PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXX

2 BEDROOM / 2 BATH WIDE SLAB

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Dewberry®

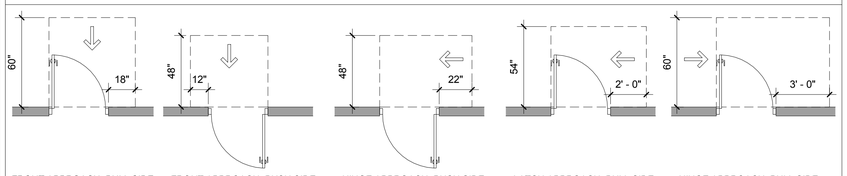
SCE SOUTHEASTERN

Pinellas County

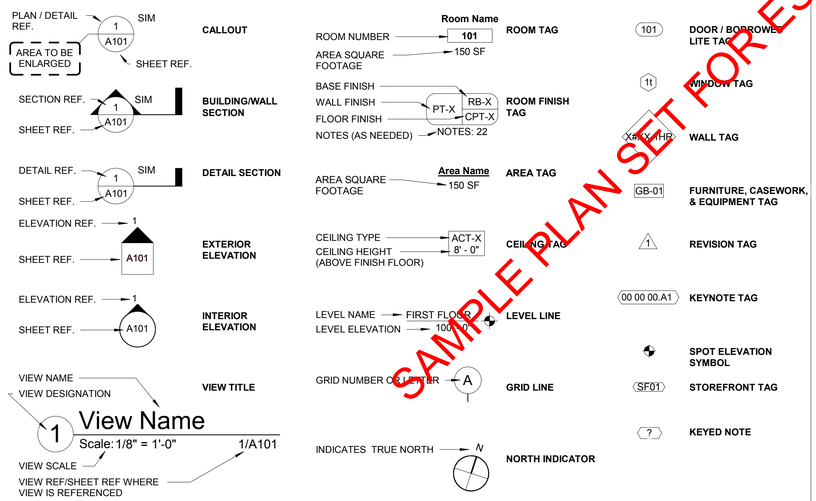
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK, MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 17'-2" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,092 SF
UNCONDITIONED	: 115 SF
GROSS	: 1,207 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

	REQUIRED	/ PROVIDED
THERMAL ENVELOPE		
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE :**2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

INDEX

PROJECT NO. 50171913

G1.01

SHEET NO.

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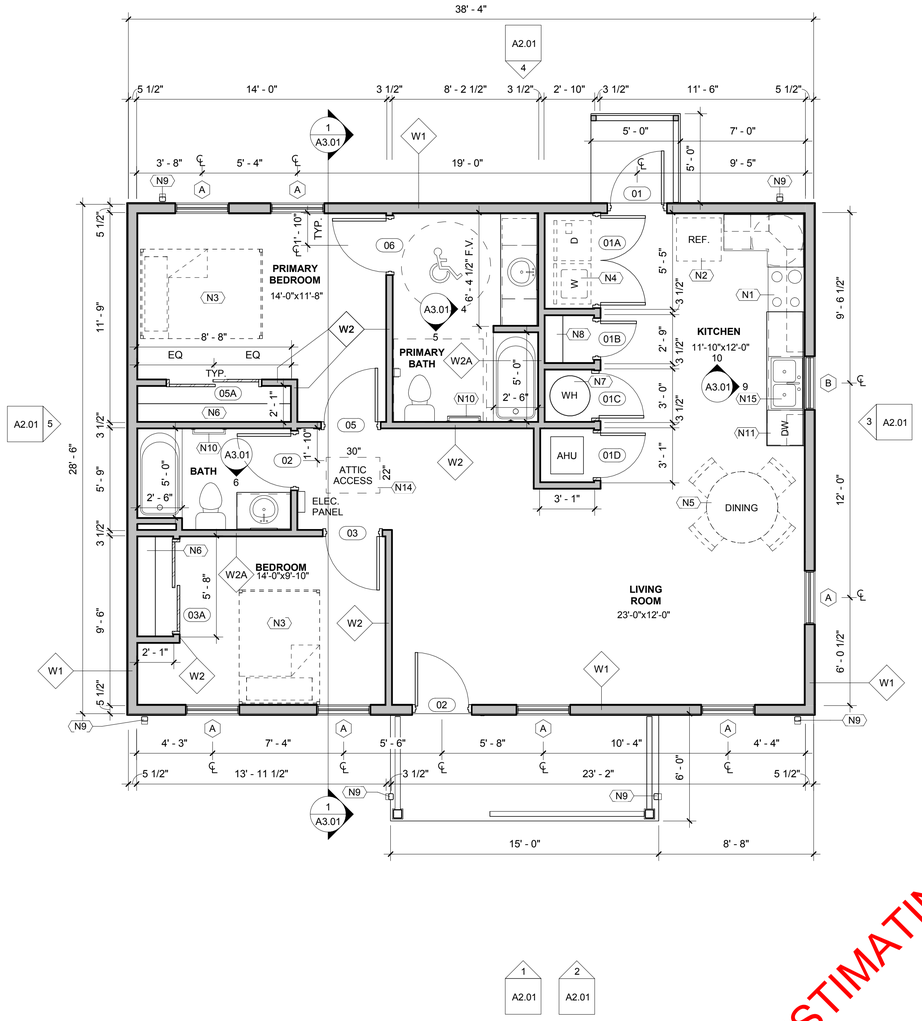
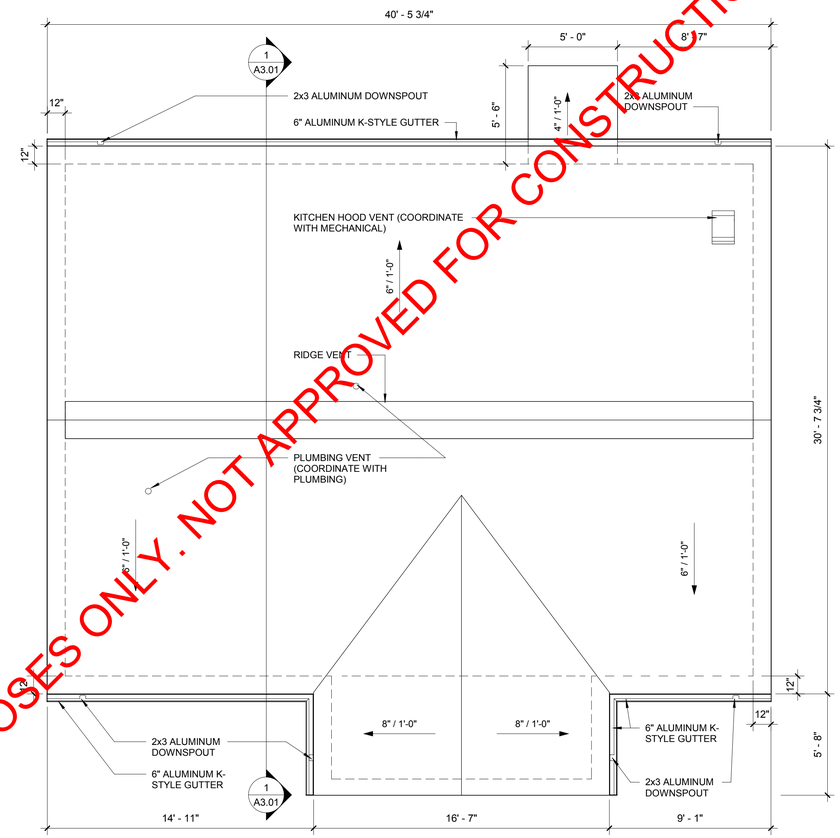


1 FLOOR PLAN - 1,092 SF

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



2 ROOF PLAN

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT) ACCESS DIM.: 22"X30"
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" — ½" GPDW (PAINT); 2x6 WOOD STUDS; R-19 UNFACED BATT INSULATION; 15/32" SHEATHING; HOUSEWRAP; LAP SIDING
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" — 2x4 WOOD STUDS; ½" GPDW (PAINT); 3½" SOUND BATTS; ½" GPDW (PAINT)

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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CHECKED BY	ANS
DATE	

TITLE

FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

SHEET NO.

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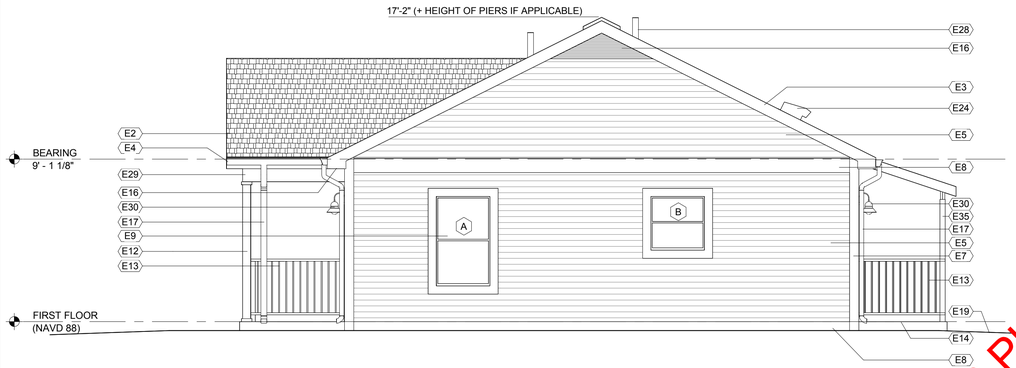
1 FRONT ELEVATION

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

2 FRONT ELEVATION - HISTORICALLY SENSITIVE

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

"NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"

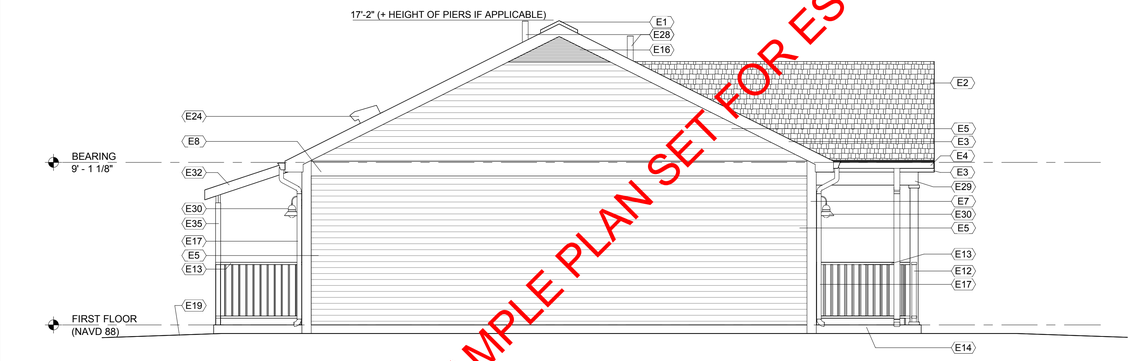


3 RIGHT ELEVATION

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

4 REAR ELEVATION

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

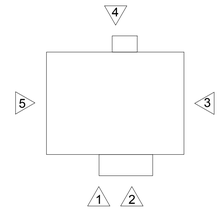


5 LEFT ELEVATION

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

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT).
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP (PAINT).
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.



SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

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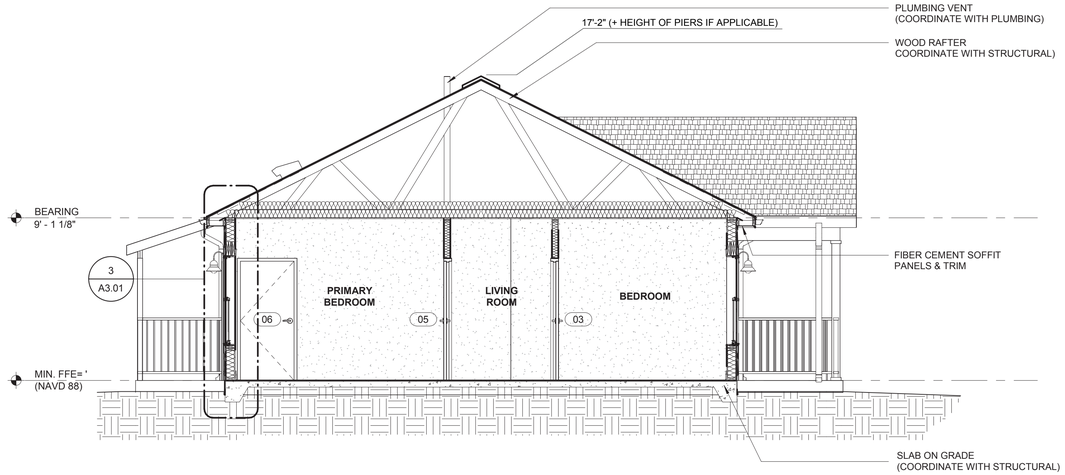
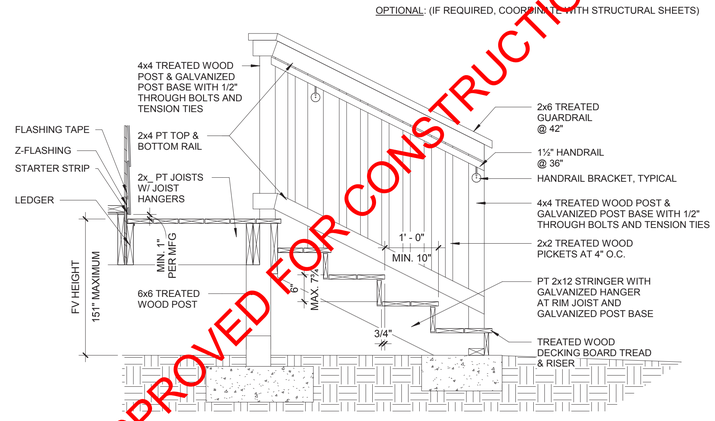


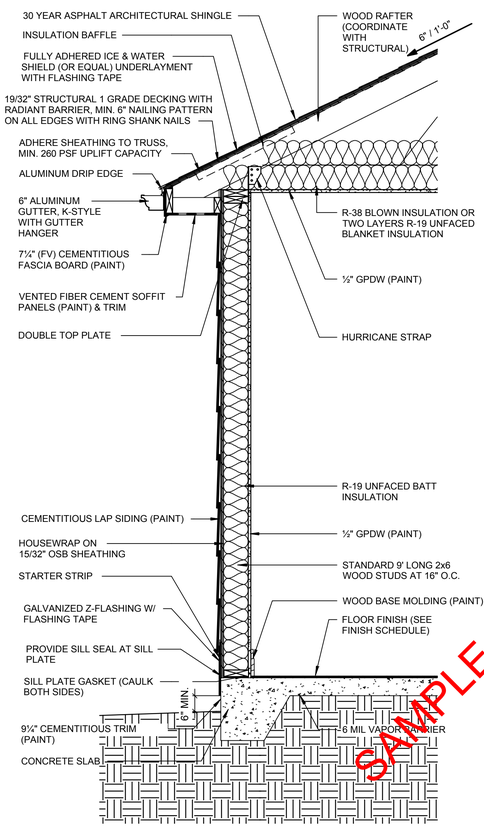
1 TRANSVERSE BUILDING SECTION

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



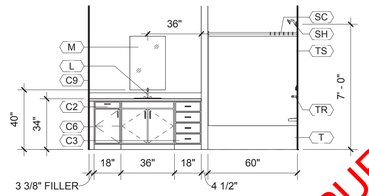
2 STAIR SECTION

Scale: 3/4" = 1'-0"



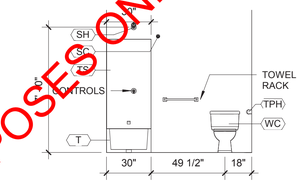
3 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



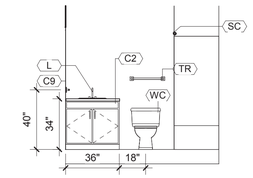
4 PRIMARY BATH ELEVATION

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



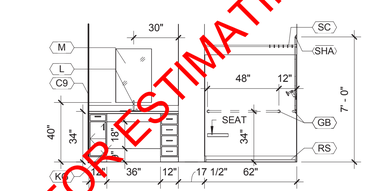
5 PRIMARY BATH ELEVATION

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



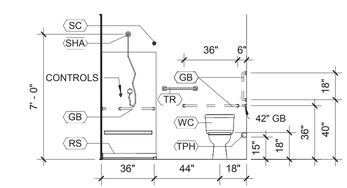
6 BATH ELEVATION

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



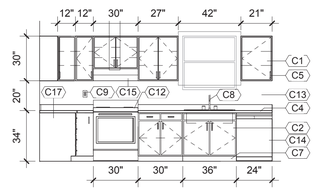
7 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



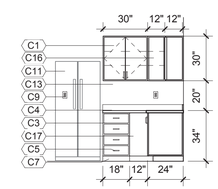
8 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



9 KITCHEN ELEVATION

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



10 KITCHEN ELEVATION

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

TOILET ELEVATION KEYED NOTES

NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

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FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
02	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
03	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
06	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR							FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB	
01	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01B	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
01D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
05A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
06	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	7	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4
B	1	SERIES 350 3030 SINGLE HUNG VINYL	1, 2, 3

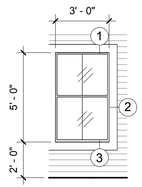
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS

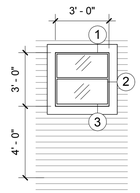
PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION. THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,207 SF IS 8.05 SF. 1,207 SF/150 SF 8.05 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 75.8 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

NET FREE VENTILATING AREA REQUIRED: 8.05 SF
NET FREE VENTILATING AREA PROVIDED: 75.8 SF



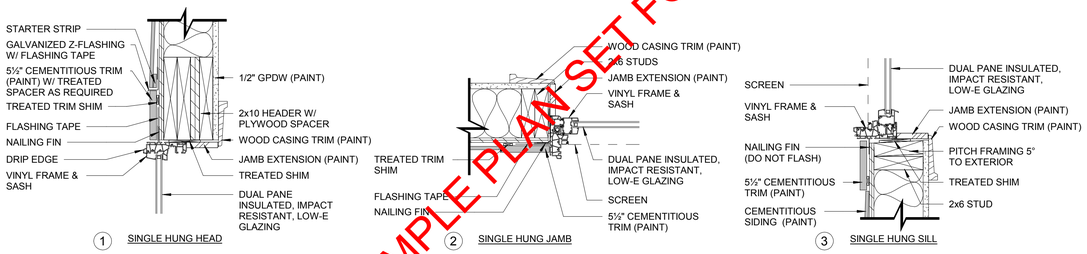
1 WINDOW ELEVATION A

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



2 WINDOW ELEVATION B

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

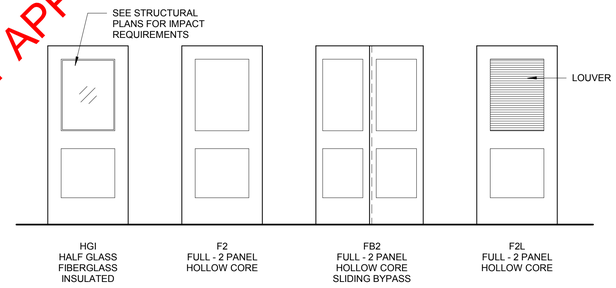


FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

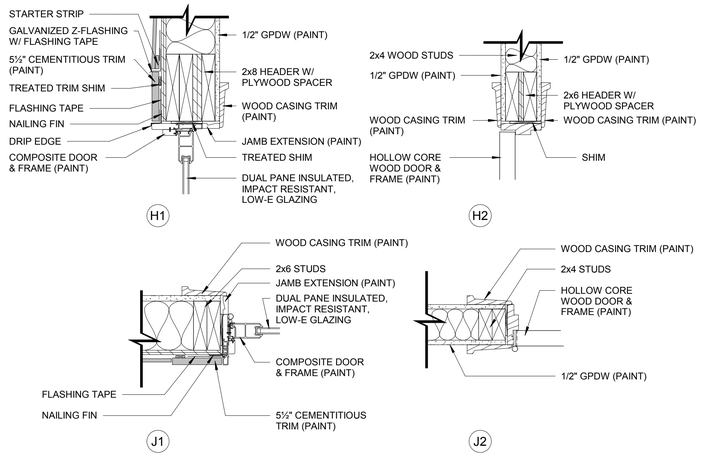
3 WINDOW DETAILS

Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS

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



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS

Scale: 1 1/2" = 1'-0"

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 50171913

A6.01

SHEET NO.

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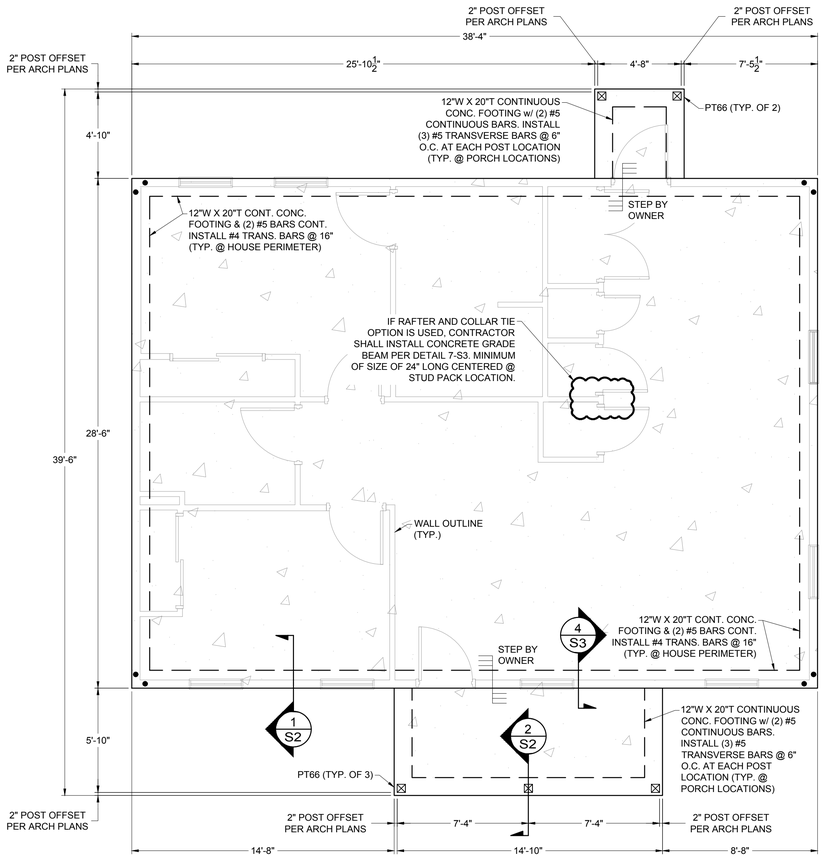


1 S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

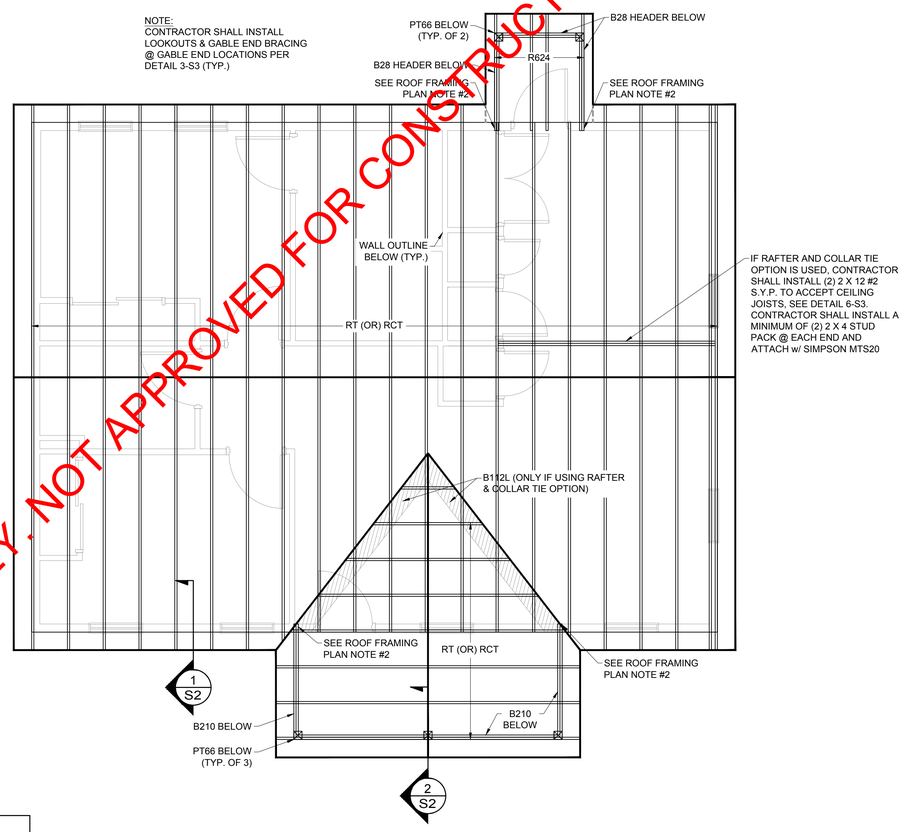
FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
4. INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 7-S3 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER).
5. - 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO CONCRETE FOUNDATION w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUD5. AT THE CONTRACTOR'S DISCRETION, THE THREADED RODS CAN BE COUPLED TO ANCHOR BOLTS.

FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RGT	PRE-ENGINEERED ROOF GIRDER TRUSS
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. PER DETAIL 6-S3 (MAX.)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
HB28	(2) 2 X 8 P.T. #2 S.P. HIP BEAM. FASTEN TO LEDGER w/ (4) SIMPSON SDWC15450 & TO HEADER w/ (2) SIMPSON SDWC15450
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B110RJ	2 X 10 P.T. #2 S.P. RIM JOIST w/ (4) 12D NAILS @ EACH JOIST CONNECTION
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.



2 S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO CONCRETE FOUNDATION BELOW.

TRUSS PLAN NOTES (IF APPLICABLE):
1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO CONCRETE FOUNDATION FOR ALL STUD PACKS.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
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SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

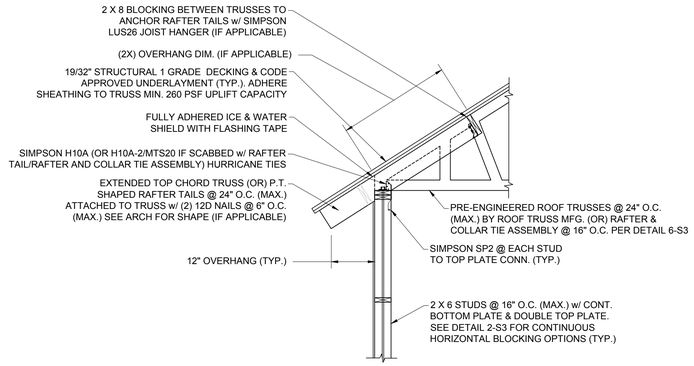
TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

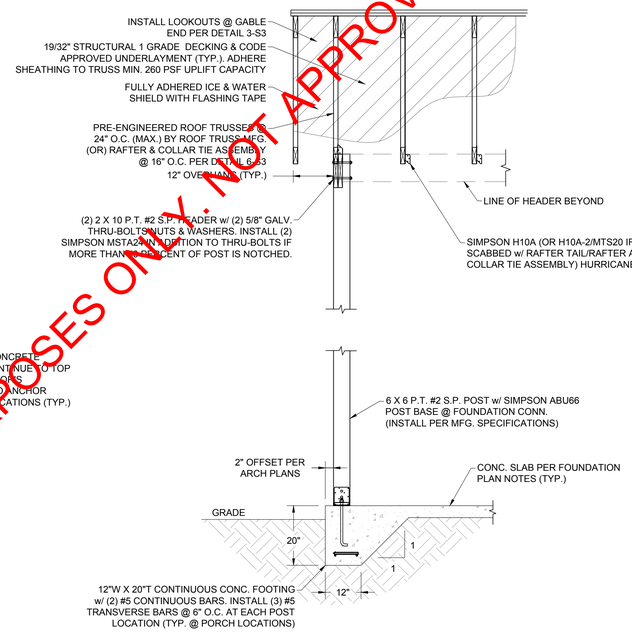
S1

SHEET NO.



1 S2 TYP. WALL SECTION

SCALE: N.T.S.



2 S2 TYP. FRONT PORCH SECTION

SCALE: N.T.S.

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4' 2' 0 4'

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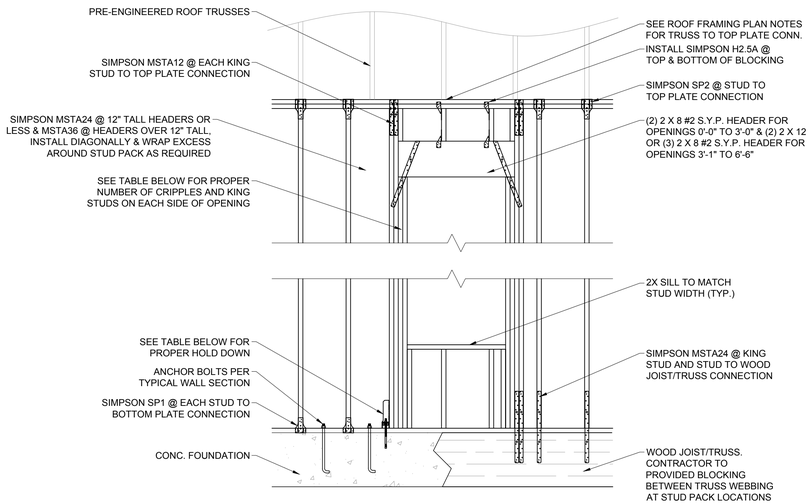
STRUCTURAL TYP. SECTIONS

PROJECT NO. 50171913

S2

SHEET NO.

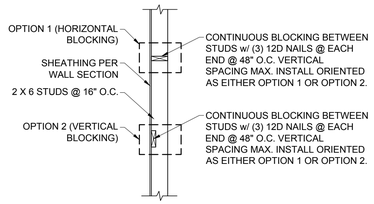
NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



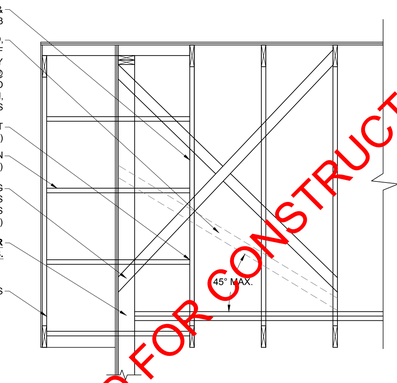
NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	(2) SIMPSON H2.5A
3 - 1" TO 6' - 6"	SIMPSON HD3B

1 S3 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



2 S3 STUD BLOCKING OPTIONS
SCALE: N.T.S.



3 S3 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

- CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
- CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
- CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

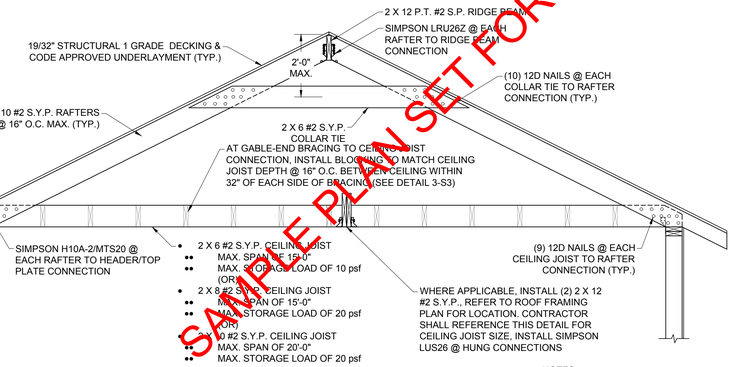
3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

- CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

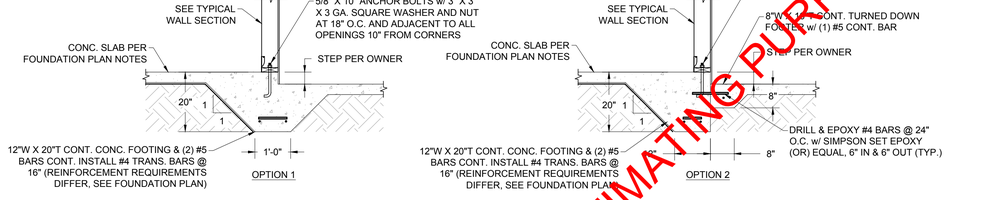
5 S3 FRONT PORCH SHED ROOF OPTION
SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:
1. ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MSTA20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES.
2. SEE 2-S1 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 5-S3

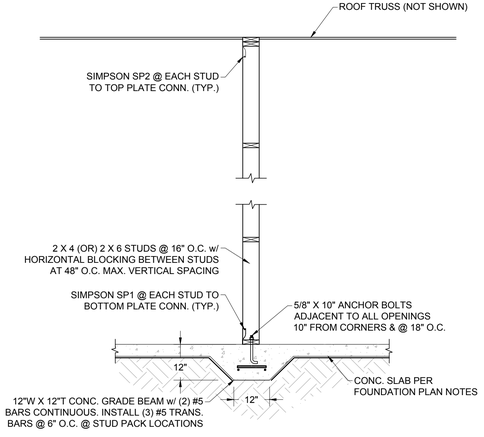


NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

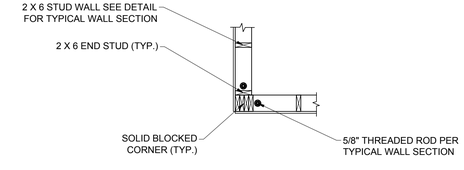
6 S3 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.



4 S3 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.



7 S3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.



8 S3 SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

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Pinellas County

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4' 2' 0 4'

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TITLE
STRUCTURAL TYP. SECTIONS

PROJECT NO. 50171913

S3

SHEET NO.

5 | 4 | 3 | 2 | 1

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

   6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

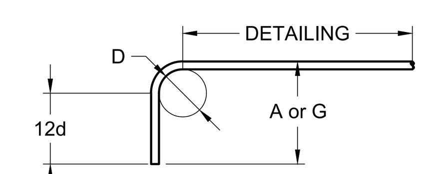
   PERMANENTLY EXPOSED TO EARTH:
   - CAST AGAINST THE EARTH — 3" CLEAR

   EXPOSED TO EARTH OR WEATHER:
   - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
   - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
   - COLUMN TIES — 1 ¾" CLEAR

   6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

   1.1. CONCRETE ANCHORS

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
   - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-263)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

   C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
   - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
   - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS

   2.1 ANCHORAGE TO SOLID GROUTED CONCRETE MASONRY:

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
   - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
   - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:

   3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
   - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
   - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.

   1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.

   3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.

   3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.

   3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS

   4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
   - HORIZONTAL SHEAR — F_V = 290 PSI
   - MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
   - HORIZONTAL SHEAR — F_V = 285 PSI
   - MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
   - HORIZONTAL SHEAR — F_V = 425 PSI
   - MODULUS OF ELASTICITY — E = 1,300,000 PSI

   4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
   - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
   - HORIZONTAL SHEAR — F_V = 300 PSI
   - MODULUS OF ELASTICITY — E = 2,100,000 PSI

   4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
   - HORIZONTAL SHEAR — F_V = 300 PSI
   - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS

   5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.

   5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

   5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.

   5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES

   6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.

   6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".

   6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.

   6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.

   6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.

   6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.

   6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.

   6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.

   6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.

   6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS

   7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.

   7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

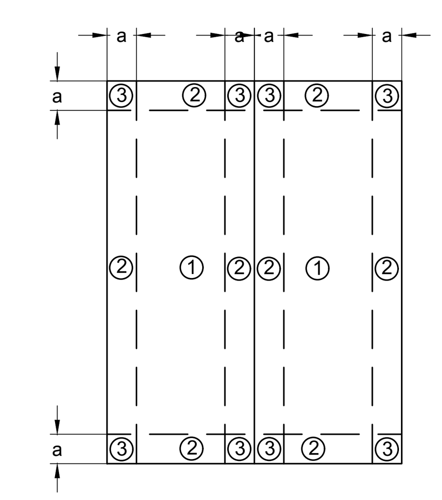
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.23 PSF	47.79 PSF
ROOF	± 26.46 PSF	± 33.08 PSF

COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	26.98	-58.12
ROOF (ZONE 2)	26.98	-92.71
ROOF (ZONE 3)	26.98	-110.01

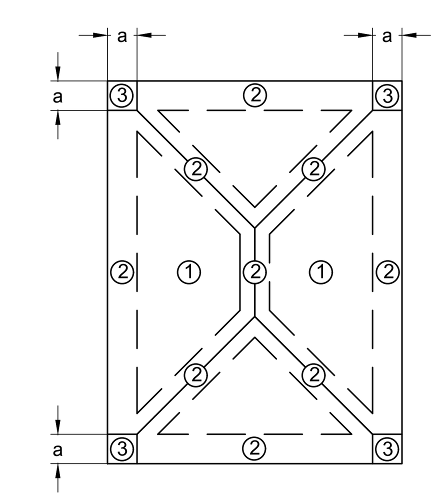
COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	36.07	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07	-45.15

NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.

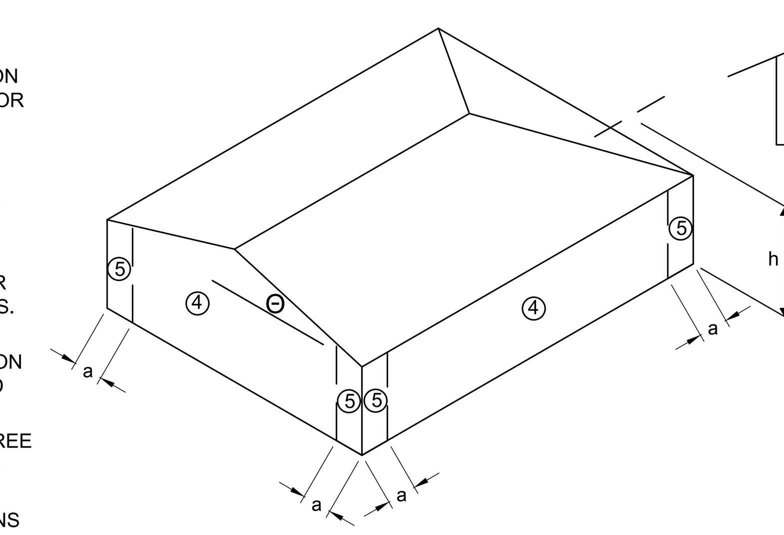


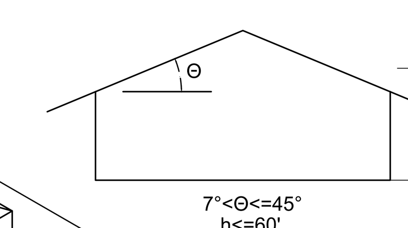
a = 4'

GABLED ROOF



HIPPED ROOF





CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

Dewberry

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Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GEN. NOTES

PROJECT NO. 50171913

S4

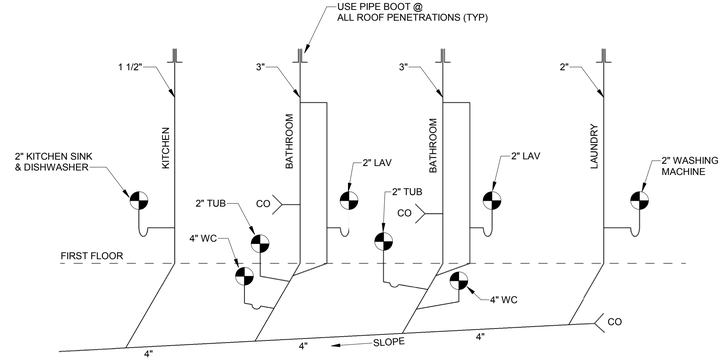
SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.
22. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 2BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:16:28 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING:
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

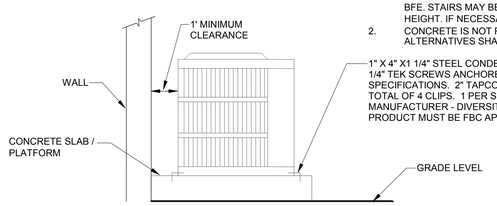
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
3. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.



1" X 4" X1 1/4" STEEL CONDENSER TIE DOWN CLIP.
1/4" TEK SCREWS ANCHORED TO UNIT PER MANUFACTURER'S SPECIFICATIONS. 2" TAPCON ANCHOR TO CONCRETE SLAB.
TOTAL OF 4 CLIPS. 1 PER SIDE.
MANUFACTURER - DIVERSITECH OR EQUAL.
PRODUCT MUST BE FBC APPROVED.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE DETAIL SHEET A3.01 DETAIL 2.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.

CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 2BR WIDE

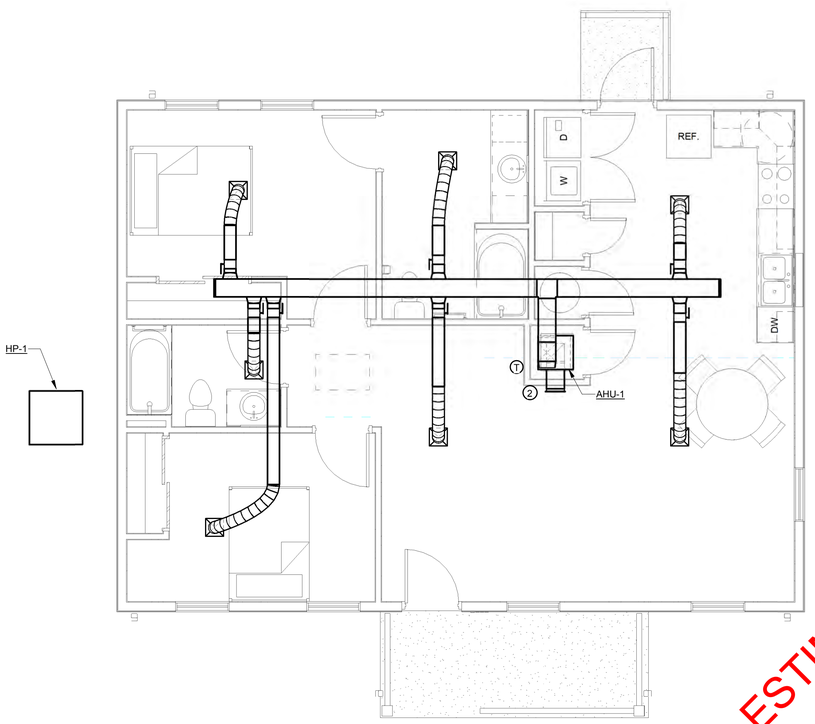
PROJECT NO. 50171913

M0.1

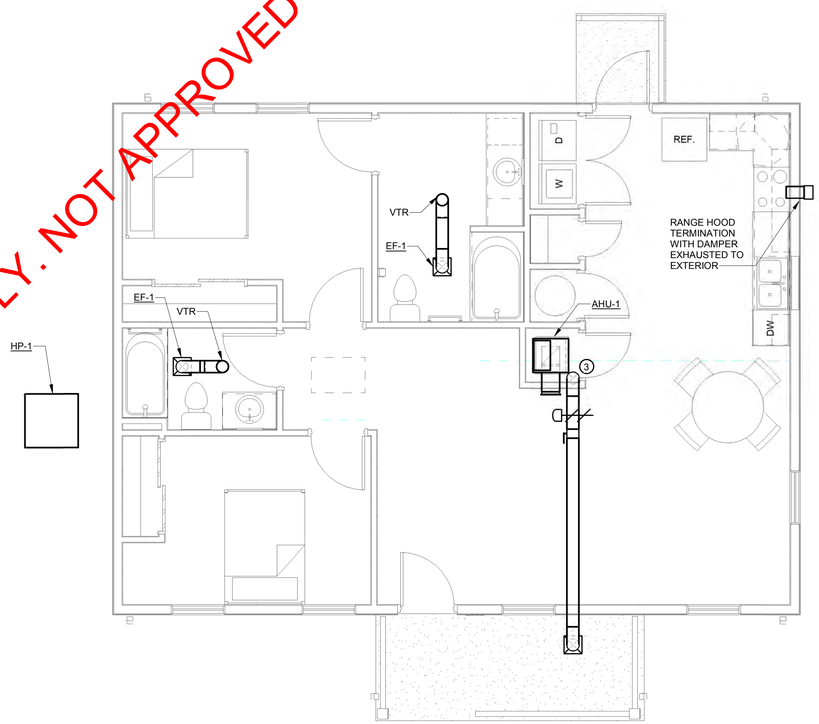
SHEET NO.

6/5/2024 1:59:34 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 SUPPLY AND RETURN DUCT SYSTEM
Scale: 1/4" = 1'-0"



2 EXHAUST AND VENTILATION DUCT SYSTEM
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

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1/4" = 1'-0"

No.	Description	Date

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DATE	

TITLE

FLOOR PLANS
2BR WIDE

PROJECT NO. 50171913

M1.0

SHEET NO.

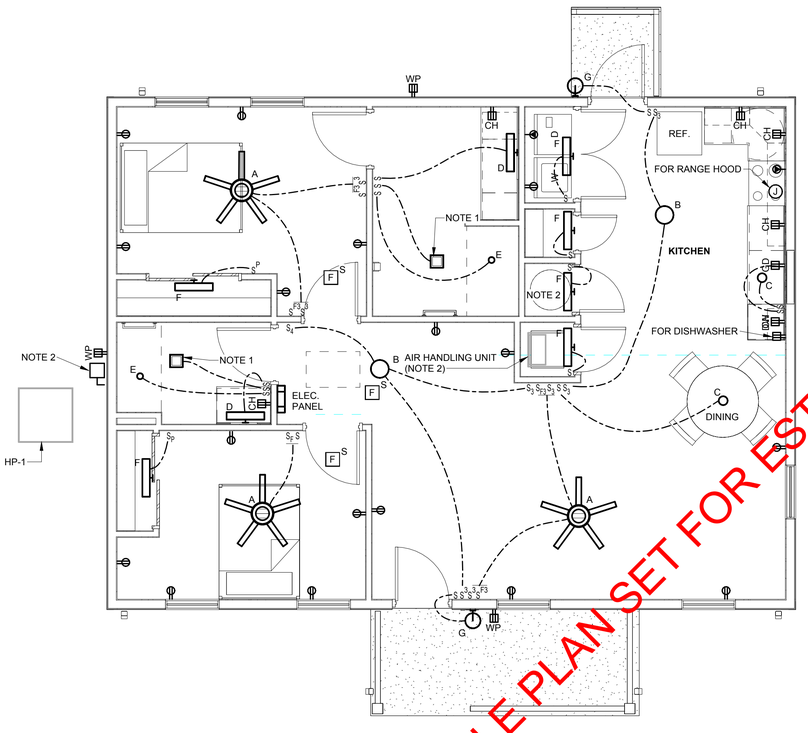
6/5/2024 1:59:36 PM

LIGHT FIXTURE SCHEDULE

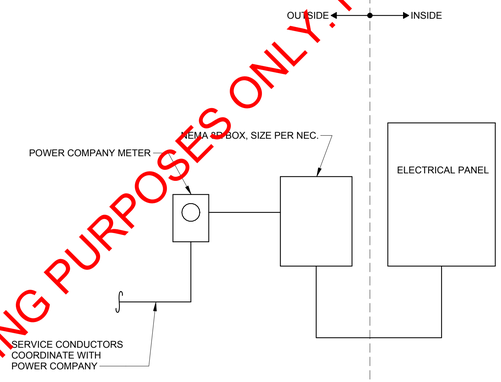
TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- JUNCTION BOX
- SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING



1 **2 BR WIDE**
Scale: 1/4" = 1'-0"



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3' CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

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SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

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No.	Description	Date

REVISIONS

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DATE	

TITLE

ELECTRICAL
PLAN 2 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 9:11:10 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXX

3 BEDROOM / 2 BATH WIDE SLAB

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

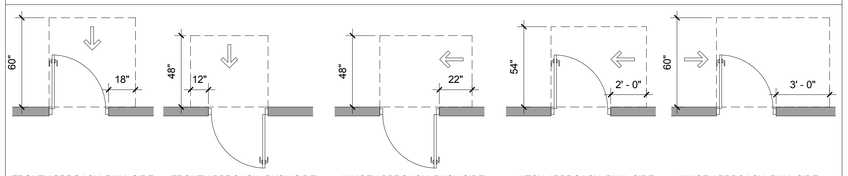
SCE SOUTHEASTERN

Pinellas County

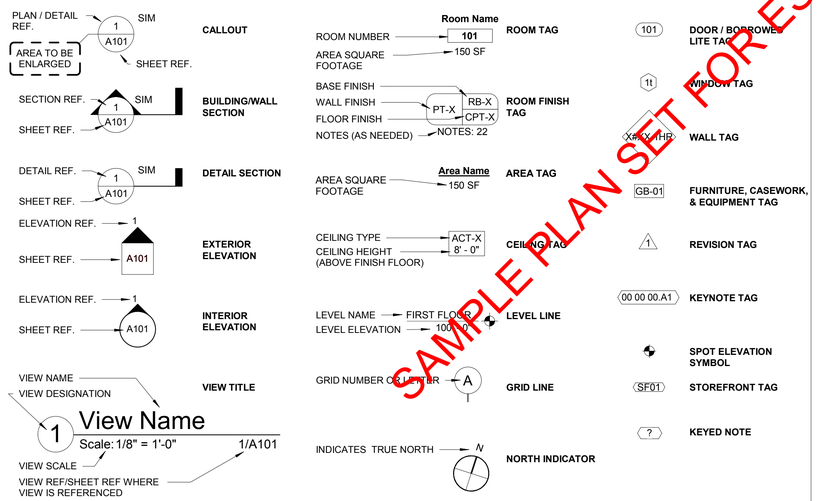
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 18'-4" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,281 SF
UNCONDITIONED	: 117 SF
GROSS	: 1,398 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

	REQUIRED	/ PROVIDED
THERMAL ENVELOPE		
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE :**2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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INDEX

PROJECT NO. 50171913

G1.01

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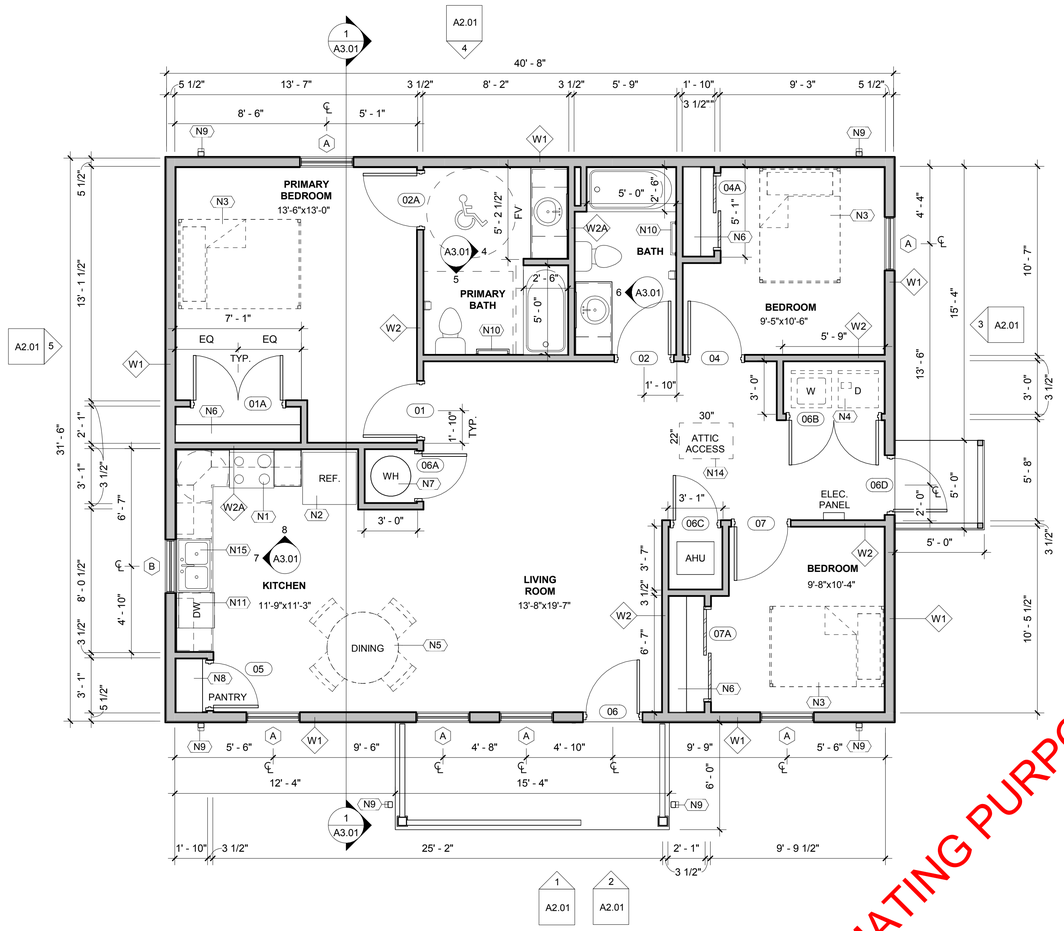
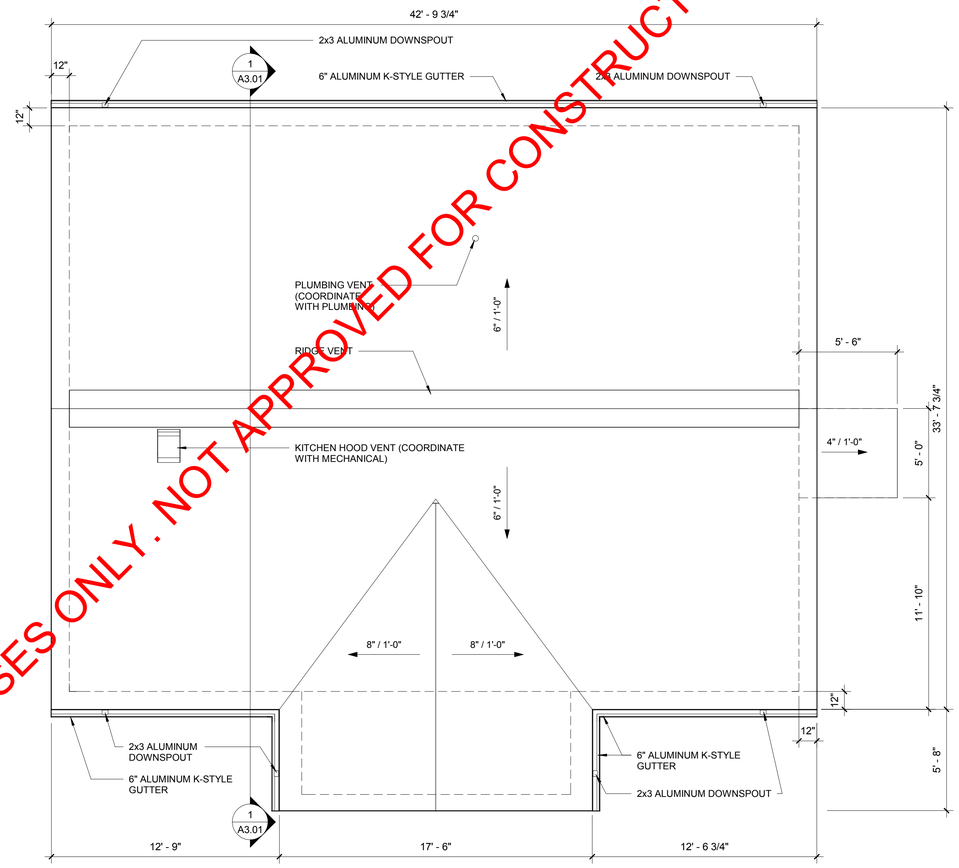


DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

1 FLOOR PLAN - 1,281 SF

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



2 ROOF PLAN

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2x3 ALUMINUM DOWNSPOUT (SEE ROOF PLAN) TO GRADE. PROVIDE ADAPTTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT) ACCESS DIM.: 22"X30"
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT) 2x6 WOOD STUDS R-19 UNFACED BATT INSULATION 15/32" SHEATHING HOUSEWRAP LAP SIDING
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS ½" GPDW (PAINT) 3½" SOUND BATTS ½" GPDW (PAINT)

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1/4" = 1'-0"

4' 2' 0 4'

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FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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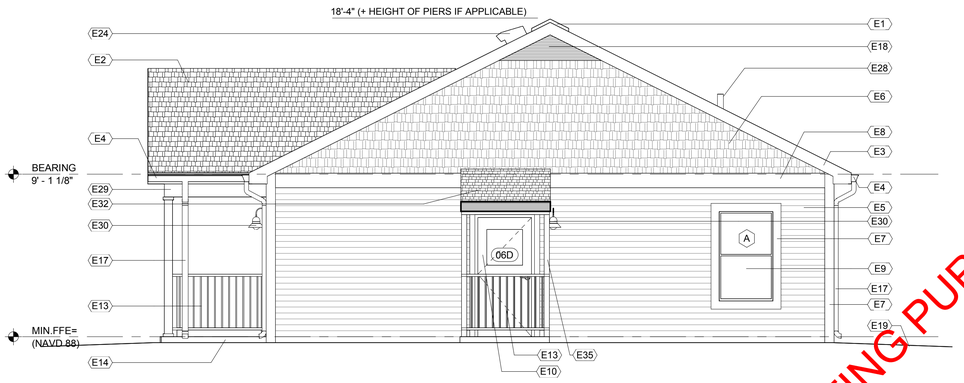
1 FRONT ELEVATION

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

2 FRONT ELEVATION ALTERNATE - HISTORICALLY SENSITIVE

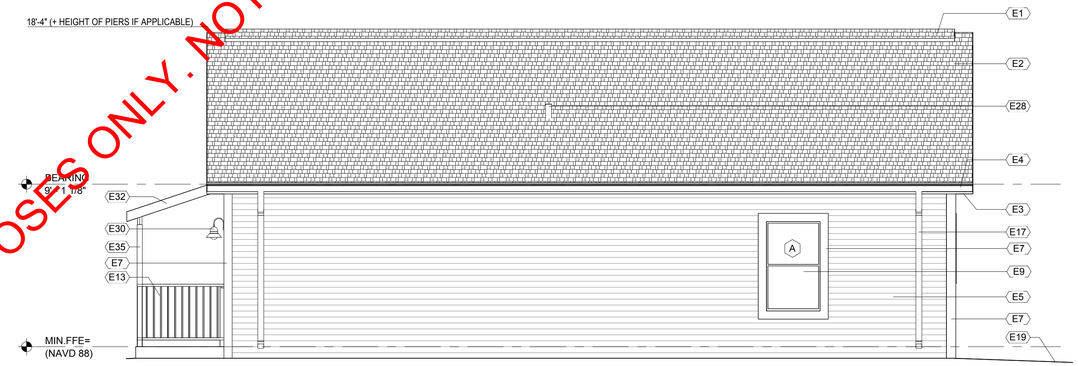
Scale: 1/4" = 1'-0"

"NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"



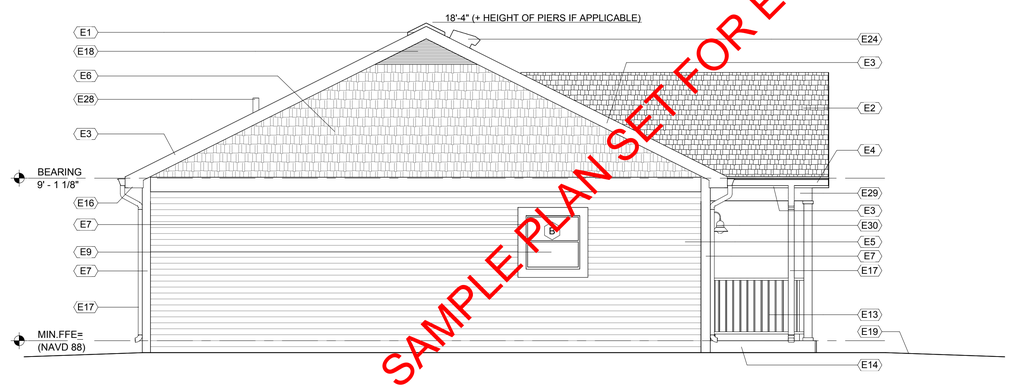
3 RIGHT ELEVATION

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



4 REAR ELEVATION

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

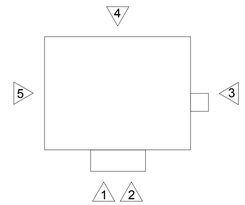


5 LEFT ELEVATION

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

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT).
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E18	FALSE ATTIC VENT/LOUVER (PAINT)
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP (PAINT).
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.



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SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

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TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

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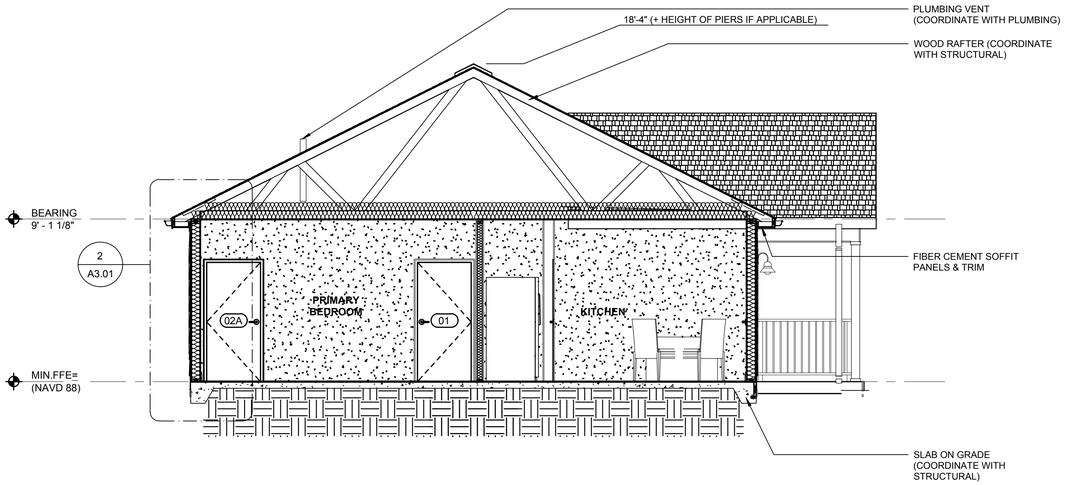
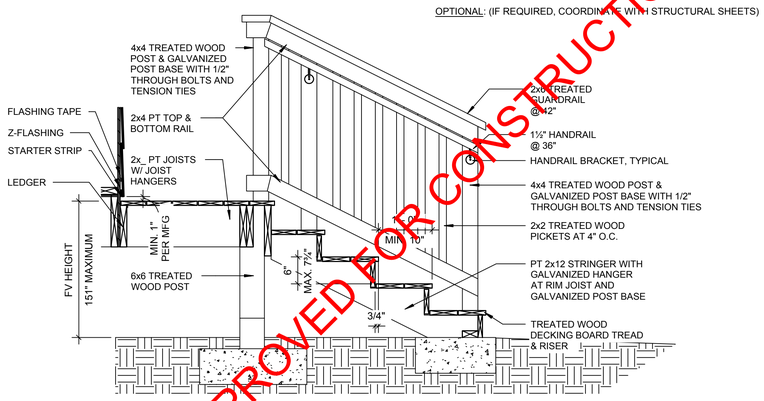


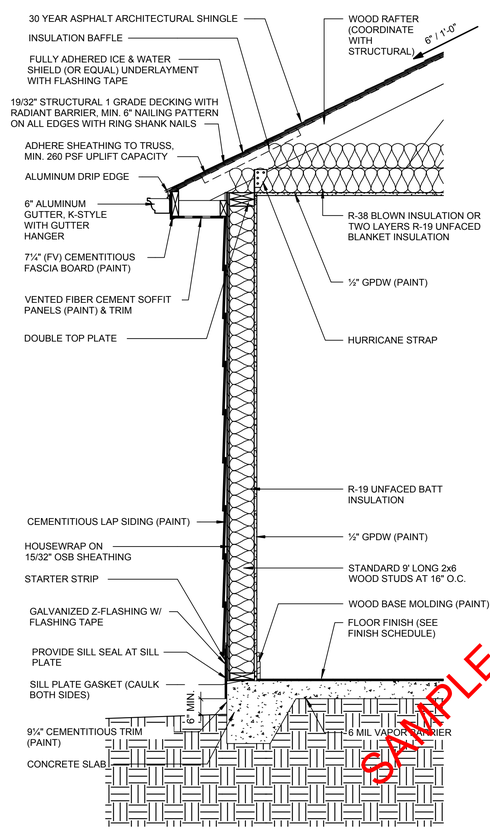
1 LONGITUDINAL BUILDING SECTION

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



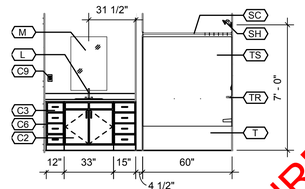
3 STAIR SECTION

Scale: 3/4" = 1'-0"



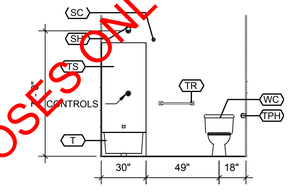
2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



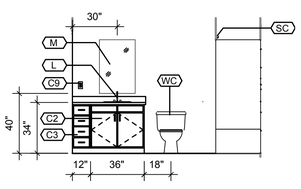
4 PRIMARY BATH ELEVATION

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



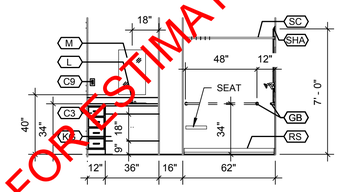
5 PRIMARY BATH ELEVATION

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



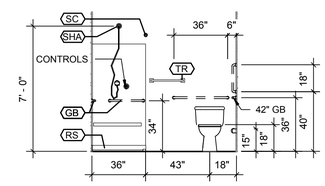
6 BATH ELEVATION

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



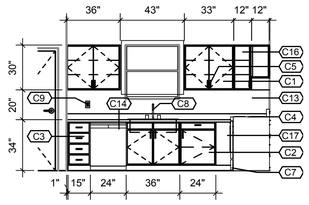
4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



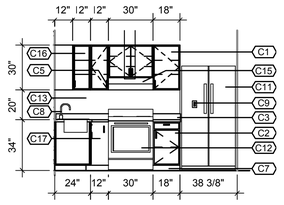
5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



7 KITCHEN ELEVATION

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



8 KITCHEN ELEVATION

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

TOILET ELEVATION KEYED NOTES

NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DISREGARD AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE â‰¤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

8/6/2025 3:47:24 PM

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
03	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
07	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY
AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR								FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
04	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04A	2	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2B		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	F2G		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3, 4
06A	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06B	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06D	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	6	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4
B	1	SERIES 350 3030 SINGLE HUNG VINYL	1, 3

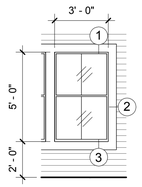
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS

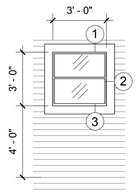
PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION. THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,398 SF IS 9.32 SF. 1,398 SF/150 SF 9.32 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 80.0 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

NET FREE VENTILATING AREA REQUIRED: 9.32 SF
NET FREE VENTILATING AREA PROVIDED: 80.0 SF



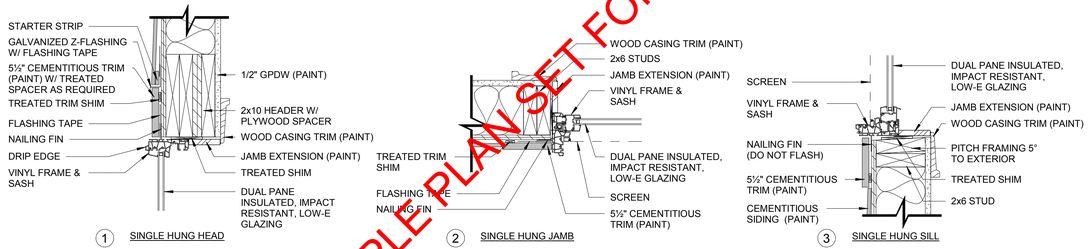
1 WINDOW ELEVATION A

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



2 WINDOW ELEVATION B

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

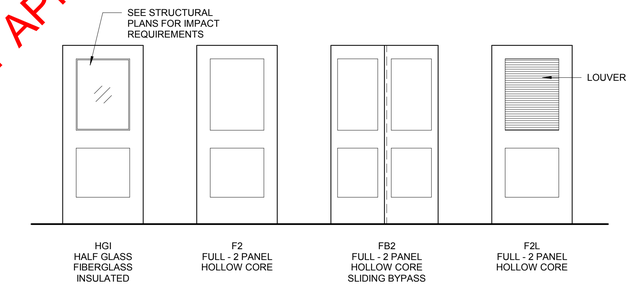


FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

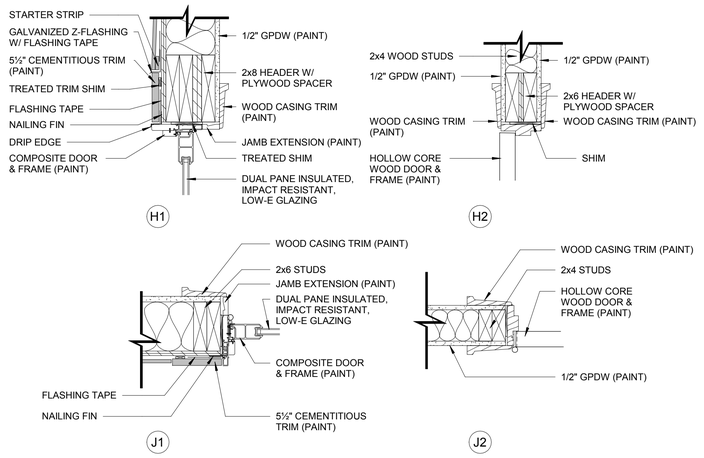
3 WINDOW DETAILS

Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS

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



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS

Scale: 1 1/2" = 1'-0"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 50171913

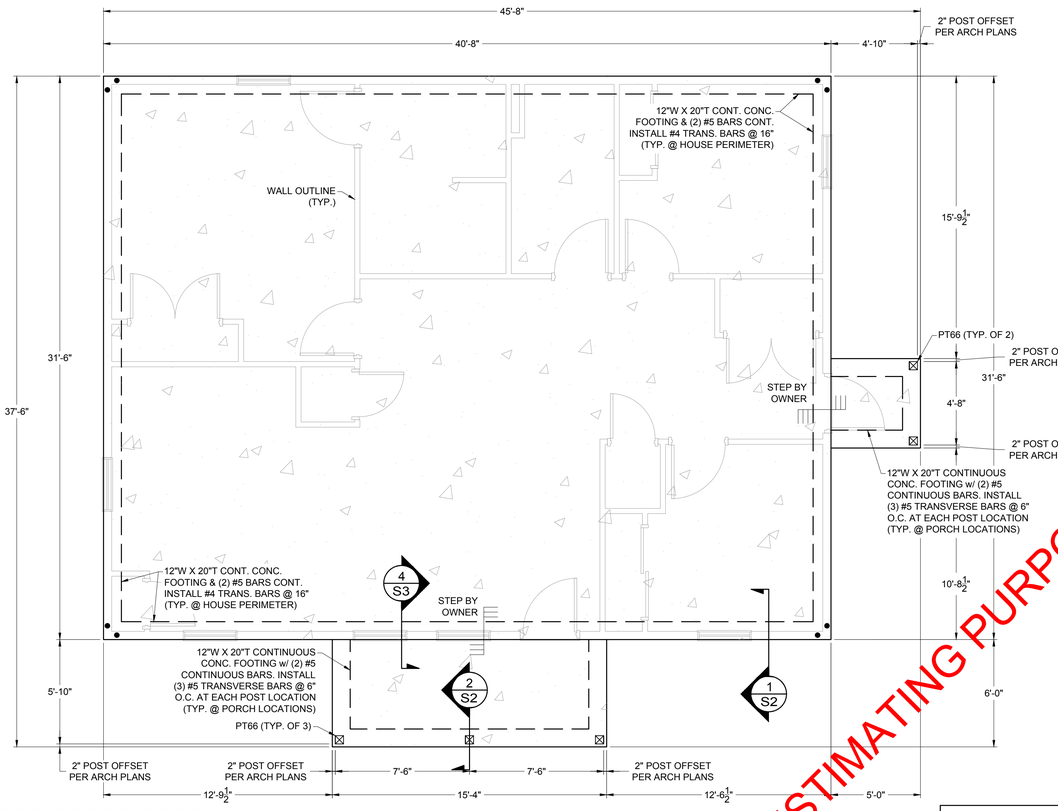
A6.01

SHEET NO.

9/13/2024 7:53:48 AM

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO CONC. FOUNDATION FOR ALL STUD PACKS.



FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

1 S1 FOUNDATION PLAN

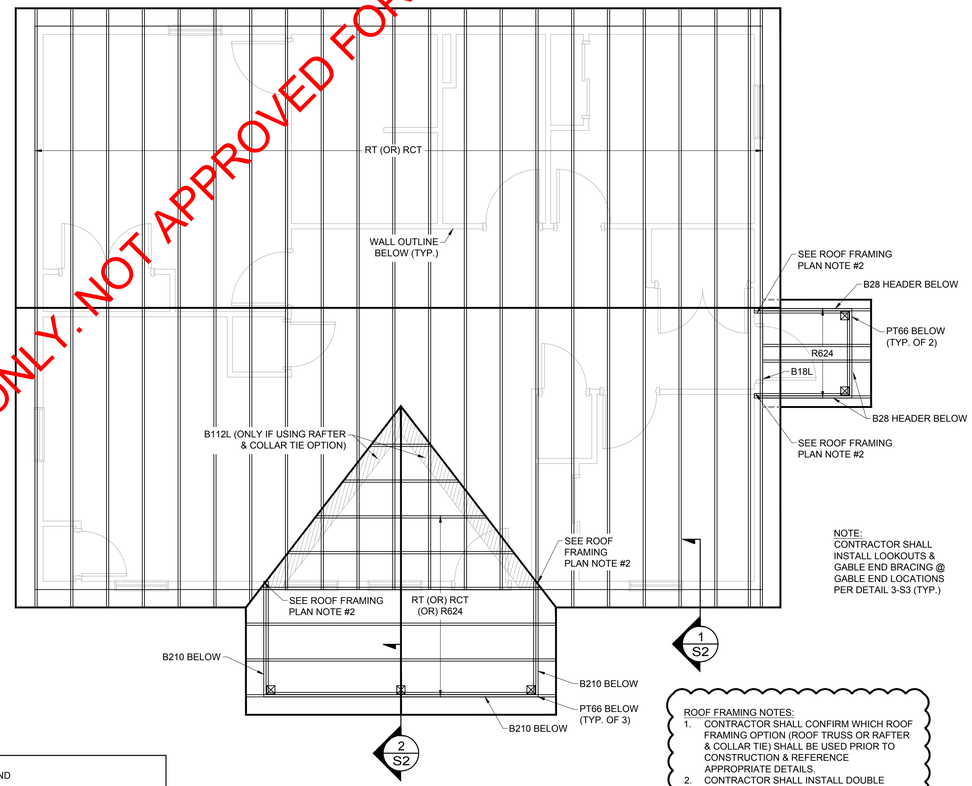
SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES.
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
4. INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 7-S3 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER)
5. ● - 5/8" THREADED ROD DRILLED & EPOXIED 6 MIN. INTO CONCRETE FOUNDATION w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTU5. AT THE CONTRACTOR'S DISCRETION, THE THREADED RODS CAN BE COUPLED TO ANCHOR BOLTS.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 6-S3
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER / TOP PLATE w/ SIMPSON H10A
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 3-S3 (TYP.)

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

2 S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO CONCRETE FOUNDATION BELOW.

SAMPLE - NOT FOR CONSTRUCTION PURPOSES ONLY . NOT APPROVED FOR ESTIMATING

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Southeastern Consulting Engineers, Inc.
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Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

S1

SHEET NO.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
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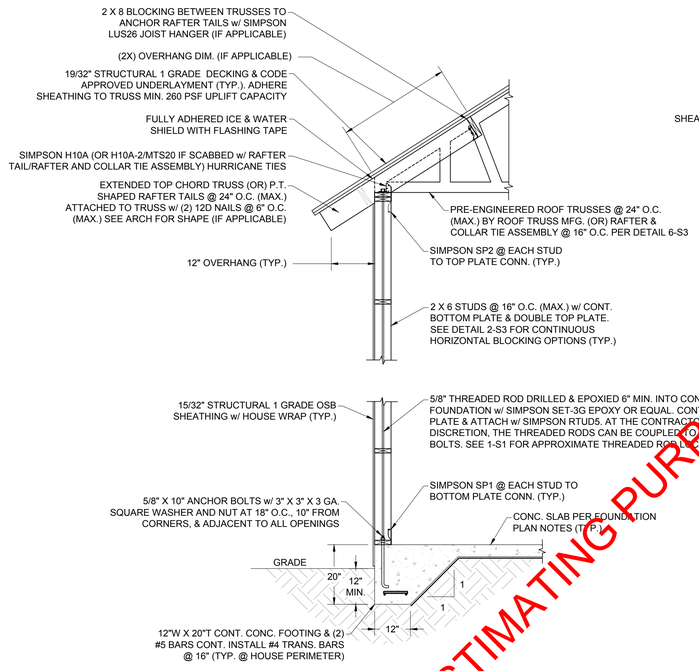
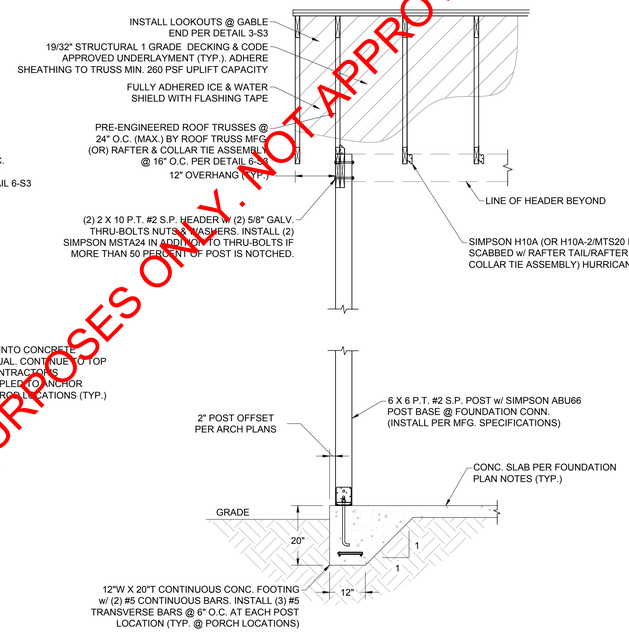
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



1/S2 TYP. WALL SECTION
SCALE: N.T.S.



2/S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.

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Pinellas County

SEAL

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

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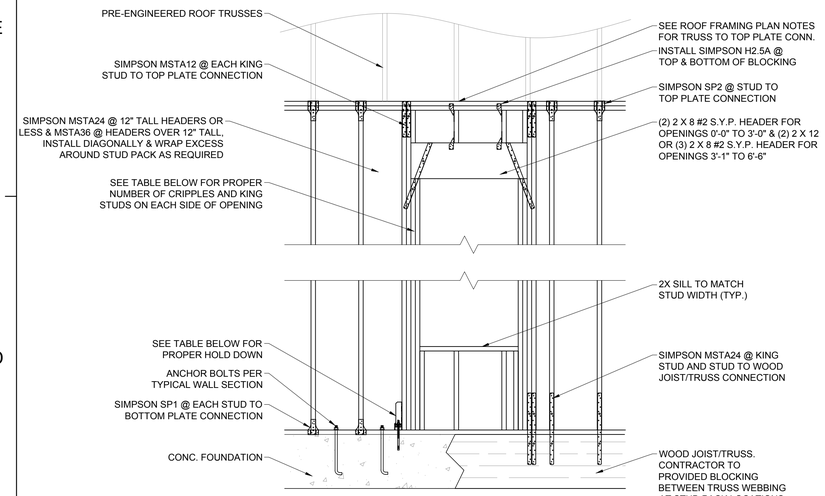
TITLE
STRUCTURAL TYP. SECTIONS

PROJECT NO. 50171913

S2
SHEET NO.

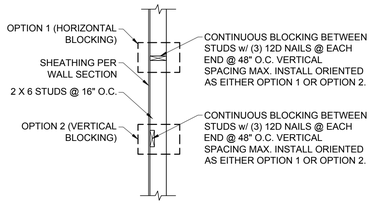
NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



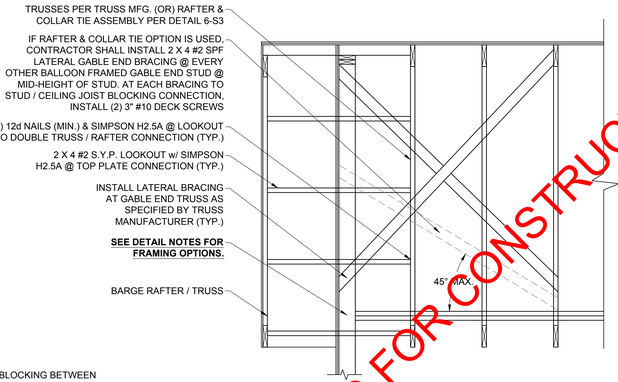
NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	(2) SIMPSON H2.5A
3 - 1" TO 6' - 6"	SIMPSON HD3B

1 S3 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



2 S3 STUD BLOCKING OPTIONS
SCALE: N.T.S.



GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

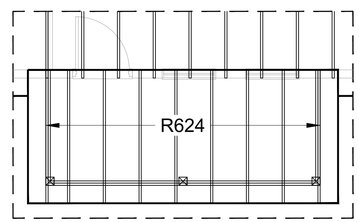
- CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
- CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
- CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

- CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

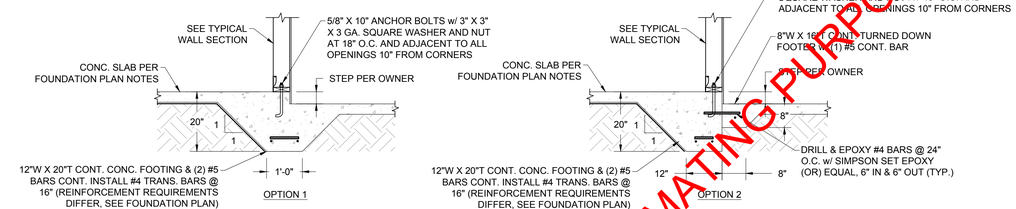
3 S3 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

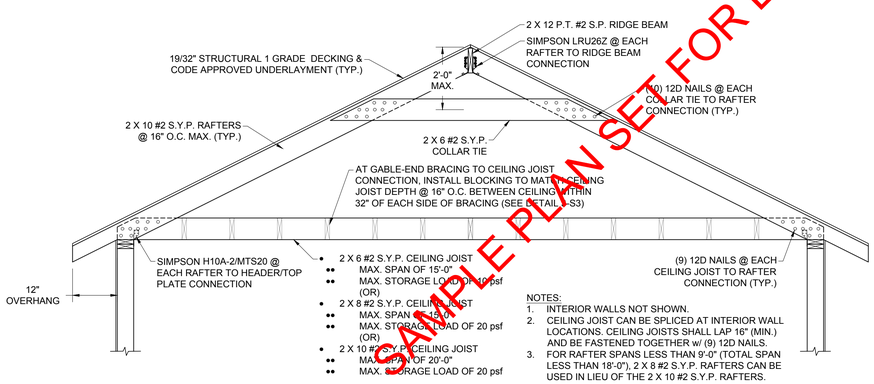


5 S3 FRONT PORCH SHED ROOF OPTION
SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:
1. ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MSTA20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES.
2. SEE 2-S1 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 5-S3

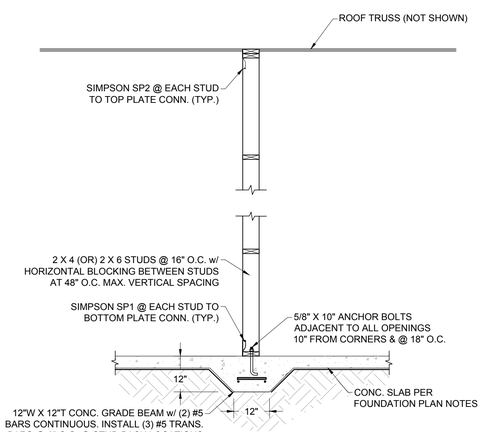


4 S3 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

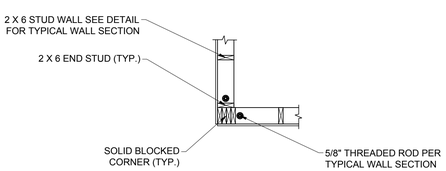


NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

6 S3 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.



7 S3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.



8 S3 SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

CAD FILE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL DETAILS

PROJECT NO. 50171913

S3
SHEET NO.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

   6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

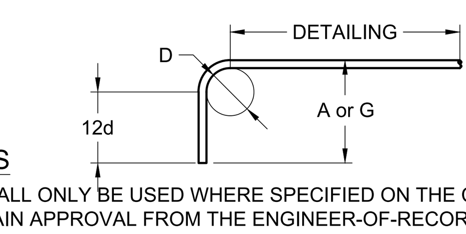
   PERMANENTLY EXPOSED TO EARTH:
   - CAST AGAINST THE EARTH — 3" CLEAR

   EXPOSED TO EARTH OR WEATHER:
   - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
   - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
   - COLUMN TIES — 1 ¾" CLEAR

   6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

   1.1. CONCRETE ANCHORS

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
   - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

   C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
   - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
   - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)

2. MASONRY ANCHORS

   2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
   - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
   - SIMPSON STRONG-TIE "SET-XP" (IAPMO-ES ER-0265)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:

   3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
   - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
   - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.

   1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.

   3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.

   3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.

   3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS

   4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
   - HORIZONTAL SHEAR — F_V = 290 PSI
   - MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
   - HORIZONTAL SHEAR — F_V = 285 PSI
   - MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
   - HORIZONTAL SHEAR — F_V = 425 PSI
   - MODULUS OF ELASTICITY — E = 1,300,000 PSI

   4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
   - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
   - HORIZONTAL SHEAR — F_V = 300 PSI
   - MODULUS OF ELASTICITY — E = 2,100,000 PSI

   4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
   - HORIZONTAL SHEAR — F_V = 300 PSI
   - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS

   5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.

   5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

   5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.

   5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES

   6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.

   6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".

   6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.

   6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.

   6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.

   6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.

   6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.

   6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.

   6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.

   6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS

   7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.

   7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

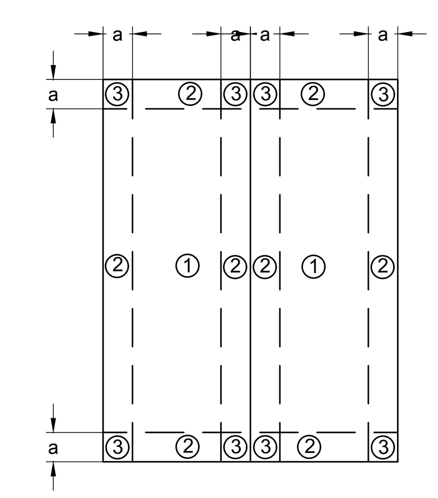
ULTIMATE WIND SPEED	140 MPH
NOMINAL WIND SPEED	109 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	YES

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.23 PSF	47.79 PSF
ROOF	± 32.69 PSF	± 40.86 PSF

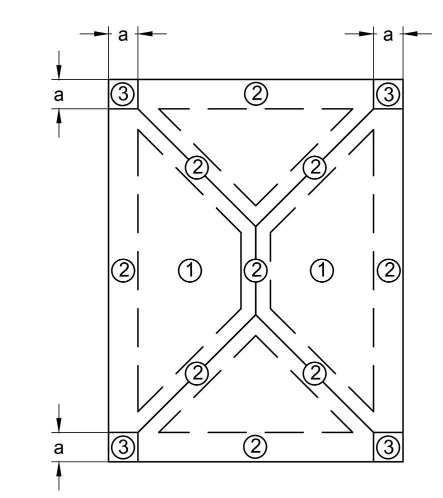
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	30.44	-54.66
ROOF (ZONE 2)	30.44	-75.42
ROOF (ZONE 3)	30.44	-75.42

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	36.07	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07	-45.15

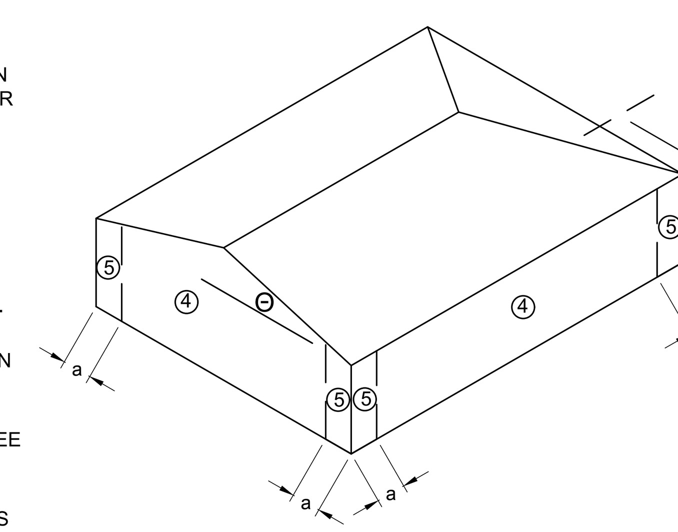
NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.

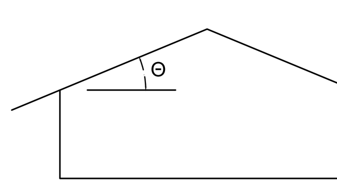


GABLED ROOF



HIPPED ROOF





7°<Θ<=45°
h<=60'

CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

Dewberry

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Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GEN. NOTES

PROJECT NO. 50171913

S4

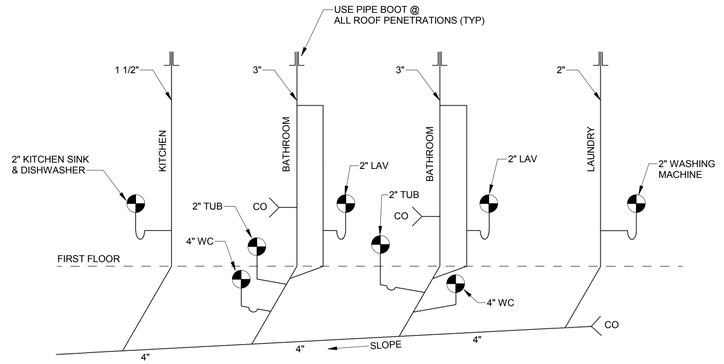
SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA PLUMBING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GAL CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.
22. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 3BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:18:26 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING:
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

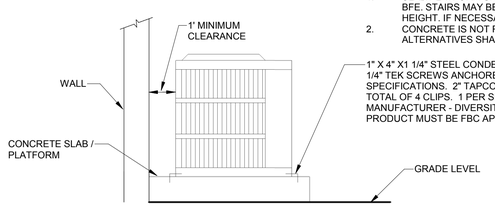
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
2. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.



DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.

CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

Dewberry

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Santa Rosa Beach, FL 32459
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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 3BR WIDE

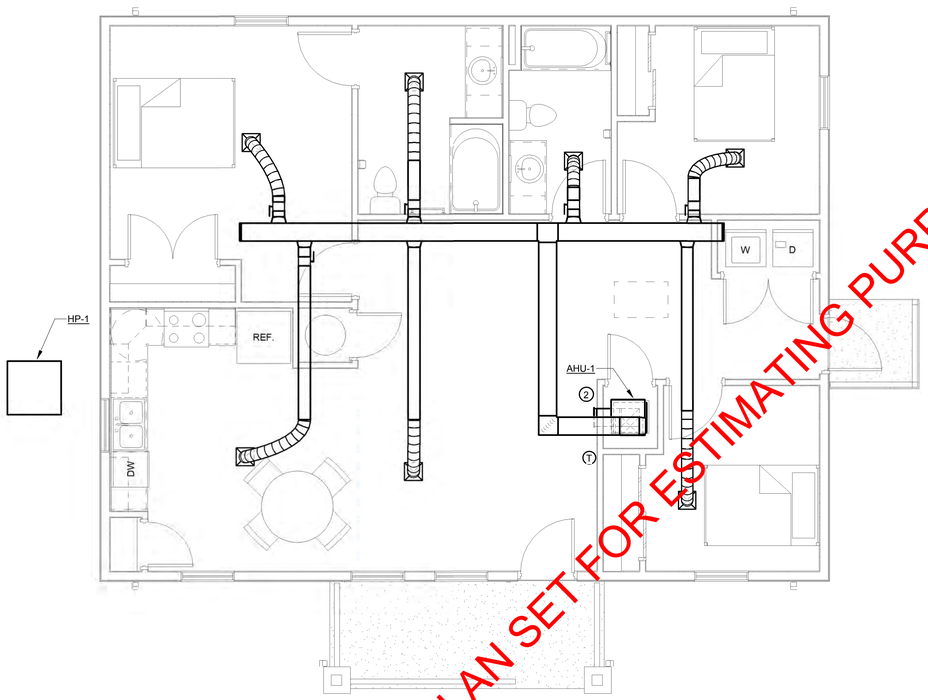
PROJECT NO. 50171913

M0.1

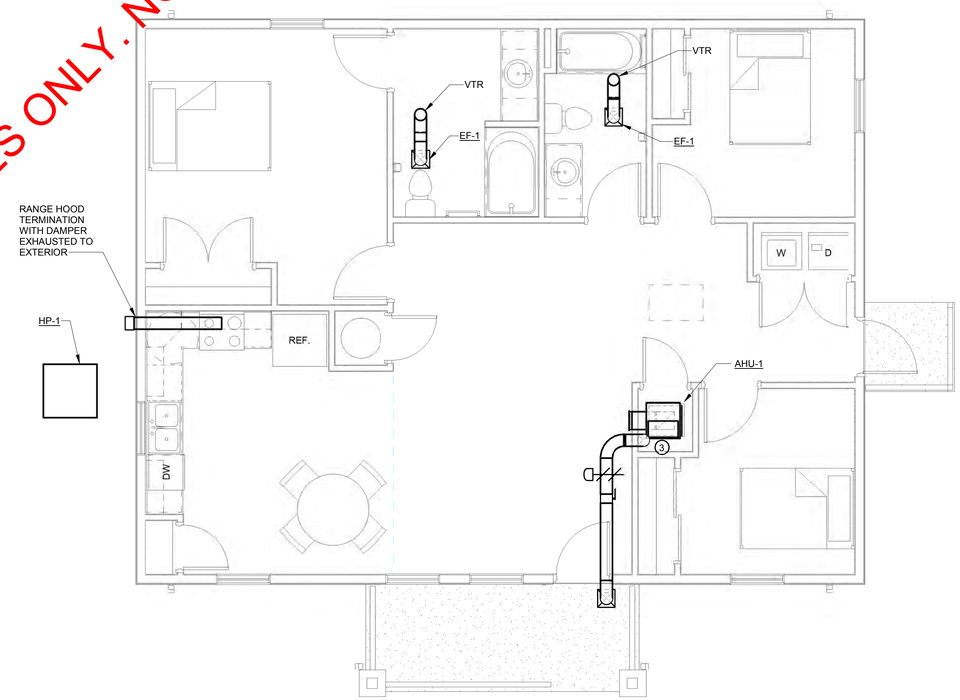
SHEET NO.

6/5/2024 11:02:18 AM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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877 North County Hwy 393
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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

REVISIONS

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DATE	

TITLE

FLOOR PLANS
3BR WIDE

PROJECT NO. 50171913

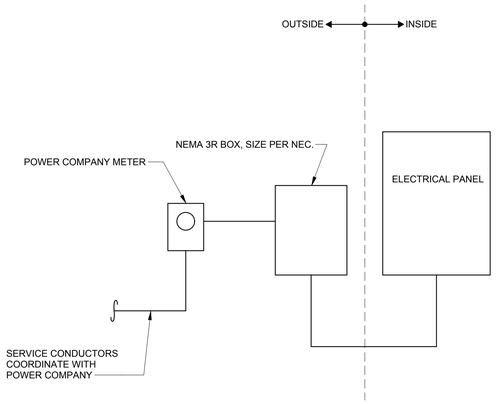
M1.0

SHEET NO.

6/5/2024 11:02:20 AM

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE

ELECTRICAL LEGEND

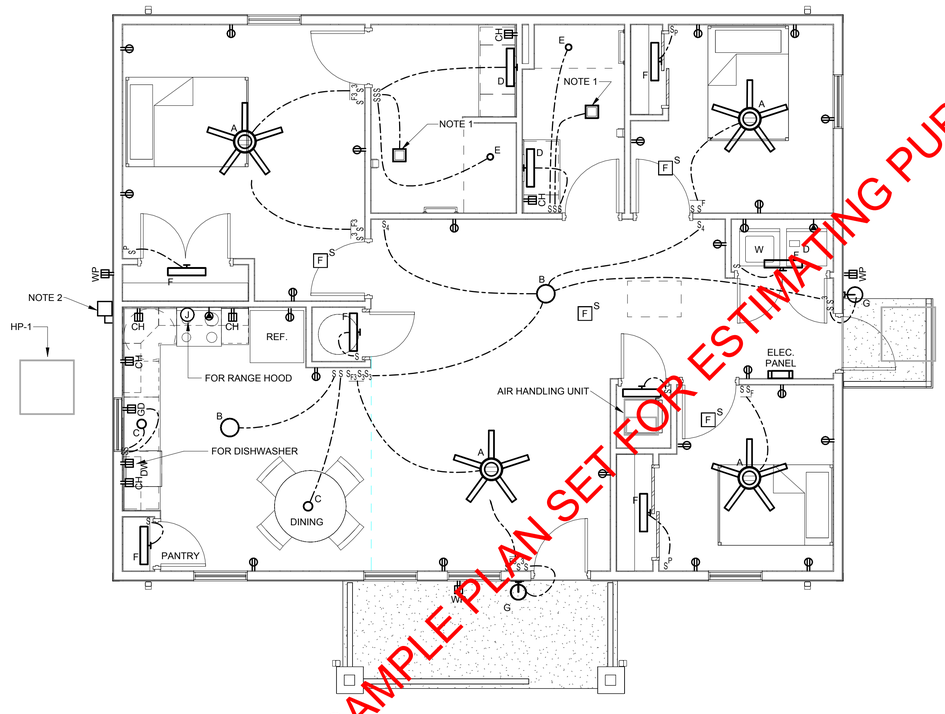
	CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
J	JUNCTION BOX
	SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
	RECEPTACLE, DUPLEX, NEMA 5-20R
	RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
	RECEPTACLE, SPECIAL
S	SWITCH
S^3	SWITCH, 3/W
S^4	SWITCH, 4/W
S^F	SWITCH, FAN
S^P	SWITCH WITH PILOT LIGHT
A	LIGHT FIXTURE, WALL MOUNTED
A	LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
A	CEILING FAN WITH INTEGRAL LIGHT FIXTURE
	EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
F S	SMOKE & CARBON MONOXIDE DETECTOR, CEILING

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3'-0" CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.



1 3 BR WIDE

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	JHR/EHF
APPROVED BY	MGB
CHECKED BY	MGB
DATE	

TITLE

ELECTRICAL PLAN 3 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 9:56:26 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXX

4 BEDROOM / 2 BATH WIDE SLAB

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

PROJECT MANAGER
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

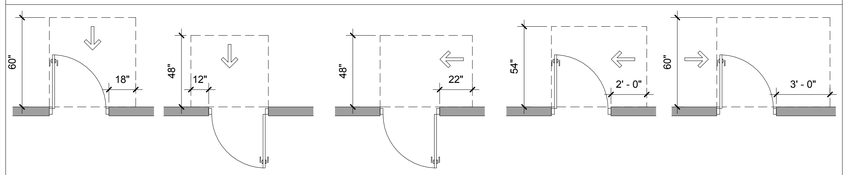
SCE SOUTHEASTERN

Pinellas County

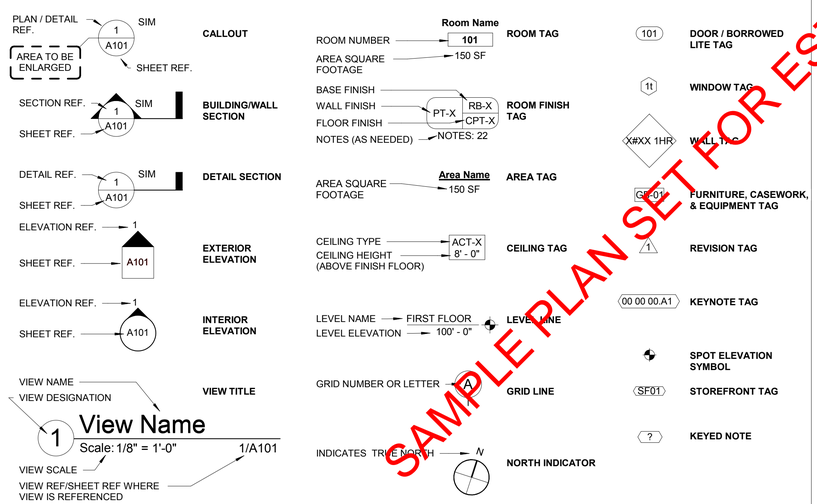
STANDARD ABBREVIATIONS

@	- AT
ACT	- ACOUSTIC CEILING TILE
ADD'N	- ADDITION
ADD'L	- ADDITIONAL
ADJ	- ADJACENT
AFF	- ABOVE FINISH FLOOR
AL	- ALUMINUM
ALT	- ALTERNATE
APPROX	- APPROXIMATE
AUTO	- AUTOMATIC
BLDG	- BUILDING
BRG	- BEARING
BSMT	- BASEMENT
BTM	- BOTTOM
BTW'N	- BETWEEN
CAB	- CABINET
CB	- CHALK BOARD
CG	- CORNER GUARD
CFS	- CLEAR FLOOR SPACE
CJ	- CONTROL JOINT
CL	- CENTER LINE
CLG	- CEILING
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CO	- CLEAN OUT
COL	- COLUMN
CONC	- CONCRETE
CONT	- CONTINUOUS
CPT	- CARPET
CT	- CERAMIC TILE
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIM	- DIMENSION
DIR	- DIRECTOR
DN	- DOWN
DR	- DOCTOR
DS	- DOWNSPOUT
DTL	- DETAIL
DWG'S	- DRAWINGS
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRIC / ELECTRICAL
ELEV	- ELEVATION
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER
EQ	- EQUAL
EX	- EXISTING
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FD	- FLOOR DRAIN
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FFD	- FLUSHING FLOOR DRAIN
FFE	- FINISH FLOOR ELEVATION
FIN	- FINISH
FLR	- FLOOR
FTG	- FOOTING
GA	- GAUGE
GALV	- GALVANIZED
GC	- GENERAL CONTRACTOR
GPDW	- GYPSUM DRY WALL
GYP BD	- GYPSUM WALL BOARD
HB	- HOSE BIB
HDW	- HARDWARE
HDWRE	- HARDWARE
HGT	- HEIGHT
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HVAC	- HEATING / VENTILATING / AIR CONDITIONING
ID	- INSIDE DIAMETER
IN	- INCH
INSUL	- INSULATION OR INSULATING
INT	- INTERIOR
INV	- INVERT
JC	- JANITORS CLOSET
L	- LONG
LAM	- LAMINATE(D)
LAV	- LAVATORY
LRV	- LIGHT REFLECTANCE VALUE
LVL	- LEVEL
MAX	- MAXIMUM
MECH	- MECHANICAL
MFG	- MANUFACTURER
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MO	- MASONRY OPENING
MR	- MOISTURE RESISTANT
MTL	- METAL
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OC	- ON CENTER
OD	- OUTSIDE DIAMETER
OFC	- OFFICE
OPP	- OPPOSITE
OPP HD	- OPPOSITE HAND
OVHD	- OVERHEAD
OS	- OVERFLOW SCUPPER
PC	- PIECE
PED	- PEDIATRICIAN
PLAM	- PLASTIC LAMINATE
PM	- PROJECTOR MOUNT
PS	- PROJECTOR SCREEN
PT	- PORCELAIN TILE
PVC	- POLYVINYL CHLORIDE
QT	- QUARRY TILE
QTY	- QUANTITY
R OR RAD	- RADIUS
RD	- ROOF DRAIN
REF	- REFERENCE
REINF	- REINFORCING
REQ'D	- REQUIRED
REV	- REVERSED
RFG	- ROOFING
RH	- RIGHT HAND
RLC	- RECESSED LOCKABLE CABINET
RM	- ROOM
RO	- ROUGH OPENING
SCHED	- SCHEDULE
SF	- SQUARE FOOT
SHT	- SHEET
SI	- SQUARE INCH
SIM	- SIMILAR
SPEC	- SPECIFICATION(S)
SQ	- SQUARE
SS	- STAINLESS STEEL
ST	- STORAGE
STD	- STANDARD
STRG	- STORAGE
STRUCT	- STRUCTURAL OR STRUCTURE
SUSP	- SUSPEND(ED)
SYM	- SYMMETRICAL
TB	- TACK BOARD
TS	- TACK STRIP
TYP	- TYPICAL
UNO	- UNLESS NOTED OTHERWISE
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VOC	- VOLATILE ORGANIC COMPOUND
VTR	- VENT THROUGH ROOF
W	- WIDE OR WIDTH
W/	- WITH
W/O	- WITHOUT
WD	- WOOD
WWF	- WELDED WIRE FABRIC

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 19'-8" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,460 SF
UNCONDITIONED	: 117 SF
GROSS	: 1,577 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:

TABLE R402.1.2 THERMAL ENVELOPE	REQUIRED	/ PROVIDED
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4 FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE **2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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INDEX

PROJECT NO. 50171913

G1.01

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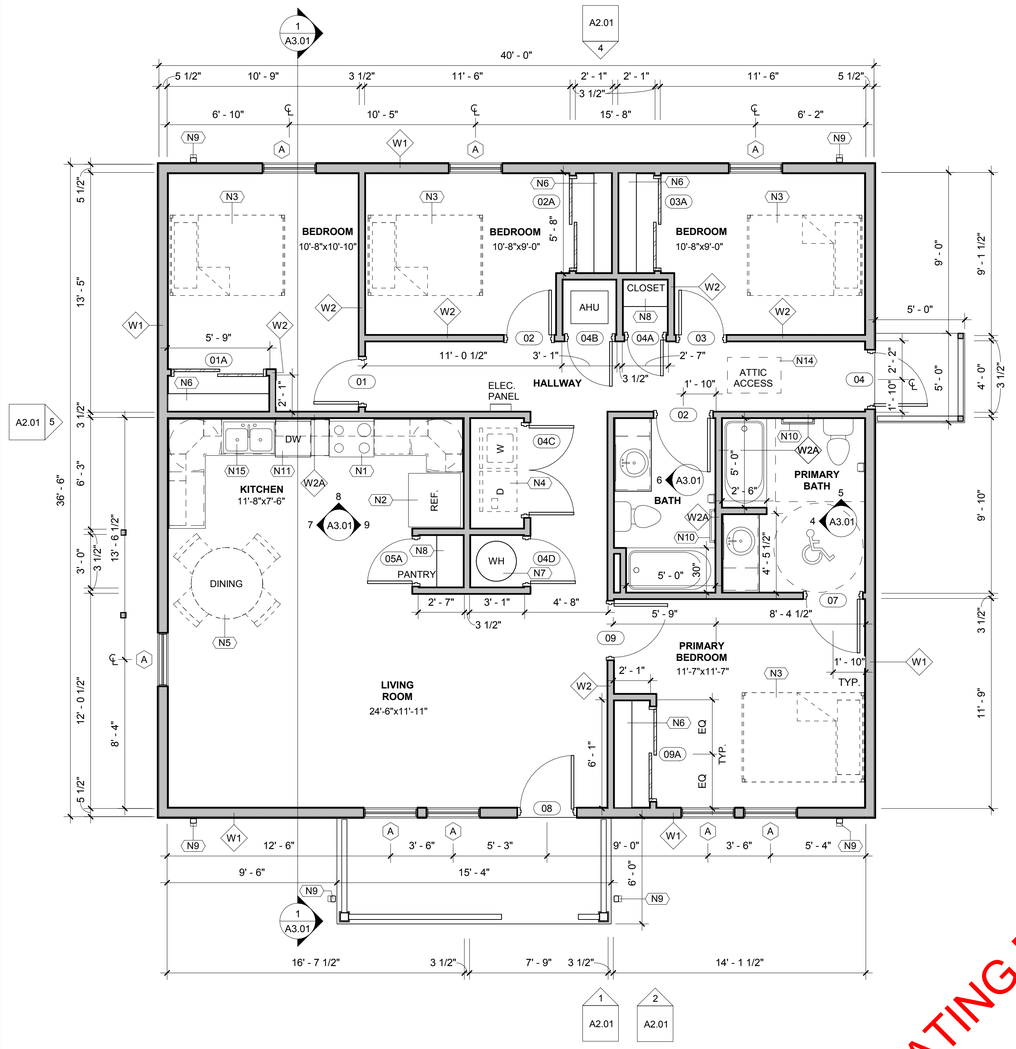
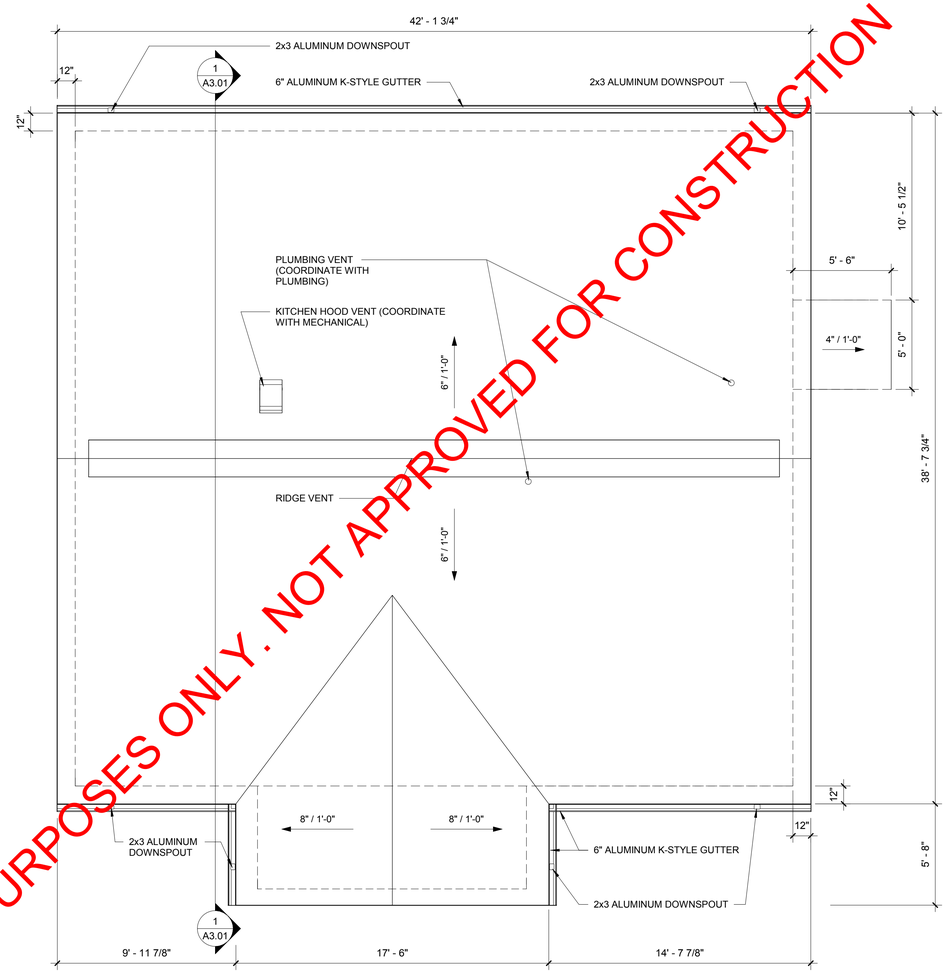


1 FLOOR PLAN - 1,460 SF

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



2 ROOF PLAN

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

DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT) ATTIC ACCESS DIM.: 22"X30"
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT) 2x6 WOOD STUDS R-19 UNFACED BATT INSULATION 15/32" SHEATHING HOUSEWRAP LAP SIDING
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS ½" GPDW (PAINT) 3½" SOUND BATTS ½" GPDW (PAINT)

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SCALE

1/4" = 1'-0"

4' 2' 0 4'

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TITLE

FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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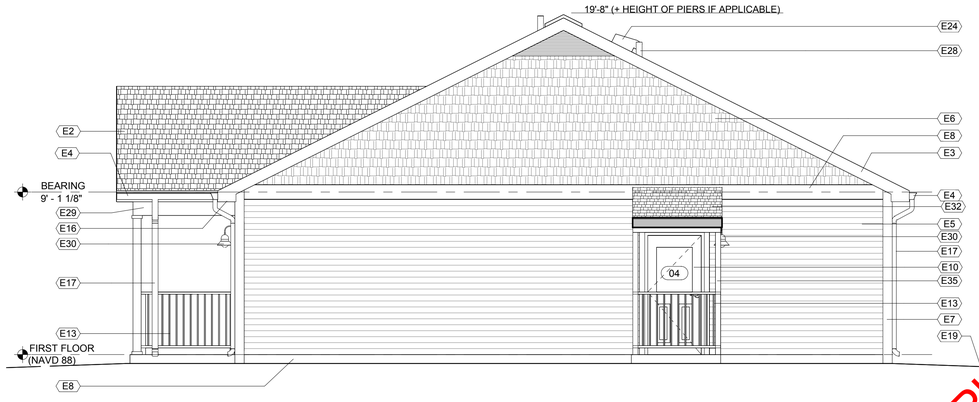
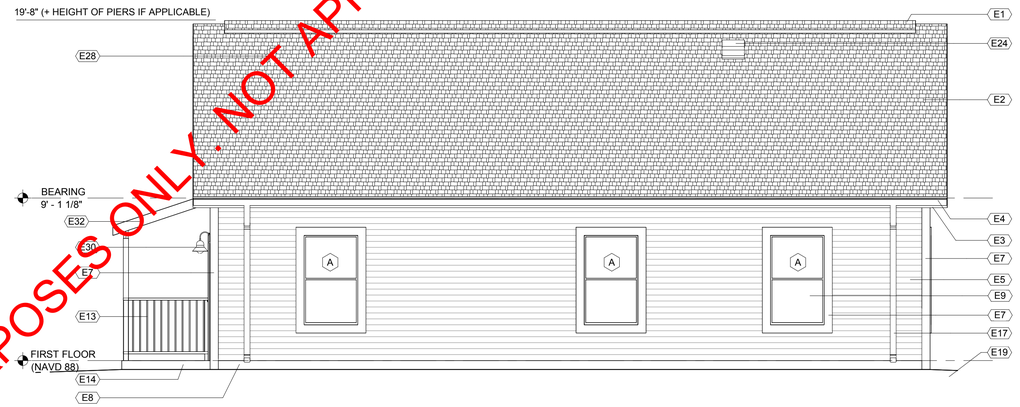
SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY - NOT APPROVED FOR CONSTRUCTION

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 FRONT ELEVATION ALTERNATE -HISTORICALLY SENSITIVE
Scale: 1/4" = 1'-0"
"NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



4 REAR ELEVATION
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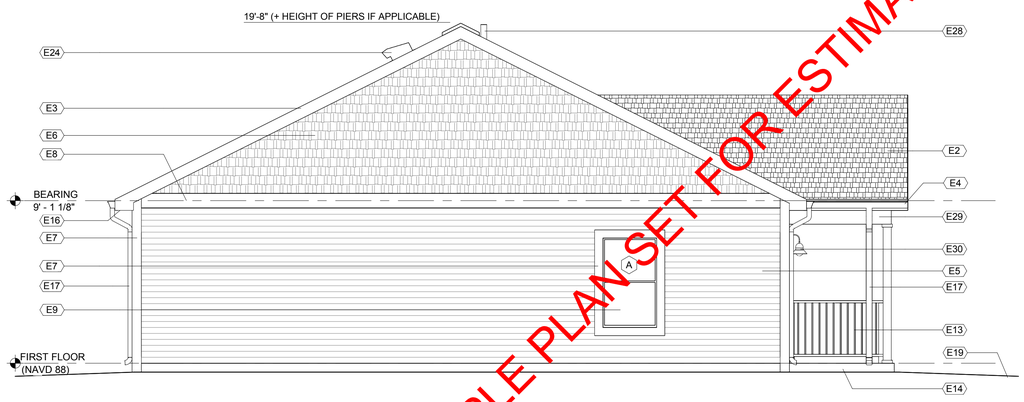
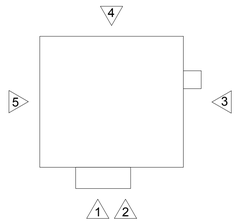


5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT).
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP (PAINT).
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.



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

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TITLE
EXTERIOR ELEVATIONS

PROJECT NO. 50171913

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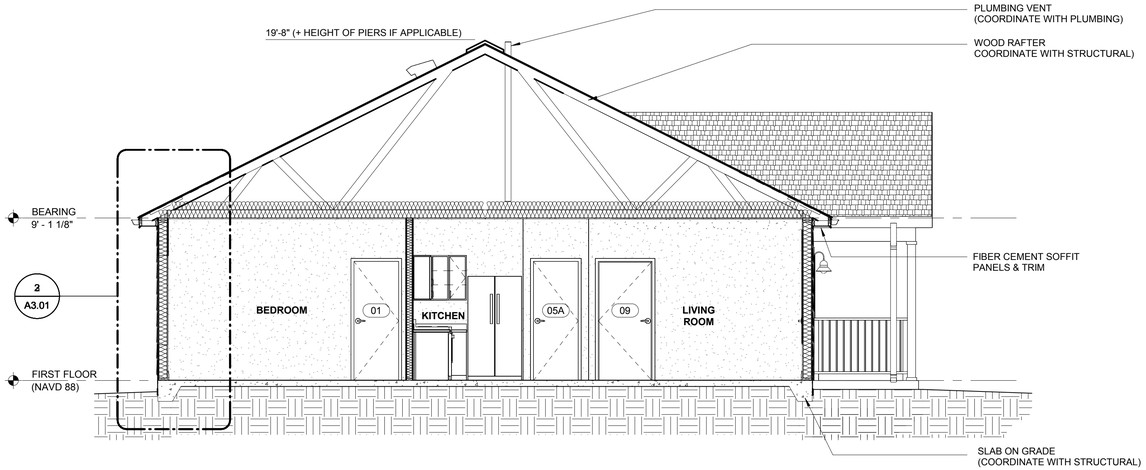
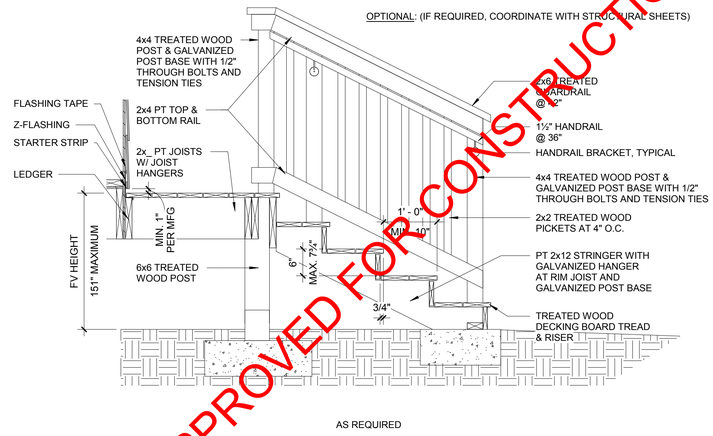


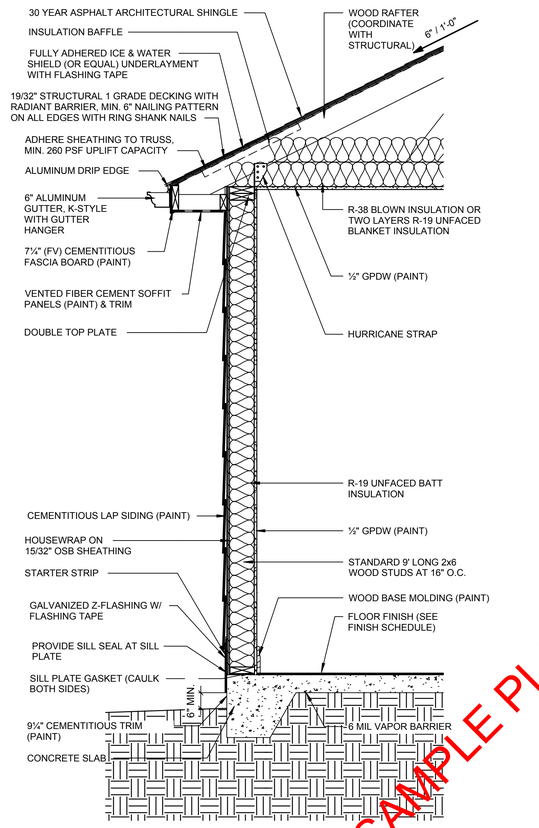
1 LONGITUDINAL BUILDING SECTION

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



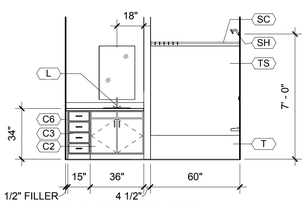
3 STAIR SECTION

Scale: 3/4" = 1'-0"



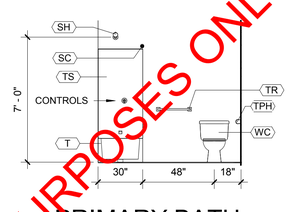
2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



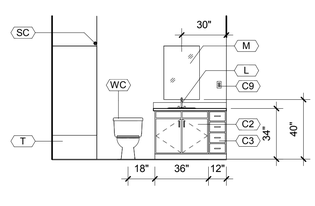
4 PRIMARY BATH ELEVATION

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



5 PRIMARY BATH ELEVATION

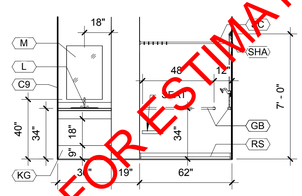
Scale: 1/4" = 1'-0"



6 BATH ELEVATION

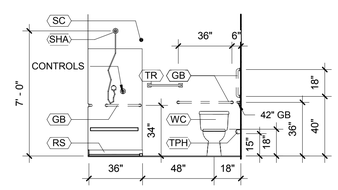
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET



4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

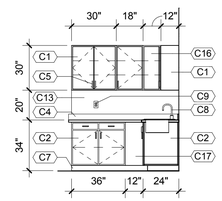
Scale: 1/4" = 1'-0"



5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

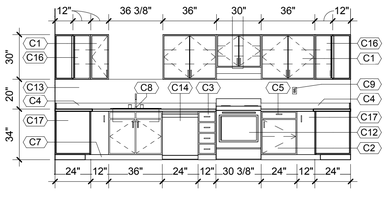
Scale: 1/4" = 1'-0"

CASEWORK KEYED NOTES	
NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≅‰¤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE



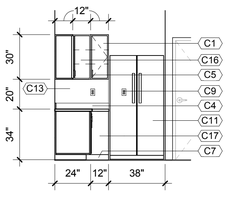
7 KITCHEN ELEVATION

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



8 KITCHEN ELEVATION

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



9 KITCHEN ELEVATION

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

Dewberry

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

9/26/2024 9:12:47 AM

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
03	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
04	HALLWAY	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
07	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
08	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
09	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY
AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR								FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
02	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
03	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
04	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
04A	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04B	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
04C	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
05A	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
08	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
09	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
09A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	8	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4

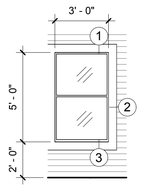
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS

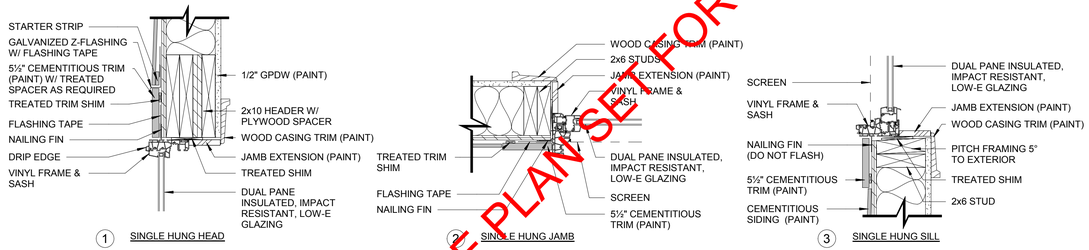
PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION, THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,577 SF IS 10.51 SF. 1,577 SF/150 SF 10.51 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 78.5 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

NET FREE VENTILATING AREA REQUIRED: 10.51 SF
NET FREE VENTILATING AREA PROVIDED: 78.5 SF



1 WINDOW ELEVATION A

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

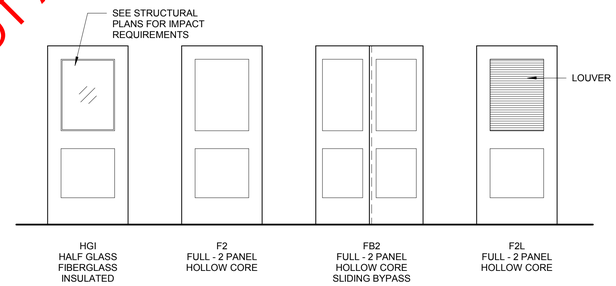


FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

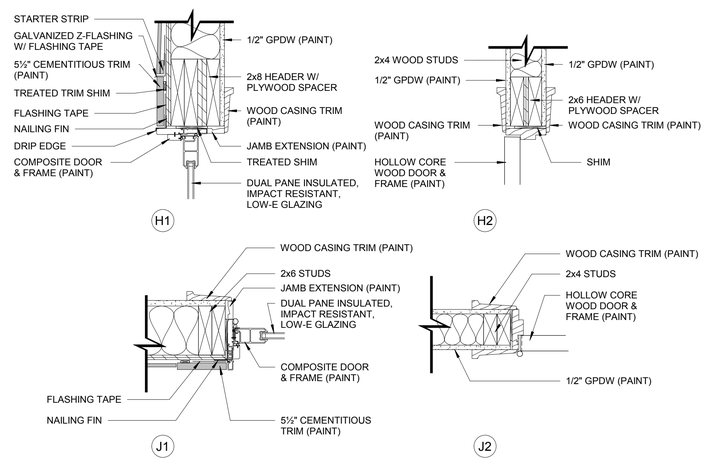
2 WINDOW DETAILS

Scale: 1 1/2" = 1'-0"



3 DOOR DESIGNS

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



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

4 HEAD & JAMB DETAILS

Scale: 1 1/2" = 1'-0"

SAMPLE PLANS SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

FINISH, DOOR, & WINDOW SCHEDULES AND DETAILS

PROJECT NO. 50171913

A6.01

SHEET NO.

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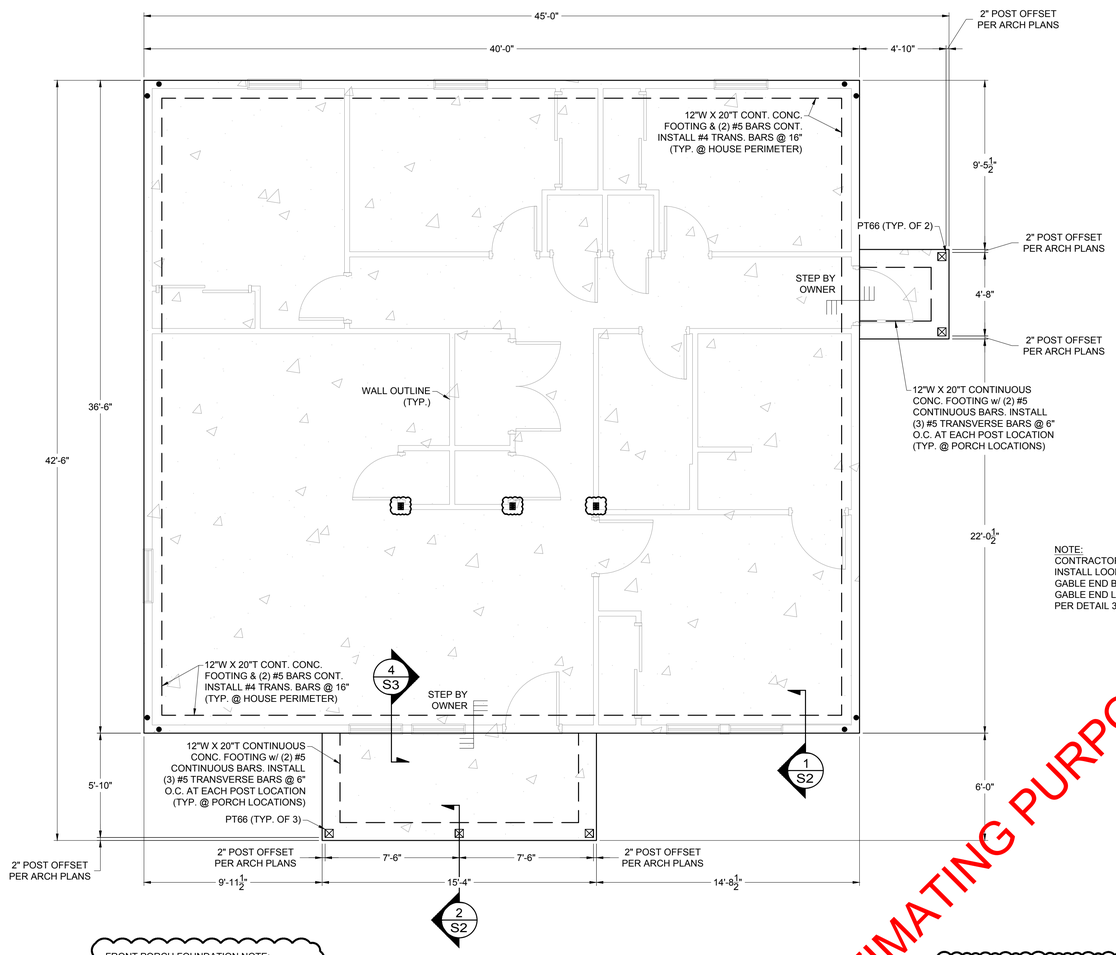


FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

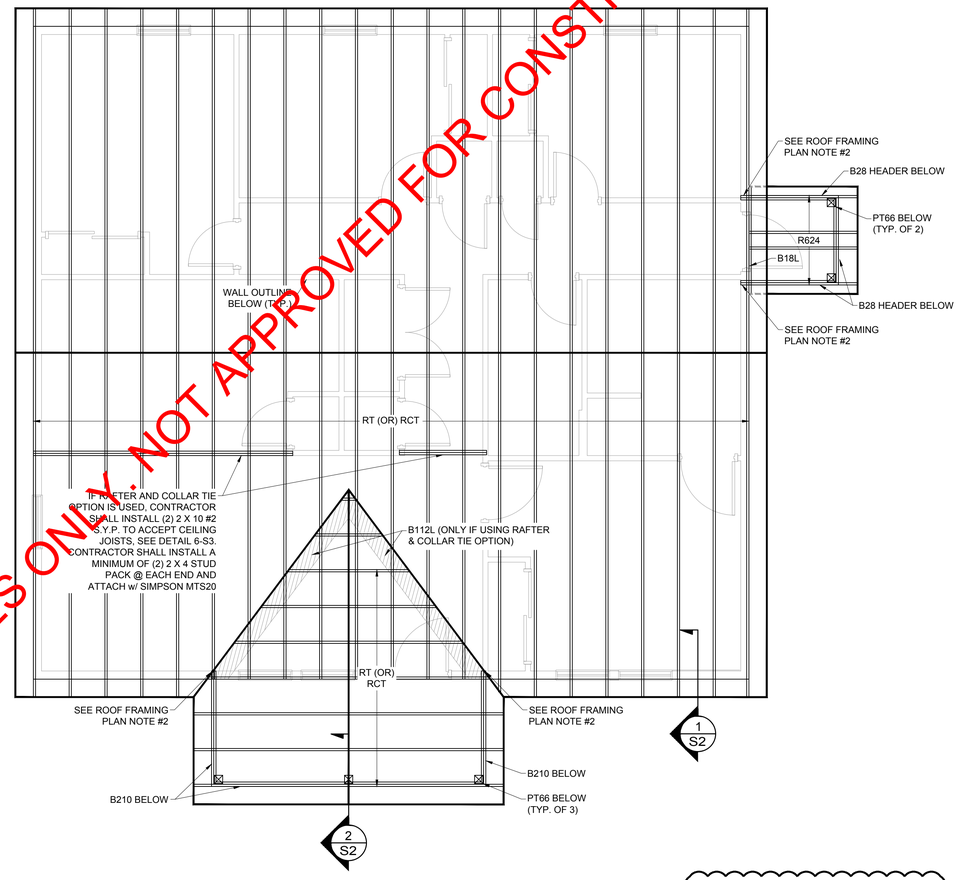
NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

1/S1 FOUNDATION PLAN

SCALE: ½" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6-W1.0/W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
4. INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 7-S3 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER)
5. ● -INDICATES 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO CONCRETE FOUNDATION w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUD5. AT THE CONTRACTOR'S DISCRETION, THE THREADED RODS CAN BE COUPLED TO ANCHOR BOLTS.
6. ▣ -INDICATES LOCATION OF STUD PACK & CONCRETE GRADE BEAM PER DETAIL 7-S3. MINIMUM SIZE OF 24" LONG CENTERED @ STUD PACK LOCATION. ONLY APPLICABLE IF USING RAFTER AND COLLAR TIE OPTION FOR ROOF FRAMING.



NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 3-S3 (TYP.)

CONNECTOR LEGEND			
TYPE	**ANCHOR (DIA.)**	**NAILS (IN.)**	**BOLTS (DIA.)**
ABU66	5/8"	(12) 0.162 X 3 1/2"	(2) 1/2"
HD3B	5/8"	-	(2) 5/8"
TYPE		**STUD**	**PLATE**
SP1		(6) 0.148 X 3	(4) 0.148 X 3
SP2		(6) 0.148 X 3	(6) 0.148 X 3
TYPE		**RAFTER/TRUSS**	**PLATE/RIDGE BEAM**
H2.5A		(5) 0.131 X 2 1/2"	(5) 0.131 X 2 1/2"
H10A		(9) 0.148 X 1 1/2"	(9) 0.148 X 1 1/2"
LRU26Z		(4) #10 X 2 1/2" SD	(5) #10 X 2 1/2" SD

2/S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO CONCRETE FOUNDATION BELOW.

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 6-S3
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER / TOP PLATE w/ SIMPSON H10A
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN.

SAMPLE SET - NOT FOR ESTIMATING PURPOSES ONLY - NOT APPROVED FOR CONSTRUCTION

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SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

S1

SHEET NO.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
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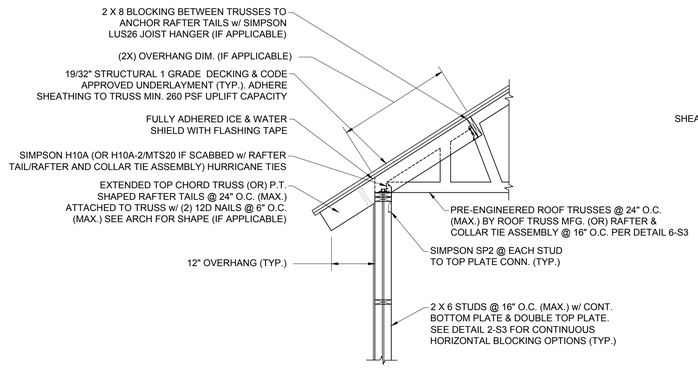
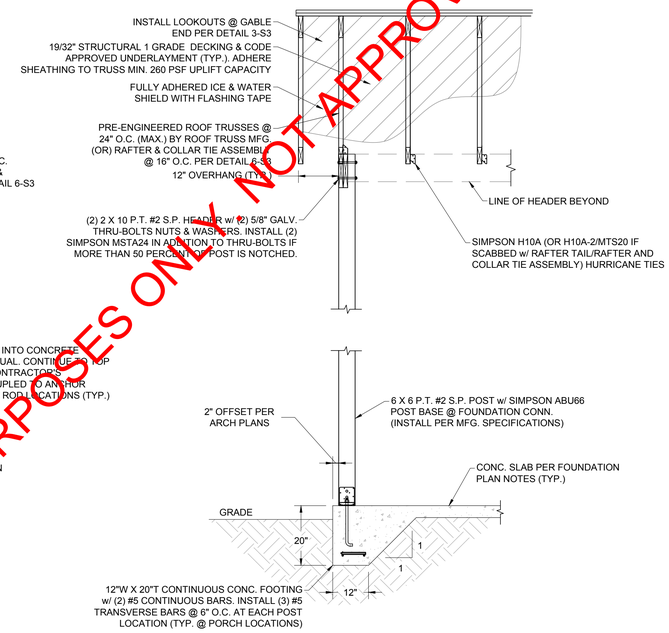
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



1/S2 TYP. WALL SECTION
SCALE: N.T.S.



2/S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY NOT APPROVED FOR CONSTRUCTION

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Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

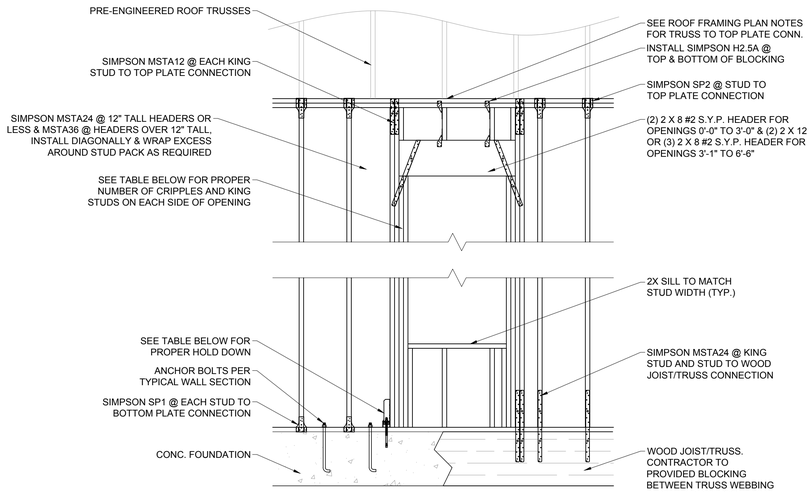
STRUCTURAL DETAILS

PROJECT NO. 50171913

S2

SHEET NO.

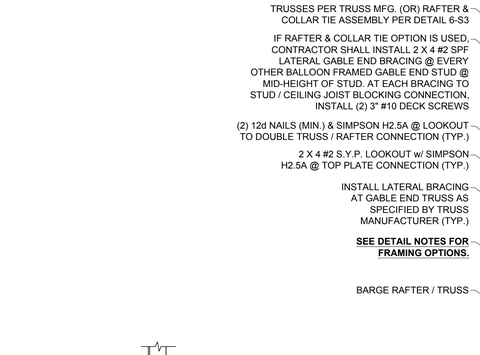
NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	SIMPSON HD3B
3 - 1" TO 6' - 6"	SIMPSON HD5B

1 S3 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

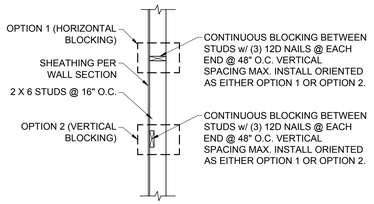
2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE. CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

•• CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
•• CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
•• CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

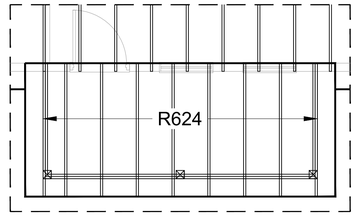
•• CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

3 S3 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.



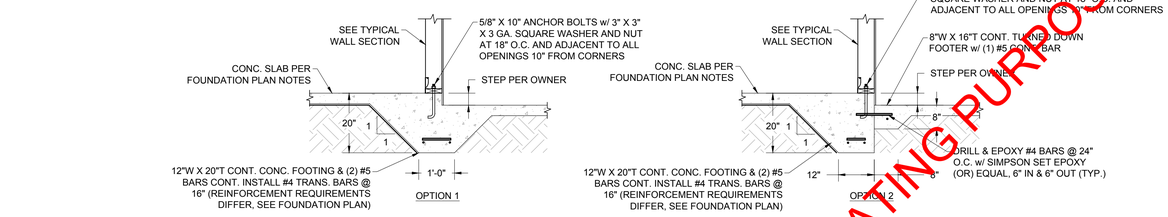
2 S3 STUD BLOCKING OPTIONS
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

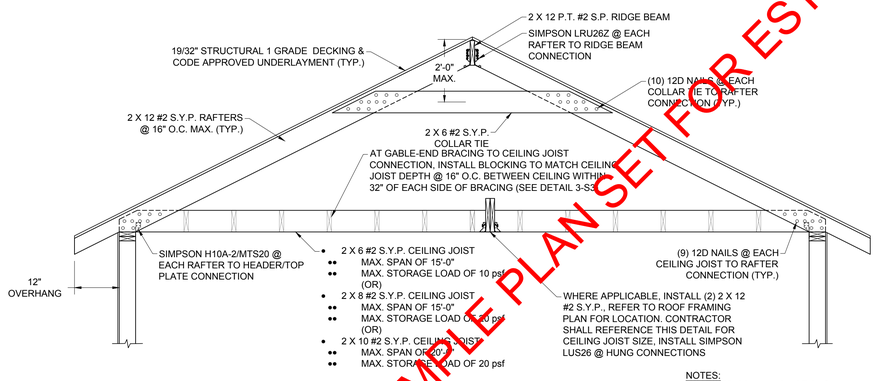


5 S3 FRONT PORCH SHED ROOF OPTION
SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:
1. ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MSTA20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES.
2. SEE 2-S1 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 5-S3

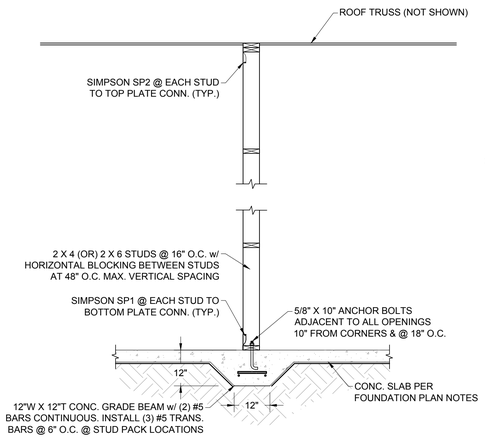


4 S3 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

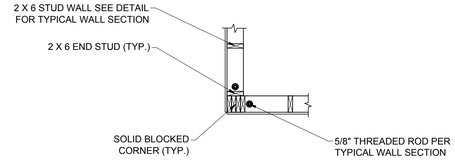


NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

6 S3 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.



7 S3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.



8 S3 SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL DETAILS

PROJECT NO. 50171913

S3
SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE TYPE M OR S

4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

   6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

   PERMANENTLY EXPOSED TO EARTH:
   CAST AGAINST THE EARTH — 3" CLEAR

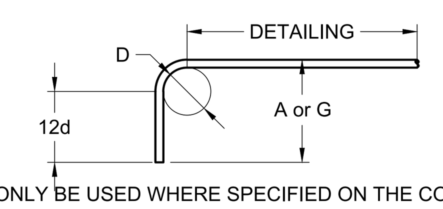
   EXPOSED TO EARTH OR WEATHER:
   FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
   NO. 5 BARS OR SMALLER — 1 ½" CLEAR
   COLUMN TIES — 1 ¾" CLEAR

   6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.

7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

   1.1. CONCRETE ANCHORS

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
   - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

   C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
   - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
   - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)

2. MASONRY ANCHORS

   2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
   - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
   - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:

   3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
   - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
   - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.

   1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.

2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.

   3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS:
   SPRUCE PINE FUR (SPF) U.N.O.

   3.2. LINTELS, FLOOR JOISTS AND BEAMS:
   SOUTHERN PINE (S.P.), NO. 2 GRADE.

   3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.

4. ENGINEERED LUMBER PRODUCTS

   4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS F_B = 2900 PSI
   COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 750 PSI
   COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 2900 PSI
   HORIZONTAL SHEAR F_V = 290 PSI
   MODULUS OF ELASTICITY E = 2,000,000 PSI

   4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS F_B = 2600 PSI
   COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 750 PSI
   COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 2510 PSI
   HORIZONTAL SHEAR F_V = 285 PSI
   MODULUS OF ELASTICITY E = 2,000,000 PSI

   4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS F_B = 1700 PSI
   COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 710 PSI
   COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 1835 PSI
   HORIZONTAL SHEAR F_V = 425 PSI
   MODULUS OF ELASTICITY E = 1,300,000 PSI

   4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS F_B = 3000 PSI
   COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 805 PSI
   TENSION PARALLEL TO GRAIN $F_{T||}$ = 1350 PSI
   HORIZONTAL SHEAR F_V = 300 PSI
   MODULUS OF ELASTICITY E = 2,100,000 PSI

   4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   ALLOWABLE BENDING STRESS F_B = 2400 PSI
   COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 740 PSI
   HORIZONTAL SHEAR F_V = 300 PSI
   MODULUS OF ELASTICITY E = 1,800,000 PS

5. STRUCTURAL PANELS

   5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.

   5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

   5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.

   5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.

6. FABRICATED WOOD TRUSSES

   6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.

   6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".

   6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.

   6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.

   6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.

   6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.

   6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.

   6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.

   6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.

   6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.

7. CONNECTIONS

   7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.

   7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

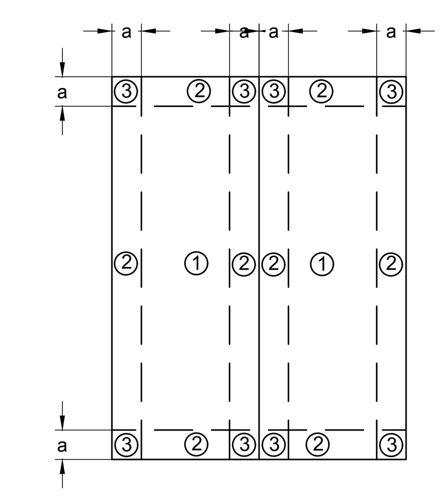
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.64 PSF	48.30 PSF
ROOF	± 32.69 PSF	± 40.86 PSF

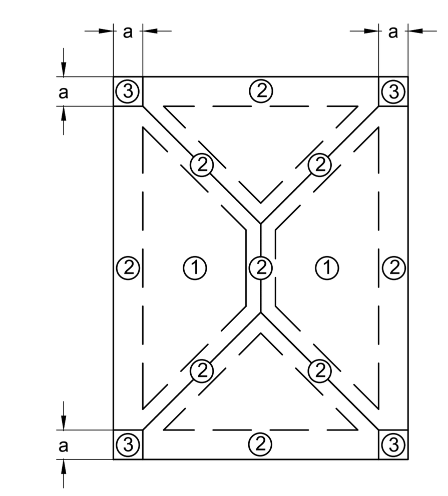
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	26.98	-58.12
ROOF (ZONE 2)	26.98	-92.71
ROOF (ZONE 3)	26.98	110.01

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	36.07	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07	-45.15

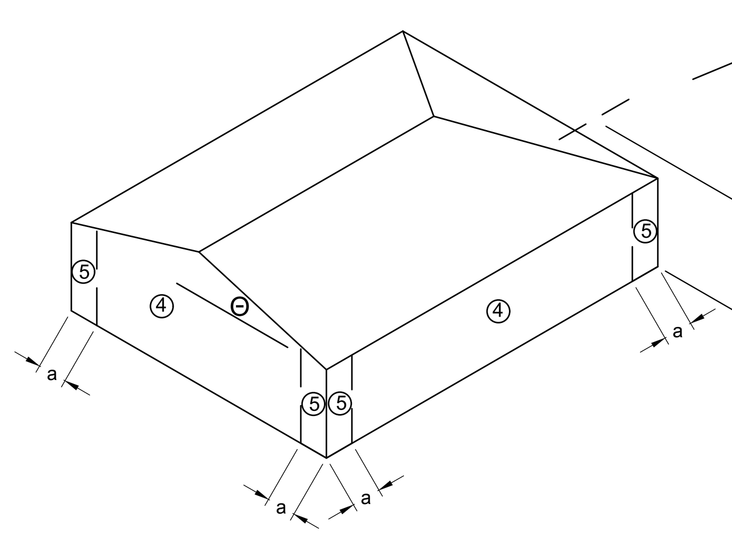
NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.

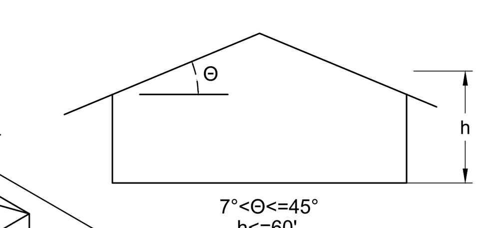


GABLED ROOF



HIPPED ROOF





CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

Dewberry

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Pinellas County

SEAL

SCALE

N/A

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GENERAL NOTES

PROJECT NO. 50171913

S4

SHEET NO.

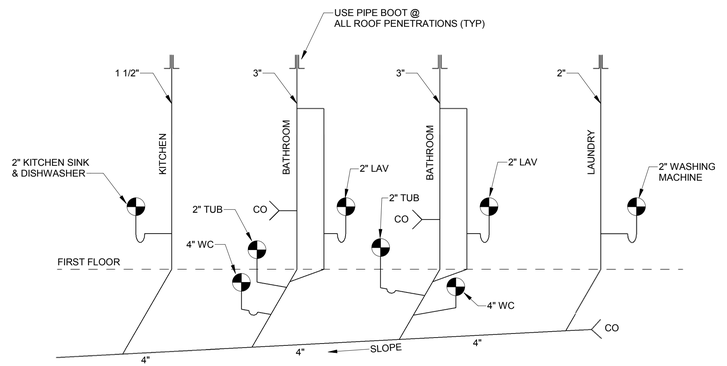
SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.0 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "W-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.
22. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 4BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

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PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

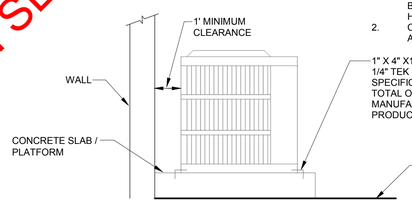
MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
2. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 4BR WIDE

PROJECT NO. 50171913

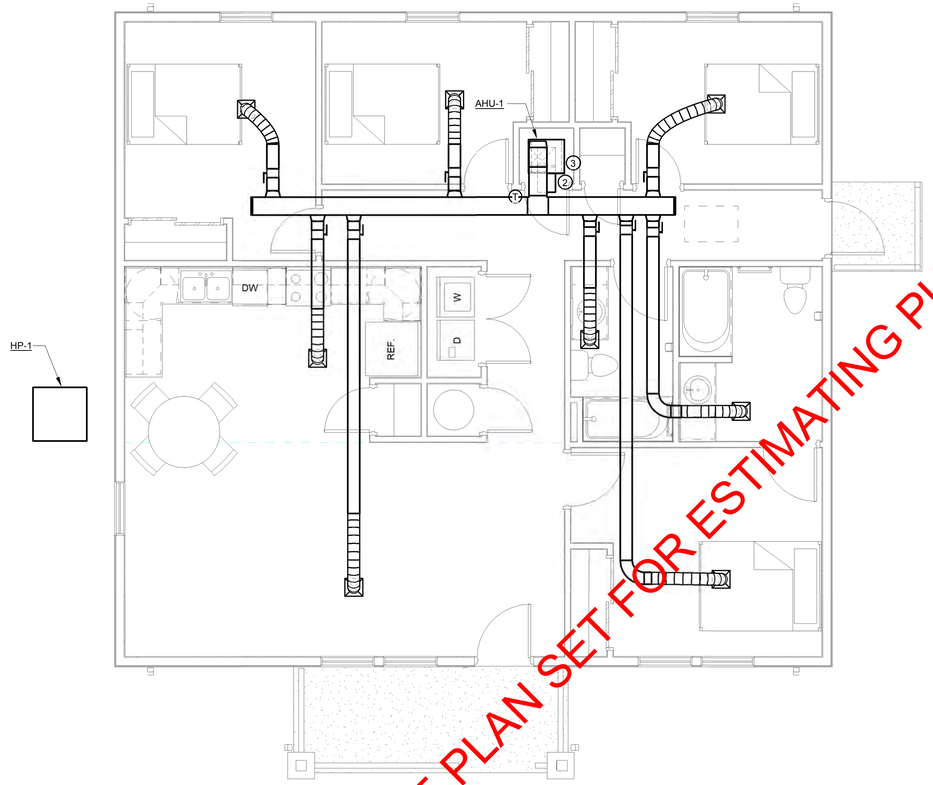
M0.1

SHEET NO.

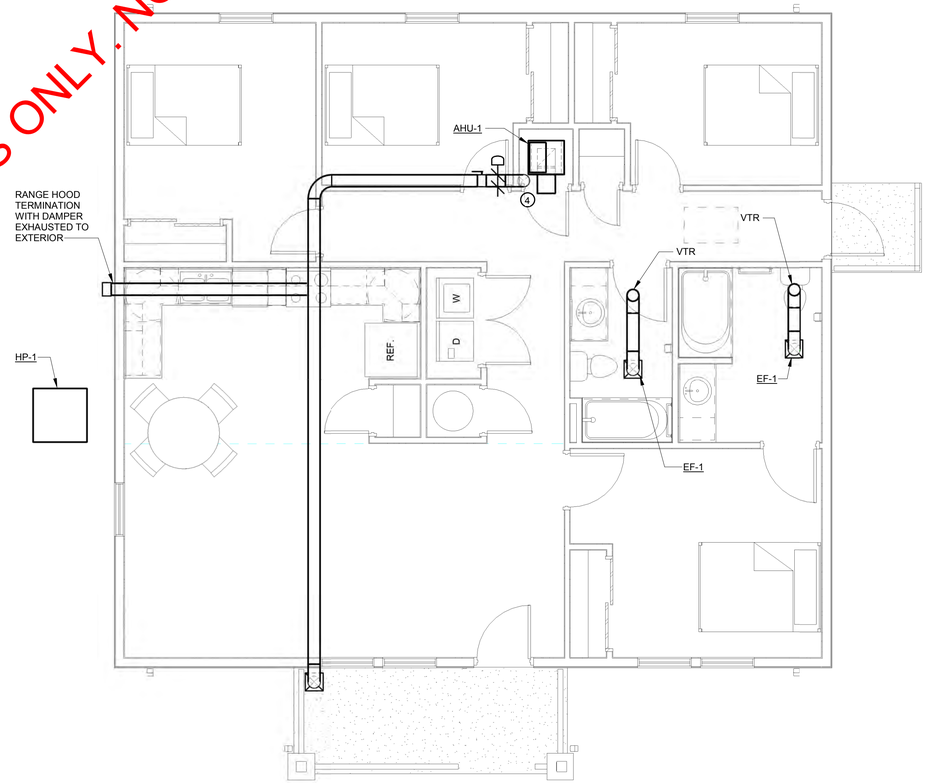
6/5/2024 11:11:00 AM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION



1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. PROVIDE LOUVER IN DOOR.
3. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
4. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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1/4" = 1'-0"

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TITLE

FLOOR PLANS
4BR WIDE

PROJECT NO. 50171913

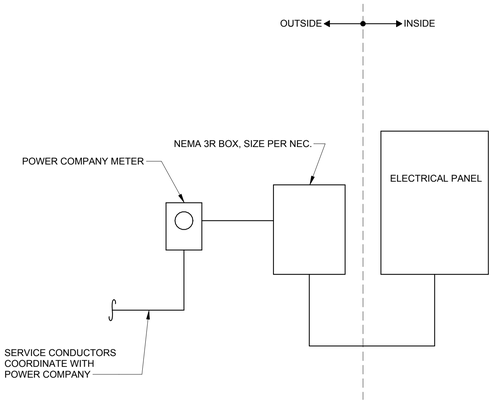
M1.0

SHEET NO.

6/5/2024 11:11:02 AM

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

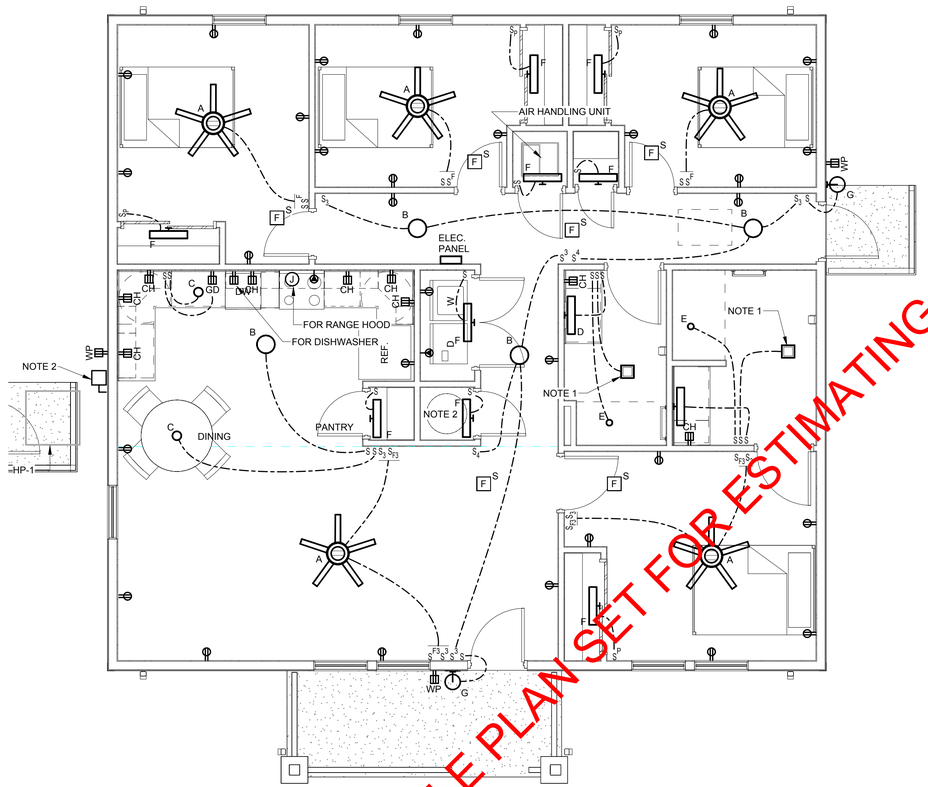


ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- J — JUNCTION BOX
- SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING

GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE



1 4 BR WIDE
Scale: 1/4" = 1'-0"

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3 FT CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

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Pinellas County

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No.	Description	Date

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TITLE

ELECTRICAL PLAN 4 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 10:05:47 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXX

2 BEDROOM / 2 BATH WIDE PIER

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PROJECT MANAGER
Dewberry Engineers Inc.
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Santa Rosa Beach, FL 32459
850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

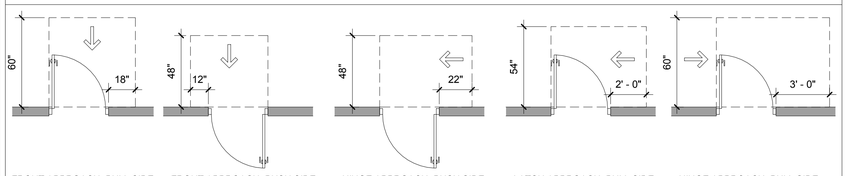
SCE SOUTHEASTERN

Pinellas County

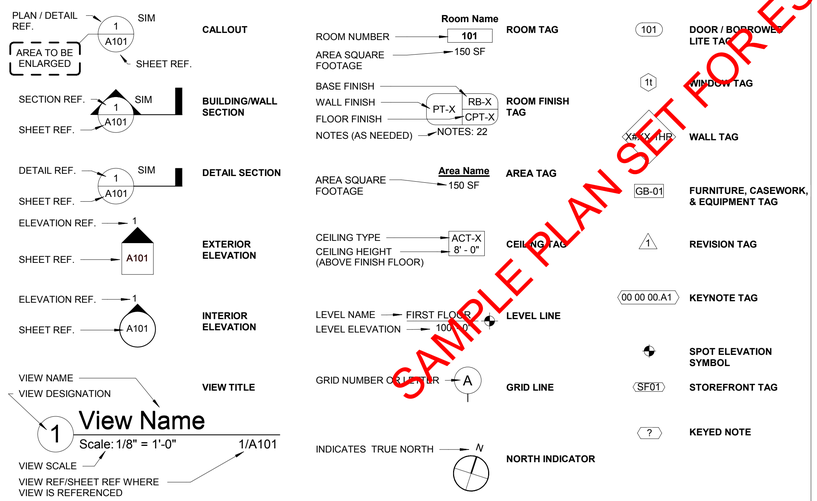
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK, MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 17'-2" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,092 SF
UNCONDITIONED	: 115 SF
GROSS	: 1,207 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

	REQUIRED	/ PROVIDED
THERMAL ENVELOPE		
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIMUM U-FACTOR	0.40
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE :**2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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INDEX

PROJECT NO. 50171913

G1.01

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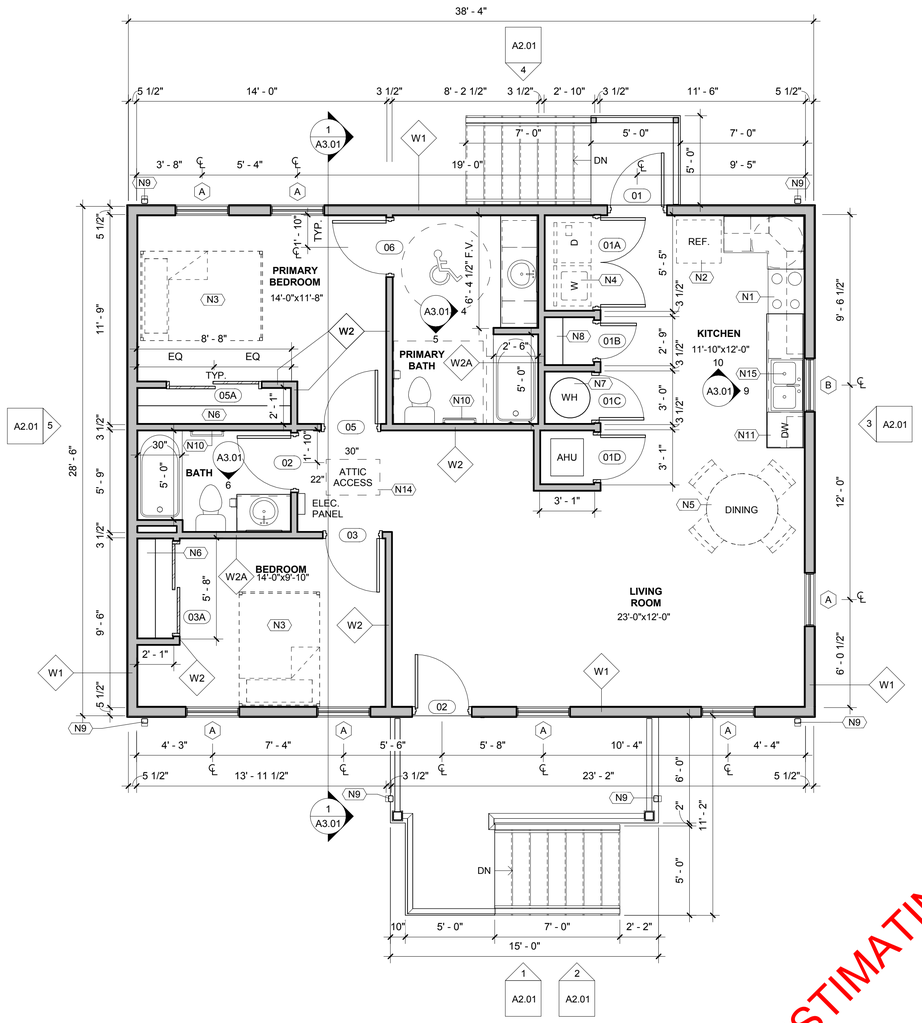
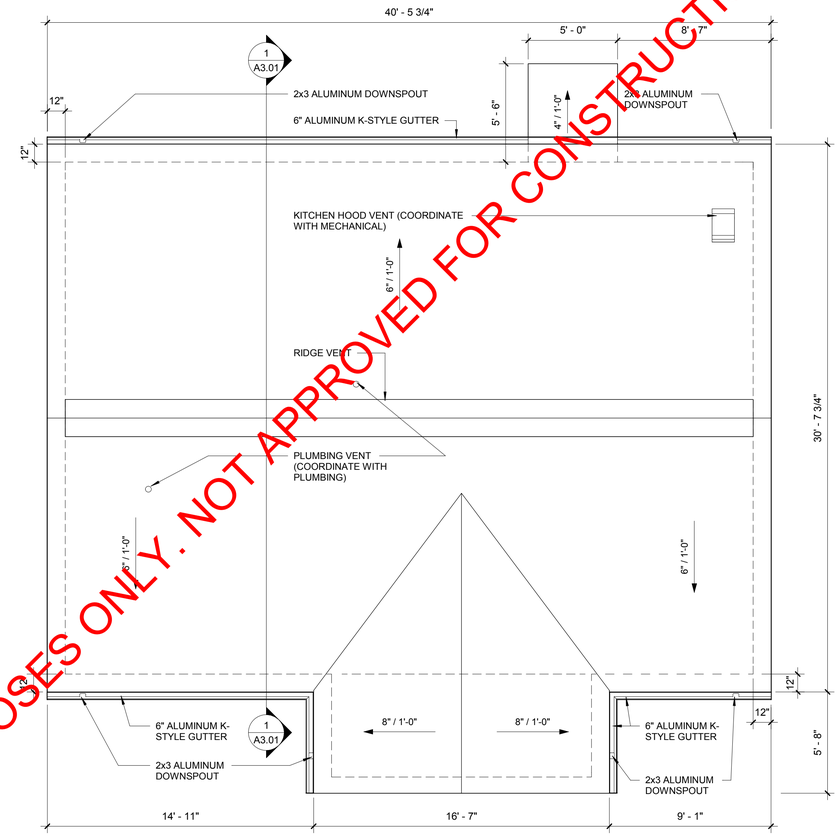


NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

1 FLOOR PLAN - 1,092 SF

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



2 ROOF PLAN

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT). ACCESS DIM.: 22"X30'
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT); 2x6 WOOD STUDS; R-19 UNFACED BATT INSULATION; 15/32" SHEATHING; HOUSEWRAP; LAP SIDING
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS; ½" GPDW (PAINT); 3½" SOUND BATTS; ½" GPDW (PAINT)

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1/4" = 1'-0"

4' 2' 0 4'

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TITLE

FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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9/25/2024 11:57:01 AM

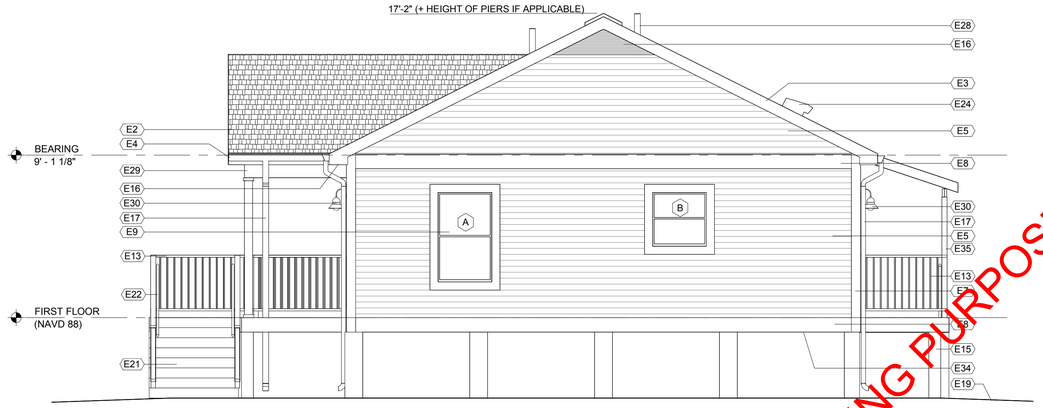
1 FRONT ELEVATION

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

2 FRONT ELEVATION ALTERNATE - HISTORICALLY SENSITIVE

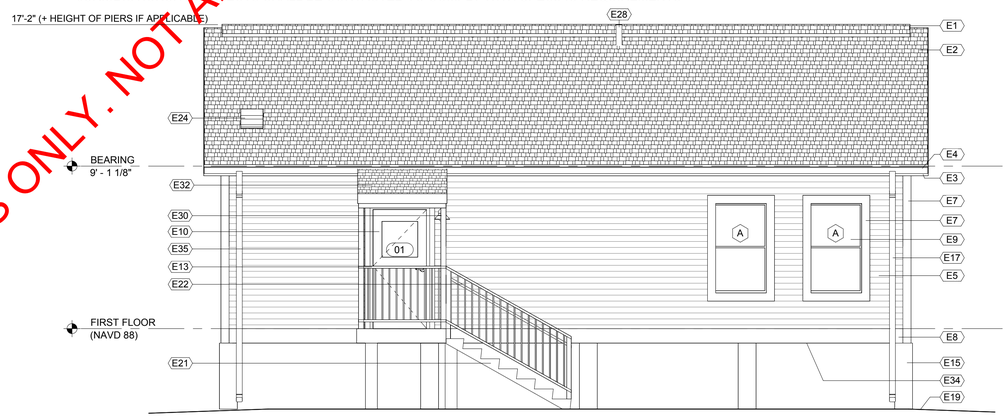
Scale: 1/4" = 1'-0"

"NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"



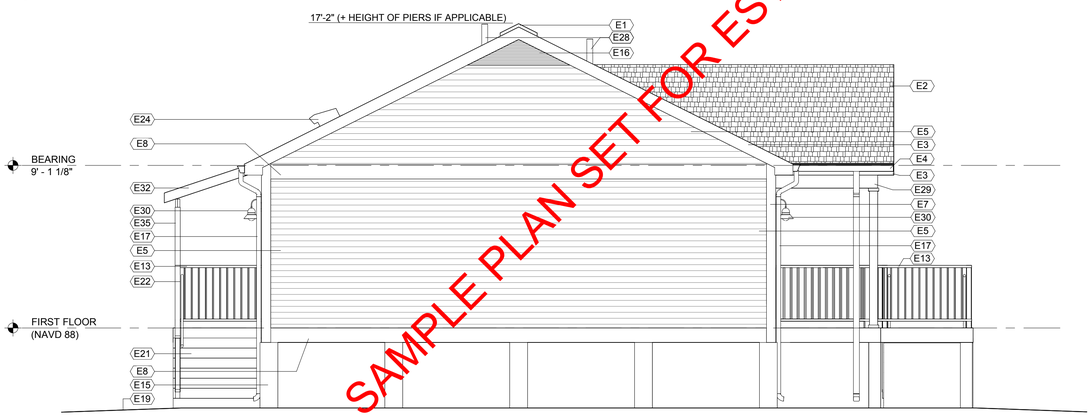
3 RIGHT ELEVATION

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



4 REAR ELEVATION

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

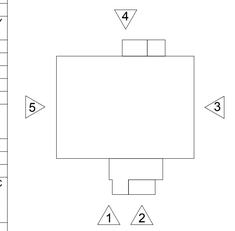


5 LEFT ELEVATION

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

ELEVATION KEYED NOTES

NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E15	CMU PIER (SEE S1)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E21	TREATED WOOD STAIRS, FIELD VERIFY NUMBER OF RISERS.
E22	1 1/2" DIAMETER HANDRAIL (PAINT)
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E34	TREATED 1/2" PLYWOOD ON BOTTOM OF JOISTS WITH R-13 BATT INSULATION BETWEEN JOISTS.
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.



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1/4" = 1'-0"

4' 2' 0 4'

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TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

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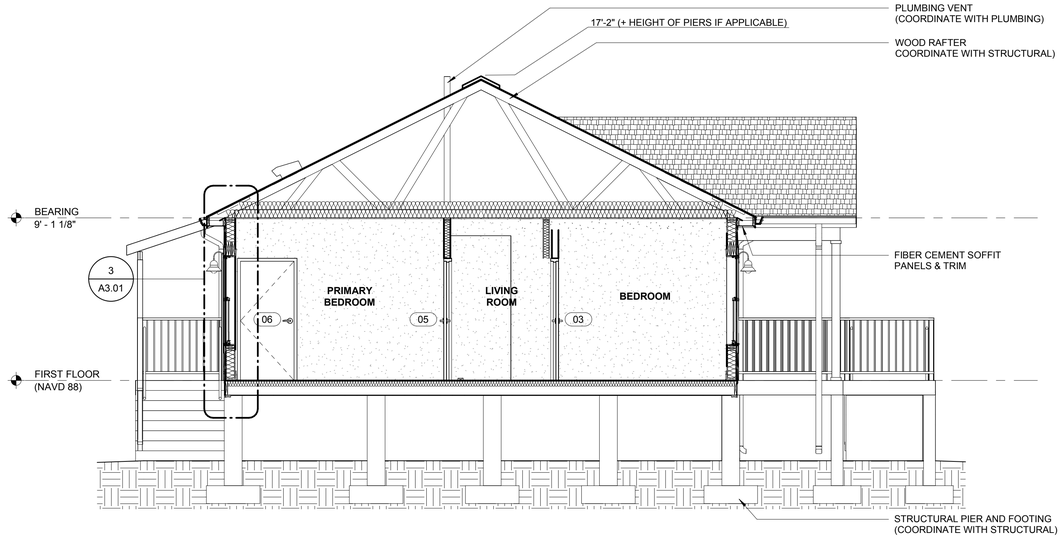
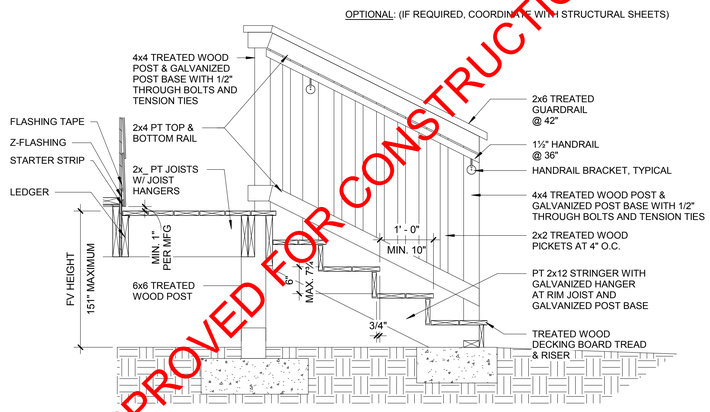


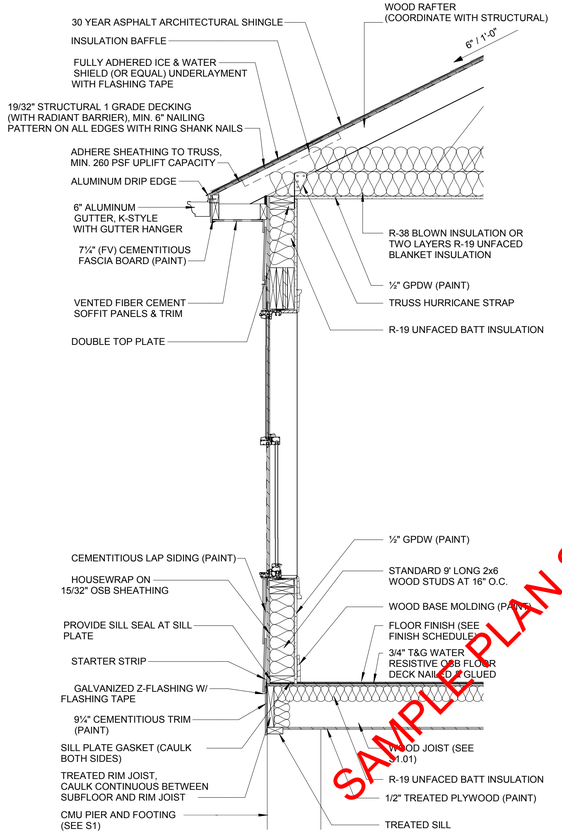
1 TRANSVERSE BUILDING SECTION

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



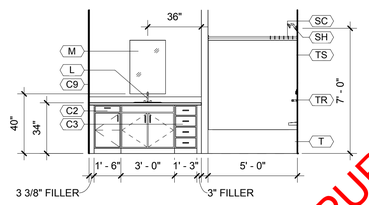
2 STAIR SECTION

Scale: 3/4" = 1'-0"



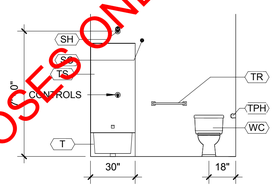
3 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



4 PRIMARY BATH ELEVATION

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



5 PRIMARY BATH ELEVATION

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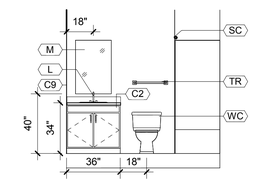
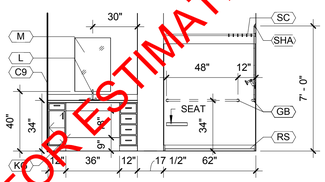


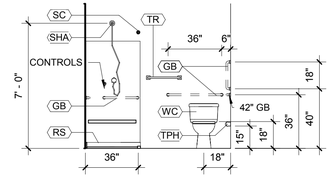
6 BATH ELEVATION

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



7 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



8 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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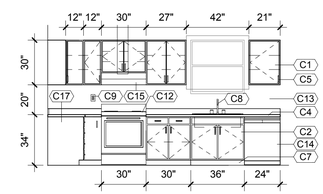
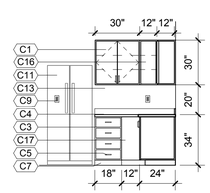


9 KITCHEN ELEVATION

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



10 KITCHEN ELEVATION

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

TOILET ELEVATION KEYED NOTES

NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≥⅝≤ø 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

9/25/2024 11:57:05 AM

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
02	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
03	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
06	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR							FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01B	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
01D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
05A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
06	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	7	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3 4
B	1	SERIES 350 3030 SINGLE HUNG VINYL	1, 3

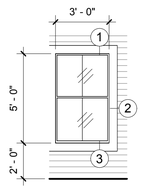
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS

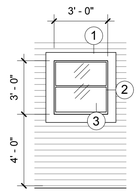
PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION. THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,207 SF IS 8.05 SF. 1,207 SF/150 SF 8.05 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 75.8 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

NET FREE VENTILATING AREA REQUIRED: 8.05 SF
NET FREE VENTILATING AREA PROVIDED: 75.8 SF



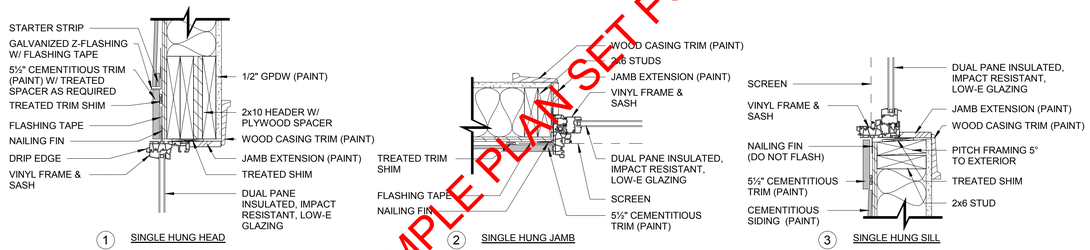
1 WINDOW ELEVATION A

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



2 WINDOW ELEVATION B

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

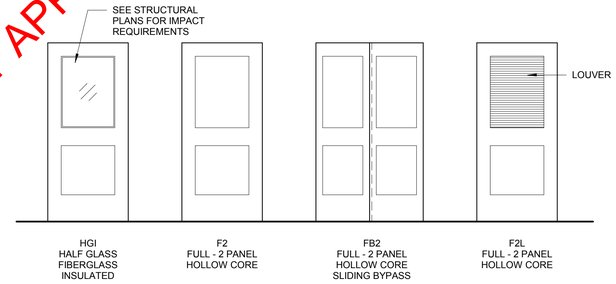


FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

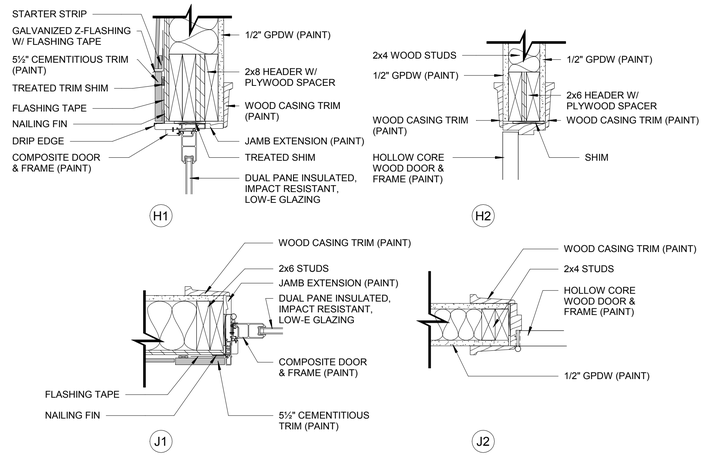
3 WINDOW DETAILS

Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS

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



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS

Scale: 1 1/2" = 1'-0"

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

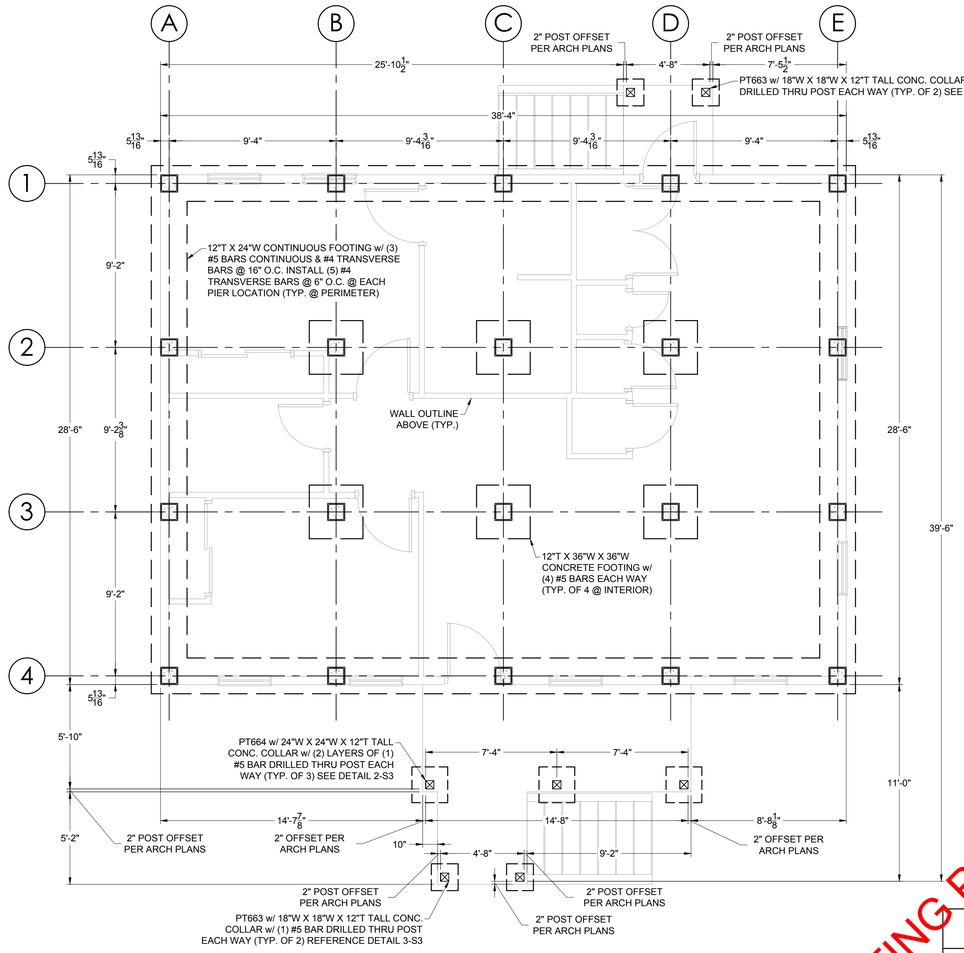
FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 50171913

A6.01

SHEET NO.

9/25/2024 11:57:06 AM

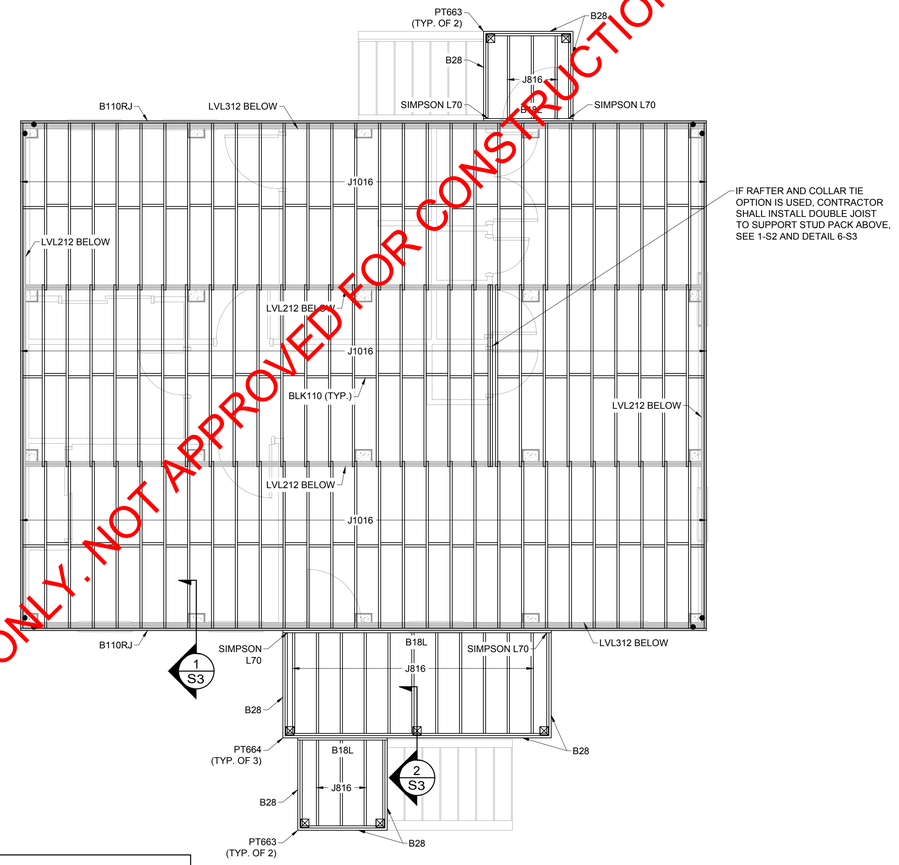


1/S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
2. ▨ - INDICATES LOCATION OF 12 X 12 **(OR) 16 X 16 (DOUBLE BLOCK)** CONC. FILLED CMU PIER w/ (4) #5 VERTICAL REINFORCING BARS INTO FOOTING. SEE DETAIL 4-S4 (TYP. OF 20)



2/S1 FLOOR FRAMING PLAN

SCALE: ½" = 1'-0"

FRAMING PLAN NOTES:

1. ═══ - INDICATES LOCATION OF GIRDER TRUSS OR ENGINEERED BEAM
2. ▨ - INDICATES LOCATION OF 12 X 12 **(OR) 16 X 16 (DOUBLE BLOCK)** CMU PIER BELOW
3. ● - INDICATES LOCATION OF 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO TOP OF CONCRETE PIER w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUD5. WHERE APPLICABLE, CONNECT THREADED ROD TO BOTTOM OF LVL GIRDER THROUGH 3/4" HOLE (MAX) & ATTACH w/ 3" X 3" X 3 GA SQUARE WASHER & NUT. (TYP. @ LOCATIONS SHOWN ON FRAMING PLAN)
4. INSTALL (2) 12d TOE NAILS @ ALL FLOOR JOIST TO LVL CONNECTIONS (TYP.)

FRAMING LEGEND	
LVL312	2.0E 11-7/8" (3) PLY **P.T.** LVL (OR) 2.0E 5-1/4" X 11-7/8" **P.T.** PARALLAM GIRDER. FASTEN TO TOP OF CMU PIER w/ SIMPSON HD5B
LVL212	2.0E 11-7/8" (2) PLY **P.T.** LVL (OR) 2.0E 3-1/2" X 11-7/8" **P.T.** PARALLAM GIRDER. FASTEN TO TOP OF CMU PIER w/ SIMPSON HD5B
J1016	2 X 10 P.T. #2 S.P. JOIST @ 16" O.C. (MAX.)
J816	2 X 8 P.T. #2 S.P. JOIST @ 16" O.C. (MAX.) w/ SIMPSON LUS26 @ EACH END
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
B110RJ	2 X 10 P.T. #2 S.P. RIM JOIST w/ (4) 12D NAILS @ EACH JOIST CONNECTION
BLK110	2 X 10 P.T. #2 S.P. BLOCKING BETWEEN JOISTS @ MID-SPAN w/ (3) 12D NAILS @ EACH END (TYP.)
PT664	6 X 6 P.T. #2 S.P. POST w/ 4' MIN. EMBED. DEPTH
PT663	6 X 6 P.T. #2 S.P. POST w/ 3' MIN. EMBED. DEPTH

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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850.639.3860

Pinellas County

SEAL

SCALE

PLAN VIEWS: 1/4" = 1'-0"

4' 2' 0 4'

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

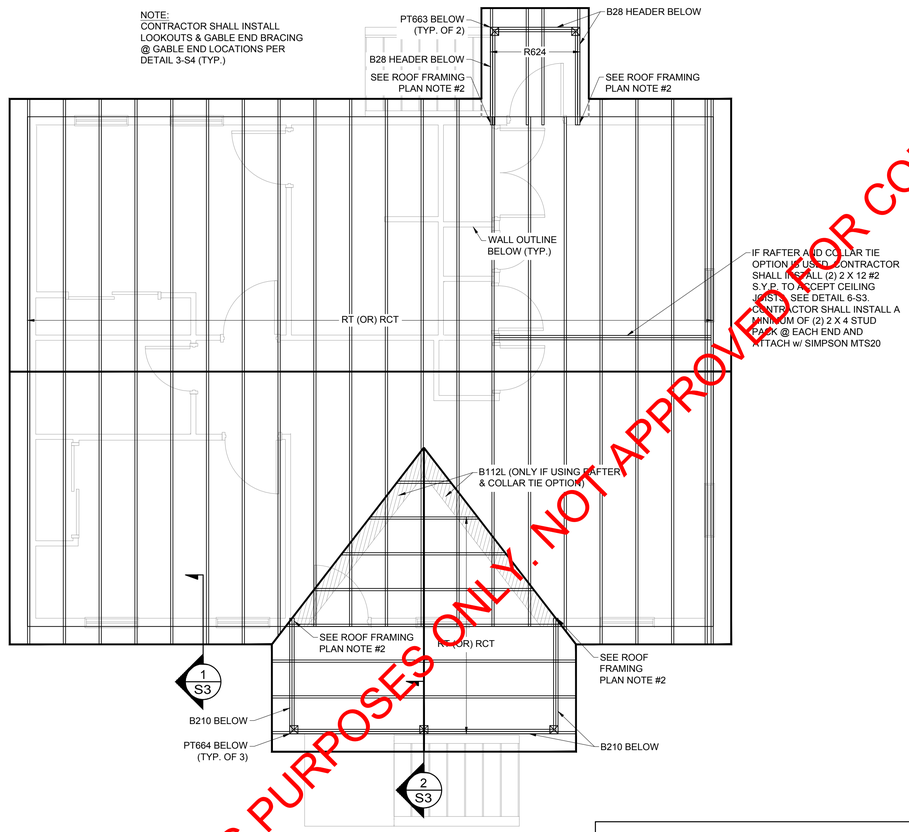
TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

S1

SHEET NO.



ROOF FRAMING NOTES:

1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

1/S2 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO CONCRETE FOUNDATION BELOW.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 6-S4
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER / TOP PLATE w/ SIMPSON H2.5A
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT664	6 X 6 P.T. #2 S.P. POST w/ 4' MIN. EMBED. DEPTH
PT663	6 X 6 P.T. #2 S.P. POST w/ 3' MIN. EMBED. DEPTH

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO P.T. GIRDERS FOR ALL STUD PACKS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE

PLAN VIEWS: 1/4" = 1'-0"

4' 2' 0 4'

REVISIONS

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APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL PLANS VIEWS

PROJECT NO. 50171913

S2

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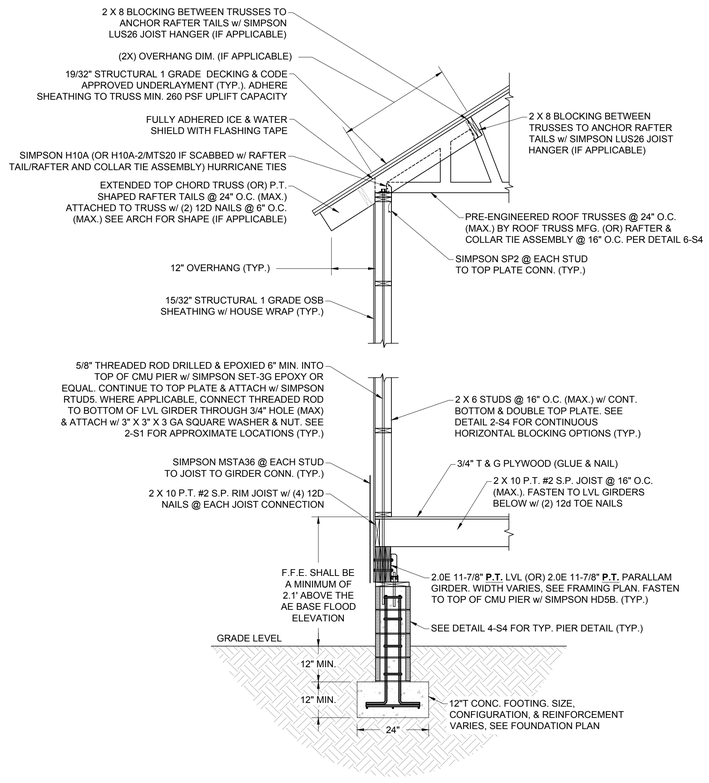
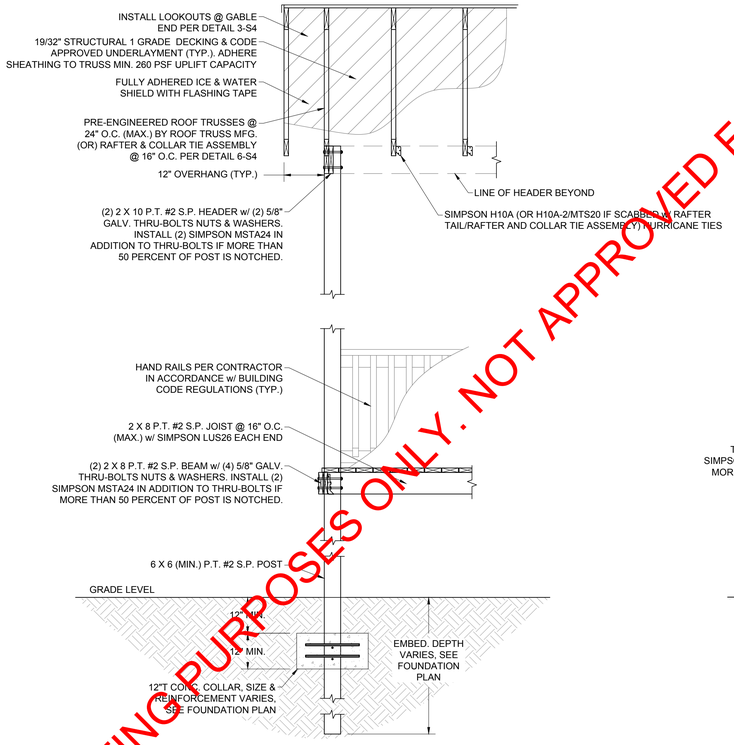
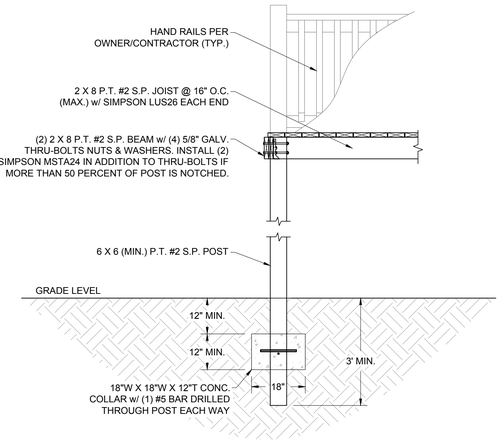


1 S3 TYPICAL WALL SECTION
SCALE: N.T.S.



2 S3 TYP. COVERED DECK DETAIL
SCALE: N.T.S.



3 S3 TYP. LANDING DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

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Pinellas County

SEAL

SCALE
PLAN VIEWS: 1/2" = 1'-0"
2' 1' 0 2'

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

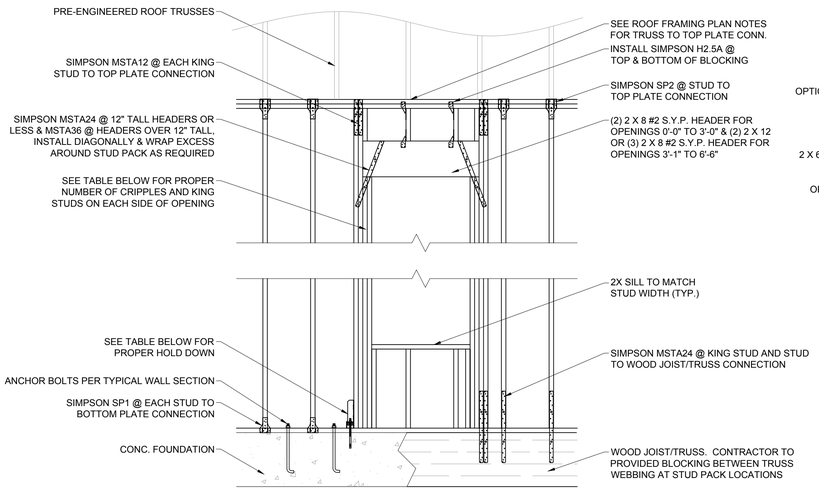
STRUCTURAL DETAILS

PROJECT NO. 50171913

S3

SHEET NO.

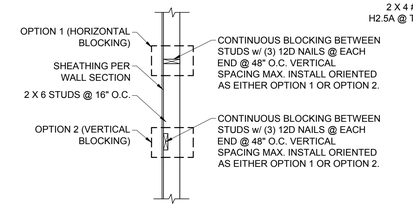
NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



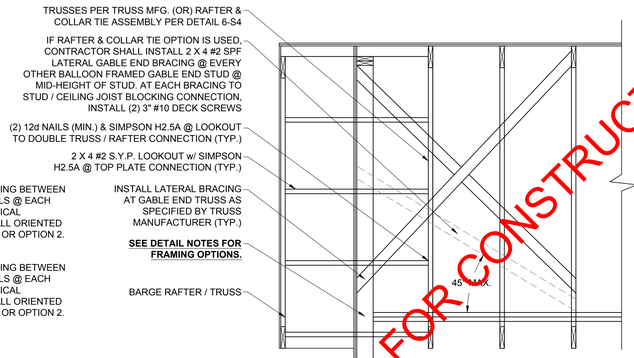
NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 4' - 6"	N/A
4 - 7" TO 10' - 0"	N/A

1 S4 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



2 S4 STUD BLOCKING OPTIONS
SCALE: N.T.S.



3 S4 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

GABLE END OPTIONS:

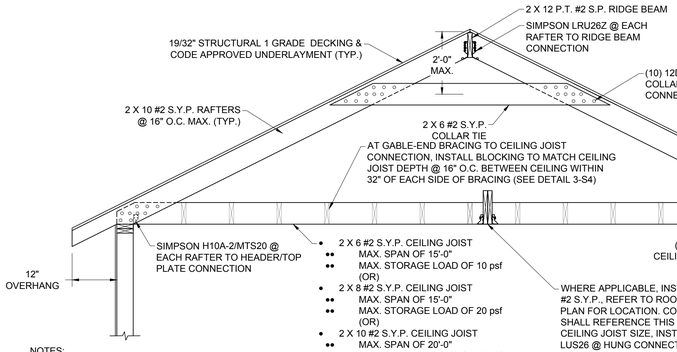
1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

•• CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
•• CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
•• CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

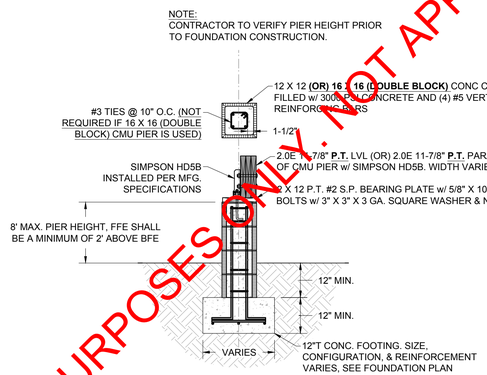
•• CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.



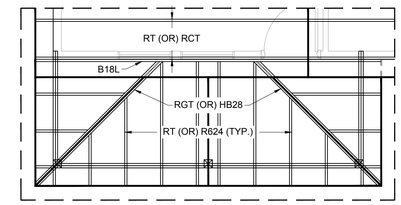
NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

6 S4 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

NOTE:
CONTRACTOR TO VERIFY PIER HEIGHT PRIOR TO FOUNDATION CONSTRUCTION.



4 S4 TYPICAL CMU PLAN VIEW & SECTION
SCALE: N.T.S.

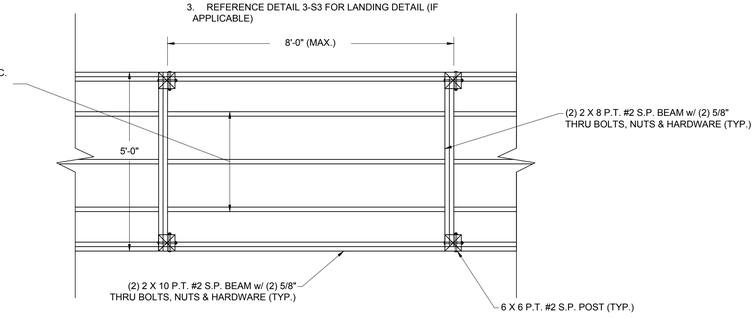


5 S4 FRONT PORCH HIP ROOF OPTION
SCALE: ¼" = 1'-0"

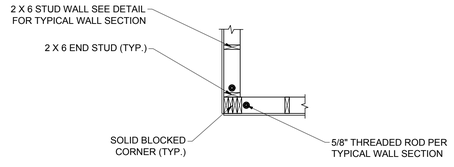
FRAMING PLAN NOTES:
1. ATTACH ALL PORCH RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A HURRICANE TIES.
2. SEE 1-S2 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 5-S4

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

NOTE:
1. RAMP MUST MEET ALL APPLICABLE ADA, LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. INSTALL (2) MSTA24 IN ADDITION TO THRU BOLTS IF MORE THAN 50% OF POST IS NOTCHED.
3. REFERENCE DETAIL 3-S3 FOR LANDING DETAIL (IF APPLICABLE)



7 S4 OPTIONAL RAMP FRAMING DETAIL
SCALE: N.T.S.



8 S4 SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY - NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
551 Piney Forest Road
Danville, VA 24540
434.797.4497 Phone
434.797.4341 Fax
www.dewberry.com

SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE

PLAN VIEWS: 1/4" = 1'-0"
4' 2' 0 4'

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL DETAILS

PROJECT NO. 50171913

S4

SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

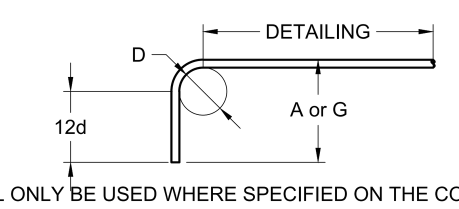
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     - CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     - COLUMN TIES — 1 ¾" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
     - HORIZONTAL SHEAR — F_V = 290 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
     - HORIZONTAL SHEAR — F_V = 285 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
     - HORIZONTAL SHEAR — F_V = 425 PSI
     - MODULUS OF ELASTICITY — E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 2,100,000 PSI
   - 4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (LRFD):

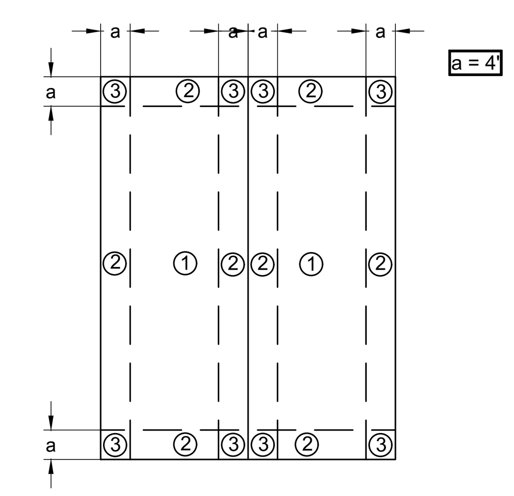
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	39.24 PSF	49.05 PSF
ROOF	± 34.52 PSF	± 43.15 PSF

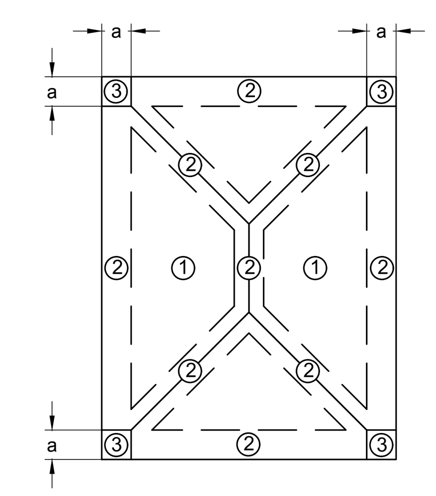
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	28.35	-61.07
ROOF (ZONE 2)	28.35	-97.42
ROOF (ZONE 3)	28.35	-115.59

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	42.89	-46.53	42.89	-46.53	39.83	-43.47	37.90	-41.53
5	42.89	-57.43	42.89	-57.43	39.83	-51.31	37.90	-47.44

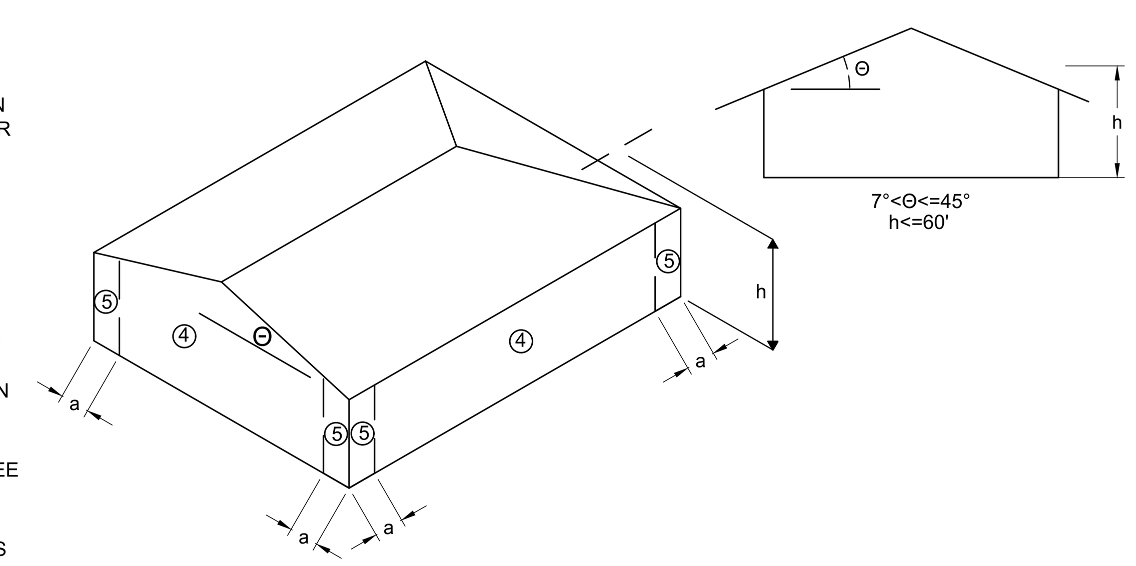
NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.



GABLED ROOF



HIPPED ROOF



CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	F.F.E. = FINISHED FLOOR ELEVATION

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK"	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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434.797.4341 Fax
www.dewberry.com

SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
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Pinellas County

SEAL

SCALE N/A

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GENERAL NOTES

PROJECT NO. 50171913

S5

SHEET NO.

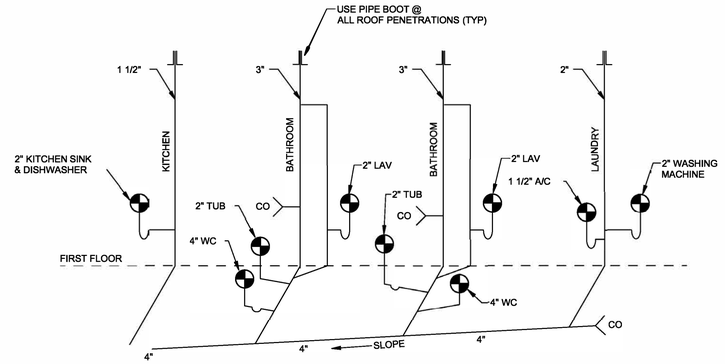
PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE 'NO-DRIP' SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT TO THE NEAREST PLUMBING DRAINAGE PIPING. CONNECT TO THE SANITARY DRAINAGE SYSTEM USING AN APPROVED CONNECTION.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.
22. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.



RISER DIAGRAM

NOT TO SCALE

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850.267.0759 Phone
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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 2BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

6/5/2024 1:51:44 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING:
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE, BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

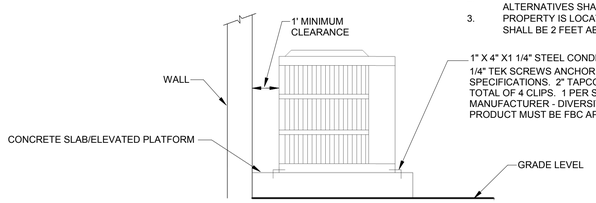
MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 2. IF PLATFORM IS REQUIRED SEE SHEET S3 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.
3. PROPERTY IS LOCATED IN A FLOOD ZONE, ALL MECHANICAL EQUIMENT SHALL BE 2 FEET ABOVE BFE.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
3. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

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DATE	

TITLE

GENERAL INFORMATION 2BR WIDE

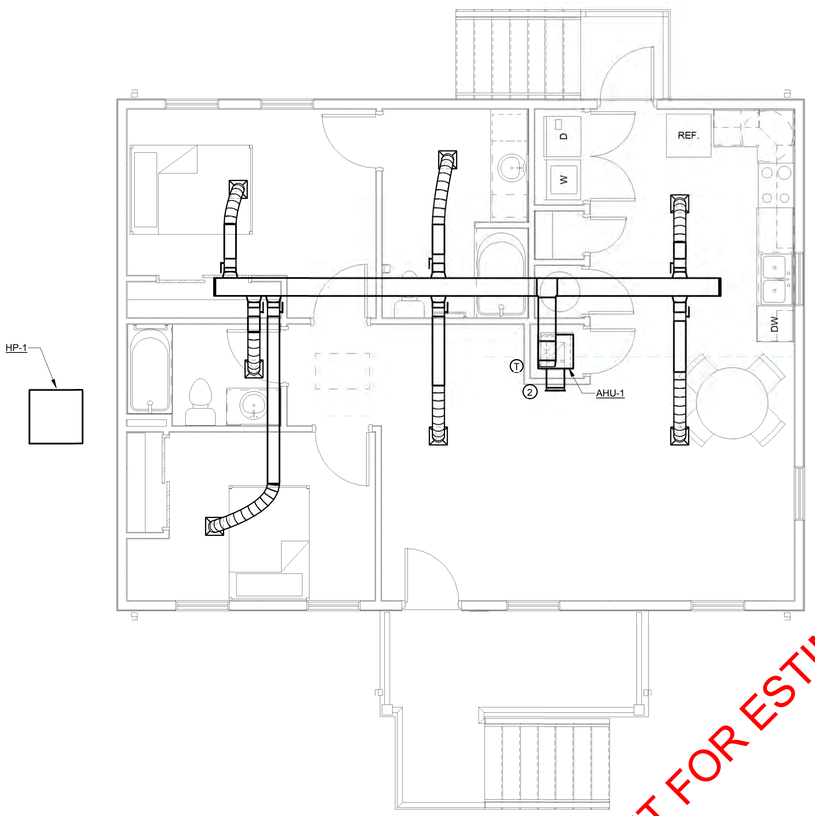
PROJECT NO. 50171913

M0.1

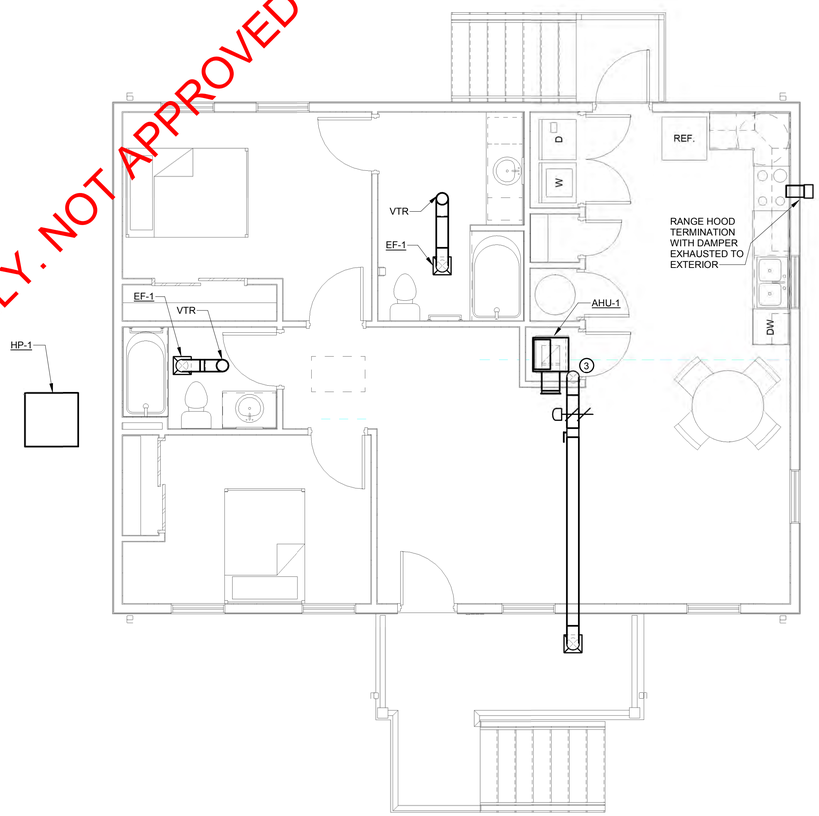
SHEET NO.

6/5/2024 1:50:13 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 SUPPLY AND RETURN DUCT SYSTEM
Scale: 1/4" = 1'-0"



2 EXHAUST AND VENTILATION DUCT SYSTEM
Scale: 1/4" = 1'-0"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

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DATE	

TITLE

FLOOR PLANS
2BR WIDE

PROJECT NO. 50171913

M1.0

SHEET NO.

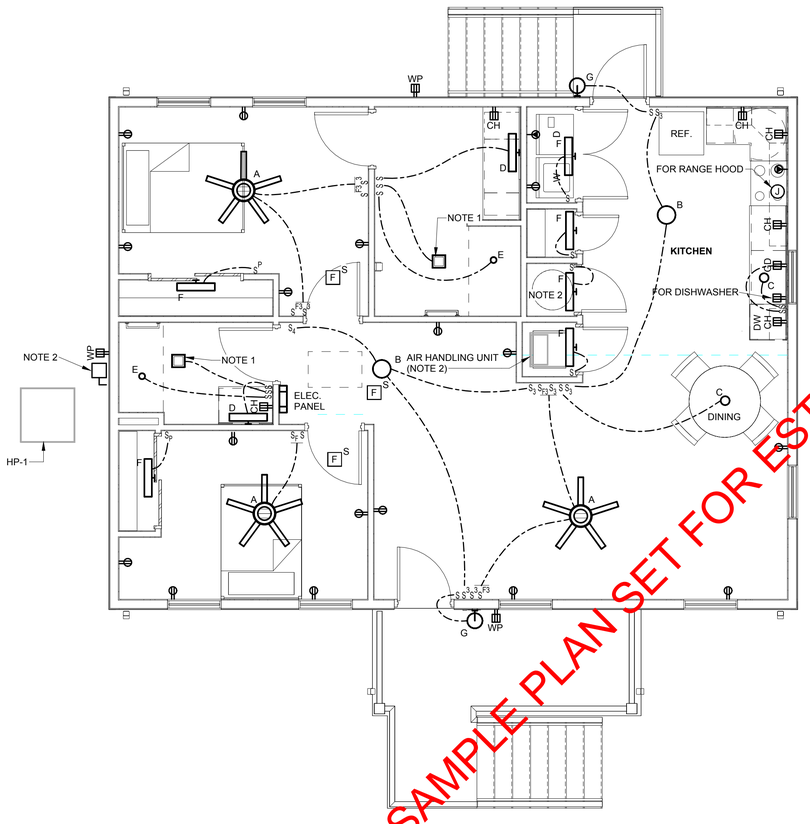
6/5/2024 1:50:15 PM

LIGHT FIXTURE SCHEDULE

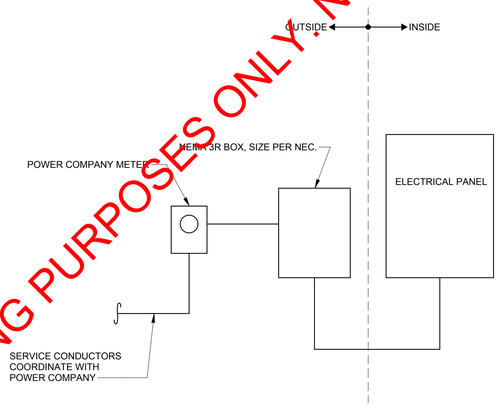
TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- J — JUNCTION BOX
- SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING



1 **2 BR WIDE**
Scale: 1/4" = 1'-0"



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3' CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS, AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

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Pinellas County

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TITLE

ELECTRICAL
PLAN 2 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 9:14:37 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS, CITY
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXX

3 BEDROOM / 2 BATH WIDE PIER

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PROJECT MANAGER
Dewberry Engineers Inc.
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850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

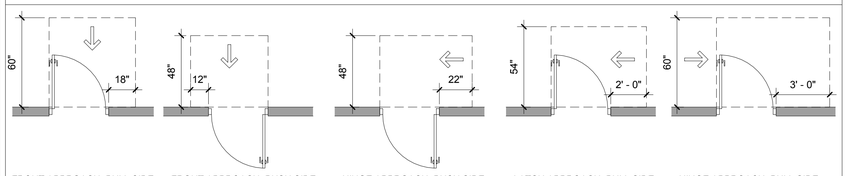
SCE SOUTHEASTERN

Pinellas County

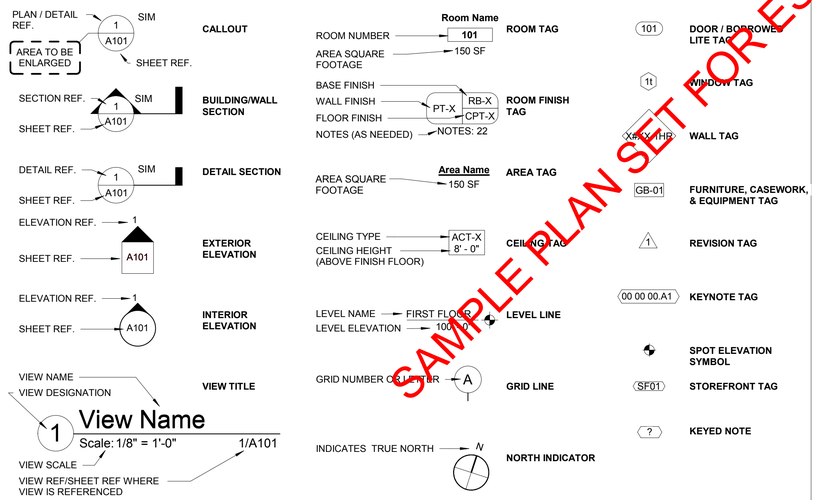
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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- E1.0 FLOOR PLAN

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 18'-4" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,281 SF
UNCONDITIONED	: 117 SF
GROSS	: 1,398 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

	REQUIRED	/ PROVIDED
THERMAL ENVELOPE		
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.40
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE **2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

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No.	Description	Date

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INDEX

PROJECT NO. 50171913

G1.01

SHEET NO.

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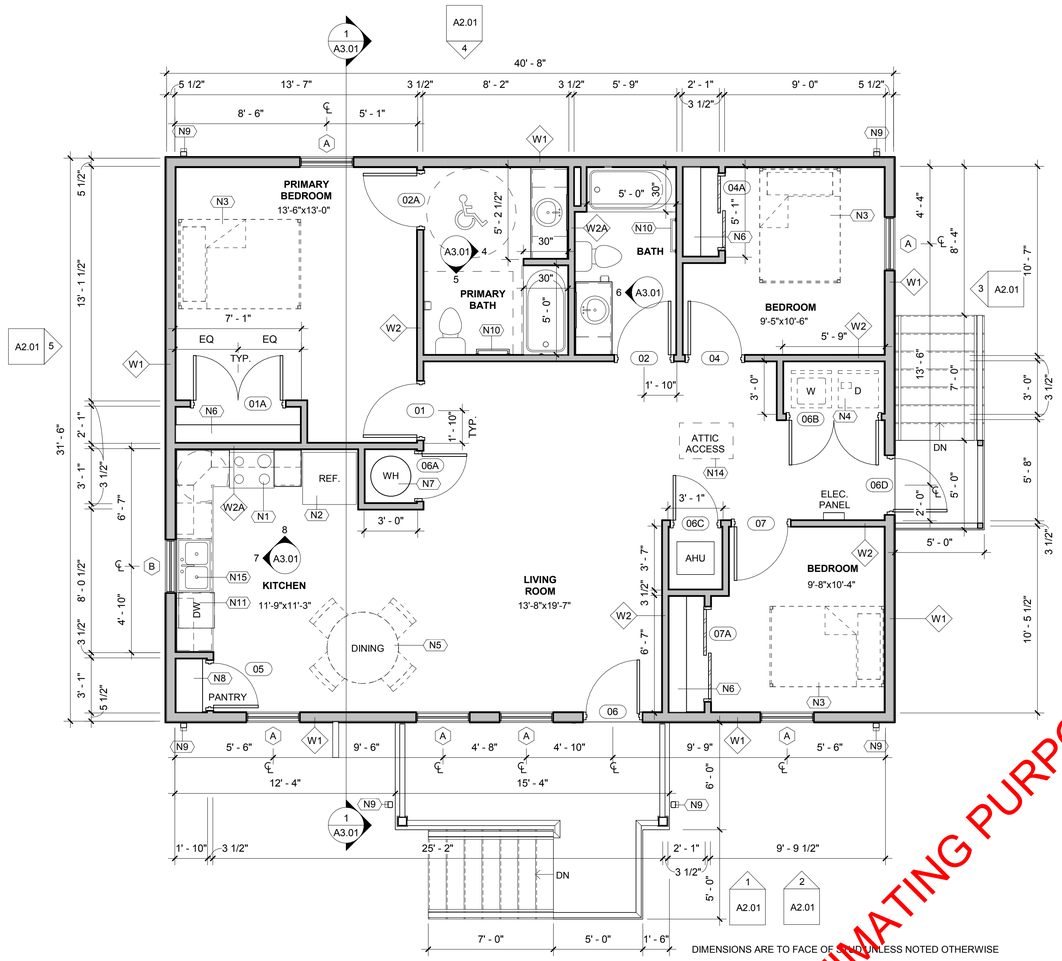
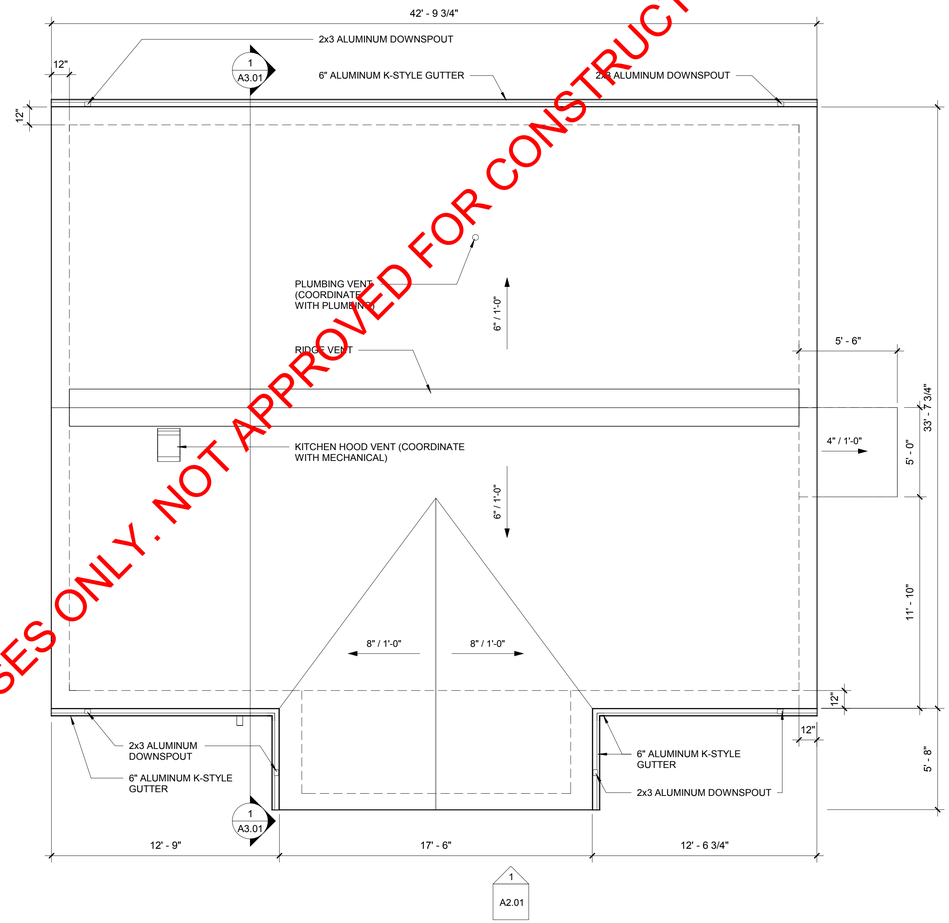


1 FLOOR PLAN - 1,281 SF

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



2 ROOF PLAN

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT) ATTIC ACCESS DIM.: 22"X30"
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT); 2x6 WOOD STUDS; R-19 UNFACED BATT INSULATION; 15/32" SHEATHING; HOUSEWRAP; LAP SIDING
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS; ½" GPDW (PAINT); 3½" SOUND BATTS; ½" GPDW (PAINT)

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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TITLE

FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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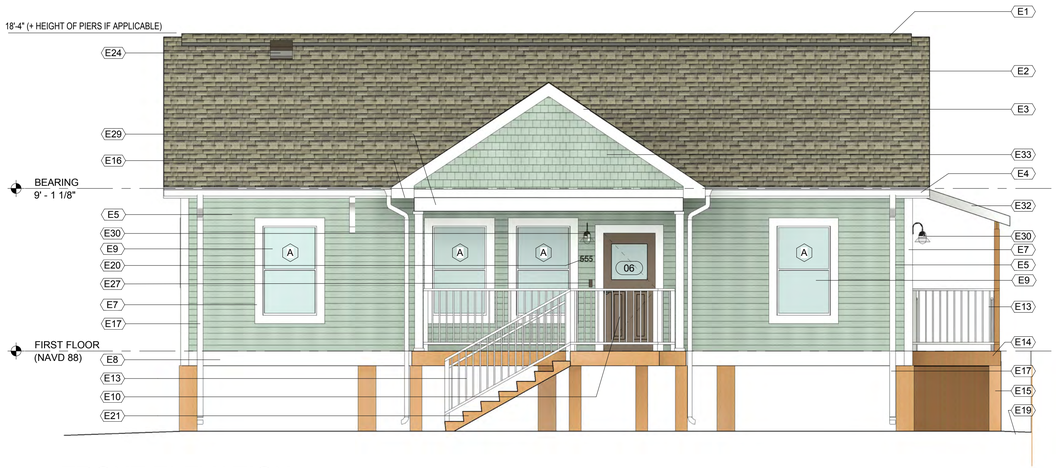


1 FRONT ELEVATION

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

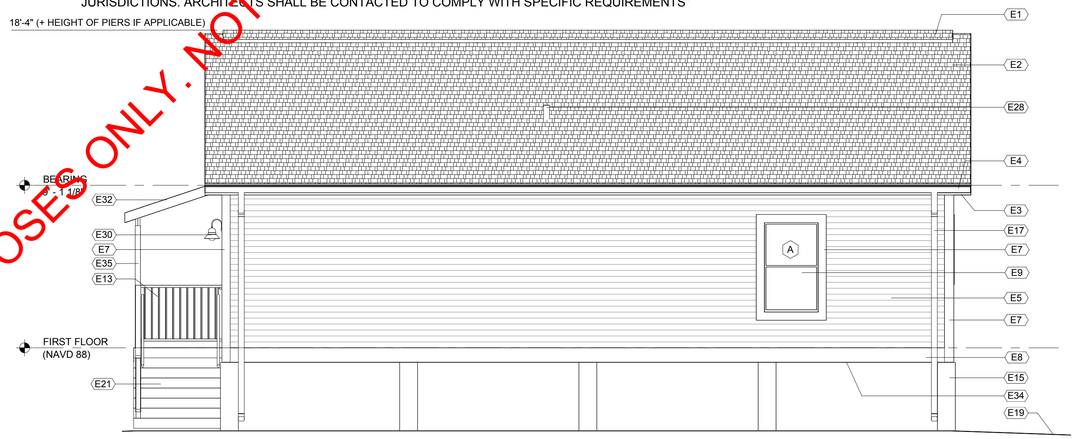
2 FRONT ELEVATION ALTERNATE - HISTORICALLY SENSITIVE

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

"NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"

3 RIGHT ELEVATION

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

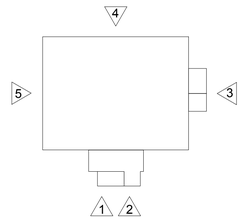


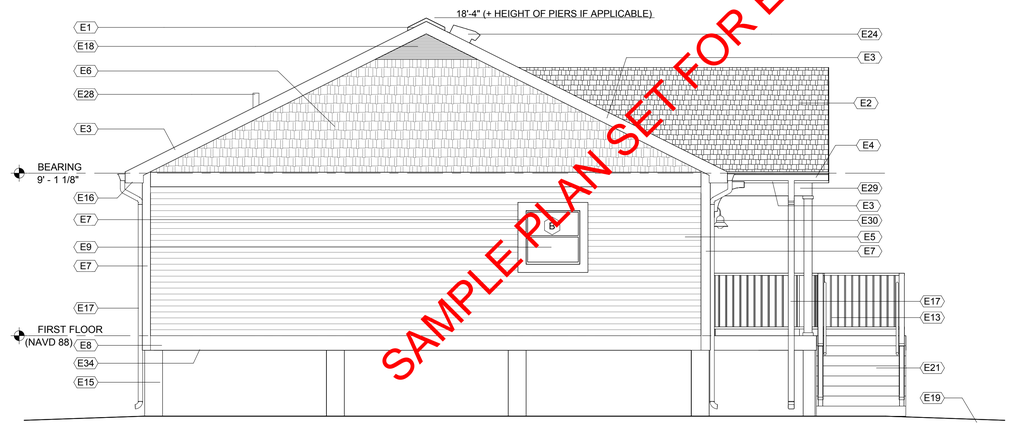
4 REAR ELEVATION

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

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM.
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E15	CMU PIER (SEE S1)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E18	FALSE ATTIC VENT/LOUVER (PAINT)
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E20	4" TALL SITE ADDRESS
E21	TREATED WOOD STAIRS, FIELD VERIFY NUMBER OF RISERS.
E22	1 1/2" DIAMETER HANDRAIL (PAINT)
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E34	TREATED 1/2" PLYWOOD ON BOTTOM OF JOISTS WITH R-13 BATT INSULATION BETWEEN JOISTS.
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.





5 LEFT ELEVATION

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

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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CHECKED BY	ANS
DATE	

TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

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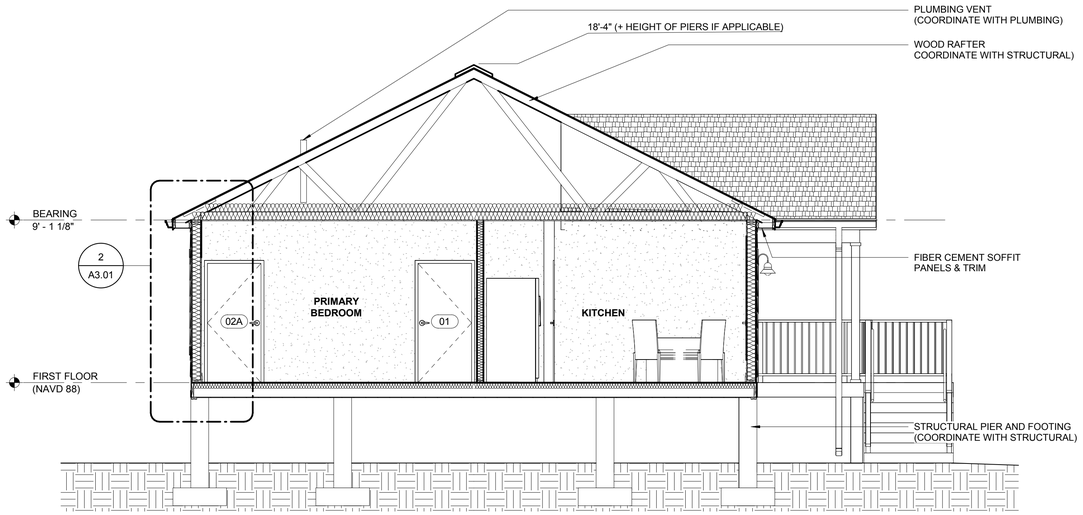
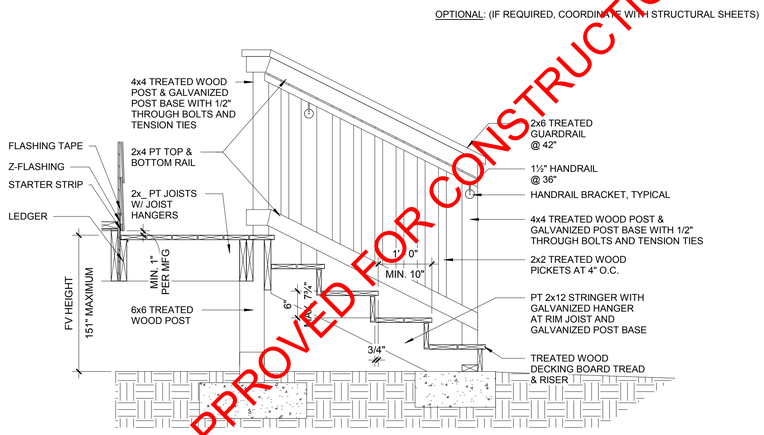


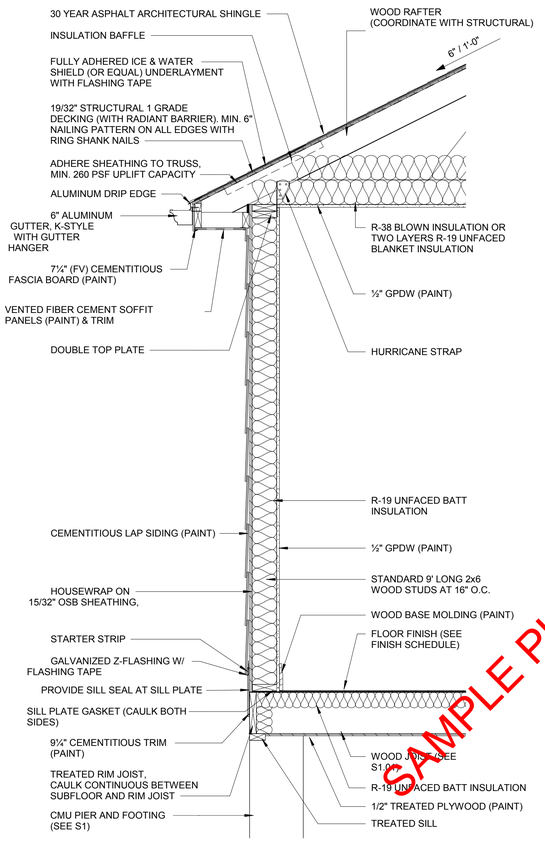
1 LONGITUDINAL BUILDING SECTION

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



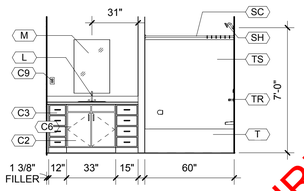
3 STAIR SECTION

Scale: 3/4" = 1'-0"



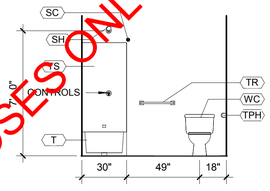
2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



4 PRIMARY BATH ELEVATION

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



5 PRIMARY BATH ELEVATION

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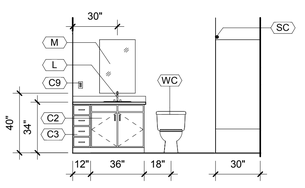
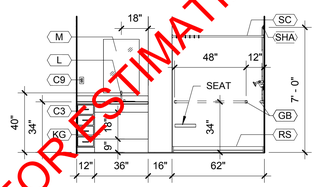


6 BATH ELEVATION

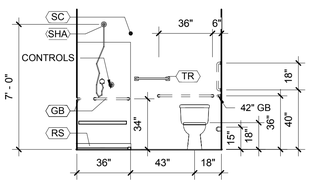
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"X36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET



4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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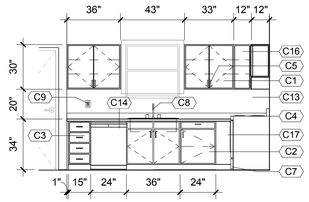
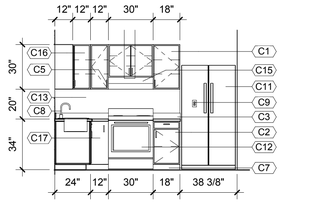


7 KITCHEN ELEVATION

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



8 KITCHEN ELEVATION

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

CASEWORK KEYED NOTES	
NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

9/26/2024 11:17:26 AM

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
03	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
07	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR								FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
04	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04A	2	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2B		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3, 4
06A	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06B	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06D	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	6	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3
B	1	SERIES 350 3030 SINGLE HUNG VINYL	1, 3

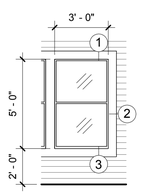
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

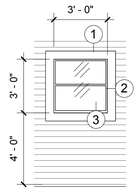
ATTIC VENT REQUIREMENTS

PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION. THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,398 SF IS 9.32 SF. 1,398 SF/150 SF 9.32 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 79.3 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

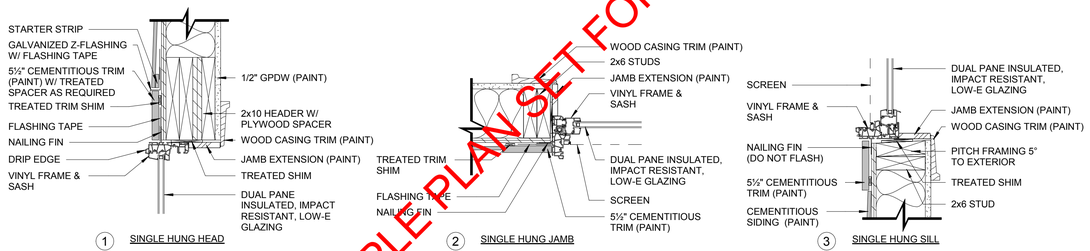
NET FREE VENTILATING AREA REQUIRED: 9.32 SF
NET FREE VENTILATING AREA PROVIDED: 79.3 SF



1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



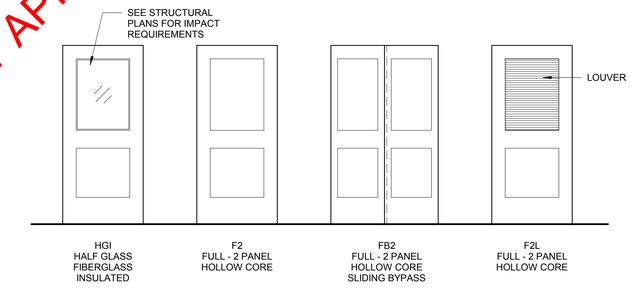
2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"



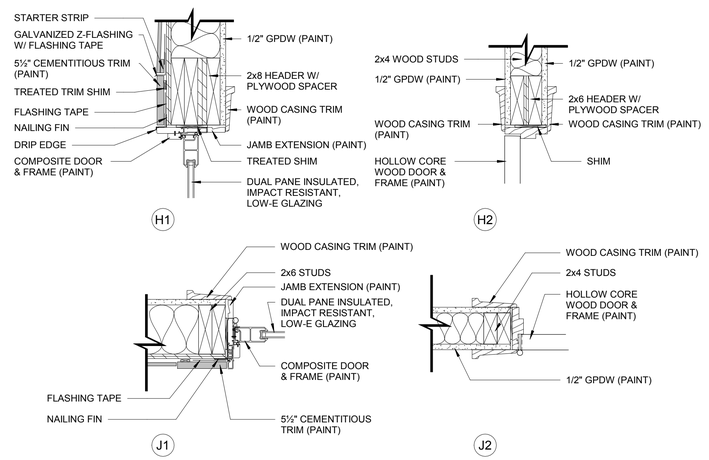
FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

3 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

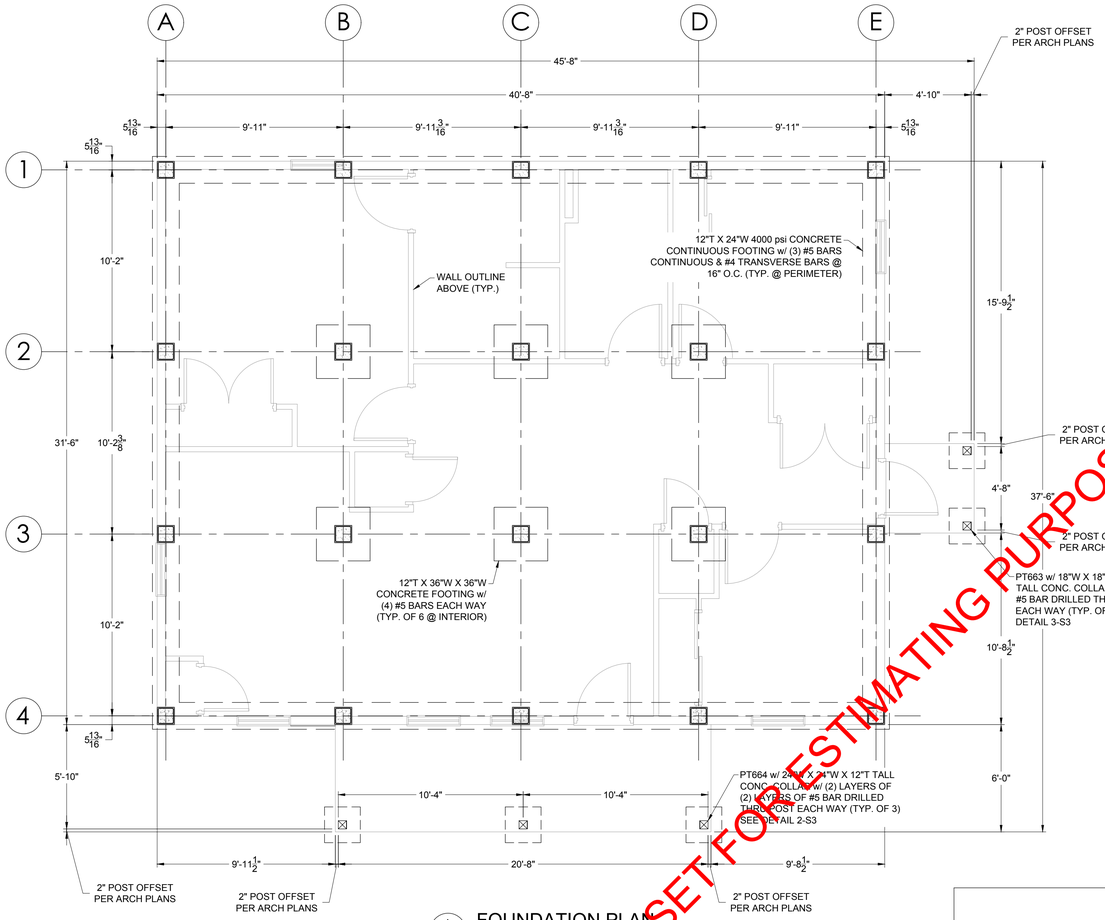
FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 50171913

A6.01

SHEET NO.

9/26/2024 11:17:26 AM



1 S1 FOUNDATION PLAN

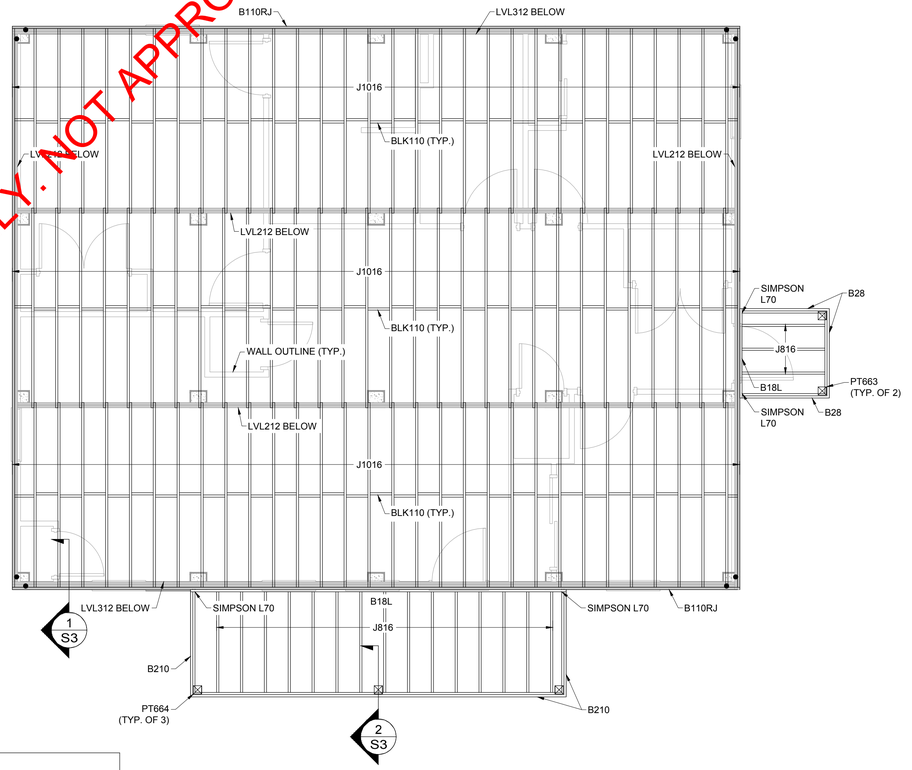
SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
2. ▢ - INDIATES LOCATION OF 12 X 12 **(OR) 16 X 16 (DOUBLE BLOCK)** CONC. FILLED CMU PIER w/ (4) #6 VERTICAL REINFORCING BARS INTO FOOTING. SEE DETAIL 4-S4 (TYP. OF 20)

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POST. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

FRAMING LEGEND	
LVL312	2.0E 11-7/8" (3) PLY **P.T.** LVL (OR) 2.0E 5-1/4" X 11-7/8" **P.T.** PARALLAM GIRDER. FASTEN TO TOP OF CMU PIER w/ SIMPSON HD5B
LVL212	2.0E 11-7/8" (2) PLY **P.T.** LVL (OR) 2.0E 3-1/2" X 11-7/8" **P.T.** PARALLAM GIRDER. FASTEN TO TOP OF CMU PIER w/ SIMPSON HD5B
J1016	2 X 10 P.T. #2 S.P. JOIST @ 16" O.C. (MAX.)
J816	2 X 8 P.T. #2 S.P. JOIST @ 16" O.C. (MAX.) w/ SIMPSON LUS26 @ EACH END
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
B110RJ	2 X 10 P.T. #2 S.P. RIM JOIST w/ (4) 12D NAILS @ EACH JOIST CONNECTION
BLK110	2 X 10 P.T. #2 S.P. BLOCKING BETWEEN JOISTS @ MID-SPAN w/ (3) 12D NAILS @ EACH END (TYP.)
PT664	6 X 6 P.T. #2 S.P. POST w/ 4' MIN. EMBED. DEPTH
PT663	6 X 6 P.T. #2 S.P. POST w/ 3' MIN. EMBED. DEPTH



2 S1 FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ═ - INDICATES LOCATION OF GIRDER TRUSS OR ENGINEERED BEAM
2. ▢ - INDICATES LOCATION OF 12 X 12 **(OR) 16 X 16 (DOUBLE BLOCK)** CMU PIER BELOW
3. ● - INDICATES LOCATION OF 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO TOP OF CONCRETE PIER w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUD5. WHERE APPLICABLE, CONNECT THREADED ROD TO BOTTOM OF LVL GIRDER THROUGH 3/4" HOLE (MAX) & ATTACH w/ 3" X 3" X 3 GA SQUARE WASHER & NUT. (TYP. @ LOCATIONS SHOWN ON FRAMING PLAN)
4. INSTALL (2) 12d TOE NAILS @ ALL FLOOR JOIST TO LVL CONNECTIONS (TYP.)

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

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CHECKED BY	JH
DATE	

TITLE

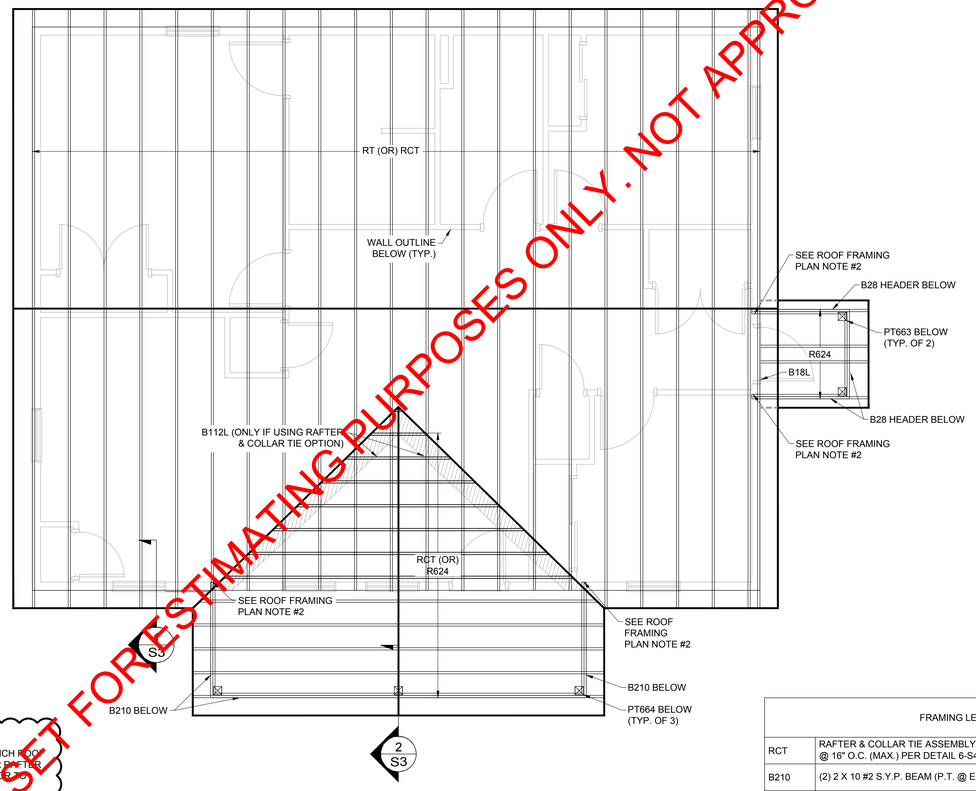
STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

S1

SHEET NO.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION



NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 3-S4 (TYP.)

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

1 S2 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL (2) SIMPSON MSTA36 @ STUD PACK TO RIM JOIST TO LVL GIRDER CONNECTION BELOW.

FRAMING LEGEND	
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 6-S4
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER / TOP PLATE w/ SIMPSON H2.5A
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT664	6 X 6 P.T. #2 S.P. POST w/ 4' MIN. EMBED. DEPTH
PT663	6 X 6 P.T. #2 S.P. POST w/ 3' MIN. EMBED. DEPTH

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Pinellas County

SEAL

SCALE
VARIES

BY	ITEM	DATE

REVISIONS

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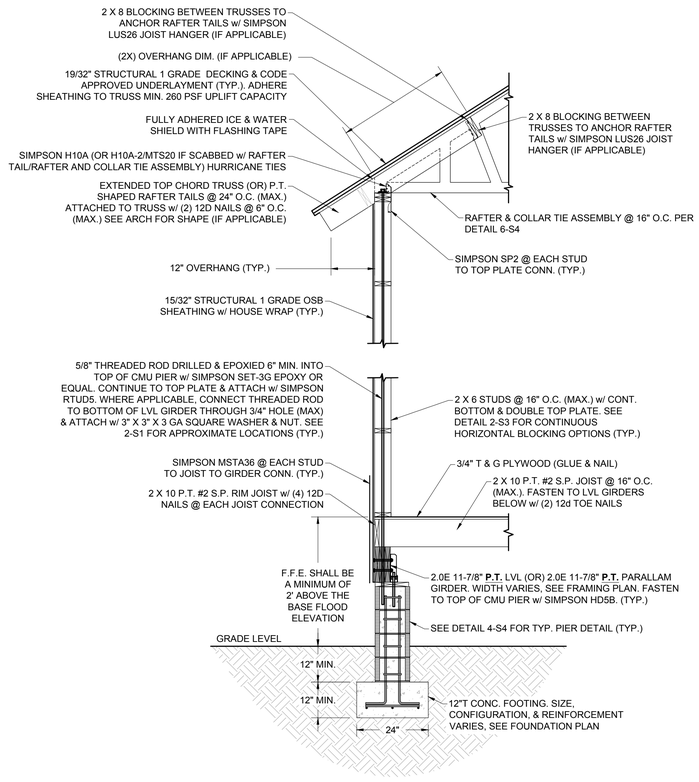
DATE	

TITLE
STRUCTURAL PLAN VIEWS & DETAILS

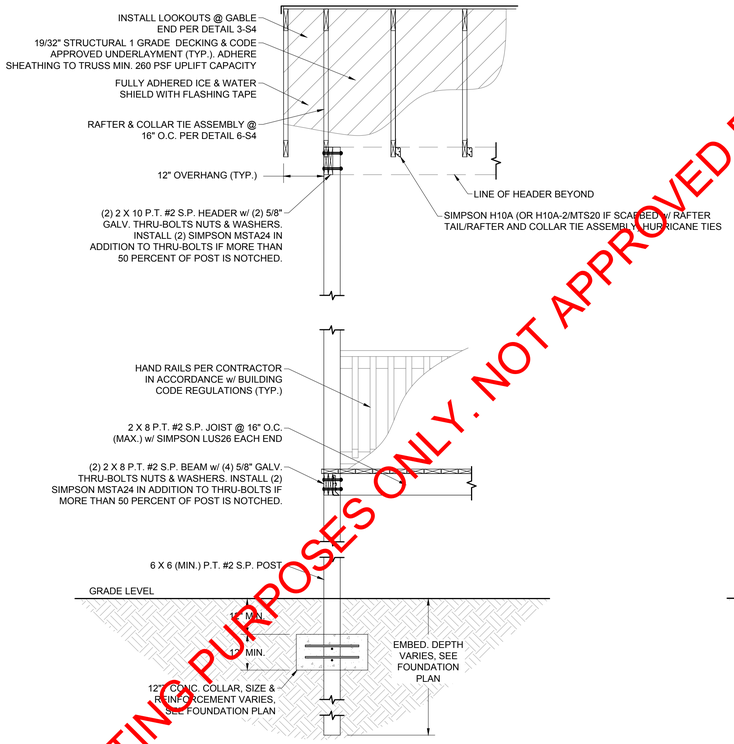
PROJECT NO. 50171913

S2

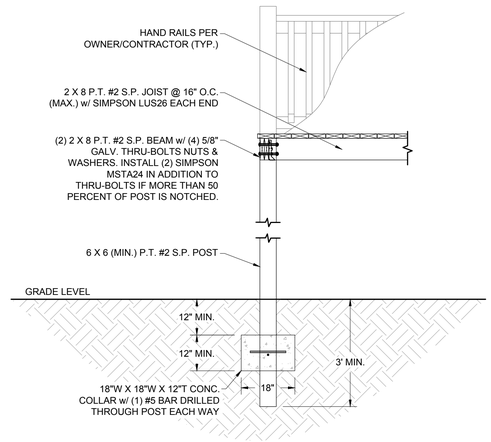
SHEET NO.



1 S3 TYPICAL WALL SECTION
SCALE: N.T.S.



2 S3 TYP. COVERED DECK DETAIL
SCALE: N.T.S.



3 S3 TYP. LANDING DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

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Pinellas County

SEAL

SCALE
VARIES

BY	ITEM	DATE

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DATE	

TITLE

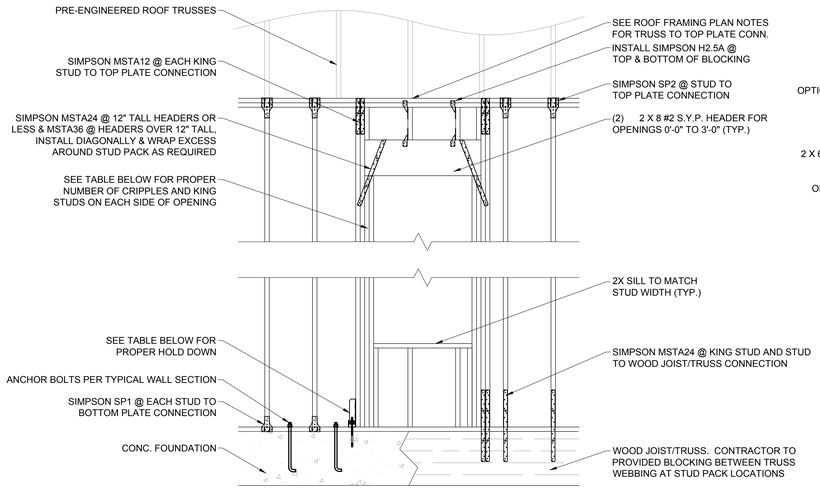
STRUCTURAL PLAN VIEWS & DETAILS

PROJECT NO. 50171913

S3

SHEET NO.

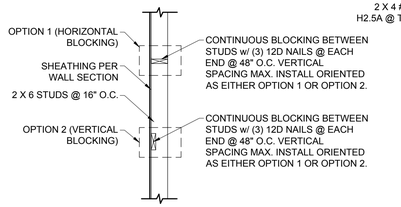
NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



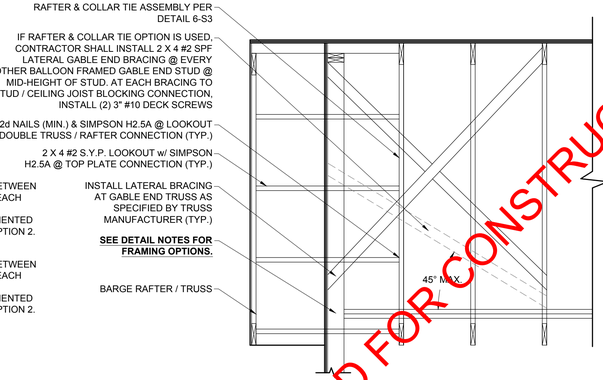
NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 4' - 6"	N/A
4 - 7" TO 10' - 0"	N/A

1 S4 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



2 S4 STUD BLOCKING OPTIONS
SCALE: N.T.S.



3 S4 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

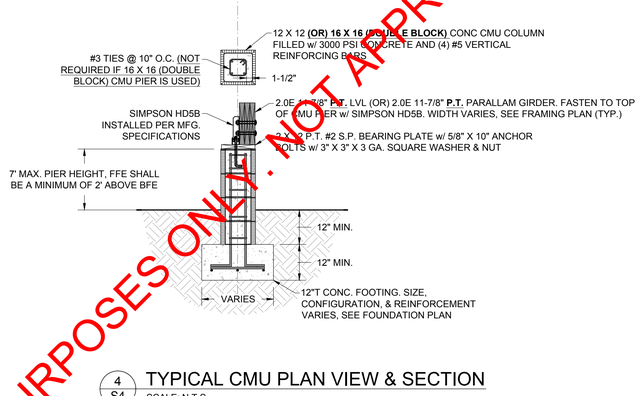
2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

•• CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
•• CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
•• CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

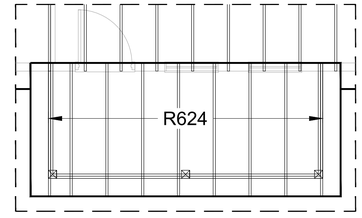
3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

•• CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

NOTE:
CONTRACTOR TO VERIFY PIER HEIGHT PRIOR TO FOUNDATION CONSTRUCTION.

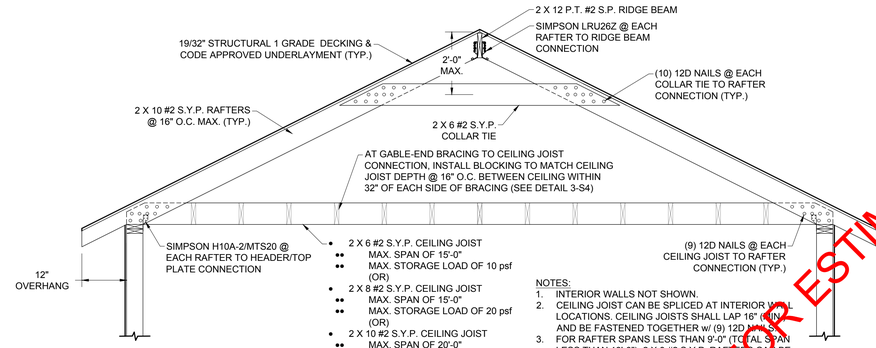


4 S4 TYPICAL CMU PLAN VIEW & SECTION
SCALE: N.T.S.



5 S4 FRONT PORCH SHED ROOF OPTION
SCALE: ¼" = 1'-0"

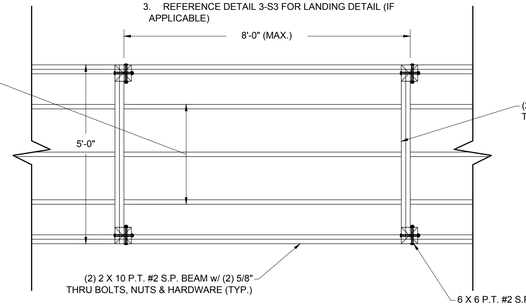
FRAMING PLAN NOTES:
1. ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H2.5A HURRICANE TIES.
2. SEE 1-S2 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 5-S4



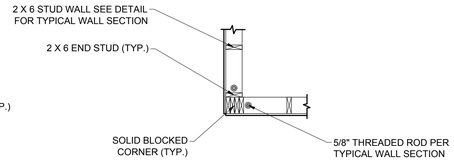
NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

6 S4 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

NOTE:
1. RAMP MUST MEET ALL APPLICABLE ADA, LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. INSTALL (2) MSTA24 IN ADDITION TO THRU BOLTS IF MORE THAN 50% OF POST IS NOTCHED.
3. REFERENCE DETAIL 3-S3 FOR LANDING DETAIL (IF APPLICABLE)



7 S4 TYP. RAMP FRAMING DETAIL
SCALE: N.T.S.



8 S4 SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY - NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.839.3860

Pinellas County

SEAL

SCALE
VARIES

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL PLAN VIEWS & DETAILS

PROJECT NO. 50171913

S4

SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

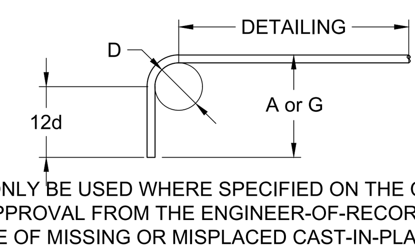
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     - CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     - COLUMN TIES — 1 ¾" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
     - HORIZONTAL SHEAR — F_V = 290 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
     - HORIZONTAL SHEAR — F_V = 285 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
     - HORIZONTAL SHEAR — F_V = 425 PSI
     - MODULUS OF ELASTICITY — E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 2,100,000 PSI
   - 4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

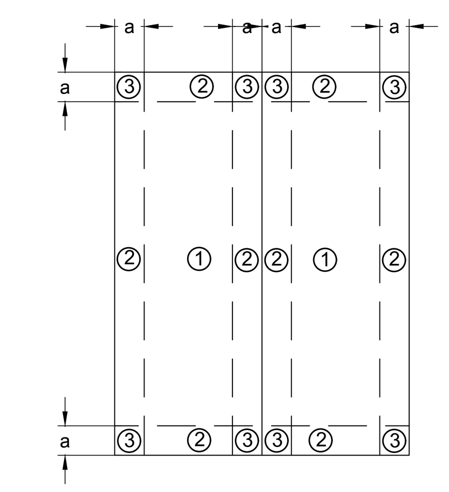
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	39.27 PSF	49.09 PSF
ROOF	± 35.65 PSF	± 44.56 PSF

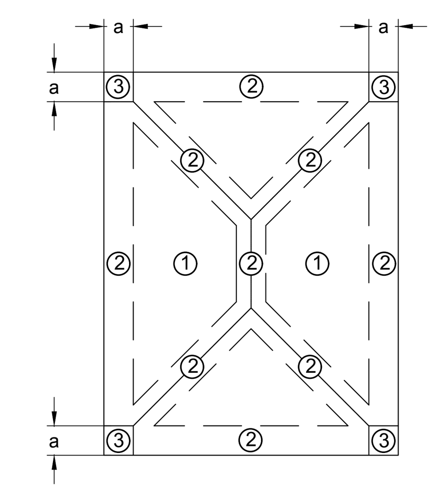
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	32.06	-57.56
ROOF (ZONE 2)	32.06	-79.41
ROOF (ZONE 3)	32.06	-79.41

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	42.99	-46.63	42.99	-46.63	39.92	-43.56	37.98	-41.62
5	42.99	-57.56	42.99	-57.56	39.92	-51.42	37.98	-47.55

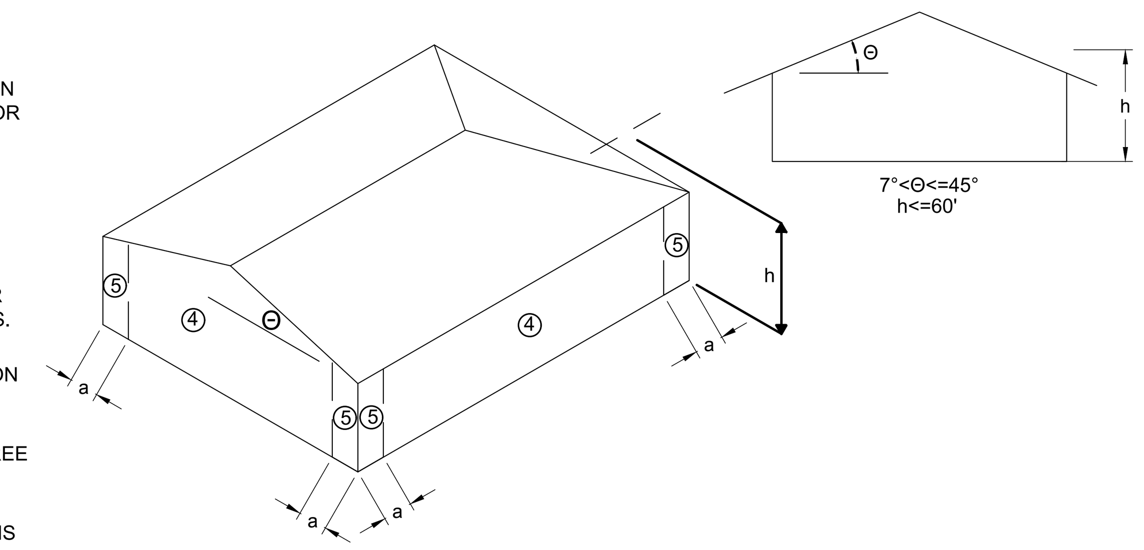
NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.



GABLED ROOF



HIPPED ROOF



CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

N/A

BY	ITEM	DATE

REVISIONS

DRAWN BY SC

APPROVED BY HB

CHECKED BY JH

DATE

TITLE

STRUCTURAL GENERAL NOTES

PROJECT NO. 50171913

S5

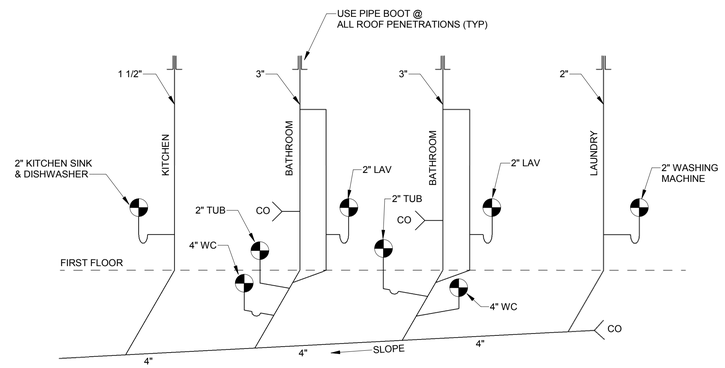
SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWERHEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.
22. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 3BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:07:38 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED, AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING:
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCH FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENTRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR TO PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON..
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

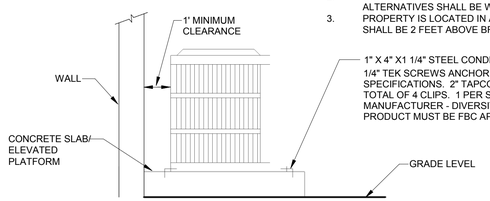
MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 2. IF PLATFORM IS REQUIRED SEE SHEET S3 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.
3. PROPERTY IS LOCATED IN A FLOOD ZONE, ALL MECHANICAL EQUIMENT SHALL BE 2 FEET ABOVE BFE.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
3. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE	

TITLE

GENERAL INFORMATION 3BR WIDE

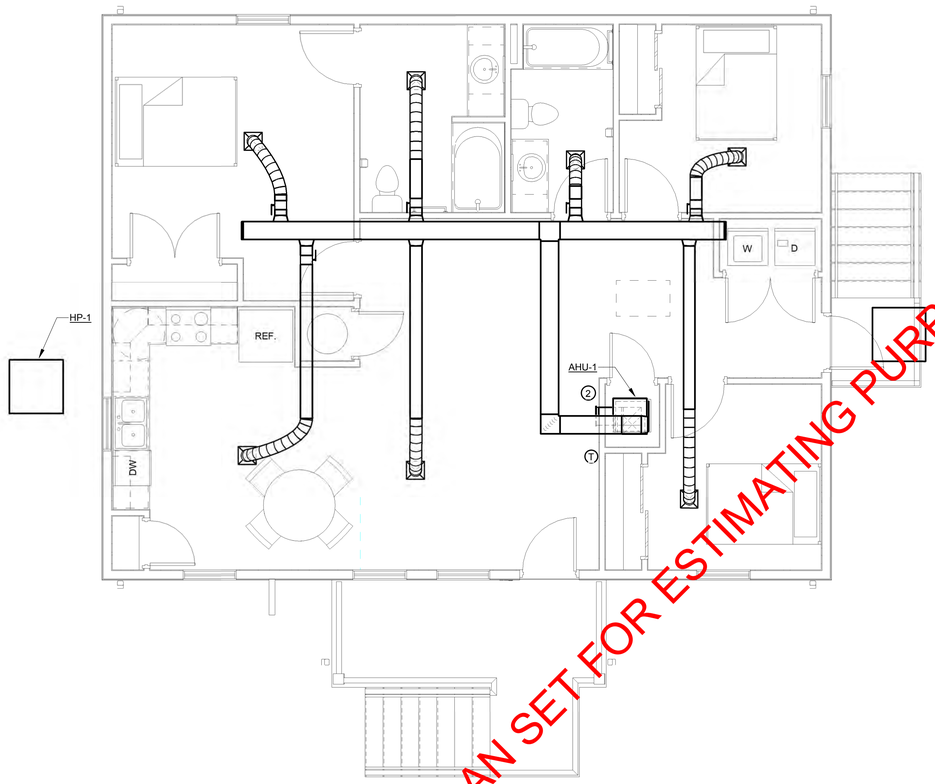
PROJECT NO. 50171913

M0.1

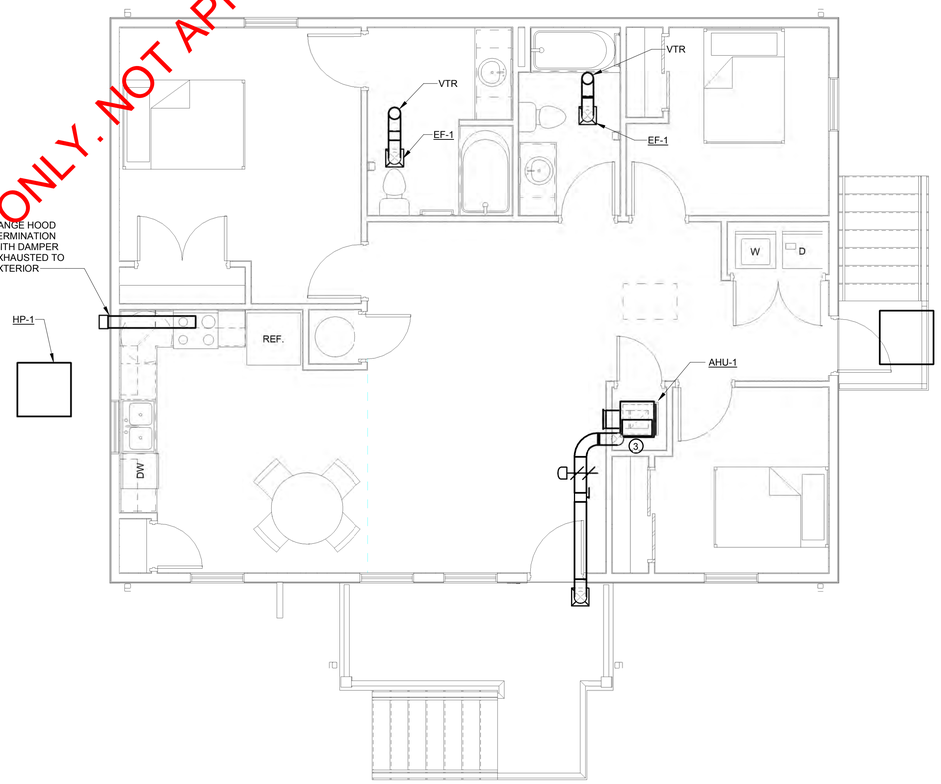
SHEET NO.

6/5/2024 10:37:23 AM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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SEAL

SCALE

1/4" = 1'-0"

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DATE	

TITLE

FLOOR PLANS
3BR WIDE

PROJECT NO. 50171913

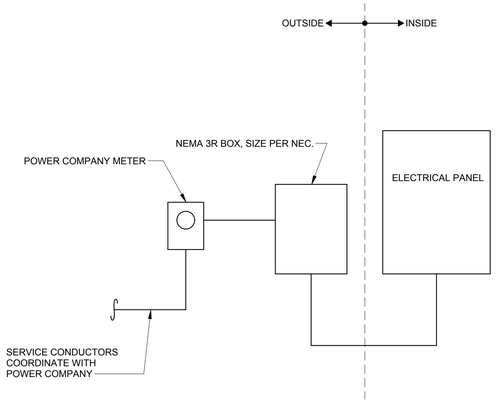
M1.0

SHEET NO.

6/5/2024 10:37:25 AM

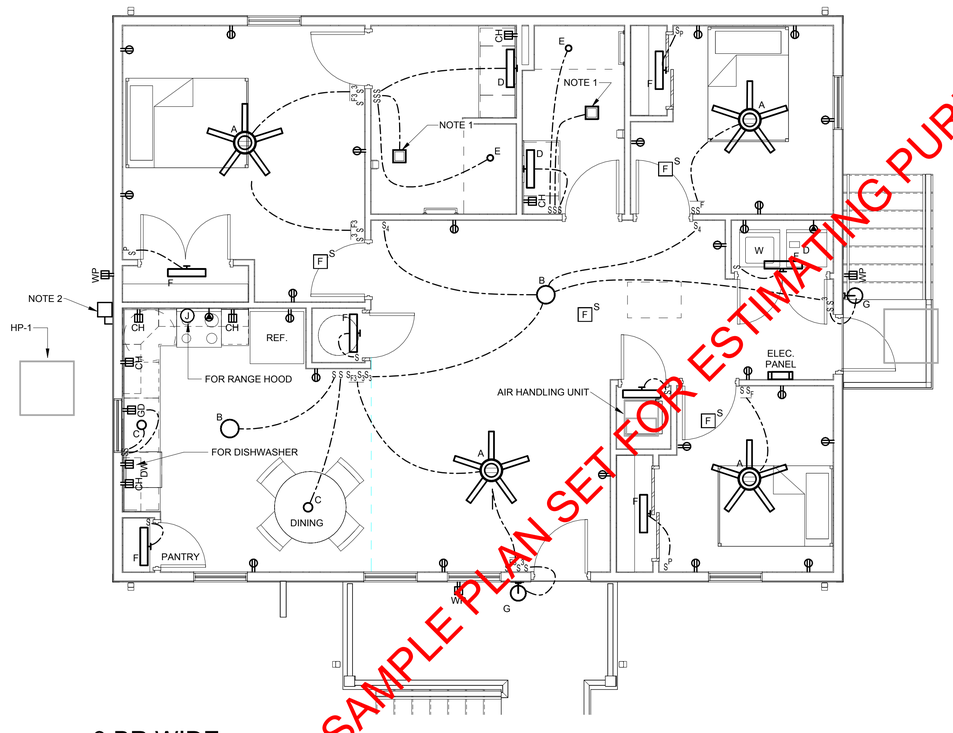
LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE



1 3 BR WIDE

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

ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- JUNCTION BOX
- SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
- RECEPTACLE, SPECIAL
- SWITCH
- SWITCH, 3/W
- SWITCH, 4/W
- SWITCH, FAN
- SWITCH WITH PILOT LIGHT
- LIGHT FIXTURE, WALL MOUNTED
- LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- SMOKE & CARBON MONOXIDE DETECTOR, CEILING

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3'-0" CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY, THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

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SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

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No.	Description	Date

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TITLE

ELECTRICAL PLAN 3 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 10:11:07 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS, CITY
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXX

4 BEDROOM / 2 BATH WIDE PIER

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PROJECT MANAGER
Dewberry Engineers Inc.
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850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

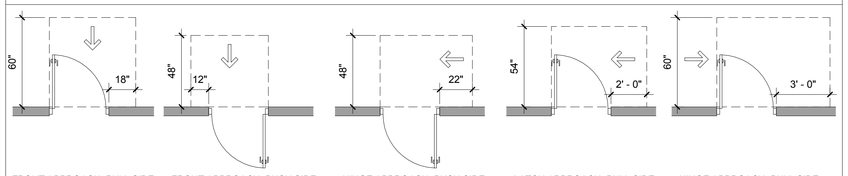
SCE SOUTHEASTERN

Pinellas County

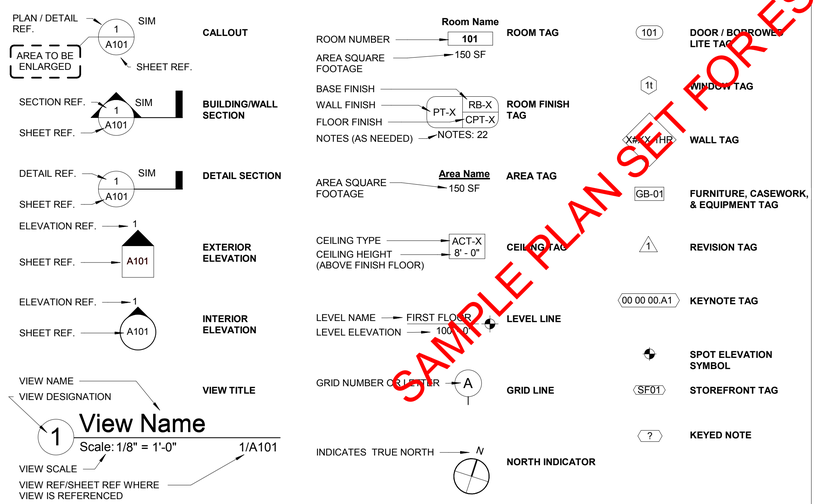
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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- E1.0 FLOOR PLAN

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 19'-8" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,460 SF
UNCONDITIONED	: 117 SF
GROSS	: 1,577 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

	REQUIRED	/ PROVIDED
THERMAL ENVELOPE		
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.40
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE **2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

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INDEX

PROJECT NO. 50171913

G1.01

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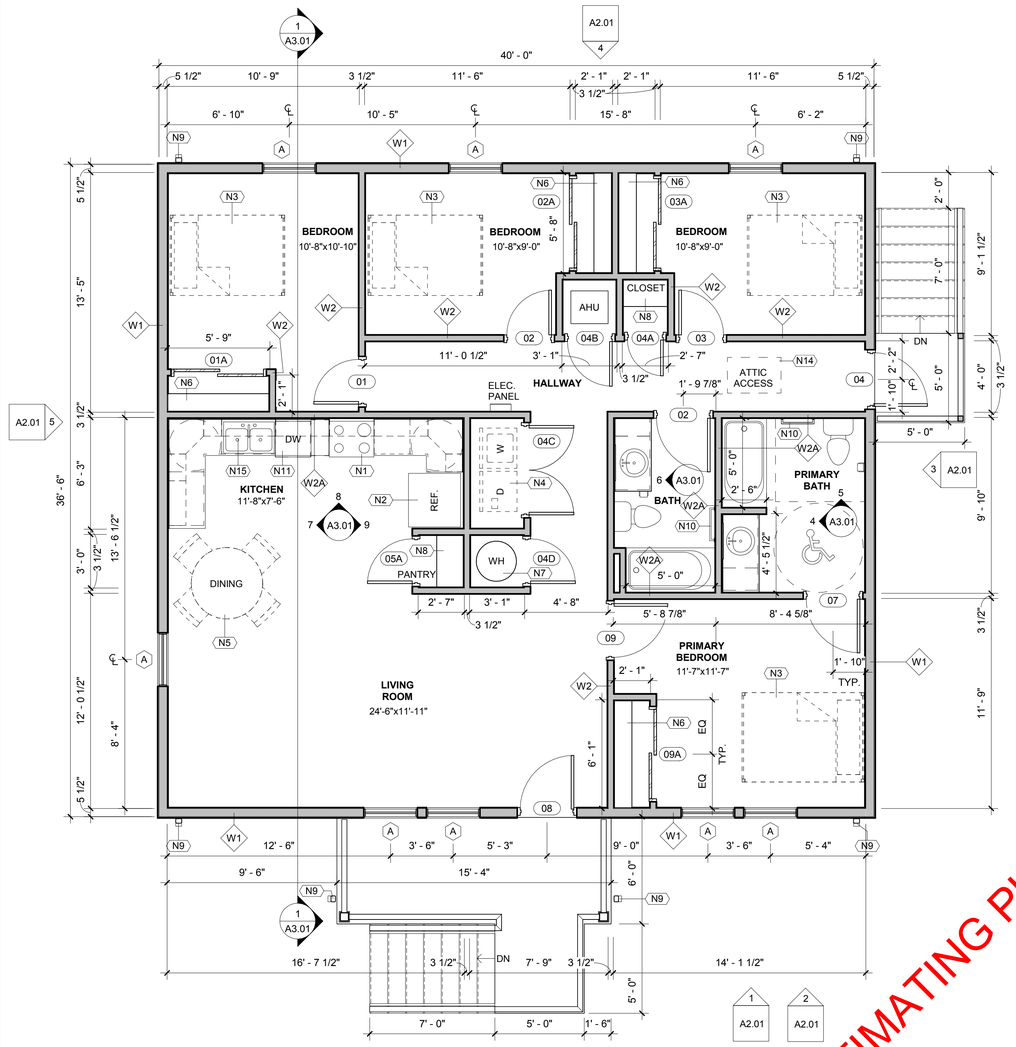
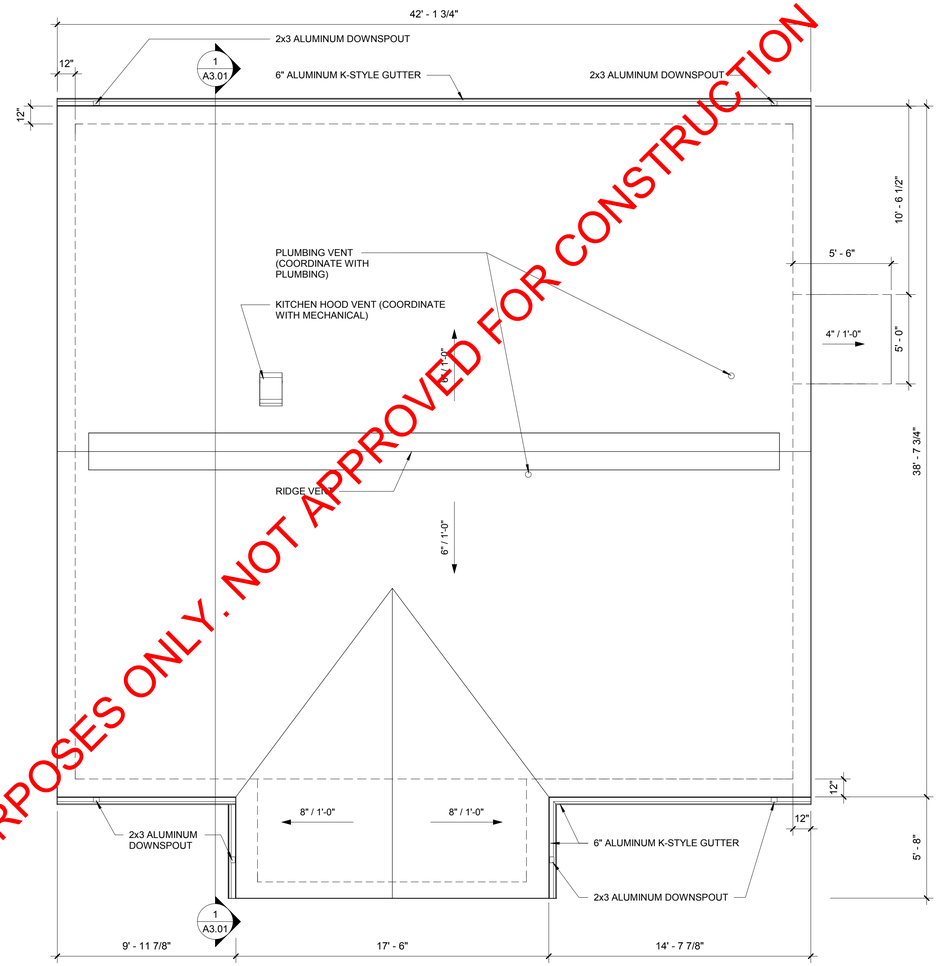


DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

1 FLOOR PLAN - 1,460 SF

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



2 ROOF PLAN

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

NEW WORK KEYED NOTES

NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM (PAINT) ACCESS DIM.: 22"X30"
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	7" ½" GPDW (PAINT); 2x6 WOOD STUDS; R-19 UNFACED BATT INSULATION; 15/32" SHEATHING; HOUSEWRAP; LAP SIDING
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	4 1/2" 2x4 WOOD STUDS; ½" GPDW (PAINT); 3½" SOUND BATTS; ½" GPDW (PAINT)

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1/4" = 1'-0"

4' 2' 0 4'

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FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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9/26/2024 2:53:56 PM

1 FRONT ELEVATION

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

2 FRONT ELEVATION ALTERNATE - HISTORICALLY SENSITIVE

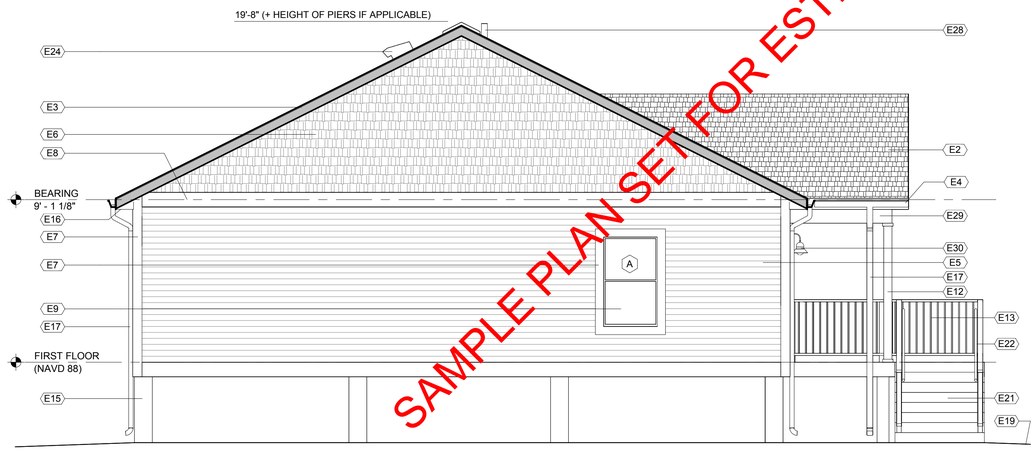
Scale: 1/4" = 1'-0" "NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"

3 RIGHT ELEVATION

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

4 REAR ELEVATION

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

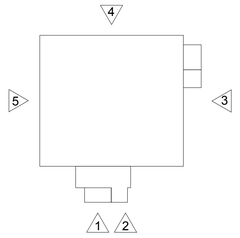


5 LEFT ELEVATION

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

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM.
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E15	CMU PIER (SEE S1)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E21	TREATED WOOD STAIRS, FIELD VERIFY NUMBER OF RISERS.
E22	1 1/2" DIAMETER HANDRAIL (PAINT)
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE S1.01) WITH CEMINTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E34	TREATED 1/2" PLYWOOD ON BOTTOM OF JOISTS WITH R-13 BATT INSULATION BETWEEN JOISTS.
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.



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1/4" = 1'-0"

4' 2' 0 4'

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TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

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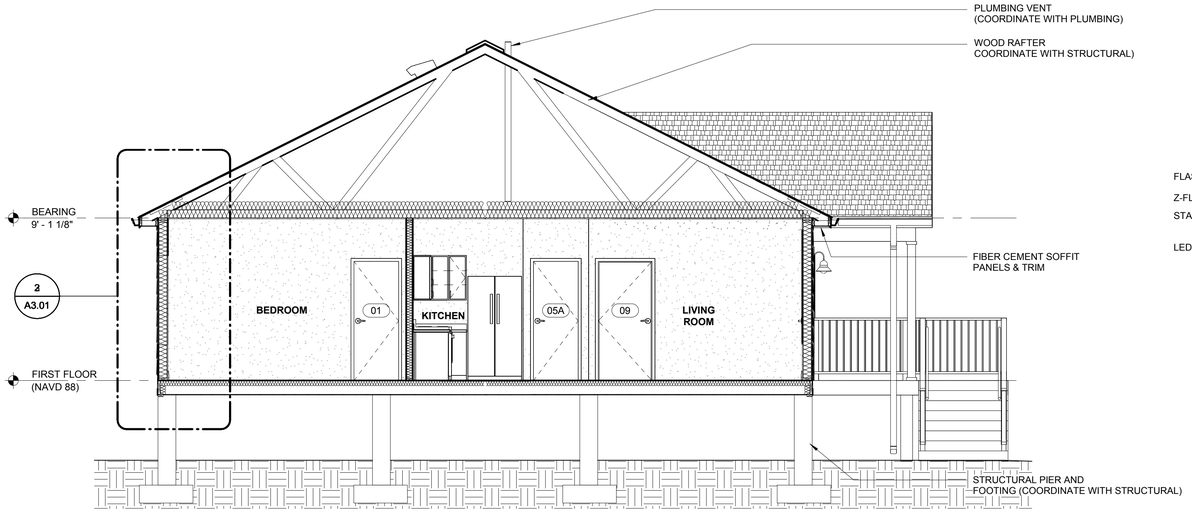
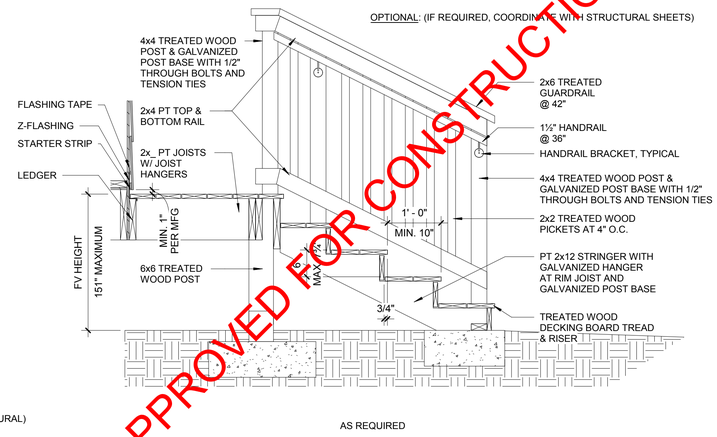


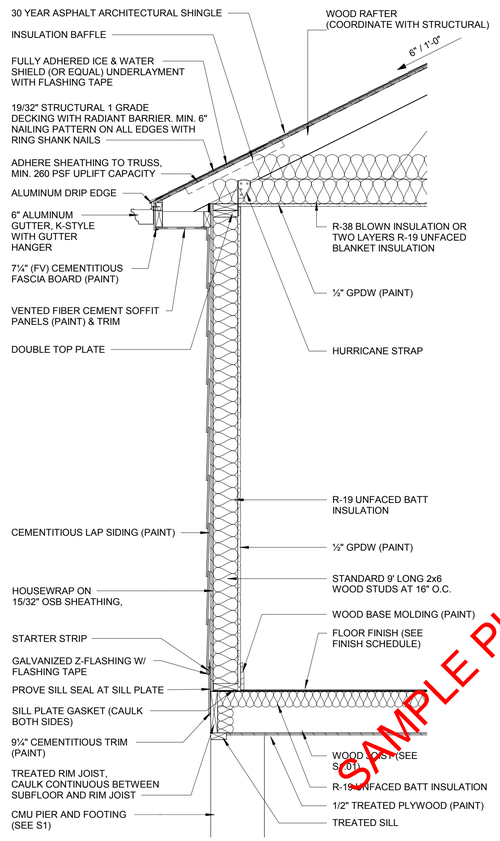
1 LONGITUDINAL BUILDING SECTION

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



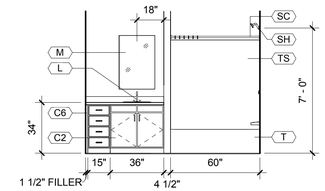
3 STAIR SECTION

Scale: 3/4" = 1'-0"



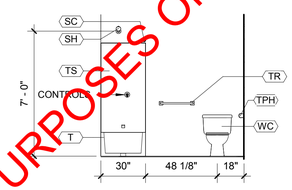
2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



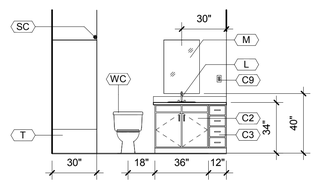
4 PRIMARY BATH ELEVATION

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



5 PRIMARY BATH ELEVATION

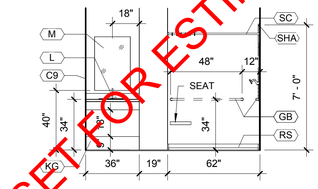
Scale: 1/4" = 1'-0"



6 BATH ELEVATION

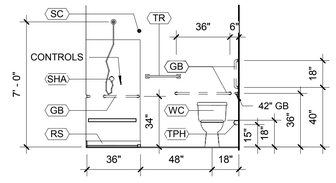
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET



4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

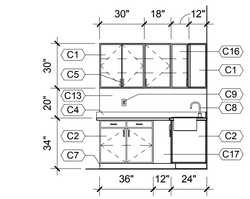
Scale: 1/4" = 1'-0"



5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

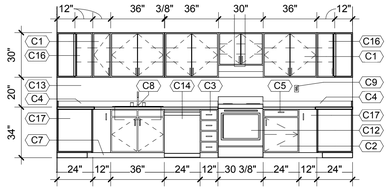
Scale: 1/4" = 1'-0"

CASEWORK KEYED NOTES	
NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DELETE AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE 8⅝₀ᵂ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE



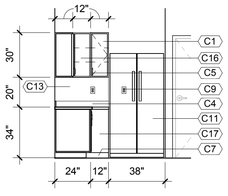
7 KITCHEN ELEVATION

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



8 KITCHEN ELEVATION

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



9 KITCHEN ELEVATION

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

9/26/2024 2:54:00 PM

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
03	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
04	HALLWAY	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
07	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
08	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
09	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

1 WINDOW ELEVATION A

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

DOOR SCHEDULE

No.	DOOR							FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
02	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
03	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
04	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
04A	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04B	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
04C	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
05A	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
08	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
09	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
09A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	8	SERIES 3000/3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4

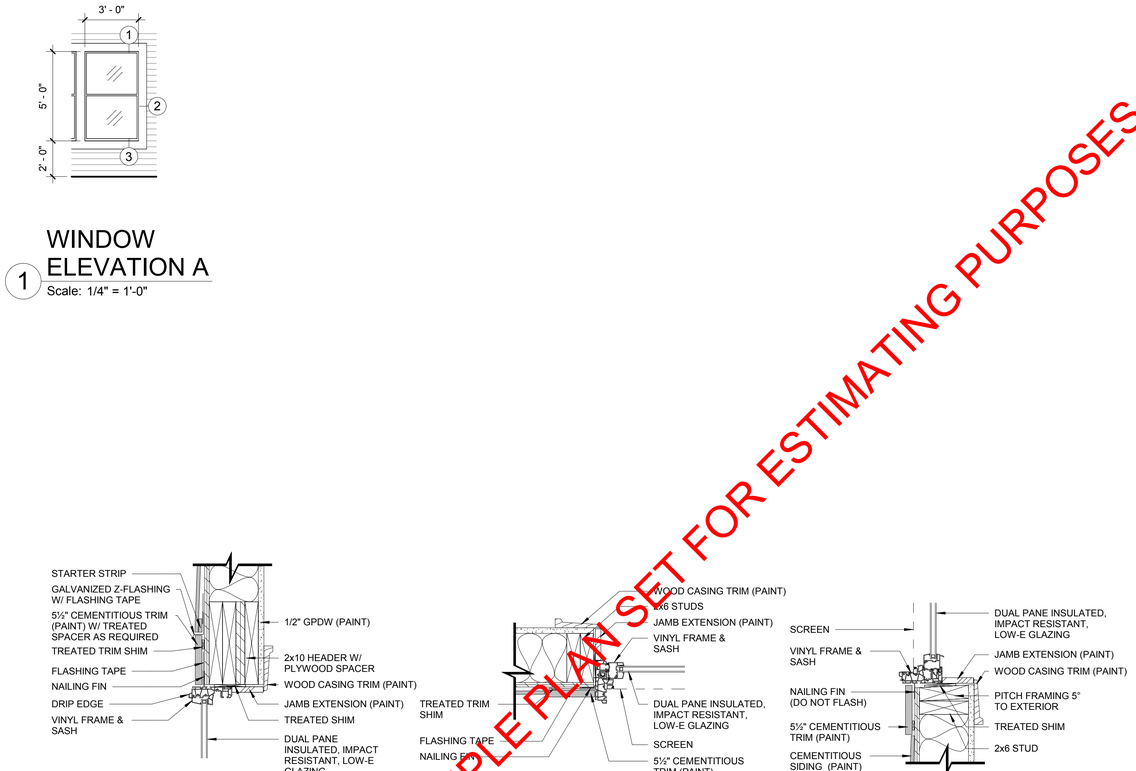
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS

PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION, THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,577 SF IS 10.51 SF. 1,577 SF/150 SF 10.51 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 78.5 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

NET FREE VENTILATING AREA REQUIRED: 10.51 SF
NET FREE VENTILATING AREA PROVIDED: 78.5 SF

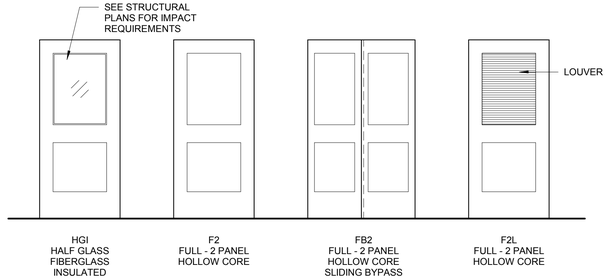


FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

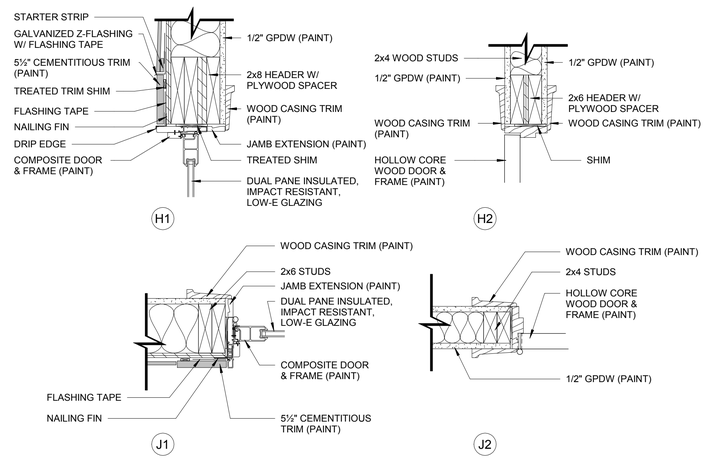
2 WINDOW DETAILS

Scale: 1 1/2" = 1'-0"



3 DOOR DESIGNS

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



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

4 HEAD & JAMB DETAILS

Scale: 1 1/2" = 1'-0"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

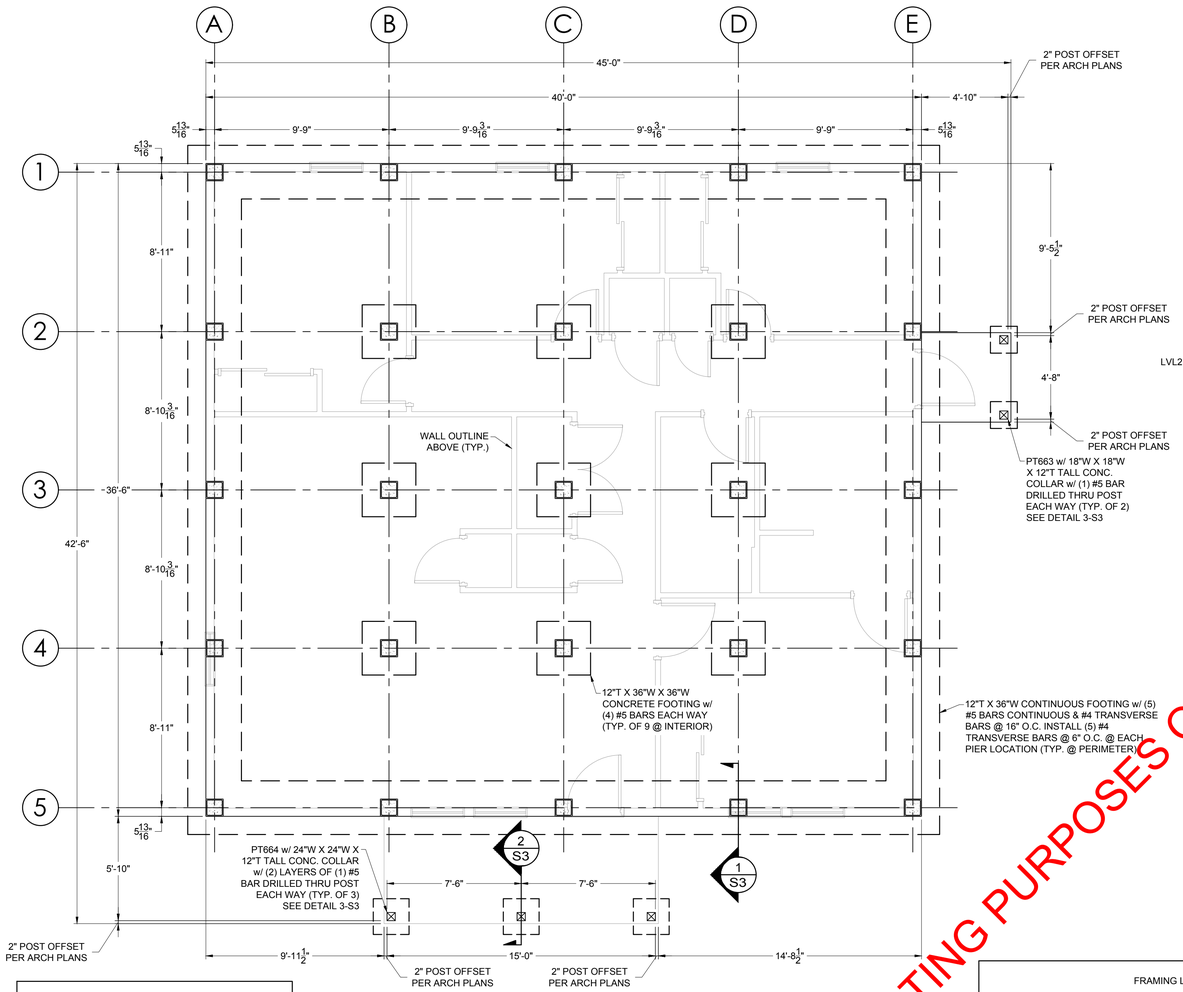
FINISH, DOOR, & WINDOW SCHEDULES AND DETAILS

PROJECT NO. 50171913

A6.01

SHEET NO.

9/26/2024 2:54:01 PM



FLOOD ZONE NOTE:
F.F.E. SHALL BE A MINIMUM OF 2' ABOVE AE BASE FLOOD ELEV.

FOR CONSTRUCTION BELOW THE AE BASE FLOOD ELEVATION:

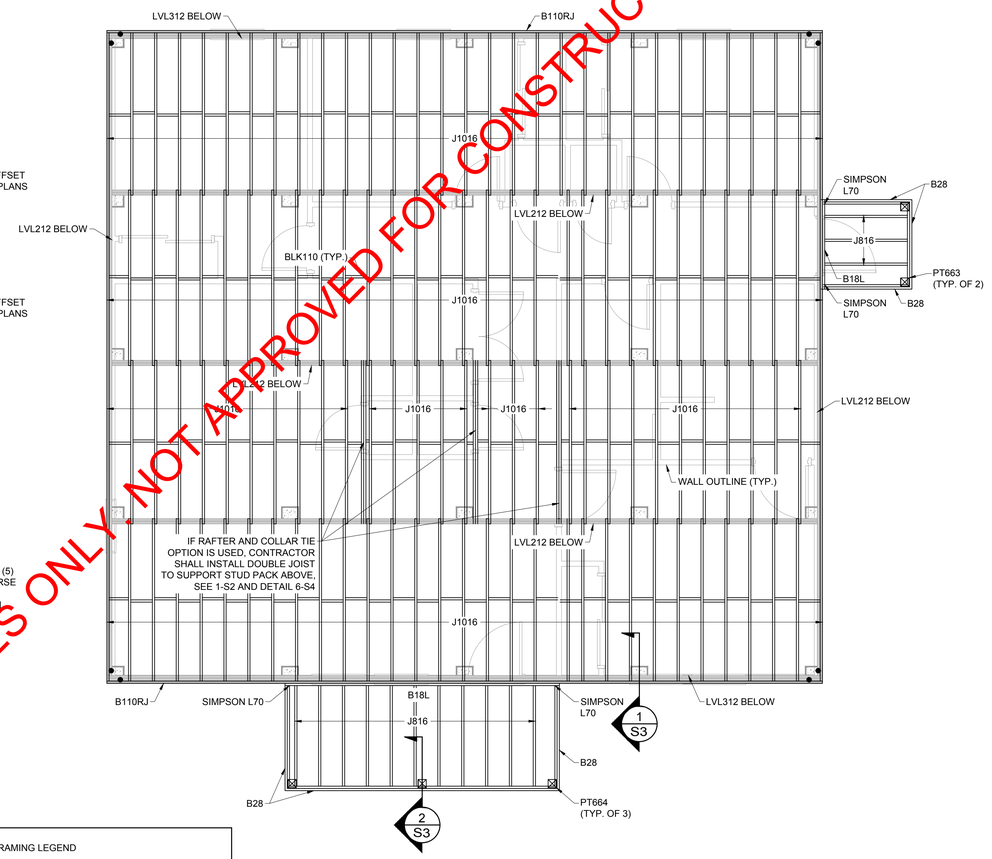
1. ALL WOOD, INCLUDING FLOOR SHEATHING, SHALL BE PRESSURE TREATED.
2. FASTENERS AND CONNECTORS MADE OF STAINLESS STEEL AND HOT-DIPPED ZINC-COATED GALVANIZED STEEL ARE RECOMMENDED.
3. INSULATION MUST BE SPRAYED POLYURETHANE FOAM (SPUF) OR CLOSED-CELL PLASTIC FOAMS.
4. DOOR AND WINDOW OPENINGS SHALL BE IN ACCORDANCE WITH SECTION R322.2.2 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023).
5. FLOOD VENTS SHALL BE INSTALLED (MINIMUM OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA) HAVING A TOTAL NET AREA OF NOT LESS THAN 1 SQ. IN. FOR EVERY SQ. FT. OF ENCLOSED AREA SUBJECT TO FLOODING.

1/S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
2. ☐ - INDICATES LOCATION OF 12 X 12 **(OR) 16 X 16 (DOUBLE BLOCK)** CONC. FILLED CMU PIER w/ (4) #5 VERTICAL REINFORCING BARS INTO FOOTING. SEE DETAIL 4-S5 (TYP. OF 20)



2/S1 FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ▬ - INDICATES LOCATION OF GIRDER TRUSS OR ENGINEERED BEAM
2. ▨ - INDICATES LOCATION OF 12 X 12 **(OR) 16 X 16 (DOUBLE BLOCK)** CMU PIER BELOW
3. ● - INDICATES LOCATION OF 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO TOP OF CONCRETE PIER w/ SIMPSON SET-3G EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUD5. WHERE APPLICABLE, CONNECT THREADED ROD TO BOTTOM OF LVL GIRDER THROUGH 3/4" HOLE (MAX) & ATTACH w/ 3" X 3" X 3 GA SQUARE WASHER & NUT. (TYP. @ LOCATIONS SHOWN ON FRAMING PLAN)
4. INSTALL (2) 12d TOE NAILS @ ALL FLOOR JOIST TO LVL CONNECTIONS (TYP.)

FRAMING LEGEND	
LVL312	2.0E 11-7/8" (3) PLY **P.T.** LVL (OR) 2.0E 5-1/4" X 11-7/8" **P.T.** PARALLAM GIRDER. FASTEN TO TOP OF CMU PIER w/ SIMPSON HD5B
LVL212	2.0E 11-7/8" (2) PLY **P.T.** LVL (OR) 2.0E 3-1/2" X 11-7/8" **P.T.** PARALLAM GIRDER. FASTEN TO TOP OF CMU PIER w/ SIMPSON HD5B
J1016	2 X 10 P.T. #2 S.P. JOIST @ 16" O.C. (MAX.)
J816	2 X 8 P.T. #2 S.P. JOIST @ 16" O.C. (MAX.) w/ SIMPSON LUS26 @ EACH END
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
B110RJ	2 X 10 P.T. #2 S.P. RIM JOIST w/ (4) 12D NAILS @ EACH JOIST CONNECTION
BLK110	2 X 10 P.T. #2 S.P. BLOCKING BETWEEN JOISTS @ MID-SPAN w/ (3) 12D NAILS @ EACH END (TYP.)
PT664	6 X 6 P.T. #2 S.P. POST w/ 4' MIN. EMBED. DEPTH
PT663	6 X 6 P.T. #2 S.P. POST w/ 3' MIN. EMBED. DEPTH

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

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Southeastern Consulting Engineers, Inc.
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850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

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CHECKED BY	JH
DATE	

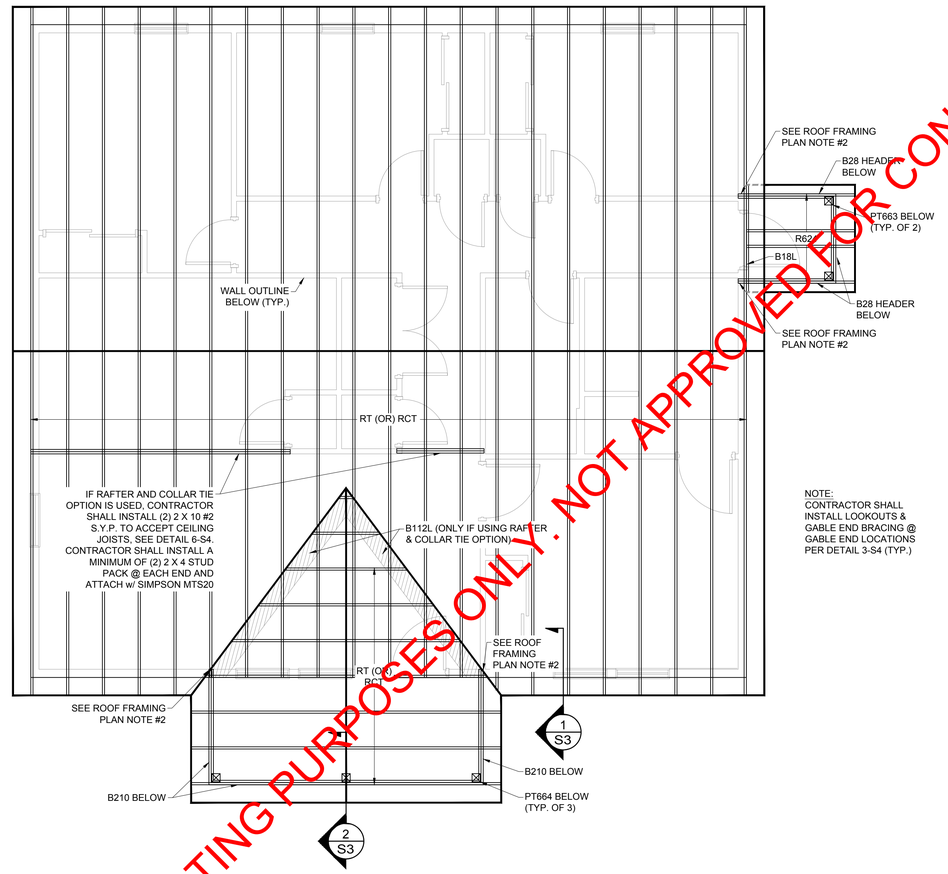
TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO. 50136116

S1

SHEET NO.



NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 3-S4 (TYP.)

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

1/S2 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A (OR H10A-2/MTS20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL (2) SIMPSON MSTA36 @ STUD PACK TO RIM JOIST TO LVL GIRDER CONNECTION BELOW.

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO P.T. GIRDERS FOR ALL STUD PACKS.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 6-S4
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT664	6 X 6 P.T. #2 S.P. POST w/ 4' MIN. EMBED. DEPTH
PT663	6 X 6 P.T. #2 S.P. POST w/ 3' MIN. EMBED. DEPTH

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Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

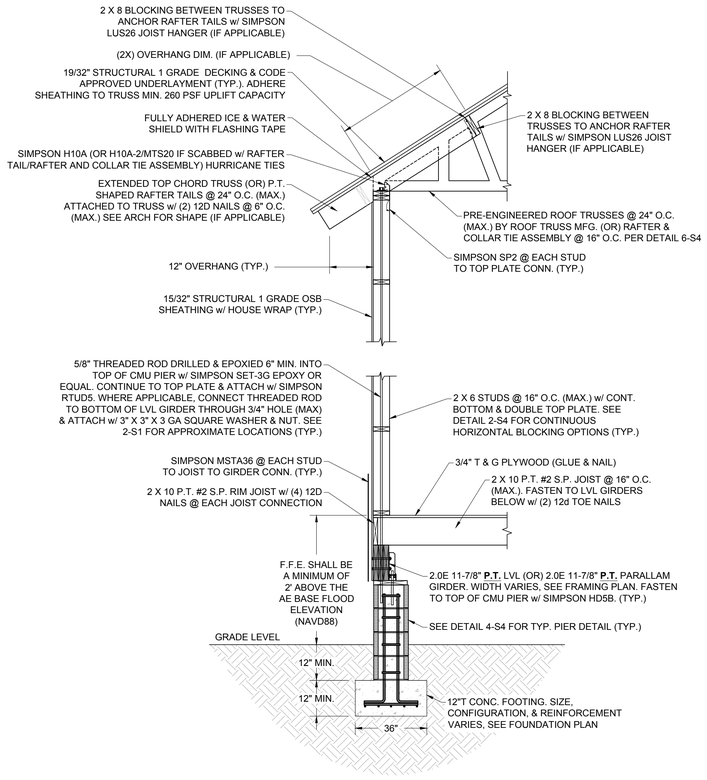
DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL PLAN VIEWS

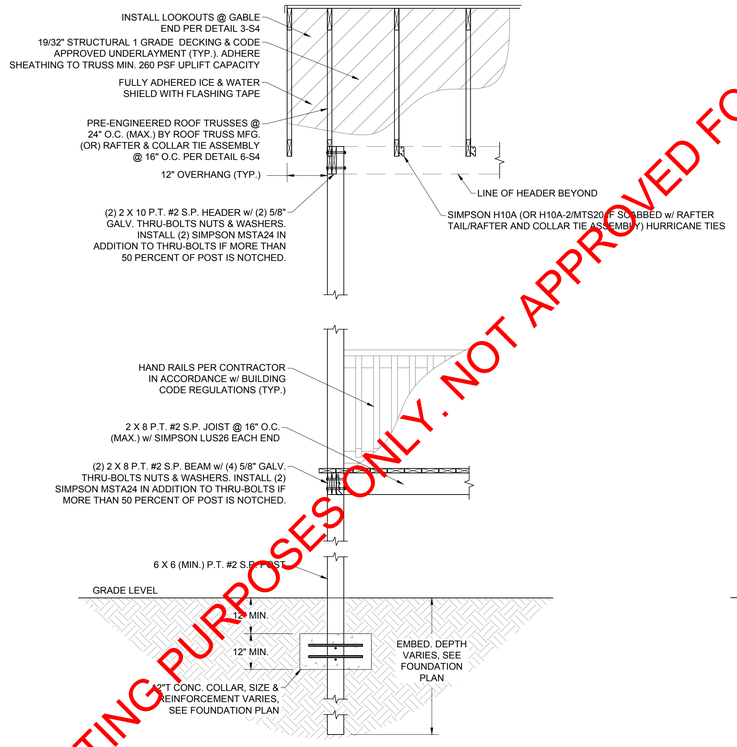
PROJECT NO. 50136116

S2

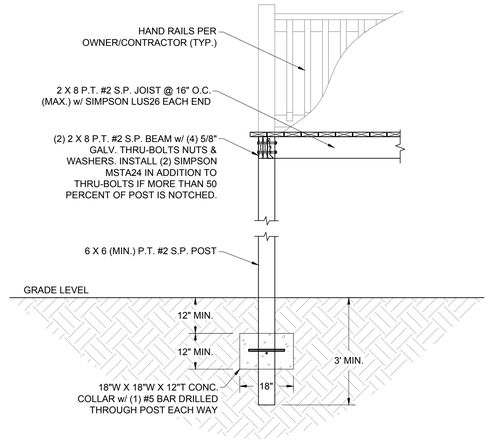
SHEET NO.



1 S3 TYPICAL WALL SECTION
SCALE: N.T.S.



2 S3 TYP. COVERED DECK DETAIL
SCALE: N.T.S.



3 S3 TYP. LANDING DETAIL
SCALE: N.T.S.

NOTES:
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2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
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Southeastern Consulting Engineers, Inc.
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Wewahitchka, FL 32465
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Pinellas County

SEAL

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VARIES

BY	ITEM	DATE

REVISIONS

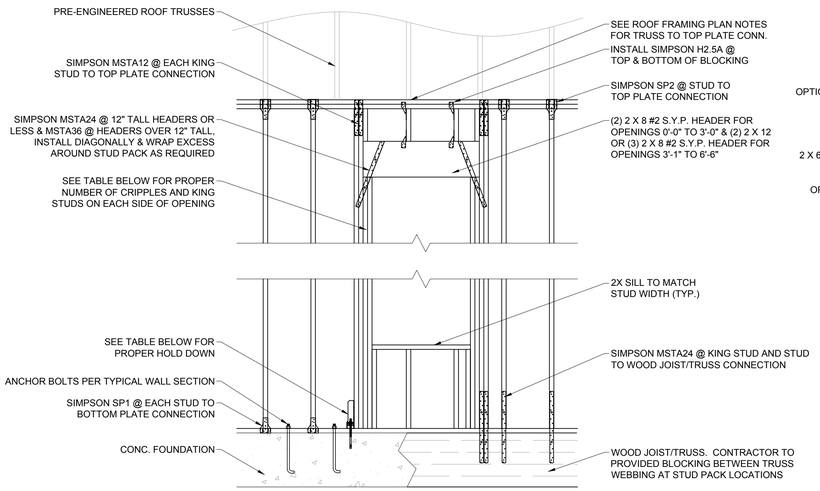
DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL PLAN VIEWS & DETAILS

PROJECT NO. 50136116

S3
SHEET NO.

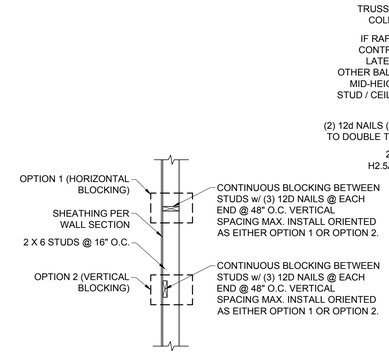
NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



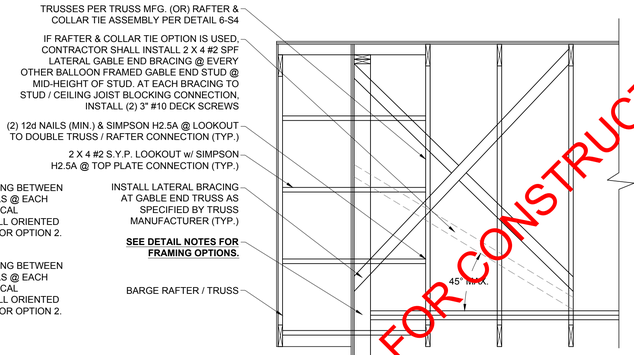
NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 4' - 6"	(2) SIMPSON H2.5A
4 - 7" TO 10' - 0"	SIMPSON HD3B

1 S4 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



2 S4 STUD BLOCKING OPTIONS
SCALE: N.T.S.



3 S4 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

GABLE END OPTIONS:

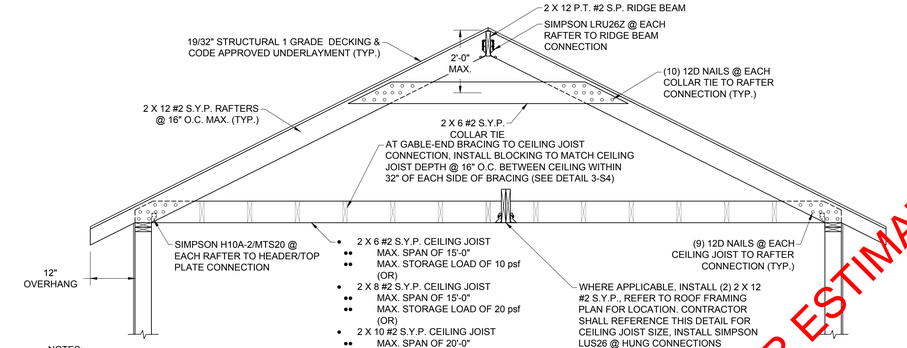
1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

•• CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
•• CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
•• CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

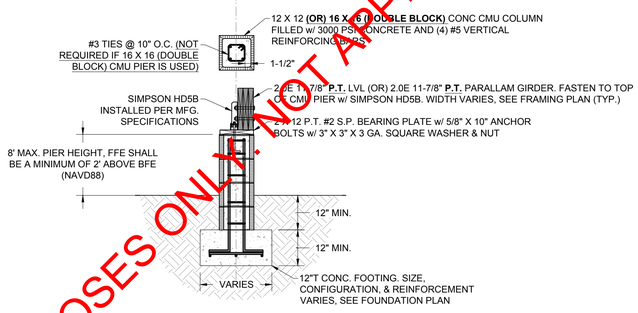
•• CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.



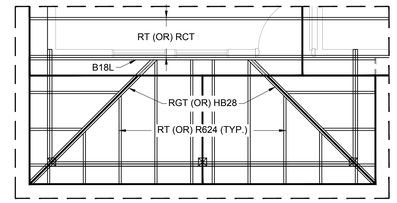
NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

6 S4 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

NOTE:
CONTRACTOR TO VERIFY PIER HEIGHT PRIOR TO FOUNDATION CONSTRUCTION.



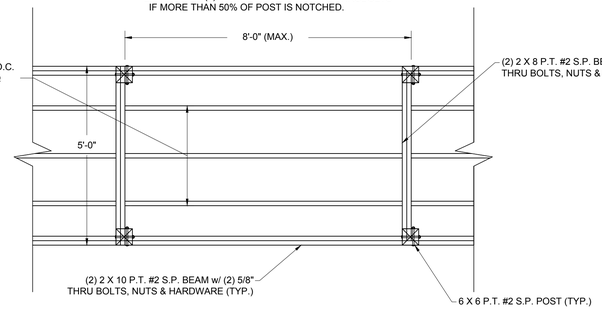
4 S4 TYPICAL CMU PLAN VIEW & SECTION
SCALE: N.T.S.



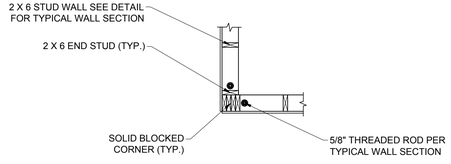
5 S4 FRONT PORCH HIP ROOF OPTION
SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:
1. ATTACH ALL PORCH RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A HURRICANE TIES.
2. SEE 1-S2 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 6-S4

NOTE:
1. RAMP MUST MEET ALL APPLICABLE ADA, LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. INSTALL (2) MSTA24 IN ADDITION TO THRUBOLTS IF MORE THAN 50% OF POST IS NOTCHED.



7 S4 TYP. RAMP FRAMING DETAIL
SCALE: N.T.S.



8 S4 SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

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TITLE
STRUCTURAL PLAN VIEWS & DETAILS

PROJECT NO. 50136116

S4
SHEET NO.

5 4 3 2 1

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

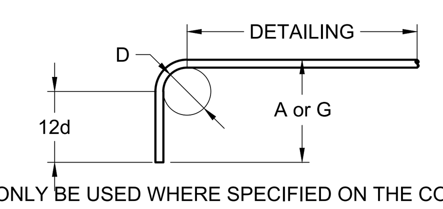
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     - CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     - COLUMN TIES — 1 ¾" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 2900 PSI
     - HORIZONTAL SHEAR F_V = 290 PSI
     - MODULUS OF ELASTICITY E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 2510 PSI
     - HORIZONTAL SHEAR F_V = 285 PSI
     - MODULUS OF ELASTICITY E = 2,000,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 1835 PSI
     - HORIZONTAL SHEAR F_V = 425 PSI
     - MODULUS OF ELASTICITY E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR F_V = 300 PSI
     - MODULUS OF ELASTICITY E = 2,100,000 PSI
   - 4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 740 PSI
     - HORIZONTAL SHEAR F_V = 300 PSI
     - MODULUS OF ELASTICITY E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

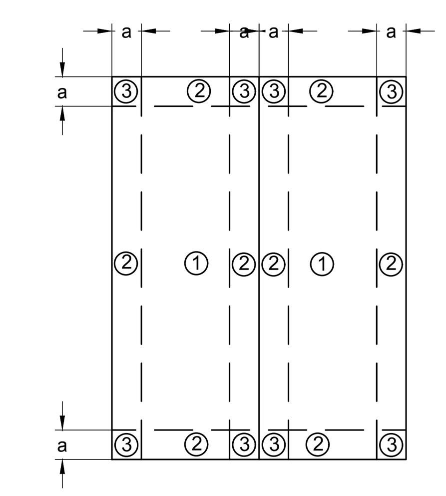
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

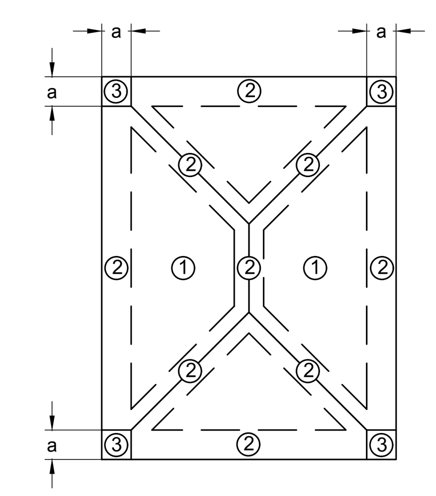
MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	40.88 PSF	51.10 PSF
ROOF	± 34.90 PSF	± 43.63 PSF

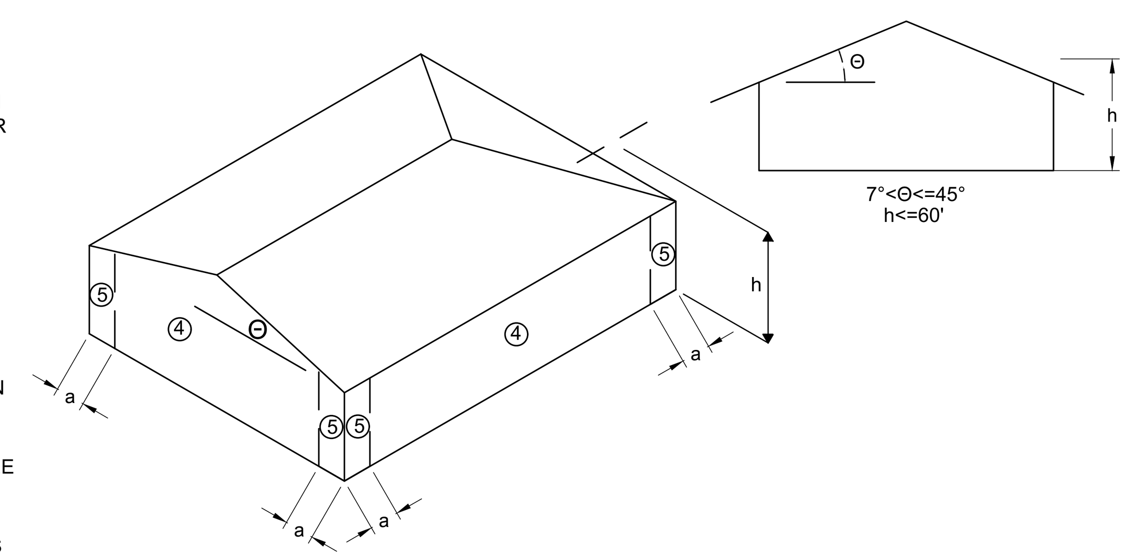
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	28.62	-61.64
ROOF (ZONE 2)	28.62	-98.33
ROOF (ZONE 3)	28.62	-116.68

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	43.30	-46.96	43.30	-46.96	40.20	-43.87	38.25	-41.92
5	43.30	-57.97	43.30	-57.97	40.20	-51.79	38.25	-47.89

NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.







CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

N/A

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GENERAL NOTES

PROJECT NO. 50136116

S5

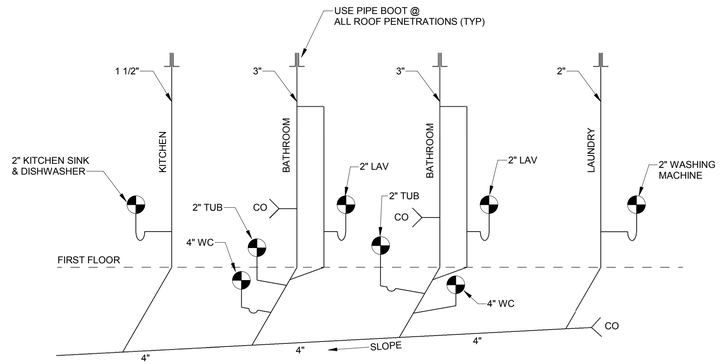
SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODE.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. INCLUDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.
22. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 4BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:12:22 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR TO PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

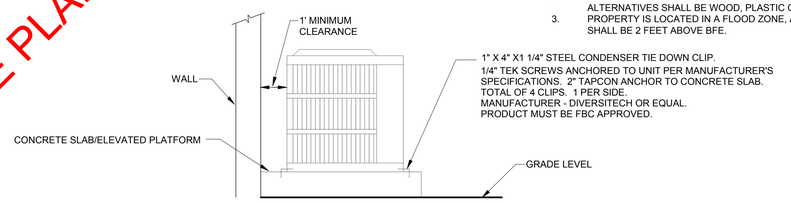
MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
3. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 3. IF PLATFORM IS REQUIRED SEE SHEET S3 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.
3. PROPERTY IS LOCATED IN A FLOOD ZONE, ALL MECHANICAL EQUIMENT SHALL BE 2 FEET ABOVE BFE.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

Dewberry

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
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DATE	

TITLE

GENERAL INFORMATION 4BR WIDE

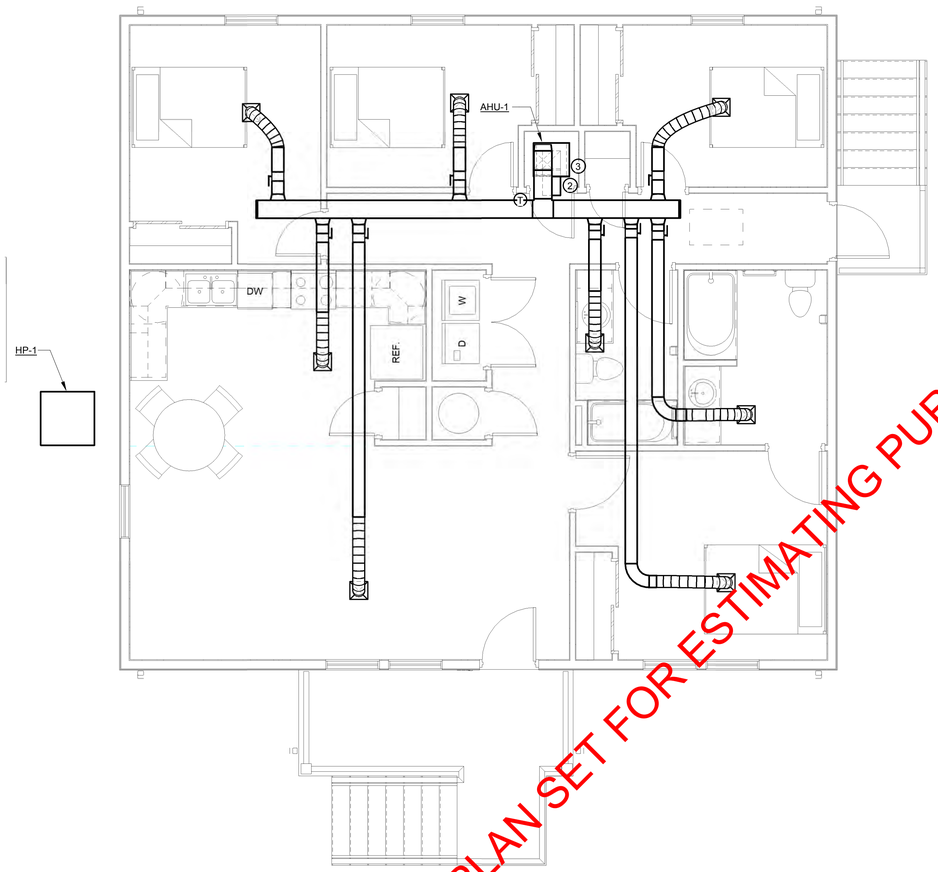
PROJECT NO. 50171913

M0.1

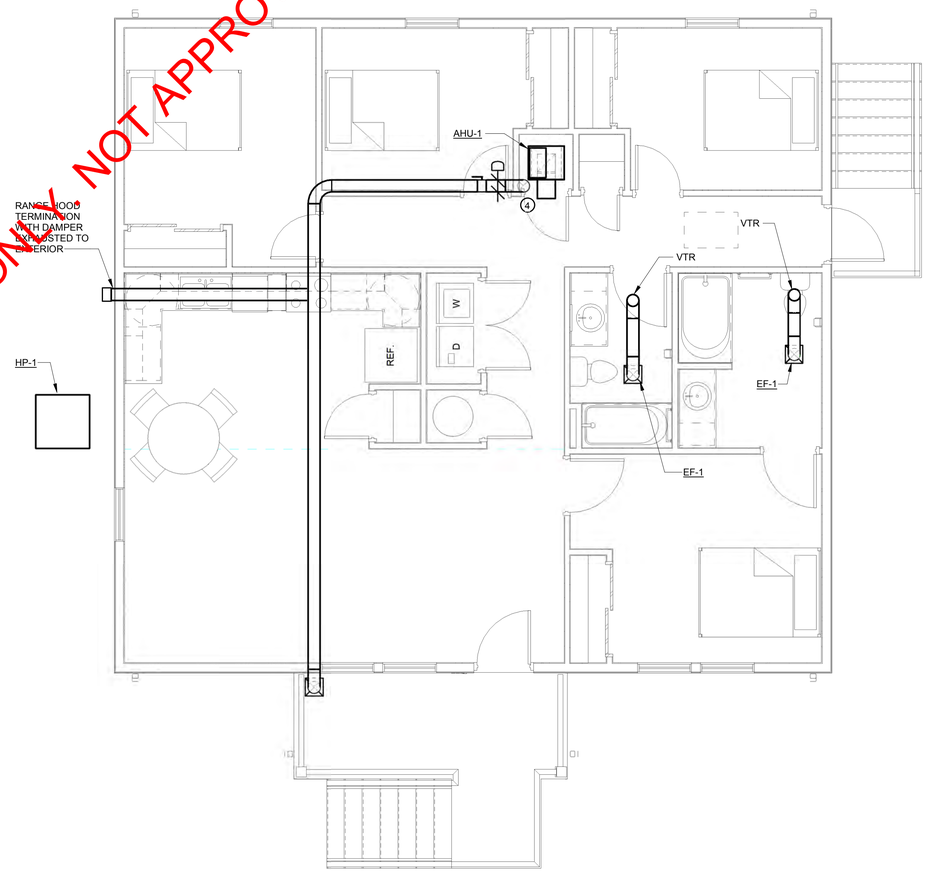
SHEET NO.

6/5/2024 10:51:53 AM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY - NOT APPROVED FOR CONSTRUCTION

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. PROVIDE LOUVER IN DOOR.
3. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
4. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

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DATE	

TITLE

FLOOR PLANS
4BR WIDE

PROJECT NO. 50171913

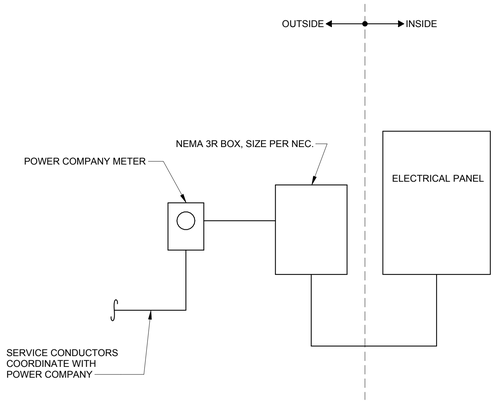
M1.0

SHEET NO.

6/5/2024 10:51:55 AM

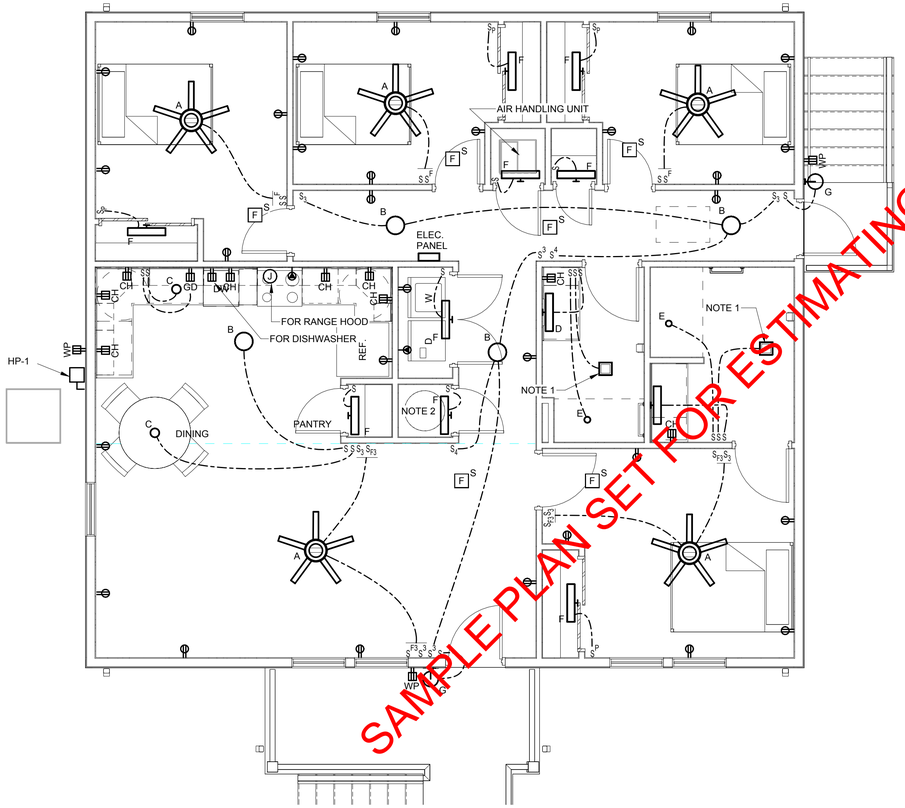
LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE



1 4 BR WIDE
Scale: 1/4" = 1'-0"

ELECTRICAL LEGEND

	CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
J	JUNCTION BOX
	SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
	RECEPTACLE, DUPLEX, NEMA 5-20R
	RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
	RECEPTACLE, SPECIAL
S	SWITCH
S^3	SWITCH, 3/W
S^4	SWITCH, 4/W
S^F	SWITCH, FAN
S^P	SWITCH WITH PILOT LIGHT
A	LIGHT FIXTURE, WALL MOUNTED
A	LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
A	CEILING FAN WITH INTEGRAL LIGHT FIXTURE
	EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
F S	SMOKE & CARBON MONOXIDE DETECTOR, CEILING

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3'-0" CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY BE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

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SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

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No.	Description	Date

REVISIONS

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DATE	

TITLE

ELECTRICAL PLAN 4 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 10:12:51 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXXX

2 BEDROOM / 2 BATH WIDE SLAB (CMU)

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

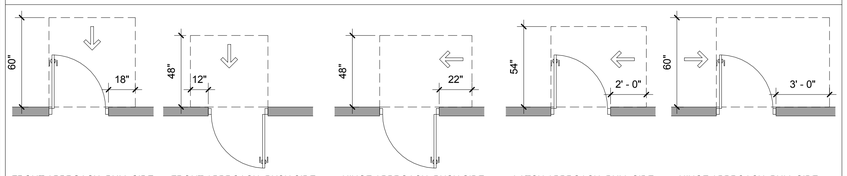
SCE SOUTHEASTERN

Pinellas County

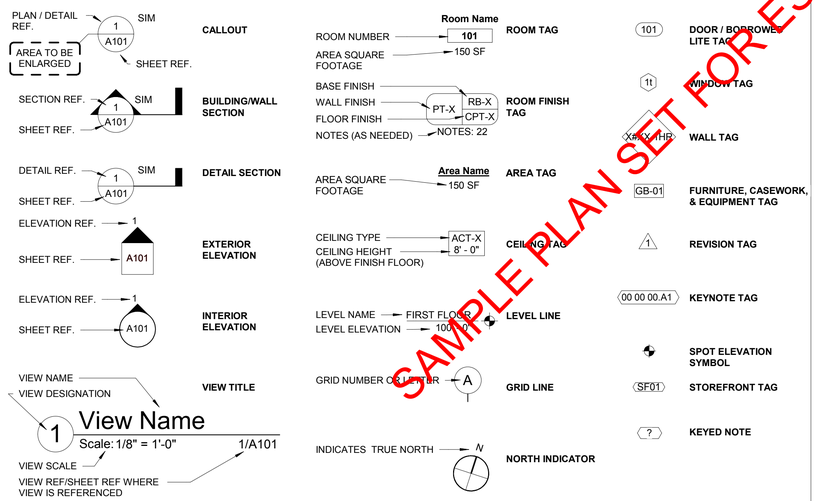
STANDARD ABBREVIATIONS

@	- AT
ACT	- ACOUSTIC CEILING TILE
ADD'N	- ADDITION
ADD'L	- ADDITIONAL
ADJ	- ADJACENT
AFF	- ABOVE FINISH FLOOR
AL	- ALUMINUM
ALT	- ALTERNATE
APPROX	- APPROXIMATE
AUTO	- AUTOMATIC
BLDG	- BUILDING
BRG	- BEARING
BSMT	- BASEMENT
BTM	- BOTTOM
BTW'N	- BETWEEN
CAB	- CABINET
CB	- CHALK BOARD
CG	- CORNER GUARD
CFS	- CLEAR FLOOR SPACE
CJ	- CONTROL JOINT
CL	- CENTER LINE
CLG	- CEILING
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CO	- CLEAN OUT
COL	- COLUMN
CONC	- CONCRETE
CONT	- CONTINUOUS
CPT	- CARPET
CT	- CERAMIC TILE
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIM	- DIMENSION
DIR	- DIRECTOR
DN	- DOWN
DR	- DOCTOR
DS	- DOWNSPOUT
DTL	- DETAIL
DWG'S	- DRAWINGS
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRIC / ELECTRICAL
ELEV	- ELEVATION
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER
EQ	- EQUAL
EX	- EXISTING
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FD	- FLOOR DRAIN
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FFD	- FLUSHING FLOOR DRAIN
FFE	- FINISH FLOOR ELEVATION
FIN	- FINISH
FLR	- FLOOR
FTG	- FOOTING
GA	- GAUGE
GALV	- GALVANIZED
GC	- GENERAL CONTRACTOR
GPDW	- GYPSUM DRY WALL
GYP BD	- GYPSUM WALL BOARD
HB	- HOSE BIB
HDW	- HARDWARE
HDWRE	- HARDWARE
HGT	- HEIGHT
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HVAC	- HEATING / VENTILATING / AIR CONDITIONING
ID	- INSIDE DIAMETER
IN	- INCH
INSUL	- INSULATION OR INSULATING
INT	- INTERIOR
INV	- INVERT
JC	- JANITORS CLOSET
L	- LONG
LAM	- LAMINATE(D)
LAV	- LAVATORY
LRV	- LIGHT REFLECTANCE VALUE
LVL	- LEVEL
MAX	- MAXIMUM
MECH	- MECHANICAL
MFG	- MANUFACTURER
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MO	- MASONRY OPENING
MR	- MOISTURE RESISTANT
MTL	- METAL
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OC	- ON CENTER
OD	- OUTSIDE DIAMETER
OFC	- OFFICE
OPP	- OPPOSITE
OPP HD	- OPPOSITE HAND
OVHD	- OVERHEAD
OS	- OVERFLOW SCUPPER
PC	- PIECE
PED	- PEDIATRICIAN
PLAM	- PLASTIC LAMINATE
PM	- PROJECTOR MOUNT
PS	- PROJECTOR SCREEN
PT	- PORCELAIN TILE
PVC	- POLYVINYL CHLORIDE
QT	- QUARRY TILE
QTY	- QUANTITY
R OR RAD	- RADIUS
RD	- ROOF DRAIN
REF	- REFERENCE
REINF	- REINFORCING
REQ'D	- REQUIRED
REV	- REVERSED
RFG	- ROOFING
RH	- RIGHT HAND
RLC	- RECESSED LOCKABLE CABINET
RM	- ROOM
RO	- ROUGH OPENING
SCHED	- SCHEDULE
SF	- SQUARE FOOT
SHT	- SHEET
SI	- SQUARE INCH
SIM	- SIMILAR
SPEC	- SPECIFICATION(S)
SQ	- SQUARE
SS	- STAINLESS STEEL
ST	- STORAGE
STD	- STANDARD
STRG	- STORAGE
STRUCT	- STRUCTURAL OR STRUCTURE
SUSP	- SUSPEND(ED)
SYM	- SYMMETRICAL
TB	- TACK BOARD
TS	- TACK STRIP
TYP	- TYPICAL
UNO	- UNLESS NOTED OTHERWISE
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VOC	- VOLATILE ORGANIC COMPOUND
VTR	- VENT THROUGH ROOF
W	- WIDE OR WIDTH
W/	- WITH
W/O	- WITHOUT
WD	- WOOD
WWF	- WELDED WIRE FABRIC

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



SHEET INDEX

GENERAL
- G1.01 INDEX

CIVIL
- C1.0 SURVEY
- C2.0 EXISTING AND PROPOSED SITE OVERLAY
- C2.1 PROPOSED SITE AND DRAINAGE PLAN

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- A3.01 BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS
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STRUCTURAL
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ELECTRICAL
- E1.0 FLOOR PLAN

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK, MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 17'-2" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,138 SF
UNCONDITIONED	: 115 SF
GROSS	: 1,253 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

THERMAL ENVELOPE	REQUIRED	/ PROVIDED
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE :**2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

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No.	Description	Date

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DATE	

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INDEX

PROJECT NO. 50171913

G1.01

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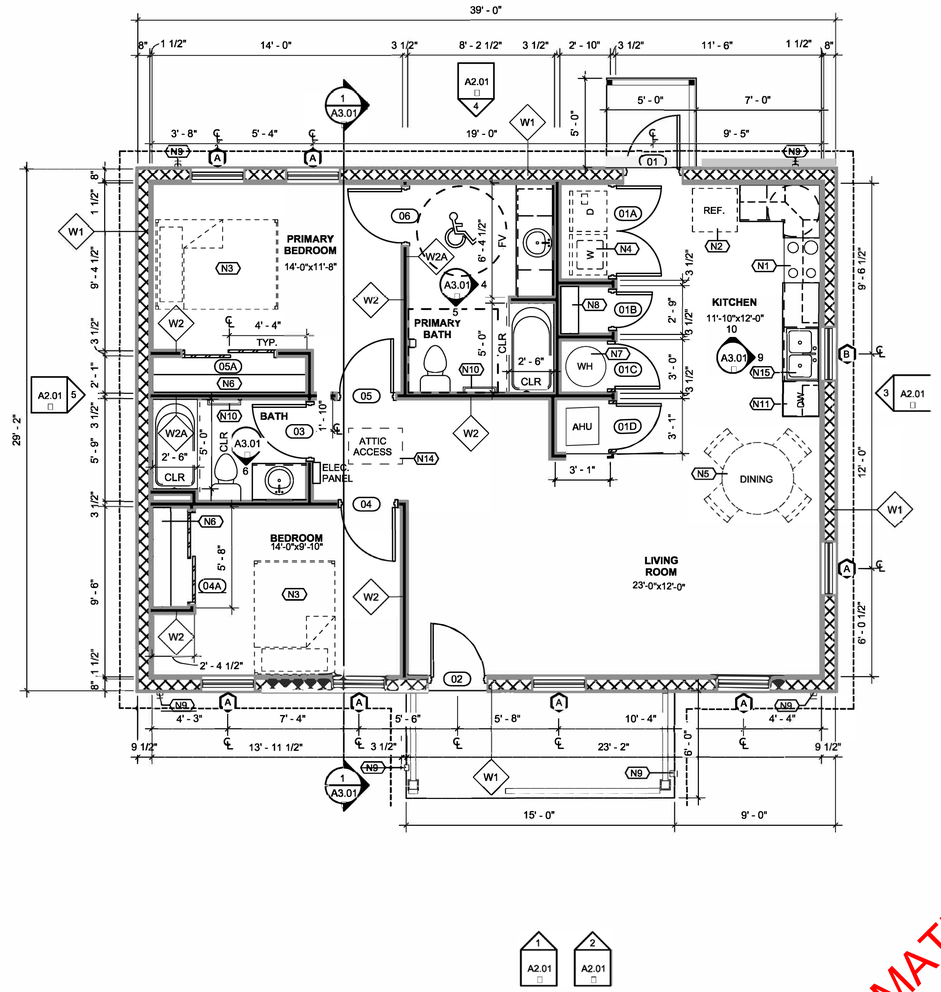
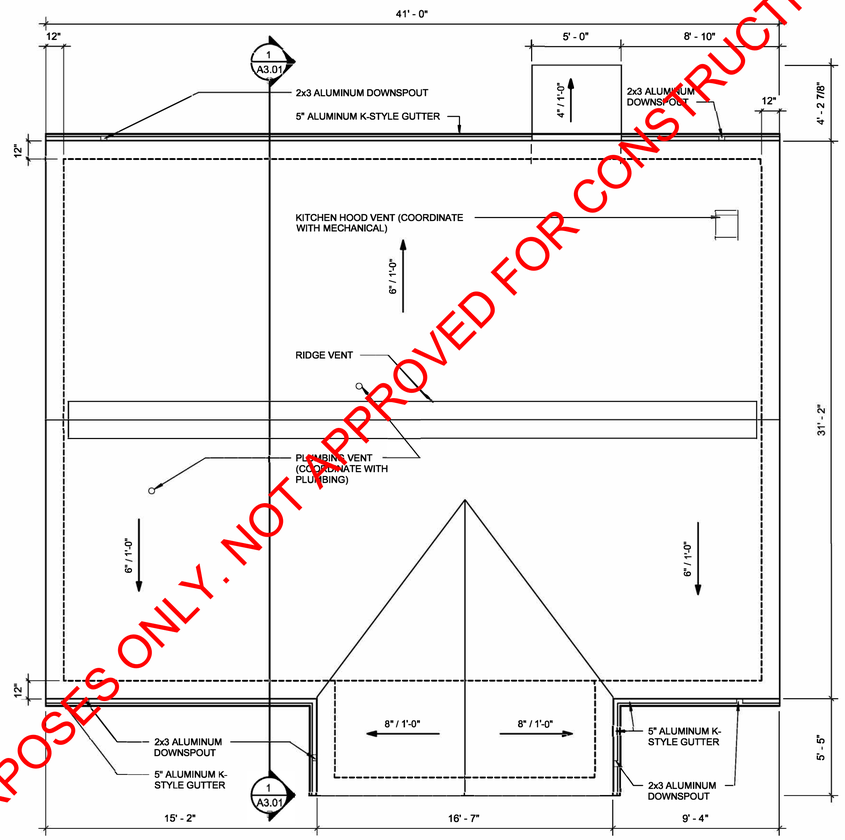


NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

1 FLOOR PLAN - 1,138 SF

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



2 ROOF PLAN

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

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(6) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2X3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM, MIN 22" X 40" (PAINT)
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 3x2 FURRING STRIPS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE WITH R-13 RIGID INSULATION AND CMU BLOCK ON EXTERIOR. STUCCO FINISH ON EXTERIOR SIDE.	½" GWB (PAINT); 3x2 WOOD FURRING STRIP; 2" R-13 RIGID INSULATION BOARD (RMAX THERMASHEATH); CMU BLOCK; STUCCO FINISH; 11"
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	2x4 WOOD STUDS; ½" GPDW (PAINT); 3½" SOUND BATTS; ½" GPDW (PAINT); 4 1/2"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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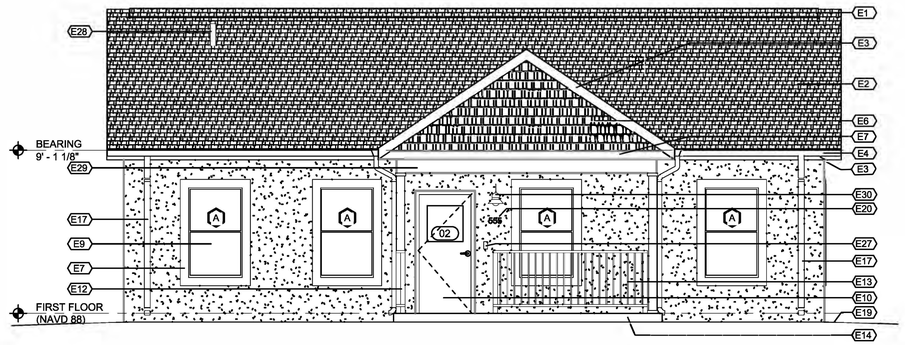


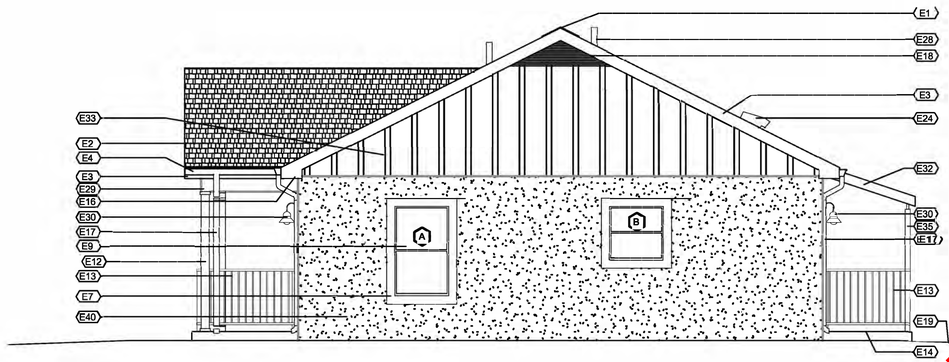
1 FRONT ELEVATION

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

2 FRONT ELEVATION - HISTORICALLY SENSITIVE

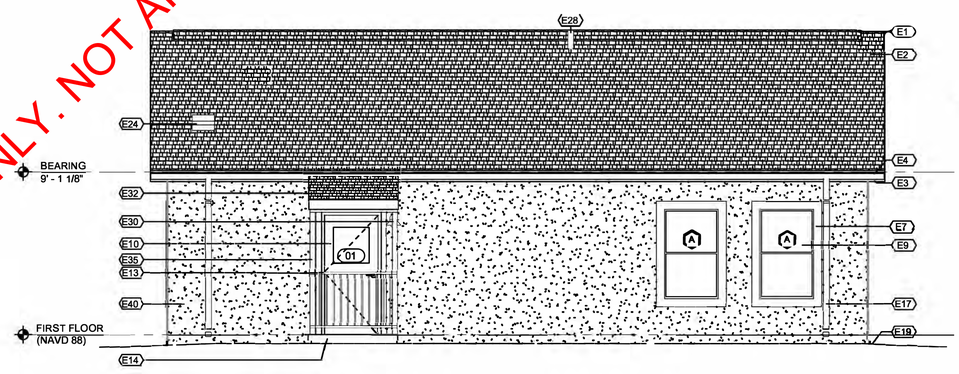
Scale: 1/4" = 1'-0"

"NOTE: HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS."



3 RIGHT ELEVATION

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



4 REAR ELEVATION

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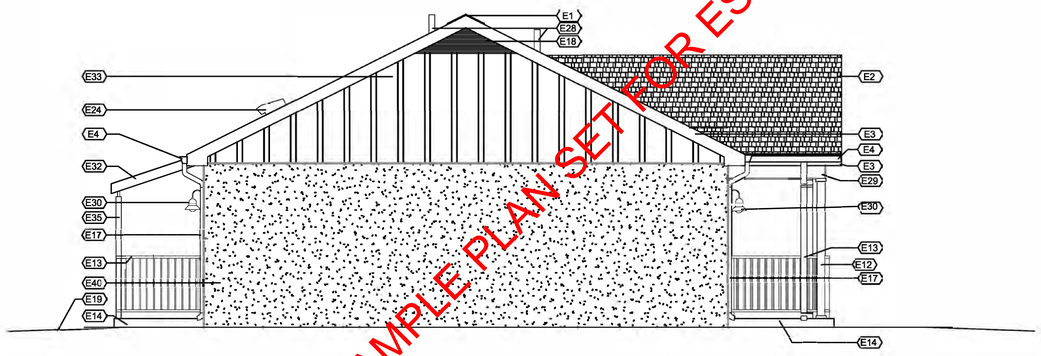
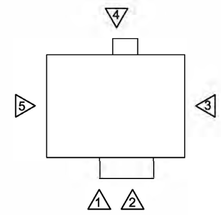


5 LEFT ELEVATION

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

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	5" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT). FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT).
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE STRUCTURAL)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E18	SMOOTH FAUX 18" X 24" GABLE VENT (PAINT)
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE STRUCTURAL) WITH CEMINTITIOUS TRIM CLADDING.
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP.
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.
E40	STUCCO FINISH



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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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DATE	

TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

SHEET NO.

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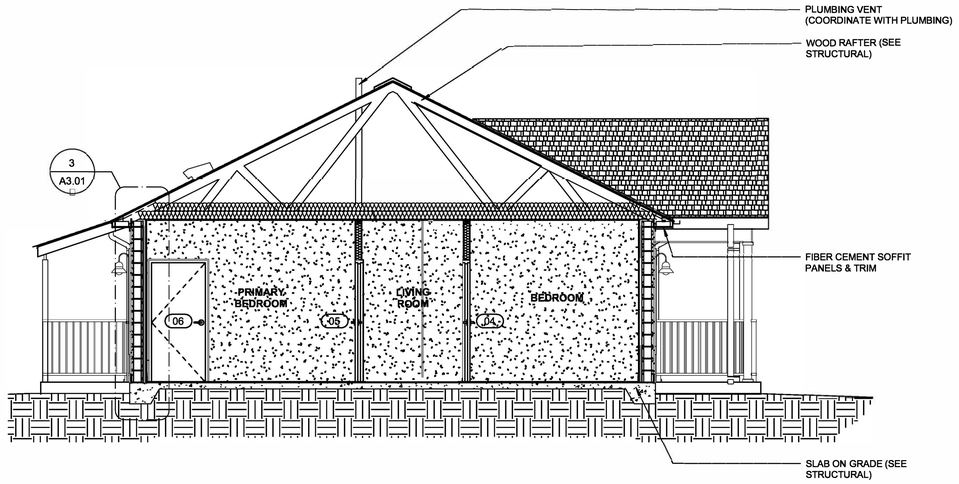
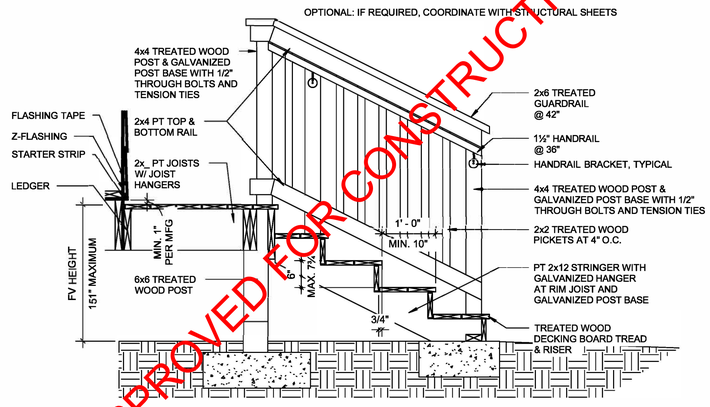


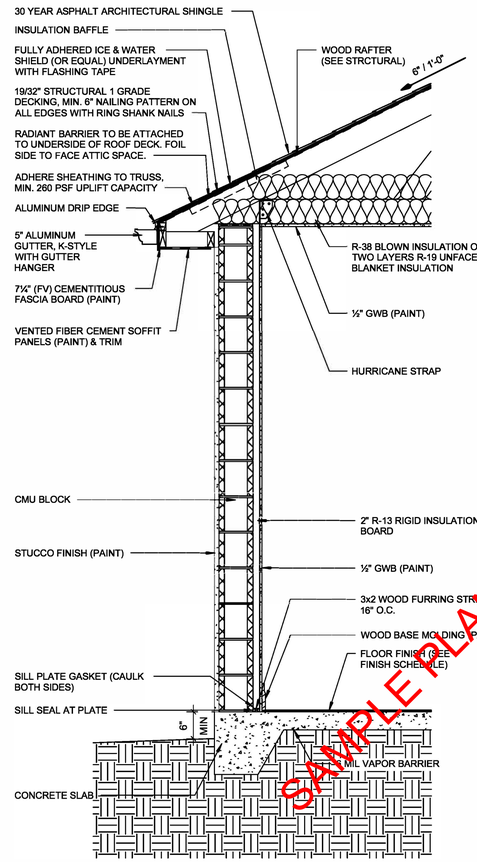
1 TRANSVERSE BUILDING SECTION

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



2 STAIR SECTION

Scale: 3/4" = 1'-0"



3 TYPICAL WALL SECTION

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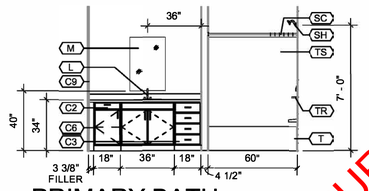
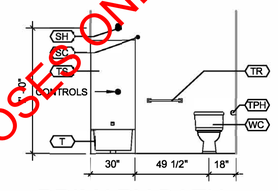


4 PRIMARY BATH ELEVATION

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



5 PRIMARY BATH ELEVATION

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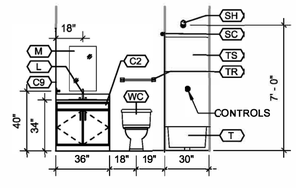
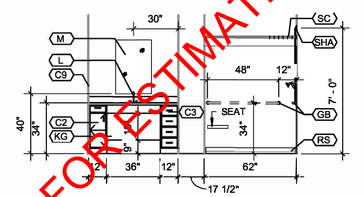


6 BATH ELEVATION

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



7 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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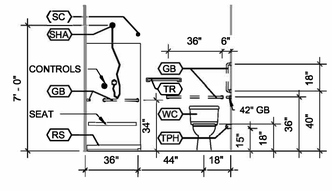
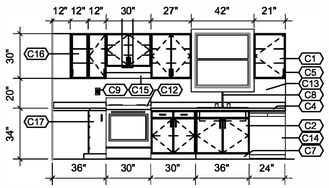


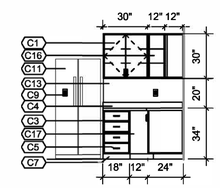
8 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



9 KITCHEN ELEVATION

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



10 KITCHEN ELEVATION

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

TOILET ELEVATION KEYED NOTES

NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DISREGARD AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

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FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
02	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
03	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
06	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PER FLORIDA GREEN BUILDING COALITION: FLORIDA GREEN HOME CERTIFICATION STANDARD

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR							FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB	
01	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01B	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
01D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
03	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
05A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
06	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

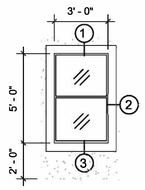
TYPE	COUNT	MODEL	COMMENTS
A	7	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4
B	1	SERIES 350 3030 SINGLE HUNG VINYL	1, 2, 3

WINDOW SCHEDULE REMARK LEGEND

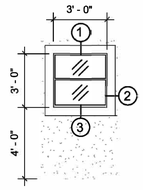
REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS
PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION, THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,253 SF IS 8.35 SF. 1,253 SF/150 SF 8.35 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 65.5 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

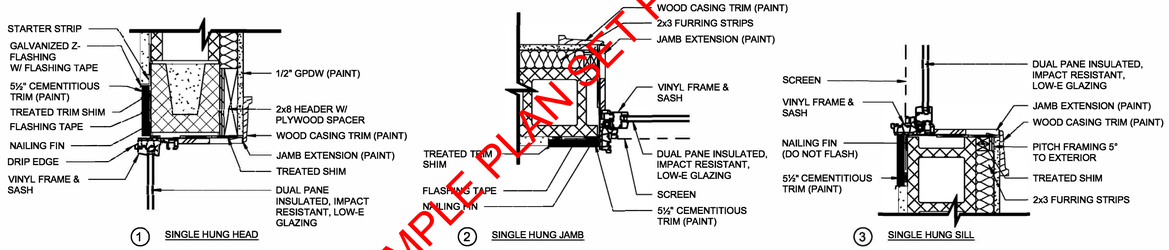
NET FREE VENTILATING AREA REQUIRED: *8.35 SF*
NET FREE VENTILATING AREA PROVIDED: *65.5 SF*



1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



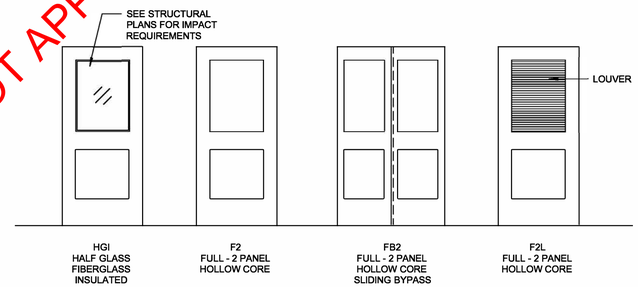
2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"



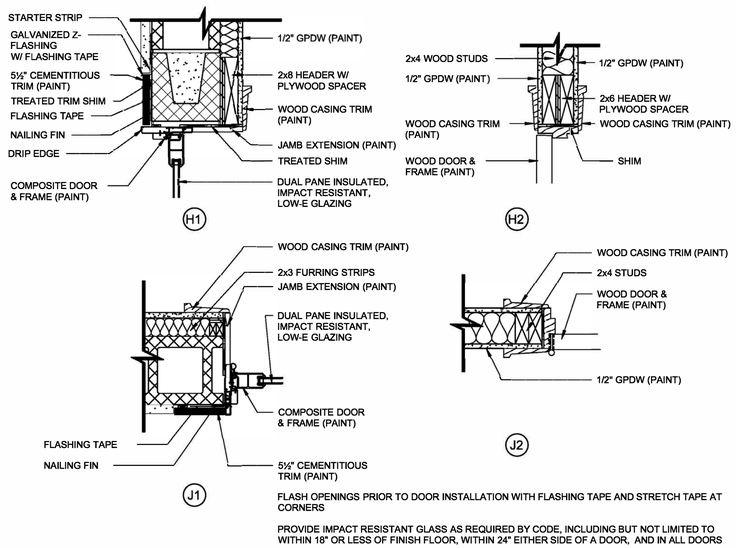
FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

3 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 50171913

A6.01

SHEET NO.

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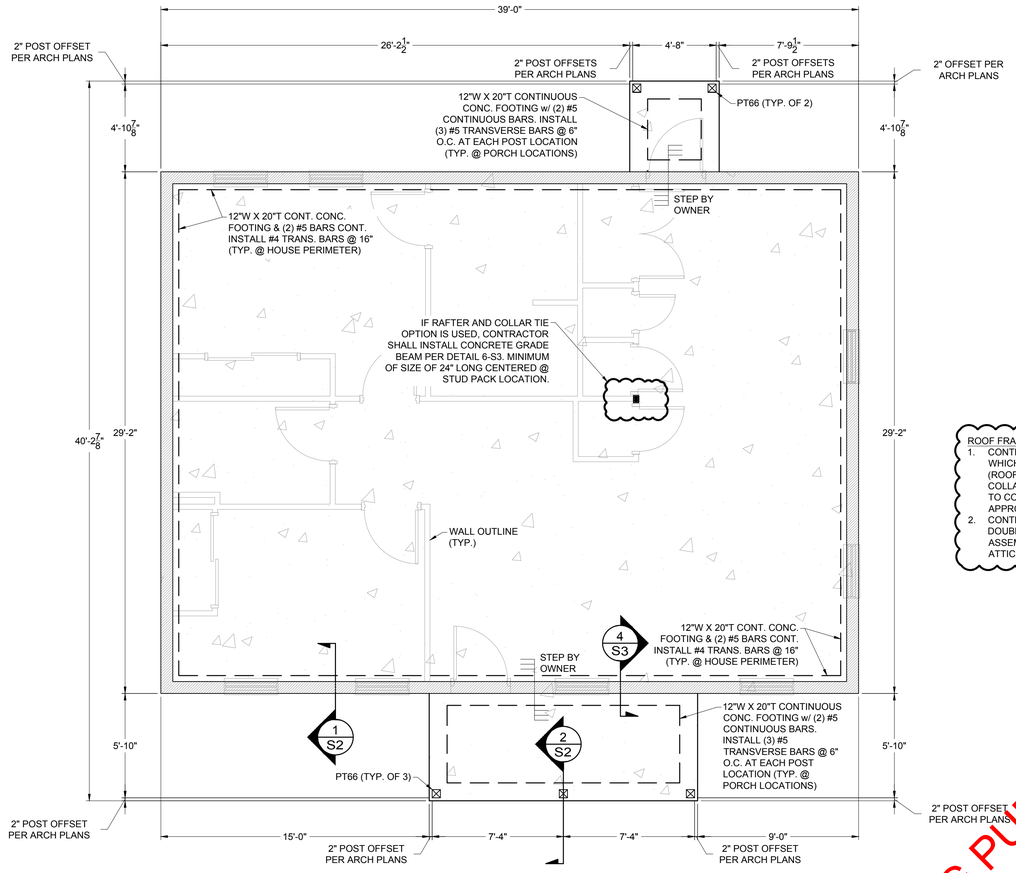


ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.

FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

1 S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

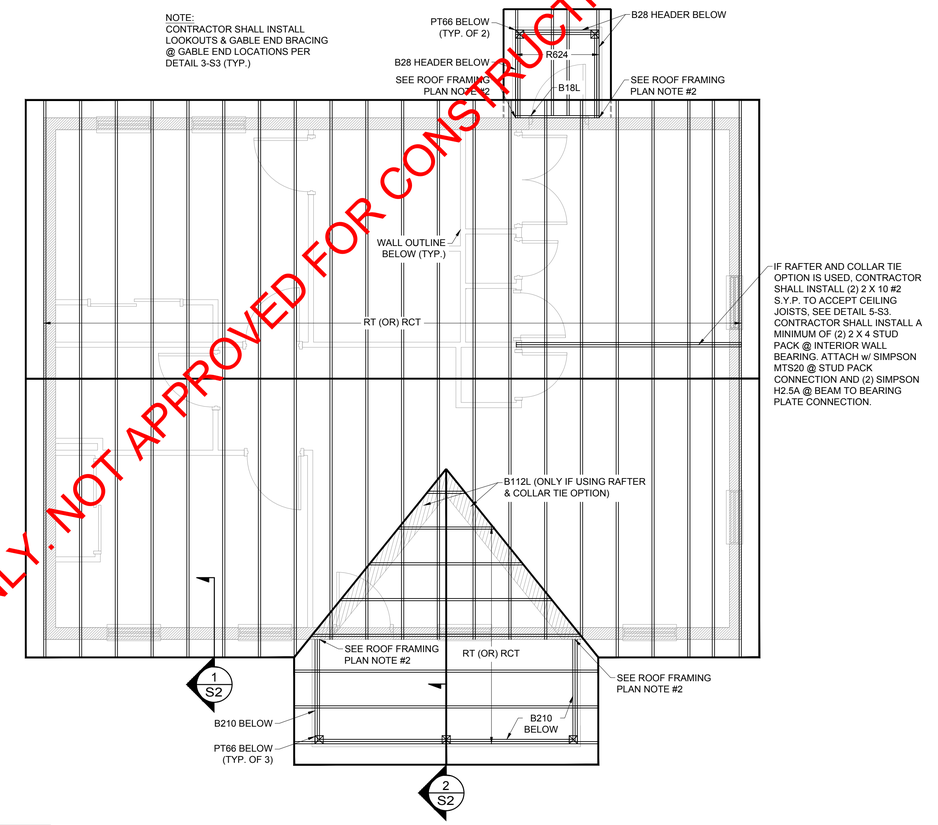
FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER. REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
4. ▨ - INDICATES LOCATION OF LOAD BEARING 8 X 8 X 16 CMU STEM WALL ALL CELLS FILLED (TYP.)
5. ▣ -INDICATES LOCATION OF STUD PACK & CONCRETE GRADE BEAM PER DETAIL 6-S3. MINIMUM SIZE OF 24" LONG CENTERED @ STUD PACK LOCATION. ONLY APPLICABLE IF USING RAFTER AND COLLAR TIE OPTION FOR ROOF FRAMING.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. PER DETAIL 6-S3 (MAX.)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO CONCRETE FOUNDATION FOR ALL STUD PACKS.



2 S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL SIMPSON HUCQ210-2 @ PORCH HEADER TO WALL CONN.
3. ▨ - INDICATES LOCATION OF LOAD BEARING 8 X 8 X 16 CMU STEM WALL ALL CELLS FILLED BELOW(TYP.)

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

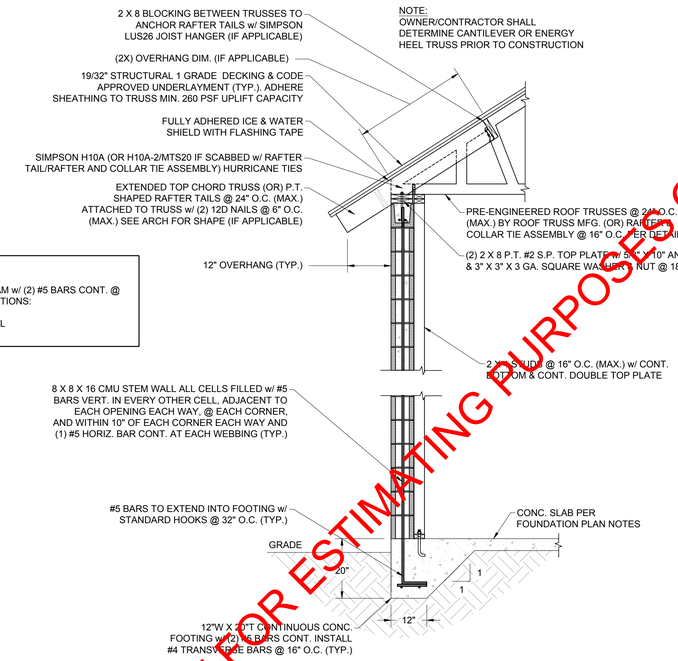
S1

SHEET NO.

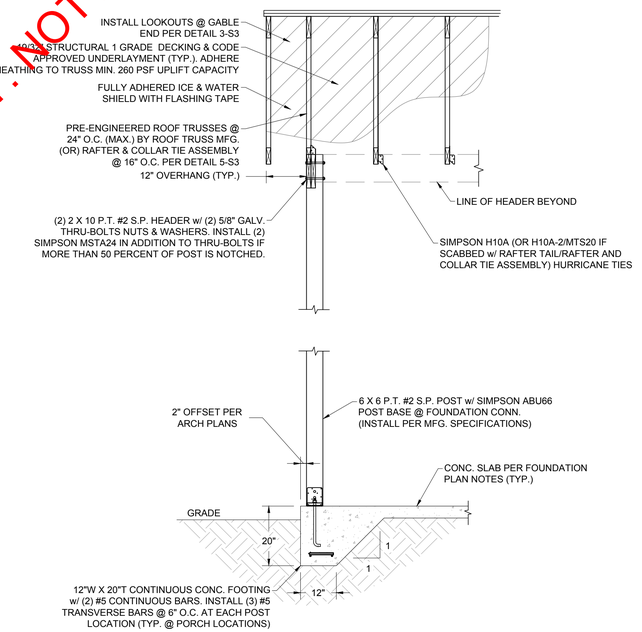
NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

NOTE:
INSTALL 8 X 8 X 16 CMU BOND BEAM w/ (2) #5 BARS CONT. @ THE FOLLOWING CMU WALL LOCATIONS:

1. AT TOP OF CMU BLOCK WALL



1/S2 TYPICAL WALL SECTION
SCALE: N.T.S.



2/S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.

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Southeastern Consulting Engineers, Inc.
120 North Highway 71
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850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

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APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL TYP. SECTIONS

PROJECT NO. 50171913

S2

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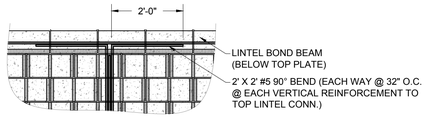
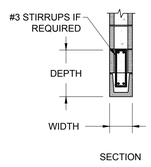
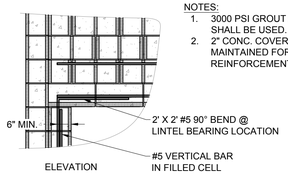


1 S3 TOP LINTEL REINFORCEMENT DETAIL
SCALE: N.T.S.



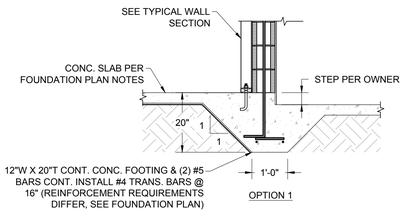


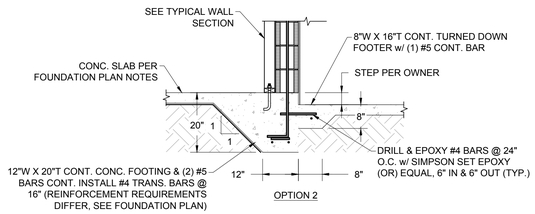
NOTES:
1. 3000 PSI GROUT (MIN.) SHALL BE USED.
2. 2" CONC. COVER SHALL BE MAINTAINED FOR ALL REINFORCEMENT.

CMU LINTEL SCHEDULE

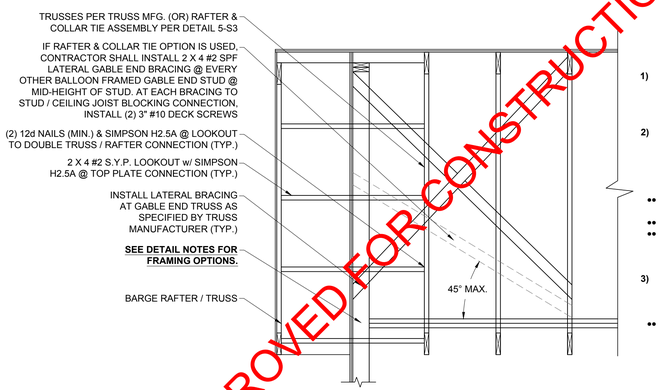
LOCATION	CLEAR SPAN	WIDTH	DEPTH	END BEARING LENGTH	REINF. (TOP)	REINF. (BTM.)	STIRRUP / SPACING
TYPICAL WALL OPENING	3' (MAX)	8"	16" (2 COURSE)	8"	(2) #4	(2) #4	24" O.C.
TYPICAL WALL OPENING	6' (MAX)	8"	16" (2 COURSE)	8"	(2) #4	(2) #4	7" O.C.
GARAGE DOOR	16'	8"	16" (2 COURSE)	8"	(2) #5	(2) #5	24" O.C.

2 S3 LINTEL SCHEDULE/DETAIL
SCALE: N.T.S.





4 S3 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.



GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE. CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

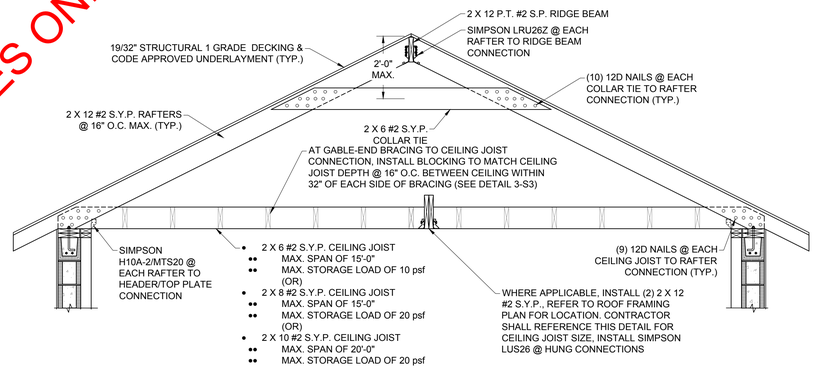
•• CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
•• CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
•• CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

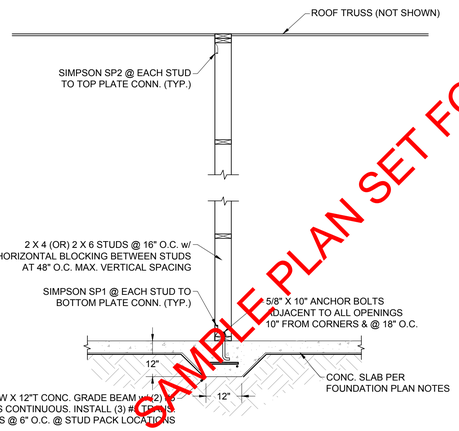
•• CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

3 S3 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

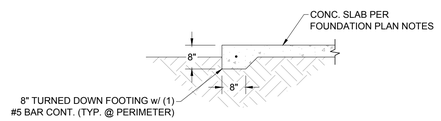


5 S3 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.



6 S3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



7 S3 8" TURNED DOWN FOOTING DETAIL
SCALE: N.T.S.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County
SEAL

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

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL TYP. SECTIONS

PROJECT NO. 50171913

S3
SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

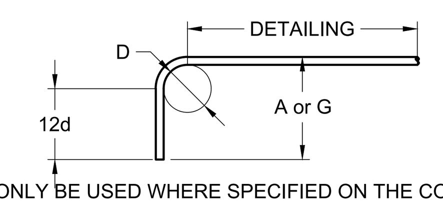
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     - CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     - COLUMN TIES — 1 ¾" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
     - HORIZONTAL SHEAR — F_V = 290 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
     - HORIZONTAL SHEAR — F_V = 285 PSI
     - MODULUS OF ELASTICITY — E = 2,000,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
     - HORIZONTAL SHEAR — F_V = 425 PSI
     - MODULUS OF ELASTICITY — E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 2,100,000 PSI
   - 4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
     - HORIZONTAL SHEAR — F_V = 300 PSI
     - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

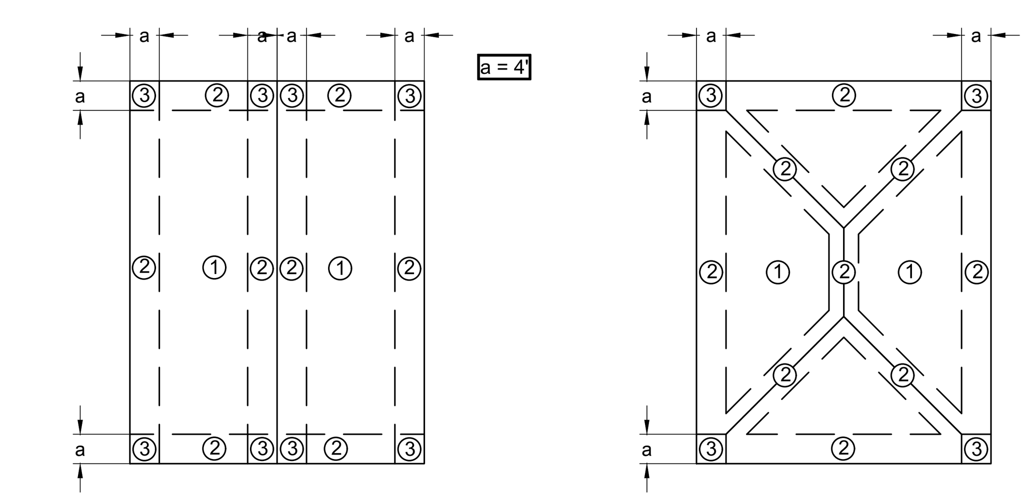
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	YES

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.23 PSF	47.79 PSF
ROOF	± 26.46 PSF	± 33.08 PSF

COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	26.98	-58.12
ROOF (ZONE 2)	26.98	-92.71
ROOF (ZONE 3)	26.98	-110.01

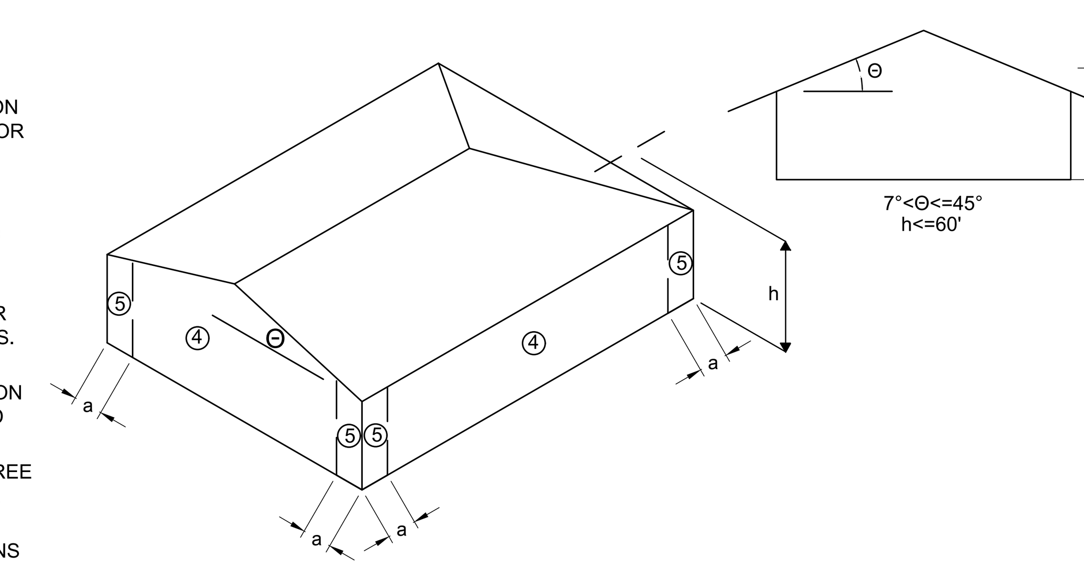
COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	36.07	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07	-45.15

NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.



GABLED ROOF

HIPPED ROOF



CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GEN. NOTES

PROJECT NO. 50171913

S4

SHEET NO.

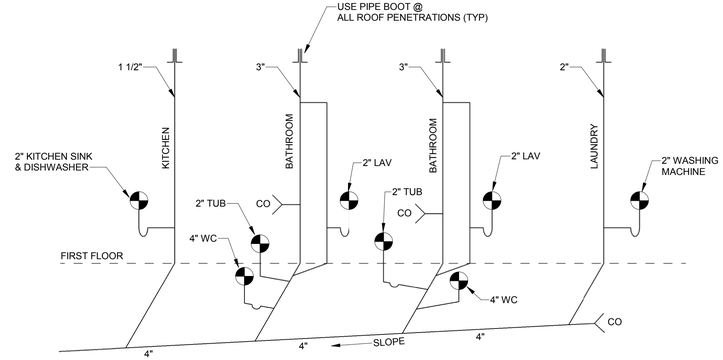
SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.
22. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 2BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:16:28 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING:
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

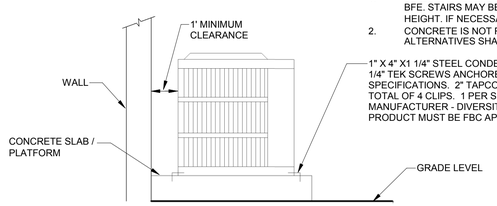
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
3. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.



1" X 4" X1 1/4" STEEL CONDENSER TIE DOWN CLIP.
1/4" TEK SCREWS ANCHORED TO UNIT PER MANUFACTURER'S SPECIFICATIONS. 2" TAPCON ANCHOR TO CONCRETE SLAB.
TOTAL OF 4 CLIPS. 1 PER SIDE.
MANUFACTURER - DIVERSITECH OR EQUAL.
PRODUCT MUST BE FBC APPROVED.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE DETAIL SHEET A3.01 DETAIL 2.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.

CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
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CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 2BR WIDE

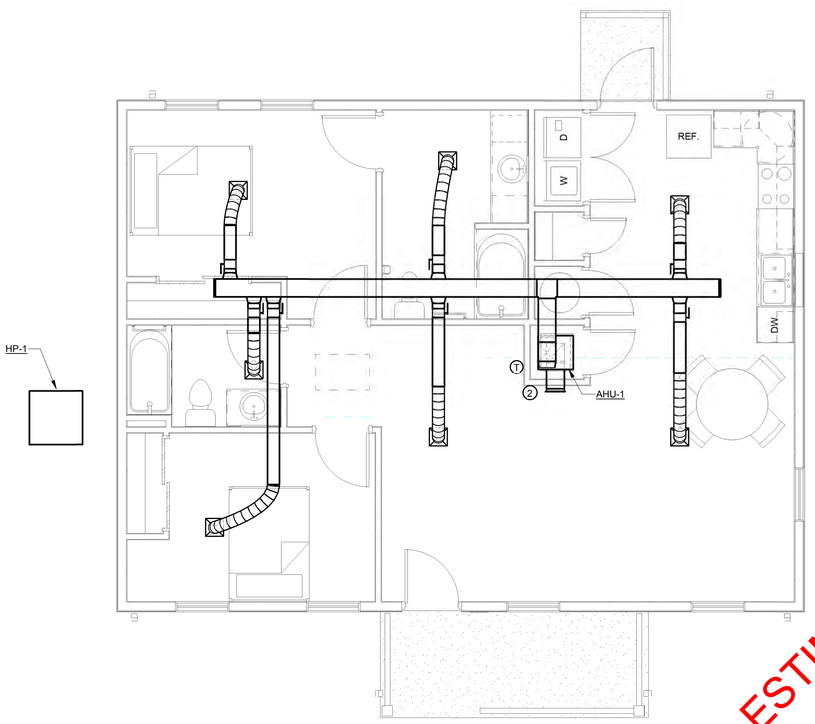
PROJECT NO. 50171913

M0.1

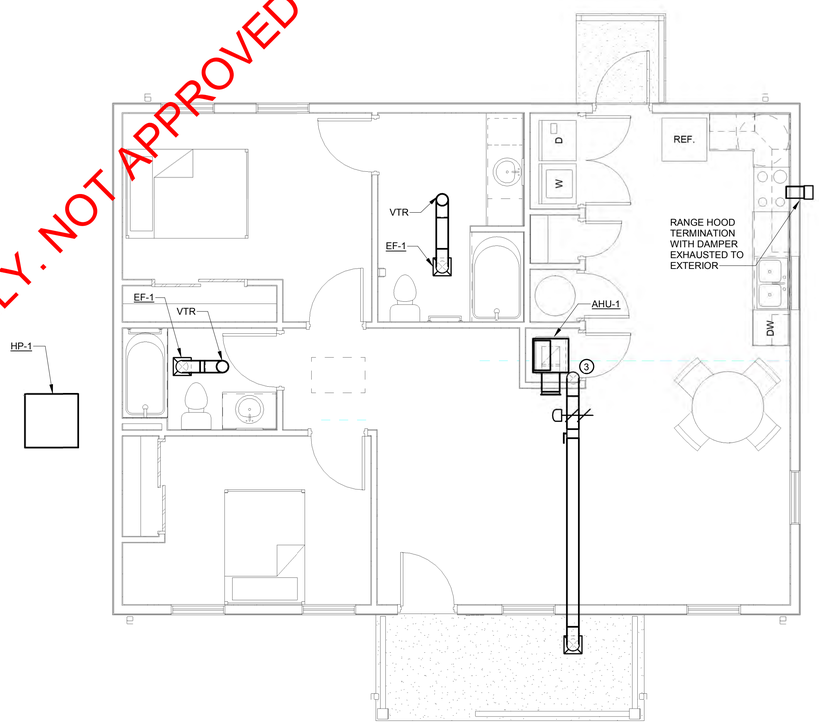
SHEET NO.

6/5/2024 1:59:34 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 SUPPLY AND RETURN DUCT SYSTEM
Scale: 1/4" = 1'-0"



2 EXHAUST AND VENTILATION DUCT SYSTEM
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

REVISIONS

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DATE	

TITLE

FLOOR PLANS
2BR WIDE

PROJECT NO. 50171913

M1.0

SHEET NO.

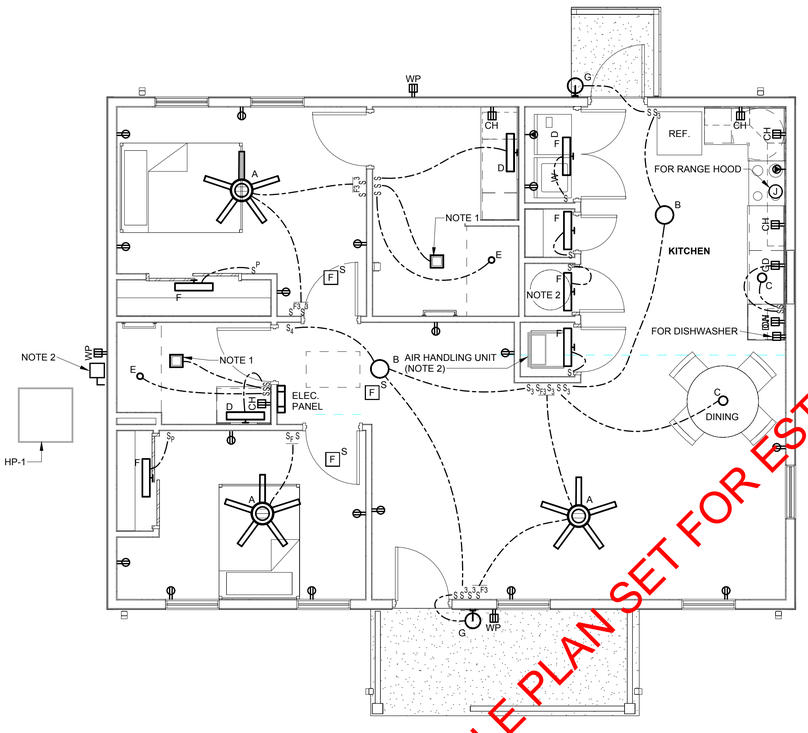
6/5/2024 1:59:36 PM

LIGHT FIXTURE SCHEDULE

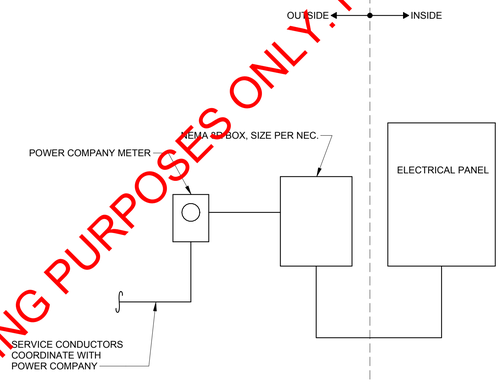
TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- JUNCTION BOX
- SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING



1 **2 BR WIDE**
Scale: 1/4" = 1'-0"



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3' CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

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SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	JHR/EHF
APPROVED BY	MGB
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DATE	

TITLE

ELECTRICAL
PLAN 2 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 9:11:10 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXXX

3 BEDROOM / 2 BATH WIDE SLAB (CMU)

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PROJECT MANAGER
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

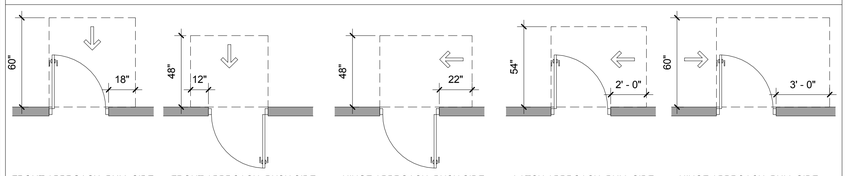
SCE SOUTHEASTERN

Pinellas County

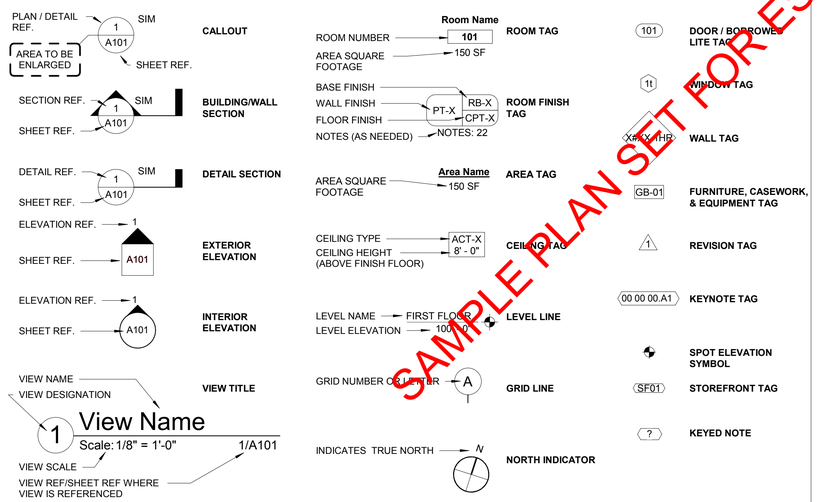
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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ELECTRICAL
- E1.0 FLOOR PLAN

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 18'-4" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,330 SF
UNCONDITIONED	: 117 SF
GROSS	: 1,447 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

	REQUIRED	/ PROVIDED
THERMAL ENVELOPE		
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE :**2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

INDEX

PROJECT NO. 50171913

G1.01

SHEET NO.

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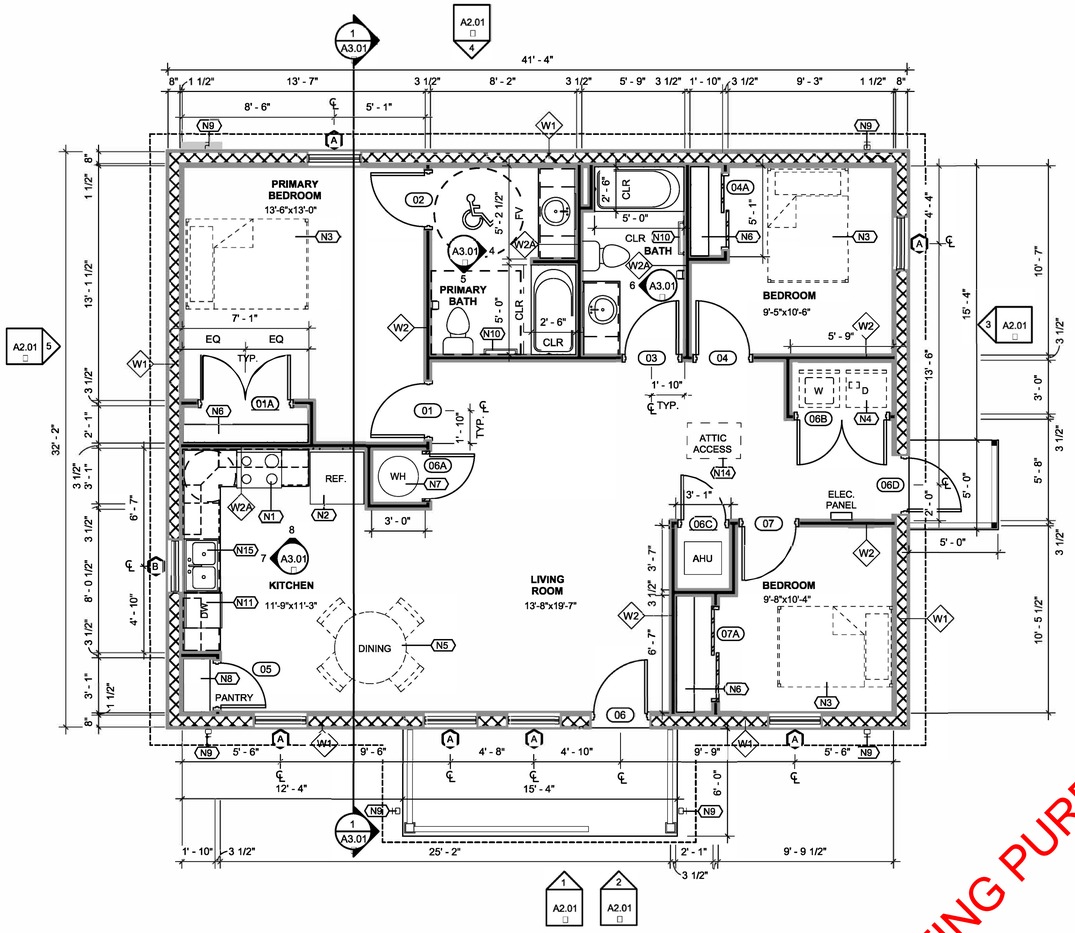
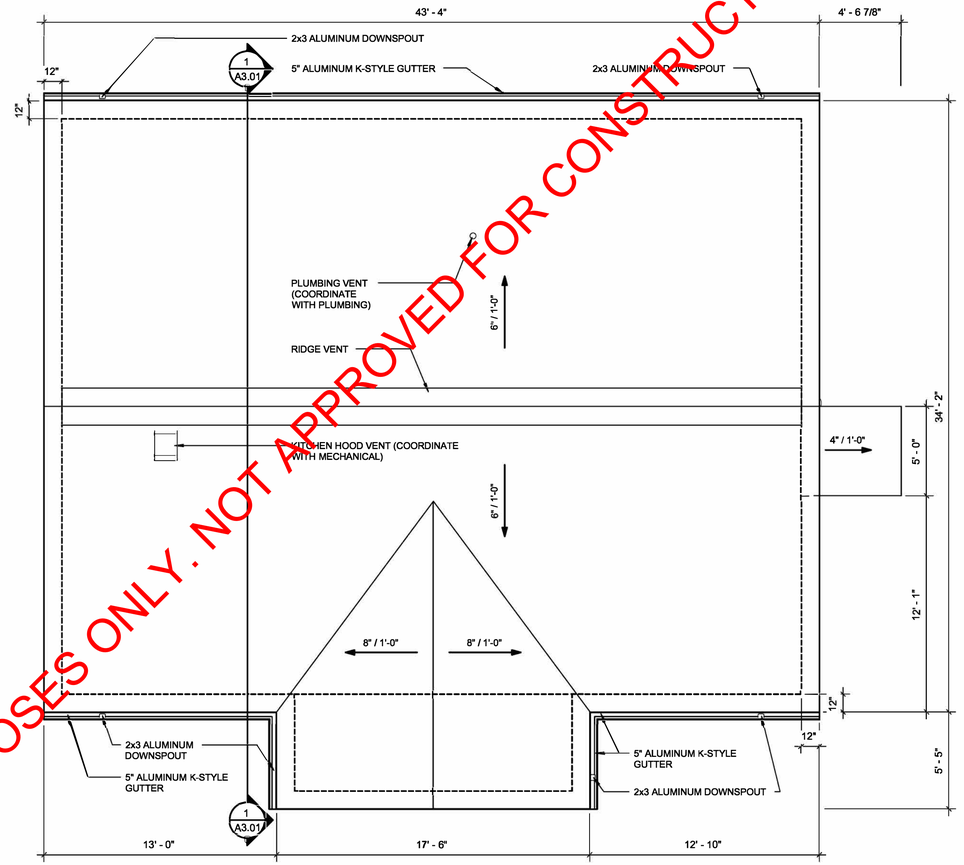


1 FLOOR PLAN - 1,330 SF

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



2 ROOF PLAN

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

NEW WORK KEYED NOTES

NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2X3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM, MIN 22" X 40" (PAINT)
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 3x2 FURRING STRIPS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE WITH R-13 RIGID INSULATION AND CMU BLOCK ON EXTERIOR. STUCCO FINISH ON EXTERIOR SIDE.	½" GWB (PAINT); 3x2 WOOD FURRING STRIP; 2" R-13 RIGID INSULATION BOARD (RMAX THERMASHEATH); CMU BLOCK; STUCCO FINISH; 14"
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	2x4 WOOD STUDS; ½" GPDW (PAINT); 3½" SOUND BATTS; ½" GPDW (PAINT); 4 1/2"

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Pinellas County

SEAL

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

No.	Description	Date

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FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

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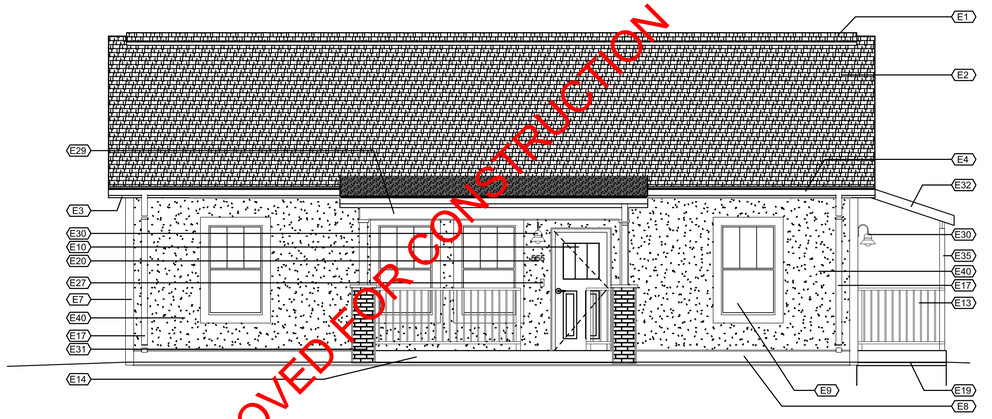
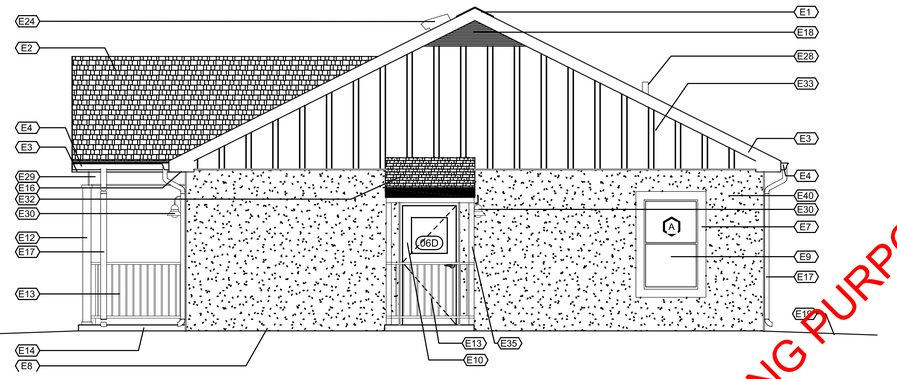
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

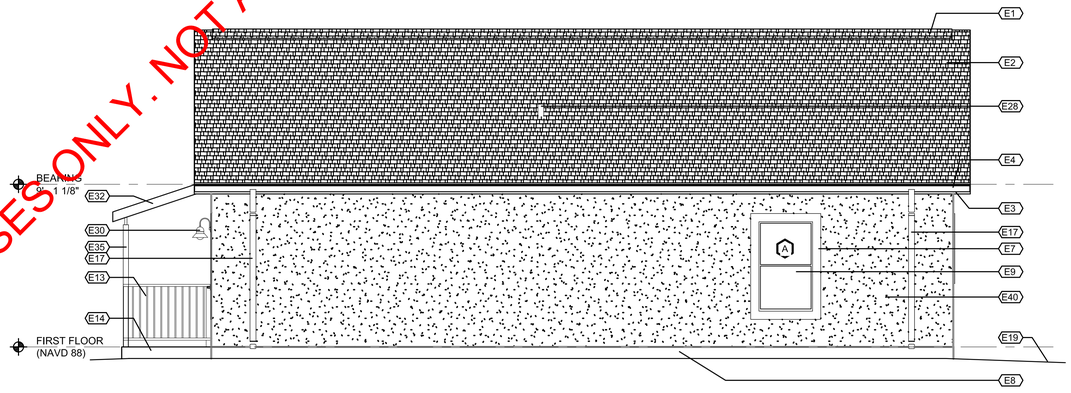


2 FRONT ELEVATION ALTERNATE - HISTORICALLY SENSITIVE
Scale: 1/4" = 1'-0"

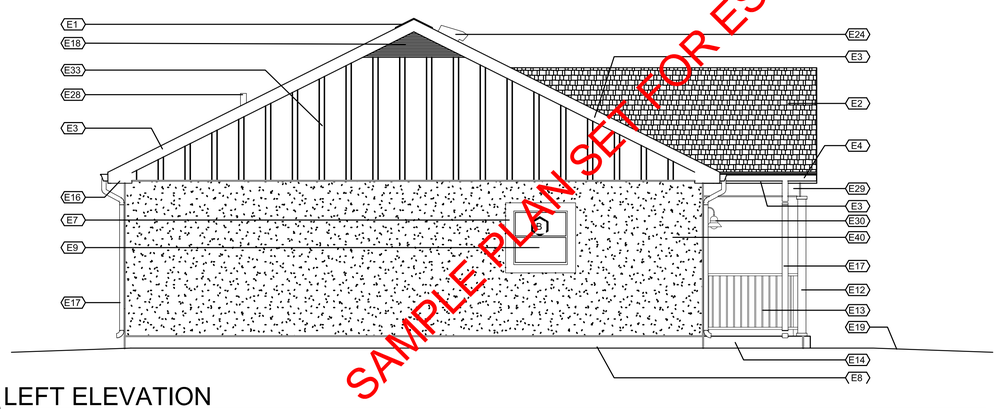
NOTE: HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS.



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



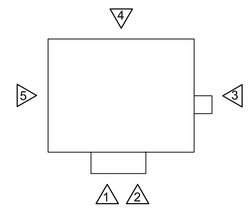
4 REAR ELEVATION
Scale: 1/4" = 1'-0"



5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	5" ALUMINUM K-STYLE GUTTER
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM.
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE STRUCTURAL)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E18	SMOOTH FAUX 18" X 24" GABLE VENT (PAINT)
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE STRUCTURAL) WITH CEMINTITIOUS TRIM CLADDING.
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP.
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.
E40	STUCCO FINISH



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SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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DATE	

TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

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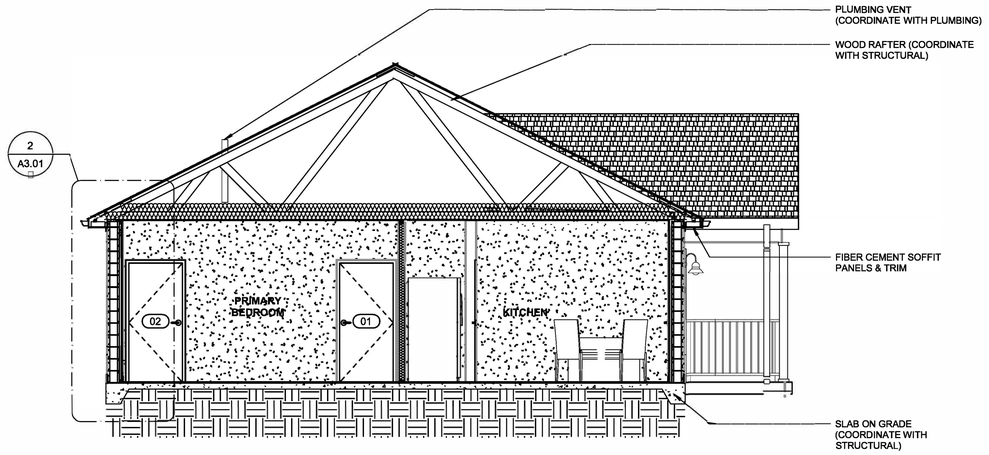

1 LONGITUDINAL BUILDING SECTION
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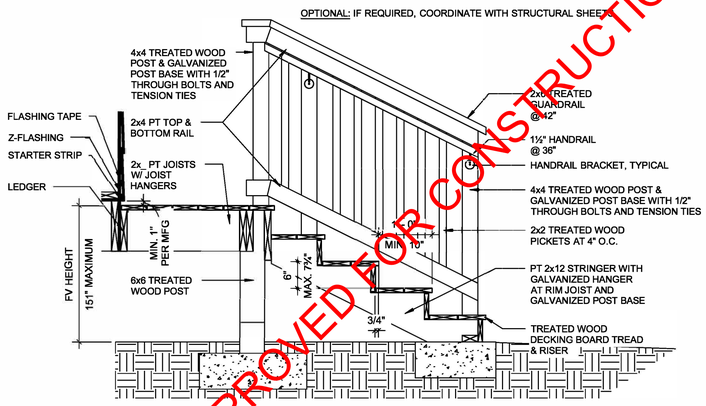

3 STAIR SECTION
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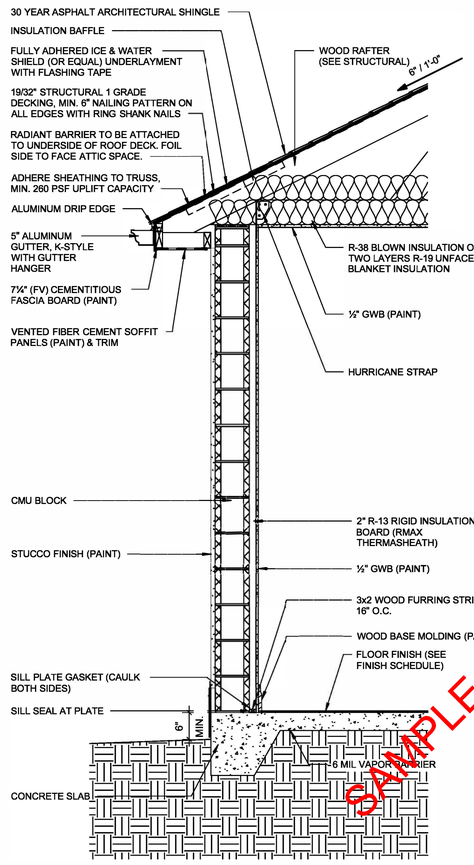

2 TYPICAL WALL SECTION
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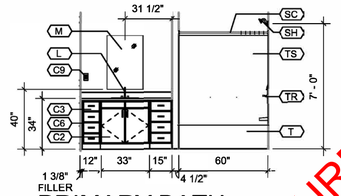
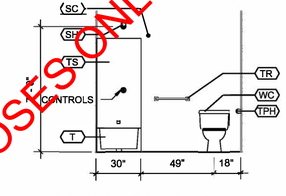


4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



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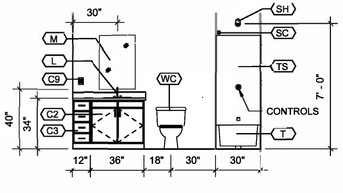

6 BATH ELEVATION
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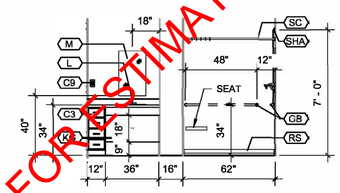

4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
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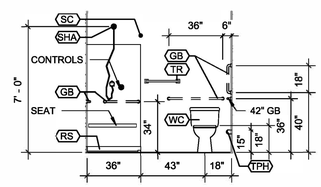

5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
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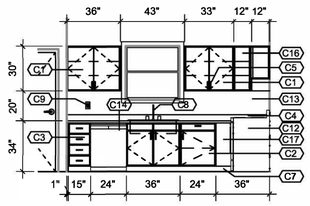

7 KITCHEN ELEVATION
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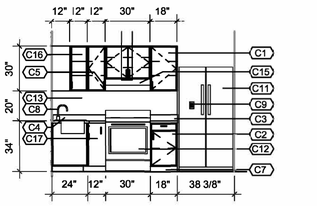

8 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES

NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DISREGARD AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT, SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

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

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE
BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01
SHEET NO.

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FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
03	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
07	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PER FLORIDA GREEN BUILDING COALITION: FLORIDA GREEN HOME CERTIFICATION STANDARD

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR								FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
01A	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
03	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04A	2	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2B		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
05	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3, 4
06A	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06B	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06C	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
06D	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

TYPE	COUNT	MODEL	COMMENTS
A	6	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4
B	1	SERIES 350 3030 SINGLE HUNG VINYL	1, 3

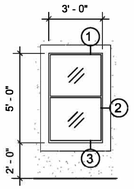
WINDOW SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

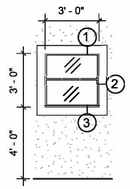
ATTIC VENT REQUIREMENTS

PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION, THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,447 SF IS 9.65 SF. 1,447 SF/150 SF 9.65 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE 69.17 SF OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

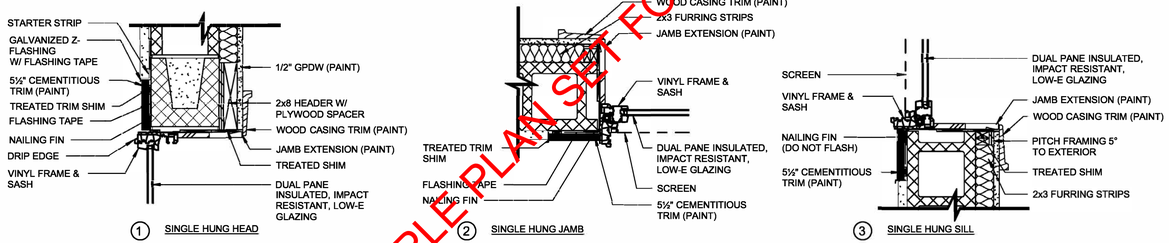
NET FREE VENTILATING AREA REQUIRED: *9.65 SF*
NET FREE VENTILATING AREA PROVIDED: *69.17 SF*



1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



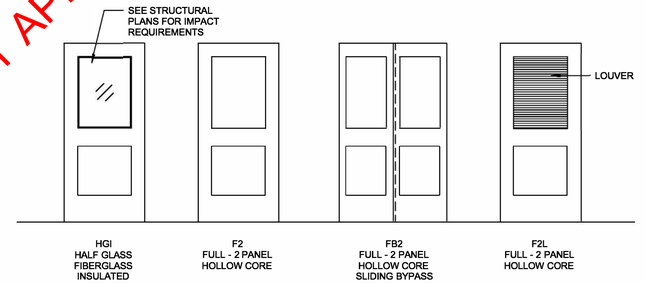
2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"



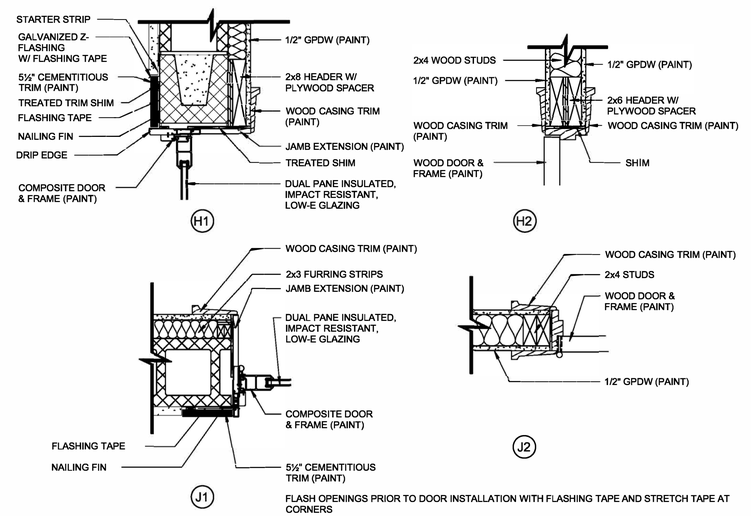
FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

3 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



4 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO. 50171913

A6.01

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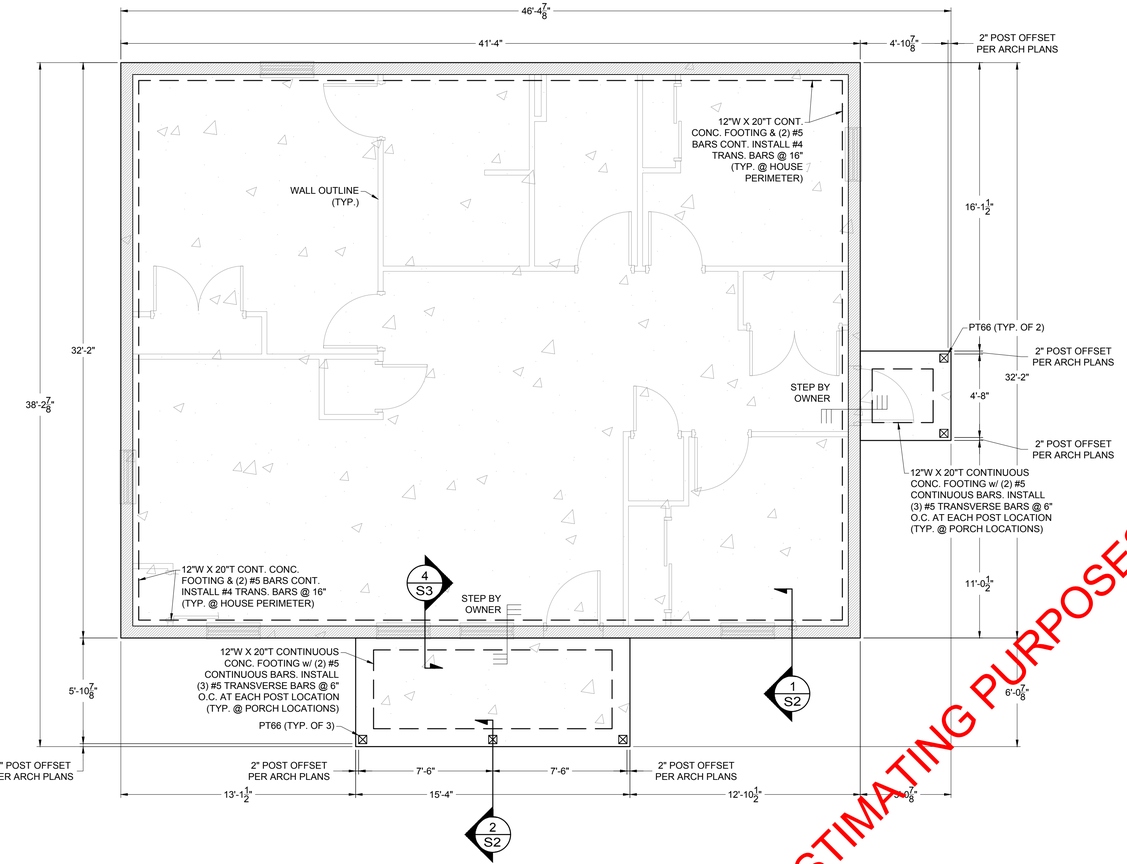


1 S1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

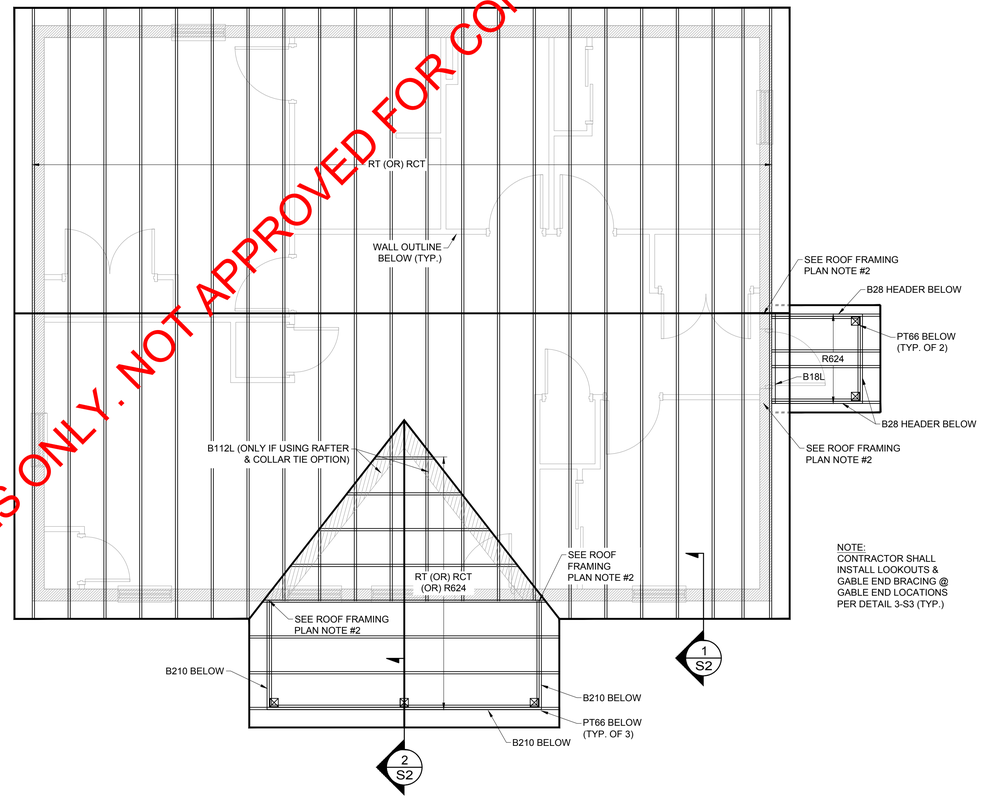
FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6 x 6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER. REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
4. ▨ - INDICATES LOCATION OF LOAD BEARING 8 X 8 X 16 CMU STEM WALL ALL CELLS FILLED (TYP.)

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 5-S3
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
B112L	2 X 12 P.T. #2 S.P. LEDGER w/ (2) SIMPSON SDWC15450 SCREWS @ CONN. TO EACH RAFTER BELOW (MUST PENETRATE FRAMING BEYOND)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN.

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.



NOTE:
CONTRACTOR SHALL INSTALL LOOKOUTS & GABLE END BRACING @ GABLE END LOCATIONS PER DETAIL 3-S3 (TYP.)

2 S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL SIMPSON HUCQ210-2 @ PORCH HEADER TO WALL CONN.
3. ▨ - INDICATES LOCATION OF LOAD BEARING 8 X 8 X 16 CMU STEM WALL ALL CELLS FILLED BELOW(TYP.)

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO P.T. GIRDERS FOR ALL STUD PACKS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

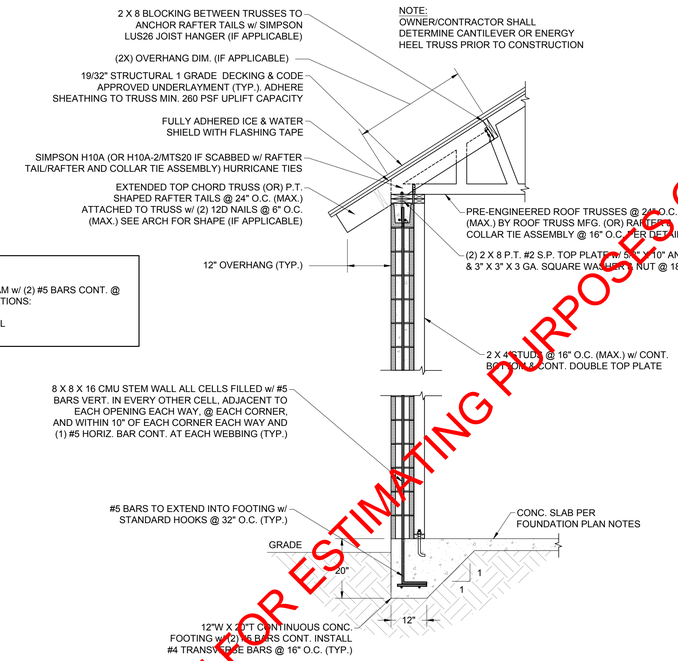
S1

SHEET NO.

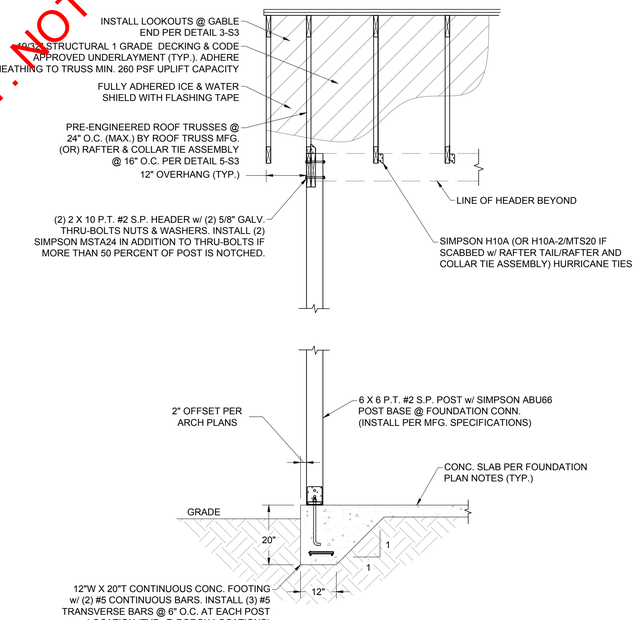
NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

NOTE:
INSTALL 8 X 8 X 16 CMU BOND BEAM w/ (2) #5 BARS CONT. @ THE FOLLOWING CMU WALL LOCATIONS:

1. AT TOP OF CMU BLOCK WALL



1/S2 TYPICAL WALL SECTION
SCALE: N.T.S.



2/S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.

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Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

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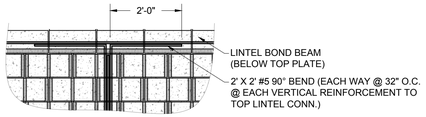
CHECKED BY	JH
DATE	

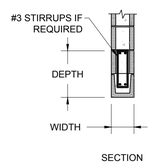
TITLE
STRUCTURAL TYP. SECTIONS

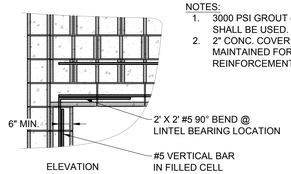
PROJECT NO. 50171913

S2
SHEET NO.



1 S3 TOP LINTEL REINFORCEMENT DETAIL
SCALE: N.T.S.



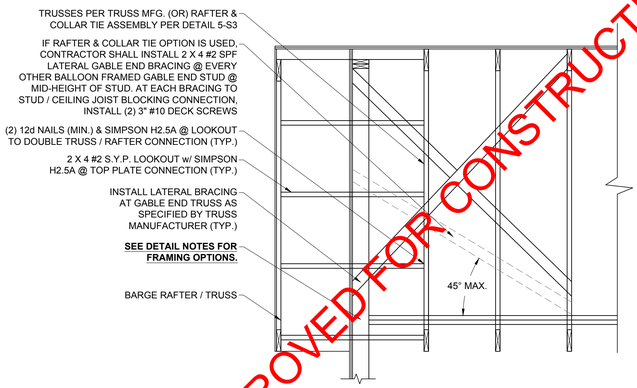


NOTES:
1. 3000 PSI GROUT (MIN.) SHALL BE USED.
2. 2" CONC. COVER SHALL BE MAINTAINED FOR ALL REINFORCEMENT.

CMU LINTEL SCHEDULE

LOCATION	CLEAR SPAN	WIDTH	DEPTH	END BEARING LENGTH	REINF. (TOP)	REINF. (BTM.)	STIRRUP / SPACING
TYPICAL WALL OPENING	3' (MAX)	8"	16" (2 COURSE)	8"	(2) #4	(2) #4	24" O.C.
TYPICAL WALL OPENING	6' (MAX)	8"	16" (2 COURSE)	8"	(2) #4	(2) #4	7" O.C.
GARAGE DOOR	16'	8"	16" (2 COURSE)	8"	(2) #5	(2) #5	24" O.C.

2 S3 LINTEL SCHEDULE/DETAIL
SCALE: N.T.S.



GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

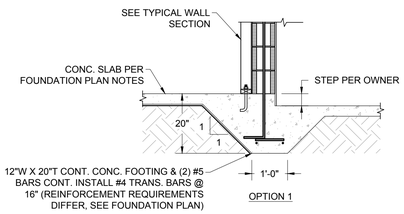
2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

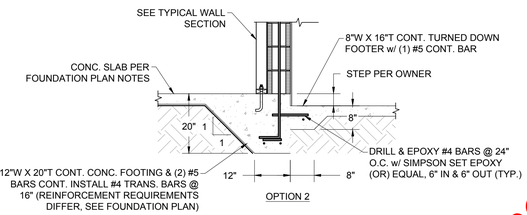
•• CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
•• CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
•• CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

•• CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

3 S3 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.



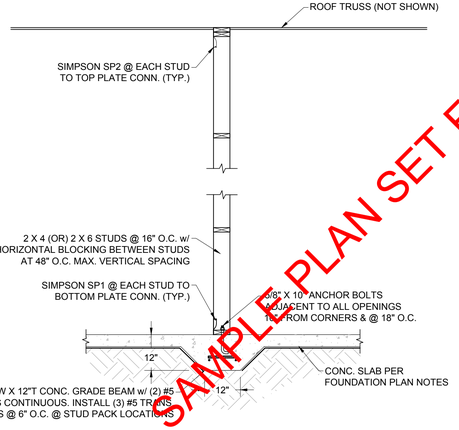


4 S3 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

- 2 X 6 #2 S.Y.P. CEILING JOIST
  •• MAX. SPAN OF 15'-0"
  •• MAX. STORAGE LOAD OF 10 psf (OR)
- 2 X 8 #2 S.Y.P. CEILING JOIST
  •• MAX. SPAN OF 15'-0"
  •• MAX. STORAGE LOAD OF 20 psf (OR)
- 2 X 10 #2 S.Y.P. CEILING JOIST
  •• MAX. SPAN OF 20'-0"
  •• MAX. STORAGE LOAD OF 20 psf

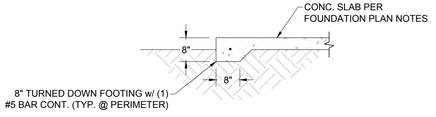
NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

5 S3 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.



6 S3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



7 S3 8" TURNED DOWN FOOTING DETAIL
SCALE: N.T.S.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

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

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL DETAILS

PROJECT NO. 50171913

S3
SHEET NO.

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE — TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

   6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

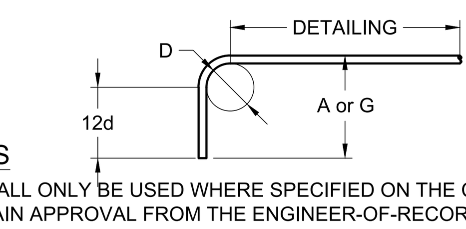
   PERMANENTLY EXPOSED TO EARTH:
   - CAST AGAINST THE EARTH — 3" CLEAR

   EXPOSED TO EARTH OR WEATHER:
   - FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
   - NO. 5 BARS OR SMALLER — 1 ½" CLEAR
   - COLUMN TIES — 1 ¾" CLEAR

   6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

   1.1. CONCRETE ANCHORS

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
   - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-263)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

   C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
   - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
   - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS

   2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:

   A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
   - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
   - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)

   B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
   - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
   - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:

   3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
   - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
   - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
   - HILTI HIT HY150 INJECTION ADHESIVE
   - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
   - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.

   1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.

   3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS:
   SPRUCE PINE FUR (SPF) U.N.O.

   3.2. LINTELS, FLOOR JOISTS AND BEAMS:
   SOUTHERN PINE (S.P.), NO. 2 GRADE.

   3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS

   4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2900 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2900 PSI
   - HORIZONTAL SHEAR — F_V = 290 PSI
   - MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2600 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 750 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 2510 PSI
   - HORIZONTAL SHEAR — F_V = 285 PSI
   - MODULUS OF ELASTICITY — E = 2,000,000 PSI

   4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 1700 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 710 PSI
   - COMPRESSION PARALLEL TO GRAIN — $F_{C||}$ = 1835 PSI
   - HORIZONTAL SHEAR — F_V = 425 PSI
   - MODULUS OF ELASTICITY — E = 1,300,000 PSI

   4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 3000 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 805 PSI
   - TENSION PARALLEL TO GRAIN — $F_{T||}$ = 1350 PSI
   - HORIZONTAL SHEAR — F_V = 300 PSI
   - MODULUS OF ELASTICITY — E = 2,100,000 PSI

   4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
   - ALLOWABLE BENDING STRESS — F_B = 2400 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN — $F_{C\perp}$ = 740 PSI
   - HORIZONTAL SHEAR — F_V = 300 PSI
   - MODULUS OF ELASTICITY — E = 1,800,000 PS
5. STRUCTURAL PANELS

   5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.

   5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

   5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.

   5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES

   6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.

   6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".

   6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.

   6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.

   6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.

   6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.

   6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.

   6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.

   6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.

   6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS

   7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.

   7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

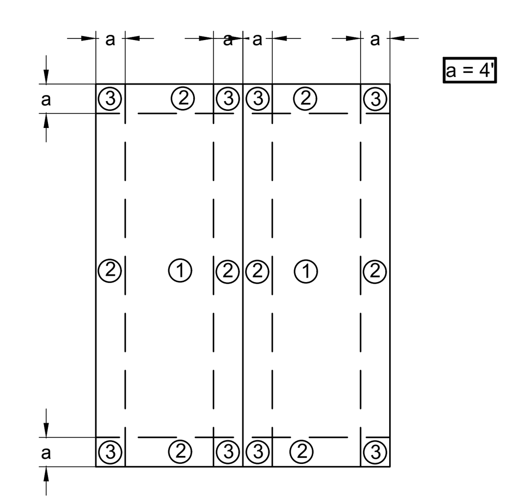
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.23 PSF	47.79 PSF
ROOF	± 32.69 PSF	± 40.86 PSF

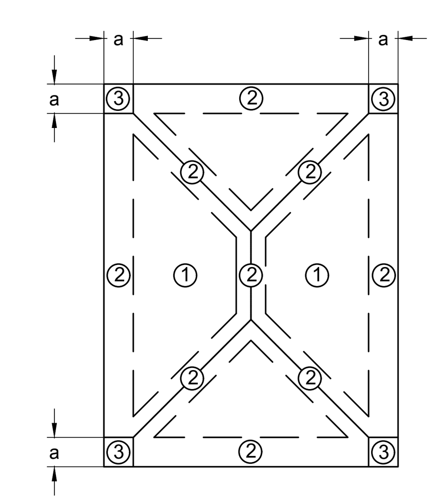
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	30.44	-54.66
ROOF (ZONE 2)	30.44	-75.42
ROOF (ZONE 3)	30.44	-75.42

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	36.07	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07	-45.15

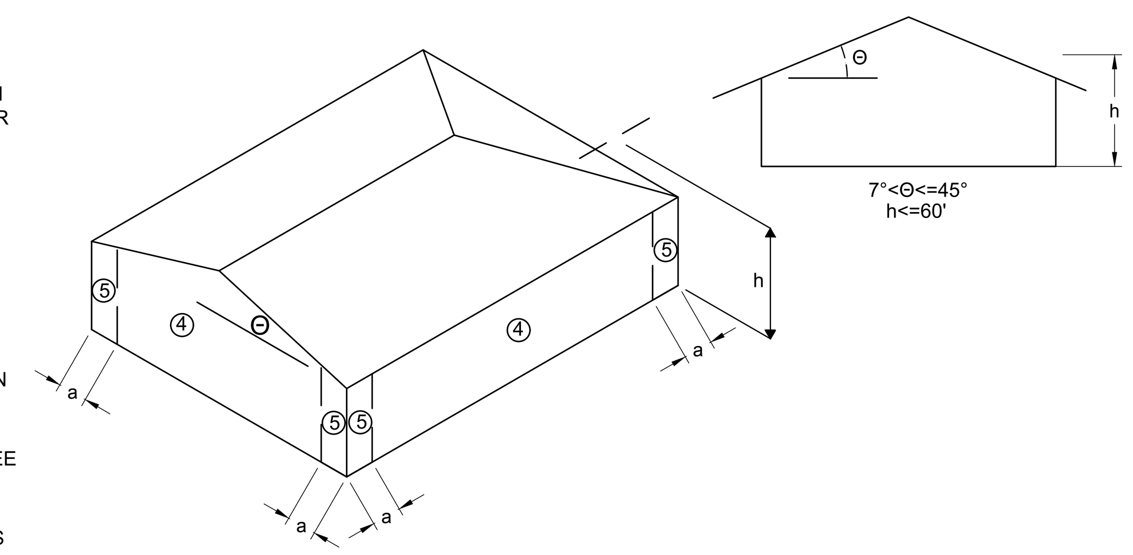
NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.



GABLED ROOF



HIPPED ROOF



CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL GEN. NOTES

PROJECT NO. 50171913

S4

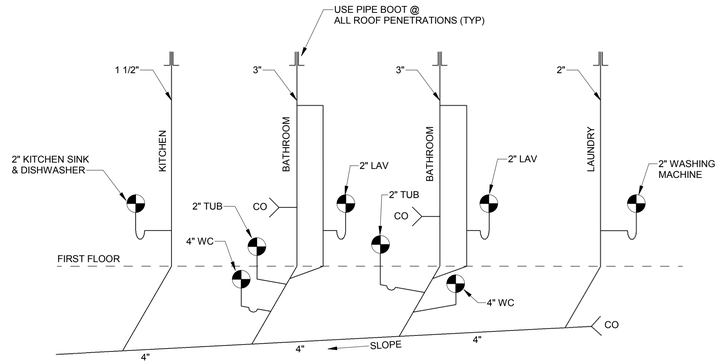
SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA PLUMBING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.5 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GAL CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.
22. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

GENERAL INFORMATION 3BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:18:26 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING:
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

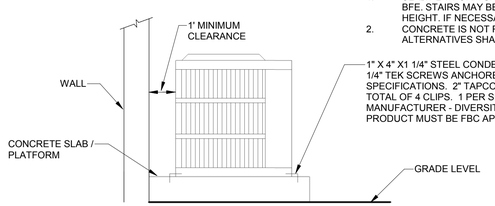
1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
2. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.



DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.

CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

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SEAL

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As indicated

No.	Description	Date

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DATE	

TITLE

GENERAL INFORMATION 3BR WIDE

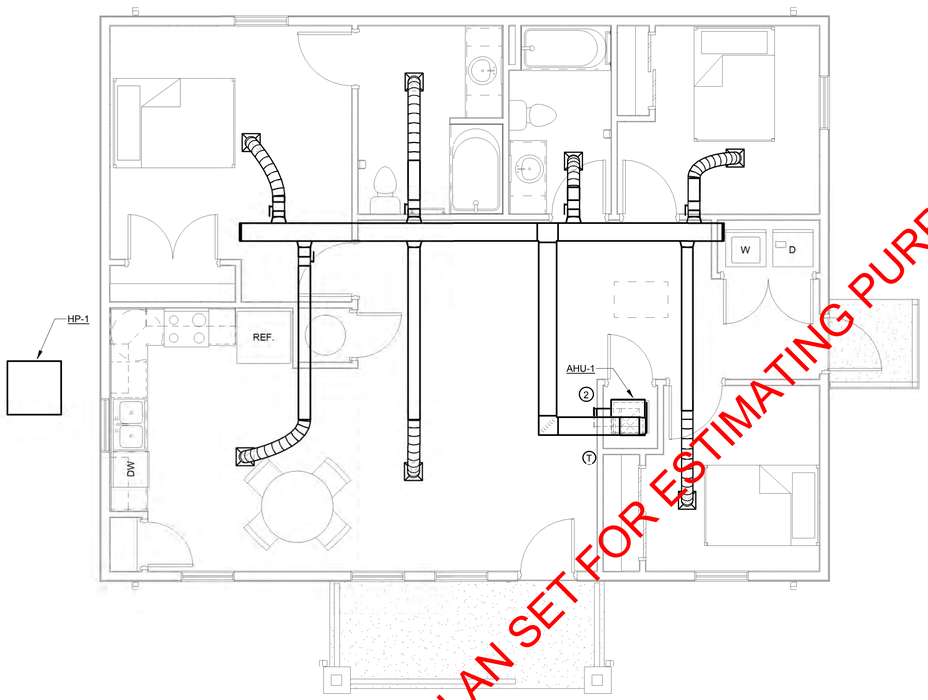
PROJECT NO. 50171913

M0.1

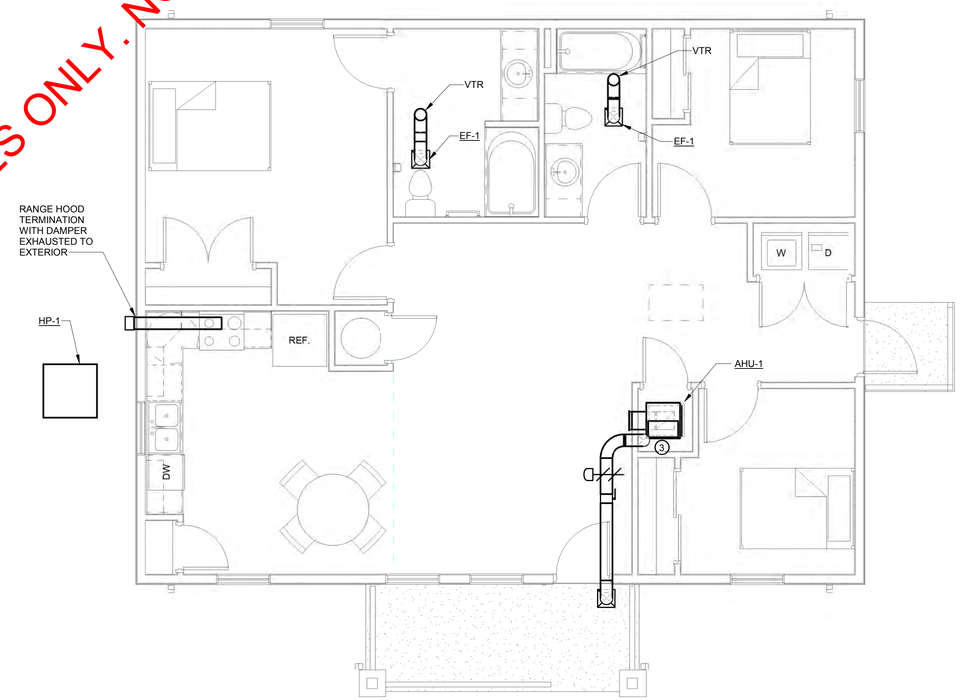
SHEET NO.

6/5/2024 11:02:18 AM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.



1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
3. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

Pinellas County

SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

REVISIONS

DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	

TITLE

FLOOR PLANS
3BR WIDE

PROJECT NO. 50171913

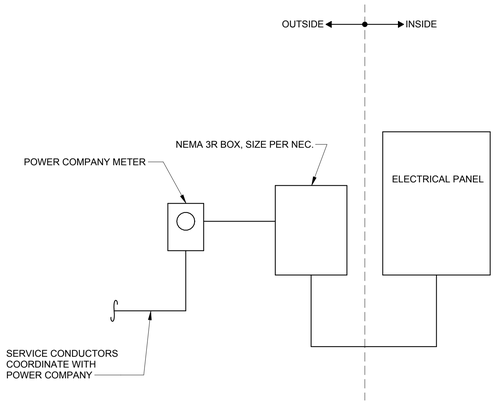
M1.0

SHEET NO.

6/5/2024 11:02:20 AM

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE

ELECTRICAL LEGEND

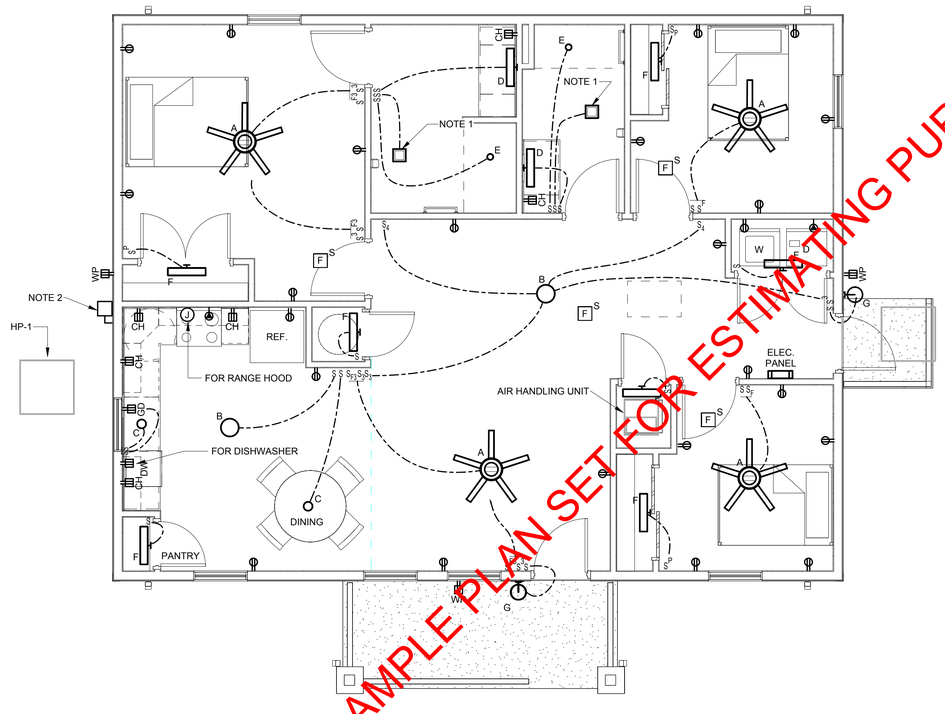
	CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
J	JUNCTION BOX
	SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
	RECEPTACLE, DUPLEX, NEMA 5-20R
	RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
	RECEPTACLE, SPECIAL
S	SWITCH
S^3	SWITCH, 3/W
S^4	SWITCH, 4/W
S^F	SWITCH, FAN
S^P	SWITCH WITH PILOT LIGHT
A	LIGHT FIXTURE, WALL MOUNTED
A	LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
A	CEILING FAN WITH INTEGRAL LIGHT FIXTURE
	EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
F S	SMOKE & CARBON MONOXIDE DETECTOR, CEILING

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3'-0" CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.



1 3 BR WIDE

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

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Dewberry

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	JHR/EHF
APPROVED BY	MGB
CHECKED BY	MGB
DATE	

TITLE

ELECTRICAL PLAN 3 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

8/13/2024 9:56:26 AM

PINELLAS RECOVERS - HURRICANE HOUSING REPAIR AND REPLACEMENT

ADDRESS,
PINELLAS COUNTY, FLORIDA

PC-HRRP-XXXXXXX

4 BEDROOM / 2 BATH WIDE SLAB (CMU)

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

PROJECT MANAGER
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759

ARCHITECTURAL
Dewberry Architects Inc.

STRUCTURAL
Hunter Baumgardner, PE
Southeastern Consulting Engineers, Inc.

Dewberry®

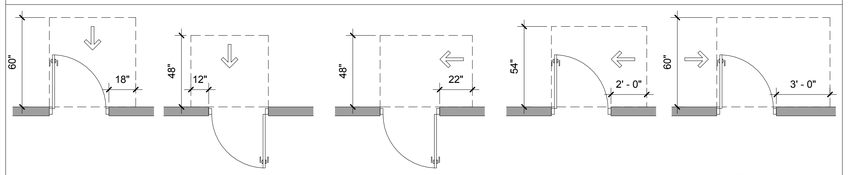
SCE SOUTHEASTERN

Pinellas County

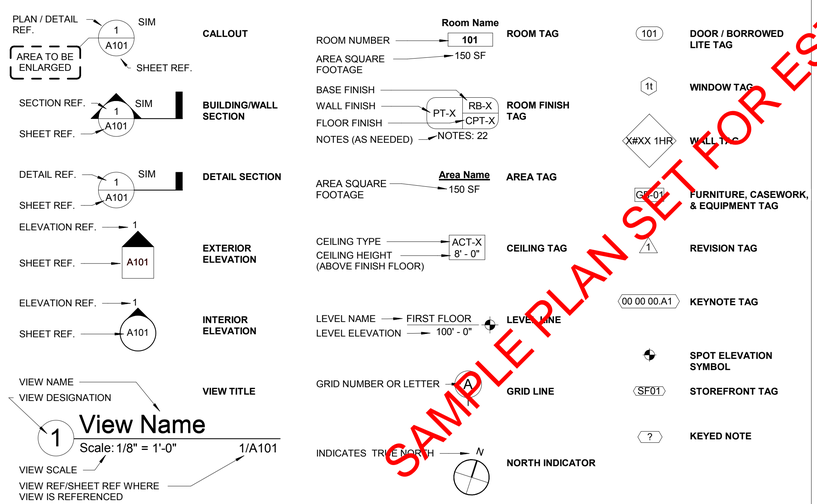
STANDARD ABBREVIATIONS

@	- AT	GA	- GAUGE	QT	- QUARRY TILE
ACT	- ACOUSTIC CEILING TILE	GALV	- GALVANIZED	QTY	- QUANTITY
ADD'N	- ADDITION	GC	- GENERAL CONTRACTOR		
ADD'L	- ADDITIONAL	GPDW	- GYPSUM DRY WALL	R OR RAD	- RADIUS
ADJ	- ADJACENT	GYP BD	- GYPSUM WALL BOARD	RD	- ROOF DRAIN
AFF	- ABOVE FINISH FLOOR			REF	- REFERENCE
AL	- ALUMINUM	HB	- HOSE BIB	REINF	- REINFORCING
ALT	- ALTERNATE	HDW	- HARDWARE	REQ'D	- REQUIRED
APPROX	- APPROXIMATE	HDWRE	- HARDWARE	REV	- REVERSED
AUTO	- AUTOMATIC	HGT	- HEIGHT	RFG	- ROOFING
		HM	- HOLLOW METAL	RH	- RIGHT HAND
BLDG	- BUILDING	HORIZ	- HORIZONTAL	RLC	- RECESSED LOCKABLE CABINET
BRG	- BEARING	HVAC	- HEATING / VENTILATING / AIR CONDITIONING	RM	- ROOM
BSMT	- BASEMENT			RO	- ROUGH OPENING
BTM	- BOTTOM	ID	- INSIDE DIAMETER		
BTW'N	- BETWEEN	IN	- INCH	SCHED	- SCHEDULE
		INSUL	- INSULATION OR INSULATING	SF	- SQUARE FOOT
CAB	- CABINET	INT	- INTERIOR	SHT	- SHEET
CB	- CHALK BOARD	INV	- INVERT	SI	- SQUARE INCH
CG	- CORNER GUARD			SIM	- SIMILAR
CFS	- CLEAR FLOOR SPACE	JC	- JANITORS CLOSET	SPEC	- SPECIFICATION(S)
CJ	- CONTROL JOINT			SQ	- SQUARE
CL	- CENTER LINE	L	- LONG	SS	- STAINLESS STEEL
CLG	- CEILING	LAM	- LAMINATE(D)	ST	- STORAGE
CLR	- CLEAR	LAV	- LAVATORY	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	LRV	- LIGHT REFLECTANCE VALUE	STRG	- STORAGE
CO	- CLEAN OUT	LVL	- LEVEL	STRUCT	- STRUCTURAL OR STRUCTURE
COL	- COLUMN			SUSP	- SUSPEND(ED)
CONC	- CONCRETE	MAX	- MAXIMUM	SYM	- SYMMETRICAL
CONT	- CONTINUOUS	MECH	- MECHANICAL		
CPT	- CARPET	MFG	- MANUFACTURER	TB	- TACK BOARD
CT	- CERAMIC TILE	MIN	- MINIMUM	TS	- TACK STRIP
		MISC	- MISCELLANEOUS	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MO	- MASONRY OPENING		
DIA	- DIAMETER	MR	- MOISTURE RESISTANT	UNO	- UNLESS NOTED OTHERWISE
DIM	- DIMENSION	MTL	- METAL		
DIR	- DIRECTOR			VCT	- VINYL COMPOSITION TILE
DN	- DOWN	NIC	- NOT IN CONTRACT	VERT	- VERTICAL
DR	- DOCTOR	NO	- NUMBER	VOC	- VOLATILE ORGANIC COMPOUND
DS	- DOWNSPOUT	NOM	- NOMINAL	VTR	- VENT THROUGH ROOF
DTL	- DETAIL	NTS	- NOT TO SCALE		
DWG'S	- DRAWINGS			W	- WIDE OR WIDTH
		OC	- ON CENTER	W/	- WITH
EA	- EACH	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
EJ	- EXPANSION JOINT	OFC	- OFFICE	WD	- WOOD
EL	- ELEVATION	OPP	- OPPOSITE	WWF	- WELDED WIRE FABRIC
ELEC	- ELECTRIC / ELECTRICAL	OPP HD	- OPPOSITE HAND		
ELEV	- ELEVATION	OVHD	- OVERHEAD		
EPDM	- ETHYLENE PROPYLENE DIENE MONOMER	OS	- OVERFLOW SCUPPER		
EQ	- EQUAL				
EX	- EXISTING	PC	- PIECE		
EXIST	- EXISTING	PED	- PEDIATRICIAN		
EXP	- EXPANSION	PLAM	- PLASTIC LAMINATE		
EXT	- EXTERIOR	PM	- PROJECTOR MOUNT		
		PS	- PROJECTOR SCREEN		
FD	- FLOOR DRAIN	PT	- PORCELAIN TILE		
FE	- FIRE EXTINGUISHER	PVC	- POLYVINYL CHLORIDE		
FEC	- FIRE EXTINGUISHER CABINET				
FFD	- FLUSHING FLOOR DRAIN				
FFE	- FINISH FLOOR ELEVATION				
FIN	- FINISH				
FLR	- FLOOR				
FTG	- FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED



FRONT APPROACH, PULL SIDE | FRONT APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PUSH SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | LATCH APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH) | HINGE APPROACH, PULL SIDE (DOOR PROVIDED WITH CLOSER AND LATCH)



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
3. FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
6. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
9. GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
10. THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
11. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
12. COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
14. RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
15. REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
16. REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
17. COORDINATE TREE REMOVAL WITH MUNICPALITY. PROTECT TREES TO REMAIN.
18. FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
19. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
20. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
21. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
22. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
24. CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
25. LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
26. CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
27. APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
28. ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
29. PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
    - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
    - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
    - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
    - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE.
    - E. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
    - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
    - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
    - H. **VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.**

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	:
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 19'-8" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	
CONDITIONED	: 1,511 SF
UNCONDITIONED	: 117 SF
GROSS	: 1,628 SF

B. ENERGY SUMMARY

CLIMATE ZONE : 2

IECC REQUIREMENTS:
TABLE R402.1.2

THERMAL ENVELOPE	REQUIRED	/ PROVIDED
CEILING	R-38	/ R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13	/ R-19
FLOOR	R-13	/ R-19
SLAB	R-0	/ R-0

TABLE R402.4

FENESTRATION REQUIREMENTS	
MAXIUMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE
2023 FLORIDA BUILDING CODE, RESIDENTIAL
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION
2018 WOOD FRAME CONSTRUCTION MANUAL
AMERICANS WITH DISABILITIES ACT GUIDELINES
2020 NATIONAL ELECTRIC CODE (NEC)

R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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DATE	

TITLE

INDEX

PROJECT NO. 50171913

G1.01

SHEET NO.

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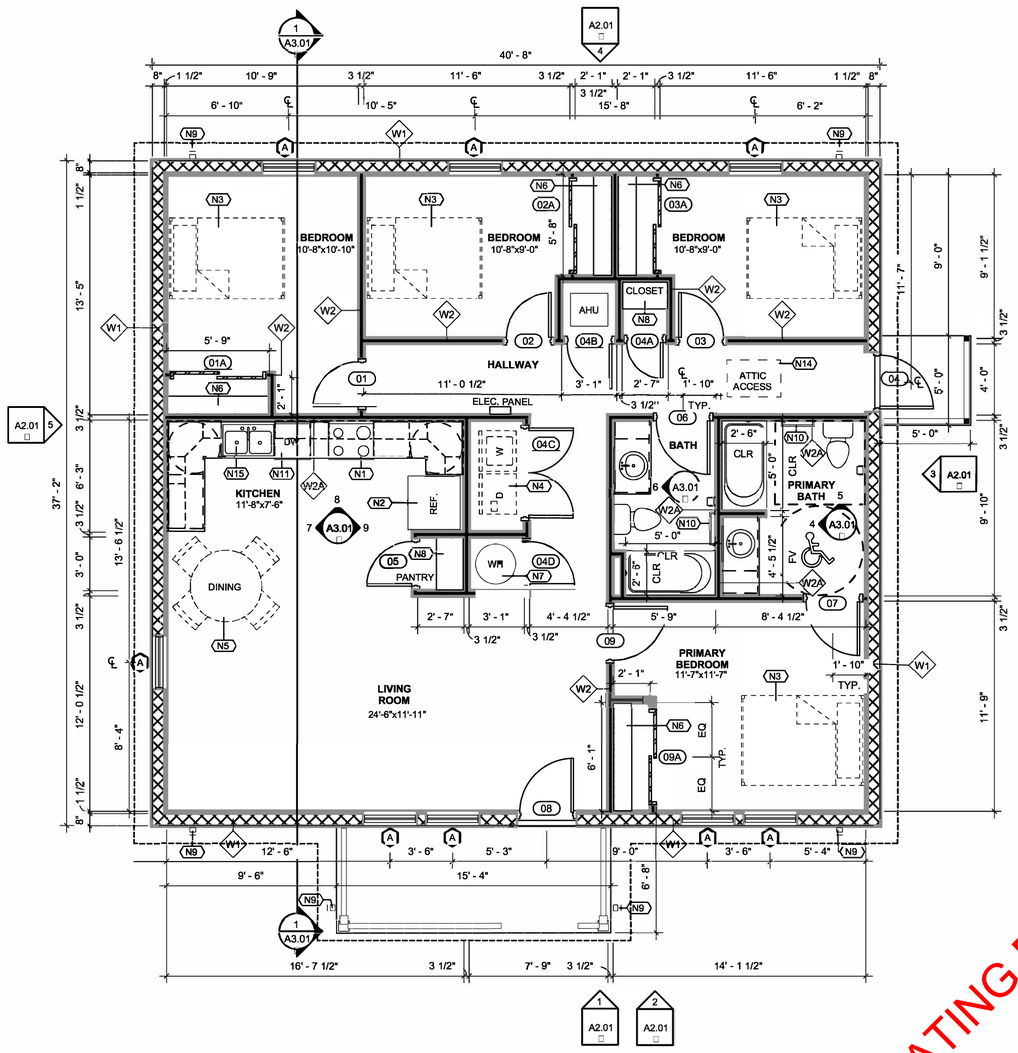
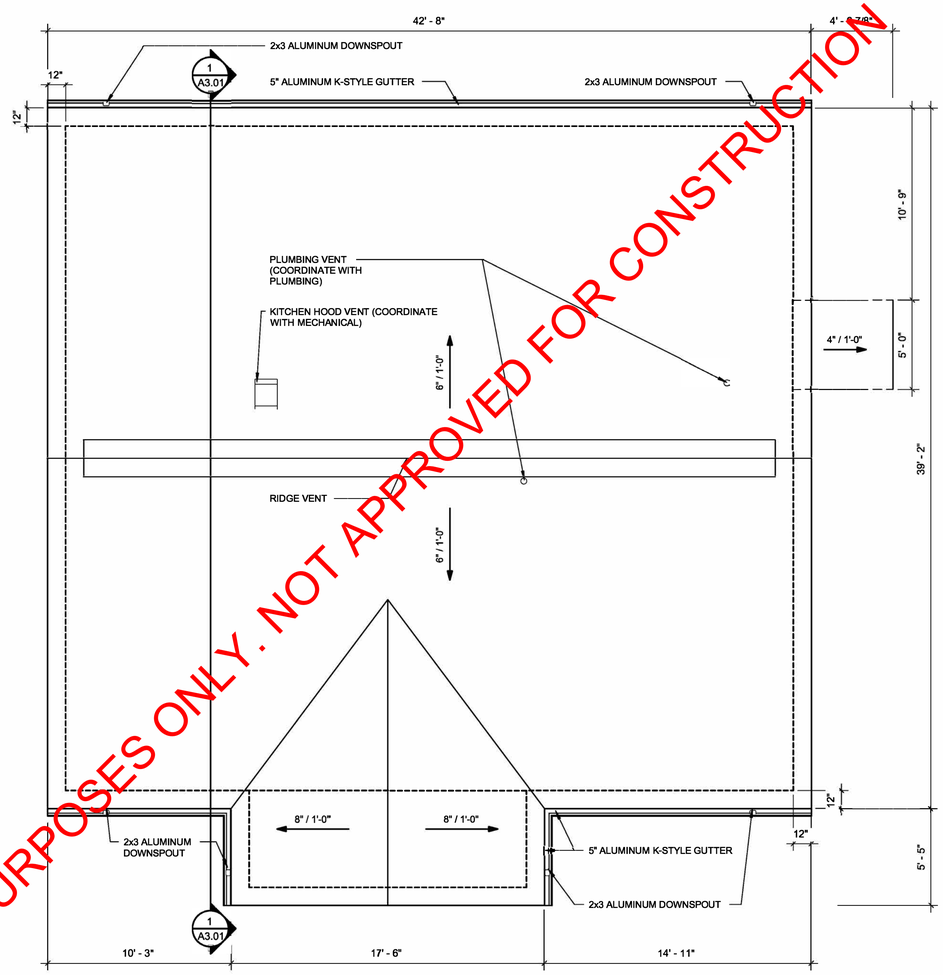


DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

1 FLOOR PLAN - 1,511 SF

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



2 ROOF PLAN

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

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH WITH "CLOSETMAID SUPERSLIDE" (OR EQUAL) OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2X3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD PULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM, MIN 22" X 40" (PAINT)
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		**EXTERIOR WALL** 3x2 FURRING STRIPS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE WITH R-13 RIGID INSULATION AND CMU BLOCK ON EXTERIOR. STUCCO FINISH ON EXTERIOR SIDE.	½" GWB (PAINT) 3x2 WOOD FURRING STRIP 2" R-13 RIGID INSULATION BOARD (RMAX THERMASHEATH) CMU BLOCK STUCCO FINISH 11"
W2		**INTERIOR PARTITION** 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	2x4 WOOD STUDS ½" GPDW (PAINT) 3½" SOUND BATTS ½" GPDW (PAINT) 4 1/2"

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SCALE

1/4" = 1'-0"

4' 2' 0 4'

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DATE	

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FLOOR AND ROOF PLANS

PROJECT NO. 50171913

A1.11

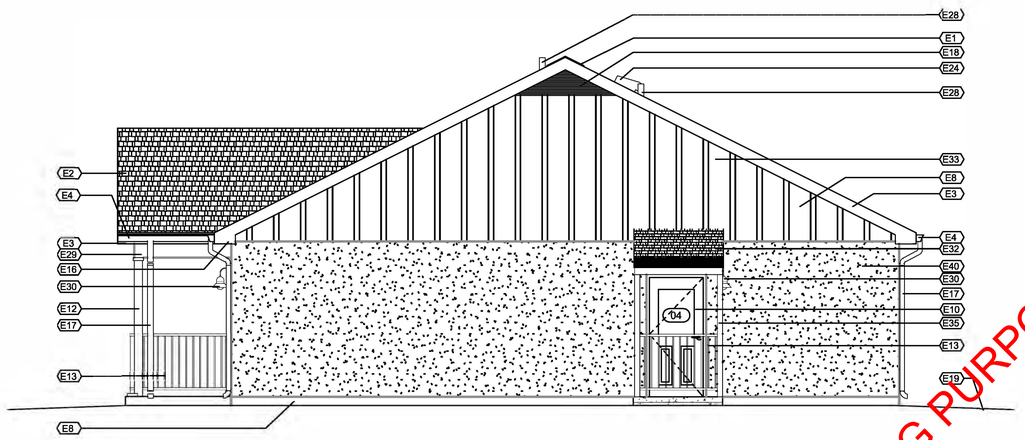
SHEET NO.

11/25/2025 4:35:05 PM

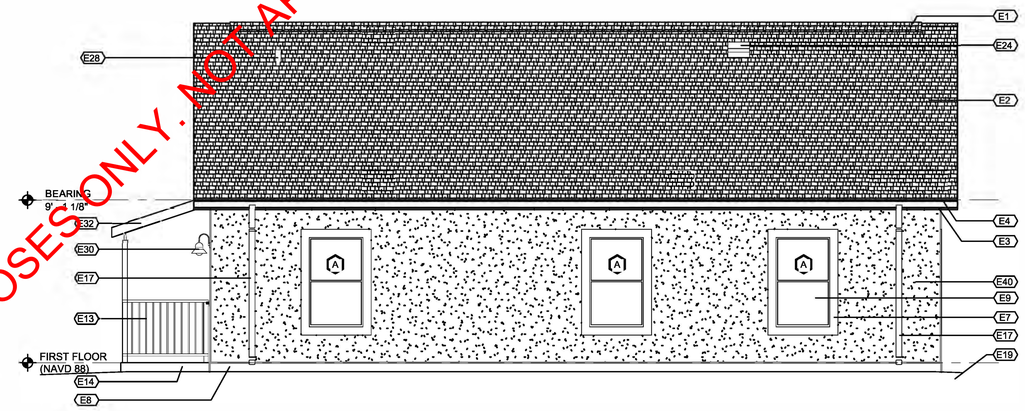
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 FRONT ELEVATION ALTERNATE - HISTORICALLY SENSITIVE
Scale: 1/4" = 1'-0"

NOTE: HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS.



3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

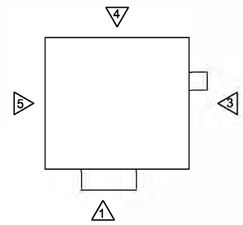


4 REAR ELEVATION
Scale: 1/4" = 1'-0"

5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	5" ALUMINUM K-STYLE GUTTER
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM.
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE STRUCTURAL)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS.

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E18	SMOOTH FAUX 18" X 24" GABLE VENT (PAINT)
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x_ TREATED WOOD BEAM (SEE STRUCTURAL) WITH CEMINTITIOUS TRIM CLADDING.
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP.
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E33	CEMENTITIOUS VERTICAL SIDING WITH CEMENTITIOUS BATTEN STRIPS (PAINT)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.
E40	STUCCO FINISH



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

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TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 50171913

A2.01

SHEET NO.

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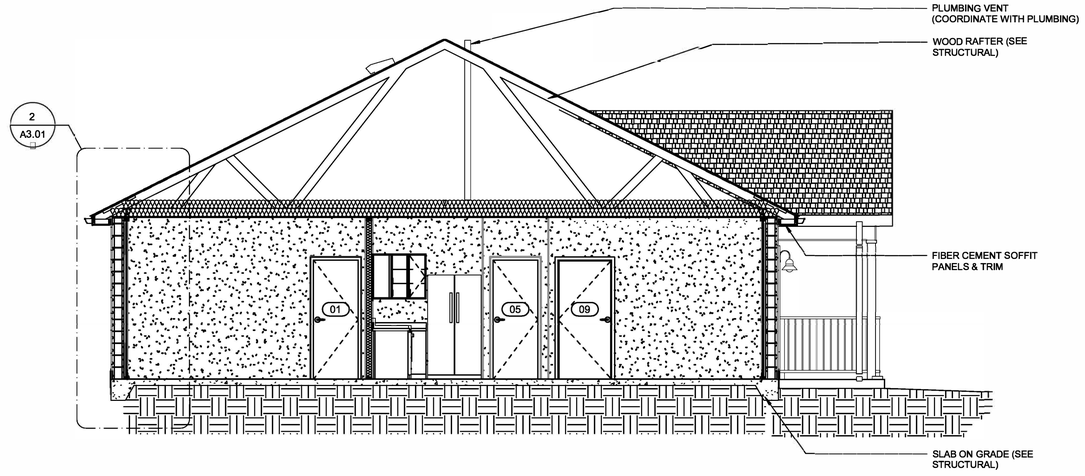
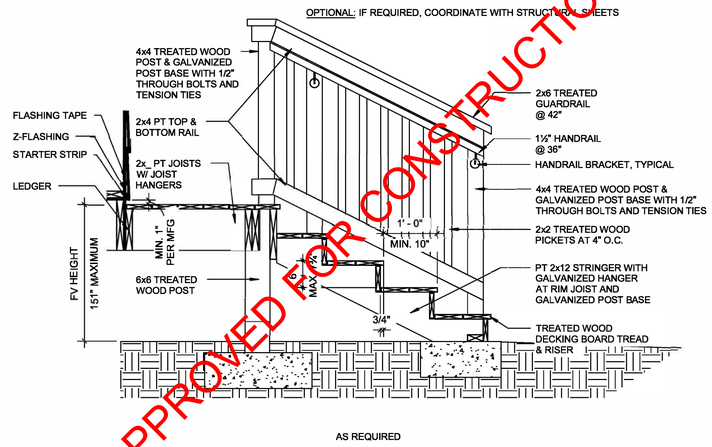


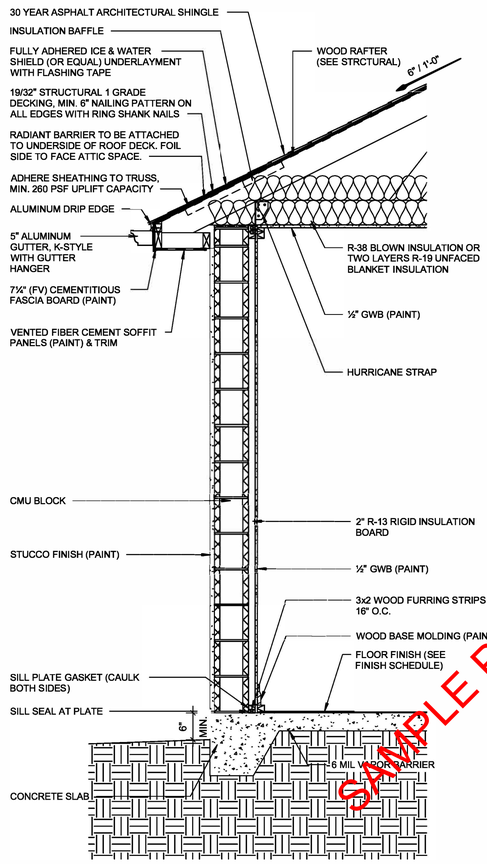
1 LONGITUDINAL BUILDING SECTION

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



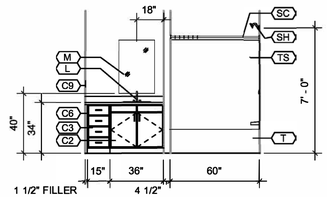
3 STAIR SECTION

Scale: 3/4" = 1'-0"



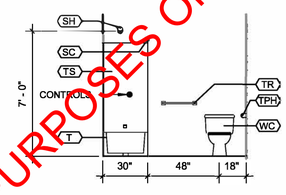
2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



4 PRIMARY BATH ELEVATION

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



5 PRIMARY BATH ELEVATION

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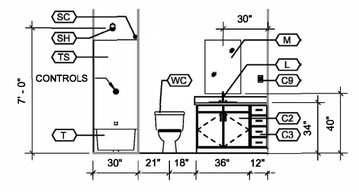
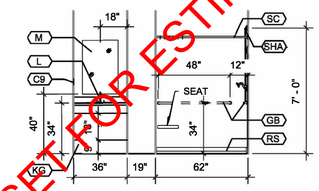


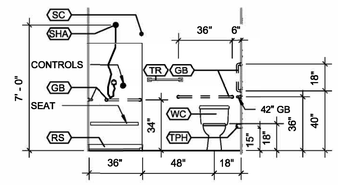
6 BATH ELEVATION

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



4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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



5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE

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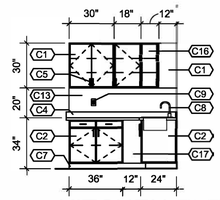
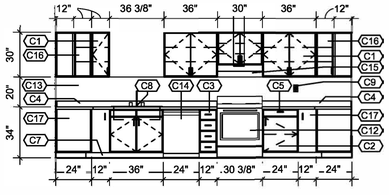


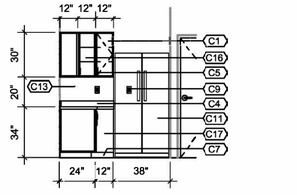
7 KITCHEN ELEVATION

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



8 KITCHEN ELEVATION

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



9 KITCHEN ELEVATION

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

TOILET ELEVATION KEYED NOTES

NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES

NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DISREGARD AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP.
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ≤ 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE

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1/4" = 1'-0"

4' 2' 0 4'

No.	Description	Date

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DATE	

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. 50171913

A3.01

SHEET NO.

12/2/2025 1:51:50 PM

FINISH SCHEDULE

ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	MATERIAL	HEIGHT	
01	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
02	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
03	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6
04	HALLWAY	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
05	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5
06	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
07	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5
08	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 3, 4, 5, 6
09	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9' - 0"	1, 2, 3, 4, 5, 6

FINISH SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PER FLORIDA GREEN BUILDING COALITION: FLORIDA GREEN HOME CERTIFICATION STANDARD

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY AS NOTED IN FINISH SCHEDULE

DOOR SCHEDULE

No.	DOOR								FRAME		DETAIL		FIRE LABEL	REMARKS
	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB		
01	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
01A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
02	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
02A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
03	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
03A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4
04	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 3
04A	1	2' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04B	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
04C	2	5' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
04D	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-	4
05	1	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
06	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	4
07	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
08	1	3' - 0"	6' - 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-	1, 2, 3
09	1	3' - 0"	6' - 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-	2, 4
09A	2	2' - 6"	6' - 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-	4

DOOR SCHEDULE REMARK LEGEND

REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE

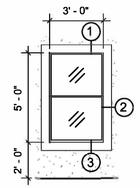
TYPE	COUNT	MODEL	COMMENTS
A	8	SERIES 300 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3, 4

WINDOW SCHEDULE REMARK LEGEND

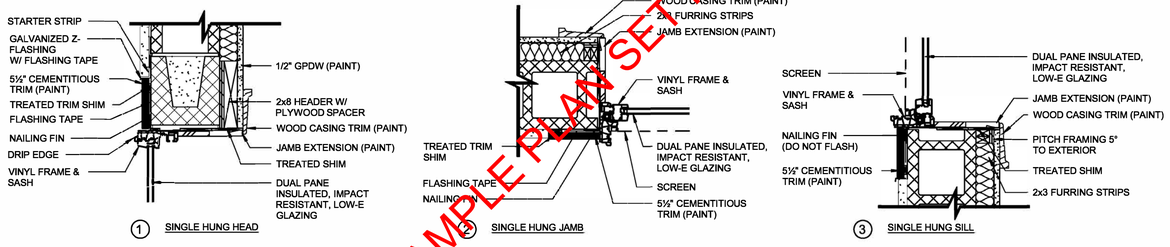
REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS
PER SECTION R806.2 2024 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH ADDITION, THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,628 SF IS 10.85 SF. 1,628 SF/150 SF 10.85 SF REQUIRED. THE DESIGN CONTAINS A 1 FT DEPTH VENTED FIBER CEMENT SOFFIT THAT SURROUNDS THE APPROXIMATE *67.83 SF* OF THE FRONT AND REAR ELEVATIONS OF THE HOME.

NET FREE VENTILATING AREA REQUIRED: *10.85 SF*
NET FREE VENTILATING AREA PROVIDED: *67.83 SF*



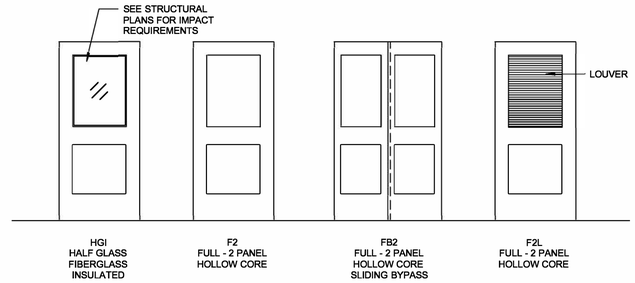
1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"



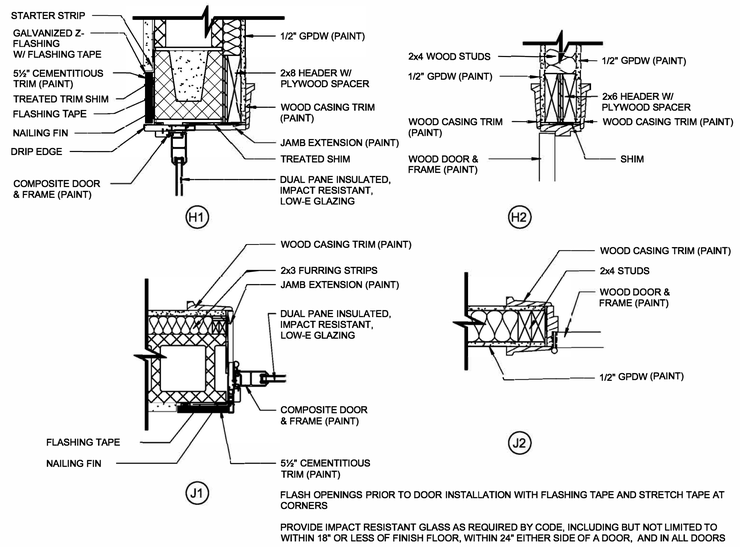
FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANTGLAS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

2 WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



3 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

4 HEAD & JAMB DETAILS
Scale: 1 1/2" = 1'-0"

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

Dewberry
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877 North County Hwy 393
Santa Rosa Beach, FL 32459
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850.557.0076 Fax
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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	SEH
APPROVED BY	LWH
CHECKED BY	ANS
DATE	

TITLE

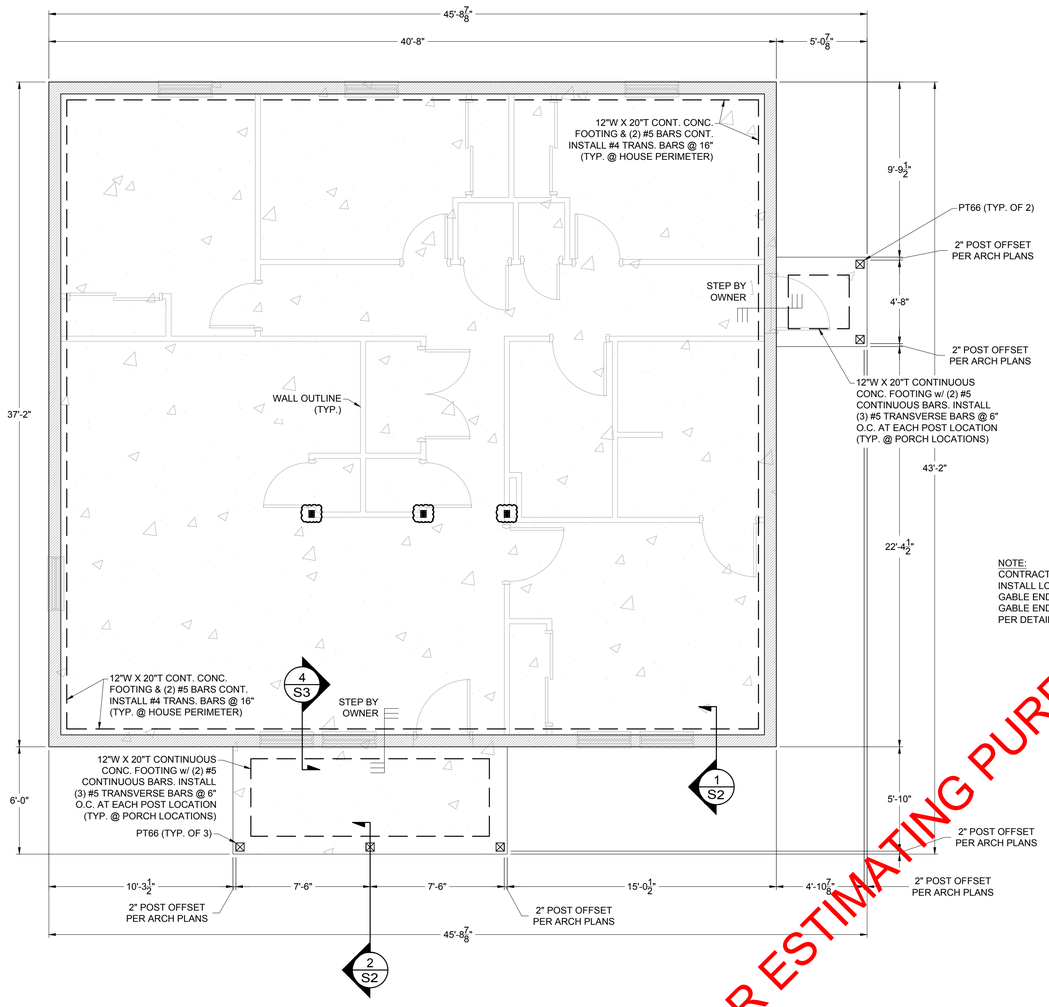
FINISH, DOOR, & WINDOW SCHEDULES AND DETAILS

PROJECT NO. 50171913

A6.01

SHEET NO.

12/2/2025 1:55:57 PM



1 S1 FOUNDATION PLAN

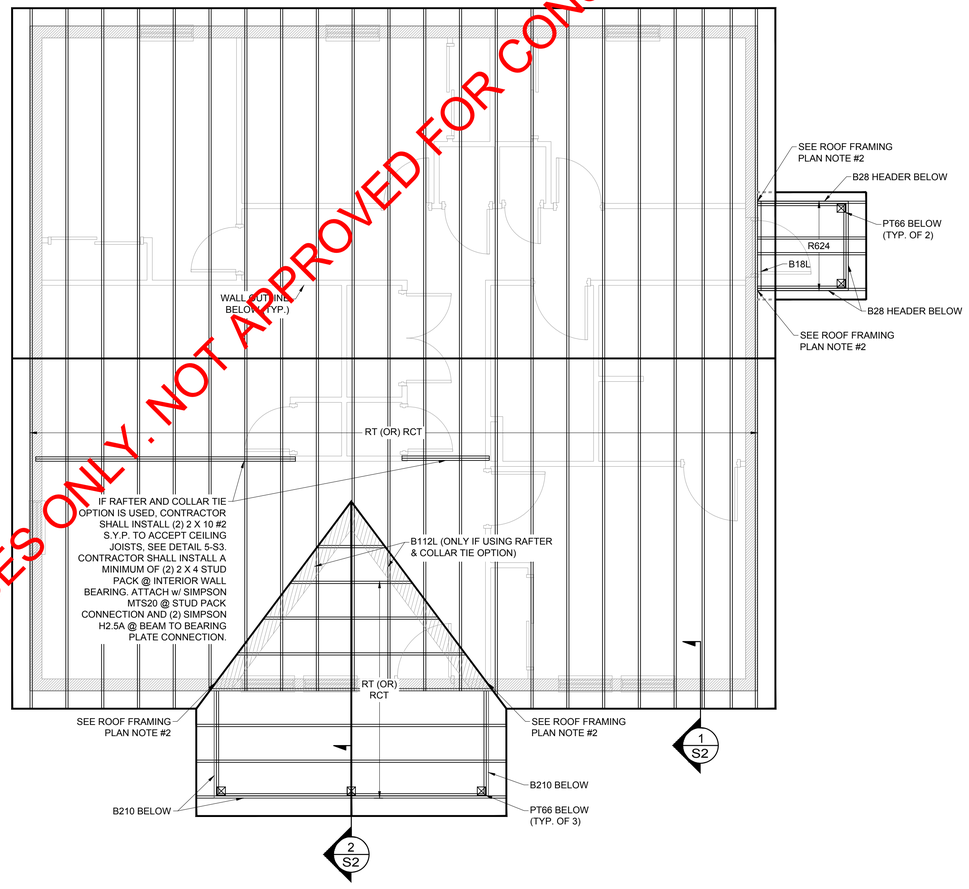
SCALE: ¼" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
2. SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC SLAB W/6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL W/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
3. SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
4. ▨ - INDICATES LOCATION OF LOAD BEARING 8 X 8 X 16 CMU STEM WALL ALL CELLS FILLED (TYP.)
5. ▣ -INDICATES LOCATION OF STUD PACK & CONCRETE GRADE BEAM PER DETAIL 6-S3. MINIMUM SIZE OF 24" LONG CENTERED @ STUD PACK LOCATION. ONLY APPLICABLE IF USING RAFTER AND COLLAR TIE OPTION FOR ROOF FRAMING.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

ROOF FRAMING NOTES:
1. CONTRACTOR SHALL CONFIRM WHICH ROOF FRAMING OPTION (ROOF TRUSS OR RAFTER & COLLAR TIE) SHALL BE USED PRIOR TO CONSTRUCTION & REFERENCE APPROPRIATE DETAILS.
2. CONTRACTOR SHALL INSTALL DOUBLE RAFTER & COLLAR TIE ASSEMBLY @ EITHER SIDE OF ATTIC ACCESS LOCATION.



FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. PER DETAIL 6-S3 (MAX.)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.

2 S1 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING PLAN NOTES:

1. ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
2. INSTALL SIMPSON HUCQ210-2 @ PORCH HEADER TO WALL CONN.
3. ▨ - INDICATES LOCATION OF LOAD BEARING 8 X 8 X 16 CMU STEM WALL ALL CELLS FILLED BELOW(TYP.)

TRUSS PLAN NOTES (IF APPLICABLE):

1. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
2. TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
3. ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
4. TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO P.T. GIRDERS FOR ALL STUD PACKS.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY · NOT APPROVED FOR CONSTRUCTION

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SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE

1/4" = 1'-0"

4' 2' 0 4'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

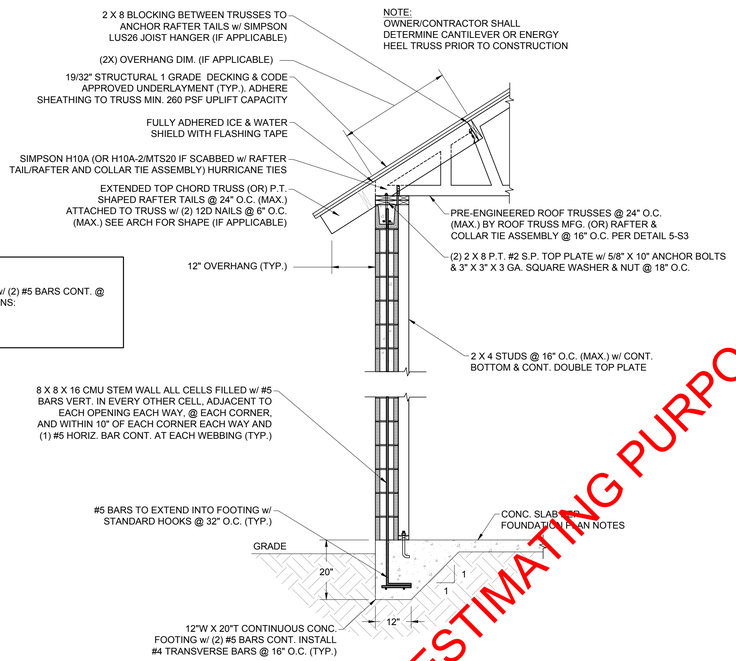
S1

SHEET NO.

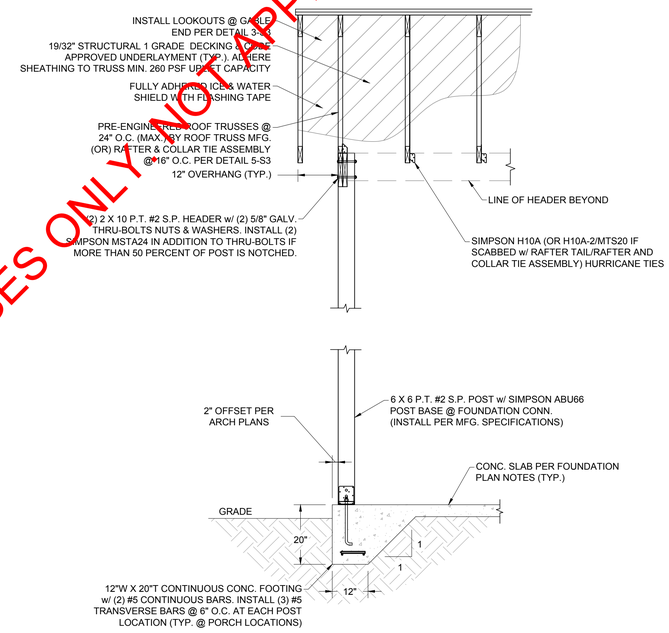
NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

NOTE:
INSTALL 8 X 8 X 16 CMU BOND BEAM w/ (2) #5 BARS CONT. @ THE FOLLOWING CMU WALL LOCATIONS:

1. AT TOP OF CMU BLOCK WALL



1 S2 TYPICAL WALL SECTION
SCALE: N.T.S.



2 S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.

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Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

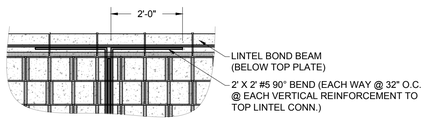
REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

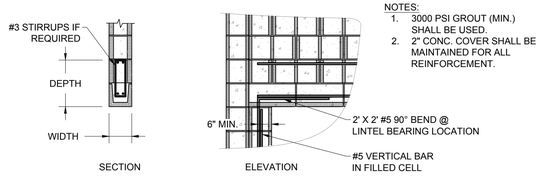
TITLE
STRUCTURAL DETAILS

PROJECT NO. 50171913

S2
SHEET NO.



1 S3 TOP LINTEL REINFORCEMENT DETAIL
SCALE: N.T.S.

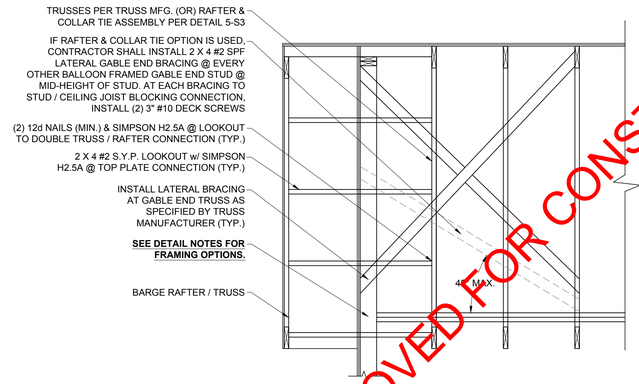


NOTES:
1. 3000 PSI GROUT (MIN.) SHALL BE USED.
2. 2" CONC. COVER SHALL BE MAINTAINED FOR ALL REINFORCEMENT.

CMU LINTEL SCHEDULE

LOCATION	CLEAR SPAN	WIDTH	DEPTH	END BEARING LENGTH	REINF. (TOP)	REINF. (BTM.)	STIRRUP / SPACING
TYPICAL WALL OPENING	3' (MAX)	8"	16" (2 COURSE)	8"	(2) #4	(2) #4	24" O.C.
TYPICAL WALL OPENING	6' (MAX)	8"	16" (2 COURSE)	8"	(2) #4	(2) #4	7" O.C.
GARAGE DOOR	16'	8"	16" (2 COURSE)	8"	(2) #5	(2) #5	24" O.C.

2 S3 LINTEL SCHEDULE/DETAIL
SCALE: N.T.S.



GABLE END OPTIONS:

1) **BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.

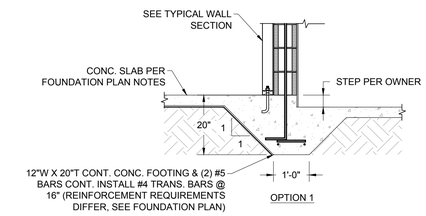
2) **STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).

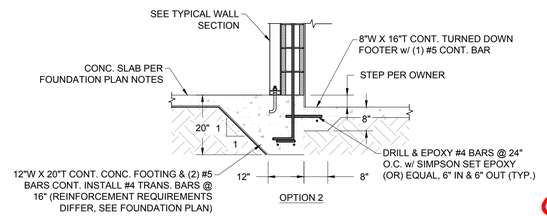
- CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
- CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
- CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.

3) **GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).

- CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.

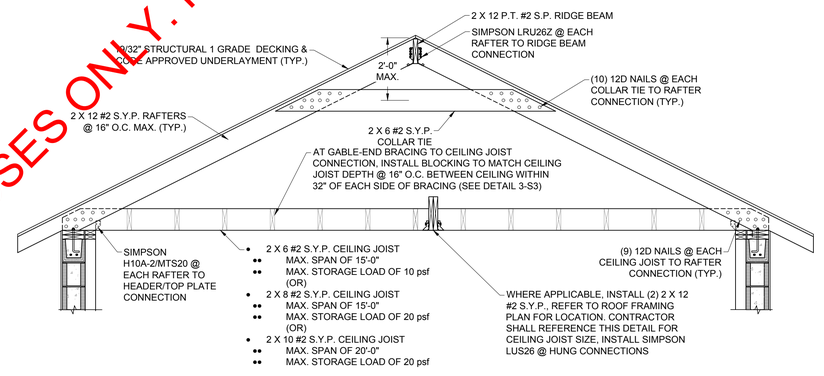
3 S3 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.



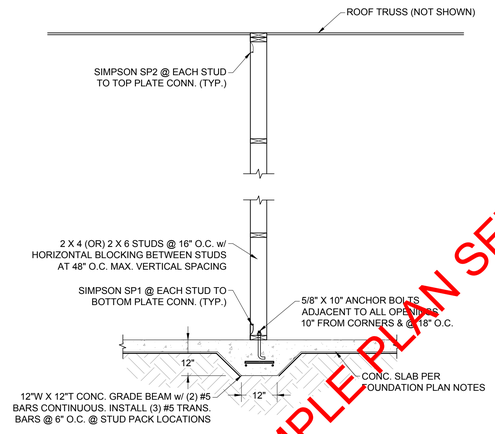


4 S3 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

NOTES:
1. INTERIOR WALLS NOT SHOWN.
2. CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
3. FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

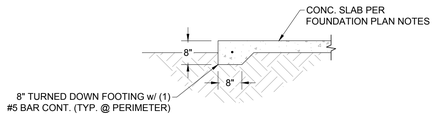


5 S3 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.



6 S3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.

NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
3. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
4. ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
5. ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
6. CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
7. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



7 S3 8" TURNED DOWN FOOTING DETAIL
SCALE: N.T.S.

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120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE
1/2" = 1'-0"
2' 1' 0 2'

BY	ITEM	DATE

REVISIONS

DRAWN BY	SC
APPROVED BY	HB
CHECKED BY	JH
DATE	

TITLE
STRUCTURAL DETAILS

PROJECT NO. 50171913

S3
SHEET NO.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY. NOT APPROVED FOR CONSTRUCTION

GENERAL

1. THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
2. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
3. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
5. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
8. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
9. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
10. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
11. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
12. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
13. CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
14. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
15. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
16. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
21. PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O.. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
22. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
23. ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
24. INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

1. WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < ½"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE CLEANED BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS / SAW CUTS SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
4. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
5. NO FOOTINGS SHALL BE PLACED IN WATER.
6. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
7. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

1. CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

   WALLS BELOW GRADE TYPE M OR S
4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
6. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
7. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
8. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

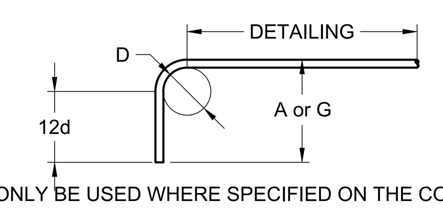
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".FOR ALL MONOLITHIC FOOTINGS, A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - 6.1. CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

     PERMANENTLY EXPOSED TO EARTH:
     CAST AGAINST THE EARTH — 3" CLEAR

     EXPOSED TO EARTH OR WEATHER:
     FOR BARS LARGER THAN A NO. 5 BAR — 2" CLEAR
     NO. 5 BARS OR SMALLER — 1 ½" CLEAR
     COLUMN TIES — 1 ¾" CLEAR
   - 6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72
MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
6-in CMU WALL	19	25	39	81	NA	NA
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



POST INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
   - 1.1. CONCRETE ANCHORS
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
       - SIMPSON STRONG-TIE "AT-XP" (IAPMO-ES ER-0263)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
     - C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
       - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
       - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)
2. MASONRY ANCHORS
   - 2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:
     - A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
       - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
       - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
     - B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
       - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
       - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
       - HILTI HIT HY150 INJECTION ADHESIVE
       - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
       - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:
   - 3.1 ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
     - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
     - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
     - HILTI HIT HY150 INJECTION ADHESIVE
     - EPCON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
     - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
4. ALL DRILLED & EPOXIED ⅝" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 ¾" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
4. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING O.O1 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
   - 1.1. ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
3. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
   - 3.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
   - 3.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
   - 3.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT w/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
4. ENGINEERED LUMBER PRODUCTS
   - 4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 2900 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 2900 PSI
     - HORIZONTAL SHEAR F_V = 290 PSI
     - MODULUS OF ELASTICITY E = 2,000,000 PSI
   - 4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 2600 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 750 PSI
     - COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 2510 PSI
     - HORIZONTAL SHEAR F_V = 285 PSI
     - MODULUS OF ELASTICITY E = 2,000,000 PSI
   - 4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 1700 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 710 PSI
     - COMPRESSION PARALLEL TO GRAIN $F_{C||}$ = 1835 PSI
     - HORIZONTAL SHEAR F_V = 425 PSI
     - MODULUS OF ELASTICITY E = 1,300,000 PSI
   - 4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 3000 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 805 PSI
     - TENSION PARALLEL TO GRAIN $F_{T||}$ = 1350 PSI
     - HORIZONTAL SHEAR F_V = 300 PSI
     - MODULUS OF ELASTICITY E = 2,100,000 PSI
   - 4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
     - ALLOWABLE BENDING STRESS F_B = 2400 PSI
     - COMPRESSION PERPENDICULAR TO GRAIN $F_{C\perp}$ = 740 PSI
     - HORIZONTAL SHEAR F_V = 300 PSI
     - MODULUS OF ELASTICITY E = 1,800,000 PS
5. STRUCTURAL PANELS
   - 5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
   - 5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING, SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
   - 5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
   - 5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
6. FABRICATED WOOD TRUSSES
   - 6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
   - 6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
   - 6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
   - 6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
   - 6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
   - 6.6. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
   - 6.7. TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
   - 6.8. EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
   - 6.9. CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
   - 6.10. ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
7. CONNECTIONS
   - 7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
   - 7.2. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

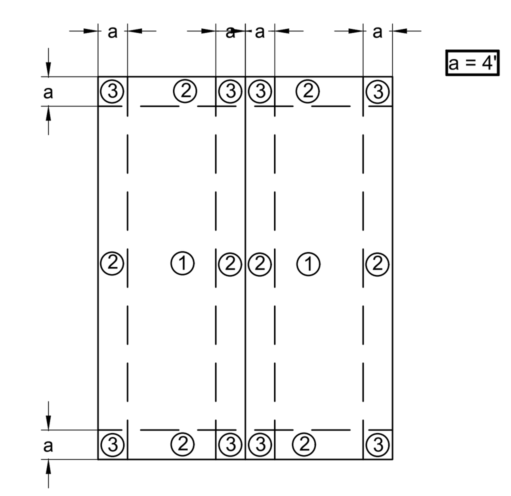
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.64 PSF	48.30 PSF
ROOF	± 32.69 PSF	± 40.86 PSF

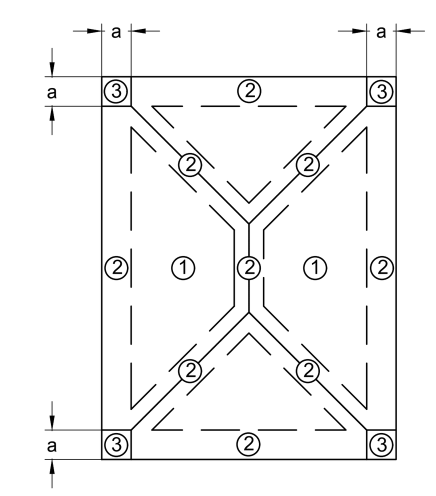
COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpi	- GCpi
ROOF (ZONE 1)	26.98	-58.12
ROOF (ZONE 2)	26.98	-92.71
ROOF (ZONE 3)	26.98	110.01

COMPONENTS AND CLADDING WALL PRESSURES (PSF)								
	0 SF - 10 SF		10 SF - 30 SF		30 SF - 60 SF		60 SF - 100 SF	
ZONE	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi	+ GCpi	- GCpi
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	36.07	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07	-45.15

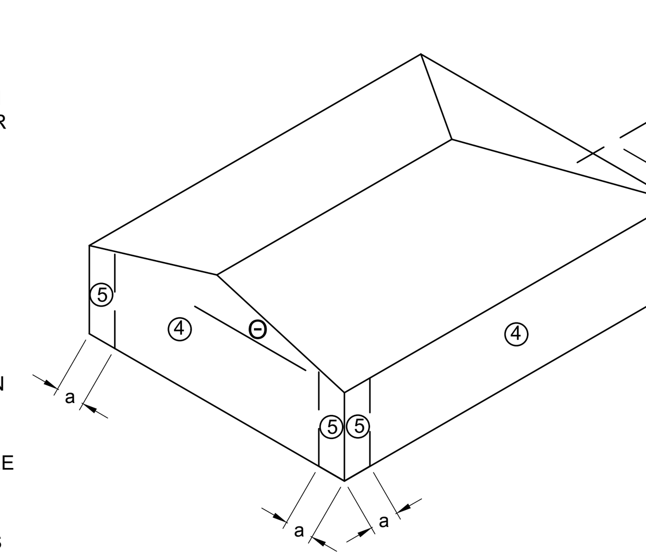
NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.

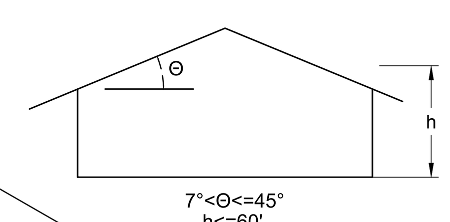


GABLED ROOF



HIPPED ROOF





7°<Θ<=45°
h<=60'

CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" X 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SREWS	EACH TRUSS/RAFTER CONN.

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120 North Highway 71
Wewahitchka, FL 32465
850.639.3860

Pinellas County

SEAL

SCALE
N/A

BY	ITEM	DATE

REVISIONS

DRAWN BY SC
APPROVED BY HB
CHECKED BY JH
DATE

TITLE
STRUCTURAL GENERAL NOTES

PROJECT NO. 50171913

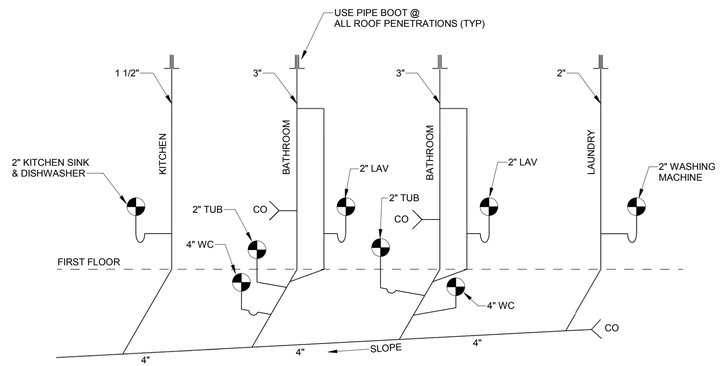
S4
SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

1. PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
5. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
   a. TOILETS = 1.28 GPF
   b. SHOWER HEADS = 2.0 GPM
   c. KITCHEN FAUCETS = 2.0 GPM
   d. BATHROOM FAUCETS = 1.0 GPM
   e. WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
8. COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
9. COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
10. PROVIDE "W-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
12. PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
13. PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
14. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
15. ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
16. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
17. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
18. ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
19. HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
20. PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
21. KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.
22. HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.



RISER DIAGRAM

NOT TO SCALE

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

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No.	Description	Date

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DATE	

TITLE

GENERAL INFORMATION 4BR WIDE

PROJECT NO. 50171913

P0.1

SHEET NO.

11/7/2024 1:21:18 PM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
Ph	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- ROUND TAKEOFF WITH BALANCING DAMPER
- RECTANGULAR DUCT WITH BALANCING DAMPER
- FLEXIBLE DUCT
- SUPPLY-AIR DIFFUSER
- RETURN-AIR GRILLE
- EXHAUST-AIR GRILLE
- MOTOR OPERATED DAMPER

HVAC SYMBOLS

- (#) NEW WORK PLAN NOTE
- (T) THERMOSTAT

GENERAL NOTES

HVAC NOTES:

GENERAL NOTES

1. HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
2. HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
3. THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
   a. ALL AIR CONDITIONING EQUIPMENT
   b. EXHAUST FANS
   c. DUCTWORK INCLUDING
      1. SUPPLY
      2. RETURN
      3. EXHAUST
      4. VENTILATION
   d. AIR DISTRIBUTION DEVICES INCLUDING:
      1. SUPPLY DIFFUSERS AND REGISTERS
      2. RETURN GRILLES
      3. DAMPERS
      4. LOUVERS
      5. ROOF AND WALL CAPS
   e. AIR FILTRATION (MERV 8 MINIMUM)
   f. THERMOSTATS, TIMERS, AND WIRING
   g. EQUIPMENT SUPPORTS, HANGERS, AND BRACING
   h. CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
4. CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
5. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.

DUCTWORK:

1. ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
2. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
3. CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
4. THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
5. FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
6. INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
7. INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
8. INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
9. INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

CONDENSATE DISPOSAL:

1. PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
2. CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
3. PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
4. PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
5. ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

SPLIT-SYSTEM HEAT PUMP EQUIPMENT:

1. HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
2. HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
3. THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
4. HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
5. EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

VENTILATION AIR AND EXHAUST AIR SYSTEMS:

1. EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
2. TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
3. TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
4. DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
5. VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
6. VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
7. THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER THE ASSOCIATED AHU IS TURNED ON.
8. VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
2. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
3. MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
3. WIRE TO WALL SWITCH FOR MANUAL CONTROL.
4. PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

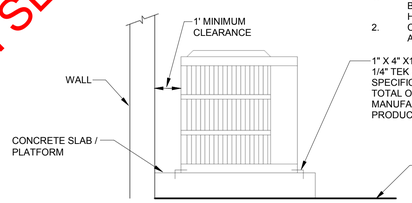
MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

REMARKS:

1. MODEL TO BE SELECTED BY CONTRACTOR.
2. UNIT SHALL BE MINIMUM 16 SEER.
2. REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.

DETAIL NOTES:

1. SLAB/PLATFORM SHALL MEET PROGRAM REQUIREMENT FOR ABOVE BFE. STAIRS MAY BE REQUIRED FOR MAINTENANCE DEPENDING ON HEIGHT. IF NECESSARY, SEE SHEET A3.01 DETAIL 3.
2. CONCRETE IS NOT REQUIRED FOR CONDENSING UNIT SLAB/PLATFORM. ALTERNATIVES SHALL BE WOOD, PLASTIC OR COMPOSITE.



CONDENSING UNIT MOUNTING DETAIL

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SEAL

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No.	Description	Date

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DATE	

TITLE

GENERAL INFORMATION 4BR WIDE

PROJECT NO. 50171913

M0.1

SHEET NO.

6/5/2024 11:11:00 AM

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

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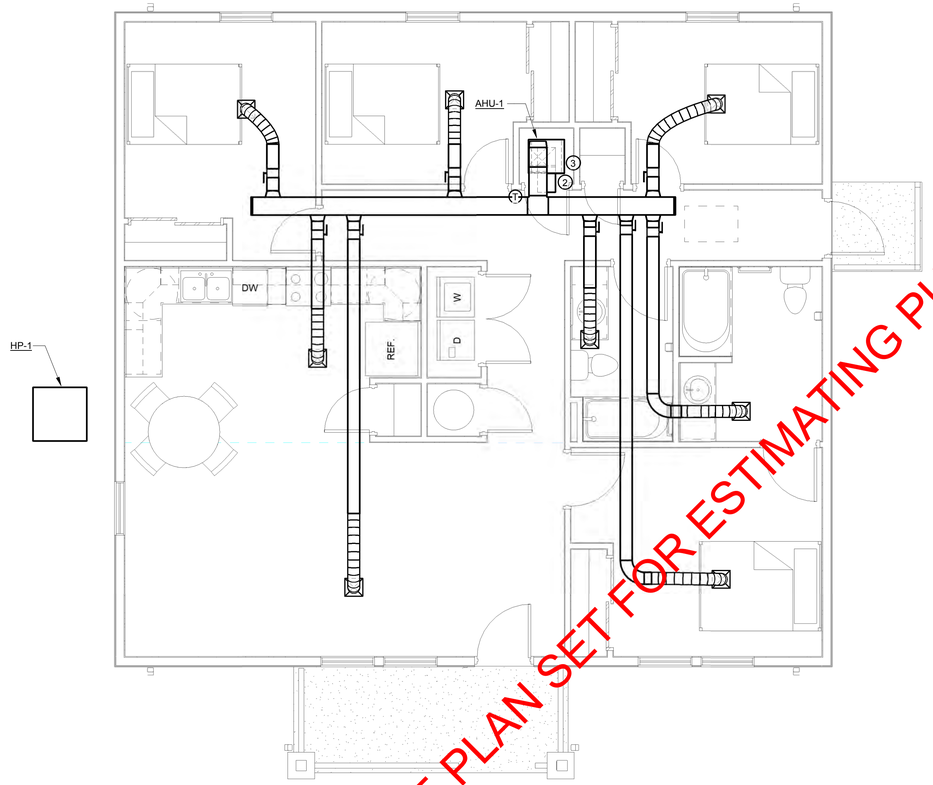
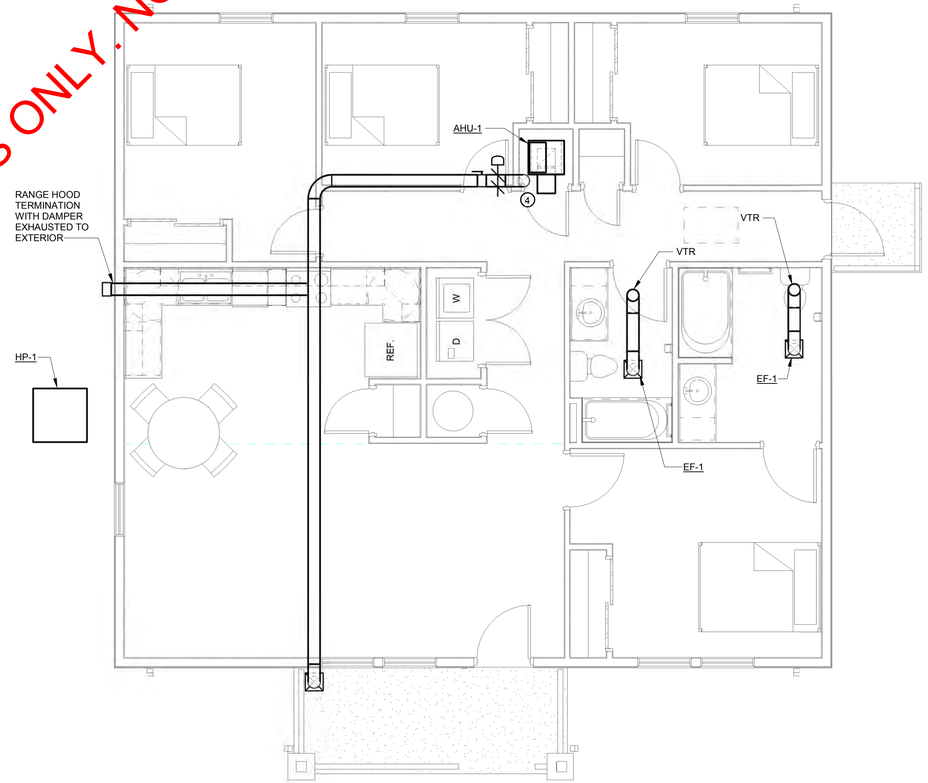


1 HEATING & COOLING
Scale: 1/4" = 1'-0"



2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

NOTES:

1. DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
2. PROVIDE LOUVER IN DOOR.
3. INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
4. ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

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Pinellas County

SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

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DATE	

TITLE

FLOOR PLANS
4BR WIDE

PROJECT NO. 50171913

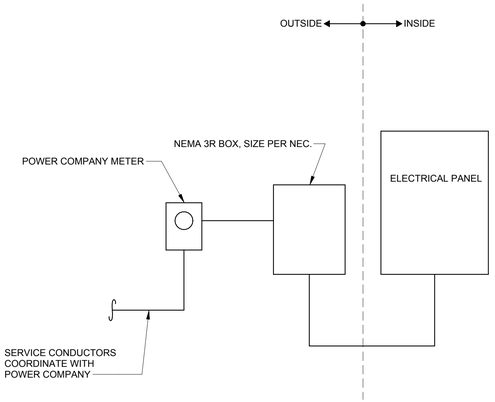
M1.0

SHEET NO.

6/5/2024 11:11:02 AM

LIGHT FIXTURE SCHEDULE

TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT,, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

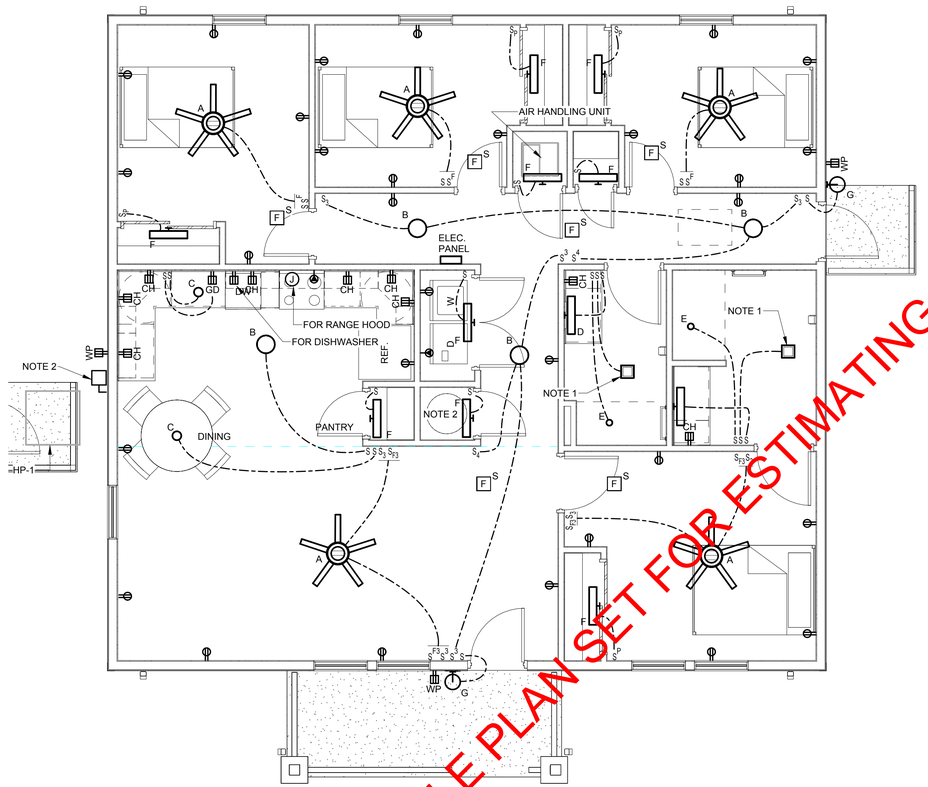


ELECTRICAL LEGEND

- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- J — JUNCTION BOX
- SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
- RECEPTACLE, DUPLEX, NEMA 5-20R
- RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
- RECEPTACLE, SPECIAL
- S — SWITCH
- S^3 — SWITCH, 3/W
- S^4 — SWITCH, 4/W
- S^F — SWITCH, FAN
- S^P — SWITCH WITH PILOT LIGHT
- A — LIGHT FIXTURE, WALL MOUNTED
- A — LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
- A — CEILING FAN WITH INTEGRAL LIGHT FIXTURE
- EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
- F S — SMOKE & CARBON MONOXIDE DETECTOR, CEILING

GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE



1 4 BR WIDE
Scale: 1/4" = 1'-0"

NOTES (SHEET NO. E1.0)

1. COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
2. INSTALL (1) 220 DISCONNECT. MAINTAIN A 3 FT CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE SERVICE CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
2. PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
4. ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTERANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE). OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
5. SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS. AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
6. ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
8. COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
9. PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
10. LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
11. COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
12. COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
13. PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
14. FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
16. COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
17. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
18. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
19. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
20. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
21. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
22. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
23. CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
24. CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

SAMPLE PLAN SET FOR ESTIMATING PURPOSES ONLY . NOT APPROVED FOR CONSTRUCTION

Dewberry
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Santa Rosa Beach, FL 32459
850.267.0759 Phone
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Pinellas County

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	JHR/EHF
APPROVED BY	MGB
CHECKED BY	MGB
DATE	

TITLE

ELECTRICAL PLAN 4 BR WIDE

PROJECT NO. 50171913

E1.0

SHEET NO.

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