Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, January 11, 2021 3:17 PM
To: Laura Marotta
Subject: FW: 466 waters dr variance
Attachments: 20.3481 Survey (2).pdf; Merritt CD_ permit set_ 12-16-20 (1).pdf

Importance: High

From: BRIAN SMITH <BSMITH1278@hotmail.com>
Sent: Monday, January 11, 2021 2:49 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: merrittjmike@hotmail.com
Subject: 466 waters dr variance

Mr. Neill, I am requesting approval to move forward with this project. Attached are the plans and survey. The structure is in flood zone X. I am proposing an interior remodel of the structure, without changing the footprint or square footage on the parcel. Mr. Peterson requested that I get a variance per village ordinance 3.12.2(c)(5). The existing structure is not compliant with current set back requirements. Proposed construction will increase structural integrity of the north side of structure by adding a footer that is current with new building codes.

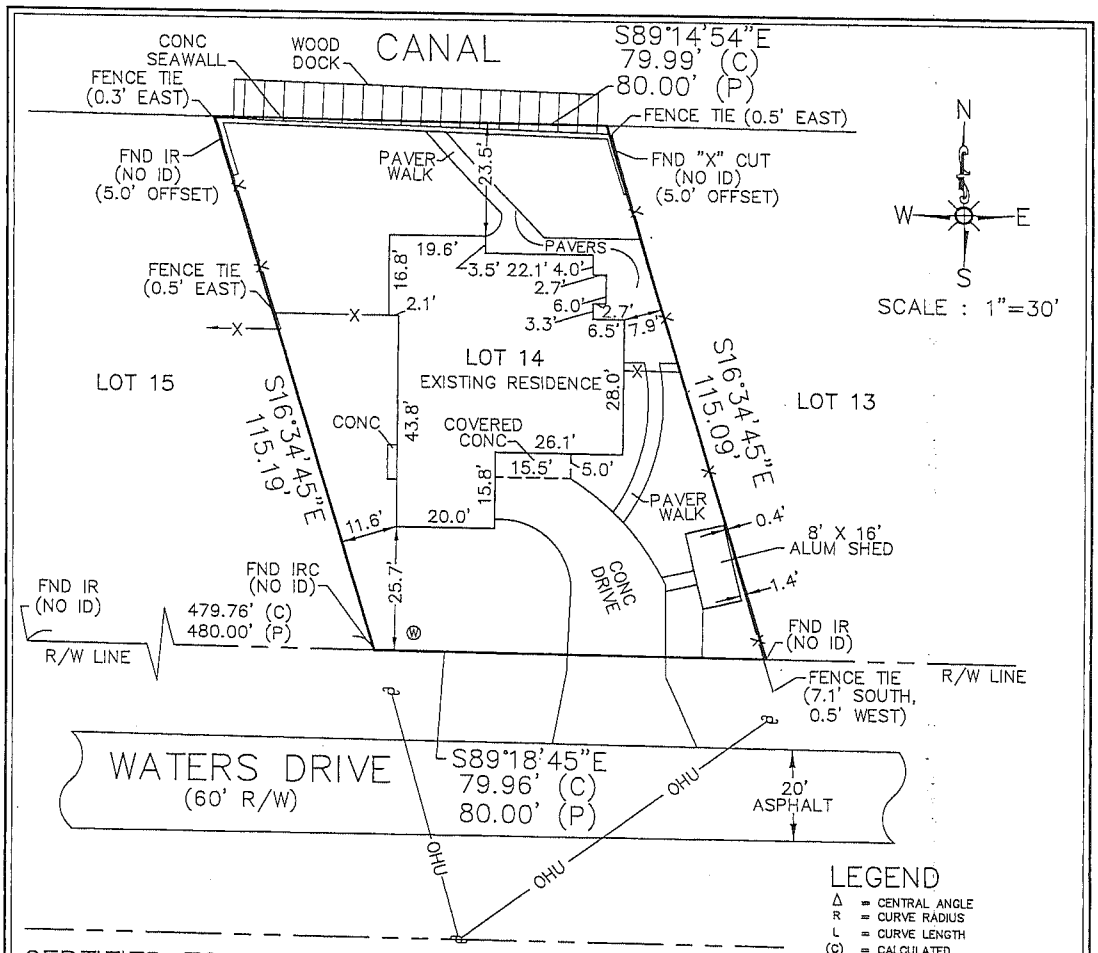
The north existing wall , per survey is 1.5 ft - 4 ft inside 25ft setback and entire east side of structure is inside current setbacks. I am requesting permission to move forward with this remodel project leaving the existing structure in its original footprint.

MIKE MERRITT 466 WATERDRIVE FORT PIERCE FL 34946
RIVER GATEESTATES LOT 14
LOT SIZE 9,200 SQ FT .21 ACRES
STRUCTURE SQ FT 2,440

Please call at your earliest convenience. Brian Smith 772-201-6448
Thank you,
Brian Smith
State Licensed General Contractor / Florida
License No. CGC 1510932

KMS Construction Services LLC
474 Waters DR. Fort Pierce FL 34946
Phone 772.201-6448
Fax 772.302-3800
E-Mail bsmith1278@hotmail.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED TO THE SATISFACTION OF THE PERSON RELYING THEREON. THE CONTRACTOR SHALL HAVE NO RESPONSIBILITY IN THE EVENT OF MISSTATEMENT OF FACTS, ERRORS, AND OMISSIONS.



CERTIFIED TO:

JACK MICHAEL MERRITT
RCB BANK, ISAOA
FIRST INTERNATIONAL TITLE
FIRST AMERICAN TITLE INSURANCE COMPANY

DESCRIPTION

LOT 14, PLAT OF RIVER GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND CONTAINS 0.20 ACRES, MORE OR LESS.

SURVEY NOTES

1. This survey is not valid without a signature and seal of a Florida Professional Land Surveyor.
2. Description provided by client and/or their agent.
3. The last date of field work was August 15, 2020.
4. Underground improvements and foundations were not located as part of this survey.
5. Bearings shown hereon are based on the Northerly R/W line of Waters Drive bearing S89°18'45"E, as monumented. All bearings are relative thereto.
6. All boundary information shown is calculated per plat, unless otherwise shown.
7. Property lies in flood zone "X", per map 12111C0089 K, dated 2-19-20.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10. Ownership of fences is unknown.
11. Go Gators!

LEGEND

Δ	= CENTRAL ANGLE
R	= CURVE RADIUS
L	= CURVE LENGTH
(C)	= CALCULATED
(P)	= PLAT
FND	= FOUND
IR	= 5/8" IRON ROD
IP	= 1/2" IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
OHU	= OVERHEAD UTILITIES
CM	= CONCRETE MONUMENT
FFE	= FINISH FLOOR ELEVATION
PKD	= PK NAIL AND DISK
P.L.S.	= PROFESSIONAL LAND SURVEYOR
LB	= LICENSED BUSINESS
P.B.	= PLAT BOOK
R/W	= RIGHT-OF-WAY
	= STREET LIGHT
	= CABLE TELEVISION BOX
	= AT&T PEDESTAL
	= WATER METER
	= WOOD POWER POLE
	= CONCRETE POWER POLE
	= EXISTING WELL
	= GUY ANCHOR
	= FND IR (NO ID)
CONC	= CONCRETE
IRC	= #5 IRON ROD & CAP
D.U.E.	= DRAINAGE AND UTILITY EASEMENT
U.E.	= UTILITY EASEMENT
—□—	= 4' CHAIN LINK FENCE
—X—	= 3' CHAIN LINK FENCE
—O—	= 6' WOOD FENCE
ALUM	= ALUMINUM

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.

BY: RICHARD C. LAVENTURE, FLORIDA P.L.S. #5209 — DATE: 8/15/20

STATE OF FLORIDA — RICHARD C. LAVENTURE — LICENSED PROFESSIONAL SURVEYOR AND MAPPER — NO. 5209

REVISION	DESCRIPTION	DATE

BOUNDARY SURVEY

PREPARED FOR

JACK MICHAEL "GATOR" MERRITT

REF. JOB NO.	DRAWN BY	DATE	DRAWING NO.
20.3481	BIG GATOR	8/15/20	20.3481
F.B.,PG.	CALCULATED BY	SCALE	SHEET NO.
17-245/75	RCL	1"=30'	1 OF 1

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD, SUITE D
FORT PIERCE, FLORIDA 34945
LB 7056 (772) 398-6430 PHONE (772) 398-6426 FAX

WINDOW/ LINTEL SCHEDULE

ID	ACTUAL D. PRESSURE	W	H	R.O. LINTEL	LINTEL	OPENING RENO STATUS	WINDOW RENO STATUS	TYPE	NOTES
W1	29.9,-32.7	6-1	4-2	6-8	EXTG TIE BM	MODIFY	REPLACE	H. SLIDER	EGRESS
W2	29.9,-32.7	6-1	4-2	6-8	EXTG TIE BM	MODIFY	NEW	H. SLIDER	
W3	29.9,-32.7	5-4	3-1	6-8	EXTG TIE BM	EXTG	REPLACE	H. SLIDER	
W4									
W5	29.9,-32.7	3-0	3-4	6-8	EXTG TIE BM	MODIFY	NEW	FIXED	TEMP
W6	29.9,-32.7	3-0	3-4	6-8	EXTG TIE BM	MODIFY	NEW	FIXED	TEMP
W7	29.9,-32.7	5-0	5-2	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	H. SLIDER	
W8	29.9,-32.7	5-0	5-2	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	H. SLIDER	
W9	29.9,-32.7	2-8	5-2	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	FIXED	
W10	29.9,-32.7	5-3	5-2	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	H. SLIDER	
W11	29.9,-32.7	5-3	5-2	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	H. SLIDER	
W12									
W13	29.9,-32.7	3-0	5-2	6-8	EXTG TIE BM	MODIFY	NEW	S. SWING	EGRESS
W14	29.9,-32.7	3-0	3-4	6-8	EXTG TIE BM	MODIFY	NEW	FIXED	TEMP
W15									

SEE GEN NOTE 26. CC- CAST CRETE.

DOOR/ LINTEL SCHEDULE

ID	ACTUAL D. PRESSURE	W	H	LINTEL	JAMB RENO STATUS	DOOR RENO STATUS	SWING	PANEL	NOTES
D1	31.0,-33.9	3-0	6-8	EXTG TIE BM	MODIFY	NEW	S. SWING	1 LITE	
D2	31.0,-33.9	3-0	6-8	EXTG TIE BM	MODIFY	NEW	OVERHEAD	SOLID SECTIONAL	
D3	31.0,-33.9	2-8	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	S. SWING	1 LITE	
D4	31.0,-33.9	3-0	6-8	CC 8F16-18/1T	NEW, NEW WALL	NEW	S. SWING	1 LITE	

SEE GEN NOTE 26. CC- CAST CRETE.

GENERAL SPECIFICATIONS:
1. **CEILING**: 1/2" OR 5/8" GWB OVER EXTG WOOD PE TRUSS BOTTOM CHORD.
2. **INSULATION**: EXTG GARAGE SEPARATING WALL: R-13 BATT, FLOOR TO CLG. EXTG EXT WALL: NONE. NEW EXT WALL: R4.1 FOIL INSULATION. CLG INSULATION: DEMO ALL EXTG, REPLACE W/ R20 SPRAYFOAM @ CONDITIONED ROOF DECK, & ATTIC SEPARATING KNEE WALLS @ PORCHES & GARAGES.
3. **DEFFERED SUBMITTALS/ BY OTHERS**: ROOF TRUSSES, DUCT LAYOUT, SITE PLAN

AREA CALCULATIONS:

extg cond area	1,574 sf
added cond area	325 sf
extg garage	326 sf
added garage	0 sf
extg rear porch	320 sf
added/net rear porch	-320 sf
extg front porch	76 sf
added front porch	0 sf
proposed total cond area	1,899 sf
proposed total bldg area	2,301 sf
aprox lot area	8,776 sf
bldg coverage (<30%)	26%
impervious area	3,179 sf
impervious area (<40%)	36%
proposed conditioned volume	15,192 sf

SHEET INDEX

A-1	floor plans
A-2	elevs
A-3	foundation
A-4	roof framing
A-5	elect
GN-1	general notes

PROJECT DESCRIPTION
ADDITION & RENOVATION TO EXTG SF RESIDENCE.

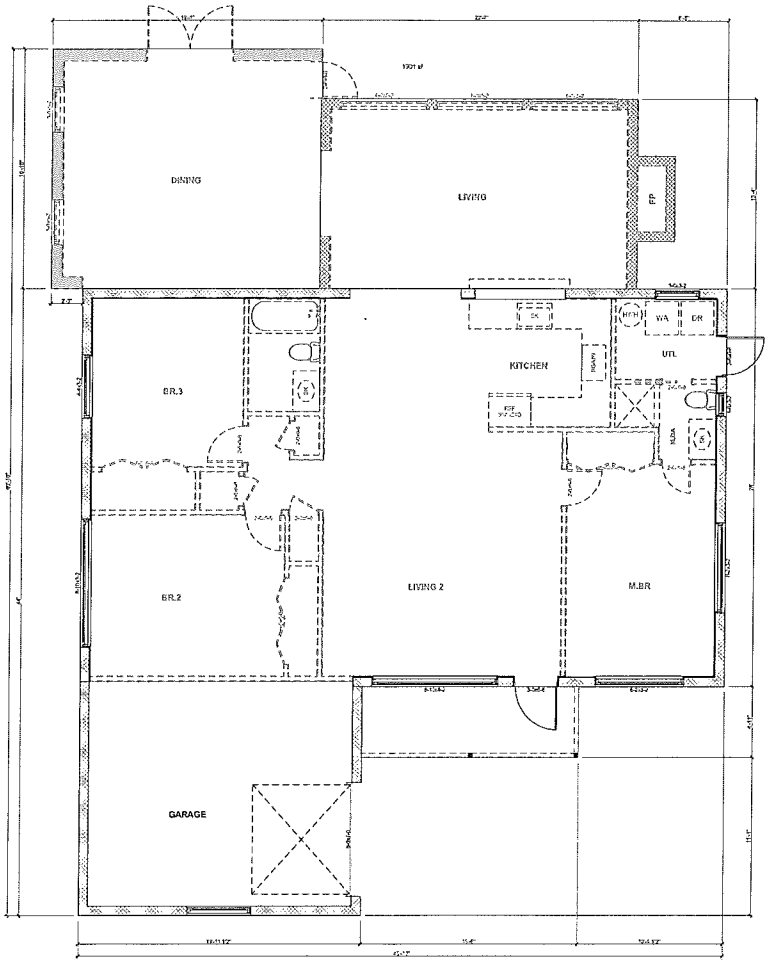
PROPERTY INFO:
parcel id: 1421-602-0014-0003-5
R-1 (St Lucie Village)
flood zone: X

UTILITY INFO:
gas: n/a
sewage: replaced septic system, sep permit
potable water: well

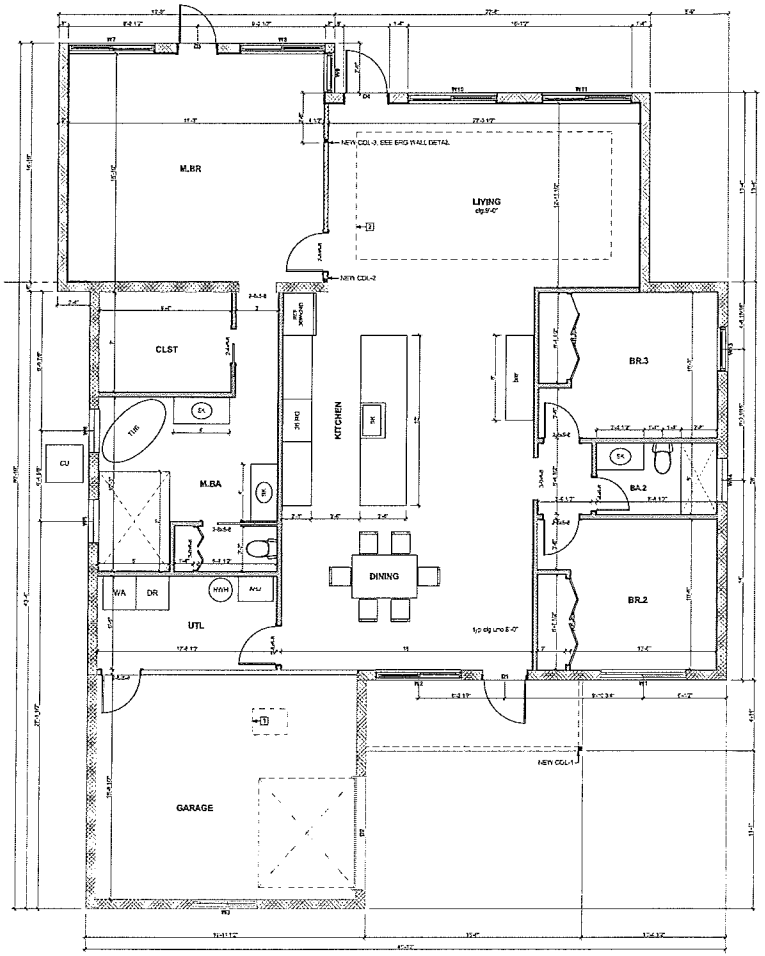
DEMO PLAN KEYNOTES
1. INFILL DEMOD WINDOWS W. NOWERG UNREINF CMU

FLOOR PLAN NOTES.
1. INTERIOR DIMENSIONS ARE TO FINISH. SEE WALL LEGEND FOR THICKNESS.
2. EXTERIOR DIMENSIONS ARE TO STRUCTURE.

FLOOR PLAN KEYNOTES:
1. NEW 22"x30" RO MIN ATTIC ACCESS.
2. NEW TRAY CEILING IN NEW TRUSSES. 1' OR MAX POSSIBLE, OFFSET 24" FROM WALL.



FLOOR PLAN- EXISTING
SCALE: 3/16"= 1'-0"



FLOOR PLAN- PROPOSED
SCALE: 1/4"= 1'-0"

FL Design Build Inspect
Construction Services
+ Home Inspection
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frank.lasker@gmail.com
www.FLDesignBuildInspect.com

MERRITT RESIDENCE
ADDITION & RENOVATION
466 Waters Dr, Fort Pierce, FL 34946

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ID	DATE	COMMENT

floor plans

12.16.20

SHEET
A-1

STATE OF FLORIDA
FRANCIS P. LASKER
REGISTERED ARCHITECT

WINDOW/ LINTEL SCHEDULE

ID	ACTUAL D. PRESSURE	W	H	B.O. LINTEL	LINTEL	OPENING RENO STATUS	WINDOW RENO STATUS	TYPE	NOTES
W1	29.9,-32.7	6-1	4-2	6-8	EXTG TIE BM	MODIFY	REPLACE	H. SLIDER	EGRESS
W2	29.9,-32.7	6-1	4-2	6-8	EXTG TIE BM	MODIFY	NEW	H. SLIDER	
W3	29.9,-32.7	6-4	3-1	6-8	EXTG TIE BM	EXTG	REPLACE	H. SLIDER	
W4									
W5	29.9,-32.7	3-0	1-4	6-8	EXTG TIE BM	MODIFY	NEW	FIXED	TEMP
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W7	29.9,-32.7	6-0	5-2	6-8	CC BF16-1B/1T	NEW, NEW WALL	NEW	H. SLIDER	
W8	29.9,-32.7	6-0	5-2	6-8	CC BF16-1B/1T	NEW, NEW WALL	NEW	H. SLIDER	
W9	29.9,-32.7	2-8	5-2	6-8	CC BF16-1B/1T	NEW, NEW WALL	NEW	FIXED	
W10	29.9,-32.7	6-3	5-2	6-8	CC BF16-1B/1T	NEW, NEW WALL	NEW	H. SLIDER	
W11	29.9,-32.7	6-3	5-2	6-8	CC BF16-1B/1T	NEW, NEW WALL	NEW	H. SLIDER	
W12									
W13	29.9,-32.7	3-0	5-2	6-8	EXTG TIE BM	MODIFY	NEW	S. HUNG	EGRESS
W14	29.9,-32.7	3-0	1-4	6-8	EXTG TIE BM	MODIFY	NEW	FIXED	TEMP
W15									

SEE GEN NOTE 26. CC: CAST CRETE.

DOOR/ LINTEL SCHEDULE

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D2	31.0,-33.9	8-0	6-8	EXTG TIE BM	MODIFY	NEW	OVERHEAD	SOLID SECTIONAL	
D3	31.0,-33.9	2-8	6-8	CC BRF14-1B/1T	NEW, NEW WALL	NEW	S. SWING	1 LITE	
D4	31.0,-33.9	3-0	6-8	CC BRF14-1B/1T	NEW, NEW WALL	NEW	S. SWING	1 LITE	

SEE GEN NOTE 26. CC: CAST CRETE.

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extg garage	326 sf
added garage	0 sf
extg rear porch	320 sf
added/net rear porch	-320 sf
extg front porch	76 sf
added front porch	0 sf
proposed total cond area	1,899 sf
proposed total bldg area	2,301 sf
aprox lot area	8,776 sf
bldg coverage (<30%)	26%
impervious area	3,179 sf
impervious area (<40%)	36%
proposed conditioned volume	15,192 sf

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PROJECT DESCRIPTION
ADDITION & RENOVATION TO EXTG SF RESIDENCE.

PROPERTY INFO:
parcel id: 1421-602-0014-000-5
R-1 (St Lucie Village)
flood zone: X

UTILITY INFO:
gas: n/a
sewage: replaced septic system, sep permit
potable water: well

DEMO PLAN KEYNOTES:
1. INFILL DEMO'D WINDOWS W/ NON-BRG UNREINF CMU

FLOOR PLAN NOTES:
1. INTERIOR DIMENSIONS ARE TO FINISH. SEE WALL LEGEND FOR THICKNESS.
2. EXTERIOR DIMENSIONS ARE TO STRUCTURE.

FLOOR PLAN KEYNOTES:
1. NEW 22"x30" RO MIN ATTIC ACCESS
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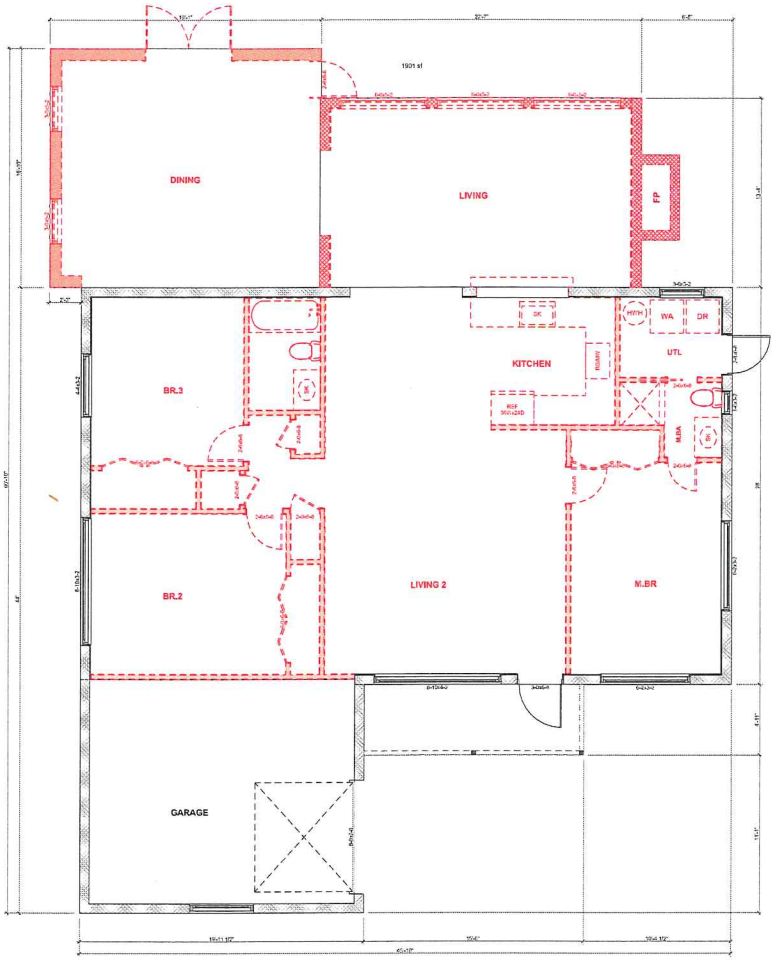
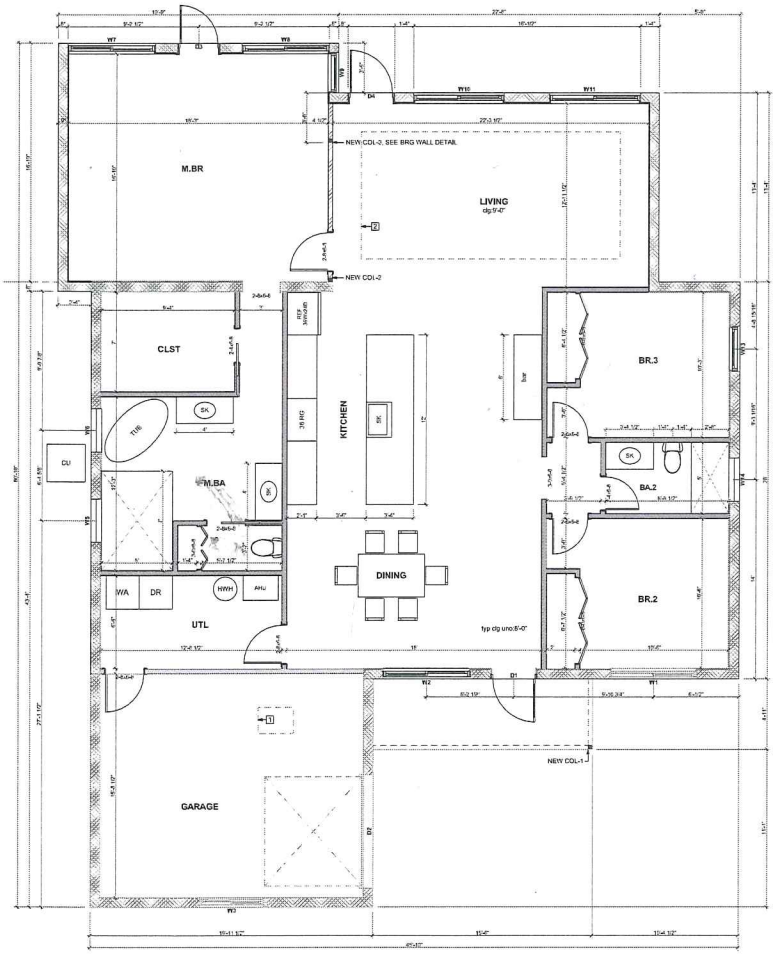


FLOOR PLAN- EXISTING
SCALE: 3/16"= 1'-0"



FLOOR PLAN- PROPOSED
SCALE: 1/4"= 1'-0"

FL Design Build Inspect
Construction + Architecture
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772.321.4500
frank.liebler@gmail.com
www.FLDesignBuildInspect.com

MERRITT RESIDENCE
ADDITION & RENOVATION
466 Waters Dr, Fort Pierce, FL 34946

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ID	DATE	COMMENT

floor plans

12/16/20

SHEET
A-1

STATE OF FLORIDA
FRANCIS P. LIEBLER
AR97108
REGISTERED ARCHITECT

WINDOW/ LINTEL SCHEDULE

	ACTUAL O.			R.O.		OPENING RENO	WINDOW RENO		
ID	PRESSURE	W	H	LINTEL	LINTEL	STATUS	STATUS	TYPE	NOTES
W1	29.9,-32.7	6-1	4-2	6-8	EXTG TIE BM	MODIFY	REPLACE	H. SLIDER	EGRESS
W2	29.9,-32.7	6-1	4-2	6-8	EXTG TIE BM	MODIFY	NEW	H. SLIDER	
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W4									
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W15									

SEE GEN NOTE 26. CC: CAST CRETE

DOOR/ LINTEL SCHEDULE

	ACTUAL O.					RAMP RENO	DOOR RENO			
ID	PRESSURE	W	H	LINTEL		STATUS	STATUS	SWING	PANEL	NOTES
D1	31.0,-33.9	3-0	6-8	EXTG TIE BM		MODIFY	NEW	S. SWING	1 LITE	
D2	31.0,-33.9	3-0	6-8	EXTG TIE BM		MODIFY	NEW	OVERHEAD	SOLID SECTIONAL	
D3	31.0,-33.9	7-0	6-8	CC BF14-1B/LT		NEW, NEW WALL	NEW	S. SWING	1 LITE	
D4	31.0,-33.9	2-0	6-8	CC BF14-1B/LT		NEW, NEW WALL	NEW	S. SWING	1 LITE	

SEE GEN NOTE 26. CC: CAST CRETE

GENERAL SPECIFICATIONS:
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3. DEFFERED SUBMITTALS/ BY OTHERS: ROOF TRUSSES. DUCT LAYOUT, SITE PLAN

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impervious area (<40%)	36%
proposed conditioned volume	15,192 sf

PROJECT DESCRIPTION
ADDITION & RENOVATION TO EXTG SF RESIDENCE.

PROPERTY INFO:
parcel id: 1431-602-0014-000-5
R-1 (St Lucie Village)
flood zone: X

UTILITY INFO:
gas: n/a
sewage: replaced septic system, exp permit
potable water: well

DEMO PLAN KEYNOTES.
1. INFILL DEMOD WINDOWS W. NOMINERS U-FEINF DOU

FLOOR PLAN NOTES:
1. EXTERIOR DIMENSIONS ARE TO FINISH. SEE WALL LEGEND FOR THICKNESS.
2. EXTERIOR DIMENSIONS ARE TO STRUCTURE.

FLOOR PLAN KEYNOTES:
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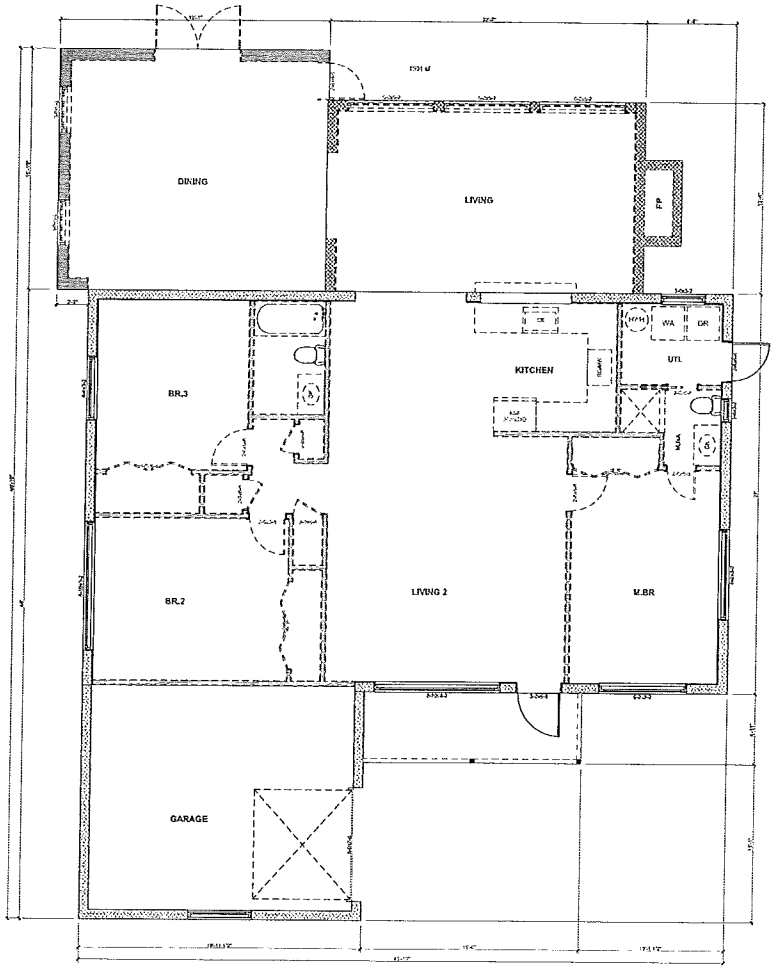
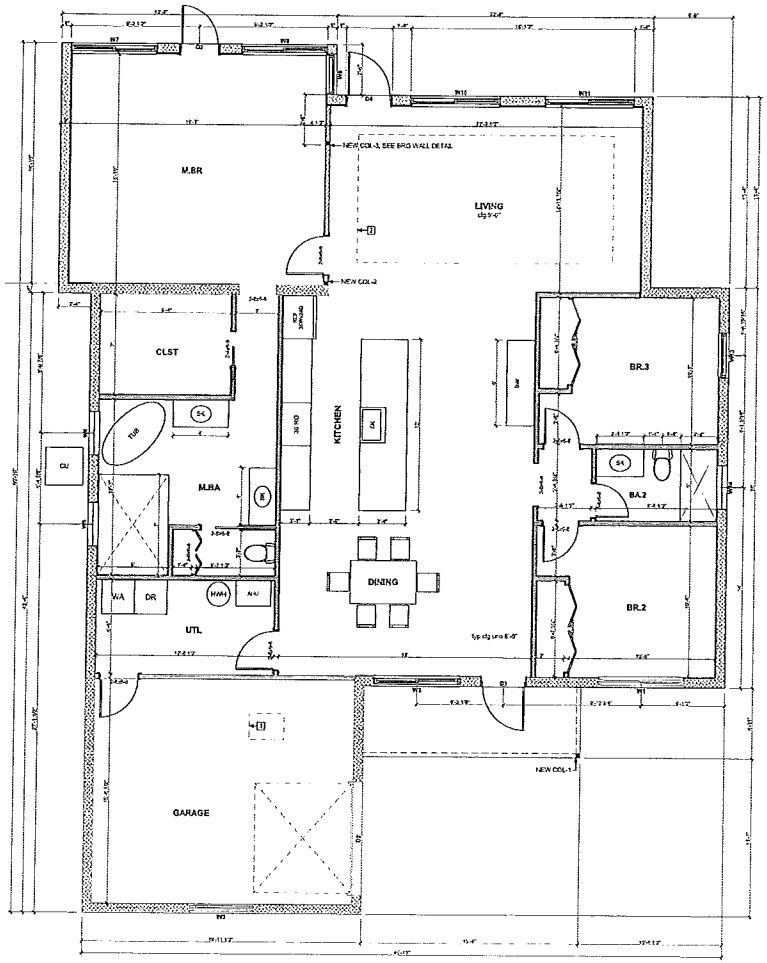
2. NEW TRAY CEILINGS IN NEW TRUSSES T OR MAX POSSIBLE, OFFSET 24" FROM WALL.



FLOOR PLAN- EXISTING
SCALE: 3/16"= 1'-0"



FLOOR PLAN- PROPOSED
SCALE: 1/4"= 1'-0"

FL Design Build Inspect
Construction + Architecture
+ Home Inspection
CFC1331 / CRC1331 / HI9777
772-321-4500
frankjlibbier@gmail.com
www.FLDesignBuildInspect.com

MERRITT RESIDENCE
ADDITION & RENOVATION
466 Waters Dr, Fort Pierce, FL 34946

ALL CONC. DETAILS, PLANS AND ARRANGEMENTS INDICATED ON THIS SHEET ARE THE PROPERTY OF FL DESIGN BUILD INSPECT, AND WERE CREATED FOR USE ON THIS SPECIFIC PROJECT.

ID	DATE	COMMENT

floor plans

12/16/20

SHEET
A-1

STATE OF FLORIDA
FRANCIS P. LIBBIER
REGISTERED ARCHITECT

PRODUCT APPROVAL AFFIDAVIT

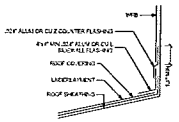
ITEM	TYPE	ID	BUILDING DP	PRODUCT DP	GLASS TYPE	ASTM	MODEL	APPROVAL #	FASTENERS
DOOR	OVERHEAD	ALL		36,143	n/a	Dupry	any	FL16548.4	
DOOR	SWING GLASS	ALL		50,53	IMPACT	PGT	PD 5555	FL 3313	
WINDOW	SLIDER	ALL		50,53	IMPACT	PGT	SS-5515	NOA 19-0408.01	
WINDOW	SWING	ALL		50,53	IMPACT	PGT	SH 5530	NOA 19-0410.03	
ROOFING	UNDERLAYMENT	ALL	N/A	N/A	N/A	PRWI 01-01	NTS	FL 5259.1	
ROOFING	METAL	ALL	33.3 psf	69.3 psf	N/A	UL 580	Various	FL 17443	screw @ 12" oc @ psf, 15" oc @ psf, 6"/3" end

1. "D" as per door & window schedule, or of meaning and use of all similar items of that type.
2. If building dp or product dp blank see door & window schedule or design pressure chart.
3. This product is only to verify product's compliance with wind loads.
4. Unless products are specifically selected for verification by contractor, they are assumed
5. If glass type is not specified more than 1 impact, may use any of the impact glass types in the install instructions to achieve the stated building design pressures
6. If fasteners is blank, may use any of the specified attachment methods in the install instructions matching structure provided to achieve the stated building design pressures.
7. This is inclusive of the above components in building and has approved their use in this structure. These products provide adequate resistance to the wind loads and forces specified by current code provisions

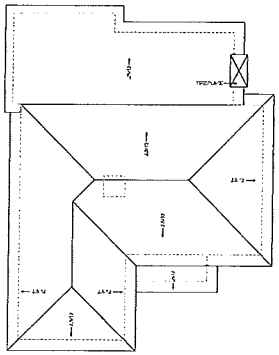
WALL LEGEND

ID	DESCRIPTION	SPECS	THICKNESS ON FLOOR PLAN
	EXTG REINFORCED CMU WALL W/ FINISHES	EXTG	8"
	NEW REINFORCED CMU WALL W/ FINISHES	STUCCO OVER 8x8x16 CMU W/ #5 VERT REBAR @ 48" OC W/ CONT CMU BOND BEAM TOP (2) COURSES W/ #5 REBAR EA COURSE- 1/2" OR 5/8" SFB OVER R-11 FOIL INSULATION OVER 3/4" PLYWOOD STRIP, GARAGE WALLS TO BE UNINSULATED & UNFINISHED.	8"
	COLUMN	SEE PLANS	
	NON LOAD BEARING INT WALL	5/8" OR 1/2" GYB OVER 3 5/8" 25 GA METAL STUD OR 2x4 @ 16" OC.	4.5"
	LOAD BEARING 2x4 WALL	SEE ERG WALL ELEV DETAIL	6.5"

SIDEWALL FLASHING DETAIL

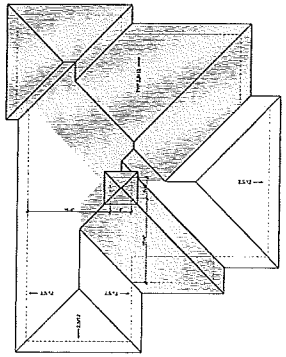


HEADWALL FLASHING DETAIL



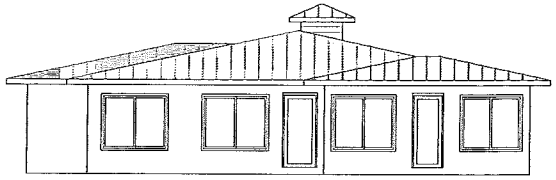
EXTG ROOF PLAN

SCALE: 3/32"= 1'-0"



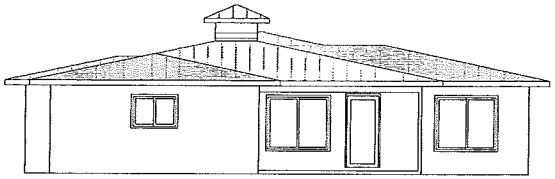
EXTG ROOF PLAN

SCALE: 3/32"= 1'-0"



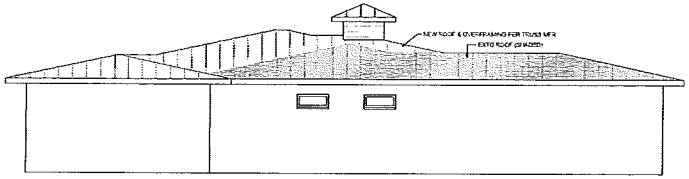
NEW REAR ELEVATION

SCALE: 3/16"= 1'-0"



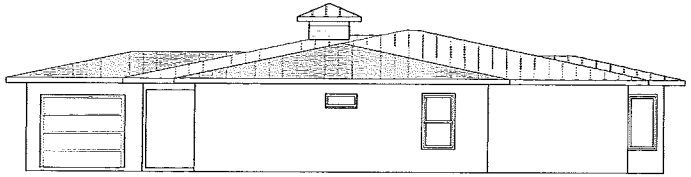
NEW FRONT ELEVATION

SCALE: 3/16"= 1'-0"



NEW LEFT ELEVATION

SCALE: 3/16"= 1'-0"



NEW RIGHT ELEVATION

SCALE: 3/16"= 1'-0"

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ID	DATE	COMMENT

elevs

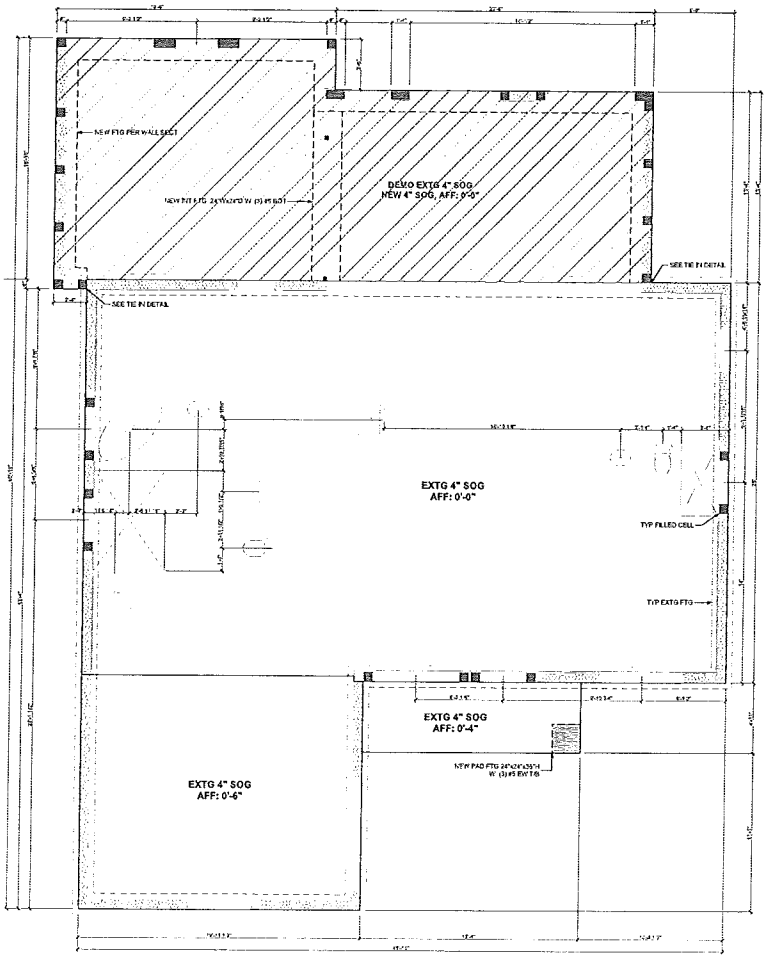
12/18/20

SHEET
A-2

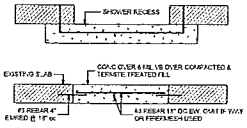
STATE OF FLORIDA
FRANCIS P. VARLEY
REGISTERED ARCHITECT

FOUNDATION NOTES:
1. SEE GEN NOTES 17.3 FOR DOWEL LOCATIONS. FILLED WALL CELLS ARE MARKED ON PLAN FOR CLARIFICATION.
2. SEE FLOOR PLAN FOR DIMENSIONS

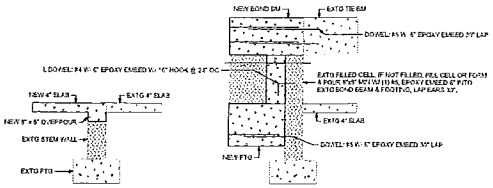
FOUNDATION KEYNOTES:
1.



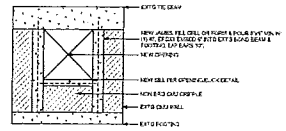
FLOOR PLAN- PROPOSED
SCALE: 1/4"= 1'-0"



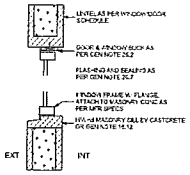
SLAB INFILL DETAIL
SCALE: N/S



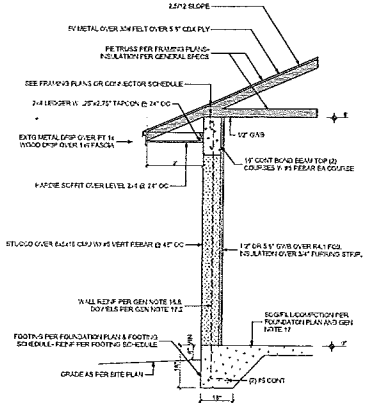
5. TIE-IN DETAIL
SCALE: 1/2"= 1'



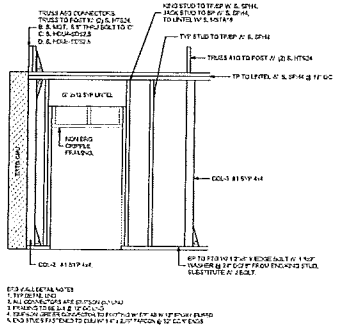
NEW OPENING IN EXTG CMU WALL DETAIL
SCALE: N/S



TYP OPENING/BUCK DETAIL
SCALE: 1"= 1'-0"

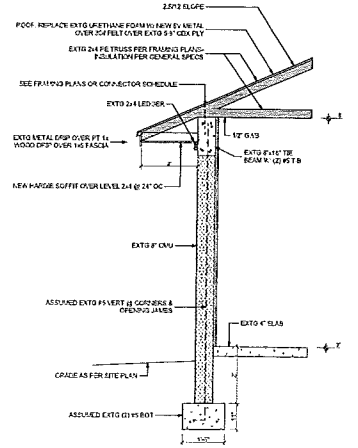


TYP WALL SECTION- NEW
SCALE: 1/2"= 1'-0"



ET3-FALL DETAIL NO "E3
1. TYP DETAIL (DC)
2. ALL CONNECTORS ARE ET3 (DC)
3. FRAMING TO BE 2x4 @ 16" OC (DC)
4. DEFLECTOR GRIDS ADJACENT TO FOOTINGS W/ ET3 ANCHOR EPOXY EMBED
5. END STUDS TO BE ET3 DOUBLE W/ 1 x 6 2" TAPCON @ 12" OC EACH

INT BRG WALL DETAIL
SCALE: 1/2"= 1'-0"



TYP WALL SECTION- EXTG
SCALE: 1/2"= 1'-0"

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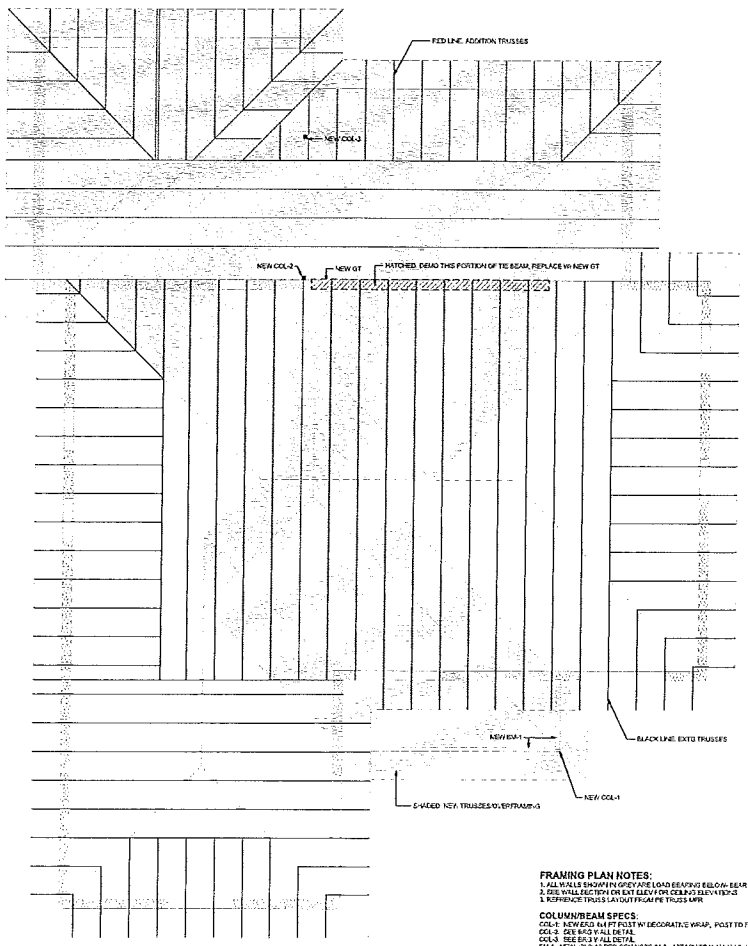
ID	DATE	COMMENT

foundation

12/16/20

SHEET
A-3

STATE OF FLORIDA
HAROLD P. LIEBLER
REGISTERED ARCHITECT



ROOF FRAMING PLAN- PROPOSED

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

FRAMING PLAN NOTES:

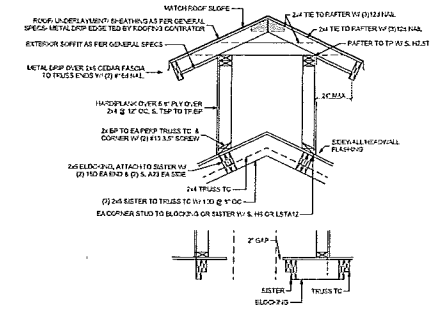
1. ALL WALLS SHOWN IN GREY ARE LOAD BEARING BELOW- BEAR TRUSSES ON ALL EXTERIOR WALLS
2. SEE WALL SECTION OR EXT ELEV OR CEILING ELEVATIONS
3. REFERENCE TRUSS LAYOUT FOR ALL PRE TRUSS MFR

COLUMN/BEAM SPECS:

COL-1: NEW 8"x8" 6x6 PT POST W/ DECORATIVE WRAP, POST TO FOOTING W/ ABU 44Z, TO WOOD BEAM W/ S. LTS12
COL-2: SEE BKD W ALL DETAIL
COL-3: SEE BKD W ALL DETAIL
BM-1: NEW, (3) 2x12 PER GEN NOTE 21.3, ATTACH TO WALL W/ S. HUS212 MAX
BM-2: NEW, (3) 2x12 PER GEN NOTE 21.3, ATTACH TO WALL W/ S. HUS212 MAX

PARALLEL VALLEY TRUSS

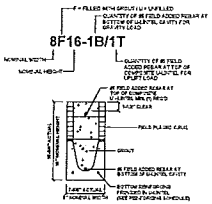
SCALE: 3/4" = 1'

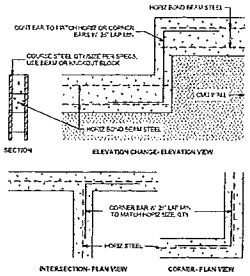


CUPOLA DETAIL

SCALE: 3/4" = 1'

CAST-CRETE LINTEL DIAGRAM





BOND BEAM/ LINTEL CONTINUITY DETAILS

SCALE: NTS

CONNECTION (CON) SCHEDULE

CONNECTED ELEMENTS	REACTION ID	TRUSS UPLIFT	ACTUAL GRAVITY	ACTUAL UPLIFT	CONNECTOR ID
4x truss to bond beam					
Additional wind		TRUSS			CO-1
4" valley truss to 4x supporting truss		TRUSS			CO-5 OR CO-6
4" truss vertical frame, between					
PSB		TRUSS			CO-7
14G	18	TRUSS			SEE BKD WALL DETAIL
14G	17	TRUSS			SEE BKD WALL DETAIL

1. Connector ID reference to 4x truss section (CO) schedule.
2. All loads are checked by section 1, loads in black area checked but are not required to be listed.
3. Actual loads listed in this schedule are worst case, actual may be less than listed but never higher.
4. If "non-rated elements" contain "loss", reference loads in truss package. It is your responsibility to select connector for all connection points.

CONNECTOR (CO) SCHEDULE

ID	CONNECTED ELEMENTS	ALLOW UPLIFT	ALLOW GRAVITY	QTY	MFR	MODEL	FASTENERS
CO-1		1115		1	Simpson	H2TA20	To truss w/ (6) 10d x 1.5",
CO-2		250		2	Simpson	H1TA20	To multi-ply truss w/ (12) 16d
							To truss w/ (4) .25" x 2.25" Lagscrew, To truss w/ (16)
CO-3	Added as replacement co 3	1175		1	Simpson	HTS20V20	10d x 1.5",
							To truss w/ (4) .25" x 2.25" lagscrew, To truss w/ (12)
CO-4	Added as replacement co-4	1175		1	Simpson	HTS20V23	10d x 1.5"
							To valley truss BC w/ (8) 10d x 1.5", To supporting
CO-5		370		1	Simpson	LTC8	truss w/ (4) 16d
							To valley truss BC w/ (8) 10d x 1.5", To supporting
CO-6		570		1	Simpson	MST12	truss w/ (8) 10d x 1.5
CO-7		1445		1	Simpson	A34	To truss w/ (10) 10d x 1.5", To 8" w/ (10) 16d
							To (2) 2x10 ro w/ 5.8" TB replaced 18" into bond
CO-8		1040		1	Simpson	VGT	beam

1. Refer to connector CON schedule for connector location.
2. "QTY" refers to the number of connectors not per connector location (unless noted otherwise). If qty left blank, refer to drawings.

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ID	DATE	COMMENT

roof framing

12/16/20

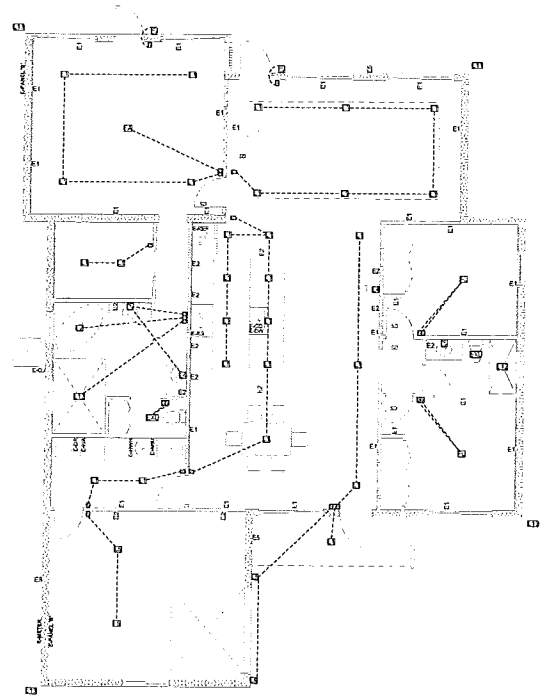
SHEET

A-4

STATE OF FLORIDA
FRANCIS P. LIOLIOS
JR
REGISTERED ARCHITECT

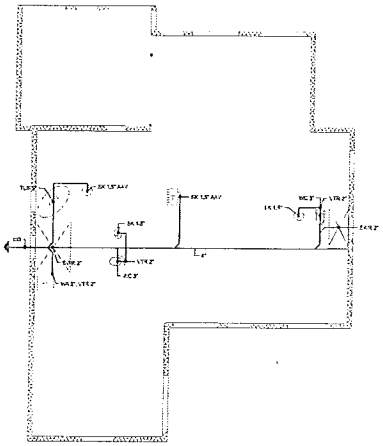
ELECT PLAN NOTES:

1. ONLY NEW FIXTURES ADDED OR MODIFIED IN THE SCOPE OF WORK ARE SHOWN.
1. SEE GENERAL NOTES 27 OF GN-4.
2. REFER PLAN & GEN NOTE 27.4, INCLUDING ALL RECEPTACLES IN LAUNDRY ROOM, WASHER, DISHWASHER, GARAGE DOOR OPENER.
3. PROVIDE DISCONNECTS FOR WATER HEATER, CU, AHU.
4. ALL 125 VOLT BRANCH CIRCUITS SUPPLYING RECEPTACLES INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (NEC 210.12(B)).



ELECT PLAN

SCALE: 3/16"=1'-0"

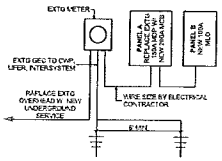


PLUMBING DIAGRAM NOTES:

1. AIR ADMITTANCE VALVES (AAV) MAY BE USED IN LIEU OF VTR AS LONG AS ONE 2" VTR REMAINS.

PLUMBING DIAGRAM

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



ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

ELECT PLAN LEGEND

E1	120V DUPLEX RECEPTACLE
E2	120V GFCI DUPLEX RECEPTACLE
E2.1	120V GFCI QUAD RECEPTACLE
E3	120V RECEPTACLE recesses for tv
E4	240V RECEPTACLE
E5	120V GFCI DUPLEX RECEPTACLE w/ water proof cover
E6	120V DUPLEX RECEPTACLE- dig mount
E7	120V DUPLEX RECEPTACLE- floor mount
E8	GENERATOR AUTO TRANSFER SWITCH
E-	ELECTRIC FOR LABLED APPLIANCE
G-	GAS FOR LABLED APPLIANCE
L1	RECESSED CAN LIGHT
L2	FLUSH MOUNT CLG LIGHT
L3	FLUSH LED STEP LIGHT
L4	VANITY WALL LIGHT
L5	SHOP LIGHT
L6	CHANDELIER LIGHT
L7	PENDANT LIGHT
L8	UNDER CABINET LIGHT
L9	EXTERIOR WALL SCONCE
L10	INTERIOR WALL SCONCE
L11	EXTERIOR MOTION DETECTOR LIGHT
L12	RECESSED CAN LIGHT- w/ elevation
L13	RECESSED CAN LIGHT- w/ soffit
L14	RECESSED CAN LIGHT- w/ soffit
S	LIGHT SWITCH
EX	EXHAUST FAN- vent to roof / ducted soffit, soffit / unvented
EX1	EXHAUST FAN WITH LIGHT- vent to roof / ducted soffit, soffit / unvented
FL	FAN LIGHT COMBO
FA	FAN W/O LIGHT
JB	JUNCTION BOX
SD	SMOKE/CO DETECTOR- interconnected, hard wired w/ battery
TV	TELEVISION CABLE

Electric Load Calculation

220.12	General Lighting Load 3 watt/ft² floor area, including attached spaces adaptable for future use Floor Area: 5,000 ft² × 3 VA/ft²	4,750 VA	
220.42(A)	Small Appliance Load [illegible]	1,500 VA × 2	3,000 VA
220.52(B)	Laundry Load 1 circuit × 1500 VA	1500 VA × 1	1,500 VA
		Total General Lighting & Appliance Load:	8,250 VA
220.42	Lighting Load Feeder Demand Factors First 3000 VA at 100% Remainder at 35%	3,000 VA 2,175 VA	
		Total Lighting Demand Load:	5,175 VA
220.54	Electric Clothes Dryers Qty: 1 — Electric Dryer 5,500 VA Qty: 1 — Electric Dryer 5,500 VA	5,500 VA 5,500 VA	5,500 VA
220.53	Electric Cooking Ranges, Ovens and Wall Ovens Qty: 1 — Electric Range Demand 12,100 VA Qty: 1 Qty: 1 Qty: 1	12,100 VA VA VA VA	
		Electric Cooking Demand Load:	9,800 VA
220.51	Fixed Electric Space Heating Loads or Air Conditioning Load Fixed Electric Space Heat #1: 13.5 kW × 1 = 13,500 VA Fixed Electric Space Heat #2: kW × 1 = VA Fixed Electric Space Heat #3: kW × 1 = VA Fixed Electric Space Heat #4: kW × 1 = VA Fixed Electric Space Heat #5: kW × 1 = VA	13,500 VA VA VA VA VA	13,500 VA VA VA VA VA
		Total Fixed Electric Load:	13,500 VA

220.14 Appliance Load-Dwelling Units

Qty	Description	VA/unit	Qty	Description	VA/unit
1	Range Hood	300 VA			
1	Refrigerator	1,200 VA			
1	Microwave	1,500 VA			
1	Dishwasher	1,200 VA			
1	Garbage Disposal	1,000 VA			
1	Trash Compactor	1,000 VA			
1	Water Heater	4,500 VA			
1	Washer	1,500 VA			
1	Dryer	5,500 VA			
				Total Connected Appliance Load:	18,200 VA
				Total Appliance Demand Load:	18,200 VA

220.83 Appliance Load-Dwelling Units
220.82 Water Loads @ 125 VA/kW

Qty	Description	VA/unit	Qty	Description	VA/unit
1	Water Heater (Electric)	4,500 VA			
1	Dishwasher (Electric)	1,200 VA			
1	Garbage Disposal	1,000 VA			
				Total Water Load:	1,313 VA
				30% of Largest Motor Load:	375 VA
				Total Water Demand Load:	1,688 VA

220.84 General Motors or Motor(s) and Other Loads(s)

TOTAL CALCULATED DEMAND LOAD in Volt-amperes:	28,913 VA
TOTAL CALCULATED DEMAND LOAD in AMPS @ 120/240 V Service:	120.5 amps
ELECTRIC SERVICE SIZE REQUIRED: 125 AMPS	
MINIMUM SERVICE SIZE: 125 AMPS	400A SIZE PROVIDED: 200 amps

Note: Electrical Contractor to verify and complete all calculations and provide final Electrical Load Calculation.

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ID	DATE	COMMENT

elect

12/16/20

SHEET

A-5

STATE OF FLORIDA
FRANCIS P. LEALLEN
AR-17154
REGISTERED ARCHITECT

BASIS OF STRUCTURAL DESIGN:

SOIL BEARING: 2500 psf (assumed)
WIND: 160mph (ult) risk cat 2, exp C, wind borne debri region, .18 enclosed design
FROST DEPTH: 12"

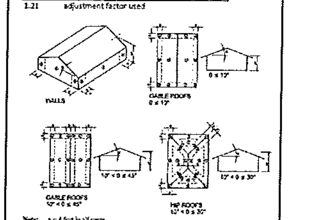
- THE STRUCTURAL DESIGN APPROACH FOR MASONRY, ROLLED STEEL, AND LIGHT WEIGHT STEEL IS WORKING STRESS DESIGN. THE DESIGN APPROACH FOR REINFORCED CONCRETE IS ULTIMATE STRENGTH DESIGN. THE DESIGN SERVICE LOADS ARE AS FOLLOWS

ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	7 PSF TC
ROOF WIND LOAD	(SEE DRAWINGS)
CEILING DEAD LOAD	10 PSF BC
WALL WIND LOADS	(SEE DRAWINGS)

WIND PRESSURES (asd)

COMPONENT AND CLADDING LOADS... FROM TABLE FBC R301.2(2)

	ZONE	EFFECTIVE WIND AREA (SF)	160	
Roof > 0 to 7 degrees	1	10.0	13.6	-32.7
	1	20.0	12.8	-31.5
	1	50.0	12.1	-31.5
	1	100.0	12.1	-30.3
	2	10.0	13.6	-55.7
	2	20.0	12.8	-49.6
	2	50.0	12.1	-41.1
	2	100.0	12.1	-36.3
	3	10.0	13.6	-83.5
	3	20.0	12.8	-69.0
	3	50.0	12.1	-49.6
	3	100.0	12.1	-35.3
Roof > 7 to 27 degrees	1	10.0	19.2	-30.3
	1	20.0	17.5	-29.0
	1	50.0	15.4	-27.8
	1	100.0	13.6	-26.6
	2	10.0	19.2	-53.2
	2	20.0	17.5	-48.4
	2	50.0	15.4	-42.4
	2	100.0	13.6	-38.7
	3	10.0	19.2	-78.7
	3	20.0	17.5	-72.6
	3	50.0	15.4	-65.6
	3	100.0	13.6	-61.7
Wall	4	10.0	33.5	-36.3
	4	20.0	31.9	-33.9
	4	50.0	29.9	-32.7
	4	100.0	28.4	-30.3
	4	500.0	24.9	-26.6
	5	10.0	33.5	-44.8
	5	20.0	31.9	-41.1
	5	50.0	29.9	-37.5
	5	100.0	28.4	-33.9
	5	500.0	24.9	-26.6
Garage Door	9'x7'		29.4	-33.3
1.21	adjustment factor used			



Note: a = 4 feet in all cases.

GENERAL NOTES- residential

1. CODE COMPLIANCE:
1.1. This project was designed under the following codes. The construction documents cannot reference all of the codes require for the construction of this building. By submitting these construction documents for permit or commencing work, the contractor, hereby agrees to comply with all local, state, and federal regulations having jurisdiction over this project, and to comply with all governing codes, including but not limited to, the most current editions as adopted by the state of Florida, of the following:
2017 FBC: RESIDENTIAL, 6th ed
2017 FBC: ENERGY CONSERVATION, 6th ed
2011 NATIONAL ELECTRIC CODE

2. ALL GENERAL NOTES
2.1. THE FOLLOWING SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO SUPPLEMENT THE DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT. THESE DRAWINGS, IN CONJUNCTION WITH OTHER SUBMITTALS, REPORTS, OR WRITTEN INSTRUCTIONS BY ARCHITECT OR CONSULTANTS SHALL BE CONSIDERED THE COMPLETE CONSTRUCTION DOCUMENTS.
2.2. THE FOLLOWING GENERAL & SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ENGAGED IN EXECUTION OF WORK ON THESE PLANS.
2.3. GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUMS TO ALL SUBCONTRACTORS ON THE JOB AND COORDINATE THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION. FAILURE TO DO SO WILL BE THE ENTIRE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.
2.4. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL, IN SUCH CASE THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.

3. ARCHITECT & CONTRACTOR RELATIONSHIP
3.1. UNLESS CONTRACTED DIRECTLY BY CONTRACTOR, THE ARCHITECT AND CONTRACTOR ARE NOT IN A CONTRACTUAL RELATIONSHIP, THE ARCHITECT IS AN AGENT OF THE OWNER. BY SUBMITTING THESE CONSTRUCTION DOCUMENTS FOR PERMIT, THE CONTRACTOR ACKNOWLEDGES THAT THEY ARE COMPETENT, UNDERSTAND THE DOCUMENTS, AND ARE BOUND BY THE TERMS OF THE DOCUMENTS. IF THE CONTRACTOR VEERS FROM THESE PLANS, THEY ARE ACCEPTING LIABILITY THAT MAY ARISE DUE TO CHANGES. ARCHITECT IS NOT LIABLE FOR THE CONTRACTOR'S INCOMPETENCY TO UNDERSTAND THE CONSTRUCTION DOCUMENTS. IT IS NOT THE ARCHITECTS ERROR OR OMISSION IF THE ARCHITECT DOES NOT SPECIFY/REFERENCE SOMETHING THAT IS REQUIRED BY THE CODES MENTIONED. THE CONTRACTOR AND SUBS ARE REQUIRED TO UNDERSTAND AND ADHERE THE BLDG CODES NO DIFFERENT THAN THE ARCHITECT.

4. WORKMANSHIP:
4.1. ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.

5. COORDINATION:
5.1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK FOR ALL TRADES.
5.2. A DRAWING MAY INADVERTENTLY OMIT SOME RELATED ITEM FROM ANOTHER DRAWING. THIS DOES NOT MEAN THAT THE SECONDARILY OMITTED ITEM IS NOT REQUIRED IN SO FAR AS IT AFFECTS THE TRADES. ALL TRADES SHALL INCLUDE EVERYTHING NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING CODE + ACCEPTABLE PROJECT, UNLESS CERTAIN ITEMS ARE SPECIFICALLY INDICATED AS BEING PROVIDED BY OTHERS AS "NIC" (NOT IN CONTRACT).

7. CONDITIONS NOT DETAILED:
7.1. CONSTRUCTION DOCUMENTS CANNOT DETAIL EVERY CONDITION OR INSTRUCT THE CONTRACTOR ON HOW TO PERFORM THE WORK. EVERY CONNECTION, CORNER, FLASHING, ETC. MUST BE RESOLVED. NOTIFY ARCHITECT IF A CONDITION NEEDS ADDITIONAL DIRECTION OR DETAIL. ARCHITECT IS NOT LIABLE FOR WORK THAT IS NOT DETAILED/SPECIFIED BY ARCHITECT. IF DRAWINGS HAVE A DETAILED SPECIFICATION FOR A CERTAIN PRODUCT, CONTRACTOR MAY REQUEST A SUBSTITUTION APPROVAL BY ARCHITECT. IF DRAWINGS HAVE A GENERIC SPECIFICATION CONTRACTOR IS FREE TO USE ANY PRODUCT THAT MEETS WHAT IS SPECIFIED WITHOUT APPROVAL BY ARCHITECT.

8. VERIFY SITE INFORMATION:
8.1. CONTRACTOR IS TO VERIFY ALL SITE INFORMATION AND ASSUMPTIONS, ESPECIALLY SUBTERRANEAN CONCEALED CONDITIONS INVOLVING HIDDEN UTILITIES AND SOIL CONDITIONS. SHOULD ANY CONDITIONS AFFECTING THE WORK BE DISCOVERED BY THE CONTRACTOR, HE IS TO NOTIFY THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL VERIFY THAT EXISTING SOILS MEET THE MINIMUM CAPACITY PER THE STRUCTURAL DESIGN.

9. PRIOR TO ANY EXCAVATION WORK:
9.1. THE CONTRACTOR IS REQUIRED TO LOCATE ANY AND ALL UTILITIES IN OR UNDER CONSTRUCTION, AND MAKE ARRANGEMENTS FOR THEIR LEGAL RE-ROUTING, AS ACCEPTABLE TO GOVERNING AGENCIES, AUTHORITIES, UTILITIES AND OWNER. CONTACT ALL AFFECTED UTILITY COMPANIES AND INFORM THEM OF THE IMPENDING CONSTRUCTION, AND OBTAIN THEIR ASSISTANCE IN LOCATING THEIR UTILITIES.

10. DIMENSIONS:
10.1. DIMENSIONS ON ARCHITECTURAL DRAWINGS MAY BE "ROUGH" OR "FINISH." SEE PLANS FOR REQUIREMENTS. ARCHITECTURAL DIMENSIONS SHALL TAKE PRECEDENCE OVER STRUCTURAL OR OTHER DIMENSIONS, IF NO OTHER CONFLICT RESULTS. DOCUMENT ANY SUCH DISCREPANCIES TO ARCHITECT IN WRITING. DO NOT RELY ON SCALED DIMENSIONS. NOTES TAKE PRECEDENCE OVER GRAPHICS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS FOR WORK TO EXISTING BUILDINGS.

11. HEIGHT ELEVATIONS
11.1. BUILDING HEIGHT ELEVATIONS TYPICALLY USE THE MAIN FLOOR SLAB AS ELEVATION 0'-0" (BUILDING ELEVATIONS MAY BE NOTED AS "BLDG EL __" OR "EL __" OR "AFF, __") ANY ELEVATION NOT OTHERWISE DESIGNATED AS A SITE ELEVATION IS ON ANY PLANS OTHER THAN THE SITE PLAN IS ASSUMED TO BE A BUILDING ELEVATION. SITE ELEVATIONS MAY BE BASED ON THE SURVEY, WHICH MAY USE MEAN SEA LEVEL, NAVD, OR OTHER HEIGHT AS A REFERENCE DATUM. SITE ELEVATIONS MAY BE NOTED AS "SEL __" OR "__ NAVD" OR "+XX". CONSULT ARCHITECT FOR ANY QUESTIONABLE LOCATIONS PRIOR TO CONSTRUCTING.

12. AMBIGUITY:
12.1. IN THE EVENT OF ANY AMBIGUITY OR QUESTION WITH REGARD TO THE INTENT OF THE DOCUMENTS, THE ARCHITECT SHALL INTERPRET THE CONSTRUCTION DOCUMENTS.
12.2. IN CASE OF CONFLICTS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONSULT WITH ARCHITECT. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS, CONSULT WITH ARCHITECT.

13. FLORIDA PRODUCT APPROVALS / SUBMITTALS / SHOP DRAWINGS:
13.1. THE SUBMISSION OF REQUIRED NOTICES OF ACCEPTANCE (NOA) / PRODUCT APPROVALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE THESE AVAILABLE AT TIME OF INSPECTION, EVEN IF THE ARCHITECT PROVIDES THESE THE CONTRACTOR MAY CHANGE TO A DIFFERENT PRODUCT THAT MEETS THE SAME OR HIGHER BUILDING DESIGN PRESSURES. SOME JURISDICTIONS WILL REQUIRE A REVISION. IF THERE IS A DISCREPANCY BETW THE FASTENING OF PRODUCTS, ACCORDING TO MFR INSTALLATION AND ARCHITECT'S SPECS. VERIFY W/ ARCHITECT.
13.2. SHOP DRAWINGS/SUBMITTALS WILL BE REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES/TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES, AND FULL COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

14. GENERAL STRUCTURAL
14.1. ONCE SIGNED & SEALED BY ARCHITECT OR ENGINEER, DESIGN PROFESSIONAL CERTIFIES THAT THE CONSTRUCTION DOCUMENTS MEET THE LOAD REQUIREMENTS STATED IN THE APPLICABLE FBC REFERENCED.
14.2. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION. PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT STRUCTURAL SYSTEMS ARE CAPABLE OF RESISTING ALL CONSTRUCTION PHASE LOADS.
14.3. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL CONSTRUCTION AND ITS CONTENTS.
14.4. SPECIFIC PRODUCT DATA MUST BE PROVIDED TO ARCHITECT FOR APPROVAL OF HEAVY FINISHES SUCH AS TILE ROOFS OR STONE ON RAISED FLOORS.

15. CAST-IN-PLACE CONCRETE
15.1. ARCHITECT OR ENGINEER OF RECORD TO BE NOTIFIED IN WRITING PRIOR TO POUR, TO GIVE ARCHITECT THE OPTION TO INSPECT THE REINFORCEMENT FOR OVERHEAD BEAMS AND SLABS
15.2. CONCRETE PROPORTIONING, PLACING, FINISHING AND CURING SHALL BE AS PER THE LATEST EDITION OF THE PCA MANUAL. LEAVE SUPPORT FOR ELEVATED CONCRETE IN PLACE UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH
-OVERHEAD SLABS AND BEAMS TO BE 4000 PSI CONCRETE MIN UNO
-COLUMN AND WALL CONCRETE TO BE 3000 PSI CONCRETE MIN UNO
-FOOTINGS AND SLAB-ON-GRADE TO BE 3000 PSI CONCRETE MIN UNO
-AUGERCAST PILE TO BE 5000 PSI CONCRETE MIN UNO
15.3. CONCRETE, WHEN PLACED, SHALL HAVE A SLUMP OF 6 INCHES MAXIMUM AND 1 INCH MINIMUM EXCEPT FOR SLABS ON-GRADE WHICH SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCH.
15.4. COMPLY WITH ALL REQUIREMENTS OF ACI 117-10, ACI 318-14, ACI-315
15.5. ALL REINF SHALL CONFORM TO ASTM 615 FOR GRADE 60 STEEL; WELDED WIRE MESH TO ASTM A-185. ARRANGEMENT AND BENDING OF REINF STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL AND THE CONCRETE REINF STEEL INSTITUTE. DON'T SPLICE IN MIDDLE 1/3 OF BEAM OR COLUMN SPAN. IF A SPLICE IN SPAN IS UNAVOIDABLE FOLLOW DEVELOPMENT LENGTH/LAP DISTANCE IF NOT NOTED VERIFY W/ ARCHITECT
15.6. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
15.7. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING OF THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15.8. SEE THE DRAWINGS FOR CONCRETE COVER FOR REINF STEEL, BUT IN NO CASE SHALL THE COVER BE LESS THAN THAT REQUIRED BY ACI318
-CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 3"
-CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BARS AND SMALLER, 1 1/2" INCHES, #6 BARS AND LARGER, 2"
15.9. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE AS SHOWN ON THE FOUNDATION PLAN OR TYPICAL DETAILS. WHERE CONTROL JOINTS ARE NOT SHOWN ON PLANS, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY KEYED, DOWELED OR SAWCUT CONTROL JOINTS SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 250 SQUARE FEET. POST-TENSIONED CONCRETE SLABS ON GRADE SHALL NOT HAVE CONTROL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS. EXPANSION JOINT FILLER SHALL BE NON-EXTRUDED PREMOLDED MATERIAL OF ASPHALT IMPREGNATED FIBERBOARD (ASTM D1751)
15.10. CONSTRUCTION JOINTS OR POUR JOINTS IN STRUCTURAL ELEMENTS (BEAMS, COLUMNS, ELEVATED SLABS, ETC.) NOT SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS REQUIRE PRIOR APPROVAL OF THE ARCHITECT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED JOINTS TO ENGINEER FOR APPROVAL.
15.11. ALL CONCRETE SHALL UTILIZE A MINIMUM OF 25% FLY ASH CONTENT.
15.12. VERT AND HORIZ REINF SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS. PLACE VERT REINF BARS AT CORNERS, JAMBS OF OPENINGS, BELOW BEAM BEARINGS, AND IN WALLS AS INDICATED ON THE DRAWINGS. VERT WALL REINF BARS SHALL EXTEND CONTINUOUS FROM FOUNDATION INTO TOP BOND BEAM. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO.
-TIES STIRRUPS TO START AT A DISTANCE FROM SUPPORT OF 1/2 TIE SPACING
15.13. NO HOLES, CHASES, OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT ARCHITECTS APPROVAL.

16. CONCRETE MASONRY:
16.1. CMU DESIGNED AND TO BE IN ACCORDANCE ACI 530-13 ASCE 5-13 TMS 402-13, "BUILDING CODE REQ FOR MASONRY STRUCTURES", "COMMENTARY ON BUILDING REQ FOR MASONRY STRUCTURES".
16.2. MASONRY STRENGTH (f'm DESIGN) UNO
-BLOCK STRENGTH = 1900, ASTM C90
-MORTAR STRENGTH = 1800, TYPE S
-GROUT STRENGTH = 2000
16.3. GROUT SHALL HAVE A SLUMP OF 8 TO 11 INCHES, BE IN CONFORMANCE WITH ASTM C 476-02 AND ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI. GROUT SHALL CONFORM TO REQUIREMENTS OF FLBC STANDARDS. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINF SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS AND AT CONCRETE PLACED OVER MASONRY.
16.4. CONCRETE MASONRY UNITS SHALL BE PLUMB, TRUE TO LINE, WITH LEVEL COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 531.1 AND 530.1.
16.5. REINF BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS, UNLESS NOTED OTHERWISE, AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING.
16.6. MORTAR DROPPINGS AND OTHER DEBRIS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
16.7. CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCATIONS AND DETAILS SHOWN ON THE DRAWINGS. CONTROL JOINTS SHALL NOT EXTEND THROUGH THE TOP BOND BEAM COURSE. THE JOINTS ON BOTH SIDES OF THE WALL SHALL BE SEALED AND TOOLED SMOOTH.
16.8. WALL REINFORCEMENT: VERT AND HORIZ REINF SHALL BE PROVIDED AS SPECIFIED ON THE DRAWINGS. DESPITE IF SHOWN ON DRAWINGS- PLACE VERT REINF BARS AT CORNERS, EA CELL WITHIN 16" OF CORNER, JAMBS OF OPENINGS, EA CELL WITHIN 16" OF JAMBS FOR OPENINGS WIDER THAN 12', BELOW BEAM BEARING, BELOW GIRDER TRUSS BEARING, AND IN WALLS AS INDICATED ON THE DRAWINGS. IF NOT SPECIFIED IN TEXT ON DRAWINGS USE #5 @ 48" OC. WALL REINF BARS SHALL EXTEND CONTINUOUS FROM FOUNDATION INTO TOP BOND BEAM. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO. 8" TOLERANCE ALLOWED FOR WALL REINF SPACING. SEE DOWEL NOTE 17.2 BELOW.
16.9. REINF MASONRY LINTELS SUCH AS CAST CRETE TO BE INSTALLED AS PER MFR INSTRUCTIONS. USE #5 BOTTOM FIELD BAR IN LIEU OF #3 FOR ALL OPENINGS WIDER THAN 12'. LINTELS TO HAVE 4" MINIMUM BEARING. CONTINUOUS REINF ACROSS COLUMNS. IF SPECIFIED, OA LINTEL LENGTH IS +/- AS LONG AS MIN BRG IS MET. DOOR/WINDOW LINTELS CAN BE DEEPER(TALLER) THAN SPECIFIED BUT NOT SHORTER.
16.10. UNO HORIZ JOINT REINF @ 16" OC IN MASONRY WALLS IS SUGGESTED BUT NOT REQUIRED TO CONTROL CRACKING.
16.11. BOND/TIE BEAMS/LINTELS- CONTINUE REINF BARS CONT (UNINTERRUPTED) AROUND ALL CORNERS, OVER OPENINGS, ACROSS WALL INTERSECTIONS, THROUGH THE COLUMNS, AND UP/DOWN AT CHANGES IN BOND BEAM ELEVATION.
16.12. ALTERNATE WINDOW SILL: 4"H MIN x 8"W CAST CONC W/ (1) #5 EXTENDED 4" INTO FILLED JAMB CELLS.

17. FOUNDATIONS:
17.1. BUILDING AREA TO BE STRIPPED-GRUBBED OF SURFACE DEBRIS/VEGETATION. FILL TO BE CLEAN GRANULAR & UNIFORMLY COMPACTED TO 95% DENSITY (ASTM D 1557) AND MEASURED IN 12" LIFTS. AT DISCRETION OF CONTRACTOR OR BLDG INSPECTOR, ARCHITECT RECOMENDS SOIL TO BE TESTED BY GEOTECH ENGINEER TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY & RECOMMEND SITE PREP.
17.2. DOWEL VERT REINF BARS OUT OF THE FOUNDATION OR STRUCTURE BELOW WITH BARS OF THE SAME SIZE AND SPACING OF WALL ABOVE. THERE SHALL BE A DOWEL FOR EACH VERT REINF BAR. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO. For #5, MINIMUM 30" LAP W/ 10" HOOK UNO. SEE WALL REINF NOTE 16.8 ABOVE. FOR MISSED EMBEDDED VERT DOWEL EPOXY EMBED W/ 1/8" OVERSIZED HOLE DIA, 6" EMBED W/ CLEAN HOLE.
17.3. BUILDING SLABS-ON-GRADE TO BE REINF WITH 6x6 10/10 WWF MIN WITH MESH UP CHAIRS OVER 6-MIL MINIMUM POLYETHYLENE FILM VAPOR RETARDER OVER TERMITE TREATED COMPACTED GRADE UNO. SUGGESTION TO PROVIDE DIAGONAL 36" #4 REBAR AT ALL INSIDE REENTRANT CORNERS.
17.4. CONTINUOUS FOOTINGS, STEM OR MONOLITHIC, TO BE REINF CONTINUOUS, WITH LAPS AS PER STATED DEVELOPMENT LENGTH IF NOTED OR 48x BAR DIAMETER MIN UNO. 30" MIN CORNERS BARS TO MATCH LONGITUDINAL REBAR.
17.5. SUGGESTION TO PROVIDE A 4-INCH MEDIUM TO COARSE SAND OR GRAVEL COMPACTED DRAINAGE FILL BELOW ALL INTERIOR SLABS-ON-GRADE.
17.6. SOIL AND SUBGRADE IS TO BE TERMITE TREATED.
17.7. SLAB FINISHES UNO.
-MAIN BUILDING: STEEL TROWEL FINISH
-GARAGE: STEEL TROWEL, THRESHOLD: LIGHT BROOM
-DRIVEWAY, DRIVEWAY APRON, PORCHES PATIOS: LIGHT BROOM
17.8. GARAGE, AND ALL EXTERIOR HARD SURFACES TO SLOPE AWAY FROM BLDG MIN 1/8"/FT.
17.9. CONCRETE PADS FOR VIBRATING EQUIPMENT SUCH AS PUMPS OR MOTORS TO BE SEPARATED FROM HOUSE SLAB WITH A MINIMUM OF AN ASPHALT EXPANSION JOINT.
17.10. RECESS SGD & GARAGE DOOR THRESHOLDS 3/4"- VERIFY EXACT DIMENSIONS WITH SUPPLIER, MFR.
17.11. COLUMN/WALL AND FOOTING CENTERLINES SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
17.12. SLOPE GRADES AWAY FROM BUILDING ON ALL SIDES A MINIMUM OF 6" OVER 10', 4:1 SLOPE MAX.

18. STRUCTURAL STEEL:
18.1. ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A-36 AND THE "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL STEEL PIPE SHALL CONFORM TO ASTM A-53 TYPE E (Fy = 35 KSI).
18.2. ALL SHOP CONNECTIONS TO BE WELDED AND FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. ALL WELDING IN ACCORDANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE". USE E70XX ELECTRODES UNO.
18.3. ALL STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCHUP COAT OF APPROVED PAINT.
18.4. ALL BOLTED CONNECTIONS SHALL CONSIST OF ASTM A325 HIGH STRENGTH BOLTS AND HARDENED WASHERS AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
18.5. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A36 OR A307 (THREADED ROD).
18.6. SUBMIT SHOP DRAWINGS FOR REVIEW OF CONFORMANCE TO DESIGN CONCEPT.
18.7. GROUT FOR COLUMN BASE PLATES SHALL BE NON-SHRINK GROUT 5000 PSI MINIMUM.

19. LIGHT GAGE METAL STUDS & MISC. METAL FRAMING
19.1. ALL LIGHT GAGE METAL INTERIOR STUDS SHALL BE G30 GALVANIZED 25 GA MINIMUM. USE 20 GA STUDS WHERE HEAVY LOADS ARE HUNG FROM SUCH AS TV'S OR WALL CABINETS. ALL WALL TRACKS SHALL BE 25 GA.

20. HVAC:
20.1. PLANS ARE SCHEMATIC. EXACT LAYOUT/SIZING OF UNITS, DUCTS, RETURN AIR GRILLES AND SUPPLY GRILLES ETC. SHALL BE DETERMINED BY A HVAC LICENSED CONTRACTOR. IF LAYOUT/SIZING IS PROVIDED HVAC CONTRACTOR TO VERIFY.
20.2. PROVIDE MANUFACTURED CONCRETE PAD AND BRACKETS RATED FOR SPECIFIED WIND LOAD FOR CONDENSING UNIT. FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S SPECIFICATIONS.

21. WOOD FRAMING
21.1. ALL STRUCTURAL (LOAD BEARING) LUMBER SHALL BE S.Y.P. OR DOUGLASS FIR, GRADE #2, KD 19% (FB FOR LUMBER SIZES NOTED TO BE IN CONFORMANCE WITH VALUES LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION NATIONAL DESIGN STANDARD SUPPLEMENT TABLE 4B), AND SHALL CONFORM TO THE NATIONAL GRADING RULE FOR DIMENSION LUMBER, THE SOUTHERN PINE INSPECTION BUREAU AND THE SOUTHERN FOREST PRODUCTS ASSOCIATION. ALL NON-LOAD BEARING FRAMING LUMBER (INTERIOR WALLS) TO BE #2 S.P.F. OR BETTER.
21.2. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR MASONRY TO BE PRESSURE TREATED. ALL WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND TO BE PRESSURE TREATED TO 0.60 CCA.
21.3. SPLICING FOR MULTI-PLY HEADERS BEAMS COLUMNS:
-2x4- 10d COMMON NAIL @ 6" OC EACH LAYER STAGGERED.
-2x6- 2 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x8- 3 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x10- 4 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x12- 5 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-LOCATE SPLICES OVER BRG SUPPORTS. GLUE BETW LAYERS. USE 16D IF 1/2" PLY SPACER USED
21.4. LAMINATED TIMBER ELEMENTS (BENTS, BEAMS, DECK, ETC. AND ANCILLARY ACCESSORIES, FASTENERS, ETC.:
-FABRICATOR TO SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ALL ELEMENTS OVER SIGNATURE AND SEAL OF FLORIDA ENGINEER (SPECIALTY ENGINEER)
-SPECIALTY ENGINEER MAY SUBMIT CONNECTION DETAILS FOR BENTS AND BEAMS AND FASTENING MODE AND INTERVALS FOR DECK. (CONNECTIONS FOR BEAM-ENDS TO RESIST ROTATION)
21.5. GLUE-LAMINATED BEAMS (GLULAM) SHALL BE DOUGLAS FIR COMBINATION 24F-V4 AT SIMPLE SPANS AND 24F-V8 AT CANTILEVER SPANS HAVING THE FOLLOWING MINIMUM PROPERTIES. Fb = 2,400 PSI, Fv = 190 PSI, Fc (PERPENDICULAR) = 650 PSI, E = 1,800,000 PSI. FABRICATION AND HANDLING SHALL CONFORM TO THE LATEST AMERICAN INSTITUTE FOR TIMBER CONSTRUCTION (AITC) AND ASTM STANDARDS. BEAMS SHALL BEAR AN APPROPRIATE GRADE STAMP CLEARLY NOTING ITS DESIGN PROPERTIES. UNLESS CAMBER AND TOLERANCE IS SPECIFICALLY NOTED ON THE DRAWINGS, BEAMS SHALL BE MANUFACTURED WITH INDUSTRY STANDARD MINIMUM CAMBER OR UPWARD TO SPAN/200. ERECT WITH CROWN OR CAMBER UP. IN HEADER CONDITIONS (BEAM BUILT INTO WALL) CRIPPLE FRAMING ABOVE HEADER SHALL MAINTAIN CAMBER. HEADER BEAMS MAY HAVE ZERO CAMBER, PROVIDED CRIPPLE FRAMING ABOVE HEADER IS BUILT WITH MINIMUM CAMBER STATED ABOVE.
21.6. LAMINATED LUMBER AND "I" JOISTS AND RAFTERS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
21.7. END STUDS OF EXTERIOR FRAME WALL OR DESIGNATED INTERIOR SHEAR WALLS TO ATTACH TO CONC WALL W/ .25" x 3.25" TAPCON @ 16" OC/3" ENDS. FOR INTERIOR BRG WALLS USE 1/4" x 2.75" TAPCON @ 32" OC 3" ENDS.
21.8. ALL WOOD NAILING AS PER FBC R 602.3 UNO.

22. PLYWOOD SHEATHING:
22.1. ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING. INSTALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON THE PLANS.
22.2. UPPER PANELS TO BE ATTACHED TO THE TOP MEMBER OF THE UPPER DOUBLE TOP PLATE AND TO RIM JOIST AT BOTTOM OF WALL. PROVIDE BLOCKING FOR ALL EDGE NAILING OVER LENGTH OF PLYWOOD
22.3. FOR EXTERIOR AND INTERIOR SHEAR WALLS USE 1/2" PLYWOOD AND 8d RINGSHANK GALV NAILS. SPACE NAILS 6" FIELD, 6" EDGE, 4" EDGE WITHIN 4' OF CORNERS.
22.4. FOR ROOF USE 5/8" PLYWOOD AND 8d RINGSHANK GALV NAILS. SPACE NAILS 6" FIELD, 6" EDGE, 4" EDGE WITHIN 4' OF EAVES RIDGES GABLES.
22.5. FOR SUBFLOOR USE 3/4" PLYWOOD AND 2.5" #8 SCREWS & GLUE OR 8d RINGSHANK GALV NAILS & GLUE. SPACE FASTENERS 6" FIELD, 6" EDGE.
22.6. FOR ATTIC FLOOR USE 5/8" PLYWOOD AND 8d RINGSHANK GALV NAILS. SPACE NAILS 12" FIELD 12" EDGE. ONLY ALLOWED WHERE TRUSS ENGINEERING SPECIFIES.

23. PE TRUSSES:
23.1. FIELD VERIFY WITH ARCHITECT EXACT LOCATION AND CONFIGURATION BEFORE MODIFYING EXISTING TRUSSES. DO NOT CUT ANY FRAMING MEMBERS OR TRUSSES WITHOUT EXPRESS WRITTEN AUTHORITY FROM THE ENGINEER AND ARCHITECT.
23.2. FIELD VERIFY DIMENSIONS OF NEW PRE-ENGINEERED TRUSSES PRIOR TO CONSTRUCTING.
23.3. CONTRACTOR TO SUBMIT THE TRUSS ENGINEERING TO ARCHITECT TO REVIEW FOR ADHERENCE WITH DRAWINGS PRIOR TO CONSTRUCTION. ARCHITECTS SEAL WILL NOT BE APPLIED.
23.4. TRUSS CONFIGURATION DRAWN ARE SCHEMATIC ONLY, HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL LAYOUT BY MFR. EXACT TRUSS WEB, CHORD SIZES AND LAYOUT ARE TO BE DETERMINED BY THE MFR. TRUSS MFR TO DESIGN ANY PERMANENT BRACING REQUIRED FOR STABILITY.
23.5. ALL TRUSSES FURNISHED SHALL BE SUPPLIED WITH SIGNED AND SEALED TRUSS DIAGRAMS PROVIDING THE MFR'S TRUSS SPECIFIC REQUIREMENTS FOR BRACING AND LATERAL MOVEMENT. ALL TRUSS-TO-TRUSS CONNECTORS TO BE SUPPLIED BY THE TRUSS MFR. VERIFY THAT THE CAPACITY OF THE TRUSS ANCHORS CALLED OUT ON THE CONSTRUCTION DRAWINGS MEET OR EXCEED THE UPLIFT VALUES ON THE TRUSS ENGINEERING. ANY TRUSS ANCHORS CALLED OUT THAT ARE OF INSUFFICIENT CAPACITY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR SUBSTITUTION.
23.6. BRACE BOTTOM CHORD AS PER MFR SPECS, IF NOT PROVIDED, PROVIDE CONTINUOUS RAT RUN LATERAL BRACE PERPENDICULAR TO BC 2x4 @ 12' OC (2) 12d NAILS EA BC.
23.7. PREFABRICATED WOOD TRUSSES, JOISTS, AND GIRDER TRUSSES SHALL BE DESIGNED TO SUPPORT THEIR SELF-WEIGHT, PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS, INCLUDING, BUT NOT LIMITED TO, WALLS EITHER PARALLEL OR PERPENDICULAR TO THE SPAN, ALL MECHANICAL AND OTHER EQUIPMENT, AND SHALL DESIGNED TO RESIST ALL DRAG FORCES, SHEARWALL UPLIFT AND DOWNWARD LOADS, AND OTHER SPECIAL LOADS NOTED ON STRUCTURAL, MECHANICAL, PLUMBING, OR ARCHITECTURAL DRAWINGS OR CALCULATIONS. MINIMUM ALLOWABLE SHEAR SHALL BE 95 PSI. BRIDGING SIZE AND SPACING SHALL BE AS DESIGNATED BY TRUSS MFR UNLESS NOTED OTHERWISE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ERECTION DRAWINGS AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER. SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTORS SHALL HAVE CURRENT ICBO APPROVAL. THE MFR SHALL DESIGN CONNECTION OF TRUSS REQUIRING PREFABRICATED HARDWARE HANGER OR OTHER.
23.8. FABRICATOR TO SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ALL ELEMENTS OVER SIGNATURE AND SEAL OF FLORIDA ENGINEER (SPECIALTY ENGINEER). SPECIALTY ENGINEER MAY SUBMIT PREFERRED CONNECTION AND OTHER DETAILS IF DIFFERENT FROM SAME ON DRAWINGS FOR APPROVAL.

24. CONNECTORS/FASTENERS:
24.1. CONNECTORS BY SIMPSON OR APPROVED SIMILAR TO BE HDG OR Z-MAX COATED IF UNEXPOSED TO WEATHER AND TO BE STAINLESS STEEL IF EXPOSED TO WEATHER UPON COMPLETION.
24.2. UPLIFT CONNECTORS MAY BE SUBSTITUTED WITH CONNECTORS WITH ≥ THE DOCUMENTED UPLIFT VALUE IS ≥ SPECIFIED CONNECTOR. UNLESS SPECIFIED UPLIFT CONNECTORS ARE NOT REQUIRED ON LOADBEARING WALLS THAT ARE NOT SUBJECT TO UPLIFT OR SHEAR. SPACE NAILS AT STRAPS AS TO NOT SPLIT WOOD. USE MINIMUM NAIL QTY REQUIRED BY MFR. IF MULTIPLE FASTENER OPTIONS USE EITHER UNLESS SPECIFIED BY ARCHITECT.

25. EXTERIOR DOORS AND WINDOWS:
25.1. INSTALL OVERHEAD DOORS (INCLUDING BUCKS), EXTERIOR DOORS AND WINDOWS AS PER MFR'S SPECIFICATION/ PRODUCT APPROVAL.
25.2. PT 1x BUCK ATTACH TO MASONRY/CONC W/ ADHESIVE & RECESSED 3/16"x2" MIN TAPCON OR 8D CASE HARD NAILS OR T NAILS @ 12"/3" END. ATTACH TO MASONRY/CONC W/ ADHESIVE & RECESSED 3/16"x2" MIN TAPCON OR 8D CASE HARD NAILS OR T NAILS @ 12"/4" END. PT 2x BUCK ATTACH TO MASONRY CONC W/ ADHESIVE & RECESSED 1/4"x3 1/4" MIN TAPCON @ 8"/4" END.
25.3. MIN OVERHEAD DOOR BUCK 2x6 @ SIDES TO FILLED CELL W/ WEDGE ANCHOR @ 24" OC MIN, 12" FROM ENDS. WEDGE ANCHOR TO BE 1/2" x 6" W/ 2" x 1/8" WASHER. 2x6 @ TOP TO LINTEL W/ 1/4" x 2.75" TAPCONS STAG @ 24" OC.
25.4. CONTRACTOR TO VERIFY THE FOLLOWING WITH MFR/SUPPLIER PRIOR TO CONSTRUCTION.
-ROUGH OPENING DIMS, EGRESS COMPLIANCE (FBC R310), SAFETY GLASS COMPLIANCE (FBC R308.4)
25.5. CONTRACTOR TO FIELD VERIFY OPENINGS BEFORE ORDERING DOORS/WINDOWS.
25.6. DOORS BETWEEN GARAGE & RESIDENCE TO BE 20 MINUTE FIRE RATED OR 1-3/8" THICK SOLID WOOD AS PER FBC R 302.5.1.
25.7. FLASHING AS PER FBC R703.4 AND REFERENCED FMA/AAMA DOCUMENTS.
25.8. GLASS TO HAVE LOW-E, U-FACTOR ≤ 0.4, SHGC ≤ 0.25
25.9. SIZES ARE NOMINAL AND CAN VERY +/- 2" IN SIZE IF EGRESS IS NOT EFFECTED.

27. ELECTRICAL & LIGHTING NOTES
27.1. PLANS ARE SCHEMATIC. EXACT LAYOUT SIZING OF CIRCUITS, RECEPTACLES, FIXTURES, AND EQUIPMENT, SHALL BE DETERMINED BY AN ELECTRICAL CONTRACTOR. IF LAYOUT/SIZING IS PROVIDED ELECTRICAL CONTRACTOR TO VERIFY.
27.2. ALL 125V 15A AND 20A DWELLING UNIT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT TYPE.
27.3. PROVIDE AFCI AS DETERMINED BY NEC 210.12 OR FBC R 3902.
27.4. PROVIDE GFCI AS DETERMINED BY NEC 210.8 OR FBC R 3902.
27.5. ALL EXTERIOR OUTLETS TO BE GFIC WITH WEATHER TIGHT PROTECTIVE COVER.
27.6. SMOKE ALARMS SHALL BE HARD WIRED, INTERCONNECTED, W/ BATTERY BACKUP PER FBC R314.
27.7. CARBON MONOXIDE ALARM TO BE INTEGRAL WITH SMOKE ALARM AND COMPLY WITH FBC R315.
27.8. PROVIDE POWER RECEPTACLE & LIGHT, WHEN ATTIC CONTAINS AHU OR HAS STORAGE AREA.

28. PLUMBING
28.1. PLANS ARE SCHEMATIC. ACTUAL LOCATION, MATERIAL, AND SIZE OF PIPES, DRAINS, AND VENTS SHALL BE DETERMINED BY A LICENSED PLUMBER. IF LAYOUT/SIZING IS PROVIDED PLUMBING CONTRACTOR TO VERIFY.
28.2. SEPTIC & DRAIN FIELD IS SCHEMATIC. EXACT LAYOUT/SIZING SHALL BE BY A LICENSED SEPTIC CONTRACTOR AND ADHERE TO 64E-6, F.A.C.
28.3. NO PLUMBING REQUIREMENTS SHALL INTERRUPT THE STRUCTURAL INTEGRITY OF THE BUILDING.

29. ROOF PENETRATIONS:
29.1. VERIFY ALL REQUIRED ROOF PENETRATIONS FROM HVAC, PLUMBING, ELECTRICAL, AND OTHER DRAWINGS. PROVIDE ALL NECESSARY PENETRATIONS WITH REQUIRED ACCESSORIES TO PREVENT MOISTURE INTRUSION AND RETAIN STRUCTURAL STABILITY, IN ADDITION TO THOSE INDICATED ON THE ROOF PLAN. CONSULT ARCHITECT IF ROOF PLAN CONFLICTS WITH ANY REQUIRED ROOF PENETRATIONS.

31. FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX:
31.1. FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX.
31.2. FINISHES TO COMPLY WITH THE BELOW FIGURES AS PER FBC R302.9 - 302.10
31.3. INSULATION FLAME SPREAD: <25, INSULATION SMOKE DEVELOPED: <450
31.4. WALL/CLG FLAME SPREAD: <200, WALL/CLG SMOKE DEVELOPED: <450

32. CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:
32.1. WEATHERING: NEGLIGIBLE. TERMITE AREA: VERY HEAVY

33. MISC:
33.1. ROOF SYSTEM & FLASHING AS PER MFR INSTRUCTIONS.
~~33.2. GUARDRAILS AS PER FBC R312.~~
~~33.3. STAIRWAYS AS PER FBC R311.7.~~
~~33.4. MEP SYSTEMS 1 HR FIRE AS PER FBC R302.1.4.~~
33.5. MECHANICAL APPLIANCES TO BE PROTECTED IF INSTALLED ON FLOOR IN GARAGE AS PER M1307.3.1. USE 2" DIA x 36" H PIPE W/ COLLAR BASE, ATTACH COLLAR TO SLAB W/ (4) 1/4" x 2.25" TAPCON.
33.6. CAULK BOTTOM OF SOLE PLATE AT GARAGE COMMON FRAME WALL.
33.7. IGNITION BARRIER NOT REQUIRED FOR SPRAY FOAM IN ATTIC UNO.
33.8. PROVIDE FIRE BLOCKING AS PER FBC R 302.11.
~~33.9. PROVIDE DRAFT STOPPING IN THE FORM OF 1/2" PLY OR GWB TO FLOOR CEILING ASSEMBLIES GREATER THAN 1,000SF AS PER FBC R302.12.~~

34. FINISHES:
34.1. GWB: MOISTURE RESISTANT GWB @ ALL WET AREAS, CEMENT BOARD INSIDE SHOWER COMPARTMENTS. USE 5/8" TYPE X GWB ON GARAGE CEILING IF CONDITIONED HABITABLE AREA ABOVE. GARAGE SEPARATION WALL TO HAVE A MINIMUM OF ONE 1/2" LAYER OF GWB ON THE GARAGE SIDE OF WALL AS PER FBC R302.6. SEE DOOR GEN NOTE 25.6.
34.2. EXTERIOR LATH AS PER FBC R703.7, ASTM C1063-11A. FOR EXTERIOR CEILINGS/SOFFITS USE MIN. 5/8" STUCCO ON RIBBED LATH. ATTACH TO BOTTOM OF WOOD FRAMING W/ 11GA NAILS W/ 3/8" HEAD @ 6" OC W/ 1-3/4" EMBED INTO WOOD. TYP TRANSITION FROM WOOD TO CONC (I.E. @ GABLE END) TO HAVE A VINYL CONTROL JOINT IN STUCCO.
34.3. EXTERIOR T&G WOOD CEILING. ATTACH 1x4 OR 1x6 BOARD W/ 2" 16GA FINISH NAIL EA RAFTER/JOIST. IF TO CHANGE ORIENTATION USE 2x4 FLAT PURLINS ATTACHED TO EA RAFTER/JOIST EC W/ (2) 16D NAIL.

ABBREVIATIONS:

AB	ANCHOR BOLT
AC	AIR CONDITIONER
AHU	AIR HANDLING UNIT
AT	ACOUSTICAL TILE
B.M.	BENCH MARK
BM	BEAM
BC	BOTTOM CHORD
BLK	BLOCK
BO	BY OWNER
BOTT	BOTTOM
BP	BOTTOM PLATE
CJ	CONTROL (CONSTRUCTION) JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CONNECTOR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CU	CONDENSING UNIT OR COPPER
CW	COLD WATER
CXN	CONNECTION
D	NAIL SIZE (PENNY)
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DRYER
DTL	DETAIL
DW	DISHWASHER
E	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	BUILDING ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXP	EXPOSED
EXT	EXTERIOR
EXTG	EXISTING
F1	FOOTING #1
FA	FASTENER
FD	FIELD (FLOOR) DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FP	FIRE PROTECTION
EPS	EXPANDED POLYSTYRENE
FTG	FOOTING
FT	FOOT (OR FEET)
GALV	GALVANIZED
GFI	GROUND FAULT INDICATOR
GSF	GROSS SQUARE FEET
GWH	GAS WATER HEATER
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HDG	HOT DIPPED GALVANIZED
HORIZ	HORIZONTAL
HW	HOT WATER
HWH	HOT WATER HEATER
IN	INCH
INT	INTERIOR
JT	JOINT
MAX	MAXIMUM
MEP	MECH ELECT PLUMB
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NSF	NET SQUARE FEET
L-1	LINTEL #1
LF	LINEAL FOOT
OA	OVERALL
OC	ON CENTER
OAS	OR APPROVED SIMILAR
PL	PROPERTY LINE OR PLATE
PLY	PLYWOOD
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
R	RADIUS
RA	RETURN AIR
RCB	REINFORCED CONCRETE BEAM
RCC	REINFORCED CONCRETE COLUMN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCING
REQ	REQUIRED
R/W	RIGHT-OF-WAY
RTU	ROOF TOP UNIT
S.	SIMPSON (MFR)
SBS	STYRENE BUTADIENE STYRENE
SEL	SITE ELEVATION
SF	SQUARE FOOT
SIM	SIMILAR
SK	SINK
SOG	SLAB ON GRADE
SS	STAINLESS STEEL
STAG	STAGGERED
TBD	TO BE DETERMINED
TC	TOP CHORD
TME	TO MATCH EXISTING
TOB	TOP OF BEAM
TOC	TOP OF COLUMN
TOS	TOP OF SLAB
TP	TOP PLATE
TPO	THERMO PLASTIC OLEFIN
TYP	TYPICAL
UG	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VERT	VERTICAL
VTR	VENT THRU ROOF
W/	WITH
WA	WASHER MACHINE
WP	WATER PROOF
WD	WOOD
WWF	WELDED WIRE FABRIC (WLD)
#	POUND OR NUMBER

ID	DATE	COMMENT

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general notes
12/16/20
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