

NEW RESIDENCE FOR:
2560 BAYBREEZE ST, ST JAMES CITY, FLORIDA



PROFESSIONAL STATEMENT

To the best of the Architect's knowledge, these plans & specifications comply with the applicable minimum Building Codes & Fire Safety Standards as determined in accordance with Chapters 553 and 633, Laws of Florida.

To the best of the Architect's knowledge, the wind load design is in conformance with the Florida Building Code, 2020 Edition, Section 1609 for 170mph wind speed & in conformance with the 2020 FBC Mechanical, Plumbing, & Fire Codes & the 2017 edition of National Electric Codes.

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CS

ABBREVIATIONS

ABV	ABOVE	GDT	GYPSUM DROP-IN TILE	PVC	POLYVINYL CHLORIDE
AC, A/C	AIR CONDITIONING	GV	GRAVITY VENT	QT	QUARRY TILE
ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM WALL BOARD	R	RISER, RADIUS
AF	ACCESS FLOORING	H	HORIZONTAL; HIGH	RAF	RESILIENT ATHLETIC FLOORING
AFF	ABOVE FINISHED FLOOR	HC	HANDICAPPED; HOLLOW CORE	RB	RUBBER BASE
BCE	BOTTOM CHORD EXTENSION	HOR	HORIZONTAL	RBF	RUBBER FLOORING
BD	BOARD	HM	HOLLOW METAL	RD	ROOF DRAIN
BIT	BITUMINOUS	HR	HOUR	RES	RESILIENT
BLP	BORROWED LIGHT PANEL	HRU	HEAT RECOVERY UNIT	RO	ROUGH OPENING
BOD	BOTTOM OF DECK	H4V	HEATING AND VENTILATING	RTU	ROOF TOP UNIT (HVAC)
BOF	BOTTOM OF FOOTING	HVAC	HEATING, VENTILATING & A/C	SC	SEALED CONCRETE
BOS	BOTTOM OF STEEL	IB	INTEGRAL BASE	SF	SQUARE FOOT; SUPPLY FAN
BS	BOTH SIDES	IF	INSIDE FACE	SK	SHEAR KEY
BSE	BRICK SHELF-ELEVATION	IJ	ISOLATION JOINT	SS	STAINLESS STEEL
C	CHANNEL	IMP	IMPACT RESISTANT	SV	SHEET VINYL
CB	COVE BASE	INV	INVERT	T	TREAD
CEM. BD	CEMENTITIOUS BACKED BOARD	L	LONG	TB	TACKBOARD
CFM	CUBIC FEET PER MINUTE	LAM	LAMINATED	T&B	TOP AND BOTTOM
CJ	CONTROL JOINT; CONSTRUCTION JOINT	LLH	LONG LEG HORIZONTAL	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	LLV	LONG LEG VERTICAL	TCE	TOP CHORD EXTENSION
COL	COLUMN	LP	LIGHTING PANEL; LIQUIFIED PROPANE	TJ	TIE JOIST
CONC	CONCRETE	MB	MARKER BOARD	TO	TOP OF
CRPT	CARPET	MDO	MEDIUM DENSITY OVERLAY	TOC	TOP OF CONCRETE
CT	CERAMIC TILE	MDF	MEDIUM DENSITY FIBERBOARD	TOF	TOP OF FOOTING
CT-5	CERAMIC SHOWER TILE	MECH	MECHANICAL	TOM	TOP OF MASONRY
CU	AIR CONDITIONING CONDENSER UNIT	MO	MASONRY OPENING	TOP	TOP OF PIER
CUH	CABINET UNIT HEATER	MR	MOISTURE-RESISTANT	TOS	TOP OF STEEL; TOP OF SLAB
D	DRYER; DEEP (DEPTH)	MUA	MAKE-UP AIR	TOW	TOP OF WALL
DF	DRINKING FOUNTAIN	N	NOSING	TP	TOILET PAPER (DISPENSER)
DR	DISPLAY RAIL	NIC	NOT IN CONTRACT	TS	TUBE STEEL
DW	DISHWASHER	NR	NONE REQUIRED	UH	UNIT HEATER
EF	EXHAUST FAN; EACH FACE	NS	NEAR SIDE	ULFP	UNDER LAVATORY PIPE PROTECTION
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	OC	ON CENTER	V	VENT PIPE
EP	EPOXY PAINT	OF	OUTSIDE FACE	VB	VAPOR BARRIER
ESS	EXTERIOR SOFFIT SYSTEM	OH	OVERHEAD	VCT	VINYL COMPOSITION TILE
EW	EACH WAY	OPP	OPPOSITE	VERT	VERTICAL
EWC	ELECTRIC WATER COOLER	PA	PUBLIC ADDRESS	VIF	VERIFY IN FIELD
EXIST	EXISTING	PAF	POWER-ACTUATED FASTENER	VP	VISION PANEL
EXP	EXPOSED	PC	PRECAST CONCRETE	VTR	VENT THROUGH THE ROOF
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PCP	PORTLAND CEMENT PLASTER	VWC	VINYL WALL COVERING
FACP	FIRE ALARM CONTROL PANEL	PL	PLATE	W	WIDE; WASHER
FB	FLAT BAR	PLAM	PLASTIC LAMINATE	WI	WITH
FCO	FLOOR CLEAN-OUT	PLF	POUNDER PER LINEAR FOOT	WC	WATER CLOSET
FD	FLOOR DRAIN	PNT	PAINT/PAINTED	WF	WIDE FLANGE
FEC	FIRE EXTINGUISHER CABINET	PP	POWER PANEL	WH	WATER HEATER
FF	FINISHED FLOOR; FAR FACE	PROT	PROTECT	WO	WITHOUT
FO	FRAMED OPENING	PSF	POUNDS PER SQUARE FOOT	WOM	WALK OFF MAT
FRP	FIBERGLASS REINFORCED PLASTIC	PSI	POUNDS PER SQUARE INCH	WP	WORKING POINT
FS	FAR SIDE	PT	PRESSURE-TREATED; PORCELAIN TILE	WS	WEB STIFFENER
GB	GRAB BAR	PTD	PAPER TOWEL DISPENSER	WWF	WELDED WIRE FABRIC
GC	GENERAL CONTRACTOR				

GENERAL NOTES

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS & DIMENSIONS PRIOR TO CONSTRUCTION.
- DRIER VENTED TO OUTSIDE WITH METAL VENT NON- SCREENED WITH BACKDRAFT DAMPER. ALL WINDOWS & DOORS SHALL BE IMPACT RESISTANT U.L.O.
- BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALL - R-19
F.G. BLOCK WALLS - R-7.6
FLOOR SYSTEM - R-16
ROOF TRUSSES - R-30
- ALL BATHROOM, BEDROOM, & CLOSET WALLS SHALL BE INSULATED W/ R-11 BATT INSULATION. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES. GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS & GLASS W/ BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
- A/C DRAINS SHALL BE READILY ACCESSIBLE. MASON SHALL VERIFY ALL WINDOW & DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED TO 1/4" MAXIMUM.
- ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 15/32" SHEATHING.
- ALL GYPSUM BOARD IN WET AREAS SHALL BE MOISTURE RESISTANT.
- ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
- FOR ALL WOOD BEAMS PROVIDE A MINIMUM OF 3" OF BEARING.
- ALL BRG. WOOD HEADERS SHALL BE 3-2x12s W/ 5/32" PLYWOOD FLITCH PLATE, U.N.O. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY & AS OTHERWISE NEEDED FOR NAILING SUPPORT.
- ALL MATERIAL BELOW DFE SHALL BE FLOOD RESISTANT.
- GARAGE CEILING & WALLS OPPOSITE OF LIVING AREA TO HAVE ONE LAYER OF TYPE "X" OR EQUIVALENT FOR FIRE RATING.
- SECTION R302.1 - INCLUDING EXTERIOR WALLS/OVERHANGS SEPARATED BY LESS THAN SIX(6) FEET SHALL NOT HAVE LESS THAN ONE HOUR FIRE RESISTIVE RATING WITH EXPOSURE ON BOTH SIDES.
- GENERAL NOTES & KEY NOTES ON ARCHITECTURAL SHEETS APPLY ONLY TO THE SHEET ON WHICH THEY APPEAR.
- CENTER ANY INTERIOR OPENINGS (NOT LOCATED BY DIMENSION), THAT APPEAR TO BE CENTERED IN A WALL.
- DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY ON BUILDINGS THAT HAVE MASONRY PERIMETER WALLS.
- DIMENSIONS ARE TO EXTERIOR FACE OF STUDS ON BUILDINGS THAT HAVE STUD FRAMED PERIMETER WALLS.

SYMBOLS

- 01 DOOR TAG
- A WINDOW TAG
- GREAT ROOM
12'-0" BRG. VAULT ROOM NAME
CEILING HEIGHT
ROOM NUMBER
- REVISION CLOUD
- TOP OF ROOF
2'-0" 3/16" LEVEL LINE
- DRAWING NOTE
- DIRECTION OF SLOPED SURFACE
- F01 FOUNDATION TAG
- 2 EXTERIOR FINISH TAG

SCOPE OF WORK

- NEW SINGLE FAMILY TWO STORY RESIDENCE

AREA TABULATIONS

GROUND FLOOR	
A/C SPACE	= 166 SF
ENTRY	= 66 SF
GARAGE	= 653 SF
STORAGE	= 1,049 SF
POOL PATIO	= 377 SF
MAIN FLOOR	
A/C SPACE	= 1,909 SF
BALCONY	= 336 SF
TOTAL A/C SPACE	= 2,075 SF
TOTAL NON A/C SPACE	= 2,481 SF
TOTAL BUILDING AREA	= 4,556 SF

LOT TABULATIONS

LOT SIZE	= 10,125 SF
HOUSE FOOTPRINT	= 2,311 SF
LOT COVERAGE BY HOUSE	= 22.8%

LOT TABULATIONS

LOT SIZE	= 10,125 SF
HOUSE FOOTPRINT	= 2,311 SF / 22.8%
DRIVEWAY / WALKWAY	= 1,012 SF / 10.0%
TOTAL IMPERVIOUS SURFACE	= 3,323 SF / 32.8%
LOT COVERAGE BY IMPERVIOUS SURFACE	= 32.8%

APPLICATION CODES

FLORIDA BUILDING CODE - 2020 7th EDITION
FLORIDA BUILDING CODE RESIDENTIAL - 2020
FLORIDA BUILDING CODE ENERGY - 2020
FLORIDA BUILDING CODE PLUMBING - 2020
FLORIDA BUILDING CODE MECHANICAL - 2020
NFPA 70 NATIONAL ELECTRICAL CODE - 2017

DESIGN CRITERIA

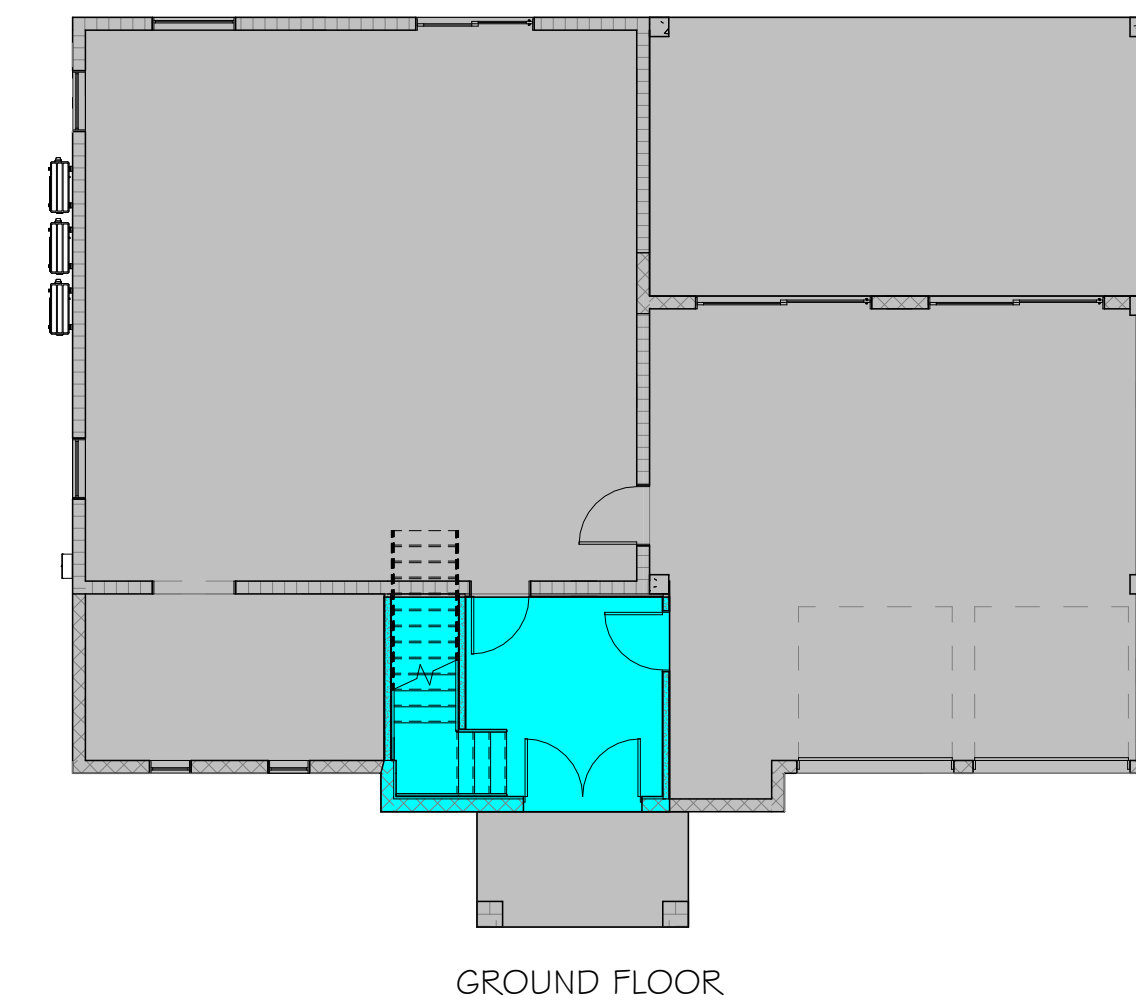
OCCUPANCY TYPE:	R3
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERED:	NO
BASIC WIND SPEED:	170 MPH
RISK CATEGORY:	II
WIND EXPOSURE:	D
BUILDING:	ENCLOSED
PRESSURE DESIGN FACTOR:	+/- 0.18

HOUSE DESIGN DISCLOSURE

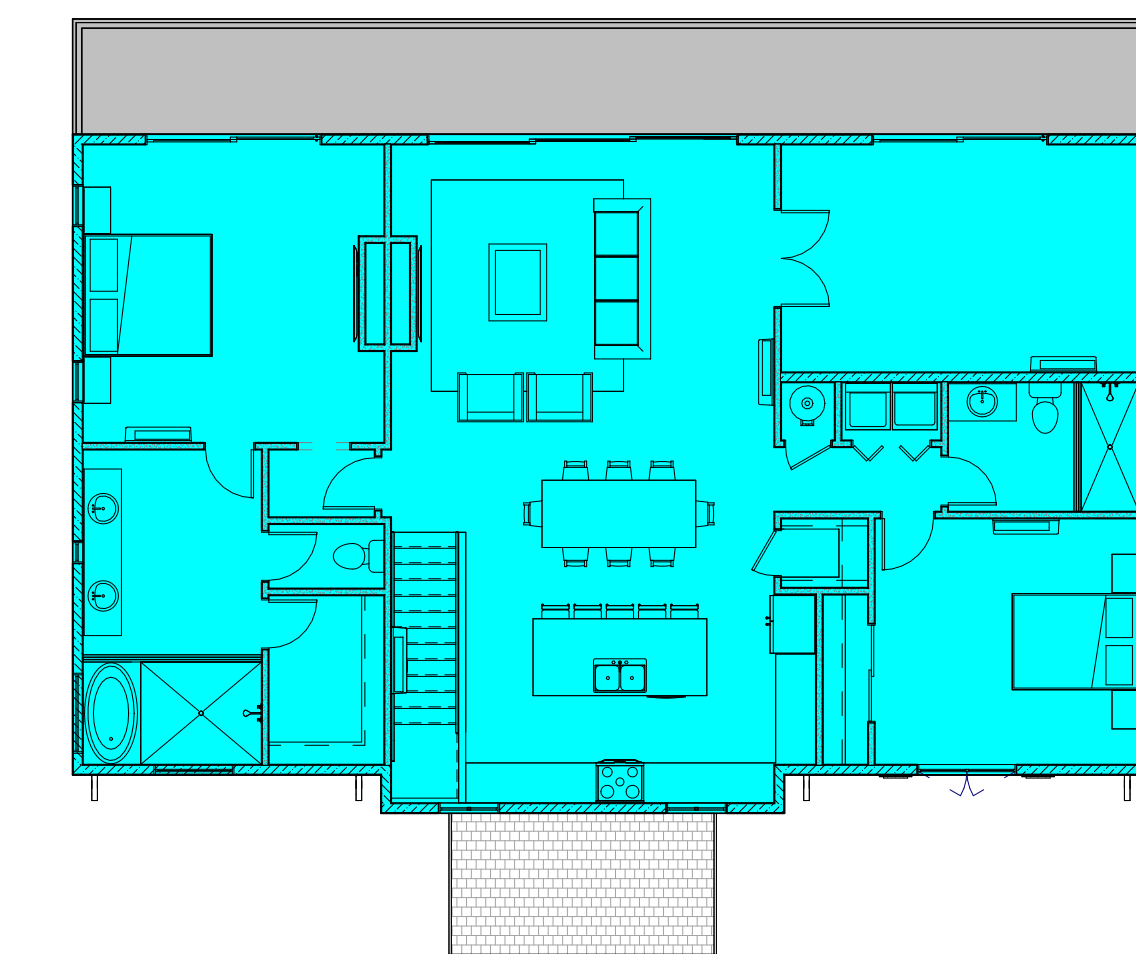
THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT INNOVATION DRAFTING AND DESIGN DESIGNS BUILDING PLANS FOR ITS CUSTOMERS FOR THE PURPOSE OF CONSTRUCTING THEIR HOME, AND MAKES NO CLAIMS AS TO REPRESENTING ITSELF AS AN ARCHITECT OR EXPERT IN THE FUNCTIONAL UTILITY OF HOUSE DESIGN. IN AS SUCH, NO REPRESENTATIONS ARE MADE AS TO THE AESTHETICS OR FUNCTIONALITY OF THE HOUSE'S OVERALL DESIGN AND LAYOUT. INNOVATION DRAFTING AND DESIGN FULLY REPRESENTS THE DESIGN OF THE HOUSE'S STRUCTURAL INTEGRITY TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND GOVERNMENTAL REQUIREMENTS. AT THE SAME TIME, IT IS SUGGESTED THAT ANY CUSTOMER HAVING QUESTIONS OR CONCERNS REGARDING THE FUNCTIONAL UTILITY OF HOUSE'S DESIGN AND/OR LAYOUT (I.E. ROOM LAYOUT, SIZE AND/OR CONFIGURATION, DOOR AND WINDOW LOCATIONS, ETC.) TO CONTACT AN ARCHITECT OR SIMILAR EXPERT IN THE FIELD OF HOUSE DESIGN AND LAYOUT TO ASSIST THEM RESOLVING THOSE QUESTIONS OR CONCERNS. ANY COSTS INCURRED IN OBTAINING THIS ASSISTANCE ARE THE RESPONSIBILITY OF THE CUSTOMER, AND ADDITIONAL COSTS COULD BE INCURRED SHOULD CHANGES TO THE BUILDING PLANS BE REQUESTED. INNOVATION DRAFTING AND DESIGN REQUESTS ITS CUSTOMER TO SIGN THIS DISCLOSURE ACKNOWLEDGING AND ACCEPTING INNOVATION DRAFTING AND DESIGN RESPONSIBILITY WITH REGARD TO THE DESIGN AND LAYOUT OF THEIR HOUSE PRIOR TO PROCEEDING WITH THE PROCESS OF CONSTRUCTION.

DESIGN WIND PRESSURE CALCULATIONS

TRIBUTARY AREA [SF]	C4C WIND PRESSURE SCHEDULE [PSF]						
	ZONE						
	ROOF			Overhang		WINDOWS & DOORS	
	1	2	3	2	3	4	5
10	29.2, -93.6	29.2, -136.5	29.2, -136.5	-150.2	-201.7	50.6, -59.2	50.6, -67.8
20	26.7, -93.6	26.7, -119.3	26.7, -119.3	-137.9	-172.3	48.2, -55.5	48.2, -63.5
50	23.1, -59.2	23.1, -93.6	23.1, -93.6	-119.6	-128.1	44.5, -50.0	44.5, -57.1
100	20.6, -29.2	20.6, -76.4	20.6, -76.4	-107.3	-98.7	42.1, -46.3	42.1, -52.8

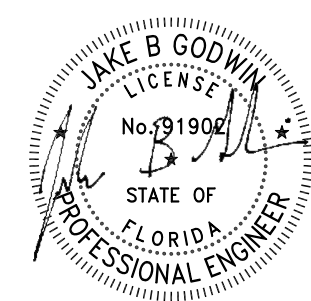
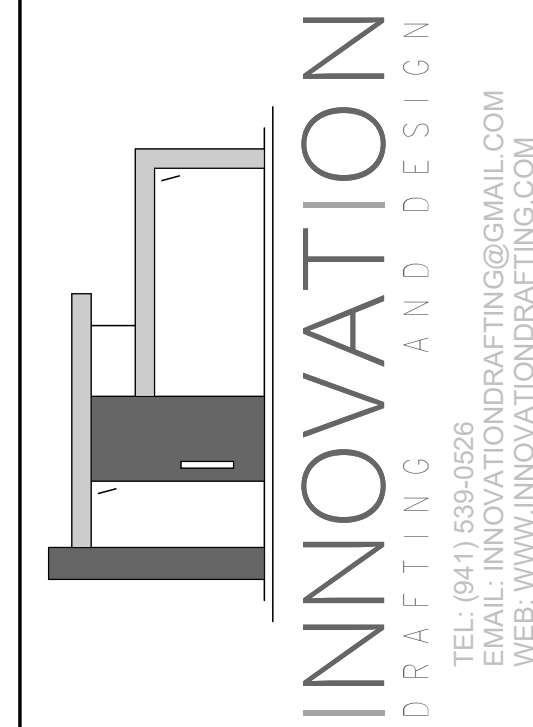


GROUND FLOOR



MAIN FLOOR

A/C SPACE NON A/C SPACE



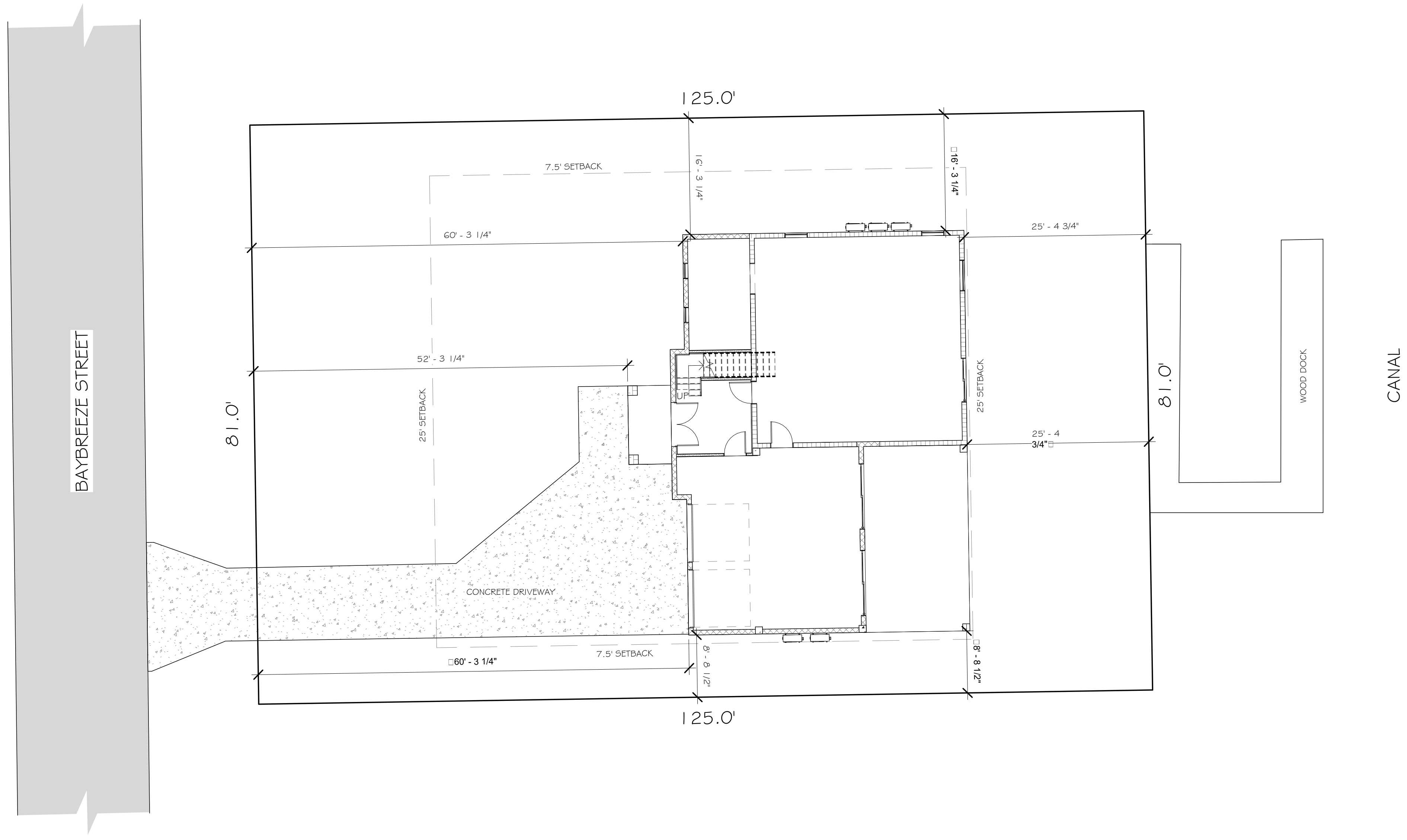
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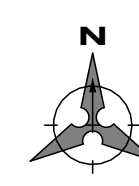
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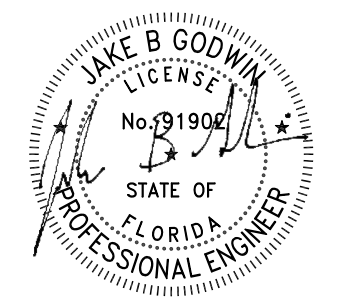
BAYBREEZE STREET

CANAL

WOOD DOCK



SITE PLAN
1" = 10'-0"



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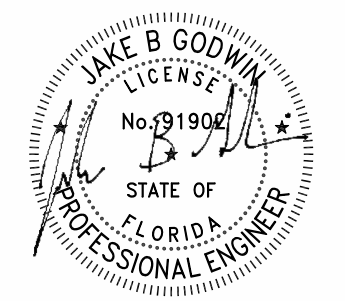
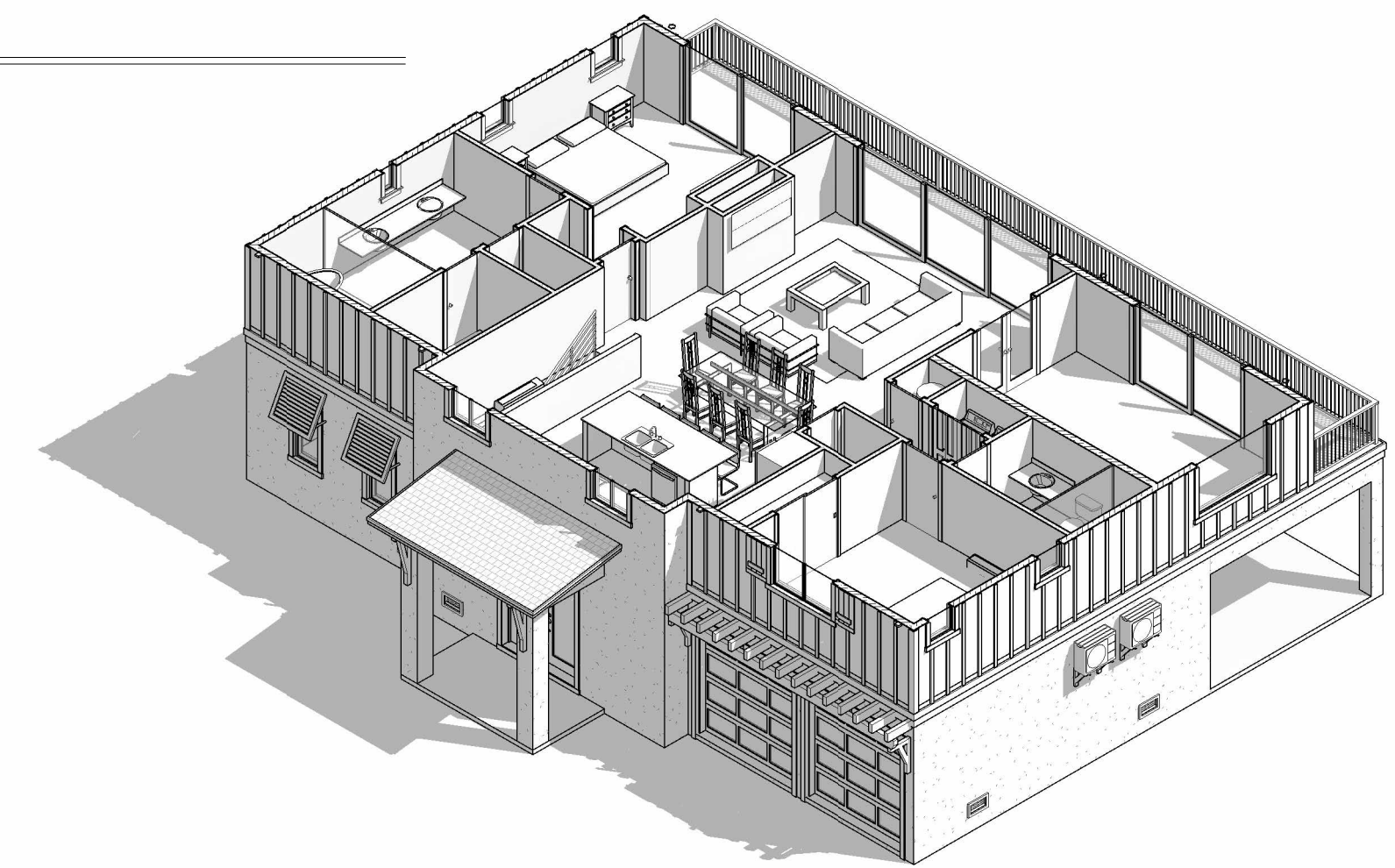
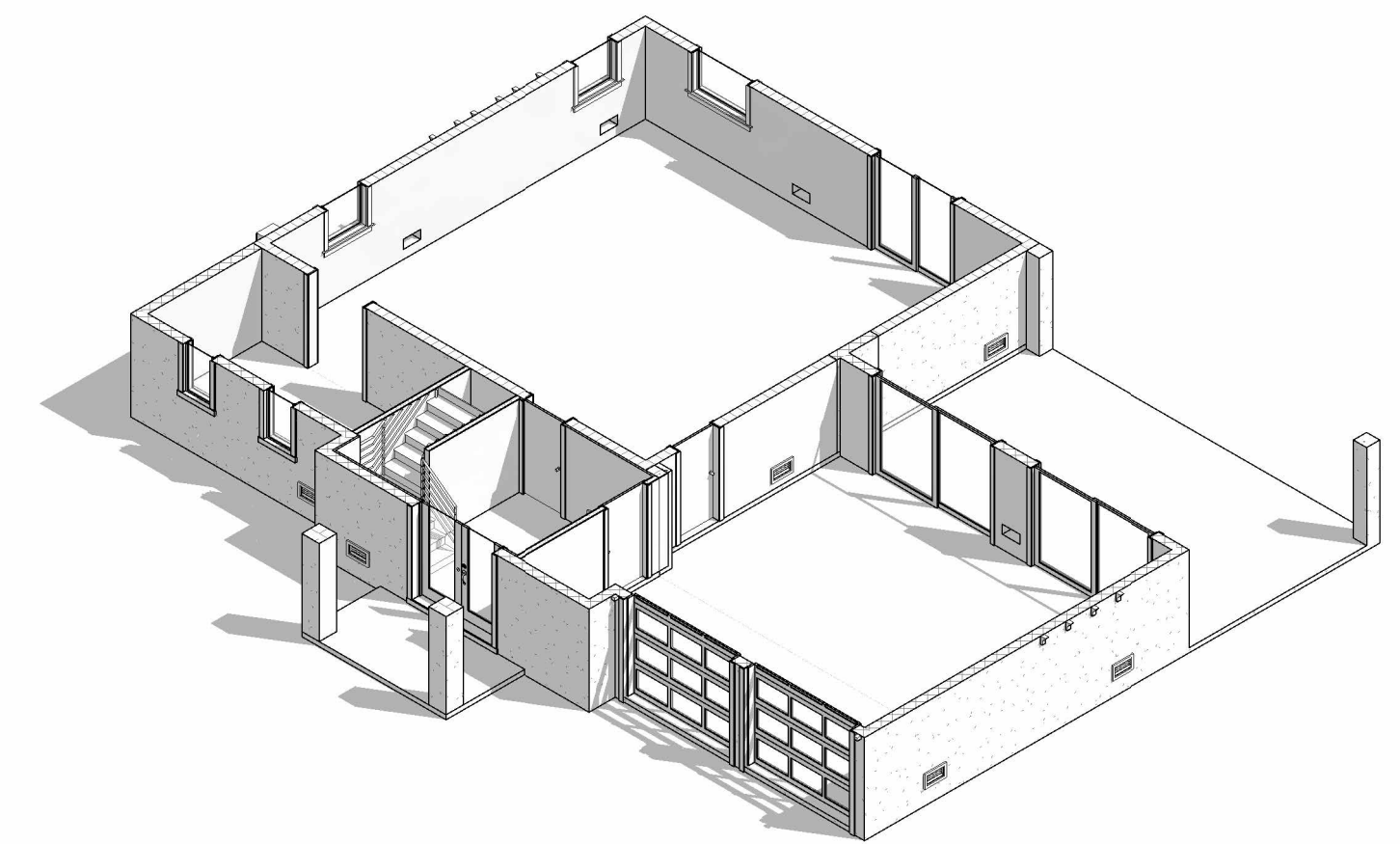
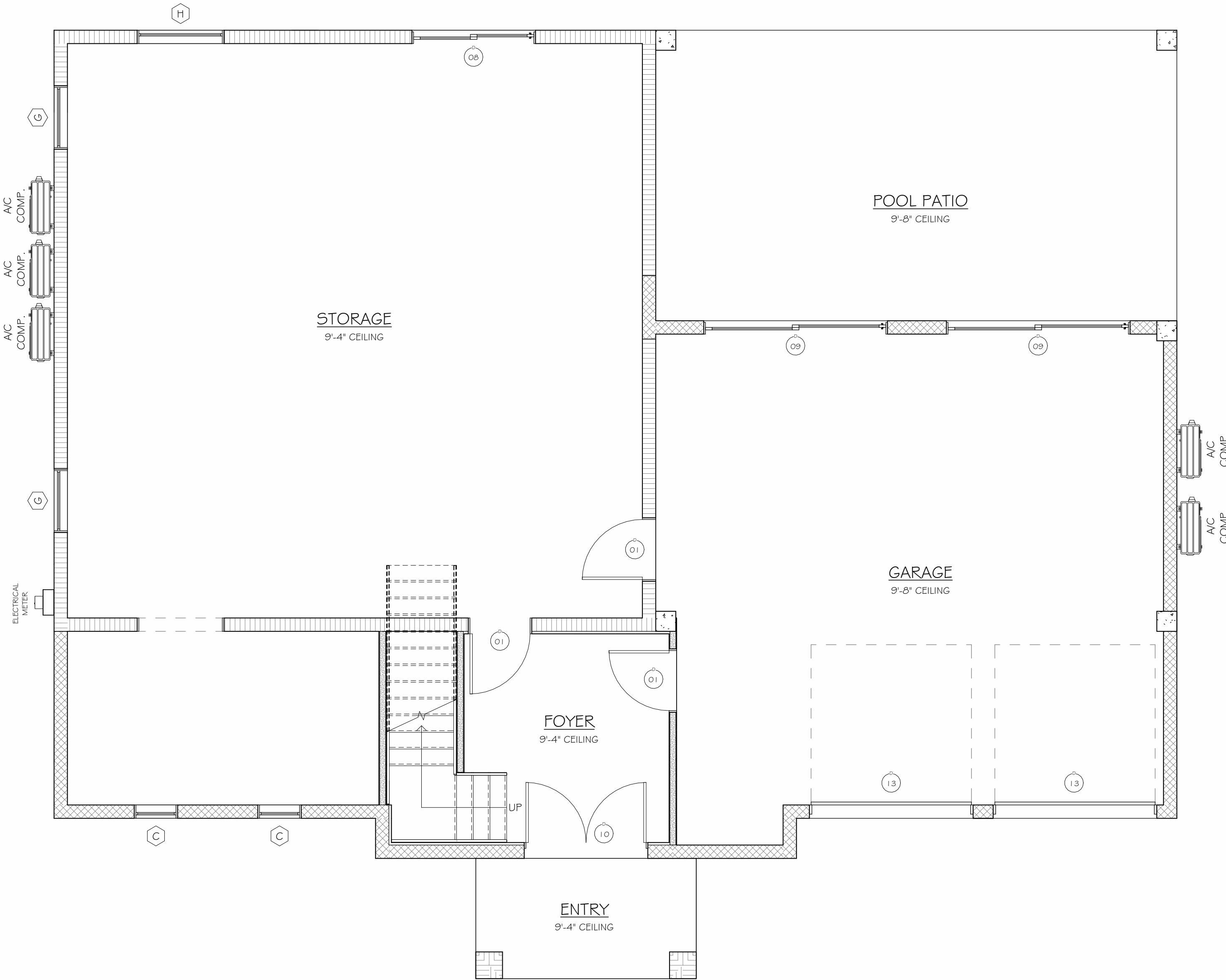
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 A-O.1

DOOR SCHEDULE						
MARK	COUNT	SIZE	WIDTH x HEIGHT	TYPE	FUNCTION	NOTE
01	3	30/68	3' - 0" x 6' - 8"	SINGLE	INTERIOR	
02	2	24/80	2' - 4" x 8' - 0"	SINGLE	INTERIOR	
03	4	26/80	2' - 6" x 8' - 0"	SINGLE	INTERIOR	
04	2	28/80	2' - 8" x 8' - 0"	SINGLE	INTERIOR	
05	1	40/80	4' - 0" x 8' - 0"	DOUBLE BIFOLD	INTERIOR	
06	1	50/80	5' - 0" x 8' - 0"	DOUBLE	INTERIOR	
07	1	50/80	5' - 0" x 8' - 0"	SLIDER	INTERIOR	
08	1	60/68	6' - 0" x 6' - 8"	SLIDER	EXTERIOR	
09	2	90/68	9' - 0" x 6' - 8"	SLIDER	EXTERIOR	
10	1	60/80	6' - 0" x 8' - 0"	DOUBLE	EXTERIOR	
11	2	90/80	9' - 0" x 8' - 0"	SLIDER	EXTERIOR	
12	1	160/80	16' - 0" x 8' - 0"	SLIDER	EXTERIOR	
13	2	80/80	8' - 0" x 8' - 0"	GARAGE O.H.	EXTERIOR	

WINDOW SCHEDULE				
MARK	COUNT	WIDTH X HEIGHT	TYPE	NOTE
A	1	1' - 0" x 4' - 0"	FIXED GLASS	
B	4	2' - 0" x 4' - 0"	FIXED GLASS	
C	2	2' - 0" x 5' - 0"	FIXED GLASS	
D	2	3' - 0" x 6' - 4"	FIXED GLASS	
E	3	4' - 0" x 1' - 4"	FIXED GLASS	
F	1	6' - 0" x 6' - 0"	FIXED GLASS	
G	2	3' - 0" x 3' - 1"	SINGLE HUNG	
H	1	4' - 2" x 3' - 1"	SINGLE HUNG	
I	1	5' - 0" x 5' - 0"	DOUBLE CASEMENT	EGRESS

WALL LEGEND	
	2x4 WOOD WALL
	2x6 WOOD WALL
	CMU BLOCK WALL
	EXISTING CMU BLOCK WALL



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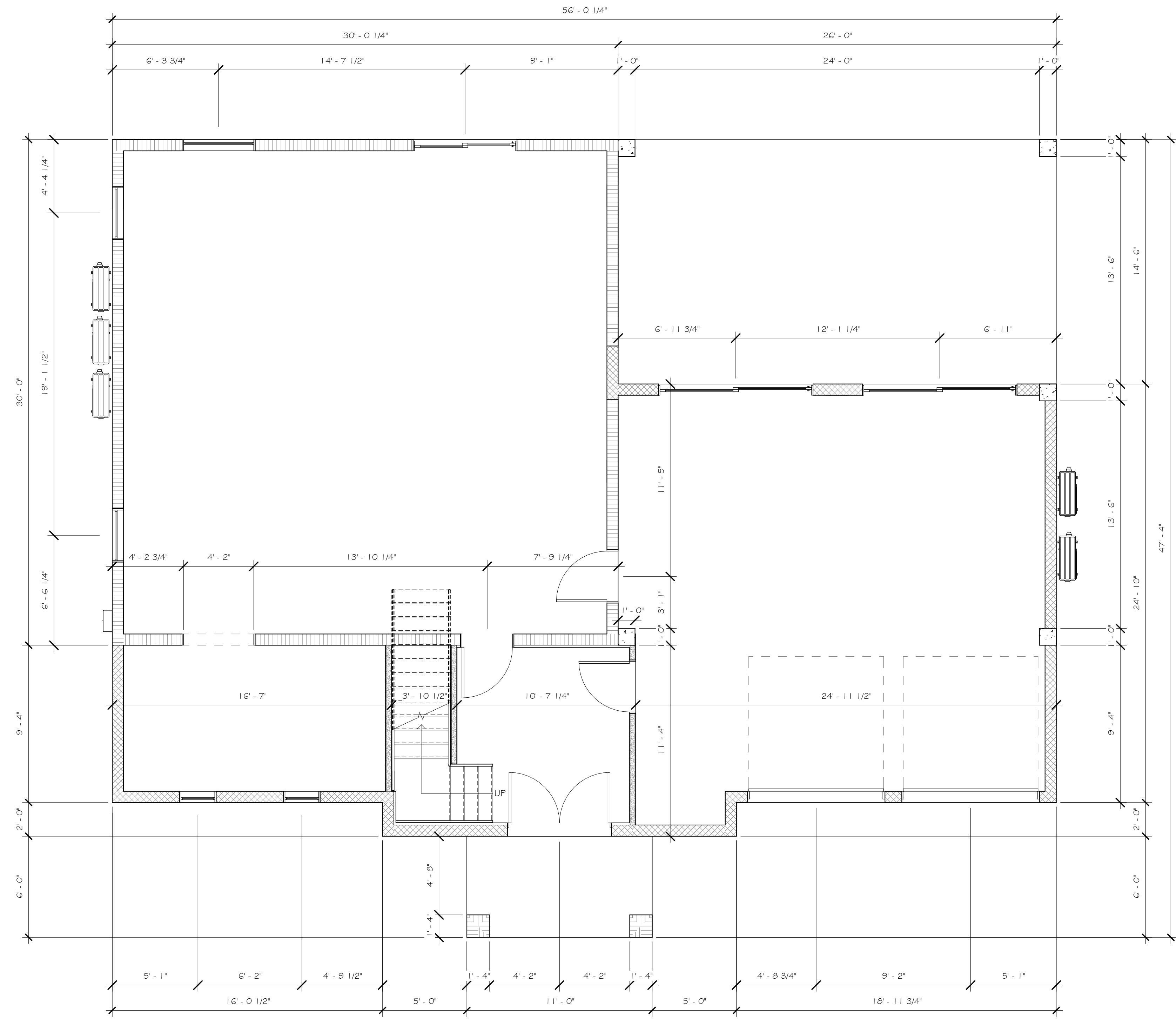
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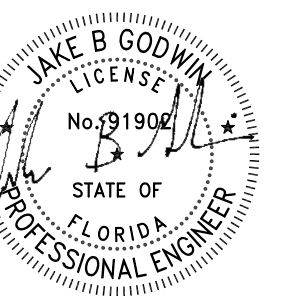
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A-1.0

WALL LEGEND	
	2x4 WOOD WALL
	2x6 WOOD WALL
	CMU BLOCK WALL
	EXISTING CMU BLOCK WALL



GROUND FLOOR PLAN (DIMENSIONS)

1/4" = 1'-0"



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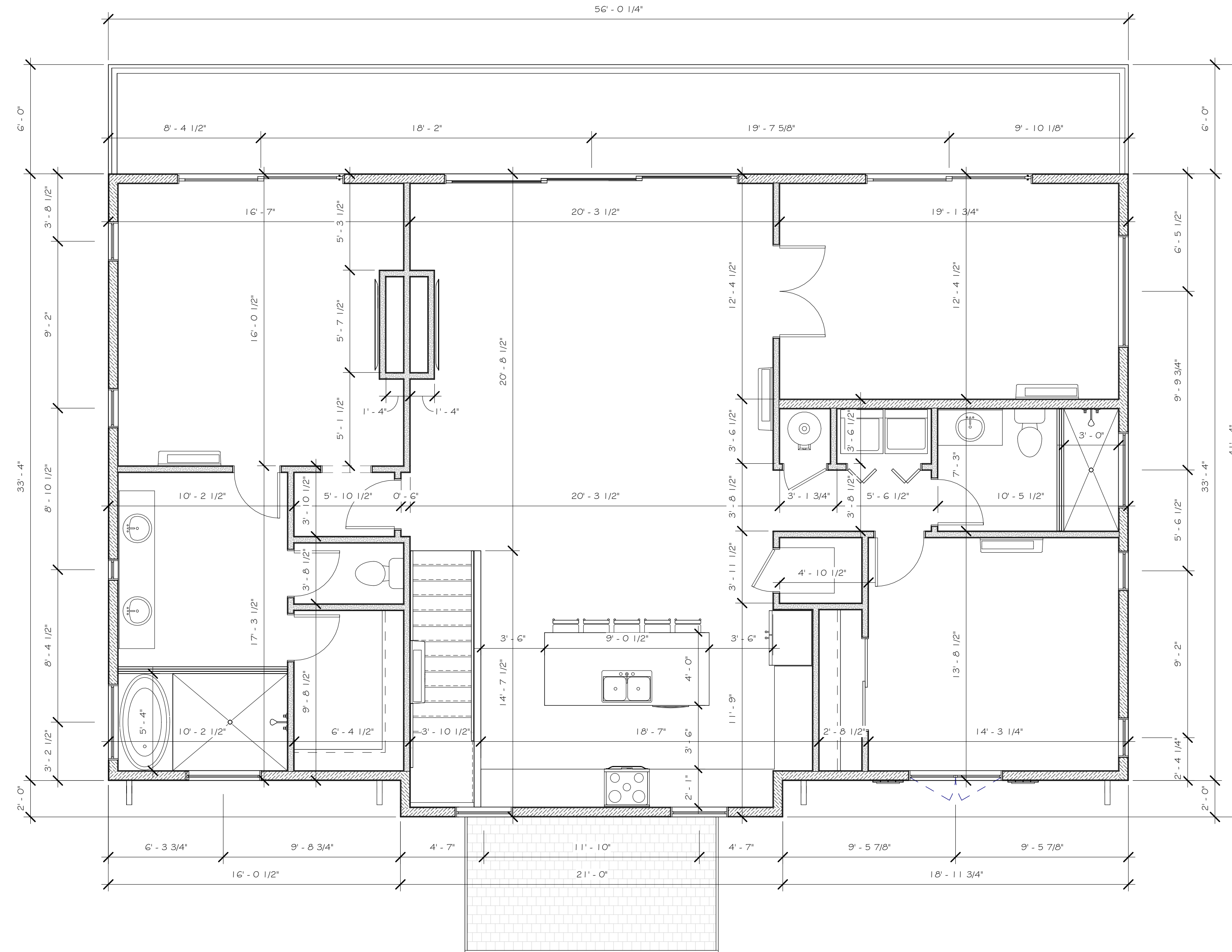
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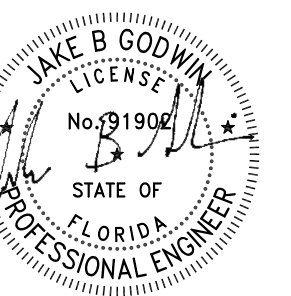
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WALL LEGEND	
	2x4 WOOD WALL
	2x6 WOOD WALL
	CMU BLOCK WALL
	EXISTING CMU BLOCK WALL



MAIN FLOOR PLAN (DIMENSIONS)

1/4" = 1'-0"



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A-1.2



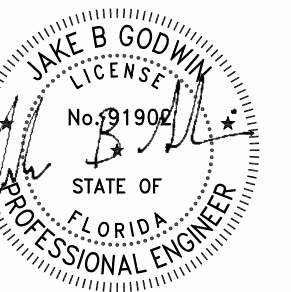
FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



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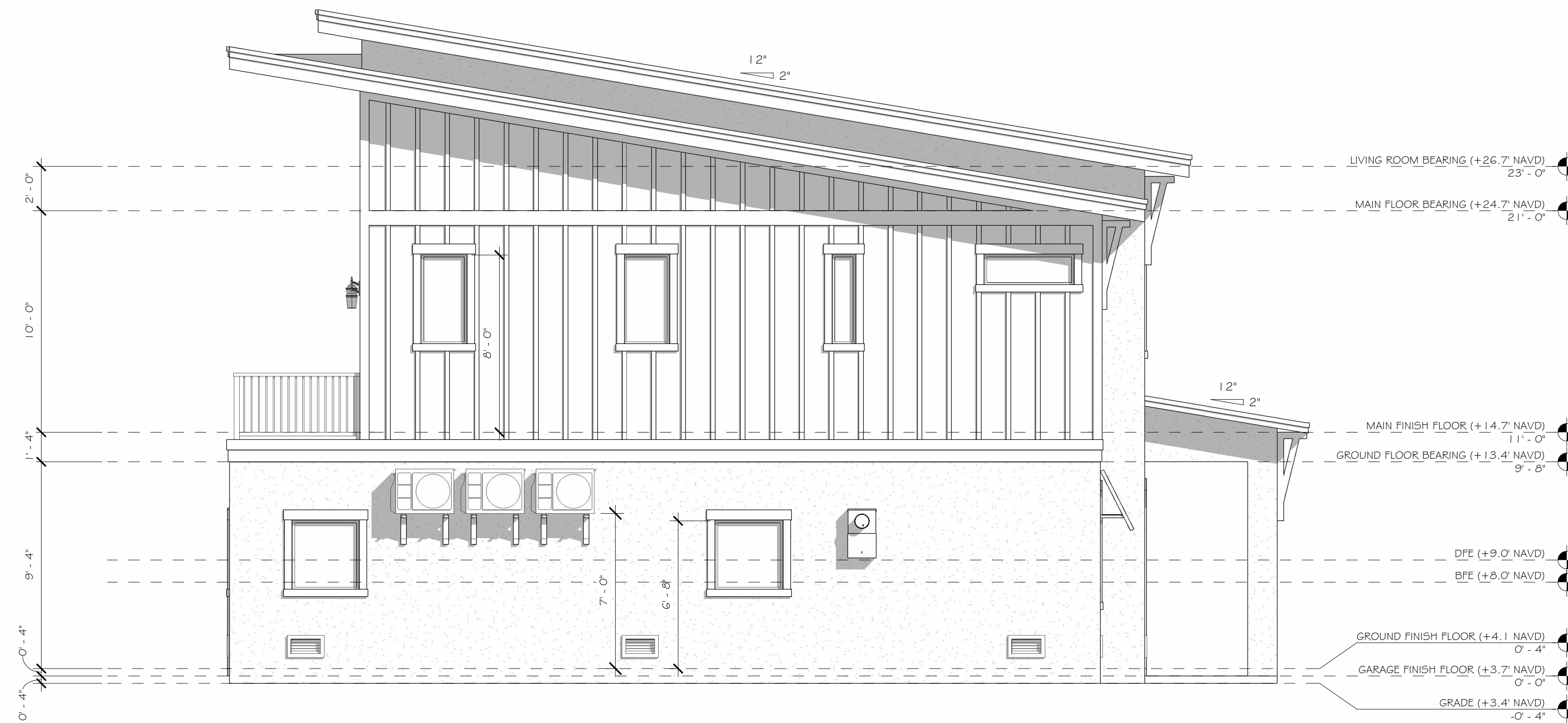
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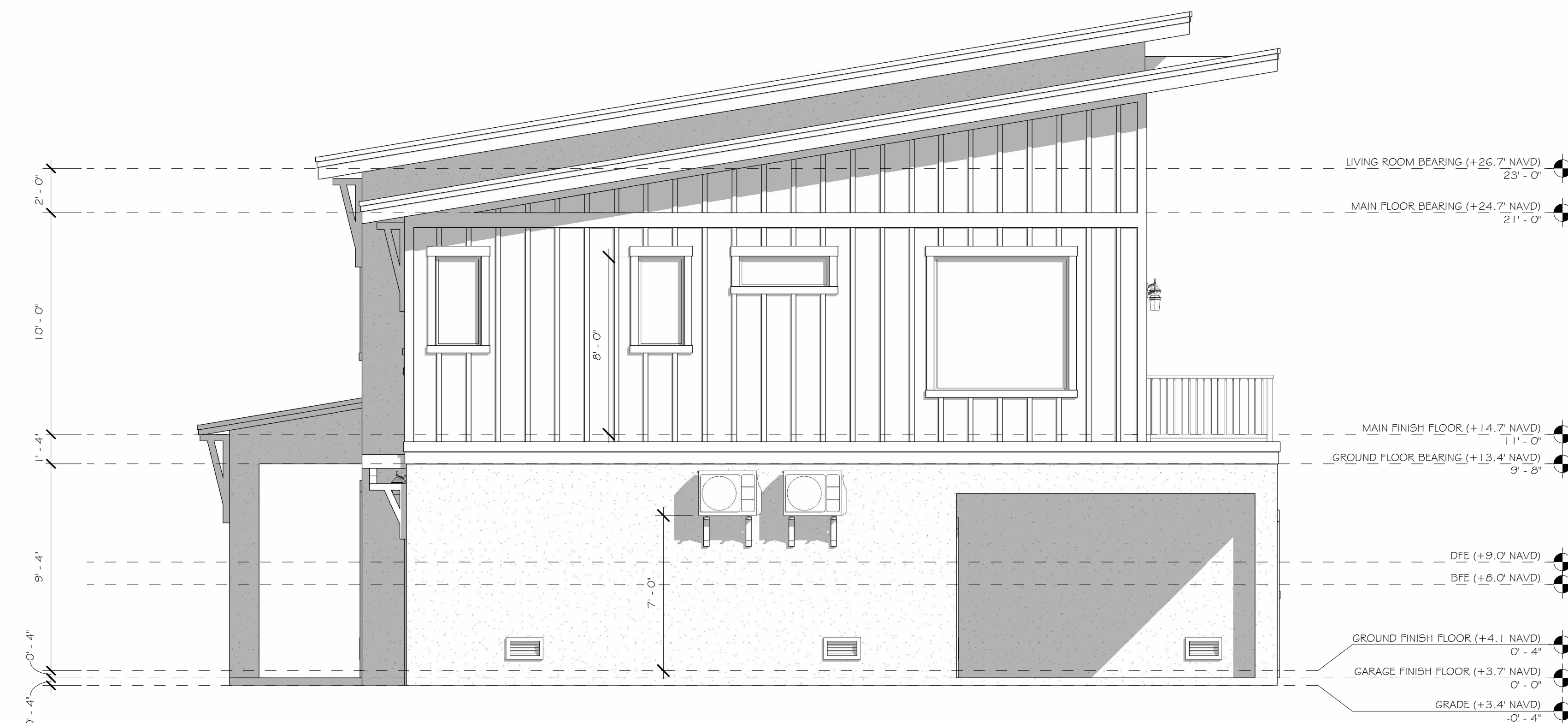
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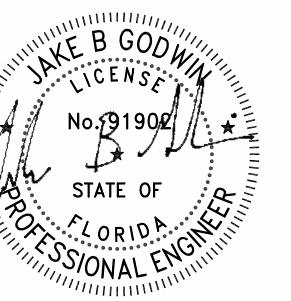
A-2.0



LEFT SIDE ELEVATION
 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 1/4" = 1'-0"



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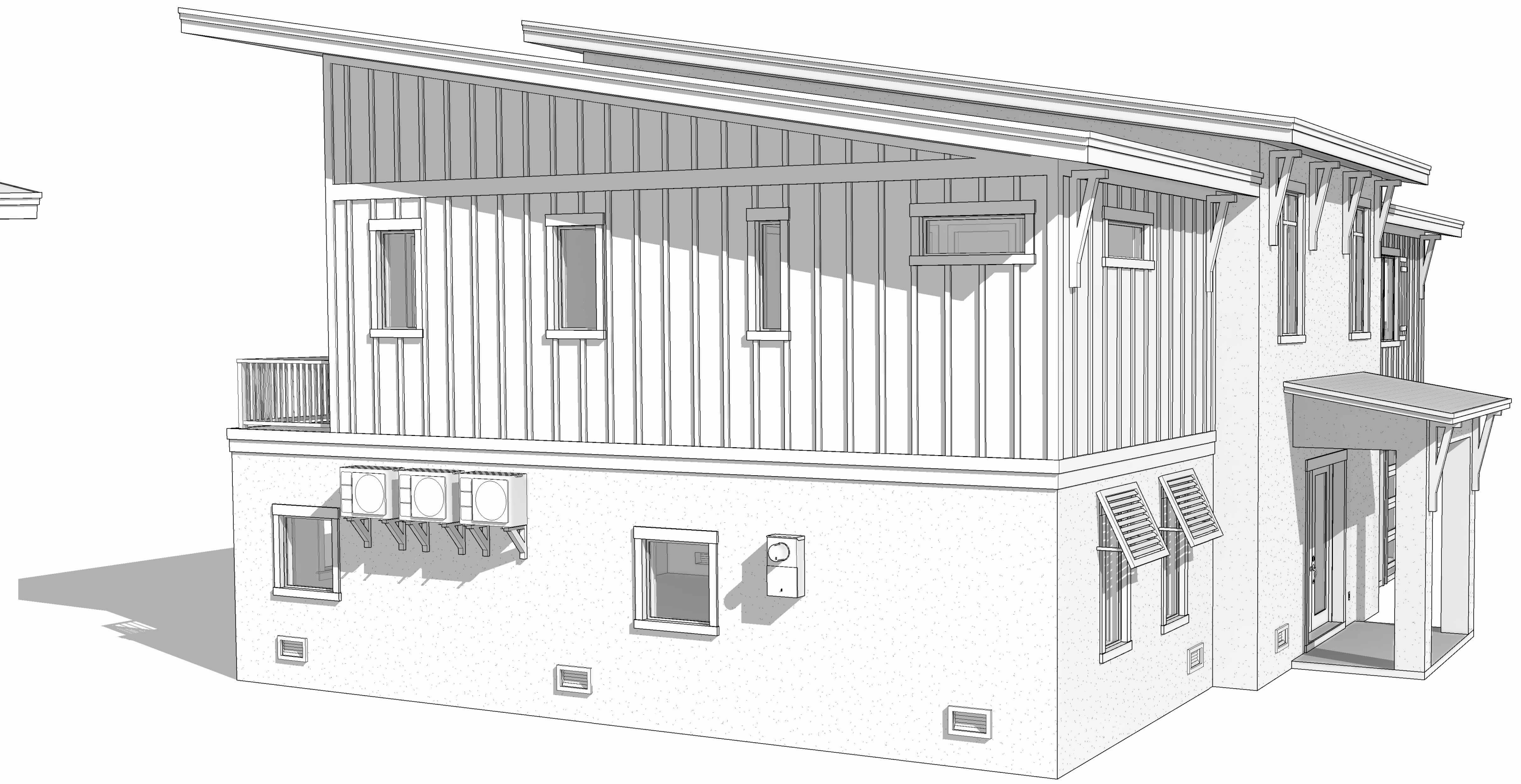
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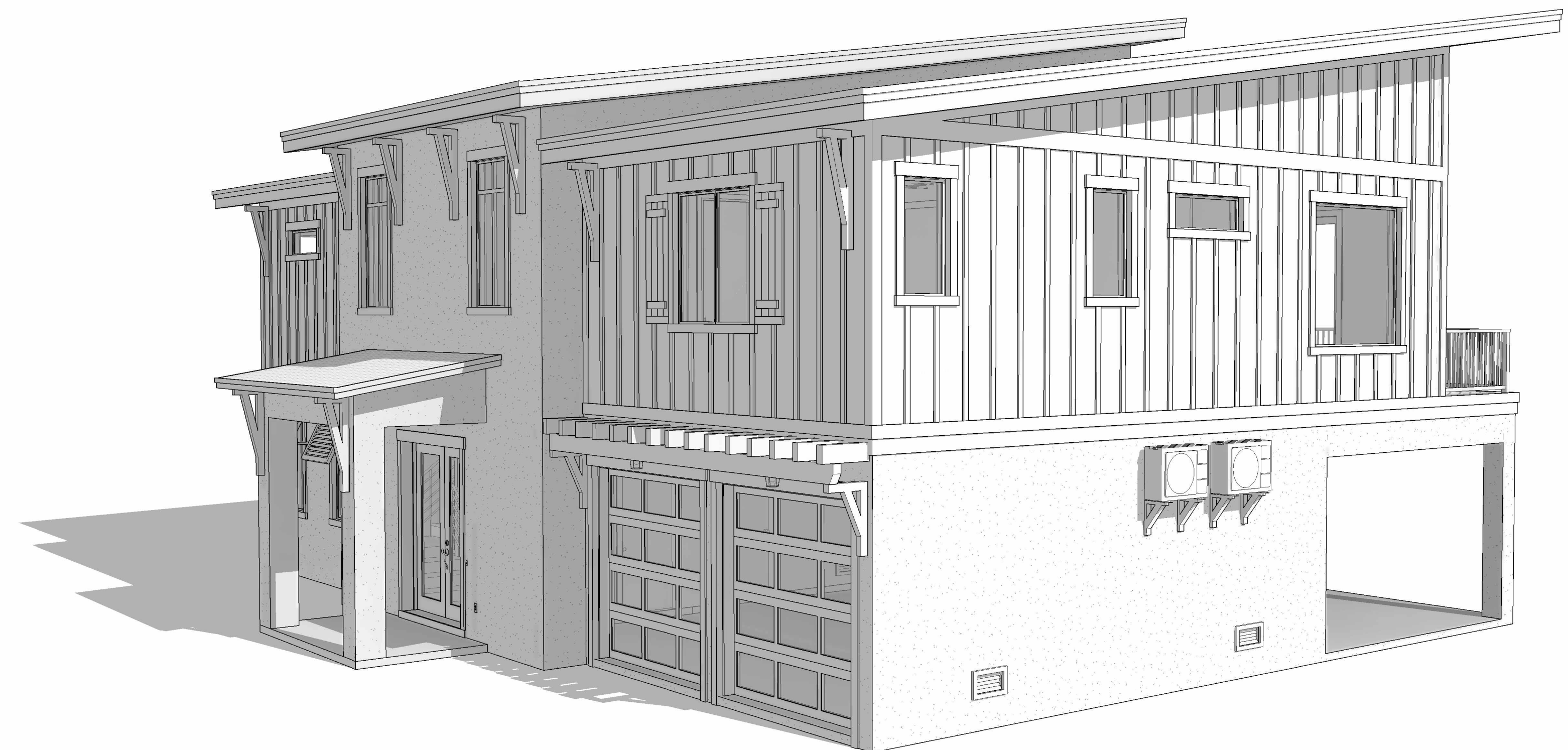
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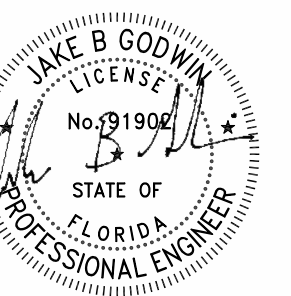
PERSPECTIVE 02



PERSPECTIVE 03



PERSPECTIVE 04



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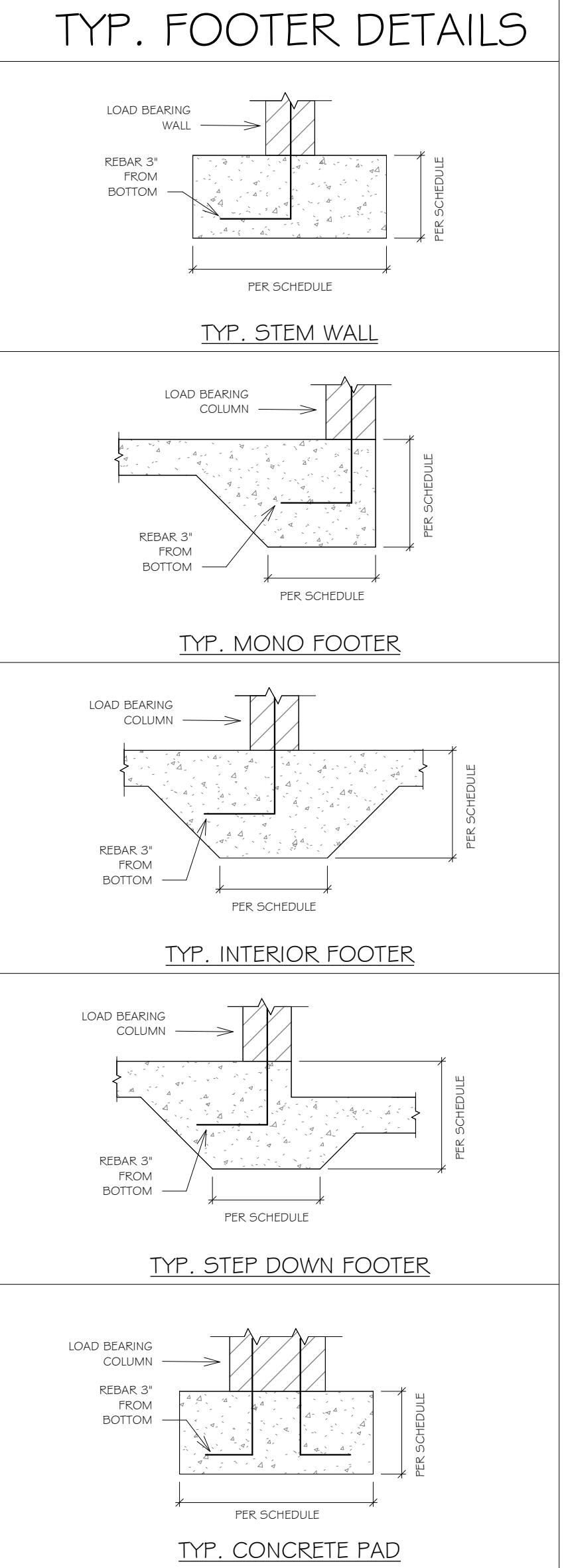
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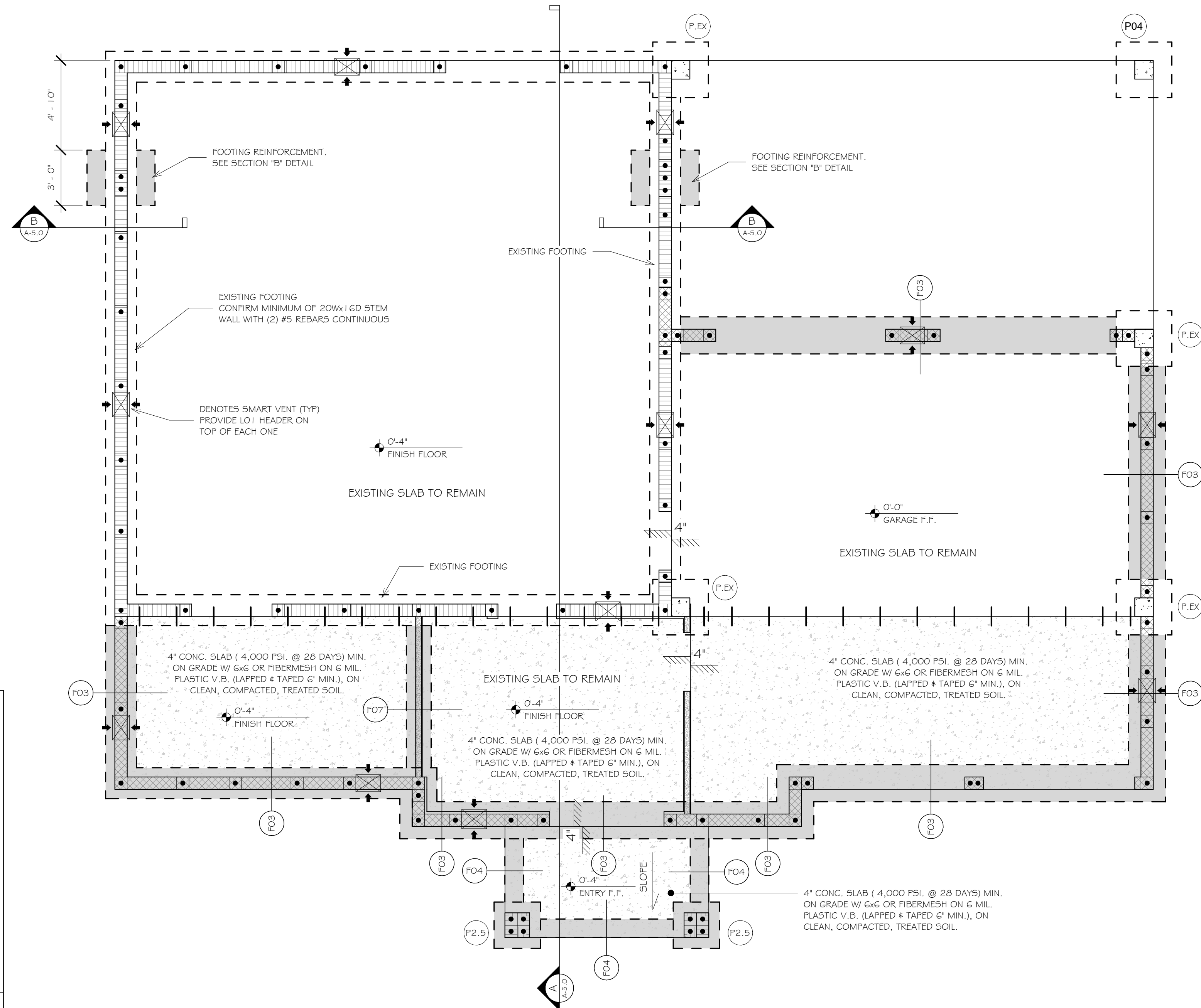
SMART VENT
TOTAL AREA: 1,868 SF
REQUIRES 10 EXTERIOR SMART VENTS
12 SMART VENTS PROVIDED

FOOTING SCHEDULE			
MARK	TYPE	SIZE (WxD)	REBAR
FO1	STEM WALL	16"x10"	(2) #5
FO2	STEM WALL	20"x10"	(3) #5
FO3	STEM WALL	24"x16"	(3) #5
FO4	MONO FOOTER	12"x8"	(2) #5
FO5	MONO FOOTER	12"x20"	(2) #5
FO6	MONO FOOTER	16"x20"	(3) #5
FO7	INT. FOOTING	12"x12"	(2) #5
FO8	STEM WALL	20"x16"	(2) #5
FO9	STEP DOWN	12"x16"	(2) #5
FO10	STEP DOWN	16"x16"	(2) #5

PAD SCHEDULE			
MARK	TYPE	SIZE (WxDxL)	REBAR
PO1	CONC. PAD	1'-0"x1'-0"x1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6"x1'-6"x1'-0"	(3) #5 EA. WAY
PO2	CONC. PAD	2'-0"x2'-0"x1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6"x2'-6"x1'-0"	(3) #5 EA. WAY
PO3	CONC. PAD	3'-0"x3'-0"x1'-4"	(4) #5 EA. WAY
PO4	CONC. PAD	4'-0"x4'-0"x1'-4"	(5) #5 EA. WAY



(P.EX) EXISTING FOOTING PAD, CONFIRM MINIMUM OF 36x36 W/ (4) #5 REBAR EA. WAY



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



FOUNDATION NOTES:

- FOUNDATION TO BE CONTINUOUS STRIP FOOTINGS. SEE PLAN FOR SIZE AND LOCATION
- CONCRETE TO BE 4,000 PSI MINIMUM U.N.O.
- PRESUMPTIVE SOIL BEARING PRESSURE TAKEN AS 2,000 PSF (FBC TABLE 1806.2).
- ALL REINFORCEMENT IS TO BE LAPPED AT 48X THE DIAMETER OF THE REBAR (I.E. #5 BAR TO BE LAPPED AT 30" MIN.)
- ALL REINFORCEMENT IS TO BE BENT AND LAPPED AT CORNERS AND INTERSECTIONS. SEE ARCHITECTURAL PLANS FOR ALL FINISH FLOOR ELEVATIONS

Smart VENT
877-441-8368
www.smartvent.com

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED

SMART VENT FOUNDATION FLOOD VENTS
430 ANDERSON DR., UNIT 1
FITZTOWN, NJ 08071
FLOOD VENT INSULATED
MODEL 1540-520
SIZE A | DWG NO. 1540-520 REV B | DATE 6-21-16

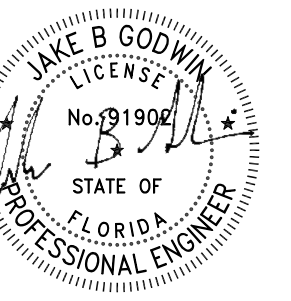
INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-520
FLOOD VENT INSULATED
REV. 6-21-16

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25" WIDE BY 2.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HURRIBOND GRIP 4 SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
- INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
- INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
- TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 S.F. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, IBC, ICC, ASCE
SUPPORTIVE DOCUMENTS: TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

SMART VENT - CMU WALL
SCALE: NTS



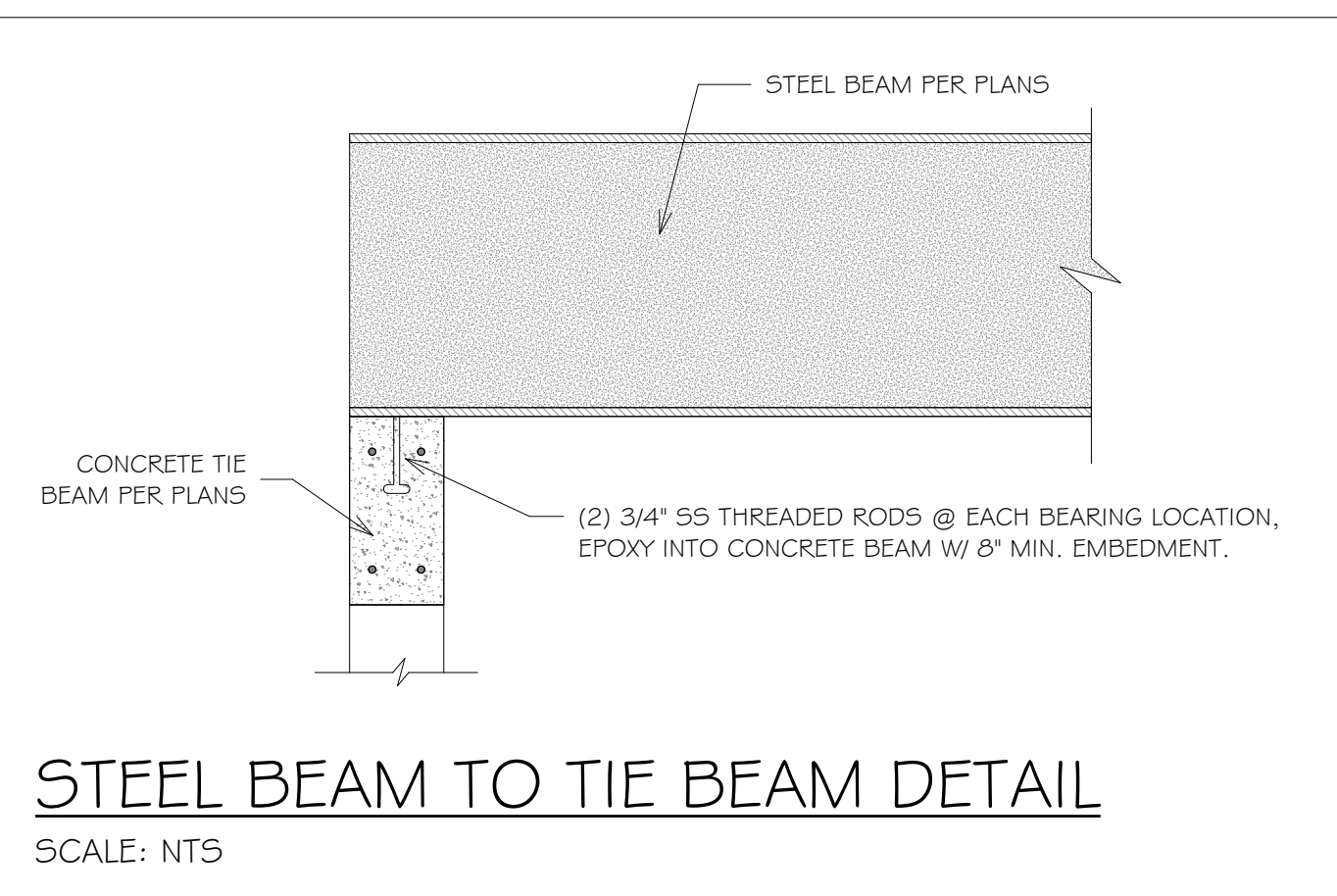
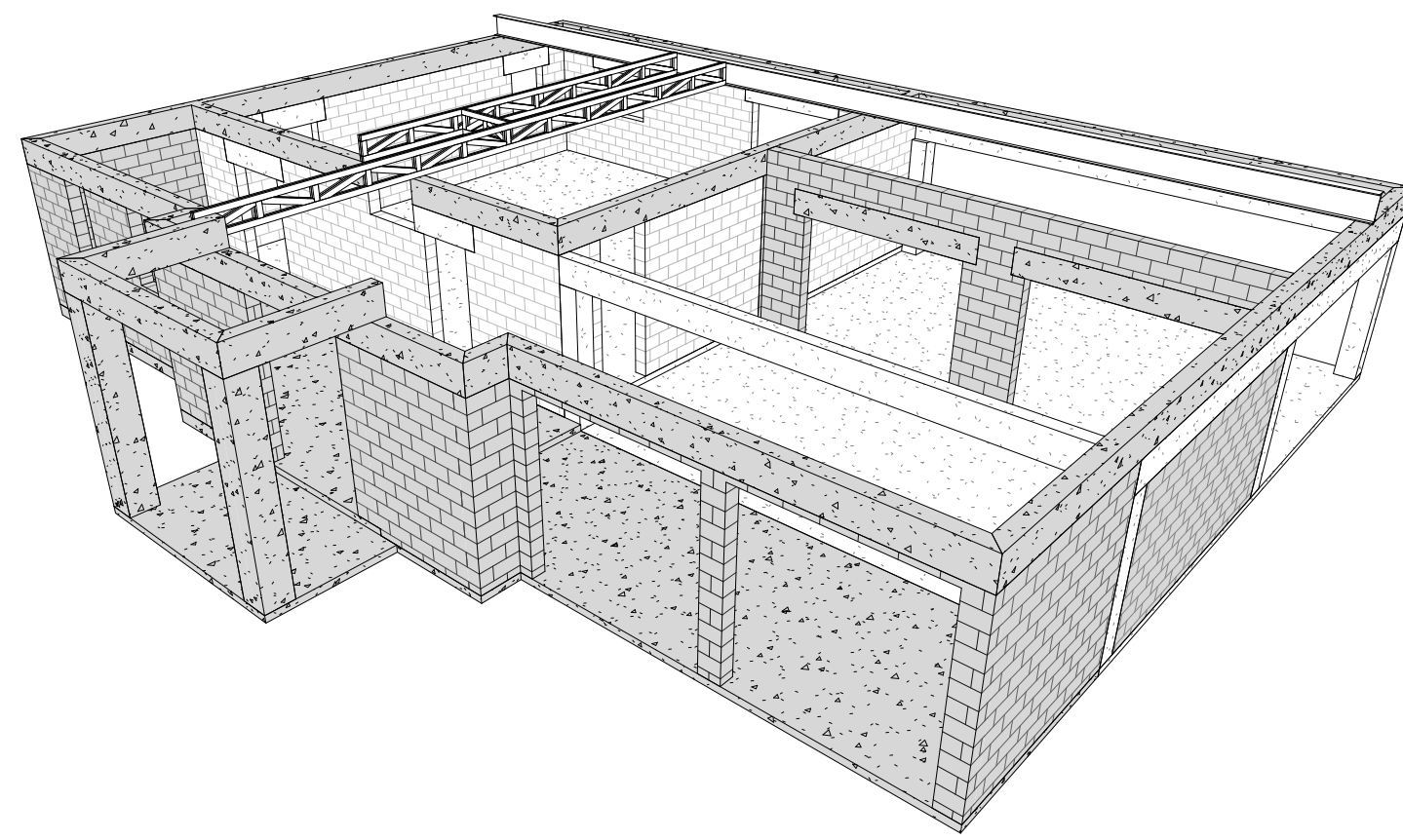
NEW RESIDENCE FOR:

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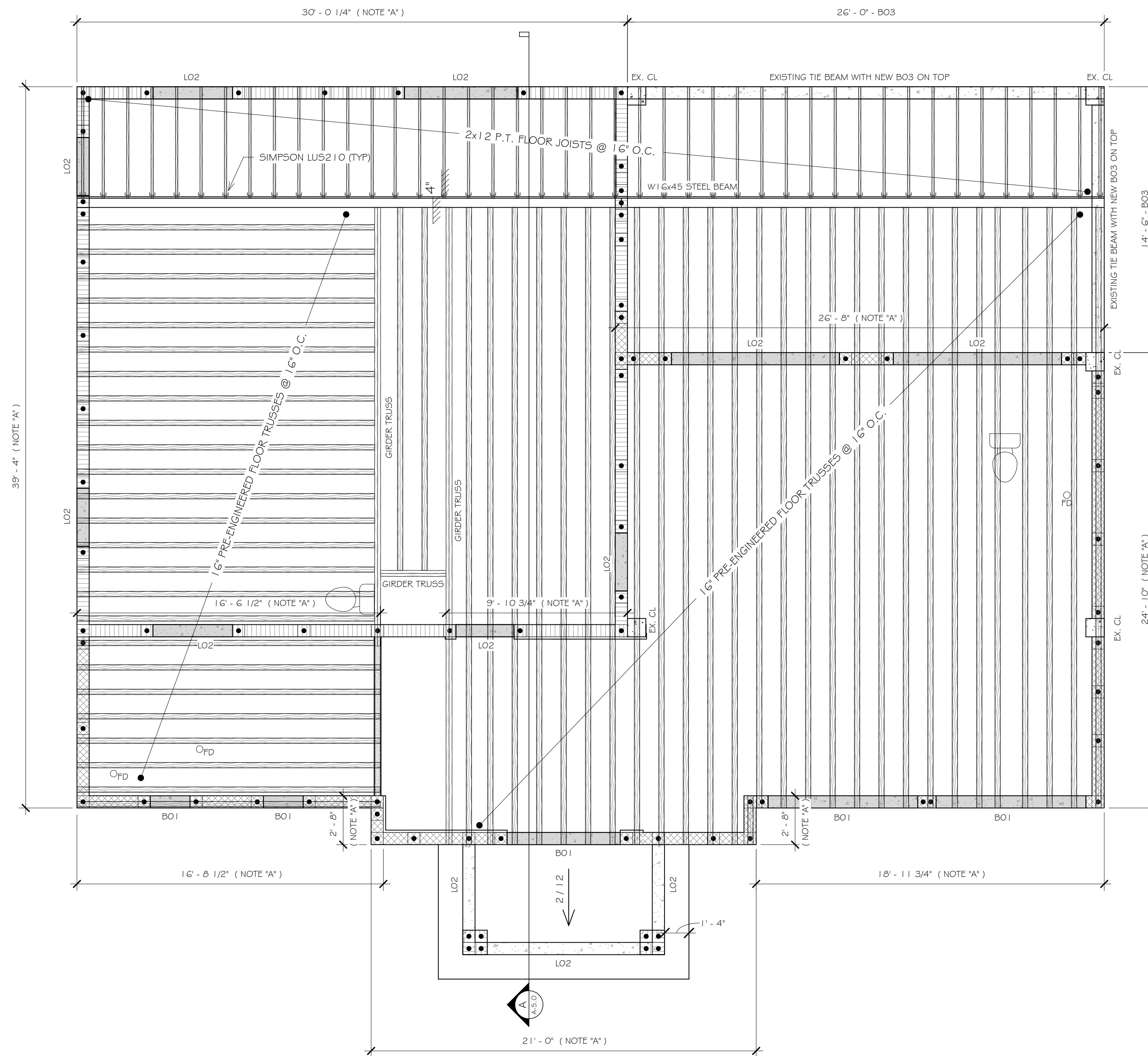
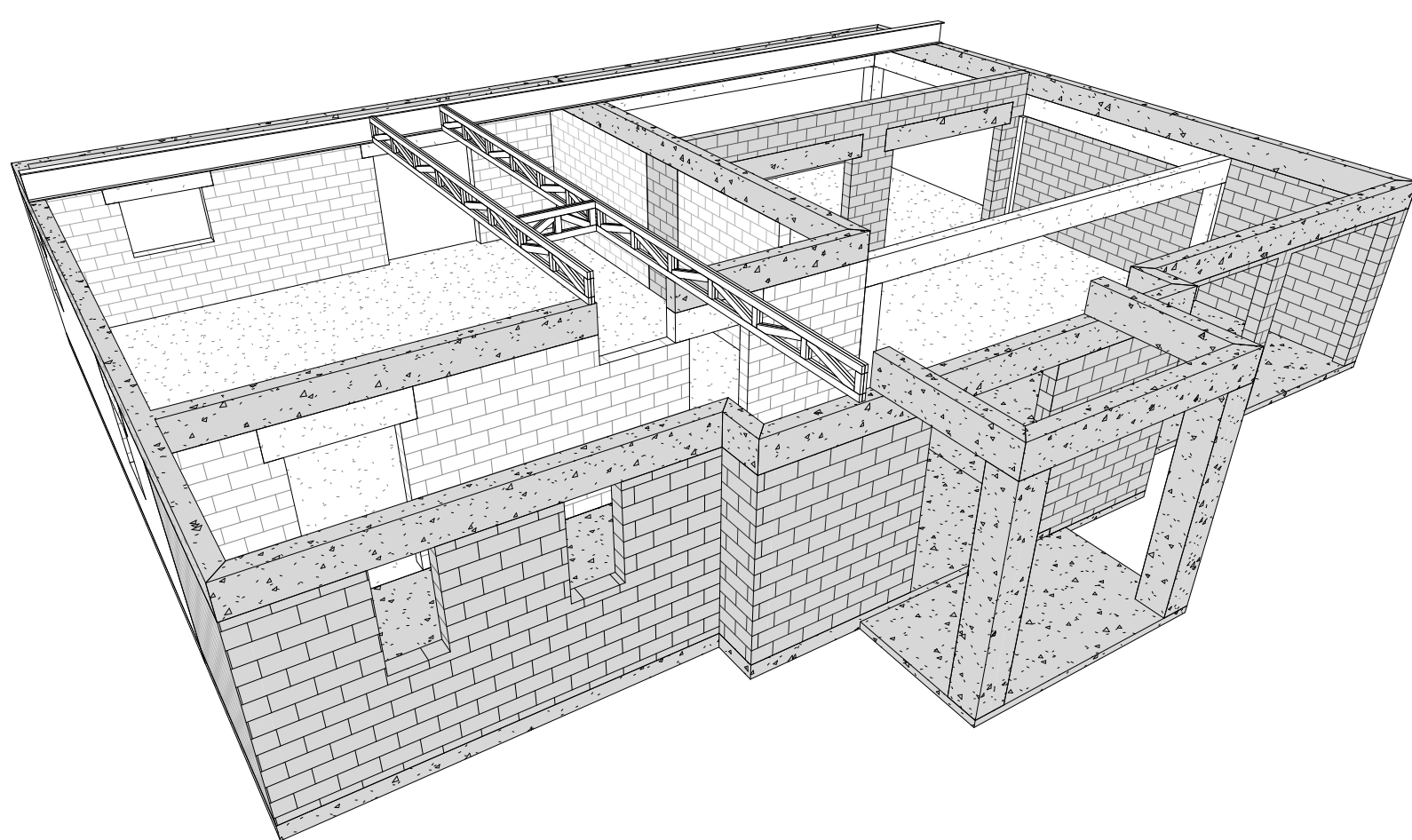
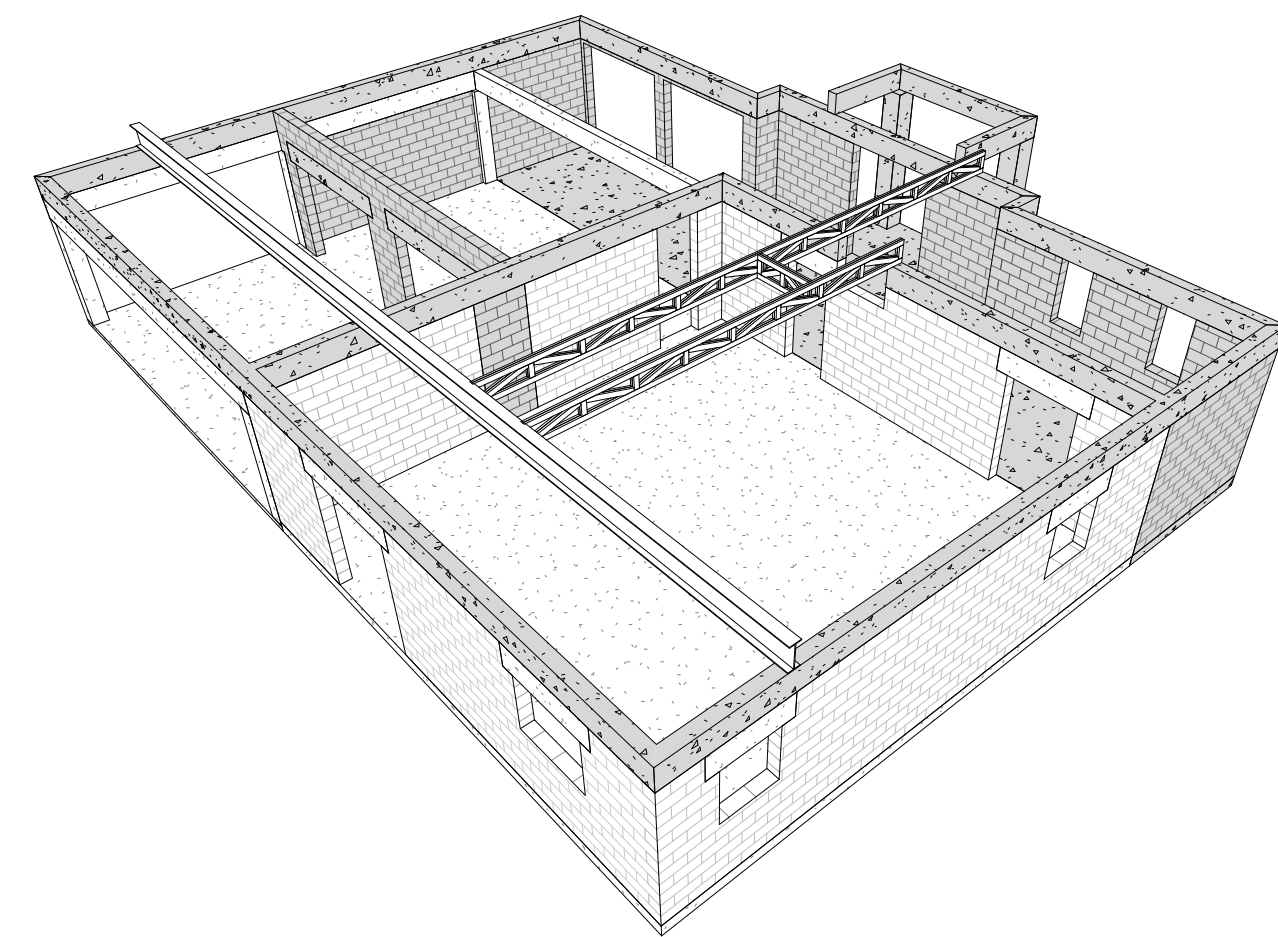
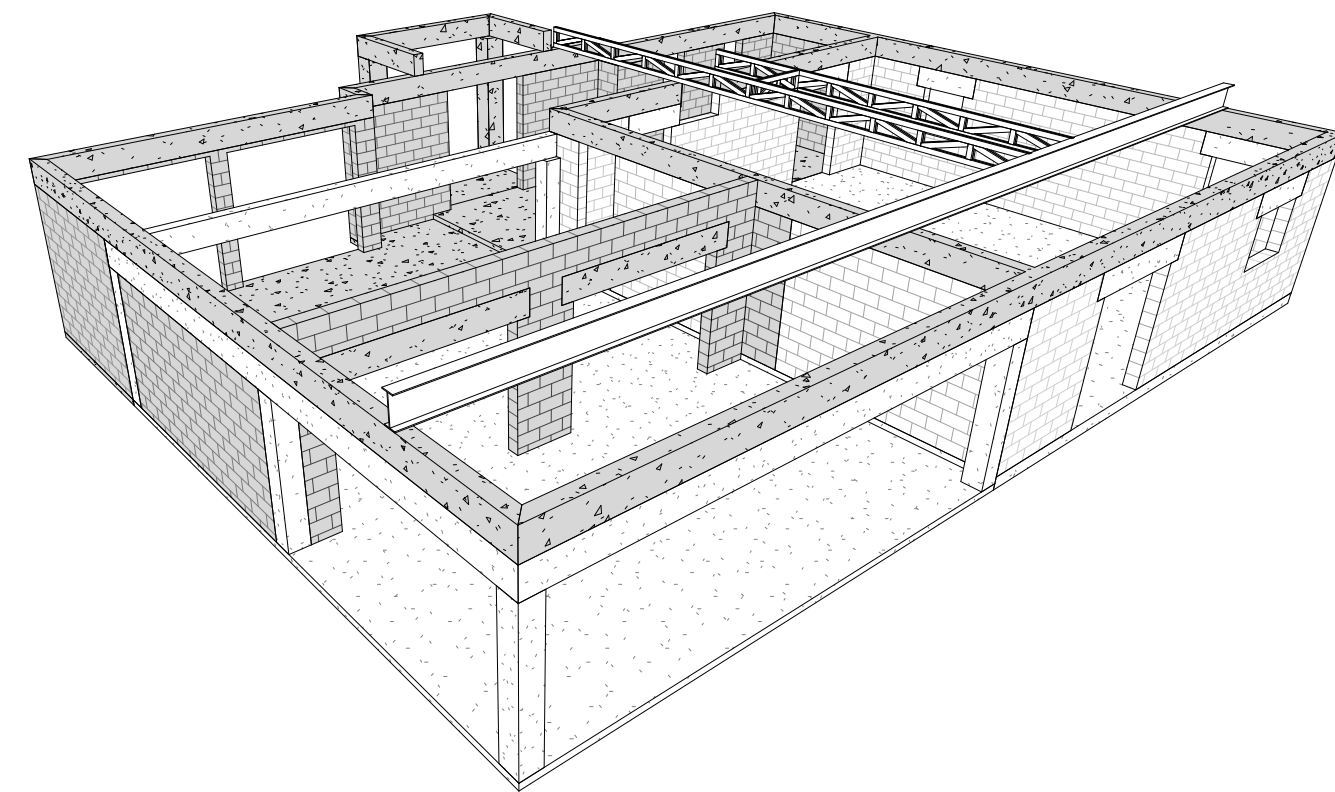
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TL2306 12

SHEET #
A-3.0



STEEL BEAM TO TIE BEAM DETAIL
SCALE: NTS

EX. CL - DENOTES EXISTING 12x12 CONCRETE COLUMN, CONFIRM MINIMUM OF (4) #5 REBARS



NOTE "A": NEW BO1 ON TOP OF WALL, TOP O BEAM AT 9'-4" AFF

GROUND FLOOR HDR / ENTRY ROOF PLAN
MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

	DENOTES EXISTING CONCRETE		DENOTES EXISTING CMU BLOCK WALL
	DENOTES NEW CONCRETE		DENOTES NEW CMU BLOCK WALL

GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR BUILDING SPECS, CONSTRUCTION NOTES, SCOPE OF WORK & DESIGN CRITERIA.
- PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.
- ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS BELOW OR STRUCTURAL COLUMN (R>5,000)
- BLOCKING REQUIRED AT ALL CANTILEVERS
- 8'x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID IS INTERCHANGEABLE WITH 8'x16" F&P TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 3" FROM BOTTOM w/ #3 STIRRUPS IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ENGINEER IS OKAY w/ LARGER BEAM.

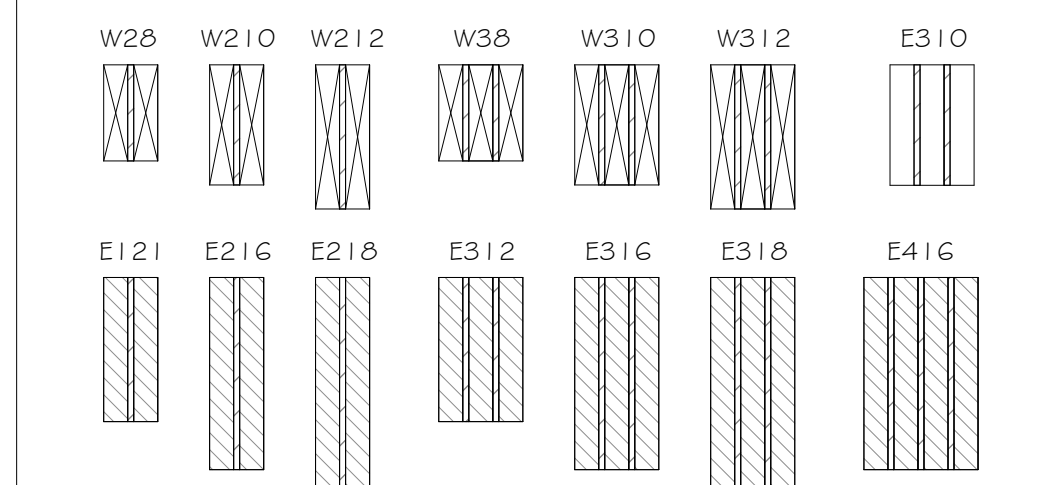
LINTEL TYPES

- L01**: TYPICAL FOR CMU SUPPORTED WALLS & OPENINGS LESS THAN 6'-0" U.N.O. 8'x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID
- L02**: TYPICAL OPENINGS GREATER THAN 6'-0" U.N.O. 8'x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID
- L2.5**: 8'x20" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (2) #5 REBAR BOTTOM FILLED SOLID
- L03**: 8'x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

TIE BEAM TYPES

- B01**: 8'x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 10" O.C.
- B02**: 8'x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE
- B03**: 8'x16" TIE BEAM w/ (2) #7 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE
- B04**: 8'x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE
- B05**: 12'x16" TIE BEAM w/ (3) #5 REBAR 3" FROM TOP & (3) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



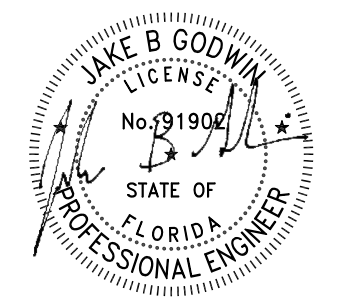
WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W2B	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W3B	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

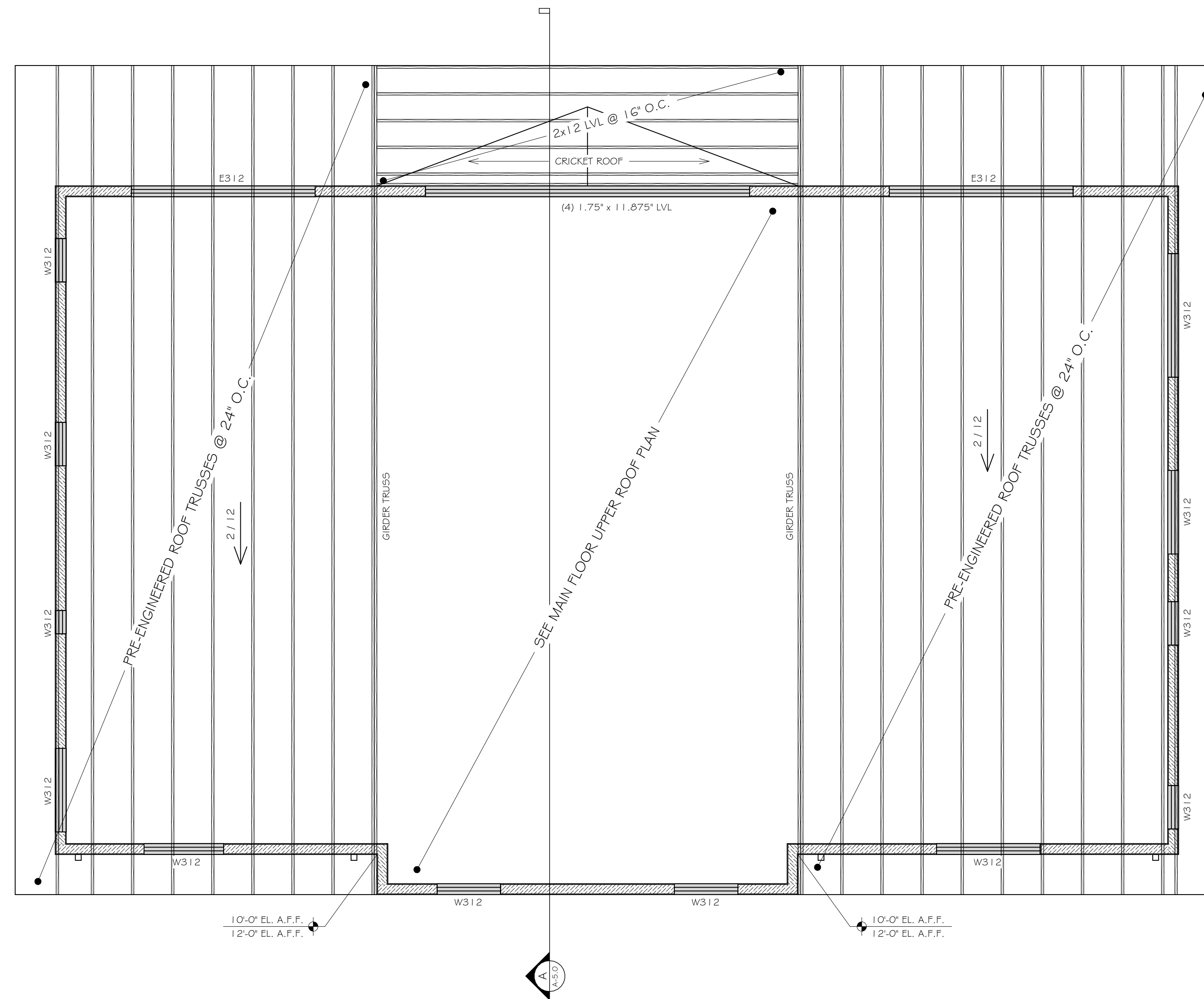
* ALL EXPOSED WOOD TO BE PRESSURE TREATED *

MARK	TYPE	SIZE	MARK	TYPE	SIZE
CO1	SOLID SAWN	4" x 4"	CO7	CMU COL. w/ (1) #5	8" x 8"
CO2	SOLID SAWN	6" x 6"	CO8	CMU COL. w/ (2) #5	8" x 16"
CO3	SOLID SAWN	8" x 8"	CO9	CMU COL. w/ (2) #5	12" x 12"
CO4	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5	16" x 16"
CO5	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
CO6	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"



NEW RESIDENCE FOR:
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MAIN FLOOR HDR / LOWER ROOF FRAMING PLAN
1/4" = 1'-0"

GENERAL NOTES

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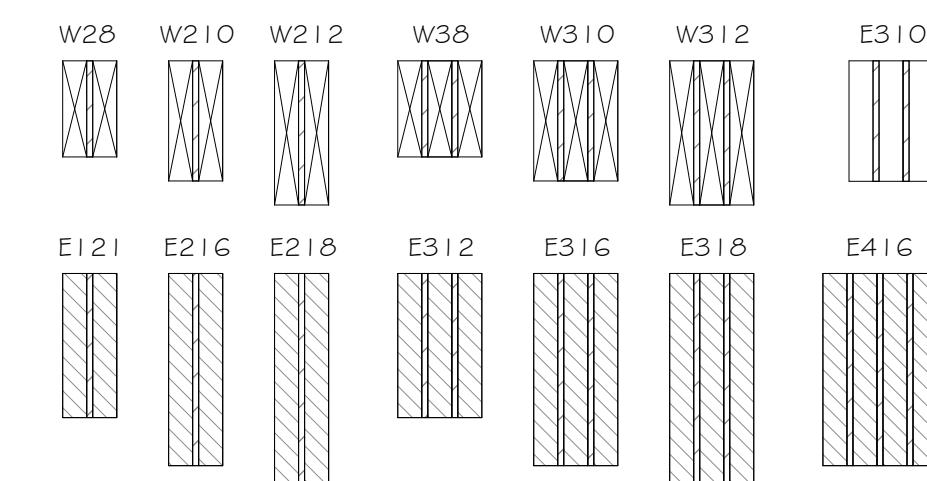
LINTEL TYPES

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- L2.5: 8'x20" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (2) #5 REBAR BOTTOM FILLED SOLID
- L03: 8'x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

TIE BEAM TYPES

- B01: 8'x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 10" O.C.
- B02: 8'x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE
- B03: 8'x16" TIE BEAM w/ (2) #7 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE
- B04: 8'x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE
- B05: 12'x16" TIE BEAM w/ (3) #5 REBAR 3" FROM TOP & (3) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



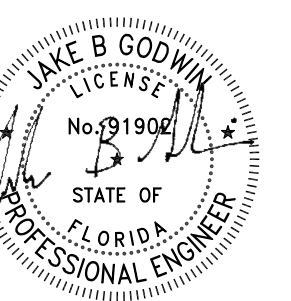
WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W28	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W38	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED*

MARK	TYPE	SIZE	MARK	TYPE	SIZE
C01	SOLID SAWN	4" x 4"	C07	CMU COL. w/ (1) #5	8" x 8"
C02	SOLID SAWN	6" x 6"	C08	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	8" x 16"
C03	SOLID SAWN	8" x 8"	C09	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	12" x 12"
C04	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	16" x 16"
C05	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
C06	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"



NEW RESIDENCE FOR:

2560 Baybreeze St.
St James City
Florida

ISSUE DATE:

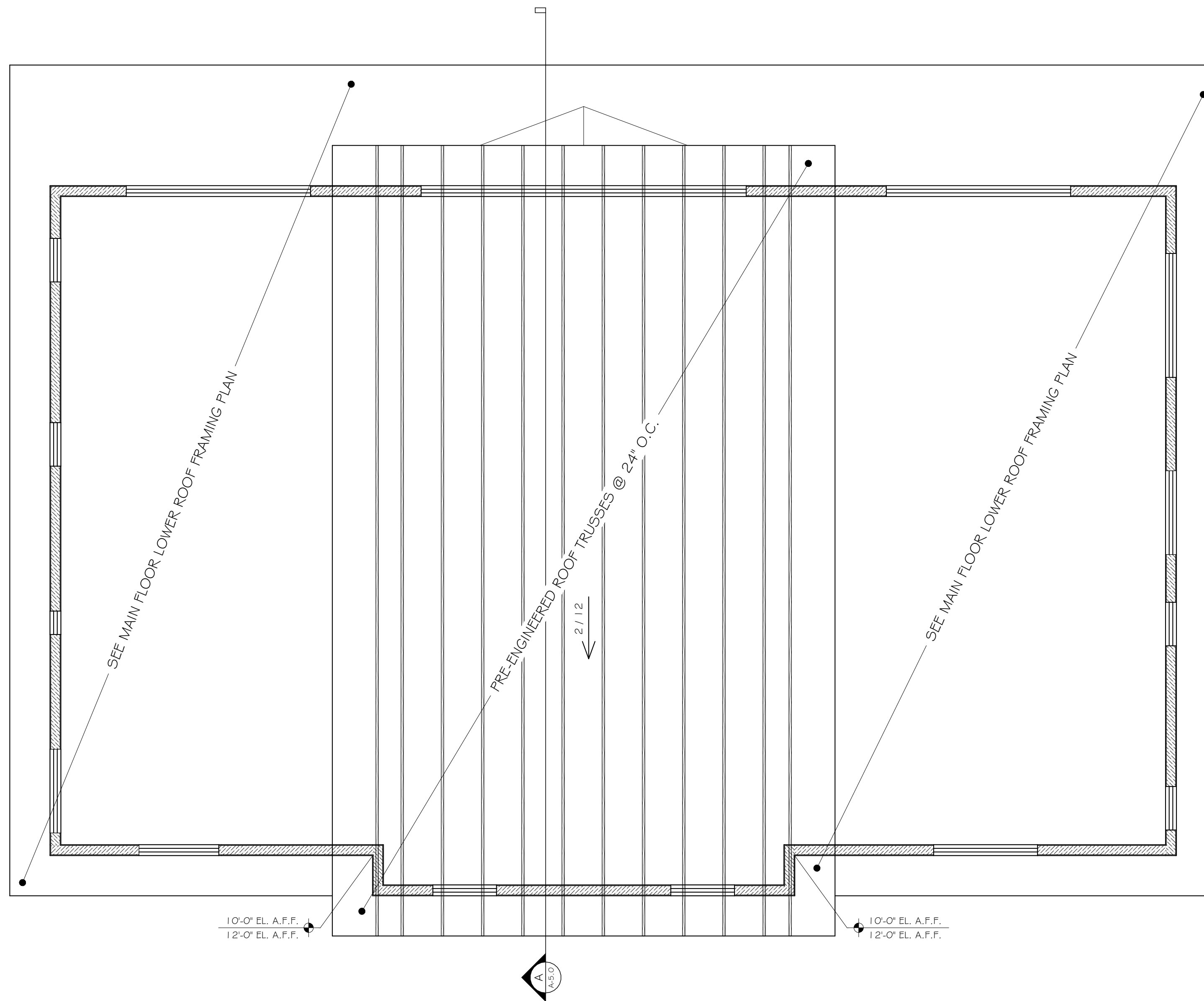
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JOB#

TL230612

SHEET #

A-4.1

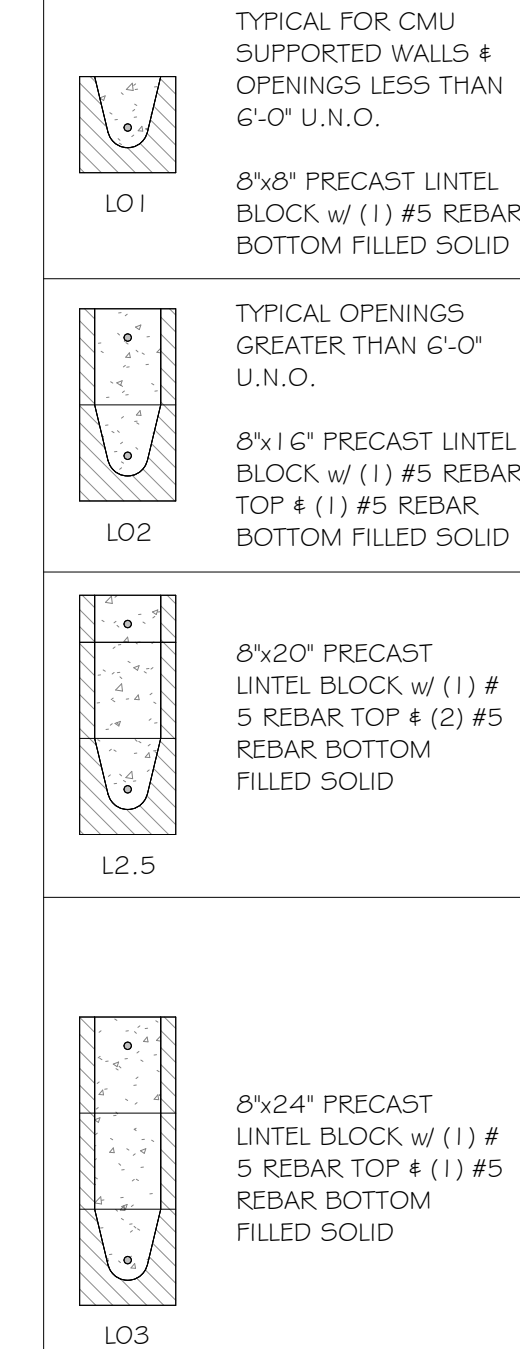


MAIN FLOOR UPPER ROOF PLAN
1/4" = 1'-0"

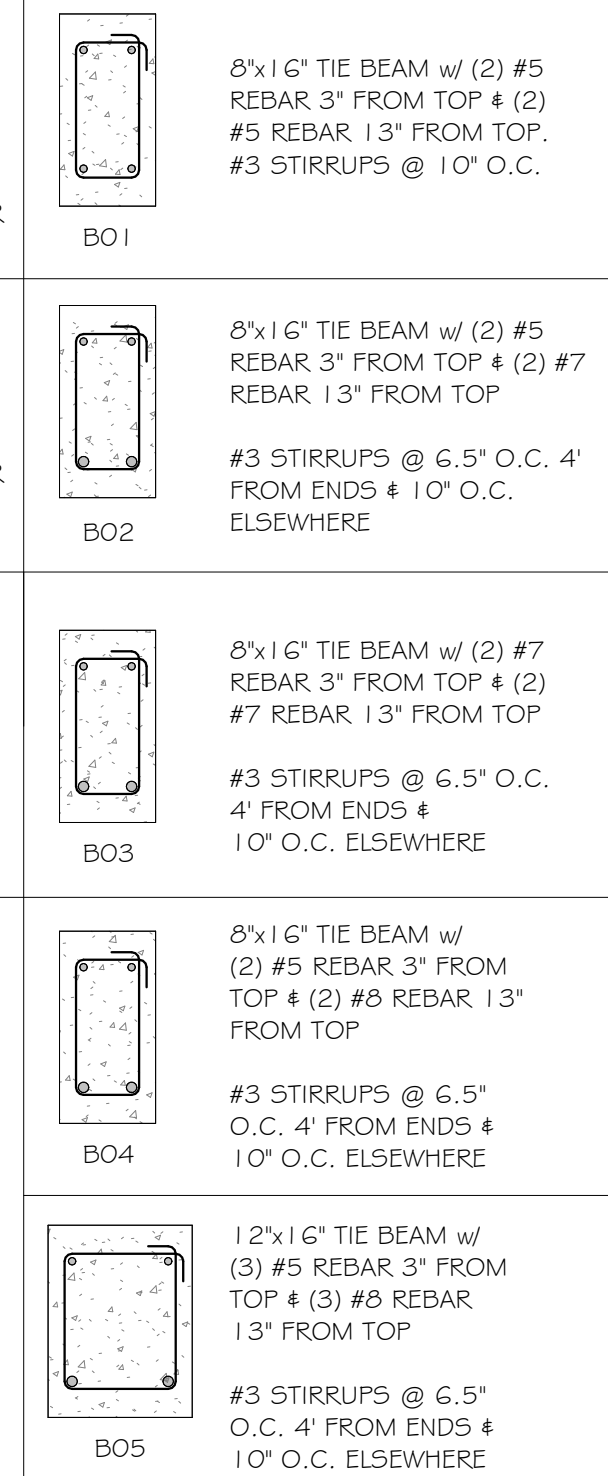
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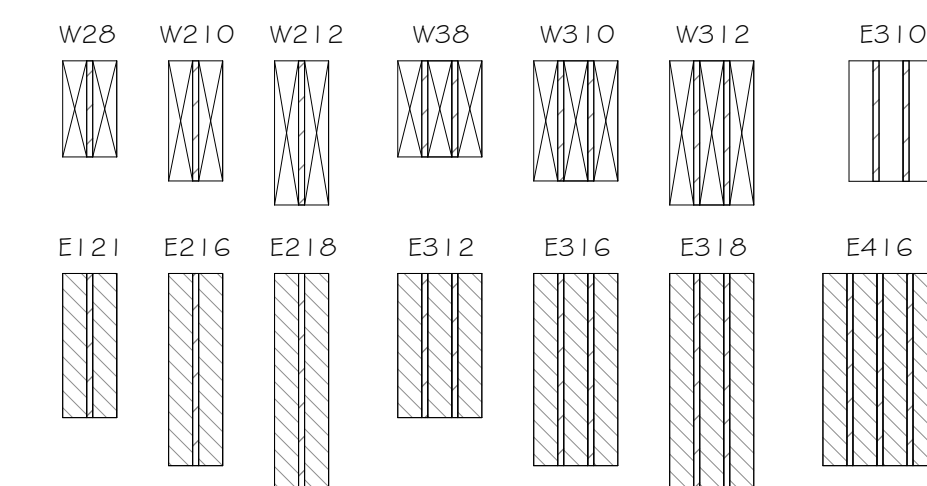
LINTEL TYPES



TIE BEAM TYPES



WOOD BEAM TYPES



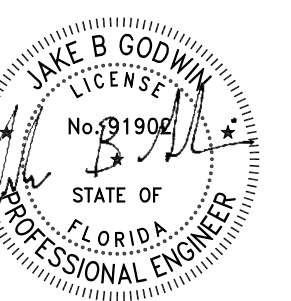
WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W2B	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W3B	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
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E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED*

MARK	TYPE	SIZE	MARK	TYPE	SIZE
C01	SOLID SAWN	4" x 4"	C07	CMU COL. w/ (1) #5	8" x 8"
C02	SOLID SAWN	6" x 6"	C08	CMU COL. w/ (2) #5	8" x 16"
C03	SOLID SAWN	8" x 8"	C09	CMU COL. w/ (2) #5	12" x 12"
C04	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5	16" x 16"
C05	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
C06	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"



NEW RESIDENCE FOR:

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ISSUE DATE:

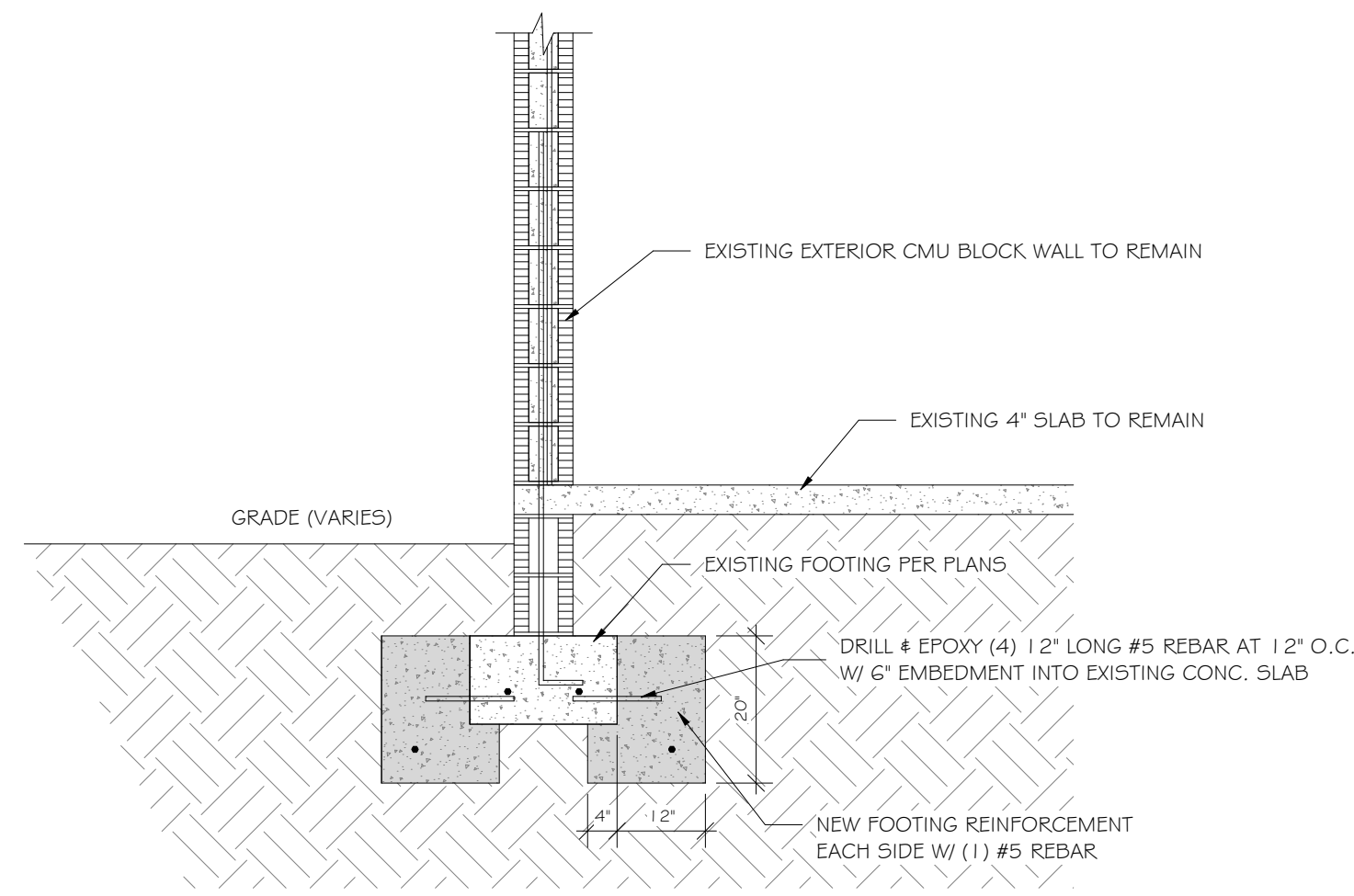
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TL2306 12

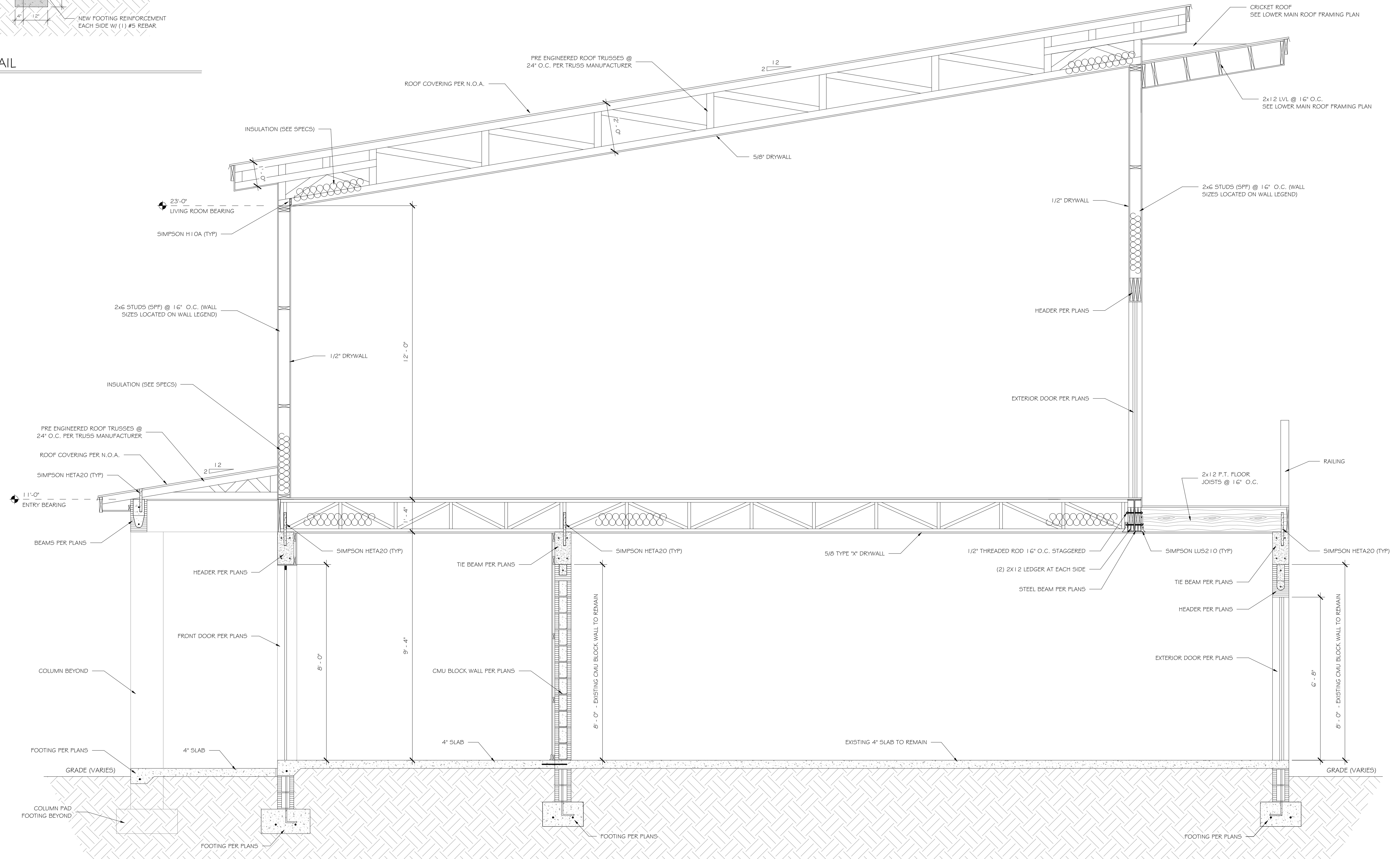
SHEET #

A-4.2



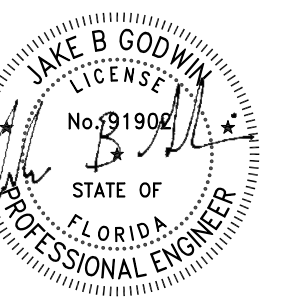
CUT SECTION "B" DETAIL

1/2" = 1'-0"



CUT SECTION "A" DETAIL

1/2" = 1'-0"



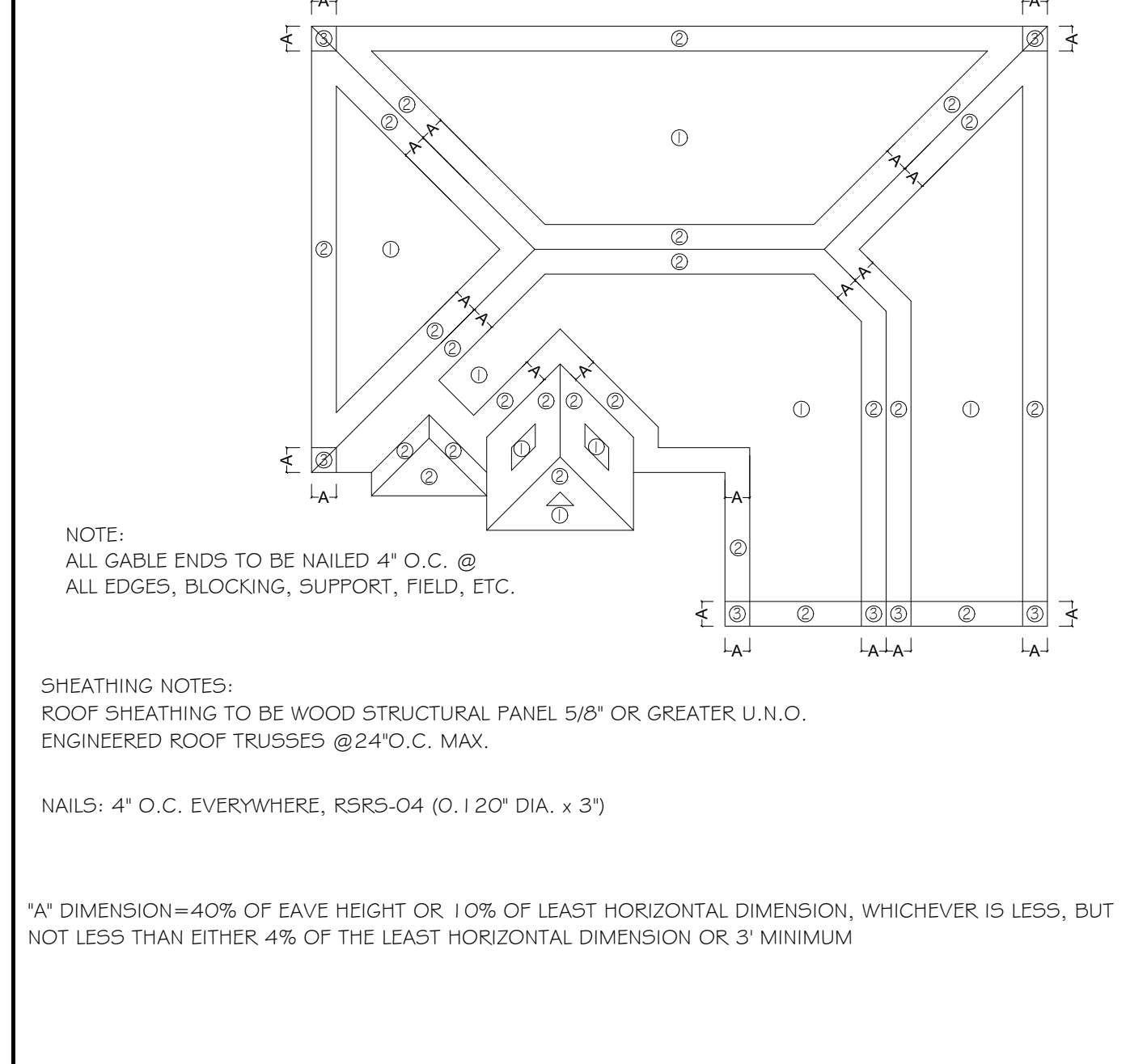
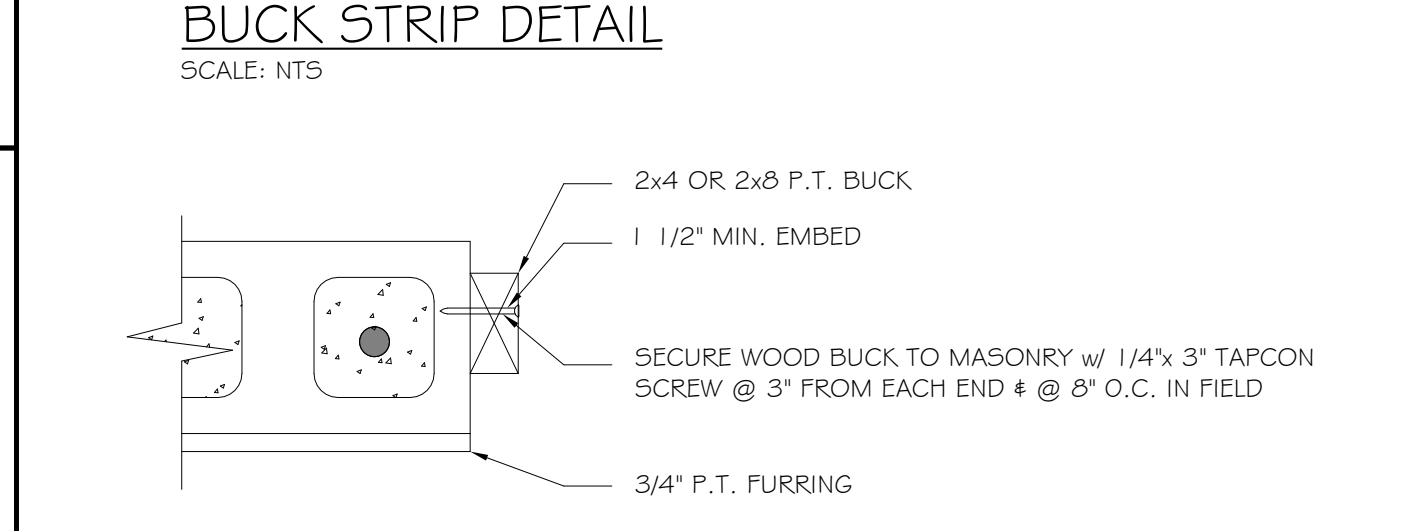
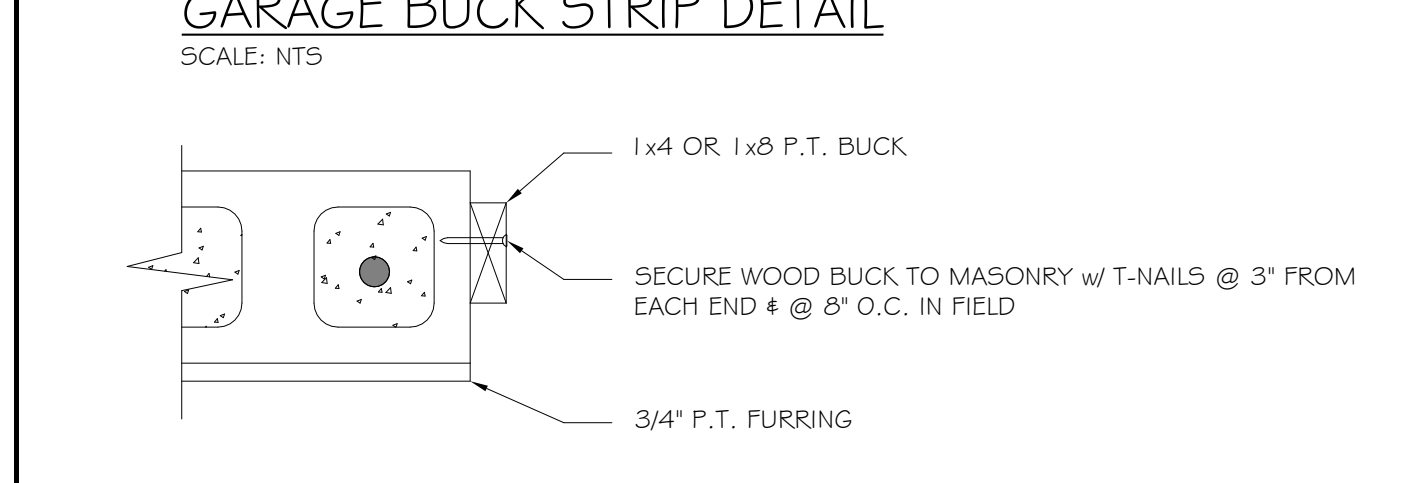
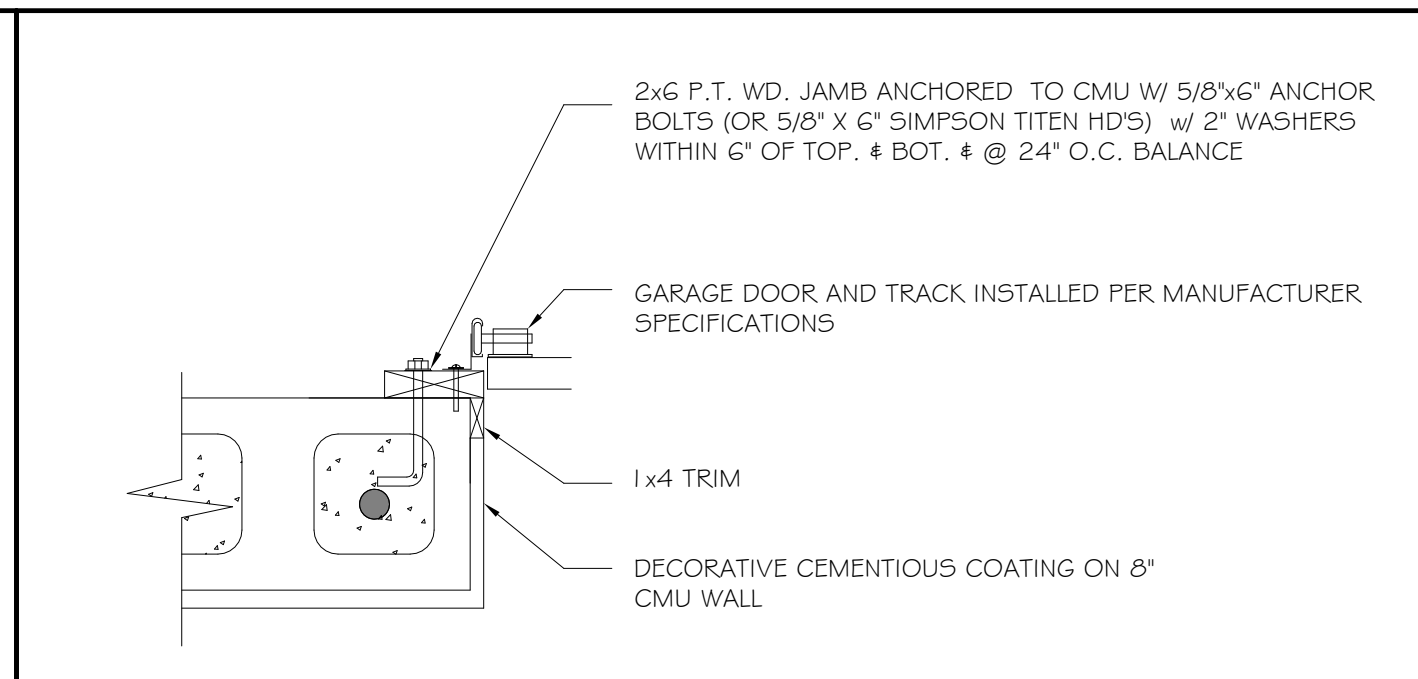
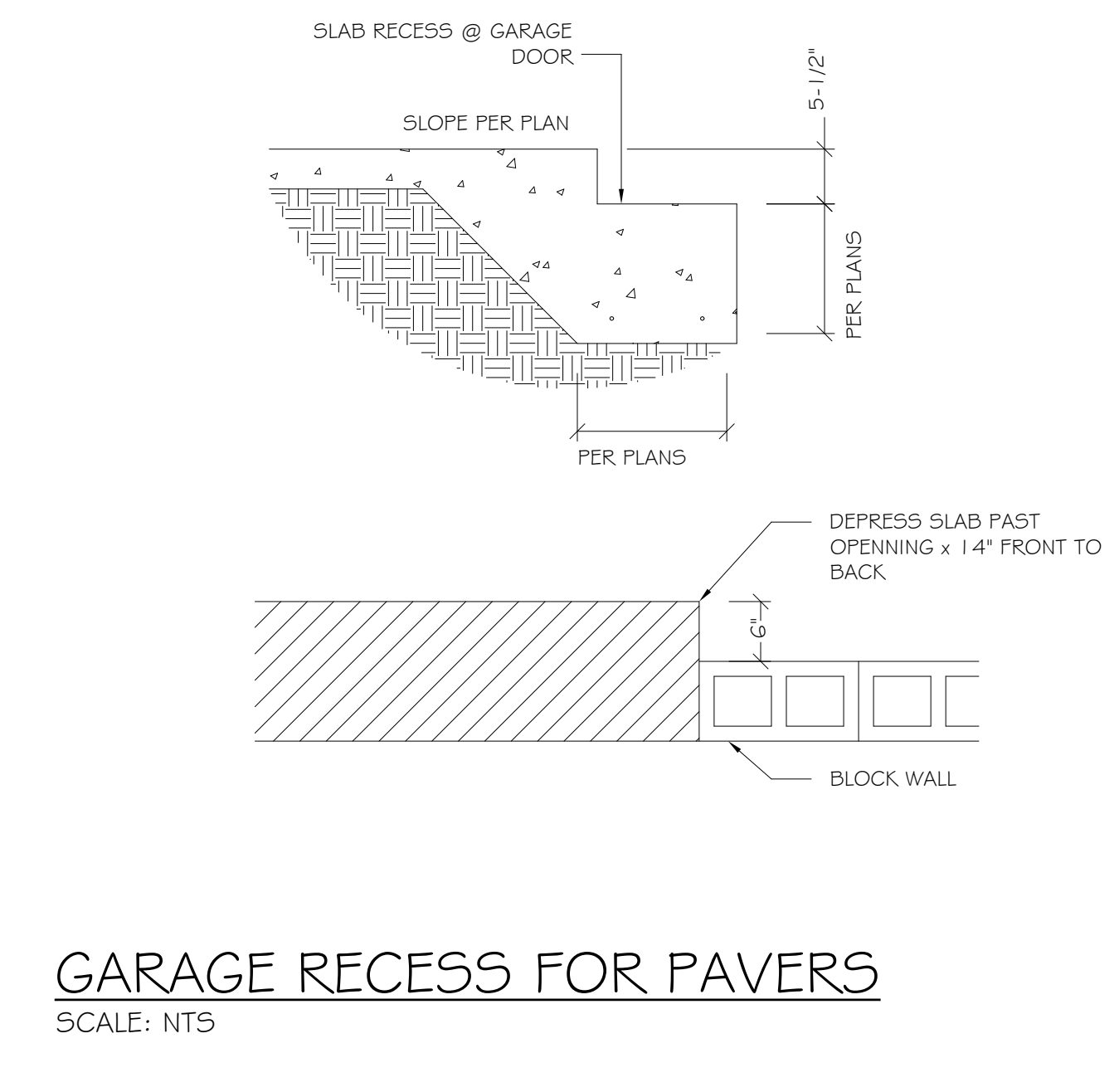
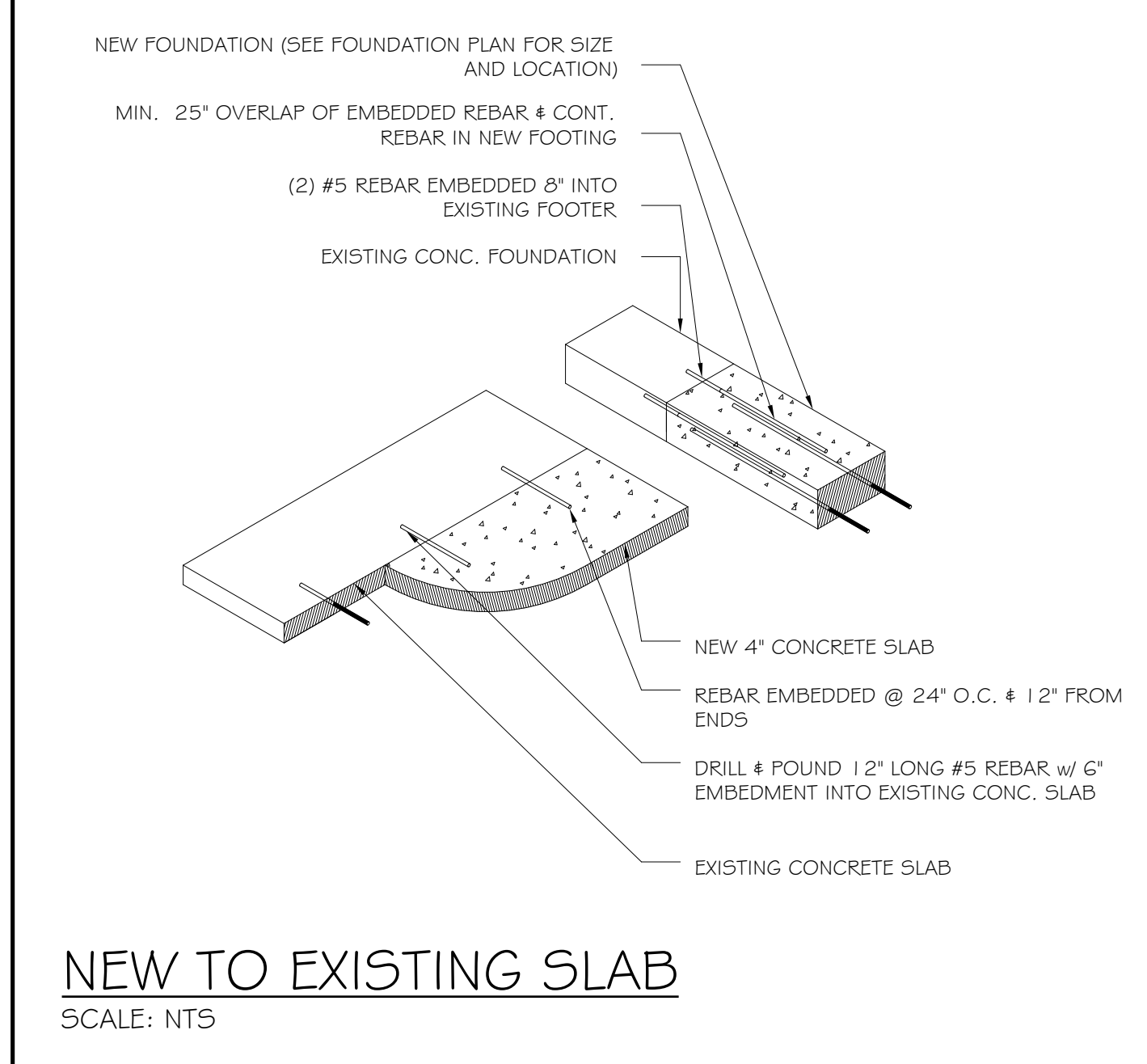
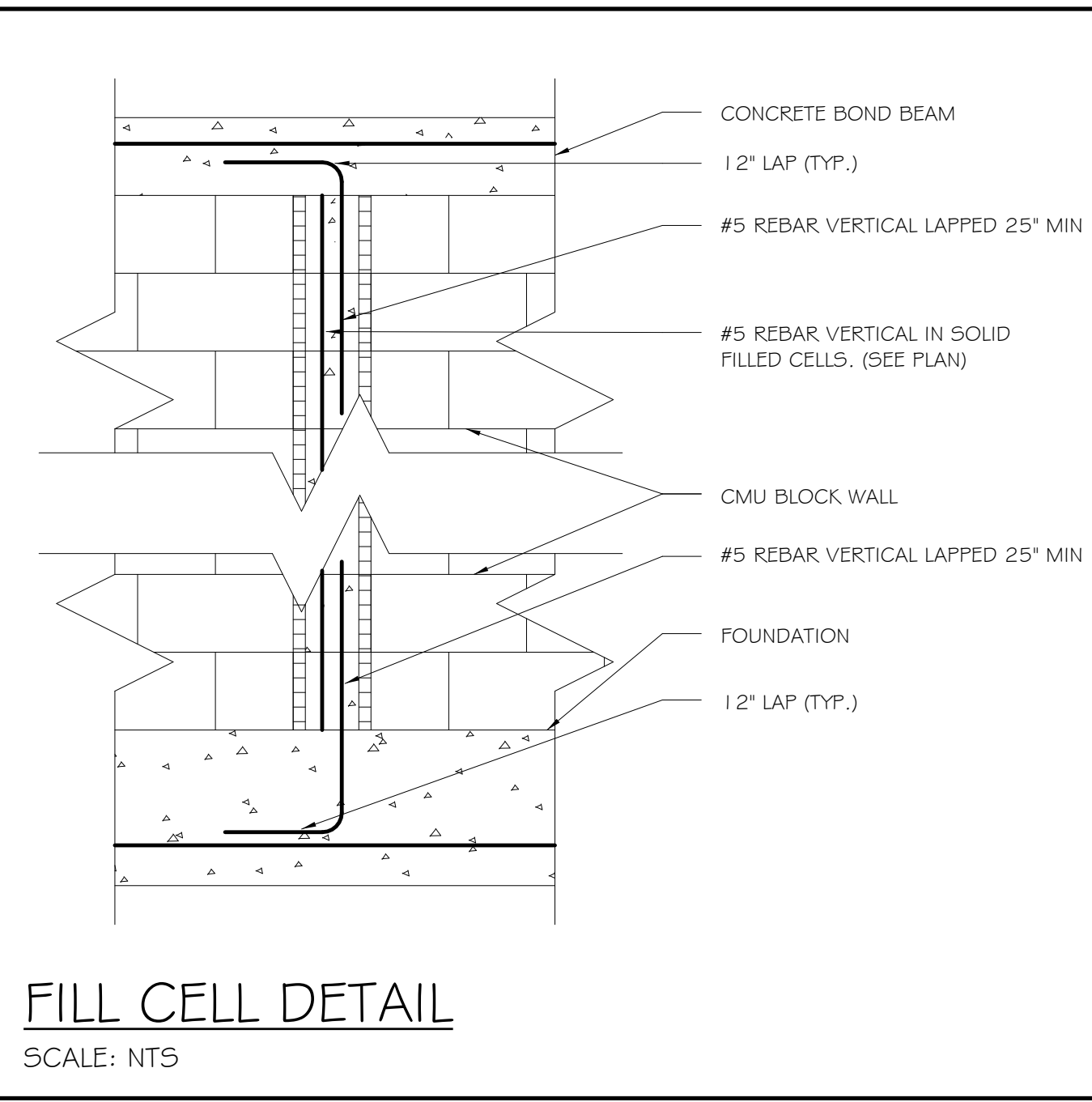
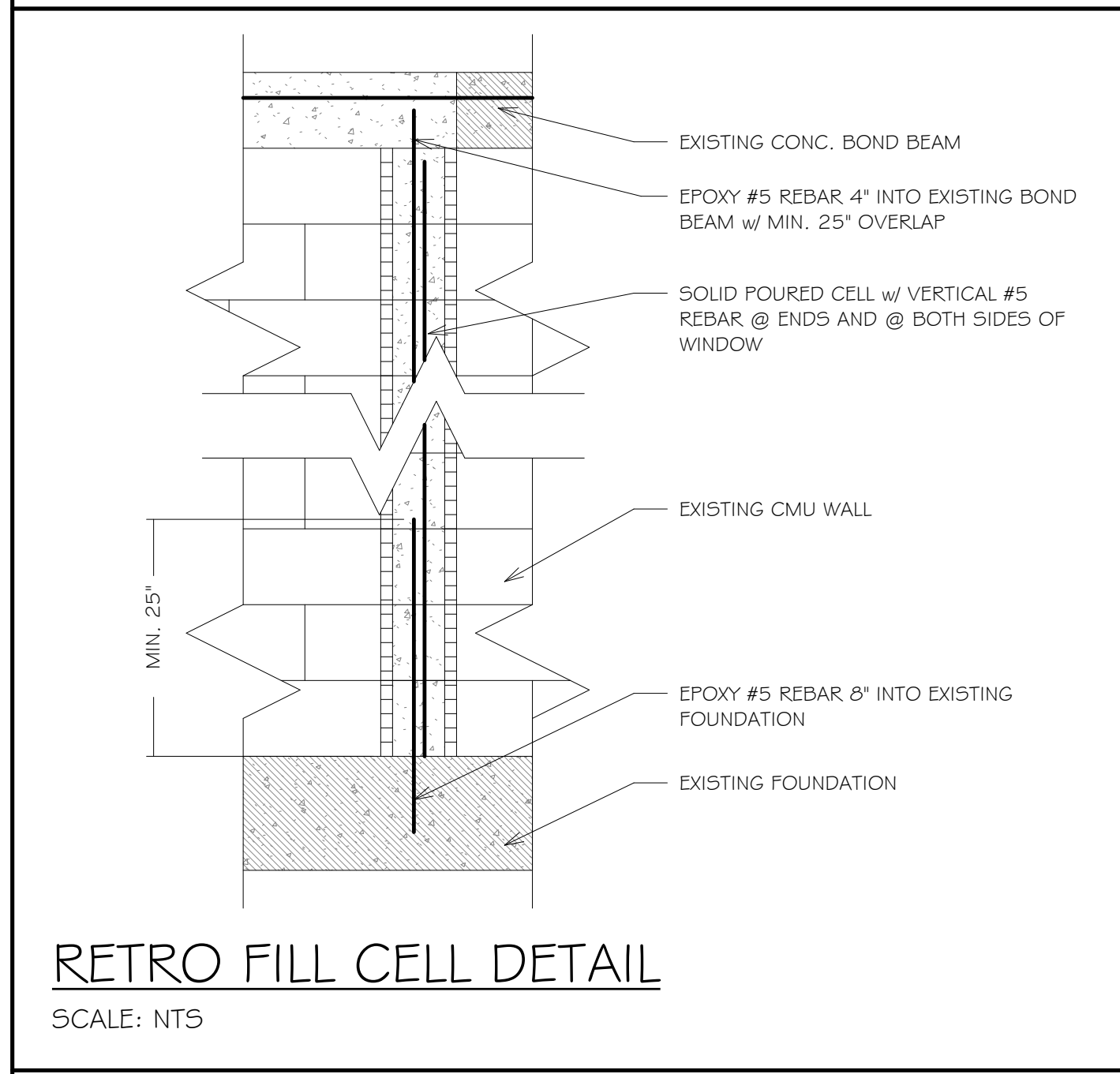
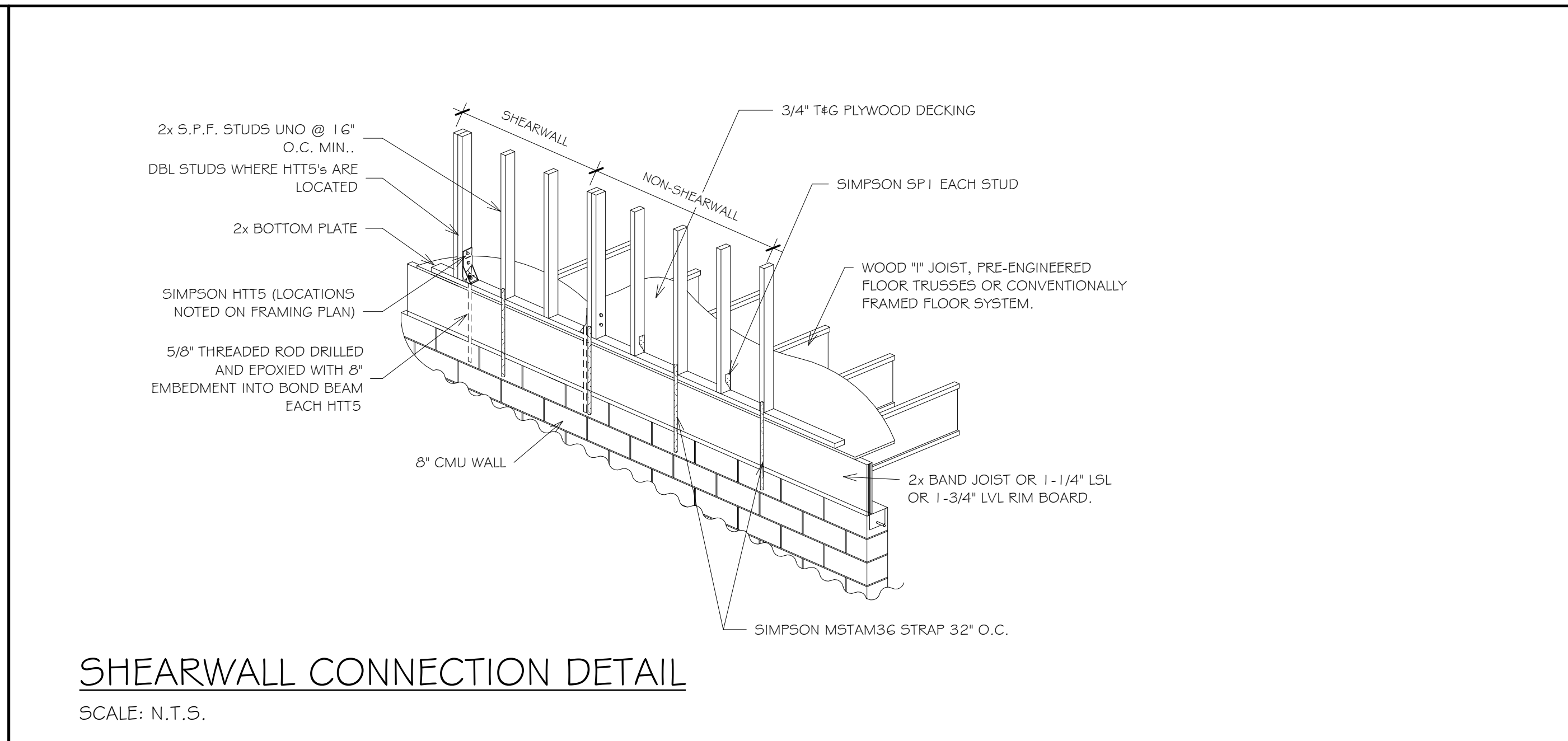
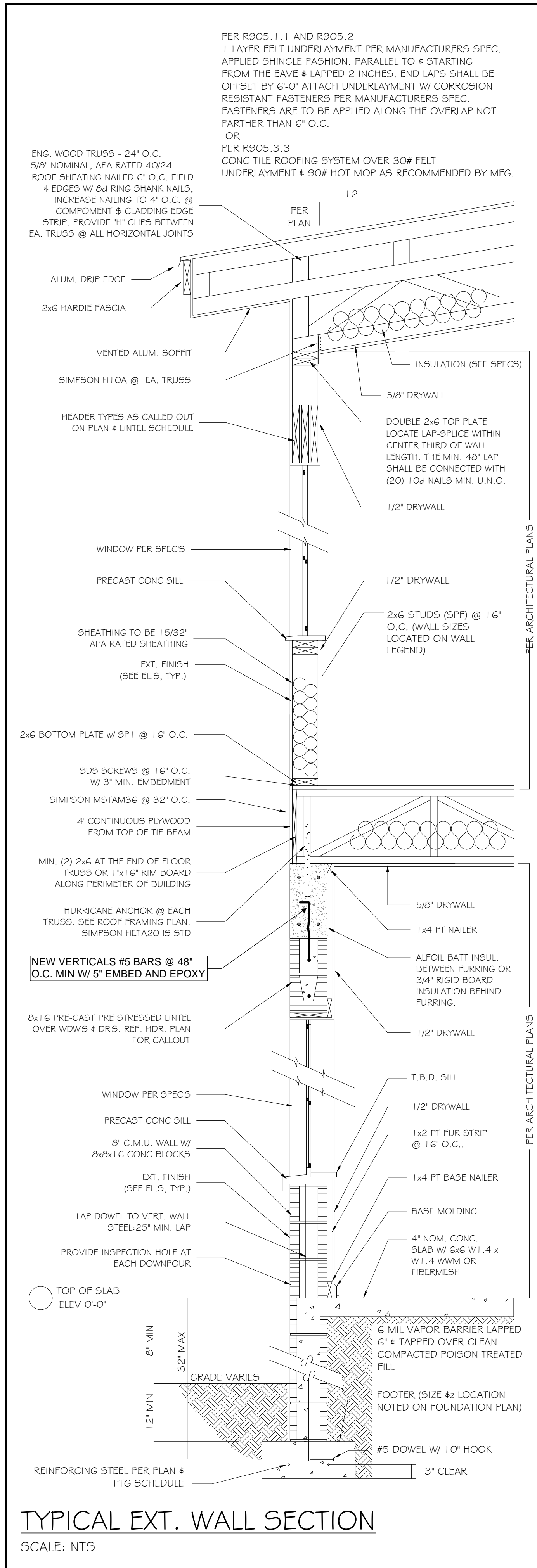
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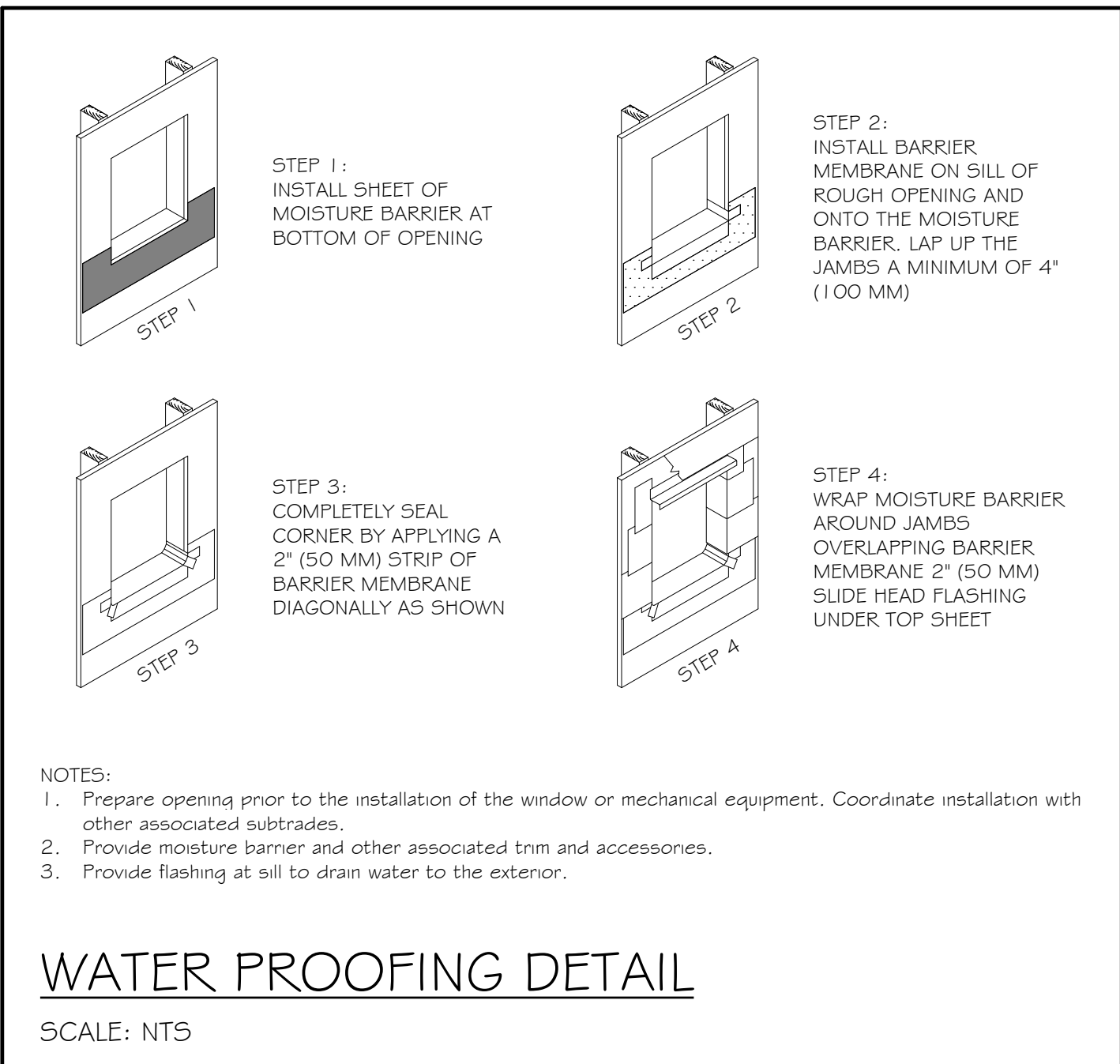
2560 Baybreeze St.
St James City
Florida

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TL - 09/18/23 - Construction Doc's

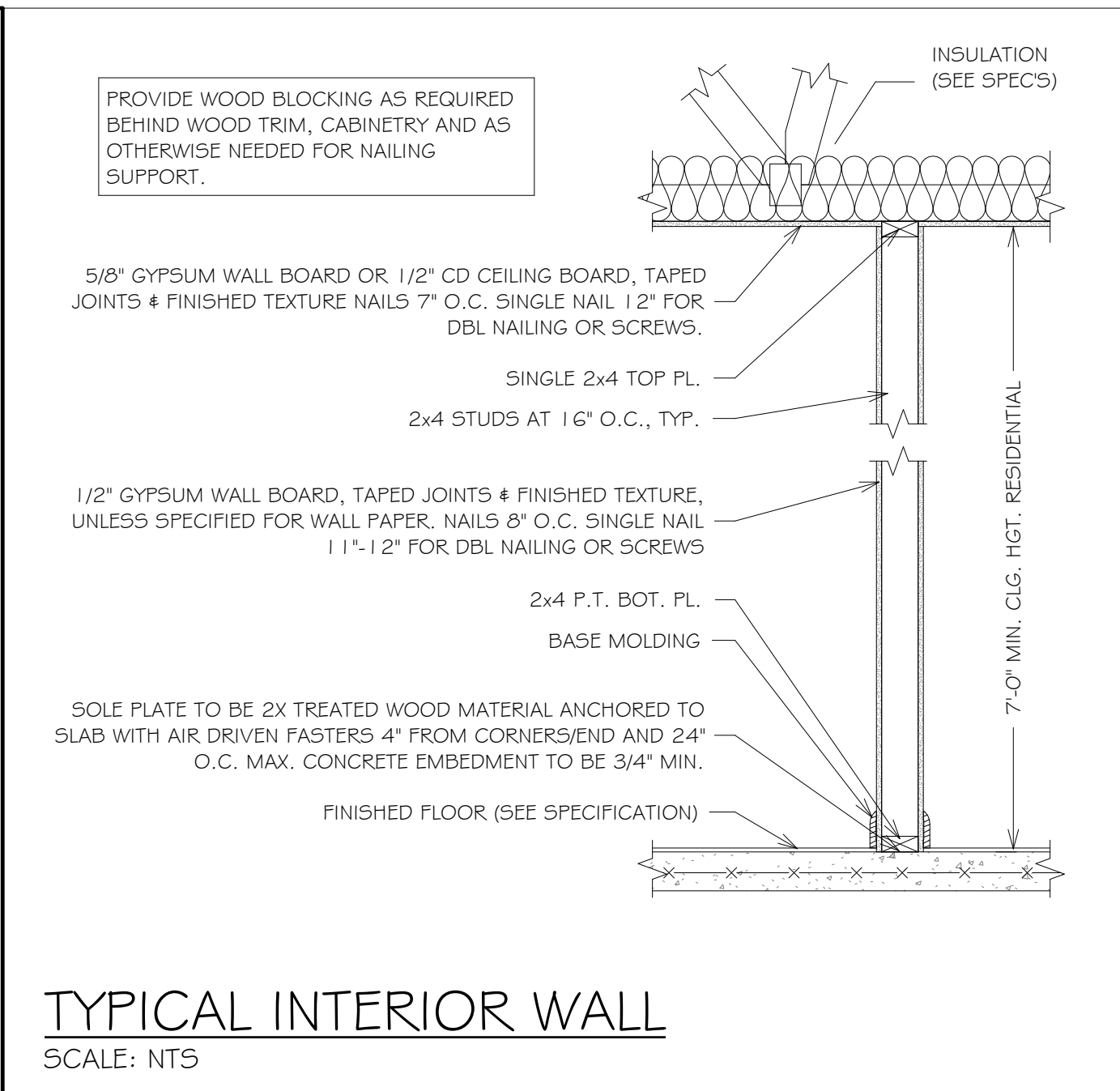
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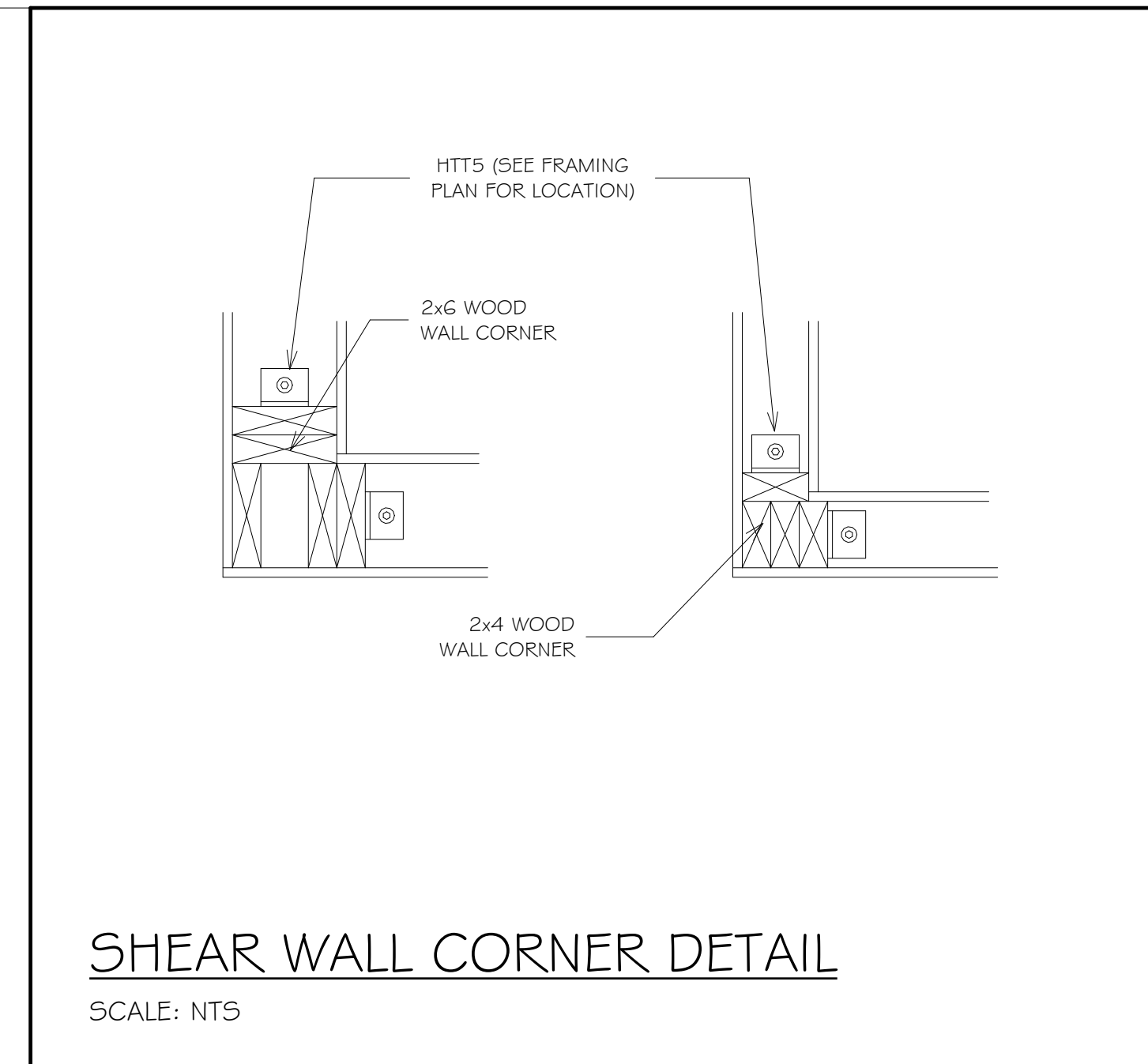




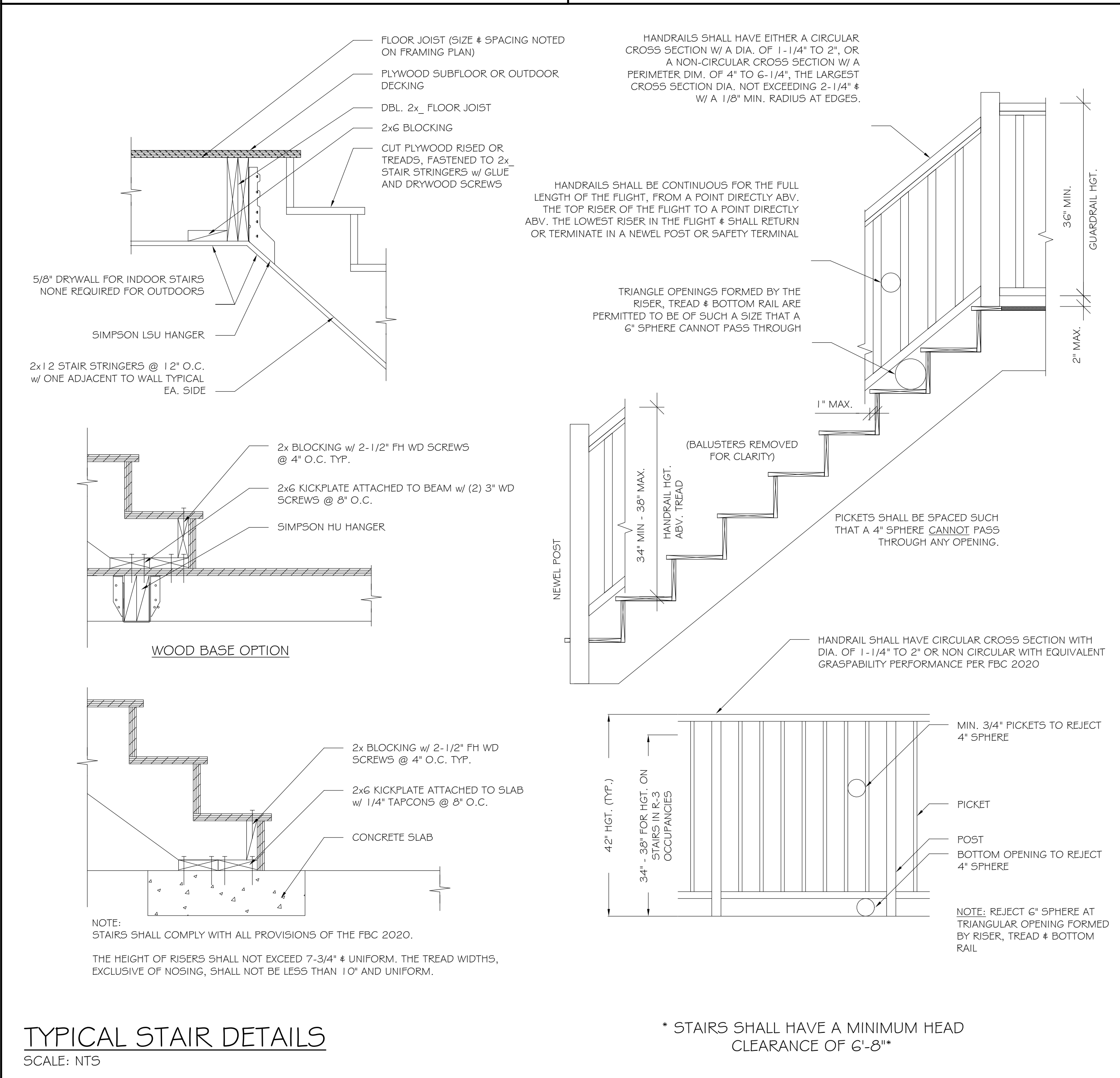
WATER PROOFING DETAIL
SCALE: NTS



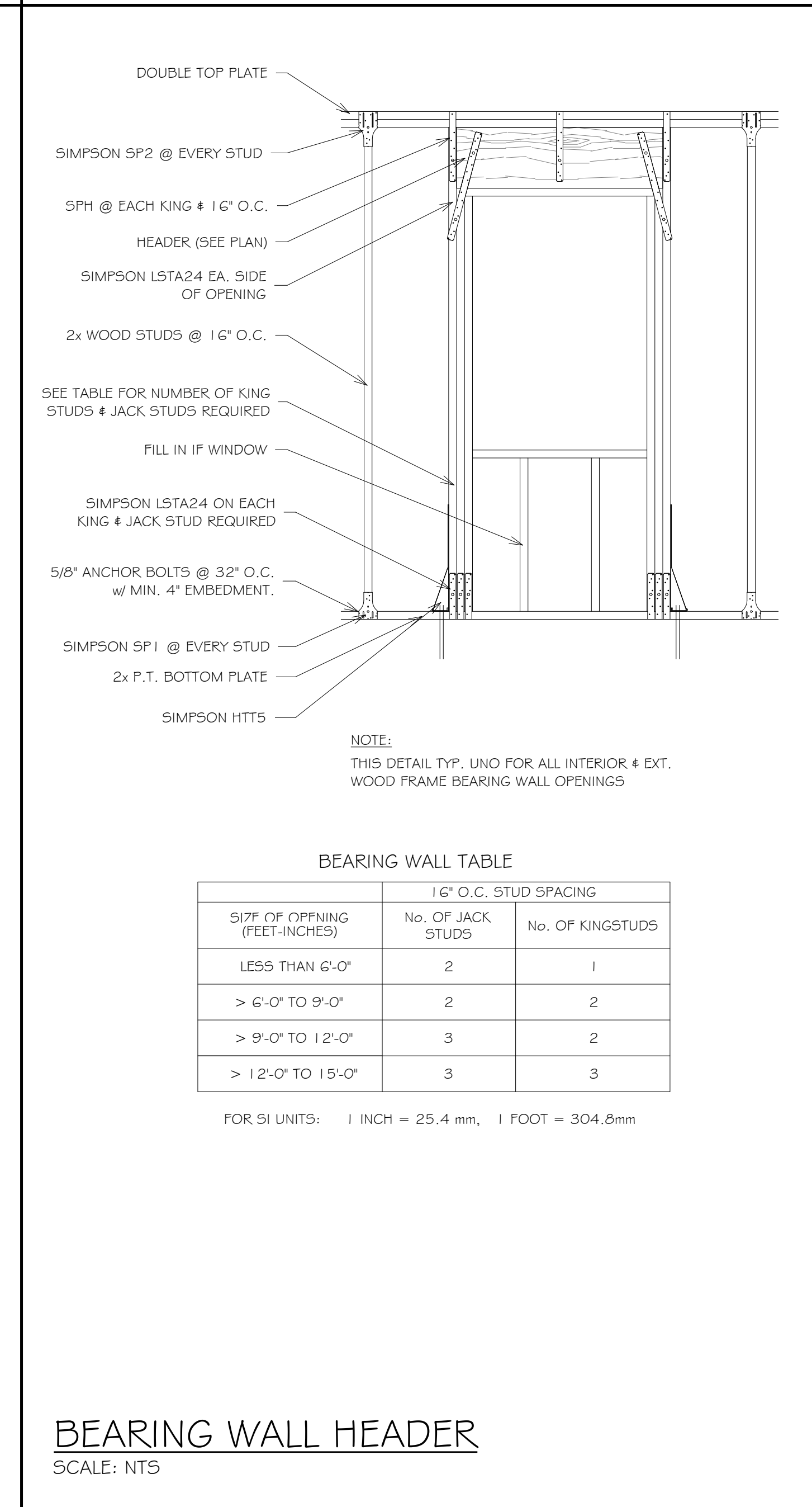
TYPICAL INTERIOR WALL
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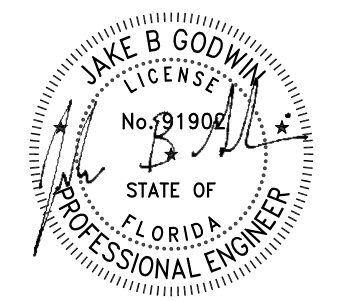
SHEAR WALL CORNER DETAIL
SCALE: NTS



TYPICAL STAIR DETAILS
SCALE: NTS



BEARING WALL HEADER
SCALE: NTS



GENERAL NOTES:

- COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.
- CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
- PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.
- GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2020 FOR WIND LOADS AS DEFINED IN ASCE7-16.
- NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.
- ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.
- BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED AND NEGOTIATED BETWEEN OWNER & CONTRACTOR.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

DESIGN LOADS AND NOTES:

ROOF -

LIVE LOADS

TOP CHORD (FLAT, PITCHED OR CURVED)	- 20PSF
BOTTOM CHORD	- 0PSF

DEAD LOADS

TOP CHORD (SHINGLE)	- 10PSF
(TILE)	- 28PSF
BOTTOM CHORD	- 10PSF

FLOOR -

LIVE LOADS

RESIDENTIAL	
(UNINHABITABLE ATTICS WITHOUT STORAGE)	- 10PSF
(UNINHABITABLE ATTICS WITH STORAGE)	- 20PSF
(HABITABLE ATTICS & SLEEPING AREAS)	- 30PSF
(ALL OTHER AREAS EXCEPT BALCONIES)	- 40PSF
STAIRS	
(1 & 2 FAMILY DWELLING)	- 40PSF

- DL = 10PSF IN COMBINATION WITH WIND LOADS.
- MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.
- LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.
- TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.
- TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

CEILING NOTES:

- R302.5.2 DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE OPENINGS INTO GARAGE
- R302.6 SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
- R703.1.2 SOFFIT COMPLIANCE: ALL SOFFIT SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE OF +33.5/42.2 PSF FOR SINGLE STORY & +38.0/-49.7 PSF FOR TWO STORIES
- DRYWALL AT INTERIOR CEILINGS: TYP @ ALL INTERIOR CEILINGS: 5/8" G.W.B. OR 1/2" SAG-RESISTANT CONTROL DENSITY BOARD.
- CEILING EXPOSED TO WIND: ALL CEILINGS EXPOSED TO WIND TO HAVE 3-4 #9@ YARD, 3 COAT STUCCO FINISH (7/8" MIN. THICKNESS) OVER 3/8" MIN. HIGH RIB LATH ATTACHED WITH RIBS PERPENDICULAR TO TRUSS BOTTOM CORD PER MANUFACTURER'S SPECIFICATIONS. NAIL WITH 1.1 GAUGE X 1 1/2" LONG NAILS WITH 7/16" MIN. HEAD 4" O.C. OR 5/8" ANTI-SAG EXTERIOR GRADE DRYWALL INSTALLED TO MANUFACTURER SPECS.

FRAMING NOTES:

- WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2020 EDITION.
- ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT
- ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.
- ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED
- ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED(COATING G60).
- TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
- GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR FT PLATE UNLESS NOTED OTHERWISE.
- MEMBERS DESIGNATED LVL (E.G., 1 3/4" x 1 1/4" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VER5A-LAM) OR ENGINEER APPROVED SUBSTITUTION.
- BOLTHEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
- ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. GALV. MTL. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

MASONRY NOTES:

- MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.
- HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (m) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.
- FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE; FELT PAPER IS NOT ALLOWED.
- REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-760. UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS, INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16" O.C.
- PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES, PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.
- PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.
 - OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)
 - OPENINGS GREATER THAT 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.
- ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.
- MISSED FILL CELLS MAY BE REPAIRED WITH 6" EPOXY (MILTI SET-6XP) EMBED #5 REBAR INTO SLAB AND TIEBEAM. LAP STEEL PER 318 AND FILL CELL WITH 3000 PSI GROUT.

CAST-IN-PLACE CONCRETE NOTES:

- CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-969 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.
- CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT: IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT.) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.
- ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
- ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).
- ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

- REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-08:
 - SECTION 7.7.1
 1. CONCRETE EXPOSED TO WEATHER: #6 THROUGH #10 BARS -2"
 2. #5 BAR, W31 OF D31 WIRE & SMALLER - 1 1/2"
 3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: BEAMS AND COLUMNS - 1 1/2" FOUNDATIONS EXPOSED TO EARTH -3"

- BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
- ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.
- FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.
- EARTH SUPPORTED SLABS: 4" THICK (MIN.)
- THE FOLLOWING SLABS SHALL BE REINFORCED WITH FIBERMESH: LIVING, GARAGE, DRIVEWAYS, ENTRY, LANAI, POOL DECKS FIBERMESH TO BE ADDED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS.
- THE FOLLOWING SLABS MAY HAVE BUT DO NOT REQUIRE FIBERMESH: WALKWAYS, POOL EQUIP. PADS, SERVICE DOOR PADS, A/C PADS.

ROOF FRAMING NOTES:

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-16. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
- ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
- PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
- ROOF SHEATHING SHALL BE 5/8" CD PLYWOOD OR EQ.
- CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM

- USE SIMPSON H10A OR H10A-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.
- WHERE THE H10A CANNOT BE USED (EG. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON H2.5A AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.
- PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

FLOOR RAFTER / JOIST / CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM

- USE SIMPSON H2.5A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.
- USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 5-1/2" SQUARE BEARING AREA IS PROVIDED.
- PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.
- FOR ADDITIONAL TIEDOWNS AS REQUIRED.

WINDOWS / DOORS

- EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSIAAAMNWWDA.
- WINDOW & DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS & SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS & ANCHORING.
- WOOD GRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.
- ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.
- THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.
- OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.
- IMPACT GLASS OR SHUTTERS SHALL BE USED

SOIL NOTES:

- ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).
- FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2020.
- STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.
- ALL FILL MATERIAL SHALL BE 5P OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

- ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.
- SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.
- WOOD GRADE STAKES ARE PROHIBITED.

PEST/DECAY PROTECTION NOTES:

- ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.
- SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 FBC R318 METHOD.
- WOOD GRADE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 FBC R317, R318.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 FBC R703.7.5, R703.8, R903.2 AND R905.

CONNECTOR SCHEDULE	
SIMPSON STRONG TIE & USP BOTH HAVE VERY SIMILAR PRODUCTS WITH SIMILAR LOAD RESISTANCE CAPACITIES. THE CONTRACTOR MAY USE EITHER SIMPSON STRONG-TIE OR USP PRODUCTS TO RESIST STRUCTURAL LOADS INCLUDING WIND UPLIFT. THE CONTRACTOR SHALL VERIFY THAT THE SIMPSON STRONG-TIE OR USP PRODUCT IS RATED TO MEET OR EXCEED THE UPLIFT REQUIREMENTS & GRAVITY REQUIREMENTS (WHERE APPLICABLE) AS SHOWN ON THE SPECIALTY ENGINEER ROOF TRUSS SHOP DRAWINGS. HURRICANE STRAPS & STRUCTURAL CONNECTORS PER MANUFACTURER'S INSTRUCTION.	
CONNECTOR REQUIRED AT EA. TRUSS BEARING POINT. MANUFACTURE: SIMPSON STRONG-TIE LUMBER CONNECTORS OR EQUIVALENT.	
2430# MAX. UPLIFT	GIRDER OR HIP JACK TRUSS TO MASONRY - (2) HETA16 w/ (10) 10d NAILS EA. & 4" EMBEDMENT
3060# MAX UPLIFT	GIRDER OR HIP TRUSS TO WOOD - (2) HTS20 w/ (20) 10d NAILS EA.
1870# MAX UPLIFT	STANDARD OR JIP JACK TRUSS TO MASONRY - HETA16 w/ (10) 10d NAILS & 4" EMBEDMENT
1530# MAX UPLIFT	STANDARD OR HIP JACK TRUSS TO WOOD - HTS20 w/ (20) 10d NAILS
1730# UPLIFT MAX UNO	SPH46/8 - w/ (12) 10d NAILS TO STUD, TYP TOP & BOT. OF ALL BRG WALL STUDS
NOTE: MISSED HETA16 STRAPS CAN BE REPLACED w/ SIMPSON MTSM16 w/ (7) 10d NAILS TO TRUSS & (4) 1/4" X 2-1/4" TAPCONS, 1-1/2" MIN EDGE DISTANCE ON TAPCONS = 860# MAX. UPLIFT	
OTHER CONNECTORS SPECIFIED ON PLAN	
9210# UPLIFT	HGT w/ (2) 3/4" ALL THRD 9" EMBED w/ SIMPSON SET EPOXY & (8) 10d NAILS TO TRUSS
NOTE: ALTERNATE TO HGT CONNECTOR IS UCS w/ (4) 3/4" X 6" REDHEADS TO TB & (8) 10d NAILS TO TRUSS MGT w/ 5/8" ALL THRD 9" EMBED w/ SIMPSON SET EPOXY, (22) 10d NAILS TO WOOD - 4165# UPLIFT	
4165# UPLIFT	MGT w/ 5/8" ALL THRED 9" EMBED w/ SIMPSON SET EPOXY. (22) 10d NAILS TO WOOD
5320# UPLIFT	HDSB w/ 7/8" ALL THRED 9" EMBED w/ SIMPSON SET EPOXY, (2) 7/8" THRU BOLTS INTO WOOD
7120# UPLIFT	HDSB w/ 7/8" ALL THRED 1 2" EMBED w/ SIMPSON SET EPOXY, (3) 7/8" THRU BOLTS INTO WOOD
3250# UPLIFT	HTT4 w/ 5/8" ALL THRED 9" EMBED w/ SIMPSON SET EPOXY, TO TB, (18) 10d NAILS TO WOOD
5370# UPLIFT	HTT5 w/ 5/8" ALL THRED 9" EMBED w/ SIMPSON SET EPOXY, TO TB, (32) 10d NAILS TO WOOD
5955 MAX REACTION, 3070 MAX UPLIFT	MBHA w/ 1/2" ALL THRED 5" EMB w/ SIMPSON SET EPOXY TO TB TO & 3/4" RAMSET/REDHEAD TO FACE w/ 5" EMBEDMENT, (5) 1/2" BOLTS THRU WOOD BEAM
5835# MAX REACTION, 1325# MAX UPLIFT	NFMxx w/ 1/2" ALL THRED 5" EMB w/ SIMPSON SET EPOXY TO TB TO TOP & (10) 10d NAILS TO WOOD BEAM
NOTE: PROVIDE TRUSS CONNECTOR AT EA TRUSS CROSSING EXTERIOR WALL. TRUSSES ORIENTED PARALLEL TO EXTERIOR WALLS TO HAVE CONNECTION @ 24" O.C. SEE CONNECTORS SCHEDULE FOR TYPICAL CONNECTION.	
NOTE: WHEN USING FGTR CONNECTOR INSTALL w/ (2) 1/2" X 5" TITENS TO MASONRY AND (18) SDS 1/4" X 3" TO TRUSS - 5000# UPLIFT AND 9400# UPLIFT IF FGTR'S ARE INSTALLED IN PAIRS	
1015 LB MAX UPLIFT	H10A
3480 LB MAX UPLIFT	LG73 OR LG74
3965 LB MAX UPLIFT	MGT
10000 LB MAX UPLIFT	HGT

NEW RESIDENCE FOR:

2560 Baybreeze St.
St James City
Florida

ISSUE DATE:

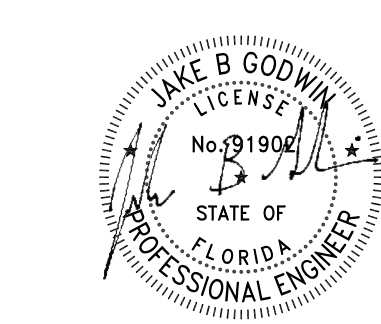
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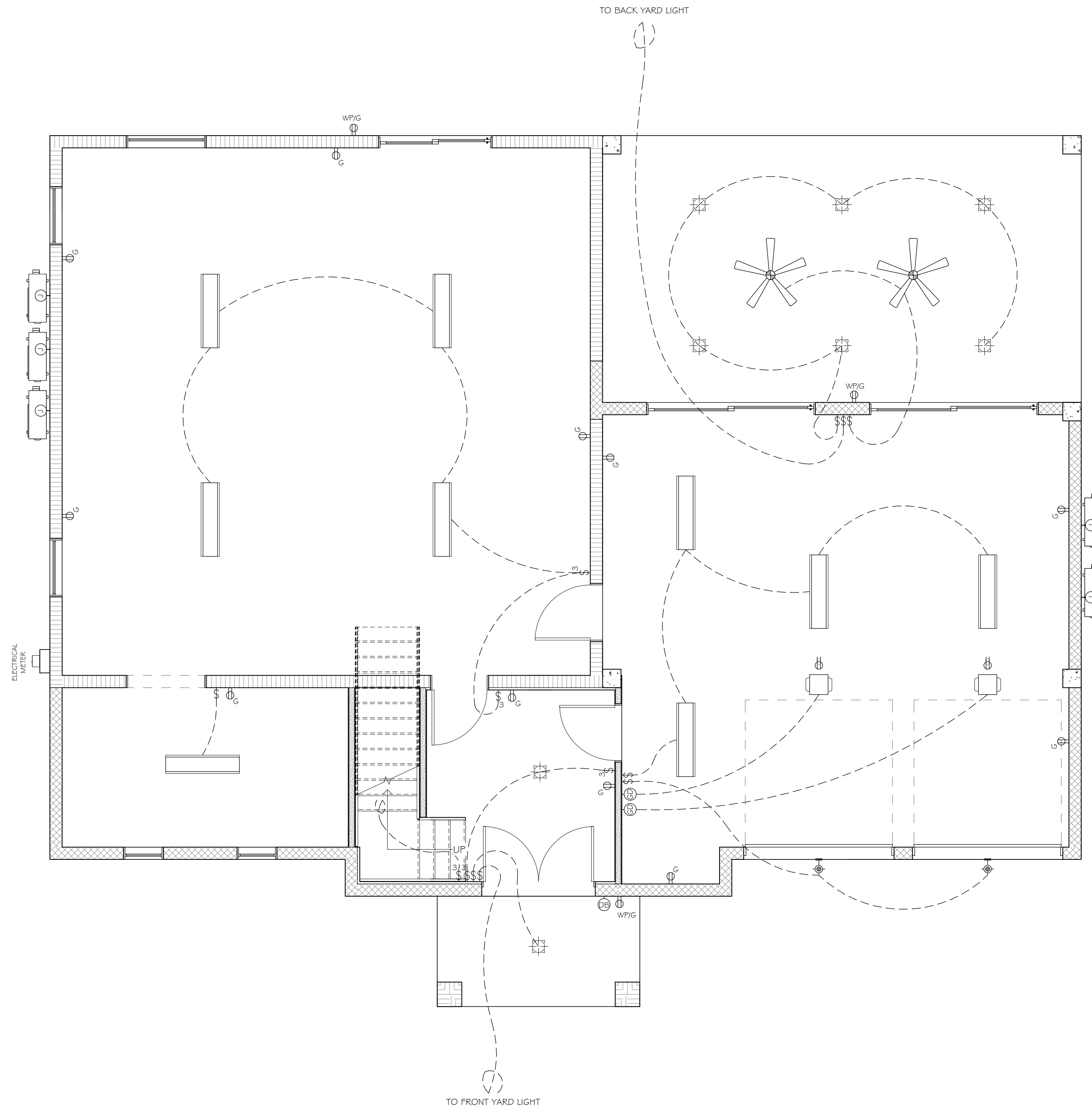
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GROUND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL NOTES

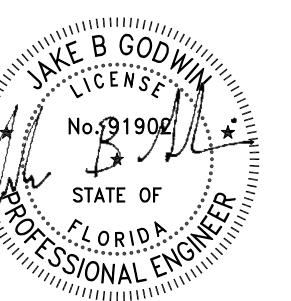
ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED & INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
2. DRAWINGS ARE SCHEMATIC ONLY & ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIAL REQD FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION.
3. NOTIFY BUILDER FOR FIELD VERIFICATIONS & APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, & ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
4. ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION
5. PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQD.
6. PROVIDE & INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQD.
7. DISHWASHER CIRCUIT WILL BE GFI BREAKER. OUTLET WILL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER & NOT BEHIND THE DISHWASHER, & NOT MORE THAN 6'-6" FROM THE EDGE OF THE DISHWASHER PER NEC 422.16
8. GFI RECEPTACLES WILL NOT BE CONCEALED WITHIN CABINETS. RECEPTACLES REQUIRING GFI PROTECTION THAT ARE CONCEALED WITHIN CABINETS WILL HAVE A GFI BREAKER PER NEC 210.8.
9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - 9.1. SWITCHES42"
 - 9.2. SWITCHES/OUTLETS @ VANITY/KITCHEN BACKSPASH.....42"
 - 9.3. OUTLETS, TELEPHONE, T.V.14"
10. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
11. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
12. OWNER AND/OR CONTRACTOR TO VERIFY EXISTENCE & LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECS.
13. ELECTRICAL PANEL TO BE SET SO BOTTOM OF PANEL BOX IS 42" OFF GARAGE SLAB
14. UNLESS OTHERWISE INDICATED, INSTALL VANITY LIGHTS & COACH LIGHTS AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - 14.1. VANITY LIGHTS.....84"
 - 14.2. COACH LIGHTS.....78"
15. ALL ROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS. EXCEPTION: AFCI NOT REQUIRED LIST FOR 2017 NEC IS:
 - 15.1. GARAGE CIRCUITS
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 - 15.3. ANY MEDICAL EQUIPMENT THAT HAS INSTRUCTIONS SAYING NO AFCI
 - 15.4. FIRE ALARM CIRCUIT IN METAL CONDUIT
16. ALL NEW OR MODIFIED 120V, 15- & 20- AMP BRANCH CIRCUITS REQUIRED FOR ARC-FAULT PROTECTION PER NEC 210.12
17. OUTLET SPACING WILL COMPLY W/ NEC 210.52
18. BATHROOM FANS VENT TO OUTSIDE.
19. ALL RECESSED LIGHTING TO BE LED.
20. RECEPTACLES IN WET LOCATIONS MUST HAVE BUBBLE TYPE COVERS NEC 680-22 (a)(4).
21. ELECTRICAL OUTLETS & LIGHT FIXTURES TO BE MORE THAN 10' FROM WATER'S EDGE @ POOLS, EXCEPT WHERE A POOL IS WITHIN 3.0m (10ft) OF A DWELLING & THE DIMENSION OF THE LOT PROCURES MEETING THE REQUIRED CLEARANCES, NOT MORE THAN ONE RECEPTACLE OUTLET SHALL BE PERMITTED IF NOT LESS THAN 1.5m (5ft) MEASURED HORIZONTALLY FROM THE INSIDE WALL OF THE POOL. NEC 680-22 (a)(4).

ELECTRICAL LEGEND

A - ABOVE COUNTER
 AB - ABOVE UPPER CABINET
 G - GFI PROTECTION
 UC - UNDER COUNTER
 WP - WEATHER PROTECTED

⊕	SWITCH	⊕ _C	QUADRUPLEX
⊕ ₃	3-WAY SWITCH	⊕ _F	CEILING DUPLEX
⊕ ₄	4-WAY SWITCH	⊕ _J	FLOOR DUPLEX
⊕ _D	DIMMER SWITCH	⊕ _{DB}	JUNCTION
⊕	DUPLEX	⊕ _{GD}	DOOR BELL
⊕ ₂₂₀	220 VOLT OUTLET	⊕ _{TV}	GARAGE DOOR
⊕ _{FL}	FLOODLIGHT	⊕ _{RC}	TV OUTLET
⊕ _{EF}	EXHAUST FAN	⊕ _{RE}	RECESSED CEILING LIGHT
⊕ _T	THERMOSTAT	⊕ _{RE}	RECESSED EYEBALL LIGHT
⊕ _{CL}	CEILING LIGHT	⊕ _{WM}	WALL MOUNTED LIGHT
⊕ _{SL}	1x4' SURFACE MOUNTED LED LIGHT FIXTURE	⊕ _{EL}	EYEBALL LIGHT
⊕ _{SD}	SMOKE DETECTOR	⊕ _{CF}	CEILING FAN
⊕ _{CM}	CARBON MONOXIDE DETECTOR	⊕ _{CFW}	CEILING FAN W/ LIGHT



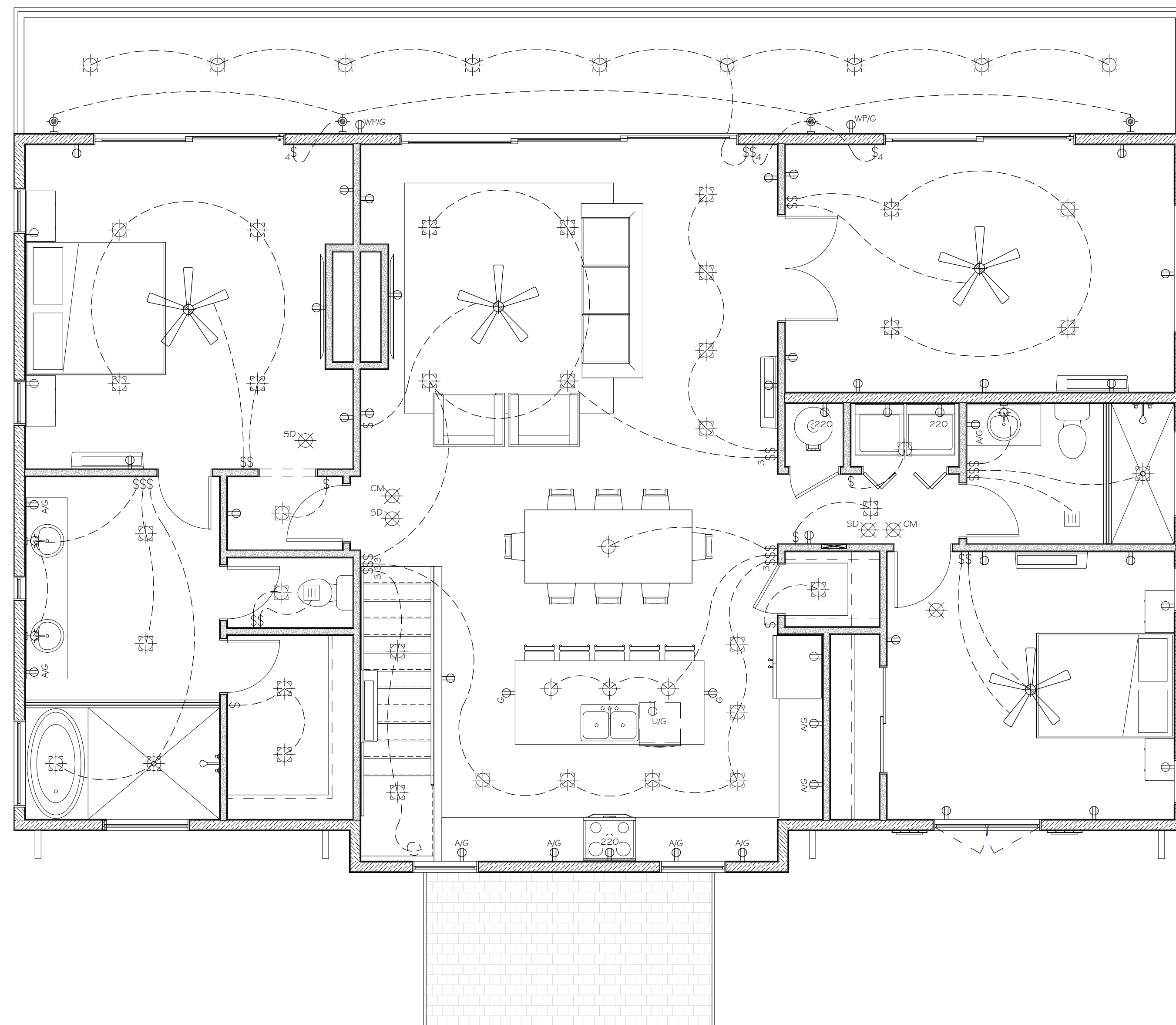
NEW RESIDENCE FOR:

2560 Baybreeze St.
 St James City
 Florida

ISSUE DATE:
 TL - 09/18/23 - Construction Doc's

JOB#
 TL230612

SHEET #
 A-6.0



MAIN FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"

ELECTRICAL NOTES

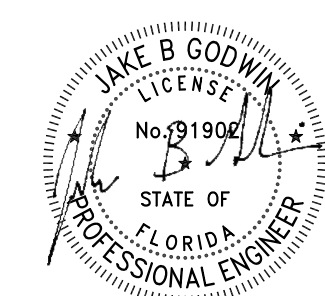
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