

# REBUILD FLORIDA HOUSING REPLACEMENT

FLORIDA

## PROTOTYPE DESIGN

JUNE 8, 2021

4 BEDROOM / 2 BATH WIDE

### PROJECT MANAGER

Dewberry Engineers Inc.  
203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644

### ARCHITECTURAL

Larry W. Hasson, AIA  
Dewberry Engineers Inc.

### STRUCTURAL

Nicholas Harden, SE  
Dewberry Engineers Inc.

### PLUMBING

Chris Beverly, PE  
Master Engineers & Designers

### MECHANICAL

Chris Beverly, PE  
Master Engineers & Designers

### ELECTRICAL

Grant Beasley, PE  
Master Engineers & Designers









4 BEDROOM / 2 BATH WIDE  
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REPLACEMENT

FLORIDA

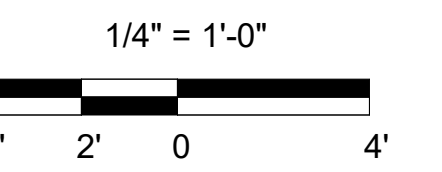
PROTOTYPE DESIGN



SEAL

PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION

SCALE



No.	Description	Date

REVISIONS

DRAWN BY \_\_\_\_\_ WL  
APPROVED BY \_\_\_\_\_ LWH  
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DATE \_\_\_\_\_ JUNE 8, 2021

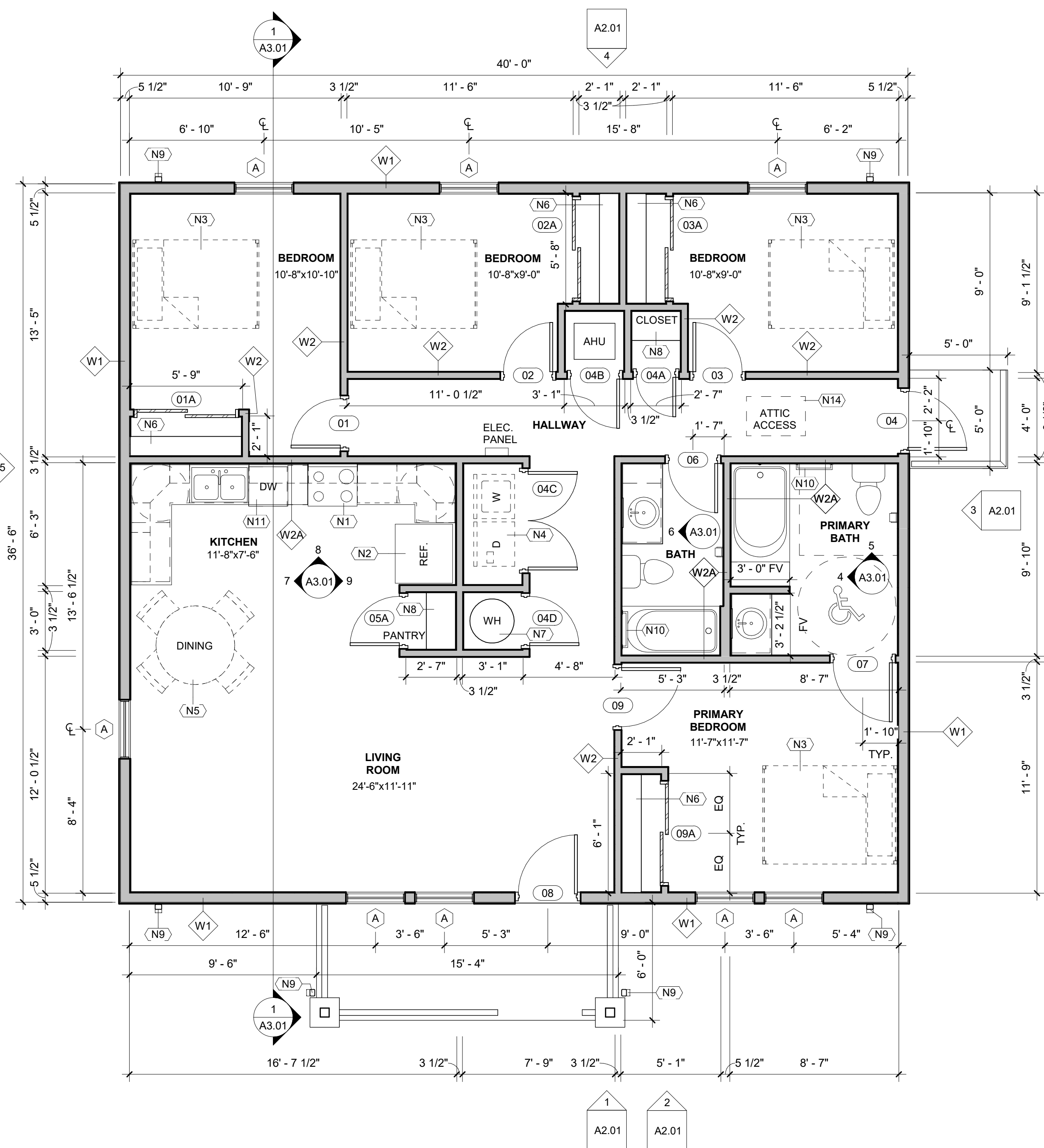
TITLE

**FLOOR AND  
ROOF PLANS**

PROJECT NO. 50136116

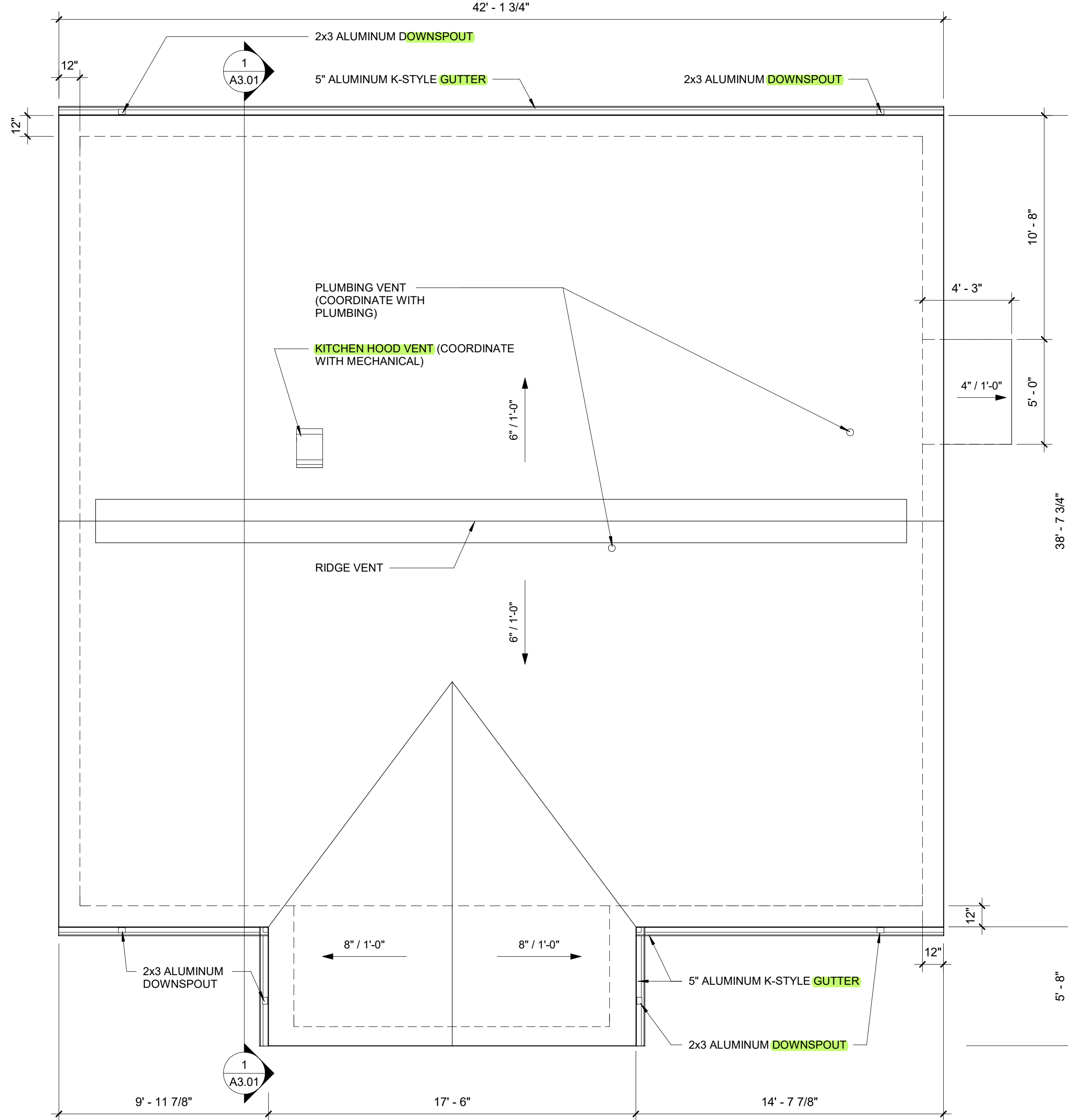
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SHEET NO.



DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

**1 FLOOR PLAN - 1,470 SF**  
Scale: 1/4" = 1'-0"



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

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL COATED WIRE MESH 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 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-21 INSULATION BATT'S IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	 1/2" GPDW (PAINT) 2x6 WOOD STUDS R-21 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 BATT'S IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS W2A - MOISTURE RESISTANT GPDW AT BATHROOMS, KITCHEN, WASHER/DRYER	 2x4 WOOD STUDS 1/2" GPDW (PAINT) 3/2" SOUND BATT'S 1/2" GPDW (PAINT)

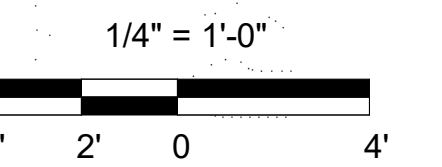




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**EXTERIOR ELEVATIONS**

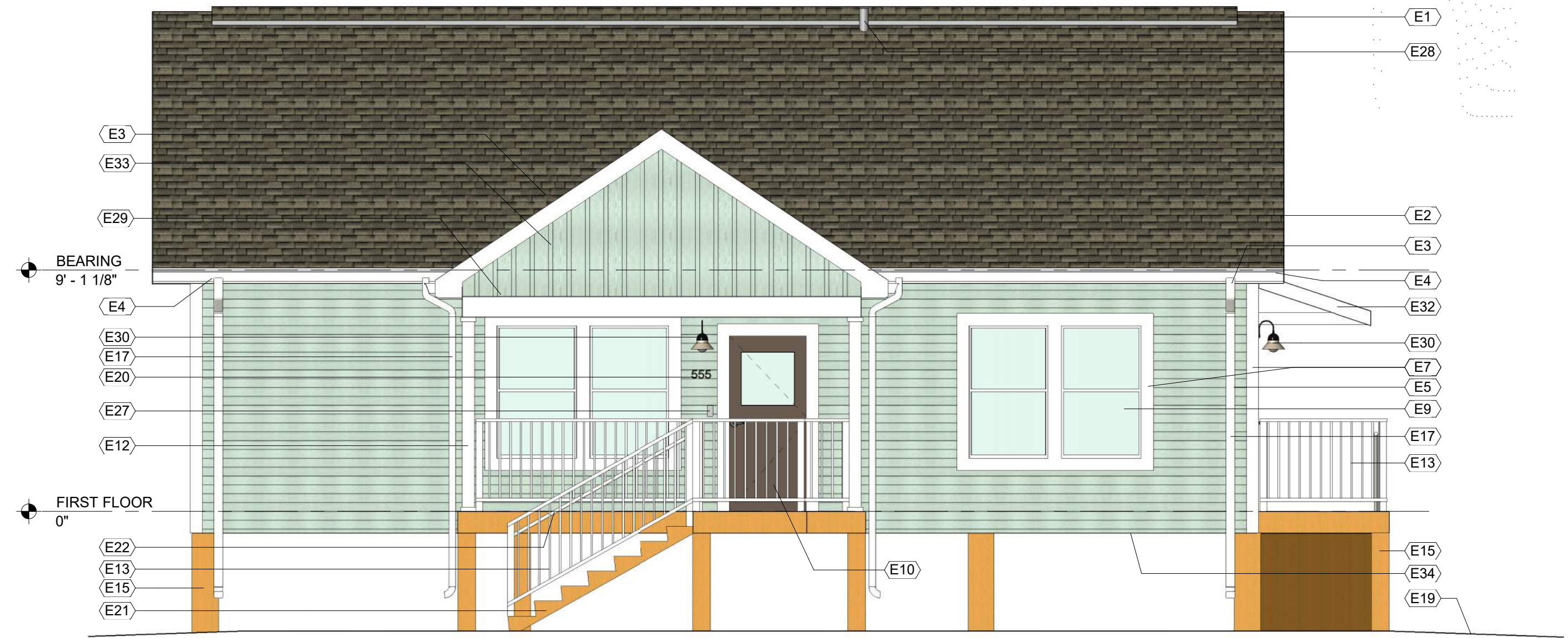
PROJECT NO. 50136116

**A2.01**

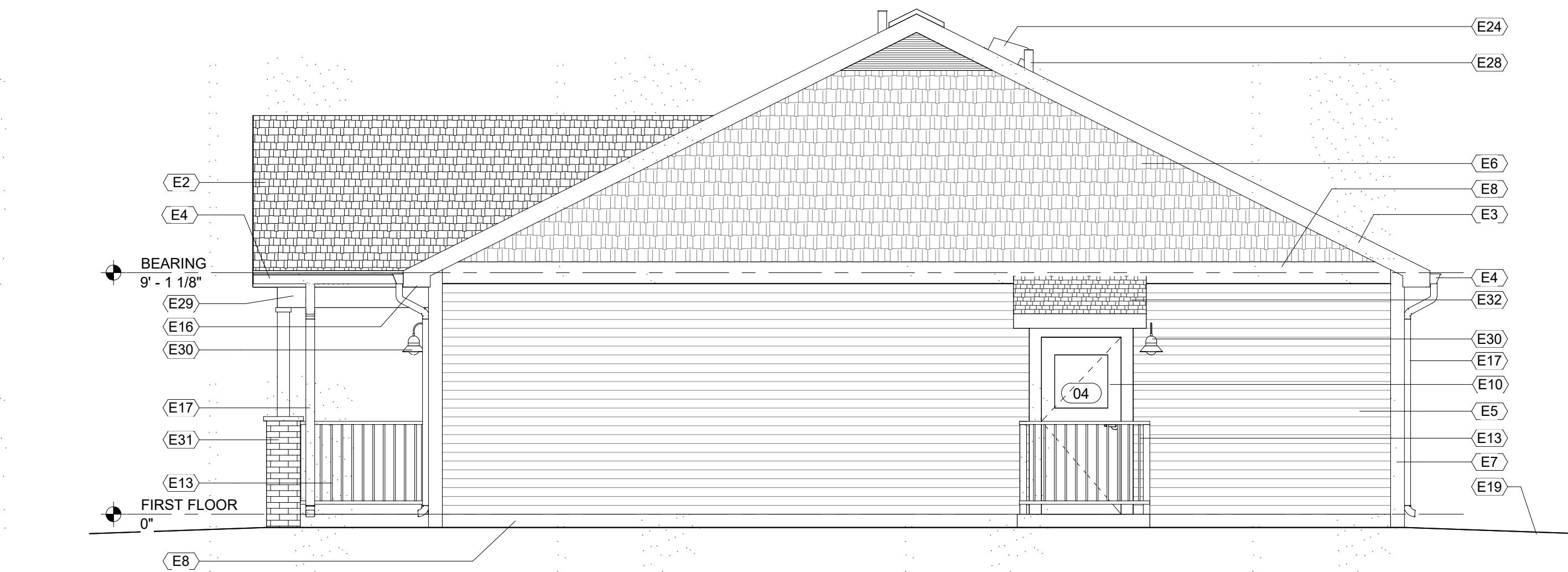
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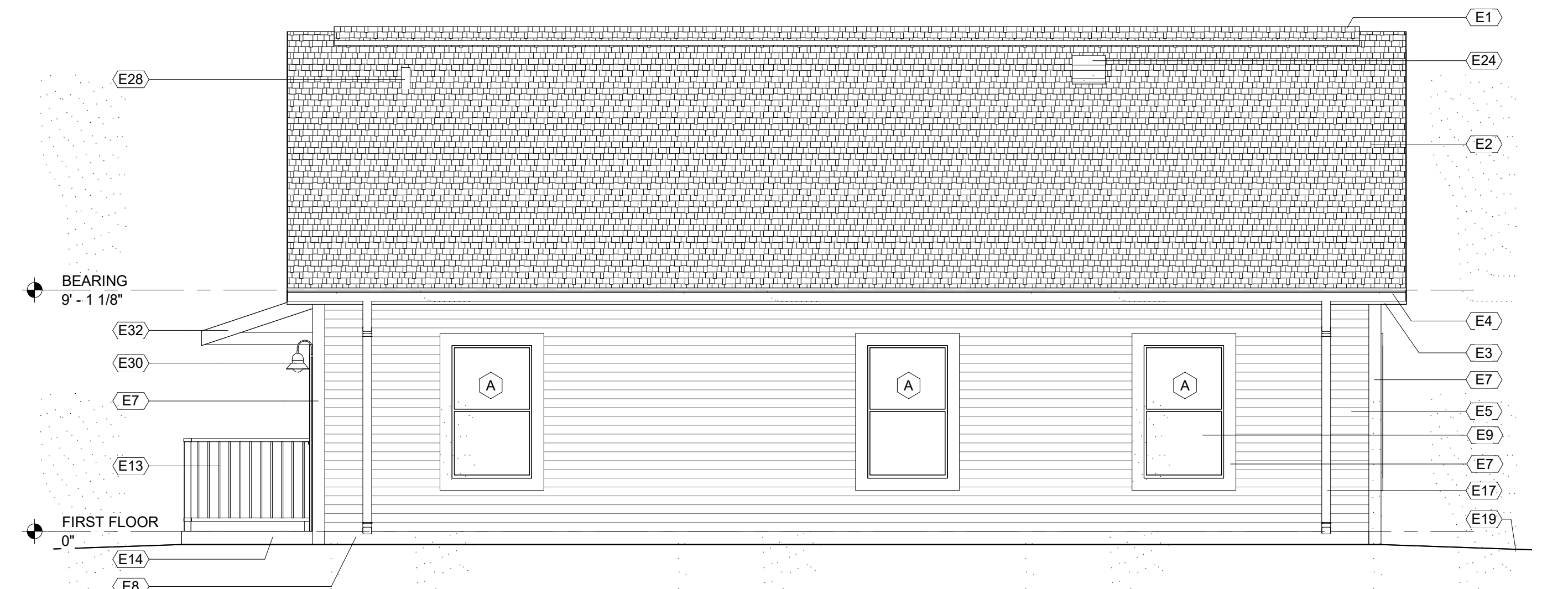
**1 FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



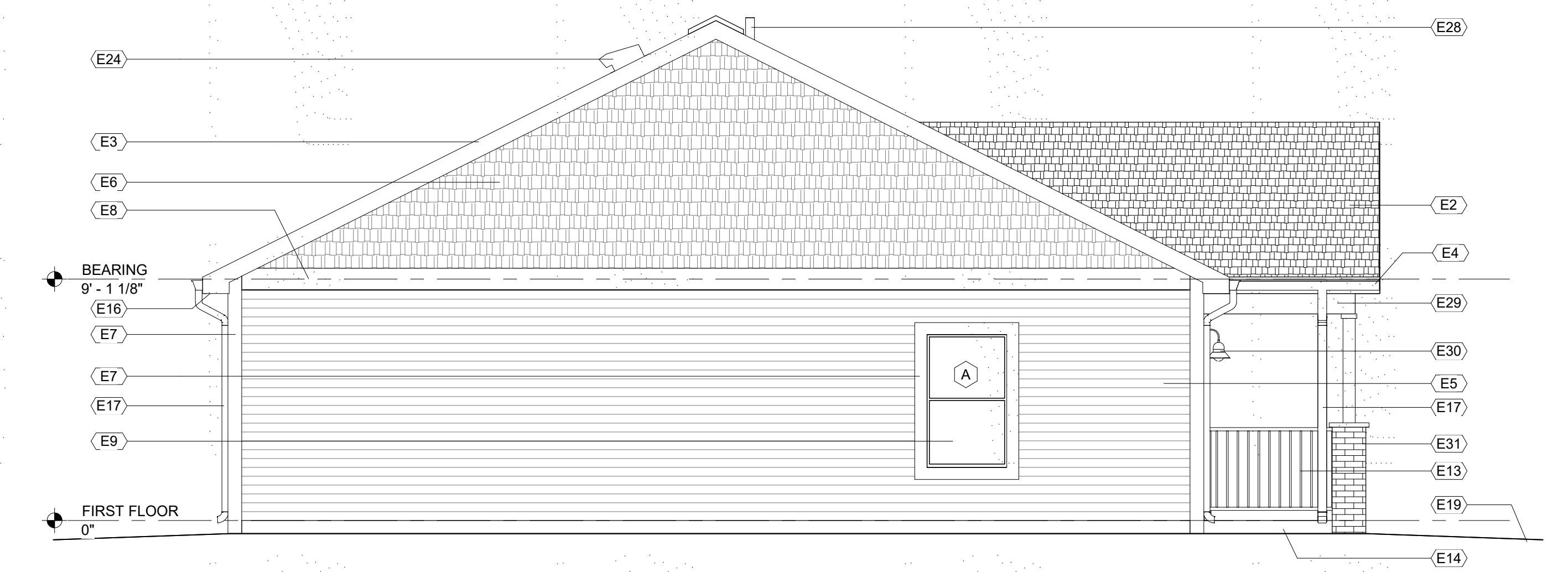
**2 FRONT ELEVATION ALTERNATE**  
Scale: 1/4" = 1'-0"



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



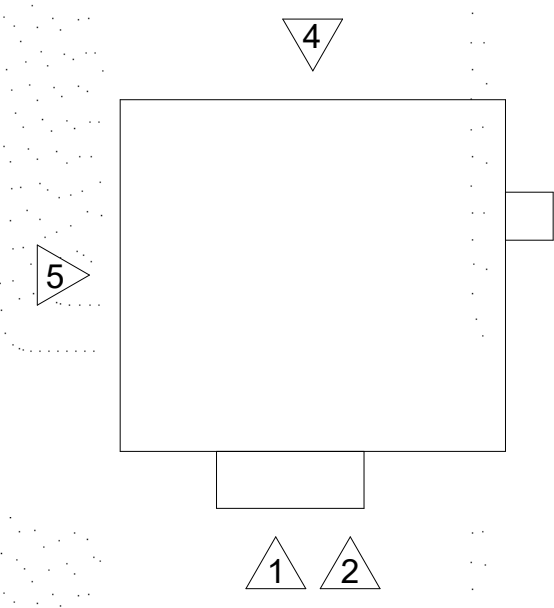
**4 REAR ELEVATION**  
Scale: 1/4" = 1'-0"



**5 WEST ELEVATION7**  
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
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)
E15	WOOD PIER (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

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E21	TREATED WOOD STAIRS, PAINT (FIELD VERIFY NUMBER OF RISERS)
E22	1 1/2" DIAMETER HANDRAIL (PAINT)
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x TREATED WOOD BEAM (SEE S1.01) WITH 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)
E34	TREATED 1/2" PLYWOOD (PAINT) ON BOTTOM OF JOISTS WITH R-13 BATT INSULATION BETWEEN JOISTS









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

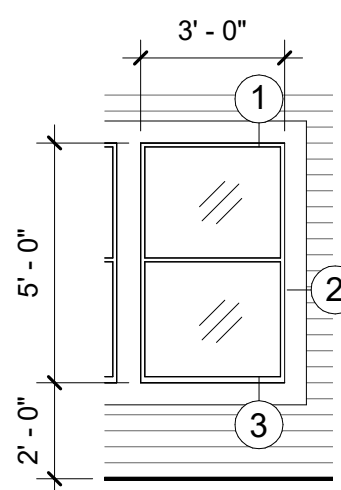
PAINTS APPLIED TO INTERIOR WALLS  
 FLATS: 50 G/L  
 NONFLATS: 100 G/L  
 ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

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

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

FLOOR COATINGS: 100 G/L



WINDOW ELEVATION A

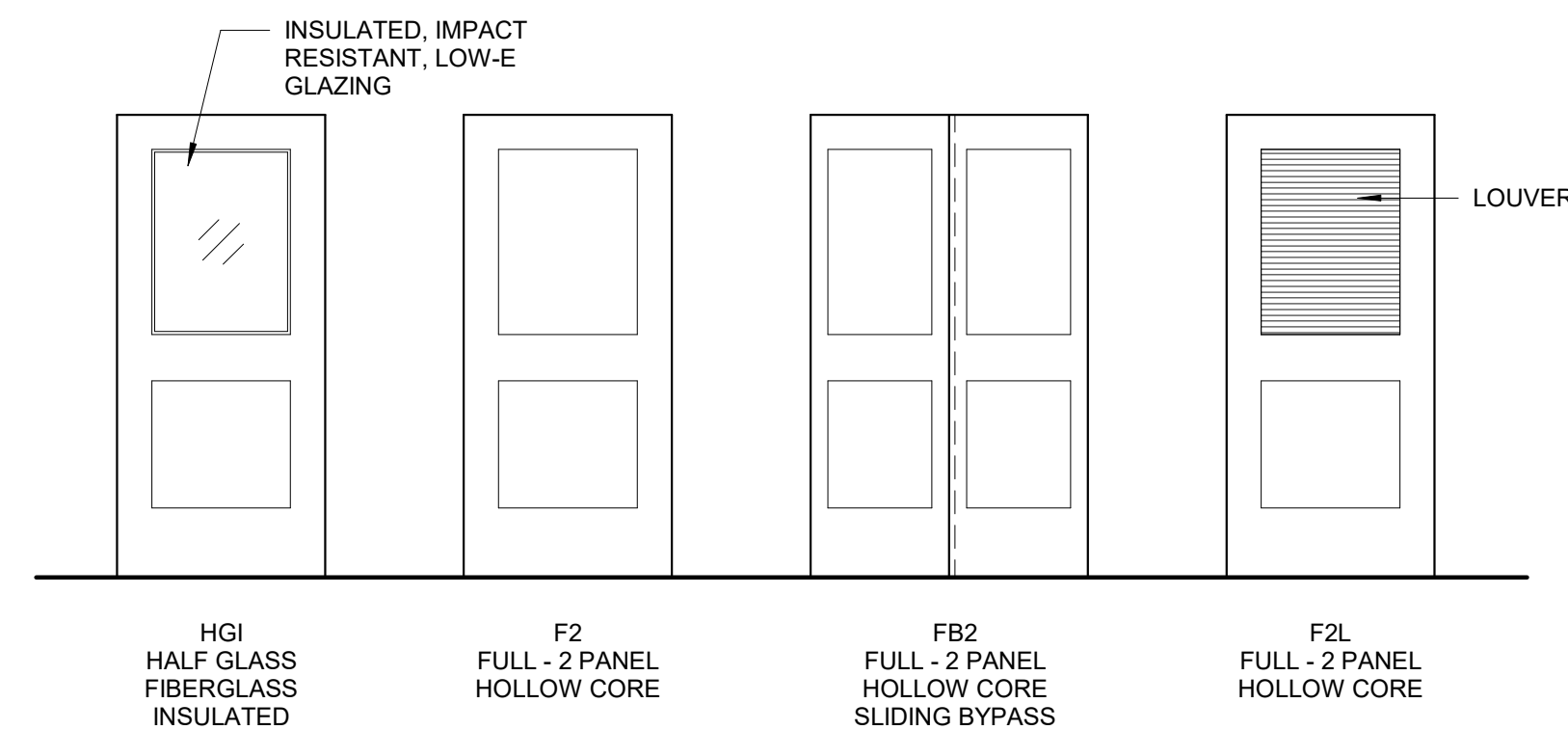
Scale: 1/4" = 1'-0"

DOOR SCHEDULE														
No.	LEAF QTY	WIDTH	HEIGHT	MATERIAL	FINISH	DES.	HDW.	GLAZING	MATERIAL	FINISH	HEAD	JAMB	FIRE LABEL	REMARKS
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

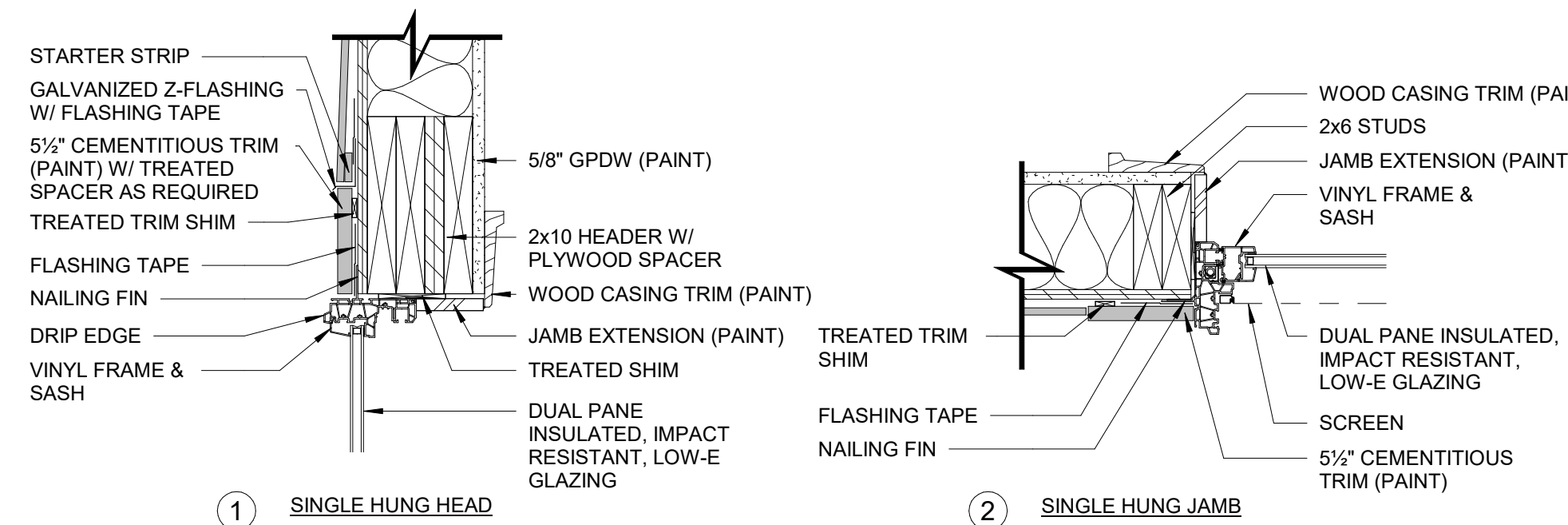
WINDOW SCHEDULE				
TYPE	COUNT	MANUFACTURER	MODEL	COMMENTS
A	8	PELLA (BASIS OF DESIGN)	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)	1, 2

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 INSTALLED TO MEET WIND LOAD PARAMETERS



DOOR DESIGNS

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

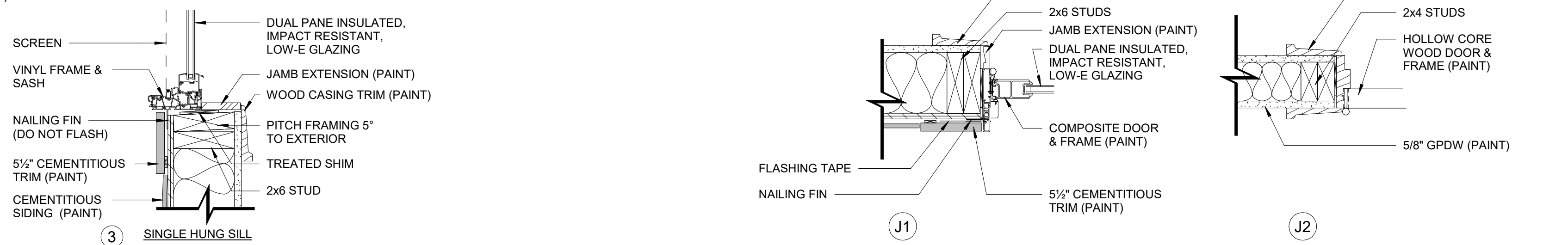


FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

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

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

HEAD & JAMB DETAILS

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



SEAL

PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION

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As indicated

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DRAWN BY: WL  
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FINISH, DOOR, & WINDOW SCHEDULES AND DETAILS

PROJECT NO. 50136116

SHEET NO.



# GENERAL STRUCTURAL NOTES

## DESIGN CRITERIA

- THE STRUCTURAL ENGINEERING DESIGN IS BASED ON AND IN ACCORDANCE WITH THE FOLLOWING BUILDING CODE:
  - 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION
  - 2020 FLORIDA BUILDING CODE, RESIDENTIAL, 7TH EDITION
- ALL APPLICABLE DESIGN LOADS AND INFORMATION USED IN THE DESIGN OF THE STRUCTURE ARE LOCATED IN THE DESIGN CRITERIA TABLE LOCATED ON THIS SHEET.
- ALL GENERAL STRUCTURAL NOTES CONTAINING "THE MOST CURRENT EDITION" REFERS TO THE LATEST EDITION ADOPTED BY THE BUILDING CODE MENTIONED ABOVE.

## GENERAL CONSTRUCTION

- ALL DETAILS AND SECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS INCLUDING ANY EXISTING CONSTRUCTION AND REPORT ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL COORDINATE STRUCTURAL PLANS WITH ALL OTHER CONSTRUCTION DOCUMENTS AND SHALL VERIFY THE SIZE AND LOCATION OF OPENINGS, HOLES, AND SLEEVES THROUGH ALL STRUCTURAL ELEMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
- THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE INTEGRITY OF THE BUILDING STRUCTURE AT ALL STAGES OF CONSTRUCTION.

## FOUNDATIONS

- BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS OF THE FOUNDATION WORK INCLUDING SOIL AND WATER CONDITIONS. THE SOIL CONDITIONS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE FOR GENERAL INFORMATION ONLY, AND ACTUAL SITE CONDITIONS MAY VARY.
- ACTUAL SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE ELEVATION MODIFICATIONS FOR THE FOUNDATIONS DEPTHS AS INDICATED ON THE DESIGN DRAWINGS.
- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL WHICH HAS AN ASSUMED MINIMUM ALLOWABLE BEARING CAPACITY EQUAL TO OR GREATER THAN 1500 PSF. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED SOILS TESTING FIRM.
- BACKFILL SHALL BE PLACED EVENLY AND COMPACTED ON EACH SIDE OF ALL SUBGRADE STRUCTURAL ELEMENTS TO PRODUCE APPROXIMATELY EQUAL AND OPPOSITE LATERAL PRESSURES.
- SUBGRADE STRUCTURAL ELEMENTS SUBJECTED TO DIFFERENTIAL LATERAL SOIL PRESSURE SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL THE STRUCTURAL SUPPORT WHICH PROVIDES LATERAL RESTRAINT HAS BEEN INSTALLED.
- ALL FOUNDATIONS SHALL BE CENTERED ON WALL AND COLUMN CENTERLINES UNLESS OTHERWISE INDICATED BY AN OFFSET DIMENSION ON PLAN OR BY DETAIL.
- THE FOOTING ELEVATIONS SHOWN ON THE DRAWINGS MEET THE REQUIRED DEPTHS FOR ALLOWABLE BEARING CAPACITY AND/OR FROST PROTECTION. ACTUAL FIELD CONDITIONS ENCOUNTERING UNSUITABLE SOIL MAY REQUIRE ADDITIONAL EXCAVATION AND/OR COMPACTED STRUCTURAL FILL. THE CONTRACTOR SHALL REPORT ANY OF THESE CONDITIONS BEFORE PROCEEDING WITH ANY ADDITIONAL WORK.
- NO FOUNDATIONS SHALL BE PLACED ON OR AGAINST SUBGRADE CONTAINING FREE WATER, ICE, OR FROST.

## STRUCTURAL EARTHWORK

- THE BUILDING SITE SHOULD BE STRIPPED OF VEGETATION, ROOTS, DEBRIS, AND OTHER ORGANIC MATERIAL (2 TO 4 INCHES).
- EXISTING MATERIAL AT BOTTOM OF EXCAVATION SHALL BE FIRM AND ABLE TO SUPPORT CONSTRUCTION LOADS WITHOUT DISPLACEMENT PRIOR TO PLACEMENT OF SELECT FILL.
- COMPACTION SHALL BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS.
- COMPACTION AND APPROVAL OF EXISTING SUBGRADE SHALL BE SUPERVISED BY AN INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY.
- SELECT FILL SHALL BE PLACED AND COMPACTED TO A DEPTH DIRECTLY BELOW THE GRAVEL LAYER BENEATH THE SLAB ON GRADE.

## SELECT FILL

- SELECT FILL BELOW FOUNDATIONS AND FLOOR SLABS SHALL CONSIST OF MATERIAL WITH A USCS CLASSIFICATION OF CL, SC, GW, OR SW APPROVED BY AN INDEPENDENT GEOTECHNICAL ENGINEERING TESTING FIRM.
- THE MOISTURE CONTENT OF THE SELECT FILL SHALL RANGE BETWEEN TWO (2) PERCENTAGE POINT BELOW TWO (2) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. THESE GUIDELINES SHOULD BE ADHERED TO FOR THE EXISTING SUBGRADE PRIOR TO PLACEMENT OF SELECT FILL.
- SELECT FILL SHALL BE PLACED IN LOOSE LIFTS NO THICKER THAN EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND COMPACTED TO NINETY FIVE (95) PERCENT OF THE STANDARD PROCTOR DENSITY. THE TOP TWO FEET SHOULD BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR DENSITY. ONE DENSITY TEST PER LIFT FOR EACH 5,000 SQUARE FEET OF COMPACTED AREA WITH A MINIMUM OF TWO (2) TESTS PER LIFT.
- SELECT FILL SHALL BE UNIFORM IN MATERIAL TYPE AND MOISTURE CONTENT. CLODS AND CHUNKS OF MATERIAL SHALL BE BROKEN AND MIXED WITH FILL MATERIAL TO ACHIEVE A UNIFORM MOISTURE CONTENT.

## SLAB-ON-GRADE

- SLAB-ON-GRADE SHALL BE PLACED UPON A 15 MIL VAPOR RETARDER LOCATED ABOVE A GRAVEL BASE AND SELECT FILL PER THE "SELECT FILL" NOTES ON THIS SHEET UNLESS OTHERWISE NOTED.
- CONTRACTION JOINTS SHALL BE 1/4 THE FLOOR SLAB DEPTH AND LOCATED WITHIN THE SLAB AS SOON AS POSSIBLE, BUT NO LATER THAN FOUR (4) HOURS IN HOT WEATHER OR TWELVE (12) HOURS IN COLD WEATHER AFTER PLACING OF CONCRETE TO AVOID PREMATURE CRACKING IN THE FLOOR SLAB.
- CONCRETE FINISHES AND SPRAY ON CURING/SEALING COMPOUNDS SHOULD BE COORDINATED WITH ARCHITECTURAL FLOORING FINISHES FOR COMPATIBILITY.
- ALL SLABS ON GRADE, PADS, FILLS AND TOPPING SHALL HAVE A MINIMUM OF 6x6-W2.9xW2.9 WWF (ENO) PLACED 1" FROM THE TOP OF THE SLAB. LAP TWO WWF PANELS AT EDGES AND ENDS AND PROVIDE ADDITIONAL REINFORCING WHERE SHOWN ON DRAWINGS.
- IN SLABS-ON-GRADE, PROVIDE JOINTS AROUND EACH COLUMN AND BETWEEN COLUMNS AS SHOWN OR NOT OVER 15'-0" FOR 5' SLABS OR 20'-0" FOR 7' AND 8' SLABS IN EACH DIRECTION. PLACE CONCRETE IN A STRIP CAST MANNER, ALTERNATING STRIPS. LIMIT LENGTH OF PLACEMENT TO 120'-0" AND WIDTH OF 25'-0" MAXIMUM. COMPLETE PLACEMENT IN ONE CONTINUOUS OPERATION. FOR SLABS-ON-GRADE RECEIVING ARCHITECTURAL FINISHES, VERIFY JOINT LOCATIONS WITH ARCHITECT.
- EPOXY JOINT FILLER SHALL BE APPLIED TO ALL EXPOSED CONTROL JOINTS.

## CONCRETE

- ALL REINFORCED CONCRETE SHALL BE DESIGNED, FABRICATED AND CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND COMMENTARY (ACI 318R) BY THE AMERICAN CONCRETE INSTITUTE.
- REINFORCING BAR DETAILING, FABRICATING, AND PLACING SHALL CONFORM TO THE FOLLOWING AMERICAN CONCRETE INSTITUTE STANDARDS:
  - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315, LATEST EDITION)
  - "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" (ACI 315R, LATEST EDITION)
- THE MOST CURRENT EDITIONS OF CONCRETE REINFORCING STEEL INSTITUTES' "REINFORCING BAR DETAILING" AND "PLACING REINFORCING BARS" MAY ALSO BE USED.

## MINIMUM CONCRETE COMPRESSIVE STRENGTH (F<sub>c</sub>) AT 28 DAYS:

ALL CONCRETE	4000 PSI
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## CONCRETE REINFORCEMENT MATERIAL SHALL BE AS FOLLOWS:

DEFORMED BARS	ASTM A615 GRADE 60
WELDED WIRE FABRIC (WWF)	ASTM A185 (SHEETS ONLY)

## CONCRETE PROTECTION FOR REINFORCEMENT OF CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

UNLESS OTHERWISE SHOWN OR NOTED, ALL SPLICING OF REINFORCING BARS SHALL BE CLASS B AND CONFORM TO THE REQUIREMENTS OF SECTIONS 12.14, 12.15, 12.16, AND 12.17 OF ACI 318, AND SHALL BE SHOWN ON THE SHOP DRAWINGS.

REINFORCING STEEL SHALL BE:

CONCRETE CAST AGAINST EARTH OR WATER (NOTE A):

ALL BARS	3"
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CONCRETE CAST TO FORMS EXPOSED TO EARTH, WATER OR WEATHER:

#6 BAR OR LARGER	2"
#5 BAR AND SMALLER	1 1/2"

SLABS POURED ON GRADE:

FROM TOP SURFACE	2"
TROWELED SURFACE (NOTE B)	1"
SCREEDED SURFACE FOR TOPPING	3/4"

(NOTE A) EXCLUDING SLABS POURED ON GRADE.  
(NOTE B) INCREASE BY 1/2" IF SURFACE IS TO BE IN PERMANENT CONTACT WITH GROUND OR WATER.

UNLESS OTHERWISE SHOWN OR NOTED, ALL SPLICING OF REINFORCING BARS SHALL BE CLASS B AND CONFORM TO THE REQUIREMENTS OF SECTIONS 12.14, 12.15, 12.16, AND 12.17 OF ACI 318, AND SHALL BE SHOWN ON THE SHOP DRAWINGS.

ALL HORIZONTAL BARS IN CONCRETE WALLS OR GRADE BEAMS SHALL BE BENT AT CORNERS AND INTERSECTIONS IN SUCH A WAY THAT CONTINUITY IS PROVIDED THROUGH THE JOINT. SEPARATE CORNER BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCING MAY BE SUBSTITUTED FOR THE BENT PORTION OF THE CONTINUOUS BARS.

ALL CONSTRUCTION JOINTS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED IN THE STRUCTURE UNLESS THEIR ELIMINATION IS APPROVED BY THE ENGINEER. ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION SHALL BE LOCATED AND DETAILED ON SHOP DRAWINGS. WHEN CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE REQUIRED, THE REINFORCEMENT SHALL PASS CONTINUOUSLY THROUGH THE JOINT AND A KEY SHALL BE PROVIDED FOR ADEQUATE SHEAR TRANSFER.

ALL KEYS FOR CONSTRUCTION JOINTS SHALL BE 2"x4" (NOMINAL) UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWINGS. WHERE KEYS ARE NOT SHOWN AT CONSTRUCTION JOINTS, PROVIDE ROUGHENED SURFACES OF 1/4" AMPLITUDE, FREE OF LANTANCE AS DESCRIBED IN SECTION 11.6.9 OF ACI 318.

ALL CONCRETE BEAMS SHALL BE PLACED MONOLITHICALLY WITH THE ADJACENT SLABS, UNLESS OTHERWISE SHOWN OR NOTED.

UNLESS OTHERWISE SHOWN OR NOTED, PROVIDE (2)-#5 BARS (1-EACH FACE) AROUND UNFRAMED OPENINGS IN CONCRETE WALLS AND GRADE BEAMS.

SIZE AND LOCATION OF BASES, SUPPORTS AND EMBEDDED ANCHORAGES FOR EQUIPMENT SHALL BE COORDINATED WITH EQUIPMENT SUPPLIER AND SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.

PROVIDE VERTICAL CONSTRUCTION JOINTS AT A MAXIMUM OF 60'-0" IN WALLS UNEXPOSED TO VIEW.

UNLESS NOTED OTHERWISE, NO CONCRETE SHALL BE POURED WITHOUT A MINIMUM REINFORCEMENT OF .002 TIMES THE CONCRETE CROSS SECTIONAL AREA IN EACH DIRECTION.

PROVIDE PLASTIC TIPPED ACCESSORIES FOR REINFORCEMENT AT ALL FACES OF EXPOSED CONCRETE, INTERIOR OR EXTERIOR.

ALL FIELD BENDING OF REINFORCING SHALL BE DONE COLD. HEATING OF BARS SHALL NOT BE PERMITTED.

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION.

NO ELECTRICAL CONDUIT SHALL BE PLACED ABOVE THE WELDED WIRE FABRIC IN SLABS ON GRADE. MAXIMUM SIZE OF CONDUIT SHALL BE 1/3 THE SLAB THICKNESS INCLUDING CROSSOVERS. CONDUIT SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER.

UNLESS SHOWN OTHERWISE, PROVIDE DOWELS IN FOOTING FOR WALLS AND COLUMNS, PIERS, PILASTERS, ETC. TO MATCH REINFORCING ABOVE.

CONCRETE FINISHES AND SPRAY-ON CURING/SEALING COMPOUNDS SHALL BE COORDINATED WITH ARCHITECTURAL FLOORING FINISHES FOR COMPATIBILITY.

## WOOD SHEATHING

- PLYWOOD SHEATHING TO BE APA-RATED AND STAMPED.
- INSTALL PLYWOOD ROOF SHEATHING WITH LONG PANEL DIMENSION ACROSS SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS.

## LAMINATED VENEER LUMBER

LAMINATED VENEER MEMBERS SHALL BE 2.0E-2600Fb HAVE THE FOLLOWING MINIMUM BASE DESIGN VALUES:

Fb (DRY USE)	2600 PSI
Fc (SINGLE MEMBER USE)	2510 PSI
Fc (PARALLEL TO GRAIN)	750 PSI
Fc (PERPENDICULAR TO GRAIN)	285 PSI
Fv	2,000,000 PSI
E	1,017,000 PSI
Emids	

## WOOD FRAMING

- ENGINEERED TIMBER CONSTRUCTION IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- WOOD FRAMING FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 FLORIDA RESIDENTIAL CODE (FRC) AND SHALL CONFORM TO THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE- AND TWO-FAMILY DWELLINGS, 2018 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.
- UNLESS OTHERWISE NOTED OR APPROVED, STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN PINE #2 OR APPROVED EQUAL FOR FLOOR FRAMING AND SOUTHERN PINE SELECT STRUCTURAL (SS) OR APPROVED EQUAL FOR ROOF FRAMING.
- TIMBER CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS, AND WHEN NOT DETAILED, SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SUBJECT TO THE ENGINEER'S APPROVAL.

PROVIDE A MINIMUM OF (2) FULL LENGTH STUDS AT OPENINGS, CORNERS, AND ENDS OF WALLS UNLESS OTHERWISE SHOWN OR NOTED.

STRUCTURAL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

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 6" DEEP. ALL OTHER PIECES SHALL HAVE 3 ROWS OF 12d NAILS AT 12".

PROVIDE MINIMUM DOUBLE FLOOR JOISTS UNDER WALLS.

PROVIDE FULL DEPTH BLOCKING FOR ALL FLOOR JOISTS @ 8'-0" MAX. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 NOMINAL IN THICKNESS, OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST TO PREVENT ROTATION.

WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING AND 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 FBC.

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 (INCLUDING THE INTERIOR COMPONENTS) THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH, WATER OR CONCRETE, OR BELOW THE FIRST FLOOR LEVEL SHALL BE STAINLESS STEEL. IF PRODUCT IS NOT AVAILABLE IN STAINLESS STEEL, PRODUCT SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING. MIXING OF GALVANIZING AND STAINLESS STEEL COMPONENTS IS PROHIBITED. ALL HANGERS SHOWN ARE IN ADDITION TO THE REQUIRED FASTENERS BY THE FLORIDA BUILDING CODE.

ANY STRINGERS OR FLOOR JOIST MATERIAL LOCATED BELOW THE BFE MUST BE TREATED PER FEMA GUIDELINES.

STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL. NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EACH CORNER OR AN EXTERIOR WALL.

RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE AND WHERE POSSIBLE AT HIPS AND VALLEYS. RIDGE BOARD SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THE POINT.

NOTCHES IN SOLID LUMBER JOIST, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT ENDS OF THE MEMBERS.

NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS. UNLESS NOTED OTHERWISE.

OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST BEARING. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET.

ASSUMED SOIL PROPERTIES OF FINE SAND INCLUDE: UNIT WEIGHT: 117 PCF, INTERNAL FRICTION ANGLE:  $\phi = 35^\circ$ , EXTERNAL FRICTION ANGLE:  $\delta = 25^\circ$ , MODULUS OF SUBGRADE REACTION: 300 PCI

APPLY FIELD PRESERVATIVE TO ALL NOTCH CUTS PRIOR TO BEAM INSTALLATION.

PER PROGRAM REQUIREMENTS STRUCTURE TO BE ELEVATED A MAXIMUM OF 8 FT ABOVE GROUND

PRIOR TO ANY FABRICATION OR CONSTRUCTION, A GEOTECHNICAL ENGINEER SHALL PROVIDE SOIL RECOMMENDATIONS AND DESIGN VALUES TO THE ENGINEER OF RECORD FOR FOUNDATION VERIFICATION.

DRIVEN TIMBER PILES

TIMBER PILES ARE TO BE TAPERED SOUTHERN PINE WITH 16" DIAMETER 3' FROM BUTT, CONDITIONED BY AIR DRYING, TREATED WITH CHROMATED COPPER ARSENATE (CCA), IN ACCORDANCE WITH ASTM D 25, AND EMBEDDED AT LEAST 22'-0" BELOW FINAL GRADE.

EMBEDMENT, ASSUMED SOIL PROPERTIES, AND DESIGN VALUES TO BE EVALUATED BY GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF FLORIDA PRIOR TO ANY CONSTRUCTION OR FABRICATION.

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DESIGN LOAD SCHEDULE (2020 FBC, 7th EDITION)								
LEVEL	ITEMS	DEAD LOAD (PSF)						LIVE LOAD
		FLOORING	ROOFING/ DECK	MEP	CEILING/ INSULATION	MISC.	FRAMING	
ROOF		-	5.5	-	-	-	2.5	20
CEILING WITH UNINHABITED ATTIC W/OUT STORAGE		-	3.5	5	3	2	3.5	10
CEILING WITH UNINHABITED ATTIC WITH STORAGE		-	3.5	5	3	2	3.5	20
FLOOR (TYPICAL)		4	3	5	3	1.5	3.5	40
EXTERIOR DECK		4	2.5	-	-	5	3.5	60

<b>RISK CATEGORY:</b>	II	
<b>WIND LOADS:</b>		
1. BASIC WIND SPEED (3 SEC. GUST), V =	140 MPH	
2. WIND DIRECTIONALITY FACTOR, Kd =	0.85	
3. WIND EXPOSURE CATEGORY =	D	
4. TOPOGRAPHIC FACTOR, Kzt =	1.0	
5. GUST EFFECT FACTOR, G =	0.85	
6. INTERNAL PRESSURE COEFFICIENT:	+0.18	
7. COMPONENTS AND CLADDING WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7 REQUIREMENTS.		
<b>MEAN ROOF HEIGHT:</b>		
ROOF:	30 FT	
<b>ROOF SNOW LOAD:</b>		
1. GROUND SNOW LOAD (Pg) =	0 PSF	
2. EXPOSURE FACTOR (Ce) =	1.0	
3. SNOW IMPORTANCE FACTOR (Is) =	1.2	
4. THERMAL FACTOR (Ct) =	1.0	
5. FLAT ROOF SNOW LOAD (Pi) =	0 PSF	
<b>SEISMIC LOADS:</b>		
1. MAPPED SPECTRAL RESPONSE ACCELERATION	Ss = 0.120	S1 = 0.052
2. DESIGN SPECTRAL ACCELERATION FOR SHORT PERIODS	Sds = 0.128	
3. DESIGN SPECTRAL ACCELERATION FOR 1-SEC PERIOD	Sd1 = 0.083	
4. SITE CLASSIFICATION	D	
5. IMPORTANCE FACTOR	1.5	
6. SEISMIC DESIGN CATEGORY	C	
7. RESPONSE MODIFICATION COEFFICIENT	SEE BELOW	
8. BASE SHEAR = 0.0128*(D = DEAD LOAD)		
9. LATERAL SYSTEM:		
TRANSVERSE DIRECTION:	LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R=6.5	
LONGITUDINAL DIRECTION:	LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R=6.5	
11. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE		

PER PROGRAM REQUIREMENTS STRUCTURE TO BE ELEVATED A MAXIMUM OF 8 FT ABOVE GROUND

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SEAL

PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	CEB
APPROVED BY	NRH
CHECKED BY	NRH
DATE	JUNE 8, 2021

TITLE

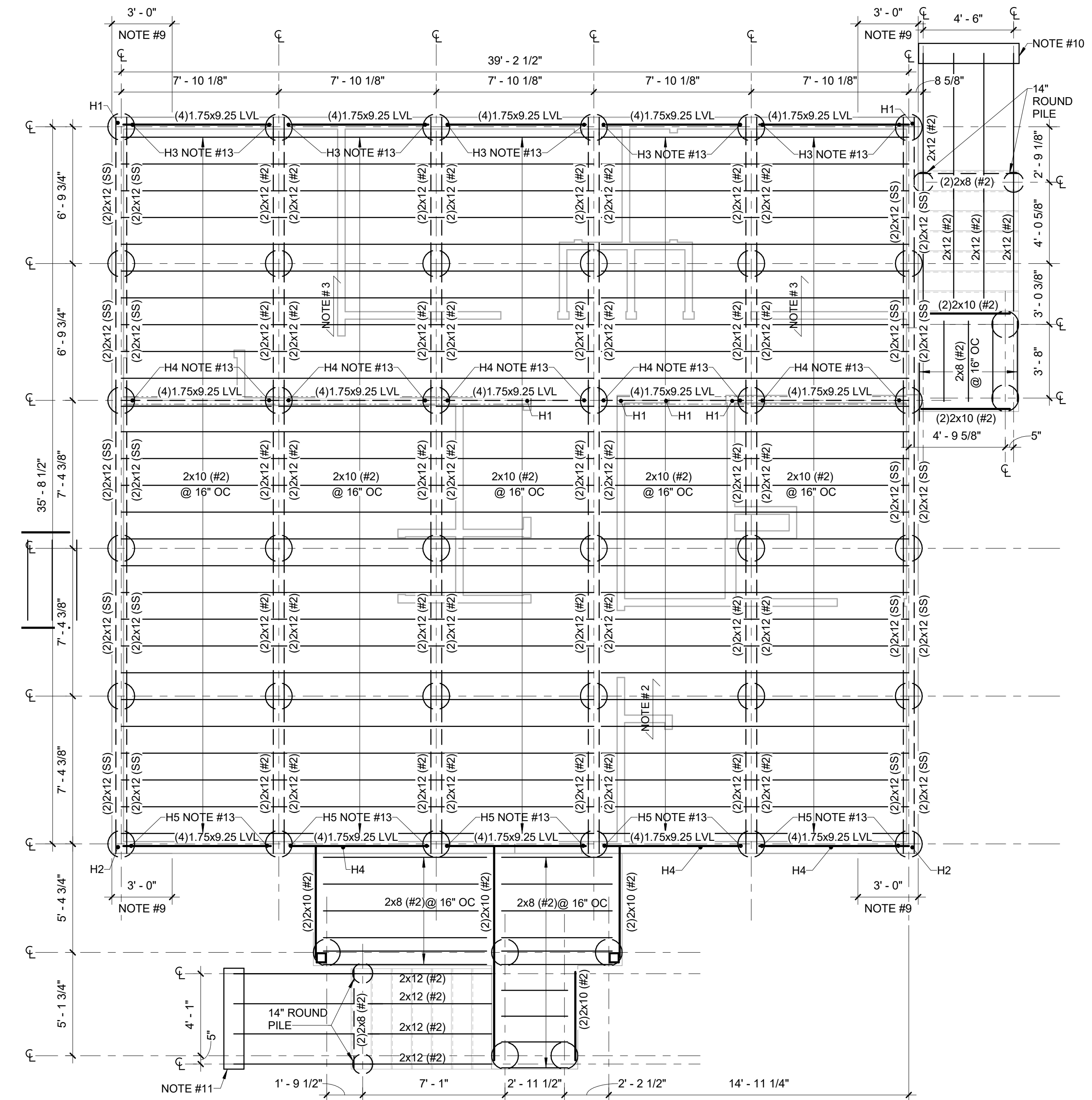
FOUNDATION  
PLANS

PROJECT NO. 50136116

S1.11

SHEET NO.

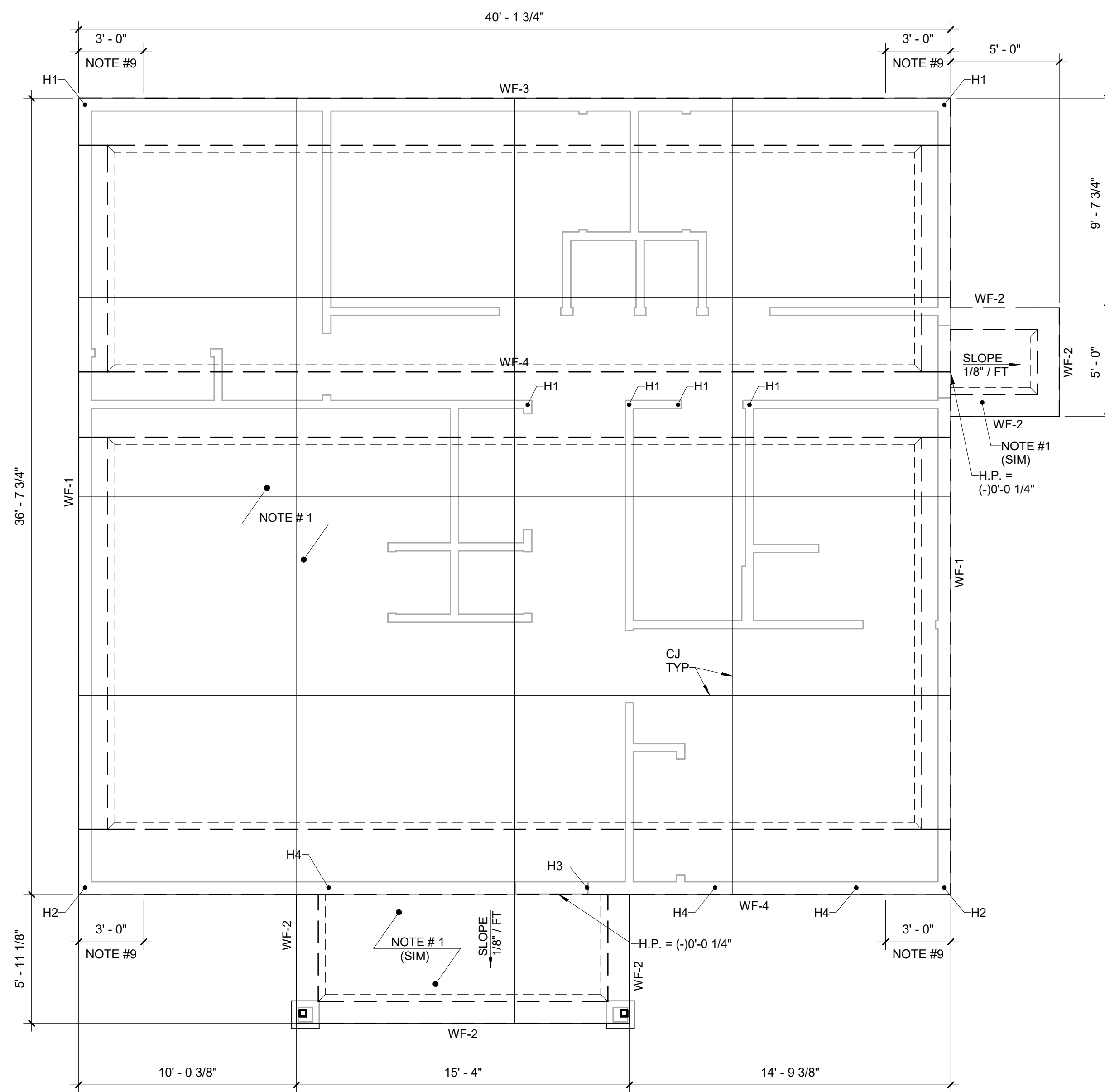
PT#7



**2 ELEVATED FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"

PLAN NOTES

- 16" ROUND PILINGS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE (UNO).
- TOP OF FLOOR SHEATHING = (+)0'-0" (UNO).
- FLOOR SHEATHING SHALL BE 3/4" EXPOSURE 1, APA RATED PANELS WITH 10d FASTENERS @ 6" OC AT PANEL EDGES AND 6" OC AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING AT EDGES.
- PLACE FLOOR SHEATHING SO THAT PANEL JOINTS ARE STAGGERED PARALLEL TO FRAMING MEMBERS.
- GENERAL CONTRACTOR TO COORDINATE ALL MECHANICAL OPENINGS WITH MECHANICAL CONTRACTOR.
- \* - INDICATES DIMENSION TO BE FIELD VERIFIED PRIOR TO ANY FABRICATION OR CONSTRUCTION. COORDINATE WITH MECHANICAL/ELECTRICAL EQUIPMENT AND ARCHITECTURAL DRAWINGS.
- BEAMS INDICATED AS "-----" ARE BELOW ADJACENT FRAMING.
- "H#" INDICATES HOLD DOWN. SEE SCHEDULE ON THIS SHEET.
- CONNECT STUD TO SILL PLATE WITH SPH4 STRAP WITH AN ANGLED NAIL THROUGH THE STUD INTO THE SILL PLATE.
- CONTRACTOR TO COORDINATE HOLD DOWN ANCHOR ROD WITH FLOOR FRAMING AND PILINGS.
- 1'-0" WIDE x 3'-0" THICK CONCRETE FOOTING FOR STAIR STRINGERS. REINFORCE WITH #6 BARS @ 12" OC EW EF.
- AT ALL BEARING/SHEAR WALL OPENING LOCATIONS, PROVIDE LTT20B SIMPSON HOLDDOWN PER STANDARD DETAIL 7/S4.01 (UNO).
- PROVIDE HOLD DOWN FROM FLOOR BEAM TO PILE. SEE DETAIL 7/S4.03



**1 FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

PLAN NOTES

- 4" CONCRETE SLAB WITH 6x6-W2.9xW2.9 WWF ON 15 MIL VAPOR RETARDER (OMIT @ SIM) ON MINIMUM 6" COMPACTED GRANULAR FILL. T/SLAB = EL 0'-0" (UNO)
- CJ DENOTES CONSTRUCTION OR CONTRACTION JOINT AT CONTRACTORS OPTION. SEE STANDARD DETAILS 1 & 2 ON SHEET S4.01.
- SEE PLUMBING AND ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES.
- PROVIDE (2) #4 x 48" BARS 3" OC CENTERED IN SLAB AT ALL RE-ENTRANT CORNERS.
- \* - INDICATES DIMENSION TO BE COORDINATED WITH ARCHITECTURAL OR MECHANICAL DRAWINGS.
- ALL PIPING & CONDUIT SHALL BE PLACED A MINIMUM OF 12" BELOW BOTTOM OF FOOTING.
- "H#" INDICATES HOLD DOWN. SEE SCHEDULE ON THIS SHEET.
- "WF-#" INDICATES WALL FOOTING. SEE SCHEDULE ON THIS SHEET.
- CONNECT STUD TO SILL PLATE WITH SPH4 STRAP WITH AN ANGLED NAIL THROUGH THE STUD INTO THE SILL PLATE.
- AT ALL BEARING/SHEAR WALL OPENING LOCATIONS, PROVIDE LTT20B SIMPSON HOLDDOWN PER STANDARD DETAIL 7/S4.01 (UNO).

HOLD DOWN SCHEDULE					
MARK	SIMPSON HOLD DOWN	ANCHOR DIAMETER	MINIMUM WOOD MEMBER THICKNESS	FASTENERS (STUD)	
H1	HDU2-SDS2.5	1	5/8"	3"	(6) 1/4" x 2-1/2" SDS
H2	HTT4	1	5/8"	3"	(18) 0.162" x 2-1/2"
H3	HTT5	1	5/8"	3"	(26) 0.162" x 2-1/2"
H4	HDU8-SDS2.5	1	7/8"	4 1/2"	(20) 1/4" x 2-1/2" SDS
H5	HDU11-SDS2.5	1	1"	7 1/4"	(30) 1/4" x 2-1/2" SDS

WALL FOOTING SCHEDULE						
MARK	SIZE		CONT. BARS	STIRRUPS		SKIN BARS
	"W"	"D"	TOP AND BOTTOM	SIZE	SPACING	SIZE MIN SPACING, "S"
WF-1	16"	24"	(2) #8	#4	30"	NONE N/A
WF-2	12"	24"	(2) #8	#4	30"	NONE N/A
WF-3	26"	48"	(5) #8	#4	18"	#3 8.75"
WF-4	36"	48"	(7) #8	#4	13"	#3 8.75"
WF-5	42"	48"	(8) #8	#4	11"	#3 8.75"
WF-6	48"	60"	(12) #8	#4	10"	#3 8.75"





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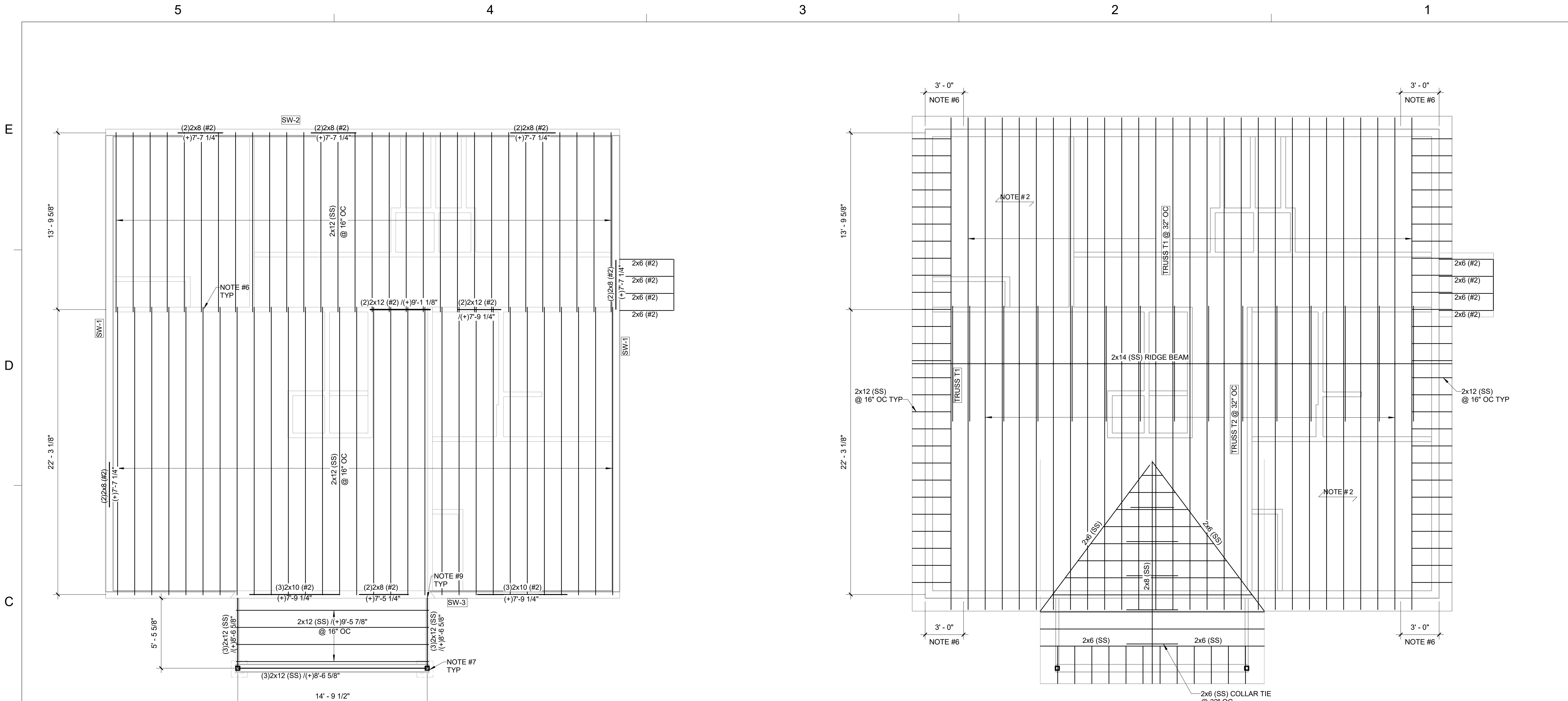
TITLE

**FIRST FLOOR  
CEILING & ROOF  
RAFTER FRAMING  
PLANS**

PROJECT NO. 50136116

**S2.11**

SHEET NO.



**1 FIRST FLOOR CEILING FRAMING PLAN**

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

PLAN NOTES

- TOP OF CEILING JOIST (+)10'-0 3/8" (UNO).
- GENERAL CONTRACTOR TO COORDINATE ALL MECHANICAL OPENINGS WITH MECHANICAL CONTRACTOR.
- \* INDICATES DIMENSION TO BE FIELD VERIFIED PRIOR TO ANY FABRICATION OR CONSTRUCTION. COORDINATE WITH MECHANICAL/ELECTRICAL EQUIPMENT & ARCHITECTURAL DRAWINGS.
- EXTERIOR STUD WALLS SHALL BE 2X6 SYP #2 AT 16" ON CENTER (UNO).
- "SW-#" INDICATES WOOD SHEAR WALL. SEE SCHEDULE ON THIS SHEET.
- PROVIDE HST20 BY SIMPSON STRONG TIE AT EACH JOIST.
- 6x6 PRESSURE TREATED POST. PROVIDE SIMPSON PPB66-6Z POST BASE AND SIMPSON ECCLQ-SDS/ECCLRQ-SDS POST TOP.
- WOOD BEAMS INDICATED ON PLAN THUS: BEAM SIZE/TOP OF BEAM ELEVATION.
- PROVIDE 5 1/2" MINIMUM BEARING & PROVIDE (2) H1 HOLD DOWNS AT TOP OF BEAM. SIMILAR TO DETAIL 16 / S4.02 .

**2 ROOF RAFTER FRAMING PLAN**

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

PLAN NOTES

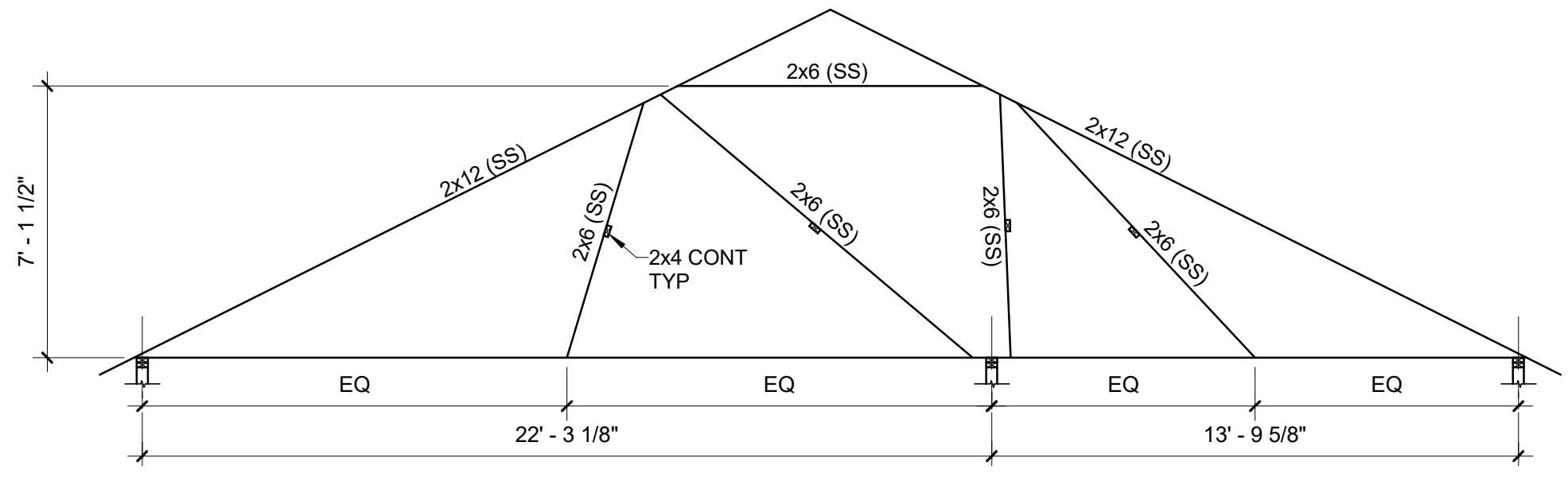
- SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPE.
- ROOF SHEATHING SHALL BE MIN 19/32" EXPOSURE 1, APA RATED PANELS WITH 2 1/2" x 0.131 RING SHANK NAILS @ 4" OC AT PANEL EDGES AND 6" OC AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING AT EDGES.
- PLACE ROOF SHEATHING SO THAT PANEL JOINTS ARE STAGGERED PARALLEL TO FRAMING MEMBERS.
- GENERAL CONTRACTOR TO COORDINATE ALL MECHANICAL OPENINGS WITH MECHANICAL CONTRACTOR.
- \* INDICATES DIMENSION TO BE FIELD VERIFIED PRIOR TO ANY FABRICATION OR CONSTRUCTION. COORDINATE WITH MECHANICAL/ELECTRICAL EQUIPMENT & ARCHITECTURAL DRAWINGS.
- TRUSS TO STUD / TRUSS TO TOP PLATE / TOP PLATE TO STUD CONNECTED WITH (2) MTS12 STRAPS EACH JUCTION.

SHEAR WALL SCHEDULE								
MARK	WALL MATERIAL		EDGE NAILING		SILL BOLTS		SOLE PLATE NAILING	
	TYPE	THICKNESS	SPACING	SIZE	SPACING	SIZE	SPACING	SIZE
SW-1	PLYWOOD/OSB	15/32"	6"	10d	18"	5/8"	6"	10d
SW-2	PLYWOOD/OSB	15/32"	4"	10d	16"	5/8"	4"	10d
SW-3	PLYWOOD/OSB	15/32"	3"	10d	14"	5/8"	3"	10d

- NOTES:
- ALL SHEATHING TO BE FULLY BLOCKED.
  - INTERMEDIATE STUDS (FIELD NAILING) SHALL BE NAILED @ 12" OC.

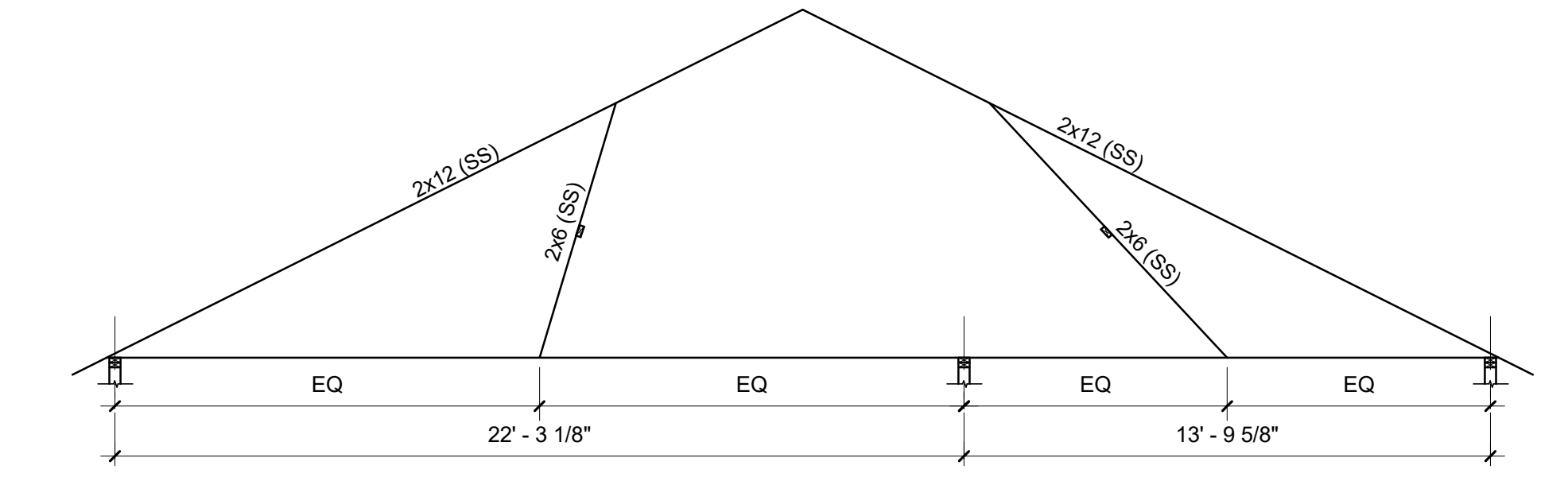
**3 TRUSS T1**

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



**4 TRUSS T2**

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



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PT#7









SEAL

PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION

SCALE

1" = 1'-0"

Table with 3 columns: No., Description, Date

REVISIONS

Table with 3 columns: DRAWN BY, APPROVED BY, CHECKED BY, DATE

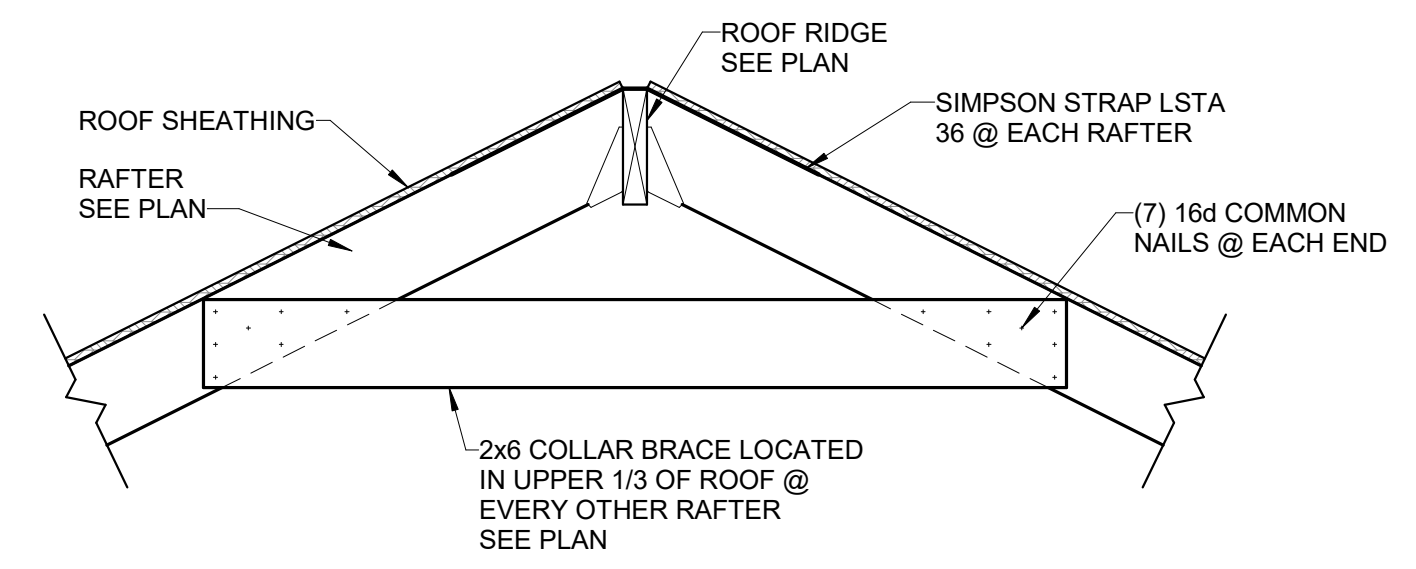
TITLE

STRUCTURAL FOUNDATION & FRAMING DETAILS

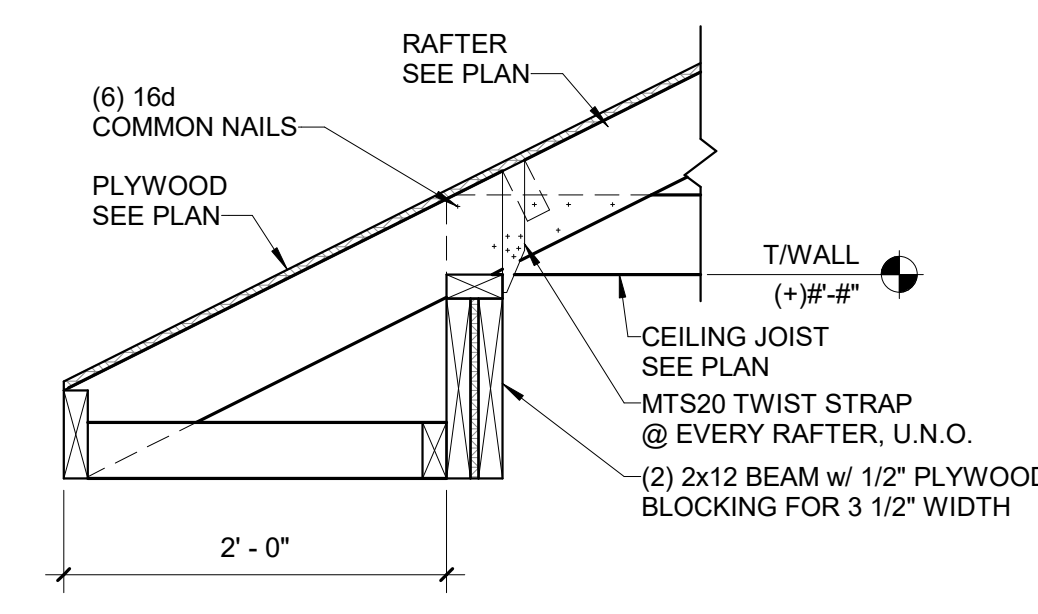
PROJECT NO. 50136116

S4.02

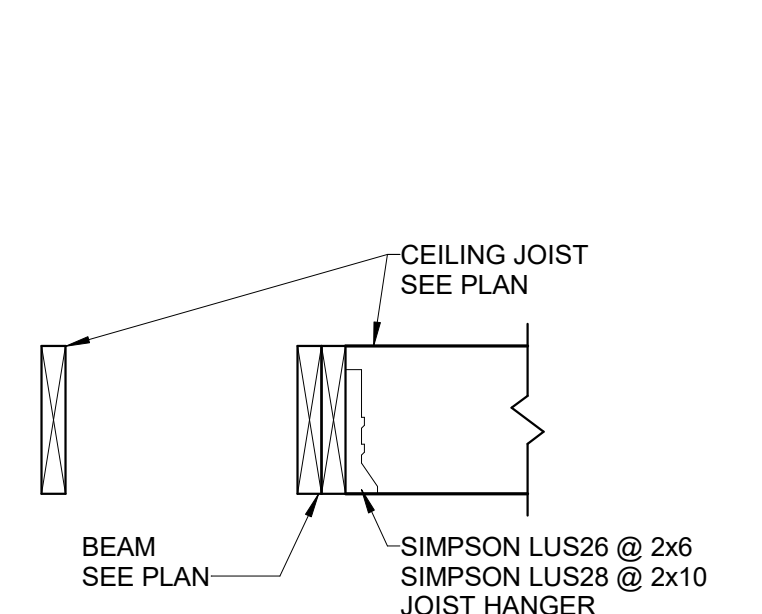
SHEET NO.



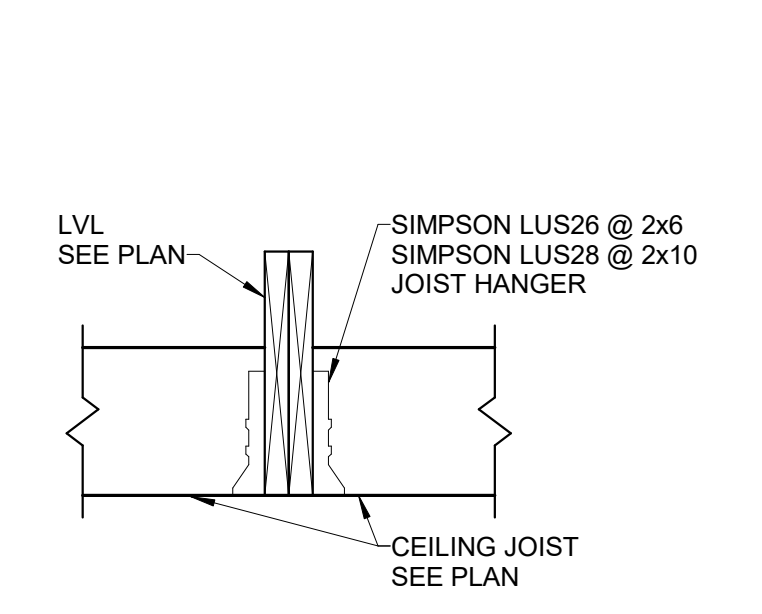
5 ROOF RIDGE DETAIL Scale: 1" = 1'-0"



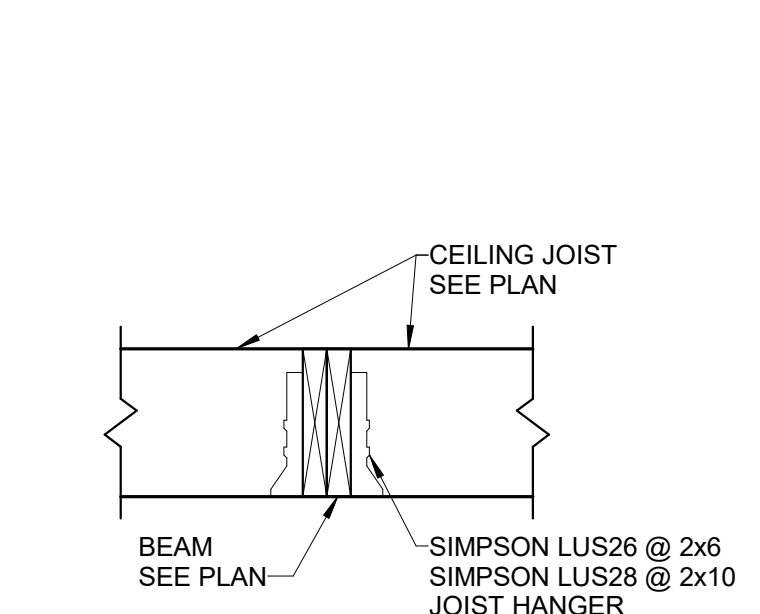
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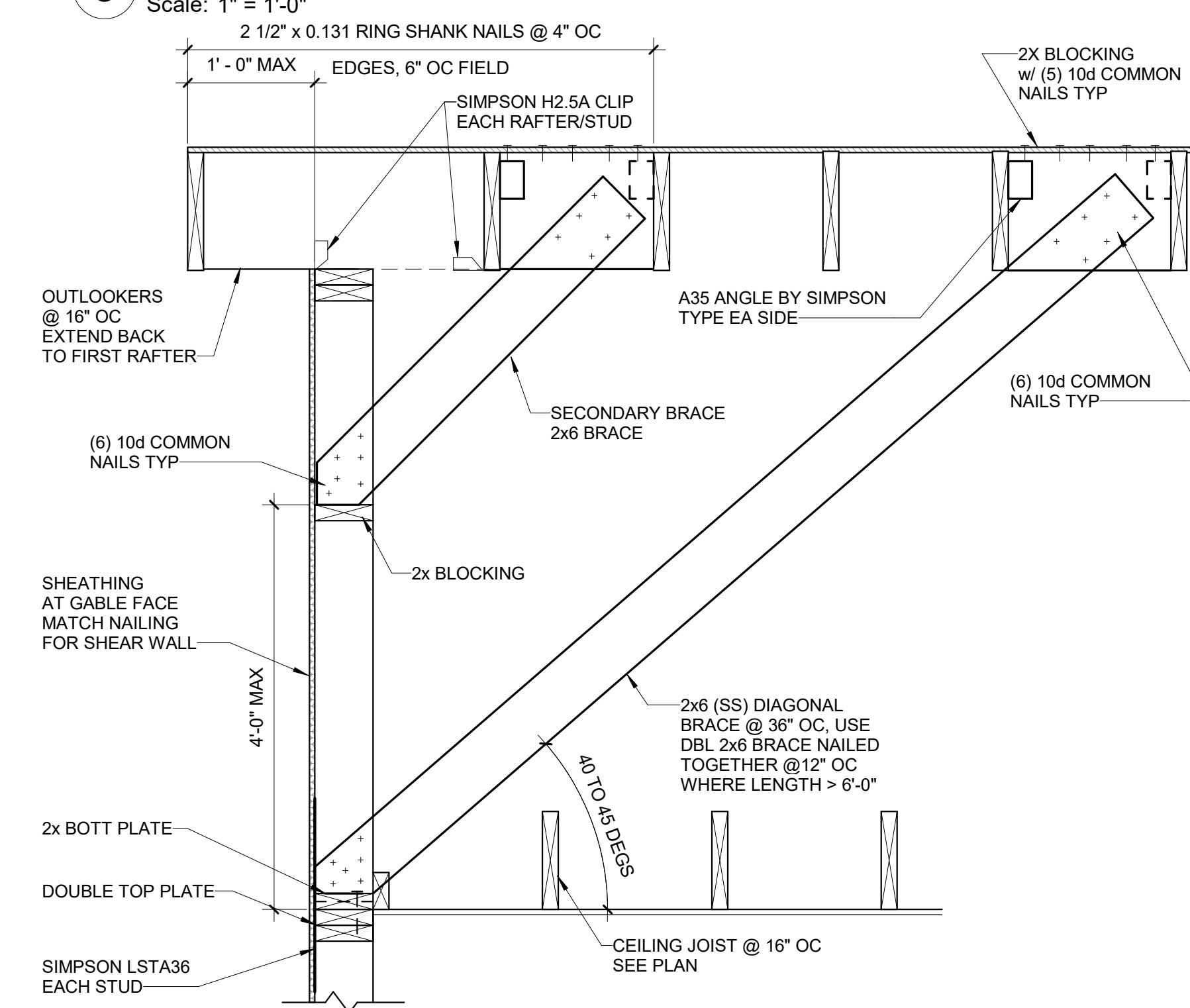
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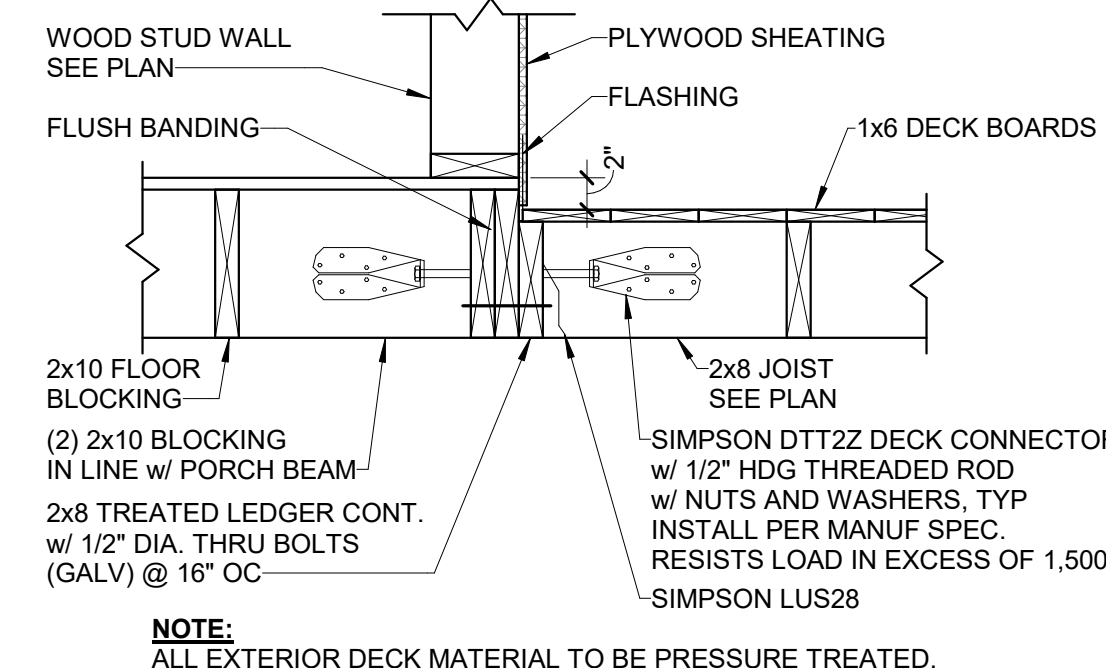
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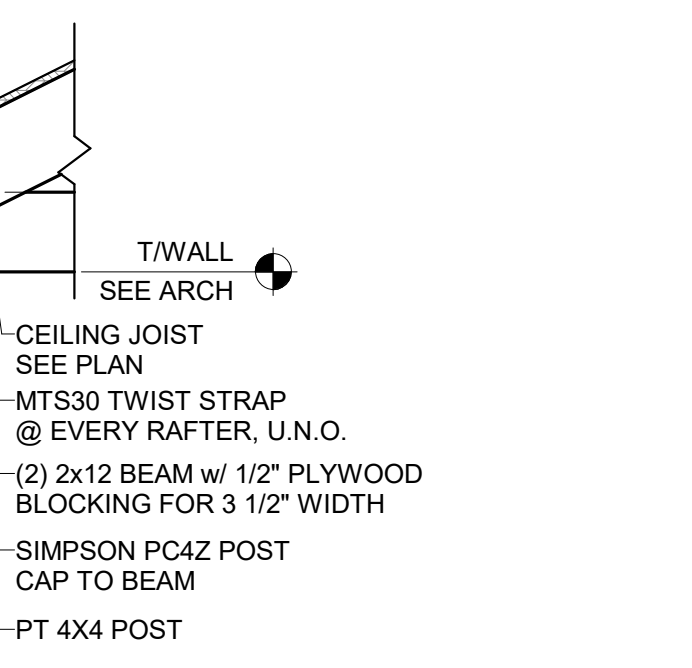
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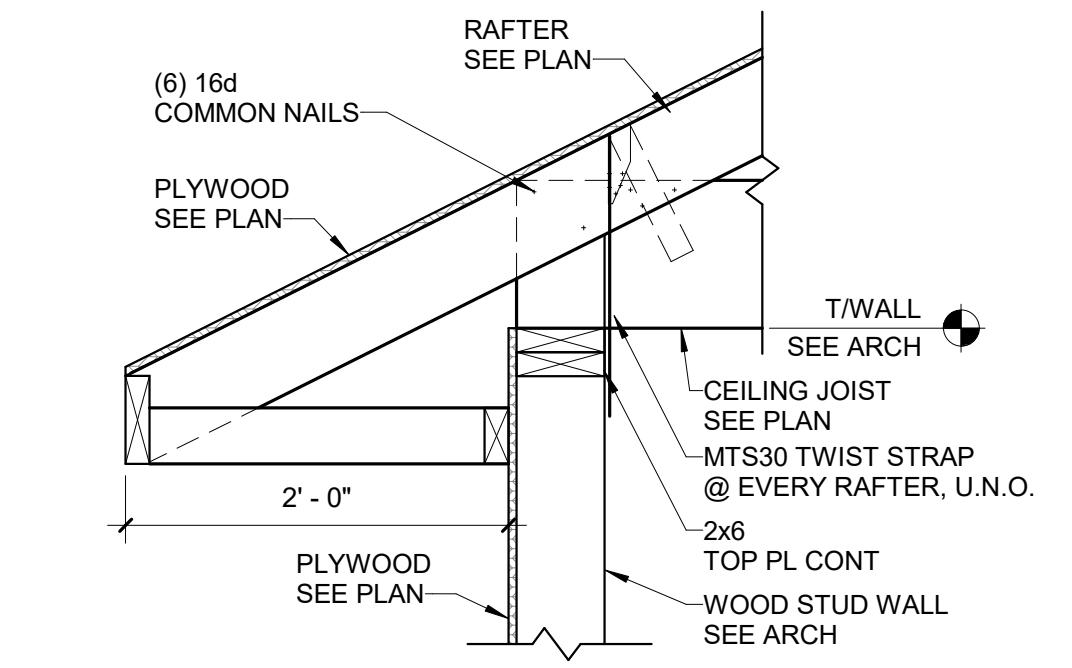
9 SECTION Scale: 1" = 1'-0"



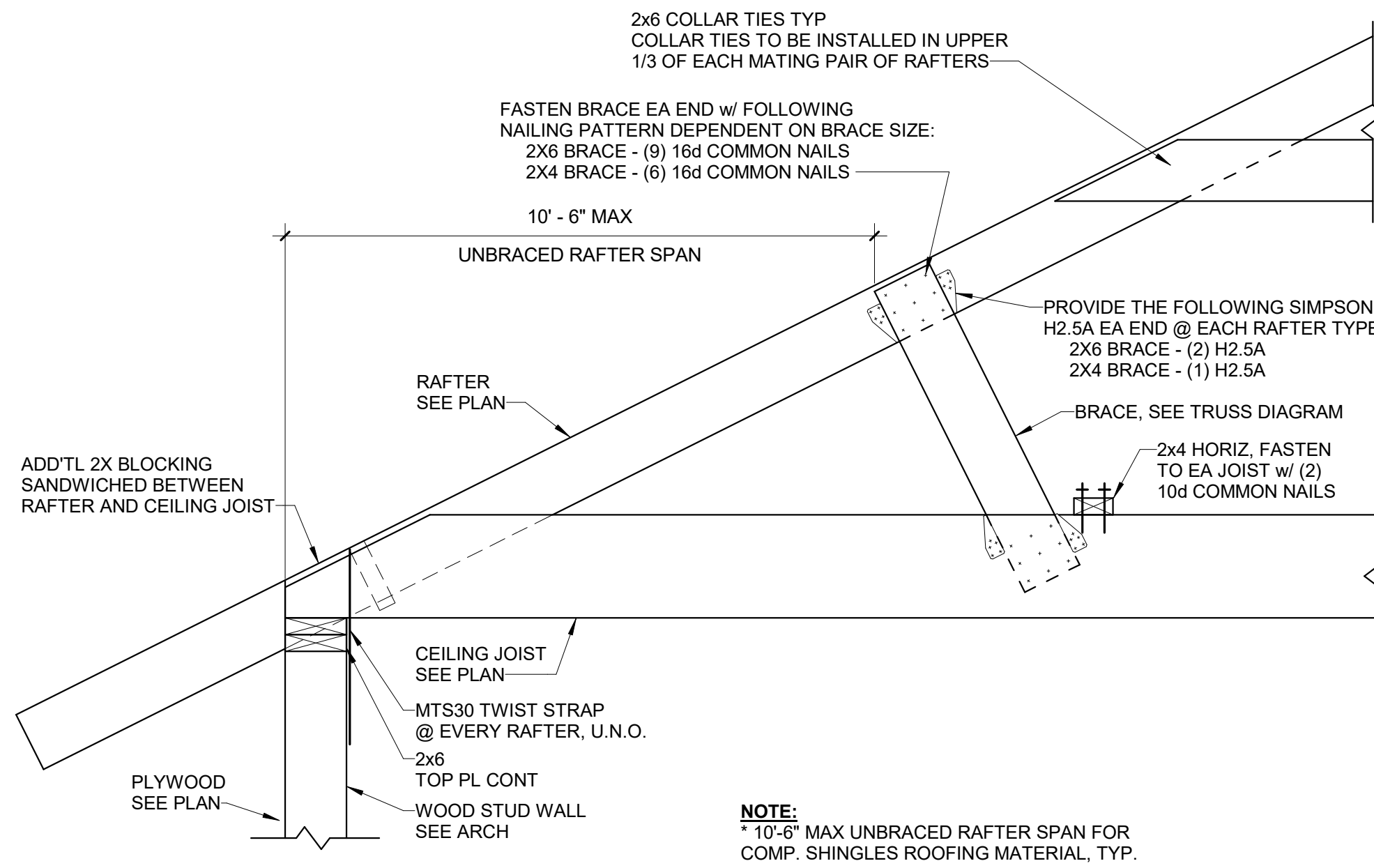
8 TYPICAL DECK ANCHOR - EXTERIOR DECK TO HOUSE Scale: 1" = 1'-0"



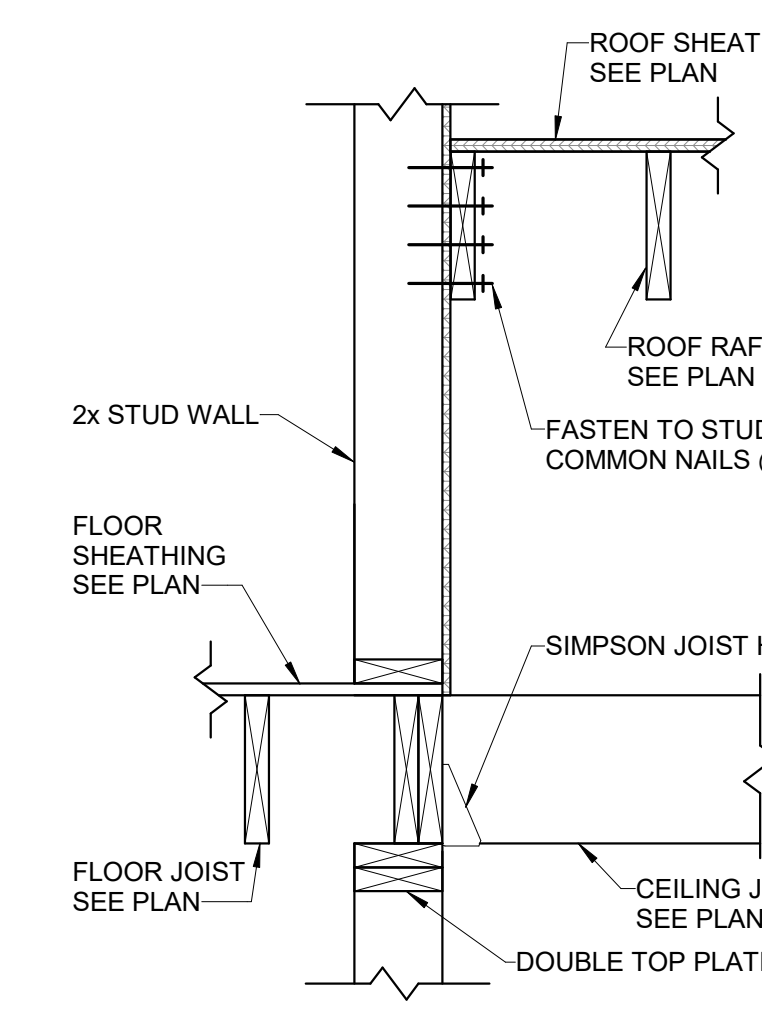
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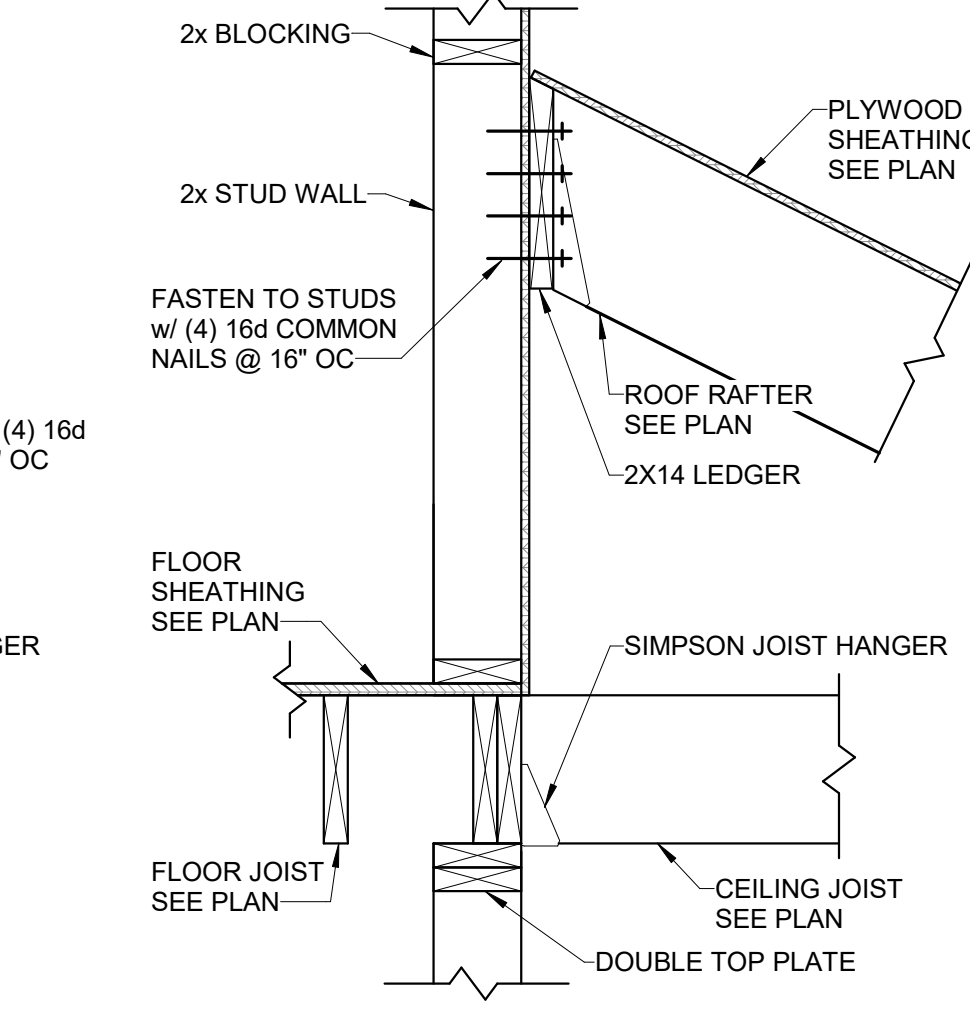
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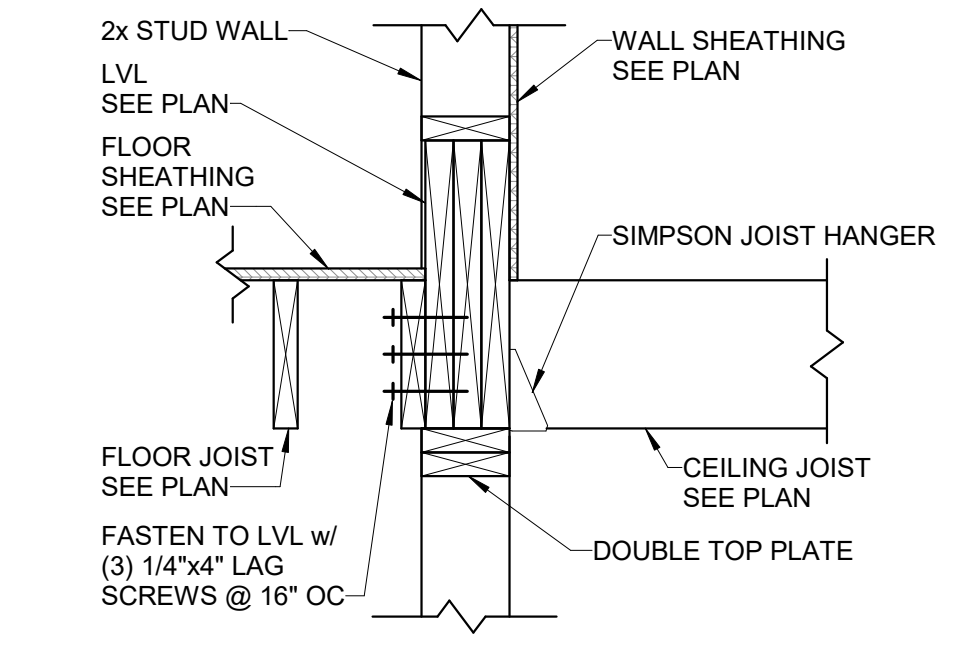
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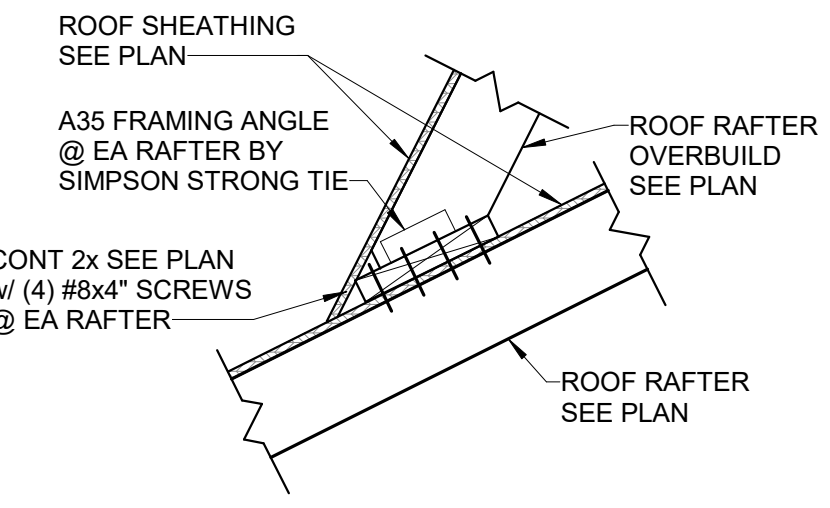
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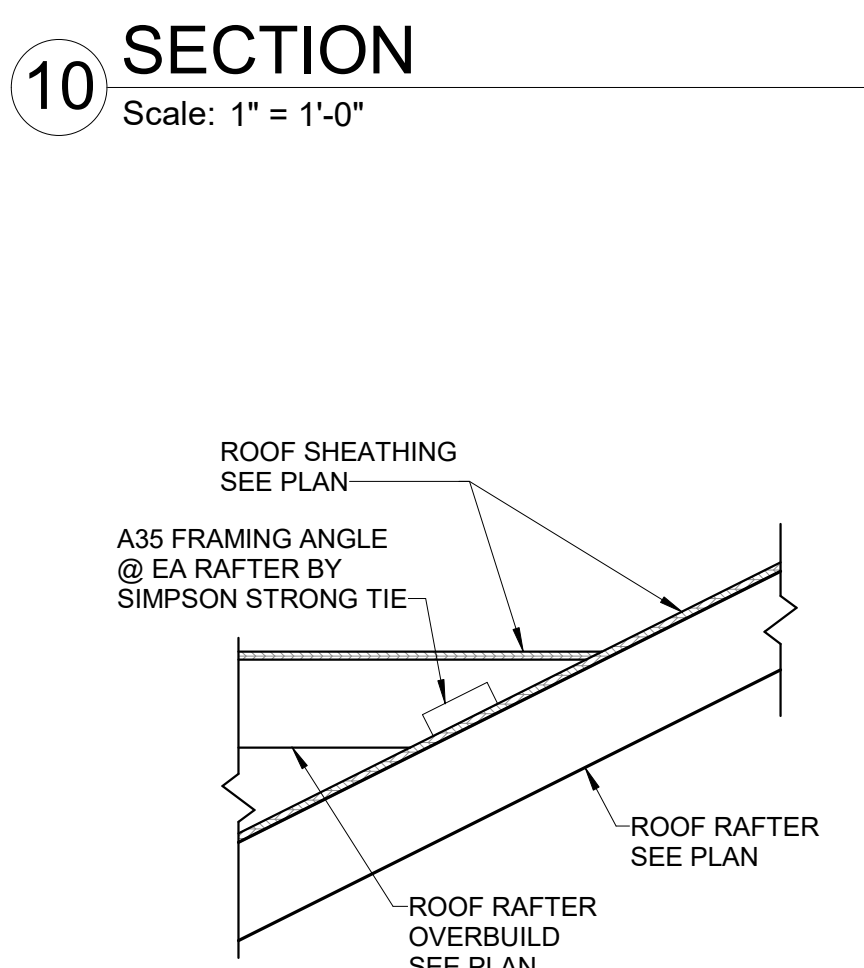
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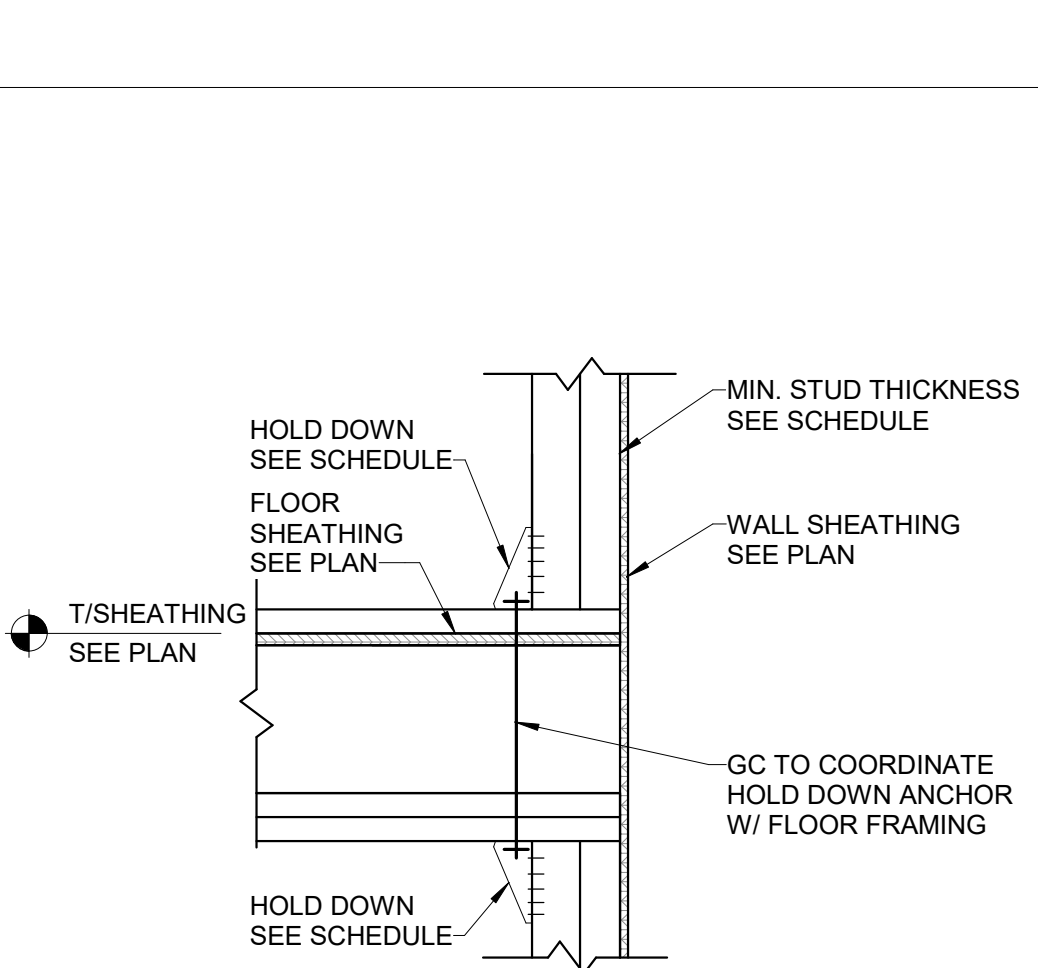
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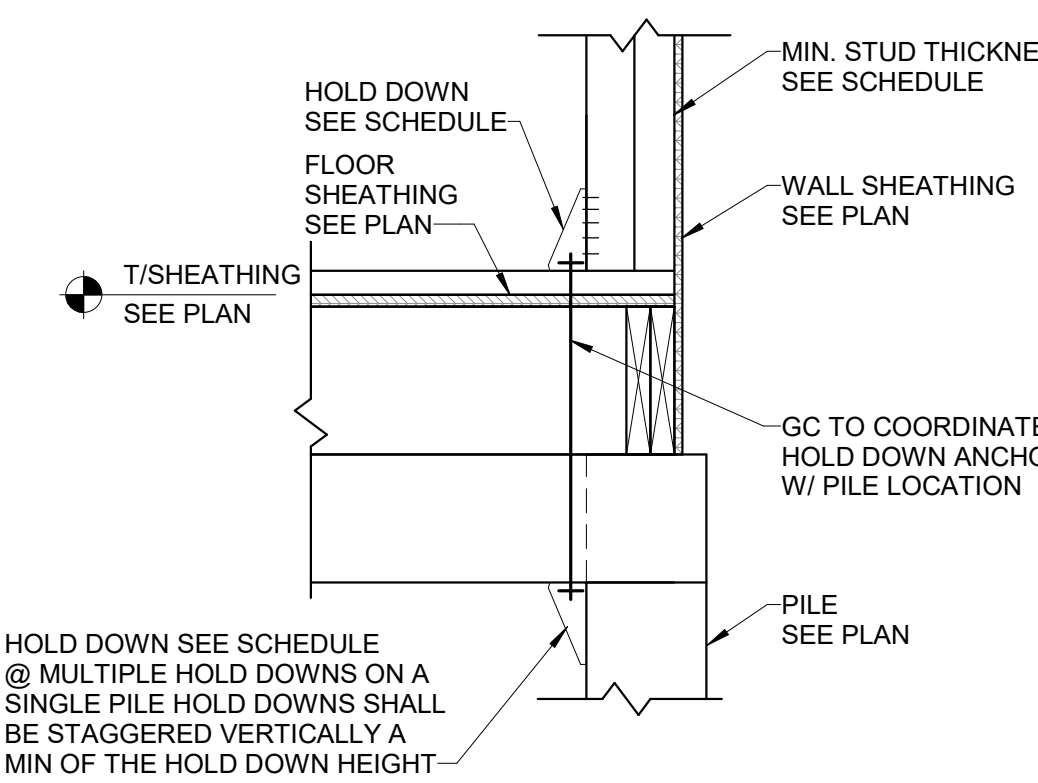
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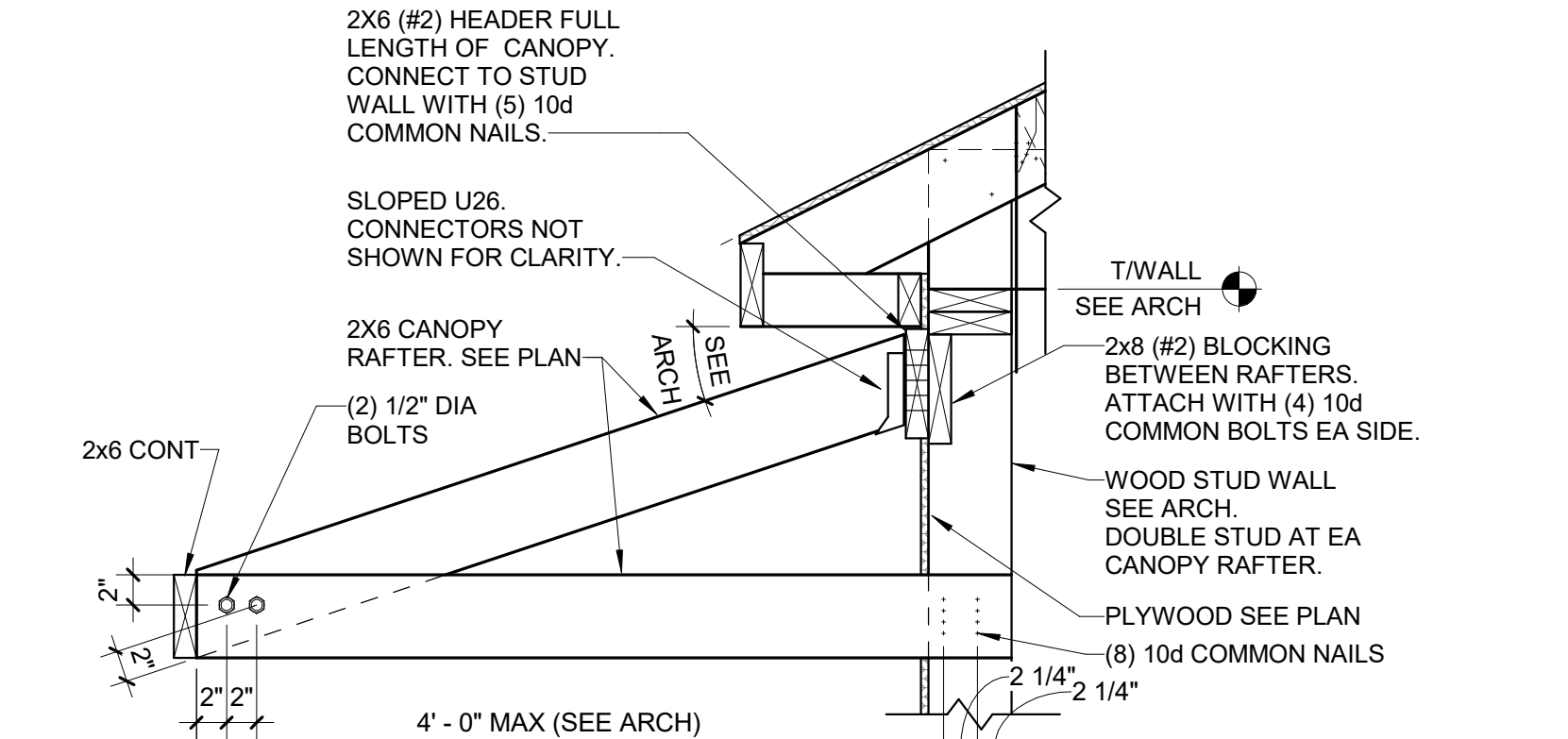
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16 SECTION Scale: 1" = 1'-0"



17 SECTION Scale: 1" = 1'-0"



18 ENTRY CANOPY SECTION Scale: 1" = 1'-0"

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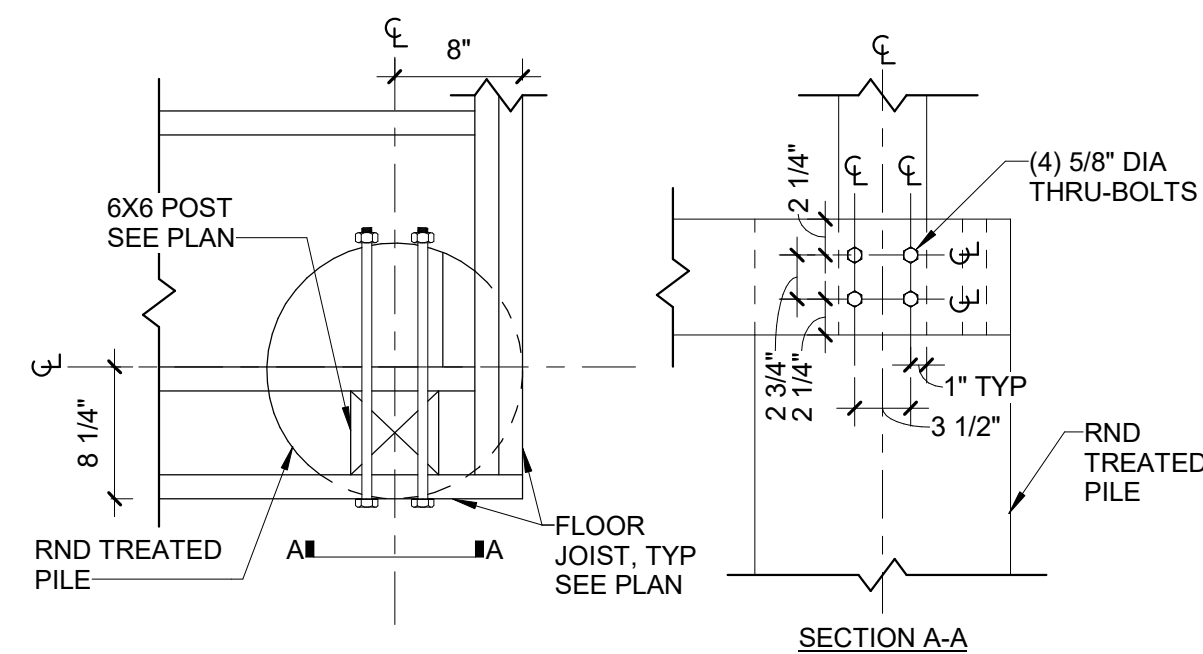
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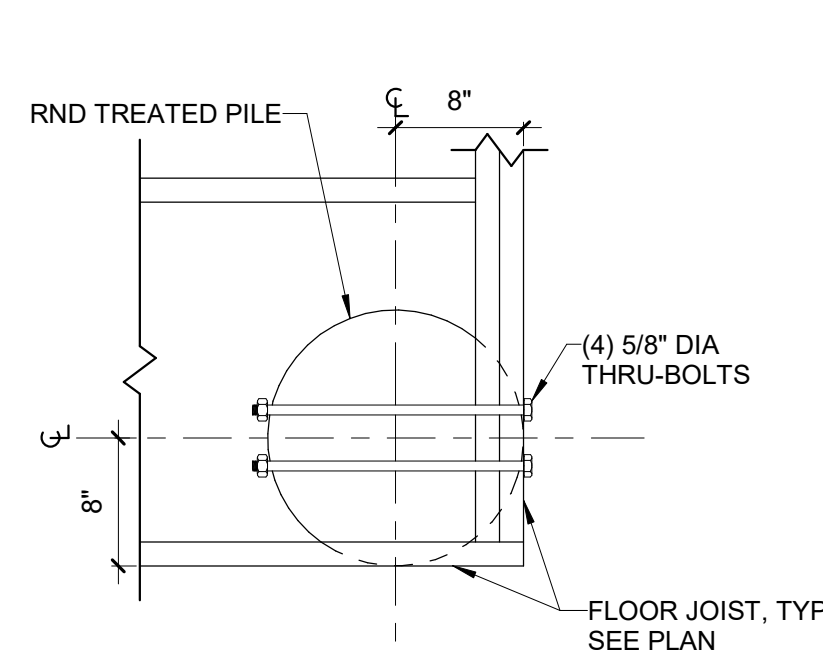
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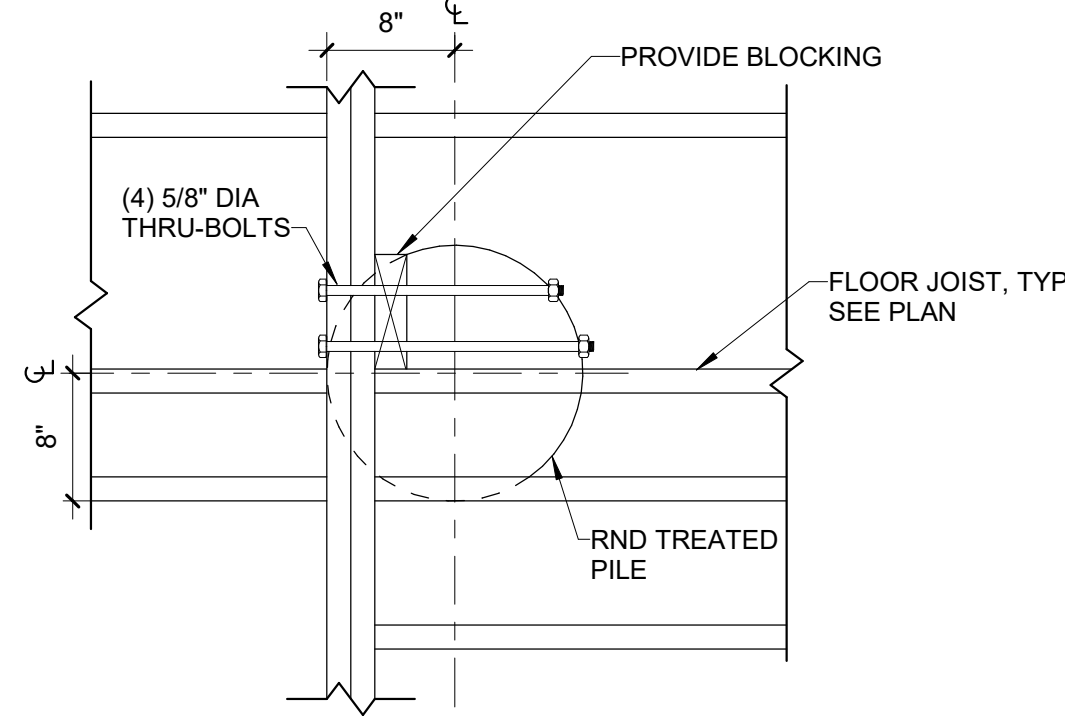
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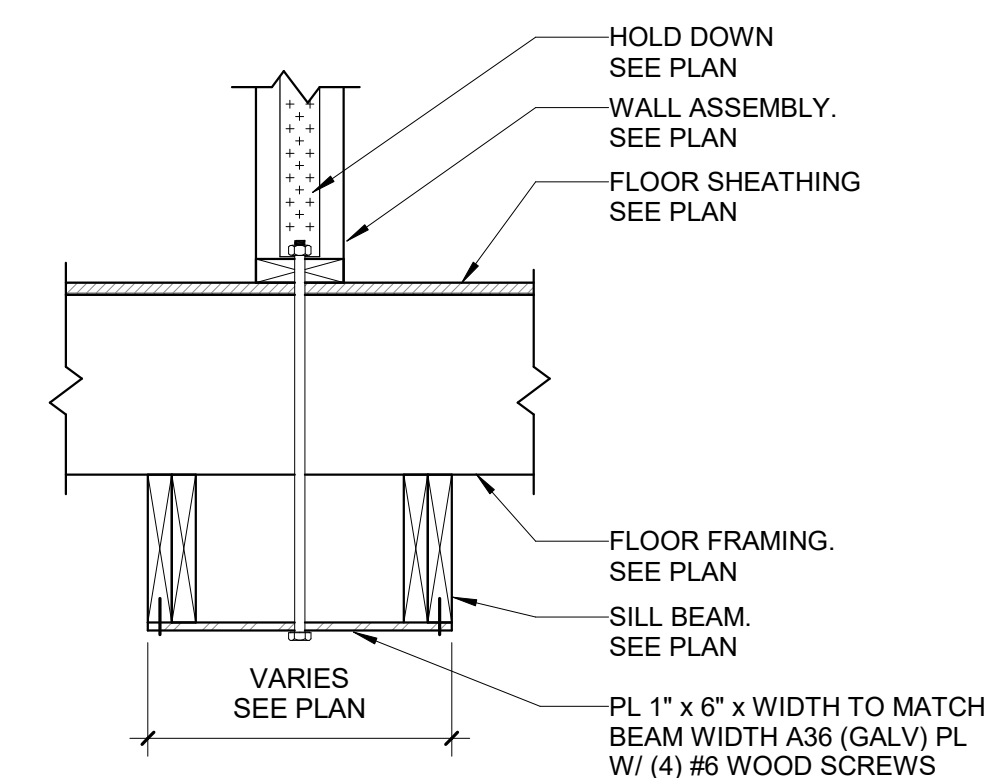
**1 PORCH - BACK CORNER**  
Scale: 1" = 1'-0"



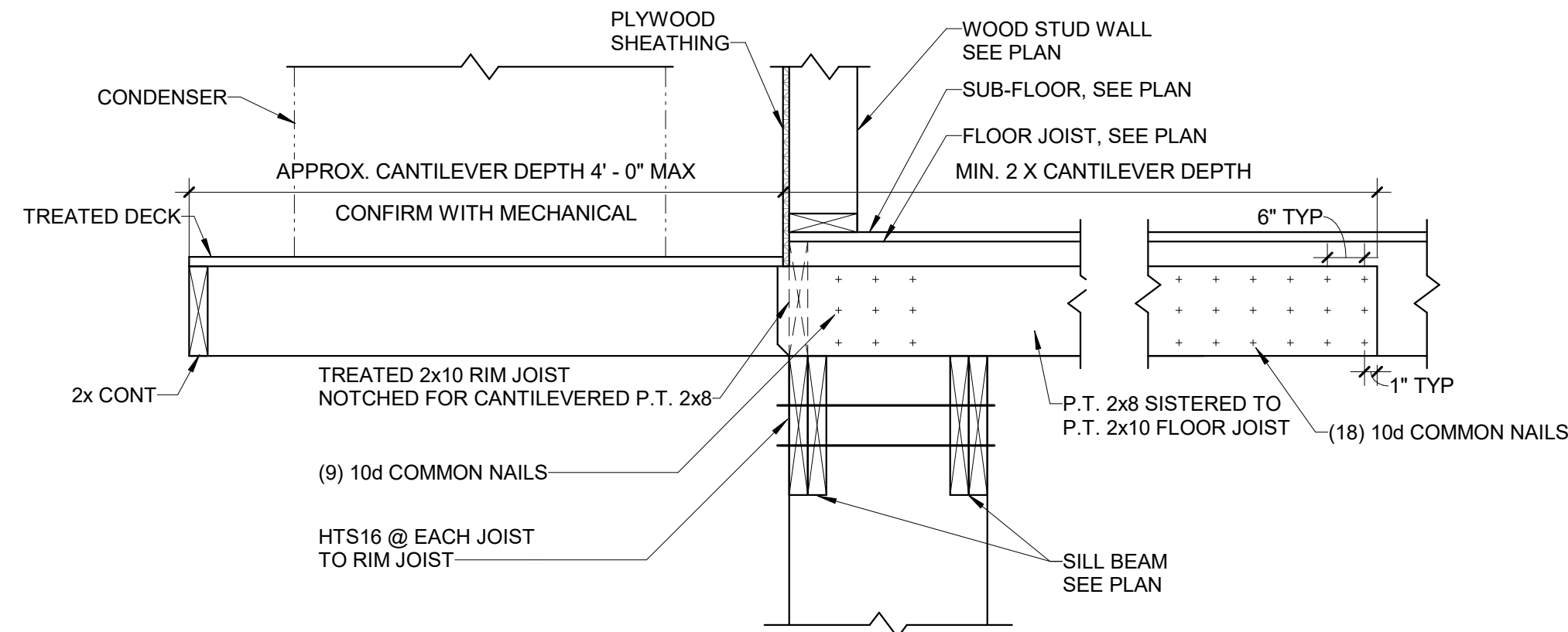
**2 PORCH - FRONT CORNER**  
Scale: 1" = 1'-0"



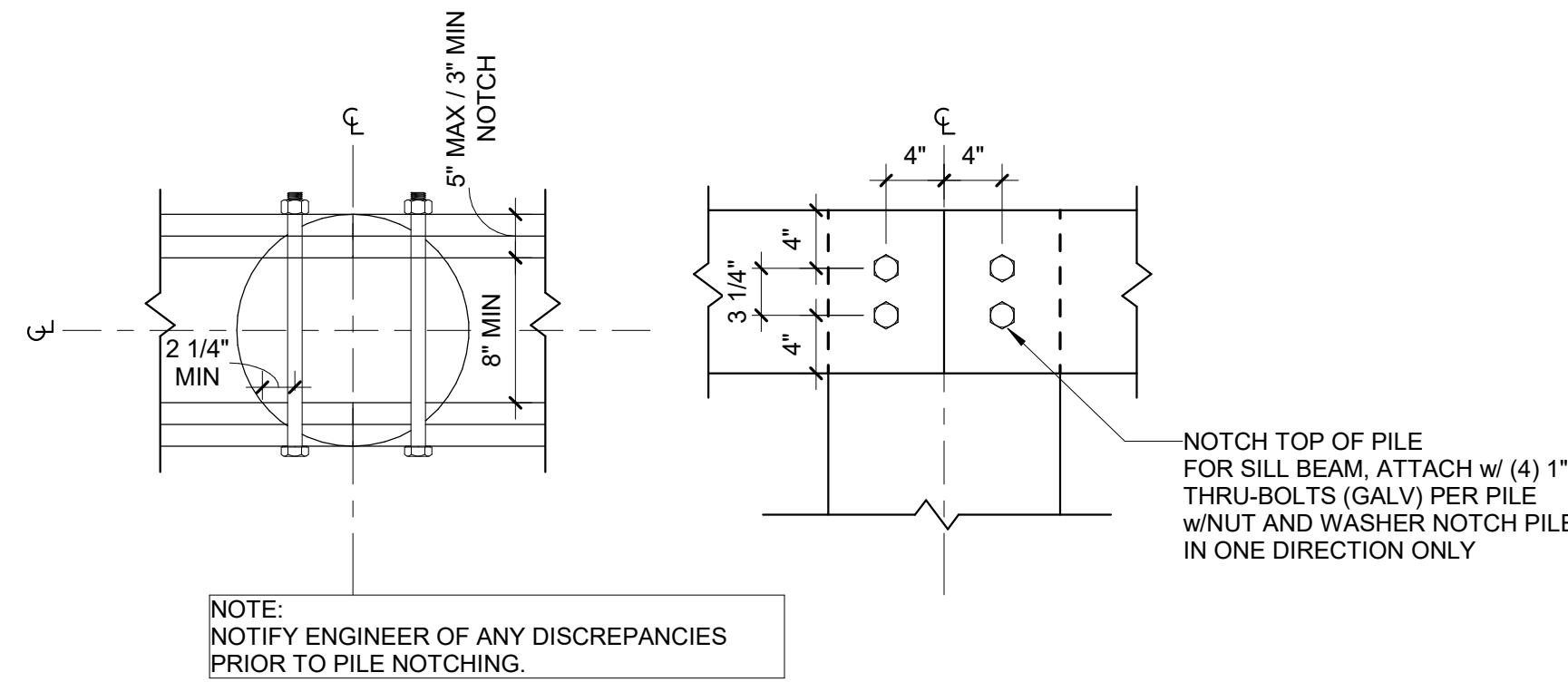
**3 PORCH - INSIDE CORNER**  
Scale: 1" = 1'-0"



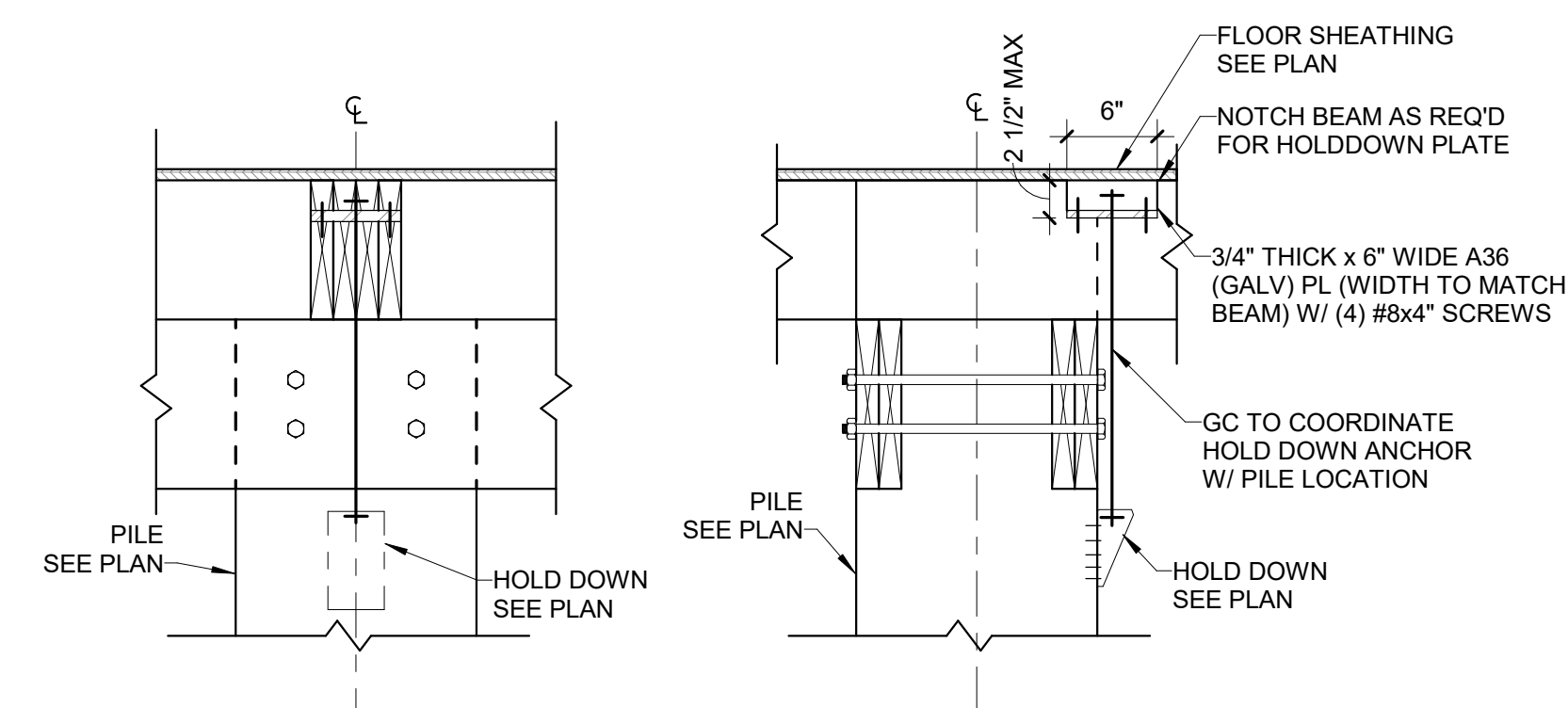
**4 HOLD DOWN AT SILL BEAM**  
Scale: 1" = 1'-0"



**5 SECTION @ CONDENSER**  
Scale: 1" = 1'-0"



**6 TYPICAL 16" DIA PILE CONNECTION**  
Scale: 1" = 1'-0"



**7 FLOOR BEAM TO PILE CONNECTION**  
Scale: 1" = 1'-0"



SEAL  
**PRELIMINARY DOCUMENTS**  
NOT FOR CONSTRUCTION

SCALE  
1" = 1'-0"


No.	Description	Date
<b>REVISIONS</b>		
DRAWN BY	CEB	
APPROVED BY	NRH	
CHECKED BY	NRH	
DATE	JUNE 8, 2021	

TITLE  
**STRUCTURAL FOUNDATION & FRAMING DETAILS**  
PROJECT NO. 50136116

**S4.03**  
SHEET NO.

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E

D

C

B

A

### ABBREVIATIONS

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

### LEGEND

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

### HVAC SYMBOLS

	NEW WORK PLAN NOTE
	THERMOSTAT

### 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 AIRFLOW, 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.

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

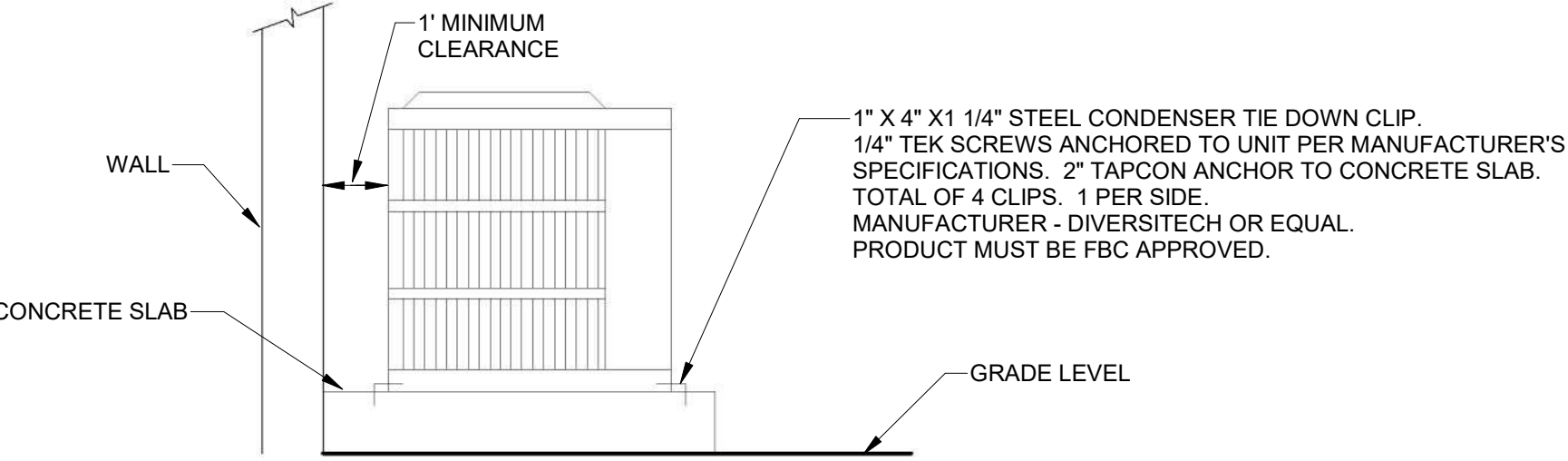
- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
  - PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.

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

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

**MASTER**  
 ENGINEERS & DESIGNERS  
 Master Engineers & Designers  
 904 Lakeside Drive  
 Lynchburg, VA 24501  
 434.846.1350

REBUILD FLORIDA HOUSING REPLACEMENT

FLORIDA

PRELIMINARY DOCUMENTS



SEAL

SCALE

No.	Description	Date

**REVISIONS**

DRAWN BY \_\_\_\_\_ WJC  
 APPROVED BY \_\_\_\_\_ CNB  
 CHECKED BY \_\_\_\_\_ CNB  
 DATE \_\_\_\_\_ JUNE 4, 2021

**GENERAL INFORMATION**  
 4BR WIDE

PROJECT NO. 50136116

**M0.1**

SHEET NO.

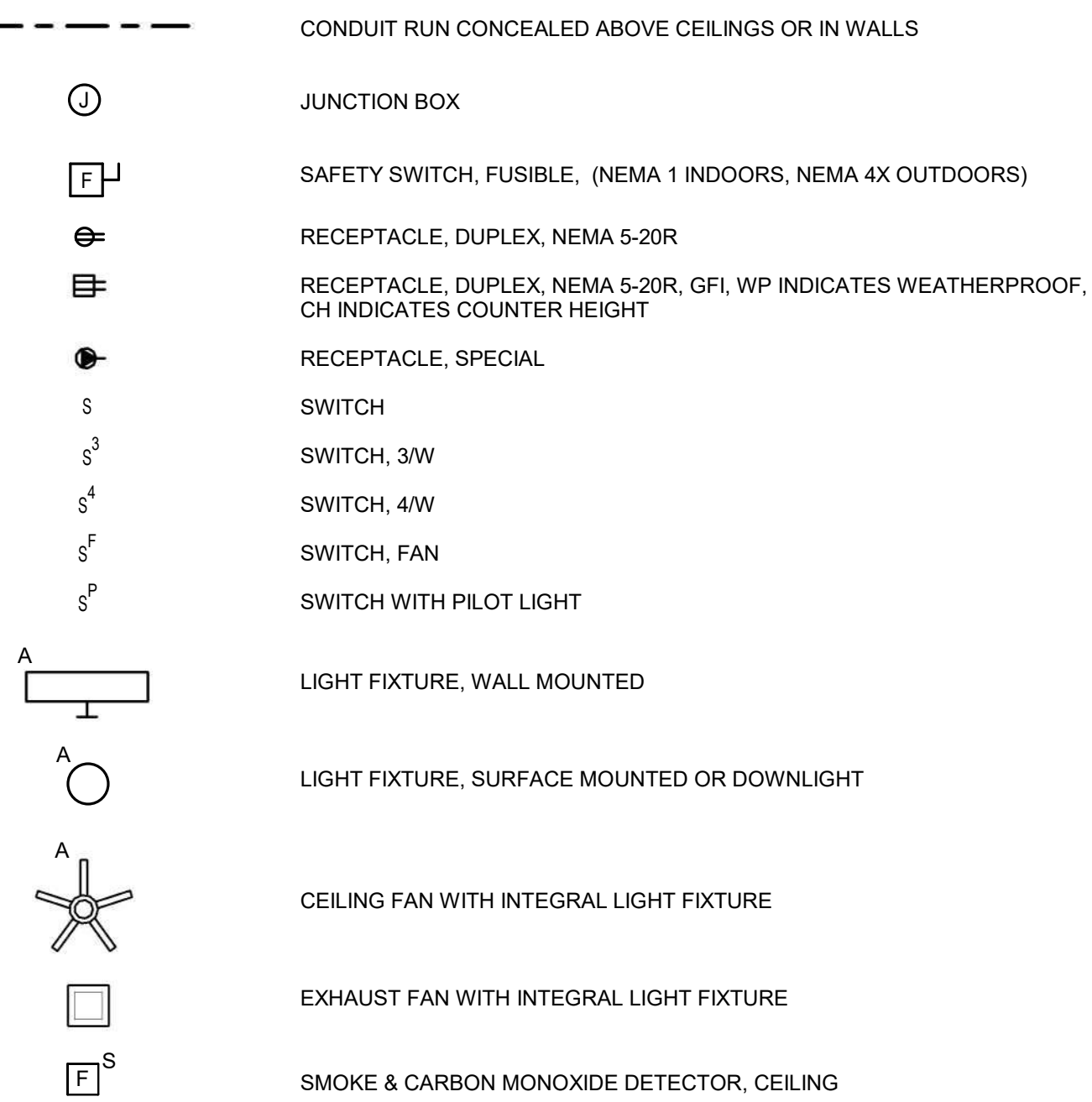






LIGHT FIXTURE SCHEDULE			
TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED 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

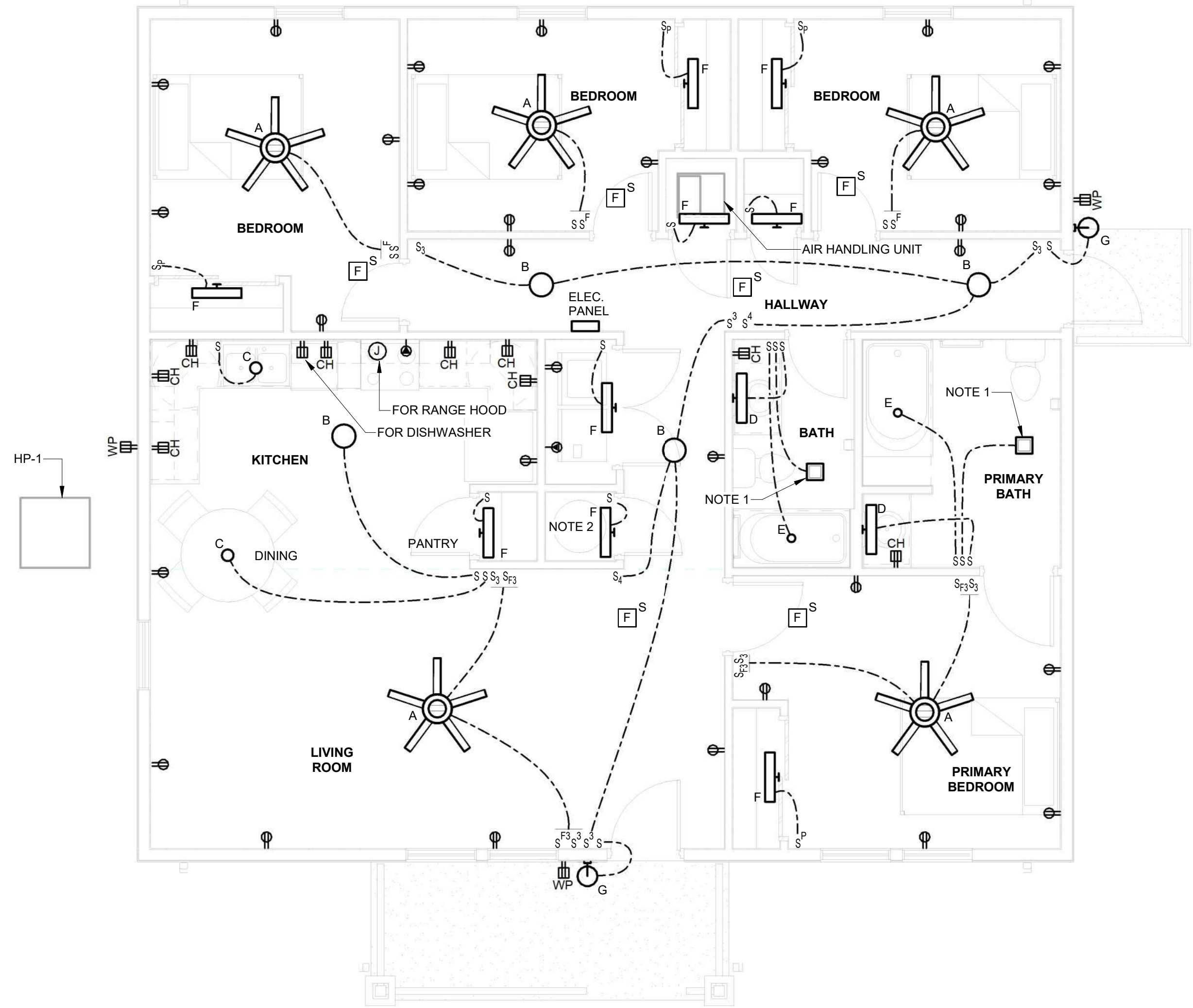


### NOTES (SHEET NO. E1.0)

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

No.	Description	Date

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

**MASTER**  
ENGINEERS & DESIGNERS  
Master Engineers & Designers  
904 Lakeside Drive  
Lynchburg, VA 24501  
434.846.1350

REBUILD FLORIDA HOUSING REPLACEMENT FLORIDA PRELIMINARY DOCUMENTS



SEAL

SCALE

1/4" = 1'-0"

No.	Description	Date

TITLE

**ELECTRICAL PLAN  
4 BR WIDE**

PROJECT NO. 50136116

**E1.0**

SHEET NO.