

PROPOSED NEW 1-FAMILY HOME

VILLA

GLADES COUNTY, FL

RISE | FL architecture

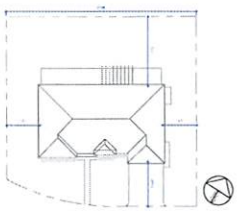
TABULATED AREAS

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

SITE



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

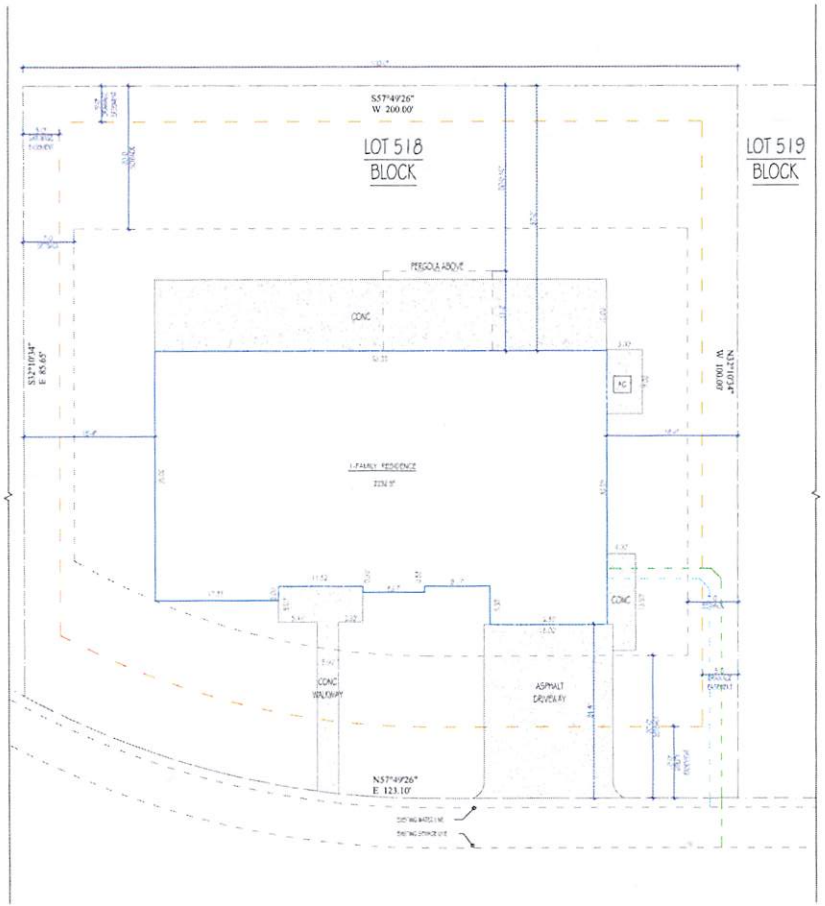
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CASEY'S HOUSE SITE

Crawfordville, FL

COVER PAGE

A-1.0



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

LAKEFRONT ESTATES ZONING STANDARDS	
PERMITTED RESIDENTIAL USES Dwellings Single Family Two Family Attached Patio Townhouses Multi-Family Accessory apartment, Guest cottage Accessory and Ancillary Facilities	PERMITTED ACCESSORY USES Gazebos Porches Family Daycare Home Occupation Private or Marina Model Homes Recreational Facilities, such as parks and docks for resident's use Real Estate Office

	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	DWELLING -SINGLE FAMILY MODEL - VILLA BLOCK LOT 518	
REQUIRED				PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT.	5,000 SQ. FT.	4,222 SQ. FT.	10,525	8,775.90 FT.	OK
MIN. LOT WIDTH	60 FT.	50 FT.	100 FT.	117.42'+/-	100 FT.	OK
FRONT SETBACK	20 FT.	20 FT.	25 FT.	FRONT SETBACK	24.4' FT.	OK
REAR SETBACK	20 FT.	20 FT.	10 FT.	REAR SETBACK	35.2	OK
SIDE SETBACK	7 FT.	7' FT/0' FT.	10 FT.	SIDE SETBACKS	19.2' / 17.4'	OK
ROW SETBACK	100 FT.	100 FT.	100 FT.	ROW SETBACK	100 FT.	OK
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	75 FT.	BUILDING HEIGHT	24'-0"	OK
MAX LOT BUILDING COVERAGE	40%	50%	75%	LOT BUILDING COVERAGE	2224 / 10525 SF	OK
PARKING	3 SPACES	2 PER DWELLING	2 PER DWELLING	PARKING	3 SPACES	OK

Zoning is prior to approval of the ordinance No. 2022-1..., adopted Jan. 23, 2023, that submits the PUD standards (Article IV Sec. 8 and 9 of said document) for this property.

Building height (1) means the vertical distance measured from the zone level to the highest point of the roof in case of a flat roof; (2) to the deck line of a mansard roof and (3) to the mean height level between eaves and ridge for gable, hip and gambrel roofs. For buildings set back from the street, the height of the building shall be measured from the average grade along the front of the building provided, however, that the height of a retaining wall in front of the building shall be measured from the natural grade at the front of the wall and not from the top of the wall. Grade shall be established by the Building Official.

NORTH

SIGN
Property Line
Setback
Easement
Waterline
Drainage

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CASEY HOBREE SITE
Casey Hobree, FL

PLOT PLAN

A-1.1C

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. ARCHITECTS OR ENGINEERS 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 ASSURE 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 OR NOTED 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 PAVED 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, NEG, ELECTRICAL, GAS, TELEPHONE AND CABLE SERVICES, TO NEW AREAS AS REQUIRED. INSTALL IN ACCORDANCE TO ALL LOCAL REQUIREMENTS.
G. FOUNDATION AND RAIN DRAINAGE SYSTEM: PROVIDE SCHEDULE 40 PVC PIPING (ASTM D2751) AND FITTINGS OF THE SIZES INDICATED ON DRAWINGS. IF WATER IS ENCOUNTERED DURING EXCAVATION OF BASEMENT FOOTINGS, AND/OR SUMP PUMP IS SPECIFIED, PROVIDE 2" PVC PIPE FROM SUMP LOCATION TO CURB AT STREET.
H. BACKFILL 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 AIR ENTRAINMENT ADMIXTURE ([illegible]) IN ALL WALKS, RAMPS AND PADS. BROOM FINISH HORIZONTAL SURFACES FOR BARRIER-FREE ACCESS.
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." (1)

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.
C. FOOTINGS SHALL BE POURED ON VIRGIN SOIL, OR SOIL REINFORCED TO ACHIEVE NECESSARY BEARING CAPACITY.
D. DEEP FILLS UNDER SLABS SHALL BE LAYERED IN 6" LAYERS AND COMPACTED TO MIN. DENSITY OF 95%.
E. 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 THICK 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.

[illegible]

DIVISION 04 MASONRY

[illegible]

DIVISION 05 [illegible]

[illegible]

DIVISION 06 WOOD

[illegible]

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

DIVISION 15 MECHANICAL

[illegible]

DIVISION 16 ELECTRICAL

[illegible]

DIVISION 07 THERMAL AND MOISTURE PROTECTION

[illegible]

DIVISION 08 DOORS AND WINDOWS

[illegible]

DIVISION 09 FINISHES

[illegible]

FASTENER SCHEDULE

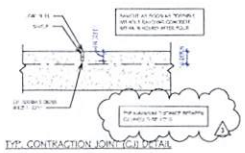
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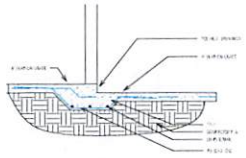
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SPECIFICATIONS

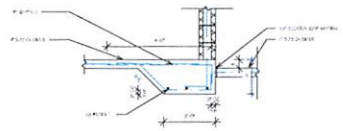
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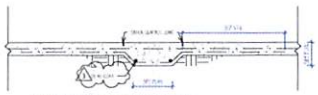
TYP. CONTRACTION JOINT (C.J) DETAIL



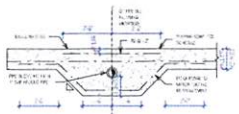
GARAGE SLAB SECTION



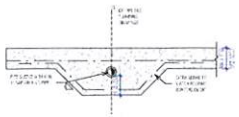
EXTERIOR SLAB



TYP. SECTION THRU THICKENED SLAB



TYP. PIPE NEAR TOP OF WALL FOOTING DETAIL



TYP. PIPE NEAR BOTTOM OF WALL FOOTING DETAIL



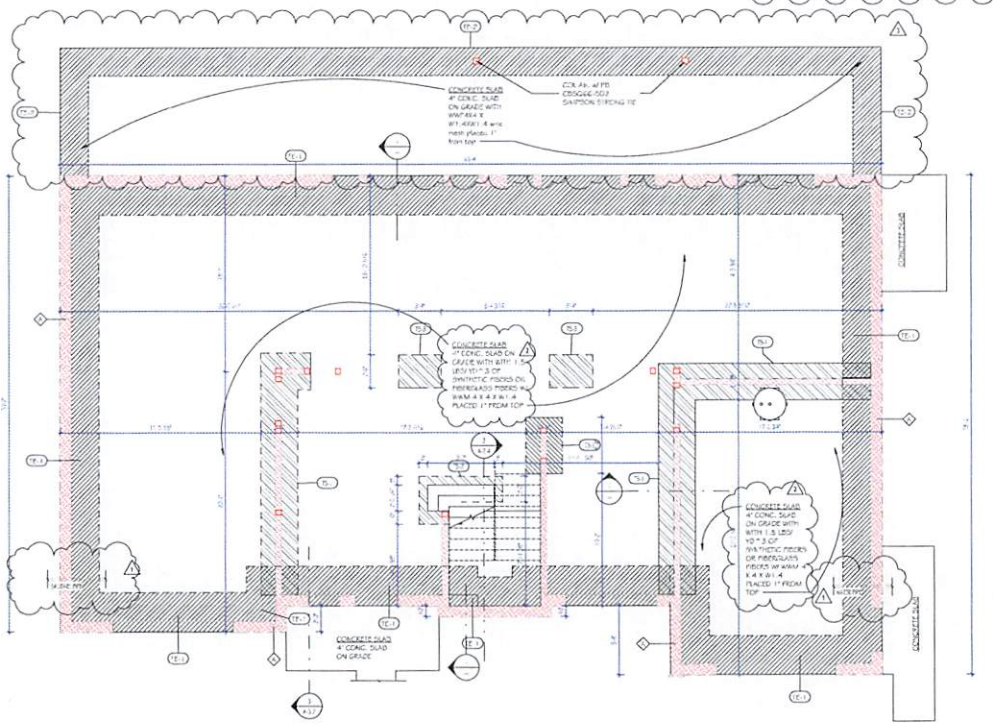
TYP. PIPE PERPENDICULAR THROUGH WALL FOOTING DETAIL

SLAB EDGE SCHEDULE

MARK	DEPTH	WIDTH	COMMENTS
TF-1	1'-0"	1'-0"	REINFORCED W/ (3) #5 CONT. TOP & BOTTOM REBAR EACH WAY
TF-2	1'-0"	2'-0"	REINFORCED W/ (3) #5 CONT. TOP & BOTTOM REBAR EACH WAY

THICKENED SLAB SCHEDULE

MARK	DEPTH	WIDTH	COMMENTS
TS	1'-0"	1'-6"	REINFORCED W/ (3) #5 LONG WAY @ #5 @ 2'-0" OC SHORT WAY
TS-2	1'-0"	2'-0"	REINFORCED W/ #5 @ 12 BOTTOM REBAR EACH WAY
TS-3	1'-0"	2'-0"	REINFORCED W/ (3) #5 BOTTOM REBAR EACH WAY



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

1. CONCRETE
1.1 SHALL BE FOR AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW:
a. 3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE
b. 5000 PSI FOR OTHER STRUCTURAL CONCRETE
1.2 WATER/CEMENT RATIO FOR CONCRETE OF EXTERIOR COLUMNS, BEAMS AND SLABS SHALL NOT EXCEED 0.40 BY ACI 318

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, EXPANSION PIPES, ETC. SHALL MUST NOT BE LOCATED BELOW OR WITHIN ANY WALL FOUNDATIONS AND FOUNDATION SLAZES.
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" (TOP OF CONCRETE SLAB) ON THE INTERIOR GROUND FLOOR UNLESS NOTED OTHERWISE.
9. FOOTINGS TO BE POURED AGAINST UNDISTURBED SOIL OR COMPACTED FILL.
10. SLAB ON GRADE MUST BE 3 MINIMUM 4" (1) DOWN THICK CONCRETE SLAB ON 6 MIL VAPOR BARRIER REINFORCED W/ (1) 6 X 6 W1.4 X W1.4 MESH OR 1.5 LBS/YD^3 SYNTHETIC FIBERS OR FIBERGLASS FIBERS W/ WWM 6 X 6 W1.4 X W1.4 PLACED 1" FROM TOP.
11. CONTROL JOINTS MAY BE TOOLED OR SAW CUT. THE CONTROL JOINTS MUST BE INSTALLED AS SOON AS THE CONCRETE IS WALKABLE 24" NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE. CONSTRUCTION JOINT LOCATION MAY BE CHANGED AS REQUIRED FOR CONSTRUCTION SEQUENCING PROVIDED: 1. TO MAXIMUM DISTANCE BETWEEN JOINTS MUST BE NOT MORE THAT 10'-0". 2. THE SLAB AREA BETWEEN JOINTS MUST BE LESS THAN 144 SQUARE FEET. THE INCLUDED ANGLE 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 WWF 6 X 6 W1.4 X W1.4 MESTED WIRE FABRIC PLACED ON WELL COMPACTED, CLEAN FILL.
13. SIDEWALKS MUST HAVE FULL DEPTH EXPANSION JOINTS OR 1/3RD SAW CUT CONTROL JOINTS AT NO MORE THAN THE LESSER OF 10'-0" OR 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 BOTH SIDES OF ALL 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 CELLS ON EACH SIDE OF WALL OPENINGS LESS THAN 3'-4" WIDE WITH (1) #5 VERTICAL BAR. REINFORCE THE TWO CELLS ON EACH SIDE OF WALL OPENINGS GREATER 3'-4" AND 6'-8" 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 LISTED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 3825, "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 DID AND 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

- S.A.B. EDGE PERIMETER
- THICKENED SLAB
- STRUCTURAL CMU AS
- INT. BEARING WALL AS. NOW. ZAL
- Column Anchor at PB ABTS-SZ SIMPSON STRONG TIE WITH SHIM PLOCKING (where 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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Revision 1 | 3/26/24 | 1
Revision 2 | 7/10/24 | 2
Revision 3 | 10/21/24 | 3

FOOTING

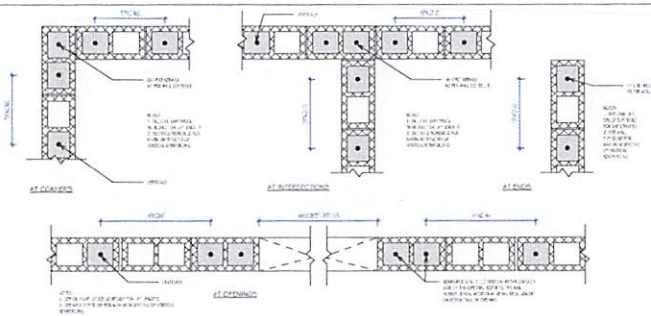
STEPHEN J. GISLASON, P.A.
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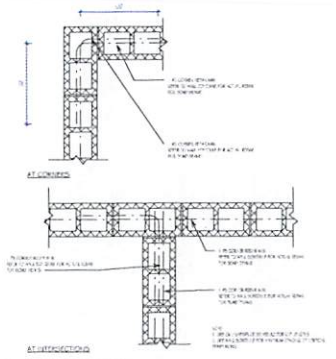
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CMU WALL SCHEDULE		
Mark	Type	Comments
<name>	8" CMU WITH STUCCO	#5 LOAD BEARING MASONRY WALL W/#5 @32" O.C. VERTICAL REINFORCING BARS IN GROUT FILLED CELLS

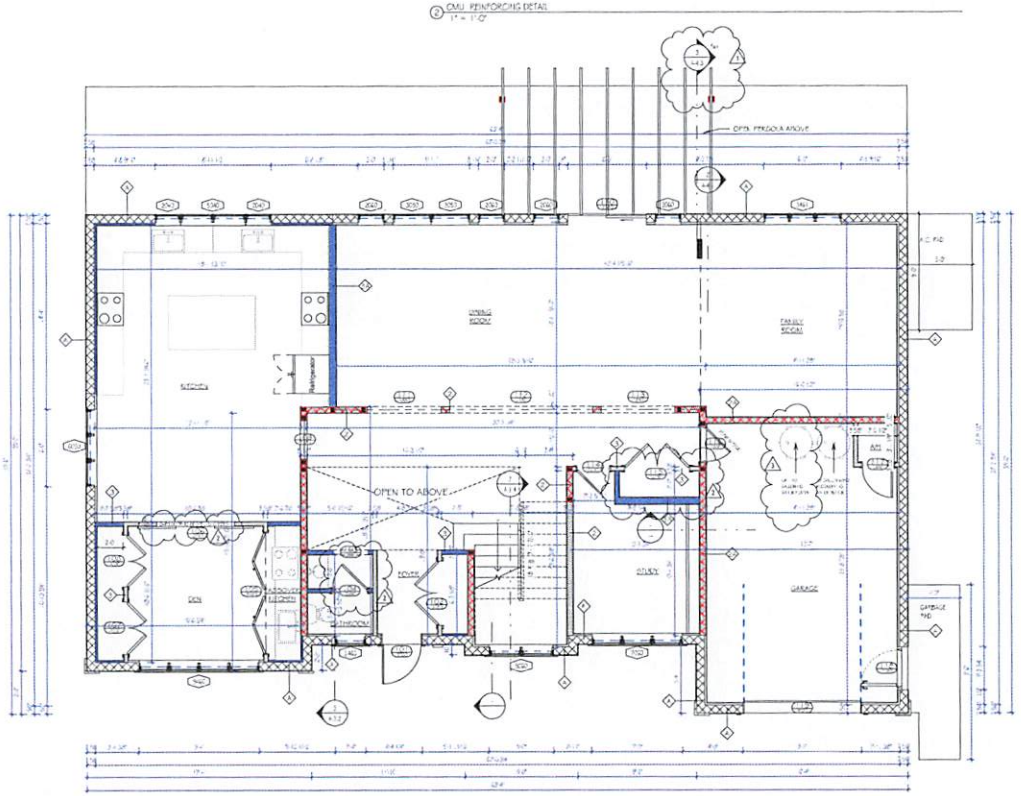
CMU WALL, PILASTER AND CMU COLUMN VERTICAL REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTHS		
BAR SIZE	8" CMU (1) BAR / CELL	NOTES:
#3	16	1. ALL DEVELOPMENT AND LAP SPLICE LENGTH ARE IN INCHES
#4	21	2. THE LAP SPLICE LENGTH TABLE SHALL BE USED FOR ALL REINFORCED CMU WALLS, PILASTERS AND COLUMNS UNLESS NOTED OTHERWISE IN DETAILS
#5	27	3. INCREASE TABULATED VALUES 50 % FOR EPOXY COATED REINFORCEMENT
#6	41	4. THE TABLE IS DEVELOPED BASED ON Fm = 1500 PSI. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR CMU Fm
#7	56	5. WITH THE APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, MECHANICAL SPLICES DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH, Fy, OF THE BAR MAY BE SUBSTITUTED IN SOME LOCATIONS
#8	72	6. WHEN THE LAP SPLICING BARS OF DIFFERENT SIZES, THE LAP LENGTH IS DETERMINED BY THE SMALLER BAR
#9	NP	



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 or 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. AT FINISHES ARE INCLUDED IN THE GROSS MEASUREMENTS

STRUCTURAL DESIGN STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING TOLERANCES

SECOND FLOOR:
LIVE LOAD: U(40)
DEAD LOAD: U(40)
TOTAL LOAD: U(80)

SECOND FLOOR LOADS:
LIVE LOAD: 30 PSF (BEDROOMS)
DEAD LOAD:
23 "PSF (WOOD FLOORS)
20 "PSF (5 " SLABS)
ADDITIONAL LOADS:
BATHROOM: LIVE - 40 PSF (TUB)
KITCHEN: DEAD - 20 PSF (COUNTER TOPS)
LAUNDRY: LIVE - 40PSF (MACHINES)

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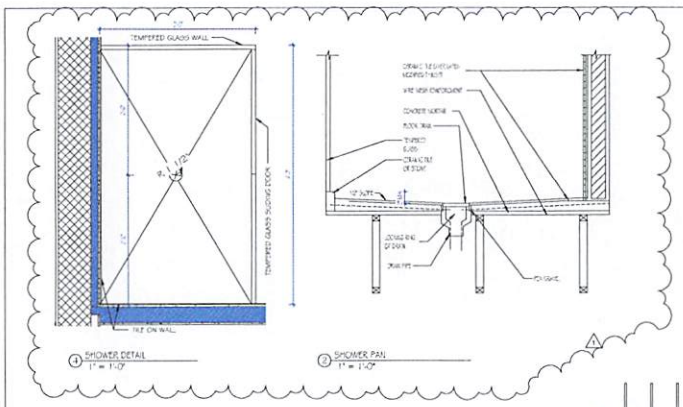
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Revision 1	5/16/24	1
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Revision 3	DEC 3	3

FIRST FLOOR

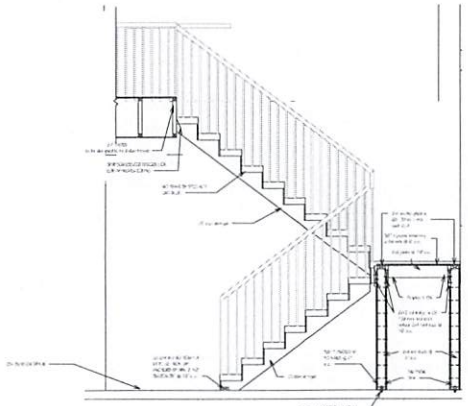
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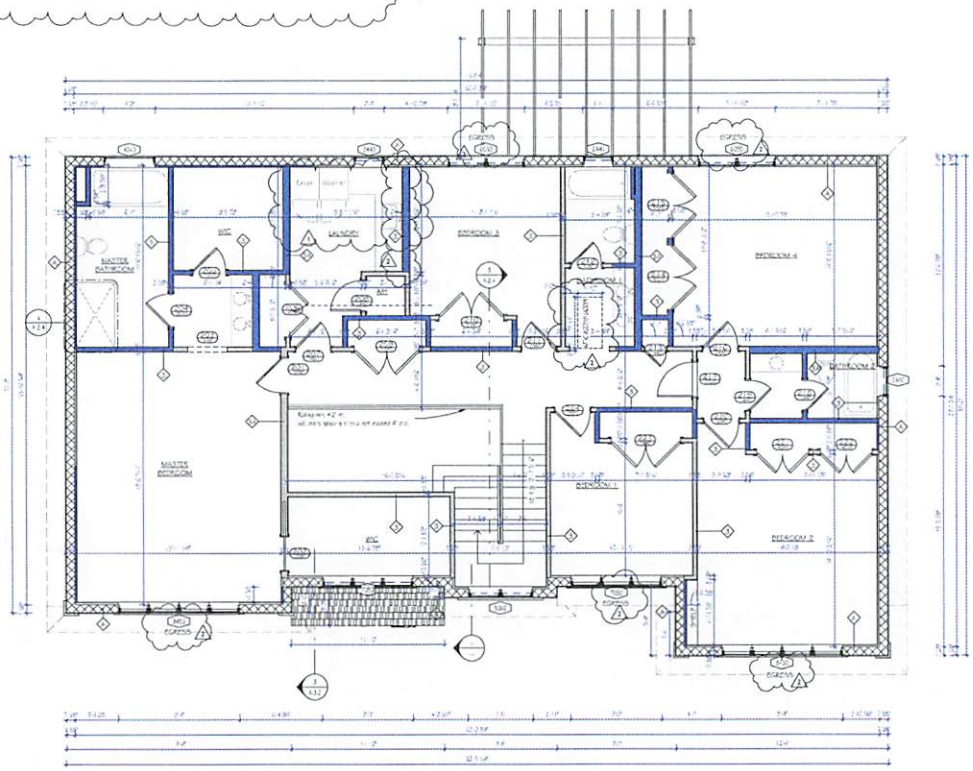


4 SHOWER DETAIL
1" = 1'-0"

3 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

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

STRUCTURAL DESIGN STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING TOLERANCES:

SECOND FLOOR:
LIVE LOAD: 1/L480
DEAD LOAD: 1/360
TOTAL LOAD: 1/480

SECOND FLOOR LOADS:
LIVE LOAD: 30 PSF (BEDROOMS)
DEAD LOAD:
23 PSF (WOOD FLOORS)
10 PSF (TILE FLOORS)
ADDITIONAL LOADS:
BATHROOM: LIVE - 40 PSF (TUB)
KITCHEN: DEAD - 70 PSF (COUNTER TOPS)
LAUNDRY: LIVE - 40PSF (MACHINES)

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SECOND FLOOR

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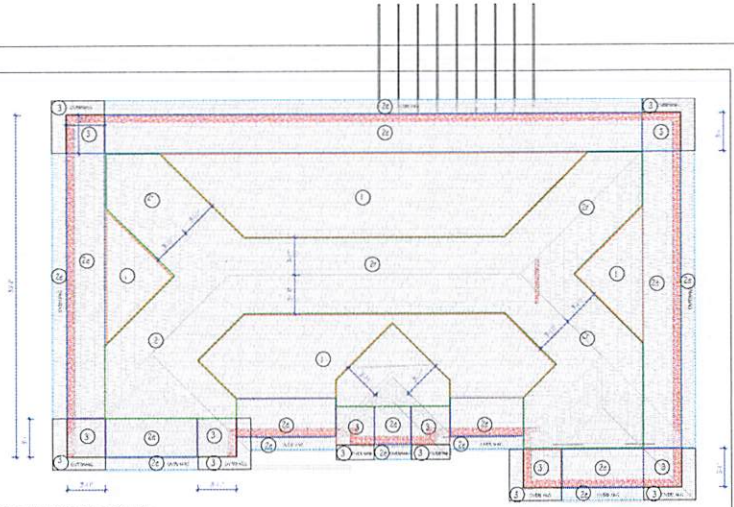
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ASCE 7-16 COMPONENTS AND CLADDING WIND ULTIMATE DESIGN PRESSURES, lb PSF, Vult = 145mph 3 SECOND GUST

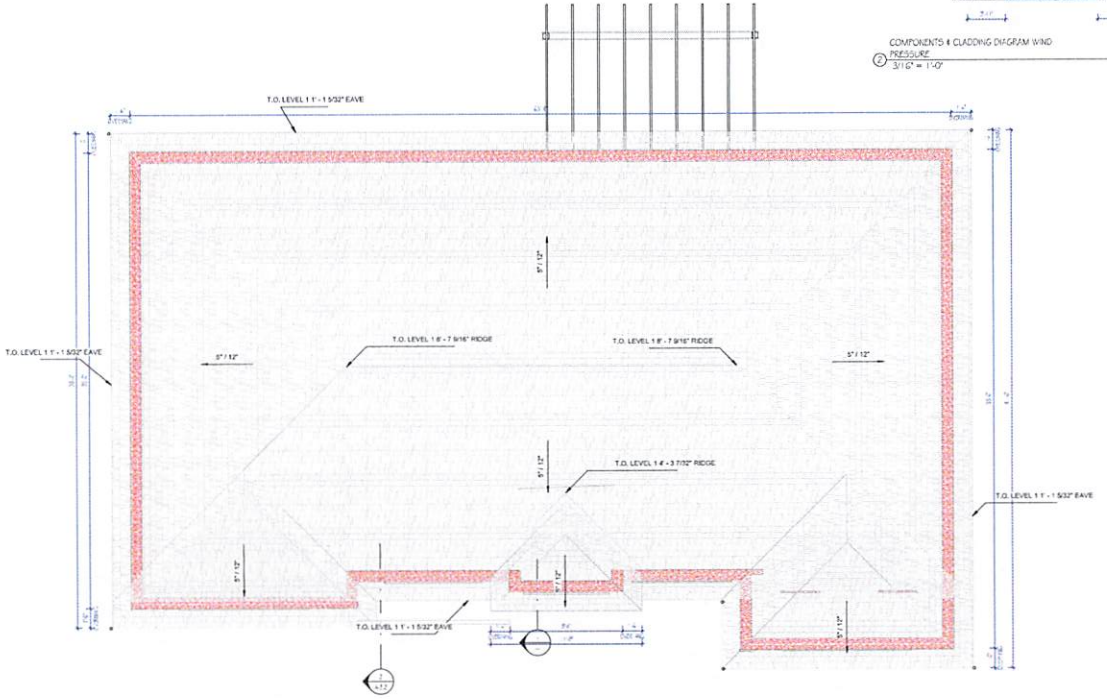
WIND PRESSURE ZONES & BUILDING COMPONENTS	TRIBUTARY WIND AREA									
	10SF			20SF			50SF		100SF AND MORE	

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.

APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- 0.18



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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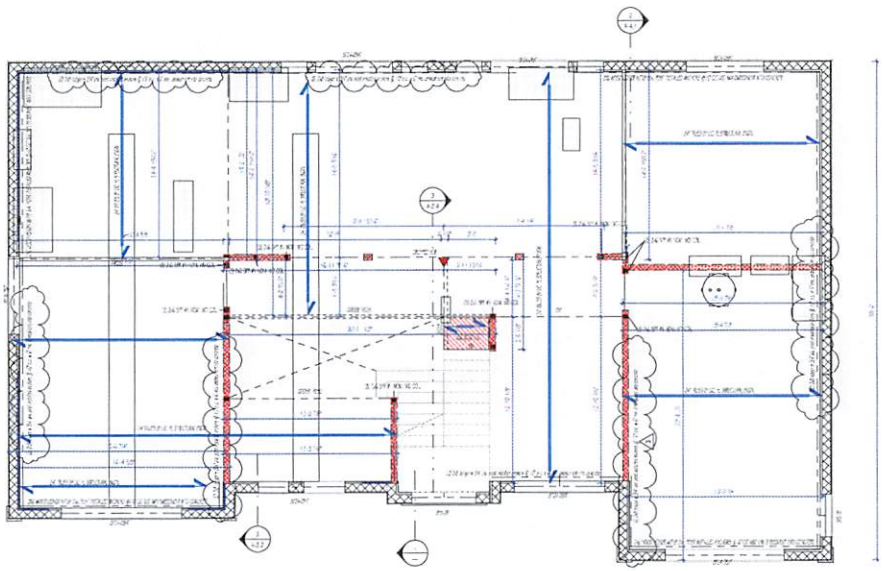
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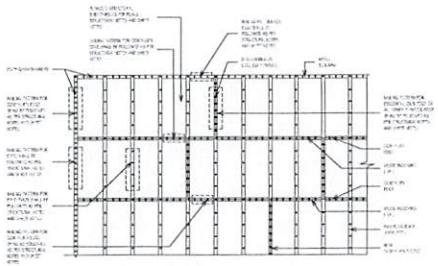
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ROOF

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



TYPICAL DETAIL FOR FLOOR AND ROOF DIAPHRAGM - NTS 2/3

NOTE TO TRUSS DESIGNER:
TOP PLATE HEIGHT: 20'-8"
TRUSS STYLE: SAVE 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
- 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 ELANS PLACED AT DIFFERENT ELEVATIONS WHEN FOOTINGS WITHIN 3'-0" FROM FINISHED FLOOR ELEVATION SHALL BE 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:
ROOF:
1 LIVE LOAD20 psf
1 DEAD LOAD25 psf
1 DEAD LOAD (AVAILABLE TO RESIST UPLIFT)5 psf
FLOORING AREAS:
1 LIVE LOAD 40 psf
1 DEAD LOAD 15 psf
WIND:
1 ASCE 7-16
1 ENCLOSED BUILDING
1 DIRECTIONALITY FACTOR Kd=0.85
1 EXPOSURE CURRENT COUNTY: RISK CATEGORY II
1 ULTIMATE DESIGN WIND SPEED Vult=145 MPH (3-SECOND GUST)
1 NOMINAL DESIGN WIND SPEED Vasd=112 MPH (3-SECOND GUST)
1 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:
1 ALL CONCRETE BLOCK TO CONFORM TO ASTM C 90, GRADE N, TYPE II (NON-MOISTURE CONTROLLED) WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900 PSI (MEDIUM STRENGTH OF MASONRY WALL = 1,500 PSI).
1 MORTAR SHALL BE TYPE 'M' OR 'S' WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI (USE PORTLAND TYPE CEMENT) AND MEET ASTM C 270.
1 GROUT MORTAR SHALL CONFORM TO ASTM C 476.
1 GROUT SHALL BE 3000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C 476.
1 TESTING OF GROUT SHALL CONFORM TO ASTM C 1019.
1 AN APPROVED TESTING LABORATORY SHALL PERFORM TESTS OF GROUT AND MORTAR AT A RATE OF ONE PER EVERY 2000 SQUARE FEET OF WALL ERECTED.

2. SHEARWALL:
1 BREAKS WITH THE PIERS TOP SHALL BE OF CONCRETE, POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE.
1 REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS.
1 USE METAL LATH, MORTAR, OR SPECIAL LIATH TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1. (NO) METAL OR FELT CAVITY CAPS ARE PROHIBITED).
3. LINTELS:
1 UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE LINTELS SPANNING OPENINGS UP TO 3'-4" IN WIDTH SHALL BE (6") X (8") WITH (2) #5 TOP AND BOTTOM AND #3 AT 12" OC STIRRUPS.
1 CONCRETE LINTELS SPANNING OPENINGS UP TO 12'-0" IN WIDTH SHALL BE (8") X (16") WITH (2) #6 TOP AND BOTTOM AND #3 AT 8" OC STIRRUPS.
1 ALL 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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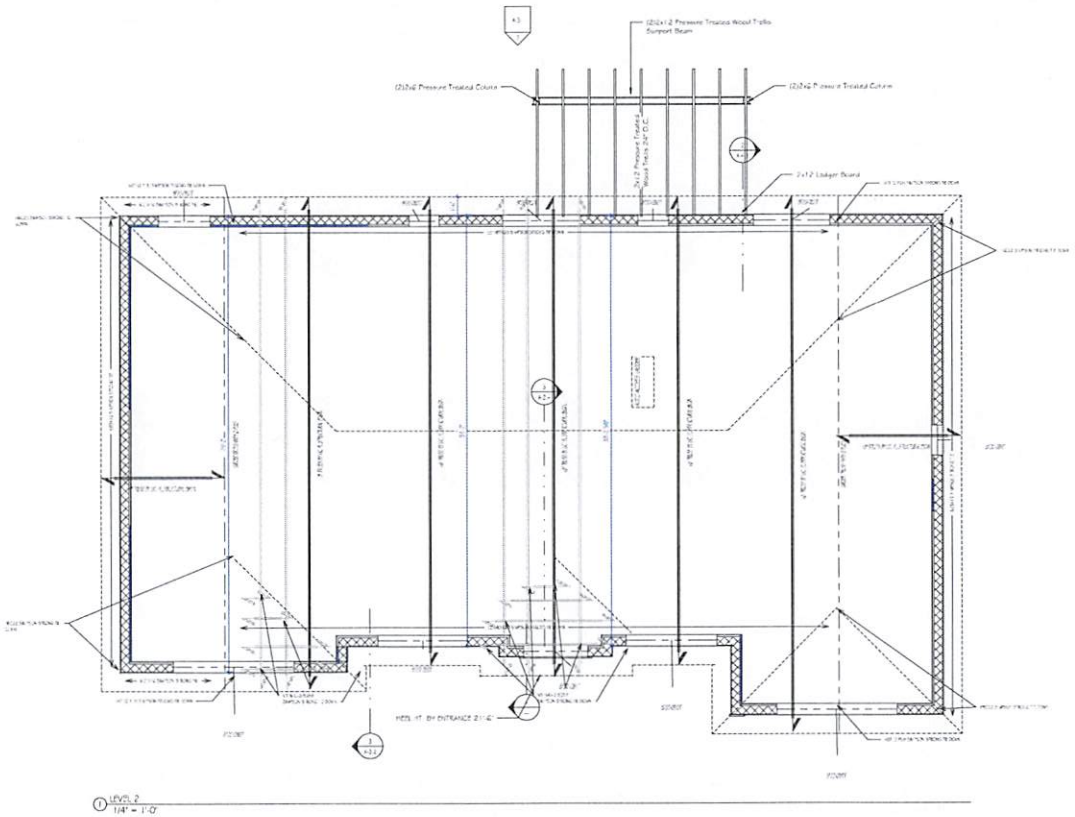
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Revision 2 | 5/13/24 | 2
Revision 1 | 2/26/24 | 1

LEVEL 2 FRAMING

PROFESSIONAL ENGINEER
STATE OF FLORIDA
ARIGNAS

SEAL
SIGNATURE
DATE
PAGE
A-2.6

THE CONCEPTS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF RISE ARCHITECTURE LLC AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF RISE ARCHITECTURE LLC



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

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
- 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.

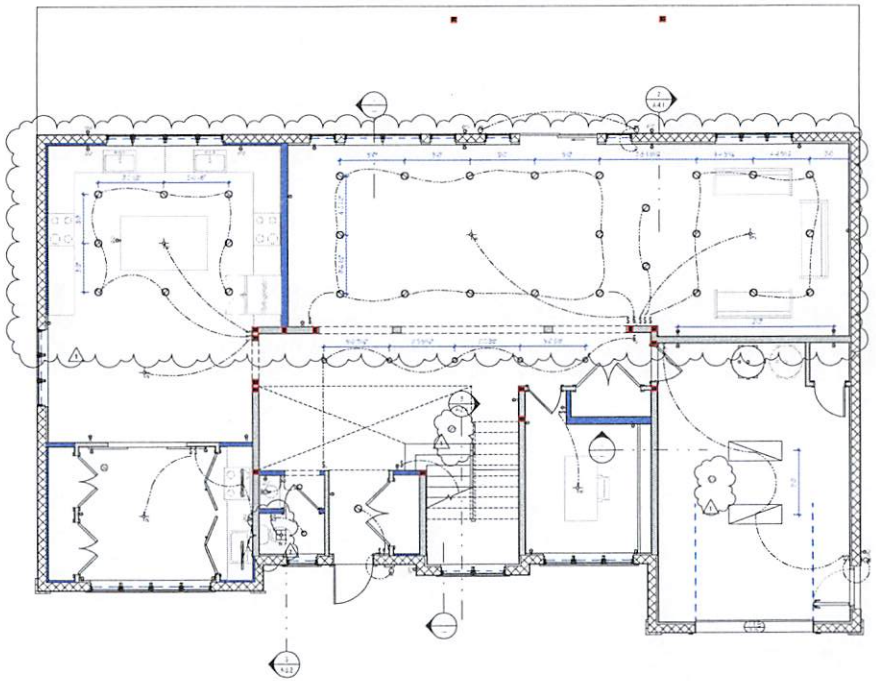
ROOF PLYWOOD SHEATHING MUST BE MINIMUM 5/8" THICK 32/16 APA RATED, EXPOSURE 1 STRUCTURAL PLYWOOD SHEATHING WITH 10D GALVANIZED RING SHANK NAILS SPACED 6" O/C AT ALL SUPPORTS AND PANEL EDGES, AND 4" O/C AT WOOD BLOCKING AND TAPERS.

PROVIDE BLOCKING AND PLYWOOD ATTACHMENT WITH 10D RING SHANK NAILS @ 4" O/C AT CONTINUOUS PANEL EDGES, @ 6" O/C AT ALL OTHER PLYWOOD PANEL EDGES, @ 8" O/C IN PANEL FIELD AS SHOWN IN ROOF PLAN

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ROOF FRAMING

A-2.7



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

FIRE ALARM NOTES:
As per section 314.4 of the FL edition of the IRC, hard-wired smoke & alarms are required. Low voltage smoke detection systems are preferred. As per NFPA standard 72 29.11.2, hard-wired interconnected smoke alarms are limited to a maximum of 18 units of which only 12 smoke detectors are allowed.

In the event a dwelling requires more than 12 detection devices, the smoke alarm devices shall be of the type that connect to the AC power source, but are not interconnected through hardwiring, rather through wireless transmitters in each detector. These devices are designed to be compliant with section 314.4 of the FL edition of the 2018 IRC without the need for a variation request.
Dual smoke detectional alarms shall:

- be connected to the building's permanent wiring as its primary power supply, without a disconnect other than required overcurrent protection
- Power source must be from the dwelling's AC power supply. Completely wireless battery systems do not meet Code requirements and are not an approved type of smoke alarm system.

Electrical Component Legend

- Hard Wired, Power Detector
- Hard Wired, Heat Detector
- Hard Wired Carbon Monoxide Smoke Detector
- Thermostat
- Wall Switch (T indicates connection to Timer)
- Dual Switch (at Parallel Light)
- 3 Way Light Switch
- Photo Cell Controlled Light Switch (T indicates Timer)
- Duplex Receptacle
- Quad Receptacle
- GFCI Protected Duplex Receptacle
- GFCI Protected Quad Receptacle
- Floor Mounted GFCI Duplex Receptacle (black cover with white)
- Floor Mounted GFCI Quad Receptacle (black cover with white)
- Exterior Grade Ventilation Fan (Where HVAC is indicated, VENT label shall be provided)
- Flush Mounted Ceiling Light Fixture
- Ceiling Pendant Fixture
- Chandelier - Heavy Duty Recessed Box to be provided
- Wall Sconce
- Wall Mounted Fixture
- Wall Mounted DUP Security Light - Photo Cell Dusk - Dawn
- Wall Mounted DUP Motion Light - Photo Cell / Switched
- LED Rope Light in Recessed Channel
- LED Rope Light Exposed
- 6" 24" Surface Mount LED Closet Light
- 2'x4' LED Flat Panel (R indicates Recessed fixture)
- 2'x2' LED Flat Panel (R indicates Recessed fixture)
- FAN/LIGHT COMBO Flat Panel (R indicates Recessed fixture)
- Square LED Recessed Fixture
- 4" Round Light
- 4" LED Recessed Fixture - Weather Rated
- 6" LED Recessed Fixture
- Electrical Wiring

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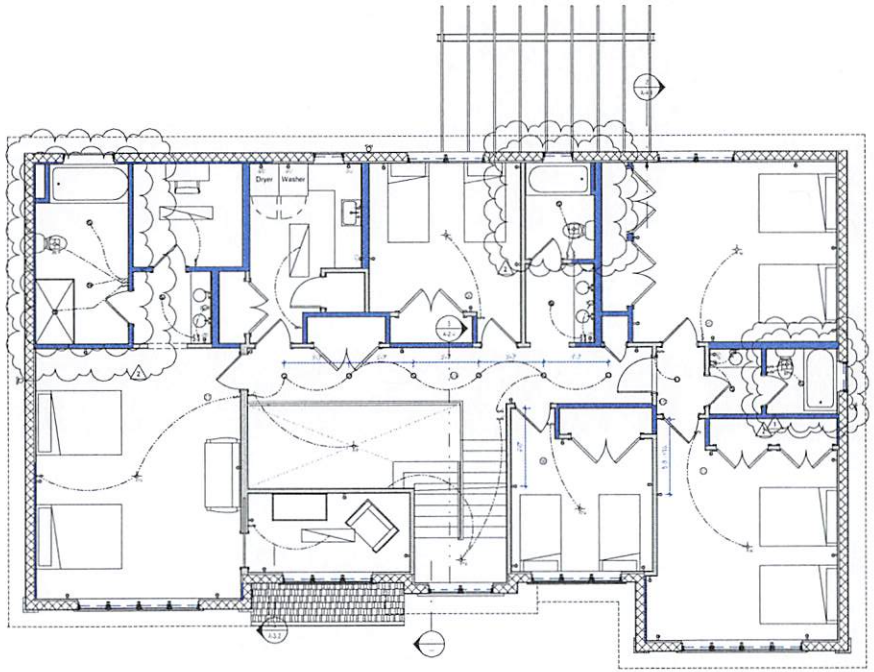
RCP FIRST FLOOR

SIMONE GRIFFIN, ARCHITECT
FL LIC. NO.
AR 102415

SCALE: 1/4" = 1'-0"
DATE: 5/10/24

A-2.8

17 OF



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

FIRE ALARM NOTES:
As per section 314.6 of the FL edition of the IRC, hard wired smoke alarms are required. Low voltage smoke detection systems are prohibited. As per NFPA standard 72.29.11.2, "and wired interconnected smoke alarms are limited to a maximum of 10 units of which only 12 smoke detectors are allowed.

In the event a dwelling requires more that 12 detection devices, the smoke alarm devices shall be of the type that connect to the AC power source, but are not interconnected through hardwiring, rather through wireless transmitters in each detector. These devices are designed to be compliant with section 314.6 of the FL edition of the 2018 IRC, will void the need for a variation request.
Dual smoke detection/alarms shall:
- be connected to the AC supply permanently wiring as the primary power supply, without a disconnect other than required overcurrent protection.
- Power source must be from circuit/single AC power supply. Completely wireless battery systems do not meet Code requirements and are not an approved type of smoke alarm system.

Electrical Component Legend

- Hard Wired Smoke Detector
- Hard Wired Heat Detector
- Hard Wired Carbon Monoxide Smoke Detector
- Thermostat
- Wall Switch (T indicates connection to T-stat)
- Dual Switch for Fan and Light
- 3 Way Light Switch
- Photo Cell Controlled Light Switch (T indicates Timer)
- Duplex Receptacle
- Quad Receptacle
- GFCI Protected Duplex Receptacle
- GFCI Protected Quad Receptacle
- Floor Mounted GFCI Duplex Receptacle Brass cover with "T" bar
- Floor Mounted GFCI Quad Receptacle Brass cover with "T" bar
- Ducted Exhaust Ventilation Fan (Where MOAT = Insulated MEAT which is not to protrude)
- Floor Mounted Garage Light Fixture
- Ceiling Fan Light Fixture
- Chandelier - Heavy Duty Rated Bronze Finish
- Wall Sconce
- Wall Mounted Fan
- Wall Mounted Dusk Security Light - Photo Cell Switched
- Wall Mounted Dusk Flood Light - Photo Cell Switched
- LED Rope Light + Recessed Channel
- LED Rope Light Shielded
- 1 X 24" Surface Mount LED Accent Light
- 12"x48" LED Flat Panel (S indicates Recessed Fixture)
- 18"x48" LED Flat Panel (S indicates Recessed Fixture)
- 24"x24" LED Flat Panel (S indicates Recessed Fixture)
- Square LED Recessed Fixture
- 4" Recessed Light
- 4" LED Recessed Fixture - Weather Rated
- 6" LED Recessed Fixture
- Electrical Panel

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DESCRIPTION	DATE	NO.
Revision 1	5/15/24	1
Revision 2	7/15/24	2

RCP SECOND FLOOR

SHARON E. SPEED-ZEIN, R.A.
FLORIDA
AR 0021415

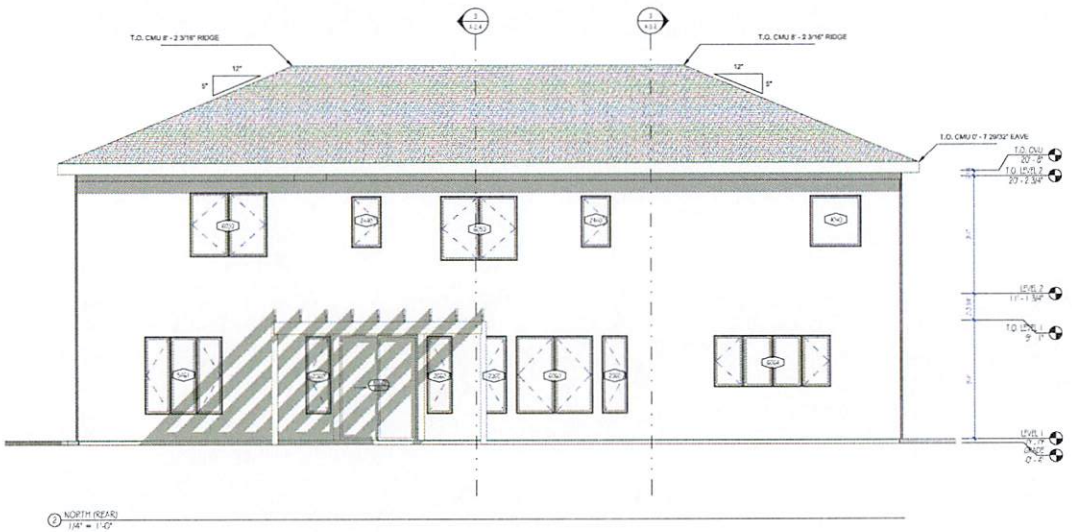
1/4" = 1'-0"
5/15/24

A-2.9

1 OF

THE CONCEPTS AND DESIGNS INCORPORATED IN THESE PLANS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF RISE ARCHITECTURE LLC. THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN CONSENT OF RISE ARCHITECTURE LLC IS PROHIBITED AND UNLAWFUL. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.





MATERIAL KEY

- LIGHT COLORED STUCCO COAT
- DARK COLORED STUCCO COAT
- ASPHALT SHINGLE ROOF

ALL COLORS AND FINISHED AS PER INTERIOR DESIGNER SPECIFICATION

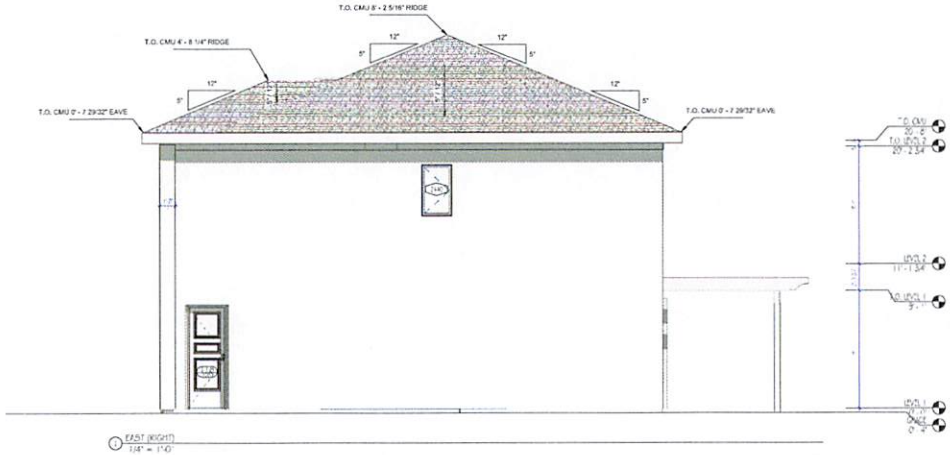
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LAKEFRONT ESTATES

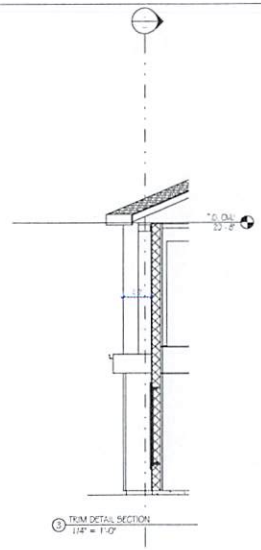
VILLA-ORLEOHOREE, FL

ELEVATIONS

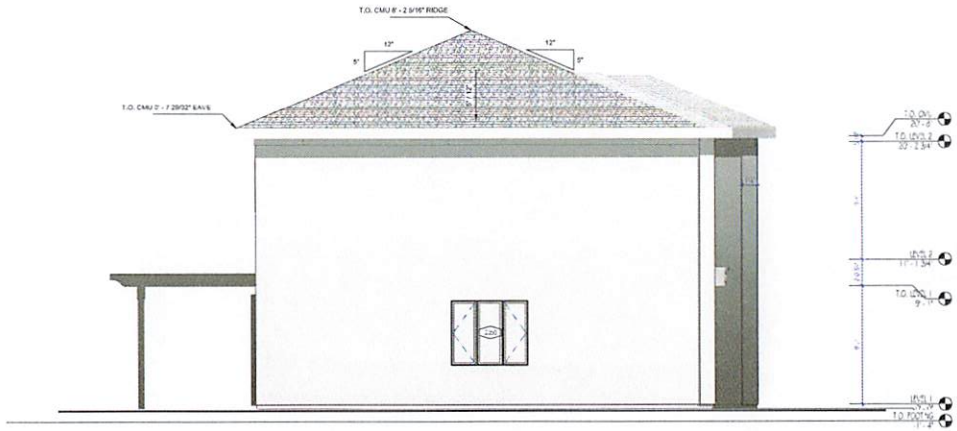
A-3.1



1 EAST (RIGHT)
1/4" = 1'-0"



3 TRIM DETAIL SECTION
1/4" = 1'-0"



2 WEST (LEFT)
1/4" = 1'-0"

MATERIAL KEY

STUCCO

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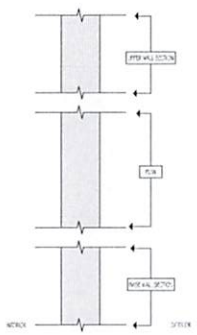
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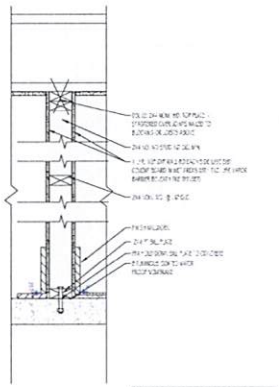
ELEVATIONS

STEPHEN GRUNBERGER
FL LIC. NO.
AR 102115

A-3.2

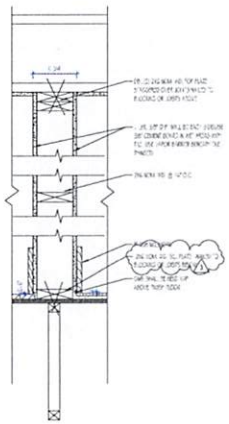


1 WALL TYPE 1 - VIEW GUIDE
1 1/2" = 1'-0"

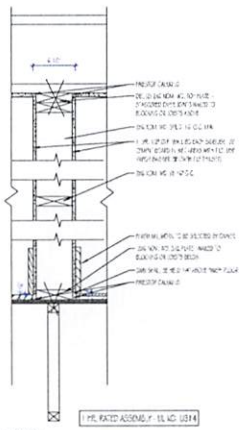


FIRST FLOOR DETAIL WOOD TO CONCRETE SLAB

WALL TYPE 1A
SCALE: 1 1/2" = 1'-0"

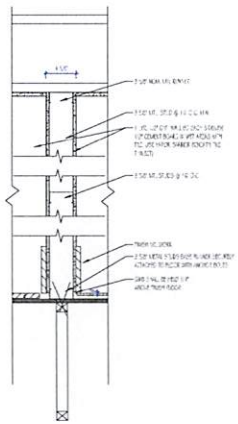


WALL TYPE 2
SCALE: 1" = 1'-0"

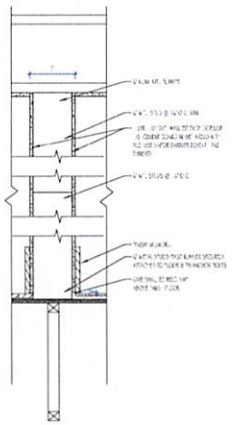


1 HR. RATED ASSEMBLY - UL NO. U314

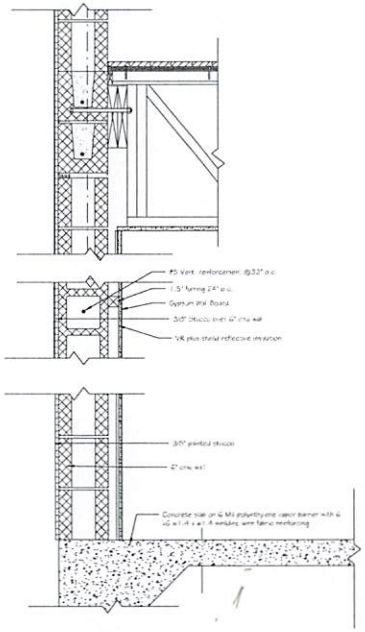
WALL TYPE 3A
SCALE: 1 1/2" = 1'-0"



WALL TYPE 3
SCALE: 1 1/2" = 1'-0"



WALL TYPE 3A
SCALE: 1 1/2" = 1'-0"



STANDARD EXTERIOR WALL ASSEMBLY CMU

2 WALL TYPE 4
1 1/2" = 1'-0"

NOTE:
A. BASEMENT AND BATHROOMS ALL OFF BID SHALL BE MOLD AND MILDEW RESISTANT VARIETIES OF NECESSARY WALL BOARD.

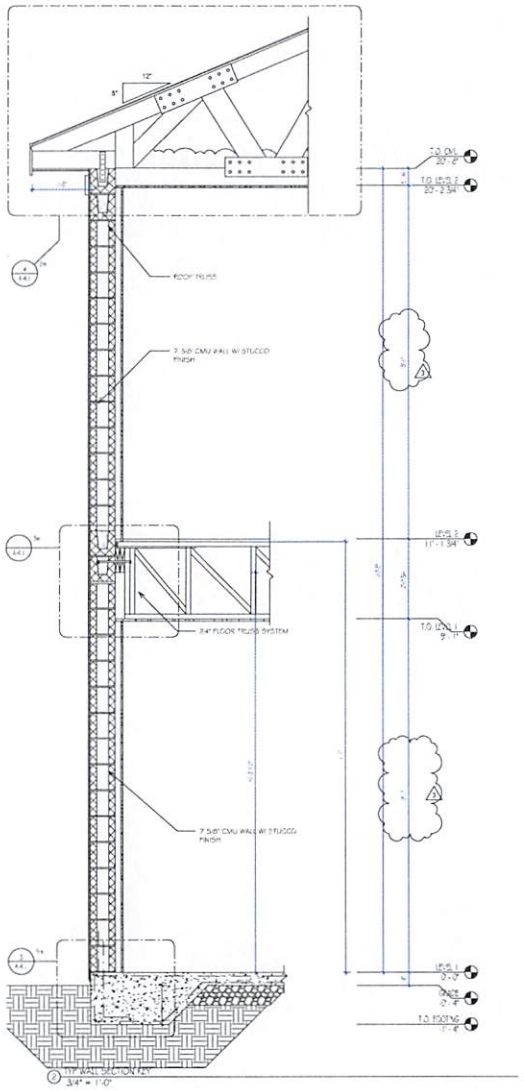
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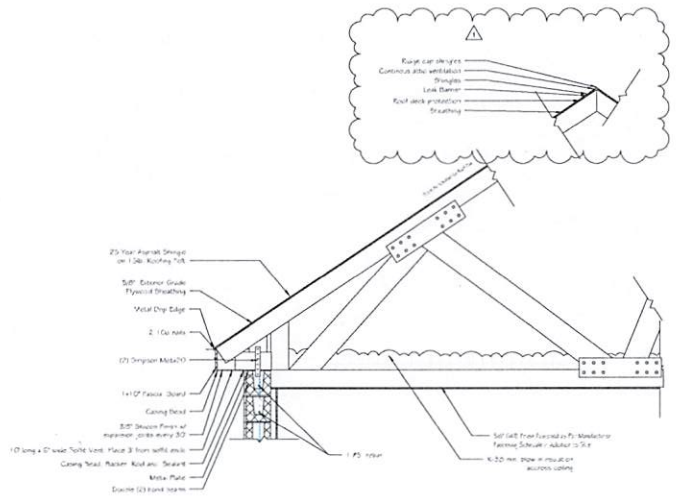
DESCRIPTION
Revision 3

WALL TYPES

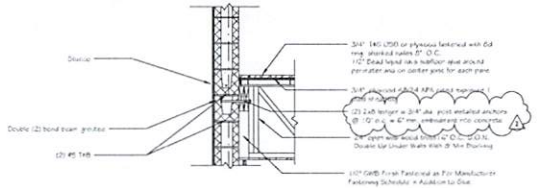
A-3.3



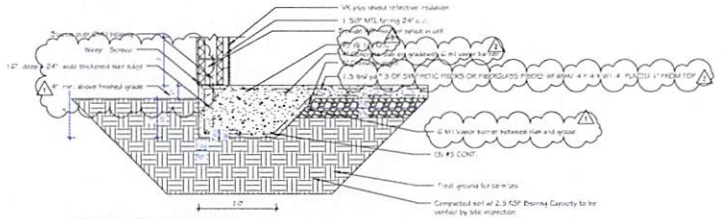
2 FL TYP. WALL SECTION DETAIL
3/4" = 1'-0"



4 FL TYP. WALL SECTION DETAIL - ROOF (CANTILEVER)
3/4" = 1'-0"



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



3 FL TYP. WALL SECTION DETAIL - FAUNCHED FOOTING
3/4" = 1'-0"

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DESCRIPTION	DATE	NO.
Revision 1	5/26/24	1
Revision 2	7/15/24	2
Revision 3	[illegible]	3

WALL SECTION AND DETAILS

A-4.1

Door Schedule

Mark	Level	ROOM	Door Size Width	Door Size Height	Door Swing	Hardware	Comments	Design Wind Zone	Tributary Wind Area (In PSF)
LEVEL 1									
101	2ND.	FOYER	3'-0"	8'-0"	SK	5	EXTERIOR DOOR	4	+31.86 -34.92
102	2ND.	FOYER	3'-0"	8'-0"	SWLR	3,4			
103	2ND.	BATHROOM	3'-8"	8'-0"			DOOR OPENING		
104	2ND.	BATHROOM	3'-8"	8'-0"	POCKET	2			
105	2ND.	DEN	7'-4"	8'-0"	BIFOLD		EXPANSION HDD. TO TRUCK		
106	2ND.	KITCHEN	6'-0"	8'-0"	MEN DR		STEEL BY OTHERS		
107	2ND.	DEN	8'-0"	8'-0"	SWLR	3,4			
108	2ND.	DEN	4'-0"	8'-0"	SWLR	3,4			
109	2ND.	KITCHEN	3'-0"	8'-0"			DOOR OPENING		
110	2ND.	DINING ROOM	12'-0"	8'-0"	SLIDING	7	PATIO DOOR, W/BREAKAWAY LATCH	4	+31.86 -34.92
111	2ND.	DINING ROOM	11'-0"	8'-0"			DOOR OPENING		
112	2ND.	FOYER	11'-0"	8'-0"			DOOR OPENING		
113	2ND.	DINING ROOM	11'-0"	8'-0"			DOOR OPENING		
114	2ND.	FOYER	3'-6"	8'-0"	SW				
115	2ND.	FOYER	11'-0"	8'-0"	SWLR	3,4			
116	2ND.	FOYER	2'-6"	8'-0"	SK		1 HR FIRE RATED DR.		
117	2ND.	GARAGE	3'-0"	8'-0"	SWR	3,4	UNRATED		
118	2ND.	GARAGE	8'-0"	8'-0"	SW	3 & 7	EXTERIOR DOOR	5	+31.86 -40.82
119	2ND.	GARAGE	9'-0"	8'-0"		2	EXTERIOR GARAGE DOOR	5	+30.33 -37.02
LEVEL 2									
201	2ND. 2	MASTER BEDROOM	3'-0"	8'-0"	PH	7			
202	2ND. 2	MASTER BEDROOM	3'-0"	8'-0"	PKT	3,4			
203	2ND. 2	MASTER BEDROOM	3'-0"	8'-0"			DOOR OPENING		
204	2ND. 2	MASTER BATHROOM	3'-0"	8'-0"	SK	2			
205	2ND. 2	MASTER BATHROOM	2'-6"	8'-0"	SK				
206	2ND. 2	LAUNDRY	4'-0"	8'-0"	SWLR	3,4			
207	2ND. 2	LAUNDRY	2'-8"	8'-0"	SK				
208	2ND. 2	LAUNDRY	6'-4"	8'-0"	DWR	3,4	UNRATED		
209	2ND. 2	CLOSET	3'-0"	8'-0"	SWLR	3,4			
210	2ND. 2	BEDROOM 3	11'-0"	8'-0"	SWLR	3,4			
211	2ND. 3	BEDROOM 3	2'-8"	8'-0"	PH	7			
212	2ND. 2	BATHROOM 3	3'-4"	8'-0"	SK	7			
213	2ND. 2	CLOSET	3'-0"	8'-0"	SW	3,4			
214	2ND. 2	BEDROOM 4	11'-0"	8'-0"	SWLR	3,4			
215	2ND. 2	BEDROOM 4	11'-0"	8'-0"	SWLR	3,4			
216	2ND. 2	BEDROOM 4	2'-8"	8'-0"	SK	7			
217	2ND. 2	BEDROOM 2	2'-8"	8'-0"	POCKET				
218	2ND. 2	BATHROOM 2	2'-4"	8'-0"	PH	7			
219	2ND. 2	BATHROOM 2	3'-4"	8'-0"	PH				
220	2ND. 2	BEDROOM 2	2'-8"	8'-0"	PH	7			
221	2ND. 2	BEDROOM 2	4'-0"	8'-0"	SWLR	3,4			
222	2ND. 2	BEDROOM 2	4'-0"	8'-0"	SWLR	3,4			
223	2ND. 2	BEDROOM 1	11'-4"	8'-0"	SWLR	3,4			
224	2ND. 2	BEDROOM 1	2'-8"	8'-0"	PH	7			

NOTE:
ALL DOORS SHOULD BE 1 3/8" HEIGHT & HOLLOW CORE

UNITS SCHEDULE		
Unit	Type	Description
L1	3D2A/DEF	2 at Floor Elevation - 1st Story Entry
L2	3D2A/DE1	2 at Floor Elevation - 2nd Level Front Entry
L3	3D2A/DEF	Second Floor Entry - Mid Level Front
L4	3D2A/DEF	Rear Entry Unit Not Shown

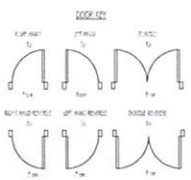
Window Schedule

Type Mark	Room Location	Window Size Rough Height	Window Size Rough Width	Window Height Location Sill Height	Window Height Location Rough Opening Head Height	Comments	Wind Pressure Zone	Tributary Wind Area (In PSF)
LEVEL 1								
2040	KITCHEN	4'-0"	2'-0"	4'-0"	9'-0"		4	+35.64 -38.64
2040	KITCHEN	4'-0"	2'-0"	4'-0"	9'-0"		4	+35.64 -38.64
3060	DINING ROOM	6'-0 1/2"	3'-0 1/2"	3'-0"	9'-0 3/8"		4	+34.08 -37.02
3060	DINING ROOM	6'-0 1/2"	3'-0 1/2"	3'-0"	9'-0 3/8"		4	+34.08 -37.02
3060	DINING ROOM	6'-0 1/2"	3'-0 1/2"	3'-0"	9'-0 3/8"		4	+34.08 -37.02
3060	DINING ROOM	6'-0 1/2"	3'-0 1/2"	3'-0"	9'-0 3/8"		4	+34.08 -37.02
3060	DINING ROOM	6'-0 1/2"	3'-0 1/2"	3'-0"	9'-0 3/8"		4	+34.08 -37.02
5060	KITCHEN	6'-0 1/2"	5'-0"	4'-0"	9'-0 3/8"		4	+34.08 -37.02
5060	BATHROOM	6'-0 1/2"	5'-0"	5'-4"	9'-0 3/8"	TEMPERED	5	+31.86 -40.36
5460	BATHROOM	6'-0 1/2"	5'-4 1/2"	3'-0"	9'-0 3/8"	TEMPERED	5	+34.08 -37.02
5461	FAMILY ROOM	6'-0 1/2"	6'-0"	1'-11 1/2"	9'-0"		4	+31.86 -34.92
2050	KITCHEN	5'-0 1/2"	2'-0"	3'-0 5/8"	9'-0 5/8"		4	+31.86 -34.92
3060	STUDY	6'-0 1/2"	3'-0"	1'-11 1/2"	9'-0"		4	+31.86 -34.92
2460	DEN	6'-0 1/2"	2'-4"	3'-0"	9'-0 3/8"		4	+30.30 -33.33
LEVEL 2								
2460	BATHROOM 3	4'-0 1/2"	2'-4 1/2"	5'-8 1/2"	7'-9"	TEMPERED	4	+35.64 -38.64
2460	LIBRARY	4'-0 1/2"	2'-4 1/2"	5'-8 1/2"	7'-9"		4	+35.64 -38.64
2460	BATHROOM 4	4'-0 1/2"	2'-4 1/2"	5'-8 1/2"	7'-9"	TEMPERED	4	+35.64 -38.64
4060	MASTER BATHROOM	4'-0"	6'-0"	5'-8 1/2"	7'-8 3/8"	TEMPERED	3	+34.02 -44.46
3060	D AREA	6'-0 1/2"	3'-0"	1'-11 1/2"	9'-3"	TEMPERED	3	+31.86 -40.26
4050	BEDROOM 3	5'-0 1/2"	5'-11 1/2"	3'-10 7/32"	9'-10 23/32"	EGRESS	4	+31.86 -34.92
4050	BEDROOM 4	5'-0 1/2"	5'-11 1/2"	3'-9 21/32"	9'-10 3/32"	EGRESS	4	+31.86 -34.92
3050	BEDROOM 1	5'-0 1/2"	3'-0"	3'-8"	9'-8 3/8"	EGRESS	4	+31.86 -34.92
3050	NOC	5'-0 1/2"	3'-0"	3'-8"	9'-8 3/8"		4	+31.86 -34.92
3450	MASTER BEDROOM	5'-0 1/2"	3'-4"	3'-8"	9'-8 3/8"	EGRESS	4	+31.86 -34.92
3450	BEDROOM 2	5'-0 1/2"	3'-4"	3'-8"	9'-8 3/8"	EGRESS	5	+31.86 -40.26

NOTE:
WINDOWS TO BE IN COMPLIANCE WITH ASTM MISSILE TEST E 1886 AND E 1996 AS REFERED IN IRC 2020 302.1.2
WINDOWS REQUIRE A U VALUE OF .40 AND SHGC OF .25.

SILLS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE SHOULD BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES COMPLYING WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICES, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

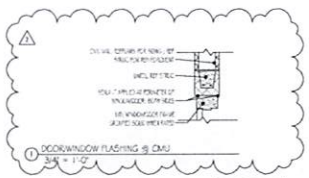
DOOR KEY

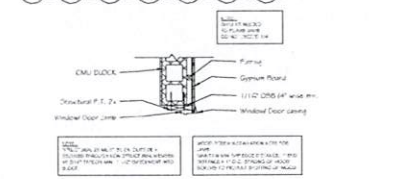


HARDWARE KEY

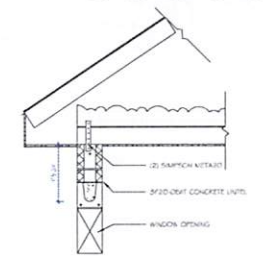
1. Brushed Chrome Privacy Lock
2. Brushed Chrome Passage Set
3. Brushed Chrome Dummy Knob
4. Dummy Pull
5. Deadbolt
6. Door Stop
7. Satin Chrome Passage Set
8. Satin Chrome Closet Set
9. Satin Chrome Dummy Set
10. Satin Chrome Pocket Door Set
11. Surface Bolt

GENERAL NOTES:

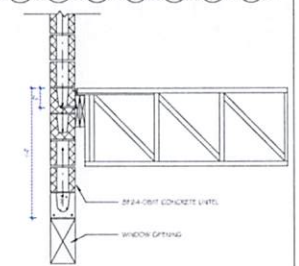




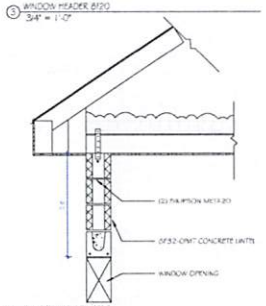
WINDOW TO BLOCK DETAIL
3/4" = 1'-0"



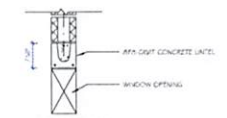
WINDOW HEADER B120
3/4" = 1'-0"



WINDOW HEADER B124
3/4" = 1'-0"



WINDOW HEADER B132
3/4" = 1'-0"



WINDOW HEADER B88
3/4" = 1'-0"

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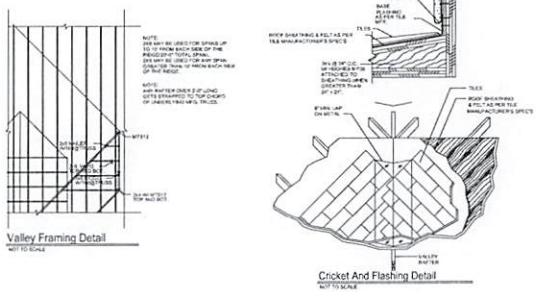
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DESCRIPTION	DATE
Revision 1	5/15/24
Revision 2	7/12/24

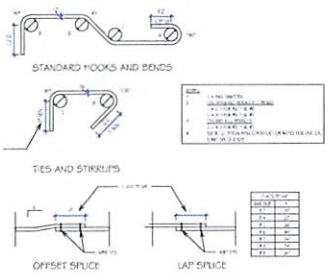
SCHEDULES

A-4.2

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7 VALLEY FLASHING DETAIL
3/8" = 1'-0"



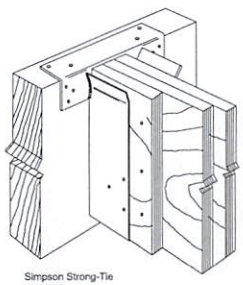
1 TYP. REINFORCING DETAILING DETAIL
1/8" = 1'-0"

CMU WALL SCHEDULE

TYPE	REMARKS
CMU-1	8" CMU REINFORCED VERTICAL @ 48" O.C. AND HORIZONTAL @ 16" O.C.

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

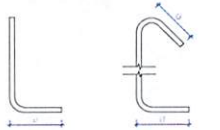
BAR SIZE	f'c = 3000 PSI	f'c = 4000 PSI
#3	12"	12"
#4	16"	16"
#5	20"	20"
#6	24"	24"
#7	28"	28"
#8	32"	32"
#9	36"	36"
#10	40"	40"
#11	44"	44"



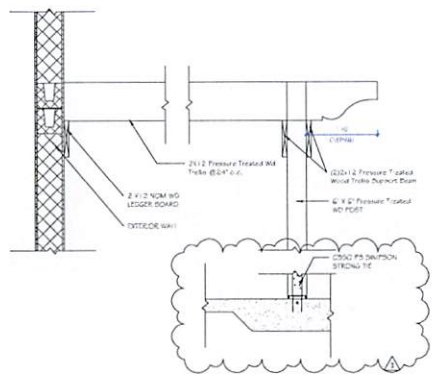
Simpson Strong-Tie
LUS28-2
(INSTALL PER MAN. SPECS.)

1 BEAM TO BEAM CONNECTION
3/8" = 1'-0"

MARK	SIZE	A	B	C
H1	#3	6"	3"	4 1/2"
H2	#4	8"	4"	6"
H3	#5	10"	5"	7 1/2"
H4	#6	12"	6"	9"
H5	#7	14"	7"	10 1/2"
H6	#8	16"	8"	12"
H7	#9	18"	9"	13 1/2"
H8	#10	20"	10"	15"
H9	#11	22"	11"	16 1/2"



2 TYP. REINFORCING HOOK DETAILS
1/8" = 1'-0"



3 PERGOLA
3/4" = 1'-0"

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DESCRIPTION	DATE	NO.
Revision 3		3

DETAIL DRAWINGS

STEPHANIE CATALINA SPEER
FL LIC. NO.
AR 102415

A-4.3