

PROPOSED NEW 1-FAMILY HOME

VILLA LOT#519

GLADES COUNTY, FL

TABULATED AREAS

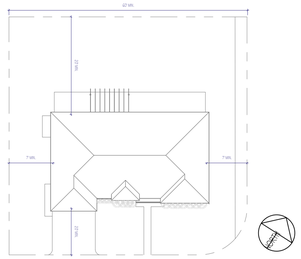
LEVEL	AREA	Volume
LEVEL 1	1880.35 SF	17079.86 CF
LEVEL 2	2235.39 SF	18069.44 CF
TOTAL	4115.75 SF	35149.30 CF
GARAGE	352.36 SF	
COVERED ENTRY	35.26 SF	

TOTAL AREA UNDER ROOF: 4503.37 SF

ABBREVIATIONS

A.C.	AIR CONDITIONING
A.C.T. or ACT	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
A.N.	AS NOTED
AHJ	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM
APT.	APARTMENT
AVG.	AVERAGE
B.	BATHROOM
B.C.	BRICK COURSE
B.O.	BOTTOM OF
B.T.	BATH TUB
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOTT.	BOTTOM
BR.	BRICK
C.H.	CONCRETE HARDENER
C.J.	CONTROL JOINT
C.M.T.	CORRUGATED METAL BRICK TILE
C.R.	CEILING REGISTER
C.S.	CAST STONE
C.T.	CERAMIC TILE
C.W.	COLD WATER
CAB.	CABINET
CL.	CLOSET
CLNG.	CEILING
CM	CARBON MONOXIDE DETECTOR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONV.	CONVECTOR
D.E.	DRYER EXHAUST
D.L.	DOUBLE LAYER
D.or DIA.	DIAMETER
D.W.	DISH WASHER
DBL.	DOUBLE
DET.	DETAIL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E.G.	ESTABLISHED GRADE
E.H.	ELECTRIC HEATER
E.J.	EXPANSION JOINT
E.W.P.M.	ELASTOMERIC WATERPROOF MEMBRANE
EIFS	EXTERIOR INSULATED FINISH SYSTEM
ELEC.	ELECTRIC
ELEV.	ELEVATION
ENGNR	ENGINEER
EQ.	EQUAL
F.	FOYER
F.A.I.	FRESH AIR INTAKE
F.D.	FLOOR DRAIN
F.F.	FINISHED FLOOR
F.P.	FIRE PROOF
F.P.H.B.	FROST PROOF HOSE
F.P.S.C.	FIRE PROOF SELF CLOSING
F.R. OR FR	FIRE RATED OR FIRE RATING
F.S.P.	FIRE STAND PIPE
FIN.	FINISH
FLASHG	FLASHING
FLR.	FLOOR
G.W.B. or GYP.	GYPSUM WALL BOARD
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
H.B.	HOSE BIB
H.C.	HUNG CEILING
H.CAB.	HANGING CABINETS
H.M. or HM	HOLLOW METAL
H.P.	HIGH POINT
H.R.	HANDRAIL
H.V.	HALL VENT (DUCT)
H.V.A.C. or HVAC	HEATING, VENTILATION, & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCL.	INCLUDING
INSUL.	INSULATION
JST	JOIST
JT.	JOINT
L.CL.	LINEN CLOST
L.P.	LOW POINT
L.R.	LIVING ROOM
L.W.	LIGHT WEIGHT
LAM.	LAMINATED
LAV.	LAVATORY
LVT	LUXURY VINYL TILE
M.&G.	METAL AND GLASS
M.C.	MEDICINE CABINET
M.CL.	METER CLOSET
M.L.	METAL LOUVER
M.O.	MASONRY OPENING
M.V.	MECHNICAL VENTILATION
MAX.	MAXIMUM
MET.	METAL
MIN.	MINIMUM
N.T.S. or NTS	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVER FLOW
O.H.	OPPOSITE HAND
OPG.	OPENING
P.	PAINTED
P.D.	PUMP DISCHARGE
P.DR.	PLANTER DRAIN
P.E.	PASSENGER ELEVATOR
P.H.V.	PUBLIC HALL VENT(DUCT)
P.R.	POWDER ROOM
PARTN	PARTITION
Q.T.	QUARRY TILE
RESIL.	RESILIENT
RM.	ROOM
S.H.	SERVICE HALL
S.S.	SLOP SINK
S.T.C.	SOUND TRANSMISSION CLASS
SAN.	SANITARY
SM	SMOKE DETECTOR
SPKL.	SPRINKLER
ST. OR STL	STEEL
STOR.	STORAGE
STRUC.	STRUCTURE OR STRUCTURAL
T.O.	TOP OF
T.R.	TOP REGISTER
T.V.	TOILET VENT (DUCT)
U.	URINAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.J.	VERTICAL CONTROL JOINT
V.C.T.OR VCT	VINYL COMPOSITE TILE
V.W.C.	VINYL WALL COVERING
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
WD.	WOOD

SITE



1 Site Plan GENERAL
1" = 30'-0"

PERMIT DATA

BUILDING CODE - FBC 2020 FL EDITION

OCCUPANCY - R3

CONSTRUCTION TYPE - VB

DESIGNED WIND SPEED V ULT. 145 MPH

RISK CATEGORY - II

EXPOSURE CATEGORY- C

PROJECT SCOPE:

CONSTRUCTION OF A NEW CUSTOM HOME WITH AN ATTIC ON A CLEAR LOT

LIST OF DRAWINGS

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A-2.3	ROOF
A-2.4	ROOF FRAMING
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M-1.0	INDEX, NOTES AND SYMBOL LEGEND
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E-2.0	ELECTRICAL PLAN
P-1.0	INDEX, NOTES AND SYMBOL LEGEND
P-2.0	PLUMBING FLOOR PLANS

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CLIENT: Client Name

REVISIONS:

DESCRIPTION	DATE	NO.

PROJECT NAME/ LOCATION:
OKEECHOBEE SITE
Okeechobee, FL

DRAWING TITLE:
COVER PAGE

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

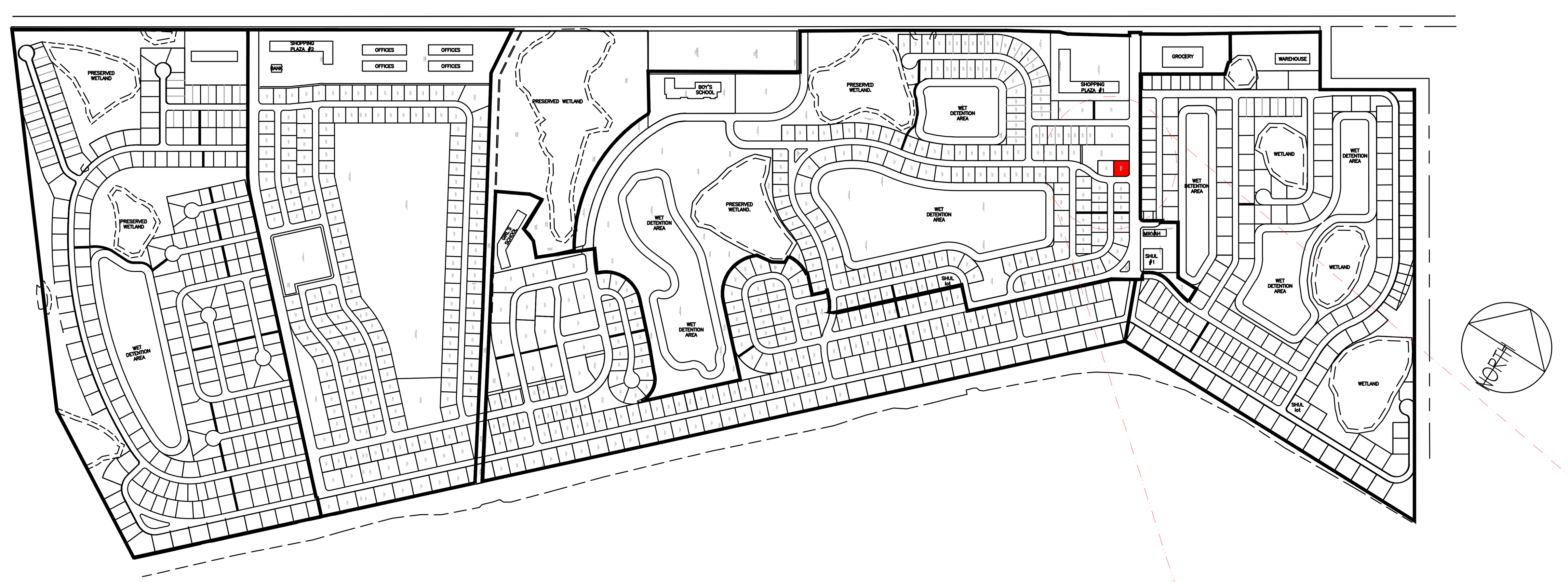
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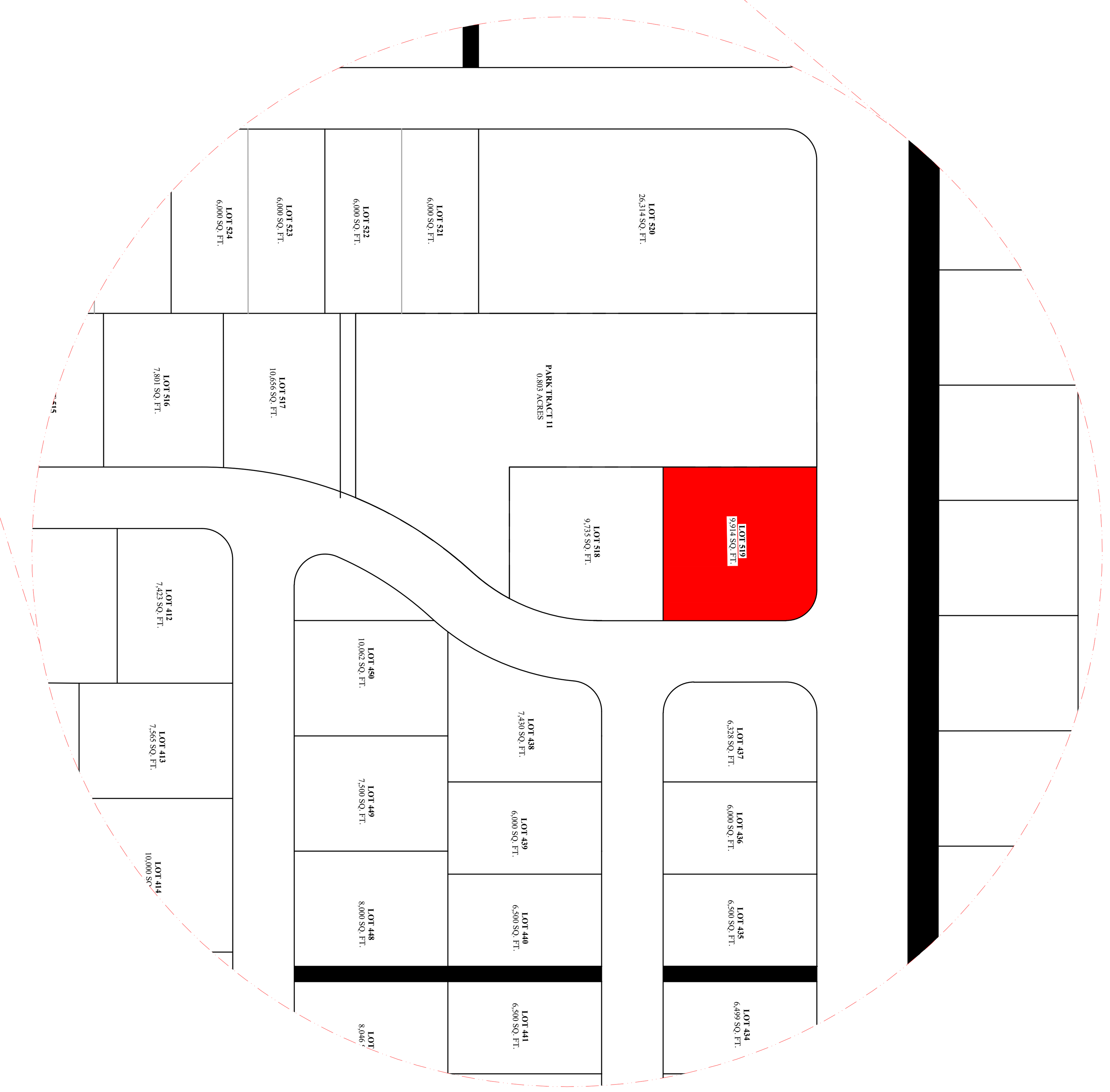
DATE: Current Revision Date

PROJECT NO. NJ079

DRAWING NO. A-1.0

OF





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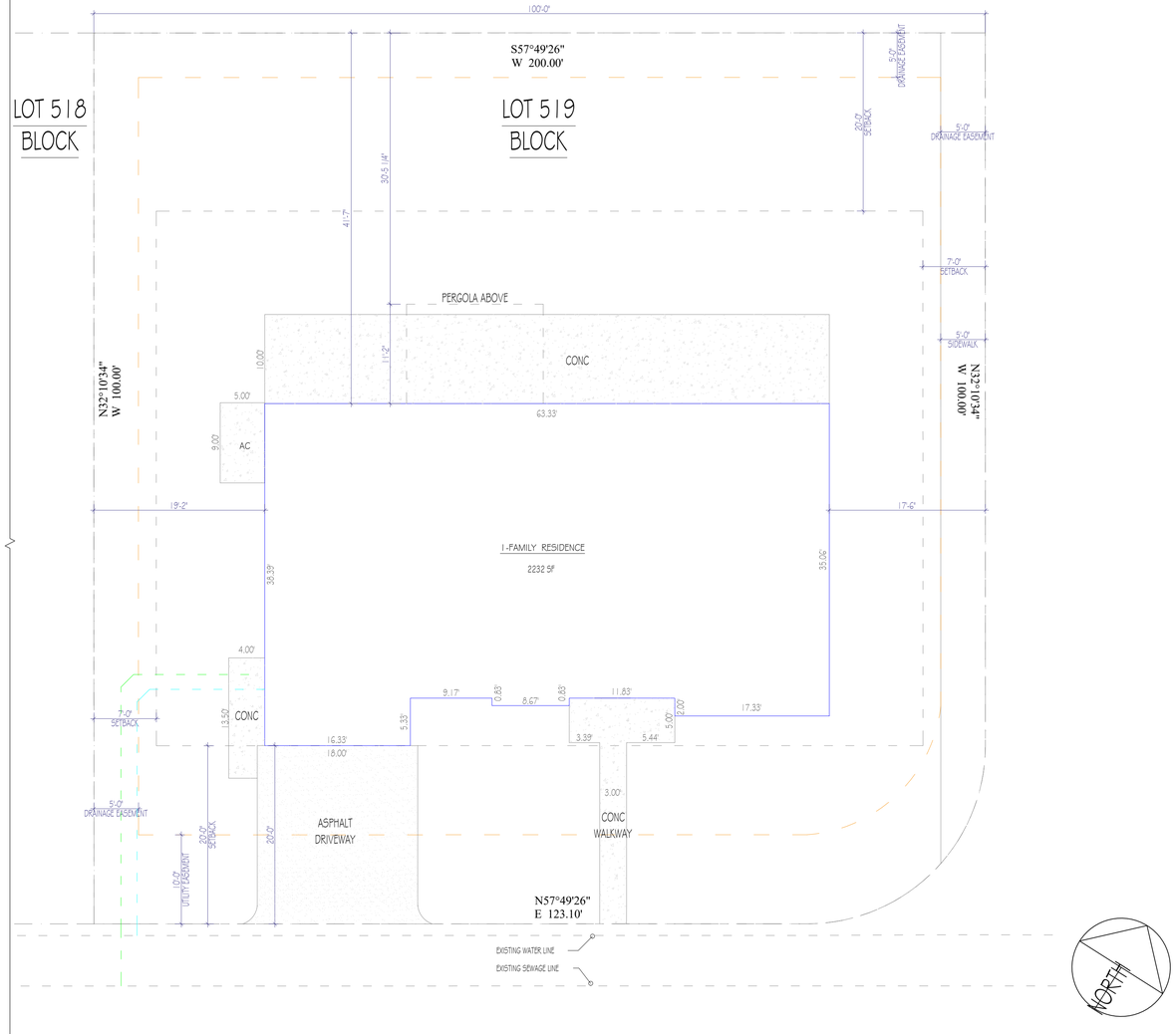
OVERALL SITE PLAN

PROFESSIONAL SEAL:

SCALE: As Noted
DATE: Current Revision Date
PROJECT NO. NJ079

A-1.1B

DRAWING NO.
OF



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

LAKEFRONT ESTATES ZONING STANDARDS

PERMITTED RESIDENTIAL USES	PERMITTED ACCESSORY USES
Dwellings: Single-Family Two-Family Attached Hybrid Townhouses Multi-Family Accessory apartment/ Guest houses Accessory public utility facilities	Agriculture Forestry/ Silviculture Home Occupation Houses of Worship Model Homes Recreation Outdoors, such as parks and docks for residential use Ritual Bathouses

	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	DWELLING -SINGLE FAMILY MODEL - VILLA BLOCK LOT 519		
REQUIRED				PROPOSED		
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	LOT SIZE	9,914 SQ. FT	OK
MIN. LOT WIDTH	60' FT	50' FT	100 FT	LOT WIDTH	100 FT	OK
FRONT SETBACK	20' FT	20' FT	25' FT	FRONT SETBACK	23' FT	OK
REAR SETBACK	20' FT	20' FT	10' FT	REAR SETBACK	41'-7"	OK
SIDE SETBACK	7' FT	7' FT/0 FT	10 FT	SIDE SETBACK	19'-2" / 17'-6"	OK
ROW SETBACK	100' FT	100' FT	100' FT	ROW SETBACK	100' FT	OK
MAXIMUM BUILDING HEIGHT	35' FT	35' FT	35' FT	BUILDING HEIGHT	24'-7" *	OK
MAX LOT (BUILDING) COVERAGE	45%	60%	75%	LOT (BUILDING) COVERAGE	23% -2232 SF	OK
PARKING	2 SPACES	2 PER DWELLING	2 PER DWELLING	PARKING	2 SPACES	OK

Zoning is per the adoption of the ordinance No. 2022-11, dated Jan. 23, 2023, that adopts the PUD regulations included in Exhibit A and B of said document for said property.

*Building, height of, means the vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the decline of a mansard roof and to the mean height level between eaves and ridge gable, hip and gambrel roofs. For buildings set back from the street line, the height of the building shall be measured from the average elevation for the finished grade along the front of the building provided its distance from the street line is not less than the height of such grade above the established curb level

KEY
Property Line
Setback
Easement
Waterline
Sewage

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CLIENT:
Client Name

REVISIONS:
DESCRIPTION DATE NO.

PROJECT NAME/ LOCATION:
OKEECHOBEE SITE
Okeechobee, FL

DRAWING TITLE:
PLOT PLAN

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

SCALE: As Noted
DATE: Current Revision Date
PROJECT NO. NJ079

DRAWING NO. A-1.1C
OF

DIVISION 1: GENERAL CONDITIONS:

A. SUMMARY OF WORK: CONSTRUCTION OF A NEW DWELLING.

DESIGN OF HEATING, VENTILATION ¢ AIR CONDITIONING, PLUMBING, ¢ ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS ¢ COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT ¢ EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER ¢ THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN.

CONTRACTOR SHALL CHECK VERIFY ¢ MAINTAIN ALL DIMENSIONS, GRADES, LEVELS ¢ OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION ¢ CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES ¢ OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS ¢ DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

SHOP DRAWINGS:

CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS ¢ WHERE CUSTOMARILY REQUIRED ¢ SUBMIT FOUR SETS OF SHOP DRAWINGS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, ¢ COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APPROVAL. ARCHITECT'S OR ENGINEER'S APPROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW ¢ APPROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS TO COMPLY WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS ¢ IN NO WAY RELIEVES THE CONTRACTOR FROM HIS/ HER RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ¢ CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS ¢ SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISSION MUST BE PROPERLY IDENTIFIED ON SUBSEQUENT SUBMISSIONS.

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE THE APPLICABLE CONDITIONS ¢ SUBSTRATES ¢ CORRECT ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING WITH THE WORK. VERIFY THAT SUBSTRATE ¢ BASE PLIES/ COATS ARE COMPATIBLE WITH NEW WORK. NOTIFY THE ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

CUTTING AND PATCHING:

INCLUDE ALL CUTTING ¢ PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORESEEN CONDITIONS:

SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY ¢ SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, ¢ PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.

RECORD DRAWINGS:

THE CONTRACTOR SHALL PREPARE ¢ MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION ¢ REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE:

ALL CONTRACTORS ¢ ALL SUB-CONTRACTORS SHALL TAKE OUT ¢ MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY ¢ PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER ¢ THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION:

CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES:

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

- ROOFING - 2 YEAR WARRANTY BY INSTALLER
- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER
- HOME OWNERS WARRANTY (HOW) - WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT ¢ FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

DIVISION 02 SITEWORK:

A. DEMOLISH AND REMOVE ALL ABOVE AND BELOW GRADE EXISTING CONSTRUCTION, AND REMOVE VEGETATION IN THE AREA OF WORK THAT WILL INTERFERE WITH THE PROPOSED WORK.

B. REMOVE ALL TOPSOIL, RUBBISH AND OTHER DELETERIOUS MATERIAL FROM INSIDE AREA OF WORK PRIOR TO COMMENCEMENT OF WORK. STRIPPED TOPSOIL SHALL BE STOCKPILED IN AN AREA AWAY FROM THE AREA OF WORK AND PRESERVED FOR REDISTRIBUTION UPON FINAL GRADING AT PROJECT FINISH.

C. CONTRACTOR TO FIELD-VERIFY LOCATION OF ALL UNDERGROUND MECHANICAL SYSTEMS, UTILITY LINES, ETC., PRIOR TO EXCAVATION. EXCAVATE AS REQUIRED FOR FOUNDATION TO UNDISTURBED VIRGIN SOIL.

D. EXCAVATION AND COMPACTING: EXCAVATE AS REQUIRED TO INSTALL FOOTINGS AND TO MAINTAIN FINISHED FLOOR ELEVATION. COMPACT SOIL IN AREAS TO RECEIVE CONCRETE FLOORS OR SLABS TO 95%.

E. SOIL BEARING CAPACITY IS ASSUMED TO BE 3,000 PSF.

- THE CONTRACTOR (GC) SHALL VERIFY SOIL-BEARING CAPACITY TO BE EQUAL TO OR EXCEED THE ASSUMED VALUE BEFORE PROCEEDING WITH THE WORK. GC SHALL NOTIFY ARCHITECT (AOR) OF ANY DISCREPANCY IN THE SOIL BEARING CAPACITY. IN THE EVENT SUCH A DISCREPANCY IS FOUND GC SHALL STOP ALL WORK RELATED TO THE POURING OF THE FOOTINGS AND FOUNDATIONS UNTIL RECEIVING WRITTEN DIRECTION FROM THE AOR OR ENGINEER (EOR).
- FAILURE OF THE GC TO TEST AND VERIFY THE SOIL BEARING CAPACITY SHALL RESULT IN THE GC ASSUMING FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGES THAT MAY OCCUR.
- THE BUILDING INSPECTOR FROM THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) SHALL HAVE THE AUTHORITY OF WAIVING THE TEST BORE REQUIREMENT, IF BASED ON THEIR PROFESSIONAL JUDGEMENT AND KNOWLEDGE OF AREA CONDITIONS RENDER SUCH TESTING SUPERFLUOUS AND UNNECESSARY.
- FOOTING ELEVATIONS SHALL BE ADJUSTED TO THE ACTUAL LEVELS OF ACCEPTED BEARING STRATA FOUND UPON EXCAVATION. IN THE EVENT THAT EXCAVATED CONDITIONS REVEAL THE DEPTH OF BEARING STRATA TO BE IN EXCESS OF 1'-0" FROM DESIGNED DEPTHS, GC SHALL NOTIFY AOR PRIOR TO PROCEEDING WITH THE WORK.

F. UTILITIES: CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS AS NECESSARY TO EXTEND EXISTING WATER SERVICE, SANITARY LINES, ELECTRICAL, GAS, TELEPHON AND CABLE SERVICES, TO NEW AREAS AS REQUIRED. INSTALL IN ACCORDANCE TO ALL LOCAL REQUIREMENTS.

G. FOUNDATION AND RAIN DRAINAGE SYSTEM: PROVIDE SCHEDULE 40 ABS PIPING (ASTM D2751) AND FITTINGS OF THE SIZES INDICATED ON DRAWINGS. IF WATER IS ENCOUNTERED DURING A EXCAVATION OF BASEMENT FOOTINGS, AND/OR SUMP PUMP IS SPECIFIED, PROVIDE 2" PVC PIPE FROM SUMP LOCATION TO CURB AT STREET.

H. BACK-FILL WITH CLEAN SOIL, FREE OF DELETERIOUS MATERIALS.

I. EARTH WORK: SPREAD SOIL, HAND GRADE, AND SEED LAWN. EXCESS EXCAVATED MATERIALS SHALL BE DISTRIBUTED IN SUCH A WAY AS TO PROVIDE A SMOOTH TRANSITION TO UNDISTURBED GRADE. PROVIDE CLEAN FILL AS REQUIRED TO BRING FINISHED GRADE TO REQUIRED LEVEL. SLOPE GRADES AWAY FROM BUILDING. FINISHED GRADE SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING.

J. PORTLAND CEMENT CONCRETE PAVING: CONCRETE SIDEWALKS, RAMPS AND SLABS SHALL BE MINIMUM 3000 PSI OR AS INDICATED ON DRAWINGS. PROVIDE WELDED WIRE MESH (ASTM A-185) IN ALL WALKS, RAMPS AND SLABS. BROOM FINISH HORIZONTAL SURFACES FOR BARRIER-FREE ACCESSIBILITY.

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

DIVISION 03: CONCRETE

A. CONTRACTOR SHALL PROVIDE ALL CONCRETE WORK INDICATED IN DRAWINGS, INCLUDING BUT NOT LIMITED TO SLAB ON GRADE, AND SITE WALKWAYS. GC SHALL PROVIDE MATERIALS, REINFORCEMENT, VAPOR PROTECTION, FORMWORK, EXPANSION AND CONTROL JOINTS, AND ACCESSORIES AS INDICATED IN THE DRAWINGS AND/OR AS NECESSARY TO COMPLETE THE OUTLINED SCOPE AS PER FL FBC AND INDUSTRY STANDARDS.

B. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS.

D. FOOTINGS SHALL BE POURED ON VIRGIN SOIL, OR SOIL REINFORCED TO ACHIEVE NECESSARY BEARING CAPACITY.

E. DEEP FILLS UNDER SLABS SHALL BE LAYERED IN 6" LAYERS AND COMPACTED TO MIN. DENSITY OF 95%.

F. NO CONCRETE SHALL BE POURED IN INCLEMENT WEATHER, INCLUDING IN FREEZING TEMPERATURE, ON FROZEN OR WET GROUND OR DURING PRECIPITATION EVENTS, UNLESS REQUIRED ADMIXTURES ARE UTILIZED, AS PER INDUSTRY STANDARDS, AND AS APPROVED BY AOR/ EOR. CONCRETE EXPOSED TO FREEZE/ THAW CYCLES SHALL BE AIR-ENTRAINED.

G. CONCRETE TO BE PROTECTED FROM WEATHER EXTREMES AS REQUIRED.

H. WHERE FOOTINGS ARE STEPPED, BOTTOM OF FOOTING SHALL NOT STEP MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FEET HORIZONTALLY. STEPS IN FOOTINGS SHALL OVERLAP 1'-0" MIN. UON.

I. SEE WALL SECTION AND FOUNDATION PLAN FOR SIZE AND REINFORCEMENT OF FOOTINGS. FOOTINGS SHALL BE A MIN. OF 6 INCHES WIDER ON EACH SIDE THAN THE SUPPORTED FOUNDATION STEM WALL ABOVE AND A MIN. OF 8 INCHES THICK UON. AT CHIMNEYS THE MIN. SIZES INCREASE TO 12 INCHES WIDER ON EACH SIDE AND 12 INCHES THICKNESS UON.

J. ALL FOOTINGS SHALL BE REINFORCED BOTH LONGITUDINALLY AND TRANSVERSELY AS SPECIFIED ON THE DRAWINGS. NO FOOTING SHALL HAVE LESS THAN TWO (2) #5 REINF. BARS IN BOTH DIRECTIONS.

K. BASEMENT FLOOR SLABS AND/OR SLABS ON GRADE SHALL BE CONSTRUCTED AS 4" THICK NORMAL WEIGHT CONCRETE WITH WWM REINFORCEMENT, ON A VAPOR BARRIER ABOVE 4" POROUS GRAVEL FILL, UON.

J. ALL FOOTINGS SHALL BE REINFORCED BOTH LONGITUDINALLY AND TRANSVERSELY AS SPECIFIED ON THE DRAWINGS. NO FOOTING SHALL HAVE LESS THAN TWO (2) #5 REINF. BARS IN BOTH DIRECTIONS.

K. BASEMENT FLOOR SLABS AND/OR SLABS ON GRADE SHALL BE CONSTRUCTED AS 4" THICK NORMAL WEIGHT CONCRETE WITH WWM REINFORCEMENT, ON A VAPOR BARRIER ABOVE 4" POROUS GRAVEL FILL, UON.

L. CONCRETE WORK AND MIXTURES SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 211.1, "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE" TO PRODUCE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS OTHERWISE NOTED.

- CONCRETE SLUMP LIMITATIONS: 4" MIN. AND 6" MAX.
- MAX. AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATES SHALL CONFORM TO ASTM C-33.

M. CONCRETE COVER FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318, AND SHALL BE A MIN. AS LISTED BELOW, UNLESS OTHERWISE NOTED:

- FORMED CONCRETE BELOW GRADE - 2"
- UNFORMED CONCRETE BELOW GRADE - 3"

N. ALL STRUCTURAL CONCRETE IS TO BE CURED IN ACCORDANCE WITH ACI 301.

O. GROUT SHALL BE NON-SHRINK, NON-METALLIC AND SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.

P. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL DEFORMED TYPE, COMPLYING WITH ASTM A615, GRADE 60.

- ALL SPLICES SHALL CONFORM TO ACI STANDARDS AND BUILDING CODE REQUIREMENTS, BUT IN NO CASE LESS THAN 1" FROM THE TOP AND OVER ANY PIPES OR CONDUITS IN SLABS.
- WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED.
- ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.
- ALL REINFORCING STEEL SHALL BE ASSEMBLED AS CAGES OR MATS, WITH BARS EQUALLY SPACED AND TIED TOGETHER AT EACH INTERSECTION BEFORE CONCRETE IS PLACED.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, AND BE LOCATED IN THE CENTER OF THE DEPTH.
- ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND SHALL BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI CURRENT EDITION.
- CONTINUOUS REINFORCING BARS SHALL BE BENT AROUND CORNERS WITH ENDS LAPPED.

Q. DAMP-PROOF CONCRETE BASEMENT WALLS WITH 1/2" COAT OF PORTLAND CEMENT PARGING APPLIED TO EXTERIOR FROM COVE TO CAP AND APPLY TWO (2) COATS OF BITUMINOUS DAMP PROOFING BELOW GRADE.

DIVISION 04 MASONRY

A. ALL MASONRY MATERIALS SHALL BE STORED IN A NEAT MANNER HIGH AND DRY FROM ALL FOREIGN MATERIALS AND PROTECTED FROM MOISTURE.

B. MASONRY UNITS SIZES AND REINFORCEMENT SHALL COMPLY WITH THE 2021 EDITION OF THE FL 2020 FBC, AND AS PER THE DRAWINGS.

C. CONTRACTOR SHALL ADEQUATELY PROTECT WALLS, PIERS, ETC. FROM DAMAGE DUE TO BACK FILLING.

D. PROVIDE 8 INCHES SOLID MASONRY UNDER GIRDER ENDS. FILL SOLID WITH CONCRETE.

E. AS PER FL 2020 FBC A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

DIVISION 05 STEEL

A. ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO STANDARD SPECIFICATION OF ASTM A 36 UNLESS OTHERWISE NOTED ON DRAWINGS.

- ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST AISC SPECIFICATIONS WITH LATEST REVISIONS.

C. ALL FIELD BOLTS SHALL BE COMPLY WITH ASTM A 325 STANDARDS.

D. ANCHOR BOLTS: ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A 307. SIZE IS TO BE 1/2" DIAMETER, 6' O.C. AND NOT GREATER THAN 12" FROM EACH CORNER; BOLTS SHALL BE EMBEDDED NOT LESS THAN 7" INTO CONCRETE OR CMU; OR AN APPROVED ANCHORING SYSTEM AS PER THE FL 2020 FBC CODE EDITION.

E. ALL LALLY COLUMNS SHALL BE OF STANDARD STEEL PIPE WITH FY=36 KSI AS FOUND IN THE "MANUAL OF STEEL CONSTRUCTION" UNLESS NOTED OTHERWISE.

F. ALL GUARDS AND HANDRAILS TO COMPLY WITH SPECIFICATIONS SET FORTH IN THE 2020 FBC EDITION. SELECT FASTENERS OF THE TYPE AND GRADE REQUIRED TO PRODUCE CONNECTIONS THAT ARE SUITABLE FOR ANCHORING RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADINGS. INSTALL WOOD HANDRAILS AND RAILING SYSTEMS TO COMPLY WITH RAILING MANUFACTURER'S INSTRUCTIONS. ATTACH HANDRAILS TO WALL WITH WALL BRACKETS AND END FITTINGS. PROVIDE BRACKET WITH NOT LESS THAN 1-1/2 INCH CLEARANCE FROM INSIDE FACE OF HANDRAIL AND FINISHED WALL SURFACE.

DIVISION 06 WOOD

A. ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF STUD UON.

B. FRAMING LUMBER SHALL BE GRADE MARKED AND COMPLYING WITH DOC PS-20 IN ACCORDANCE WITH 2020 FBC, AND AS RECOGNIZED BY THE AMERICAN WOOD COUNCIL (AWC).

C. STRUCTURAL LUMBER SHALL BE HEM. FIR OR DOUG FIR #1 OR BETTER AND CONFORM TO STANDARDS SET FORTH BY THE ALSC (AMERICAN LUMBER STANDARD COMMITTEE), AND CODE STANDARDS LISTED UNDER GENERAL CONDITIONS. FB (FOR 2"-4" MEMBERS) SHALL BE 1300 PSI FOR SINGLE MEMBERS, 1495 PSI FOR REPETITIVE MEMBERS.

D. DRAWINGS INDICATE NOMINAL SIZES OF LUMBER.

E. ALL SHEATHING AND SUBFLOORING SHALL BE EXTERIOR GRADE WOOD STRUCTURAL PANEL (OSB) OR PLYWOOD, UON.

F. SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. LAP ENDS MIN. 3" OVER BEARING WALL AND SECURE WITH MIN. (3) 10D FACE NAILS.

G. NOM. LUMBER JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, ENGINEERED FLOOR JOISTS SHALL BE LATERALLY SUPPORTED AT THE ENDS AS PER MFR. RECOMMENDATIONS.

H. COLUMNS AND POSTS ARE TO HAVE FULL SOLID WOOD AND/OR MASONRY BEARING CONTINUOUS TO THE FOUNDATION.

I. AT BASE OF COLUMN 15 LB ASPHALT PAPER SHALL BE USED TO ISOLATE WOOD FORM CONCRETE.

J. ANCHOR SILLS AND PLATES WITH 1/2" DIA. HOOKED BOLTS 1'-6" LONG SPACED A MAX. OF 6'-0" O.C., MIN. 2 PER SILL, MAX. 12" FROM THE END OF EACH PIECE OF SILL PLATE AND MAX. 12" FROM EACH CORNER OF THE FOUNDATION.

K. UNTREATED FRAMING LUMBER SHALL NOT BEAR DIRECTLY ON CONCRETE OR MASONRY. LUMBER IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE TREATED IN ACCORDANCE WITH AWPA U1. FIELD CUT TREATED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA M4.

L. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

M. DOUBLE JOISTS SHALL BE PLACED UNDER BEARING PARTITIONS THAT ARE PARALLEL TO JOIST.

O. PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS TYPICAL.

P. GIRDERS RESTING ON MASONRY ARE TO BE SET ON STEEL LEVELING PLATES AS REQUIRED. WHERE LEVELING PLATES ARE NOT REQUIRED SET ON .019 ALUMINUM FLASHING.

Q. ALL HANGERS, CONNECTORS, CAPS, BASES, ETC. FOR CARPENTRY ARE TO BE BY SIMPSON OR APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

R. PROVIDE PLYWOOD AND/OR OSB WITH AMERICAN PLYWOOD ASSOCIATION GRADE STAMP ON EACH SHEET, INDICATING THE SPAN RATING, EXPOSURE DURABILITY CLASSIFICATION, THICKNESS AND GRADE DESIGNATIONS. PLYWOOD SHALL COMPLY WITH THE REQUIREMENTS OF US PRODUCT STANDARD PS-1, PS-2, PS-1-83 OR PRP-108. THE FOLLOWING MINIMUM THICKNESS AND GRADE DESIGNATIONS SHALL BE PROVIDED FOR THE APPLICABLE LOCATIONS. WHERE THE DRAWINGS INDICATE A DIFFERENT THICKNESS, THE LARGER THICKNESS SHALL BE INSTALLED.

- ROOF SHEATHING: 1/2" C-D APA 32/16 EXT. GLUE, OSB 1/2" APA 32/16 EXTERIOR
- WALL SHEATHING: 1/2" C-D APA 32/16 EXT. GLUE SB 1/2" APA 32/16 EXTERIOR, AT SHEARWALL SHALL BE DESIGNATED "STRUCTURAL"
- FLOOR: 3/4" GROUP-1 UNDERLAYMENT GRADE TONGUE AND GROOVE APA EXPOSURE 1 WITH EXTERIOR GLUE.

INSTALL GLUED AND NAILED.

S. STRUCTURAL COMPOSITE BEAMS, JOISTS, HEADERS AND TRUSSES SHALL BE INSTALLED AS PER SPECIFICATIONS OF TRUSS JOIST CORP. AND HAVE BEEN DESIGNED ACCORDING TO STRESS TOLERANCES OF SPECIFIED MEMBERS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY AOR OR A STRUCTURAL ENGINEER LICENSED IN THE STATE OF FL.

T. ALL MICROLLAM OR PARALLAM BEAMS TO BE INSTALLED AS PER SPECIFICATIONS OF TRUSS JOIST CORP. JOIN BEAMS WITH MIN. THREE (3) 16D NAILS PER FOOT AND EXTERIOR GLUE UON. PROTECT FROM EXPOSURE TO WEATHER.

U. DECKS: ALL EXTERIOR DECK LUMBER, INCLUDING JOISTS, GIRDERS, POSTS, LEDGERS, RAILINGS AND BALUSTERS SHALL BE S4S, S-DRY MARKED AND COMPLYING WITH PS 20 AND PRESSURE TREATED TO COMPLY WITH AWPA U-1 AND FIELD TREATED IN ACCORDANCE WITH AWPA M4. ALL EXTERIOR BOLTS AND FASTENERS ARE TO BE GALVANIZED OR STAINLESS STEEL. DECK LUMBER TO BE DOUGLAS FIR #1, UON.

V. DECKING TO BE A WOOD POLYMER COMPOSITE MATERIAL, "TREX DECKING", OR EQUAL.

W. ALL UNMARKED HEADERS SHALL BE MIN. OF TWO (2) 2X10 WITH 1/2" PLYWOOD SPACER AND 2X4 CAP TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE METAL HANGERS OR CONNECTORS AT ALL BUTT JOINTS.

X. FIREBLOCKING SHALL BE PROVIDED AT ALL FLOOR AND CEILING LEVELS, AT ALL CHASES AT FLOOR AND CEILING LEVEL, AND AT ALL JOINTS BETWEEN SOFFITS AND WALLS, DROPPED CEILINGS AND WALLS. FIREBLOCKING SHALL CONSIST OF 2" NOM. LUMBER, OR 1/2 GYPSUM BD, OR 23/32" OSB BACKED BY SIMILAR AT JOINTS, OR MINERAL WOOL INSULATION SECURED IN PLACE.

Y. AT STAGGERED STUD WALL, FIREBLOCKING SHALL BE PLACED EVERY 10'-0" HORIZONTALLY.

Z. JOISTS AND BEAMS SHALL HAVE A MINIMUM OF 3 1/2" BEARING AT SILLS UON. PROVIDE A SILL SEALER ON TOP OF FOUNDATION WALLS BELOW TREATED WOOD SILLS.

ZA. ALL OPENINGS IN WALLS, FLOOR, ROOF, ETC. TO BE LOCATED AND SIZED AS PER MECHANICAL AND ARCHITECTURAL REQUIREMENTS, EVEN IF NOT SHOWN ON DRAWINGS.

ZB. PROVIDE DRAFT STOPPING AT CONCEALED PLENUMS, LARGER THAN 1000 SF.

ZD. INTERIOR FINISH CARPENTRY: PROVIDE INTERIOR STANDING AND RUNNING TRIM COMPLYING WITH PS 20. TRIM SHALL BE PRIMED FOR PAINT FINISH. BASE TRIM: 4-1/2 INCHES, CASING: 2-1/2 INCHES UON.

ZE. BLOCKING SHALL BE PROVIDED AT ALL TOILET, TUB AND SHOWER LOCATIONS FOR FUTURE GRAB BAR INSTALLATION.

ZF. SOLID BLOCKING SHALL BE PROVIDED AT ALL LOCATIONS WHERE WALL HUNG CABINETRY OF SHELVING IS TO BE INSTALLED.

DIVISION 07 THERMAL AND MOISTURE PROTECTION

A. PROVIDE COLD ASPHALT DAMP PROOFING OF THE SEMI-FIBRATED TYPE CONFORMING TO FS SS-A-694 TO ALL BELOW GRADE MASONRY SURFACES. INSTALL IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.

B. ON ALL EXTERIOR ABOVE AND BELOW GRADE CONCRETE SURFACES PROVIDE AND INSTALL A TWO-COAT CEMENTITIOUS PLASTER FINISH. FINISH SURFACE SHALL BE A TROWEL FINISH, TOTAL THICKNESS OF 1". INSTALL COVE AT INTERSECTION OF FOUNDATION WALLS AND FOOTINGS.

D. INSULATION AS SHOWN COMPLIES WITH CURRENT ISSUE OF 2020 FBC EDITION.

E. 2" RIGID XPS INSULATION SHALL BE PROVIDED ON THE EXTERIOR FACE OF THE FOUNDATION STEM WALL.

F. SPRAY FOAM INSULATION SHALL BE UTILIZED BELOW THE ROOF TO ACHIEVE AND ATTIC INSULATION OF R-38.

H. PROVIDE TYPE II MINERAL FIBER BLANKET INSULATION WITH A K-VALUE OF 0.28, THICKNESS AS INDICATED ON DRAWINGS, CONFORMING TO ASTM E84 AND/OR UL 723, AND ASTM C665.

I. PROVIDE MINIMUM 235 LB. U.S. CLASS A, WIND-RESISTANT ASPHALT-FIBER GLASS SHINGLES. COLOR, TEXTURE AND PATTERN

J. USE ROLL ON WEATHERPROOF WINDOW BUCKS FOR ALL WINDOWS AND DOORS

J. SEALANTS:

- ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATIONS AND AT MEETS OF WALLS, ROOFS AND FLOORS SHALL BE CAULKED AND SEALED WITH GE SILICONE (SEALANT), OR APPROVED EQUAL.
- BATH FIXTURES TO BE SEALED AS REQUIRED TO RENDER THEM WATERTIGHT.
- ELASTOMERIC SEALANT SHALL BE ONE PART POLYSULFIDE OR ONE PART POLYURETHANE SEALANT CONFORMING TO FS TTS- 00230 CLASS A. PROVIDE CLOSED CELL SEALANT BACKER ROD.

K. PROVIDE CONTINUOUS SEAMLESS ALUMINUM SHEETMETAL (0.032") GUTTERS AND DOWNSPOUTS AS SHOWN ON THE DRAWINGS. PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS.

L. PROVIDE AND INSTALL STUCCO SIDING AND ACCESSORIES. PROVIDE 3-1/2 INCH WINDOW AND DOOR SURROUNDS, 3-1/4 INCH CORNER POSTS AND COLOR MATCHING CAULK.

DIVISION 08 DOORS AND WINDOWS

A. WINDOWS AS INDICATED ON PLAN COMPLY WITH EGRESS REQUIREMENTS AND MIN. GLAZING AREA OF 8% OF FLOOR AREA FOR EACH ROOM INTENDED FOR HUMAN OCCUPANCY. OPERABLE PORTIONS OF WINDOW SYSTEMS SHALL COMPLY WITH THE VENTILATION REQUIREMENTS OF A MINIMUM OPERABLE AREA OF 4% OF EACH ROOM INTENDED FOR HUMAN OCCUPANCY.

B. ONE WINDOW IN EACH SLEEPING ROOM TO HAVE MIN. NET CLEAR OPENING OF 5.7 SQ. FT., MIN. NET CLEAR OPENING HEIGHT OF 24", MIN. NET CLEAR OPENING WIDTH OF 20" (AREA MAY BE REDUCED TO 5.0 SQ. FT. AT FIRST FLOOR). C. ALL ENTRANCE DOORS; SIDELIGHTS; WINDOWS WITH PANES LARGER THAN 9 SF AND WITH THE BOTTOM OF THE PANES CLOSER THAN 18" FROM THE FLOOR, AND THE TOPS OF THE PANE MORE THAN 36" FROM THE FLOOR AND WITHIN 36" OF A WALKING SURFACE; OR OTHER HAZARDOUS LOCATIONS AS DEFINED BY THE 2120 FL FBC, MUST CONFORM TO CONSUMER PRODUCT SAFETY COMMISSION, CPSC 16 CFR 1201 REQUIRING SAFETY GLASS IN SAID PANELS.

D. WINDOWS ABOVE A SHOWER OR TUB, SLIDING AND SHOWER DOORS HAVING GLAZING MUST CONFORM

E. EXTERIOR METAL CLAD DOORS SHALL BE 1 3/4" THICK PRE-HUNG DOORS AS MANUFACTURED BY THERMATRU. GLASS LIGHTS SHALL BE 1/2" THICK TEMPERED INSULATING GLASS OF DIMENSIONS INDICATED ON DRAWINGS.

F. PROVIDE MTL-CLAD WINDOWS OF TYPES AND SIZES INDICATED ON DRAWINGS. WINDOWS SHALL BE PRE-GLAZED WITH DOUBLE PANE, HIGH-PERFORMANCE LOW-E, COLOR-FUSED INSULATING GLASS. PROVIDE 1-18" WIDE HIGH PROFILE EXTERIOR AND INTERIOR COLONIAL GRILLS. PROVIDE HOLLOW CORE SIX PANEL INTERIOR MASONITE DOORS WHERE INDICATED ON PLAN. WINDOWS TO BE IN COMPLIANCE WITH ASTM MISSILE TEST E1996 AND E1886 AS MODIFIED IN IRC 2020 302.1.2

WINDOWS REQUIRE A U VALUE OF .40 AND SHGC OF .25.

H. PROVIDE STEEL DOORS AND FRAMES COMPLYING WITH SDI 100. STEEL SHALL BE COLD ROLLED PER ASTM A336 OR A568, GALVANIZED FOR EXTERIOR USE. FRAMES SHALL BE A MINIMUM OF 16 GAUGE, DOORS BE A MINIMUM OF 18 GAUGE. WHERE INDICATED ON DRAWINGS, PROVIDE DOORS AND FRAMES WITH THE APPROPRIATE UL FIRE RESISTANCE RATING.

I. ALLOW A LUMP SUM OF $1500.00 FOR THE PURCHASE OF FINISH HARDWARE.

DIVISION 09 FINISHES

A. FLOORS:

- FLOORS HAVE BEEN DESIGNED TO CARRY 1" WOOD T¢G FLOORING THROUGHOUT AND CERAMIC TILE ON THE FIRST FLOOR, SHOULD THE OWNER CHOOSE SUCH FLOORING
- BATHROOM FLOORS TO BE OF SLIP RESISTANT PORCELAIN TILE OR APPROVED EQUAL. ALL TUBS AND SHOWERS TO HAVE SLIP RESISTANT STANDING SURFACES.

B. PROVIDE 5/8" THICK STANDARD TAPER GYPSUM BOARD COMPLYING WITH ASTM C36 UNLESS OTHERWISE INDICATED.

- GYPSUM BOARD SHALL BE FASTENED WITH APPROVED NAILS OR SCREWS SPACED PER IRC STANDARDS AND MINIMUMS.
- PROVIDE WATER RESISTANT GYPSUM BOARD (ASTM C 630) WALLS AND CEILINGS IN TOILET ROOMS AND WET AREAS.
- PROVIDE MANUFACTURERS STANDARD METAL TRIM ACCESSORIES OF THE BEAD TYPE.
- PROVIDE READY-MIXED, VINYL JOINT COMPOUND AND PERFORATED JOINT TAPE. FINISH TO A LEVEL 5 FINISH.
- PROVIDE 5/8" FIRE CODE TYPE "X" GYPSUM BOARD ON WALLS AND CEILING OF A GARAGE ADJACENT TO LIVING SPACES.

C. INSTALL CEMENT COATED PORTLAND CEMENT PANELS (CEMENT BACKER BOARD) WITH GLASS FIBER MESH REINFORCING AND WATER RESISTANT COATING ON BOTH FACES, AS MANUFACTURED BY USG, NATIONAL GYPSUM OR GEORGIA PACIFIC., IN WET AREAS RECEIVING TILE FINISH MATERIALS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

D. WOOD FLOORING SHALL BE 3/4 INCH THICK TONGUE AND GROOVE SOLID STRIP FLOORING.

E. PROVIDE STANDARD TOILET ACCESSORIES INCLUDING TOILET PAPER DISPENSERS, TOWEL RODS AND RACKS, SOAP DISHES, ETC. WHERE INSTALLED AS PART OF A CERAMIC TILE WALL SYSTEM, TOILET ACCESSORIES SHALL BE OF THE SAME GRADE, QUALITY AND COLOR OF THE CERAMIC TILE INCLUDING SOAP DISHES, TOWEL RACKS, AND TOILET TISSUE DISPENSER.

F. ANY GLASS COMPONENTS OF DOORS AND ADJACENT SIDE WINDOWS, INCLUDING SHOWER DOORS, ARE TO BE TEMPERED SAFETY GLASS.

G. NON-STRUCTURAL METAL FRAMING

- STEEL SHEET TOP TRACK MANUFACTURED TO PREVENT CRACKING OF FINISHES APPLIED TO INTERIOR PARTITION FRAMING RESULTING FROM DEFLECTION OF STRUCTURE ABOVE; IN THICKNESS NOT LESS THAN INDICATED FOR STUDS AND IN WIDTH TO ACCOMODATE DEPTH OF STUDS.
- STUDS ¢ TRACK ASTM C645
- SLIP-TYPE HEAD JOINT: WHERE INDICATED PROVIDE ONE OF THE FOLLOWING
  1. CLIP STSTEM
  2. SINGLE LONG-LEG TRACK SYSTEM
  3. DOUBLE TRACK SYSTEM
  4. DEFLECTION TRACK
- FURRING: PROVIDE MARINO/WARE OR A COMPARABLE PRODUCT
- ISOLATION STRIP AT EXTERIOR WALLS: PROVIDE ONE OF THE FOLLOWING
  1. ASPHALT-SATURATED ORGANIC FELT: ASTM D226/D226M, TYPE I (NO. 15 ASPHALT FELT), NONPERFORATED
  2. FOAM GASKET: ADHESIVE-BACKED, CLOSED-CELL VINYL FOAM STRIPS THAT ALLOW FASTENER PENETRATION WITHOUT FOAM DISPLACEMENT, 1/8 INCH (3.2 MM) THICK, IN WIDTH TO SUIT STEEL

J. ALL CLOTHES CLOSETS TO HAVE CLOSET SYSTEM INSTALLED.

M. THE CONTRACTOR SHALL VERIFY ALL DOORS AND WINDOWS (TYPES, SIZES AND STYLE) WITH THE OWNER BEFORE PROCEEDING WITH THE WORK.

O. PAINT ALL TRIM UNLESS OWNER DIRECTS OTHERWISE.

DIVISION 10 NOT APPLICABLE
DIVISION 11 NOT APPLICABLE
DIVISION 12 NOT APPLICABLE
DIVISION 13 NOT APPLICABLE
DIVISION 14 NOT APPLICABLE

DIVISION15 MECHANICAL:

A. THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE DESIGN OF PLUMBING, HEATING OR COOLING SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR DESIGN. THE GC SHALL RETAIN THE SERVICES OF A COMPETENT AND EXPERIENCED HVAC SUBCONTRACTOR AND DESIGNER TO DESIGN THE HEATING AND COOLING SYSTEMS AND A COMPETENT AND EXPERIENCED PLUMBING SUBCONTRACTOR AND DESIGNER TO DESIGN THE PLUMBING SYSTEM.

- THE GC SHALL BE RESPONSIBLE TO ENSURE THAT ALL MEP DESIGNS ARE COMPLIANT WITHE THE 2020 FL FBC AND ALL OTHER RELEVANT CODES.
- GC SHALL DETERMINE IF THE SERVICES OF LICENSED PROFESSIONALS ARE NECESSARY FOR THE DESIGN AND APPROVAL OF SAID SYSTEMS. IF SUCH SERVICES ARE NECESSARY, GC SHALL RETAIN SAID PROFESSIONALS FOR THE ENTIRE SYSTEM DESIGN.

B. GC SHALL PROVIDE AND INSTALL ALL REQUIRED PIPING FOR THE SANITARY DRAINAGE, COLD AND HOT WATER SUPPLY AND NATURAL GAS SUPPLY. OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES. THE ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, STATE CODES AND LOCAL ORDINANCES AND THE LOCAL GAS COMPANY AND WATER COMPANY.

C. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. EXHAUSE KITCHEN VENT TO THE OUTDOORS.

D. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING AN OPENING SIZE OF NOT LESS THAN 1/4 INCH (6 MM) AND A MAXIMUM OPENING SIZE OF 1/2 INCH (13 MM), IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.

C. 2 HOSE BIBS AND TOILET CONNECTS TO BE COPPER.

D. ALL ABOVE GROUND NATURAL GAS PIPE SHALL BE BLACK IRON OR GALVANIZED IRON. ALL UNDERGROUND NATURAL GAS PIPES SHALL BE GALVANIZED IRON PIPE.

E. THE EXISTING SANITARY SEWER LINE MUST BE LOCATED AND CHECKED TO ESTABLISH THE USABILITY BEFORE CONNECTING THE NEW PORTIONS OF THE SANITARY SEWER LINE INTO EXISTING LINE. IT MUST ALSO BE CLEANED OUT AS PART OF THE USABILITY TESTING. IF THE CONDITION OF THE EXISTING LINE IS GOOD, IT MAY BE USED. IF THE CONDITION IS QUESTIONABLE, IT MUST BE REPLACED. THE NEW PORTION OF THE SANITARY LINE SHALL BE SCHEDULE 40 PVC. IF THE EXISTING LINE MUST BE REPLACED, IT SHALL BE SCHEDULE 40 PVC.

F. PROVIDE MINIMUM 75 CFM BATHROOM EXHAUST FANS WHERE SHOWN ON THE DRAWINGS. PROVIDE DUCTWORK AND ROOF JACK IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS TO VENT FAN THROUGH THE ROOF. USE INSULATED FLEXI-DUCT TO PREVENT CONDENSATION.

DIVISION XVI ELECTRICAL:

A. THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE DESIGN OF ELECTRICAL SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR DESIGN. THE ELECTRICAL SUBCONTRACTOR SHALL DESIGN THE ELECTRICAL SYSTEM USING WHAT IS AVAILABLE IN UPGRADING TO MEET THE STANDARDS THAT ARE OUTLINED BELOW.

B. ELECTRICAL LAYOUT IS DIAGRAMMATIC IN NATURE AND MAY REQUIRE ADDITIONAL ITEMS TO MEET CODE, WHICH SHALL BE PROVIDED BY THE CONTRACTOR.

C. PROVIDE SMOKE DETECTORS USING AN AC PRIMARY SOURCE AS POWER SUPPLY PER CODE. SMOKE DETECTORS SHALL BE WIRELESSLY INTERCONNECTED TO BE COMPLIANT WITH FBC AND NFPA 72 . PROVIDE BATTERY BACKUP.

D. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL ELECTRICAL CODE. COMPLETE SPECIFICATIONS TO BE SUPPLIED BY OTHERS.

E. FURNISH AND INSTALL ALL WIRING BOXES, WIRING DEVICES, OUTLET BOXES, FITTINGS, PANELS, BREAKERS, SAFETY DISCONNECTS, PLATES, SWITCHES AND ALL ITEMS NECESSARY FOR A COMPLETE INSTALLATION. COLOR AND STYLE OF OUTLETS, SWITCH COVERS AND OTHER EXPOSED ELECTRICAL ELEMENTS AS SELECTED BY OWNER.

F. G.C. TO COORDINATE ALL TRADES SHOP DRAWINGS TO ENSURE TRUSSES WON'T HAVE TO BE CUT FOR HVAC ¢ PLUMBING RISERS.

FASTENER SCHEDULE

Joint Description	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	2-10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	3-16D	EACH END
WALL FRAMING			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16D	5-16D	AT JOINTS
STUD TO STUD (FACE-NAILED)	2-16D	2-16D	24" O.C.
HEADER TO HEADER (FACE NAILED)	16D	16D	16" O.C. ALONG EDGES
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8D	4-10D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8D	2-10D	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16D	4-16D	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3-16D	4-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8D	3-10D	EACH END
BAND JOIST TO JOIST (END-NAILED)	2-16D	4-16D	EACH END
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16D	3-16D	PER FOOT
ROOF FRAMING			
WOOD STRUCTURAL PANELS			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8D	10D	6" EDGE/ 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8D	10D	4" EDGE/ 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8D	10D	6" EDGE/ 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8D	10D	6" EDGE/ 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8D	10D	4" EDGE/ 4" FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS		7" EDGE/ 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS			
STUDS SPACED UP TO 24" O.C.	8D	10D	6" EDGE/ 12" FIELD
1/2" AND 25/32" FIBERBOARD PANELS	8D		3" EDGE/ 6" FIELD
1/2" GYPSUM WALLBOARD	5D COOLERS		7" EDGE/ 10" FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8D	10D	6" EDGE/ 12" FIELD
GREATER THAN 1"	10D	16D	6" EDGE/ 6" FIELD

NOTE: NAILING SCHEDULE REFERENCES WFCM 150 MPH EXPOSURE C WIND ZONE

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REVISIONS:

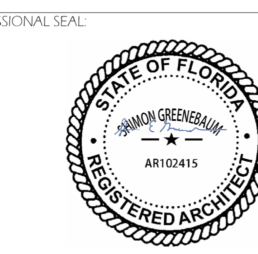
DESCRIPTION	DATE	NO.
Issued for Permit	2/26/24	

PROJECT NAME / LOCATION:

DRAWING TITLE:
SPECIFICATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:



SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: 3/8" = 1'-0"

DATE:

PROJECT NO.

A-1.2

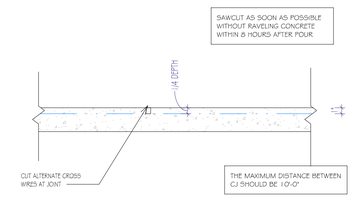
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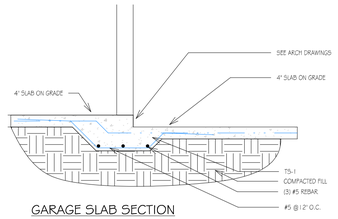
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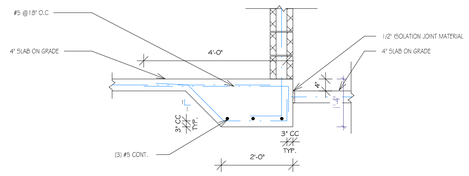
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TYP. CONTRACTION JOINT (CJ) DETAIL



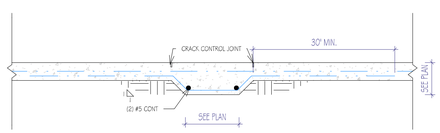
GARAGE SLAB SECTION



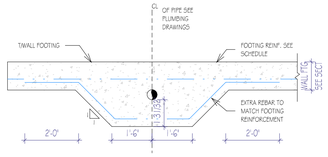
EXTERIOR SLAB

SLAB EDGE SCHEDULE			
MARK	DEPTH	WIDTH	COMMENTS
TE-1	1' 4"	2' 0"	REINFORCED W/ (3) #5 LONG WAY & #5 @ 18' C.C. SHORT WAY BOTTOM REBAR AND #5 @18' C.C. TOP REBAR SHORT WAY
TE-2	1'0"	1' 8"	REINFORCED W/ (3) #5 LONG WAY & #5 @ 18' C.C. SHORT WAY BOTTOM REBAR AND #5 @18' C.C. TOP REBAR SHORT WAY

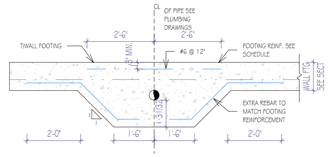
THICKENED SLAB SCHEDULE			
Mark	Depth	Width	Comments
TS-1	1' - 0"	1' - 6"	REINFORCED W/ (3) #5 LONG WAY & #5 @ 12" O/C SHORT WAY
TS-2	1' - 0"		REINFORCED W/ #5 @ 12 BOTTOM REBAR EACH WAY
TS-3	1' - 0"	2' - 0"	REINFORCED W/ (3) #5 BOTTOM REBAR EACH WAY



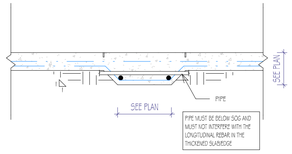
TYP. SECTION THRU THICKENED SLAB



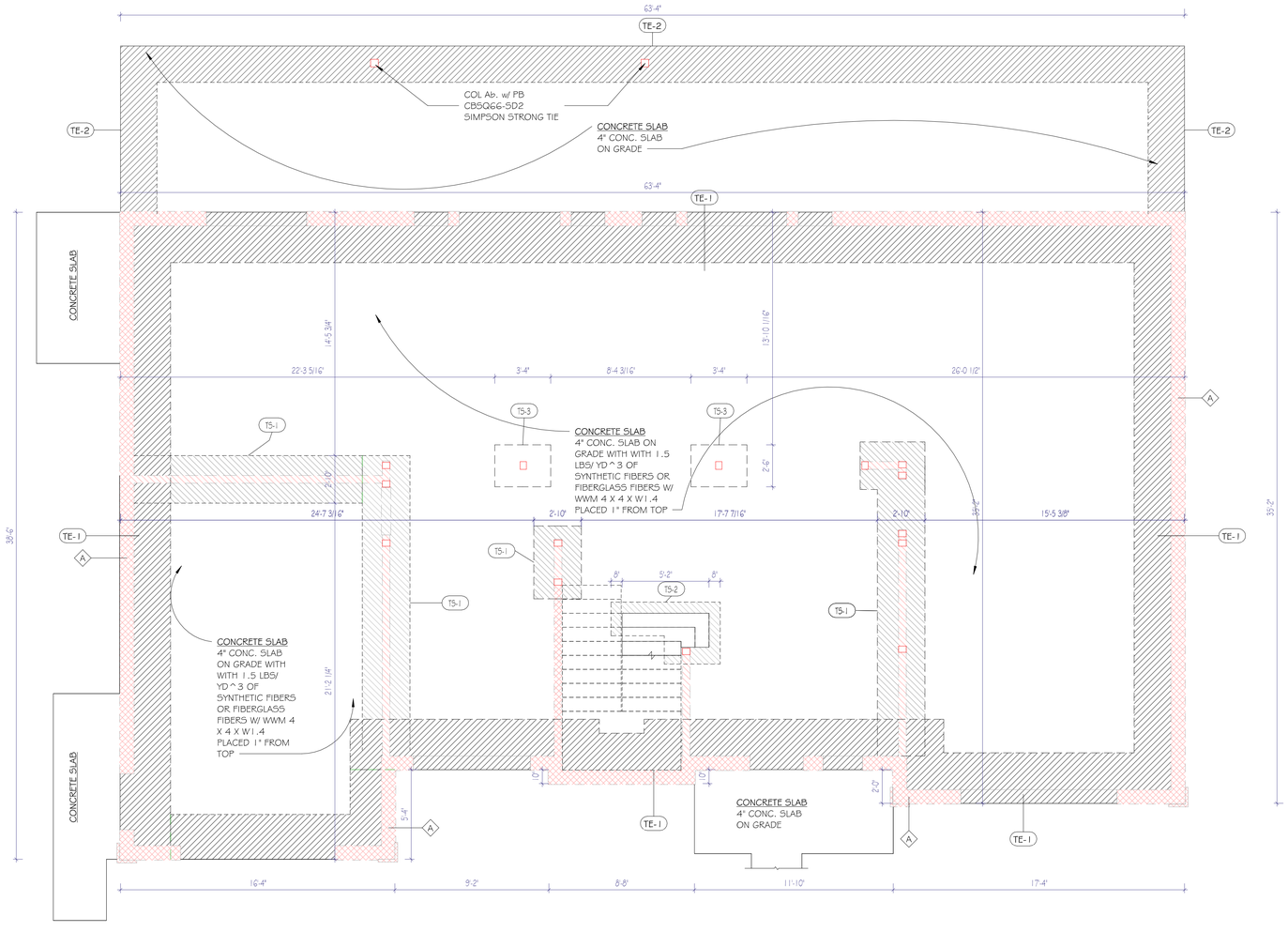
TYP. PIPE NEAR BOTTOM OF WALL FOOTING DETAIL



TYP. PIPE NEAR TOP OF WALL FOOTING DETAIL



TYP. PIPE PERPENDICULAR THROUGH WALL FOOTING DETAIL



1 FOOTING PLAN CD
1/4" = 1'-0"

1.CONCRETE
oSHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELLOW:
o 3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE
o 5000 PSI FOR OTHER STRUCTURAL CONCRETE
oWATER/CEMENT RATIO FOR CONCRETE OF EXTERIOR COLUMNS, BEAMS AND SLABS SHALL NOT EXCEED 0.40 BY WEIGHT.

FOUNDATION/GROUND FLOOR PLAN NOTES:
1.GC MUST BE RESPONSIBLE TO STABILIZE FOUNDATION OF EXISTING STRUCTURE.
2.GC MUST BE RESPONSIBLE TO STABILIZE SOILS BEFORE EXCAVATING NEXT TO EXISTING STRUCTURE.
3.FOR DIMENSIONS NOT SHOWN SEE FOUNDATION PLAN AND ARCHITECTURAL DRAWINGS.
4.VERIFY ALL DIMENSIONS, ELEVATIONS AND SLAB FINISHES WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.
5.PLUMBING PIPES, EXFILTRATION PIPES, ETC. SHALL MUST NOT BE LOCATED BELOW OR INSIDE ANY, WALL FOUNDATIONS AND FOUNDATION SLABS;
6.SLAB OPENINGS SHOWN ON THESE PLANS ARE DIAGRAMMATIC ONLY.
7.CENTERLINES OF COLUMNS AND WALLS MUST COINCIDE WITH THE FOUNDATION CENTERLINES UNLESS SHOWN OTHERWISE.
8.ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS REFER TO ELEVATION +0'-0" WHICH CORRESPONDS TO THE TOP OF THE INTERIOR GROUND FLOOR CONCRETE SLAB.
9.ALL FOOTINGS TO BE POURED MONOLITHIC WITH SLAB-ON-GRADE, (UNLESS OTHERWISE NOTED).
10. SLAB ON GRADE MUST BE A MINIMUM 4" / 100MM THICK CONCRETE SLAB ON 6 MIL VAPOR BARRIER REINFORCED WITH 1.5 LBS/ YD^3 DRAMIX OF SYNTHETIC FIBERS OR FIBERGLASS FIBERS W/ WWM 4 X 4 X W1.4 PLACED 1" FROM TOP
11.SLAB CONTRACTION JOINTS ARE REQUIRED AND ARE INDICATED AS C.J. ON PLAN. CONTRACTION JOINTS MAY BE TOOLED OR SAW CUT. THE CONTROL JOINTS MUST BE INSTALLED AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE. CONTRACTION JOINT LOCATION SHOWN MAY BE CHANGED AS REQUIRED FOR CONSTRUCTION SEQUENCING PROVIDED: THE MAXIMUM DISTANCE BETWEEN JOINTS MUST BE LESS THAT 10'-0"; THE SLAB AREA BETWEEN JOINTS MUST BE LESS THAN 144 SQUARE FEET; THE BOUNDED AREA SHALL BE AS SQUARE AS POSSIBLE AND IN NO CASE MUST THE RATIO OF LONG SIDE TO SHORT SIDE EXCEED 1.5.
12.CONCRETE SIDEWALKS/WALKWAYS MUST BE 4" CONCRETE SLAB-ON-GRADE REINFORCED WITH ONE LAYER OF 6X6 W1.4 X W1.4 WELDED WIRE FABRIC PLACED ON WELL COMPACTED, CLEAN FILL.
13.SIDEWALKS MUST HAVE FULL DEPTH EXPANSION JOINTS OR 1/3" SAW CUT CONTROL JOINTS AT NO MORE THAN THE LESSER OF 10'0" OF TWO TIMES THE SIDEWALK WIDTH ON CENTER. THE CONTROL JOINTS MUST BE SAW CUT AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE.
14.SLAB CURING IS REQUIRED. SEE STRUCTURAL NOTES.
15.AT CMU WALLS, PROVIDE ONE ADDITIONAL VERTICAL REINFORCING BAR IN A GROUT FILLED CELL AT ALL WALL INTERSECTIONS, AT ENDS OF WALLS AND AT EDGES OF ALL WALL OPENINGS EXCEEDING TWO FEET IN WIDTH. SEE STRUCTURAL NOTES ON SHEET S- 0.00 FOR ADDITIONAL REQUIREMENTS.
16.REINFORCE THE CELL ON EACH SIDE OF WALL OPENINGS LESS THAN 3'-4" WIDE WITH (1) #5 VERTICAL REINFORCING BAR AND FILL THE CELL SOLID WITH GROUT
REINFORCE THE TWO CELLS ON EACH SIDE OF WALL OPENINGS BETWEEN 3'-0" AND 6'-0" WIDE WITH (2) #5 VERTICAL BARS AND FILL THE CELLS SOLID WITH GROUT
17. PROTECTION AGAINST TERMITES: FBCR 2020 R318.1 TERMITE PROTECTION
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE," UPON COMPLETION OF THE APPLICATION OF THE TERMITE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

FOUNDATION KEY

- SLAB EDGE PERIMETER
- THICKENED SLAB / THICKENED SLAB
- STRUCTURAL CMU AB.
- INT. BEARING WALL AB. NOM. 2X6
- Column Above w/ PB AB75-5Z SIMPSON STRONG TIE WITH SHIM BLOCKING Unless Noted Otherwise

NOTES:
FOOTINGS WERE DESIGNED WITH A 2500 LB/SQ FT SOIL BEARING PRESSURE. G.C. TO CONFIRM SOIL BEARING PRESSURE ON SITE.

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CLIENT:

REVISIONS:

DESCRIPTION	DATE	NO.
Issued for Permit	2/26/24	

PROJECT NAME / LOCATION:

DRAWING TITLE:
FOOTING

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:
STATE OF FLORIDA · SHIMON GREENEBAUM · AR102415 · REGISTERED ARCHITECT

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE:
PROJECT NO:

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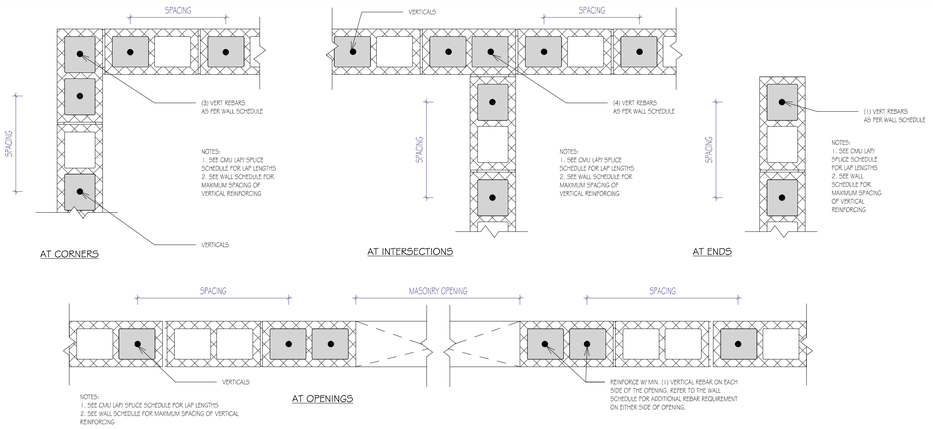
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CMU WALL SCHEDULE		
Mark	Type	Comments
	8" CMU WITH STUCCO	8" LOAD BEARING MASONRY WALL W/#5 @32" C/C VERTICAL REINFORCING BARS IN GROUT FILLED CELLS

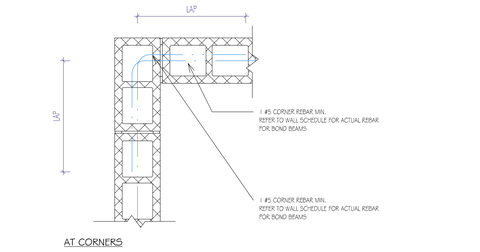
CMU WALL, PILASTER AND CMU COLUMN VERTICAL REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTHS

BAR SIZE	8" CMU (1) BAR / CELL
# 3	16
# 4	21
# 5	27
# 6	41
# 7	56
# 8	72
# 9	NP

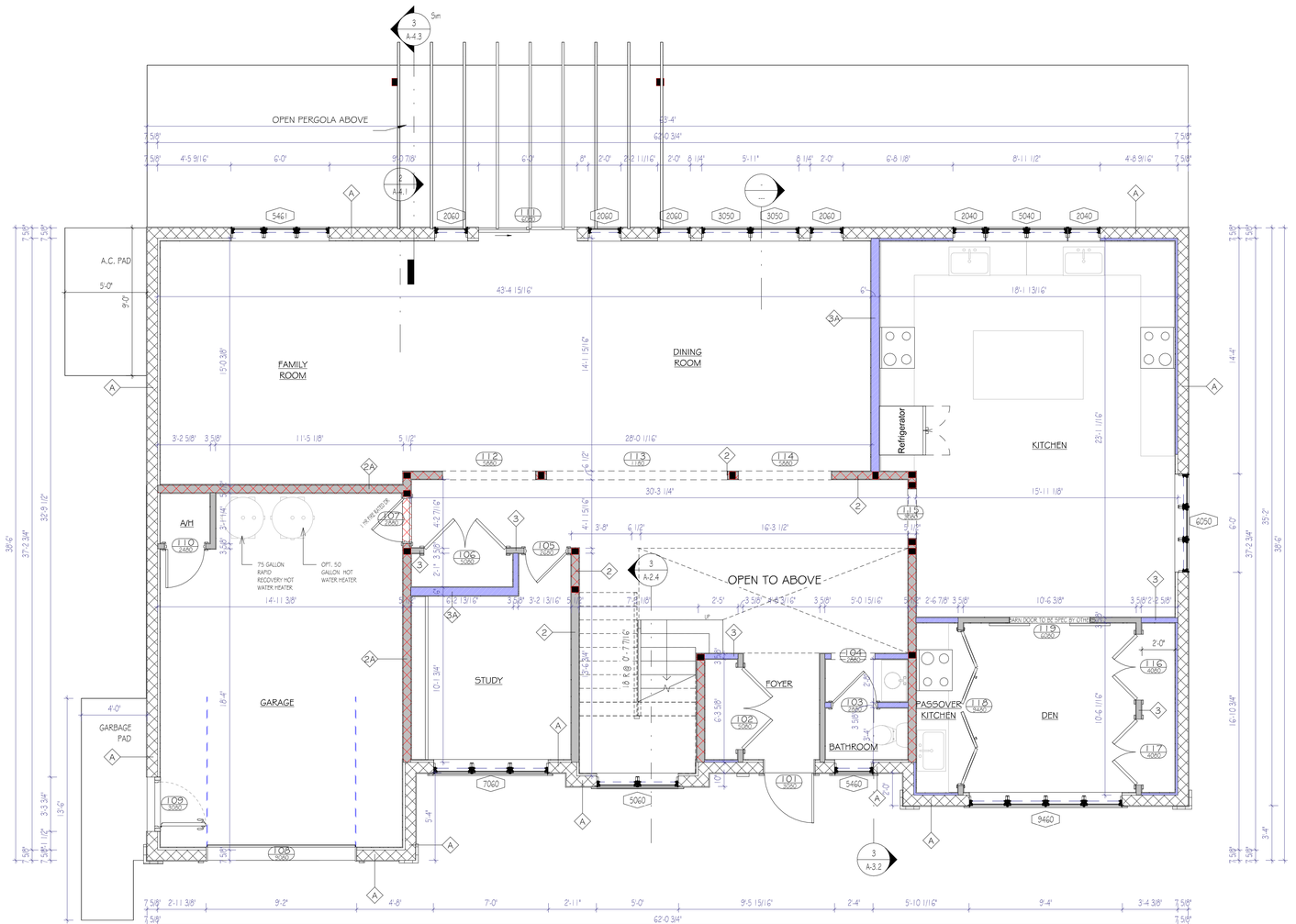
NOTES:
1. ALL DEVELOPMENT AND LAP SPLICE LENGTH ARE IN INCHES
2. THE LAP SPLICE LENGTH TABLE SHALL BE USED FOR ALL REINFORCED CMU WALLS, PILASTERS AND COLUMNS UNLESS NOTED OTHERWISE IN DETAILS
3. INCREASE TABULATED VALUES 50 % FOR EPOXY COATED REINFORCEMENT
4. THE TABLE IS DEVELOPED BASED ON FM=1500 PSI, REFER TO GENERAL NOTES AND SPECIFICATIONS FOR CMU FM
5. WITH THE APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, MECHANICAL SPLICES DEVELOPING AT LEAST 125% OF THW YIELD STRENGTH, FY, OF THE BAR MAY BE SUBSTITUTED IN SOME LOCATIONS
6. WHEN THE LAP SPLICING BARS OF DIFFERENT SIZES, THE LAP LENGTH IS DETERMINED BY THE SMALLER BAR



2 CMU REINFORCING DETAIL
1" = 1'-0"



3 BOND BEAM REINFORCING DETAIL
1" = 1'-0"



1 LEVEL 1
1/4" = 1'-0"

WALL KEY

- Exterior Wall
- Wall
- Interior Bearing Wall
- Blocking in Wall for wall hung fixtures and fittings
- Roof Line Above
- Wood/ Composite Column

NOTE: ALL BATHROOMS WALLS TO BE TILED

NOTE: DIMENSIONS ARE TO FACE OF STUD- GYP. BD. AD FINISHES ARE INCLUDED IN THE GROSS MEASUREMENTS.

STRUCTURAL DESIGN STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING TOLERANCES:

SECOND FLOOR:
LIVE LOAD: L/640
DEAD LOAD: L/360
TOTAL LOAD: L/480

SECOND FLOOR LOADS:
LIVE LOAD: 30 PSF (BEDROOMS)
DEAD LOAD:
23 PSF (WOOD FLOORS)
28 PSF (TILE FLOORS)
ADDITIONAL LOADS:
BATHROOM: LIVE - 40 PSF (TUB)
KITCHEN: DEAD - 20 PSF (COUNTER TOPS)
LAUNDRY: LIVE - 40PSF (MACHINES)

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CLIENT:

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Issued for Permit	2/26/24	

PROJECT NAME / LOCATION:

DRAWING TITLE:
FIRST FLOOR

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:
STATE OF FLORIDA · SHIMON GREENEBAUM · AR102415 · REGISTERED ARCHITECT

SHIMON E. GREENEBAUM, RA
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AR102415

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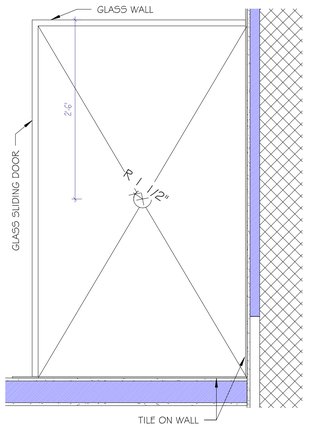
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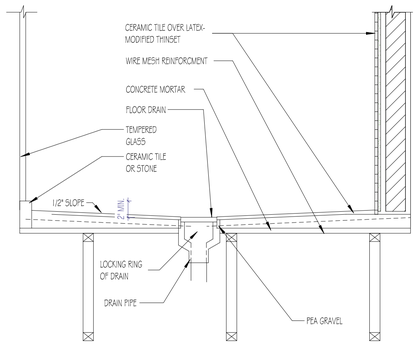
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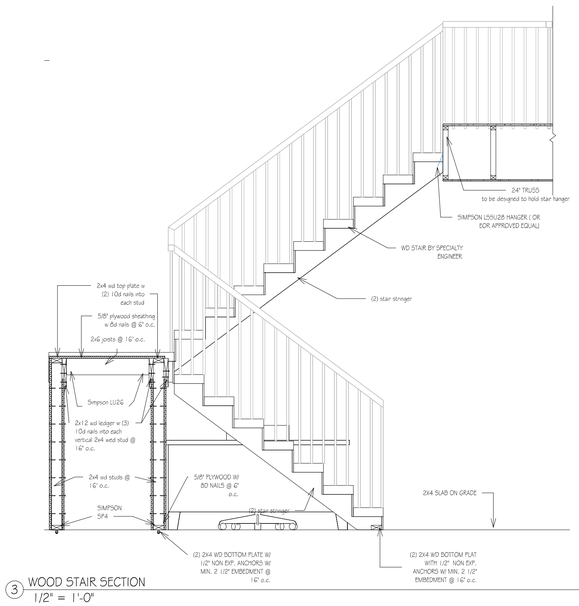
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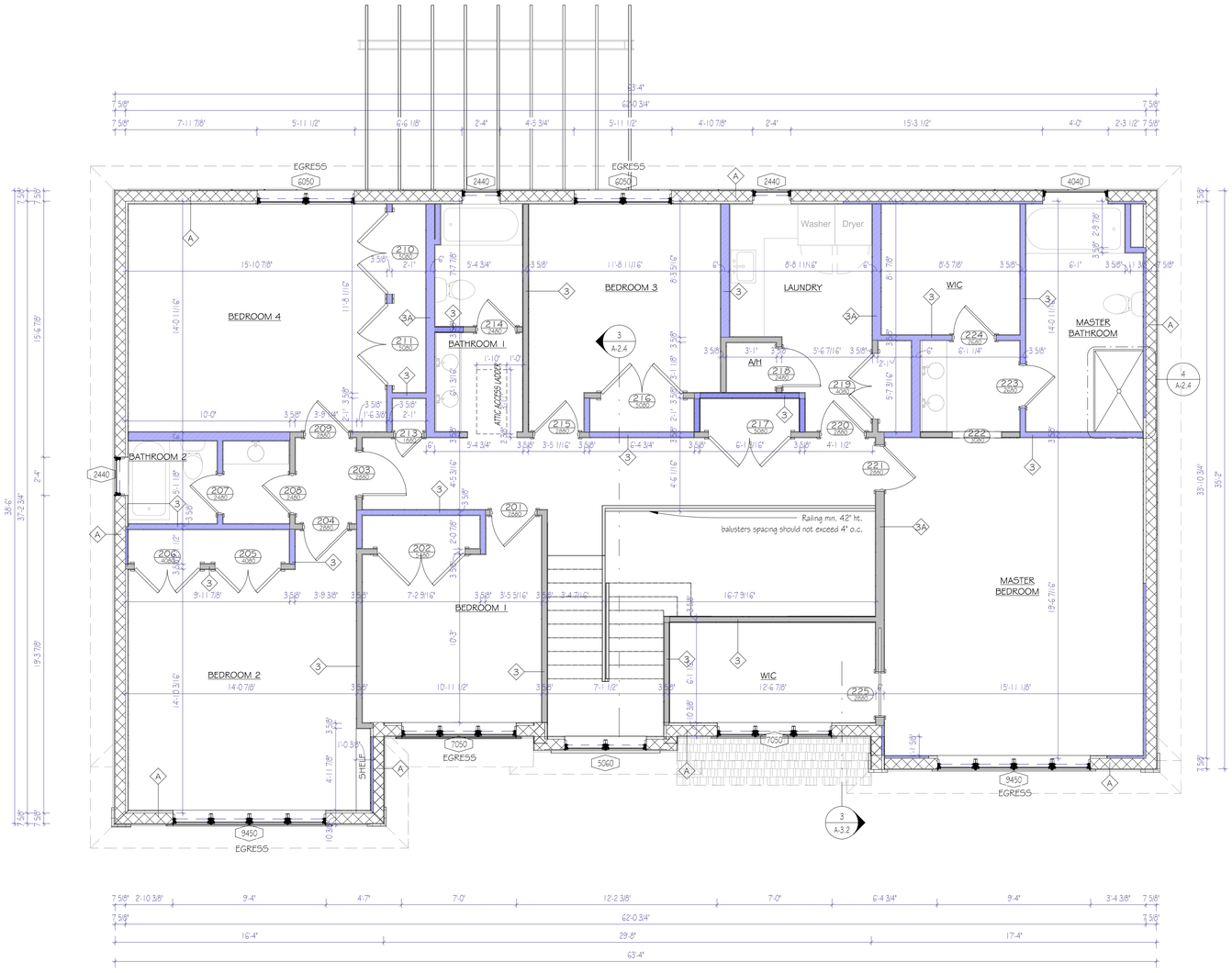
4 SHOWER DETAIL
1" = 1'-0"



2 SHOWER PAN
1" = 1'-0"



3 WOOD STAIR SECTION
1/2" = 1'-0"



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

WALL KEY

- Exterior Wall
- Wall
- Interior Bearing Wall
- Blocking in Wall for wall hung fixtures and fittings
- Roof Line Above

NOTE: ALL BATHROOMS WALLS TO BE TILED

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PROJECT NAME / LOCATION:

DRAWING TITLE:
SECOND FLOOR

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:
STATE OF FLORIDA · SHIMON GREENEBAUM · AR102415 · REGISTERED ARCHITECT

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
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PROJECT NO:

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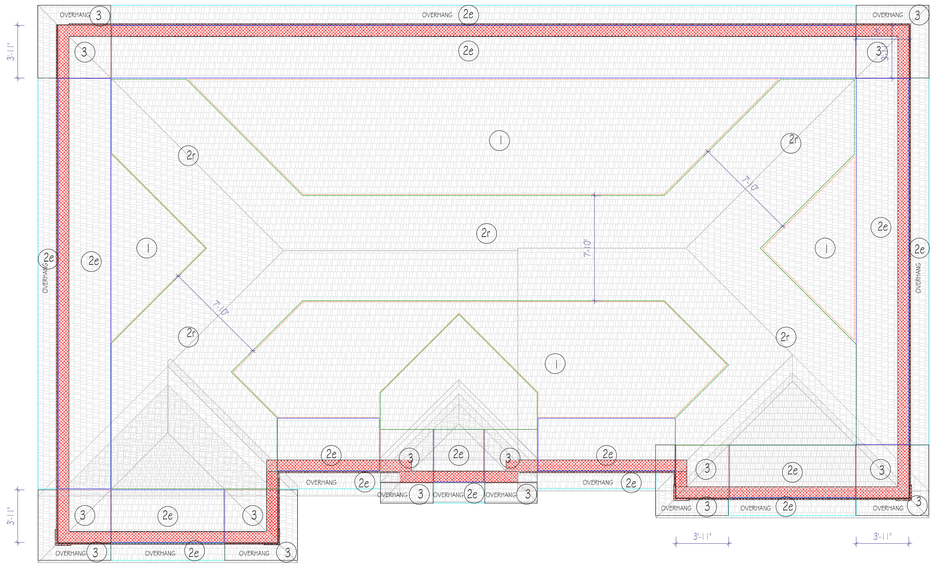
ASCE 7-16 COMPONENTS AND CLADDING WIND ULTIMATE DESIGN PRESSURES, IN PSF, Vult= 145mph 3-SECOND GUST

WIND PRESSURE ZONES & BUILDING COMPONENTS	TRIBUTARY WIND AREA											
	10SF			20SF			50SF			100SF AND MORE		
ROOF ZONE 1	+ 44.3	- 79.5		+ 38.2	- 70.4		+ 30.2	- 58.4		+ 24.1	- 49.3	
ROOF ZONE 2e & 2r	+ 44.3	- 109.7		+ 38.2	- 98.0		+ 30.2	- 82.6		+ 24.1	- 71.0	
ROOF ZONE 3	+ 44.3	- 109.7		+ 38.2	- 98.0		+ 30.2	- 82.6		+ 24.1	- 71.0	
WALL ZONE 4	+ 59.4	- 64.4		+ 56.7	- 61.7		+ 53.1	- 58.2		+ 50.5	- 55.5	
WALL ZONE 5	+ 59.4	- 79.5		+ 56.7	- 74.1		+ 53.1	- 67.1		+ 50.5	- 61.7	
OVERHANGS LOCATED WITHIN ROOF ZONES 1 & 2 WALL ZONES	+ 44.3	- 125.7		+ 38.2	- 119.9		+ 30.2	- 112.2		+ 24.1	- 106.4	
OVERHANGS LOCATED WITHIN ROOF ZONE 3 AND WALL ZONE 5	+ 44.3	- 155.9		+ 38.2	- 137.3		+ 30.2	- 112.7		+ 24.1	- 94.1	

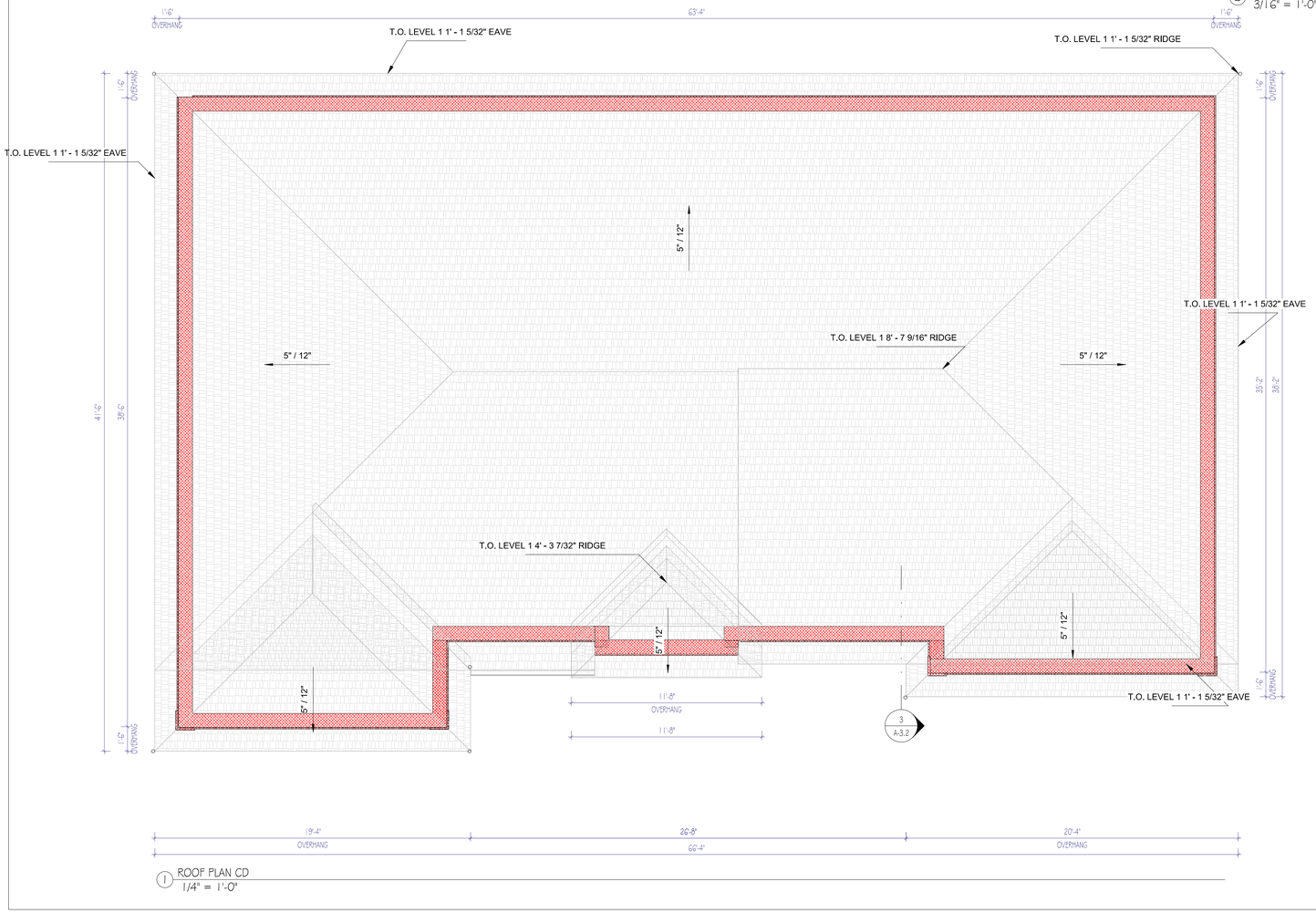
NOTES:
(+) INDICATES INWARD PRESSURE
(-) INDICATES OUTWARD (SUCTION) PRESSURE
PRESSURES FOR TRIBUTARY AREAS BETWEEN THOSE SHOWN MAY BE INTERPOLATED
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR WINDOWS AND DOORS THAT HAVE BEEN TESTED AS PER THE CURRENT FLORIDA BUILDING CODE TEST
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR ROOFING SYSTEM ASSEMBLIES THAT HAVE BEEN TESTED AS PER THE CURRENT FLORIDA BUILDING CODE TEST APPLICATION STANDARD 114-95
USE ZONE 1, 2 AND 3 PRESSURES FOR ROOFING AREA.
RAILINGS AT BALCONY SECTIONS OF LESS THAN 6 FT DEEP (SHORTEST DISTANCE FROM BALCONY EDGE TO THE EXTERIOR BUILDING WALL) SHALL BE DESIGNED FOR 10 FT^2
RAILINGS AT BALCONIES OF MORE THAN 6 FT DEEP SHALL BE DESIGNED FOR PARAPET PRESSURES.

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APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- 0.18



2 COMPONENTS & CLADDING DIAGRAM WIND PRESSURE
3/16" = 1'-0"



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

Roof Key

- New Roof
- Over Roof
- Overhanging roof over roof below

General Notes:

1. PROVIDE EAVE TAIL PAST TRUSS HEEL
   REFER TO WALL SECTION OF HEEL BEARING HEIGHT OF TRUSS.
2. FOR NEW ROOFS BELOW SEE APPLICABLE THE FLOOR PLAN.

STRUCTURAL DESIGN BEEN DESIGNED FOR THE FOLLOWING TOLERANCES:

ROOF LOADS:
LIVE LOAD: 16 PSF
DEAD LOAD: 20 PSF

ADDITIONAL LOADS:
BATHROOM: LIVE - 40 PSF (TUB)
KITCHEN: DEAD - 20 PSF (COUNTER TOPS)
LAUNDRY: LIVE - 40PSF (MACHINES)

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CLIENT:

REVISIONS:

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION:

DRAWING TITLE:
ROOF

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:
STATE OF FLORIDA · SHIMON GREENEBAUM · AR102415 · REGISTERED ARCHITECT

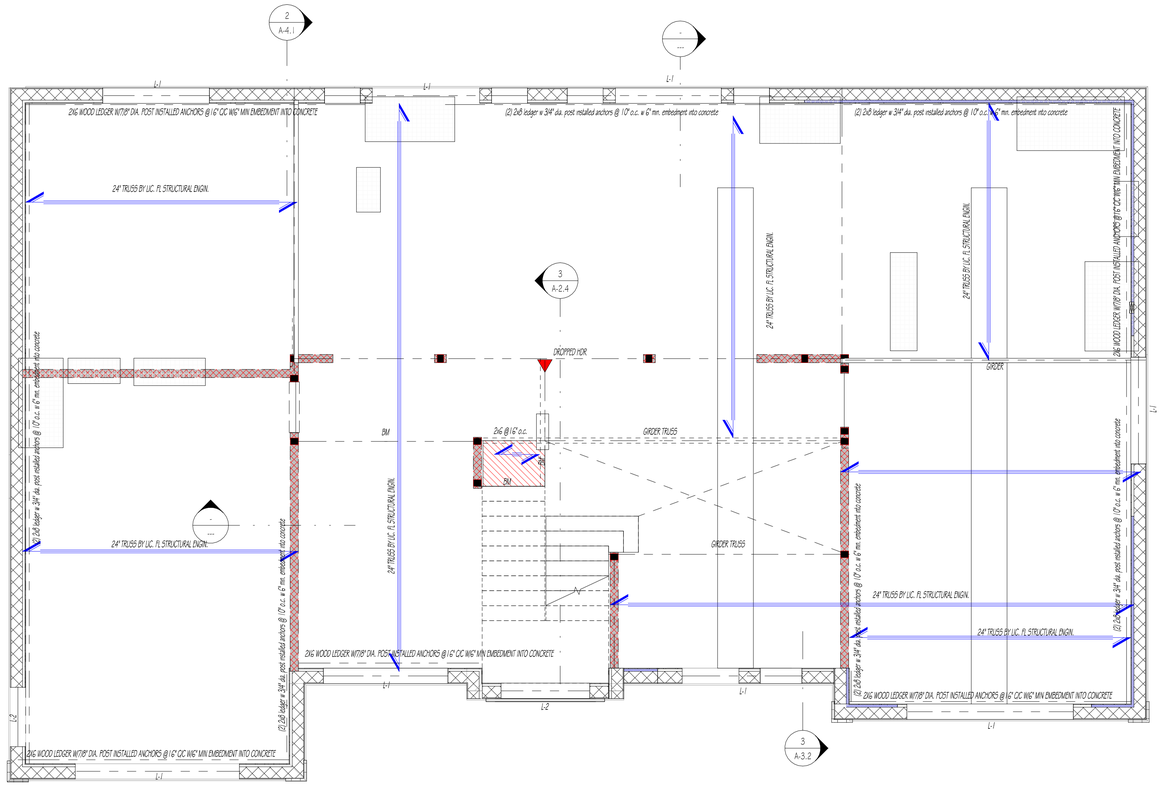
SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE:
PROJECT NO:
DRAWING NO: A-2.5
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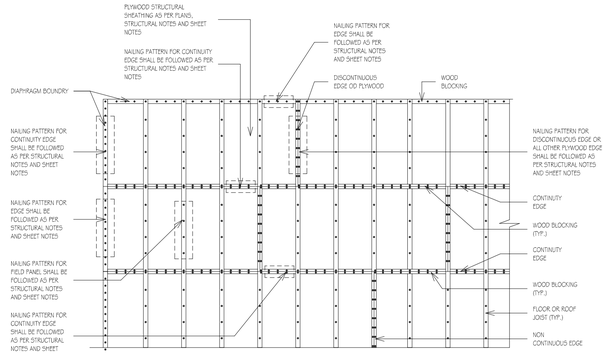
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

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1 LEVEL 1
1/4" = 1'-0"



TYPICAL DETAIL FOR FLOOR AND ROOF DIAPRAGM - NAILING

NOTE TO TRUSS DESIGNER:
TOP PLATE HEIGHT: 20' -8"
TRUSS STYLE: EAVE TAIL
TOP CHORD DESIGN SIZE: 2X6
BOTTOM CHORD (ATTIC) DESIGN SIZE: 2X6
HT OF TOP CHORD AT EXTERIOR WALL EDGE: 1' -4"

Structural Key

- Bearing Wall beneath bottom chord of truss
- Span Symbol
- Floor Truss Span Symbol
- Beam/ Header
- Lintel
- GIRDER "TG-2" Truss Girder
- Transfer Connection to Main Transfer Girder
- Column Below to Foundation
- Column Above (point load)
- Cantilever Area
- Increased Load above- 20lb dead load
- Increased Load above- 40lb live load

General Notes:

1. BOTTOM OF EAVES/ SOFFITS AT HEEL OF TRUSS. REFER TO WALL SECTION OF HEEL BEARING HEIGHT OF TRUSS.
2. FOR NEW ROOFS BELOW SEE THE FLOOR PLAN.

DESIGN LOADS:
1.THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, AND APPLICABLE REFERENCE STANDARDS SUCH AS BUT NOT LIMITED TO ASCE 7-16 .
2.ALL VERTICAL ELEMENTS LOCATED ALONG ACCESSIBLE FLOOR AREAS AND SEPARATING SLABS PLACED AT DIFFERENT ELEVATIONS WHEN POSITIONED WITHIN 3'-6" FROM FINISHED FLOOR ELEVATION SHALL, IN ADDITION TO ALL OTHER APPLICABLE LOADS BE DESIGNED AS A GUARDRAIL (FOLLOWING GUIDELINES OF THE FLORIDA BUILDING CODE): THIS INCLUDES WINDOWS, LOUVERS, CURTAIN WALLS, STOREFRONTS, ETC.
3.THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
oROOF:
□LIVE LOAD20 psf
□DEAD LOAD25 psf
□DEAD LOAD (AVAILABLE TO RESIST UPLIFT)5 psf
oLIVING AREAS:
□LIVE LOAD 40 psf
□DEAD LOAD 25 psf
oWIND:
□ASCE 7-16
□ENCLOSED BUILDING
□DIRECTIONALITY FACTOR Kd=0.85
□OKEECHOBEE COUNTY: RISK CATEGORY II
□ULTIMATE DESIGN WIND SPEED Vult=145 MPH (3-SECOND GUST)
□NOMINAL DESIGN WIND SPEED Vasd=112 MPH (3-SECOND GUST)
□EXPOSURE D

042000-REINFORCED MASONRY WALLS (SPECIAL INSPECTIONS REQUIRED)
UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS OR SPECIFIED WITHIN THE FLORIDA BUILDING CODE, ALL MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF TMS 402-16, TMS 602-16 AND 2020 FLORIDA BUILDING CODE SECTION 2122.
1.MATERIALS
oALL CONCRETE BLOCK TO CONFORM TO ASTM C 90, GRADE N, TYPE II (NON-MOISTURE CONTROLLED) WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI (PRISM STRENGTH OF MASONRY WALL 1500 PSI).
oMORTAR SHALL BE TYPE "M" OR "S" WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI (USE PORTLAND TYPE CEMENT) AND MEET ASTM C 270.
oTESTING OF MORTAR SHALL CONFORM TO ASTM C 270.
oGROUT SHALL BE 3000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C 476.
oGROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES.
oTESTING OF GROUT SHALL CONFORM TO ASTM C 1019.
oAN APPROVED TESTING LABORATORY SHALL PERFORM TESTS OF GROUT AND MORTAR AT A RATE OF ONE PER EVERY 2000 SQUARE FEET OF WALL ERECTED.

2.TIE BEAMS:
oBEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE, POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE.
oREINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 40 BAR DIAMETERS AND BENT BARS AT CORNERS.
oUSE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).
3.LINTELS:
oUNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE LINTELS SPANNING OPENINGS UP TO 3'-4" IN WIDTH SHALL BE 8"x 8" WITH (1) #4 E. F. AT MID-DEPTH.
oCONCRETE LINTELS SPANNING OPENINGS UP TO 7'-4" IN WIDTH SHALL BE 8"x 12" WITH (2) #5 TOP AND BOTTOM AND #3 AT 12" C/C STIRRUPS.
oCONCRETE LINTELS SPANNING OPENINGS UP TO 12'-0" IN WIDTH SHALL BE 8"x 16" WITH (2) #6 TOP AND BOTTOM AND #3 AT 6" C/C STIRRUPS.
oALL LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END (12" FOR 16" DEEP LINTELS). PRECAST LINTELS SHALL BE NOTCHED AT ENDS IN ORDER TO FACILITATE PLACEMENT OF VERTICAL REINFORCEMENT IN MASONRY WALLS.

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CLIENT:

REVISIONS:

DESCRIPTION	DATE	NO.
Issued for Permit	2/26/24	

PROJECT NAME / LOCATION:

DRAWING TITLE:
LEVEL 2 FRAMING

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:
STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

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FL LIC. NO.
AR102415

SCALE: As indicated
DATE:
PROJECT NO:
A-2.6
DRAWING NO:
10 OF

BARCODE

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