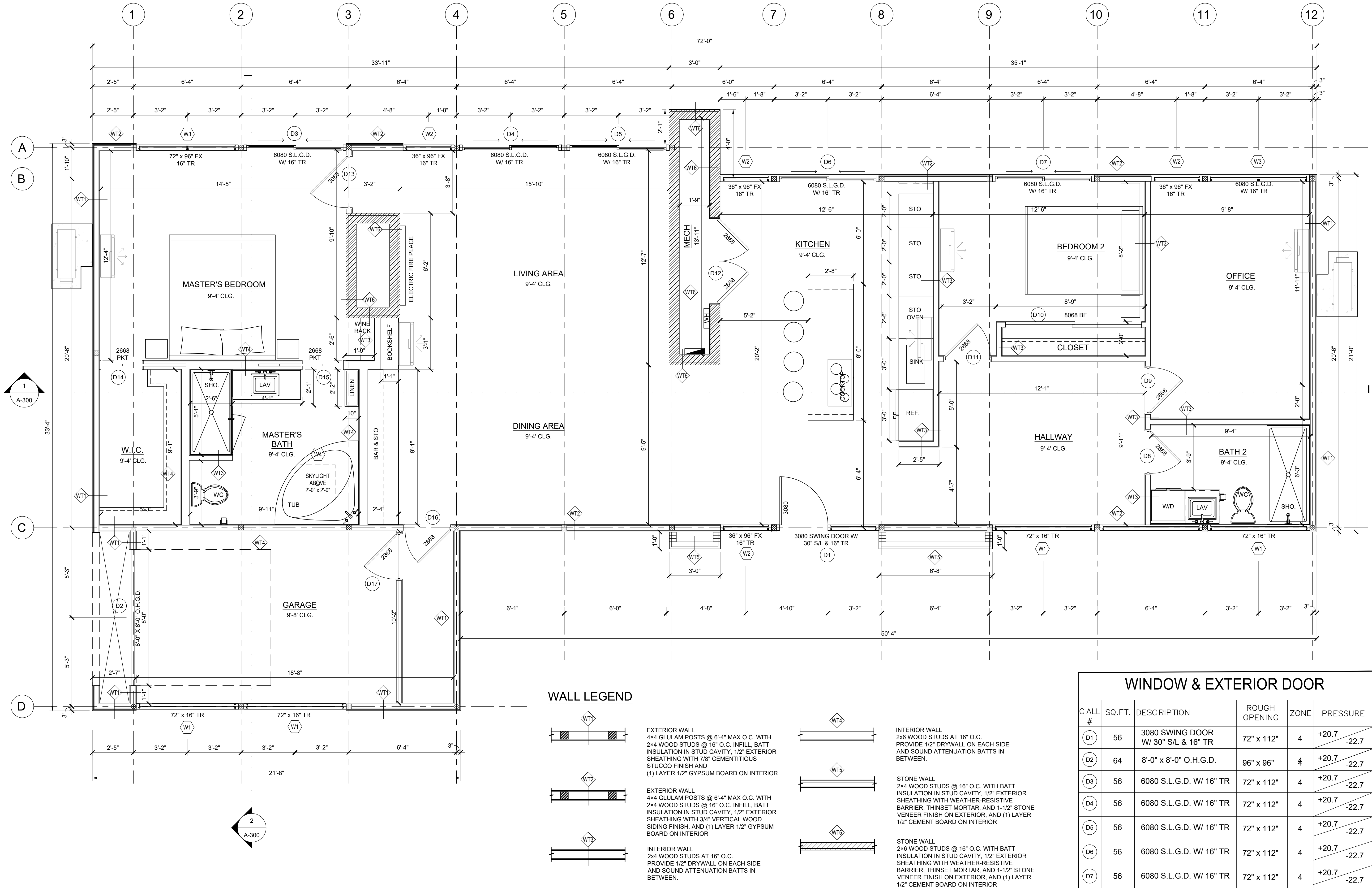


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WINDOW & EXTERIOR DOOR					
C ALL #	SQ.FT.	DESCRIPTION	ROUGH OPENING	ZONE	PRESSURE
(D1)	56	3080 SWING DOOR W/ 30" S/L & 16" TR	72" x 112"	4	+20.7 -22.7
(D2)	64	8'-0" x 8'-0" O.H.G.D.	96" x 96"	4	+20.7 -22.7
(D3)	56	6080 S.L.G.D. W/ 16" TR	72" x 112"	4	+20.7 -22.7
(D4)	56	6080 S.L.G.D. W/ 16" TR	72" x 112"	4	+20.7 -22.7
(D5)	56	6080 S.L.G.D. W/ 16" TR	72" x 112"	4	+20.7 -22.7
(D6)	56	6080 S.L.G.D. W/ 16" TR	72" x 112"	4	+20.7 -22.7
(D7)	56	6080 S.L.G.D. W/ 16" TR	72" x 112"	4	+20.7 -22.7
(W1)	8	72" x 16" TR	72" x 16"	4	+24.3 -26.3
(W2)	4	36" x 96" FX W/ 16" TR	36" x 16"	4	+24.3 -26.3
(W3)	56	72" x 96" FX W/ 16" TR	72" x 112"	4	+20.7 -22.7
(W4)	4	24" x 24" SKYLIGHT	24" x 24"	4	+24.3 -26.3

USED 150MPH ON TABLE R301.2.1(1)

1 ARCHITECTURAL FLOOR PLAN
Scale: 3/8" = 1'-0"

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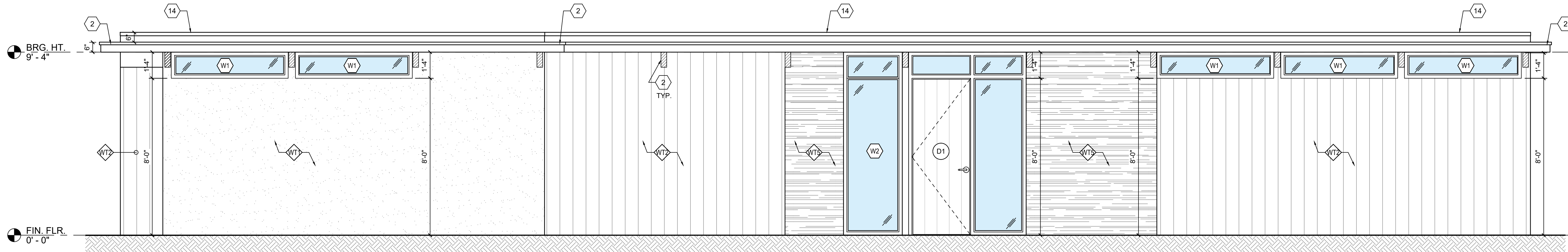
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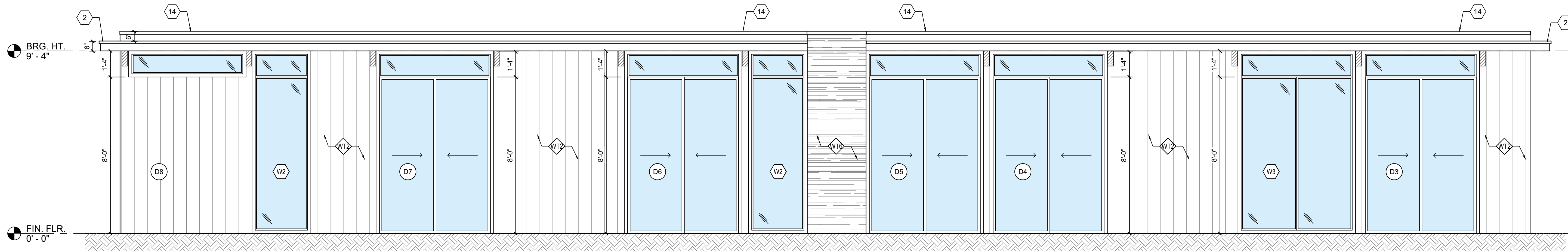
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1 FRONT ELEVATION
Scale: 3/8" = 1'-0"



2 REAR ELEVATION
Scale: 3/8" = 1'-0"

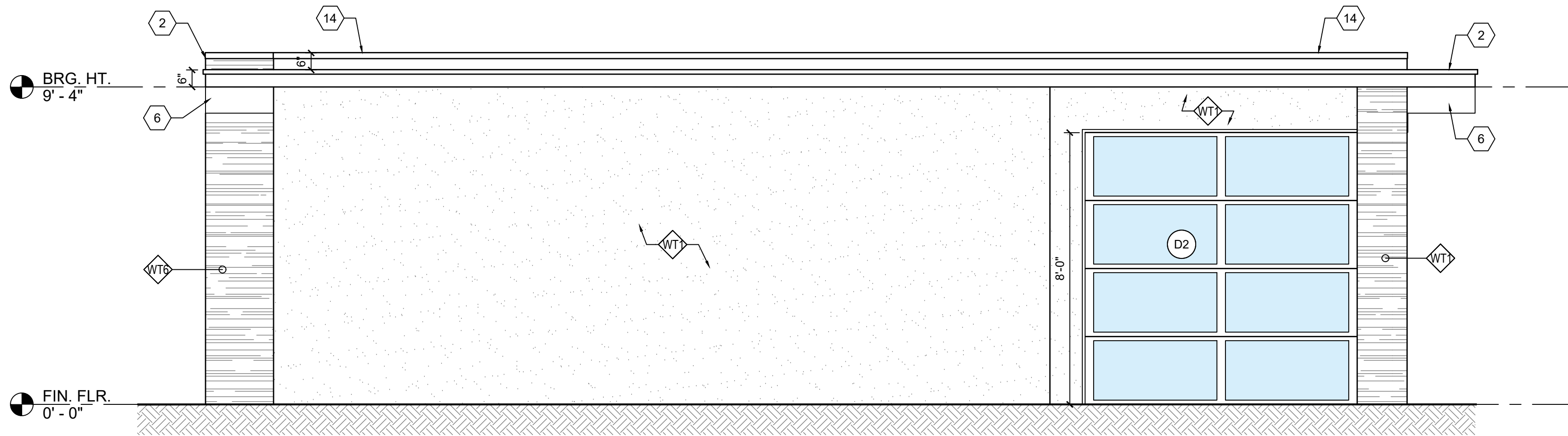
KEYNOTES: (#)

- 60 MIL TPO ROOFING OVER 1/2" COVER BOARD; SLOPED 1/4" PER FT TO DRAIN; INSTALL PER MANUFACTURER.
- BUTYL ROOFING FINISH AT ROOF AND 2x8 T&G SOFFIT FINISH AT UNDERSIDE OF OVERHANG.
- 2x8 T&G DECKING; (2) #10 SCREWS @ 4" O.C. PER BOARD.
- 2x6 COMPOSITE FASCIA BOARD AT ROOF EDGE W/ 1X2 FASCIA REVEAL STRIP AND ALUMINUM DRIP EDGE FLASHING. INSTALL PER MANUFACTURER.
- 2" RIGID FOAM INSULATION (R-40)
- 4x10 PARALLAM BEAM
- 4x4 GLULAM POST
- BEAM TO POST CONNECTION W/ SIMPSON CBT4Z
- POST TO SLAB CONNECTION W/ SIMPSON CPT44Z
- 4'-0" x 8'-0" x 6" THICK STRUCTURAL INSULATED PANELS (SIP); INSTALL PER MANUFACTURER.
- 4x8 GLULAM JOISTS; INSTALL PER MANUFACTURER.
- 8" CMU WALL AT BASE; GROUT AND REINFORCE PER STRUCTURAL. INSTALL PER CODE AND DETAILS.
- CONCRETE FOOTING PER PLAN AND DETAILS; SEE STRUCTURAL.
- PARAPET WALL WITH PREFINISHED METAL COPING CAP, SIZE TO MATCH WALL THICKNESS WITH MIN. 2" DOWNTURN EACH SIDE; INSTALL PER MANUFACTURER.

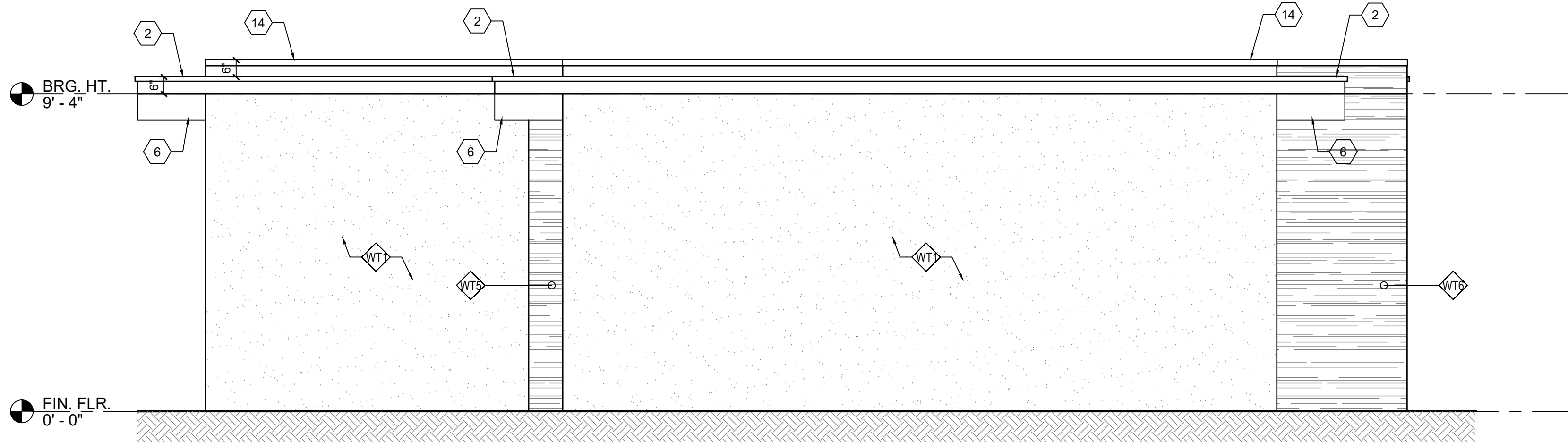
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1 LEFT ELEVATION
Scale: 3/8" = 1'-0"



2 RIGHT ELEVATION
Scale: 3/8" = 1'-0"

KEYNOTES: (#)

- 60 MIL TPO ROOFING OVER 1/2" COVER BOARD; SLOPED 1/4" PER FT TO DRAIN; INSTALL PER MANUFACTURER.
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- CONCRETE FOOTING PER PLAN AND DETAILS; SEE STRUCTURAL.
- PARAPET WALL WITH PREFINISHED METAL COPING CAP, SIZE TO MATCH WALL THICKNESS WITH MIN. 2" DOWNTURN EACH SIDE; INSTALL PER MANUFACTURER.



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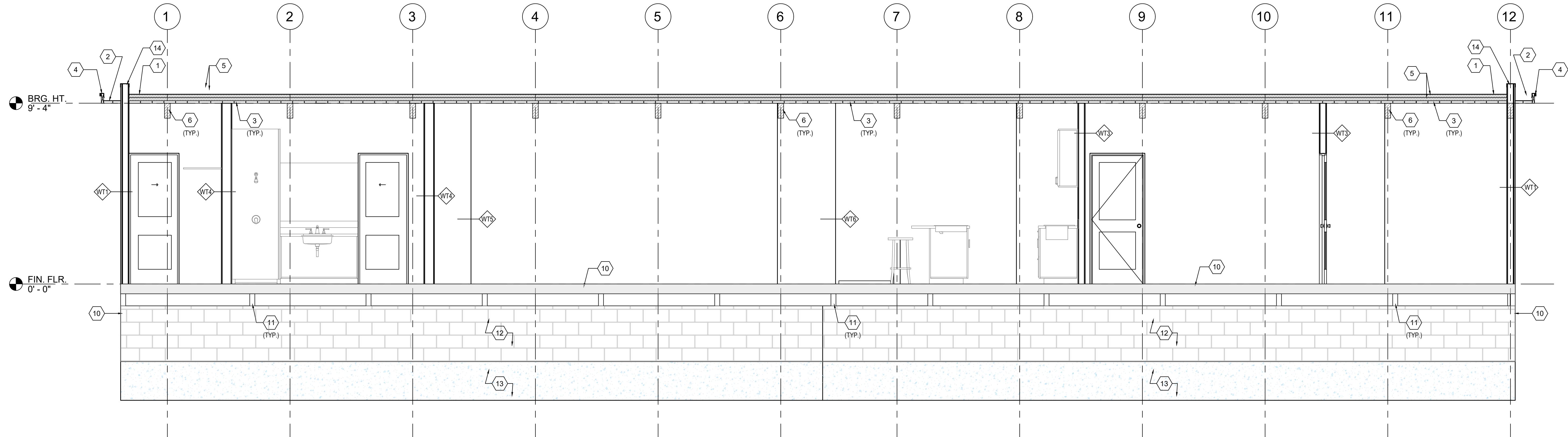
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SHEET TITLE: EXTERIOR ELEVATIONS

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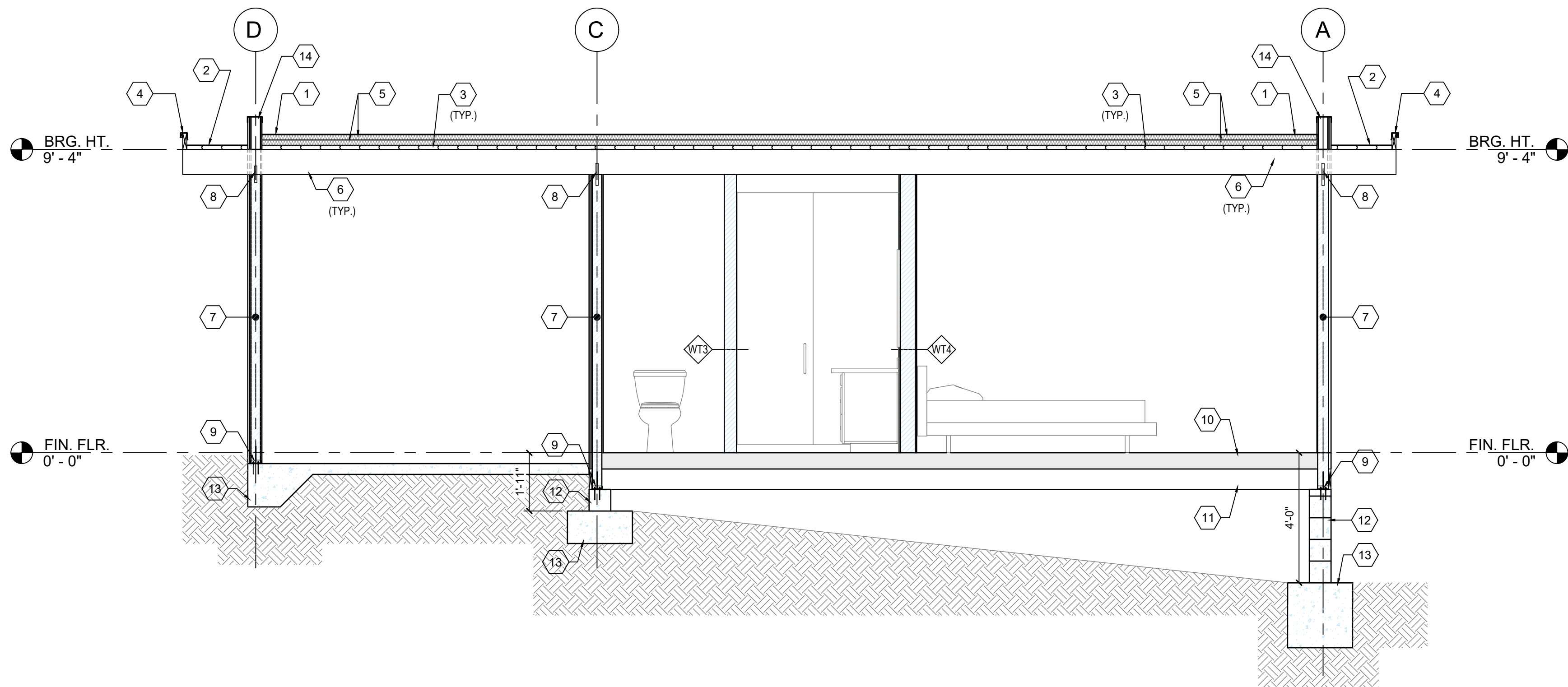
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1 SECTION
Scale: 3/8" = 1'-0"

KEYNOTES: #

- 60 MIL TPO ROOFING OVER 1/2" COVER BOARD; SLOPED 1/4" PER FT TO DRAIN; INSTALL PER MANUFACTURER.
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2 SECTION
Scale: 3/8" = 1'-0"



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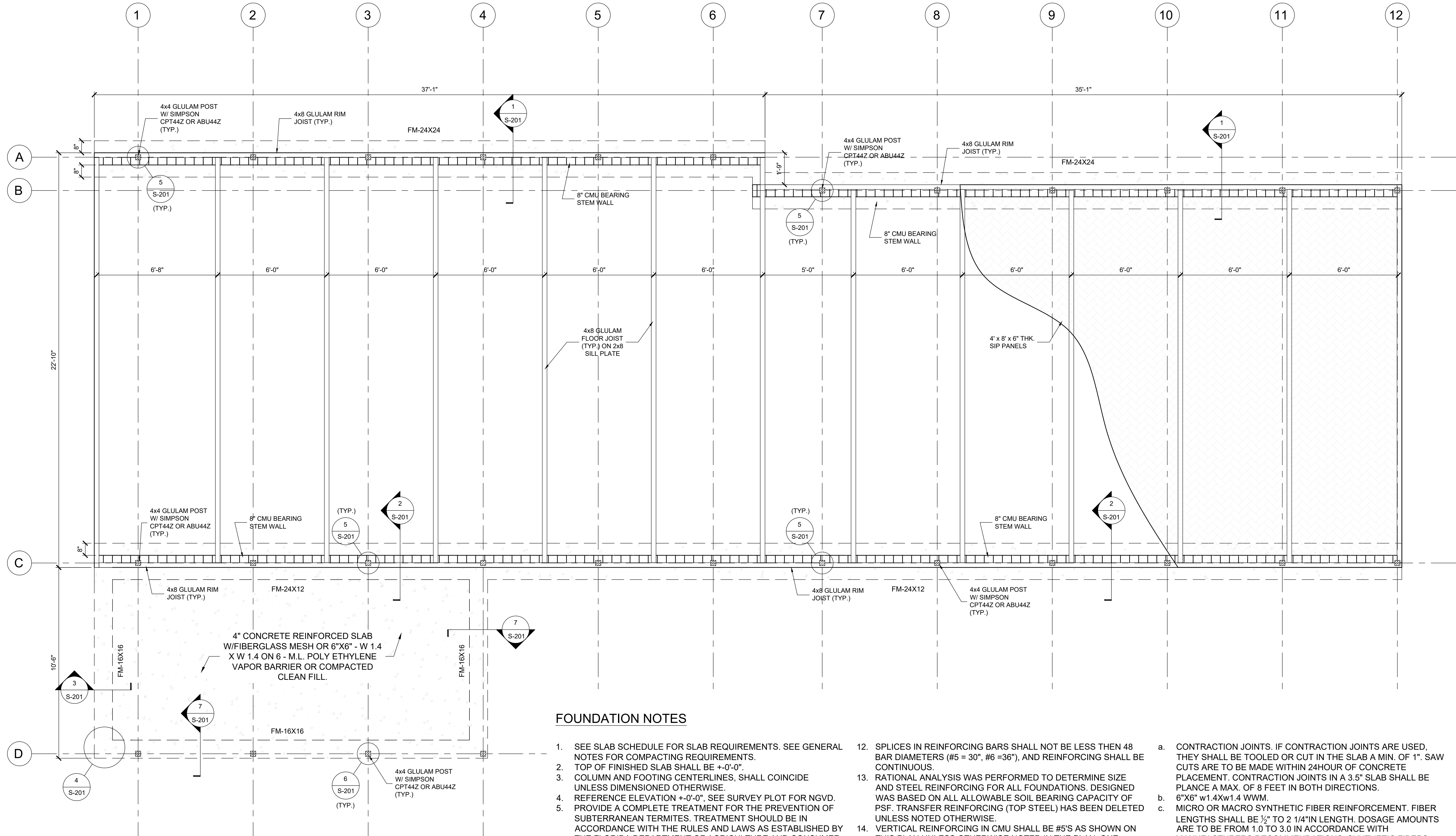
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FOOTING SCHEDULE						
PROVIDE CORNER BARS, SAME SIZE QUANTITY AS BARS IN FOUNDATION, WITH 30" LEG EACH WAY.						
MARK	WIDTH	LENGTH	THICKNESS	BOTTOM REINF.		TOP REINF.
				SHORT	LONG	
FM-12X12	16"	CONTINUOUS	16"	-	(2)#5'S	-
FM-24X24	24"	CONTINUOUS	24"	-	(3)#5'S	-
FM-24X12	24"	CONTINUOUS	12"	-	(3)#5'S	-

FOUNDATION NOTES

1. SEE SLAB SCHEDULE FOR SLAB REQUIREMENTS. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.

2. TOP OF FINISHED SLAB SHALL BE +0'-0".

3. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.

4. REFERENCE ELEVATION +0'-0", SEE SURVEY PLOT FOR NGVD.

5. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

6. PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.

7. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.

8. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.

9. WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURES SPECIFICATIONS.

10. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.

11. INDICATED #5 BAR, INDICATES #6 BAR, INDICATES #7 BAR
12. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THEN 48 BAR DIAMETERS (#5 = 30", #6 =36"), AND REINFORCING SHALL BE CONTINUOUS.

13. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGNED WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.

14. VERTICAL REINFORCING IN CMU SHALL BE #5'S AS SHOWN ON THIS PLAN,UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:

A) IN ALL WALL INTERSECTIONS

B) CHANGES IN ELEVATION

C) EACH SIDE OF ALL OPENINGS

D) ALL CORNERS

15. STRUCTURAL DESIGN IS IN ACCORDANCE WITH TMS 402/602-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS 402/602-16, USING: F'm = 1,500 PSI, TYPE "M" OR"S" MORTAR, ASTM C476 GROUT (3000 PSI), UNITS LAID IN RUNNING BOND.

16. TWO LAYERS OF 6"x6" w1.4Xw1.4 WWM SHALL BE PLACED A MIN. 5' OFF PERIMETER OF SLAB EDGE. WIRE WELDED MESH LOCATED IN THE MIDDLE TO UPPER 3 OF SLAB SUPPORTED 3'-0" O/C MAX.

17. ONE OF THE FOLLOWING FORMS OF CRACK CONTROL SHALL BE USED:
- a. CONTRACTION JOINTS. IF CONTRACTION JOINTS ARE USED, THEY SHALL BE TOOLED OR CUT IN THE SLAB A MIN. OF 1". SAW CUTS ARE TO BE MADE WITHIN 24HOUR OF CONCRETE PLACEMENT. CONTRACTION JOINTS IN A 3.5" SLAB SHALL BE PLANCE A MAX. OF 8 FEET IN BOTH DIRECTIONS.

b. 6"x6" w1.4Xw1.4 WWM.

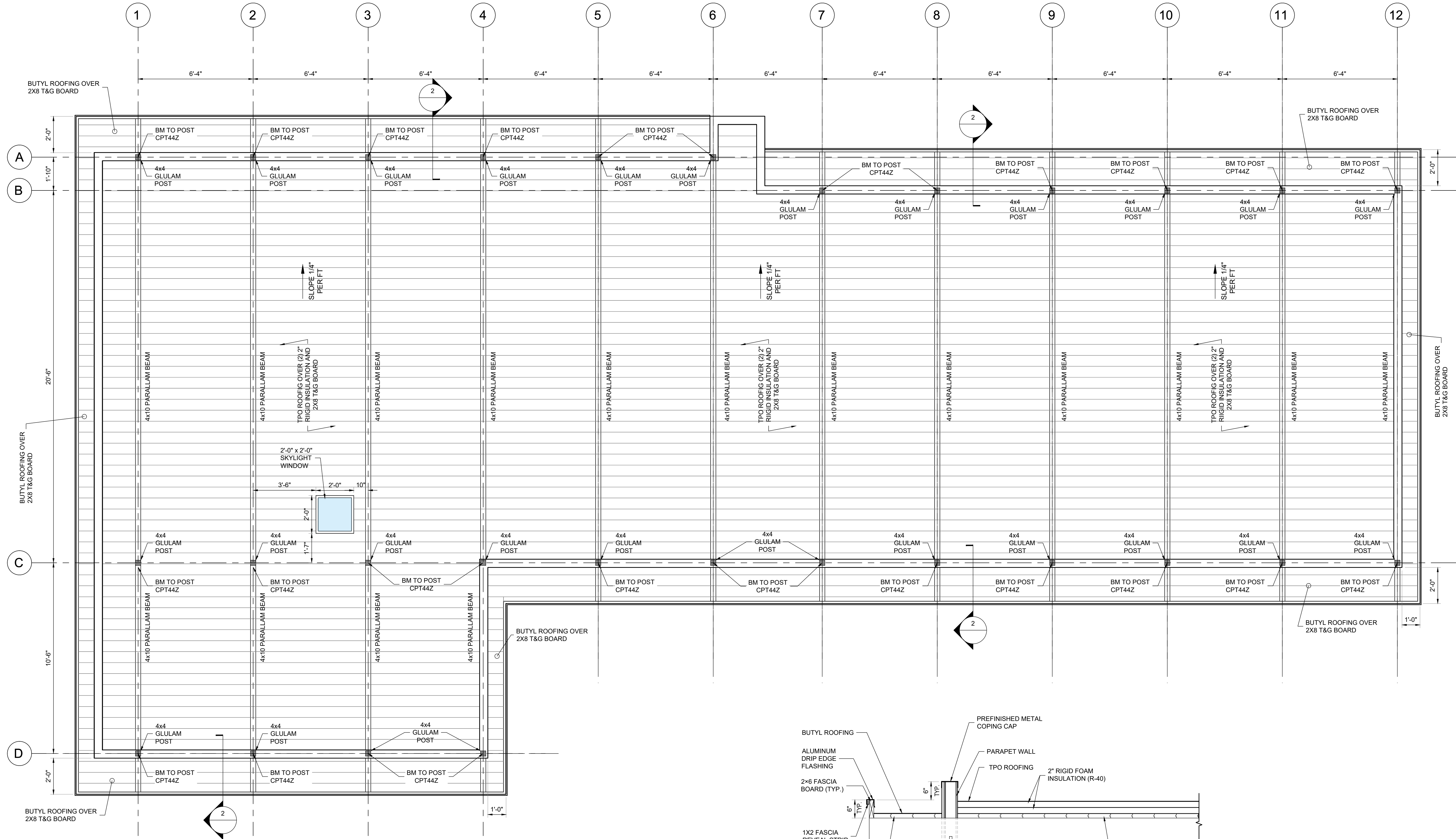
c. MICRO OR MACRO SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2" TO 2 1/4"IN LENGTH. DOSAGE AMOUNTS ARE TO BE FROM 1.0 TO 3.0 IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116/C1116M. THE MANUF. SHALL PROVIDE CERTIFICATION OF COMPLIANCE BY REQUEST.
18. A SPECIAL INSPECTOR SHALL INSPECT ALL REINFORCED MASONRY STRUCTURE AS REQUIRED BY FBC 2122.2.4, SAID INSPECTOR SHALL ONLY BE AN ARCHITECT, ENGINEER, OR THEIR DULY AUTHORIZED QUALIFIED REPRESENTATIVE.

INSPECTOR NOTE:

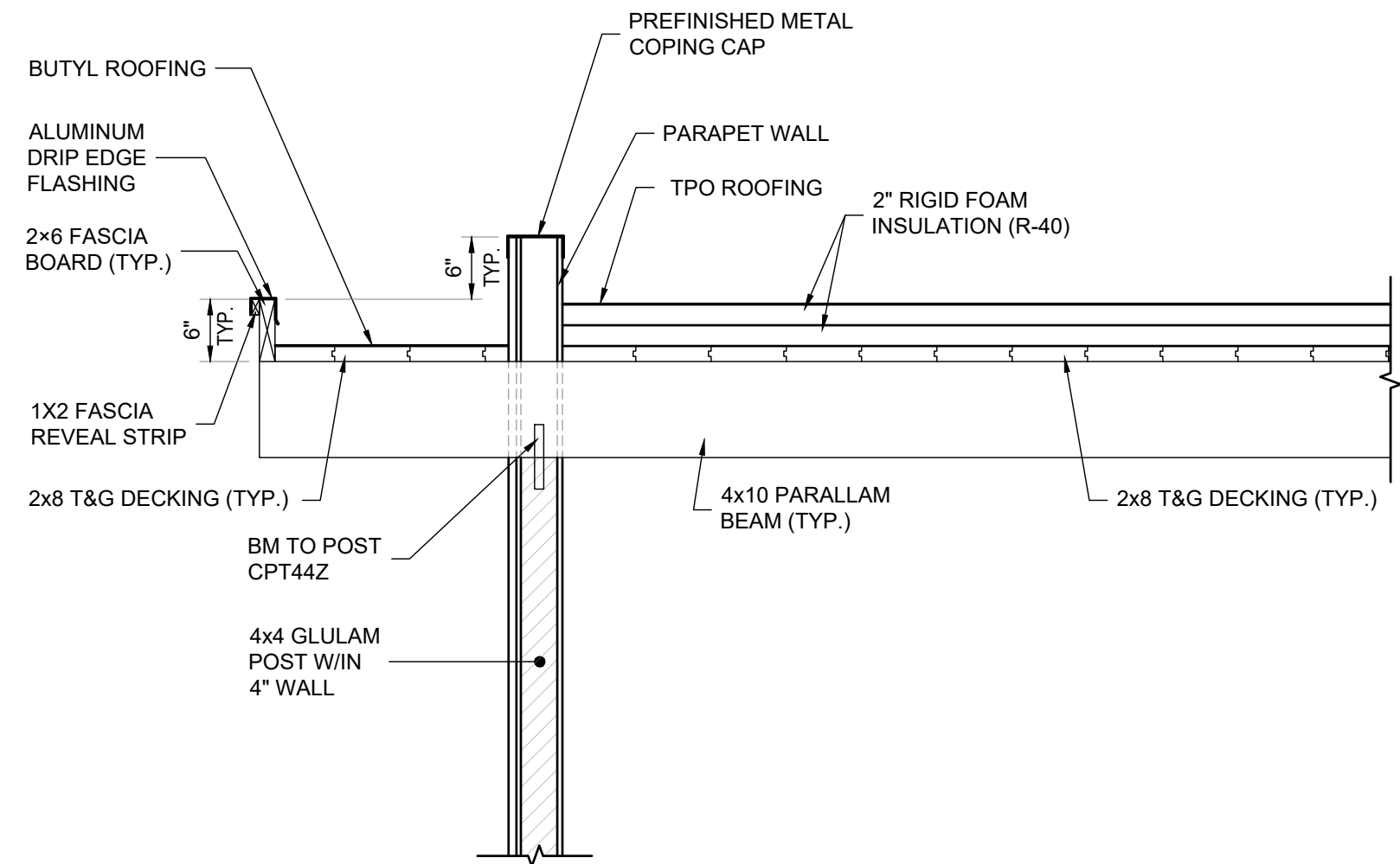
1. STRUCTURE WAS DESIGNED BASED ON THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, RESIDENTIAL, 8th EDITION 2023

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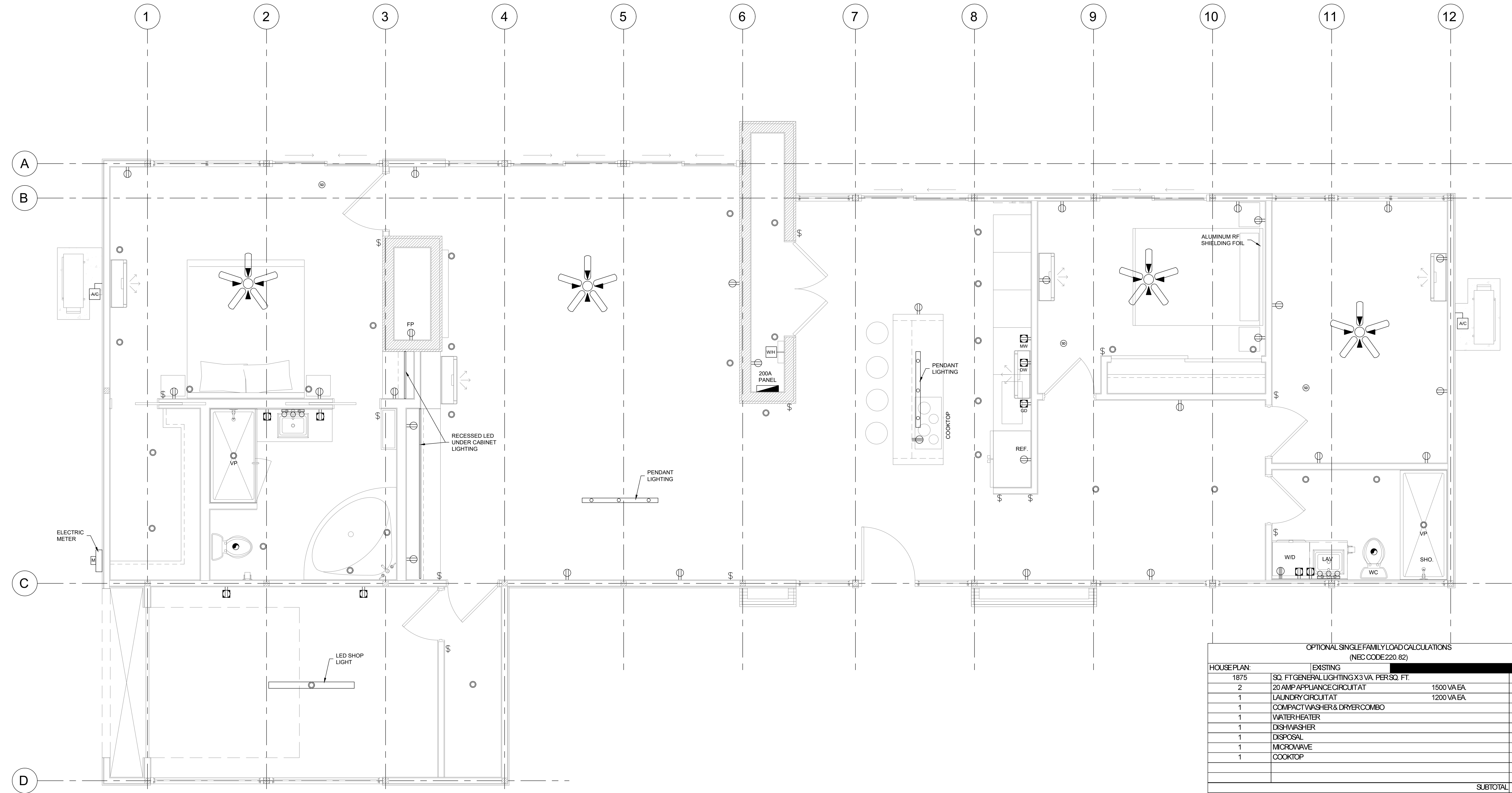
1 ROOF FRAMING PLAN
Scale: 3/8" = 1'-0"



2 TYPICAL BEAM TO POST
N.T.S.

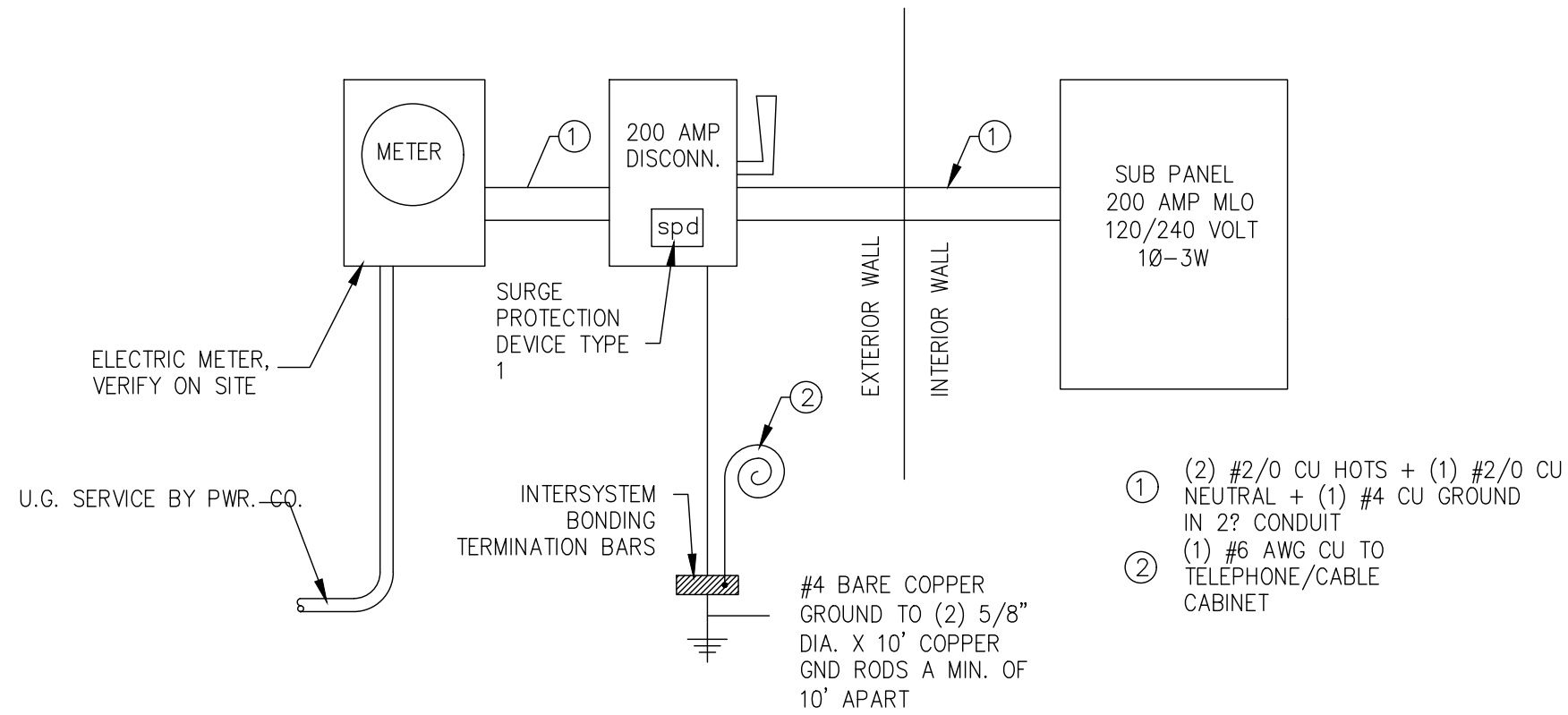
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NOTE:

1. ALL LIGHTING CONTROLS SHALL BE LUTRON CASETA SYSTEM (TYP.). PROVIDE NEUTRAL AT ALL SWITCH LOCATIONS.



OPTIONAL SINGLE FAMILY LOAD CALCULATIONS (NEC CODE 220.82)			
HOUSE PLAN:		EXISTING	
1875	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.		5,625
2	20 AMP APPLIANCE CIRCUIT AT	1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1200 VA EA.	1,200
1	COMPACT WASHER & DRYER COMBO		2,500
1	WATER HEATER		4,500
1	DISH WASHER		1,000
1	DISPOSAL		900
1	MICROWAVE		1,600
1	COOKTOP		5,000
SUBTOTAL			25,325
FIRST 10,000 VA OF GENERAL LOAD AT 100%			10,000
REMAINDER OF GENERAL LOAD AT 40%			15,325 x 0.40 = 6,130
GENERAL DEMAND LOAD			16,130
2 X MINI SPLIT AC			5,000
HEATING AND COOLING DEMAND LOADS (NEC 220.82 C)			5,000
NET CALCULATED LOAD			21,130
CALCULATED LOAD FOR SERVICE 21,130 VA / 240 V =			88 AMP
200 AMP SERVICE PROPOSED			
NOTE: ALL BREAKERS SERVICING HABITABLE RECEPTACLES SHALL BE AFCI-FAULT TYPE PER NEC 210-12 REQUIREMENTS.			
NEUTRAL CALCULATION:			
ALL LOADS EXCEPT RANGE, CLOTHES DRYER, AND WATER HEATER			13,325 VA
COOKTOP:	5,000	@ 70%	3,500 VA
WATER HEATER	4,500	@ 70%	3,150 VA
WASHER DRYER	2,500	@ 70%	1,750 VA
TOTAL			21,725 VA
NEUTRAL DEMAND			21,725 / 240 V = 91 VA



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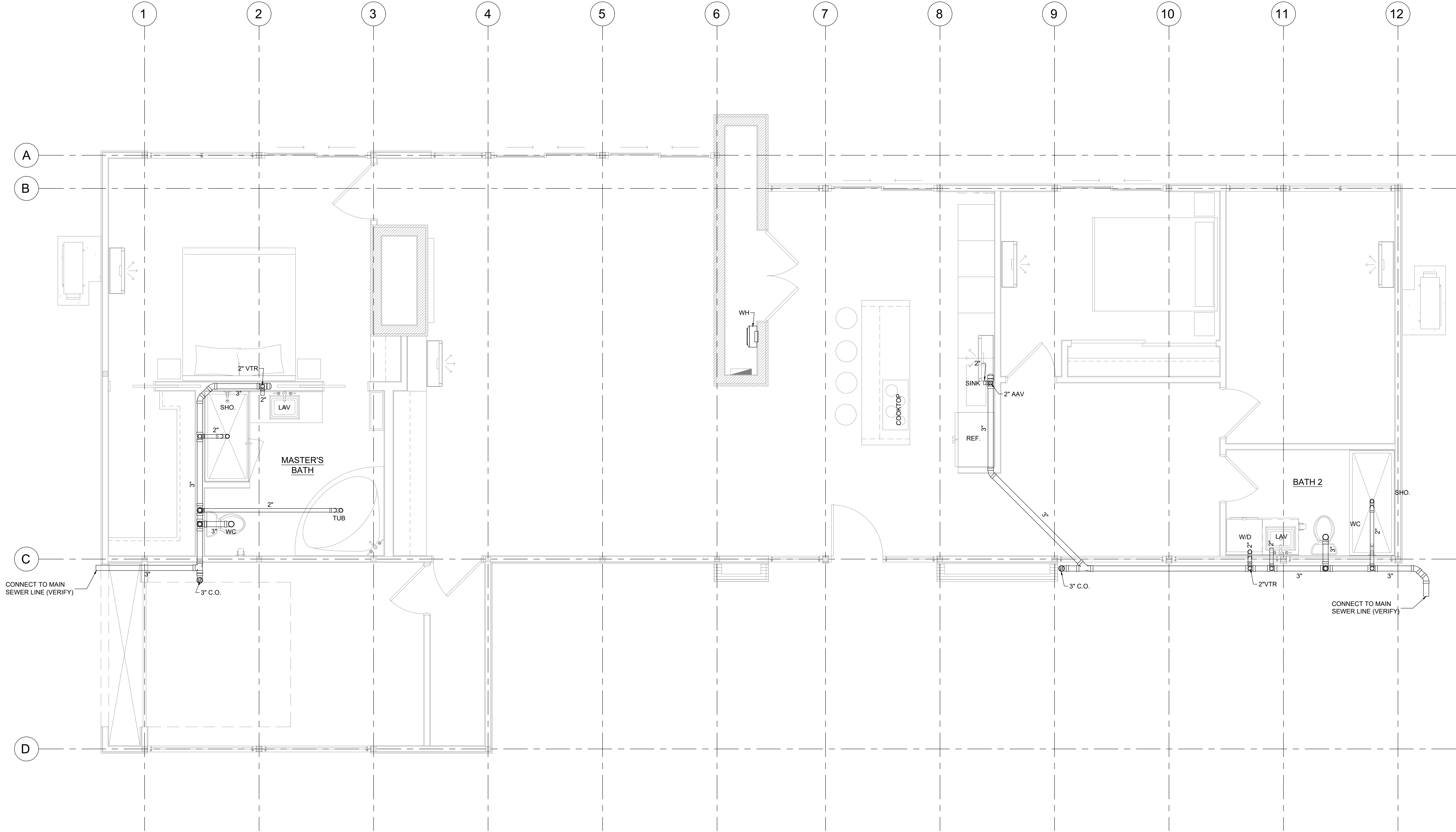
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ELECTRICAL PLAN

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



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SHEET TITLE: **PLUMBING PLAN**

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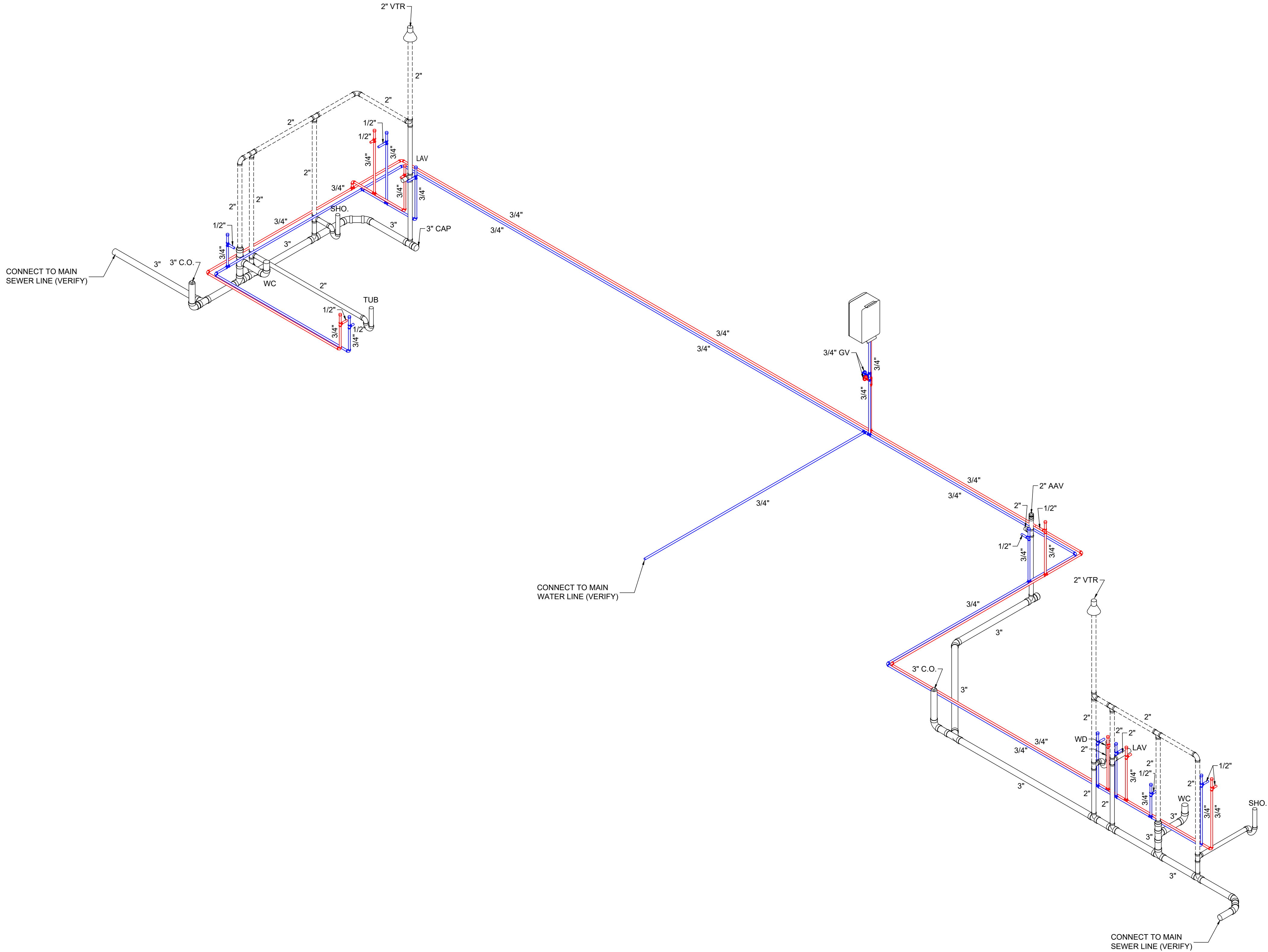
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PLUMBING ISOMETRIC

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



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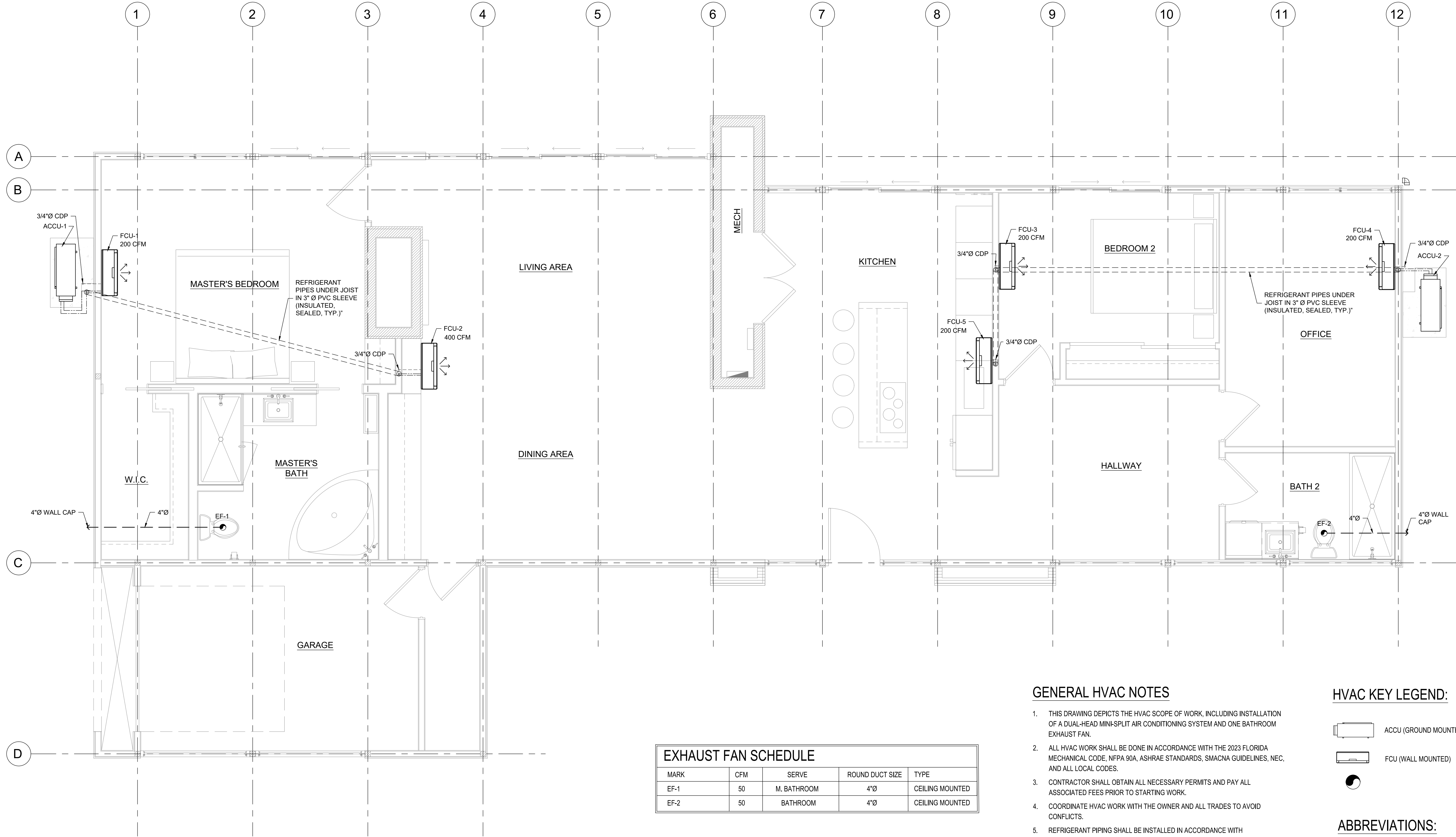
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EXHAUST FAN SCHEDULE

MARK	CFM	SERVE	ROUND DUCT SIZE	TYPE
EF-1	50	M. BATHROOM	4"Ø	CEILING MOUNTED
EF-2	50	BATHROOM	4"Ø	CEILING MOUNTED

MINI-SPLIT AIR CONDITIONING UNIT SCHEDULE

OUTDOOR UNIT MARK	INDOOR UNIT MARK	OUTDOOR UNIT MODEL	INDOOR UNIT MODEL	TONNAGE	COOLING (BTU)	HEATING (BTU)	DESIGN CFM	SUCTION LINE	LIQUID LINE	DRAIN LINE	VØ/Hz	SEER
ACCU-1	FCU-1	DAIKIN 3MXS24RMVJU (OR SIMILAR)	FTXS06 OR SIMILAR	0.5 TON	6,000 BTU	7,200 BTU	200	1/4"Ø CU	3/8"Ø CU	3/4"Ø PVC	208-230V/ 1Ø/60Hz	23
	FCU-2		FTXS12 OR SIMILAR	1.0TON	12,000 BTU	14,400 BTU	400	3/8"Ø CU	1/4"Ø CU	3/4"Ø PVC	208-230V/ 1Ø/60Hz	21
ACCU-2	FCU-3	DAIKIN 3MXS24RMVJU (OR SIMILAR)	FTXS12 OR SIMILAR	0.5 TON	6,000 BTU	7,200 BTU	200	1/4"Ø CU	3/8"Ø CU	3/4"Ø PVC	208-230V/ 1Ø/60Hz	23
	FCU-4		FTXS12 OR SIMILAR	0.5 TON	6,000 BTU	7,200 BTU	200	1/4"Ø CU	3/8"Ø CU	3/4"Ø PVC	208-230V/ 1Ø/60Hz	23
	FCU-5		FTXS12 OR SIMILAR	0.5 TON	6,000 BTU	7,200 BTU	200	1/4"Ø CU	3/8"Ø CU	3/4"Ø PVC	208-230V/ 1Ø/60Hz	23

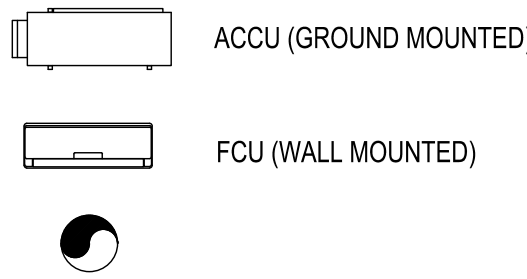
GENERAL HVAC NOTES

- THIS DRAWING DEPICTS THE HVAC SCOPE OF WORK, INCLUDING INSTALLATION OF A DUAL-HEAD MINI-SPLIT AIR CONDITIONING SYSTEM AND ONE BATHROOM EXHAUST FAN.
- ALL HVAC WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 FLORIDA MECHANICAL CODE, NFPA 90A, ASHRAE STANDARDS, SMACNA GUIDELINES, NEC, AND ALL LOCAL CODES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES PRIOR TO STARTING WORK.
- COORDINATE HVAC WORK WITH THE OWNER AND ALL TRADES TO AVOID CONFLICTS.
- REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, FULLY INSULATED, AND ROUTED TO THE OUTDOOR CONDENSER UNIT. SURFACE-MOUNTING OF LINES ON THE EXTERIOR WALL IS ACCEPTABLE WITH PROPER COVER/LINE SET PROTECTION.
- THE BATHROOM EXHAUST FAN SHALL BE DUCTED TO THE EXTERIOR USING 4" Ø ROUND DUCTWORK WITH A BACKDRAFT DAMPER. DUCT RUNS SHALL BE AS SHORT AND STRAIGHT AS PRACTICABLE.
- ALL REFRIGERANT LINE PENETRATIONS THROUGH WALLS SHALL BE SEALED WEATHER-TIGHT.

INSTALLATION NOTES:

- OUTDOOR UNITS (ACCU): INSTALL ON A LEVEL GROUND SURFACE WITH ADEQUATE CLEARANCE FOR AIRFLOW AND DRAINAGE.
- INDOOR UNITS (FCU): INSTALL WALL-MOUNTED AT A HEIGHT OF 7 TO 8 FEET FROM THE FLOOR, WITH PROPER CLEARANCE FOR AIRFLOW AND MAINTENANCE.

HVAC KEY LEGEND:



ABBREVIATIONS:

ACCU	AIR-COOLED CONDENSING UNIT
EF	EXHAUST FAN
FCU	FAN COIL UNIT
CDP	CONDENSATE DRAIN PIPE
REF	REFRIGERANT

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