

GENERAL NOTES:

- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE 2017 FLORIDA RESIDENTIAL CODE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 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
- APPLIANCES SHALL BE ENERGY STAR LABELED - CLOTHES WASHERS, DISHWASHERS, REFRIGERATORS AND CLOTHES DRYERS.
- SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM.
SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MINIMUM.
- SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE.
- LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND AS-BUILT CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OVER DIMENSIONS.
- ALL DIMENSIONS ARE TO THE FACE OF THE STUDS (ROUGH) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
- 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.
- VERIFY ROUGH OPENING SIZES WITH DOOR AND WINDOW MANUFACTURERS BEFORE CONSTRUCTION IS TO BEGIN.
- SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS PER SECTION R308.4 OF THE IRC 2015 ed.
- COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS.
- EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. UNIT MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING OF 5.7 SQUARE FEET, WITH SILL HEIGHT NO MORE THAN 44 INCHES ABOVE THE FLOOR, MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
- EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" FEET SHALL HAVE 1 HOUR PROTECTION OF 5/8" GYP BOARD AT BOTH SIDES OF THE WALL.
- OVERHANG PROJECTIONS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" (FEET) SHALL BE PROVIDED WITH 5/8" GYP. BOARD UNDERSIDE FOR 1-HOUR PROTECTION.
- ALL "GLASS OPENINGS" SHALL BE PROVIDED WITH PRECUT MINIMUM 7/16" THICK O.S.B. WITH INSTALLATION CLIPS OR SCREWS AS PER IBC 2015, SEC. 1609. ALL "GLASS OPENINGS" SHALL BE IMPACT RESISTANT GLAZING (COMPLY WITH REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OF ASTM 1886 OR ANCHORABLE, PRECUT 1/2" WOOD STRUCTURAL PANELS (PLYWOOD OR O.S.B.) FASTENED IN ACCORDANCE WITH TABLE R301.2.1.2 OF IRC 2015.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, THE OWNERS, AND ANY WORKERS.
- 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.
- CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTIONS, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF ABOVE ITEMS.
- IT IS RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE VARIOUS TRADES ON BUILDING TO ALLOW SUFFICIENT ROOM FOR ALL EQUIPMENT.
- CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AROUND THE BUILDING INCLUDING ANY TEMPORARY MEASURES DURING THE CONSTRUCTION SO AS TO ENSURE NO WATER DAMAGE TO THE BUILDING.
- ALL REMOVED TOPSOIL SHALL BE STORED AND USED FOR FINISH GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS MATERIAL PRIOR TO FINISH GRADING.
- CONTRACTOR SHALL COORDINATE & INSTALL WOOD BLOCKING IN FRAMING AS NEEDED TO SUPPORT ANY ITEMS MOUNTED TO THE WALLS.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
- THE CONTRACTOR SHALL VERIFY THE MIN. F.F. ELEV. WITH THE CITY/PARISH FEMA ELEVATION AND BENCHMARK CERTIFICATE.
- ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
- CONTRACTOR SHALL PROVIDE COLOR SCHEMES FOR ALL CABINETS, COUNTERTOPS, FLOORING AND EXTERIOR MATERIALS IN A NEUTRAL COLOR PALETTE. ALL INTERIOR WALLS, CEILINGS AND TRIM MUST BE WHITE.
- CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, DOOR HARDWARE, BATHROOM HARDWARE AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.

REBUILD FLORIDA 5 BEDROOM PROTOTYPE

NOTE 1: This is a logical location to insert the FGBC termite requirements. The FGBC termite requirements increase the durability of the home. FGBC requires, in addition to what is already stated, that the plumbing penetrations through the slab are sealed with an elastomeric sealer and that all vegetation, sod and irrigation is a minimum of 2 feet from the foundation. All condensate lines and gutter downspouts (if installed) must discharge a minimum of 3' from the foundation.

NOTE 3: Is the assumption that ALL of these appliance will always be installed?
ADD: Supply hoses to water using fixtures and appliances must be armored, PEX or metal (except copper)

NOTE 6: Sod must be Bahia, Zoysia, or Bermuda

Address TBD
City, Florida Zip Code

FINAL PROTOTYPE DESIGN

NOTE: THIS IS A PROTOTYPE DESIGN, NOT INTENDED FOR CONSTRUCTION. FACTORS SUCH AS LOCATION, SURVEY, ZONING, LOCAL CODES, BASE FLOOD ELEVATION REQUIREMENTS, SURVEY, GEOTECHNICAL REPORT, LOCAL CLIMATE, AND SITE SPECIFIC CONDITIONS WILL IMPACT THE FINAL DESIGN OF PROTOTYPE HOMES INTENDED FOR CONSTRUCTION. THESE DRAWINGS REQUIRE MODIFICATION AND APPROVAL BY THE ENGINEER AND ARCHITECT TO BE USED FOR CONSTRUCTION.

PROJECT INFORMATION:

OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
BUILDING CODE:	FLORIDA RESIDENTIAL CODE 2017
PERMIT TYPE:	NEW CONSTRUCTION
FLOOD ZONE:	TBD
BASE FLOOD ELEVATION:	TBD
HIGHEST CURB EL.:	TBD
PROPOSED FFE.:	TBD
EL. ABOVE GRADE:	0'-6"

ZONING INFORMATION:

ZONING CLASSIFICATION:	TBD
USE:	DWELLING, SINGLE-FAMILY
MINIMUM LOT AREA:	SINGLE FAMILY: TBD SF/DU
MINIMUM LOT WIDTH:	SINGLE FAMILY: TBD
MAX. BUILDING HEIGHT:	SINGLE FAMILY: TBD
MIN. PERM. OPEN SPACE:	TBD% OF LOT AREA
FRONT YD MIN. REQ:	TBD
INT SIDE YD REQ:	SINGLE FAMILY: TBD'
CORNER SIDE YD MIN. REQ:	SINGLE FAMILY: TBD
REAR YD MIN. REQ:	SINGLE FAMILY: TBD

BUILDING INFORMATION:

FIRST FLOOR:	2058 SF
FRONT PORCH:	129 SF
REAR PORCH:	150 SF
BUILDING HEIGHT:	16' - 7"

NOTE 28: FGBC requirements for flood are that the FFE is 12" above the 100 year flood - is this even possible in some of the locations for rebuild? Additional requirement are that slab 8" above backfilled dirt and garage floor (if any) is 4" lower than living.

NOTE 30: No exposed urea-formaldehyde wood products allowed

NOTE 31: All plumbing fixtures shall be WaterSense. Water Closets must have a minimum MaP rating of 600.

INDEX OF DRAWINGS	
G1.0	TITLE SHEET
A1.0	SITE PLAN
A4.4	FIRST FLOOR PLAN
	PLAN
	ONS
A5.0	DETAILS

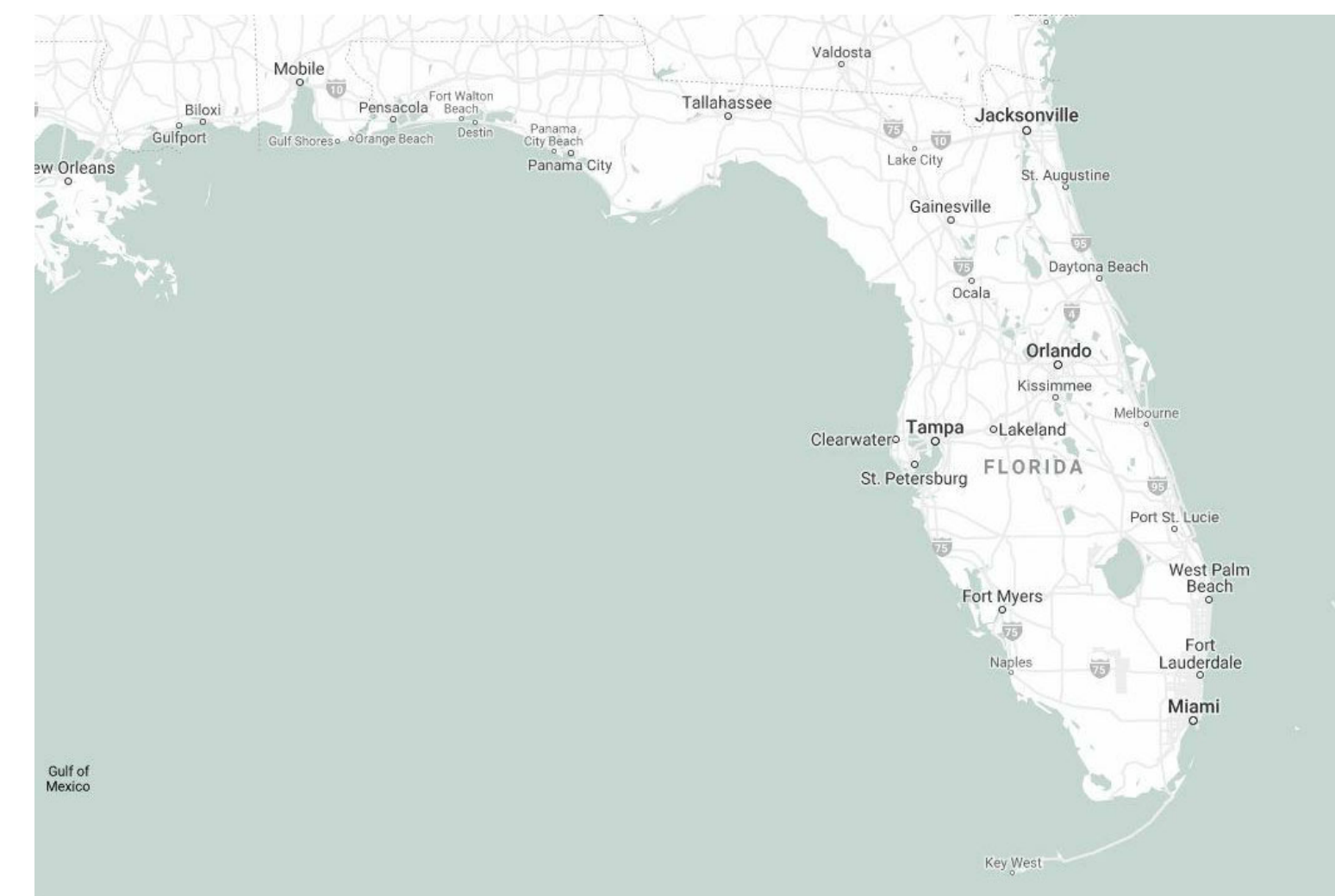
S1.0	STRUCTURAL NOTES
S1.1	FOUNDATION PLANS
S2.1	FRAMING PLANS & DETAILS
S2.2	FRAMING PLANS & DETAILS
S2.3	FRAMING DETAILS

E1.0	ELECTRICAL
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M1.0	MECHANICAL
M1.1	MECHANICAL
M1.2	MECHANICAL
M1.3	MECHANICAL

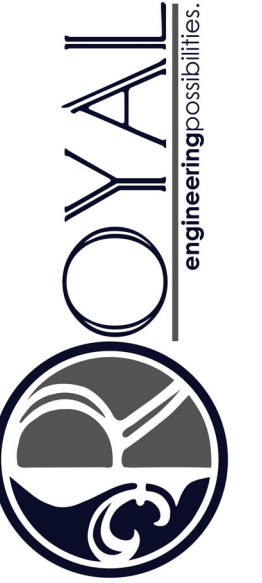


STREET MAP



STREET MAP

Date	Description	No.



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

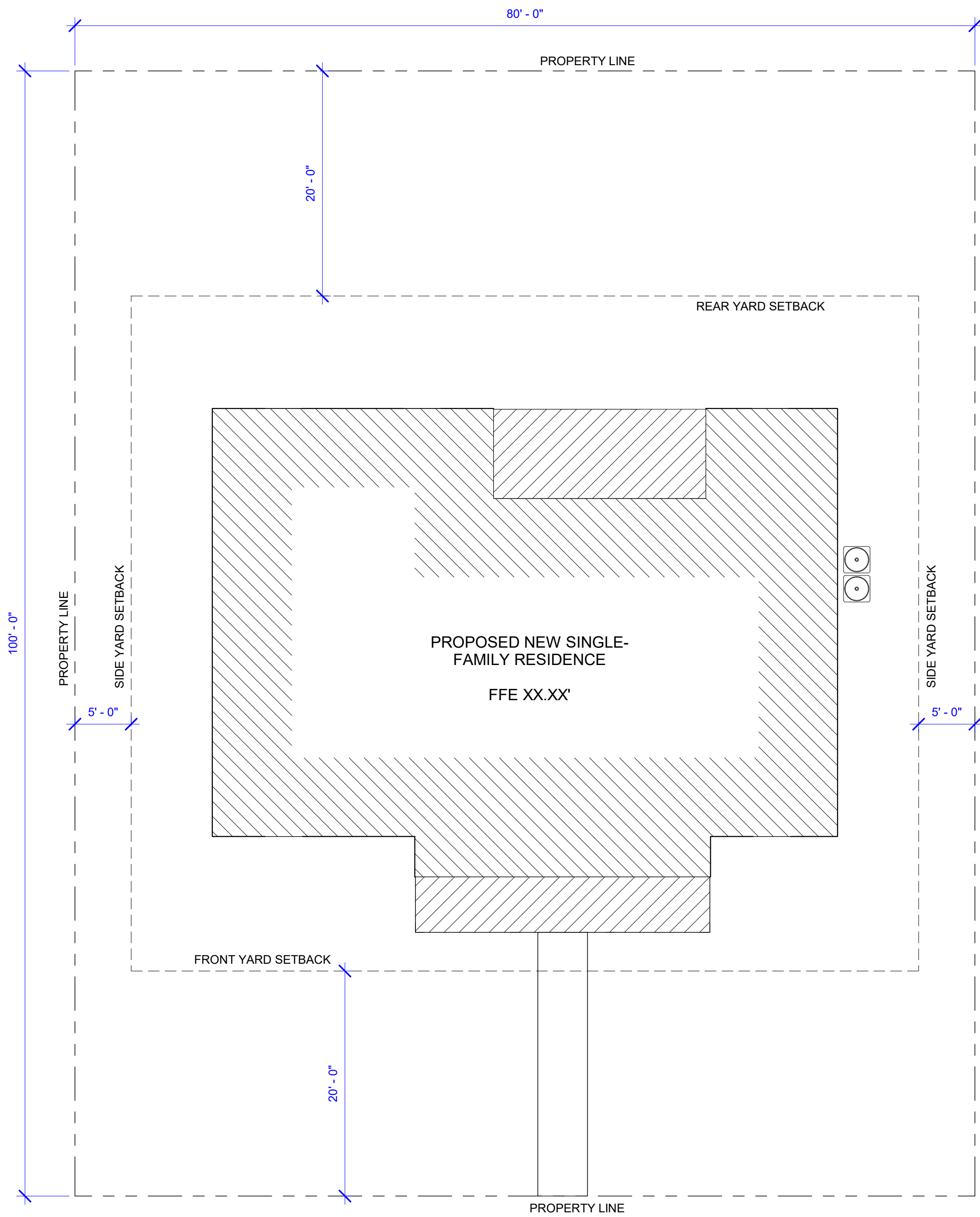
Address TBD
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TITLE SHEET

Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	IP
FINAL PROTOTYPE DESIGN	



G1.0



SITE PLAN LEGEND

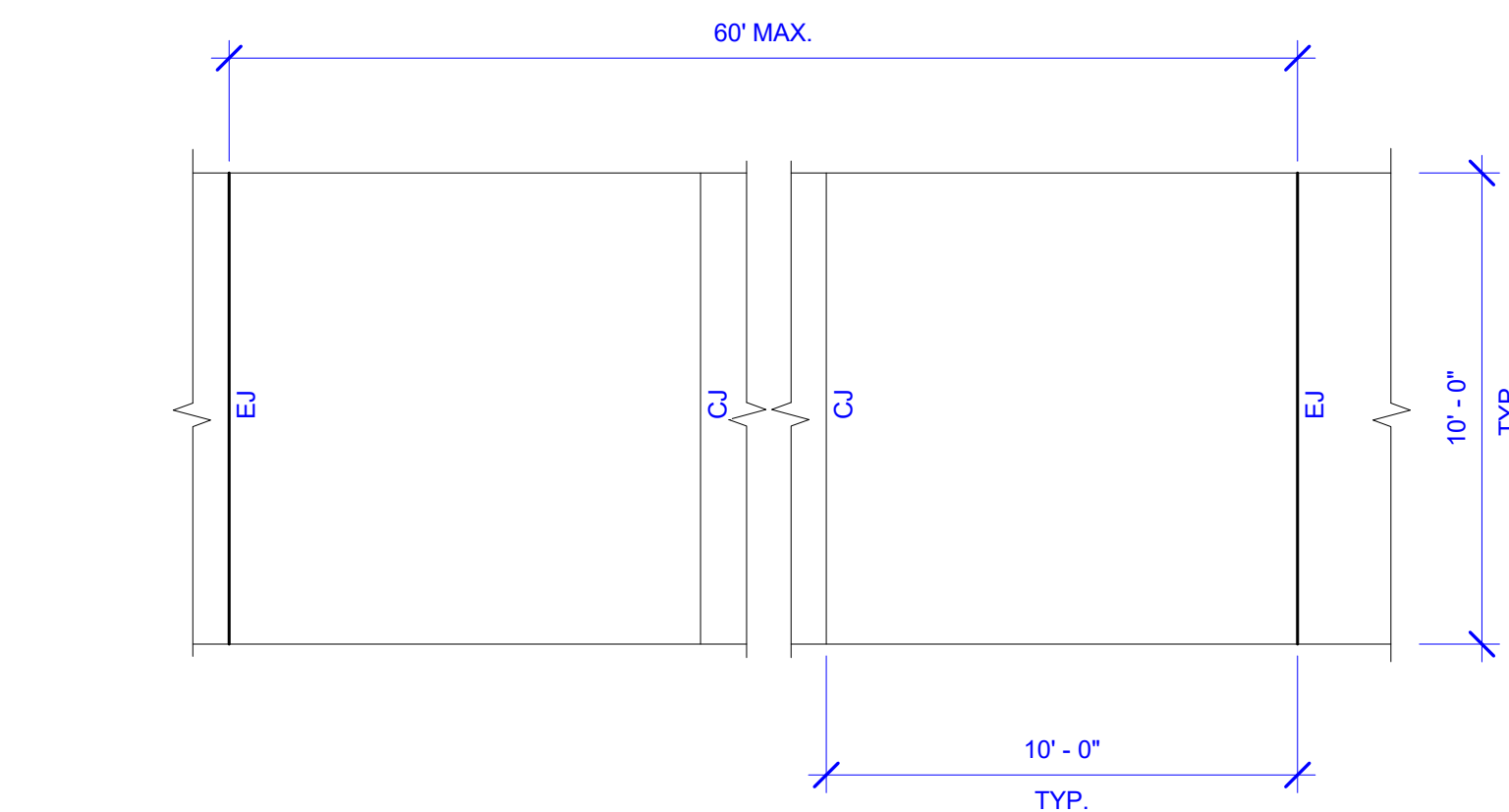
- ⊕ EL.XX.XX EXISTING GRADE
- ⊕ EL.XX.XX PROPOSED GRADE
- ⊕ MEX MATCH EXISTING GRADE
- FFE FINISH FLOOR ELEVATION
- LP --- LOW POINT OF SWALE
- ↘ SLOPE ARROW

GENERAL SITE PLAN NOTES:

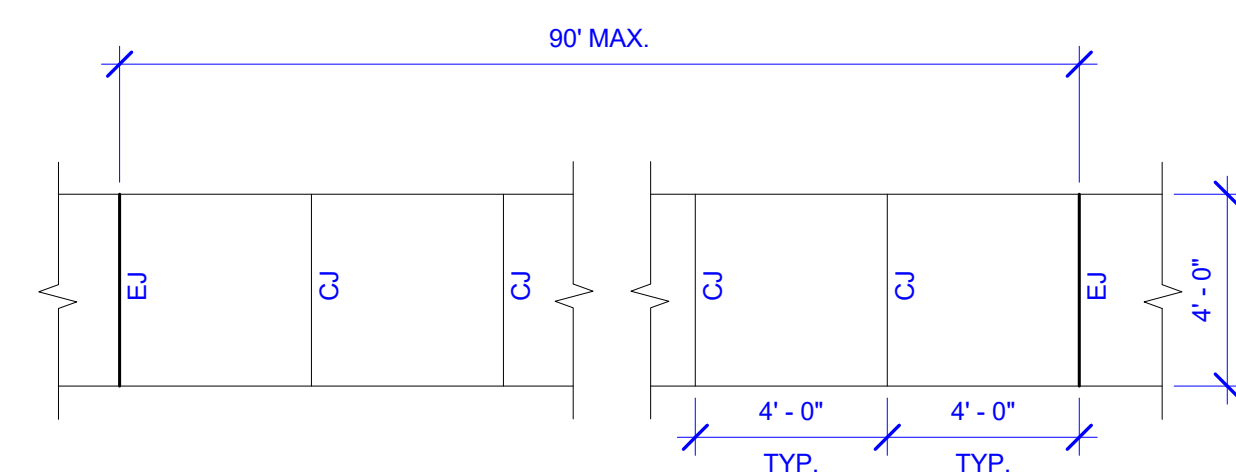
1. ALL PAVEMENT IN PUBLIC RIGHT OF WAY SHALL MEET THE DETAILS AND REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
2. ALL CURB CUTS AND DRIVEWAY APRONS SHALL MEET THE DETAILS AND REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
3. ALL SIDEWALKS WITHIN THE PROPERTY BOUNDARY TO BE 4" THICK, 4000 PSI W/ 6x6-W2.9xW2.9 WWF, AND SHALL RECEIVE BROOM FINISH 90 DEG. TO THE DIRECTION OF TRAVEL.
4. ALL DRIVEWAYS WITHIN THE PROPERTY BOUNDARY TO BE 6" THICK, 4000 PSI W/ 6x6-D8xD8 WWF, AND SHALL RECEIVE BROOM FINISH 90 DEG. TO THE DIRECTION OF TRAVEL.
5. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM.
6. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MAXIMUM.
7. SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE. MAXIMUM SLOPE FOR LANDSCAPED AREAS IS 25%.
8. LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES.
9. SITE GRADING PLAN BASED ON AVAILABLE SURVEY DATA. EXISTING DRAINAGE PATTERNS TO BE CONFIRMED IN FIELD BY THE CONTRACTOR.
10. CONTRACTOR SHALL REGRADE SITE IMMEDIATELY ADJACENT TO THE NEWLY CONSTRUCTED HOUSE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION OF THE HOME.
11. THE CONTRACTOR SHALL NOT ALTER SITE DRAINAGE PATTERNS IN A WAY THAT DIRECTS ADDITIONAL FLOWS ONTO ADJACENT PROPERTIES.

**SURVEY AND ELEVATION
CERTIFICATE INFORMATION HERE**

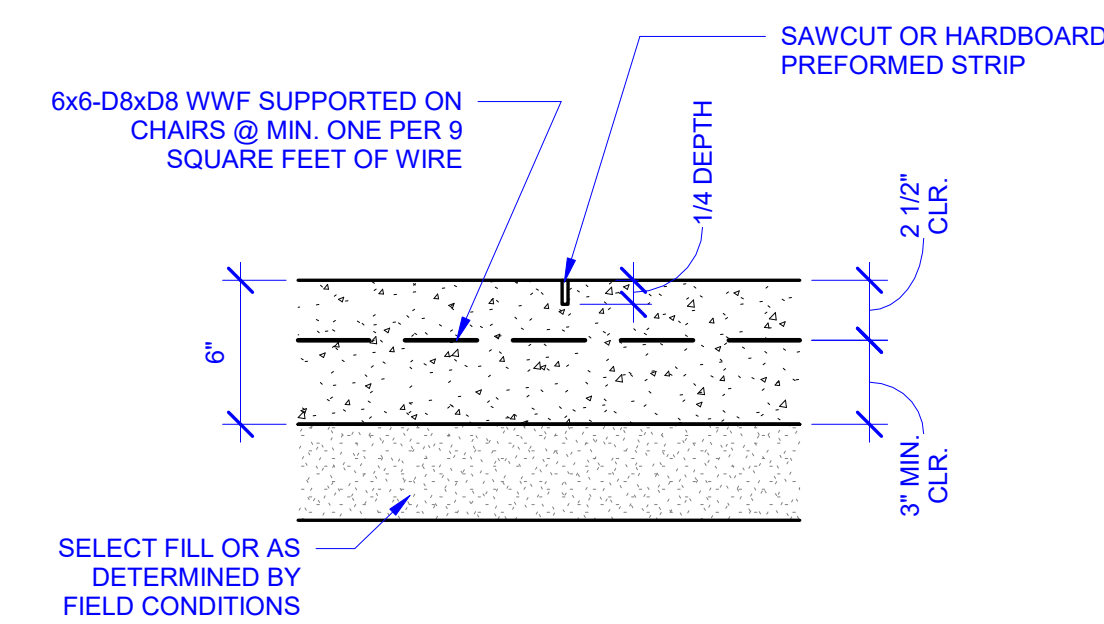
① SITE PLAN
1/8" = 1'-0"



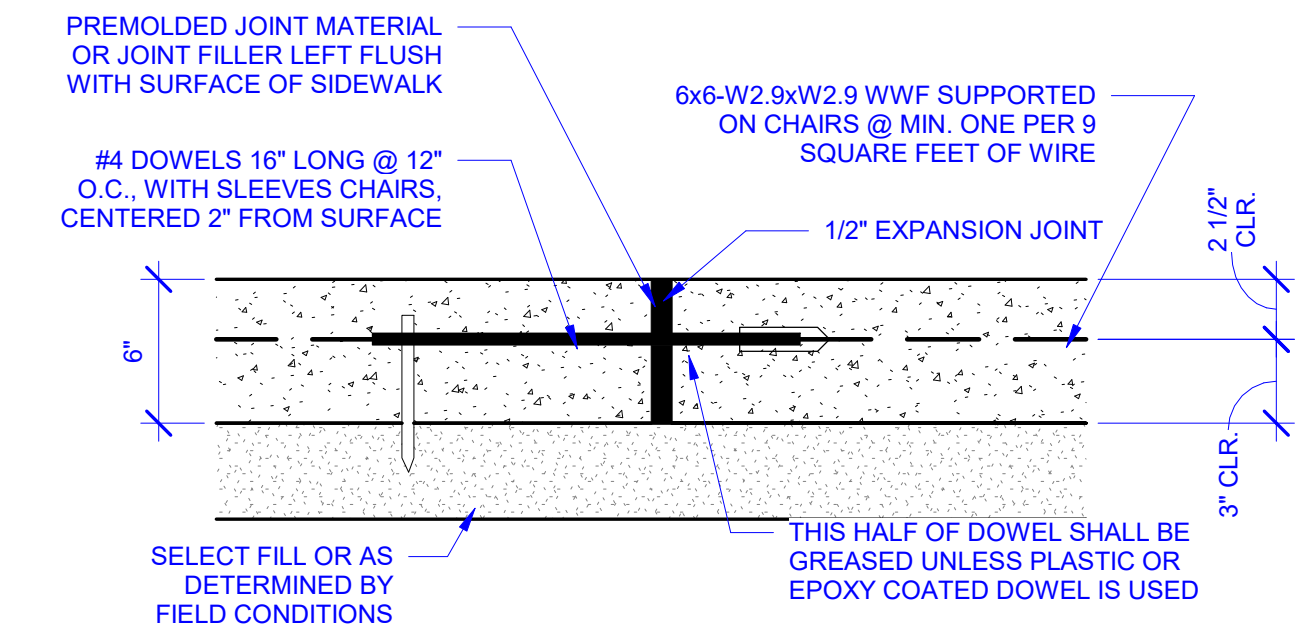
② CONCRETE DRIVEWAY
NOT TO SCALE



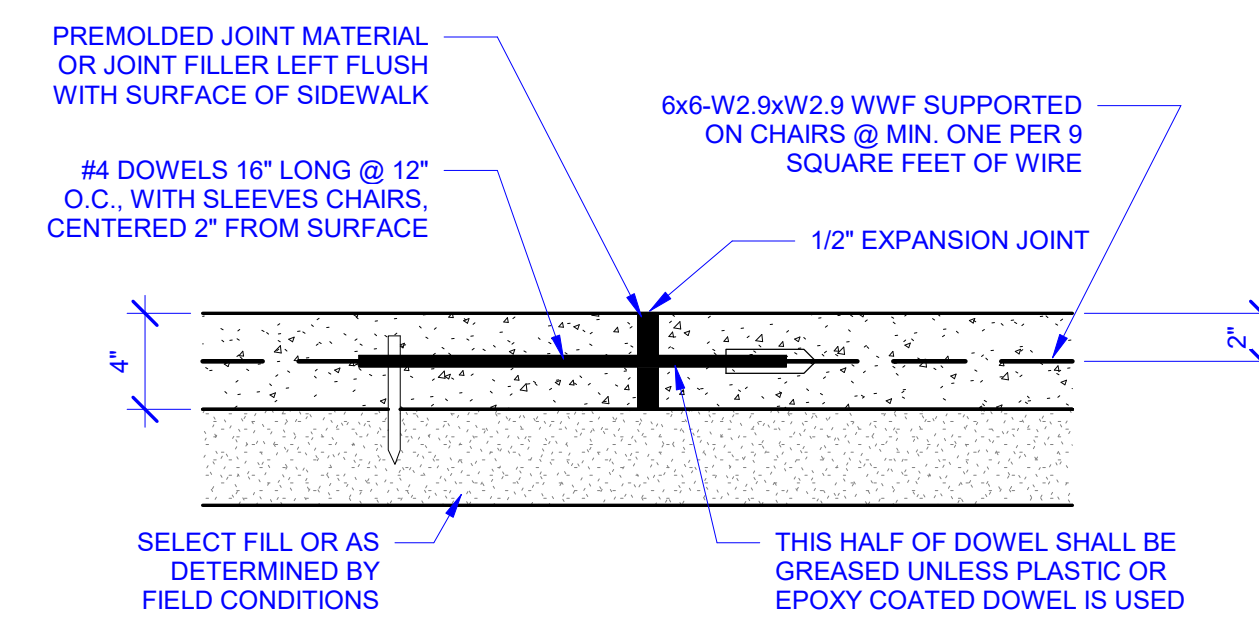
③ CONCRETE SIDEWALK
NOT TO SCALE



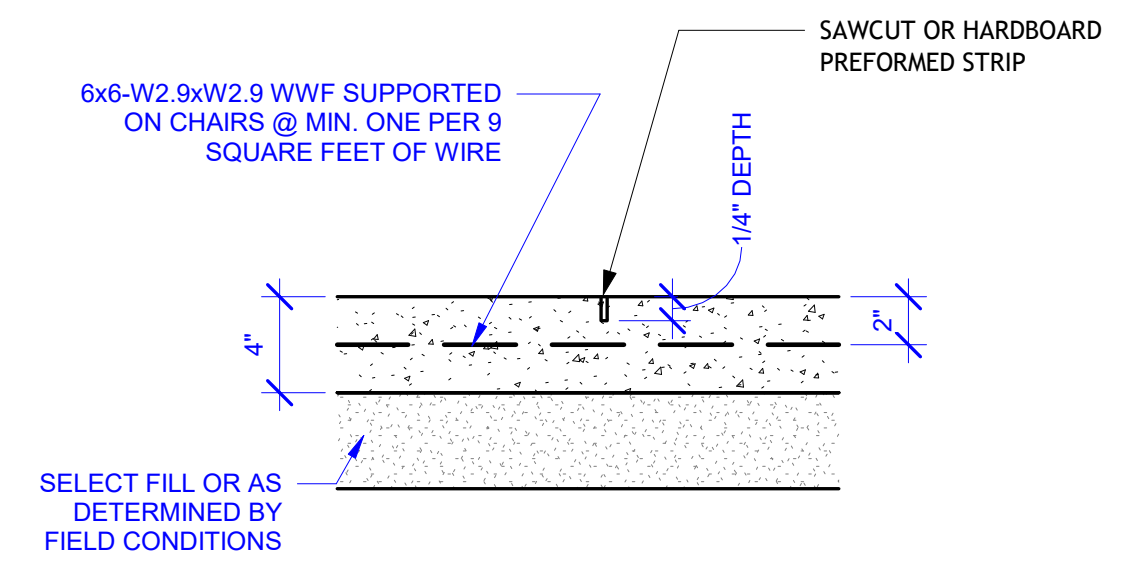
④ DRIVEWAY CONTROL JOINT (CJ)
NOT TO SCALE



⑤ DRIVEWAY EXPANSION JOINT (EJ)
NOT TO SCALE



⑧ SIDEWALK EXPANSION JOINT (EJ)
NOT TO SCALE



⑦ SIDEWALK CONTROL JOINT (CJ)
NOT TO SCALE

No.	Description	Date



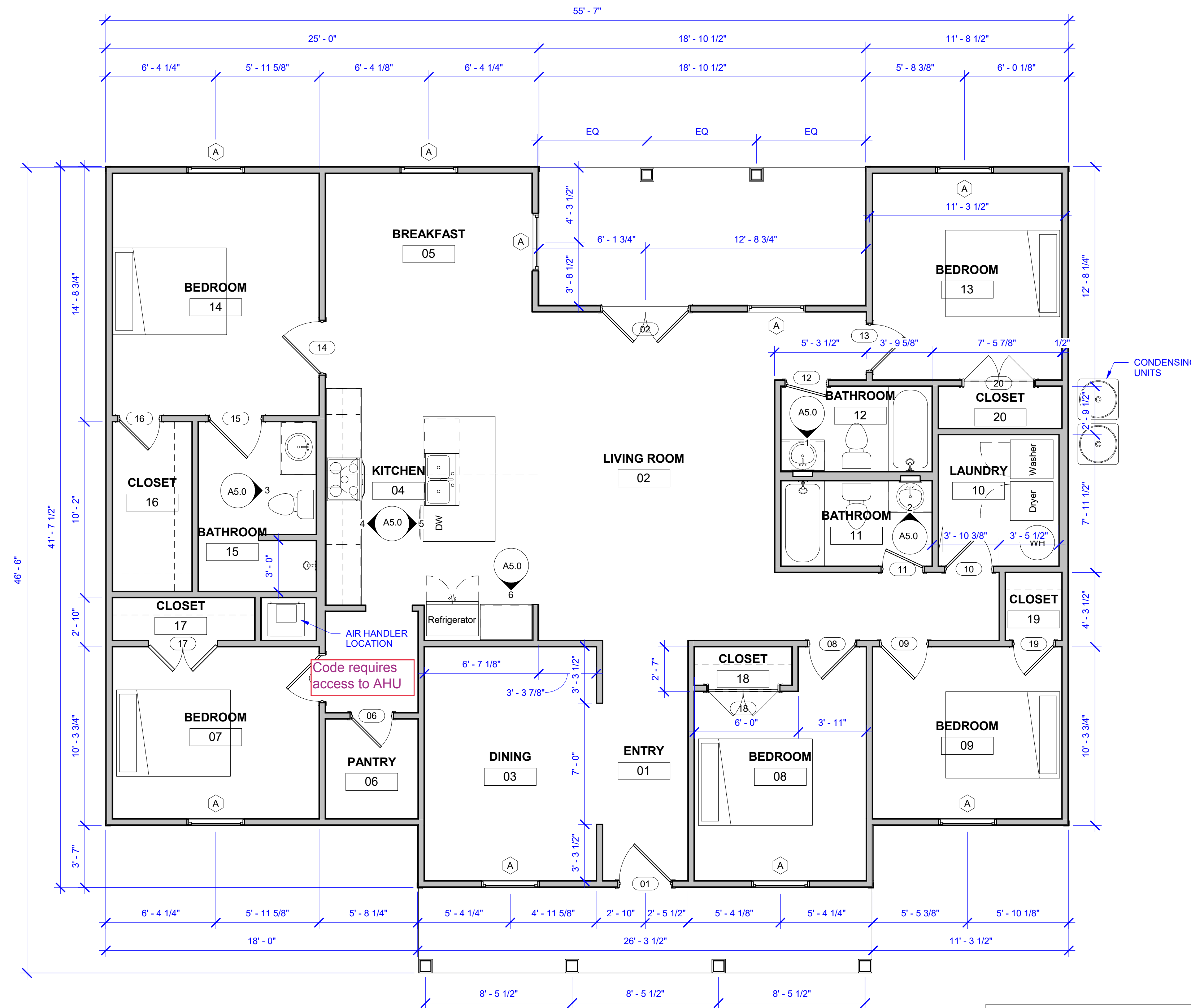
5 BEDROOM PROTOTYPE
REBUILD FLORIDA
Address TBD
City, Florida Zip Code

SITE PLAN

Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	JP

FINAL PROTOTYPE
DESIGN





1 FIRST FLOOR
1/4" = 1'-0"

DOOR SCHEDULE				
Mark	Width	Height	Description	Comments
01	3' - 0"	6' - 8"	HALF LITE ENTRY DOOR	ENERGY STAR
02	5' - 0"	6' - 8"	3/4 LITE DOUBLE EXTERIOR DOORS	ENERGY STAR
06	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
07	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
08	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
09	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
10	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
11	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
12	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
13	2' - 8"	6' - 8"	6-PANEL INTERIOR DOOR	
14	3' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
15	3' - 0"	6' - 8"	6-PANEL INTERIOR DOOR	
16	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
17	4' - 0"	7' - 0"		
18	4' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	
19	2' - 4"	6' - 8"	6-PANEL INTERIOR DOOR	
20	4' - 0"	6' - 8"	PAIR 6-PANEL DOUBLE INTERIOR DOORS	

WINDOW SCHEDULE					
Type Mark	Width	Height	Description	Count	Head Height
A	3' - 4"	5' - 0"	DOUBLE HUNG VINYL WINDOW	9	6' - 8"

WINDOW NOTES:

NOTE 3 and 5: This glazing may be tough and expensive - and not necessary from an energy performance standpoint.
 NOTE 6: Energy Star windows by definition in the south are U<=0.4 and SHGC<=0.25 so you don't need both.
 We know from doing tons of energy models that the window SHGC is key but our code is performance based so would be easier to require a specific level of performance for the house then to be prescriptive - that way, in the northern part of the state where the U Factor and the SHGC matter they can specify them appropriately and in the south parts of the state where they are less critical perhaps bumping the SEER is more critical.

1. WINDOW ASSEMBLY SHALL BE IMPACT RESISTANT AND INSTALLED TO MEET THE SPECIFIED WIND LOAD.
2. WINDOWS SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2 OF THE FLORIDA ENERGY CONSERVATION CODE 2017.
3. FENESTRATION U-FACTOR SHALL BE MAX. 0.40
4. FOR IMPACT RATED FENESTRATION COMPLYING WITH SECTION R301.2.1.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL OR SECTION 1609.1.2 OF THE FLORIDA BUILDING CODE, BUILDING, THE MAXIMUM U-FACTOR SHALL BE 0.65 IN CLIMATE ZONE 2.
5. GLAZED FENESTRATION SHGC MAX. 0.25
6. WINDOWS SHALL BE ENERGY STAR QUALIFIED.
7. BEDROOM WINDOWS SHALL MEET FRC 2017 EGRESS REQUIREMENTS.

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

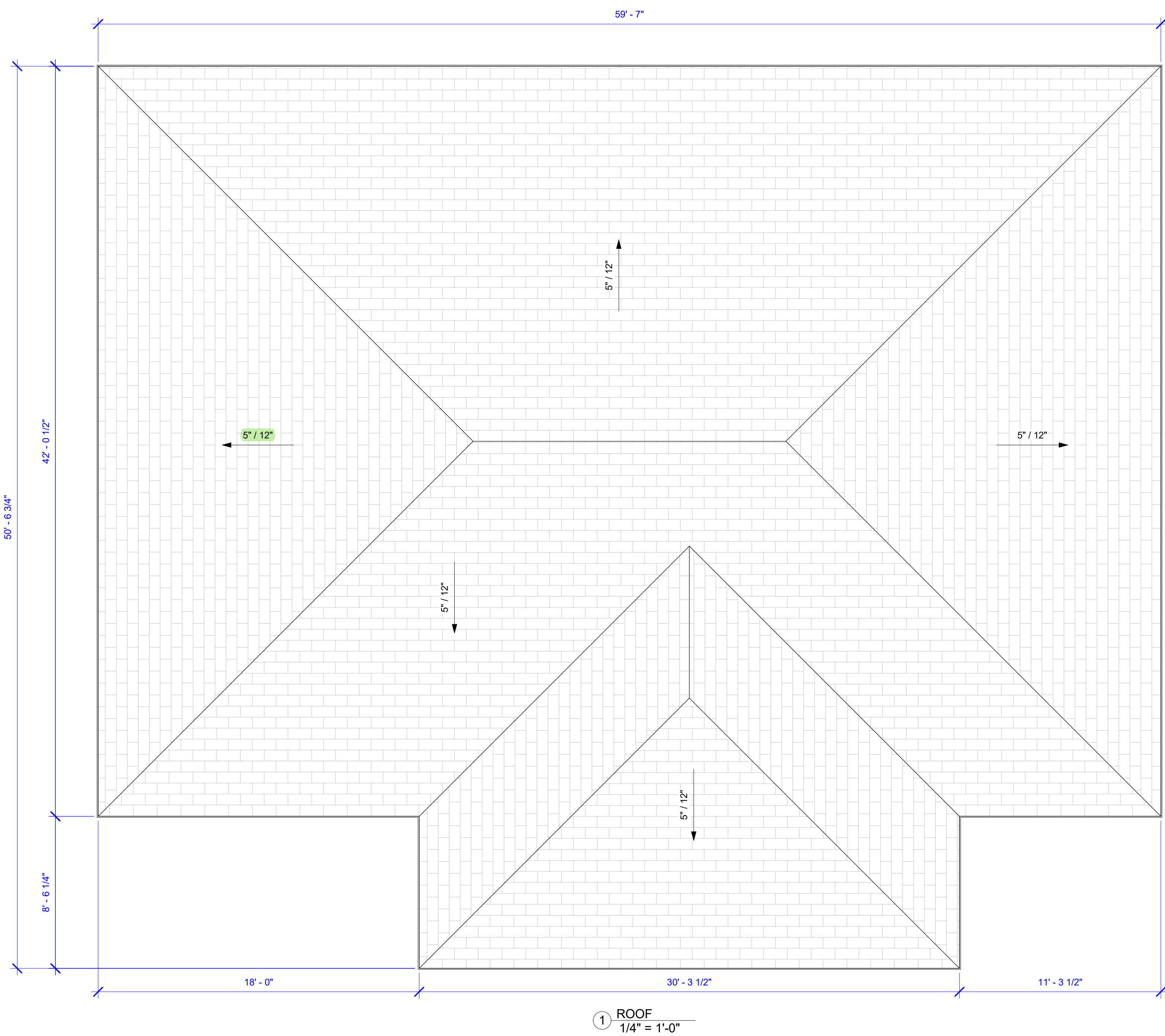
Address TBD
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FIRST FLOOR PLAN

Project Number	2019-15
Date	06/10/2020
Drawn By	JP
Checked By	JC

FINAL PROTOTYPE DESIGN





No.	Description	Date



5 BEDROOM PROTOTYPE
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ROOF PLAN

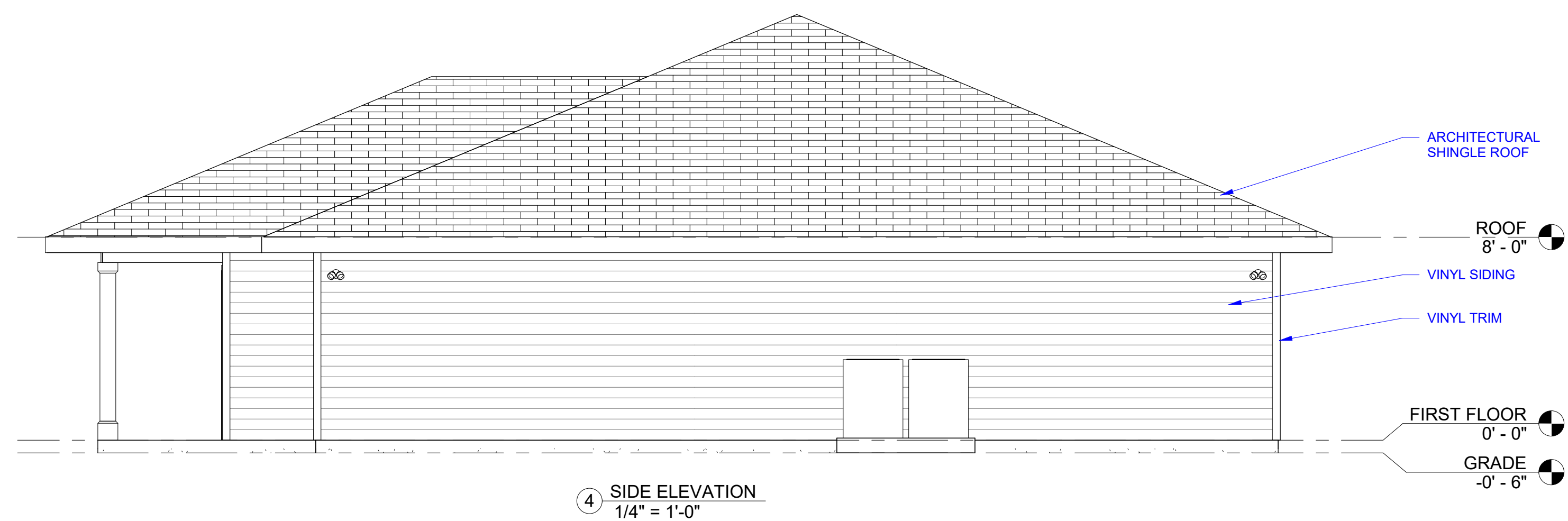
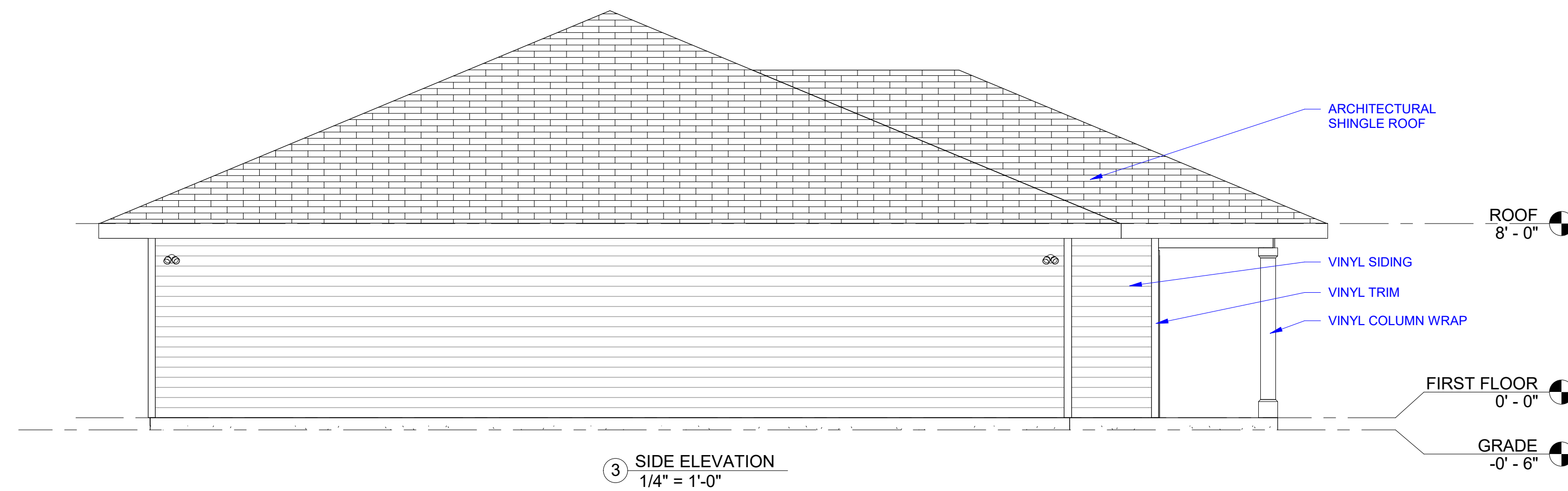
Project Number	2019-15
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Checked By	JC

FINAL PROTOTYPE DESIGN

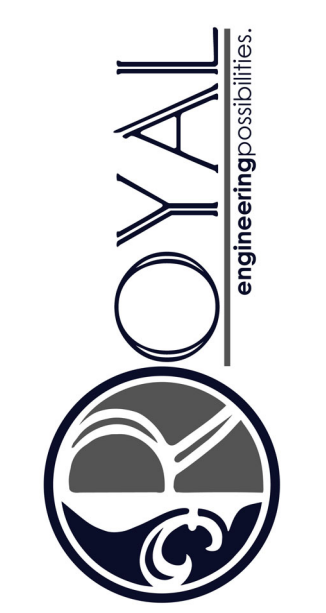




ALL EXTERIOR ELEMENTS MAKING UP THE BUILDING ENVELOPE INCLUDING SIDING, FASCIA, SOFFIT, WINDOWS, DOORS, GLAZING, TRIM, ETC. SHALL BE APPROVED TO COMPLY WITH THE FLORIDA BUILDING CODE INCLUDING THE **HIGH VELOCITY HURRICANE ZONE** BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) BOARD AND CODE ADMINISTRATION DIVISION. CONTRACTOR SHALL SUBMIT THE **MIAMI-DADE NOTICE OF ACCEPTANCE (NOA)** FOR EACH PROPOSED EXTERIOR PRODUCT FOR PERMIT APPROVAL, AND PRODUCTS SHALL BE INSTALLED PER THE APPROVED DETAILS IN THE NOA.



No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

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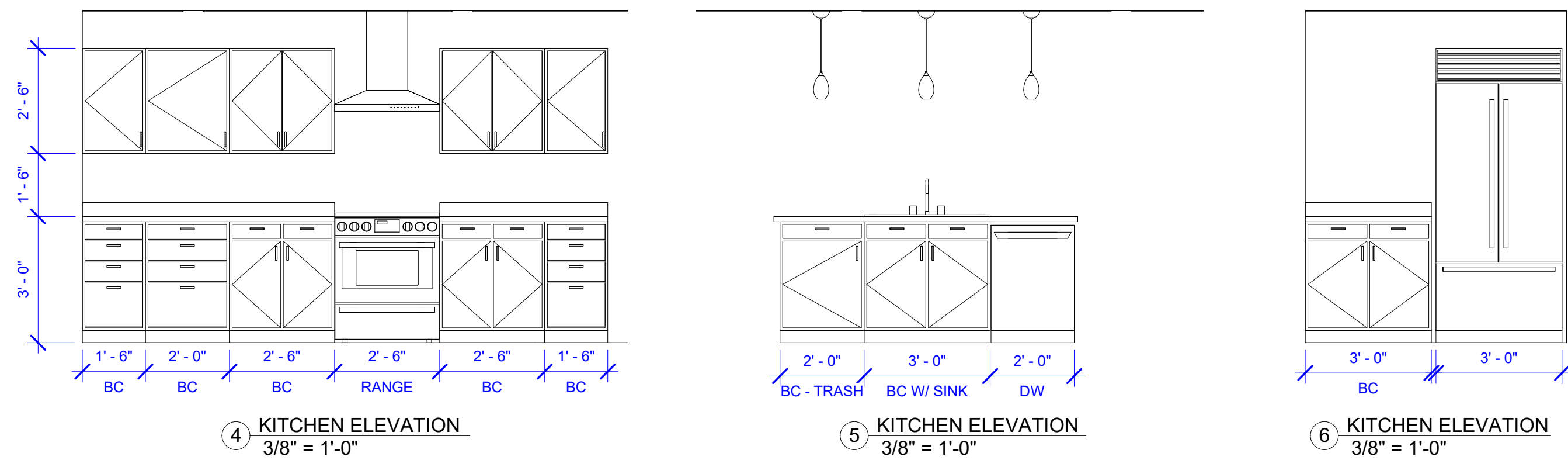
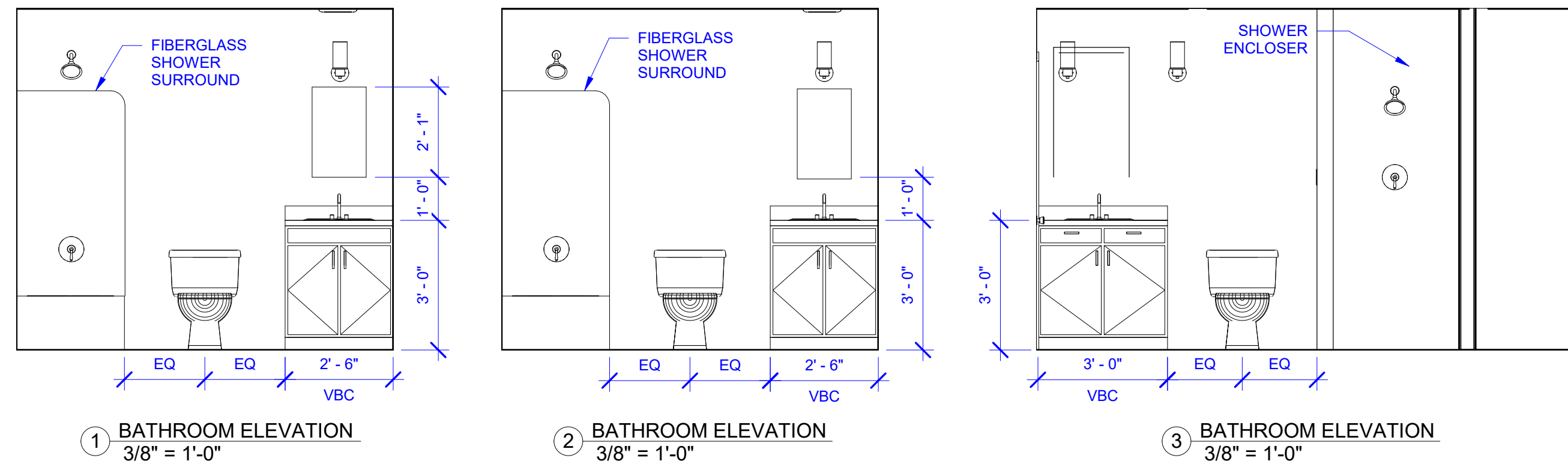
ELEVATIONS

Project Number	2019-15
Date	06/10/2020
Drawn By	JP
Checked By	JC

FINAL PROTOTYPE DESIGN



A2.0



BATHROOM ACCESSORY NOTES:

1. PROVIDE BLOCKING FOR ALL ACCESSORIES AS REQUIRED
2. PROVIDE AND INSTALL 1 EACH OF THE FOLLOWING BATHROOM ACCESSORIES:
 - A. TOILET PAPER HOLDER
 - B. ROBE HOOK
 - C. TOWEL BAR

CABINETERY / COUNTERTOP NOTES:

1. KITCHEN COUNTERTOPS WILL BE POST-FORMED LAMINATE WITH INTEGRAL 4" BACKSPLASH. **NOTE 1: No exposed urea-formaldehyde wood products allowed**
2. ALL OTHER ROOMS AND CLOSETS WILL BE STANDARD GRADE VINYL PLANK FLOORING. **ADD: Kitchen cabinet with integrated trash and recycle bins required**
3. RANGE FREESTANDING ELECTRIC STANDARD GRADE. **NOTE 2: Oven must be self cleaning**
4. MICROWAVE OVEN OVER RANGE WITH BUILT-IN HOOD STANDARD GRADE.
5. REFRIGERATOR TOP FREEZER 22 CUBIC FOOT STANDARD GRADE ENERGY STAR.
6. DISHWASHER STANDARD GRADE ENERGY STAR.
7. GARBAGE DISPOSER 1/2 HP STANDARD GRADE.
8. WASHING MACHINE TOP LOADING STANDARD GRADE ENERGY STAR. **NOTE 8: Energy Star does not certify dryers - ADD - Dryer must include moisture sensor**
9. DRYER ELECTRIC STANDARD GRADE ENERGY STAR.

FLOORING / MOLDING NOTES:

1. BEDROOM AND BEDROOM CLOSET FLOORING WILL BE STANDARD GRADE CARPET AND PAD. **NOTE 1: ADD-Carpet and Pad must be certified by the Carpet and Rug Institute (CRI) green seal of approval and low-VOC or no adhesives are used for installation.**
2. ALL OTHER ROOMS AND CLOSETS WILL BE STANDARD GRADE VINYL PLANK FLOORING. **NOTE 2: ADD-Vinyl plank flooring shall be certified by FloorScore as low VOC.**
3. BASEBOARDS WILL BE 3 1/4 INCH MDF.
4. SHOE MOLD TO BE INSTALLED ON ALL AREAS WITH VINYL PLANK FLOORING. **NOTE 3: No exposed urea-formaldehyde wood products allowed**

APPLIANCE NOTES:

1. WHITE OR BLACK FINISHES
2. RANGE FREESTANDING ELECTRIC STANDARD GRADE. **NOTE 2: Oven must be self cleaning**
3. MICROWAVE OVEN OVER RANGE WITH BUILT-IN HOOD STANDARD GRADE.
4. REFRIGERATOR TOP FREEZER 22 CUBIC FOOT STANDARD GRADE ENERGY STAR.
5. DISHWASHER STANDARD GRADE ENERGY STAR.
6. GARBAGE DISPOSER 1/2 HP STANDARD GRADE.
7. WASHING MACHINE TOP LOADING STANDARD GRADE ENERGY STAR.
8. DRYER ELECTRIC STANDARD GRADE ENERGY STAR. **NOTE 8: Energy Star does not certify dryers - ADD - Dryer must include moisture sensor**

CLOSET NOTES:

1. ALL CLOSETS WILL HAVE STANDARD GRADE VINYL-COATED WIRE MESH SHELVING.

DRYWALL NOTES:

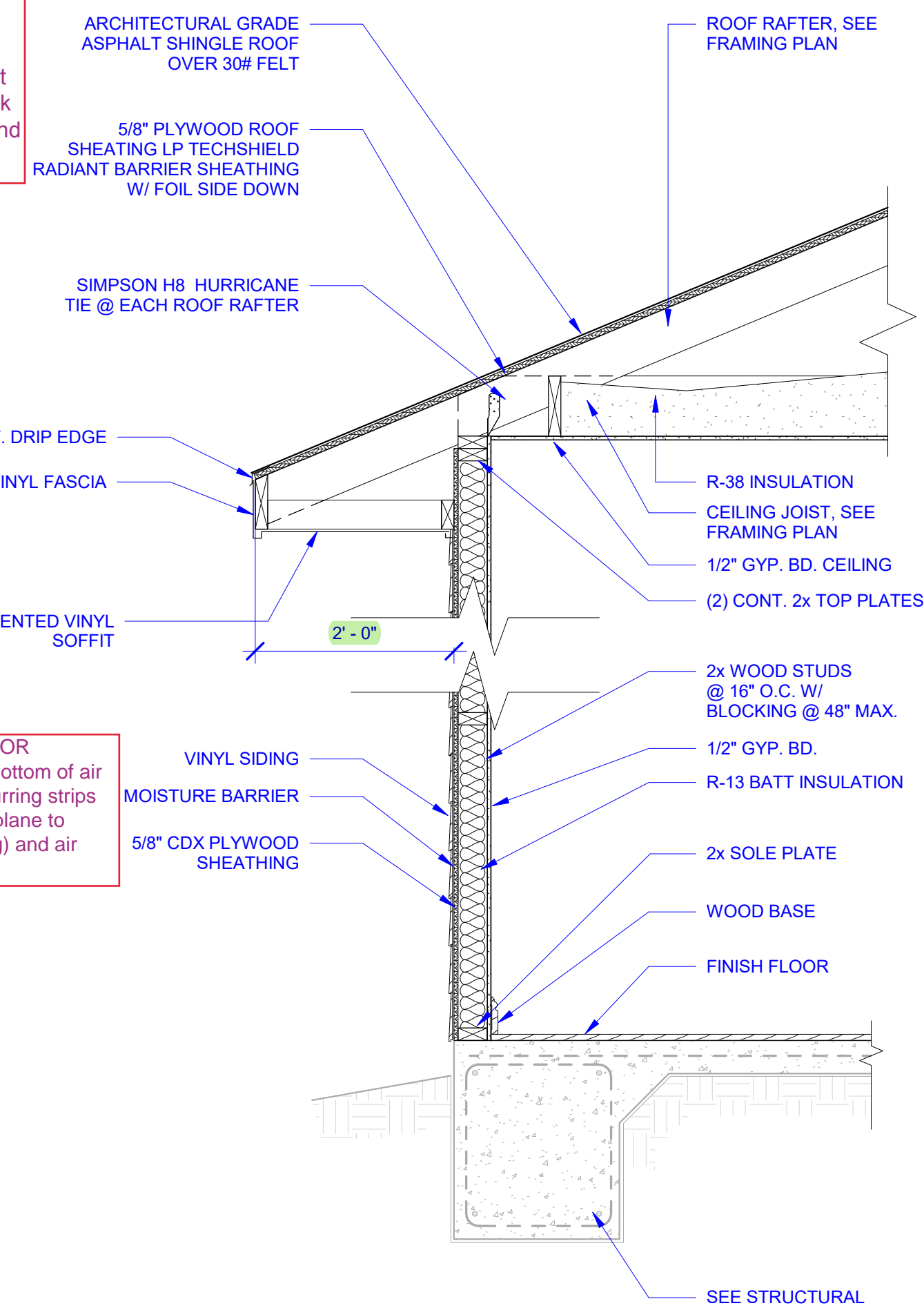
1. 1/2 INCH DRYWALL HUNG, TAPE AND MUD ALL JOINTS AND CEILINGS. **NOTE 2: In LIEU of Greenboard require Cement Board with taped seams. All shower walls must be sealed with an elastomeric waterproofing sealer prior to tile install. All Fiberglass insert must have edges sealed with waterproofing caulk.**
2. ALL WET AREAS AS REQUIRED (GREENBOARD) DRYWALL, TAPE AND MUD ALL JOINTS AND CEILINGS.

DOOR NOTES:

1. ALL DOORS AND TRIM WILL BE PAINTED. **NOTE 1: All paints shall be Low VOC - maximum 50 g/l.**
2. ALL EXTERIOR DOOR LOCKS WILL BE KEYED ALIKE.
3. ALL INTERIOR DOORS WILL CONTAIN THE APPROPRIATE DOOR KNOBS. **NOTE 4: No exposed urea-formaldehyde wood products allowed**
4. ALL INTERIOR DOORS WILL HAVE 2 1/4 INCH MDF TRIM.
5. ATTIC ACCESS WILL BE WOODEN PAINTED PULL DOWN DISAPPEARING FOLDING STAIR WITH 2 1/4 INCH MDF TRIM.

For underlayment - require - prior to the installation of 30# felt that joints are sealed with a self-adhering polyethylene or rubberized asphalt tape that has a minimum width of 6 inches.

Alternately, apply to the entire room a self-adhering polymer bitumen roofing underlayment (thin rubber or asphalt sheets with peel and stick underside installed beneath the roof covering and on top of the sheathing).



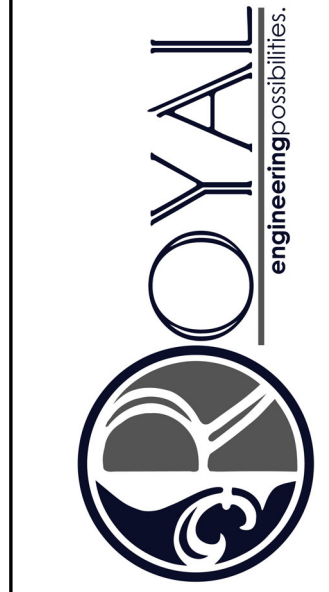
Require Aluminum Soffit - recycled content credit

Moisture Barrier must be 2 layers of 15lb felt OR housewrap installed shingle style. Top and bottom of air cavity (3/8" minimum) not sealed - general furring strips or other spacers are installed over drainage plane to accommodate moisture drainage (or weeping) and air flow before the installation of siding cladding.

7 TYP. WALL SECTION
3/4" = 1'-0"

THERMAL ENVELOPE REQUIREMENTS	
TYPE	REQUIREMENT
SEALANT	SEAL ALL GAPS AND PENETRATIONS IN BUILDING ENVELOPE WITH LOW VOC SEALANT OR SPRAY FOAM
RAISED FLOOR INSULATION	R-19 INSULATION IN CONTACT WITH THE SUBFLOOR IN BUILDINGS All insulation shall be formaldehyde free. All batt insulation shall be unfaced
WALL INSULATION	R-13 BATT INSULATION
ATTIC INSULATION	MIN. R-38 BLOW-IN INSULATION PER MANUFACTURER'S SPECIFICATIONS TO A MINIMUM DENSITY OF 3.5 LBS. PER CUBIC FOOT (CF).
MOISTURE BARRIER	CONTINUOUS UNBROKEN MOISTURE BARRIER (HOUSE WRAP)
ROOF SHEATHING	ROOF SHEATHING WITH RADIANT BARRIER FOIL FACE DOWN
ROOF	SOLAR ABSORPTANCE = 0.92, EMITTANCE = 0.90 OR Energy Star certified OR certified by the cool roof council.
VENTED ATTIC SPACE	1FT PER 300 FT CEILING AREA
WINDOWS	ENERGY STAR QUALIFIED, SEE WINDOW NOTES ON SHEET A1.1
RIOR DOORS	ENERGY STAR QUALIFIED DOORS
FL ECC 2017	MEET REQUIREMENTS OF SECTION R402, AND TABLE R402.1.2
FORM R402-2017	CONTRACTOR REQUIRED TO COMPLETE FORM R402-2017 RESIDENTIAL BUILDING THERMAL ENVELOPE APPROACH FOR THE APPROPRIATE CLIMATE ZONE.

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA
Address TBD
City, Florida Zip Code

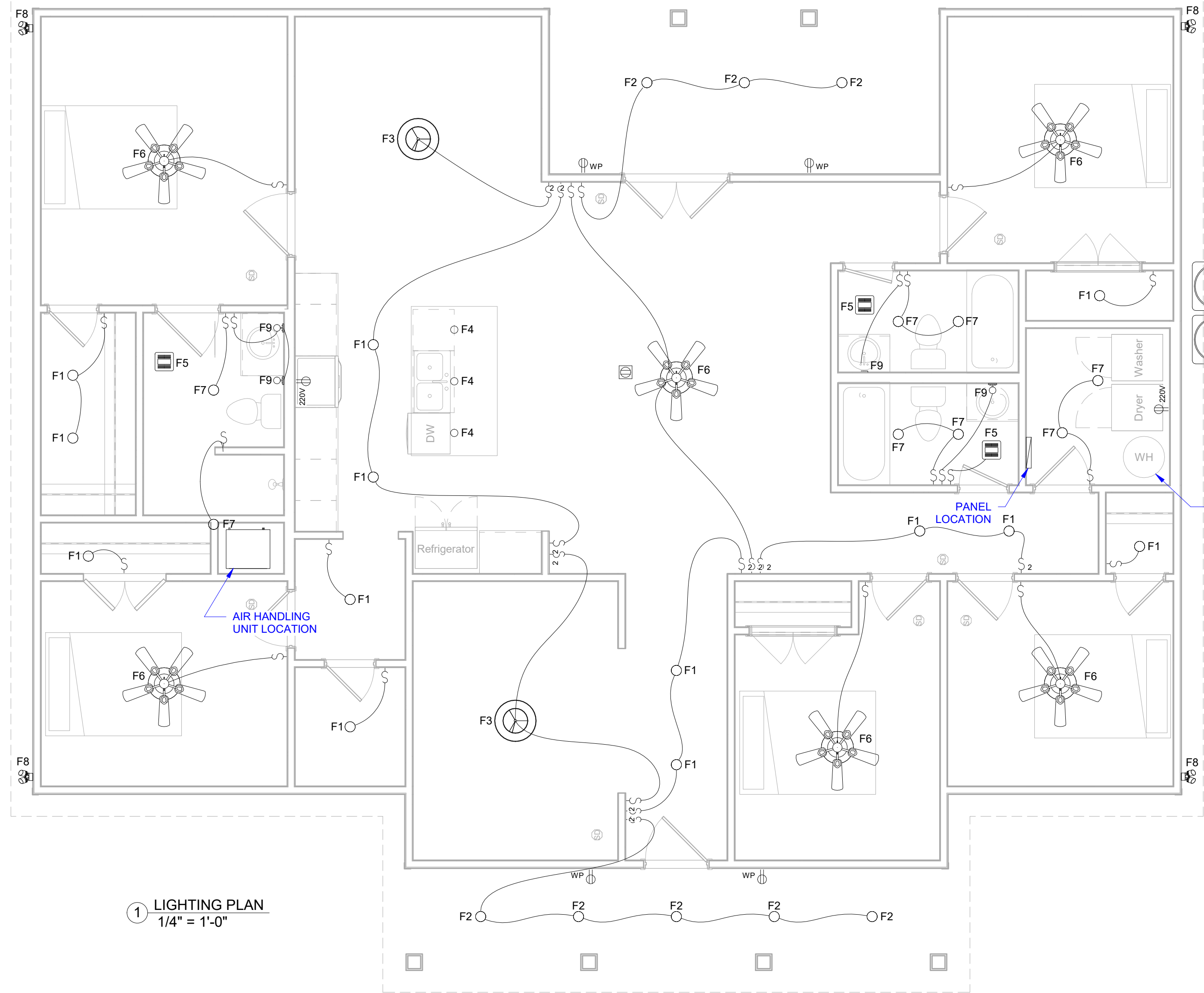
DETAILS

Project Number 2019-15
Date 06/10/2020
Drawn By IP
Checked By IP

FINAL PROTOTYPE DESIGN



A5.0



1 LIGHTING PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

- RECESSED CAN LIGHT FIXTURE
- ⊙ PENDANT LIGHT FIXTURE
- WALL MOUNT FIXTURE
- EXHAUST FAN
- ☼ MOTION SENSOR FLOOD LIGHT
- ☼ CEILING FAN W/ LIGHT KIT
- ⊕ COMBO SMOKE & CARBON MONOXIDE DETECTOR
- CEILING MOUNTED FIXTURE
- ISLAND PENDANT FIXTURE
- ⊕ 220V 220V OUTLET
- ⊕ DUPLEX OUTLET
- ⊕ GFI GFI OUTLET
- ⊕ WP GFI WEATHERPROOF OUTLET
- ⊕ DUPLEX FLOOR OUTLET
- ⊕ SINGLE POLE SWITCH
- ⊕ TWO-WAY SWITCH

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL BE DESIGN BUILD BY ELECTRICAL SUBCONTRACTOR.
2. ELECTRICAL CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE.
3. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL DRAWINGS WITH ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE TO COORDINATE ANY DISCREPANCIES AND NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4. PROVIDE SERVICE CONNECTION AND PROPER GROUNDING.
5. PROVIDE ALL WIRING AND EQUIPMENT FOR ALL FIXTURES AND EQUIPMENT INDICATED IN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PER CODE.
6. NOTE THAT ELECTRICAL OUTLETS INDICATED ON DRAWINGS ARE SHOWN AS A REMINDER FOR EQUIPMENT LOCATIONS OR SPECIFIC REQUIREMENTS TO THIS PROJECT. OUTLETS SHALL BE INSTALLED THROUGHOUT AS REQUIRED BY CODE WHETHER INDICATED ON THE PLANS OR NOT.
7. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING. ALL DETECTORS SHALL BE APPROVED AND LISTED IN ACCORDANCE UL 217 and UL 2034 WITH THE MANUFACTURER'S INSTRUCTIONS. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCES FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER SECTIONS R314 AND R315 OF THE 2015 IRC.
8. ALL LIGHTING FIXTURES SHALL BE ENERGY STAR QUALIFIED FIXTURES
9. ALL LIGHTING FIXTURES SHALL BE LED AND INCLUDE LED BULBS

All Ceiling Fans Shall be Energy Star qualified fixtures

Water heaters are now using UEF, the UEF for Electric WH (<=55 gallons) the UEF >=2.0

LIGHT FIXTURE SCHEDULE	
FIXTURE NO.	TYPE
F1	INTERIOR RECESSED CAN
F2	EXTERIOR RECESSED CAN
F3	CHANDELIER
F4	ISLAND PENDANT
F5	EXHAUST FAN
F6	CEILING FAN W/ LIGHT KIT
F7	RECESSED CAN (WET RATED)
F8	EXTERIOR FLOOD LIGHT
F9	VANITY FIXTURE

*CONFIRM ALL FIXTURES AND SWITCHING TYPES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION

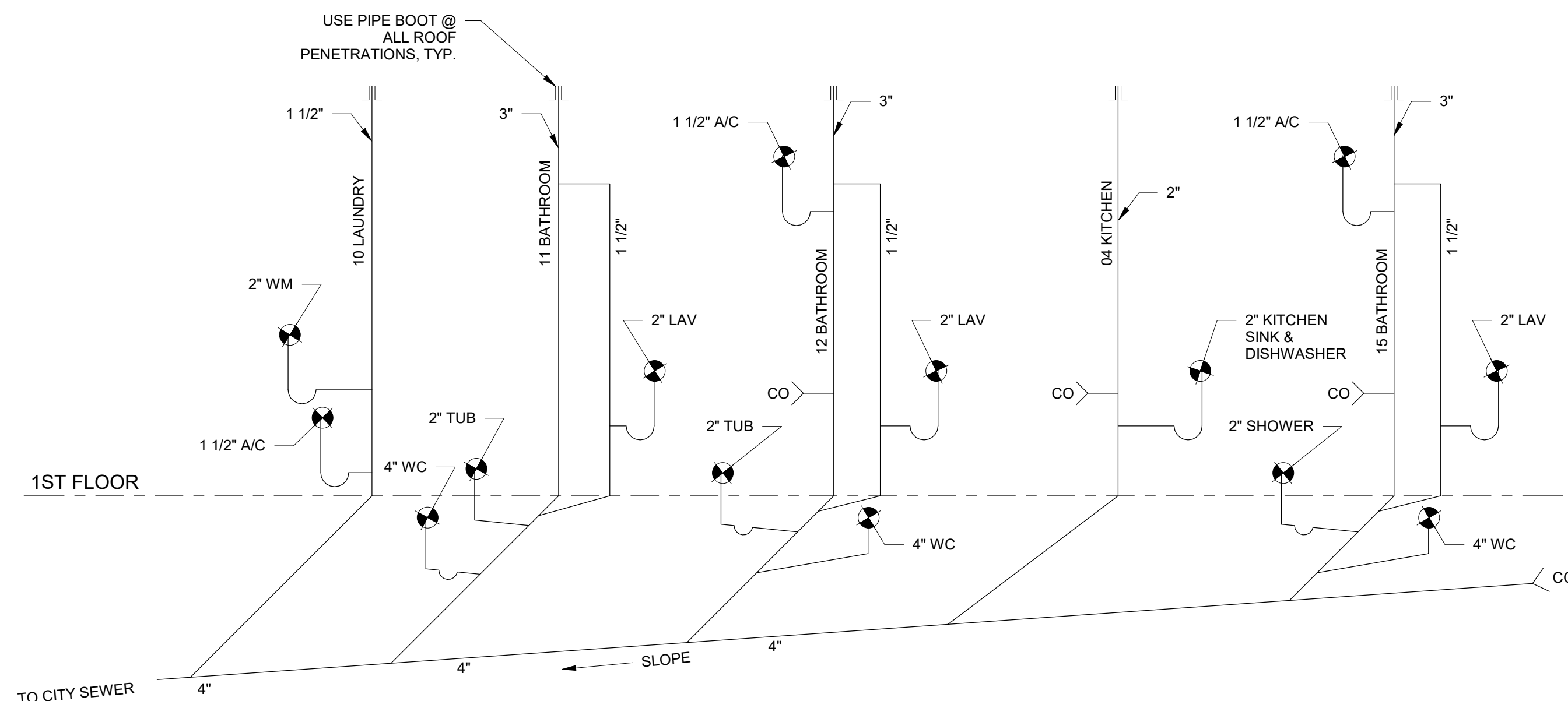
PLUMBING NOTES:

1. PLUMBING WORK SHALL BE DESIGN BUILD BY PLUMBING SUBCONTRACTOR AND RISER DIAGRAM SHALL BE REVIEWED AND SUBMITTED AS REQUIRED BY PERMITTING.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE.
3. ALL PLUMBING FIXTURES AND PIPING SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. HOT WATER HEATER TO BE ELECTRIC AND MEET REQUIREMENTS OF ENERGY STAR REFERENCE HOME WITH MIN. EF=0.92.
5. INSULATE PIPES WITH MIN. R-4 PIPE INSULATION
6. USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING REQUIREMENTS:
 - A. TOILETS 1.28 GPF
 - B. SHOWERHEADS 2.0 GPM
 - C. KITCHEN FAUCETS 2.0 GPM
 - D. BATHROOM FAUCETS 1.5 GPM
7. VERIFY FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLAN AND OWNER.
8. VERIFY ALL APPLIANCES/EQUIPMENT (HVAC, WATER HEATERS, EXHAUST FANS, ETC.) IN BID
9. PROVIDE SERVICE CONNECTIONS
10. VERIFY HOT WATER HEATER LOCATIONS AND PROVIDE PLASTIC DRAIN/DIP PAN WITH DRAIN TO EXTERIOR
11. VERIFY HOSE BIB LOCATIONS (MIN. 2 EXTERIOR HOSE BIBS)
12. PROVIDE "NO-D RIP" SUPPLY/DRAIN @ WASHER
13. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS
14. PERFORM ALL TESTS BEFORE INSULATION AND BACKFILLING
15. PROVIDE ALL CLEAN OUTS, VACUUM BREAKERS AND OTHER COMPONENTS REQUIRED BY CODE WHETHER SHOWN ON DRAWINGS OR NOT.
16. PROVIDE SHUT OFF VALVES TO ALL FIXTURES
17. ALL SINKS AND LAVATORIES TO BE PROVIDED HOT AND COLD WATER
18. ALL PENETRATIONS THROUGH ROOF SHALL BE FLASHED USING DEK TITE PIPE FLASHING OR EQUAL AND DEK TITE RUBBER BOOT
19. ALL PIPING IN UNINSULATED AREAS AND EXPOSED TO EXTERIOR SHALL BE INSULATED
20. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN LINES FOR ALL HVAC TO THE NEAREST PLUMBING LINES AND VERIFY LOCATION OF ALL EXISTING UTILITY LINES. (WATERS, SEWER, GAS, ETC.)
21. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AND EACH FIXTURE GROUP VENTED.
22. ALL SANITARY SEWER PIPING SHALL BE SCHEDULE 40 PVC DWV PIPE AND FITTING. MINIMUM SLOPE OF SANITARY SEWER LINE SHALL BE .004 PER FOOT.

MECHANICAL NOTES:

1. MECHANICAL WORK SHALL BE DESIGN BUILD BY MECHANICAL SUBCONTRACTOR.
2. CONTRACTOR SHALL SUBMIT AN AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUALS, PARTS J AND S, WITH COMPLETE HVAC LOAD CALCULATIONS, EQUIPMENT AND DUCT SIZING PACKAGE FOR PERMITTING.
3. DUCT INSULATION: ATTIC: R-8; OTHER UNCOND. SPACES: R-6
4. DUCT LEAKAGE TO OUTSIDE: 4 CFM/100 FT² OF CONDITIONED FLOOR AREA
5. MECHANICAL CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE INCLUDING APPLICABLE SECTIONS OF CHAPTER 4 (RE) RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017.
6. LOCATE THERMOSTAT IN HALLWAYS FOR CONVENIENT OPERATION, CONFIRM THERMOSTAT LOCATIONS WITH OWNER
7. INSULATE DUCTS ON OUTSIDE. SEAL/WRAP ALL HOST AND CONNECTIONS FOR AIR-TIGHT RESULTS
8. VENT ALL EXHAUST FANS TO EXTERIOR. FLASH AS REQUIRED.
9. VERIFY ALL VENT LOCATIONS PRIOR TO INSTALLATION. DO NOT DISCHARGE EXHAUST FANS IN PROXIMITY OF ATTIC INTAKE AIR VENTS.
10. CONDENSER UNITS TO BE PLACED ON PLATFORM/SLAB ABOVE BASE FLOOD ELEVATION.
11. PROVIDE EXHAUST DUCT FOR ALL RANGE HOODS AND CLOTHES DRYERS WITH METAL DUCT TO OUTDOORS.
12. PROVIDE EXHAUST FOR ALL BATHROOM VENTILATION WITH 4" MIN. DUCT THROUGH ROOF.

Ducts shall be protected from dust during construction by using Blue max, friction fit rigid insulation or other means necessary to ensure the IAQ of the home.



4 PLUMBING RISER DIAGRAM
1/4" = 1'-0"

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

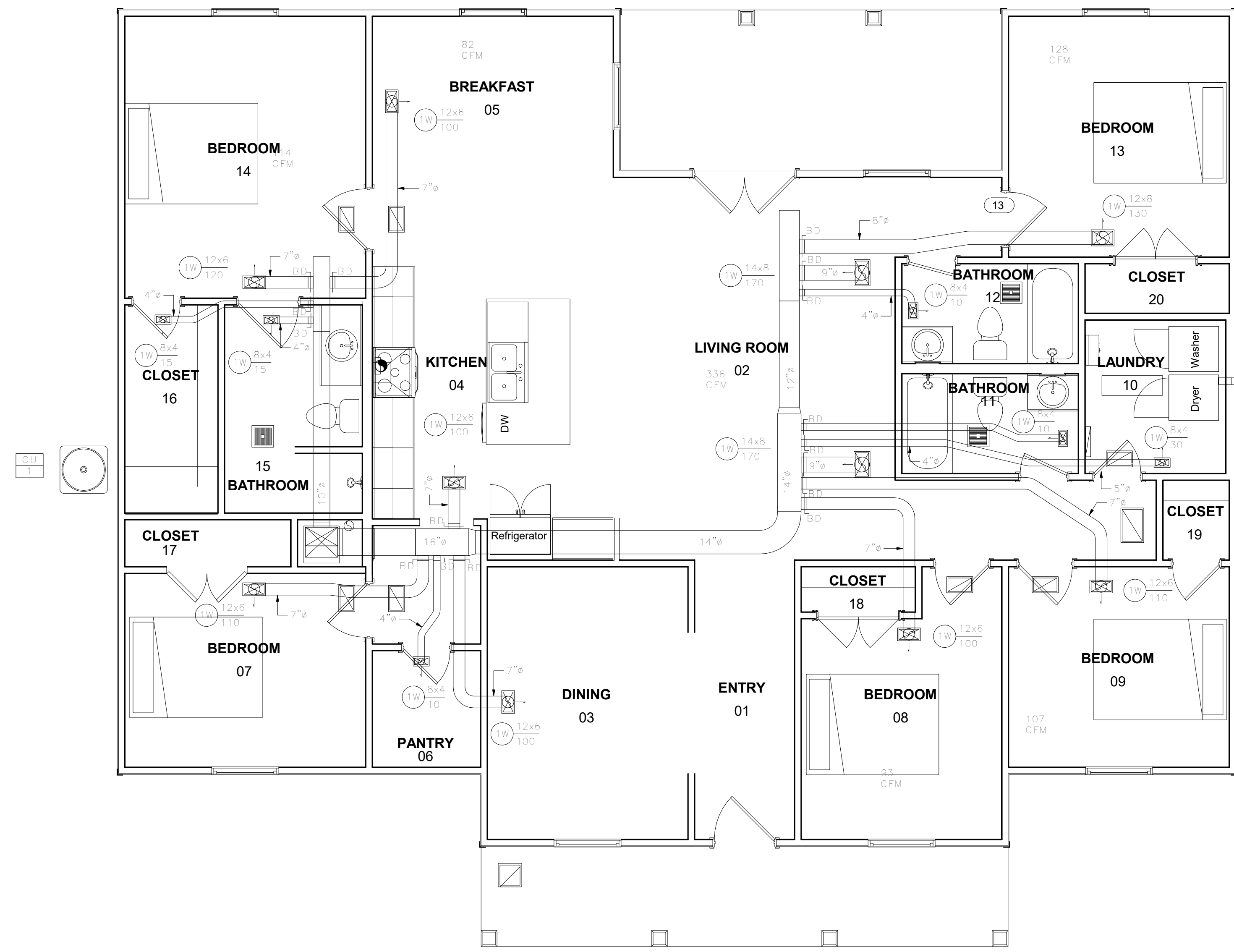
Address TBD
City, Florida Zip Code

ELECTRICAL

Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	IP

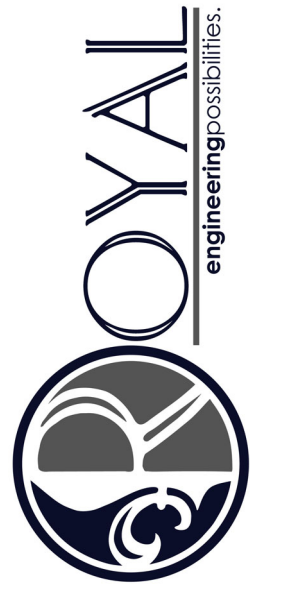
FINAL PROTOTYPE DESIGN





④ COOLING AND HEATING DUCT SYSTEM
1/4" = 1'-0"

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

Address TBD
City, Florida Zip Code

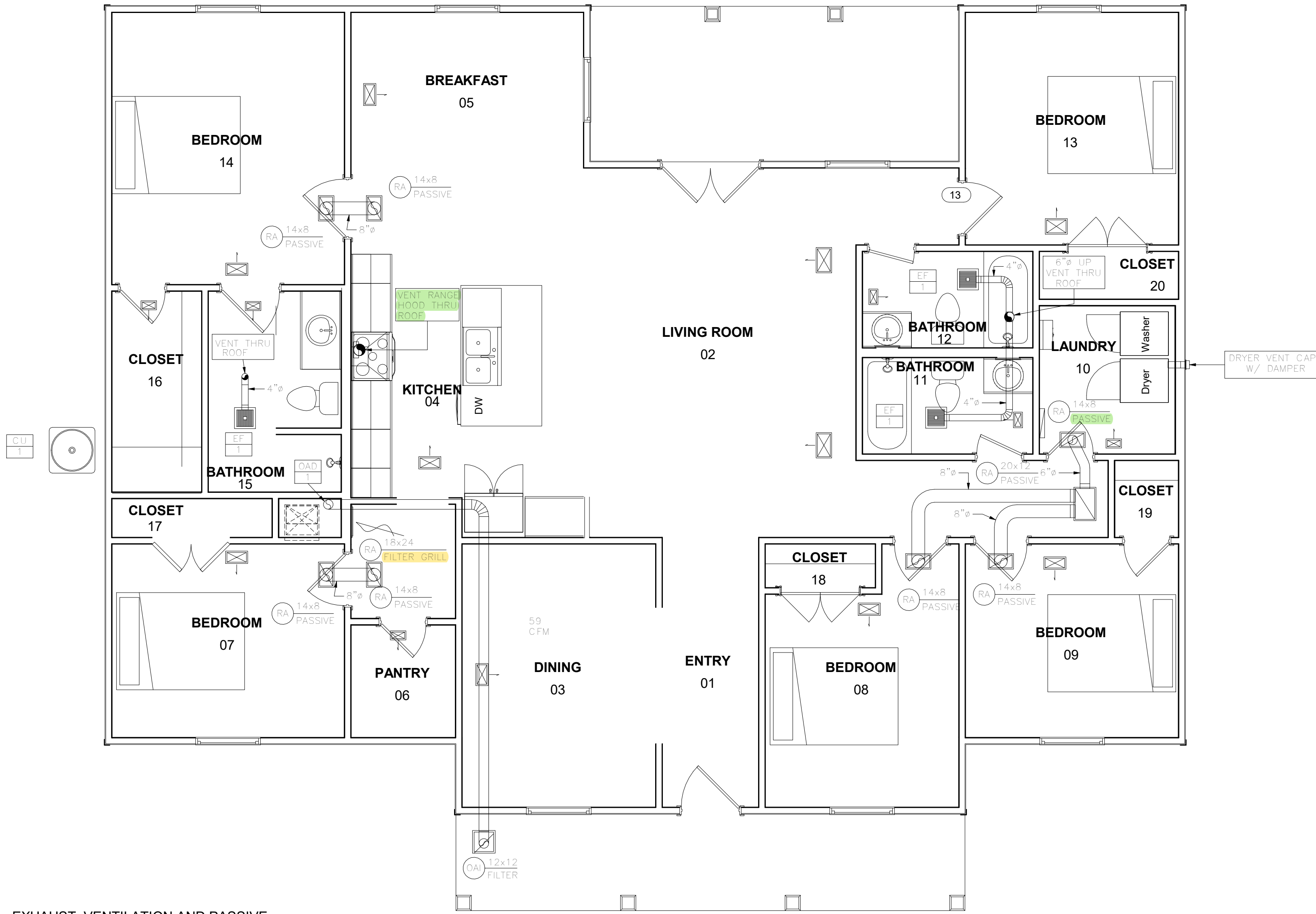
MECHANICAL

Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	JP

FINAL PROTOTYPE
DESIGN



M1.0



① EXHAUST, VENTILATION AND PASSIVE RETURN DUCT SYSTEMS
 1/4" = 1'-0"

No.	Description	Date



5 BEDROOM PROTOTYPE
 REBUILD FLORIDA

Address TBD
 City, Florida Zip Code

MECHANICAL

Project Number	2019-15
Date	06/10/2020
Drawn By	RM
Checked By	DC

FINAL PROTOTYPE DESIGN



HVAC ABBREVIATION LEGEND

AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
OAI	OUTDOOR AIR INTAKE
OAD	OUTDOOR AIR DAMPER
OA	OUTDOOR AIR
EF	EXHAUST FAN
DH	DEHUMIDIFIER
CP	CONDENSATE PUMP
ZD	ZONE DAMPER
BD	BALANCE DAMPER
T	THERMOSTAT
DHC	DEHUMIDIFICATION CONTROL
AF	AIR FILTRATION
SA	SUPPLY AIR
RA	RETURN AIR

HVAC NOTES:

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS & THE 2017 FLORIDA BUILDING CODE.
2. MECHANICAL DRAWINGS ARE SCHEMATIC IN NATURE & ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL. THE HVAC CONTRACTOR SHALL INCLUDE THE FURNISHINGS OF ALL LABOR AND MATERIALS TO COMPLETE THE AIR CONDITIONING, HEATING, AND VENTILATION SHOWN ON THE DRAWINGS TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - PERMIT FEES
 - ALL AIR CONDITIONING EQUIPMENT
 - EXHAUST FANS
 - SUPPLY, RETURN, VENTILATION, & EXHAUST AIR DUCT WORK
 - SUPPLY AND RETURN DIFFUSERS AND REGISTERS, DAMPERS, WEATHERPROOF VENTILATION & EXHAUST LOUVERS
 - AIR FILTRATION **ADD: Minimum MERV 8**
 - THERMOSTATS, CO2 SENSORS, SHUT DOWN SWITCHES & RELATED CONTROL WIRING
 - EQUIPMENT SUPPORTS, HANGERS, & RACKS
 - CONDENSATE DRAIN PANS & PIPING
 - REFRIGERANT FIELD COPPER LINE SET & PIPING
3. ALL WORK SHALL BE PERFORMED BY A LICENSED HVAC CONTRACTOR CERTIFIED IN THE STATE OF FLORIDA.
4. THE HVAC CONTRACTOR SHALL VISIT THE JOB SITE, MEET WITH RELATED TRADES, & FAMILIARIZE THEMSELVES WITH ANY AND ALL CONDITIONS RELATED TO THEIR WORK.
5. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED. ANY CHANGES OR DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY ENGINEER OF RECORD.
6. AIR CONDITIONING AND HEATING EQUIPMENT SHALL NOT BE SIZED BASED ON A.R.I. CAPACITY RATINGS, BUT RATHER BASED ON SPECIFIC DESIGN CONDITIONS.
7. REVISIONS OR CHANGES FROM THESE PLANS THAT MAY BE REQUIRED BECAUSE OF CONTRACTOR OPTED REVISIONS, SHALL BE COMPENSATED TO THE ENGINEER OF RECORD BY THE REQUESTING CONTRACTOR.
8. FOR ANY QUESTIONS REGARDING LOAD CALCULATIONS, MECHANICAL DESIGN, OR SELECTION OF HVAC UNITS PLEASE CONTACT TO FOLLOWING:
DENNIS J STROER
CALCS-PLUS
BUILDING PERFORMANCE CONSULTANTS
121 TRIPLE DIAMOND BLVD. #16
VENICE, FL 34275
941-488-1700

NOTE 9: ADD: All roughed in ductwork openings must be protected during the construction process to minimize dust contamination into the ducts. Materials such as blue max, rigid duct board or other means are acceptable to seal the ducts.

DUCTWORK

1. DUCT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH SECTION M603 OF THE 2017 FLORIDA BUILDING CODE.
2. AIR CONDITIONING DUCT SYSTEM MATERIALS SHALL BE BASED ON THE FOLLOWING:
 - FLEXIBLE DUCT WORK - BRAND - ATCO #030 / UL 181, CLASS 1 AIR DUCT WITH REINFORCED METALLIZED POLYESTER JACKET WITH WIRE HELIX ENFORCED AIR TIGHT INNER LINER. INSULATION SHALL BE R-4.
 - RECTANGLE DUCT - GALVANIZED METAL DUCT WITH R-4 LINED INSULATION.
 - ALL DUCT SIZES LISTED ARE NET INSIDE DIMENSIONS.
 - ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. DUCT WORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF CHAPTER 13 OF THE 2017 FLORIDA BUILDING CODE.
 - **DUCT LEAKAGE SHALL NOT EXCEED 5% OF THE RATED AIR HANDLER FLOW.**
3. FLEXIBLE DUCT SHALL BE EXTENDED TO ITS FULL LENGTH. EXCESS DUCT MATERIAL IN A RUN SHALL BE LESS THAN 5%.
4. FLEXIBLE DUCT SHALL BE SUPPORTED AT MANUFACTURERS RECOMMENDED INTERVALS, BUT AT NO GREATER DISTANCE THAN 4 FEET. MAXIMUM PERMISSIBLE SAG IS 1/2" PER FOOT OF SPACING BETWEEN SUPPORTS.
5. FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 716 OF THE 2017 FLORIDA BUILDING CODE.
6. DUCTS AND TRANSFER OPENINGS THAT PENETRATE FIRE RESISTANT RATED ASSEMBLIES AND ARE NOT REQUIRED BY THIS SECTION TO HAVE DAMPERS, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 712 OF THE 2017 FLORIDA BUILDING CODE.
7. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M606 OF 2017 FLORIDA BUILDING CODE.

CONDENSATE DISPOSAL

1. CONDENSATE DISPOSAL SHALL BE PROVIDED FOR EQUIPMENT AND APPLIANCES CONTAINING EVAPORATOR COILS.
2. CONDENSATE DRAIN SYSTEM SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTIONS 307.2.1 THROUGH 307.2.4 OF THE 2017 FLORIDA BUILDING CODE.
3. ALL PRIMARY CONDENSATE PIPING LOCATED WITHIN THE INSIDE OF THE BUILDING SHALL BE INSULATED TO PREVENT CONDENSATION FROM FORMING ON THE EXTERIOR OF THE DRAIN LINE.
4. MAIN AND EMERGENCY CONDENSATE DRAIN LINES SHALL BE SCHEDULE 40 PVC.
5. AUXILIARY DRAIN LINE CONNECTION AT THE EVAPORATOR DRAIN PAN SHALL INCORPORATE AN SAFETY CUT-OFF SWITCH.
6. AIR HANDLERS SHALL INCORPORATE AN EMERGENCY DRAIN PAN THAT IS PIPED TO A CONSPICUOUS LOCATION AT THE EXTERIOR OF THE BUILDING OR INCORPORATES A SAFETY CUT-OFF SWITCH.
7. SLOPE HORIZONTAL CONDENSATE DRAINS A MINIMUM OF 1/4" PER FOOT.
8. CONDENSATE SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. CONDENSATE SHALL NOT DISCHARGE INTO A STREET, SIDEWALK, OR ANY OTHER LOCATION AS TO CAUSE A NUISANCE. IF NO APPROVED LOCATION IS AVAILABLE, THEN A DRY WELL SHALL BE INSTALLED. **NOTE 8:** Condensate lines must discharge 3' from the foundation or into an approved drywell where necessary.
9. ALL DRAIN LINES SHALL BE PROVED AND TESTED UPON EQUIPMENT START-UP.
10. ALL DRAIN LINE AND DRAIN PAN SAFETY CUT OFF CONTROLS SHALL BE TESTED UPON EQUIPMENT START-UP.

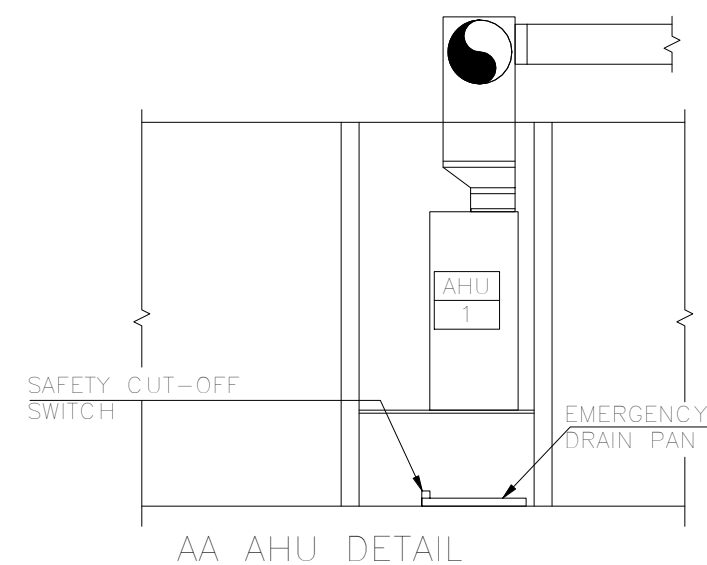
SPLIT SYSTEM AIR CONDITIONING EQUIPMENT

1. CONDENSING UNIT SHALL BE INSTALLED AS PER SECTION 304.1 AND 304.2 OF THE 2017 FLORIDA BUILDING CODE.
2. CONDENSING UNIT SHALL BE LOCATED ON SLAB ON GRADE. TIE DOWN WITH FBC APPROVED HURRICANE STRAPS.
3. CLEARANCE AROUND NON SERVICE SIDES OF THE CONDENSING UNIT SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
4. CLEARANCE ABOVE THE CONDENSING UNIT SHALL COMPLY WITH MANUFACTURERS RECOMMENDATION AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
5. AIR HANDLERS SHALL BE INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE 2017 FLORIDA BUILDING CODE.
6. THE AIR HANDLER SHALL INCORPORATE A FILTER HOUSING WITH EASY ACCESS. THE FILTER COMPARTMENT SHALL NOT BE OBSTRUCTED IN ANY WAY BY THE REFRIGERANT PIPING, CONDENSATE PIPING, OR ANY OTHER ITEM WHICH MAY PREVENT REMOVAL AND INSTALLATION OF THE FILTER.
7. FILTERS SHALL BE LOCATED AT THE AIR HANDLER DIRECTLY BEFORE THE EVAPORATOR COIL. NO FILTER BACK GRILLS SHALL BE USED UNLESS NOTED ON THE DRAWING.
8. CLEARANCE AROUND THE AIR HANDLER SHALL BE 4" FOR NON-SERVICE SIDES AND 36" FOR SERVICE SIDE.

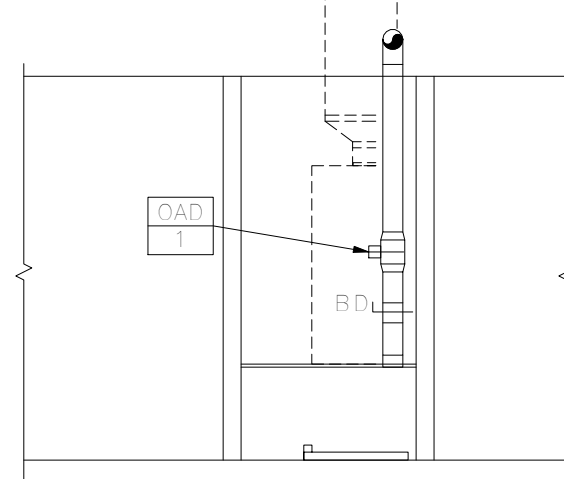
NOTE 8: QUESTION - is the access through the return grate in the hall?

OUTDOOR AIR & EXHAUST AIR SYSTEMS

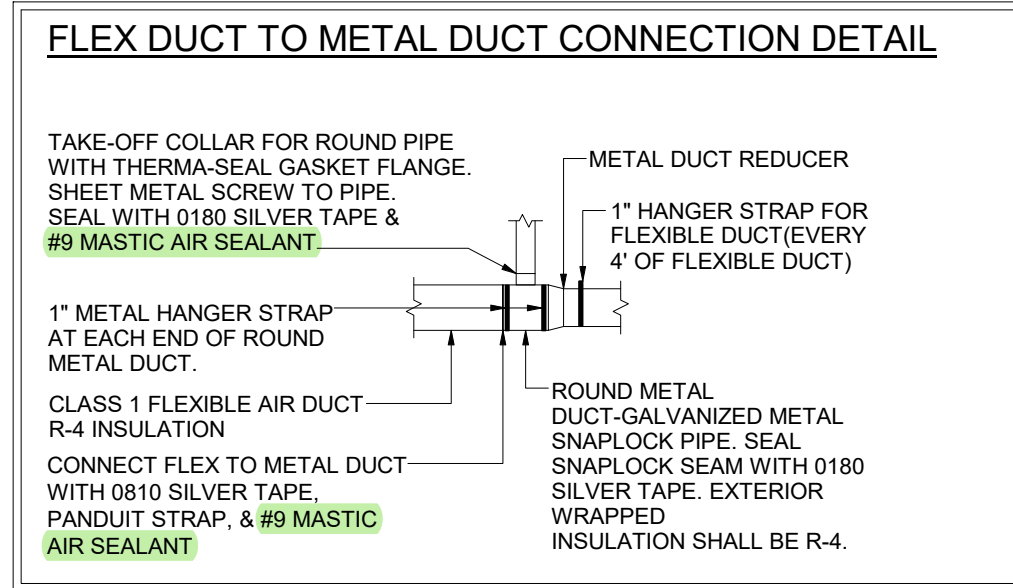
1. ALL EXHAUST DUCTS SHALL TERMINATE TO EXTERIOR ROOF CAP, SIDEWALL CAP, OR SOFFIT HOOD AS INDICATED ON THE HVAC PLANS.
2. EXHAUST FANS SHALL HAVE BACK DRAFT DAMPER INSTALLED.
3. EF #1 & EF #2 SHALL BE WIRED TO WALL SWITCH ON/OFF.
4. OUTDOOR AIR DUCT SHALL BE CONNECTED TO THE RETURN SIDE OF THE AIR STREAM AT THE RETURN AIR PLENUM.
5. OUTDOOR AIR DUCT SHALL INCORPORATE A MANUAL VOLUME BALANCE DAMPER AT THE RETURN AIR PLENUM FOR INTAKE BALANCE.
6. OUTDOOR AIR DUCT SHALL INCORPORATE A NORMALLY CLOSE 24 VOLT DAMPER(VAD).
7. VAD SHALL BE WIRED TO OPEN VIA CORRESPONDING CO2 SENSOR.
8. CO2 SENSOR SHALL OPEN VAD ON CO2 RISE AND CLOSE UPON CO2 FALL. SEE CO2 CONTROL SCHEDULE.
9. OUTDOOR AIR INTAKES SHALL HAVE INSECT SCREEN AT INTAKE CAP.
10. KEEP ALL VENTILATION AIR INTAKES A MINIMUM 10' FROM EXHAUST FAN TERMINATION POINTS AND SANITARY SEWER VENT OUTLETS.
11. KEEP ALL OUTDOOR AIR INTAKES AND EXHAUST VENTS 3' FROM OPERABLE OPENINGS INTO BUILDING AND 3' FROM PROPERTY LINES



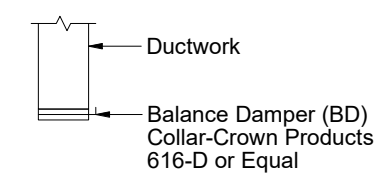
AA AHU DETAIL



BB VENTILATION DUCT



BALANCE DAMPER COLLAR



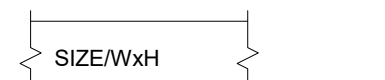
A/C DUCT WORK SPECIFICATIONS



FLEXIBLE DUCT
CLASS 1 FLEXIBLE DUCT WITH SILVER VAPOR JACKET.
R-VALUE 6
MANUFACTURER: ATCO MODEL #036

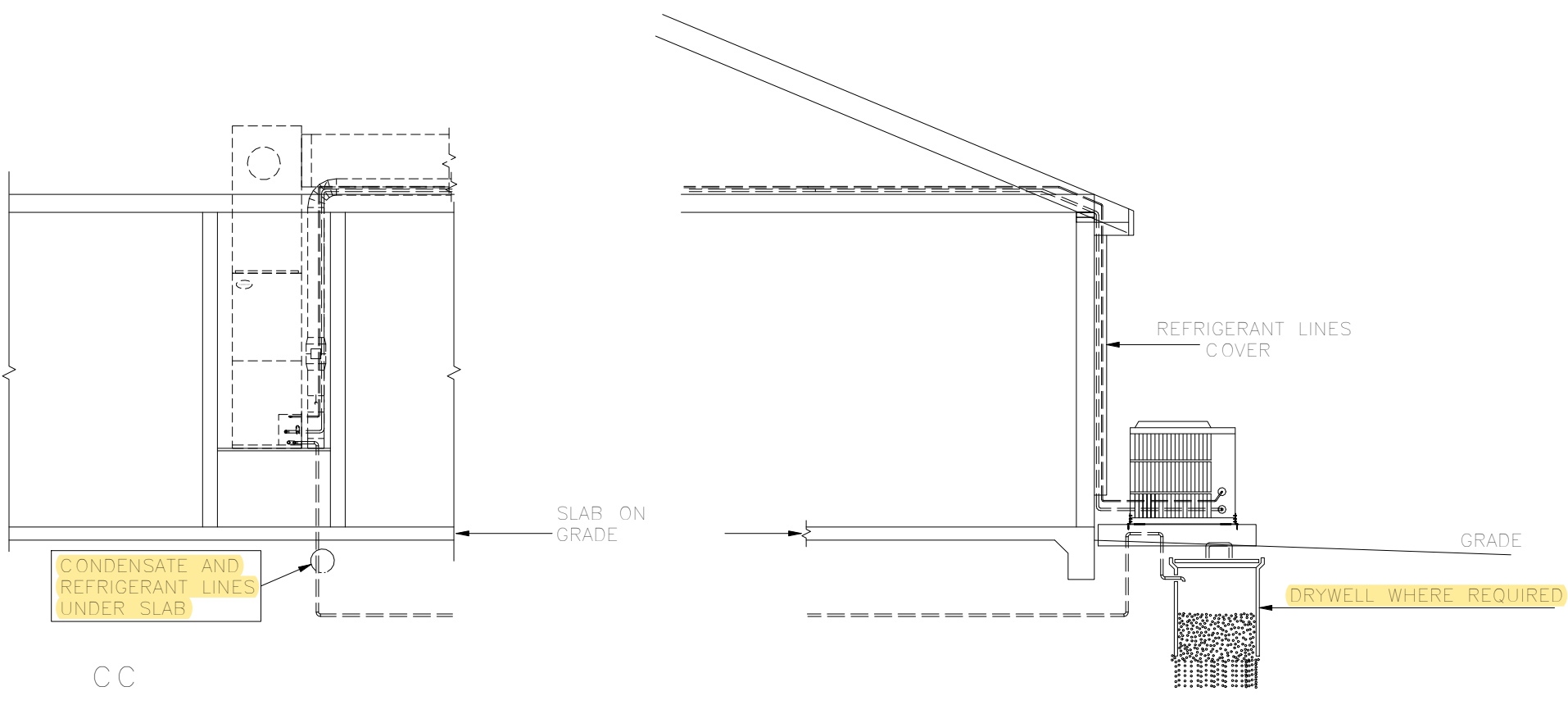


METAL DUCT ROUND
GALVANIZED METAL SNAPLOCK PIPE WITH SILVER DUCT WRAP.
R-VALUE = 6
MANUFACTURER: CERTAINTEED SOFT TOUCH



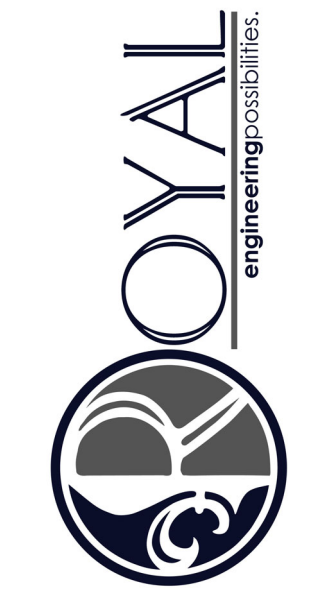
DUCT RECTANGLE
"TOUGHGARD" DUCT BOARD BLACK MAT
R-VALUE = 6
MANUFACTURER: CERTAINTEED

ALL DUCT SIZES LISTED ON PLANS ARE INSIDE DIAMETER AND ARE LISTED IN INCHES. ADD 3" TO EACH DIMENSION FOR OUTSIDE DIAMETER



CC

No.	Description	Date



5 BEDROOM PROTOTYPE REBUILD FLORIDA

Address: TBD
City, Florida Zip Code

MECHANICAL

Project Number	2019-15
Date	06/10/2020
Drawn By	RM
Checked By	DC

FINAL PROTOTYPE DESIGN



M1.2

SPLIT AIR CONDITIONING SYSTEM SCHEDULE

	SEE EQUIPMENT SELECTION	"A" TYPE	"C" TYPE
SYSTEM	TOTAL CAPACITY BTUH *	38,160	36,666
	SENSIBLE CAPACITY BTUH	28260	28,509
	HEATING CAPACITY BTUH (47" ODT)	41,460	N/A
	MANUFACTURER	CARRIER	CARRIER
	SEER / HSPF	15.00 / 8.5	15.00 / N/A
	NOMINAL TONNAGE	3	3.5
AIR HANDLING UNIT	DESIGNATION	AHU-1	AHU-1
	MODEL NO.	FX4DNF043L10	FX4DNF043L10
	SUPPLY AIR CFM	1,225	1,200
	OUTDOOR AIR (OA) CFM	65	65
	ENTERING AIR TEMP. DB/WB	75/63	75/63
	EXTERNAL STATIC PRESS. IN. W. G.	0.6"	0.6"
CONDENSING UNIT	DESIGNATION	CU-1	CU-1
	MODEL NO.	25HBC542A00300	24AAA542A00300
	COMPRESSOR R.L.A. / L.R.A.	21.1 / 109	16.7 / 109
	OUTDOOR FAN FLA	1.2	1.4
	OUTDOOR DESIGN TEMP. DB	95	95
	MCA / MOCF	27.6 / 40	22.3 / 35
ELECTRIC SERVICE	208/230/1/60	208/230/1/60	

* EQUIPMENT OUTPUT IS BASED ON MANUFACTURER'S EXPANDED PERFORMANCE TABLES USING INDOOR CONDITIONS OF 75 DEGREES AND 63 DEGREE WET BULB.

ADD MERV 8 Air Filter to this table

EQUIPMENT SELECTION:

THE EQUIPMENT SCHEDULE SHOWS SEVERAL SPLIT SYSTEMS TO CHOOSE FROM. EQUIPMENT SELECTION SHALL BE BASED ON LOCATION, ORIENTATION AND THE 2017 FLORIDA BUILDING CODE - ENERGY CONSERVATION.

HVAC LOAD CALCULATIONS WERE BASED ON SIX LOCATIONS IN FLORIDA. MANUAL J AND .ENB FILES FOR ENERGY CALCULATION FOR 405 WILL BE PROVIDED.

Pensacola						Gainesville					
Front door	Supply	Sens	Lat	Net	Rec	Front door	Supply	Sens	Lat	Net	Rec
Faces	CFM	Gain	Gain	Tons	Tons	Faces	CFM	Gain	Gain	Tons	Tons
South	956	25383	*7,122	2.71	2.82	South	956	25,383	*7,122	2.71	2.82
Southwest	1031	27006	7108	2.84	3	Southwest	1,031	27,006	7,108	2.84	3.00
West	1045	27316	7117	2.87	3.04	West	1,045	27,316	7,117	2.87	3.04
Northwest	1029	26966	7112	2.84	3	Northwest	1,029	26,966	7,112	2.84	3.00
North	956	25358	7117	2.71	2.82	North	956	25,358	7,117	2.71	2.82
Northeast	1046	27348	7114	2.87	3.04	Northeast	1,046	27,348	7,114	2.87	3.04
East	*1,057	*27,585	7116	*2.89	*3.07	East	*1,057	*27,585	7,116	*2.89	*3.07
Southeast	1041	27235	7116	2.86	3.03	Southeast	1,041	27,235	7,116	2.86	3.03

Jacksonville						Orlando					
Front door	Supply	Sens	Lat	Net	Rec	Front door	Supply	Sens	Lat	Net	Rec
Faces	CFM	Gain	Gain	Tons	Tons	Faces	CFM	Gain	Gain	Tons	Tons
South	976	26,059	*6,978	2.75	2.90	South	977	26,009	6,468	2.71	2.89
Southwest	1,050	27,672	6,971	2.89	3.07	Southwest	1,051	27,623	6,465	2.84	3.07
West	1,062	27,962	6,975	2.91	3.11	West	1,064	27,936	*6,471	2.87	3.10
Northwest	1,046	27,584	6,971	2.88	3.06	Northwest	1,050	27,605	6,466	2.84	3.07
North	975	26,032	6,973	2.75	2.89	North	977	26,008	6,468	2.71	2.89
Northeast	1,064	28,001	6,972	2.91	3.11	Northeast	1,066	27,961	6,470	2.87	3.11
East	*1,073	*28,186	6,965	*2.93	*3.13	East	*1,077	*28,213	6,471	*2.89	*3.13
Southeast	1,057	27,852	6,977	2.90	3.09	Southeast	1,062	27,878	6,469	2.86	3.10

Fort Meyers						Miami					
Front door	Supply	Sens	Lat	Net	Rec	Front door	Supply	Sens	Lat	Net	Rec
Faces	CFM	Gain	Gain	Tons	Tons	Faces	CFM	Gain	Gain	Tons	Tons
South	976	26,063	*6,978	2.75	2.90	South	988	26,053	7,774	2.82	2.89
Southwest	1,047	27,641	6,974	2.88	3.07	Southwest	1,053	27,508	7,776	2.94	3.06
West	1,061	27,930	6,971	2.91	3.10	West	1,066	27,793	7,774	2.96	3.09
Northwest	1,049	27,674	6,971	2.89	3.07	Northwest	1,055	27,538	7,774	2.94	3.06
North	976	26,063	6,978	2.75	2.90	North	988	26,053	7,774	2.82	2.89
Northeast	1,062	27,959	6,976	2.91	3.11	Northeast	1,064	27,735	7,763	2.96	3.08
East	*1,073	*28,198	6,964	*2.93	*3.13	East	*1,079	*28,073	7,773	*2.99	*3.12
Southeast	1,062	27,968	6,975	2.91	3.11	Southeast	1,068	27,837	*7,778	2.97	3.09

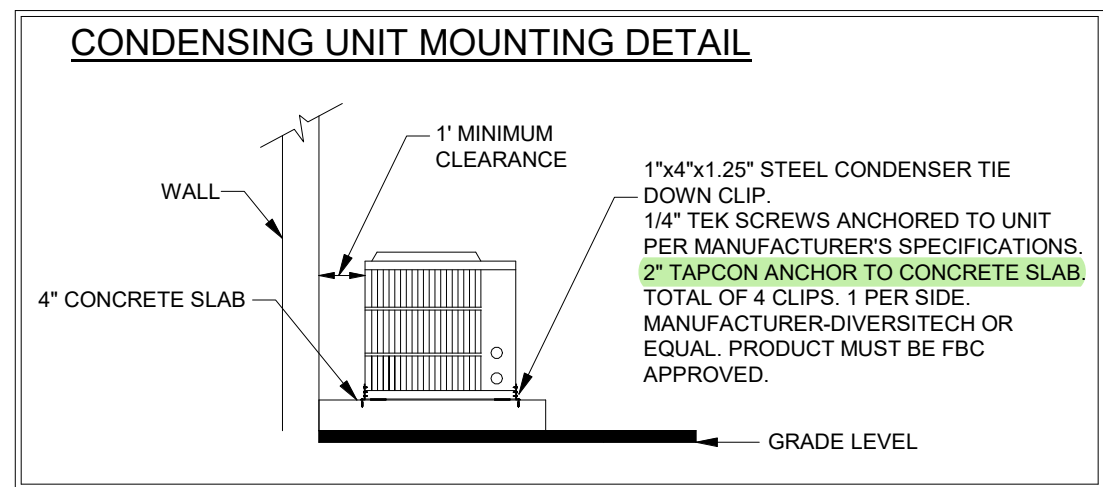
EXHAUST FAN SCHEDULE

DESIGNATION	EF #1
FAN TYPE	CEILING
DRIVE TYPE	DIRECT
AIR FLOW CFM	50
STATIC PRESS. IN. W.G.	0.25
NOISE(SONES)	0.7
ELECTRIC SERVICE	120/1/60
MAX AMPS	.14
MANUFACTURER	PANASONIC
MODEL NO.	FV-05-11VKS1
CONTROL	3

SPEED SETTINGS AND CONTROL

- SET TO 50 CFM.
- STANDARD ON/OFF WALL SWITCH WITH MOTION SENSOR OPTION

motion sensor option? motion sensor is fine as long as there is a timer associated with it - usually we ask for energy star bath fan, can add low sone, can add humidity sensor, can add timer - but we usually do not do motion sensor



VENTILATION AIR CALCULATION

ASHRAE 62.2-2010 - CHAPTER 4
REFERENCE TABLE 4.1
OCCUPANCY CATEGORY - RESIDENTIAL

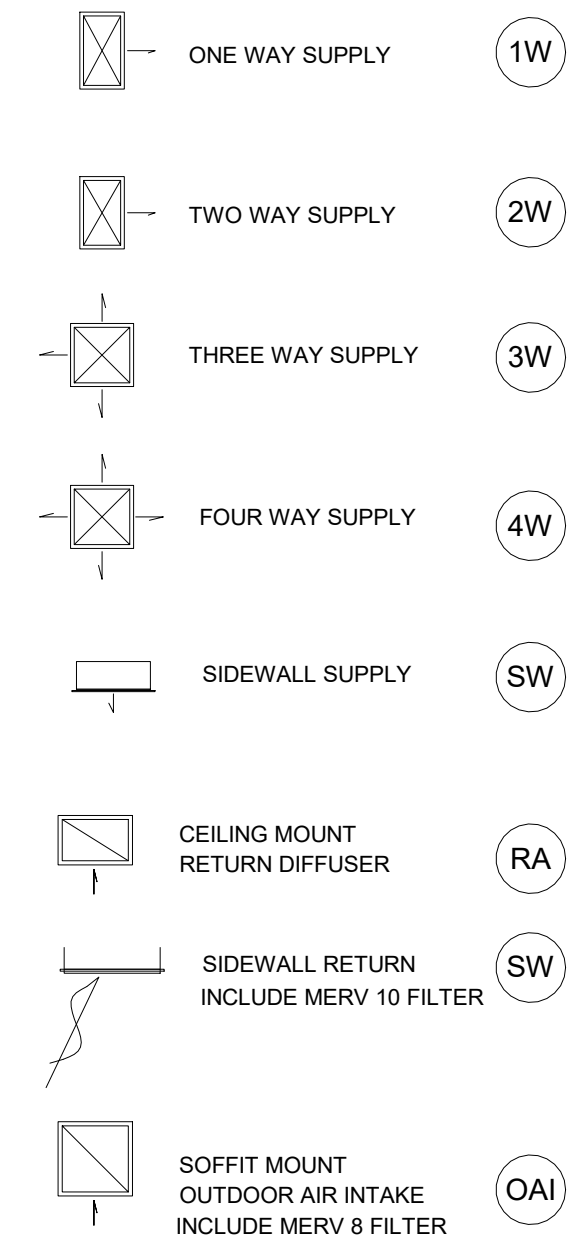
Rp 7.5 CFM/COMBINED OUTDOOR AIR FLOW RATE
Pz 6 OCCUPANTS
Ra .01 CFM/FT² - ZONE OCCUPIABLE AREA
Az 2.039 FT² - ZONE OCCUPIABLE AREA
Vbz 65 CFM, BREATHING ZONE OA FLOW
Ez 1.0 ZONE AIR DISTRIBUTION EFFECT
Voz 65 MINIMUM REQUIRED ZONE OUTDOOR AIR FLOW

*OUTSIDE AIR REQUIREMENTS ARE IN ACCORDANCE WITH FLORIDA MECHANICAL CODE 2014 AND ASHRAE 2014-62.2, VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY

OAD-1 OUTDOOR AIR DAMPER

OUTDOOR AIR DAMPER TO BE EQUAL TO HONEYWELL EARD-6
DAMPER SHALL OPEN ONLY WHEN CONDENSING UNIT IS OPERATING

AIR DIFFUSER & DESCRIPTION



HVAC DIFFUSER SPECIFICATIONS

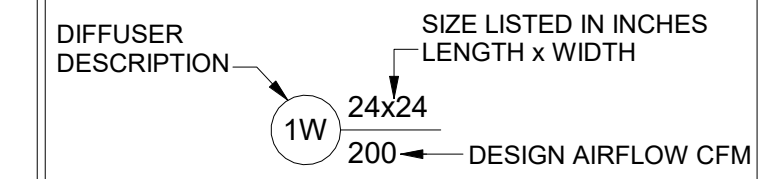
SUPPLY DIFFUSER - CEILING
MANUFACTURER: AIRGUIDE
MODEL: CBHML-11.2.3.4JME
DESCRIPTION: WHITE ALUMINUM ADJUSTABLE CURVED BLADE WITH PARALLEL BLADE DAMPER

SUPPLY DIFFUSER - SIDEWALL
MANUFACTURER: AIRGUIDE
MODEL: VML-ME
DESCRIPTION: WHITE ALUMINUM SINGLE DEFLECTION WITH PARALLEL BLADE DAMPER

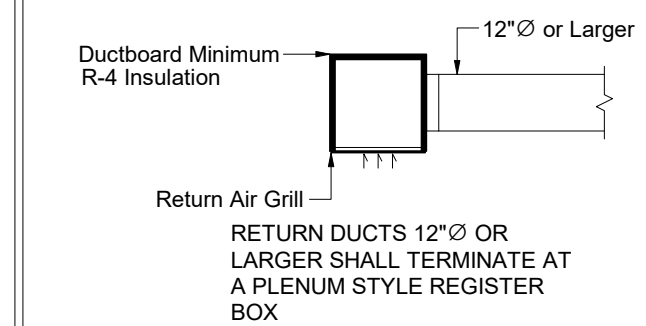
RETURN DIFFUSER - CEILING/SIDEWALL
MANUFACTURER: AIRGUIDE
MODEL: RA
DESCRIPTION: WHITE ALUMINUM 38" BLADE/NON-FILTER BACK

RETURN DIFFUSER - CEILING/SIDEWALL
MANUFACTURER: AIRGUIDE
MODEL: RF-2
DESCRIPTION: WHITE ALUMINUM 38" BLADE/FILTER BACK *FOR RANGE HOOD MAKE-UP AIR DIFFUSER. PROVIDE PERMANENT WASHABLE FILTER.

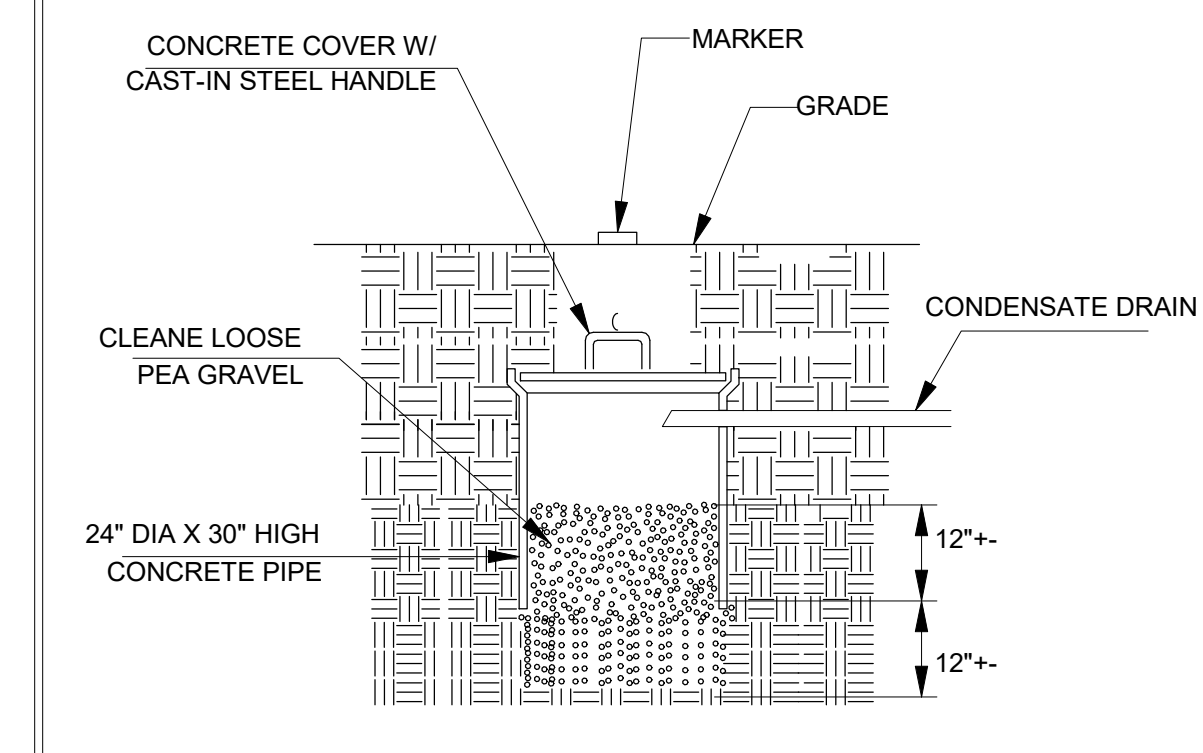
STANDARD DIFFUSER TAG LEGEND



RETURN AIR GRILL PLENUM



DRYWELL DETAIL



No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

Address TBD
City, Florida Zip Code

MECHANICAL

Project Number	2019-15
Date	06/10/2020
Drawn By	RM
Checked By	DC

FINAL PROTOTYPE
DESIGN



GENERAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.
- CONSTRUCTION SHALL FOLLOW FLORIDA RESIDENTIAL CODE (FRC) 2017 AND ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND REGULATIONS. BUILDING CODE SHALL TAKE PRECEDENCE OVER DRAWINGS IF CONFLICT EXISTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS BEFORE STARTING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
- SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXACT LOCATION OF ALL DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. PENETRATION THROUGH BEAMS OR OPENINGS IN STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
- UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

DESIGN CRITERIA:

- BUILDING CODE:** 2017 FLORIDA RESIDENTIAL CODE
- DESIGN GRAVITY LOADS:**
 - FIRST FLOOR DL = 20 PSF
LL = 40 PSF
 - ATTIC DL = 10 PSF
LL = 20 PSF
 - ROOF DL = 20 PSF
LL = 20 PSF
- WIND LOADS (ASCE 7-10):**
 - WIND SPEED = 180 MPH
 - WIND IMPORTANCE FACTOR = 1.0
 - RISK CATEGORY = II
 - WIND EXPOSURE CATEGORY = B

FOUNDATION NOTES:

- PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ENGINEER IF "SOFT SPOTS", UNDERGROUND OBSTRUCTIONS, OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.
- GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN ACI 117-90 ARE ADHERED TO.
- PLACE 10 MIL WATERPROOF MEMBRANE BENEATH ALL INTERIOR SLABS AND GRADE BEAMS. LAP 12" TO ACCOMMODATE CONCRETE POURING DIRECTION

CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO ACI 201 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 5" SLUMP
- CONCRETE SHALL BE NORMAL WEIGHT OF 150 LBS. PER CUBIC FOOT AND SHALL CONFORM TO THE LATEST ACI 301 SPECIFICATION.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
- AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM 185, WIRE SHALL CONFORM TO ASTM A82.
- REINFORCING STEEL SHALL BE SPLICED WITH A CLASS "B" SPLICE IN ACCORDANCE WITH THE CURRENT ACI 318.
- REINFORCING FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED TO ADEQUATELY SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. LAP ALL FABRIC ONE WIRE SPACING PLUS 6 INCHES.
- PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCEMENT IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID SPAN. CONTINUOUS BOTTOM BARS SHALL BE LAP SPLICED 6" AT CENTER OF SUPPORT.
- EXCEPT AS NOTED OTHERWISE WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS, LAP BARS AS INDICATED BELOW:
 - #3 1'-3"
 - #4 1'-8"
 - #5 2'-2"
- PROVIDE TWO (2) #5, 4'-0" LONGER THAN OPENING DIMENSION ON ALL SIDES OF OPENING IN SLAB
- PROVIDE THE FOLLOWING COVER FOR REINFORCING:
 - FOOTINGS AND GRADE BEAMS: 3"
 - FORMED SURFACES EXPOSED TO SOIL: 3"
 - BEAMS, COLUMNS, AND WALLS: 1 1/2"
 - SLABS: 1 1/2"
- DO NOT PENETRATE OR MAKE HOLES OR OPENINGS THROUGH FOUNDATION AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.
- EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"

CONCRETE MASONRY UNIT NOTES:

This is the first time we are mentioning CMU so do we have plans for both stick frame and CMU?

- PROVIDE HOLLOW CONCRETE MASONRY UNITS MEETING ASTM C90, LIGHTWEIGHT, TYPE 1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI ON THE NET AREA FOR INDIVIDUAL UNITS.
- CMU MORTAR SHALL MEET ASTM C270, TYPE 'M' OR 'S', AND HAVE A COMPRESSIVE CUBE STRENGTH OF 1800 PSI AT 28 DAYS.
- CMU GROUT, Poured OR PUMPED, SHALL MEET ASTM C476, AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- REINFORCING BARS SHALL MEET ASTM A615, GRADE 60.
- JOINT REINFORCING SHALL MEET ASTM A82.
- REINFORCED MASONRY WALLS SHALL HAVE A MINIMUM FM = 2000 PSI.
- REINFORCEMENT SHALL BE HELD IN PLACE PRIOR TO GROUTING WITH WIRE POSITIONERS SPACED AT INTERVALS NOT EXCEEDING 192 REINFORCING BAR DIAMETERS FOR 10 FEET. ADDITIONAL POSITIONERS SHALL BE PLACED AT ALL REINFORCING BAR SPLICES.
- PROVIDE DOWELS FOR CMU WALL CONNECTION TO CONCRETE BEAMS AND SLABS AND FOOTINGS. SEE DETAILS. LAP DOWELS 2'-0" (MIN.) WITH VERTICAL BARS.
- CMU TO BE LAID IN RUNNING BOND PATTERN.
- GROUT PLACEMENT SHALL CONFORM TO TABLE 5 OF ACI 530.1/ASCE 6/TMS 602; HOWEVER, THE MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 8 FEET AND THE MAXIMUM HEIGHT WHICH GROUT IS PLACED IN ONE CONTINUOUS OPERATION (GROUT LIFT) SHALL NOT EXCEED 4 FEET. THERE SHALL BE A MINIMUM OF 1 HOUR SETTING TIME BETWEEN EACH GROUT LIFT.
- THE TOP OF EACH GROUT POUR SHALL BE 1" BELOW THE BED JOINT.
- REINFORCEMENT, REBAR POSITIONERS, AND TIES SHALL BE PLACED PRIOR TO GROUTING.
- CONTRACTOR SHALL DESIGN, FABRICATE, AND INSTALL BRACING THAT WILL ASSURE THE STABILITY OF THE MASONRY DURING CONSTRUCTION.

WOOD FRAMING NOTES:

- WOOD FRAMING FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 FLORIDA RESIDENTIAL CODE (FRC) AND SHALL CONFORM TO THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE- AND TWO-FAMILY DWELLINGS, 2001 EDITION AND THE PLYWOOD DESIGN SPECIFICATIONS BY THE APA. ALL WOOD FRAMING CONNECTORS, STRAPS, AND TIE-DOWNS SHALL BE USED IN ADDITION TO AND CONJUNCTION WITH THE REQUIREMENTS STATED ABOVE.
- FRAMING LUMBER OF ALL SILLS, GIRDERS, AND HEADERS OF & SUPPORTING LOAD BEARING WALLS SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 1 OR BETTER. ALL OTHER FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2 OR BETTER. ALL MEMBER PIECES, ENDS, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 2 ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL HAVE 3 ROWS OF 12d NAILS AT 12".
- OPENINGS IN EXTERIOR WOOD-FRAMED WALLS SHALL HAVE THE FOLLOWING MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH JAMB AS PER TABLE 3.23c IN THE WFCM:
 - OPENINGS LESS THAN 4'-0": 2 STUDS
 - OPENINGS 4'-0" TO 6'-0": 3 STUDS
 - OPENINGS 6'-0" TO 10'-0": 4 STUDS
 - OPENINGS LESS THAN 4'-0": 2 STUDS
 - ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH TWO ROWS OF NAILS SPACED AT 8" O.C.
- UNLESS SHOWN OTHERWISE ALL OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO (2) 2x12's OR THREE (3) 2x10's.
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS
- PROVIDE FULL DEPTH BLOCKING FOR ALL FLOOR JOISTS @ 8'-0" O.C. MAX.
- RAMSET BOTTOM PLATE OF STUD WALLS TO CONCRETE WITH 1/4" RAMSETS @ 16" O.C.
- LUMBER, PLYWOOD, LVL's, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED (PT) WITH ACQ TO A MINIMUM RETENTION OF 0.40 LBS./CU. FT. IN ACCORDANCE WITH AWP. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
- WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. NO STAPLES WILL BE PERMITTED. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE 2015 IRC.
- JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED. ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH, WATER, OR CONCRETE, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING OR APPROVED EQUAL. ALL HANGERS SHOWN ARE IN ADDITION TO THE REQUIRED FASTENERS BY FLORIDA RESIDENTIAL CODE.
- UNLESS SHOWN OTHERWISE ALL PLYWOOD ROOF SHEATHING SHALL BE APA RATED 32/16, 5/8" THICK AND FASTENED WITH 8d COMMON NAILS SPACED AT 4" O.C. MAX. ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 6" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.
- VERTICAL JOINTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET (4'-0") OR LESS.
- UNLESS SHOWN OTHERWISE ALL PLYWOOD WALL SHEATHING SHALL BE 5/8" THICK AND FASTENED WITH 8d COMMON NAILS SPACED AT 4" O.C. MAX. ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 12" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.
- PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
- UNLESS SHOWN OTHERWISE ALL PLYWOOD FLOOR SHEATHING SHALL BE APA RATED 48/24, 3/4" THICK AND FASTENED WITH GLUE AND 10d COMMON NAILS SPACED AT 6" O.C. MAX. ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 12" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.
- MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVEL TRUSS JOIST COMPANY'S MICROLAM.

FGBC recommends that all seams are taped or vertical sheathing products are used that eliminate horizontal seams and require seams to fall over studs - this reduces air leakage

100% of all sealants used are ≤ 250 g/l and adhesives ≤ 70 g/l.

NOTE: THIS IS A PROTOTYPE DESIGN, NOT INTENDED FOR CONSTRUCTION. FACTORS SUCH AS LOCATION, SURVEY, ZONING, LOCAL CODES, BASE FLOOD ELEVATION REQUIREMENTS, SURVEY, GEOTECHNICAL REPORT, LOCAL CLIMATE, AND SITE SPECIFIC CONDITIONS WILL IMPACT THE FINAL DESIGN OF PROTOTYPE HOMES INTENDED FOR CONSTRUCTION. THESE DRAWINGS REQUIRE MODIFICATION AND APPROVAL BY THE ENGINEER AND ARCHITECT TO BE USED FOR CONSTRUCTION.

VOC Limits

Paints applied to interior walls
Flats: 50 g/l Nonflats: 100 g/l
Green Seal Standard GS-11, Paints & Coatings, 3rd Edition, August 17, 2011

Anticorrosive and antirust paints
250 g/l
Green Seal Standard GS-11, Paints & Coatings, 3rd Edition, August 17, 2011

Clear Wood Finishes
Varnish: 350 g/l Lacquer: 550 g/l
South Coast Air Quality Management District Rule 1113, Architectural Coatings

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

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

Address TBD
City, Florida Zip Code

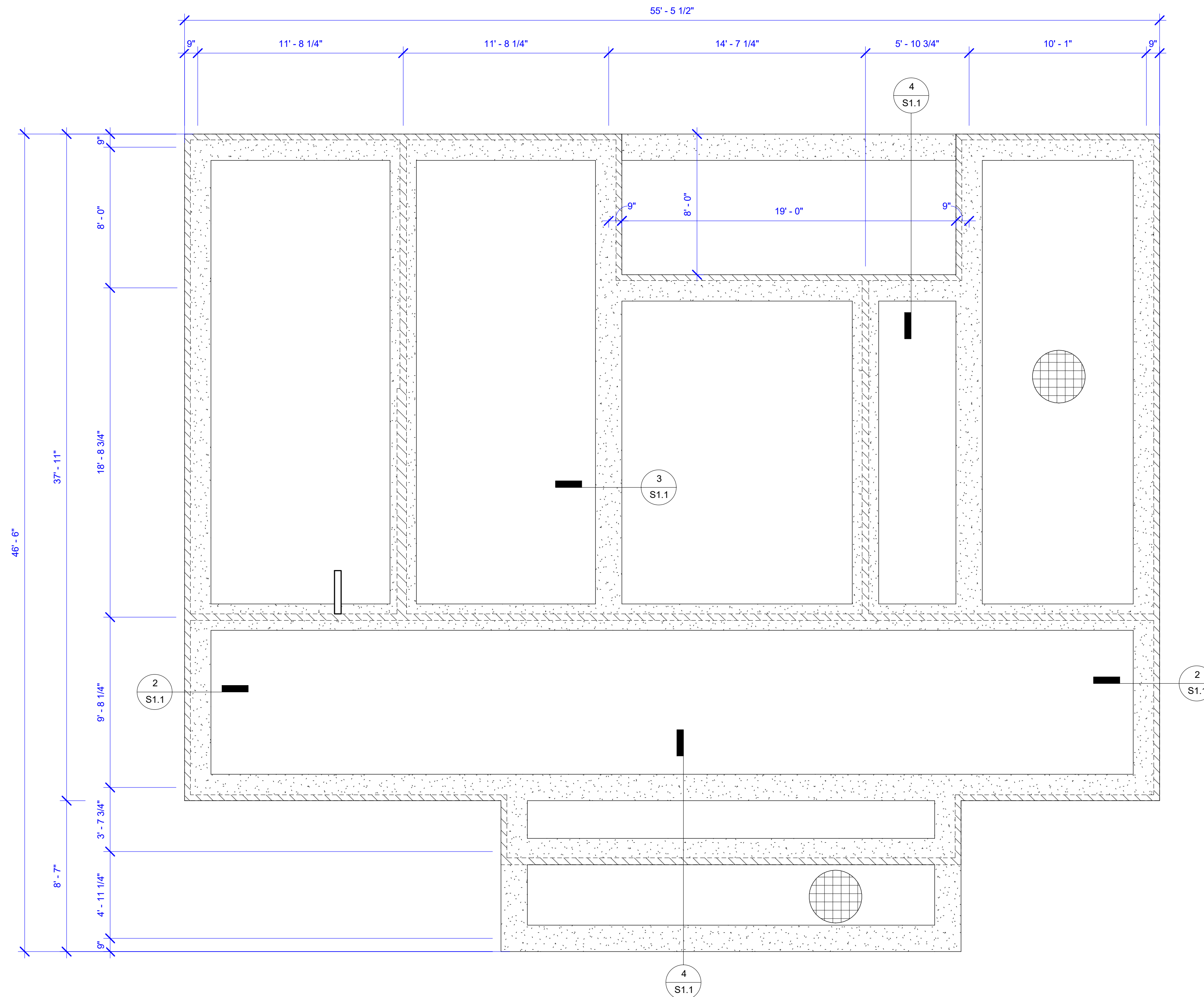
STRUCTURAL NOTES

Project Number	2019-15
Date	06/10/2020
Drawn By	JP
Checked By	BT


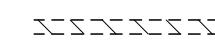
FINAL PROTOTYPE
DESIGN



S1.0



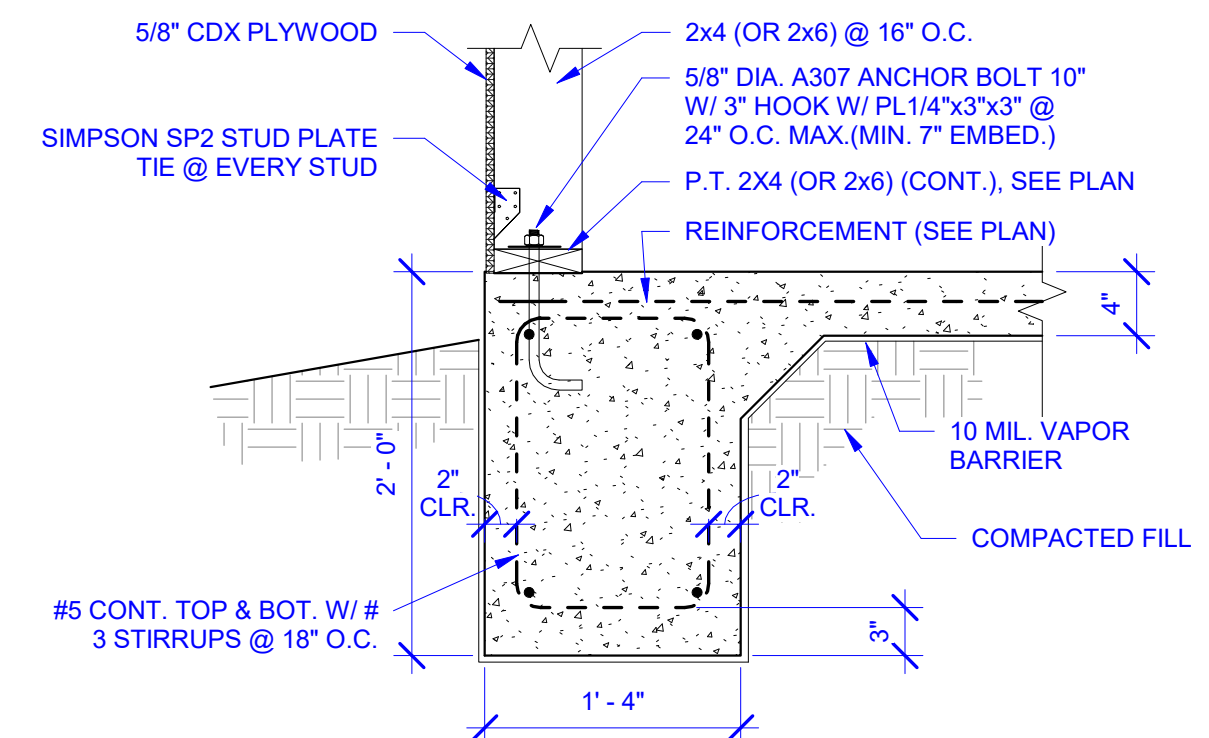
FOUNDATION PLAN LEGEND

-  CONCRETE GRADE BEAM
- 4" CONCRETE SLAB W/ 4x4 WWP W4xw4 @ MID DEPTH
-  BEARING WALLS ABOVE

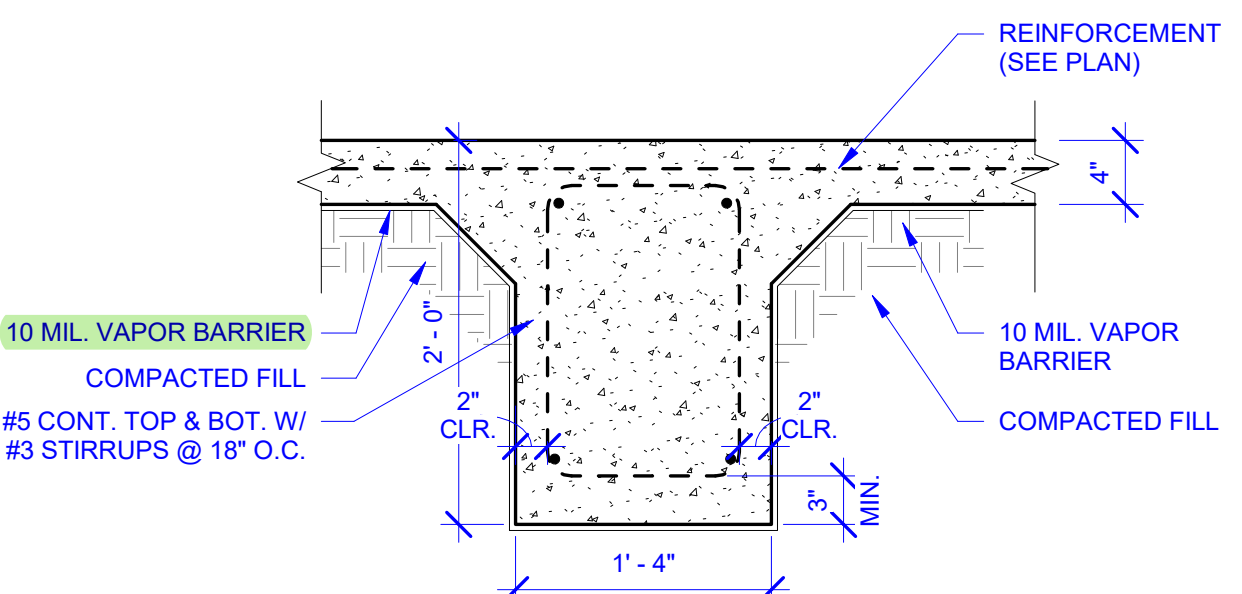
FOUNDATION PLAN NOTES

1. SEE STRUCTURAL NOTES ON S1.0
2. GRADE BEAM DEPTH SHALL BE MIN. 12" BELOW FROSTLINE AND MIN. 12" BELOW UNDISTURBED SOIL

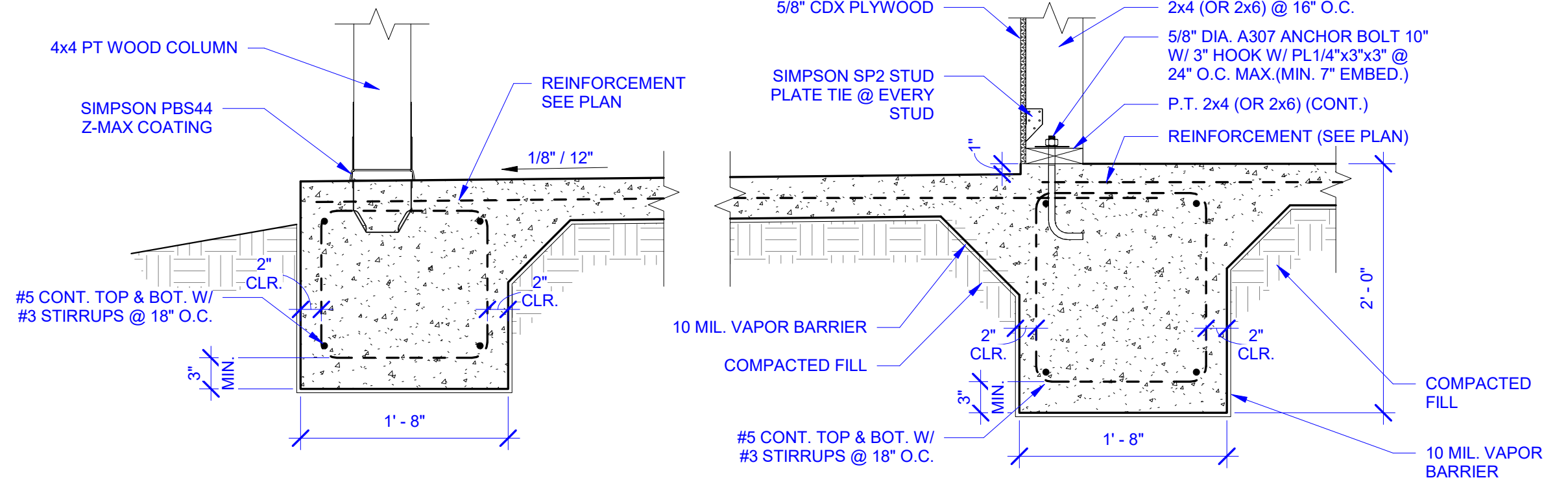
① FOUNDATION PLAN
1/4" = 1'-0"



② SECTION
1" = 1'-0"

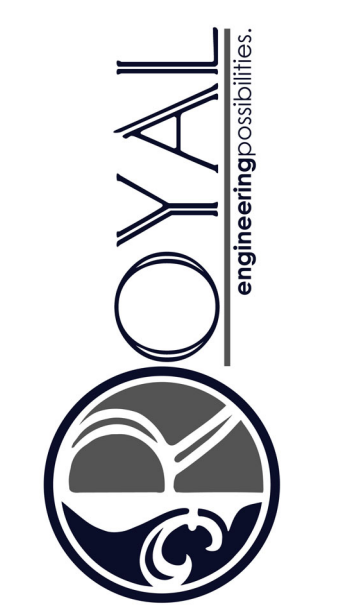


③ SECTION
1" = 1'-0"



④ PORCH FOUNDATION DETAIL
1" = 1'-0"

No.	Description	Date



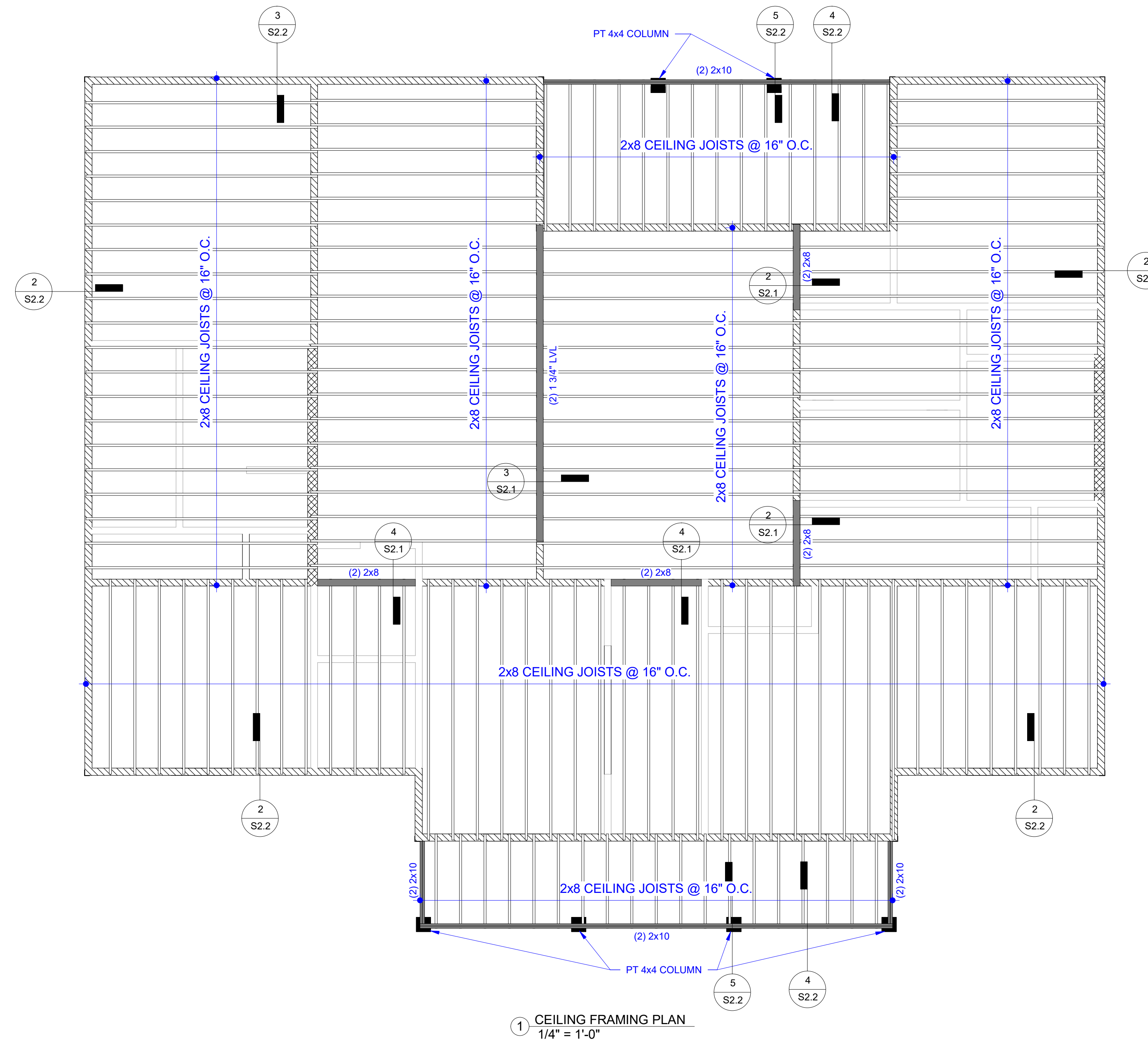
5 BEDROOM PROTOTYPE
REBUILD FLORIDA
Address TBD
City, Florida Zip Code

FOUNDATION PLANS

Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	BT

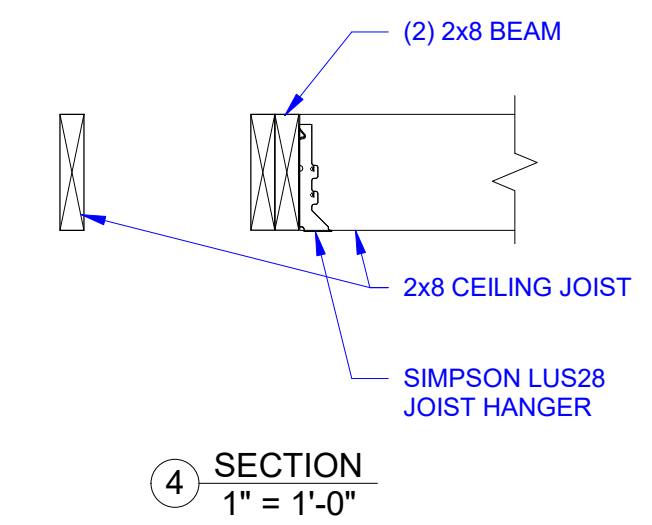
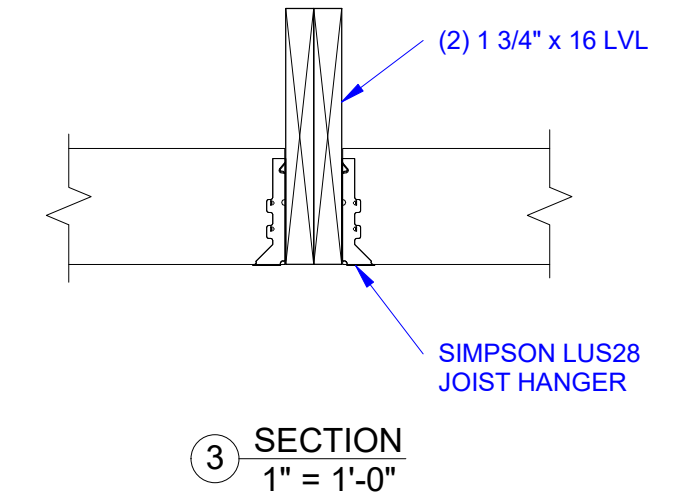
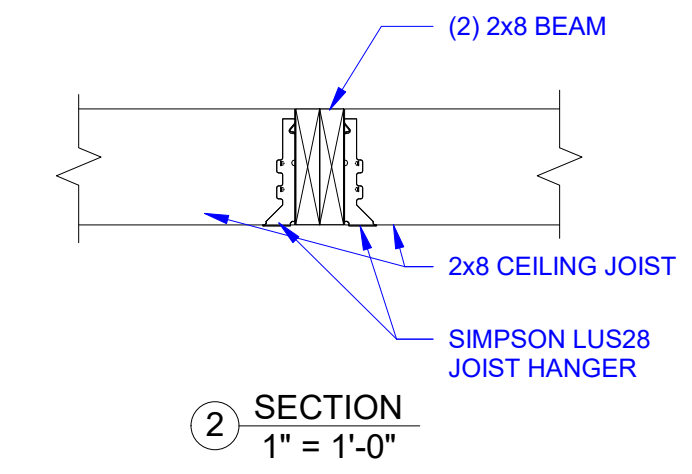
FINAL PROTOTYPE DESIGN





FRAMING PLAN LEGEND & NOTES

- LOAD BEARING 2x6 STUD WALL SPACED @ 16" O.C., MAX W/ BLOCKING @ 48" O.C. MAX. (ALL PLUMBING WALLS SHALL BE 2x6) EXTERIOR WALLS - W/ 5/8" CDX PLYWOOD
- LOAD BEARING 2x4 STUD WALL SPACED @ 16" O.C., MAX W/ BLOCKING @ 48" O.C. MAX. EXTERIOR WALLS - W/ 5/8" CDX PLYWOOD
- BEAM (SEE PLAN FOR TYPE)
- PROVIDE DOUBLE JOISTS UNDER ALL LOAD BEARING WALLS
- PROVIDE TRIPLE STUDS UNDER ALL BEAMS AND DOUBLE JOISTS
- PROVIDE 3/4" PLYWOOD DECKING A MINIMUM OF 30" AROUND THE PERIMETER OF ANY EQUIPMENT IN ATTIC SPACE AND MIN. 24" PASSAGEWAY TO ANY EQUIPMENT FROM THE ATTIC ACCESS LOCATION



No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

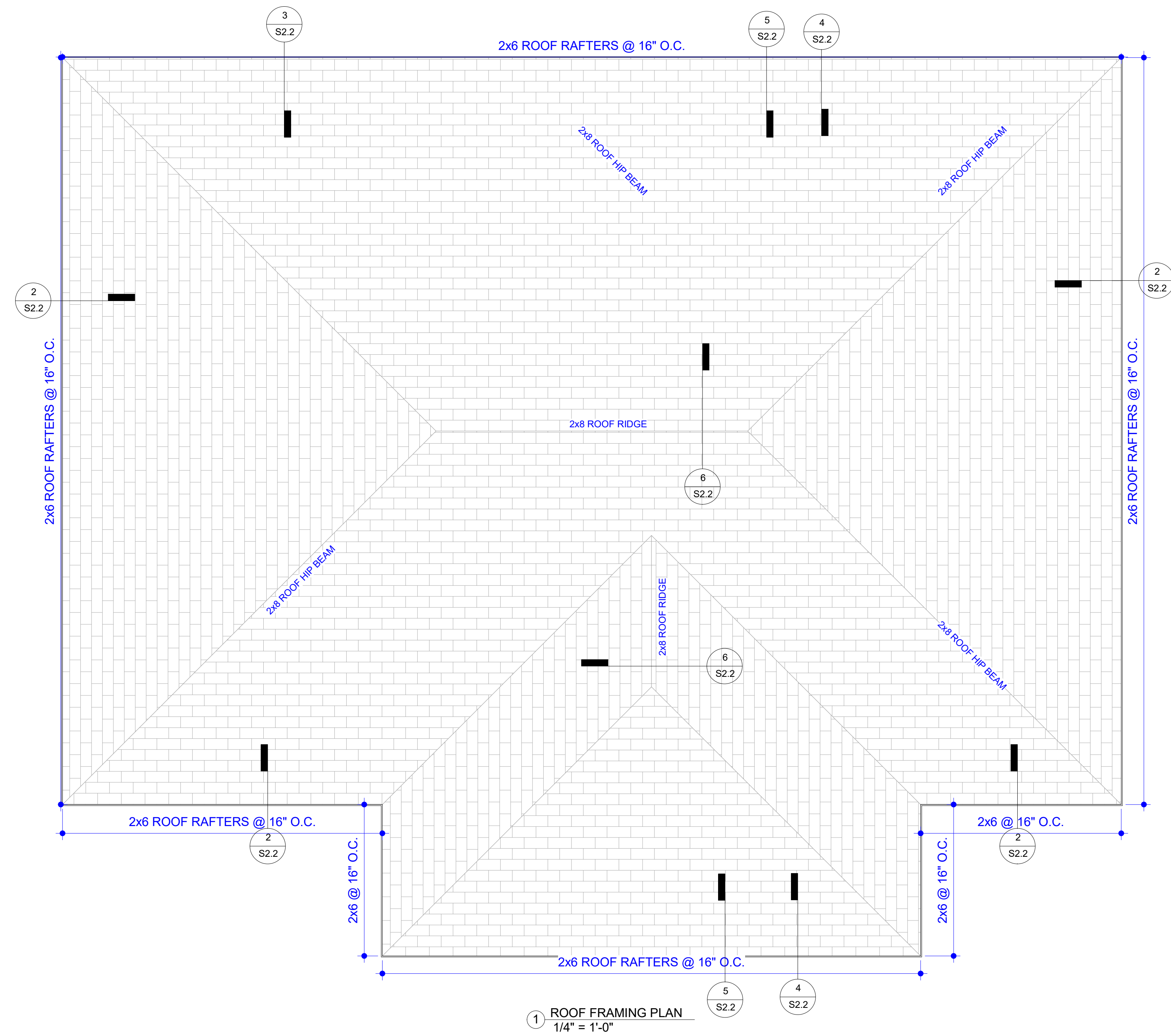
Address TBD
City, Florida Zip Code

FRAMING PLANS & DETAILS

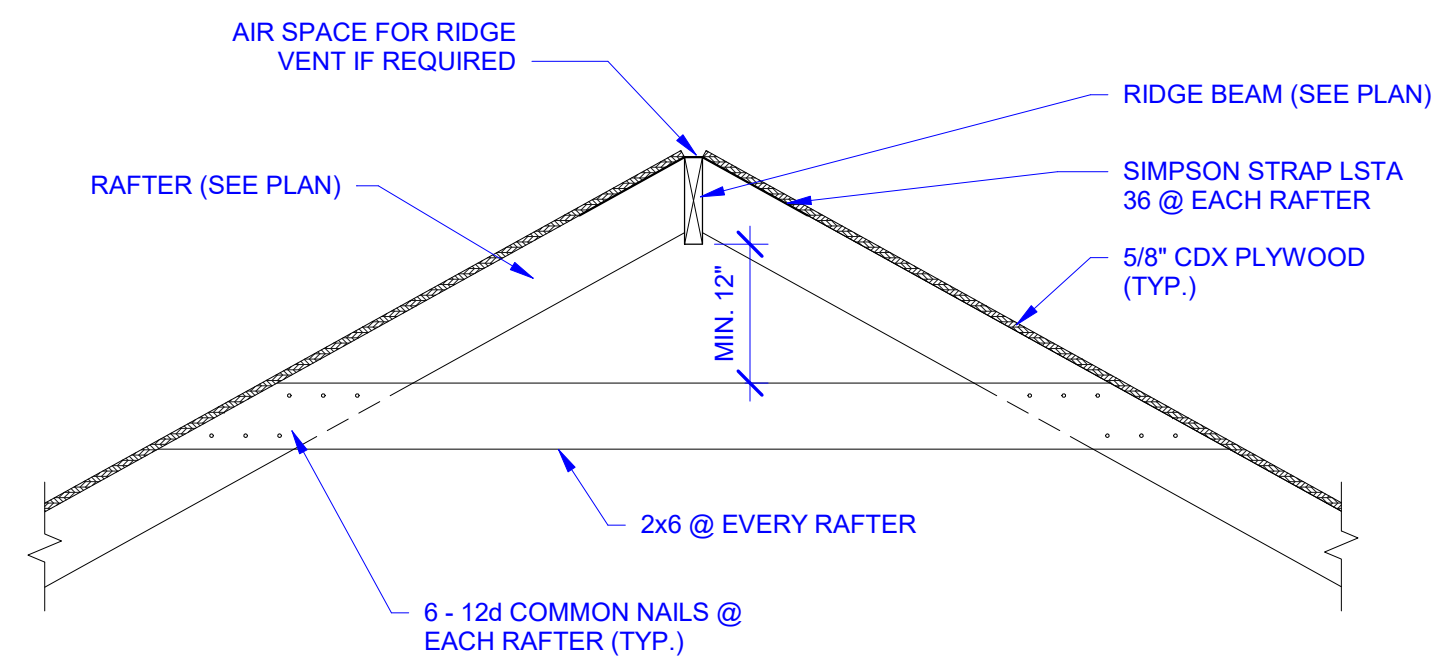
Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	BT

FINAL PROTOTYPE DESIGN

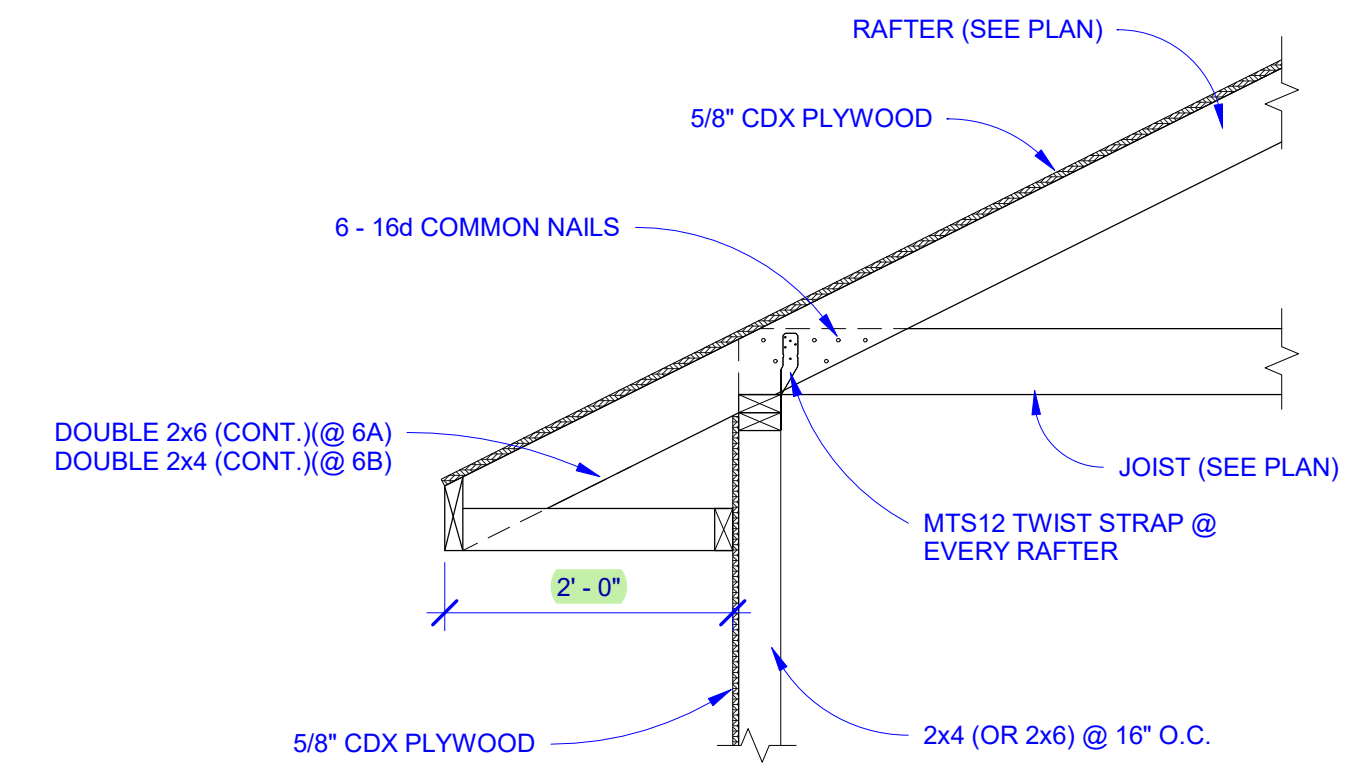




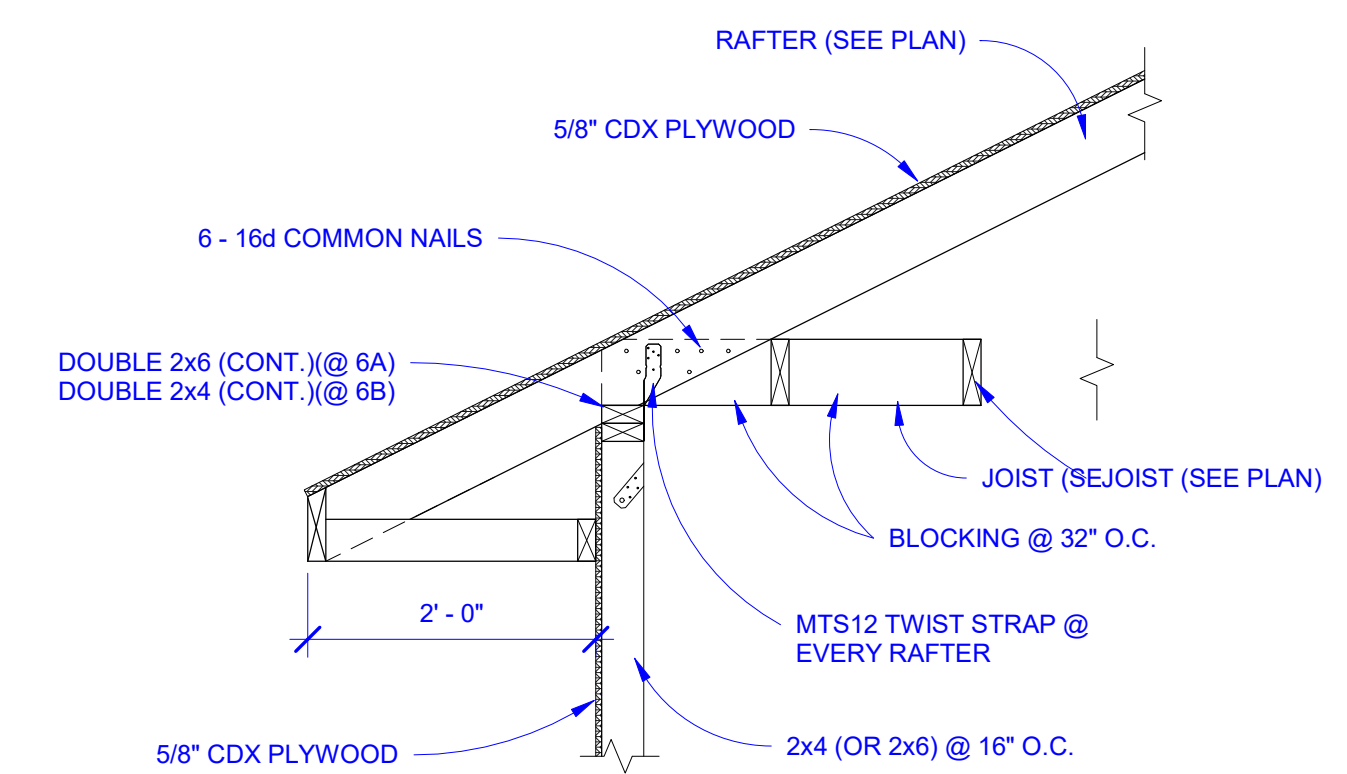
1 ROOF FRAMING PLAN
1/4" = 1'-0"



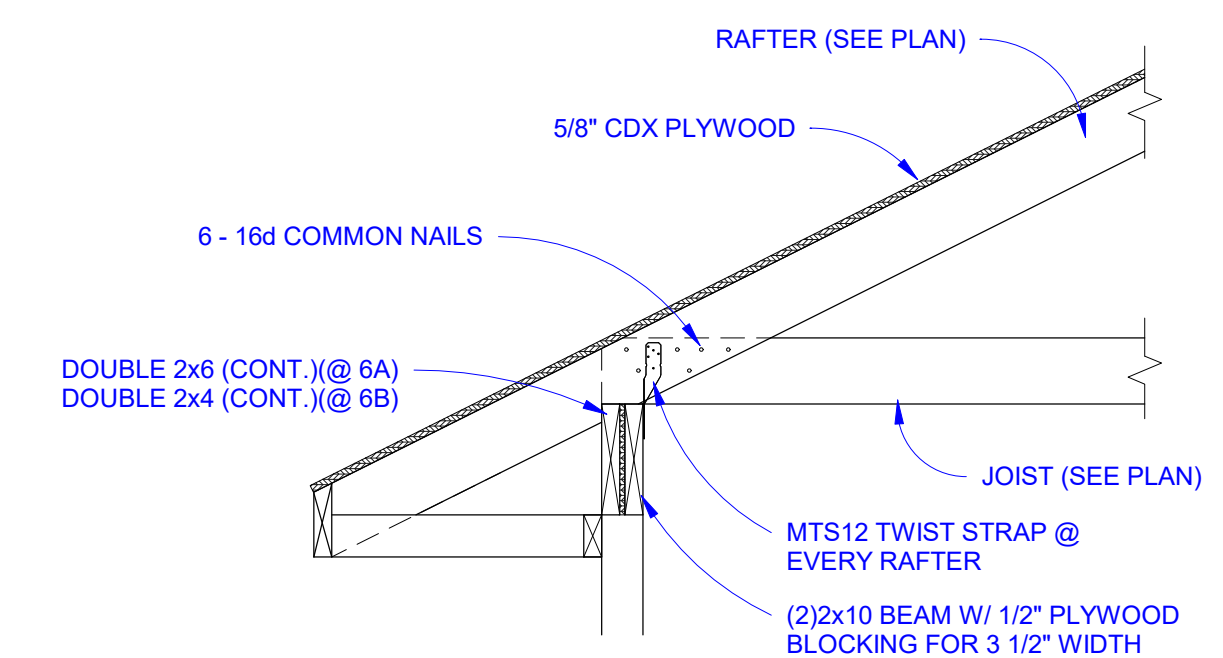
6 SECTION
3/4" = 1'-0"



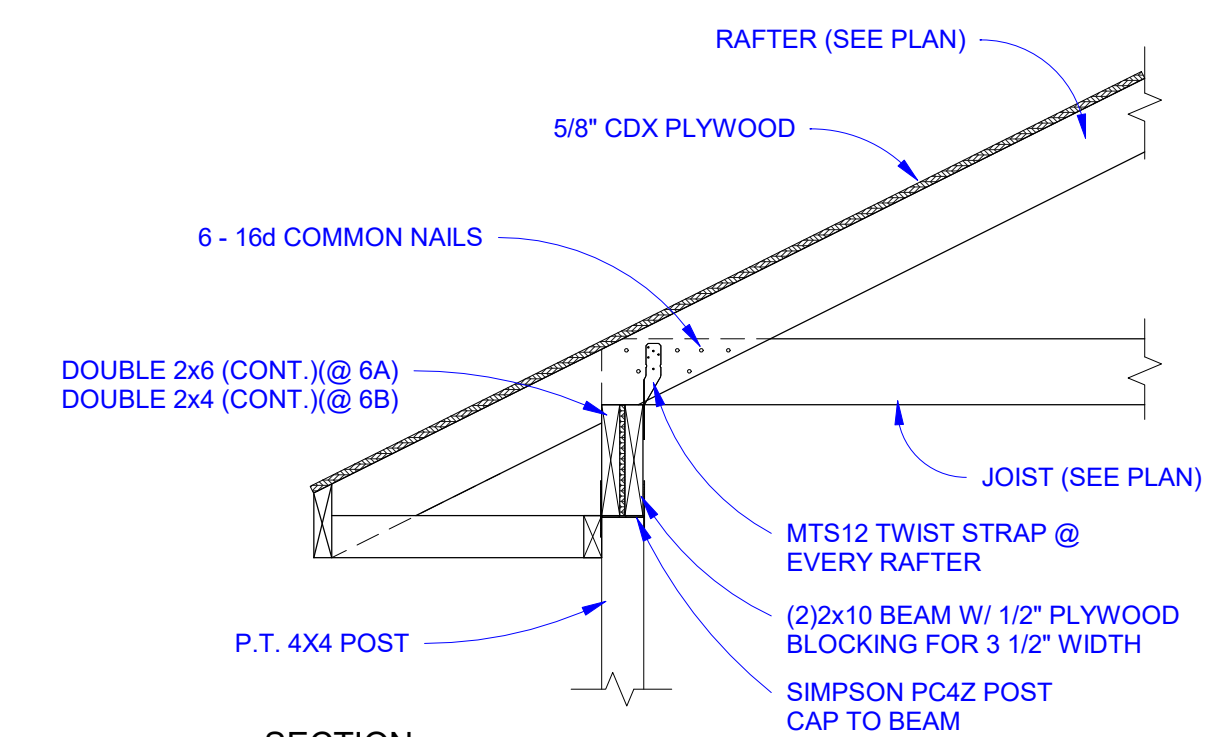
2 SECTION
3/4" = 1'-0"



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



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



5 SECTION
3/4" = 1'-0"

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

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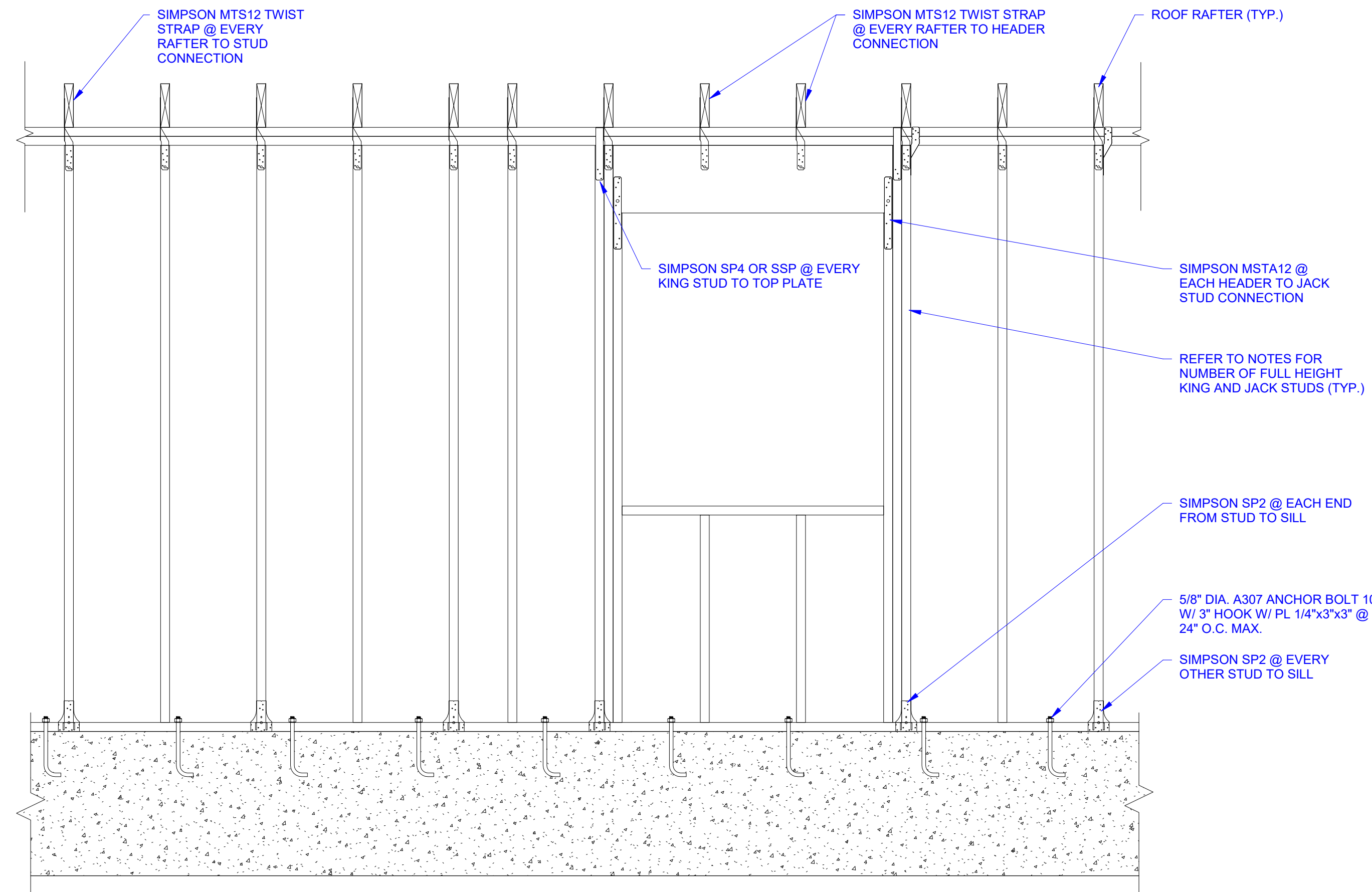
FRAMING PLANS & DETAILS

Project Number	2019-15
Date	06/10/2020
Drawn By	GP
Checked By	BT

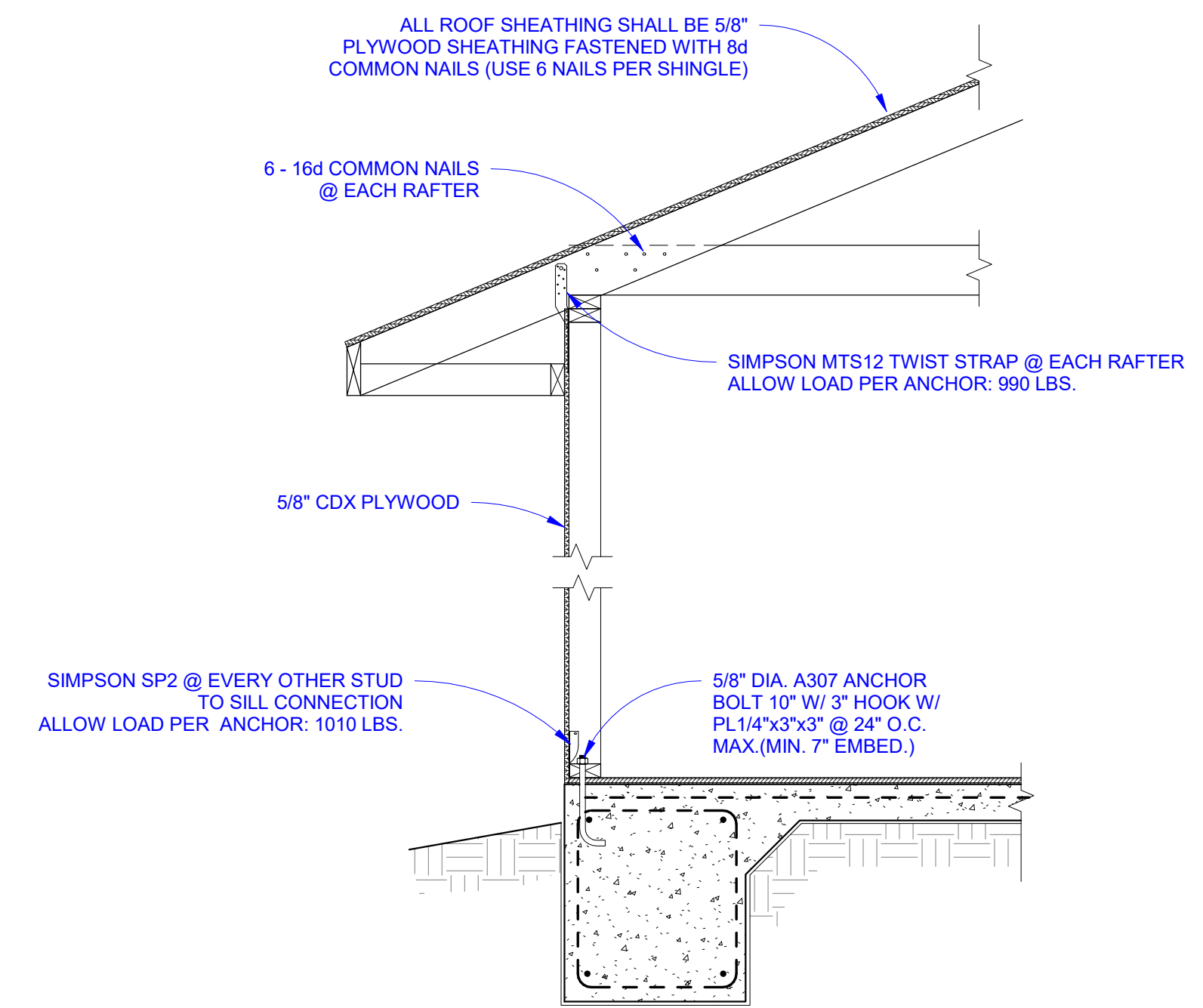
FINAL PROTOTYPE DESIGN



S2.2



① CONTINUOUS LOAD PATH DIAGRAM
3/4" = 1'-0"



② SECTION
3/4" = 1'-0"

No.	Description	Date



5 BEDROOM PROTOTYPE
REBUILD FLORIDA

Address TBD
City, Florida Zip Code

FRAMING DETAILS

Project Number	2019-15
Date	06/10/2020
Drawn By	JP
Checked By	JP

FINAL PROTOTYPE DESIGN

