WALL LEGEND

EXTERIOR WALL (W-1)
HORIZONTAL WESTERN RED CEDAR SIDING INSTALLED OVER 1×3 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. OVERALL WALL ASSEMBLY R-VALUE: SEE ENERGY CALCULATIONS.

INTERIOR WALL (W-2)
2×4 WOOD STUDS @ 16" O.C., 3-1/2" SOUND ATTENUATION FIBERGLASS BATT INSULATION, AND ONE (1) LAYER OF 1/2" GYPSUM WALLBOARD EACH SIDE.

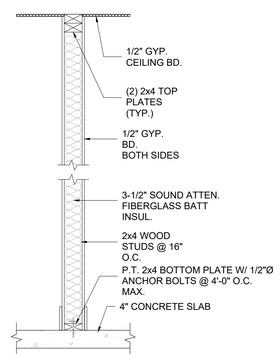
USED 150MPH ON TABLE R301.2.1(1)

WINDOW & EXTERIOR DOOR SCHEDULE

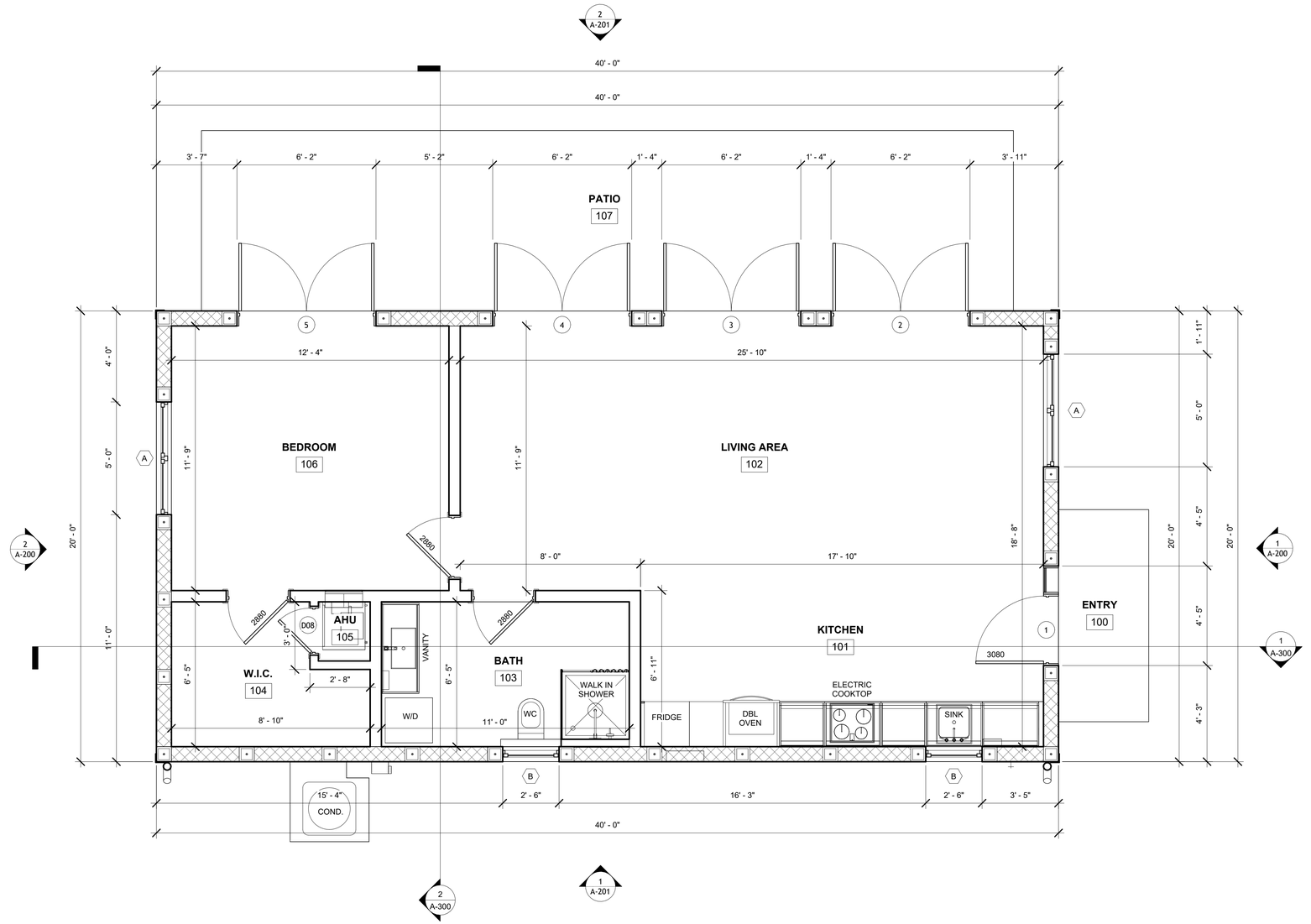
MARK	SQ. FT.	DESCRIPTION	ROUGH OPENING	ZONE	PRESSURE
1	26	36" x 96" DOOR W/ 15" S/L	3' - 2" x 8' - 1"	4	21.7 /-23.8
2	50	(2) 37" x 96" DOOR	6' - 2" x 8' - 1"	4	21.7 /-23.8
3	50	(2) 37" x 96" DOOR	6' - 2" x 8' - 1"	4	21.7 /-23.8
4	50	(2) 37" x 96" DOOR	6' - 2" x 8' - 1"	4	21.7 /-23.8
5	50	(2) 37" x 96" DOOR	6' - 2" x 8' - 1"	4	21.7 /-23.8
A	23	60" x 55" FIXED	5' - 1" x 4' - 8"	4	21.7 / -23.8
B	12	30" x 55" AWNING	2' - 7" x 4' - 8"	4	23.2 / -25.3
C	16	74" x 30" FIXED	6' - 3" x 2' - 7"	4	23.2 / -25.3

SQ. FT. CALC.'S

LIVING	800 SF
ENTRY	38 SF
PATIO	288 SF
TOTAL	1126 SF



2 / A-101 — TYPICAL INTERIOR WALL SECTION
3/4" = 1'-0"



1 / A-101 — ARCHITECTURAL FLOOR PLAN
3/8" = 1'-0"

TILFORD DRAFTING
CUSTOM HOMES | ADDITIONS | RENOVATIONS
sales@tilfordcrafting.com | Merrit Island, Florida | Phone 321.960.2194

CLIENT:
OWNER
997 HEATHERWOOD WAY
MELBOURNE, FL 32940

PROJECT NAME:
ADU / DETACHED GUEST HOUSE
4858 NORTH APOPKA VINELAND ROAD ORLANDO, FL32818

SHEET TITLE:
ARCHITECTURAL FLOOR PLAN

REVISION		
1		
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4		
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PROJECT NO.	26_0608
DATE:	07/24/2026
DRAWN:	TT
CHECKED:	RH
SCALE:	AS SHOWN
SHEET No:	A-101

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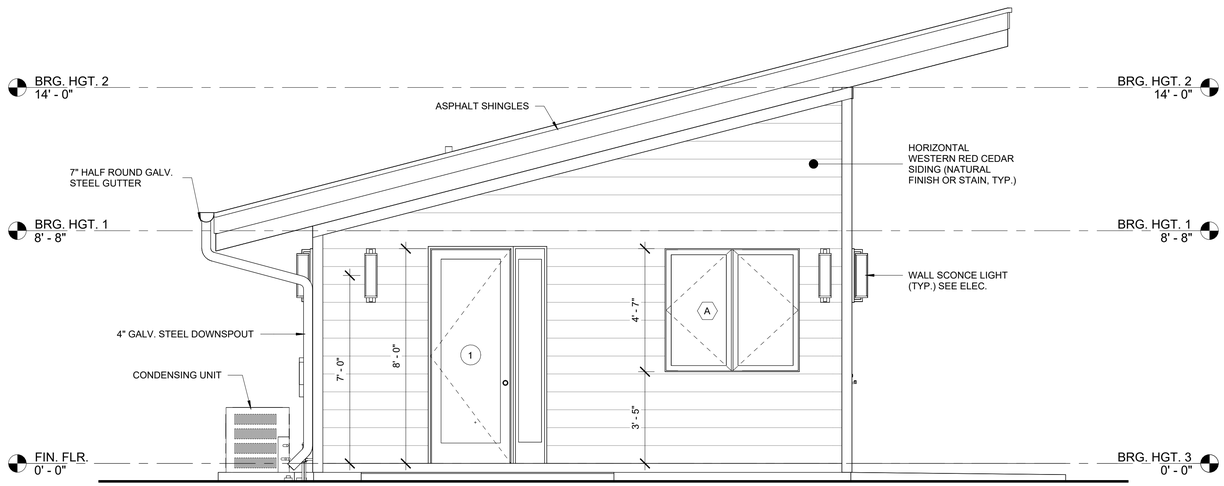
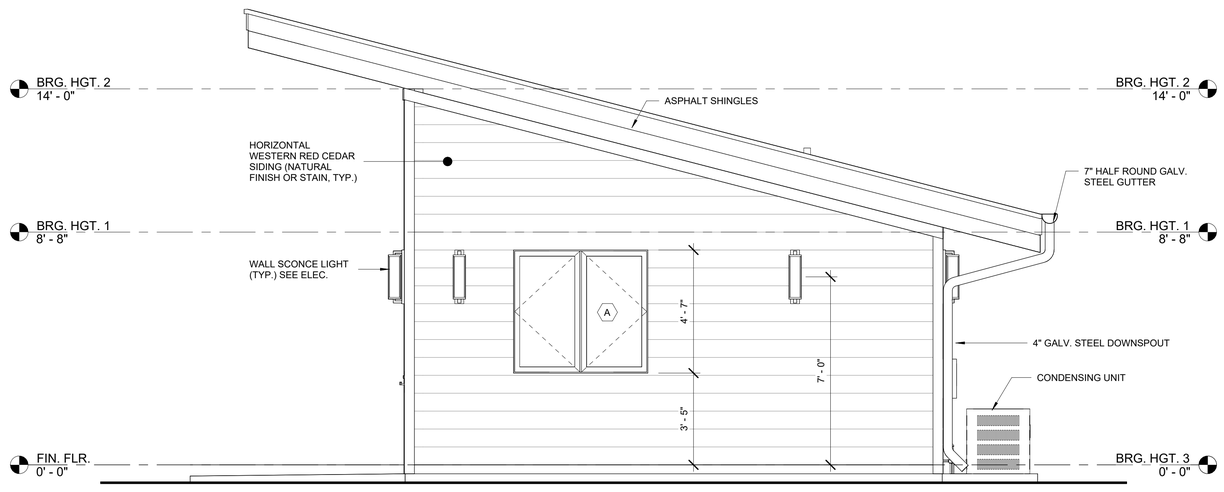


1 / A-200 FRONT ELEVATION

3/8" = 1'-0"



2 / A-200 REAR ELEVATION

3/8" = 1'-0"

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MELBOURNE, FL 32940

PROJECT NAME:
ADU / DETACHED GUEST HOUSE
4858 NORTH APOPKA VINELAND
ROAD ORLANDO, FL32818

SHEET TITLE:
EXTERIOR ELEVATIONS 1 OF 2

REVISION

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PROJECT NO.	26_0608
DATE:	07/24/2026
DRAWN:	TT
CHECKED:	RH
SCALE:	AS SHOWN
SHEET No:	A-200

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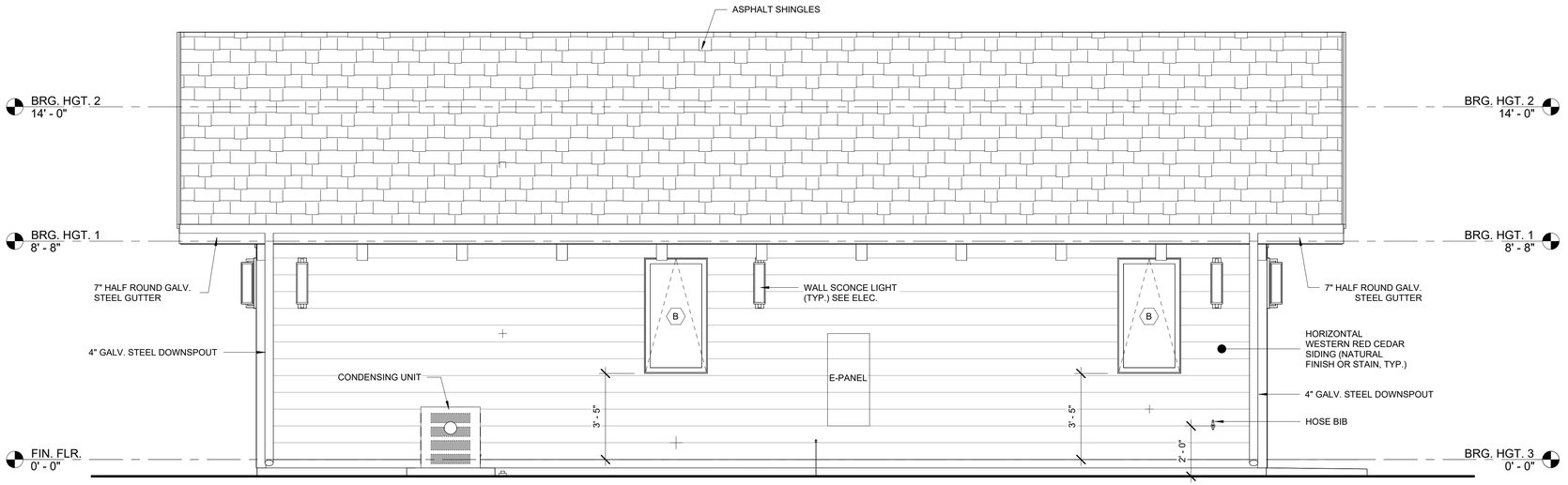
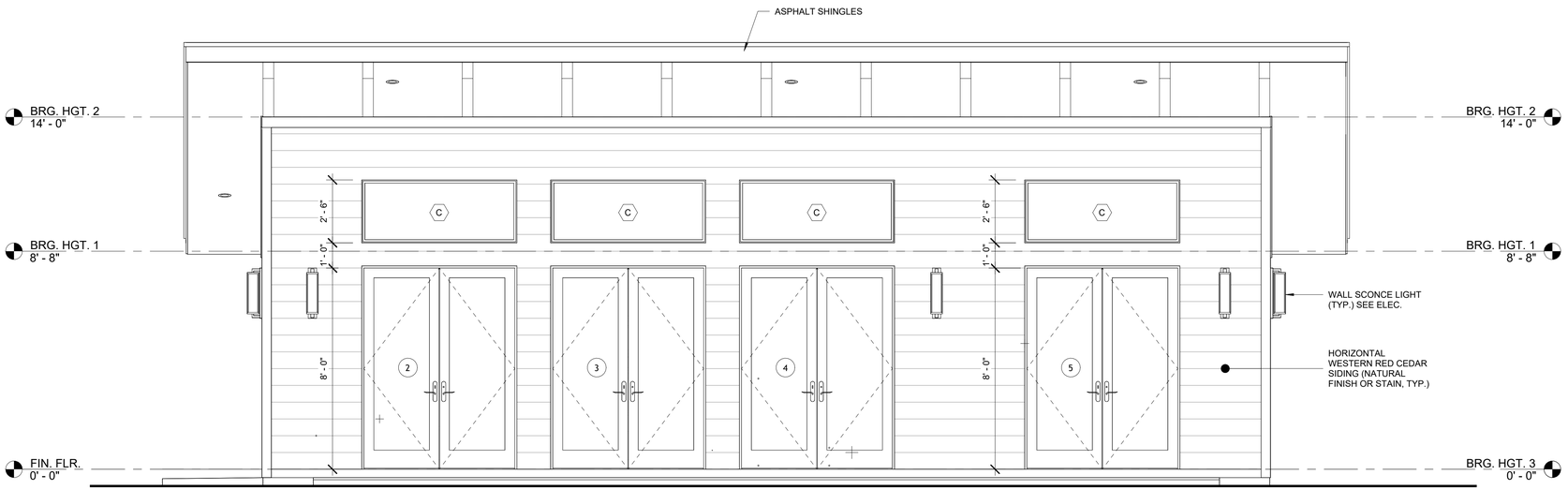


1 / A-201 — LEFT ELEVATION

3/8" = 1'-0"



2 / A-201 — RIGHT ELEVATION

3/8" = 1'-0"

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PROJECT NAME:
ADU / DETACHED GUEST HOUSE
4858 NORTH APOPKA VINELAND
ROAD ORLANDO, FL32818

SHEET TITLE:
EXTERIOR ELEVATIONS 2 OF 2

REVISION

1			
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PROJECT NO.	26_0608
DATE:	07/24/2026
DRAWN:	TT
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SHEET No:
A-201

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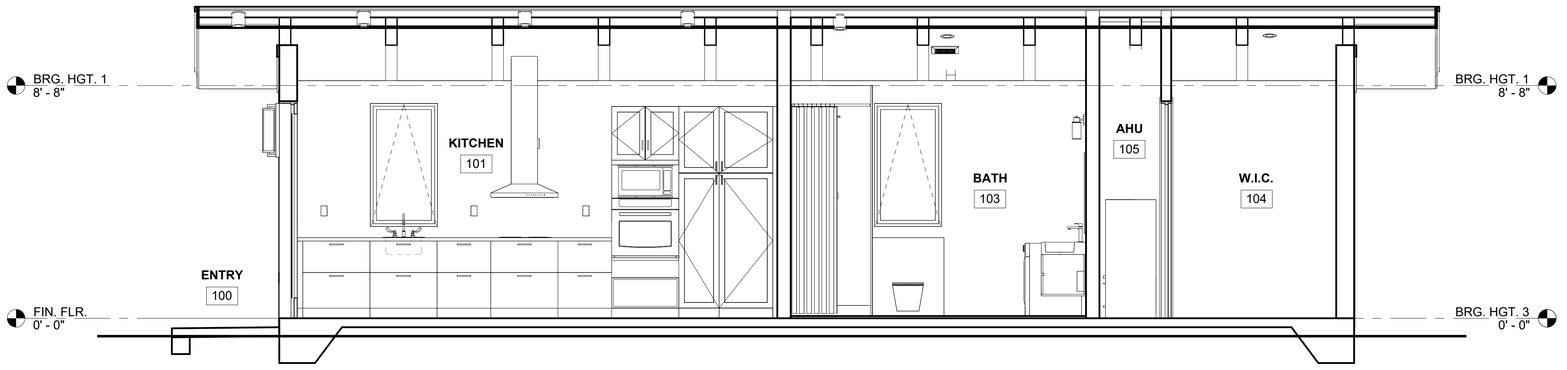
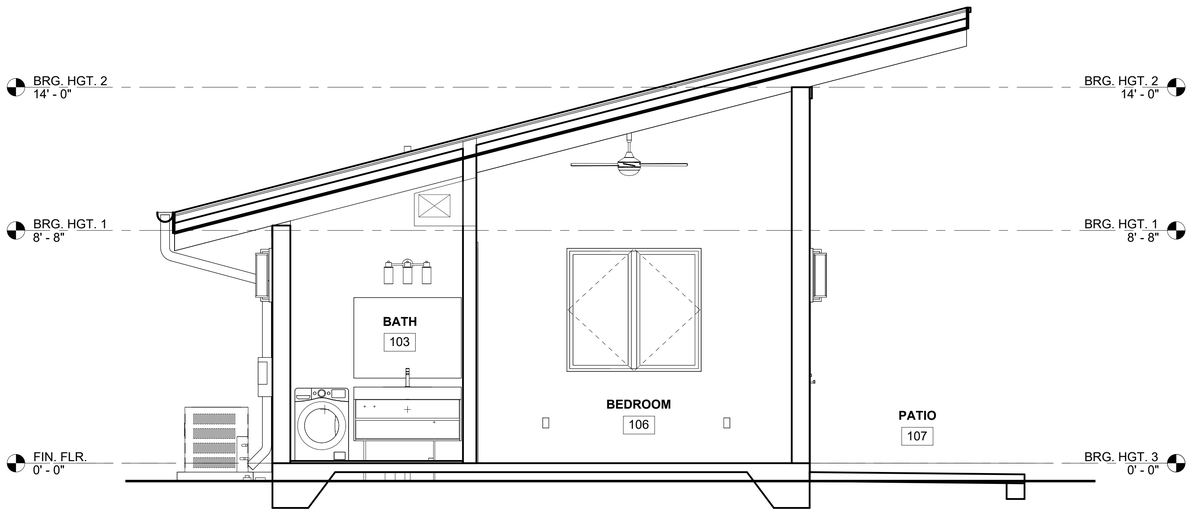


1 / A-300 SECTION

3/8" = 1'-0"



2 / A-300 SECTION

3/8" = 1'-0"

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PROJECT NAME:
ADU / DETACHED GUEST HOUSE
4858 NORTH APOPKA VINELAND
ROAD ORLANDO, FL32818

SHEET TITLE:
BUILDING SECTIONS

REVISION		
1		
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PROJECT NO.	26_0608
DATE:	07/24/2026
DRAWN:	TT
CHECKED:	RH
SCALE:	AS SHOWN
SHEET No:	A-300

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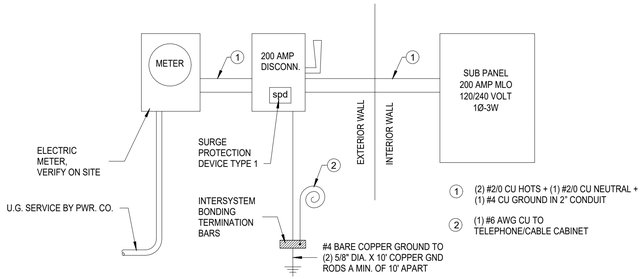
ELECTRICAL NOTES

1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), THE LATEST EDITIONS 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 THAN OR AN ALUMINUM
   A. ALL CONDUCTORS SHALL BE COPPER TYPE THAN OR AN ALUMINUM EQUAL ALTERNATIVE EXCEPT AS OTHERWISE NOTED.
   B. MINIMUM WIRE SIZE SHALL BE #14 A.W.G. UNLESS OTHERWISE NOTED.
   C. 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 INSTALLED IN DWELLING UNITS (FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
      e. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.
      f. A.I.C. RATINGS SHALL BE AS INDICAT ON PANELBOARD SCHEDULES.
7. WIRING METHODS:
   A. SCHEDULE 40 PVC CONDUIT WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR
   B. LECTRICAL NONMETALLIC TUBING (EMT) WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE IS ACCEPTABLE FOR USE WITH INTERIOR BRANCH CIRCUIT WIRING CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
   C. TYPE AC (METAL CLAD) CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 60 AMPS OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
   D. TYPE NM (NONMETALLIC SHEATH) CABLE WITH INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS AND CONCEALED IN WALLS OR ABOVE CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
8. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) AS PER NEC 210-8(A). THIS SHALL INCLUDE BATHROOMS, GARAGES, OUTDOOR RECEPTACLES, KITCHENS AND AT WET BAR SINKS ARE, AS APPLICABLE.
9. PROVIDE COMBINATION TYPE ARC FAULT PROTECTION CIRCUIT BREAKER (AFCI) FOR OUTLETS INSTALLED IN ALL DWELLING UNITS ROOMS EXCEPT FOR KITCHENS, BATHROOM, GARAGE, UNFINISHED BASEMENTS AND ROOMS OR AREAS NOT SPECKED IN SECTION 210-12. PROVIDE DEDICATED NEUTRAL WIRE FOR EACH ARC FAULT CIRCUIT BREAKER.
10. ELECTRICAL DEVICES SHALL BE MOUNTED AS NOTED BELOW UNLESS SPECIFICALLY NOTED OTHERWISE: A. GENERAL PURPOSE RECEPTACLES: 18" AFF TO BOTTOM OF FIXTURE B. LIGHT SWITCH: 44" AFF TO BOTTOM OF FIXTURE
11. ALL RECEPTACLES SHALL BE TAMPER RESISTANCE.



ELECTRICAL RISER

NOTE:
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, LOCAL CODES, AND THE LOCAL POWER CO.

NOTE:

ALL RECPTACLES IN SLEEPING ROOM TO BE ARC FAULT. (NEC210-12)

LOC. OF T.V. AND PH. OUTLETS & FAN TO BE VERIFIED @HOMEOWNER PRECONSTRUCTION MEETING

*ALL RECEPTACLES IN SLEEPING ROOMS TO BE ARC FAULT.(NEC 210-12)

*20 AMP DEDICATED LAUNDRY CIRCUIT.

KEYNOTES

LIGHTING/EXHAUST FANS

- WALL MOUNT MULTI-LIGHT FIXTURE. (SIZE AS SHOWN)
- WALL MOUNT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- EYEBALL, RECESSED.
- 4 FT LED LIGHT FIXTURE, SURFACE MOUNT.
- EXHAUST FAN - 50 CFM MIN VENTED TO OUTSIDE AIR
- FAN, DOUBLE SWITCH W/LIGHT KIT
- SD — SMOKE DETECTOR HARD WIRE INTO ELECTRICAL. W/BATTERY BACKUP. DETECTOR SHALL SOUND AN ALARM IN ALL SLEEPING AREA.
- CO — CARBON MONOXIDE DETECTOR/ SMOKE DETECTOR COMBO

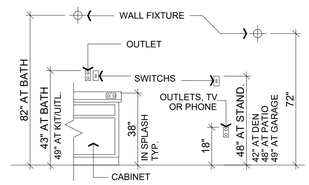
SWITCHES

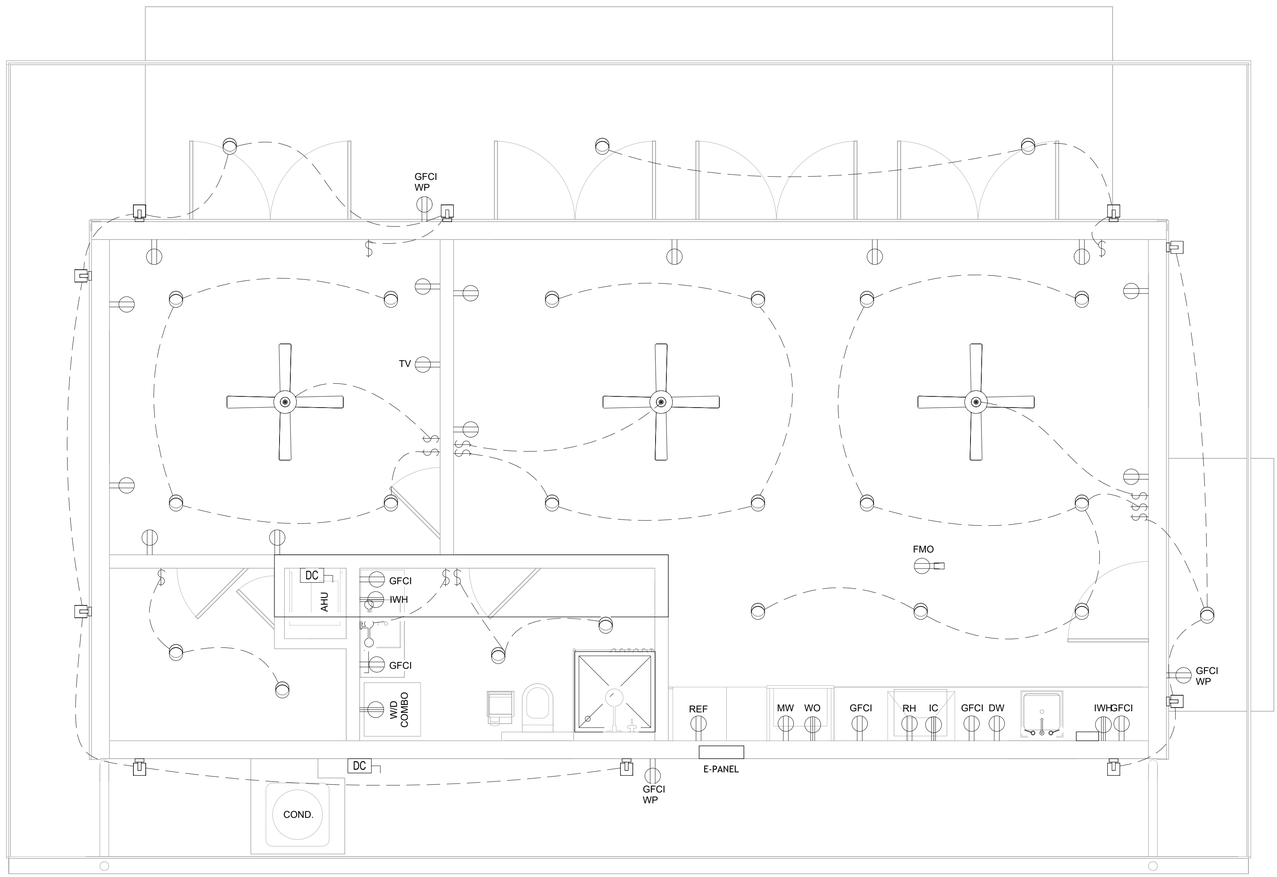
- SWITCH, SINGLE POLE.
- 3 — 3-WAY SWITCH.
- 4 — 4-WAY SWITCH.

OUTLETS

- 120 V CONV DUPLEX OUTLET
- 120 V CONV DUPLEX OUTLET HALF HOT/HALF SWITCH
- 240V — 240V OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
- EV — ELECTRONIC VEHICLE PLUG DUPLEX OUTLET
- GFCI WP — WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
- J — JUNCTION BOX
- DC — NON FUSED DISCONNECT

TYPICAL INSTALLATION HEIGHTS





1 / E-101 ELECTRICAL PLAN
3/8" = 1'-0"

OPTIONAL SINGLE FAMILY LOAD CALCULATIONS (NEC CODE 220.82)				
HOUSE PLAN:	EXISTING	[redacted]		
1126	SQ. FT GENERAL LIGHTING X 3 VA. PER SQ. FT.			3,378
2	20 AMP APPLIANCE CIRCUIT AT	1500 VA EA.		3,000
1	LAUNDRY CIRCUIT AT	1200 VA EA.		1,200
1	CLOTHES DRYER			5,000
1	WATER HEATER			4,500
1	DISHWASHER			1,000
1	DISPOSAL			900
1	MICROWAVE			1,600
1	ELECTRIC COOKTOP			9,000
			SUBTOTAL	29,578
	FIRST 10,000 VA OF GENERAL LOAD AT 100%			10,000
	REMAINDER OF GENERAL LOAD AT 40%	19,578 x 0.40		7,831
			GENERAL DEMAND LOAD	**17,831**
[redacted]	A/C AHU-1 W/ 10 KW HEATSTRIP		@ 65%	6,500
	A/C CU-1			7,800
	HEATING AND COOLING DEMAND LOADS			**14,300**
	(NEC 220.82.C)			
				0
				0
	NET CALCULATED LOAD			32,131

CALCULATED LOAD FOR SERVICE
32,131 VA/ 240 V= **134** AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVICING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

NEUTRAL CALCULATION:

ALL LOADS EXCEPT RANGE, CLOTHER DRYER, AND WATER HEATER			11,078	VA
RANGE:	9,000	@ 70%	6,300	VA
DRYER:	5,000	@ 70%	3,500	VA
		TOTAL	20,878	VA
NEUTRAL DEMAND		20,878 /240 v	87	VA

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MELBOURNE, FL 32940

PROJEC TNAME:
ADU / DETACHED GUEST HOUSE
4858 NORTH APOPKA VINELAND ROAD ORLANDO, FL32818

SHEET TITLE:
ELECTRICAL PLAN

REVISION

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PROJECT NO.	26_0608
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GENERAL HVAC NOTES

1. THIS DRAWING DEPICTS THE REQUIRED HVAC SCOPE OF WORK. ALL WORK SHOWN IS ASSOCIATED WITH NEW CONSTRUCTION.
2. ALL WORK ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 FLORIDA MECHANICAL BUILDING CODES NFPA 90A AND ASHRAE STANDARDS, SMACNA AND NEC.
3. CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND PAY THE ASSOCIATED FEES.
4. COORDINATE ALL WORK WITH THE OWNER AND ALL TRADES.
5. 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 MAC. 50 SMOKE DEVELOPED RATINGS.
6. 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.
7. PROVIDE BALANCED RETURN AIR FOR ALL HABITABLE ROOMS. BEDROOMS SERVED BY SUPPLY AIR SHALL BE PROVIDED WITH RETURN AIR PATH V/A 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.

HVAC KEY LEGEND

- A/C AIR HANDLING UNIT
- 10" X 10" & 8" x 8" LAY-IN HVAC SUPPLY AIR DIFFUSER REGISTER
- WALL MOUNTED RETURN AIR GRILLE
- EXHAUST FAN WITH 5' METAL HARD DUCT THRU THE ROOF OR WALL
- ROUND DUCT FOR AIR SUPPLY SIZES AS SHOWN
- FIBERGLASS HARD DUCT SIZES AS SHOWN
- ROUND FLEX DUCT FOR AIR RETURN SIZES AS SHOWN

EXHAUST FAN SCHEDULE

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

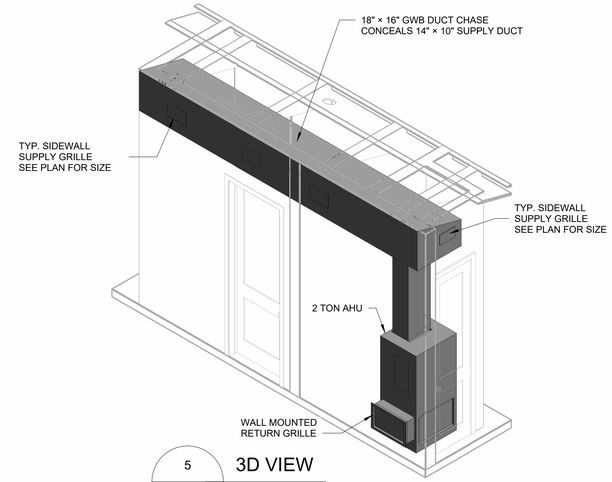
NOTES:
1 . PROVIDED WITH BACKDRAFT DAMPER. DISCONNECT SWITCH

2. FANS PROVIDED BY OWNER/CONTRACTOR INSTALLED BY MECH. CONTRACTOR

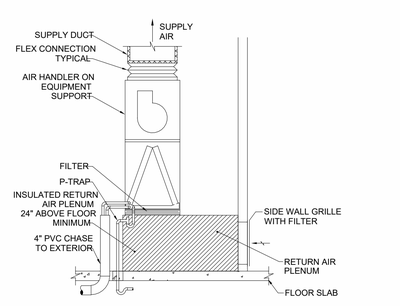
3. ALL EXHAUST VENT SHALL BE METAL HARD DUCT

AIR CONDITIONING UNIT SCHEDULE

MARK	NOMINAL TONNAGE	TOTAL COOLING	BTU	TOTAL HEATING	DESIGN CFM	V/Ø	SEER	NOTE
AHU	1.5 TON	18 MBH	18,000 BTU	5.0 (KW)	600	240/1	16	1
NOTE: 1 . AHU SHALL BE A FLOOR-MOUNTED VERTICAL UNIT LOCATED IN THE AHU CLOSET								

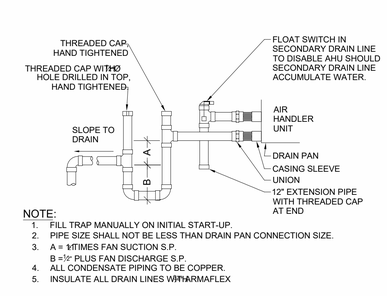


5 / M-101 — 3D VIEW



2 / M-101 — TYPICAL AC INSTALLATION

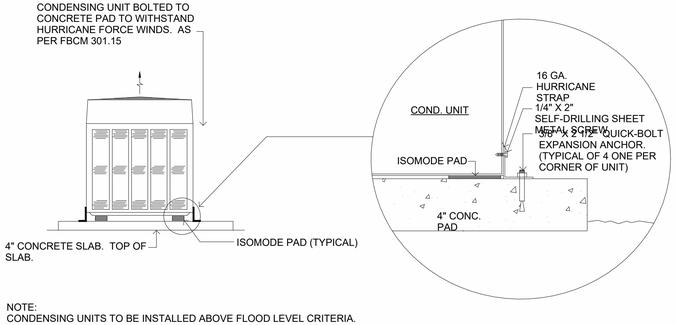
1/4" = 1'-0"



NOTE:
1. FILL TRAP MANUALLY ON INITIAL START-UP.
2. PIPE SIZE SHALL NOT BE LESS THAN DRAIN PAN CONNECTION SIZE.
3. A = 1½TIMES FAN SUCTION S.P.
   B =½" PLUS FAN DISCHARGE S.P.
4. ALL CONDENSATE PIPING TO BE COPPER.
5. INSULATE ALL DRAIN LINES WITH ARMAFLEX

3 / M-101 — CONDENSING P-TRAP DETAIL

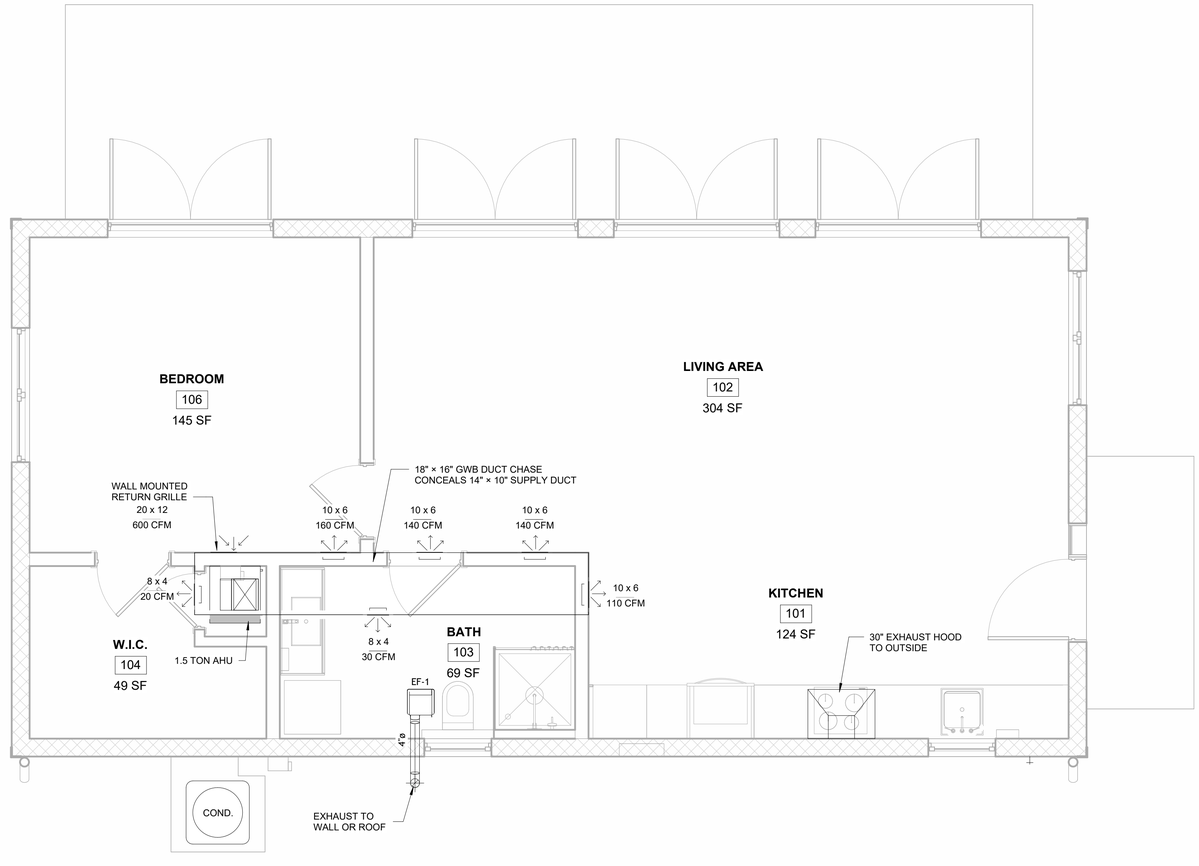
1/4" = 1'-0"



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

4 / M-101 — CONDENSING UNIT MOUNTING DETAIL

1/4" = 1'-0"



1 / M-101 — MECHANICAL PLAN

3/8" = 1'-0"

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PROJECT NAME:
ADU / DETACHED GUEST HOUSE
4858 NORTH APOPKA VINELAND
ROAD ORLANDO, FL32818

SHEET TITLE:
MECHANICAL PLAN

REVISION		
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PROJECT NO.	26_0608
DATE:	07/24/2026
DRAWN:	TT
CHECKED:	RH
SCALE:	AS SHOWN
SHEET No:	M-101

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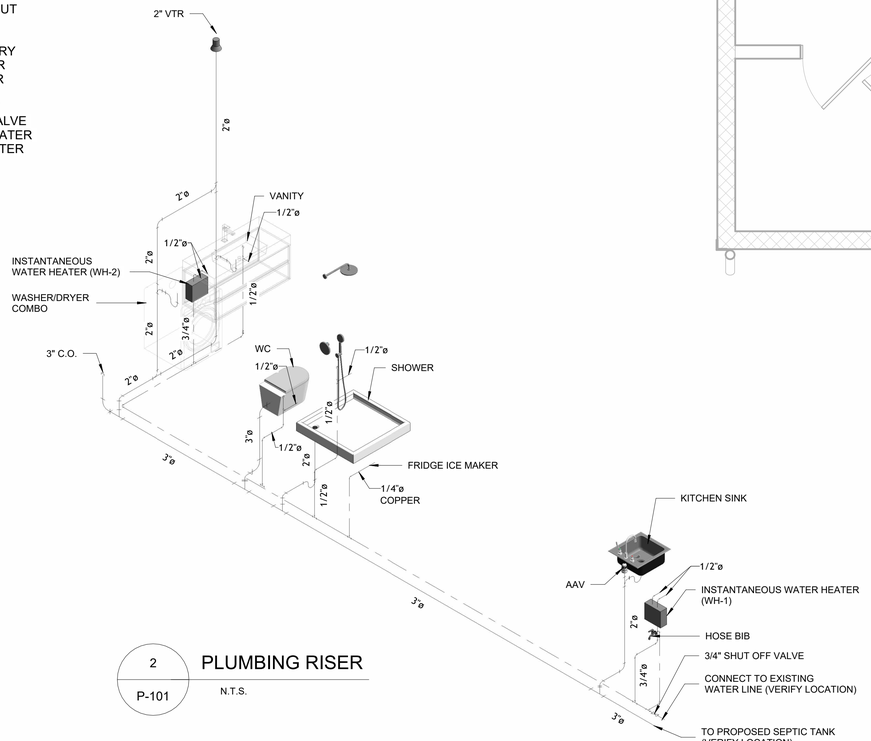
GENERAL PLUMBING NOTES

1. VERIFY ALL EXISTING CONDITIONS AND EXACT LOCATIONS OF ALL EQUIPMENT TO BE PLUMBED PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE ALL WORK WITH ALL TRADES.
2. COMPLETE AND WORKING PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA PLUMBING CODE AND AUTHORITY HAVING JURISDICTION (AHJ).
3. PRESSURE AND HYDROSTATICALLY TEST THE PIPING, AS APPLICABLE, TO INSURE THE ABSENCE OF LEAKS IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING/PLUMBING CODE. DISINFECT ALL DOMESTIC WATER PIPING IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING/PLUMBING CODE.
4. NEW WASTE DRAIN AND VENT PIPING SHALL BE PVC DWV. TRENCHES SHALL BE BACKFILLED AND COMPACTED. NEW COLD WATER AND HOT WATER PIPING SHALL BE CPVC PIPING OR EQUAL TO FLO GUARD GOLD WRAP NEW HOT WATER PIPING WITH 1" R-4 PER INCH (PER THE 2023 FLORIDA MODEL ENERGY CODE)CELLULAR RUBBER INSULATION EQUAL TO ARMSTRONG ARMAFLEX NOTE: BRANCH PIPING LESS THAN 12' ME BE INSULATED WITH 1/2" INSULATION PER SAME CODE.
5. SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES.
6. SEE CIVIL/SITE PLANS FOR LOCATION OF SITE LOCATED COMESTIC WATER BACKFLOW PREVENTER.
7. PROVIDE WATER HAMMER ARRESTORS IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING/PLUMBING CODE AND THE PDI.

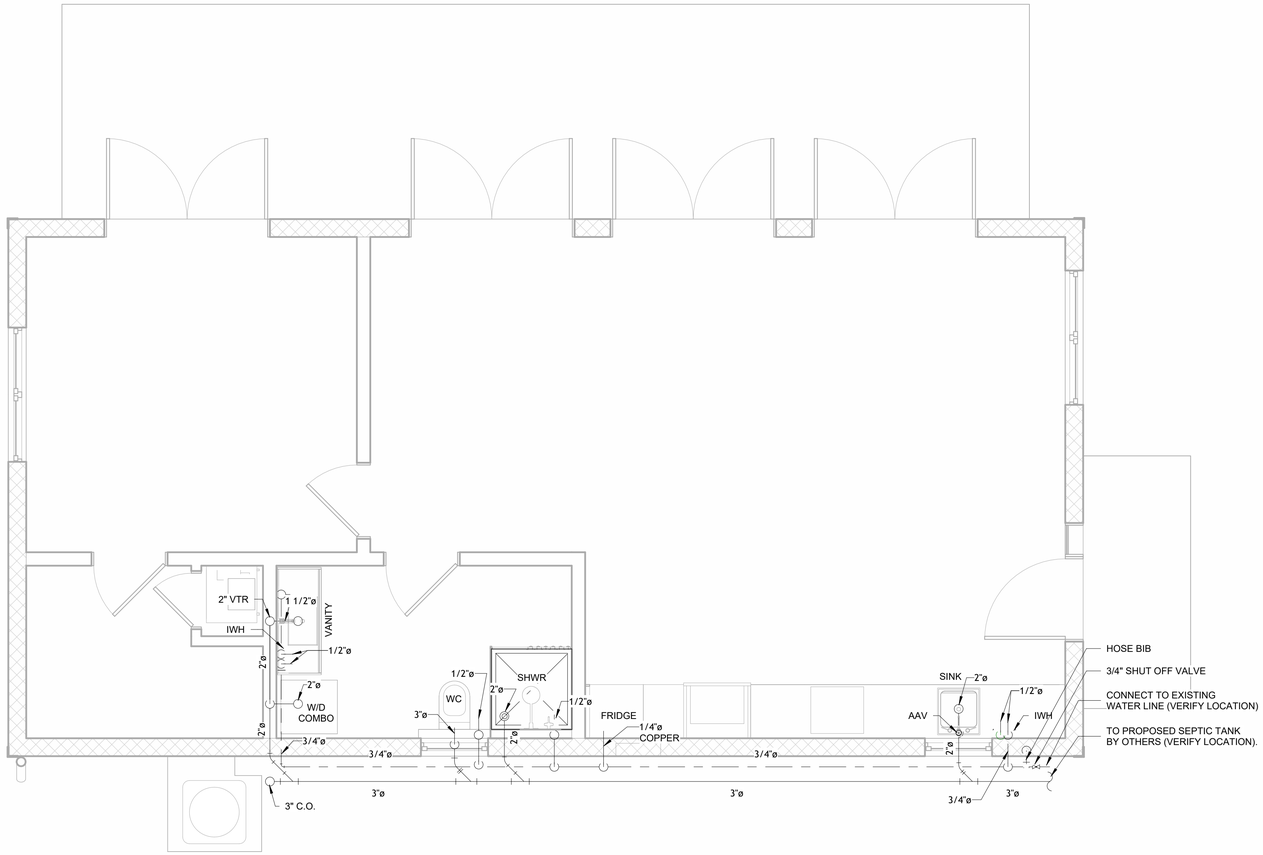
ABBREVIATION:

CO	CLEANOUT
D	DYER
DW	DW
LAV	LAVATORY
SHO.	SHOWER
W	WASHER
WC	WATER
WH	CLOSET
GV	GATE VALVE
CW	COLD WATER
HW	HOT WATER



2 P-101 PLUMBING RISER

N.T.S.



1 P-101 PLUMBING PLAN

3/8" = 1'-0"

TILFORD DRAFTING
CUSTOM HOMES | ADDITIONS | RENOVATIONS
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CLIENT: OWNER

997 HEATHERWOOD WAY
MELBOURNE, FL 32940

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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 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.
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 2,000 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 $\frac{1}{3}$ 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 $\frac{1}{2}$" 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.

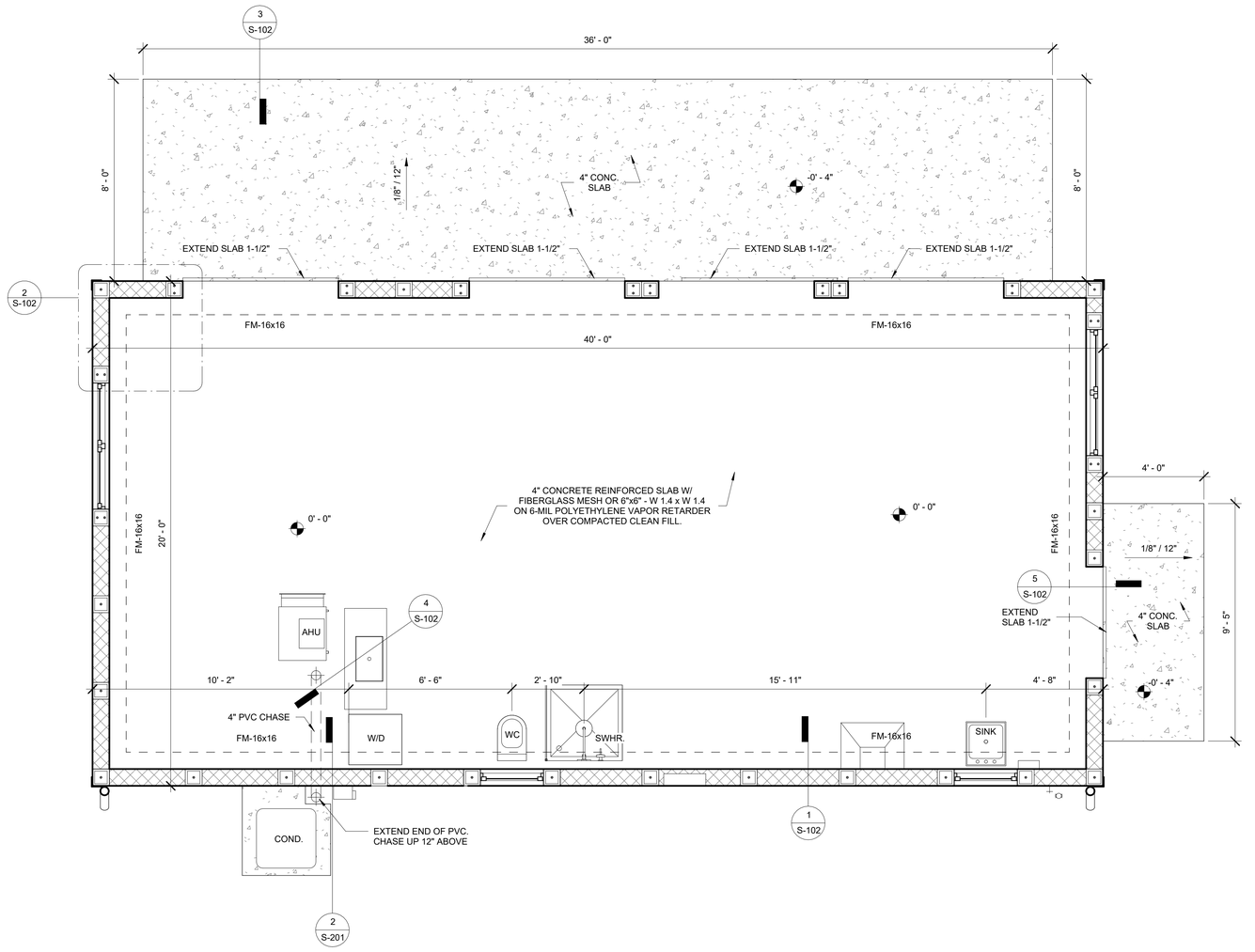
18. A SPECIAL INSPECTOR SHALL INSPECT ALL REINFORCED MASONRY CONSTRUCTION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE, BUILDING, CHAPTER 17. THE SPECIAL INSPECTOR SHALL BE A REGISTERED ARCHITECT, PROFESSIONAL ENGINEER, OR THEIR DULY AUTHORIZED QUALIFIED REPRESENTATIVE

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

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.	T.O.F.
				SHORT	LONG		
FM-16X16	16"	CONT.	16"	-	(2)#5'S	-	(+)0'-0"



1 / S-101 FOUNDATION PLAN
3/8" = 1'-0"

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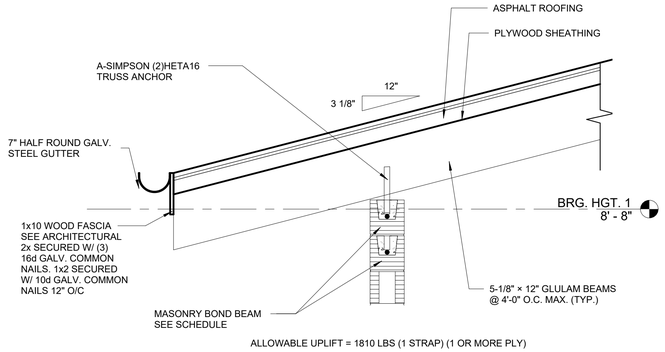
FRAMING NOTES:

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 ACCTUATED 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

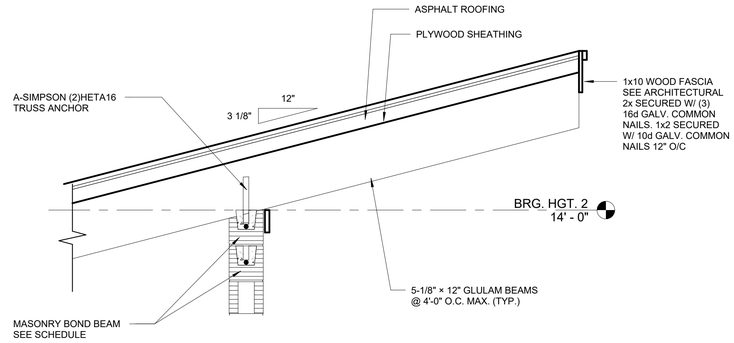
#	LENGTH / TYPE			SAFE GRAVITY LOAD POUNDS PER LINEAR FOOT: 8U8	8F8-0B / 8F8-1B	8F16-0B / 8F16-1B	UPLIFT: 8F8-1T / 8F8-2T	8F16-1T / 8F16-2T
L-1	6'-6"	(78")	PRECAST	507	1238	3480	835(12)	1868(21)
					1238	3480	835	1868
L-2	5'-10"	(70")	PRECAST	340	1105	1631	909	2080(13)
					1451	4360	929	2080
L-3	4'-0"	(48")	PRECAST	765	2561	3820	1363	3060
					2693	6113	1363	3060
L-4	4'-0"	(48")	PRECAST	765	2561	3820	1363	3060
					2693	6113	1363	3060
L-5	6'-6"	(78")	PRECAST	507	1238	3480	835(12)	1868(21)
					1238	3480	835	1868
L-6	7'-6"	(90")	PRECAST	-	-	2632	-	1624(31)
					-	2661	-	1624
L-7	7'-6"	(90")	PRECAST	-	-	2632	-	1624(31)
					-	2661	-	1624
L-8	7'-6"	(90")	PRECAST	-	-	2632	-	1624(31)
					-	2661	-	1624
L-9	7'-6"	(90")	PRECAST	-	-	2632	-	1624(31)
					-	2661	-	1624



ALLOWABLE UPLIFT = 1810 LBS (1 STRAP) (1 OR MORE PLY)

2 / S-201 TYPICAL TRUSS/ GIRDER CONNECTOR(S) - 1

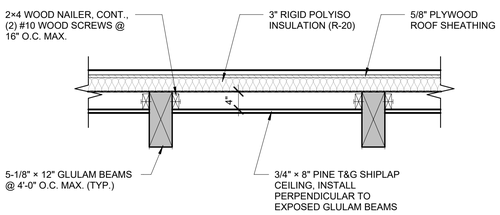
3/4" = 1'-0"



ALLOWABLE UPLIFT = 1810 LBS (1 STRAP) (1 OR MORE PLY)

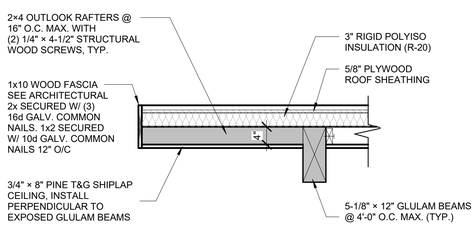
3 / S-201 TYPICAL TRUSS/ GIRDER CONNECTOR(S) - 2

3/4" = 1'-0"



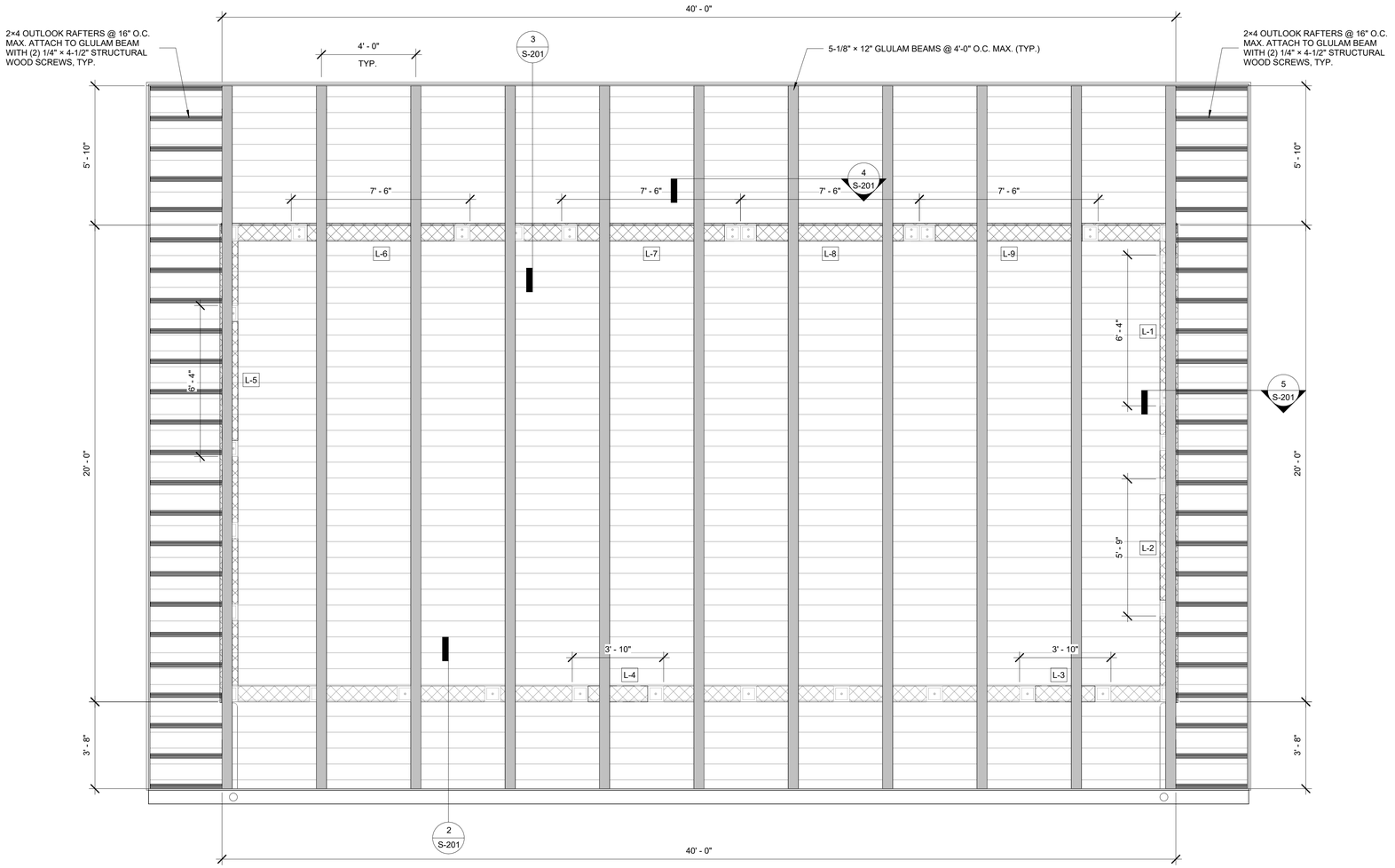
4 / S-201 TYP. CEILING ASSEMBLY DETAIL

3/4" = 1'-0"



5 / S-201 TYP. ROOF OVERHANG DETAIL

3/4" = 1'-0"



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