

WALL LEGEND

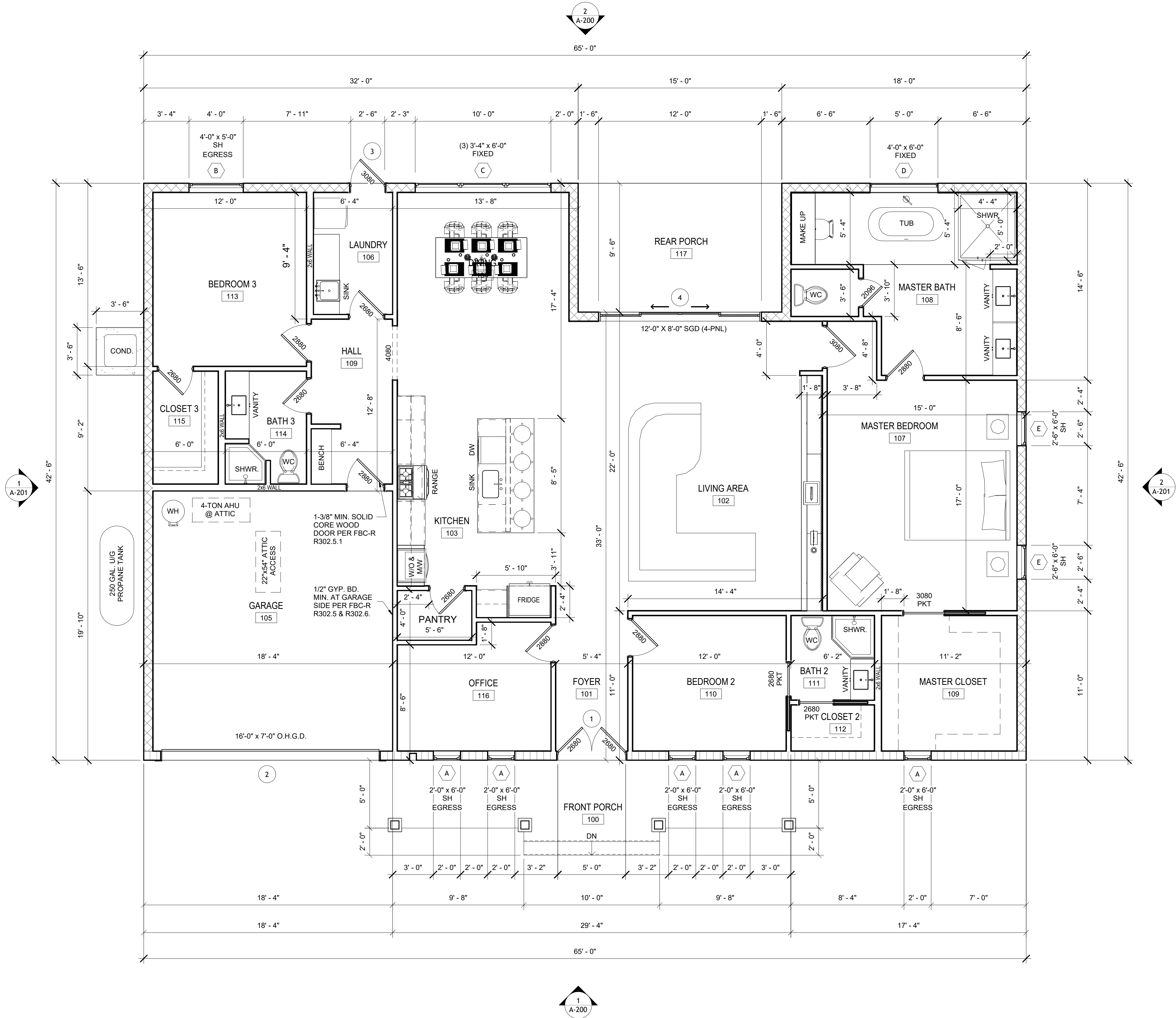
- EXTERIOR WALL (W-1)
WHITE HORIZONTAL WOOD LAP SIDING INSTALLED OVER 1x3
PRESSURE-TREATED VERTICAL FURRING STRIPS, WEATHER-
RESISTIVE BARRIER (WRB), 1" CONTINUOUS RIGID
POLYISOCYANURATE INSULATION (R-6.5), 8" REINFORCED CONCRETE
MASONRY UNIT (CMU) WALL, 3/4" PRESSURE-TREATED INTERIOR
FURRING STRIPS, AND ONE (1) LAYER OF 1/2" GYPSUM WALLBOARD.
- EXTERIOR WALL (W-2)
STUCCO FINISH OVER 8" REINFORCED CONCRETE MASONRY UNIT
(CMU) WALL, 3/4" PRESSURE-TREATED INTERIOR FURRING STRIPS,
AND ONE (1) LAYER OF 1/2" GYPSUM WALLBOARD.
- INTERIOR WALL (W-3)
2x4 WOOD STUDS @ 16" O.C., 3-1/2" SOUND ATTENUATION
FIBERGLASS BATT INSULATION, AND ONE (1) LAYER OF 1/2"
GYPSUM WALLBOARD EACH SIDE.

EXTERIOR OPENING WIND PRESSURE

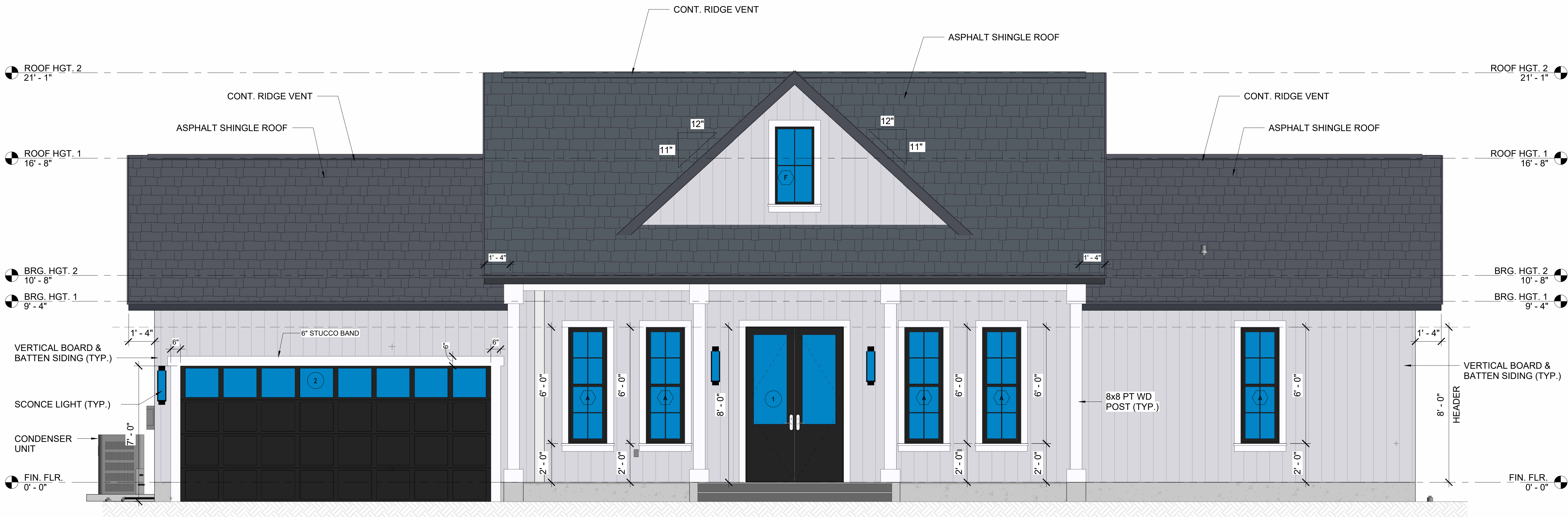
MARK	SQ. FT.	DESCRIPTION	ROUGH OPENING	ZONE	PRESSURE
1	42	(2) 2680 GLASS DOOR	5' - 2" x 8' - 1"	4	21.7 / -27.4
2	115	16'-0" x 7'-0" O.H.G.D.	16' - 2" x 7' - 1"	4	20.7 / -25.2
3	22	2680 GLASS DOOR	2' - 8" x 8' - 1"	4	23.2 / -30.3
4	96	12'-0" x 8'-0" SGD (4-PNL)	12' - 0" x 8' - 0"	4	20.7 / -25.2
A	12	2'-0" x 6'-0" SH	2' - 1" x 6' - 1"	4	24.3 / -32.5
B	20	4'-0" x 5'-0" SH	4' - 1" x 5' - 1"	4	23.2 / -30.3
C	61	(3) 3'-4" x 6'-0" FIXED	10' - 1" x 6' - 1"	4	20.7 / -25.2
D	30	4'-0" x 6'-0" FIXED	5' - 1" x 6' - 1"	4	21.7 / -27.4
E	14	2'-6" x 6'-0" SH	2' - 7" x 5' - 7"	4	24.3 / -32.5
F	8	2'-0" x 4'-0" FIXED	2' - 1" x 4' - 1"	4	24.3 / -32.5

SQ. FT. CALC.'S

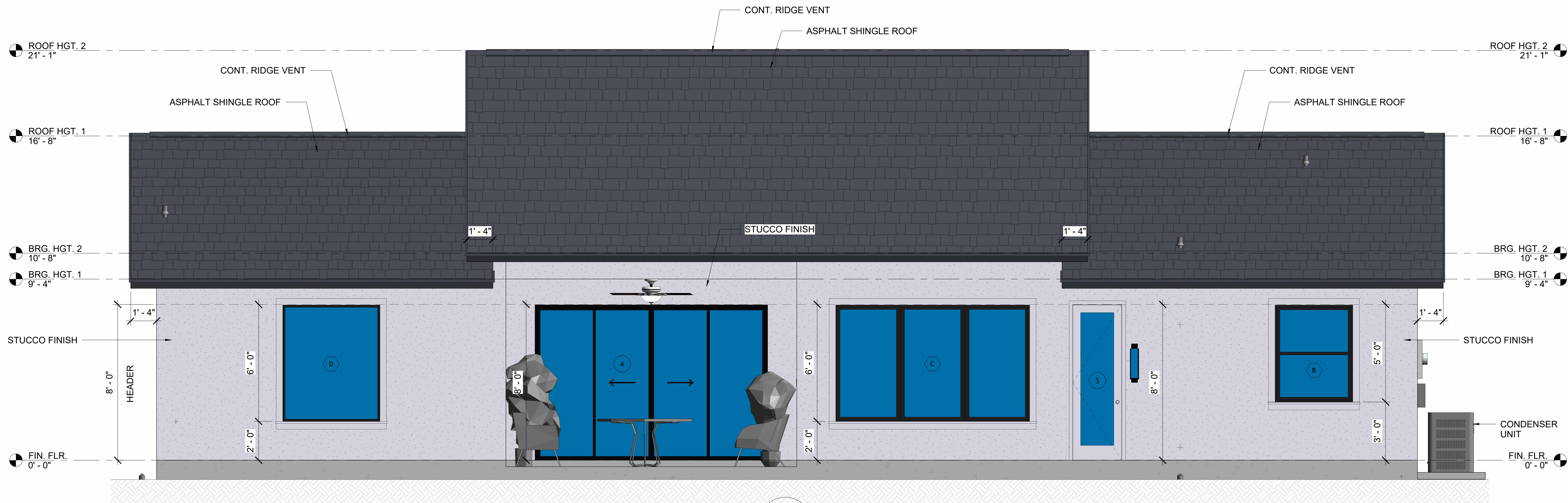
FRONT PORCH	147 SF
GARAGE	360 SF
LIVING	2161 SF
REAR PORCH	144 SF
TOTAL	2812 SF



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1 FRONT ELEVATION
A-200 3/8" = 1'-0"

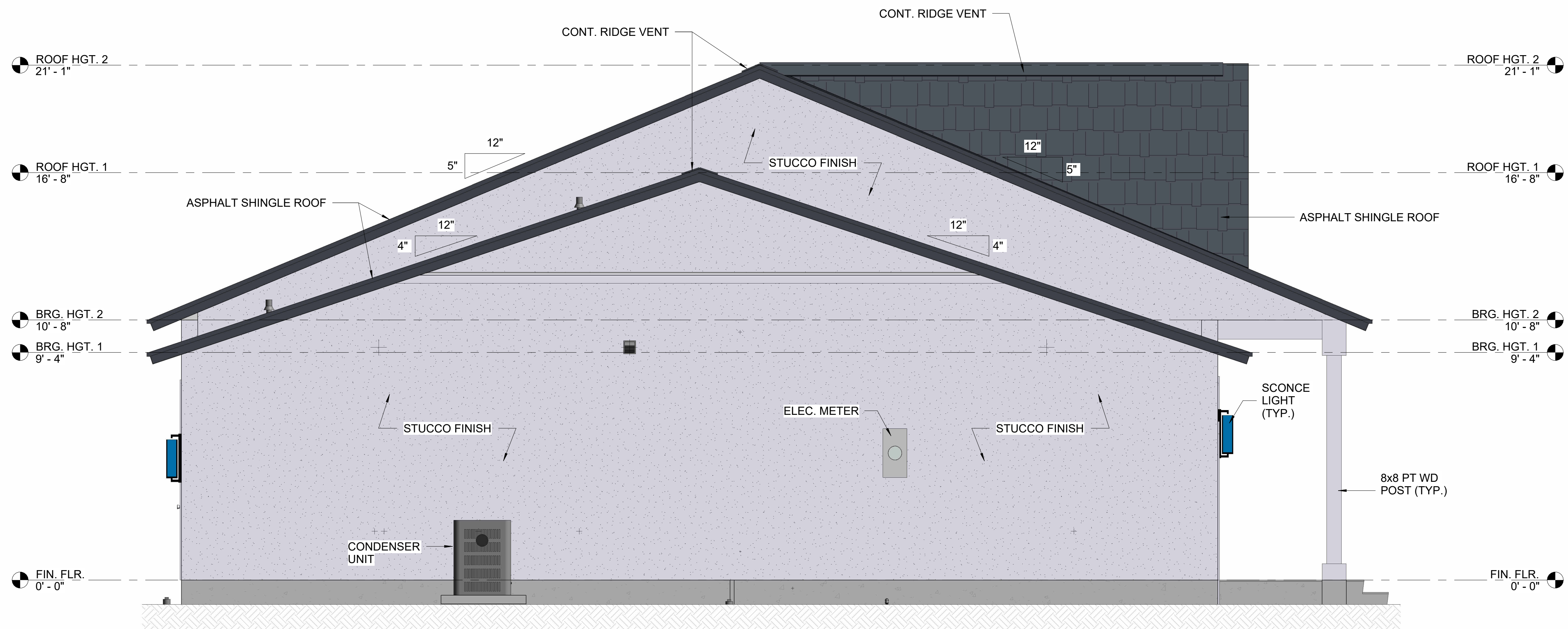


2 REAR ELEVATION
A-200 3/8" = 1'-0"

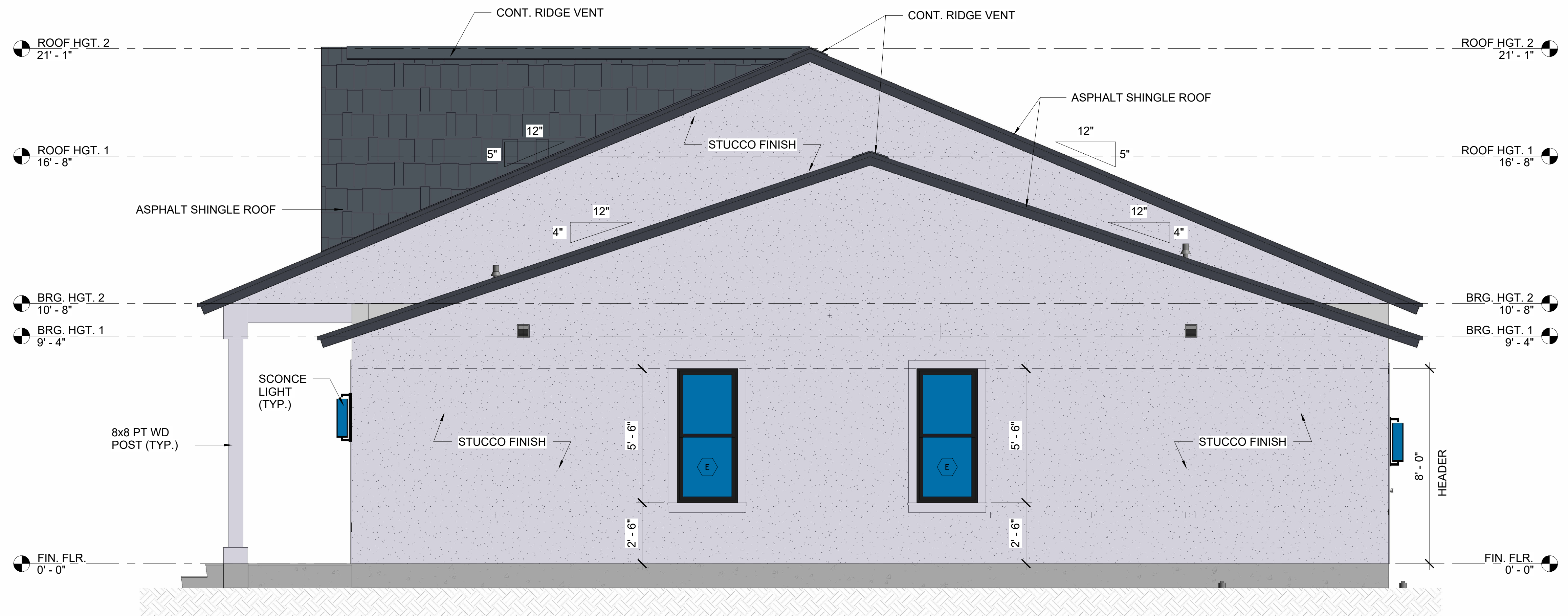
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PROJECT NO.	26_0615
DATE:	08/25/2026
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1 LEFT ELEVATION
A-201 3/8" = 1'-0"



2 RIGHT ELEVATION
A-201 3/8" = 1'-0"



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PROJECT NAME: 755 38TH COURT RESIDENCE
755 38TH COURT
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SHEET TITLE: EXTERIOR ELEVATIONS 2 OF 2

REVISION		
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A-201

1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), THE LATEST EDITION OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION, AND THE 2023 FLORIDA BUILDING CODE (FBC), 8TH EDITION ELECTRICAL PROVISIONS.
2. ALL EQUIPMENT, DEVICES AND ELECTRICAL EQUIPMENT MUST BE APPROVED BY UNDERWRITERS LABORATORY (U.L.), OR ANY NATIONAL RECOGNIZED TESTING AGENCY.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
4. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
5. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. ALL CONDUCTORS SHALL BE COPPER TYPE THIN OR AN ALUMINUM
 - a. ALL CONDUCTORS SHALL BE COPPER TYPE THIN, UNLESS OTHERWISE NOTED. ALUMINUM CONDUCTORS MAY BE USED WHERE SPECIFICALLY INDICATED, SIZED IN ACCORDANCE WITH NEC REQUIREMENTS, AND PROVIDED WITH TERMINATIONS AND EQUIPMENT LISTED FOR ALUMINUM CONDUCTORS.
7. MINIMUM WIRE SIZE SHALL BE #14 A.W.G. UNLESS OTHERWISE NOTED.
8. LOAD CENTERS AND PANEL BOARDS
 - a. CURRENT CARRYING BUSSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
 - b. ALL CIRCUIT BREAKERS INSTALLED IN PANELBOARDS SHALL BE BOLT-ON.
 - c. ALL CIRCUIT BREAKERS INSTALLED IN LOAD CENTERS SHALL BE PLUG-IN.
 - d. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNITS, INCLUDING KITCHENS, LAUNDRY AREAS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, CREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A LISTED BRAC-FALL PROTECTIVE INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT IN ACCORDANCE WITH NEC 210.12(A).

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- The diagram illustrates the electrical connection for a 200 AMP MLO. It shows a meter connected to a 200 AMP disconnect, which is then connected to a sub-panel. The disconnect includes a surge protection device (SPD) and is grounded to a #4 bare copper ground rod. The sub-panel is also grounded to the same rod. The diagram includes labels for the meter, disconnect, SPD, surge protection device, sub-panel, and grounding details. It also shows the connection to the exterior and interior walls.
- U.G. SERVICE BY PWR. CO.
- ELECTRIC METER, VERIFY ON SITE
- 200 AMP DISCONN.
- SPD
- SURGE PROTECTION DEVICE TYPE 1
- INTERSYSTEM BONDING TERMINATION BARS
- #4 BARE COPPER GROUND TO 2" 5/8" DIA. X 10' COPPER GND RODS A MIN. OF 10' APART
- EXTERIOR WALL
- INTERIOR WALL
- SUB PANEL
200 AMP MLO
120/240 VOLT
10-3W
- ① ② #2/0 CU HOTS + ① #2/0 CU NEUTRAL + ① #4 CU GROUND IN 2" CONDUIT
- ② ① #6 AWG CU TO TELEPHONE/CABLE CABINET

E-101 NOT TO SCALE

GENERAL HVAC NOTES

- THIS DRAWING DEPICTS THE REQUIRED HVAC SCOPE OF WORK. ALL WORK SHOWN IS ASSOCIATED WITH NEW CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 FLORIDA MECHANICAL BUILDING CODES NFPA 90A AND ASHRAE STANDARDS, SMACNA AND NEC.
- CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND PAY THE ASSOCIATED FEES.
- COORDINATE ALL WORK WITH THE OWNER AND ALL TRADES.
- ALL NEW RIDGE AND SQUARE/RECTANGULAR SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE 1.5" THICK FIBERGLASS DUCTBOARD WITH A MIN. R VALUE OF R-6. ALL NEW EXHAUST AIR DUCTWORK SHALL BE GALV. STEEL SNAPLOCK. ALL DUCTWORK AND INSULATION JOINTS SHALL BE MADE WITH GLASS FAB AND APPROVED MASTIC. FABRICATE AND SUPPORT ALL DUCTWORK IN ACCORDANCE WITH SMACNA DUCT DIMENSIONS REFERENCED ARE CLEAR INSIDE DIMENSIONS. ALL NEW FLEXIBLE SUPPLY, RETURN AND TRANSFER AIR DUCTWORK SHALL BE CONSTRUCTED TO SMACNA STANDARDS WITH AN INTEGRAL VAPOR BARRIER AND A MIN. R VALUE OF R-8.0. ALL DUCTWORK MASTICS, ECT. SHALL HAVE MAX. 25 FLAME SPREAD AND MAX. 50 SMOKE DEVELOPED RATINGS.
- APPLY 2.2" 0.75 POUNDS OF DENSITY R-8 FIBERGLASS INSULATION WITH AN ESK VAPOR BARRIER AND GLASS FAB AND MASTIC TO THE TOPS OF THE NEW CEILING SUPPLY AIR DIFFUSERS AND GRILLES.
- PROVIDE BALANCED RETURN AIR FOR ALL HABITABLE ROOMS, BEDROOMS SERVED BY SUPPLY AIR SHALL BE PROVIDED WITH RETURN AIR PATH VIA TRANSFER GRILLES OR MINIMUM 1" CLEAR DOOR UNDERCUT. OPEN AREAS SERVED BY CENTRAL RETURN. COMPLY WITH 2023 FLORIDA MECHANICAL CODE (8TH EDITION), SECTION M1602.3.

EXHAUST FAN SCHEDULE

MARK	CFM	SERVE	NOTES
EF-1	50 CFM	BATH 3	1,2,3
EF-2	50 CFM	BATH 2	1,2,3
EF-3	50 CFM	M. BATH	1,2,3

- NOTES:
- PROVIDED WITH BACKDRAFT DAMPER, DISCONNECT SWITCH
 - FANS PROVIDED BY OWNER/CONTRACTOR INSTALLED BY MECH. CONTRACTOR
 - ALL EXHAUST VENT SHALL BE METAL HARD DUCT

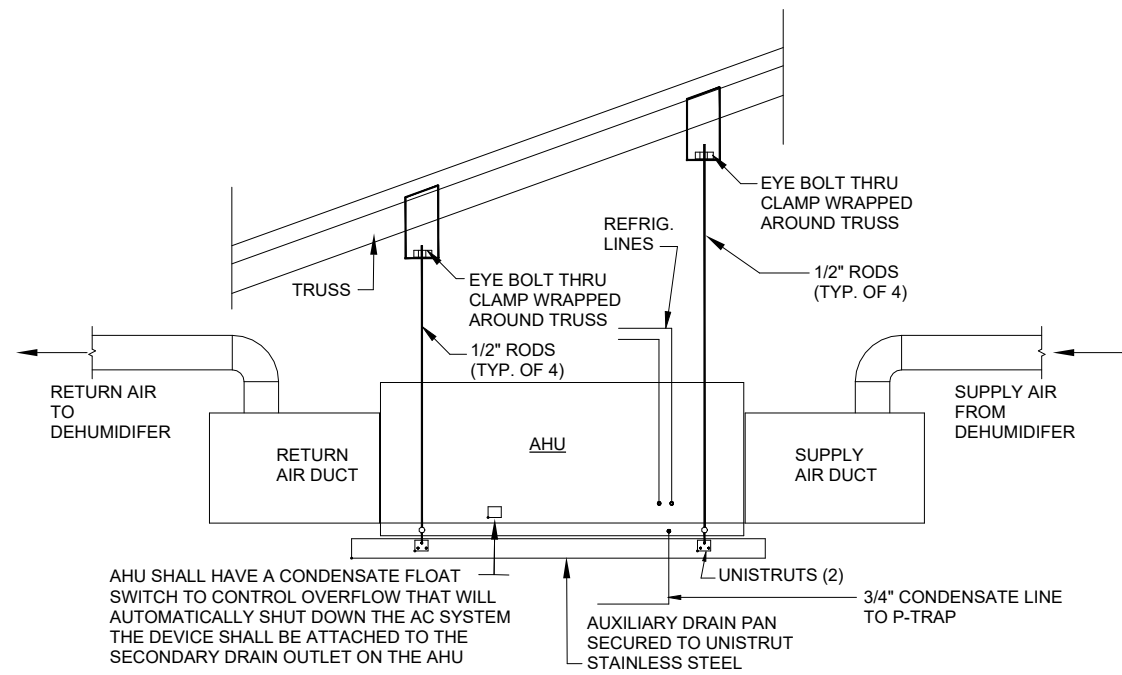
AIR CONDITIONING UNIT SCHEDULE

MARK	NOMINAL TONNAGE	TOTAL COOLING	BTU	TOTAL HEATING	DESIGN CFM	V/O	SEER	NOTE
AHU	4.0 TON	48 MBH	48,000 BTU	15.0 (KW)	1,600	240/1	16	1

NOTE: 1. AHU SHALL BE A HORIZONTAL UNIT LOCATED ABOVE THE GARAGE AT ATTIC LEVEL.

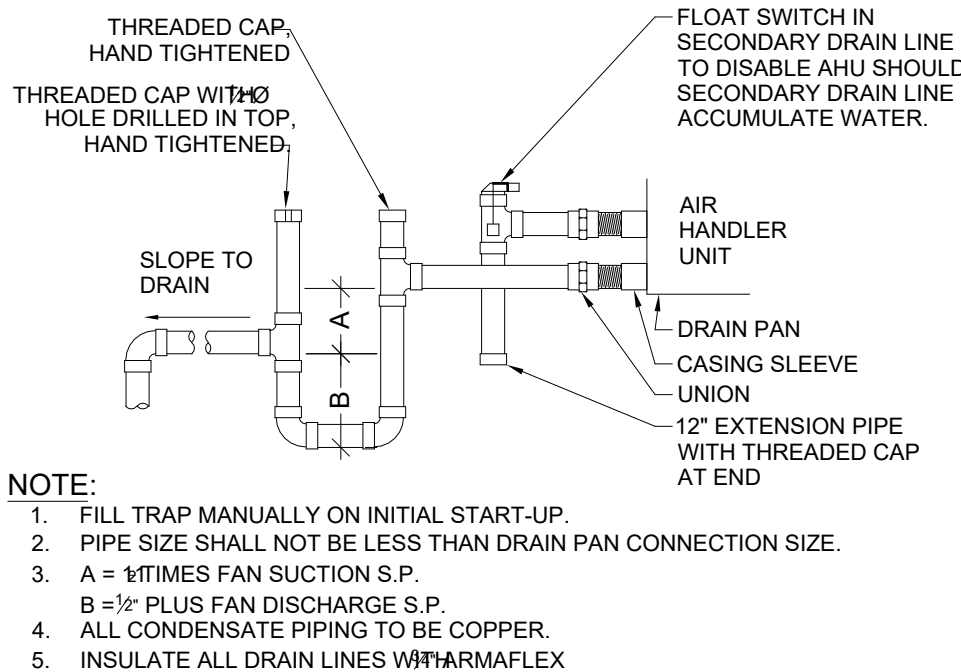
HVAC KEY LEGEND

- A/C AIR HANDLING UNIT
- SQUARE CEILING-MOUNTED HVAC SUPPLY AIR DIFFUSER REGISTER
- WALL MOUNTED RETURN AIR GRILLE
- EXHAUST FAN WITH 4" Ø METAL RIGID DUCT THROUGH ROOF OR EXTERIOR WALL.
- ROUND DUCT FOR AIR SUPPLY SIZES AS SHOWN
- FIBERGLASS HARD DUCT SIZES AS SHOWN
- ROUND FLEX DUCT FOR AIR RETURN SIZES AS SHOWN



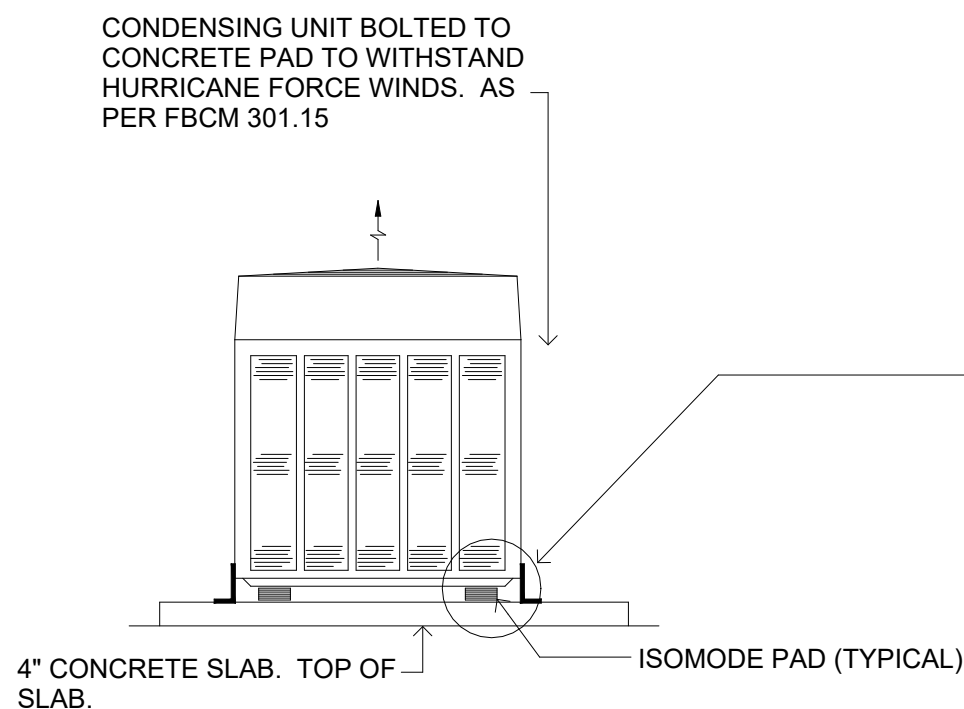
2 AHU INSTALLATION DETAIL

M-101 1/4" = 1'-0"



3 CONDENSING P-TRAP DETAIL

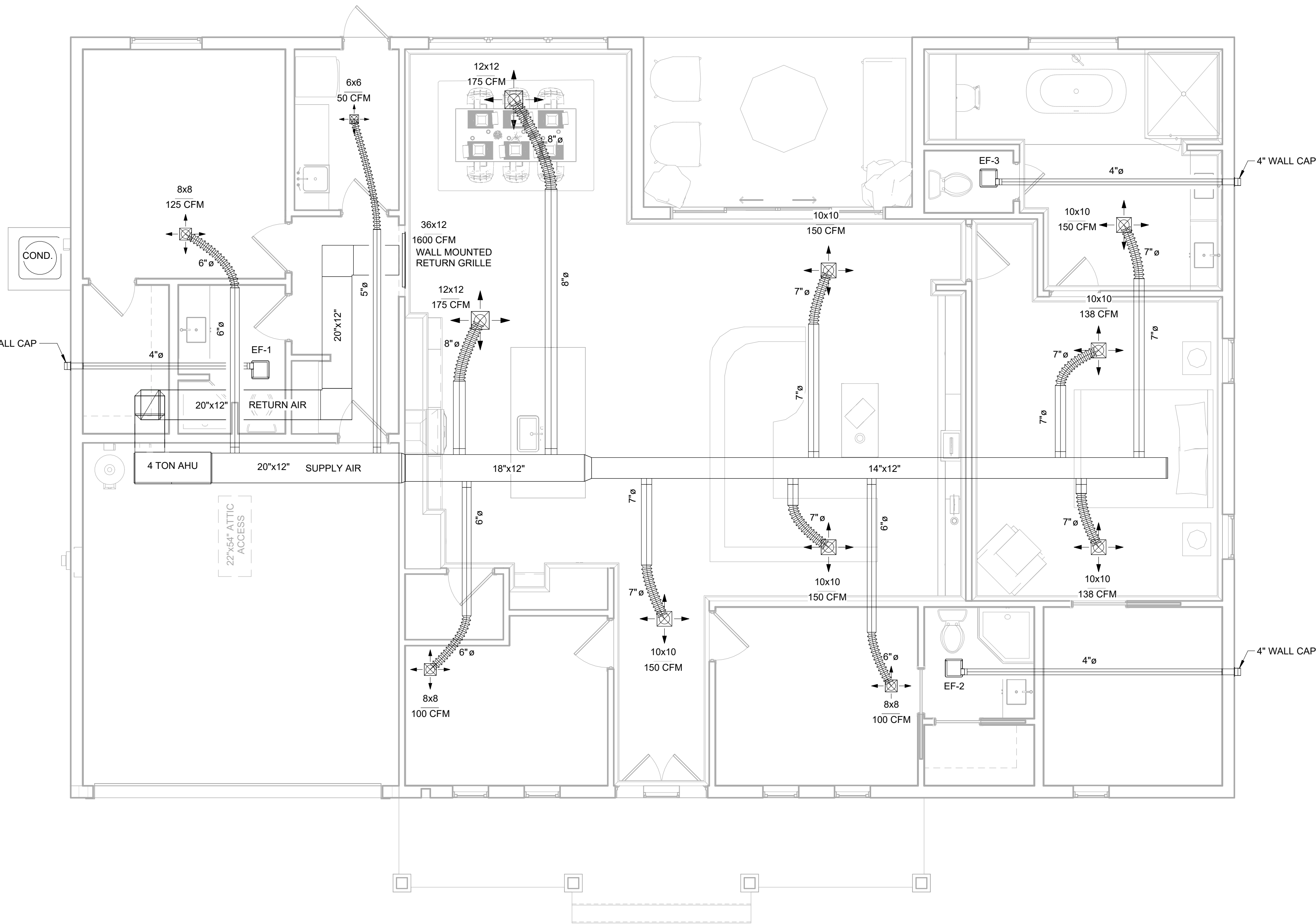
M-101 1/4" = 1'-0"



NOTE: CONDENSING UNITS TO BE INSTALLED ABOVE FLOOD LEVEL CRITERIA.

4 CONDENSING UNIT MOUNTING DETAIL

M-101 1/4" = 1'-0"



1 MECHANICAL PLAN

M-101 1/4" = 1'-0"



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PROJECT NAME: 755 38TH COURT RESIDENCE

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SHEET TITLE: MECHANICAL PLAN

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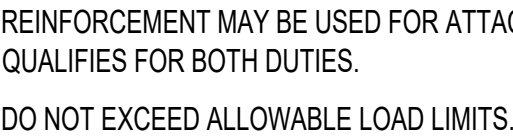
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M-101

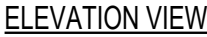
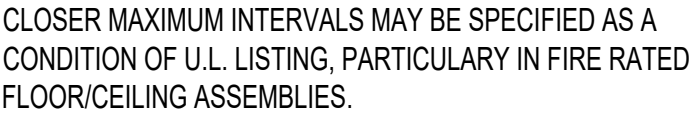


NOTES:

1. SCHEDULE CREATED FROM SMACNA "HVAC DUCT CONSTRUCTION STANDARDS", SECOND EDITION - 1995.
2. TABLE ALLOWS FOR CONVENTIONAL WALL THICKNESS, AND JOINT SYSTEMS PLUS 1 LB/SF INSULATION WEIGHT; IF HEAVIER DUCTS ARE TO BE INSTALLED, ADJUST HANGER SIZES TO BE WITHIN THEIR LOAD LIMITS.
3. HANGER SPACING MAY BE ADJUSTED BY SPECIAL ANALYSIS.
4. STRAPS ARE TO BE GALVANIZED STEEL. WIRE IS NOT AN APPROVED HANGER.
5. STRAP AND ROD SIZES ARE MINIMUM ALLOWABLE.
6. FOR UPPER ATTACHMENTS, LOWER ATTACHMENTS, TRAPEZE SIZES, AND ROD/STRAP ALLOWABLE LOADS, SEE SMACNA MANUAL.

NOTES:

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PLUMBING SPECIFICATIONS

PROVIDE THE FOLLOWING:
SCOPE OF WORK
CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

SPECIAL PROVISIONS
ALL WORK SHALL BE IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE (8TH EDITION), 2023 FLORIDA BUILDING CODE - PLUMBING (8TH EDITION), 2023 FLORIDA ENERGY CONSERVATION CODE (8TH EDITION), ORDINANCES AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS
BEFORE PURCHASE OR FABRICATION OF EQUIPMENT AND WITHIN 30 DAYS OF AWARD OF GENERAL CONTRACT, CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL, 3 COPIES OF SHOP DRAWINGS FOR ALL EQUIPMENT AND MATERIALS. SHOP DRAWINGS SHALL INDICATE WORKING AND ERECTION DIMENSIONS, ELECTRICAL CHARACTERISTICS (VOLTS, PHASE AND AMPS), LOCATION AT WHICH MATERIALS AND EQUIPMENT ARE TO BE INSTALLED AND OTHER ESSENTIAL DATA. PARTIAL OR INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED. ANY MATERIAL USED WITHOUT APPROVAL WILL BE REJECTED. PROVIDE SUBMITTALS ON ALL ITEMS EXCEPT PIPING. SUBMIT SHOP DRAWINGS TO ELECTRICAL CONTRACTOR FOR APPROVAL AND COORDINATION.

MATERIALS
MATERIALS, UNLESS OTHERWISE NOTED, SHALL BE NEW, FREE OF DEFECTS AND IN ACCORD WITH FOLLOWING SCHEDULES AND PARAGRAPHS. THE APPROVAL OF ANY MATERIALS WILL NOT BE CONSIDERED AS ACCEPTANCE OF WORK WHERE INSTALLED IF SUCH MATERIALS PROVE DEFECTIVE. WHERE NO SPECIFIC WEIGHTS OR GRADES ARE SPECIFIED, MATERIALS SHALL BE OF THE GENERALLY ACCEPTED STANDARD WEIGHT AND GRADE.

DRAIN, WASTE AND VENT PIPING
SANITARY PIPING SHALL BE SCHEDULE 40 PVC IN CONFORMANCE WITH ASTM F1488.

WATER SYSTEM (DOMESTIC PIPING)
DOMESTIC WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
ABOVE-GROUND WATER DISTRIBUTION PIPING SHALL BE PEX, CPVC, OR OTHER APPROVED MATERIAL PERMITTED BY THE GOVERNING CODE AND LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
BELOW-GROUND WATER SERVICE PIPING SHALL BE PVC, HDPE, OR OTHER APPROVED MATERIAL SUITABLE FOR UNDERGROUND INSTALLATION.
ALL JOINTS, FITTINGS, AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
PIPING SHALL BE TESTED HYDROSTATICALLY OR BY APPROVED METHOD AS REQUIRED BY THE FLORIDA PLUMBING CODE.
UPON COMPLETION OF INSTALLATION, THE DOMESTIC WATER SYSTEM SHALL BE FLUSHED AND DISINFECTED IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE AND LOCAL UTILITY REQUIREMENTS.
INSULATE ALL HOT WATER PIPING WITH A MINIMUM 1/2" THICK INSULATION OR AS REQUIRED BY THE FLORIDA ENERGY CONSERVATION CODE.
PIPE SHALL BE CUT ACCURATELY TO REQUIRED MEASUREMENTS AND INSTALLED WITHOUT SPRINGING OR FORCING. BURRS SHALL BE REMOVED AND PIPING SHALL BE INSTALLED TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT DAMAGE TO JOINTS, FITTINGS, OR SUPPORTS.
CONTRACTOR SHALL VERIFY ALL PIPE SIZES, ROUTING, AND CONNECTION LOCATIONS PRIOR TO INSTALLATION.

COMPRESSED AIR
COPPER PIPING AND FITTINGS. OWNER MAY OPT TO USE SCHEDULE 40 PVC PIPE & FITTINGS.

GAS PIPING
SCHEDULE 40 BLACK IRON PIPE & FITTINGS. PAINT PIPING YELLOW AND LABEL.

OPERATION AND MAINTENANCE INSTRUCTION
COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS MANUALS FOR EACH PIECE OF EQUIPMENT, BOUND IN BOOK FORM, SHALL BE PREPARED. OPERATING INSTRUCTIONS EXPLAINING PREVENTIVE MAINTENANCE PROCEDURES, METHODS OF CHECKING THE SYSTEM FOR NORMAL SAFE OPERATION, AND PROCEDURE FOR SAFELY STARTING AND STOPPING THE SYSTEM SHALL BE PREPARED AND INCLUDED WITH THE MANUALS.

GUARANTEE AND WARRANTIES
A. FURNISH OWNER WITH A WRITTEN GUARANTEE PROTECTING THE OWNER FROM COSTS DUE TO POOR WORKMANSHIP AND FAULTY MATERIALS OR EQUIPMENT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.
B. FURNISH OWNER WITH ORIGINAL EQUIPMENT FACTORY WARRANTIES.

TEST PIPING AT PRESSURE LISTED BELOW:
A. HYDROSTATIC PRESSURE TEST:
a. SANITARY AND ROOF DRAINAGE PIPING: TESTED UNDER THE REQUIREMENTS OF THE FBCP, BUT NOT LESS THAN EQUIVALENT TO 10 FEET OF WATER.
b. WATER PIPING: 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 100 PSIG AT THE TOP MOST OUTLET.

DISINFECTION OF DOMESTIC WATER PIPING SYSTEM
A. DISINFECTION SHALL BE PERFORMED AT EACH INDIVIDUAL BUILDING.
B. ALL LEAD TESTING TO BE PERFORMED IN ACCORDANCE WITH EPA AND THE LOCAL COUNTY HEALTH DEPARTMENT STANDARDS AND REGULATIONS AND MEET OR EXCEED THEIR ALLOWABLE SAFE DRINKING WATER PARAMETERS.
C. PRIOR TO STARTING WORK, VERIFY SYSTEM IS COMPLETE, FLUSHED AND CLEAN.
D. ENSURE PH OF WATER TO BE TREATED IS CORRECT.
E. INJECT DISINFECTANT, FREE CHLORINE IN LIQUID, POWDER, TABLET OR GAS FORM, THROUGHOUT SYSTEM TO OBTAIN 50 TO 80 MG/L RESIDUAL.
F. MAINTAIN DISINFECTANT IN SYSTEM FOR 24 HOURS.
G. IF FINAL DISINFECTANT RESIDUAL TESTS LESS THAN 25 MG/L, REPEAT TREATMENT.
H. FLUSH DISINFECTANT FROM SYSTEM UNTIL RESIDUAL IS EQUAL TO THAT OF INCOMING WATER OR 1.0 MG/L.
I. BLEED WATER FROM OUTLETS TO ENSURE DISTRIBUTION AND TEST FOR CONTAMINANTS AND LEAD CONTENT AT ALL THE REMOTE LOCATIONS AND AT SEVERAL INTERMEDIATE LOCATIONS. TEST LOCATIONS SHALL BE AT THE SERVICE ENTRY TO THE PROPERTY LINE, THE WATER ENTRY AT EACH BUILDING AND AT THE MOST REMOTE LOCATIONS OF THE CONSTRUCTED DOMESTIC WATER PIPING SYSTEM.
J. TAKE WATER SAMPLE NO SOONER THAN 48 HOURS AFTER FLUSHING AT EACH BUILDING AND ANALYZE IN ACCORDANCE WITH AWWA C651.
K. ALL WATER SAMPLES FOR LEAD SAMPLING SHALL BE 250 ML IN VOLUME. SAMPLING BOTTLES SHALL BE OBTAINED FROM THE CONTRACTOR'S CERTIFIED DRINKING WATER LABORATORY.
L. TESTING OF THE WATER SAMPLES SHALL BE PERFORMED BY THE CONTRACTOR'S CERTIFIED DRINKING WATER LABORATORY IN COORDINATION WITH THE COUNTY'S RISK MANAGEMENT DEPARTMENT.
M. OWNER'S REPRESENTATIVE TO WITNESS ALL TEST.

* ANY CHANGES TO THESE DOCUMENTS BASED ON CONTRACTOR REQUESTED REVISIONS SHALL BE CONSIDERED ADDITIONAL SERVICES.

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH THE FLORIDA BUILDING CODES AND AS PER MANUFACTURERS INSTRUCTION.
- PROVIDE SHUT-OFF VALVES FOR BOTH HOT AND COLD DOMESTIC WATER PIPING FEEDING GROUPS OF FIXTURES, AND AS PER FBC-P 606.1.
- PROVIDE ALL EXTERIOR WALL HYDRANTS/BIBBS WITH SHUT-OFF BALL VALVES IMMEDIATELY INSIDE ABOVE THE CEILING OR OTHER ACCESSIBLE LOCATION.
- PRIME AND PAINT ALL OUTSIDE PIPE AND PIPE SUPPORTS IF THEY ARE NOT GALVANIZED.
- INSTALL WATER HAMMER ARRESTORS WHERE DIRECTED BY CODE.
- PROVIDE CLEANOUTS AS DIRECTED BY FBC-P.
- PROVIDE CLEANOUTS AT THE BASE OF ALL SEWER RISERS ON EACH FLOOR.
- EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
- FLOOR CLEAN OUTS SHALL BE INSTALLED FLUSH TO FINISHED FLOOR. INSTALL FLOOR CLEAN OUTS (FCO) AS CLOSE TO HIGH POINT AS POSSIBLE. NO DISHING PERMITTED.
- ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12" FROM ANY VERTICAL SURFACE AND 10' FROM ANY OUTSIDE AIR INTAKES.
- ALL PLUMBING WORK SHALL BE INSTALLED TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. INSTALL EQUIPMENT SUCH THAT REMOVAL DOES NOT REQUIRE REMOVAL OF CONNECTED PIPING.
- BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- ALL WASTE AND VENT PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS INDICATED OTHERWISE.
- INSULATE ALL EXPOSED PVC LOCATED IN RETURN AIR PLENUM SPACES WITH APPROVED FIRE WRAP INSULATION.
- AVOID THE USE OF PLASTICS IN RETURN AIR PLENUMS.
- ALL WASTE PIPING SHOWN ON THESE DRAWINGS IS LOCATED BELOW FLOOR SLAB (UNLESS NOTED OTHERWISE). ALL DOMESTIC WATER AND VENT PIPING IS LOCATED ABOVE THE CEILING (UNLESS NOTED OTHERWISE).

CODE COMPLIANCE REQUIREMENTS

ALL WORK SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES, BUT NOT LIMITED TO:
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - BUILDING (FBCB)
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - EXISTING BUILDING (FBCBE)
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - ACCESSIBILITY (FBCA)
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION (FBCCEC)
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - MECHANICAL (FBCM)
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - PLUMBING (FBCP)
8TH EDITION OF THE 2023 FLORIDA BUILDING CODE - FUEL GAS (FBCFG)
8TH EDITION OF THE 2023 FLORIDA FIRE PREVENTION CODE (FPPC)
NFPA 70 - 2020 NATIONAL ELECTRICAL CODE (NEC)

PLUMBING LEGEND

SS	SANITARY WASTE PIPING
CW	COLD WATER PIPING
HW	HOT WATER PIPING
140°	HI-TEMP HOT WATER PIPING
HWR	(TEMPERED) HOT WATER RECIRCULATION PIPING
CD	CONDENSATE
SD	STORM DRAIN
V	VENT PIPING
GW	GREASE WASTE PIPING
A	COMPRESSED AIR PIPING
G	GAS PIPING
ECO/FCO	EXTERIOR CLEAN OUT AND FLOOR CLEAN OUT
WCO	WALL CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
	GATE VALVE OR BALL VALVE
	MIXING VALVE
	CALIBRATING BALANCING VALVE
	BUTTERFLY VALVE
	STRAINER
	CONTROL VALVE
	UNION
	CHECK VALVE
	CONNECTION, BOTTOM
	CONNECTION, TOP
	WATER HAMMER ARRESTOR

MISCELLANEOUS

#	SHEET NOTE CALLOUT
#	REVISION REFERENCE
	LIGHT DASHED INDICATES EXISTING FIXTURE OR DEVICE
	DARK DASHED INDICATES EXISTING FIXTURE OR DEVICE RELOCATED
	DARK SOLID INDICATES NEW FIXTURE OR DEVICE
	HATCHED ITEMS INDICATES FIXTURE OR DEVICE TO BE REMOVED OR RELOCATED
	NOT IN CONTRACT (N.I.C.)
EW/H	POINT OF CONNECTION
	EQUIPMENT TAG

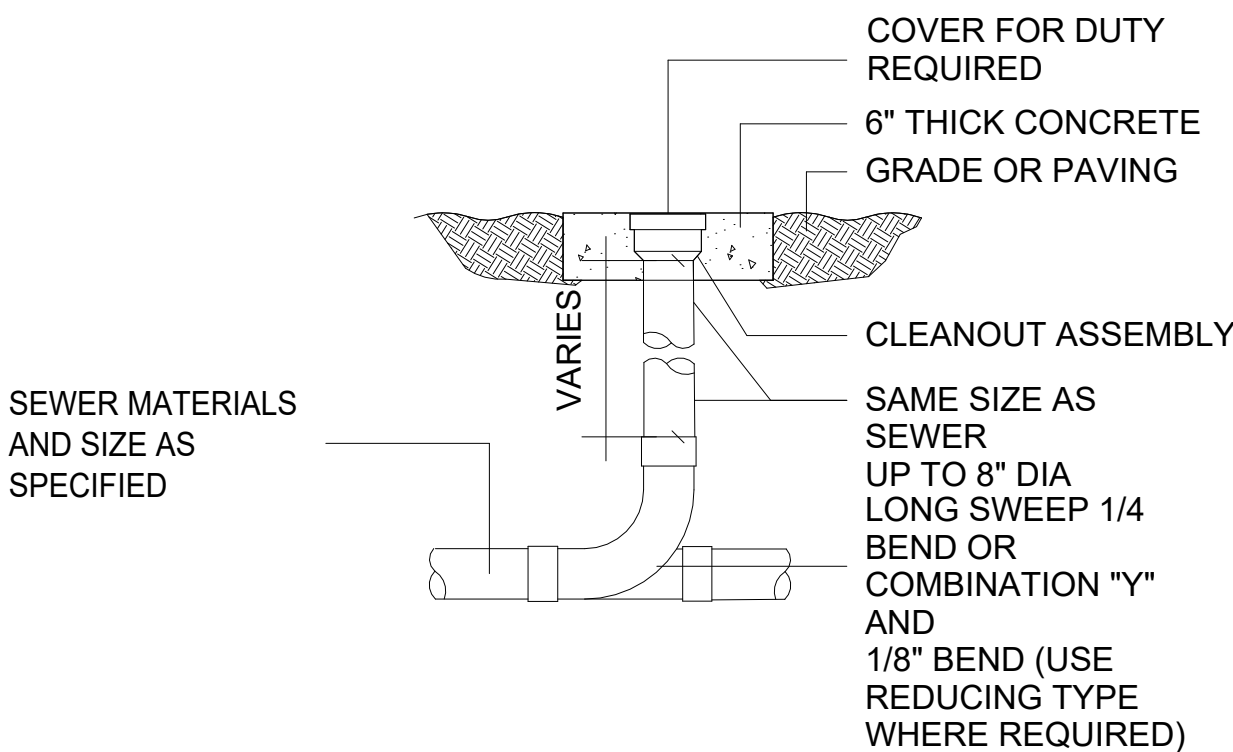
ABBREVIATIONS

ABV	- ABBREVIATION	LIQ	- LIQUID
AFF	- ABOVE FINISHED FLOOR	LP	- LIQUID PROPANE
AFG	- ABOVE FINISHED GRADE	MAX	- MAXIMUM
AW	- ACID WASTE	MBH	- THOUSAND BTU PER HOUR
AWS	- ACID WASTE STACK	MCA	- MINIMUM CIRCUIT AMPACITY
AVV	- AIR ADMITTANCE VALVE	MECH	- MECHANICAL
BOP	- BOTTOM OF PIPE	MEZZ	- MEZZANINE
BHP	- BRAKE HORSE POWER	MIN	- MINIMUM
BTH	- BRITISH THERMAL UNIT	MTD	- MOUNTED
CAP	- CAPACITY	NC	- NORMALLY CLOSED
CD	- CONDENSATE DRAIN	NFPA	- NATIONAL FIRE PROTECTION ASSOCIATION
COMB	- COMBINATION	NO	- NORMALLY OPEN
CONN	- CONNECTION	NOM	- NOMINAL
CONT	- CONTINUE	NTS	- NOT TO SCALE
CW	- COLD WATER	OC	- ON CENTER
DIA	- DIAMETER	OW	- OILY WASTE
DN	- DOWN	PH	- PHASE
DWG	- DRAWING	POC	- POINT OF CONNECTION
ECO	- EXTERIOR CLEAN OUT	PRESS	- PRESSURE
EFF	- EFFICIENCY	PRV	- PRESSURE REDUCING VALVE
ENT	- ENTERING	PSI	- POUNDS PER SQUARE INCH
EWG	- ELECTRIC WATER COOLER	PSIG	- PSI GAUGE
EWS	- EMERGENCY EYEWASH/SHOWER	PVC	- POLYVINYL CHLORIDE PIPE
EWT	- ENTERING WATER TEMPERATURE	QTY	- QUANTITY
EXP	- EXPANSION	RAD	- REFRIGERANT AIR DRYER
F	- FAHRENHEIT	RD	- ROOF DRAIN
FA	- FIRE ALARM	REF	- REFRIGERANT
FL	- FLOOR	RL	- RAIN LEADER
FLA	- FULL LOAD AMPS	RPM	- REVOLUTIONS PER MINUTE
FLO	- FLOOR CLEAN OUT	SH	- SHOWER
FD	- FLOOR DRAIN	SOV	- SHUT OFF VALVE
FS	- FLOOR SINK	SP	- STATIC PRESSURE
FEET	- FEET	SRD	- SECONDARY ROOF DRAIN
GA	- GAUGE	SS	- SANITARY SEWER OR STAINLESS STEEL
GAL	- GALLON	ST	- STORM DRAIN
GALV	- GALVANIZED	TEMP	- TEMPERATURE
GPM	- GALLONS PER MINUTE	TP	- TRAP PRIMER
GW	- GREASE WASTE	TP	- TRAP PRIMER
GW/H	- GAS WATER HEATER	TP	- TRAP PRIMER
HB	- HOSE BIBB	TP	- TRAP PRIMER
HP	- HORSE POWER	TP	- TRAP PRIMER
HR	- HOUR	TP	- TRAP PRIMER
HW	- HOT WATER	TP	- TRAP PRIMER
HWR	- HOT WATER RETURN	TP	- TRAP PRIMER
HWS	- HOT WATER SUPPLY	TP	- TRAP PRIMER
IE	- INVERT ELEVATION	TP	- TRAP PRIMER
IN	- INCHES	TP	- TRAP PRIMER
IW	- INDIRECT WASTE	TP	- TRAP PRIMER
KW	- KILOWATT	TP	- TRAP PRIMER
LF	- LINEAR FOOT	TP	- TRAP PRIMER
LWT	- LEAVING WATER TEMPERATURE	TP	- TRAP PRIMER

STORAGE (TANK-TYPE) ELECTRIC WATER HEATER

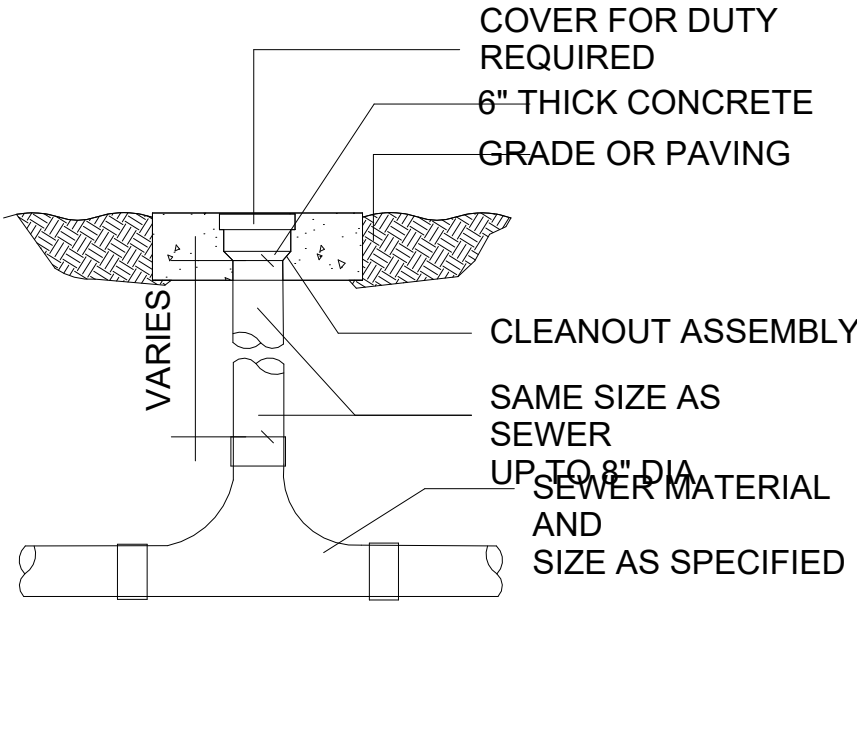
MARK	CAPACITY (GAL.)	ELEMENTS	VOLTAGE/ PHASE	TOTAL AMPS	CIRCUIT BREAKER QUANTITY	SIZE	RECOVERY RATE (GPH @90°F RISE)	FIRST HOUR RATING (FHR)	MANUFACTURE / MODEL
WH	40	2 x 4,500 W NON-SIMULTANEOUS	240/1	18.75	1	30 A	20.5	60	RHEEM/ AO SMITH/ EQUAL

NOTES:
1. PROVIDE **UL-LISTED 40-GALLON RESIDENTIAL ELECTRIC STORAGE WATER HEATER** WITH DUAL 4,500 W ELEMENTS (NON-SIMULTANEOUS).
2. MAXIMUM CONNECTED LOAD: **18.75 A PER ELEMENT**. PROVIDE **ONE 30A DOUBLE-POLE CIRCUIT BREAKER** WITH #10 AWG COPPER CONDUCTORS PER NEC.
3. MINIMUM **RECOVERY RATE** ~20.5 GPH @ 90°F RISE; MINIMUM **FIRST HOUR RATING (FHR)**: ~60 GALLONS.
4. INSTALL **T&P RELIEF VALVE** AND DRAIN PAN WHERE REQUIRED BY CODE.
5. PROVIDE **ISOLATION VALVES** ON HOT AND COLD SUPPLY LINES.
6. VERIFY ALL **ELECTRICAL AND PERFORMANCE DATA** WITH THE **MANUFACTURER'S PUBLISHED SPECIFICATIONS** BEFORE INSTALLATION.



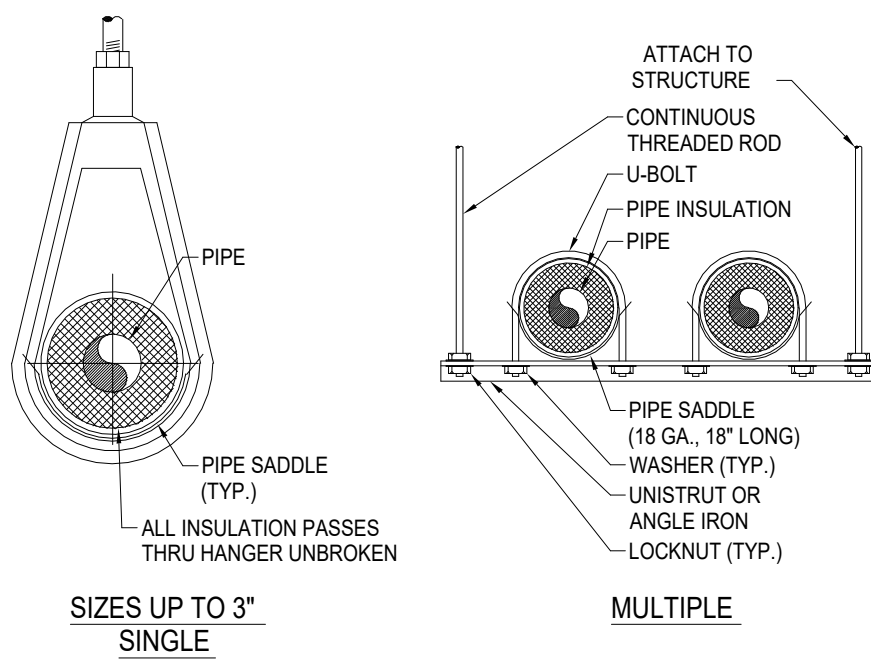
EXTERIOR CLEANOUT DETAIL

N.T.S.



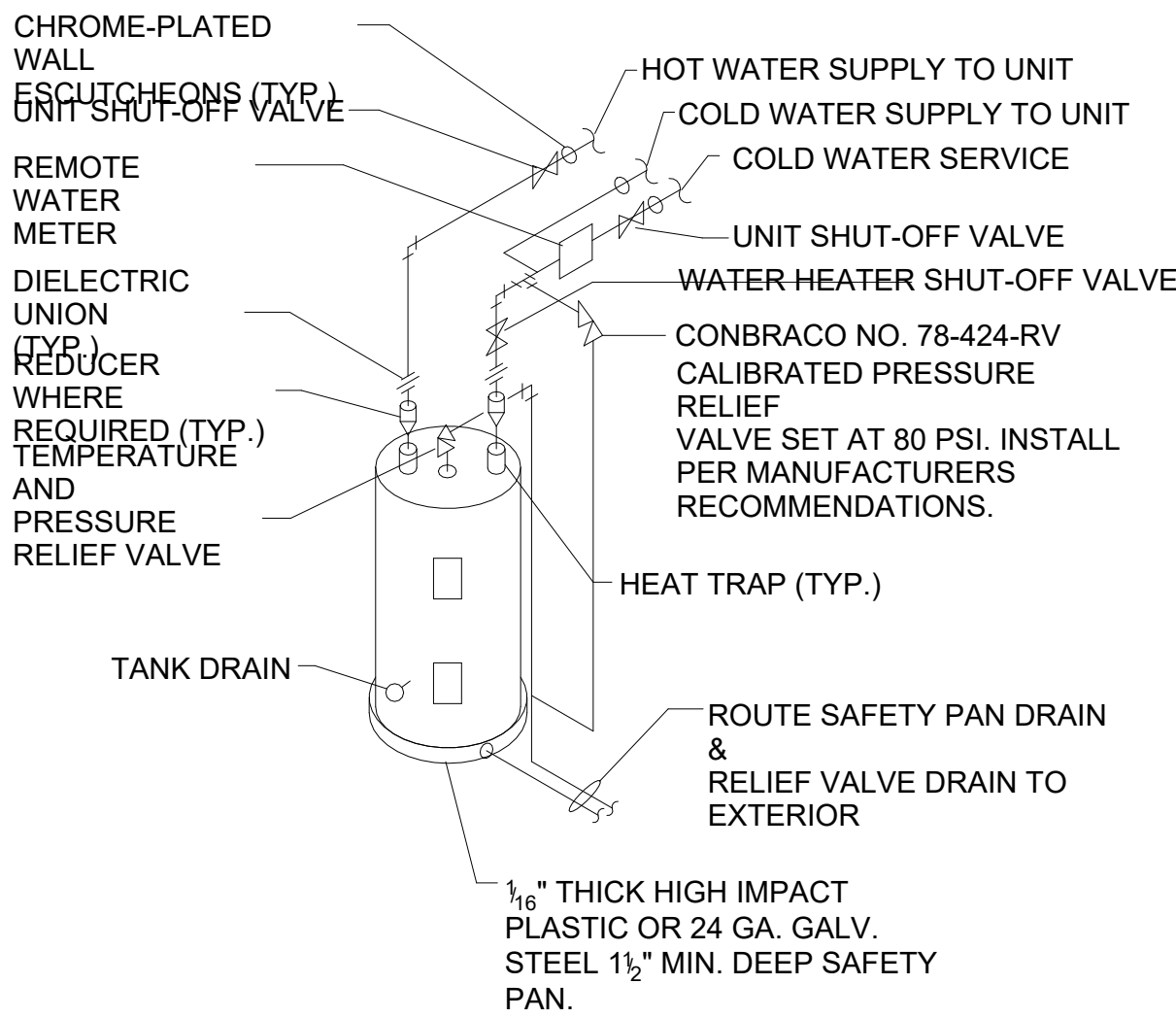
2 WAY CLEANOUT DETAIL

N.T.S.



INSULATED PIPE HANGER DETAIL

N.T.S.



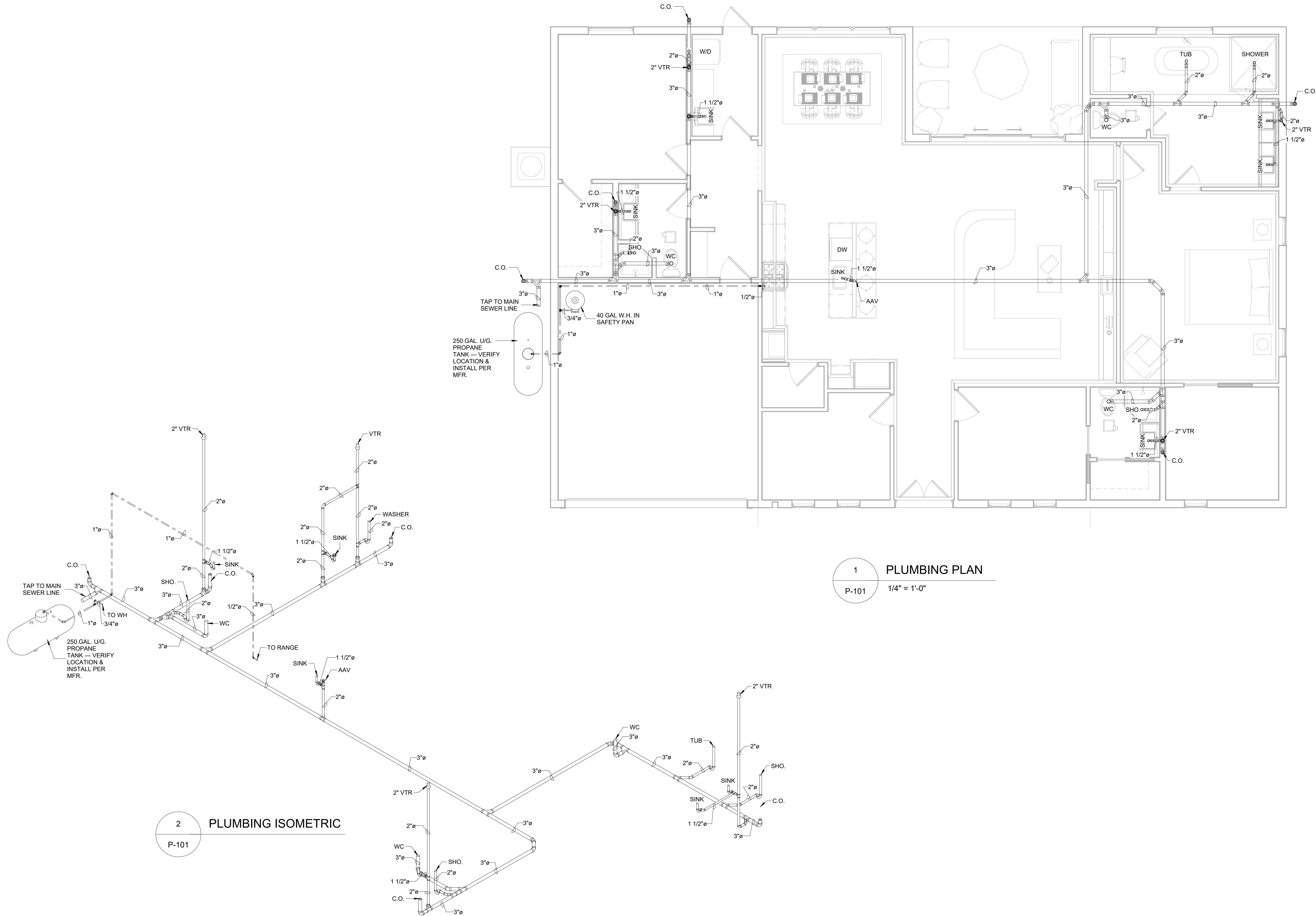
ELECTRIC WATER HEATER

PIPING DETAIL

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2 PLUMBING ISOMETRIC
P-101

1 PLUMBING PLAN
P-101 1/4" = 1'-0"

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P-101

PROJECT NAME:
755 38TH COURT RESIDENCE
755 38TH COURT
VERO BEACH, FL 32968
SHEET TITLE:
PLUMBING PLAN

CLIENT:
RAIKA PEDRI
755 38TH COURT
VERO BEACH, FL 32968

FOUNDATION NOTES

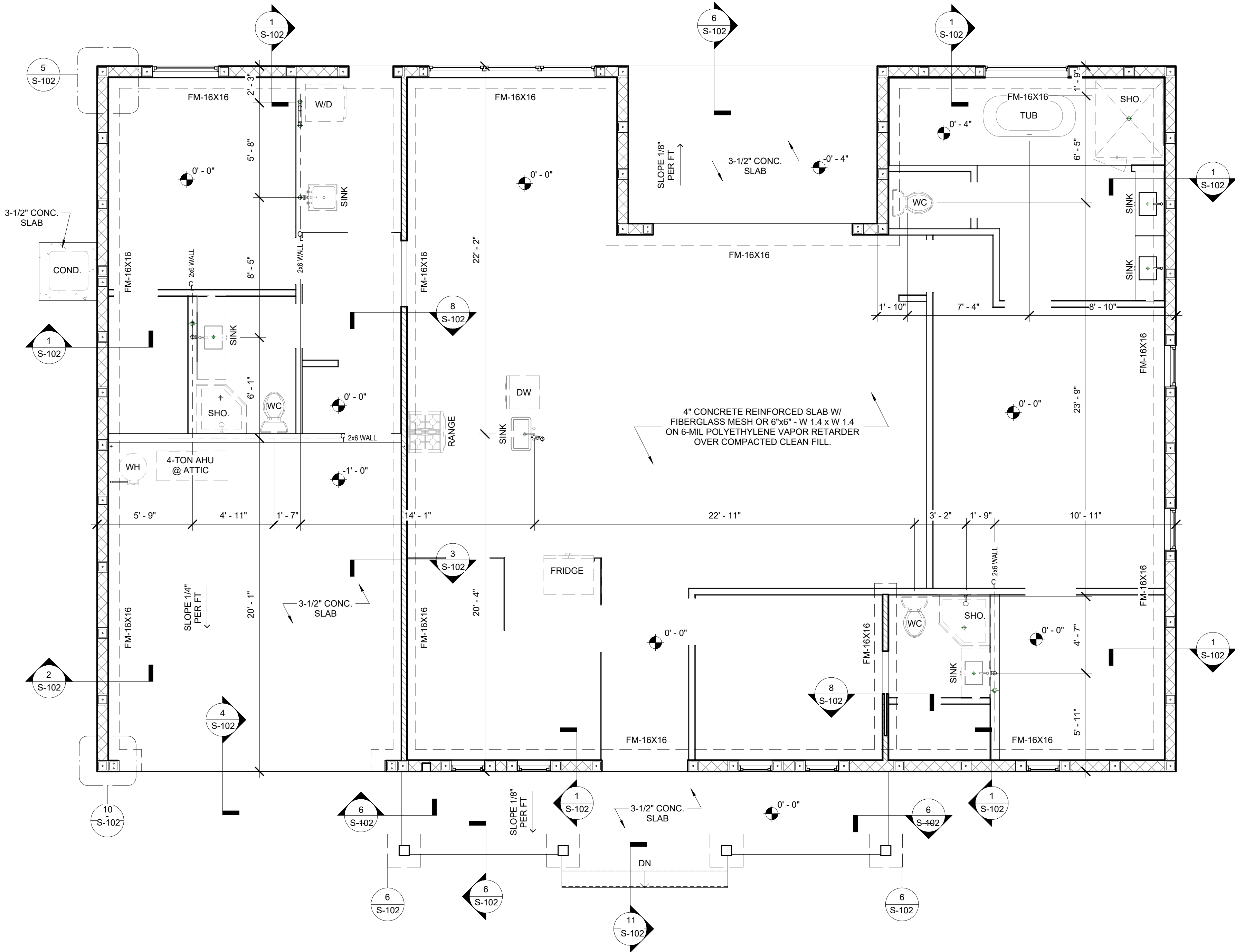
- SEE SLAB SCHEDULE FOR SLAB REQUIREMENTS. SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
- TOP OF FINISHED SLAB SHALL BE +0'-0".
- COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
- REFERENCE ELEVATION +0'-0", SEE SURVEY PLOT FOR NGVD.
- PROVIDE A COMPLETE TREATMENT FOR THE 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.
- PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
- COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
- 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.
- SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
- INDICATED #5 BAR, INDICATES #6 BAR, INDICATES #7 BAR VERTICAL REINFORCING BAR IN CELLS FILLED WITH GROUT. ENDS OF REINF. BARS SHALL BE HOOKED INTO FOUNDATION BOND BEAM OR TIE BEAMS WITH AN ACI STANDARD 90° HOOK. BARS SHALL BE PLACED AS SHOWN IN HE PLANS.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THEN 48 BAR DIAMETERS (#5 = 30", #6 =36"), AND REINFORCING SHALL BE CONTINUOUS.
- 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.
- 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
- 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.
- 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 1/3 OF SLAB SUPPORTED 3'-0" O/C MAX.
- 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.
- 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:

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

FOOTING SCHEDULE

PROVIDE CORNER BARS, SAME SIZE QUANTITY AS BARS IN FOUNDATION, WITH 30" LEG EACH WAY.						
MARK	WIDTH	LENGTH	THICKNESS	BOTTOM REINF.		T.O.F.
				SHORT	LONG	
FM-16X16	16"	CONT.	16"	-	(2)#5'S	(+)'0'-0"



1

FOUNDATION PLAN

S-101

1/4" = 1'-0"



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SHEET TITLE:

FOUNDATION PLAN

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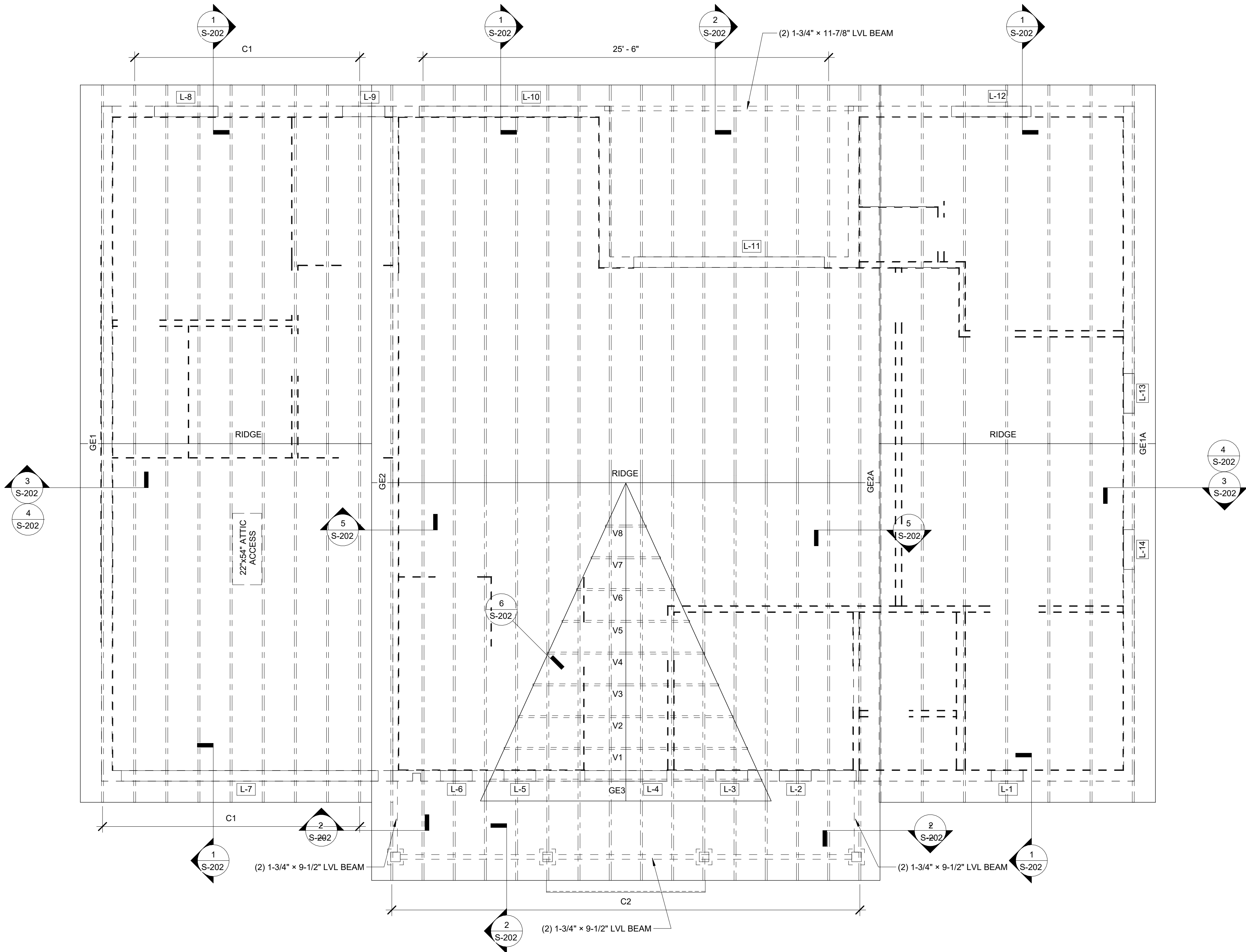
S-101

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF: SIMPSON HETAL20 W/ (14) 10d x 1 1/2" HDG NAILS. CONCRETE TO WOOD FLOOR: SIMPSON LTA2 W/ (8) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD: SIMPSON H10A OR LGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE, CONNECTERS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON CAST-CRETE CONCRETE LINTELS.
6. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
7. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
8. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
9. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACTUATED FASTENER, ZF 72 P8S36, .177" x 2 7/8" LONG, WITH WASHER @ 16" O.C.
10. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
11. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
12. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

			SAFE GRAVITY LOAD POUNDS PER LINEAR FOOT			UPLIFT	
#	TYPE		8U8	8F8-0B 8F8-1B	8F16-0B 8F16-1B	8F8-1T 8F8-2T	8F16-1T 8F16-2T
L-1	3'-6" (42")	PRECAST	1025	3069	5163	1569	3524
L-2	3'-6" (42")	PRECAST	1025	3069	5163	1569	3524
L-3	3'-6" (42")	PRECAST	1025	3069	5163	1569	3524
L-4	6'-6" (78")	PRECAST	507	1238	3480	835 ⁽¹²⁾	1868 ⁽²¹⁾
L-5	3'-6" (42")	PRECAST	1025	3069	5163	1569	3524
L-6	3'-6" (42")	PRECAST	1025	3069	5163	1569	3524
L-7	17'-4" (208")	PRESTRESSED	N.R	NR	NR	187	405 ⁽²⁶⁾
L-8	5'-4" (64")	PRECAST	411	1349	1999	1016	2276 ⁽⁴⁾
L-9	4'-0" (48")	PRECAST	765	2561	3820	1363	3060
L-10	11'-4" (136")	PRECAST	260	2693	6113	1363	3060
L-11	13'-4" (160")	PRECAST	217	471	1075	418 ⁽¹⁵⁾	607 ⁽³⁰⁾
L-12	6'-6" (78")	PRECAST	507	471	1075	428	780 ⁽⁹⁾
L-13	4'-0" (48")	PRECAST	765	1238	3480	835 ⁽¹²⁾	1868 ⁽²¹⁾
L-14	4'-0" (48")	PRECAST	765	2561	3820	1363	3060
				2693	6113	1363	3060



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ROOF FRAMING PLAN

S-201

1/4" = 1'-0"



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ROOF FRAMING PLAN

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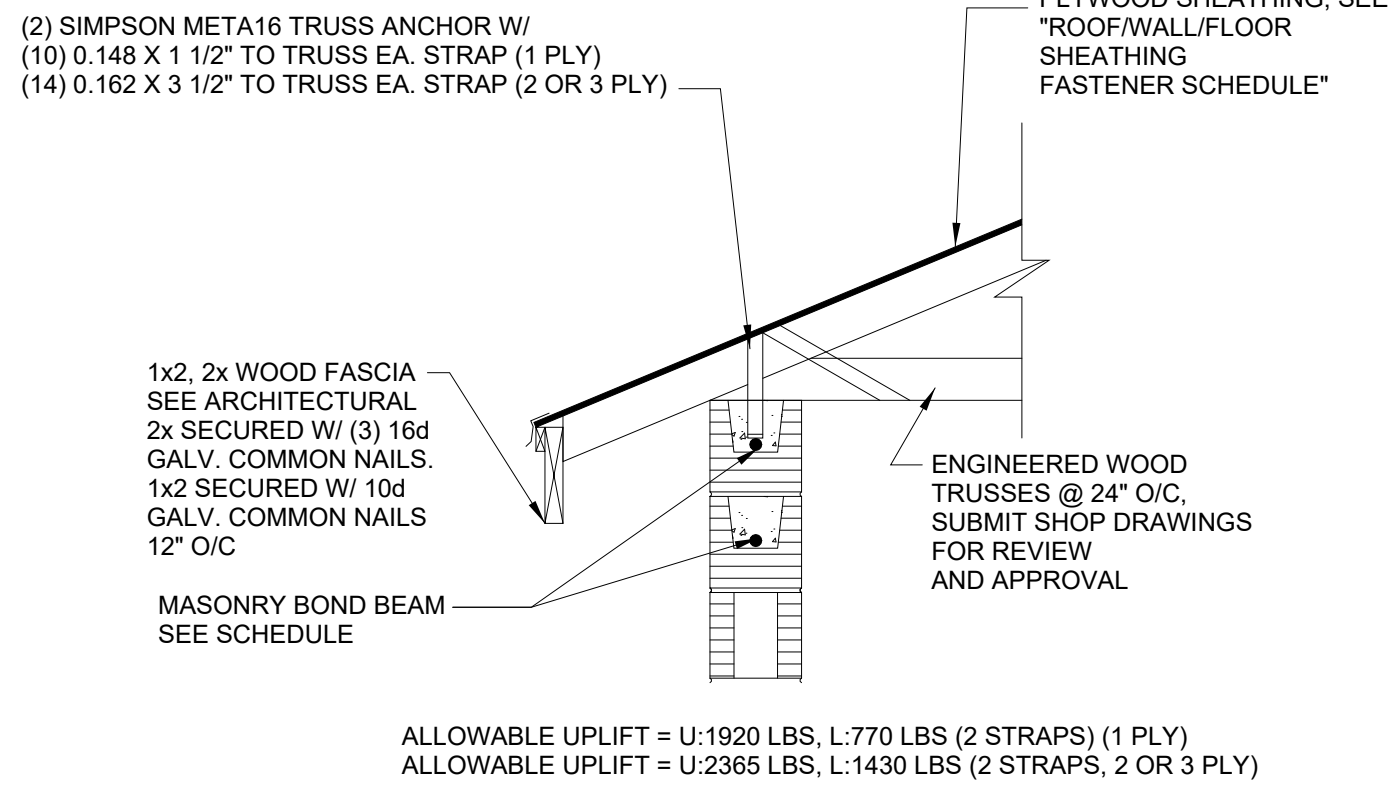
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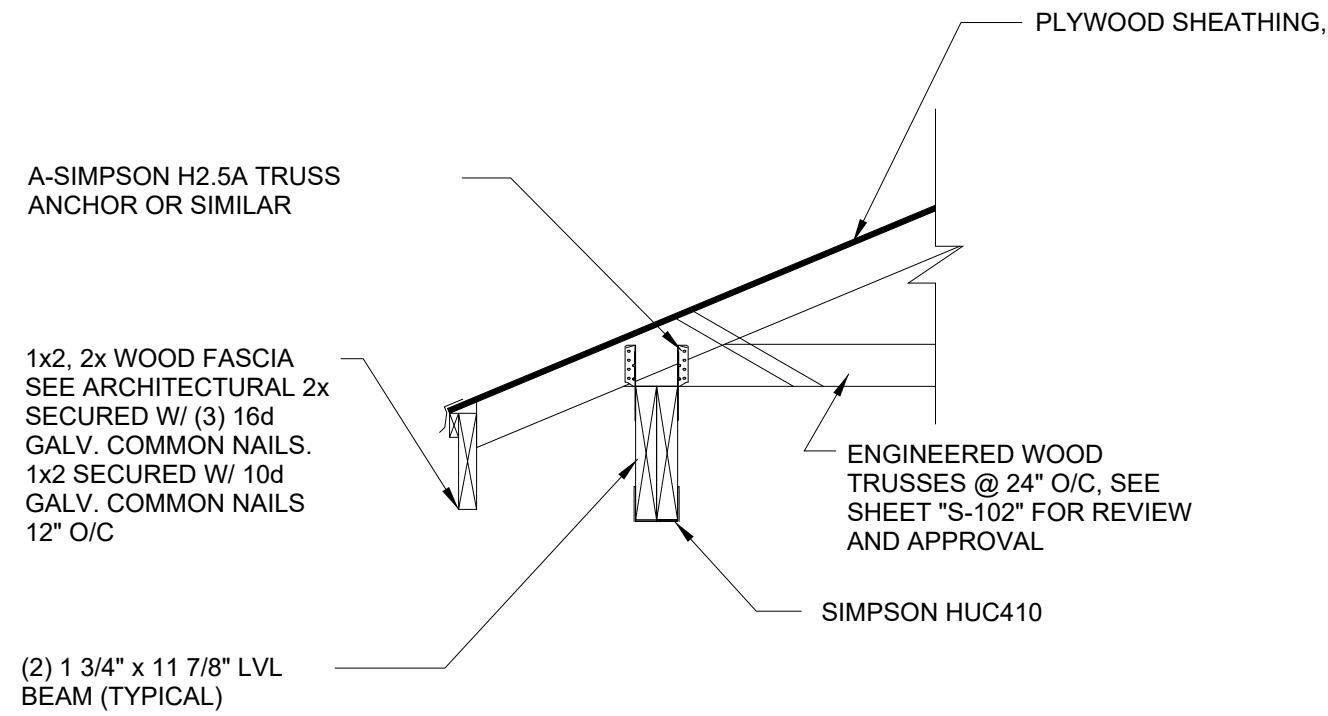
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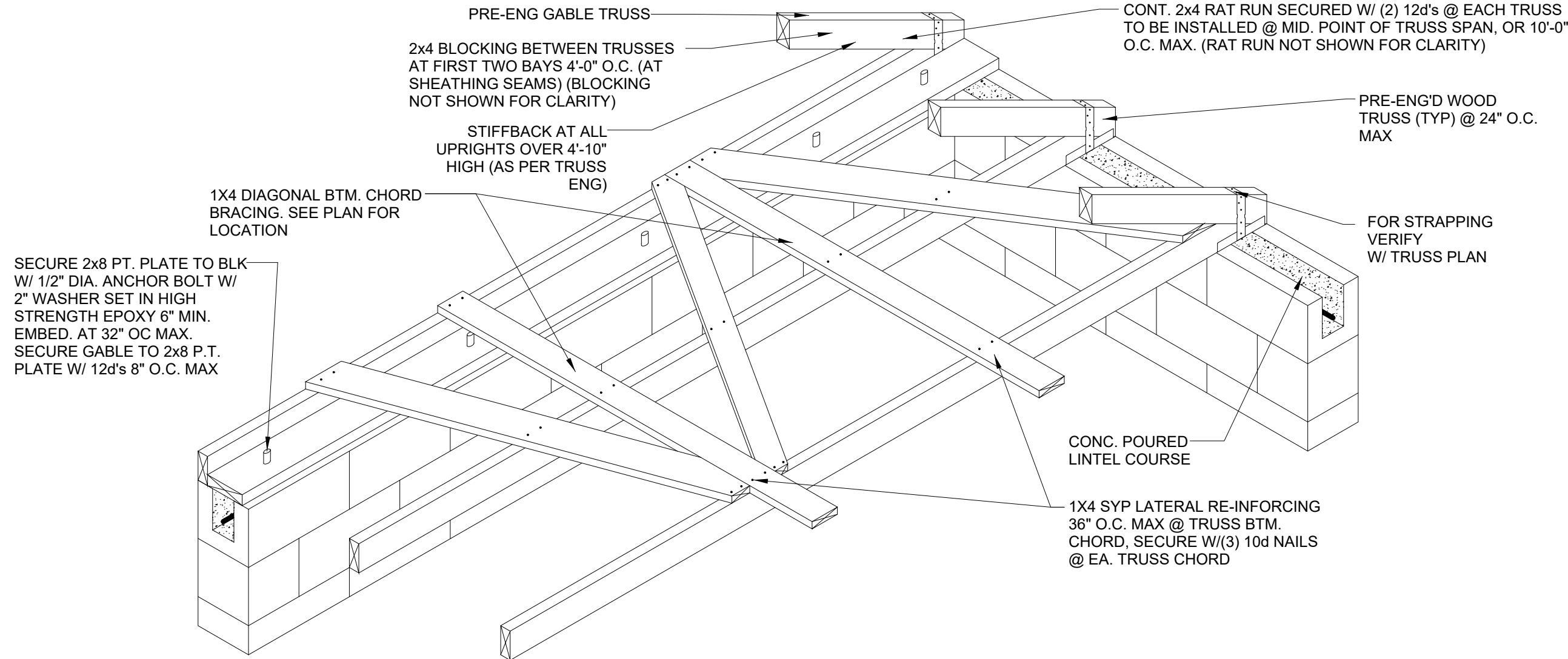
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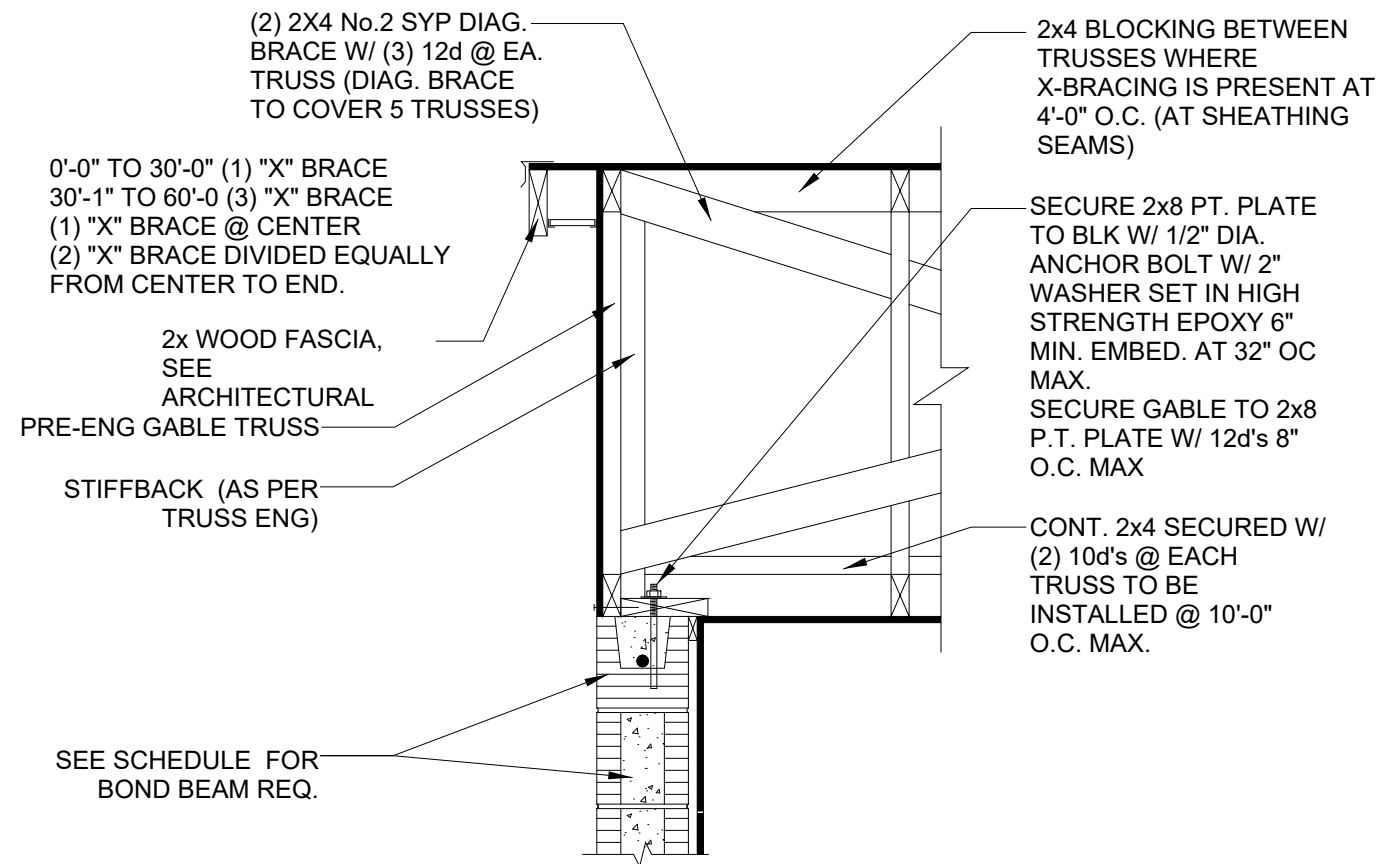
1 TYPICAL TRUSS / GIRDER CONNECTOR (S)
SCALE: 3/4"=1'-0"



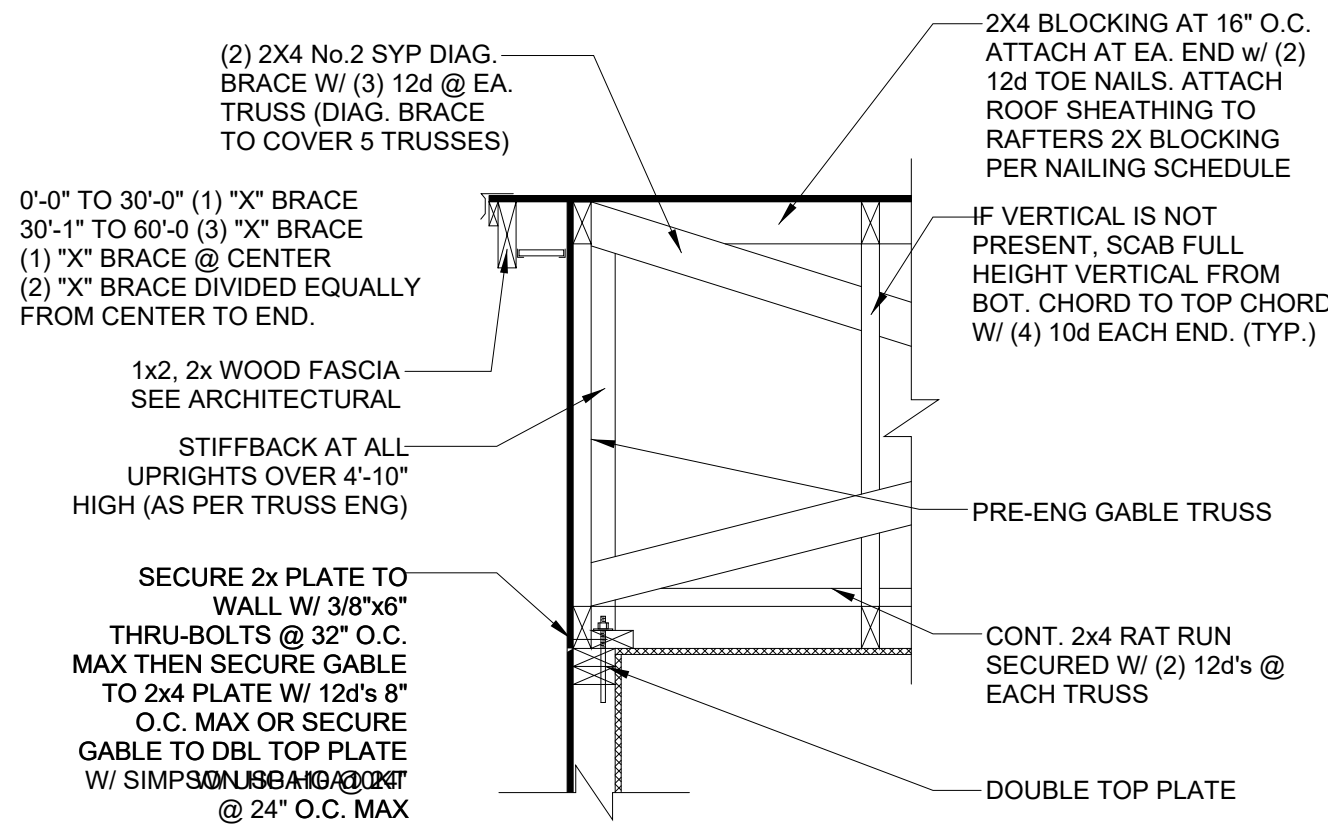
2 TYPICAL TRUSS / GIRDER CONNECTOR (S)
SCALE: 3/4"=1'-0"



3 GABLE END BRACING W/ PRE-ENG GABLE TRUSS @ CMU WALL
SCALE: 3/4"=1'-0"

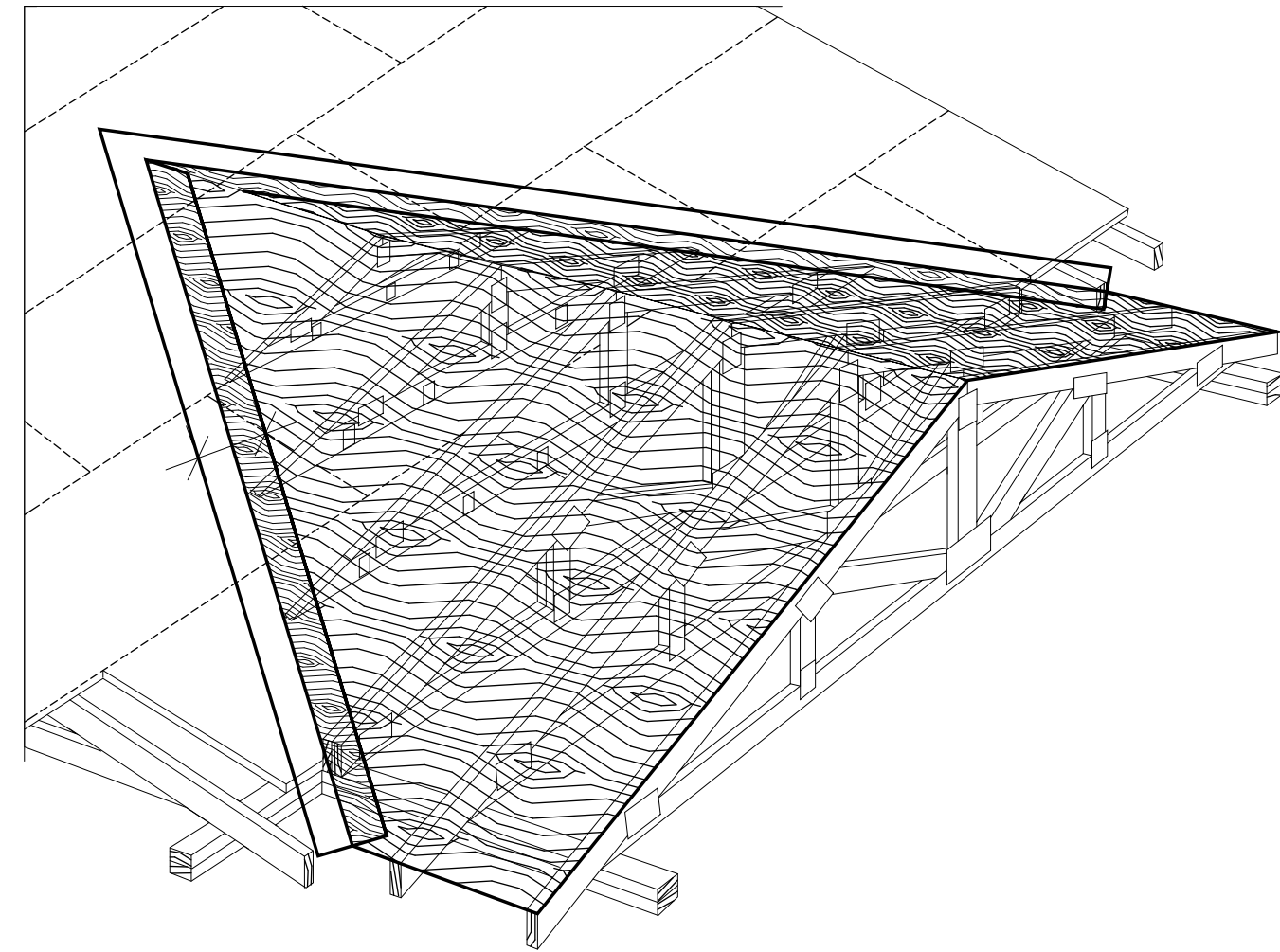


4 BLOCK WALL W/ GABLE END PRE-ENG'D TRUSS
SCALE: 3/4"=1'-0"

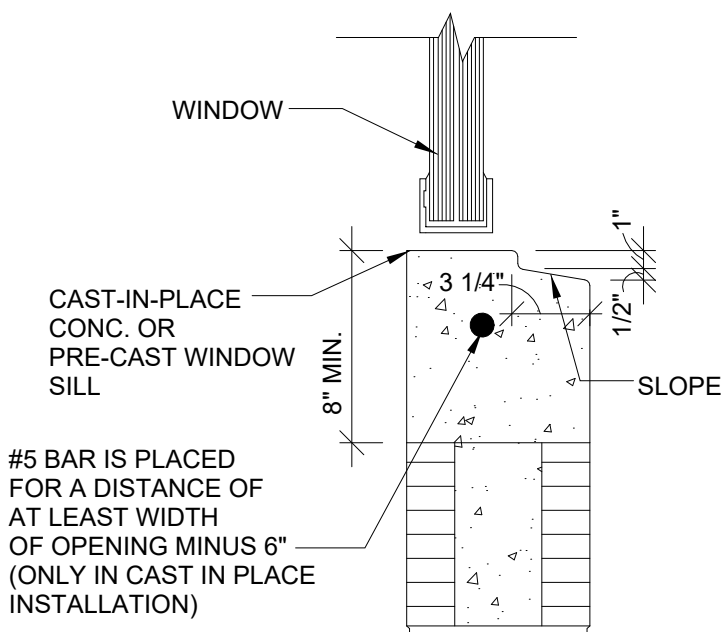


5 FRAME WALL W/ GABLE END PRE-ENG'D TRUSS
SCALE: 3/4"=1'-0"

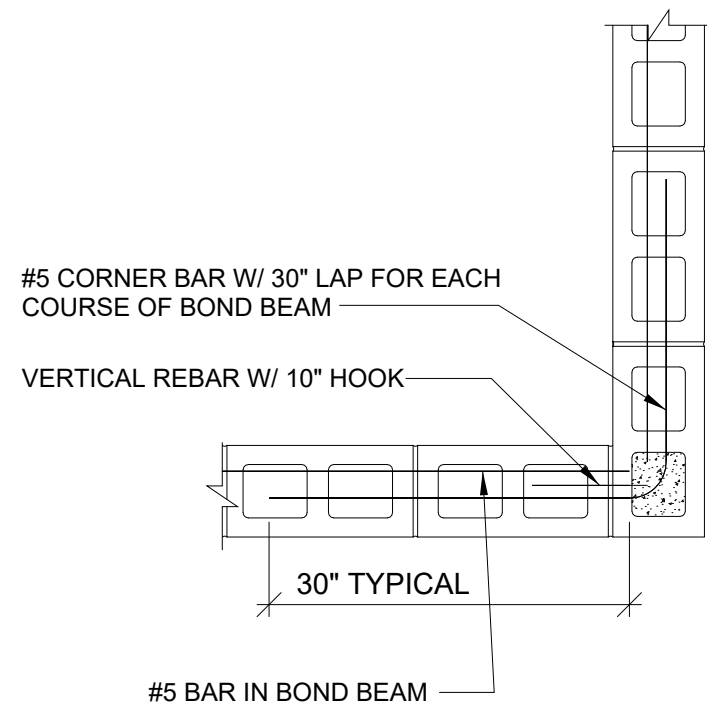
1. 7/16" O.S.B. OR 1/2" PLYWOOD SHEATHING
2. #15 BLDG. FELT
3. 24" WIDE 26 GA. GALVANIZED METAL FLASHING
4. MUST ADD D1970, 36" WIDE AND AND MUST BE A MIN 24" WIDE METAL.
5. FIBERGLASS SHINGLES



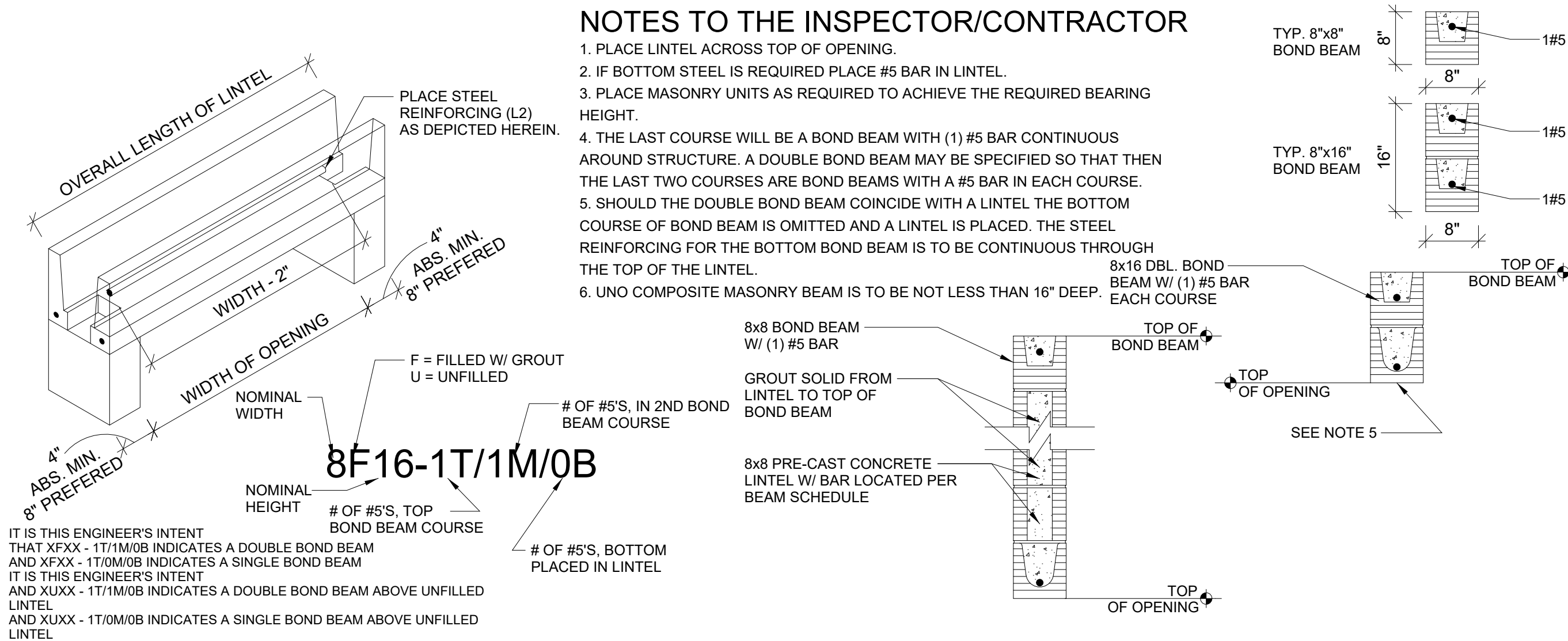
6 CLOSED VALLEY FLASHING DETAIL
SCALE: N.T.S.



7 TYPICAL MASONRY WINDOW SILL CONSTRUCTION
SCALE: 1 1/2"=1'-0"



8 CORNER REINFORCING OF BOND BEAM
SCALE: 1 1/2"=1'-0"



9 MASONRY BEAM DESIGNATION
SCALE: 3/4"=1'-0"

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