16X15 13/16"	K-99332 BECKON TOUCHLESS PULL-DOWN KITCHEN SINK FAUCET	KOHLER
1	1	M.B. / W.C.	29 1/16x35 3/4x426 3/16"	K-3639 ARCHER TOILET	KOHLER



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 THE PROJECT IS 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 EQUIVAL."
08. WHERE WALLS 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 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 THE 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 HOB BICE LOCATIONS."
20. WATER HEATER TO BE ELECTRIC WITH TEMP. PRESSURE RELIEF VALVE (W.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."

MARK	FIXTURES	QTY	PIPE SIZE
P-1	KITCHEN SINK	1	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-2	LAUNDRY SINK	1	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-3	BAR SINK	3	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-4	LAVATORIES	7	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-5	SHOWERS	3	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-6	BATH TUBS	2	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-7	WASHING MACHINE	1	"C.W. 1/2" "H.W. 1/2" "SOIL 1/2"
P-8	WATER CLOSET	5	"C.W. 1/2" "SOIL 3"
P-9	DISHWASHER	1	"C.W. 1/2" "H.W. 1/2"
P-10	WATER HEATER	1	"C.W. 1/2"
P-11	HOSE BIB	3	"C.W. 1/2"

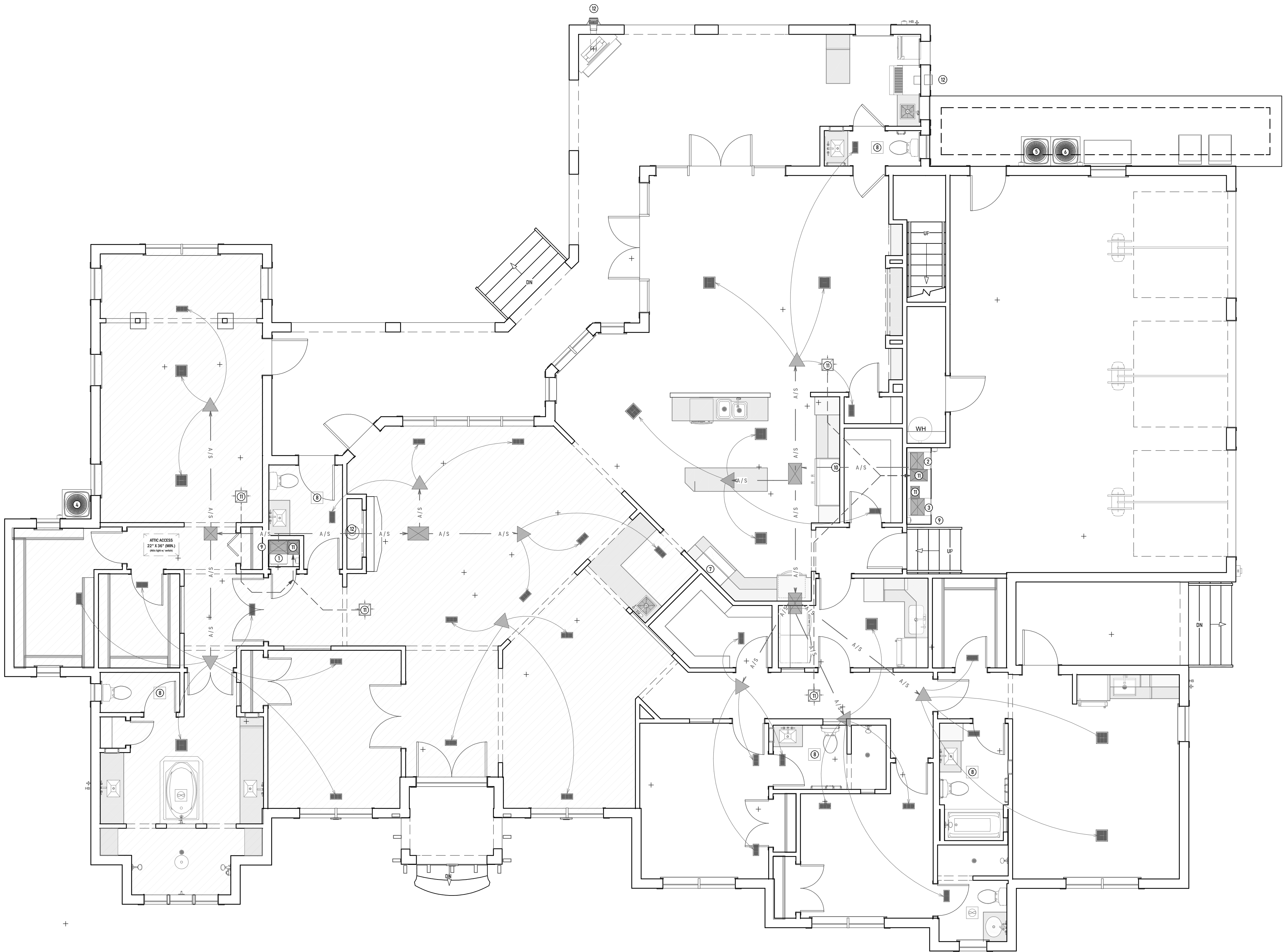
MARK	DESCRIPTION
01	MAIN TRUNK SANITARY SEWER LINE
02	VENT THROUGH ROOF (TYP.)
03	MECHANICAL VENT (TYP.)
04	HVAC CONDENSATE DRAIN PIPE (UNDER SLAB)
05	CLEAN-OUT

P-1

CONSTRUCTION DOCUMENTS

HVAC MECHANICAL LAYOUT

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MECHANICAL NOTES:

NOTE: HVAC PLAN IS INTENDED FOR GENERAL LAYOUT & BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE MECHANICAL CODE, LATEST EDITION BY A LICENSED MECHANICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL MECHANICAL EQUIPMENT, DUCTWORK, AND ACCESSORIES.

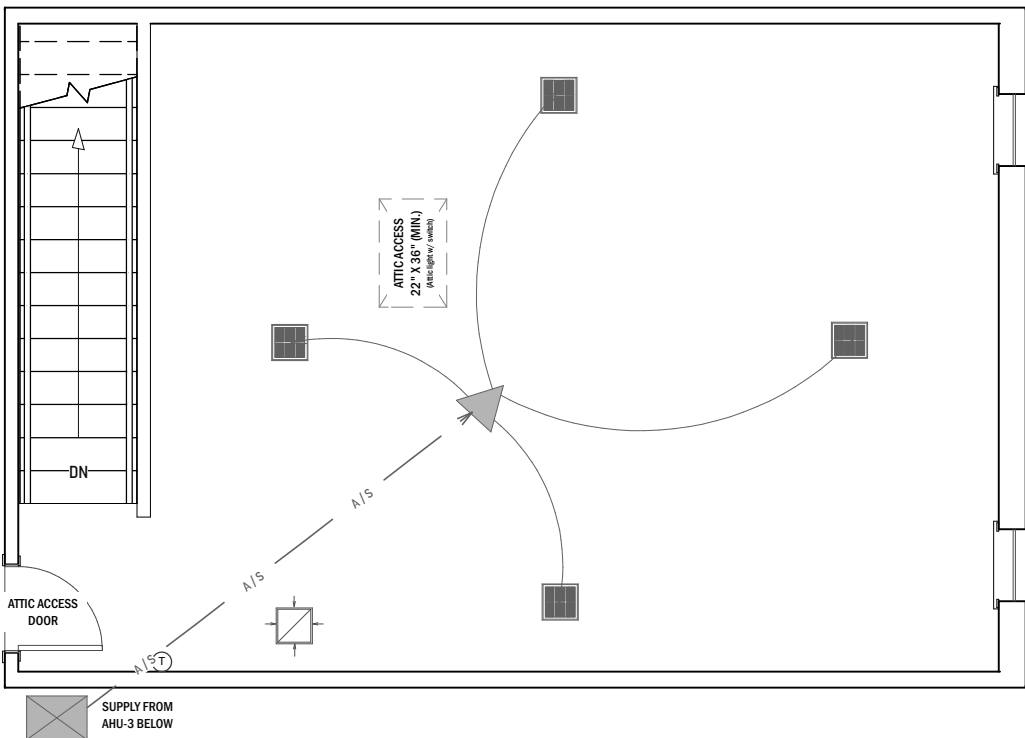
1. THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL HVAC WORK WITH OTHER TRADES THAT MAY BE AFFECTED BY HIS WORK.
2. MECHANICAL INSTALLATION SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE TO INCLUDE THE MECHANICAL AND ENERGY CODES.
3. THERE MUST BE A NOTICE POSTED ON THE ELECTRICAL PANEL ALERTING THE OWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC (WHEN APPLICABLE).
4. IF THE AIR HANDLER IS ENCLOSED IN A MECHANICAL CLOSET, THE CLOSET SHALL BE FRAMED WITH 2"x4" STUDS, SHEATHED WITH GYPSUM AND INSULATED TO A MINIMUM FACTOR OF R-19.
5. MECHANICAL CLOSET WALLS SHALL NOT ENCROACH ANY CLOSER THAN 4" TO THE AIR HANDLER AND SHALL BE PROVIDED WITH AN ACCESS ALLOWING FOR REPAIR AND MAINTENANCE OF THE AIR HANDLER.
6. ALL MECHANICAL CLOSET WALL PENETRATIONS SHALL BE 100% SEALED.
7. A LIGHT SHALL BE PROVIDED WITHIN THE MECHANICAL CLOSET ENCLOSURE.
8. AN ELECTRICAL RECEPTACLE SHALL BE PROVIDED WITHIN THE MECHANICAL CLOSET ENCLOSURE.
9. A MEANS FOR ELECTRICAL DISCONNECT SHALL BE LOCATED WITHIN THE CLOSET ENCLOSURE.
10. MECHANICAL EQUIPMENT DISCONNECT MUST BE WITHIN PLAIN SIGHT OF THE EQUIPMENT.
11. BATHROOMS MUST BE VENTILATED MECHANICALLY AND EXHAUSTED TO THE BUILDING EXTERIOR.
12. AIR HANDLER FLOAT SWITCHES ARE REQUIRED TO SHUT DOWN THE UNIT OR OTHER APPROVED DEVICE TO ALERT THE OWNER THAT THE CONDENSATE DRAIN LINE IS STOPPED UP.
13. ALL MECHANICAL EQUIPMENT INCLUDING; A/C CONDENSERS, POOL PUMPS, POOL FILTERS, POOL HEATERS, ETC. SHALL BE SECURED TO RESIST AREA WIND LOADS.
14. IN GARAGES, ALL WATER HEATERS SHALL BE ELEVATED TO INSURE THAT THE LOWEST IGNITION SOURCE IS 18" ABOVE THE FLOOR, INCLUDING ELECTRICAL WATER HEATERS.

HVAC COMPONENTS SCHEDULE

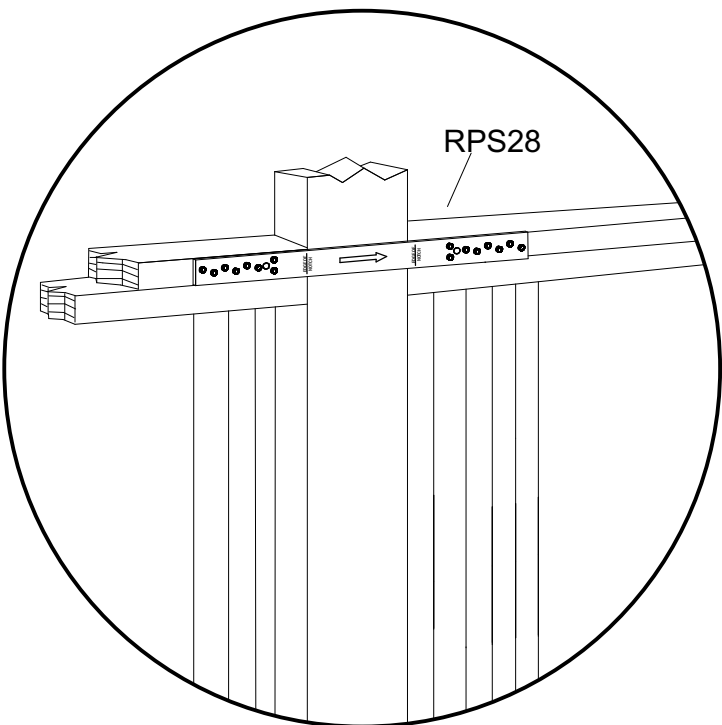
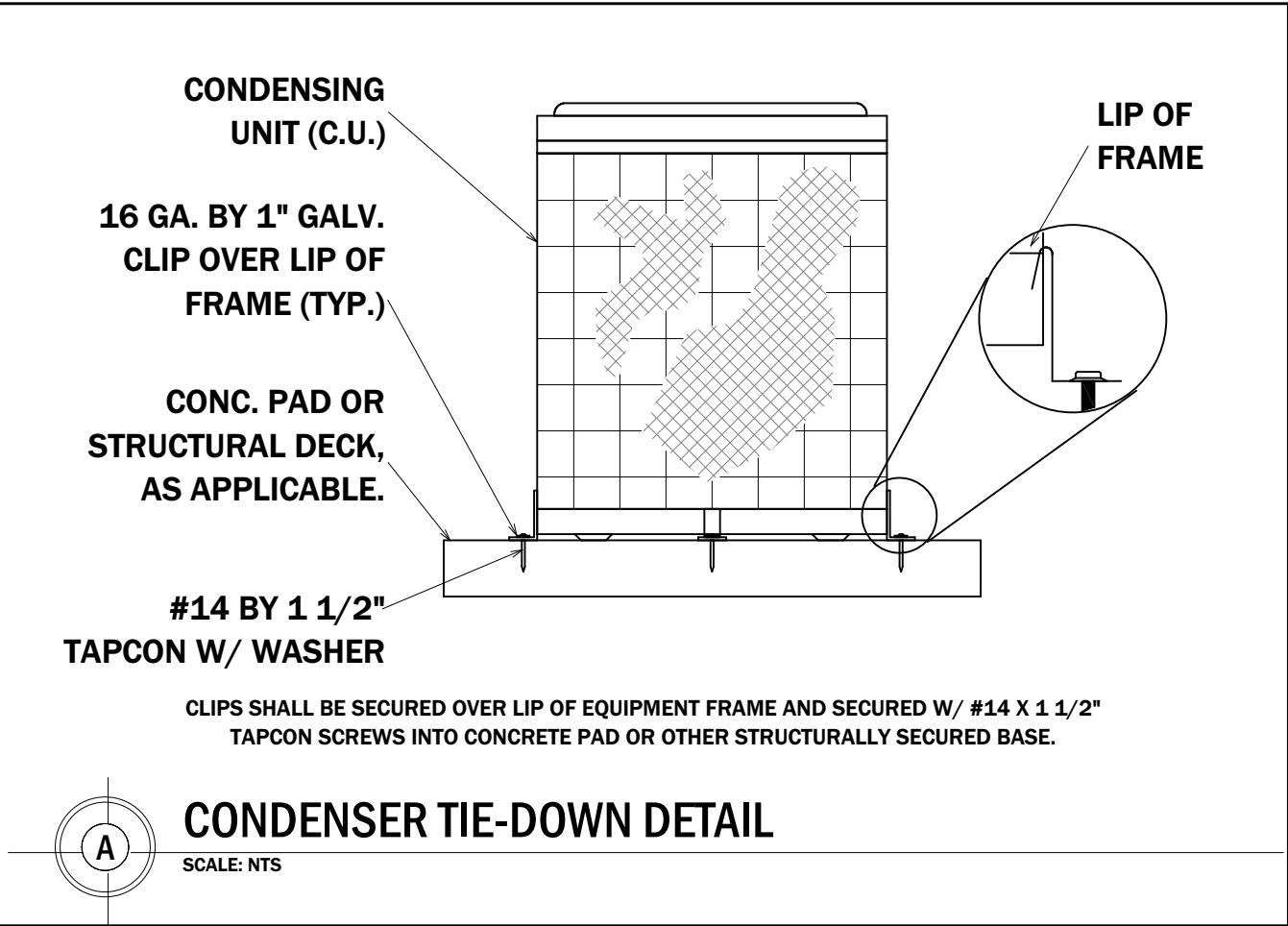
2D SYM	QTY	DESC.	COMMENTS
	12	2-WAY CEILING REGISTER	
	16	3-WAY CEILING REGISTER	
	15	4-WAY CEILING REGISTER	
	7	EXHAUST	
	3	INTERIOR AIR HANDLER	
	3	OUTDOOR COMPRESSOR UNIT 2	
	2	THERMOSTAT	
	1	DIRECT VENT TERMINATION CAP	
	1	FIREPLACE CAP	
	1	EXTERIOR VENT EXHAUST HOOD RECTANGULAR	

HVAC NOTES SCHEDULE

MARK	DESCRIPTION
①	AIR HANDLER UNIT [AHU] #1 (IN CLO.)
②	AIR HANDLER UNIT [AHU] #2 (IN GARAGE)
③	AIR HANDLER UNIT [AHU] #3 (IN GARAGE)
④	CONDENSER UNIT [C.U.] #1
⑤	CONDENSER UNIT [C.U.] #2
⑥	CONDENSER UNIT [C.U.] #3
⑦	RANGE HOOD W/ EXHAUST FAN
⑧	BATHROOM EXHAUST FAN
⑨	CONDENSATE DRAIN PIPE [SEE PLUMBING LAYOUT]
⑩	AIR SUPPLY LINE [TYP.]
⑪	RETURN AIR [TYP.]
⑫	GAS APPLIANCE EXHAUST VENT [TYP.]



2ND FLOOR



RPS28 (16 GAUGE) TO REINFORCE TOP PLATE, AND RPS28Z (16 GAUGE ZMAX) TO REINFORCE SILL PLATE.

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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 IRC 2018 ALONG WITH APPLICABLE SUPPLEMENTS.

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PDM

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HVAC MECHANICAL LAYOUT

TYPE OF PROJECT

1-STORY SINGLE-FAMILY RESIDENTIAL

REVISION TABLE

I. 03/31/22 HOA APPROVAL
II. 04/15/22 READY FOR PERMITTING

SCALE

PER DRAWING NOTES

SHEET NUMBER

M-1

SPECIAL CONSTRUCTION (FIREPLACES)

CH. 10 CHIMNEYS AND FIREPLACES

SECTION R1004
FACTORY-BUILT FIREPLACES

R1004.1 GENERAL.
FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
R1004.2 HEARTH EXTENSIONS.
HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.
R1004.3 DECORATIVE SHROUDS.
DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS FOR FACTORY-BUILT FIREPLACES EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
R1004.4 UNVENTED GAS LOG HEATERS.
AN UNVENTED GAS LOG HEATER SHALL NOT BE INSTALLED IN A FACTORY-BUILT FIREPLACE UNLESS THE FIREPLACE SYSTEM HAS BEEN SPECIFICALLY TESTED, LISTED AND LABELED FOR SUCH USE IN ACCORDANCE WITH UL 127.
R1004.5 GASKETED FIREPLACE DOORS.
A GASKETED FIREPLACE DOOR SHALL NOT BE INSTALLED ON A FACTORY-BUILT FIREPLACE EXCEPT WHERE THE FIREPLACE SYSTEM HAS BEEN SPECIFICALLY TESTED, LISTED AND LABELED FOR SUCH USE IN ACCORDANCE WITH UL 127.

SECTION R1005
FACTORY-BUILT CHIMNEYS

R1005.1 LISTING.
FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
R1005.2 DECORATIVE SHROUDS.
DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
R1005.3 SOLID-FUEL APPLIANCES.
FACTORY-BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."
EXCEPTION: CHIMNEYS FOR USE WITH OPEN COMBUSTION CHAMBER FIREPLACES SHALL COMPLY WITH THE REQUIREMENTS OF UL 103 AND SHALL BE MARKED "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY" FOR USE WITH OPEN COMBUSTION CHAMBER APPLIANCES INSTALLED IN BUILDINGS OTHER THAN DWELLING UNITS SHALL COMPLY WITH THE REQUIREMENTS OF UL 103 AND SHALL BE MARKED "BUILDING HEATING APPLIANCE CHIMNEY" OR "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."
R1005.4 FACTORY-BUILT FIREPLACES.
CHIMNEYS FOR USE WITH FACTORY-BUILT FIREPLACES SHALL COMPLY WITH THE REQUIREMENTS OF UL 127.
R1005.5 SUPPORT.
WHERE FACTORY-BUILT CHIMNEYS ARE SUPPORTED BY STRUCTURAL MEMBERS, SUCH AS JOISTS AND RAFTERS, THOSE MEMBERS SHALL BE DESIGNED TO SUPPORT THE ADDITIONAL LOAD.
R1005.6 MEDIUM-HEAT APPLIANCES.
FACTORY-BUILT CHIMNEYS FOR MEDIUM-HEAT APPLIANCES PRODUCING FLUE GASES HAVING A TEMPERATURE ABOVE 1,000°F (538°C), MEASURED AT THE ENTRANCE TO THE CHIMNEY, SHALL COMPLY WITH UL 959.
R1005.7 FACTORY-BUILT CHIMNEY OFFSETS.
WHERE A FACTORY BUILT CHIMNEY ASSEMBLY INCORPORATES OFFSETS, NO PART OF THE CHIMNEY SHALL BE AT AN ANGLE OF MORE THAN 30 DEGREES (0.52 RAD) FROM VERTICAL AT ANY POINT IN THE ASSEMBLY AND THE CHIMNEY ASSEMBLY SHALL NOT INCLUDE MORE THAN FOUR ELBOWS.

SECTION R1006
EXTERIOR AIR SUPPLY

R1006.1 EXTERIOR AIR.
FACTORY-BUILT OR MASONRY FIREPLACES COVERED IN THIS CHAPTER SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ENSURE PROPER FUEL COMBUSTION UNLESS THE ROOM IS MECHANICALLY VENTILATED AND CONTROLLED SO THAT THE INDOOR PRESURE IS NEUTRAL OR POSITIVE.
R1006.1.1 FACTORY-BUILT FIREPLACES.
EXTERIOR COMBUSTION AIR DUCTS FOR FACTORY-BUILT FIREPLACES SHALL BE A LISTED COMPONENT OF THE FIREPLACE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE FIREPLACE MANUFACTURER'S INSTRUCTIONS.
R1006.1.2 MASONRY FIREPLACES.
LISTED COMBUSTION AIR DUCTS FOR MASONRY FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS.
R1006.2 EXTERIOR AIR INTAKE.
THE EXTERIOR AIR INTAKE SHALL BE CAPABLE OF SUPPLYING ALL COMBUSTION AIR FROM THE EXTERIOR OF THE DWELLING OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTDOOR AIR SUCH AS NON-MECHANICALLY VENTILATED CRAWL OR ATTIC SPACES. THE EXTERIOR AIR INTAKE SHALL NOT BE LOCATED WITHIN THE GARAGE OR BASEMENT OF THE DWELLING. THE EXTERIOR AIR INTAKE, FOR OTHER THAN LISTED FACTORY-BUILT FIREPLACES, SHALL NOT BE LOCATED AT AN ELEVATION HIGHER THAN THE FIREBOX. THE EXTERIOR AIR INTAKE SHALL BE COVERED WITH A CORROSION-RESISTANT SCREEN OF 1/4-INCH (6.4 MM) MESH.
R1006.3 CLEARANCE.
UNLISTED COMBUSTION AIR DUCTS SHALL BE INSTALLED WITH A MINIMUM 1-INCH (25 MM) CLEARANCE TO COMBUSTIBLES FOR ALL PARTS OF THE DUCT WITHIN 5 FEET (1524 MM) OF THE DUCT OUTLET.
R1006.4 PASSAGEWAY.
THE COMBUSTION AIR PASSAGEWAY SHALL BE NOT LESS THAN 6 SQUARE INCHES (3870 MM 2) AND NOT MORE THAN 55 SQUARE INCHES (0.035 M 2), EXCEPT THAT COMBUSTION AIR SYSTEMS FOR LISTED FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FIREPLACE MANUFACTURER'S INSTRUCTIONS.
R1006.5 OUTLET.
THE EXTERIOR AIR OUTLET SHALL BE LOCATED IN THE BACK OR SIDE OF THE FIREBOX CHAMBER OR SHALL BE LOCATED OUTSIDE OF THE FIREBOX, AT THE LEVEL OF THE HEARTH AND NOT GREATER THAN 24 INCHES (610 MM) FROM THE FIREBOX OPENING. THE OUTLET SHALL BE CLOSABLE AND DESIGNED TO PREVENT BURNING MATERIAL FROM DROPPING INTO CONCEALED COMBUSTIBLE SPACES.

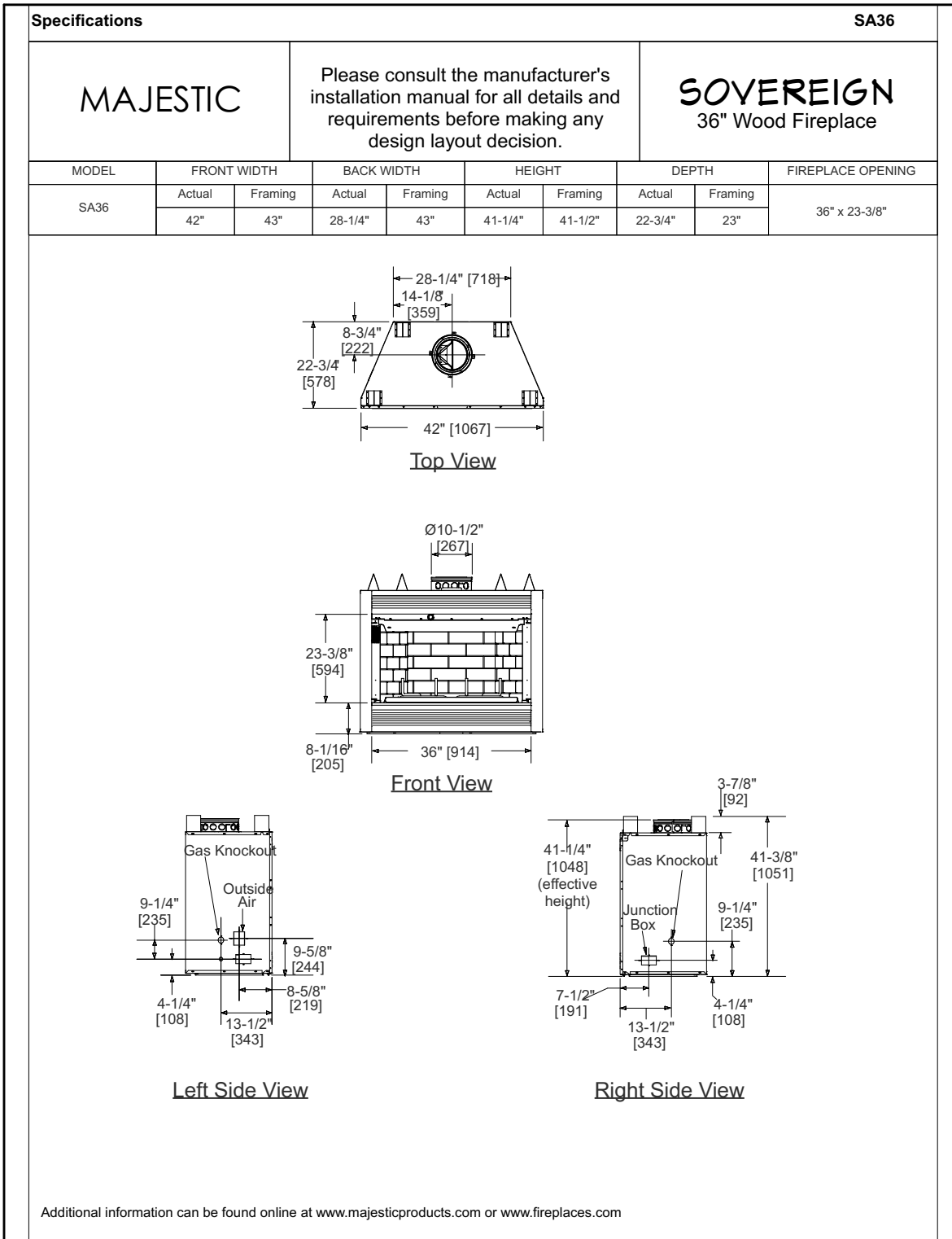
SECTION R1003
MASONRY CHIMNEYS

R1003.18 CHIMNEY CLEARANCES.
ANY PORTION OF A MASONRY CHIMNEY LOCATED IN THE INTERIOR OF THE BUILDING OR WITHIN THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A MINIMUM AIRSPACE CLEARANCE TO COMBUSTIBLES OF 2 INCHES (51 MM). CHIMNEYS LOCATED ENTIRELY OUTSIDE THE EXTERIOR WALLS OF THE BUILDING, INCLUDING CHIMNEYS THAT PASS THROUGH THE SOFFIT OR CORNICE, SHALL HAVE A MINIMUM AIRSPACE CLEARANCE OF 1 INCH (25 MM). THE AIRSPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R1003.19.

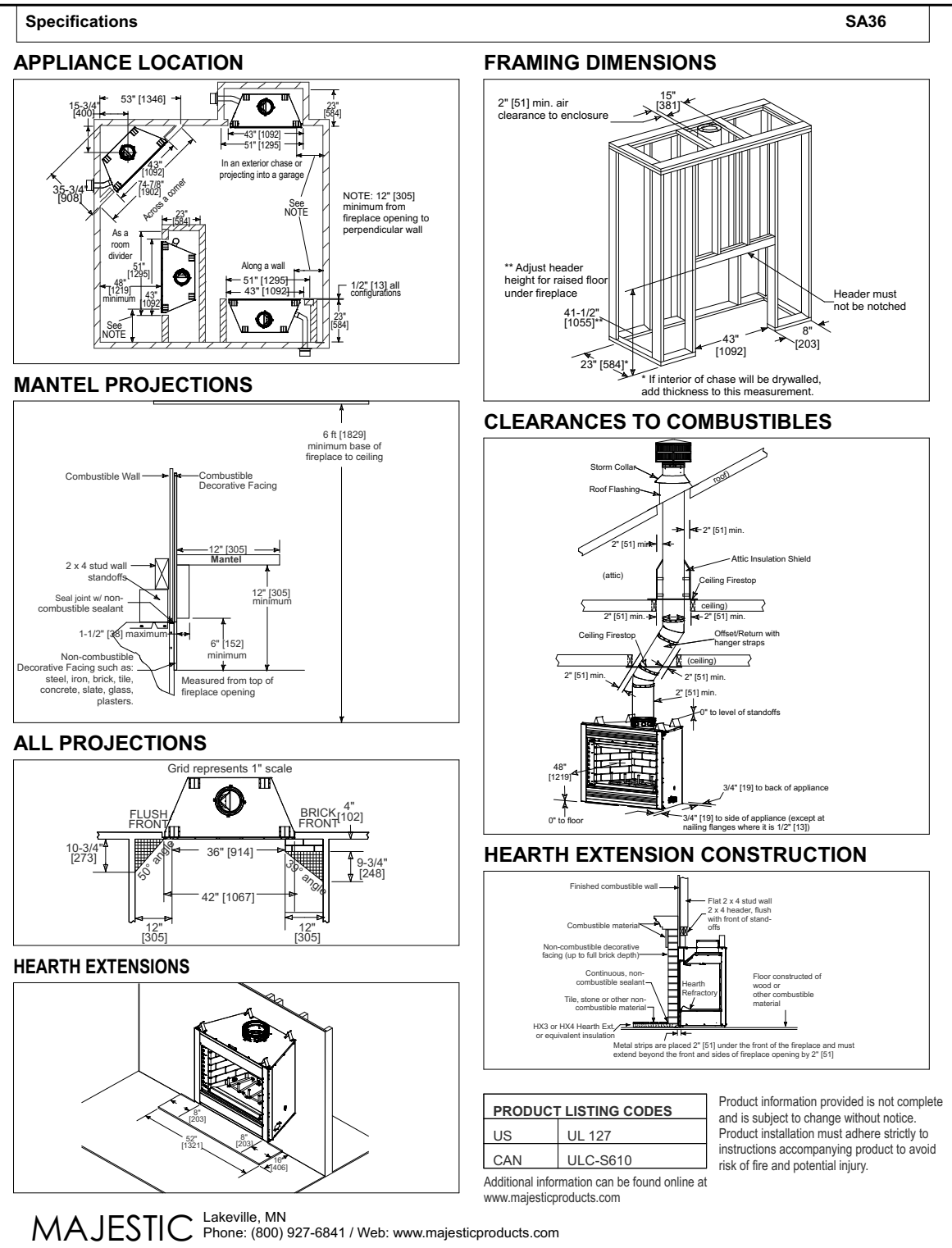
EXCEPTIONS:
1. MASONRY CHIMNEYS EQUIPPED WITH A CHIMNEY LINING SYSTEM LISTED AND LABELED FOR USE IN CHIMNEYS IN CONTACT WITH COMBUSTIBLES IN ACCORDANCE WITH UL 1777 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS ARE PERMITTED TO HAVE COMBUSTIBLE MATERIAL IN CONTACT WITH THEIR EXTERIOR SURFACES.
2. WHERE MASONRY CHIMNEYS ARE CONSTRUCTED AS PART OF MASONRY OR CONCRETE WALLS, COMBUSTIBLE MATERIALS SHALL NOT BE IN CONTACT WITH THE MASONRY OR CONCRETE WALL LESS THAN 12 INCHES (305 MM) FROM THE INSIDE SURFACE OF THE NEAREST FLUE LINING.
3. EXPOSED COMBUSTIBLE TRIM AND THE EDGES OF SHEATHING MATERIALS, SUCH AS WOOD SIDING AND FLOORING, SHALL BE PERMITTED TO ABUT THE MASONRY CHIMNEY SIDE WALLS, IN ACCORDANCE WITH FIGURE R1003.18, PROVIDED SUCH COMBUSTIBLE TRIM OR SHEATHING IS NOT LESS THAN 8 INCHES (203 MM) FROM THE INSIDE SURFACE OF THE NEAREST FLUE LINING.

R1003.19 CHIMNEY FIREBLOCKING.
SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.
R1003.20 CHIMNEY CRICKETS.
CHIMNEYS SHALL BE PROVIDED WITH CRICKETS WHERE THE DIMENSION PARALLEL TO THE RIDGELINE IS GREATER THAN 30 INCHES (762 MM) AND DOES NOT INTERSECT THE RIDGELINE. THE INTERSECTION OF THE CRICKET AND THE CHIMNEY SHALL BE FLASHED AND COUNTERFLASHED IN THE SAME MANNER AS NORMAL ROOF-CHIMNEY INTERSECTIONS. CRICKETS SHALL BE CONSTRUCTED IN COMPLIANCE WITH FIGURE R1003.20 AND TABLE R1003.20.

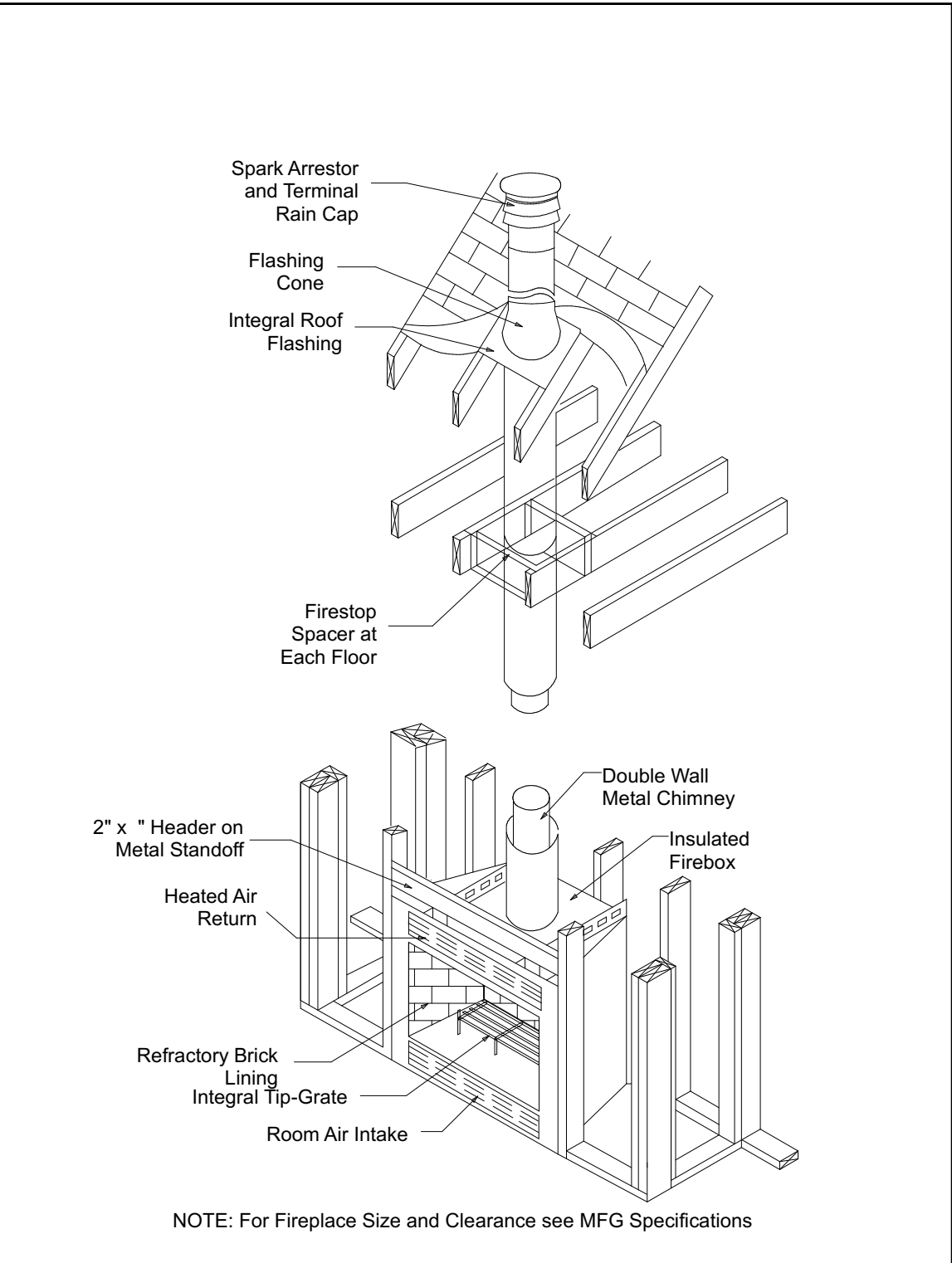
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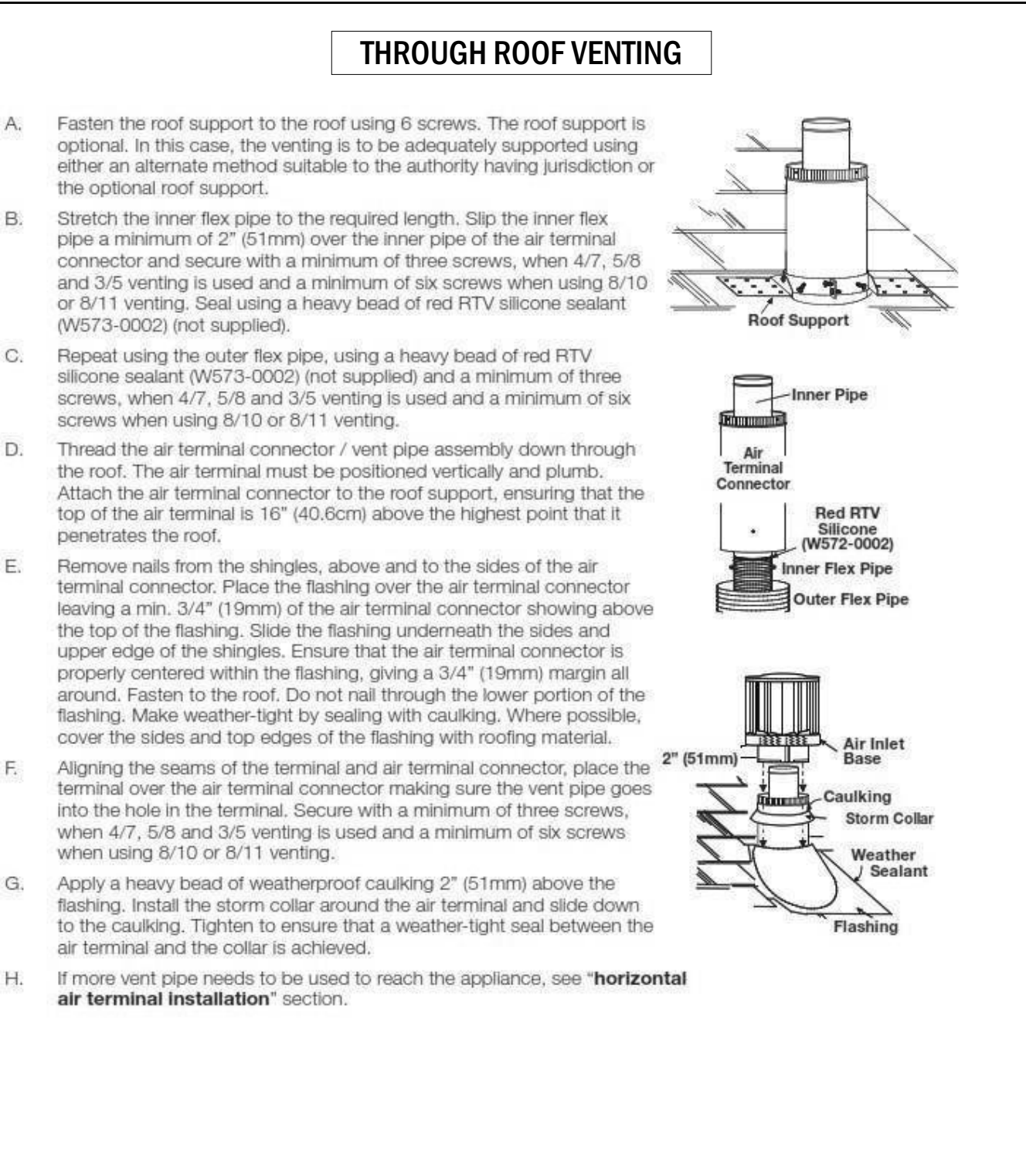
01 PREFABRICATED FIREBOX UNIT
SCALE: NTS



02 PREFAB FIREPLACE BASIC INSTALLATION SCHEMATICS
SCALE: NTS



03 PREFABRICATED FIREPLACE DETAIL
SCALE: NTS



04 GAS FIREPLACE VENTING DETAILS
SCALE: NTS

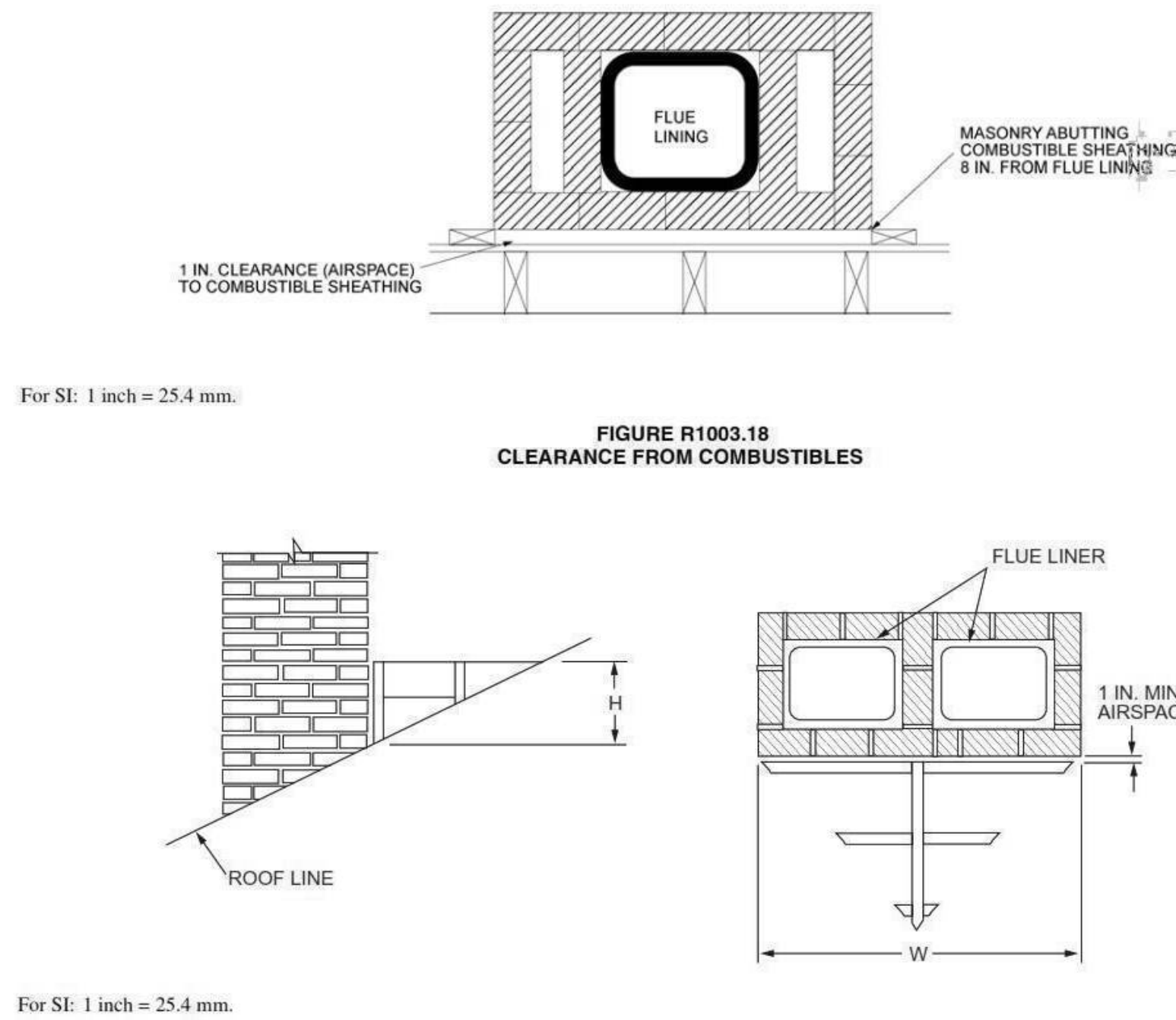


FIGURE R1003.20
CHIMNEY CRICKET

TABLE R1003.20
CRICKET DIMENSIONS

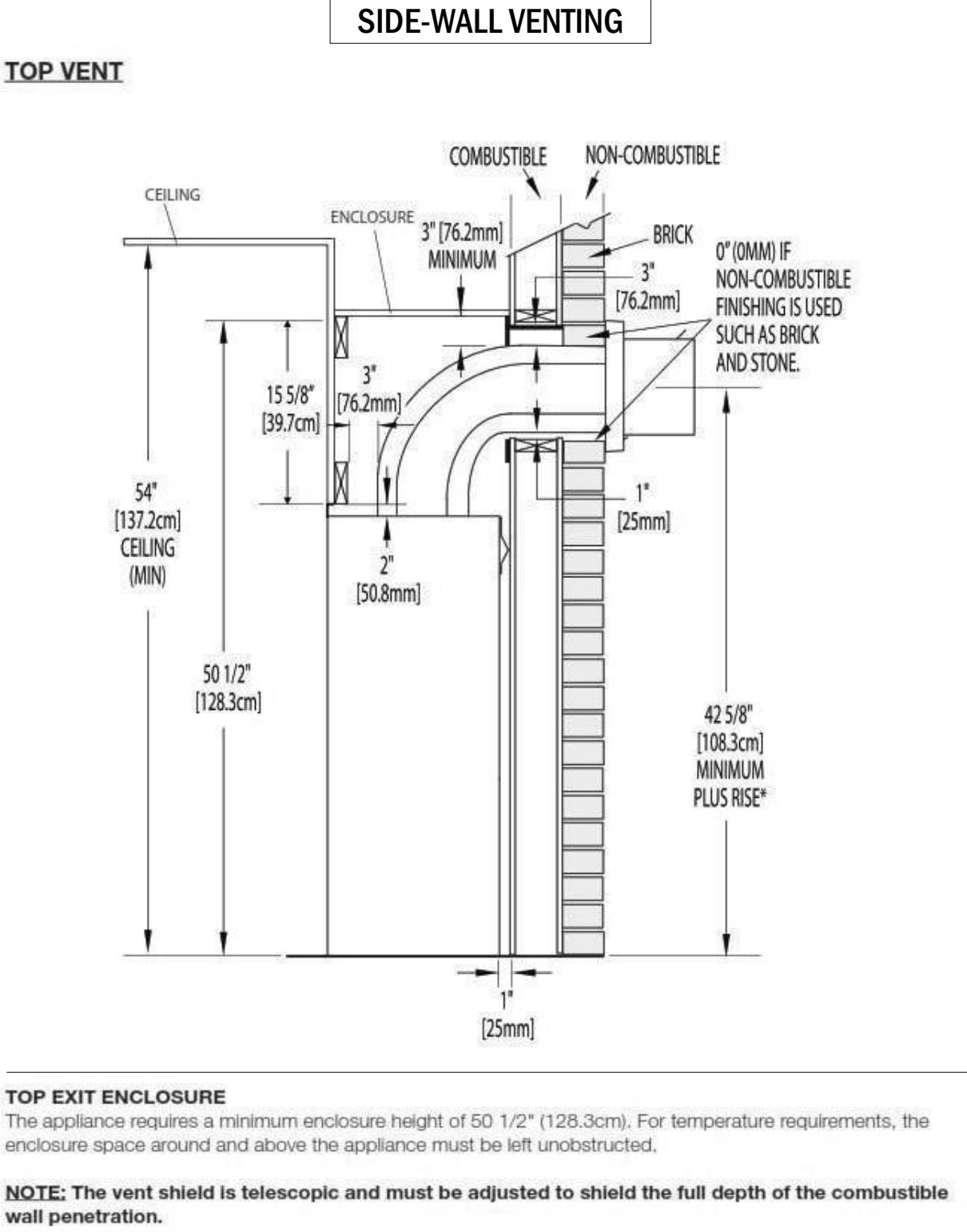
ROOF SLOPE	H
12 - 12	1/2 of W
8 - 12	1/3 of W
6 - 12	1/4 of W
4 - 12	1/6 of W
3 - 12	1/8 of W

DESCRIPTION NOTES:

1. BASE & APRON FLASHING
2. CHIMNEY COUNTER FLASHING
3. CHIMNEY CRICKET FLASHING
4. EXTERIOR FRAMED CHIMNEY
5. DBL WALL METAL CHIMNEY
6. FABRICATED STEEL CHIMNEY CAP
7. TERMINAL RAIN CAP / SPARK ARRESTOR

NOTE:
"CRICKETS AND SADDLES" ALONG WITH FLASHING ENVELOPE SHALL COMPLY WITH R1003.20 "FLASHING".

04 CHIMNEY ON ROOF SECTION
SCALE: NTS



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SPECIAL
CONSTRUCTION
(FIREPLACES)

TYPE OF PROJECT

1-STORY SINGLE-FAMILY
RESIDENTIAL

REVISION TABLE

- I. 03/31/22 HOA APPROVAL
- II. 04/15/22 READY FOR PERMITTING

SCALE

PER DRAWING NOTES

SHEET NUMBER

SC-1