

2 BEDROOM / 2 BATH WIDE SLAB ON GRADE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

STANDARD ABBREVIATIONS

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

SHEET INDEX

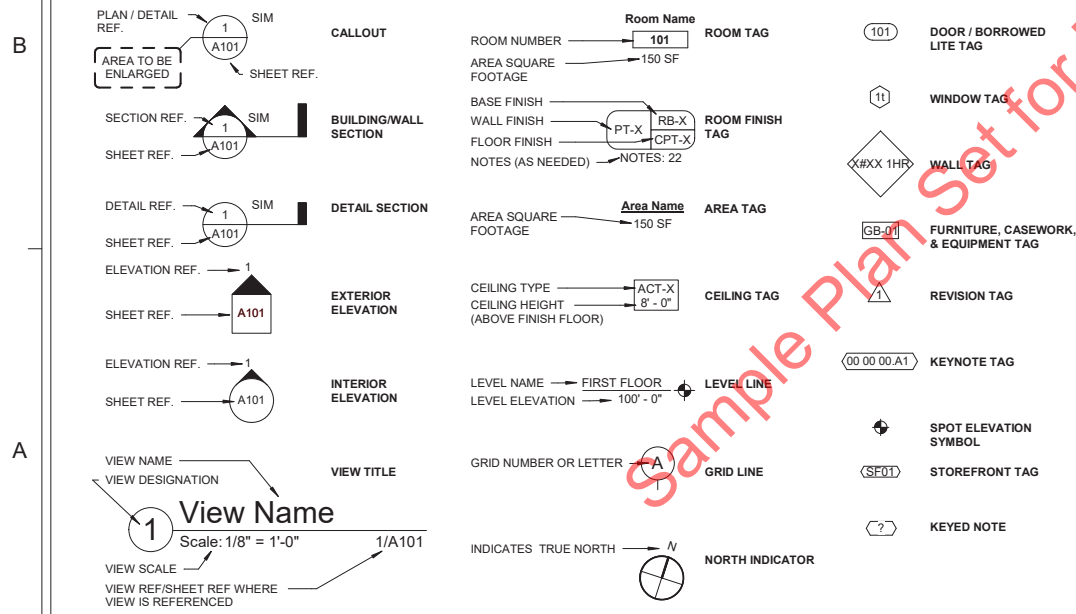
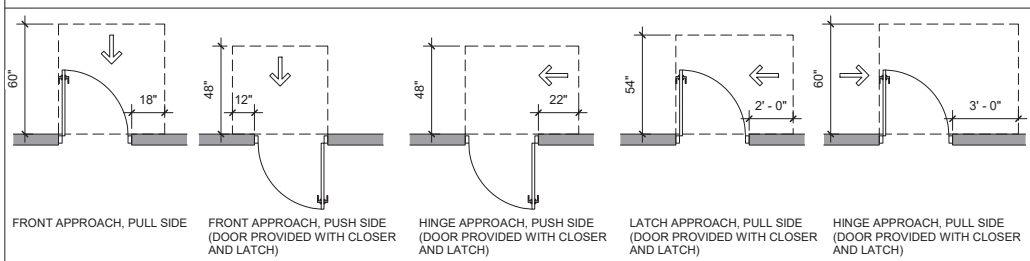
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GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
- 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.
- INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
- WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
- 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.
- COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
- RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
- REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
- REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
- COORDINATE TREE REMOVAL WITH MUNICIPALITY. PROTECT TREES TO REMAIN.
- FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
- SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
- SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
- SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
- ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
- LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA.
- CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- 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).

2 BEDROOM / 2 BATH WIDE SLAB

DOOR MANEUVERING CLEARANCES



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)
GROSS NEW BUILDING AREA	: 1,102 SF
FRONT PORCH	: 108 SF
REAR PORCH	: 23 SF

B. ENERGY SUMMARY

CLIMATE ZONE	: 2
IECC REQUIREMENTS: TABLE R402.1.2 THERMAL ENVELOPE CEILING	
REQUIRED	/ PROVIDED
R-38 Blown	/ R-38 Blown
R-19 Blanket	/ R-19 Blanket
R-13	/ R-13
R-13	/ R-13
R-0	/ R-0
WALLS ABOVE GRADE (WOOD FRAMED)	
FLOOR	
SLAB	
TABLE R402.1.2 FENESTRATION REQUIREMENTS MAXIMUM U-FACTOR SHGC	
	0.4
	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE	
	2018 WOOD FRAME CONSTRUCTION MANUAL AMERICANS WITH DISABILITIES ACT GUIDELINES
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	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 151 INCHES BETWEEN 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
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 140 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SEAL

SCALE

As indicated

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DATE	_____
TITLE	_____

INDEX

PROJECT NO.

G1.01

SHEET NO.

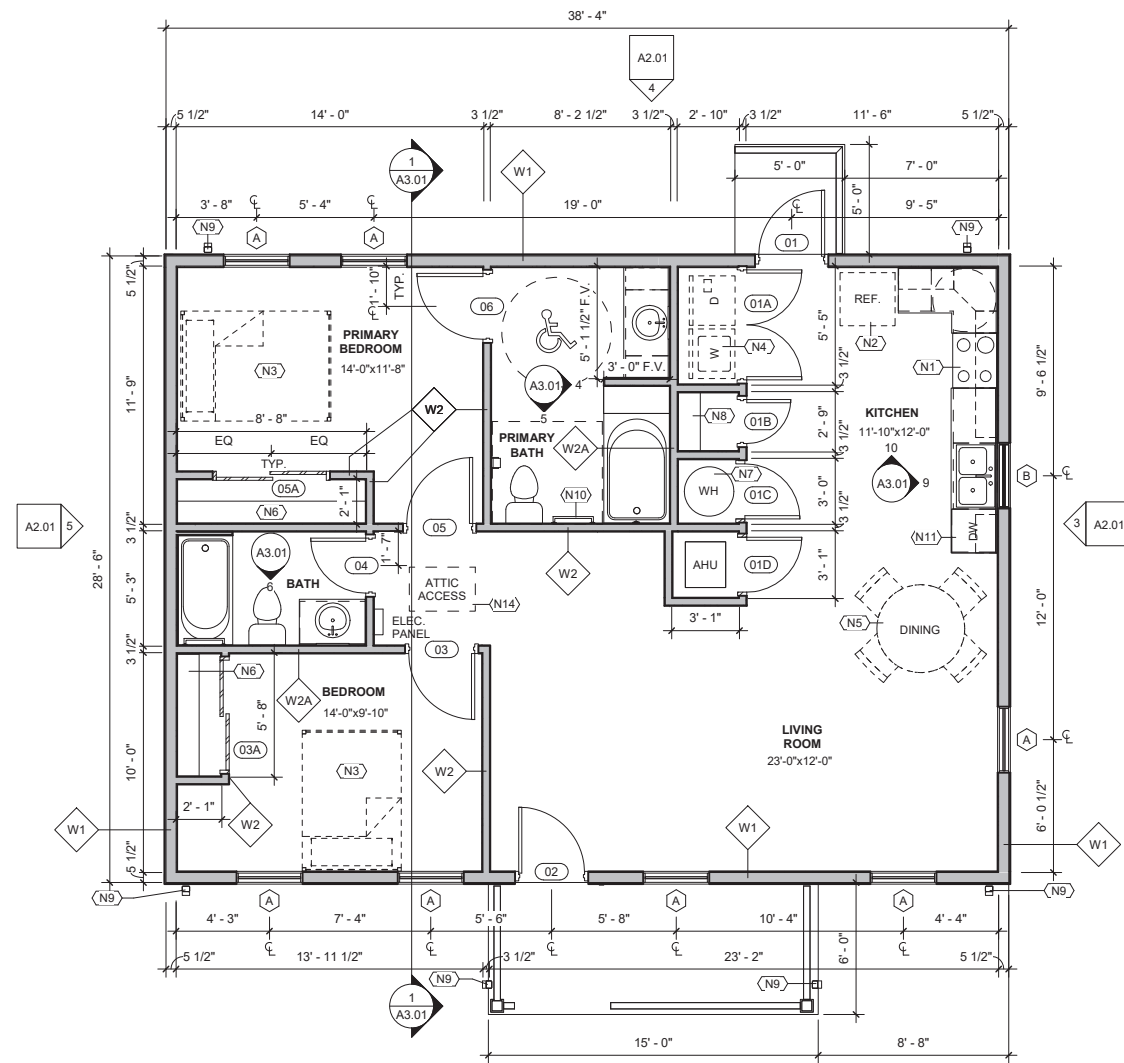
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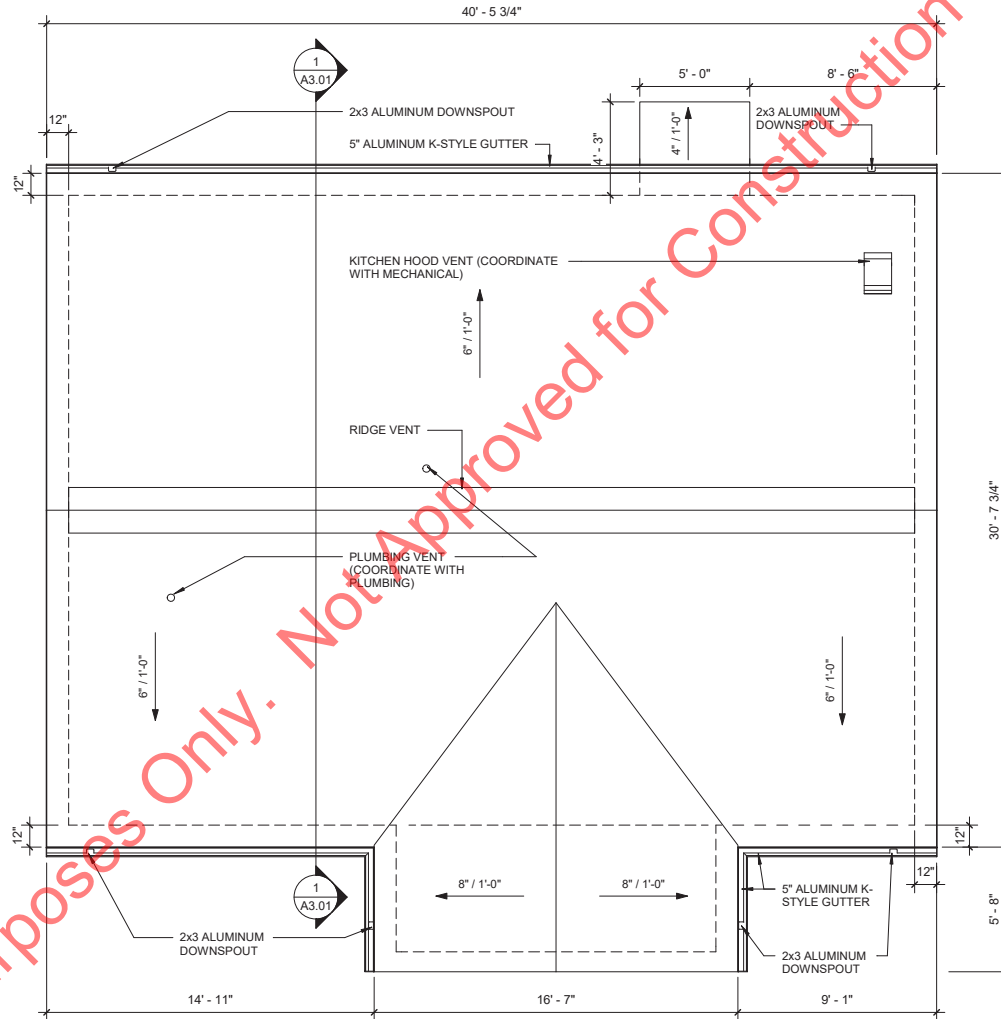
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NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

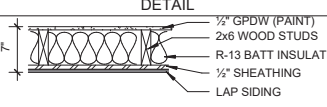
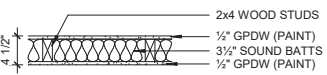
1 FLOOR PLAN - 1,100 SF
Scale: 1/4" = 1'-0"



2 ROOF PLAN
Scale: 1/4" = 1'-0"

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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 CLOSET SHELVEING 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 SHELVEING AT 15" SPACING
N9	DOWNSPOUT (SEE ROOF PLAN) DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION, PROVIDE ADATPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE 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)

WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1	EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 1/2" INTEGRATED WATER RESISTIVE SHEATHING (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-13 INSULATION BATT IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE.	
W2	INTERIOR PARTITION 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATT IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS	
W2A	MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

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As indicated

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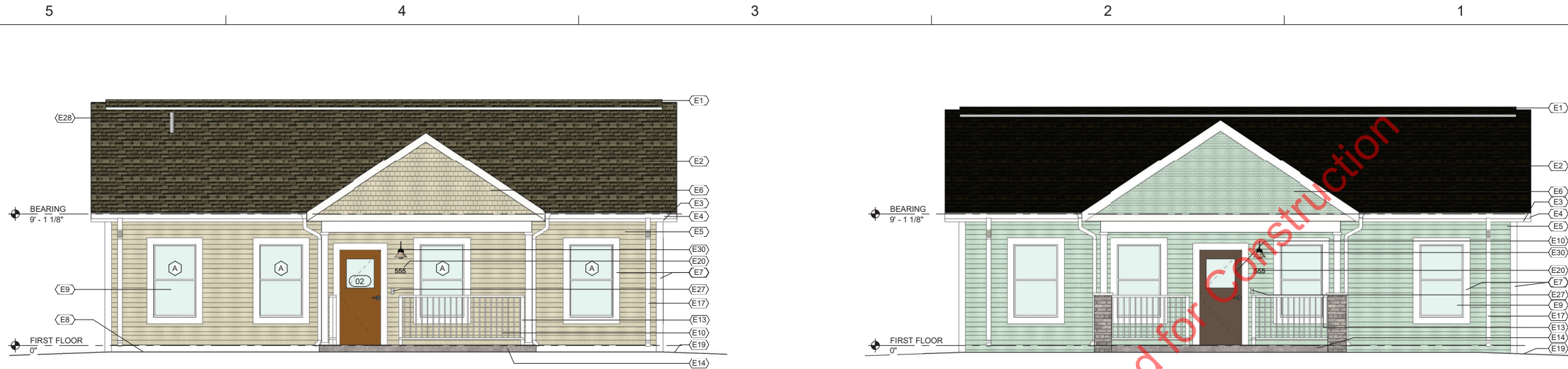
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FLOOR AND ROOF PLANS

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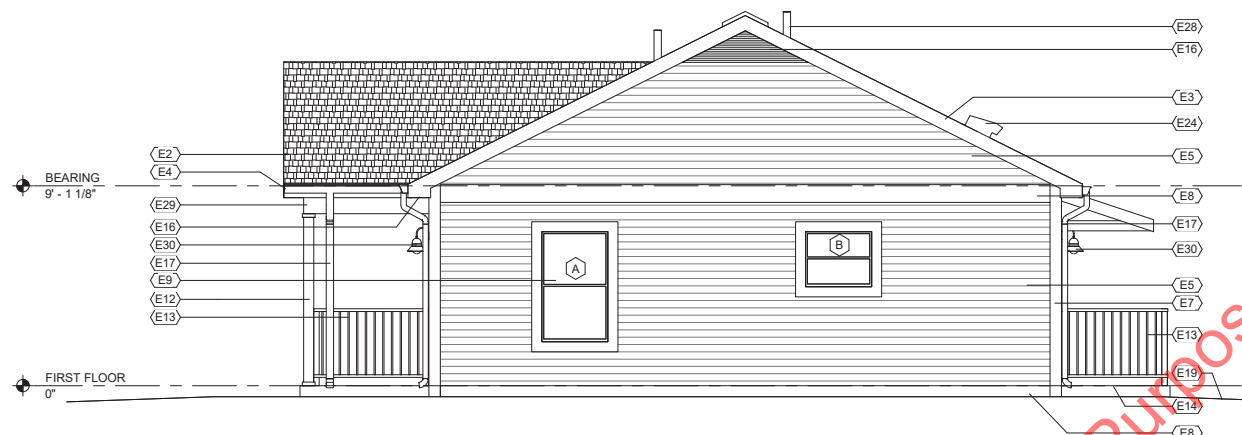
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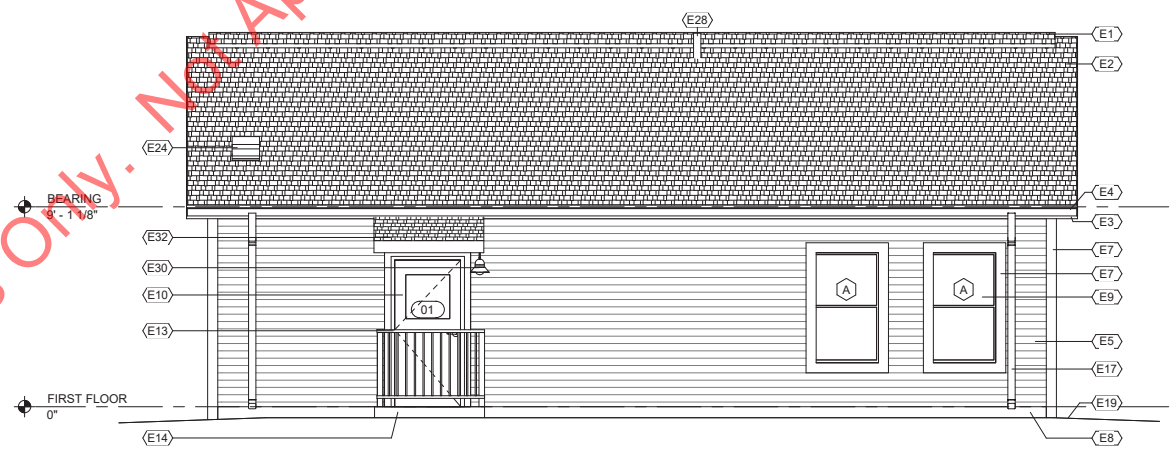


1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

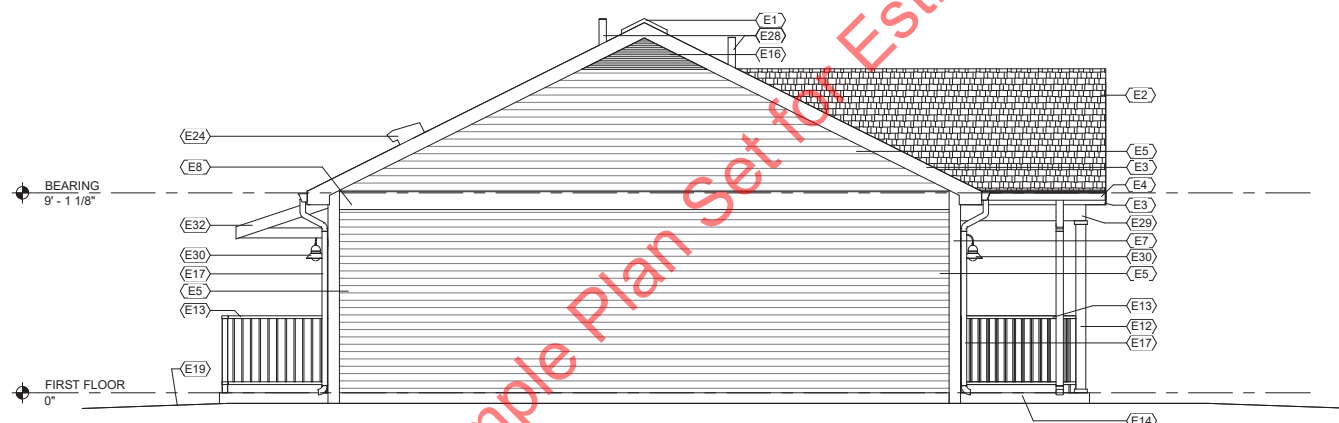
2 FRONT ELEVATION ALTERNATE
Scale: 1/4" = 1'-0"



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



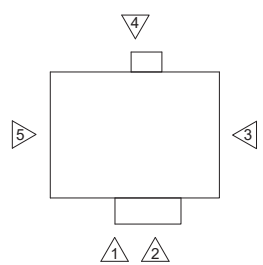
4 REAR ELEVATION
Scale: 1/4" = 1'-0"



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

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ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PREFINISHED)
E4	5" ALUMINUM K-STYLE GUTTER
E5	8 1/4" CEMENTITIOUS LAP SIDING (PAINT)
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PREFINISHED)
E8	9 1/4" CEMENTITIOUS TRIM (PREFINISHED)
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. (PAINT)
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	VENTED FIBER CEMENT SOFFIT (PAINT)
E17	2x3 ALUMINUM DOWNSPOUT. DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE 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 CEMENTITIOUS TRIM CLADDING
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)



2 BEDROOM / 2 BATH WIDE SLAB

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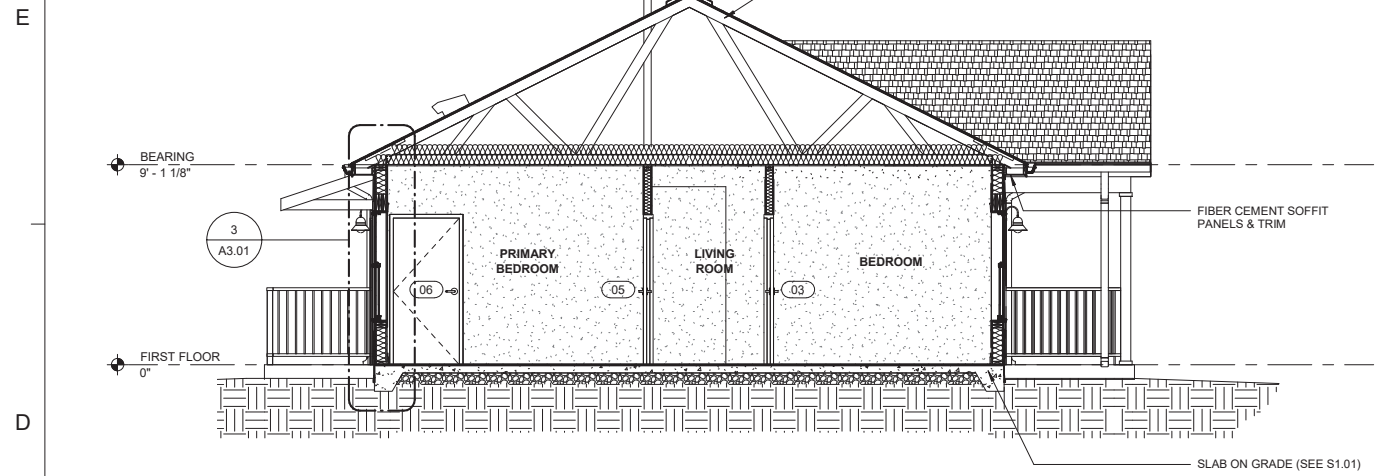
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EXTERIOR ELEVATIONS

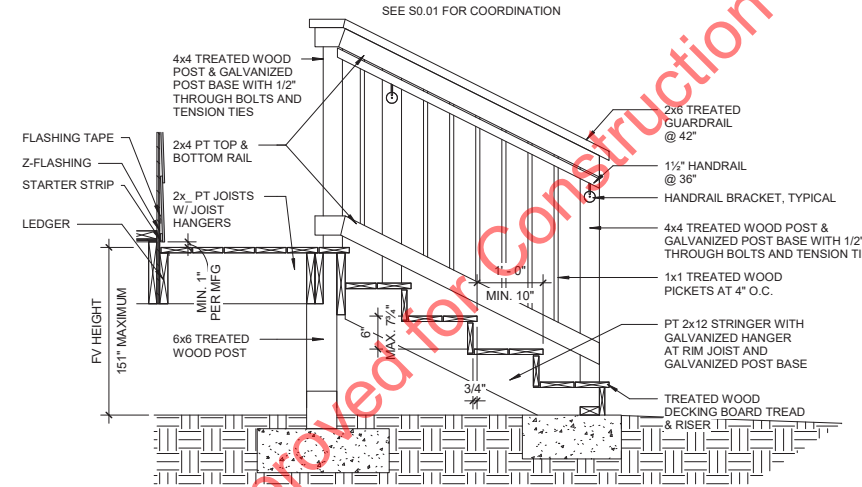
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A2.01

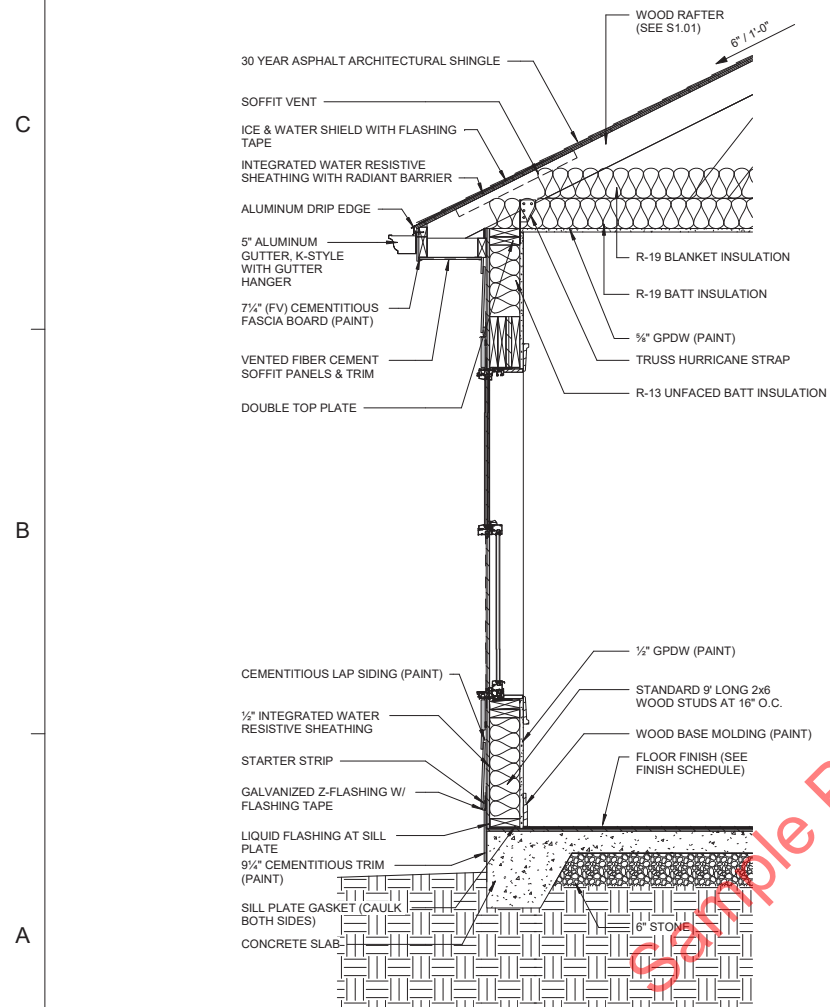
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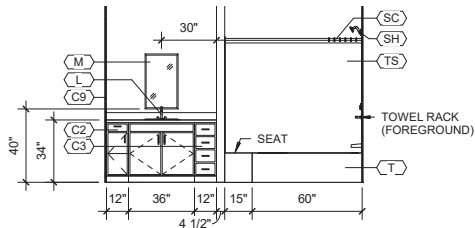
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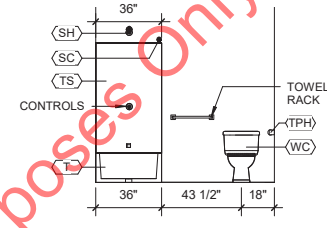
2 STAIR SECTION
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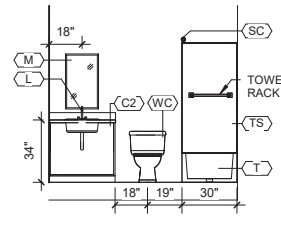
3 TYPICAL WALL SECTION
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4 PRIMARY BATH ELEVATION
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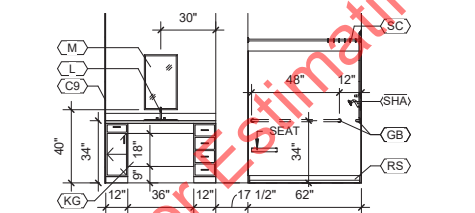


5 PRIMARY BATH ELEVATION
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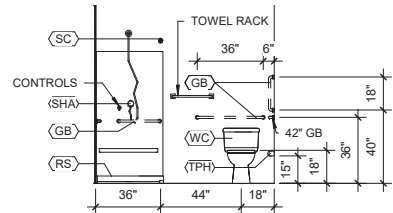


6 BATH ELEVATION
Scale: 1/4" = 1'-0"

TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE ADA KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPASH AND SINK
M	FRAMED MIRROR, 18"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
T	COMPOSITE BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TS	FIBERGLASS TUB SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET



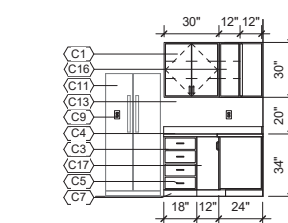
7 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



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"

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO. _____

A3.01

SHEET NO. _____

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

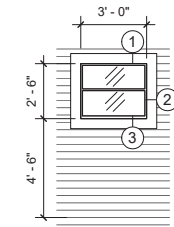
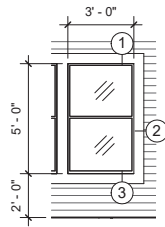
FINISH SCHEDULE									
ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH		MATERIAL	FINISH	MATERIAL	HEIGHT	
01	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9'-0"	1, 3, 4, 5, 6
02	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9'-0"	1, 3, 4, 5
03	BATH	VINYL PLANK	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	VINYL PLANK	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 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	SEALERS
FLATS: 50 G/L	WATERPROOFING: 250 G/L
NONFLATS: 100 G/L	SANDING: 275 G/L
	ALL OTHERS: 200 G/L
ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L	
CLEAR WOOD FINISHES	SHELLACS
VARNISH: 350 G/L	CLEAR: 730 G/L
LACQUER: 550 G/L	PIGMENTED: 550 G/L
	STAINS: 250 G/L
FLOOR COATINGS: 100 G/L	



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

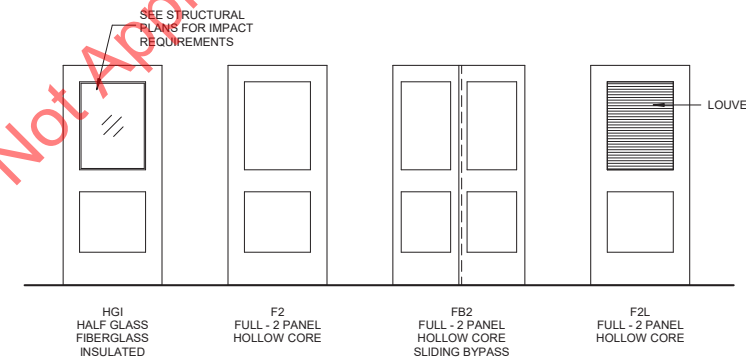
2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"

DOOR SCHEDULE															
No.	LEAF QTY	WIDTH	HEIGHT	DOOR			DES.	HDW.	GLAZING	FRAME		DETAIL		FIRE LABEL	REMARKS
				MATERIAL	FINISH	DES.				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	F2L		-	WOOD	PAINT	H2	J2	-		4
01C	1	2'-6"	7'-0"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-		4
01D	1	2'-6"	7'-0"	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
03A	2	2'-6"	6'-8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-		4
04	1	2'-6"	6'-8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-		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

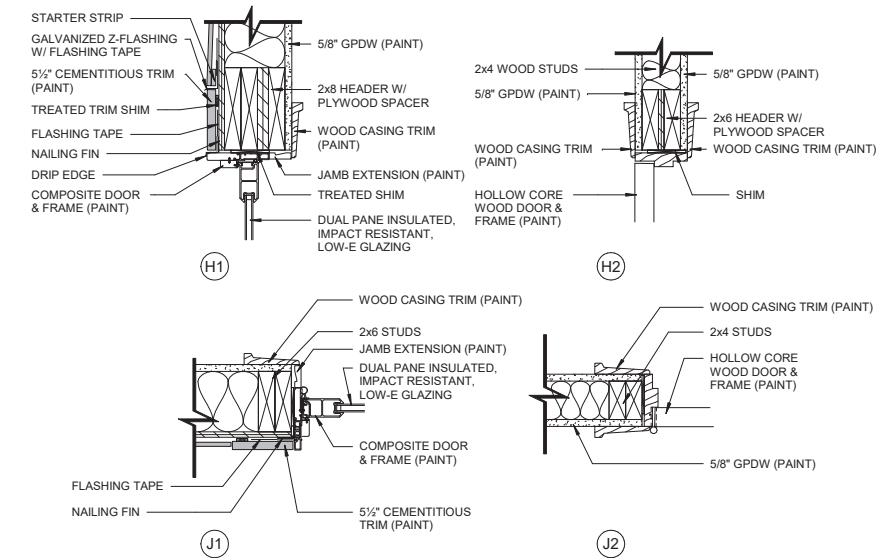
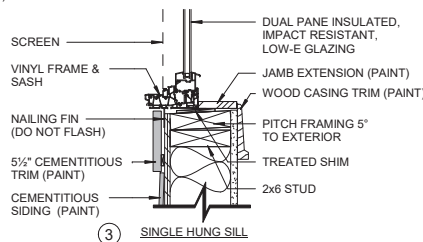
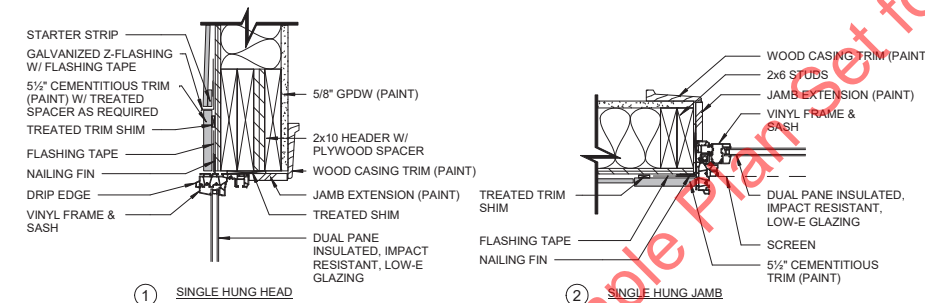
DOOR SCHEDULE REMARK LEGEND	
REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE				
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	7	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3
B	1	PELLA (BASIS OF DESIGN)	SERIES 350 3026 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 DOOR DESIGNS
Scale: 3/8" = 1'-0"



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

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS		
NO.	DESCRIPTION	DATE

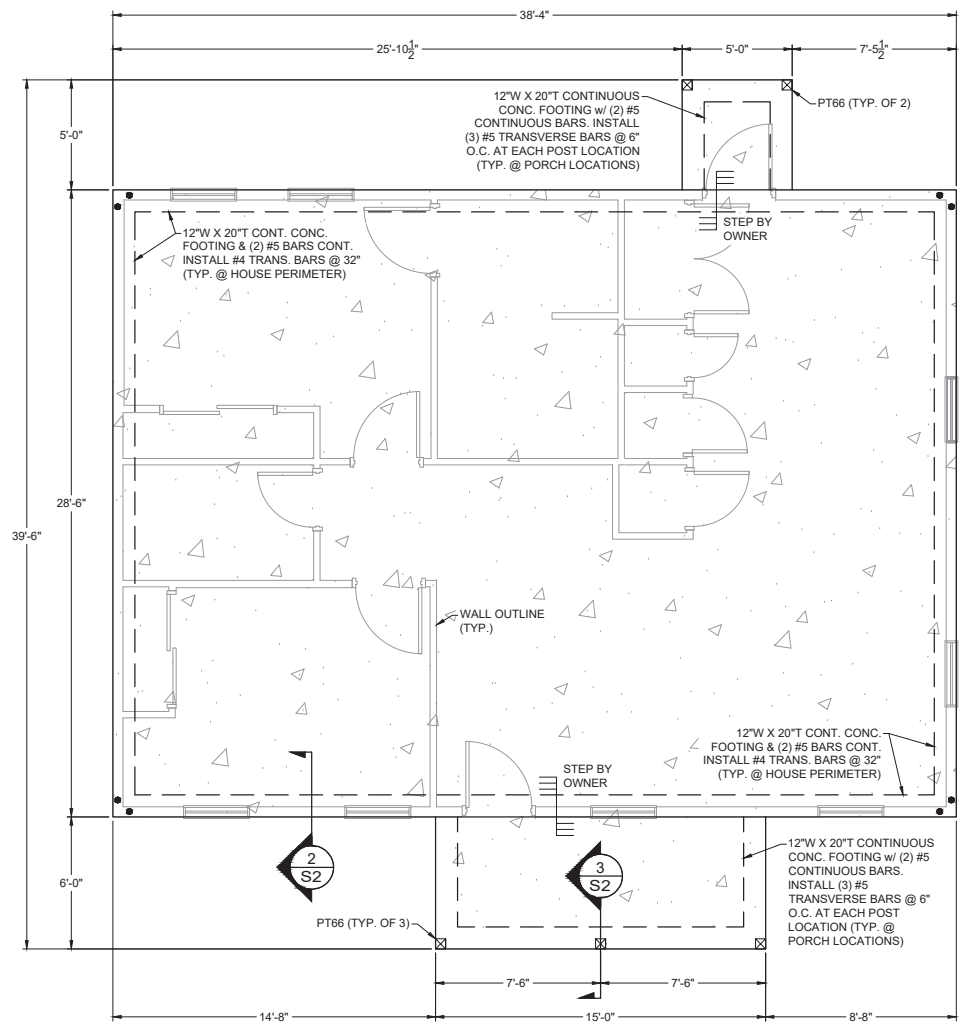
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 APPROVED BY _____
 CHECKED BY _____
 DATE _____
 TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO.

A6.01

SHEET NO.



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

- FOUNDATION PLAN NOTES:**
- SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES.
 - 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.)
 - 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.
 - INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 3-S2 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER).
 - 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.

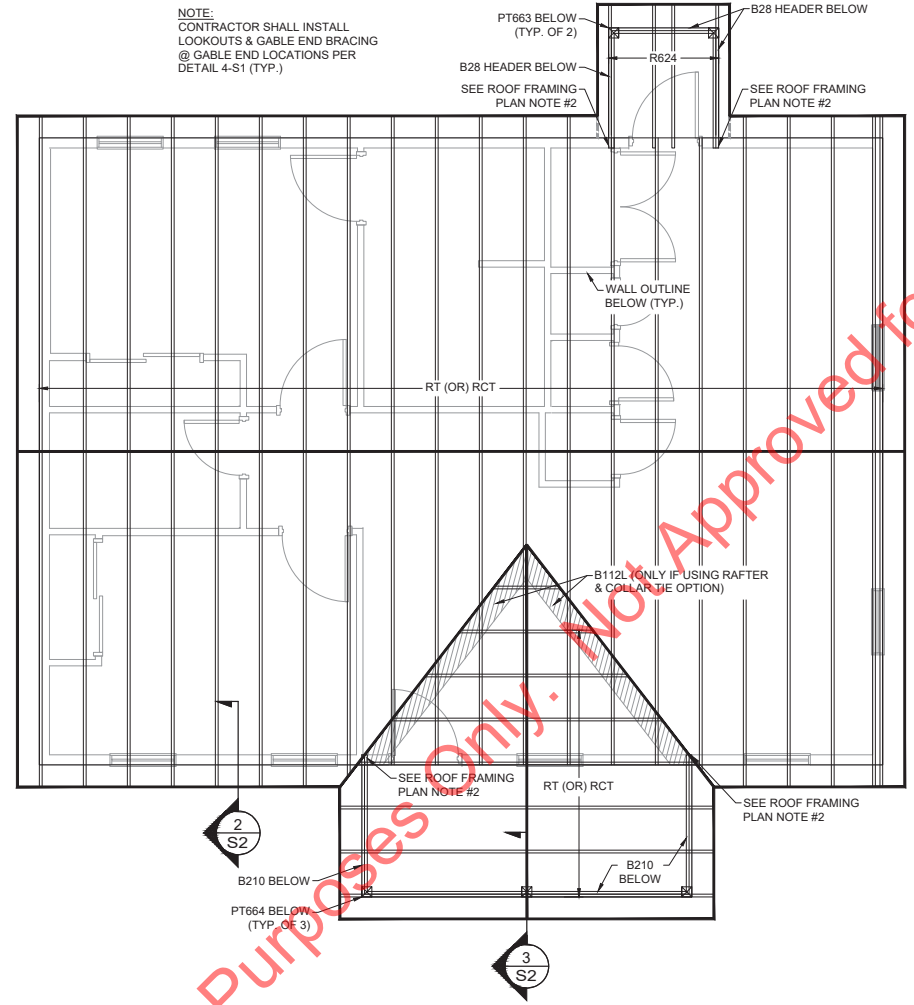
FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

ROOF FRAMING NOTES:

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

TRUSS PLAN NOTES (IF APPLICABLE):

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



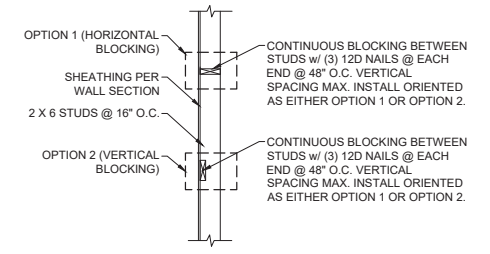
2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- FRAMING PLAN NOTES:**
- 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.)
 - 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 HDSB @ CONNECTION TO FOUNDATION BELOW.

- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
 - 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.
 - ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
 - ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
 - CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
 - FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

FRAMING LEGEND

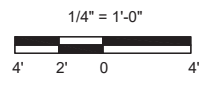
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RGT	PRE-ENGINEERED ROOF GIRDER TRUSS
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. PER DETAIL 5-S2 (MAX.)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
HB28	(2) 2 X 8 P.T. #2 S.P. HIP BEAM FASTEN TO LEDGER 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.



3 STUD BLOCKING OPTIONS
SCALE: N.T.S.

2 BEDROOM / 2 BATH WIDE SLAB

SCALE



BY	ITEM	DATE

REVISIONS

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO.

S1

SHEET NO.

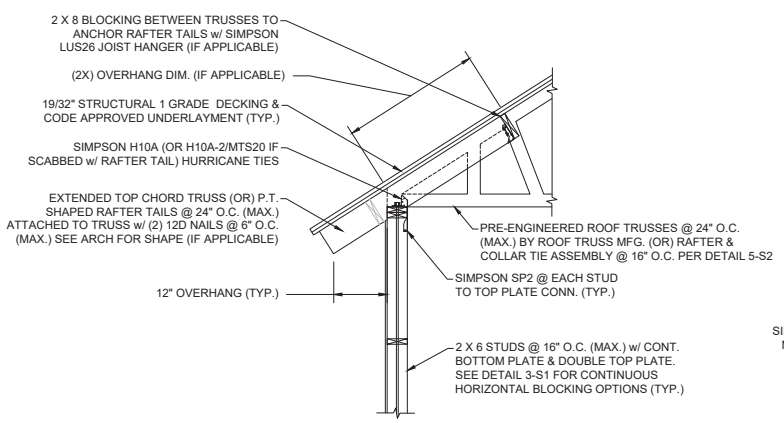
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D

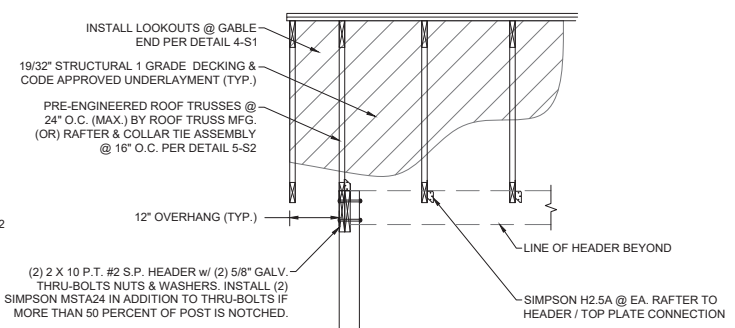
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B

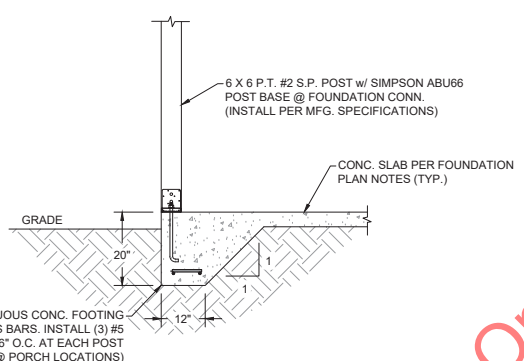
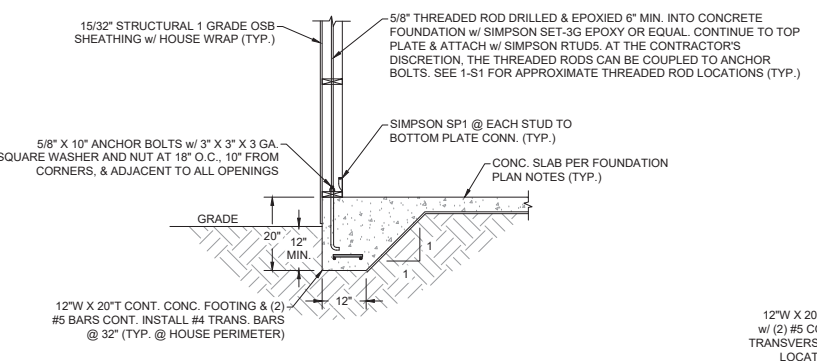
A



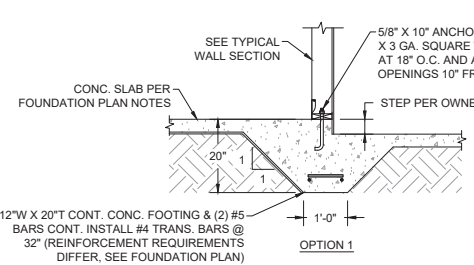
1 TYP. WALL SECTION
SCALE: N.T.S.



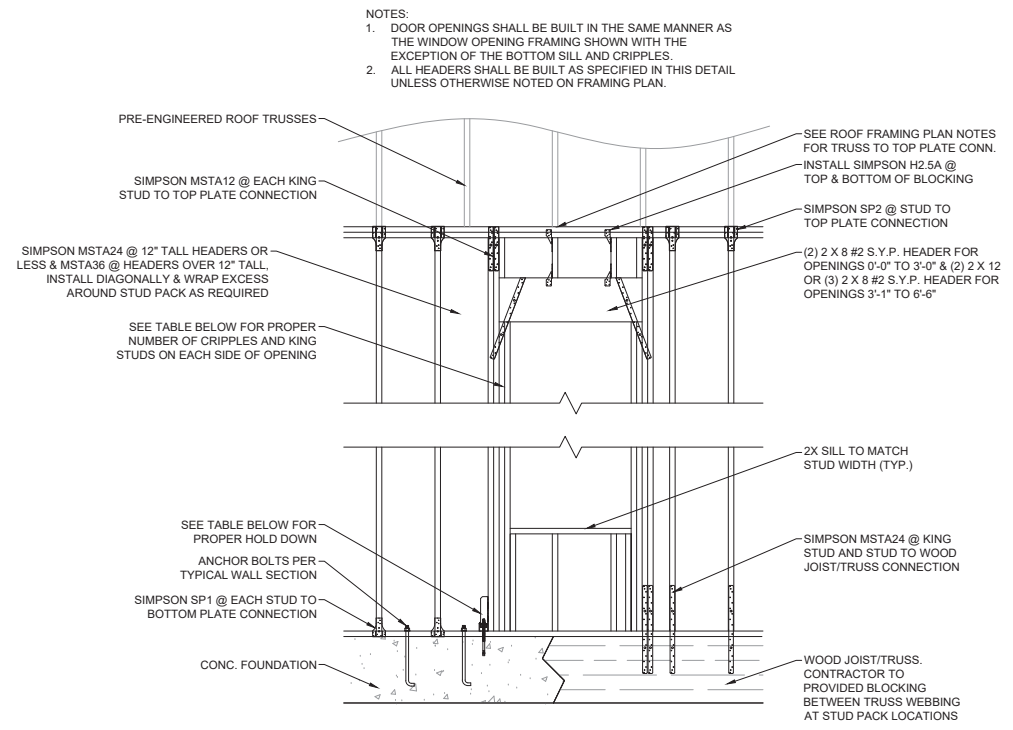
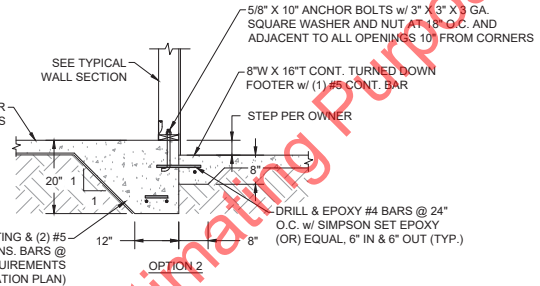
2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.



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

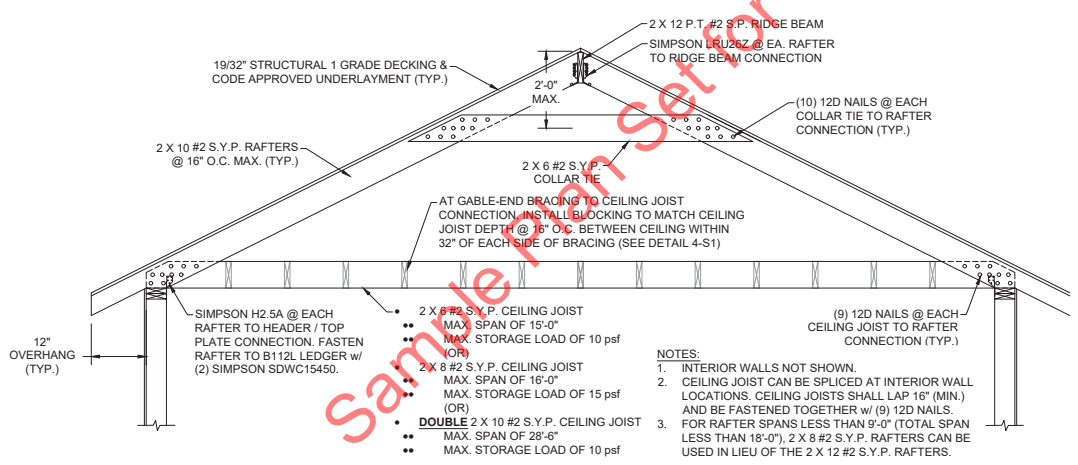


4 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.



NUMBER OF CRIPPLES & KING STUDS			HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	# CRIPPLES	# KING STUDS	OPENING SIZE	HOLD DOWN
0'-0" TO 3'-0"	2	2	0'-0" TO 3'-0"	SIMPSON H2.5A
3'-1" TO 6'-0"	2	2	3'-1" TO 6'-6"	(2) SIMPSON H2.5A
6'-1" TO 9'-0"	3	3		
9'-1" TO 12'-0"	4	4		

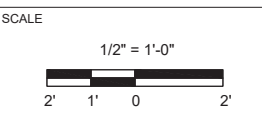
6 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



5 RAFTER & COLLAR TIE 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.

2 BEDROOM / 2 BATH WIDE SLAB



BY	ITEM	DATE

REVISIONS
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE
STRUCTURAL DETAILS

PROJECT NO. _____

S2

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.
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.
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.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
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.
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 A.C.I., P.C.I., A.S.T.M., S.I. OR OTHER STANDARDS.
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.
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.
17. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS.
18. WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS.
19. ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
20. ALL ADA REQUIREMENTS SHALL BE ADHERED TO (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.
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 < 1/2" 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.
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.
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.

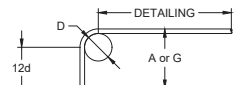
CONCRETE MASONRY

- 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 Fm = 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.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE.
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.
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.
3. REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4.
4. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT.
5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING.
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 1/2" CLEAR
COLUMN TIES 1 3/4" CLEAR
6.2. MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL BE SPICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS.

Table with 7 columns: No. 3, No. 4, No. 5, No. 6, No. 7, No. 8. Rows include MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE and RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE.



POST INSTALLED ANCHORS

- 1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS.
2.1 CONCRETE ANCHORS
A. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC108 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION.
B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION.
C. POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES ACT-170.
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 AC108 OR AC106.
B. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58.
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 AC50.
4. ALL DRILLED & EPOXIED 3/8" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 1/2" 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.
5. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED.

WOOD

- 1. ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN.
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.
2. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC).
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.
4. ENGINEERED LUMBER PRODUCTS
4.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
4.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
4.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
4.4. GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
4.5. PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:
5. STRUCTURAL PANELS
5.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD.
5.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING.
5.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING.
5.4. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
5.5. FABRICATED WOOD TRUSSES
6.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6.2. ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER.
6.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS.
6.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION.
6.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE TAKEN 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 STD 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.
7. CONNECTIONS
7.1. CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE 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):

Table with 2 columns: Member, Load (PSF). Rows: FLOOR (20 PSF), PORCH (10 PSF), ROOF (15 PSF).

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

Table with 2 columns: Member, Load (PSF). Rows: 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 7-16 (ASD):

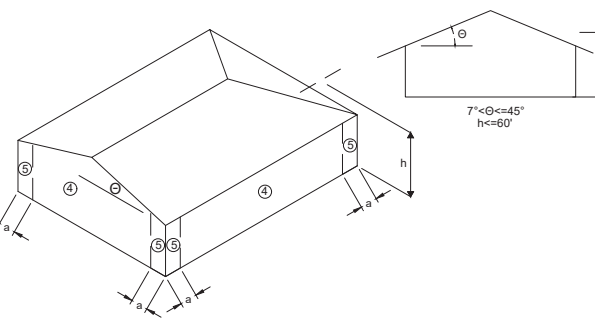
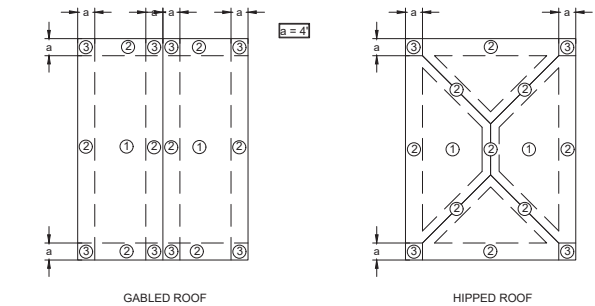
Table with 2 columns: Parameter, Value. Rows: ULTIMATE WIND SPEED (140 MPH), NOMINAL WIND SPEED (108 MPH), STRUCTURAL CATEGORY (II), EXPOSURE CATEGORY (B), INTERNAL PRESSURE COEFFICIENT (0.18 +/-), IMPACT GLASS WINDOWS & DOORS (N/A).

Table: MAIN WIND FRAME RESISTING SYSTEM (MWFRS). Columns: AREA, INTERIOR ZONE, END ZONE. Rows: WALLS (16.67 PSF, 20.84 PSF), ROOF (+/- 14.83 PSF).

Table: COMPONENTS AND CLADDING ROOF PRESSURES (PSF). Columns: ZONE, +Gcpi, -Gcpi. Rows: ROOF (ZONE 1), ROOF (ZONE 2), ROOF (ZONE 3).

Table: COMPONENTS AND CLADDING WALL PRESSURES (PSF). Columns: 0 SF - 10 SF, 10 SF - 30 SF, 30 SF - 60 SF, 60 SF - 100 SF. Rows: ZONE +Gcpi, -Gcpi, etc.

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 7TH EDITION (2020).

Table: ABBREVIATIONS. Columns: Abbreviation, Definition. Rows: CONC., WWM, CONT., CMU, P.T., N.T.S., BTW, SIM, LOC, HCA, E.O.R., N.T.S., BTM, C.I.P., S.S., TYP., REQ'D, U.N.O., L.B.W., MFG.

Table: SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.). Columns: Member, Nail Size, Spacing. Rows: 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, WALLS ((2) #9 DECK SREWS, EACH STUD CONN.), ROOF ((2) #9 DECK SREWS, EACH TRUSS/RAFTER CONN.).

2 BEDROOM / 2 BATH WIDE SLAB

SCALE

Table: BY ITEM DATE. Columns: BY, ITEM, DATE.

Table: REVISIONS. Columns: DRAWN BY, APPROVED BY, CHECKED BY, DATE.

STRUCTURAL GENERAL NOTES

S3
PROJECT NO.
SHEET NO.

E

D

C

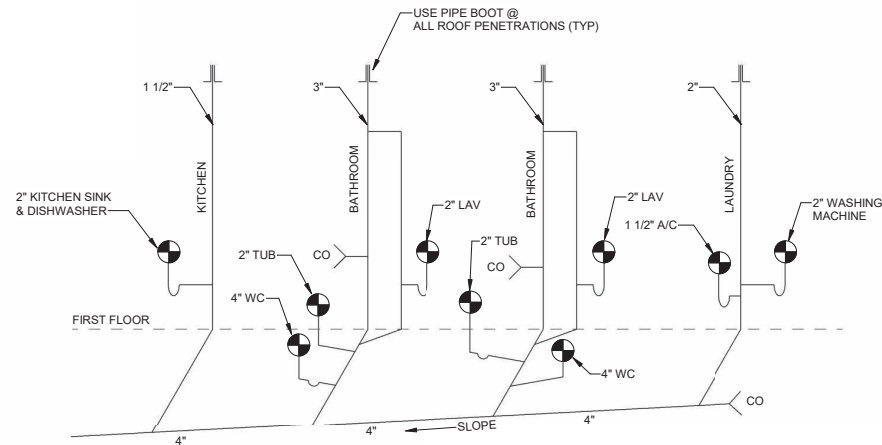
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A

GENERAL NOTES

PLUMBING NOTES:

- PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
- 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.
- ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
- INSULATE ALL PIPING AS REQUIRED BY THE FLORIDA BUILDING CODE.
- USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
 - TOILETS = 1.28 GPF
 - SHOWER HEADS = 2.0 GPM
 - KITCHEN FAUCETS = 2.0 GPM
 - BATHROOM FAUCETS = 1.5 GPM
 - WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
- COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
- PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
- COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/D RIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
- COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
- PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
- PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
- PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
- 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.
- PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
- ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
- 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.
- ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED TO THE BUILDING EXTERIOR THROUGH THE ROOF. STUDDOR VENTS ARE NOT ACCEPTABLE.
- 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.
- HOT AND COLD WATER SUPPLY PIPING SHALL BE PEX OR TYPE L COPPER WITH APPROVED FITTINGS.
- 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.



RISER DIAGRAM NOT TO SCALE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

No.	Description	Date
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REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE _____

TITLE

GENERAL INFORMATION
2BR WIDE

PROJECT NO.

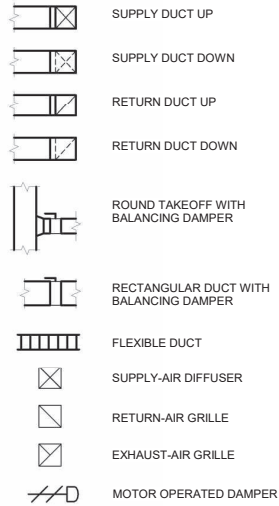
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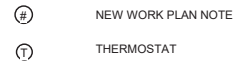
ABBREVIATIONS

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



HVAC SYMBOLS



GENERAL NOTES

- HVAC NOTES:**
- GENERAL NOTES:**
- HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
 - 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.
 - 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:
 - ALL AIR CONDITIONING EQUIPMENT
 - EXHAUST FANS
 - DUCTWORK INCLUDING:
 - SUPPLY
 - RETURN
 - EXHAUST
 - VENTILATION
 - AIR DISTRIBUTION DEVICES INCLUDING:
 - SUPPLY DIFFUSERS AND REGISTERS
 - RETURN GRILLES
 - DAMPERS
 - LOUVERS
 - ROOF AND WALL CAPS
 - AIR FILTRATION (MERV 8 MINIMUM)
 - THERMOSTATS, OCCUPANCY SENSORS, TIMERS, AND WIRING
 - EQUIPMENT SUPPORTS, HANGERS, AND BRACING
 - CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
 - 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.
 - HVAC UNITS SHALL BE MINIMUM OF 16 SEER.
- DUCTWORK:**
- 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.
 - PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
 - CONSTRUCT DUCTWORK FROM G90 GALVANIZED STEEL TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED.
 - THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK TO THE REQUIRED LEVEL AS REQUIRED BY THE FLORIDA BUILDING CODE OR MINIMUM OF R-6.
 - FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
 - INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
 - INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
 - INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES.
 - INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.
- CONDENSATE DISPOSAL:**
- A MEANS OF CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
 - CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
 - PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING 1/2" CLOSED CELL INSULATION.
 - AIR HANDLING UNITS SHALL BE INSTALLED OVER A SECONDARY DRAIN PAN. THE DRAIN PAN SHALL BE INSTALLED WITH AN OVERFLOW SAFETY SWITCH INTERLOCKED WITH THE UNIT COMPRESSOR, OR WITH A DRAIN CONNECTION THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE BUILDING EXTERIOR.
 - ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
 - SECONDARY DRAIN PAN CONTROLS AND INTERLOCK SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
- SPLIT-SYSTEM HEAT PUMP EQUIPMENT:**
- HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - HEAT PUMP SHALL BE LOCATED ON GRADE AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
 - THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
 - HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
 - ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.
- VENTILATION AIR AND EXHAUST AIR SYSTEMS:**
- EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
 - TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
 - TOILET EXHAUST FANS SHALL BE CONTROLLED BY WALL-MOUNTED SWITCHES ADJACENT TO THE BATHROOM LIGHT SWITCHES.
 - DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER'S RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
 - VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
 - VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
 - THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN BASED ON A WALL MOUNTED OCCUPANCY SENSOR.
 - 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.

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

No.	Description	Date

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE _____

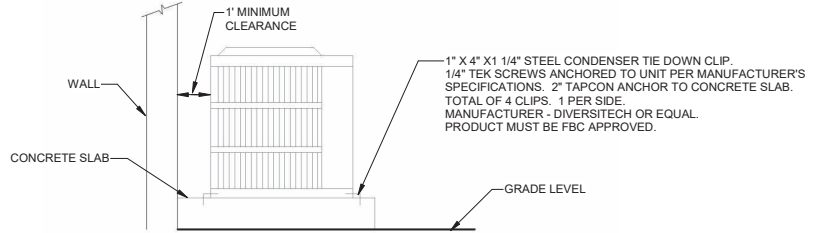
TITLE _____

GENERAL INFORMATION
2BR WIDE

PROJECT NO. _____

M0.1

SHEET NO. _____



CONDENSING UNIT MOUNTING DETAIL
NOT TO SCALE

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	2.5 TONS	-	FC	230/1/60	1	230/1/60	1,2

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
 - PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

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

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
 - WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/Hz	REMARKS
HP-1	2.5	AHU-1	208/230/1/60	1,2

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - UNIT SHALL BE MINIMUM 16 SEER.

5

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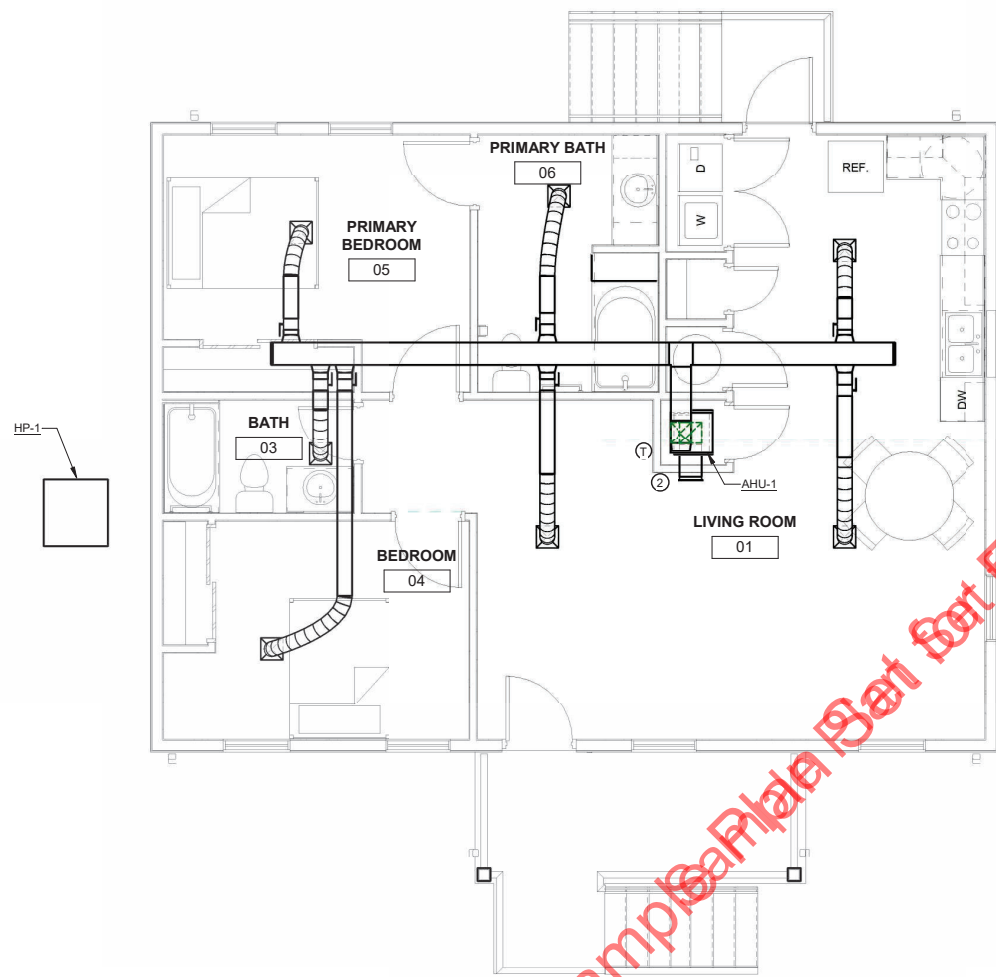
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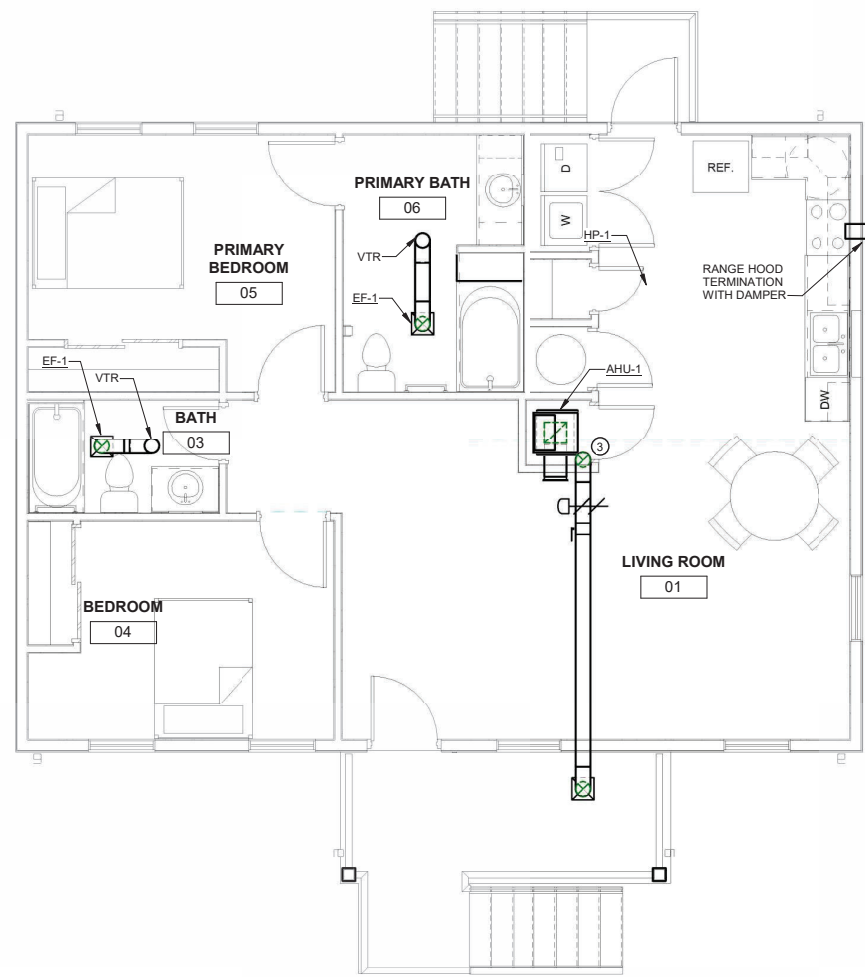
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1 SUPPLY AND RETURN DUCT SYSTEM
Scale: 1/4" = 1'-0"



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

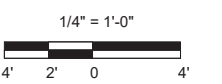
NOTES:

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

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



No.	Description	Date

REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE _____

TITLE

**FLOOR PLANS
2BR WIDE**

PROJECT NO. _____

M1.0

SHEET NO. _____

E

D

C

B

A

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

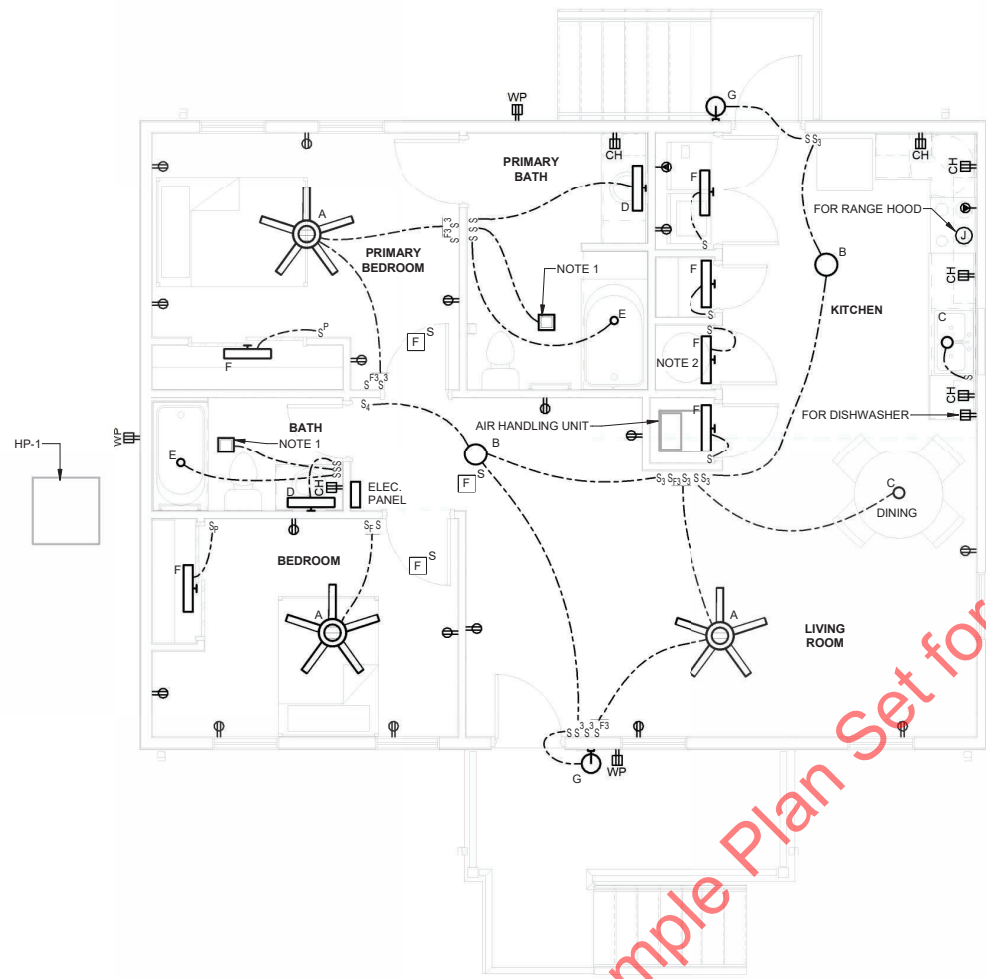
- CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
- ⊙ JUNCTION BOX
- ⓕ SAFETY SWITCH, FUSIBLE, (NEMA 1 INDOORS, NEMA 4X OUTDOORS)
- ⓔ RECEPTACLE, DUPLEX, NEMA 5-20R
- ⓔ RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT
- ⓔ RECEPTACLE, SPECIAL
- S SWITCH
- S³ SWITCH, 3W
- S⁴ SWITCH, 4W
- S^F SWITCH, FAN
- S^P SWITCH WITH PILOT LIGHT
- A LIGHT FIXTURE, WALL MOUNTED
- 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)

- SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
- INSTALL HANDLE LOCKING DEVICE ON BREAKER SERVING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCKED OUT DURING WATER HEATER SERVICING

ELECTRICAL GENERAL NOTES

- 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.
- PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
- ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
- 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.
- ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
- PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
- 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.
- PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN LOCATIONS SPECIFIED BY OWNER. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
- LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
- 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.
- 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.
- PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 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.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
- IN ADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
- 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.
- ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2017 EDITION AND CHAPTER 4 (RE) RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017
- 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.
- COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
- 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.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
- CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.

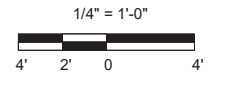


Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

2 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



No.	Description	Date

REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE _____

TITLE
ELECTRICAL PLAN
2 BR WIDE

PROJECT NO. _____

E1.0

SHEET NO. _____

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

3 BEDROOM / 2 BATH WIDE SLAB ON GRADE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

STANDARD ABBREVIATIONS

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

SHEET INDEX

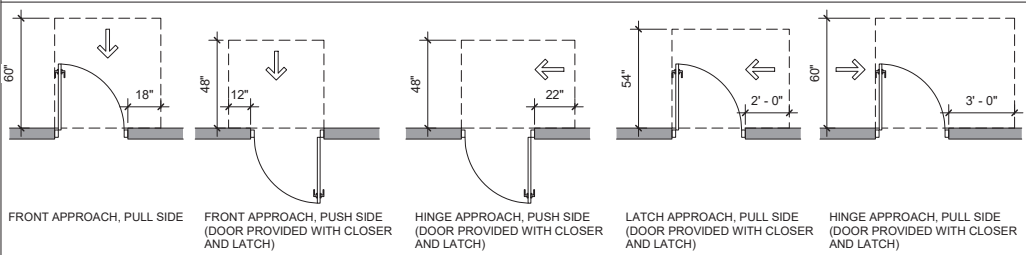
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	A2.01	EXTERIOR ELEVATIONS
	A3.01	BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS
	A6.01	FINISH, DOOR, & WINDOW SCHEDULES
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MECHANICAL	M0.1	GENERAL INFORMATION
	M1.0	FLOOR PLANS
ELECTRICAL	E1.0	FLOOR PLAN

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
- 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.
- INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
- WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- 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 SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
- 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.
- COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
- RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
- REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
- REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
- COORDINATE TREE REMOVAL WITH MUNICIPALITY. PROTECT TREES TO REMAIN.
- FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
- SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
- SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
- SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
- ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
- LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDDA.
- CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- 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).

3 BEDROOM / 2 BATH WIDE SLAB

DOOR MANEUVERING CLEARANCES



A. BUILDING DATA

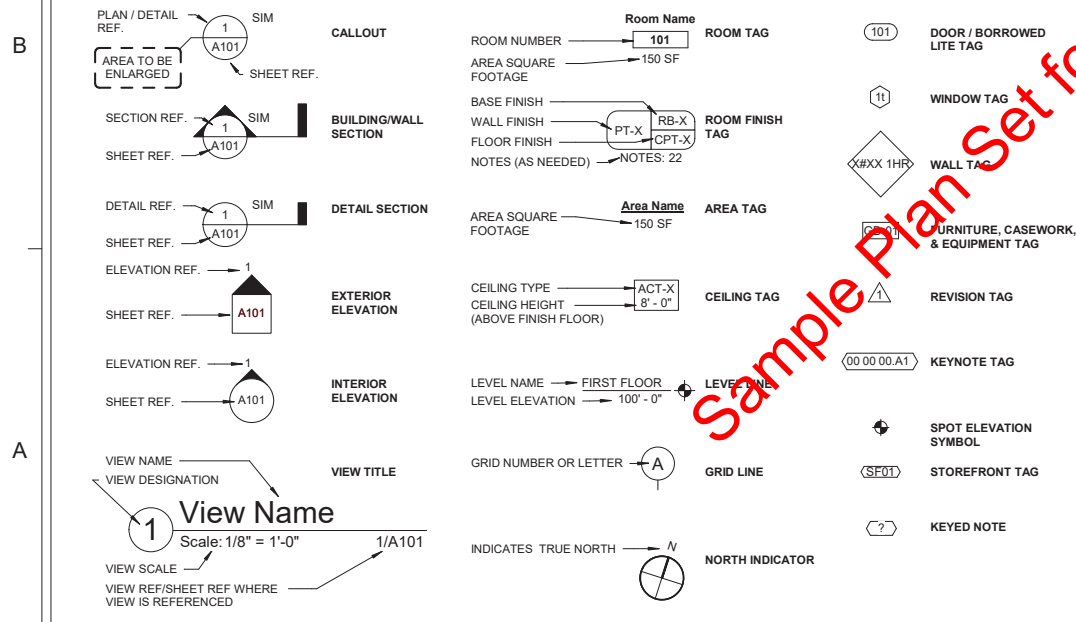
TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	: TBD
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 18'-4" (+ HEIGHT OF PIERS IF APPLICABLE)
GROSS NEW BUILDING AREA	: 1,292 SF
FRONT PORCH	: 92 SF
REAR PORCH	: 25 SF

B. ENERGY SUMMARY

CLIMATE ZONE	: 2
IECC REQUIREMENTS: TABLE R402.1.2	
THERMAL ENVELOPE	
CEILING	REQUIRED / PROVIDED
R-38 Blown	/ R-38 Blown
R-19 Blanket	/ R-19 Blanket
R-13	/ R-13
R-13	/ R-13
R-0	/ R-0
WALLS ABOVE GRADE (WOOD FRAMED)	
FLOOR	
SLAB	
TABLE R402.1.2 FENESTRATION REQUIREMENTS	
MAXIMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE	: 2020 FLORIDA BUILDING CODE, RESIDENTIAL
	: 2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION
	: 2018 WOOD FRAME CONSTRUCTION MANUAL
	: AMERICANS WITH DISABILITIES ACT GUIDELINES
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 EXCEPT: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPT: KITCHENS
R310.1	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 151 INCHES BETWEEN 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 BATHUB OR SHOWER
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 140 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING



SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	_____
APPROVED BY	_____
CHECKED BY	_____
DATE	_____
TITLE	_____

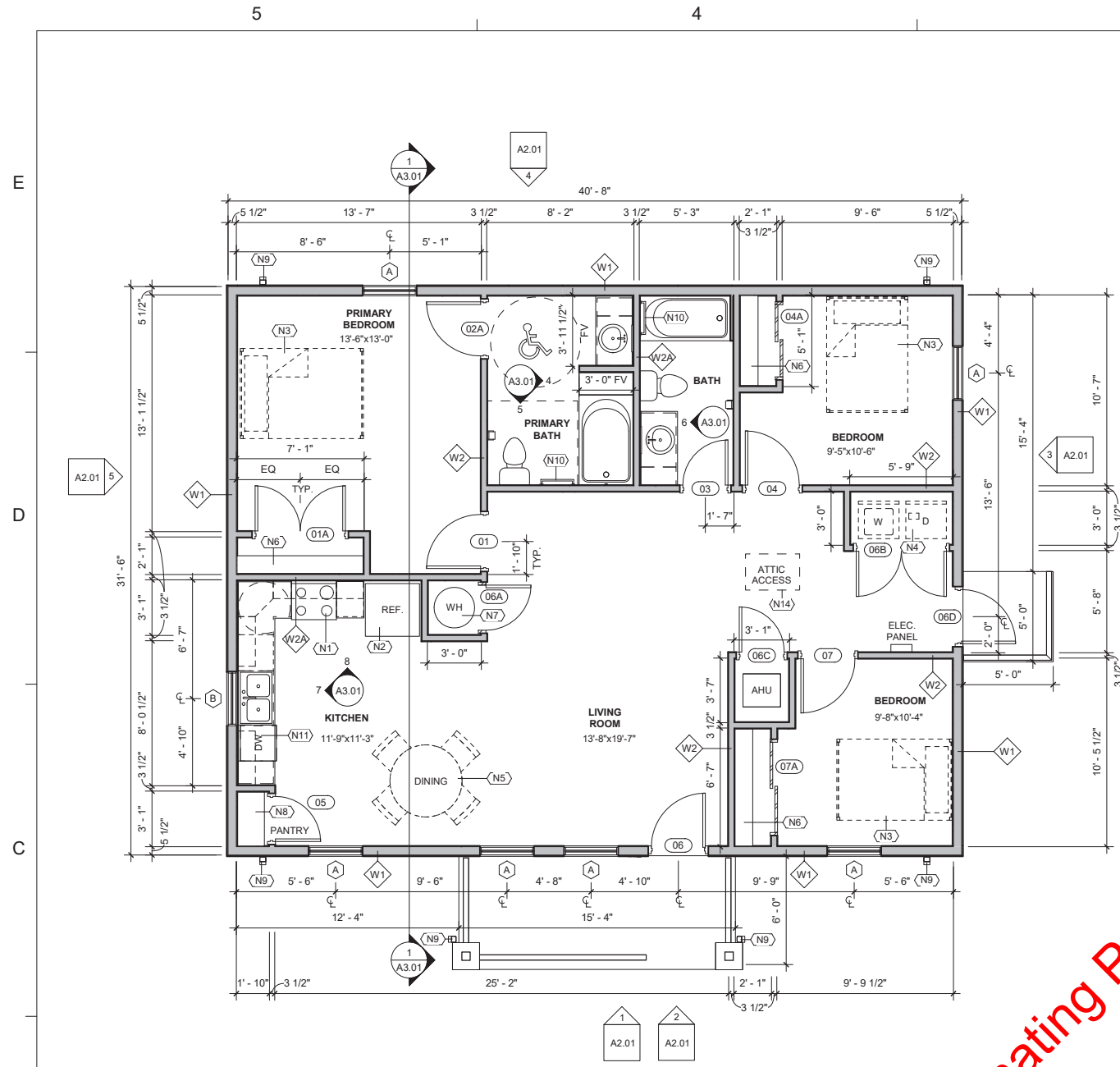
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PROJECT NO.

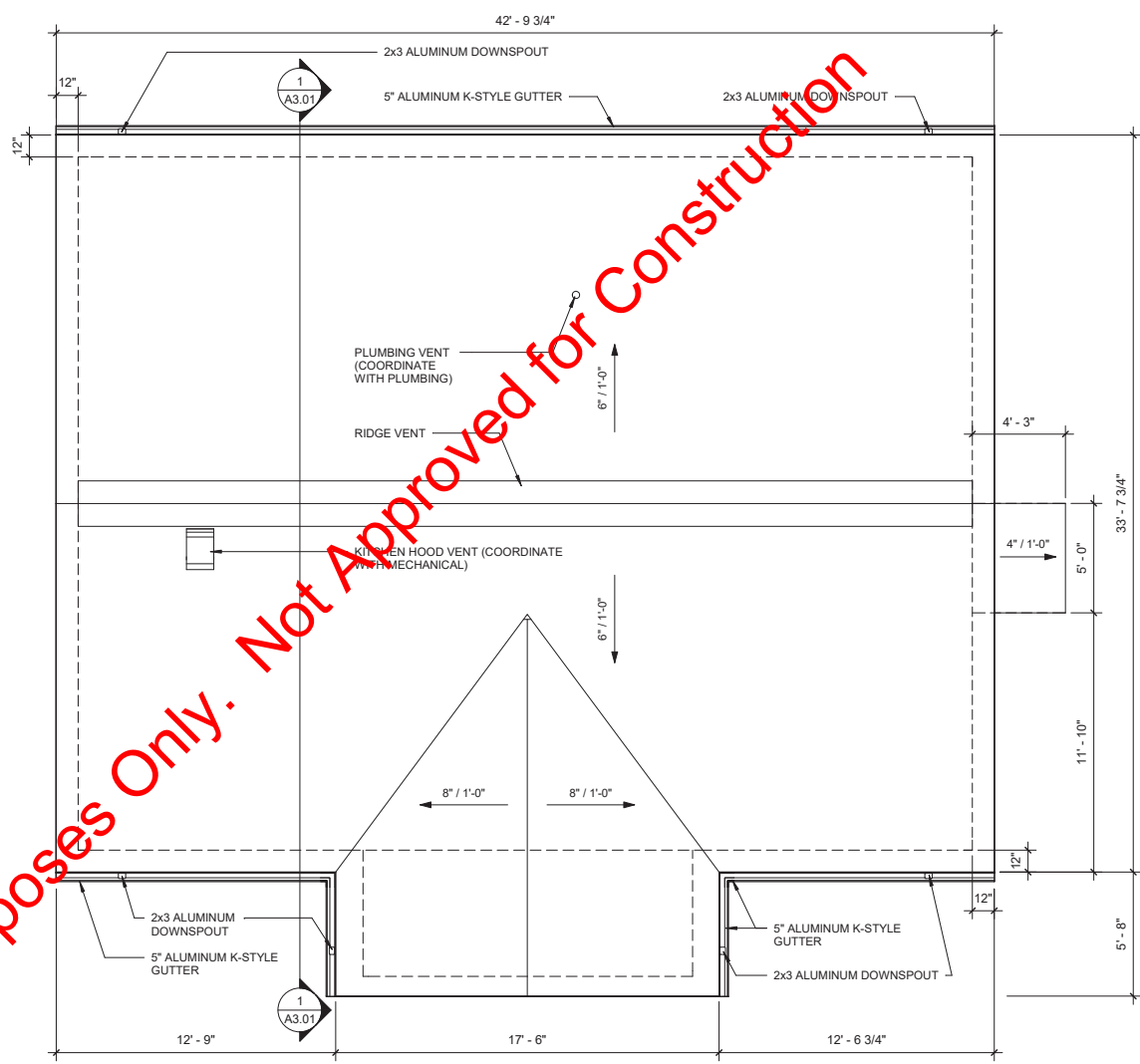
G1.01

SHEET NO.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction



1 FLOOR PLAN - 1,292 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

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 CLOSET SHELVE 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 SHELVE AT 15" SPACING
N9	DOWNSPOUT (SEE ROOF PLAN) DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION, PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE 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)

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 1/2" INTEGRATED WATER RESISTIVE SHEATHING (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-13 INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE.	 1/2" GPDW (PAINT) 2x6 WOOD STUDS R-13 BATT INSULATION 1/2" SHEATHING 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	 2x4 WOOD STUDS 1/2" GPDW (PAINT) 3/4" SOUND BATTS 1/2" GPDW (PAINT)
	W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE
FLOOR AND ROOF PLANS

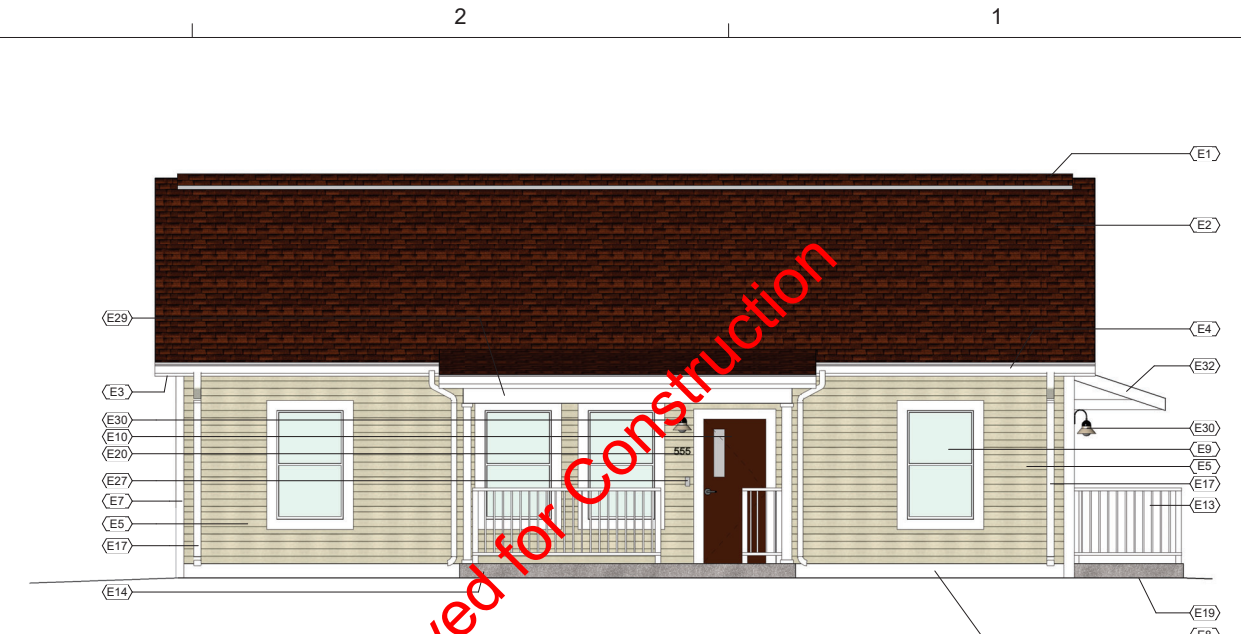
PROJECT NO. _____

A1.11

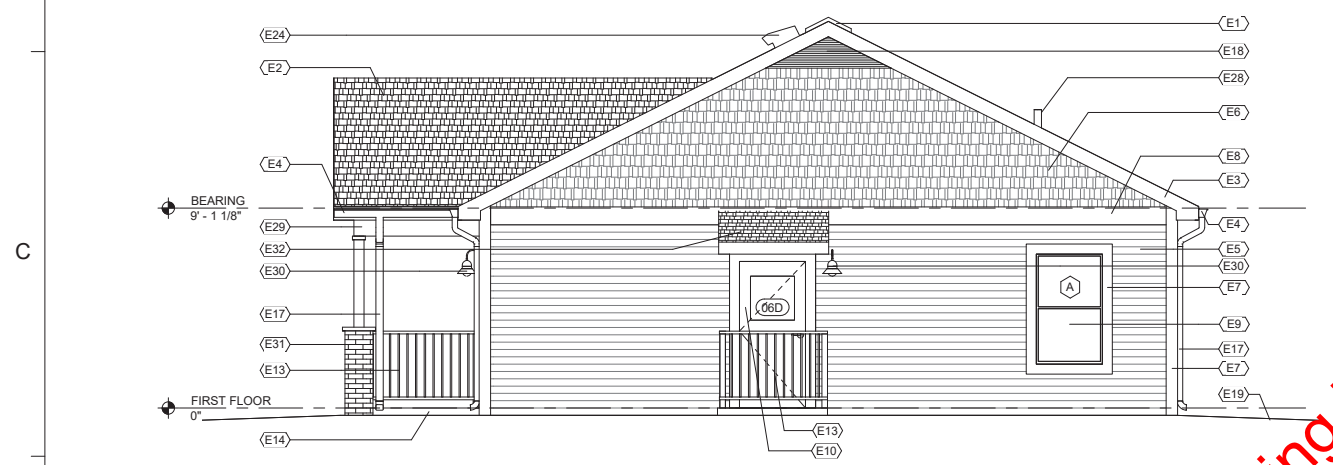
SHEET NO. _____



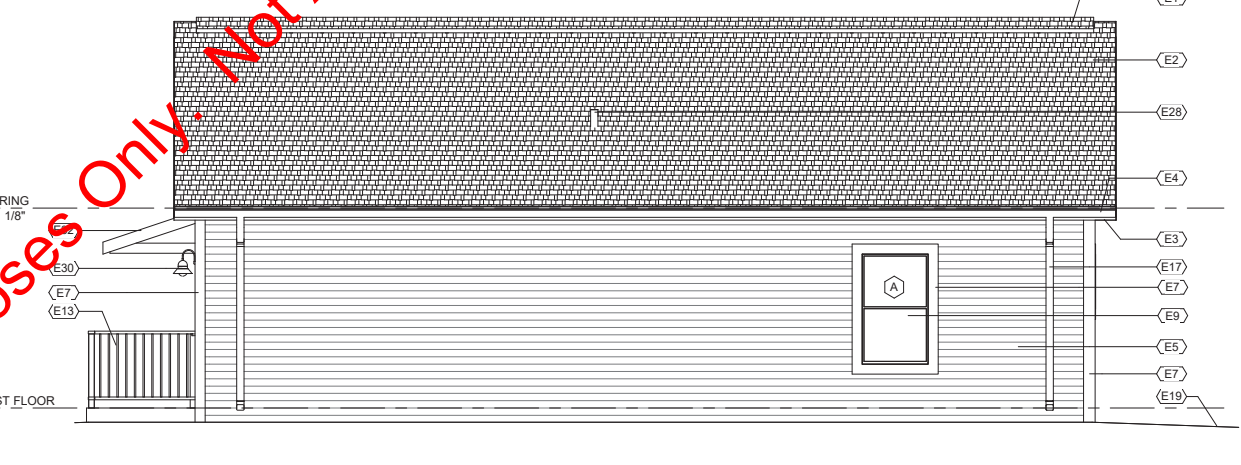
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



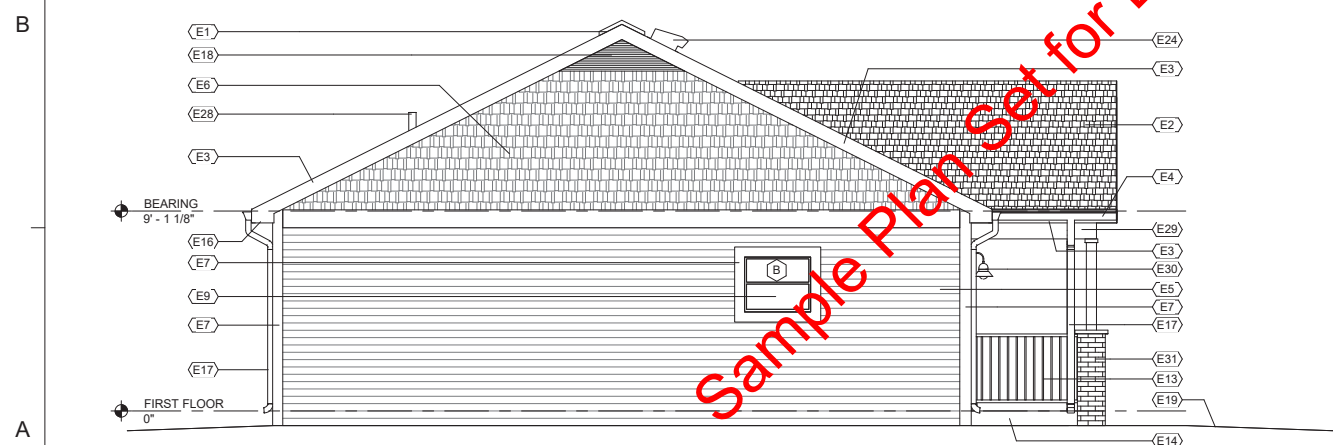
2 FRONT ELEVATION ALTERNATE
Scale: 1/4" = 1'-0"



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



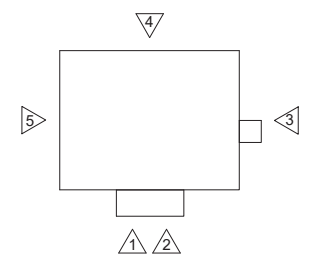
4 REAR ELEVATION
Scale: 1/4" = 1'-0"



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 (PREFINISHED)
E4	5" ALUMINUM K-STYLE GUTTER
E5	6 1/4" CEMENTITIOUS LAP SIDING (PAINT)
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PREFINISHED)
E8	9 1/4" CEMENTITIOUS TRIM (PREFINISHED)
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. (PAINT)
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	VENTED FIBER CEMENT SOFFIT (PAINT)
E17	2x3 ALUMINUM DOWNSPOUT, DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
E18	ATTIC VENT/LOUVER (PAINT)

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
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 CEMENTITIOUS TRIM CLADDING
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM (PAINT) 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)



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3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE
EXTERIOR ELEVATIONS

PROJECT NO. _____

A2.01

SHEET NO. _____

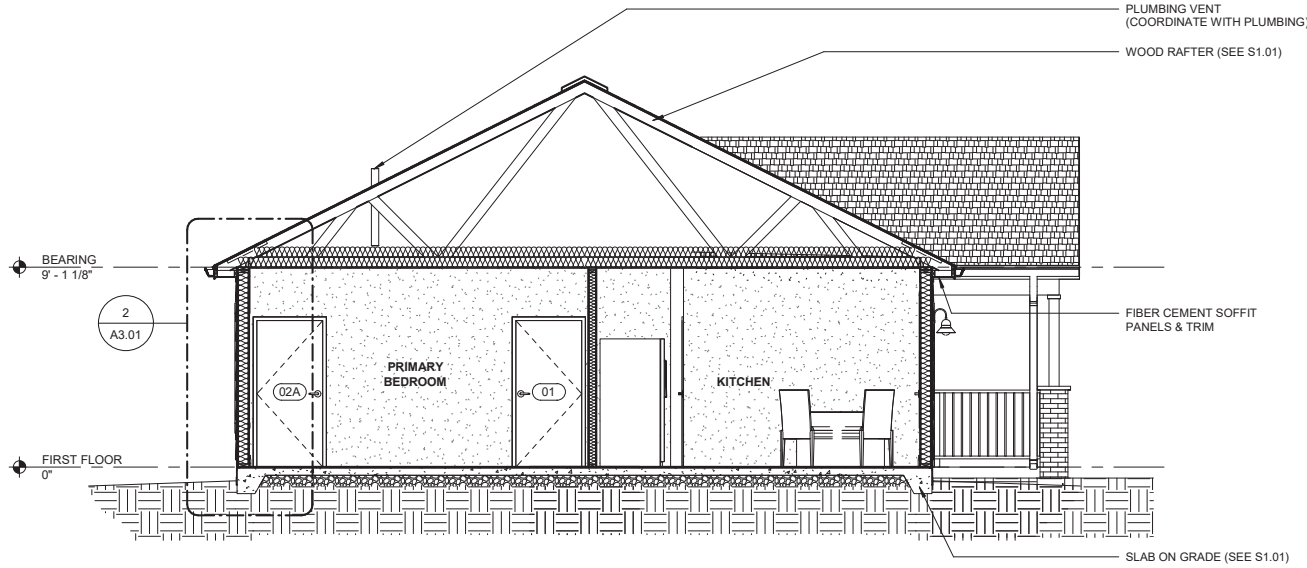
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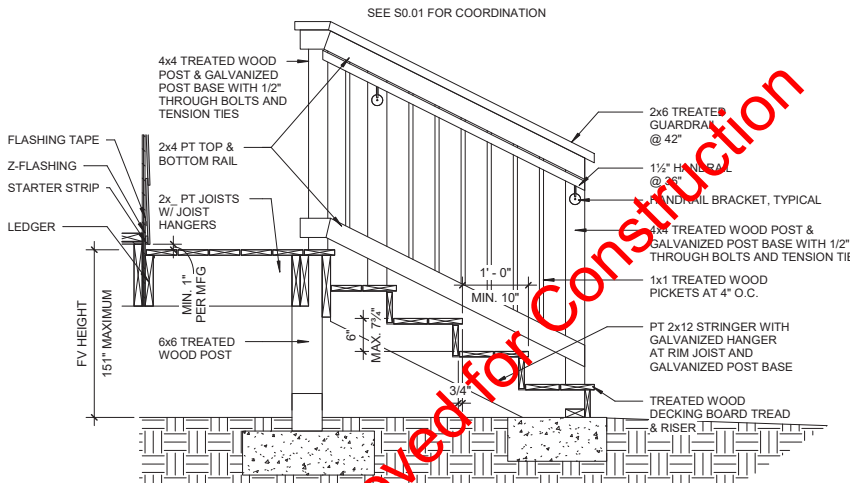
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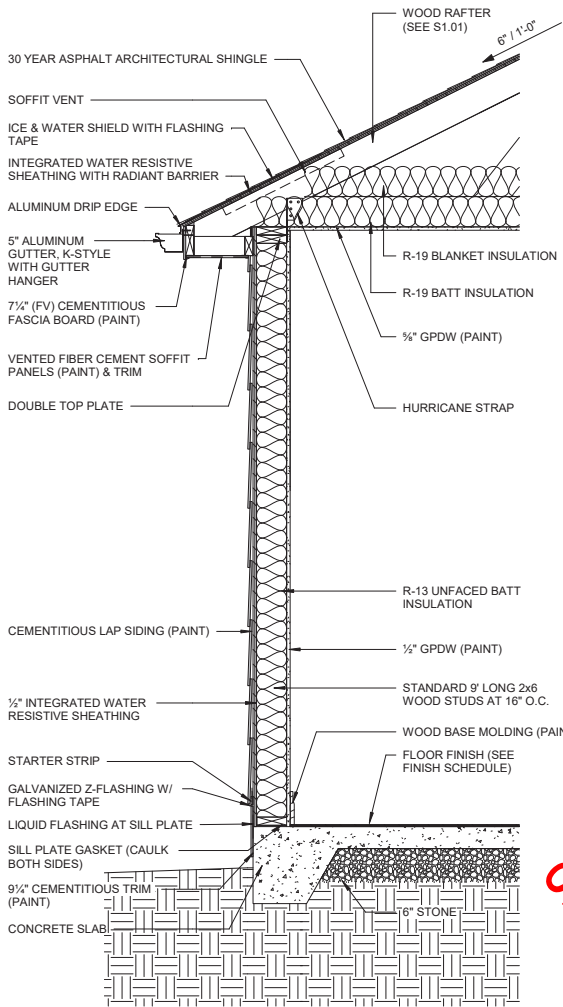
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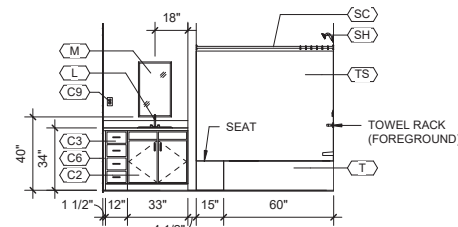
1 LONGITUDINAL BUILDING SECTION
Scale: 1/4" = 1'-0"



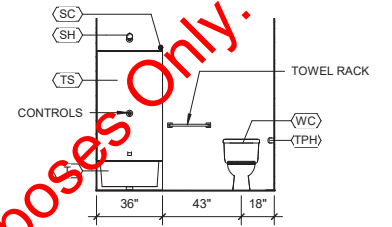
3 STAIR SECTION
Scale: 3/4" = 1'-0"



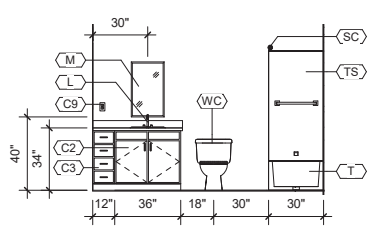
2 TYPICAL WALL SECTION
Scale: 3/4" = 1'-0"



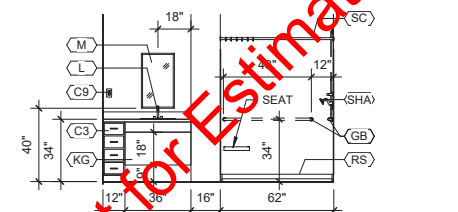
4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



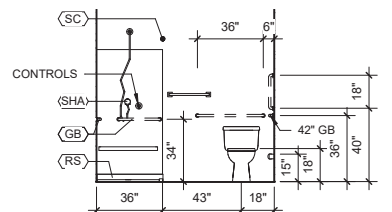
5 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



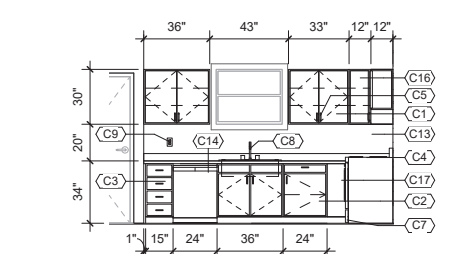
6 BATH ELEVATION
Scale: 1/4" = 1'-0"



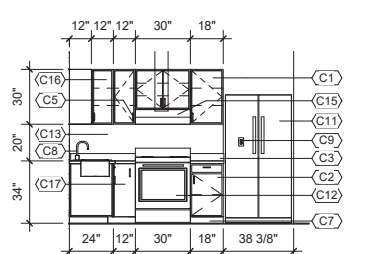
7 PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



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 ADA KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPASH AND SINK
M	FRAMED MIRROR, 18"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 WITH WATERPROOFING CAULK
T	COMPOSITE BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TS	FIBERGLASS TUB 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 BACKSPASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPASH 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

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE _____

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO.

A3.01

SHEET NO.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

FINISH SCHEDULE									
ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH		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	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9'-0"	1, 2, 3, 4, 5
03	BATH	VINYL PLANK	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 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 MOULDING (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

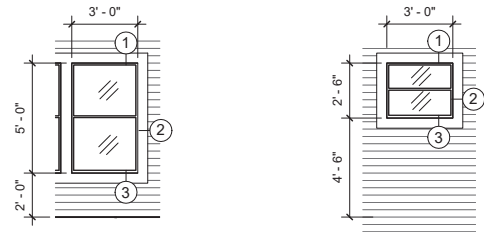
STAINS: 250 G/L

DOOR SCHEDULE														
No.	LEAF QTY	WIDTH	HEIGHT	DOOR				GLAZING	FRAME		DETAIL		FIRE LABEL	REMARKS
				MATERIAL	FINISH	DES.	HDW.		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
02A	1	3'-0"	6'-8"	HOLLOW CORE	PAINT	F2	-	-	WOOD	PAINT	H2	J2	-	2, 4
03	1	2'-6"	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"	7'-0"	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

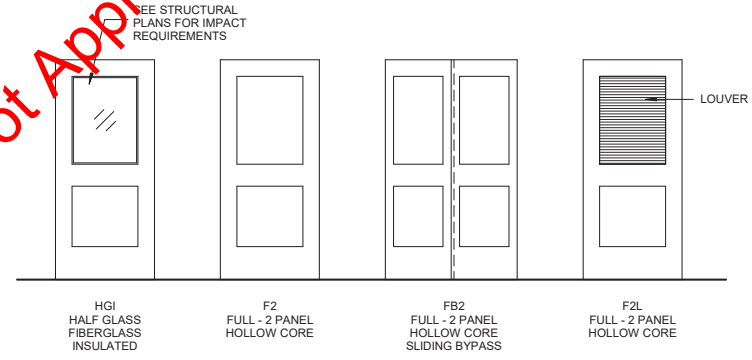
WINDOW SCHEDULE				
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	6	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2, 3
B	1	PELLA (BASIS OF DESIGN)	SERIES 350 3026 SINGLE HUNG VINYL	1, 2, 3

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

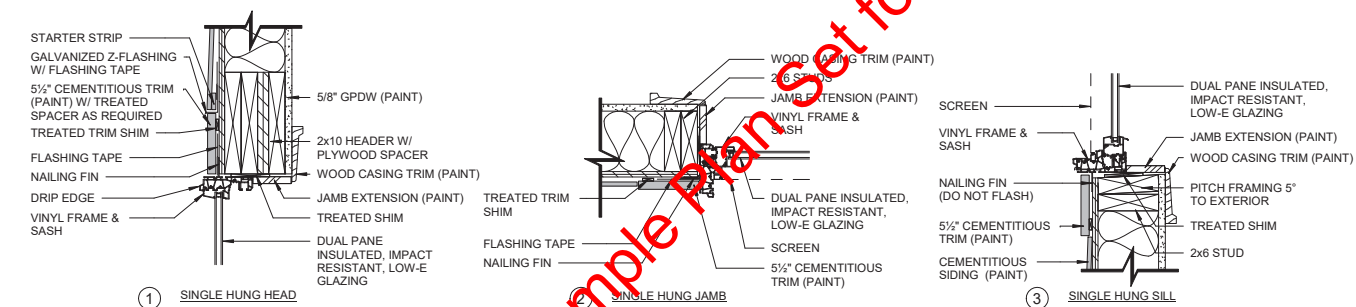


1 WINDOW ELEVATION A
Scale: 1/4" = 1'-0"

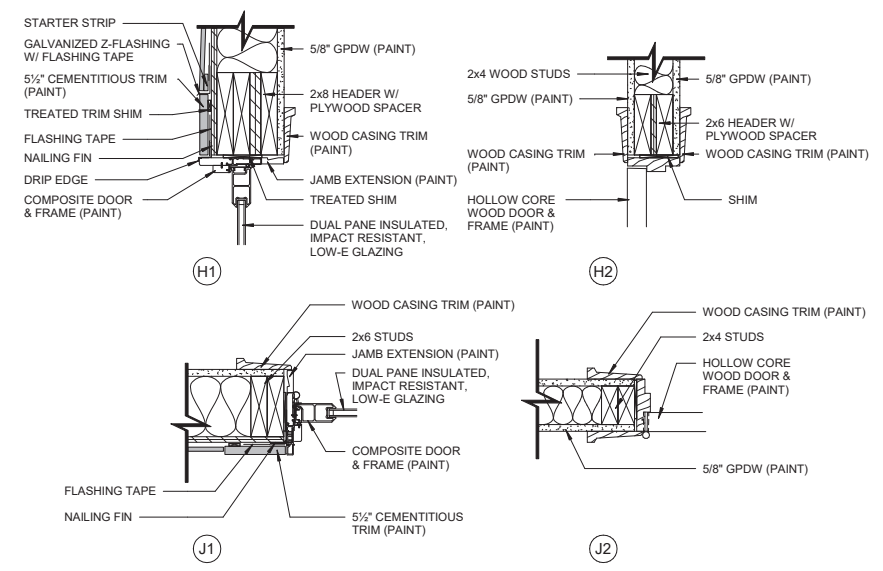
2 WINDOW ELEVATION B
Scale: 1/4" = 1'-0"



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



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



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

FLASH OPENINGS PRIOR TO WINDOW 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

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

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE _____

TITLE

FINISH, DOOR, & WINDOW SCHEDULES

PROJECT NO.

A6.01

SHEET NO.

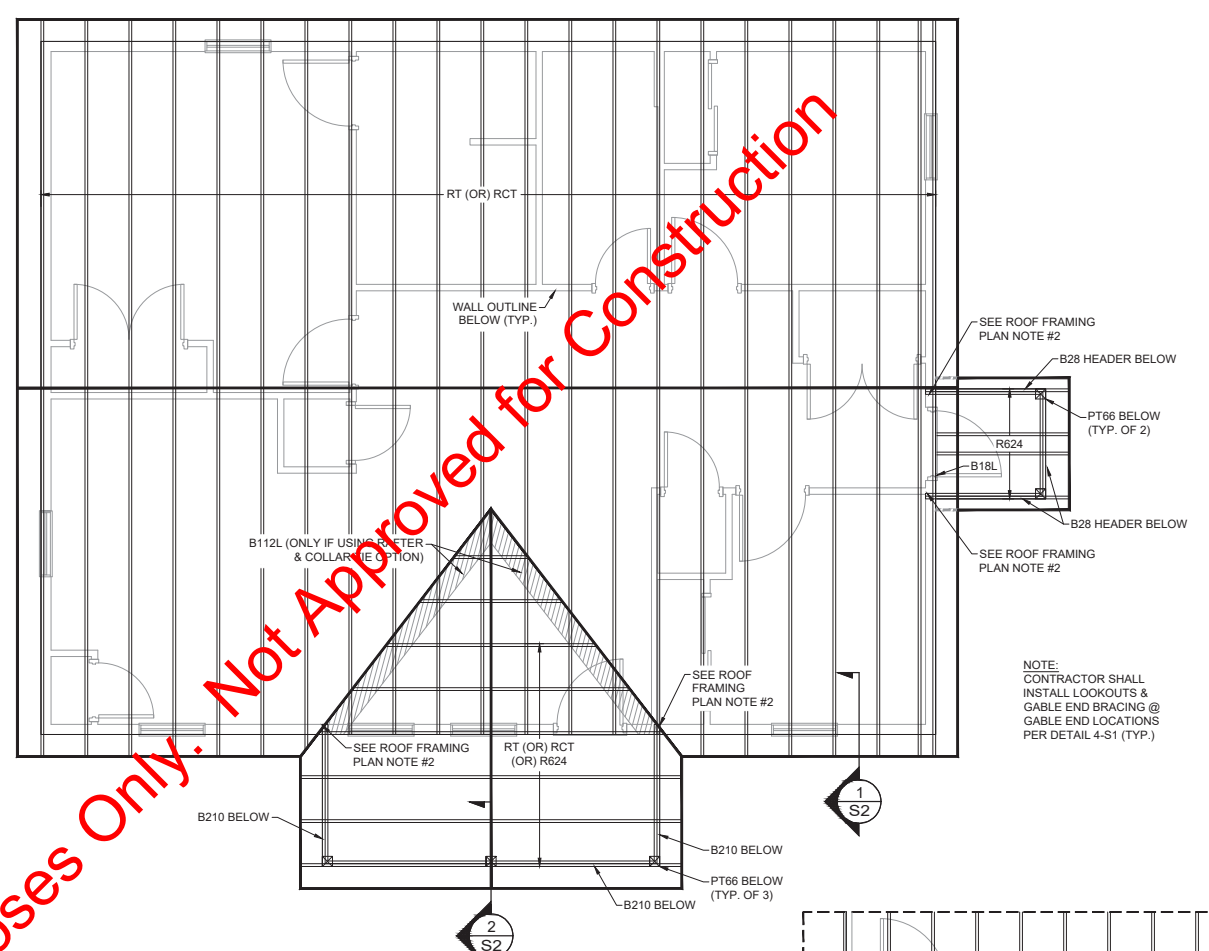
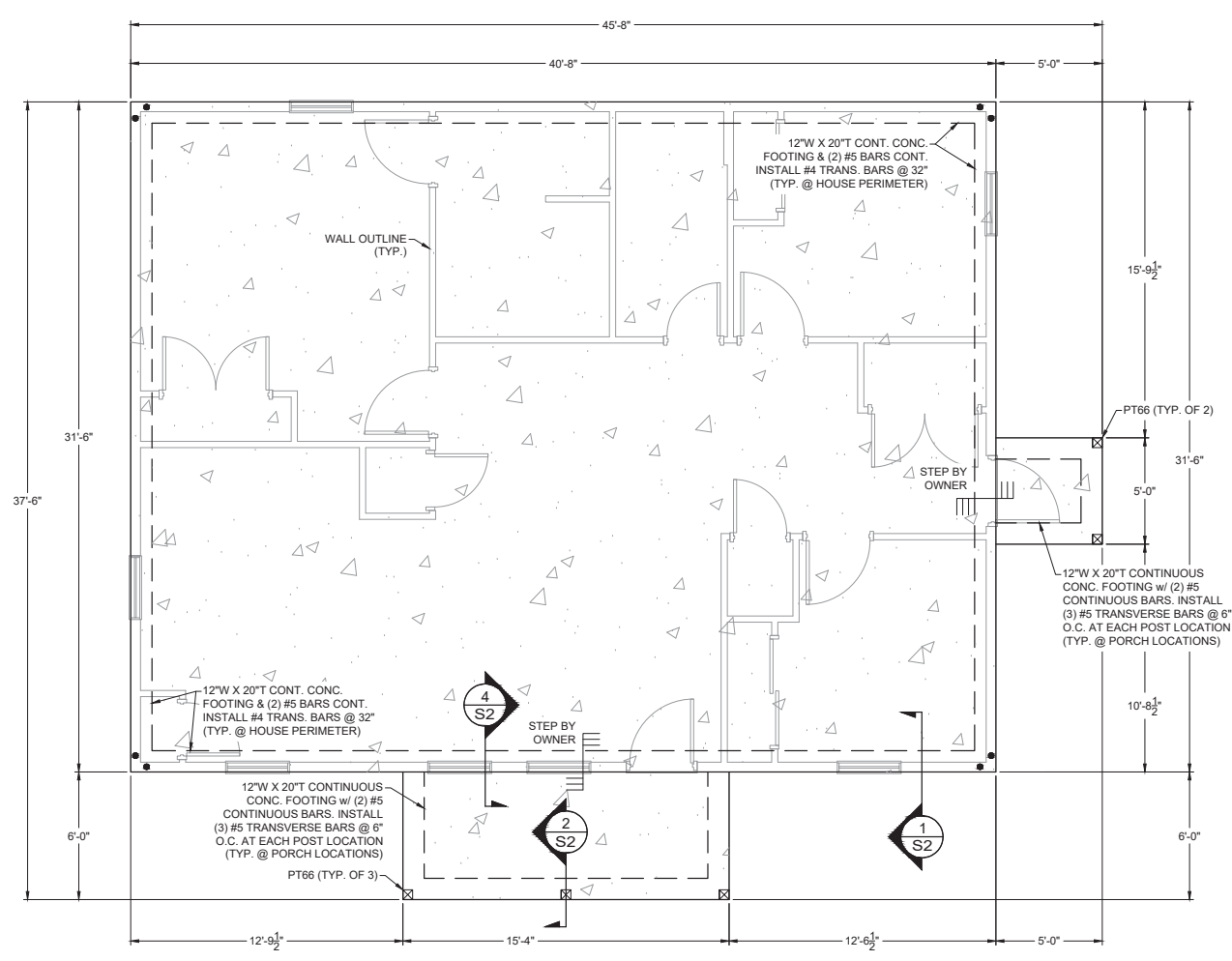
E

D

C

B

A



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: 1/2" = 1'-0"

FOUNDATION PLAN NOTES:

- SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
- 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.)
- 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
- INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 3-S2 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER).
- 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 RTUDS. 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 5-S1
B210	2 X 10 #2 S.P. BEAM (P.T. @ EXTERIOR)
B28	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)
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: 1/2" = 1'-0"

FRAMING PLAN NOTES:

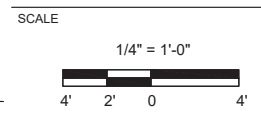
- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H2.5A (OR H10A-2/MTS20 IF SCABBED w/ RAFTER TAIL) HURRICANE TIES (TYP. U.N.O.)
- INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON H5B @ CONNECTION 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.

6 S1 FRONT PORCH SHED ROOF OPTION
SCALE: 1/2" = 1'-0"

FRAMING PLAN NOTES:

- ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H2.5A HURRICANE TIES.
- SEE 2-S1 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 6-S1



BY	ITEM	DATE

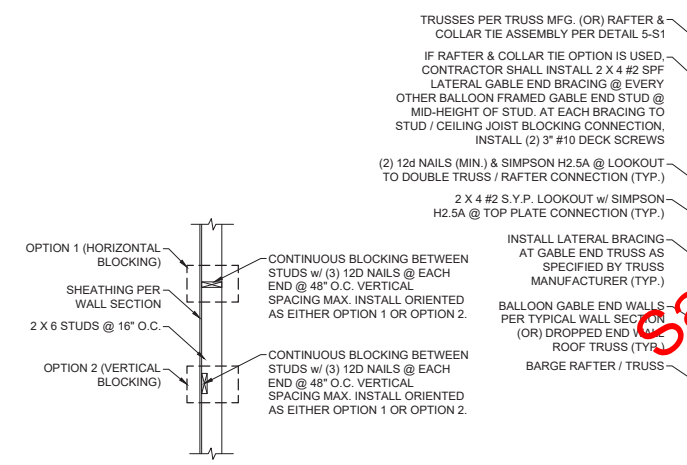
REVISIONS

DRAWN BY	APPROVED BY	CHECKED BY	DATE

TITLE
STRUCTURAL PLAN VIEWS

PROJECT NO.
S1

SHEET NO.

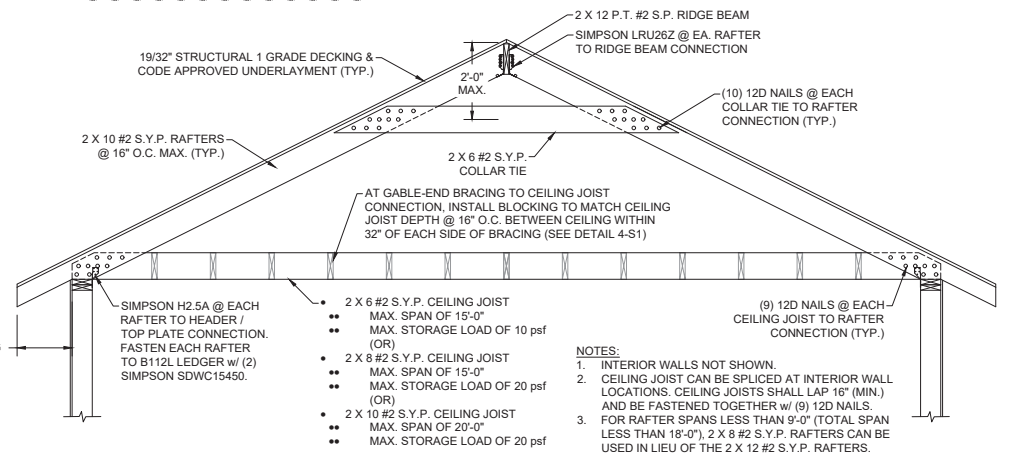


3 S1 STUD BLOCKING OPTIONS
SCALE: N.T.S.

4 S1 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL FLASHING & WEATHERPROOFING BY CONTRACTOR. DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MST24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
 - ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
 - ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
 - CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES. FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.

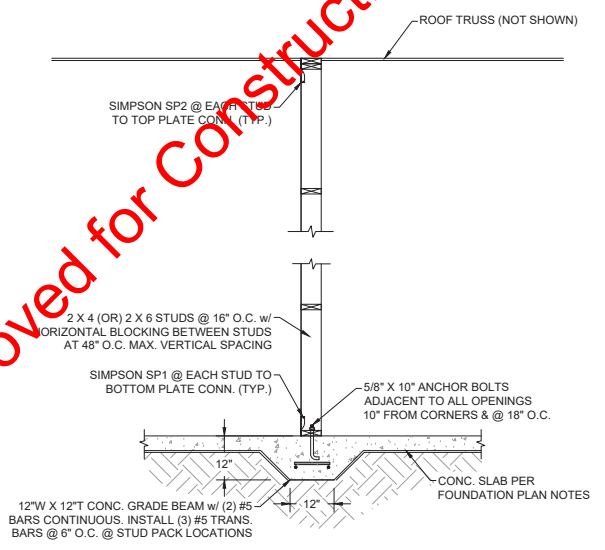
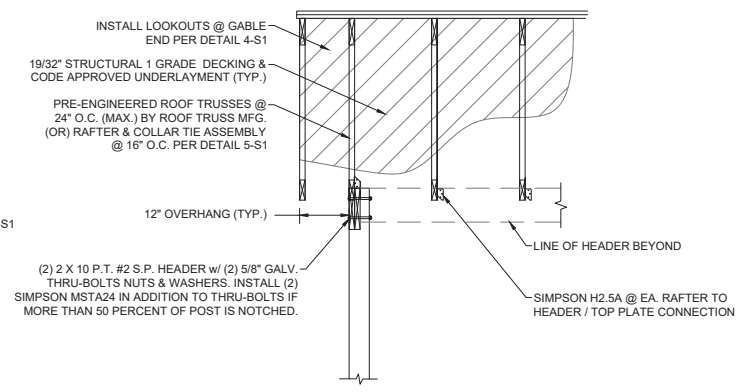
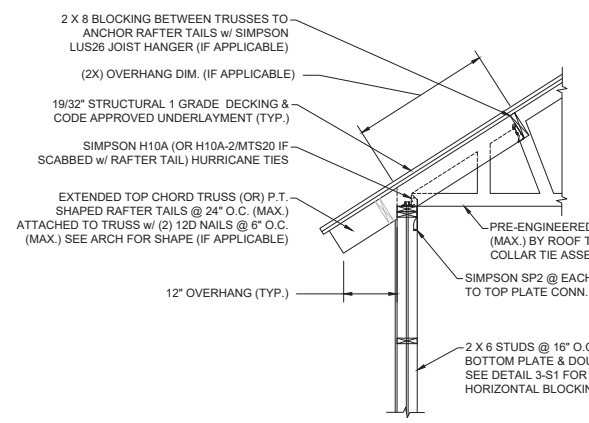
- TRUSS PLAN NOTES (IF APPLICABLE):**
- IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
 - TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
 - ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
 - TRUSS MFG. TO ENSURE CONTINUOUS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



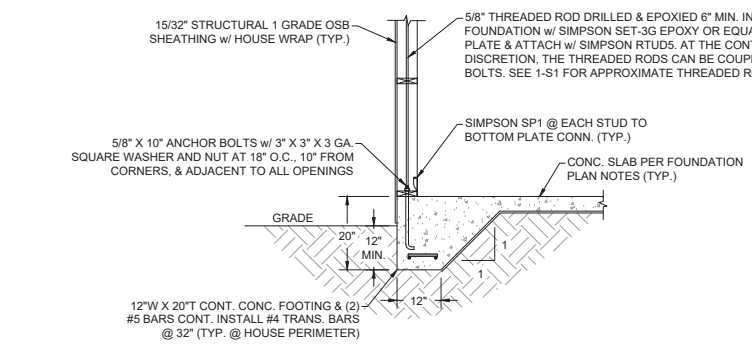
5 S1 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

- NOTES:**
- INTERIOR WALLS NOT SHOWN.
 - CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER w/ (9) 12D NAILS.
 - 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 12 #2 S.Y.P. RAFTERS.

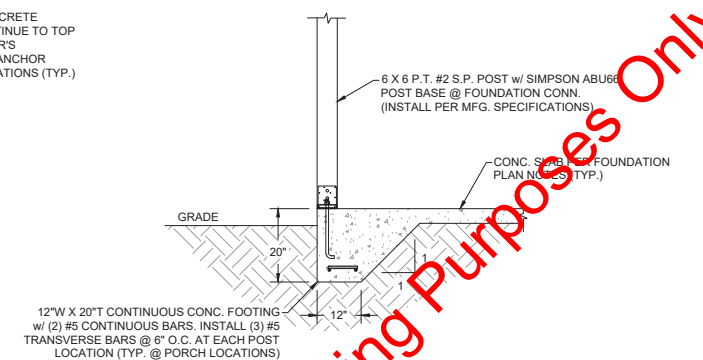
- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
 - DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
 - ADJACENT GRADES SHALL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



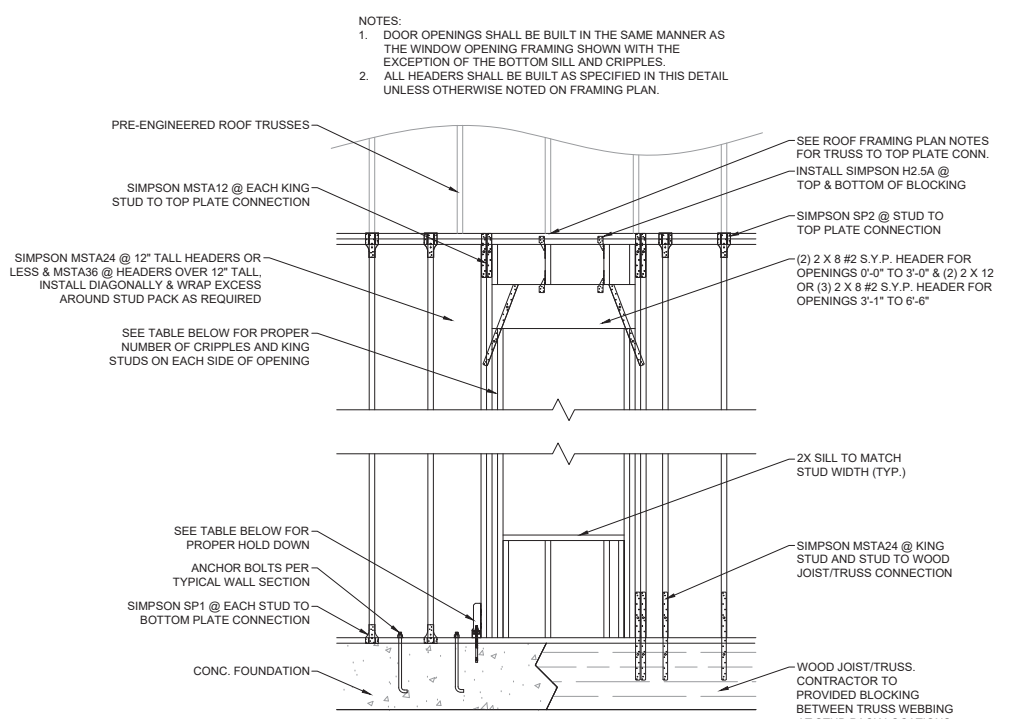
3 TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.



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



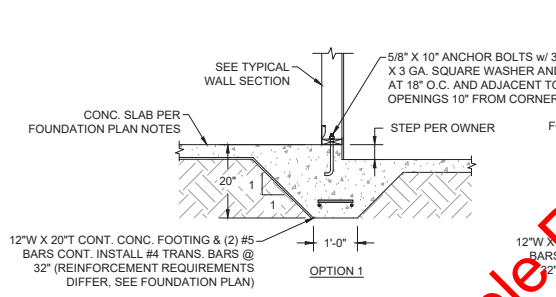
2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.



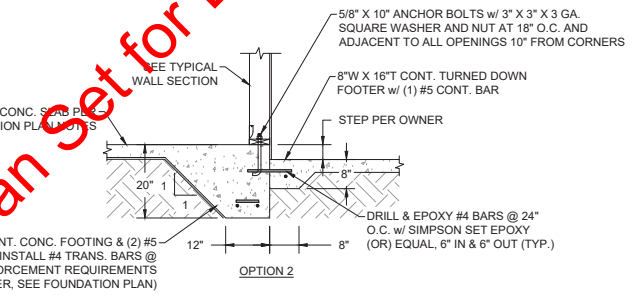
- NOTES:**
- DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
 - ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.

NUMBER OF CRIPPLES & KING STUDS			HOLD DOWNS @ CONC. FOOTING	
OPENING'S SIZE	# CRIPPLES	# KING STUDS	OPENING'S SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	2	2	0' - 0" TO 3' - 0"	SIMPSON H2.5A
3' - 1" TO 6' - 0"	2	2	3' - 1" TO 6' - 6"	(2) SIMPSON H2.5A
6' - 1" TO 9' - 0"	3	3		
9' - 1" TO 12' - 0"	4	4		

5 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.



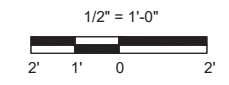
4 TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.



3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



BY	ITEM	DATE

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TITLE

STRUCTURAL DETAILS

PROJECT NO.

S2

SHEET NO.

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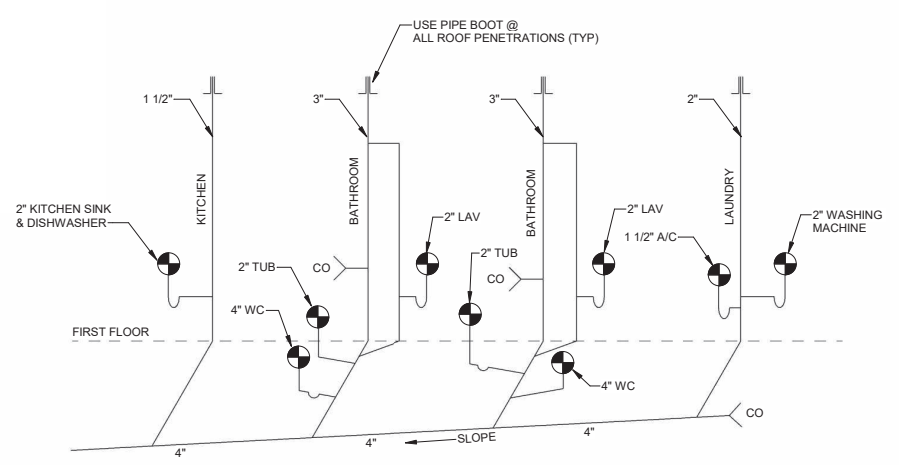
E
D
C
B
A

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 REQUIRED 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 FIXTURE 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/D RIP 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-D RIP" SUPPLY/DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
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 TO THE BUILDING EXTERIOR THROUGH THE ROOF. STU DOR VENTS ARE NOT ACCEPTABLE.
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 PEX OR TYPE L COPPER 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.



RISER DIAGRAM
NOT TO SCALE

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

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GENERAL INFORMATION
3BR WIDE

PROJECT NO. _____

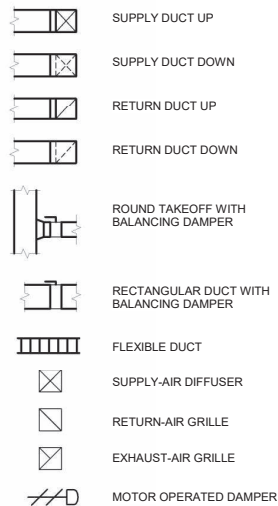
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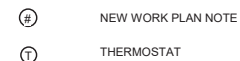
ABBREVIATIONS

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 HORSEPOWER
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



HVAC SYMBOLS



GENERAL NOTES

- HVAC NOTES:**
GENERAL NOTES
- HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
 - 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.
 - 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:
 - ALL AIR CONDITIONING EQUIPMENT
 - EXHAUST FANS
 - DUCTWORK INCLUDING
 - SUPPLY
 - RETURN
 - EXHAUST
 - VENTILATION
 - AIR DISTRIBUTION DEVICES INCLUDING:
 - SUPPLY GRILLES AND REGISTERS
 - RETURN GRILLES
 - DAMPERS
 - LOUD CAPS
 - ROOF AND WALL CAPS
 - AIR FILTERS (MERV 8 MINIMUM)
 - TEMPERATURE, OCCUPANCY SENSORS, TIMERS, AND WIRING
 - EQUIPMENT SUPPORTS, HANGERS, AND BRACING
 - CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
 - CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEMS SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION.
 - HVAC UNITS SHALL BE MINIMUM OF 16 SEER.
- DUCTWORK:**
- 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. PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
 - CONSTRUCT DUCTWORK FROM G90 GALVANIZED STEEL TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED.
 - THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK TO THE REQUIRED LEVEL AS REQUIRED BY THE FLORIDA BUILDING CODE OR MINIMUM OF R-6.
 - FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
 - INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
 - INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
 - INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES.
 - INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.
- CONDENSATE DISPOSAL:**
- A MEANS OF CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
 - CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
 - PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING 1/2" CLOSED CELL INSULATION.
 - AIR HANDLING UNITS SHALL BE INSTALLED OVER A SECONDARY DRAIN PAN. THE DRAIN PAN SHALL BE INSTALLED WITH AN OVERFLOW SAFETY SWITCH INTERLOCKED WITH THE UNIT COMPRESSOR, OR WITH A DRAIN CONNECTION THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE BUILDING EXTERIOR.
 - ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
 - SECONDARY DRAIN PAN CONTROLS AND INTERLOCK SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
- SPLIT-SYSTEM HEAT PUMP EQUIPMENT:**
- HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - HEAT PUMP SHALL BE LOCATED ON GRADE AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
 - THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
 - HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
 - ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.
- VENTILATION AIR AND EXHAUST AIR SYSTEMS:**
- EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
 - TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
 - TOILET EXHAUST FANS SHALL BE CONTROLLED BY WALL-MOUNTED SWITCHES ADJACENT TO THE BATHROOM LIGHT SWITCHES.
 - DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER'S RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
 - VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
 - VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
 - THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN BASED ON A WALL MOUNTED OCCUPANCY SENSOR.
 - 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.

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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	3.0 TONS	-	FC	230/1/60	1	230/1/60	1,2

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
 - PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

EXHAUST FAN SCHEDULE

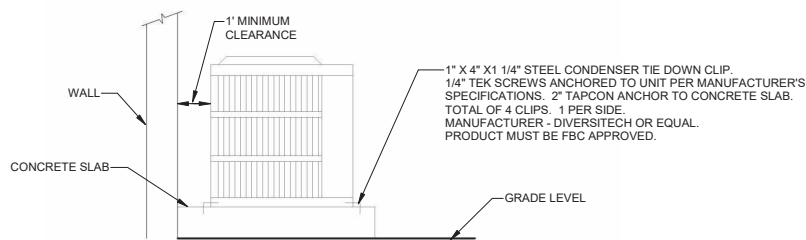
MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
 - WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	3.0	AHU-1	208/230/1/60	1,2

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - UNIT SHALL BE MINIMUM 16 SEER.



CONDENSING UNIT MOUNTING DETAIL
NOT TO SCALE

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

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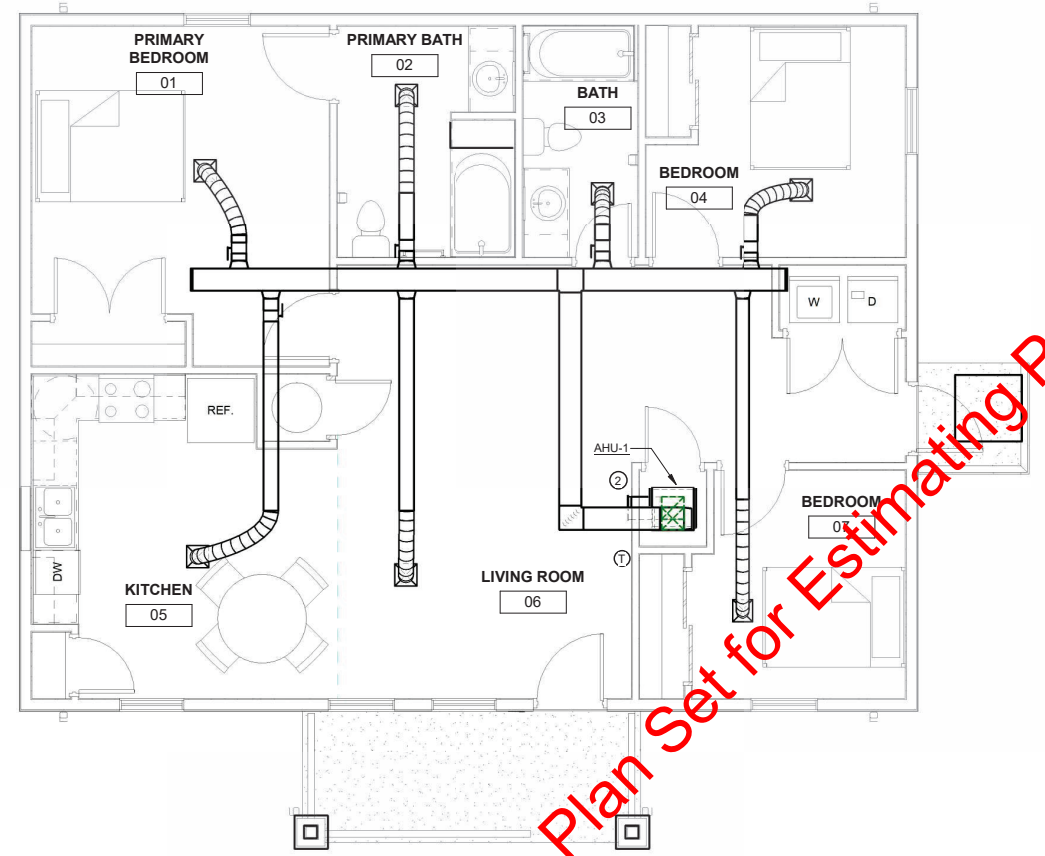
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GENERAL INFORMATION
3BR WIDE

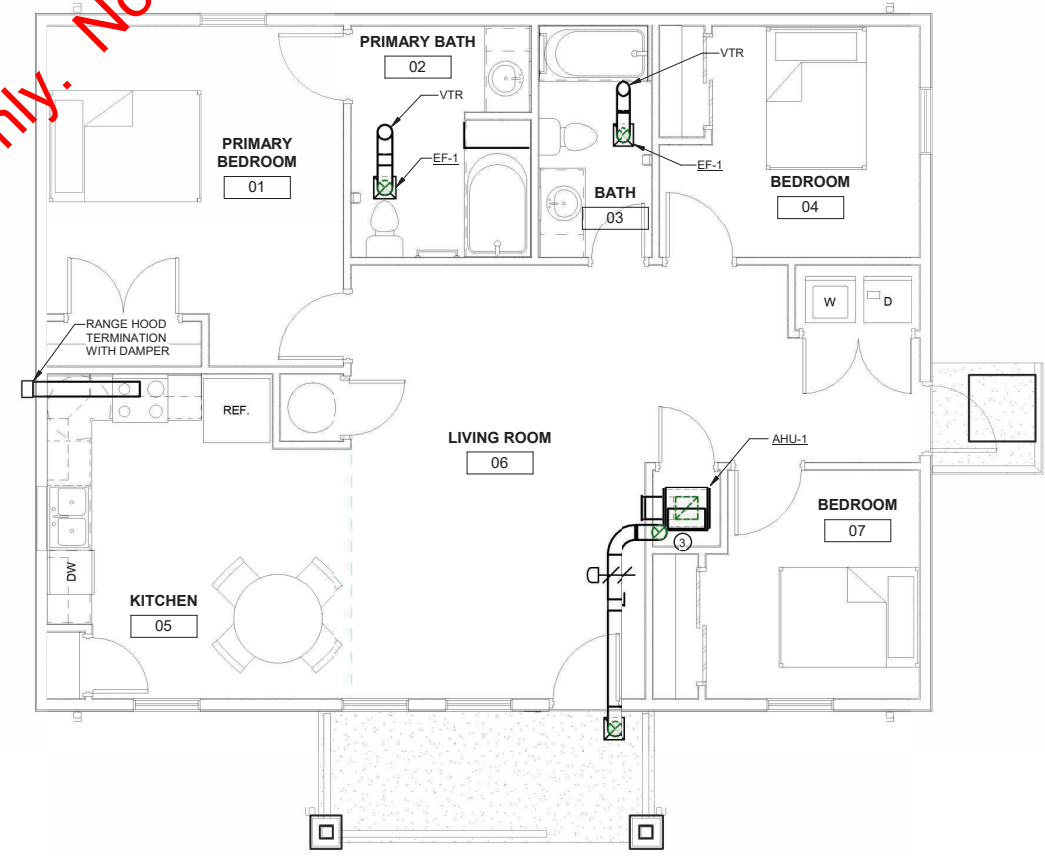
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SHEET NO.



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



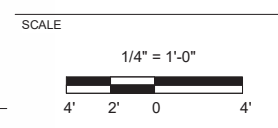
2 RETURN, EXHAUST & VENTILATION
Scale: 1/4" = 1'-0"

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- NOTES:**
- ① DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR.
 - ② INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
 - ③ ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

3 BEDROOM / 2 BATH WIDE SLAB

SEAL



No.	Description	Date

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 DATE _____

TITLE

**FLOOR PLANS
3BR WIDE**

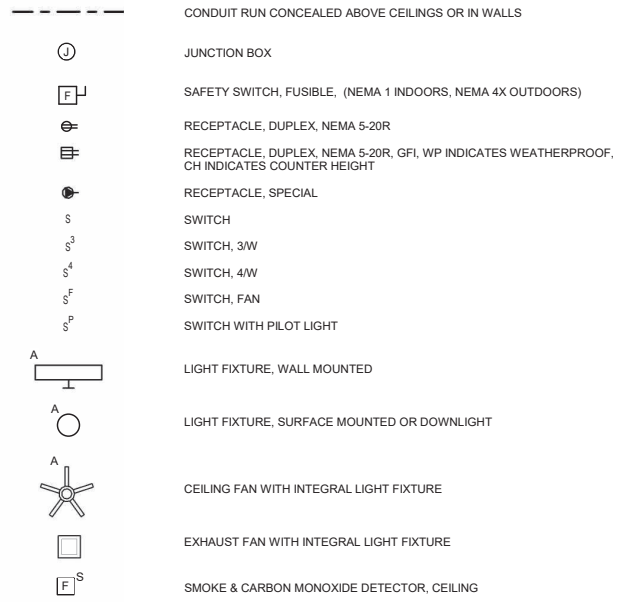
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SHEET NO. _____

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

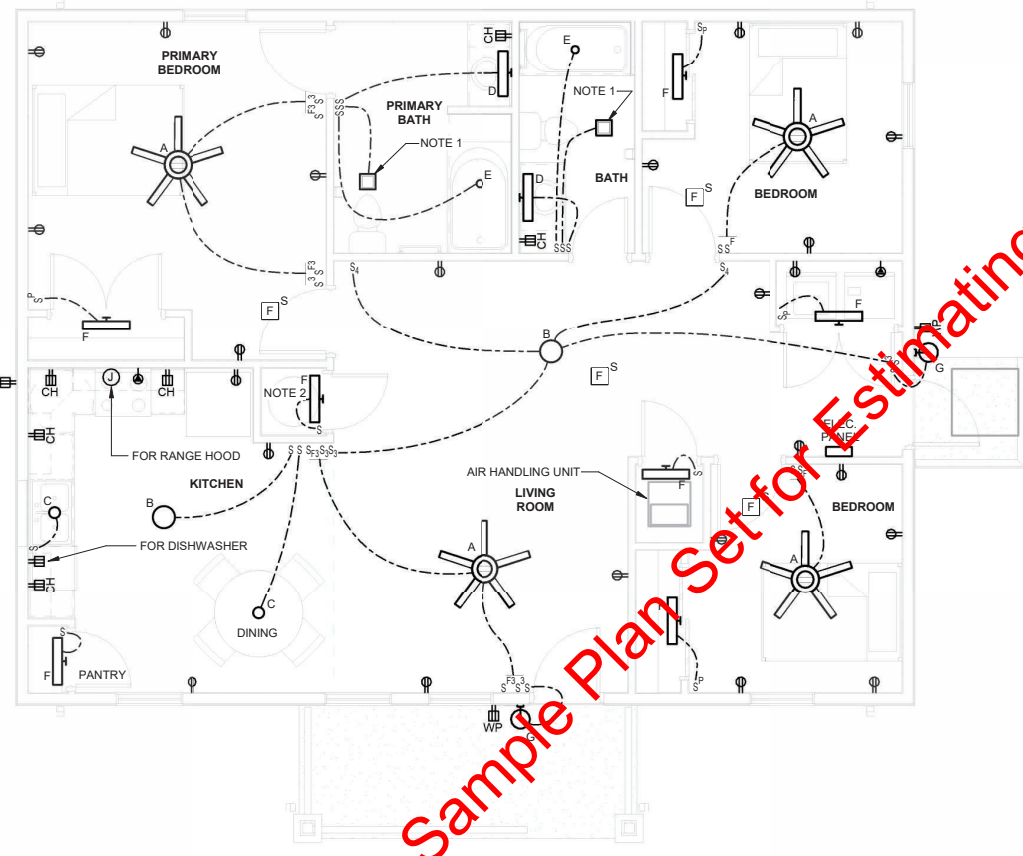


NOTES (SHEET NO. E1.0)

- SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
- INSTALL HANDLE LOCKING DEVICE ON BREAKER SERVING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCKED OUT DURING WATER HEATER SERVICING

ELECTRICAL GENERAL NOTES

- 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.
- PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
- ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
- 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.
ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
- PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
- 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.
- PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN LOCATIONS SPECIFIED BY OWNER. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
- LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
- 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.
- 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.
- PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 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.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
- IN ADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
- 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.
- ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2017 EDITION AND CHAPTER 4 (RE) RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017
- 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.
- COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
- 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.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
- CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.



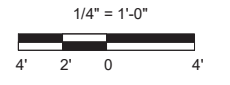
1 3 BR WIDE
Scale: 1/4" = 1'-0"

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

3 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



No.	Description	Date

REVISIONS
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APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE
**ELECTRICAL PLAN
3 BR WIDE**

PROJECT NO. _____

E1.0

SHEET NO. _____

4 BEDROOM / 2 BATH WIDE SLAB ON GRADE

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

STANDARD ABBREVIATIONS

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

SHEET INDEX

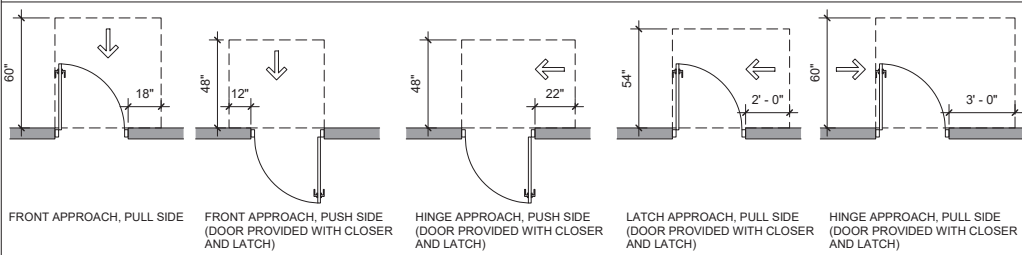
GENERAL	G1.01	INDEX
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	A2.01	EXTERIOR ELEVATIONS
	A3.01	BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS
	A6.01	FINISH, DOOR, & WINDOW SCHEDULES
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	S2	STRUCTURAL DETAILS
	S3	GENERAL STRUCTURAL NOTES
PLUMBING	P0.1	GENERAL INFORMATION
MECHANICAL	M0.1	GENERAL INFORMATION
	M1.0	FLOOR PLANS
ELECTRICAL	E1.0	FLOOR PLAN

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
- 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.
- INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
- WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- 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 MOST EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
- 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.
- COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
- RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
- REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
- REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW LANDSCAPE WORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
- COORDINATE TREE REMOVAL WITH MUNICIPALITY. PROTECT TREES TO REMAIN.
- FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
- SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
- SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
- SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
- ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
- LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDDA.
- CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- 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).

4 BEDROOM / 2 BATH WIDE SLAB

DOOR MANEUVERING CLEARANCES



A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	: TBD
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)
GROSS NEW BUILDING AREA	: 92 SF
FRONT PORCH	: 25 SF

B. ENERGY SUMMARY

CLIMATE ZONE	: 2
IECC REQUIREMENTS: TABLE R402.1.2	
THERMAL ENVELOPE	
CEILING	REQUIRED / PROVIDED
R-38 Blown	/ R-38 Blown
R-19 Blanket	/ R-19 Blanket
R-13	/ R-13
R-13	/ R-13
R-0	/ R-0
WALLS ABOVE GRADE (WOOD FRAMED)	
FLOOR	
SLAB	
TABLE R402.1.2 FENESTRATION REQUIREMENTS	
MAXIMUM U-FACTOR	0.4
SHGC	0.25

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE	2020 FLORIDA BUILDING CODE, RESIDENTIAL
	2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION
	2018 WOOD FRAME CONSTRUCTION MANUAL
	AMERICANS WITH DISABILITIES ACT GUIDELINES
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	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 151 INCHES BETWEEN 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
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 140 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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APPROVED BY	_____
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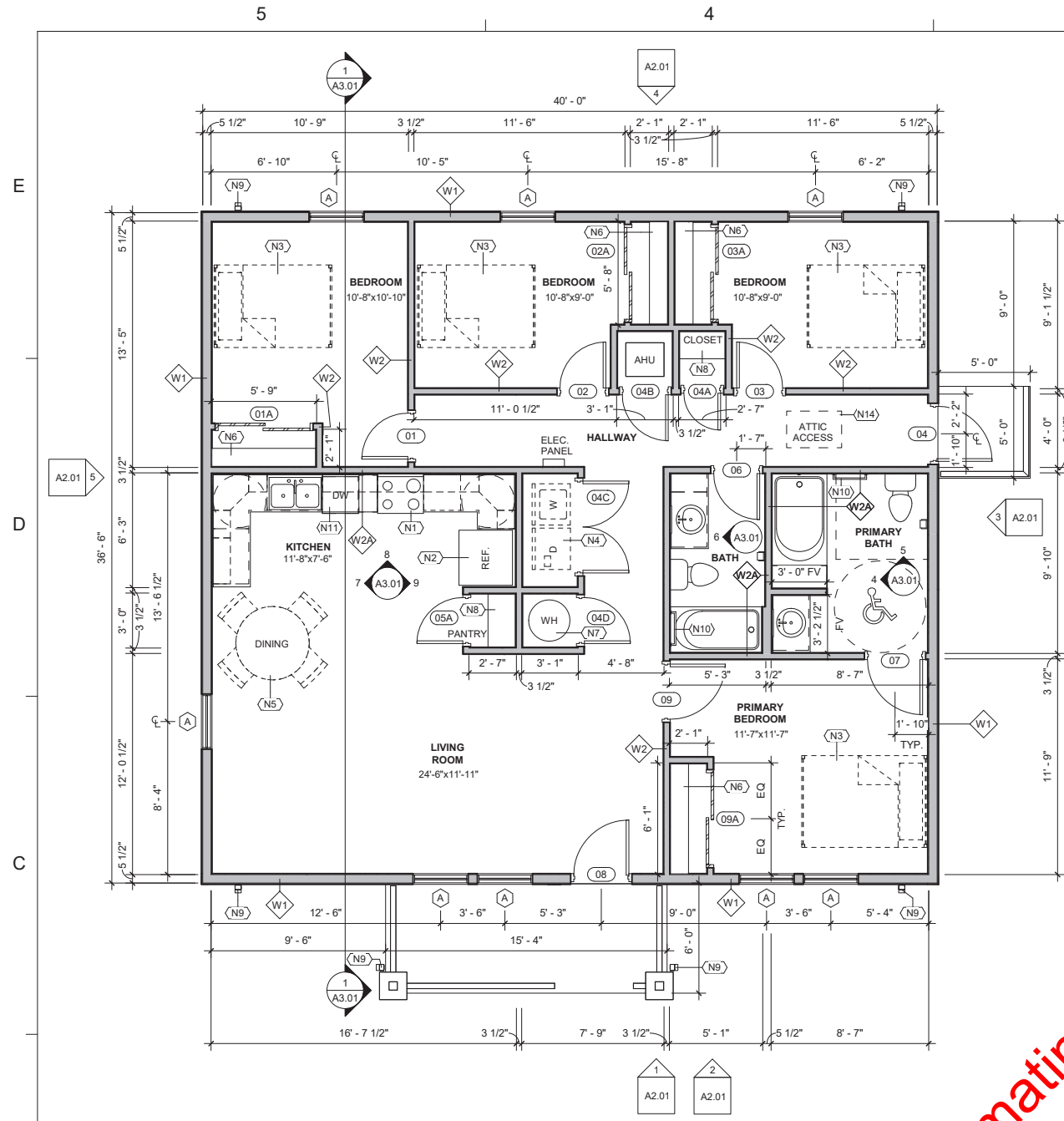
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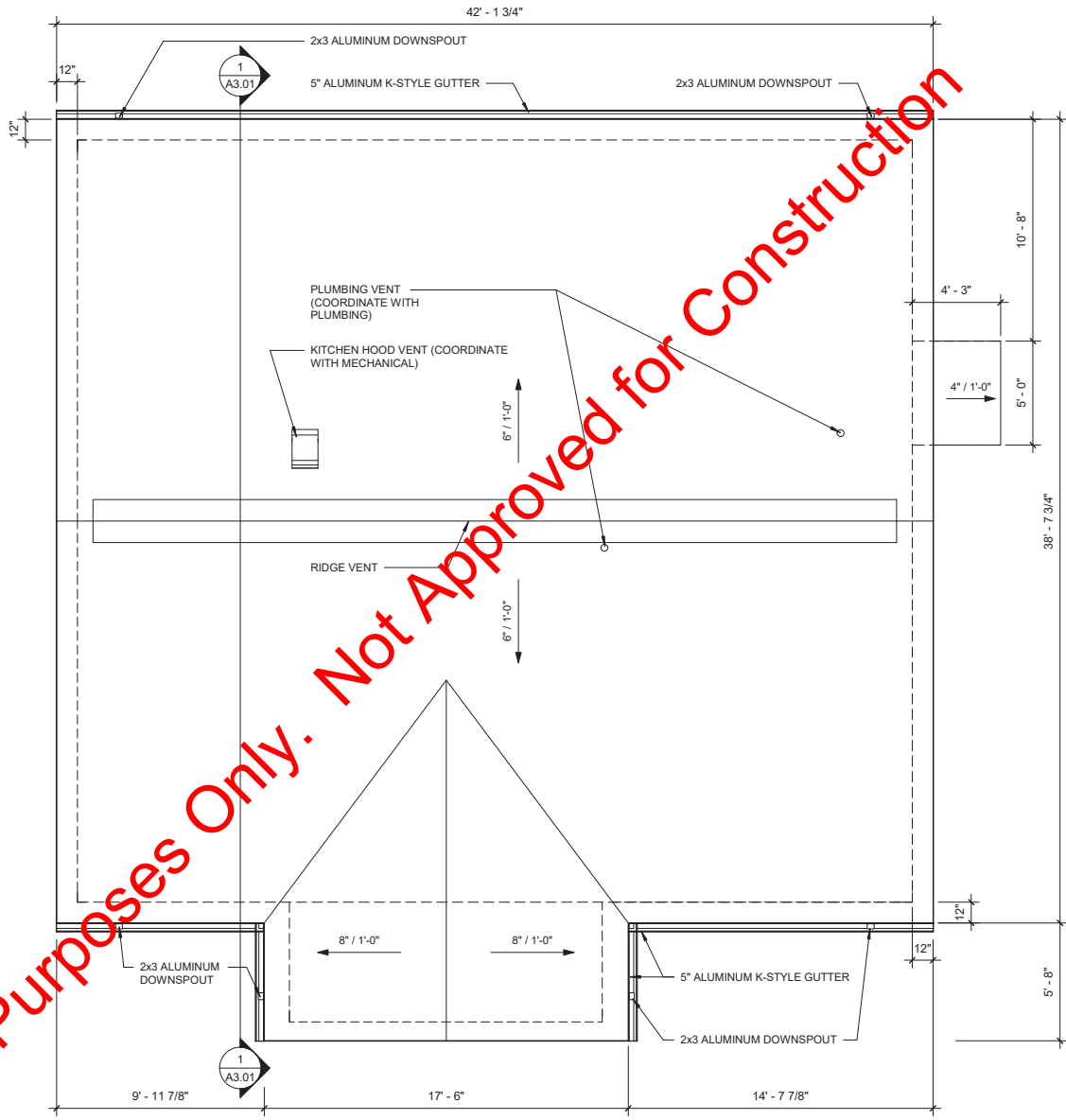
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SHEET NO.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction



1 FLOOR PLAN - 1,470 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

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 CLOSET SHELVE 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 SHELVE AT 15" SPACING
N9	DOWNSPOUT (SEE ROOF PLAN) DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION, PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE 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)

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 1/2" INTEGRATED WATER RESISTIVE SHEATHING (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-13 INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	 1/2" GPDW (PAINT) 2x6 WOOD STUDS R-13 BATT INSULATION 1/2" SHEATHING 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	 2x4 WOOD STUDS 1/2" GPDW (PAINT) 3/2" SOUND BATTS 1/2" GPDW (PAINT)
W2A	MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	

SEAL

SCALE
As indicated

No.	Description	Date

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DATE _____

TITLE
FLOOR AND ROOF PLANS

PROJECT NO. _____
A1.11
SHEET NO.

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D

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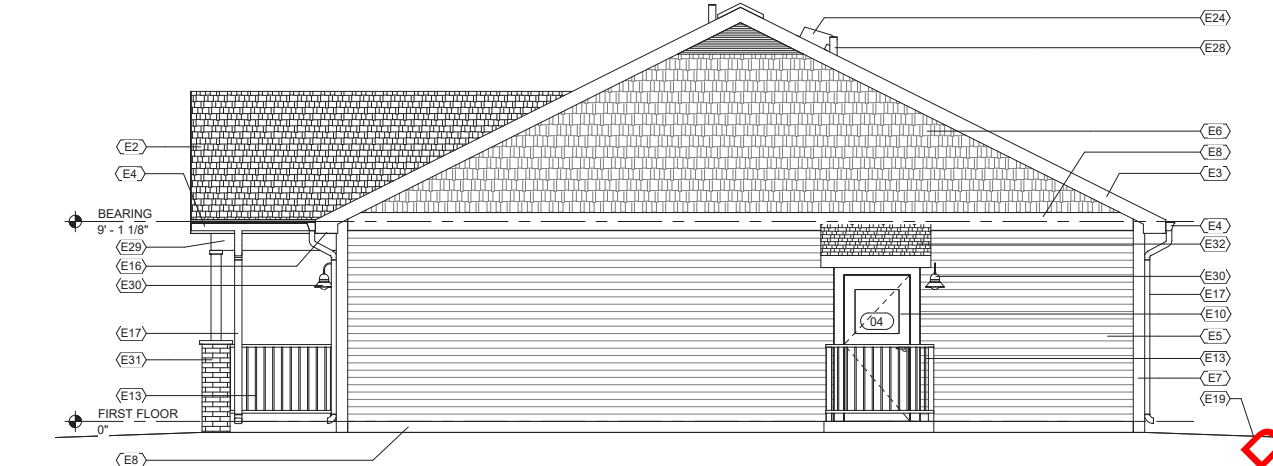
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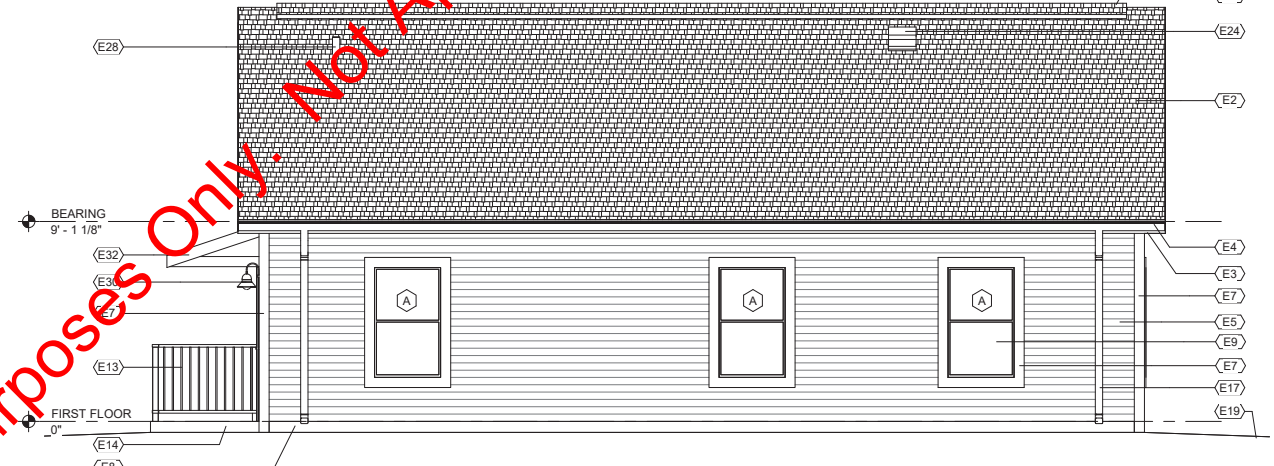
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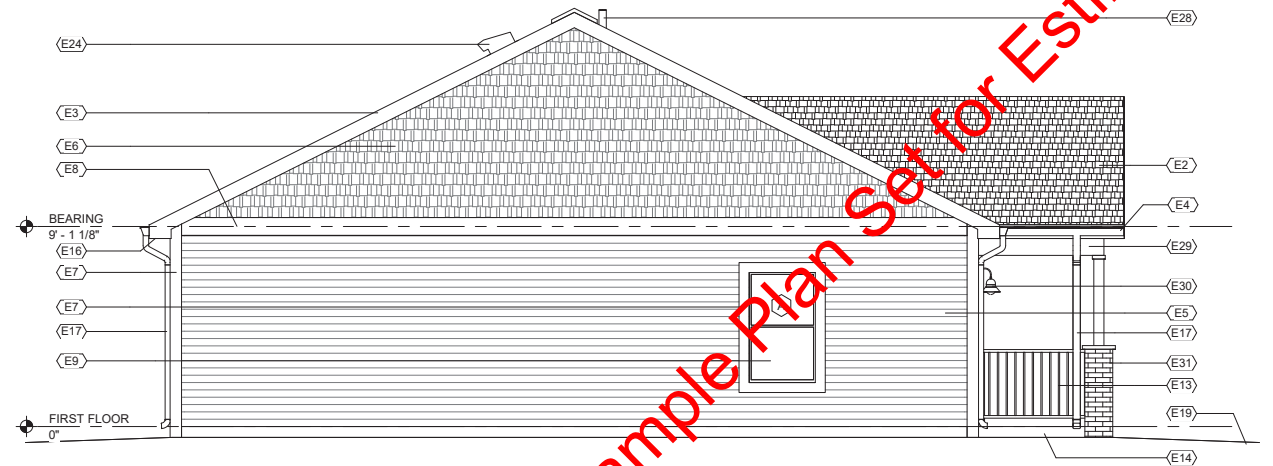
2 FRONT ELEVATION ALTERNATE
Scale: 1/4" = 1'-0"



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



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

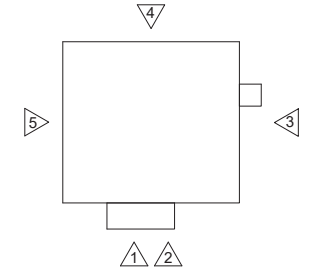


5 LEFT ELEVATION
Scale: 1/4" = 1'-0"

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PREFINISHED)
E4	5" ALUMINUM K-STYLE GUTTER
E5	6 1/4" CEMENTITIOUS LAP SIDING (PAINT)
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PREFINISHED)
E8	9 1/4" CEMENTITIOUS TRIM (PREFINISHED)
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. (PAINT)
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	VENTED FIBER CEMENT SOFFIT (PAINT)
E17	2x3 ALUMINUM DOWNSPOUT. DISCHARGE DOWNSPOUT MINIMUM 36" AWAY FROM FOUNDATION. PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE. SLOPE AWAY FROM FOUNDATION
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
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 CEMENTITIOUS TRIM CLADDING
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM (PAINT) 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)



4 BEDROOM / 2 BATH WIDE SLAB

SEAL

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TITLE _____

EXTERIOR ELEVATIONS

PROJECT NO. _____

A2.01

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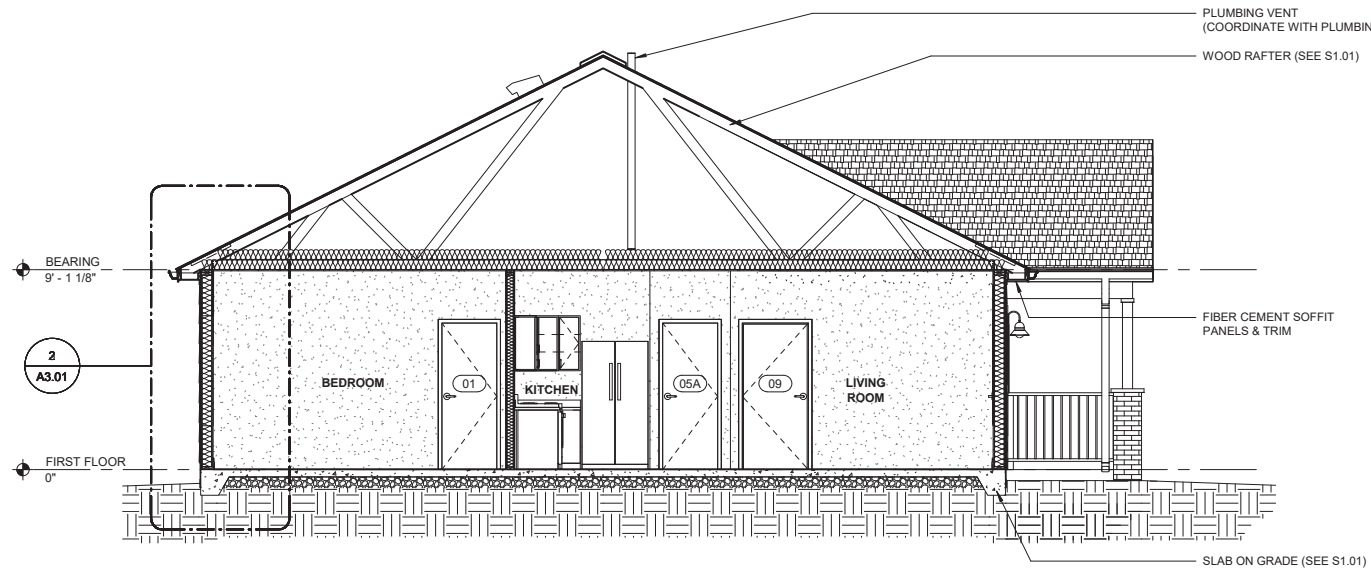
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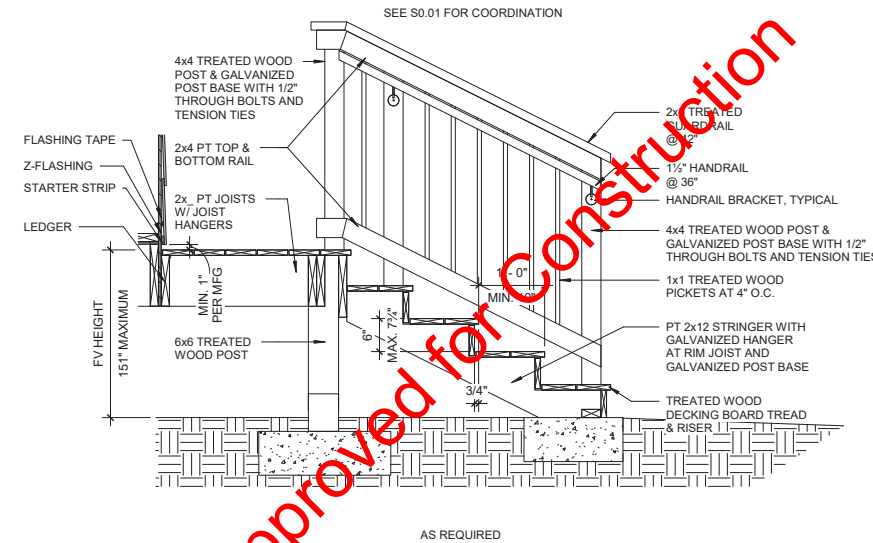
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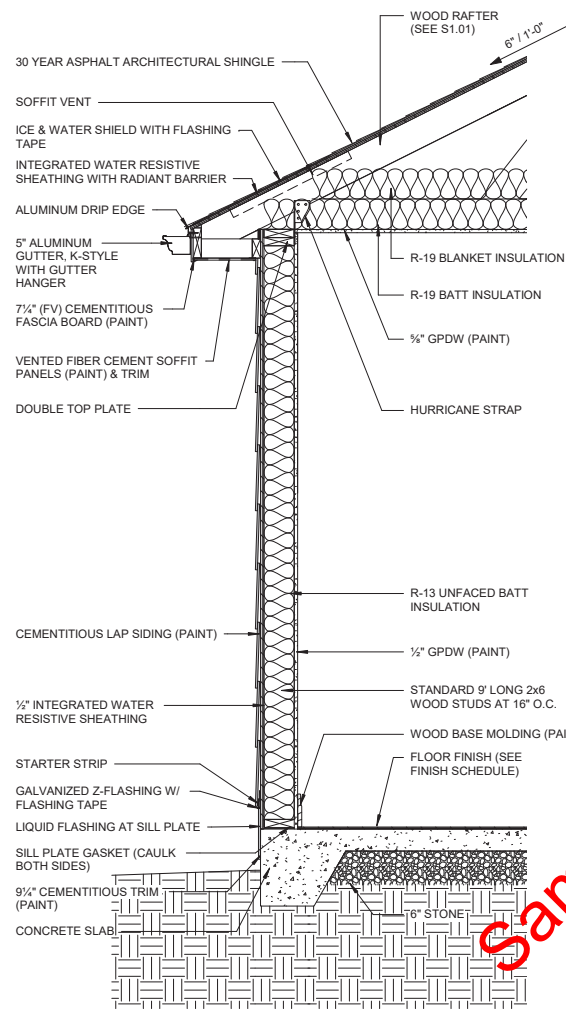
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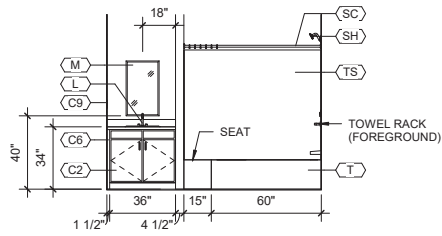
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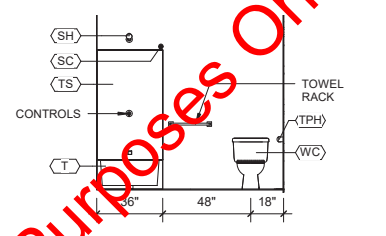
3 STAR SECTION
Scale: 3/4" = 1'-0"



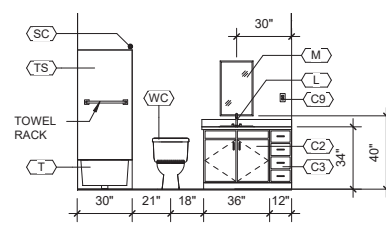
2 TYPICAL WALL SECTION
Scale: 3/4" = 1'-0"



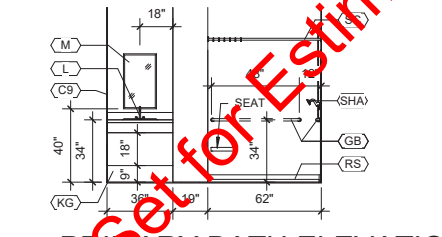
4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



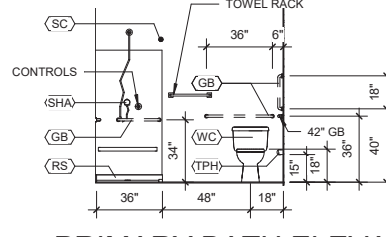
5 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



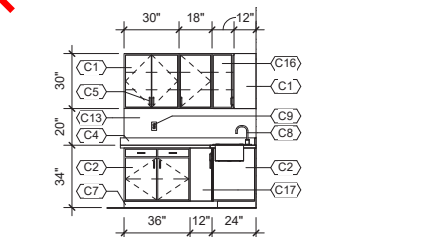
6 BATH ELEVATION
Scale: 1/4" = 1'-0"



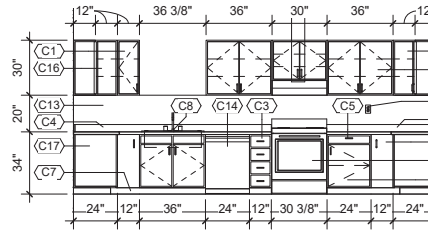
4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



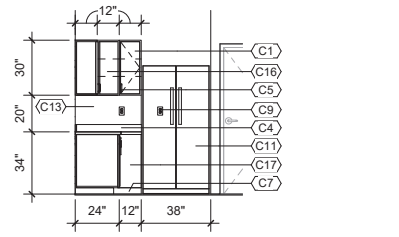
5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



7 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



8 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



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 ADA KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPASH AND SINK
M	FRAMED MIRROR, 18"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
T	COMPOSITE BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TS	FIBERGLASS TUB 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 BACKSPASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPASH 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

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE

BUILDING & WALL SECTIONS AND INTERIOR ELEVATIONS

PROJECT NO.

A3.01

SHEET NO.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction

FINISH SCHEDULE									
ROOM NUMBER	DESCRIPTION	FLOOR		BASE	WALL		CEILING		REMARKS
		MATERIAL	FINISH		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	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9'-0"	1, 2, 3, 4, 5
07	PRIMARY BATH	VINYL PLANK	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 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 MOULDING (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

DOOR SCHEDULE															
No.	LEAF QTY	WIDTH	HEIGHT	DOOR			DES.	HDW.	GLAZING	FRAME		DETAIL		FIRE LABEL	REMARKS
				MATERIAL	FINISH	DES.				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
05A	1	2'-6"	6'-8"	HOLLOW CORE	PAINT	F2	-	-	WOOD	PAINT	H2	J2	-	-	4
06	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	MANUFACTURER	MODEL	COMMENTS
A	8	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	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 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

As indicated

No.	Description	Date

REVISIONS

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APPROVED BY _____

CHECKED BY _____

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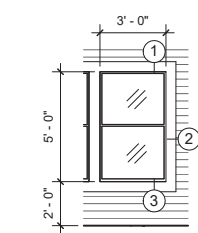
TITLE _____

FINISH, DOOR, & WINDOW SCHEDULES AND DETAILS

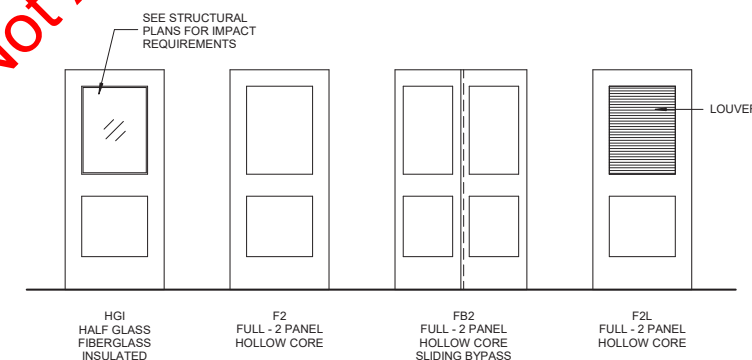
PROJECT NO. _____

A6.01

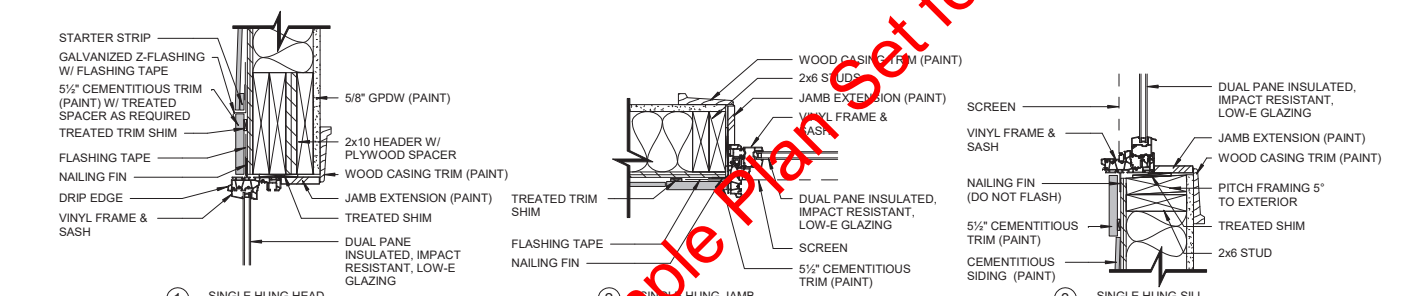
SHEET NO. _____



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



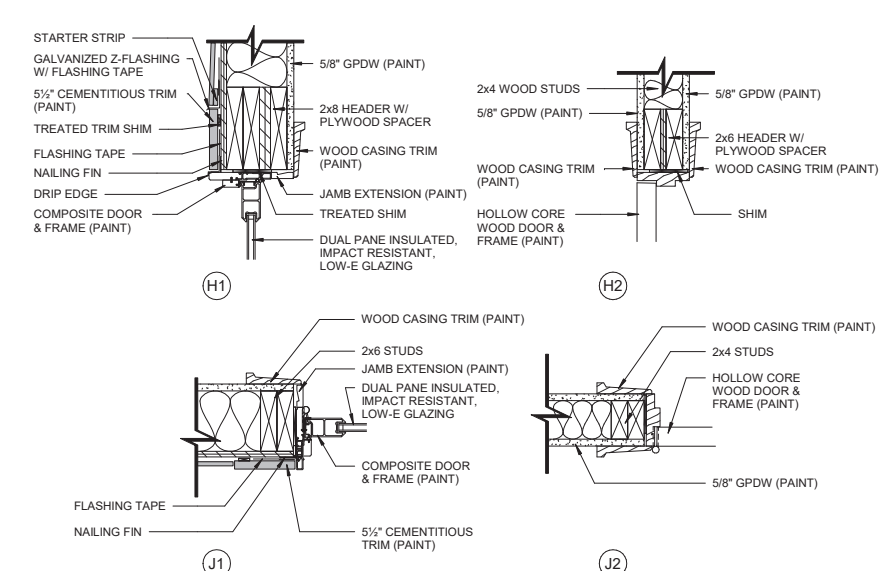
3 DOOR DESIGNS
Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO WINDOW 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

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

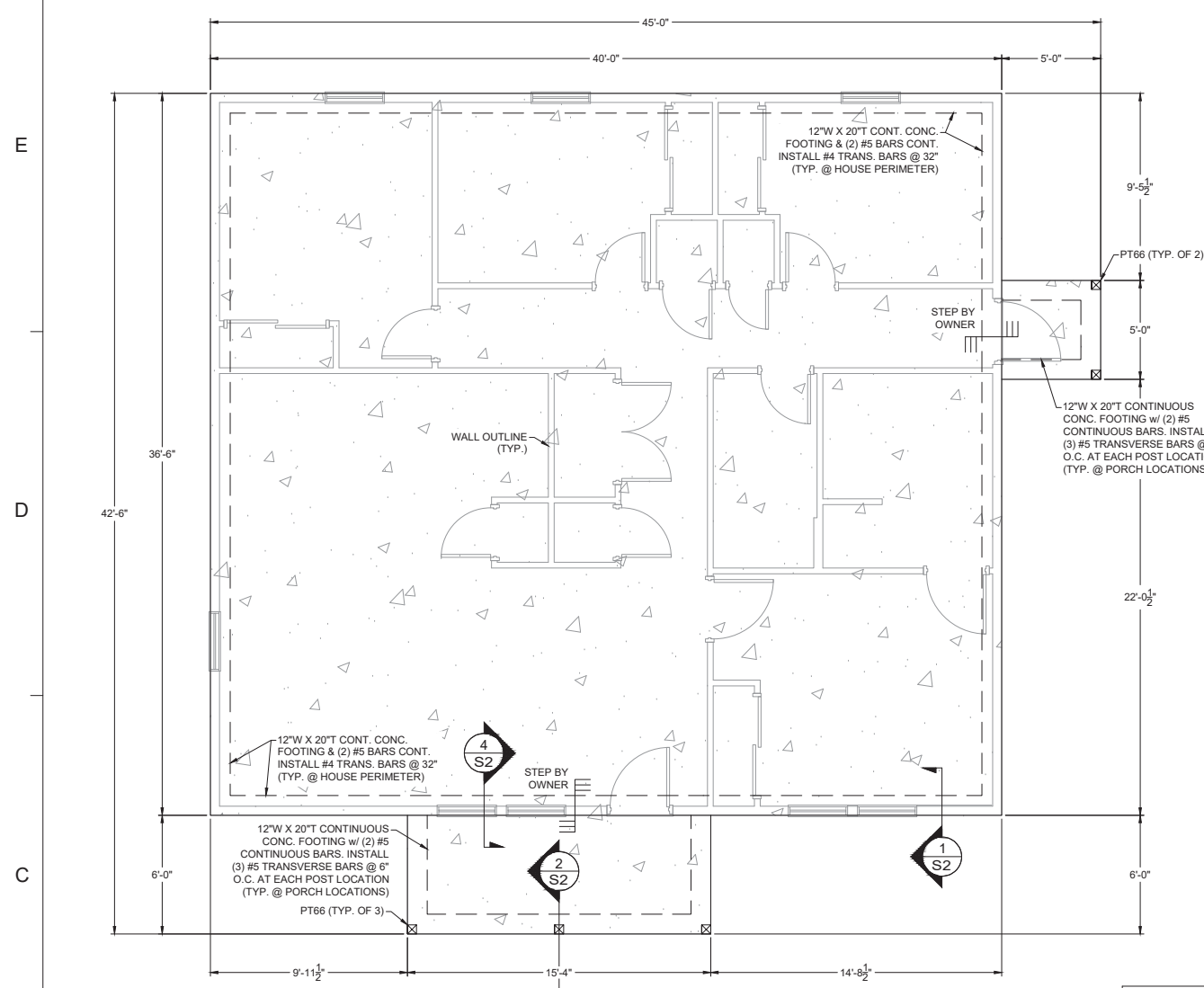


FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

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

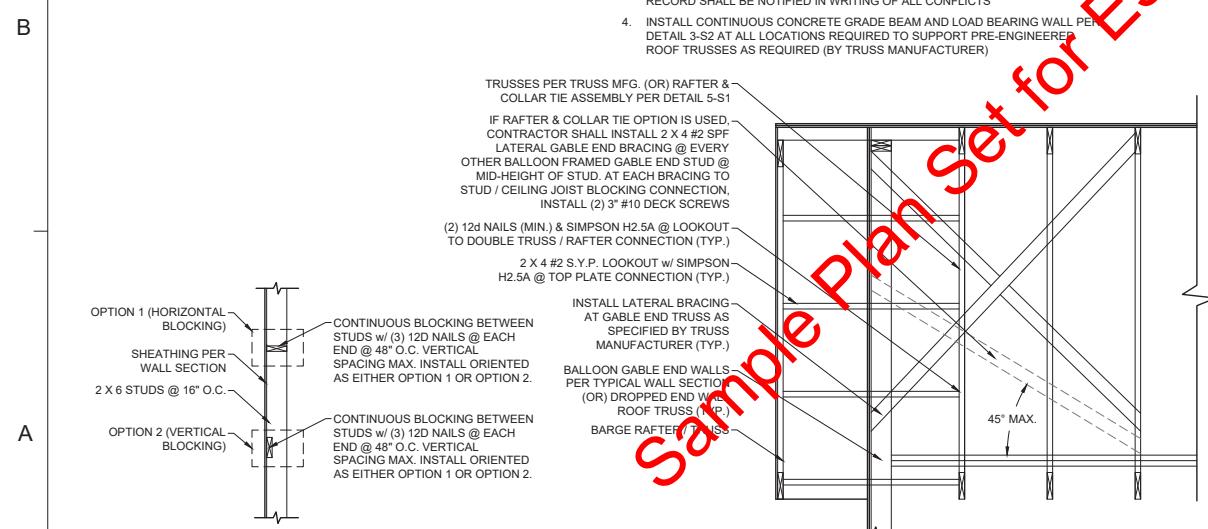


1 FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

FOUNDATION PLAN NOTES:

- SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
- SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6x6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
- 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
- INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 3-S2 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER)

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.

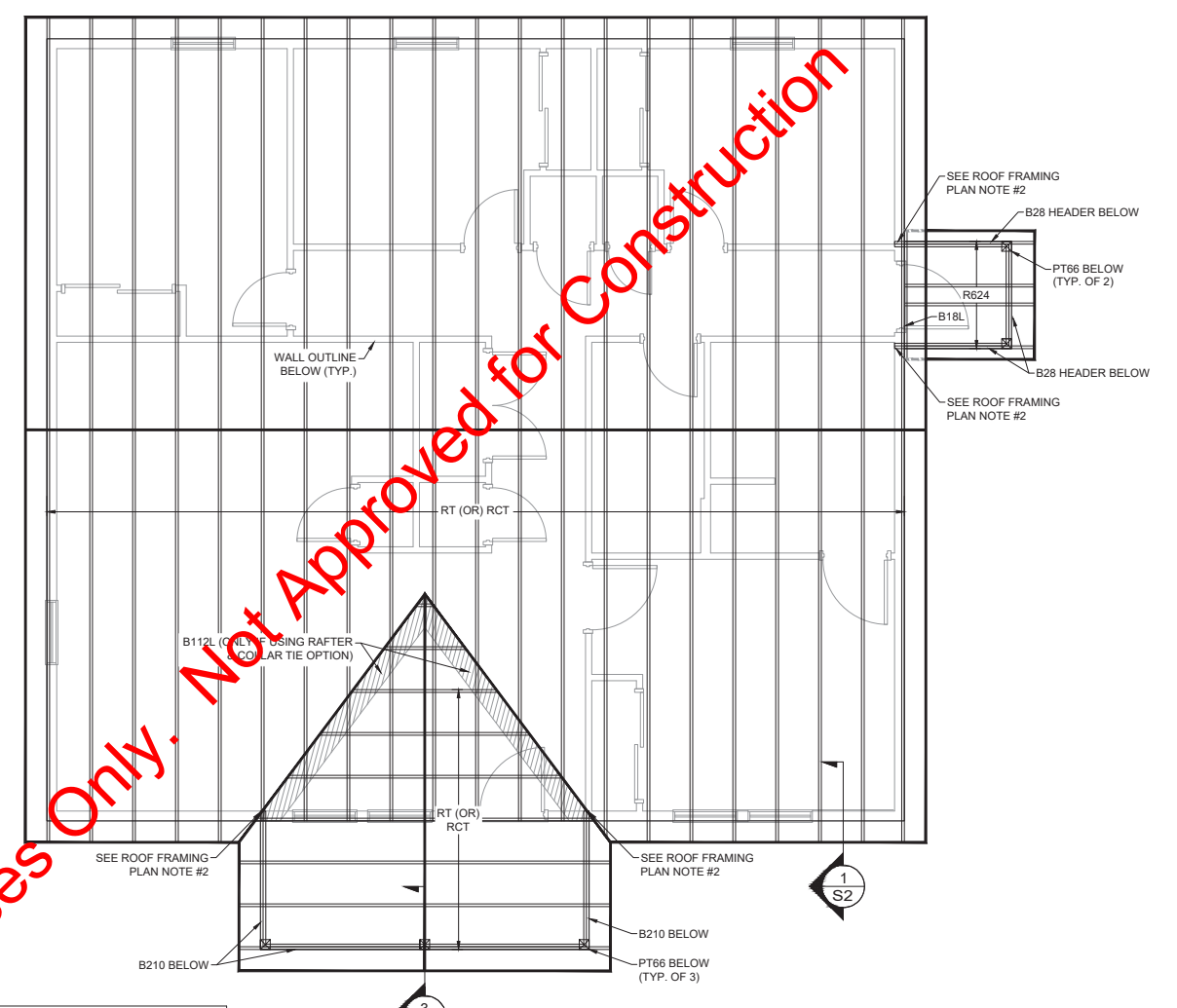


3 STUD BLOCKING OPTIONS
SCALE: N.T.S.

4 TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
R6	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. (MAX.) PER DETAIL 5-S1
HL	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)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN.

- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL FLASHING & WEATHERPROOFING BY CONTRACTOR. 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.
 - ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
 - ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR). CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
 - FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



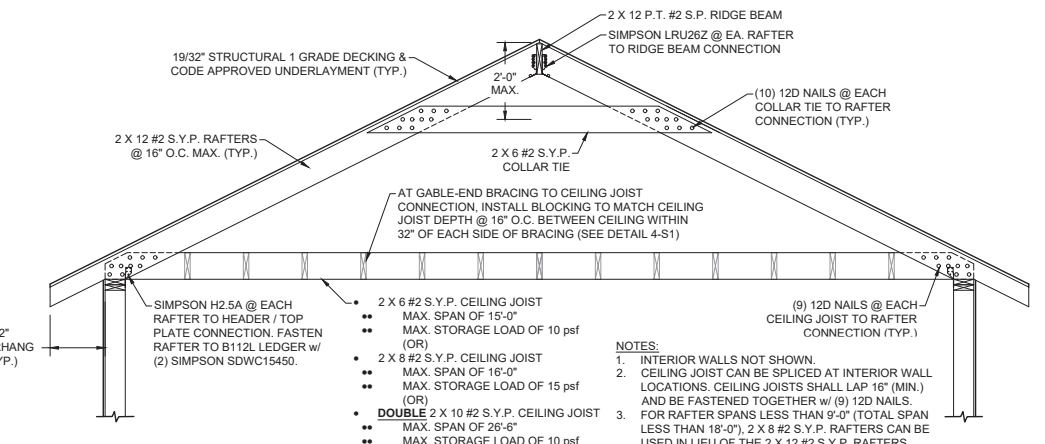
2 ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"

FRAMING PLAN NOTES:

- 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.)
- WHERE APPLICABLE, INSTALL BEAMS & EXT. HEADERS INTO BEAM POCKET w/ (2) CRIPPLES (MIN.) OR AS REQ. TO ACHIEVE FULL BEARING AND (2) KING STUD ON EACH SIDE. CONNECT TO BEAM USING (2) 1/2" LAG SCREWS AND TO FOUNDATION USING SIMPSON HD5B HOLD DOWN OR EQUAL.

ROOF FRAMING NOTES:

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

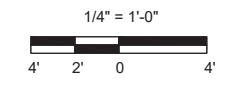


5 RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



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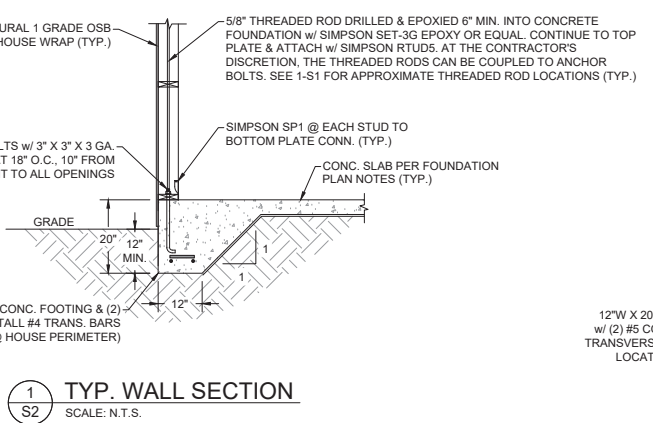
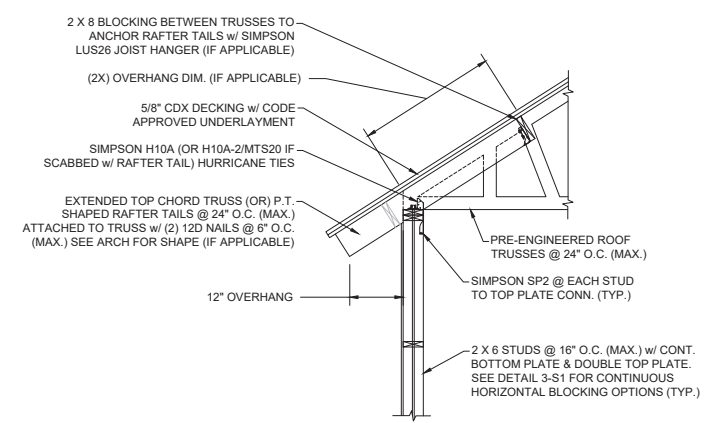
STRUCTURAL PLAN VIEWS

PROJECT NO.

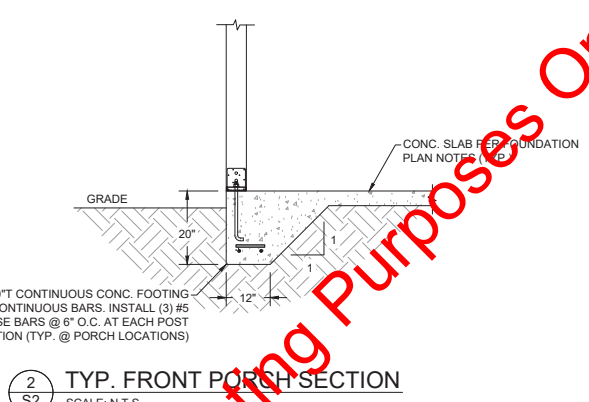
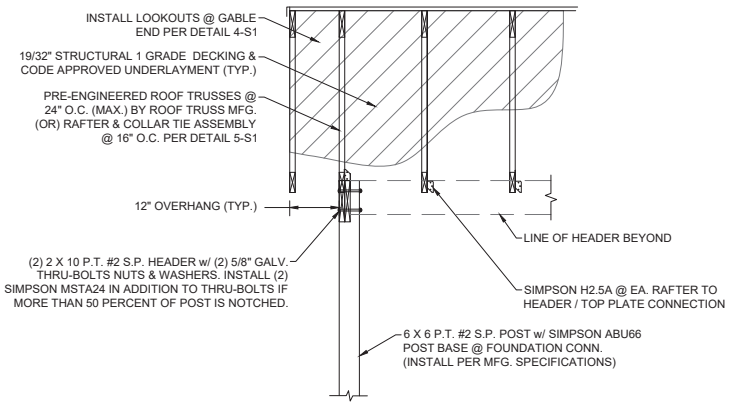
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S1

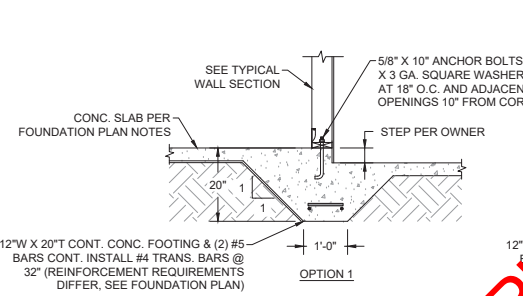
- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
 - DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
 - ADJACENT GRADES SHALL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



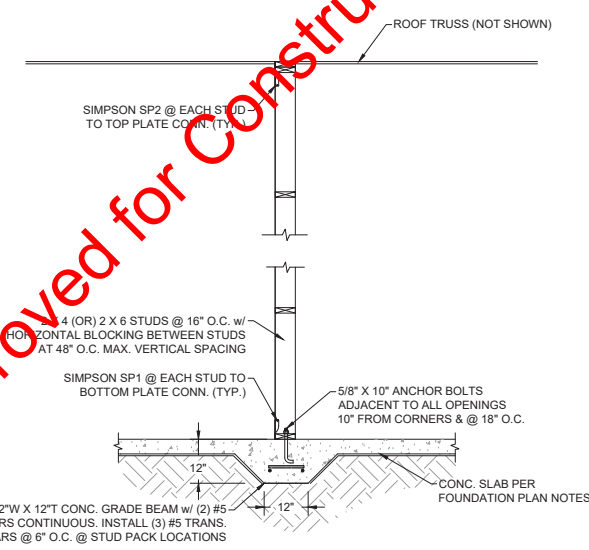
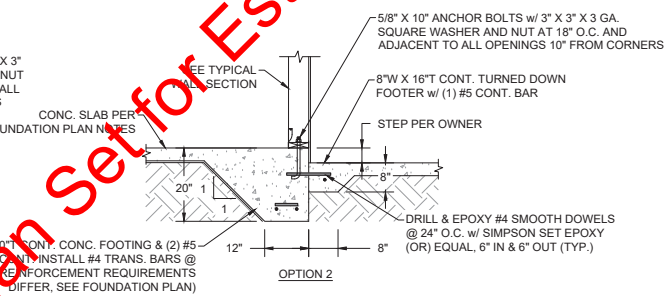
1 TYP. WALL SECTION
SCALE: N.T.S.



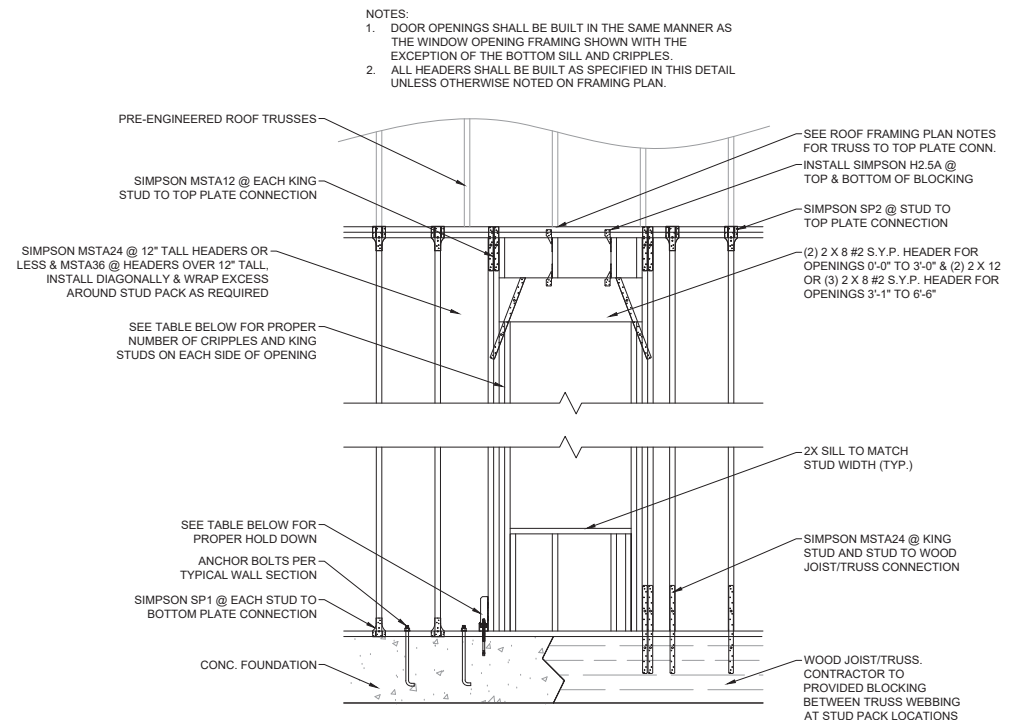
2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.



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



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



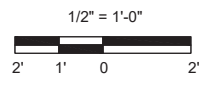
5 TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.

NUMBER OF CRIPPLES & KING STUDS			HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	# CRIPPLES	# KING STUDS	OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	2	2	0' - 0" TO 3' - 0"	SIMPSON H2.5A
3' - 1" TO 6' - 0"	2	2	3' - 1" TO 6' - 6"	(2) SIMPSON H2.5A
6' - 1" TO 9' - 0"	3	3		
9' - 1" TO 12' - 0"	4	4		

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



BY	ITEM	DATE

REVISIONS

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 APPROVED BY _____
 CHECKED BY _____
 DATE _____

TITLE

STRUCTURAL DETAILS

PROJECT NO.

S2

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E

D

C

B

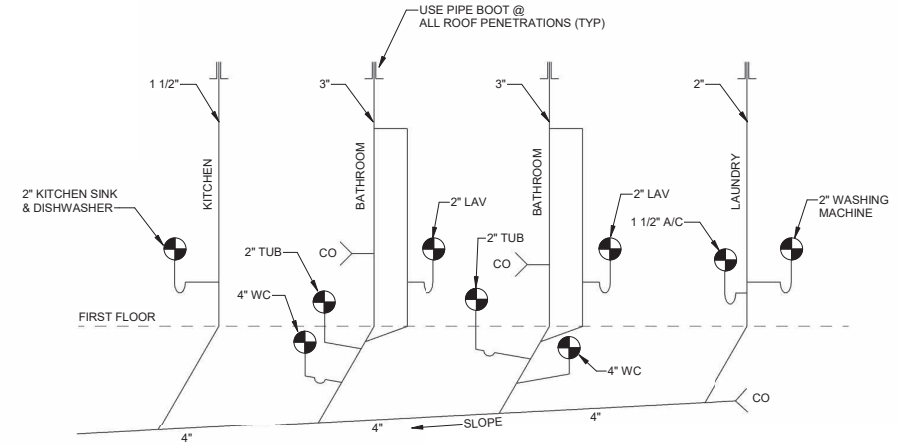
A

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 SHALL BE LOCATED.
3. ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. INSULATE ALL PIPING AS REQUIRED 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 = 1.5 GPM
 - d. BATHROOM FAUCETS = 1.5 GPM
 - e. WATER CLOSURES MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
6. COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
7. PROVIDE SEWAGE 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-D RIP" SUPPLY/ DRAIN AT WASHING MACHINE.
11. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
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 TO THE BUILDING EXTERIOR THROUGH THE ROOF. STUDOR VENTS ARE NOT ACCEPTABLE.
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 PEX OR TYPE L COPPER 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.

Sample Plan Set for Estimating Purposes Only. Not Approved for Construction.



RISER DIAGRAM
NOT TO SCALE

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE

No.	Description	Date
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REVISIONS

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 APPROVED BY _____
 CHECKED BY _____
 DATE _____

TITLE

**GENERAL
INFORMATION
4BR WIDE**

PROJECT NO. _____

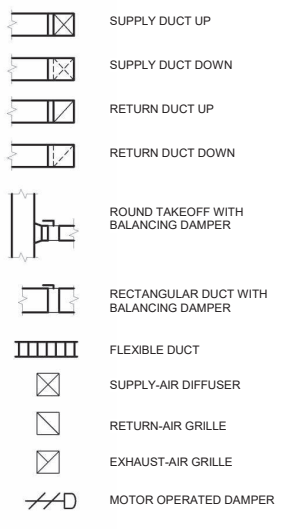
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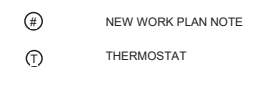
ABBREVIATIONS

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



HVAC SYMBOLS



GENERAL NOTES

- HVAC NOTES:**
GENERAL NOTES
- HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
 - 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.
 - THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AIR CONDITIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
 - ALL AIR CONDITIONING EQUIPMENT
 - EXHAUST FANS
 - DUCTWORK INCLUDING
 - SUPPLY
 - RETURN
 - EXHAUST
 - VENTILATION
 - AIR DISTRIBUTION DEVICES INCLUDING:
 - SUPPLY DIFFUSERS AND REGISTERS
 - RETURN GRILLES
 - DAMPERS
 - DOORS
 - RETURN AIR WALL CAPS
 - AIR STRIPES (MERV 8 MINIMUM)
 - THERMOSTATS, OCCUPANCY SENSORS, TIMERS, AND WIRING
 - EQUIPMENT SUPPORTS, HANGERS, AND BRACING
 - CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
 - INSTALLATION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC EQUIPMENT SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. HVAC UNITS SHALL BE MINIMUM OF 16 SEER.
- DUCTWORK:**
- 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.
 - PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
 - CONSTRUCT DUCTWORK FROM G90 GALVANIZED STEEL TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED.
 - THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK TO THE REQUIRED LEVEL AS REQUIRED BY THE FLORIDA BUILDING CODE OR MINIMUM OF R-6.
 - FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
 - INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
 - INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
 - INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES.
 - INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.
- CONDENSATE DISPOSAL:**
- A MEANS OF CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
 - CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
 - PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING 1/2" CLOSED CELL INSULATION.
 - AIR HANDLING UNITS SHALL BE INSTALLED OVER A SECONDARY DRAIN PAN. THE DRAIN PAN SHALL BE INSTALLED WITH AN OVERFLOW SAFETY SWITCH INTERLOCKED WITH THE UNIT COMPRESSOR, OR WITH A DRAIN CONNECTION THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE BUILDING EXTERIOR.
 - ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
 - SECONDARY DRAIN PAN CONTROLS AND INTERLOCK SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.
- SPLIT-SYSTEM HEAT PUMP EQUIPMENT:**
- HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - HEAT PUMP SHALL BE LOCATED ON GRADE AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
 - THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
 - HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
 - ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.
- VENTILATION AIR AND EXHAUST AIR SYSTEMS:**
- EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
 - TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
 - TOILET EXHAUST FANS SHALL BE CONTROLLED BY WALL-MOUNTED SWITCHES ADJACENT TO THE BATHROOM LIGHT SWITCHES.
 - 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.
 - VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
 - VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
 - THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN BASED ON A WALL MOUNTED OCCUPANCY SENSOR.
 - 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.

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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	3.0 TONS	-	FC	230/1/60	1	230/1/60	1,2

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
 - PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

EXHAUST FAN SCHEDULE

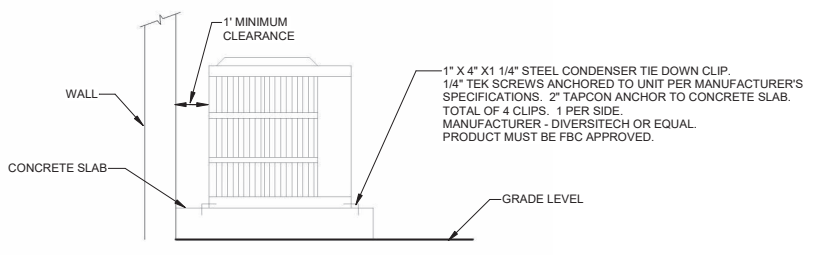
MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/Hz	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, DISCHARGE WALL CAP OR ROOF JACK, AND OCCUPANCY SENSOR.
 - WIRE TO WALL SWITCH FOR MANUAL CONTROL.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/Hz	REMARKS
HP-1	3.0	AHU-1	208/230/1/60	1,2

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - UNIT SHALL BE MINIMUM 16 SEER.



4 BEDROOM / 2 BATH WIDE SLAB

SEAL

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TITLE
GENERAL INFORMATION
4BR WIDE

PROJECT NO. _____

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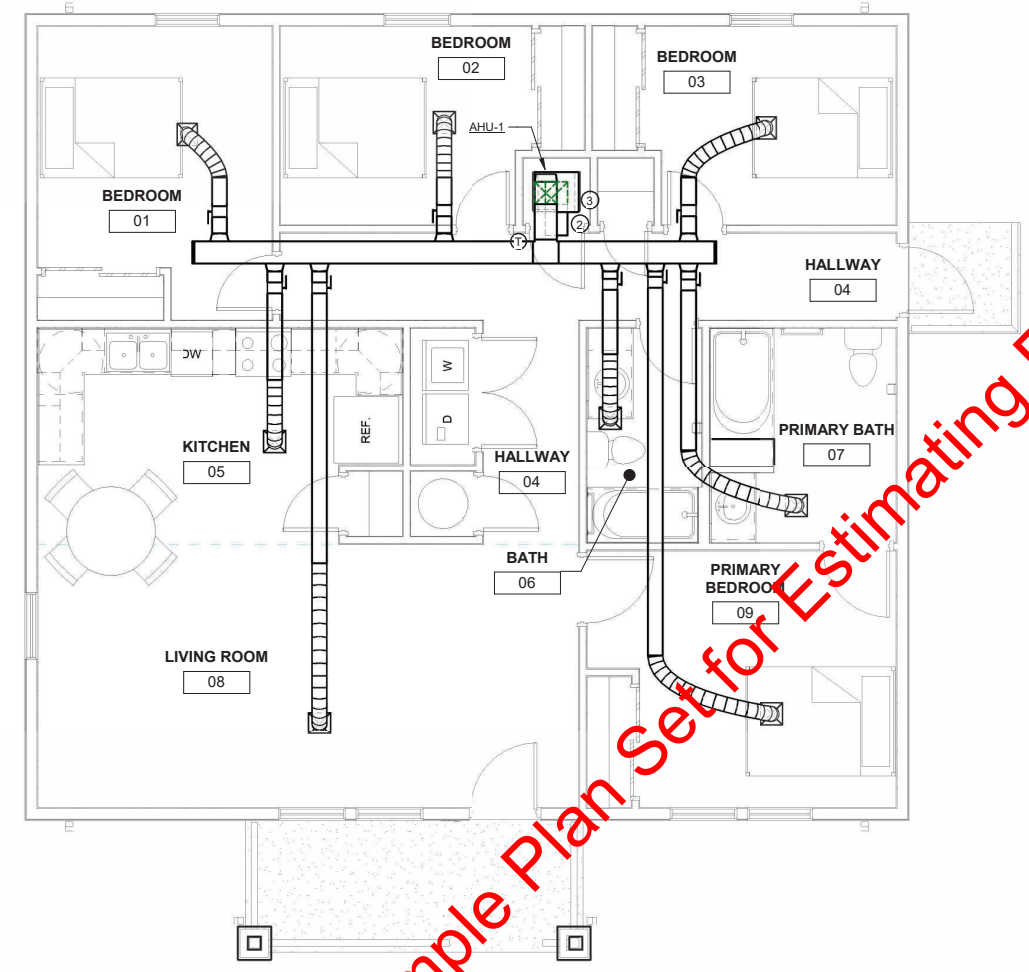
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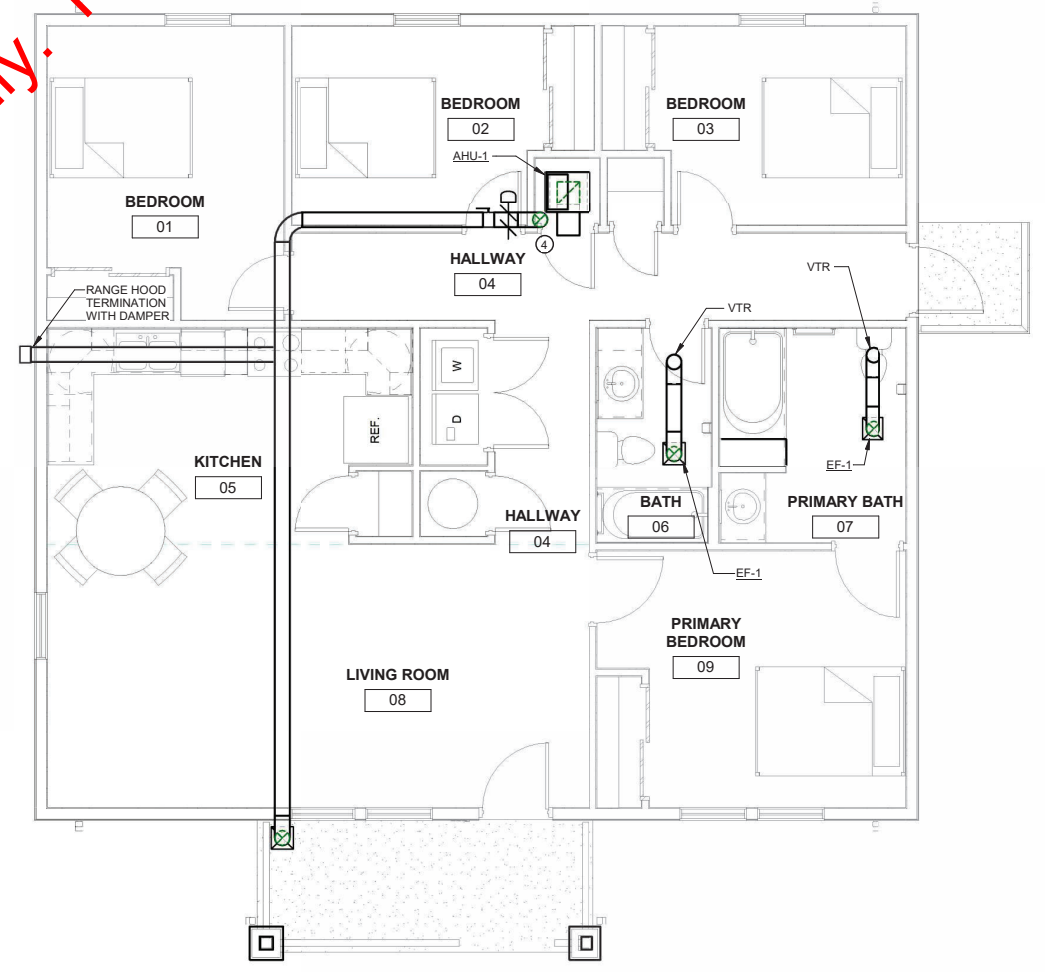
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B

A



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



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

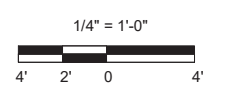
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- NOTES:**
- ① DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR.
 - ② PROVIDE LOUVER IN DOOR.
 - ③ INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
 - ④ ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.

4 BEDROOM / 2 BATH WIDE SLAB

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**FLOOR PLANS
 4BR WIDE**

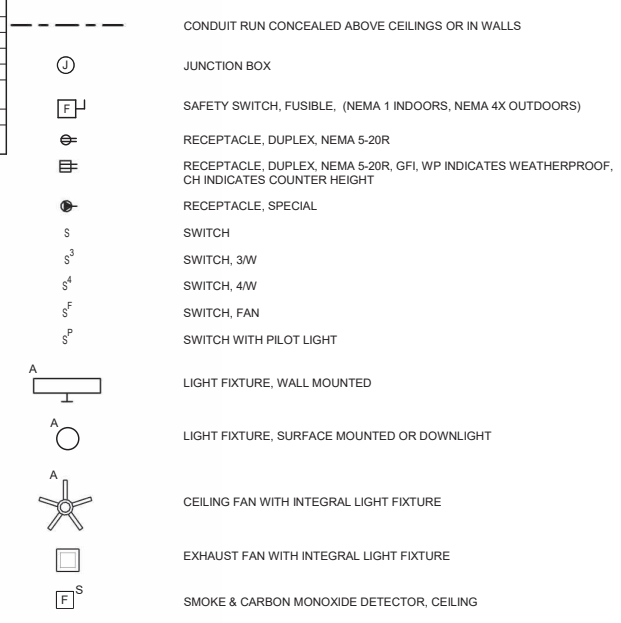
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LIGHT FIXTURE SCHEDULE			
TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT, ENERGY STAR QUALIFIED
D	LED	3000K	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



NOTES (SHEET NO. E1.0)

- SEE MECHANICAL DRAWINGS FOR COMBINATION LIGHT / EXHAUST FAN.
- INSTALL HANDLE LOCKING DEVICE ON BREAKER SERVING WATER HEATER SUCH THAT CIRCUIT MAY BE LOCKED OUT DURING WATER HEATER SERVICING

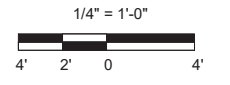
ELECTRICAL GENERAL NOTES

- 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.
- PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
- ALL WIRING SHALL BE COPPER. NO ALUMINUM WIRING SHALL BE USED.
- 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.
- ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
- PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
- 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.
- PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN LOCATIONS SPECIFIED BY OWNER. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
- LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
- 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.
- 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.
- PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- 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.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
- IN ADA UNITS, ALL DEVICES MUST BE INSTALLED AT HEIGHTS AND IN LOCATIONS SUCH THAT THEY MEET THE MINIMUM REACH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
- 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.
- ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2017 EDITION AND CHAPTER 4 (RE) RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017
- 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.
- COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
- 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..
- ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
- CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.

4 BEDROOM / 2 BATH WIDE SLAB

SEAL

SCALE



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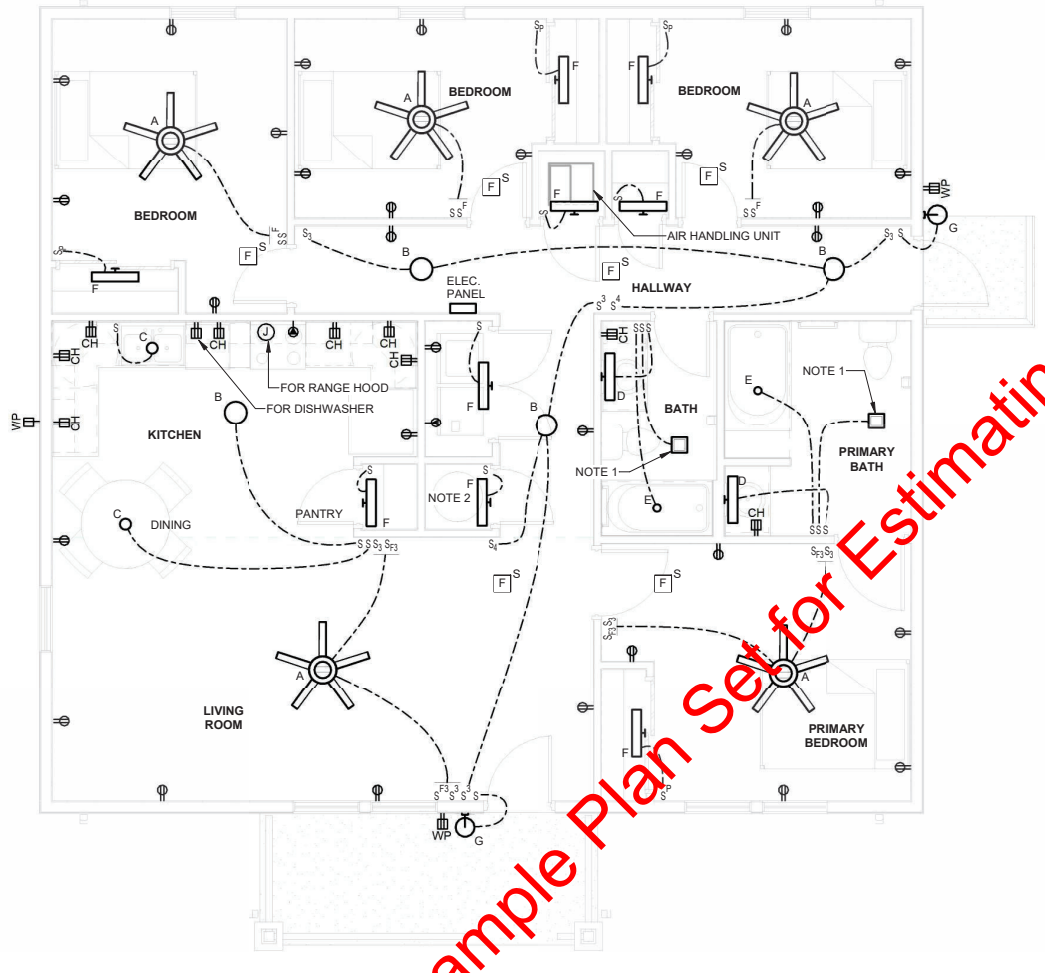
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ELECTRICAL PLAN 4 BR WIDE

PROJECT NO.

E1.0

SHEET NO.



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