2. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.

3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.

4. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.

5. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.

6. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER IS ENERGY EFFICIENCY, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER. 9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.

IO. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. CHAPTER IS ENERGY EFFICIENCY SECTION

II. ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C.

SITE PLAN NOTES

I. THE ARCHITECTURAL SITE PLAN, IF PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVEWAYS AND SITE FEATURES ONLY. THE G.C. OR OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENCED SURVEYOR AT 50 PECENT COMPLETION OF PROJECT. THE SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT LOCATIONS, SET BACKS, AND ALL SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR BETWEEN THE ARCHITECTURAL SITE PLAN AND SURVEYORS LAYOUT THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION. NO WORK SHALL BE PERFORMED UNTIL THE GENERAL CONTRACTOR RESOLVES THESE CONFLICTS.

CONCRETE NOTES

I. CONCRETE SHALL CONFORM TO ASTM C94-00, SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.6 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-05 AND ACI 301-05. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-05.

2. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER - 3/4" BEAMS AND COLUMNS - 1 1/2" FORMED CONCRETE BELOW GRADE-2" UNFORMED CONCRETE BELOW GRADE-3"

3. REINFORCING STEEL: GRADE 60 (FY=60.000) ASTM A615-04a.

4. DETAIL OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

5. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.

6. CONCRETE BEAM SIZES MAY INCREASED (6" MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR FIT BLOCK COURSING, DROP BOTTOM OF TIE BEAM AS REQUIRED AT WINDOW AND DOOR BEAMS (28" MAX.) AND ADD 2-#5 BARS BOTTOM IF DROP EXCEEDS

7. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.

8. REINFORGING STEEL SHALL BE LAPPED 48 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM | B. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAGE LADDER REINFORCING AT EACH FACE. LAP 48 BAR DIA. MIN.

9. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE | AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS. CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

I. FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6" X 6" X WI.4XWI.4 W.W.M. ON 6 MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PRE TREATED FOR TERMITES. WMM SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-O" O/C EACH WAY WITH APPROVED MATERIALS.

2. ALL REINFORCING STEEL TO BE GRADE 60.

3. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.

4. FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 P.S.F., CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER.

5. ALL SITE PREPARATIONS & DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT MUST BE STRICTLY ADHERED TO.

6. FILL PLACED WITHIN 5'-O" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN 12" LIFTS(MAX.) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 95% MODIFIED PROCTOR ASTM D 1557-02.

7. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING

8. SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.

ONLY IF REQUESTED BY THE BUILDING OFFICIAL.

9. SPLICES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH. WAY. IO. ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER

REINFORCEMENT AT THE PERIMETER. RATIONAL ANALYSIS SHALL BE SUBMITTED, BUT

II. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN. MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.65.

STEEL NOTES

. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, OTHER SHAPES - A36-04, PLATES A36-04, BOLTS - A 307-03 TUBULAR - A500-07 GRADE B (46 KSI)

2. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.

BEAM SCHEDULE NOTES

. SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END (E.E.) OF BEAM OR THROUGHOUT (T.O.) BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE

2. ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED 3. ALL TIE BEAMS (MARK "TB") REINFORCING SHALL BE CONTINUOUS THROUGH TIE-BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

4. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS. (UNO)

5. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW & DOOR HEADS (28" MAX.) ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".

6. TIE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK

7. ALL ADDED LOGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO

SUPPORT UNLESS OTHERWISE NOTED. 8. REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL

9. ONE-QUARTER OF MAXIMUM BOTTOM REINFORCING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS "A" TENSION LAP SPLICE

O. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.

MASONRY NOTES

ON EITHER SIDE OF SUPPORT.

CONCRETE UNITS TO BE ASTM C 90-03a. ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY. (F'm = 1500 PSI)

2. MORTAR TYPE M PER ASTM C 270-04.

3. CONCRETE FILL

A. CELLS LINTELS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.

B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.

C. ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX., WHIC MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.

D. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE Engineer.

4. REINFORCING VERTICAL:

A. ASTM A615-04a. PER REINFORCING SECTION (GRADE 60).

B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.

C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH

D. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.

E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.

A. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM

TYPE REINFORCEMENT SPACED NOT MORE THEN 16" O/C VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THEN 24" BEYOND THE OPENING. PROVIDE 8" MIN EMBEDMENT INTO CONCRETE COLUMNS

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 530-05/ A.S.C.E. 5-05/T.M.S. 402-05, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530.I-05/A.S.C.E. 6-05/T.M.S. 602-05, SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.

C. IN HVHZ AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICAL TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.4 F.B.C.

6. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.

1. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-O" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

PLAN NOTES

. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

2. PROVIDE 3" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVAC, EHM, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECHANICAL CODE.

3. PROVIDE IX2 P.T. FIRESTOP HORIZONTAL @ CEILING & WALL INTERSECTIONS OR &'-O" O/C VERT. MAX. AND ALL OTHER LOCATIONS PER F.B.C. SECTION 705.

4. ALL GLAZING WITHIN 24"(48" IN HVHZ) AND PARALLEL TO A DOOR SHALL BE TEMPERED. ALL WINDOWS OR GLASS ENCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SIDELIGHTS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.

5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". MATERIALS SHALL | THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, LATCH CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: W SHAPES - A992-06d, AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-O" DROP, THE SILL SHALL BE NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.

6. ALL BATHROOM FLOORS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

7. IN AREAS OTHER THAN HVHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2405.3 & .3A OF F.B.C. AS THE MINIMUM THICKNESS ALLOWED.

8. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.

9. PICKETS AT STAIRS, LANDINGS & BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE.

10. PROVIDE A MINIMUM OF 4" CLEAR ALL AROUND AIR HANDLER UNITS. II. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS & KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK.

FRAMING NOTES

AREAS OF CONCERN.

I. THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.

2. THIS FRAMING SCHEME (DIRECTION OF TRUSSES AND SLABS, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

3. FINAL SIGNED AND SEALED ENGINEERED TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.

F. TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ ENGINEER AND IN NO WAY RELIEVES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ ENGINNERS SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ ENGINEER IN WRITING OF THE SPECIFIC

. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.THE BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN

6. NEITHER ARCHITECT NOR ENGINEER ACCEPTS ANY RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

7. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD. (CONT'D)

3. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER

CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

IO. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND

9. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITOUS MATERIALS AND THE WOOD AS PER CODE.

BRIDGING USED DURING ERECTION OF TRUSSES AND STRUCTURAL SLABS TO PREVENT COLLAPSE OR DAMAGE. II. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-O" MUST BE ENGINEERED AND

12. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2XI2'S UNLESS OTHERWISE NOTED. (FOR WOOD FRAME CONSTRUCTION DEPENDING ON ALL WALL

STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)

13. DIMENSIONAL LUMBER SHALL BE SOUTHERN PINE. NO. 2 OR BETTER AND SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR A SINGLE MEMBER

KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY. 14. NON-BEARING INTERIOR PARTITIONS MAY BE CONSTRUCTED OF 25 GAUGE CEE CHANNEL TYPE STUDS AT 24" O/C WITH MATCHING TRACKS TOP AND BOTTOM, WITH I/2" GYPSUM DRYWALL EACH SIDE. ATTACH DRYWALL WITH I" LONG BUGLE HEAD DRYWALL

USES. 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULES ELASTICITY OF 1600

SCREWS AT 12" O/C MAX. 15. METAL LATH OVER SHEATHING SHALL BE 3/8" V-GROVE OR DIMPLED. CEILINGS AND SOFFITS SHALL BE HIGH RIB TYPE. FASTEN TO SUBSTATE AT 4" O/C AS FOLLOWS; CONCRETE: 3/4" LONG STUB NAILS W/ 3/8" HEAD. HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS W/ NAILS OR STAPLES TO PROVIDE AT LEAST 1-1/4" PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. ON VERTICAL WOOD FRAMING MEMBERS, COMMON NAILS SHALL BE BENT OVER TO ENGAGE AT LEAST THREE STRANDS OF LATH, OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED. SHEATHING: 14 GAUGE STAPLES I" LEG, 7/16" CROWN METAL MTL. FRAMING: SELF TAPING SCREWS #12 x 1/2" WASHER HEAD STAPLES

16. WHERE CEMENT PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION, BONDING OF THE PLASTER TO THE WATER BARRIER SHALL BE PREVENTED BY PROVIDING A DBL. AYER OF WATER BARRIER OR BY INSTALLING A HOUSE WRAP BENEATH THE WATER

. PNEUMATIC FASTENERS SYSTEM TO BE HILTI-COIL NAIL PROGRAM. TYPE TO BE CRF 1126 1-1/2" LONG AND .120" DIAMETER U.N.O.

WRAP POST ON ALL SIDES FROM BASE OF POST TO UNDERSIDE OF BEARING WITH (I) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD. THIS WILL PROVIDE A ONE HOUR RATING

19. TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO COMPLY WITH ALL SUPERIMPOSED WIND LOADS PER F.B.C. 2007.

MECHANICAL NOTES

SHALL NOT BE USED FOR SOFFITS OR CEILINGS

ALL HEATING, AIR CONDITIONING, REFRIGERATION AND VENTILATION EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA BUILDING CODE MECHANICAL" AND CHAPTER 28 OF THE FLORIDA BUILDING CODE.

2. A 4" CLEARANCE IS TO BE MAINTAINED AROUND ALL AIR HANDLING UNITS 3. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED

4. ALL DWELLING ROOMS MUST HAVE HVAC RETURNS. RETURNS MAY BE DUCTED, JUMPERS OR TRANSFER GRILLES

5. A/C UNITS MAY HAVE CONC. PAD OR OTHER APPROVED MATERIAL EXTENDING ABV. ADJOINING GRADE OR SHALL BE SUSPENDED A MIN. OF 6" ABV. ADJOINING GRADE. PADS SHALL BE A MINIMUM 4'-0"x9'-0" PAD FOR DOUBLE UNIT.

PLUMBING NOTES

ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 405,

2. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE 604.3, F.B.C. 3. DISPOSITION OF RAIN WATER SHALL COMPLY WITH F.B.C. PLUMBING CODE CHAPTER II. . ALL PLUMBING PENETRATIONS MUST BE A MINIMUM 10'-0" FROM ROOF JACKS. 5. CONDENSATE DRAINS MUST BE A MINIMUM OF 12" OFF THE BUILDING. 6. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THEN 70 INCHES ABOVE THE DRAIN INLET.

ELECTRICAL NOTES

LOCATE METER & PANELS AS REQUIRED.

RECOMMENDATIONS

SELECTED BY OWNER.

. CONTRACTOR SHALL VERIFY WITH F.P. &L. THE LOCATION OF SERVICE AND SHALL

2. ALL WIRE SHALL BE THHN COPPER. UNLESS NOTED OTHERWISE.

3. WHERE REQUIRED BY OTHER CODES, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER OF EQUAL AMPACITY.

4. ALL BRANCH CIRCUITS IN RACEWAY OR NON METALLIC SHEATHED CABLE.

5. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.

6. VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER

SPECIFICATIONS.

. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND UNITS.

8. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIP. AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER PANEL AND AS PER MANUFACTURER.

9. PROVIDE GFCI PROTECTION FOR ALL BATHROOM, GARAGE, EXTERIOR, KITCHEN, LAUNDRY AND WET BAR OUTLETS PER NEC 210.8(A).

IO. ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS

II. PROVIDE PRE-WIRED TELEPHONE OUTLETS AS SHOWN ON PLAN.

14. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC SEC. 410.8.

12. PROVIDE PRE- WIRED T.V. OUTLETS FOR CABLE AS SHOWN ON PLANS.

13. DEDICATED CIRCUITS SHALL HAVE NO MORE THEN 6 DUPLEX RECEPTACLES.

15. THE BRANCH CIRCUITS CONTAINING SMOKE DETECTORS SHALL HAVE ARC-FAULT PROTECTION PER NEC SEC. 210.12 SMOKE DETECTORS SHALL BE CONNECTED TO ARC-FAULT CIRCUITS AHEAD OF SWITCH AND HAVE SELF CONTAINED BATTER BACK-UP. DETECTORS SHALL BE TANDEM WIRED SO ALL DETECTORS SOUND SIMULTANEOUSLY.

16. PREWIRE FOR GARAGE DOOR OPENER SENSOR.

I. PROVIDE ARC-FAULT CIRCUIT INTERRUPTOR PROTECTION IN DWELLING UNIT LIVING. DINING, FAMILY ROOMS, DENS/ LIBRARIES, BEDOOOMS, SUNROOMS, CLOSETS, HALLWAYS OR SIM. ROOMS PER NEC 210-12 (B).

18. SMOKE DETECTORS REQUIRED ON ALL HVAC UNITS WITH 2001 CFM OR MORE.

19. CEILING AREA 110 V. SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3 FT. FROM THE DOOR TO BATHROOMS, WASHER/DRYERS, A/C SUPPLY AND RETURNS & KITCHENS. SMOKE DETECTORS MAY BE WITHIN 20 FT. OF A COOKING APPLIANCE IF THEY ARE OF THE PHOTOELECTRIC TYPE.

20. CARBON MONOXIDE ALARM TO BE INSTALLED WITHIN 10' OF A ROOM USED FOR SLEEPING PURPOSES WHEN THE BUILDING HAS A FOSSIL BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE. PRIMARY POWER SHALL COME FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED BY THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP.

21. IF USED, A COMBINATION SMOKE/ CARBON MONOXIDE ALARM SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

22. TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN DWELLING UNITS IN ALL AREAS SPECIFIED IN NEC 210.52 FOR 125 VOLT, 15 \$ 20A RECEPTACLES PER NEC 406.11

23. INTERSYSTEM BONDING TERMINATION FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS SHALL BE PROVIDED FOR TV, COMMUNICATIONS, RADIO, CATV, ETC. PER NEC 250.94.

LOAD SCHEDULE

GROUND FLOOR SECOND FLOOR 40 10 **ROOF** *30* 25

<u>WIND:</u>

BASIC SPEED = 140 m.p.h. @ 3 second gusts IMPORTANCE FACTOR = 1.0

18. WHEN WOOD POSTS ARE NOT IN A FIRERATED WALL, FIRE RATE POST AS FOLLOWS: BUILDING CATAGORY = II BUILDING DESIGN AS ENCLOSED EXPOSURE = B

> ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 p.s.f.

NOTE: THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE AND ASCE. DESIGN PRESSURES FOR EXTERIOR DOORS AND WINDOWS ARE NOTED ON THE DOOR AND WINDOW SHEDULES. WINDOW AND DOOR MANUFACTURERS SHALL MULTIPLY THE GIVEN DESIGN PRESSURES BY THE APPROPRIATE FACTORS TO OBTAIN TEST PRESSURES.

revisions

no.

designed drawn checked

02/03/12 scale 1/4" = 1'-0" U.N.O. job no.

Scott Blakeslee Disher

project

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