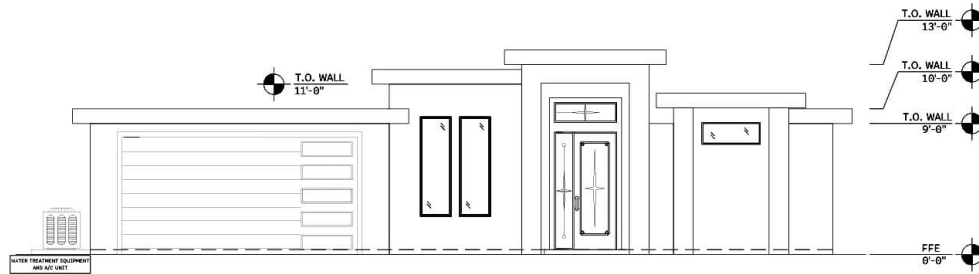
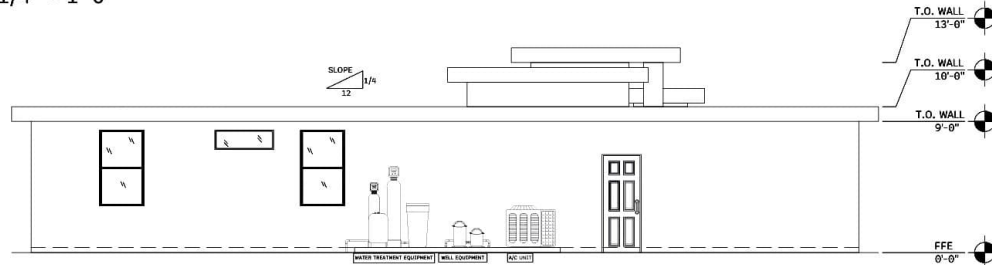


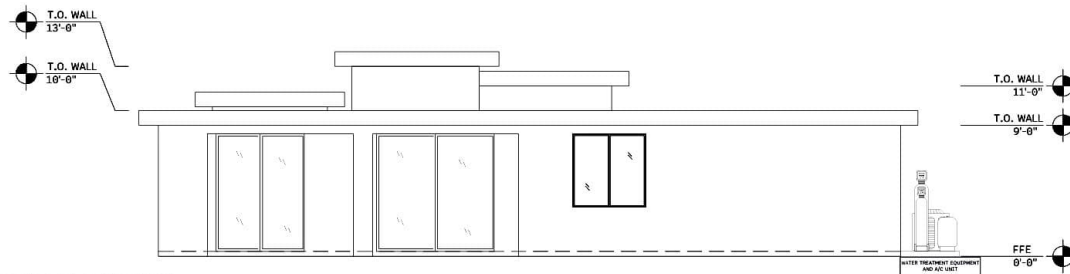
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



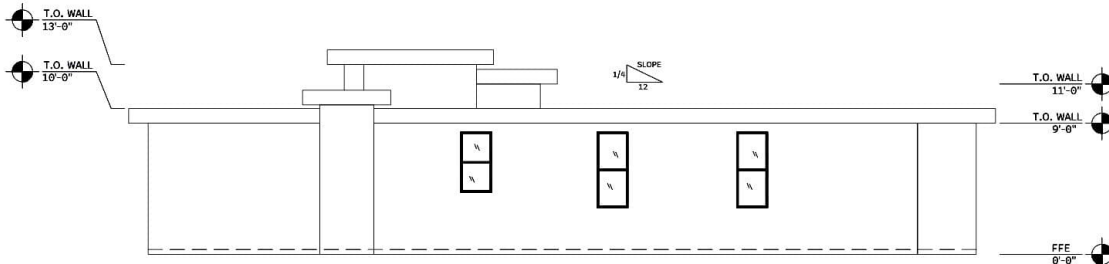
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT DATA SUMMARY

PROJECT NAME: _____
PROJECT ADDRESS: _____
PROPOSED USE: RESIDENTIAL
OWNER/CONTACT PERSON: _____ TEL: _____
ZONING: RESIDENTIAL

FBC. 1603.1.4 (CIRCLE ONE)

0.18

ENCLOSED

0.55 PARTIALLY

ENCLOSED

METHOD OF DESIGN----- ASCE 7-22
APPLICABLE CODES

RESIDENTIAL:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

ADDITIONS:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

COMMERCIAL:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

MECHANICAL:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

PLUMBING:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

FUEL GAS:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

ELECTRIC CODE:-----NEC 70/2017

FIRE CODE:-----FL. FIRE PREVENTION CODE. 2018

LIFE SAFETY:-----NFPA 101 A

ACCESSIBILITY:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

ENERGY CODE:-----FLORIDA BUILDING CODE 2023 EIGHTH EDITION

GRAVITY ROOF DESIGN

LIVE LOAD---20 PSF

DEAD LOAD---20 PSF

WIND ROOF DESIGN

DEAD LOAD---10 PSF

TOTAL LOAD---50# PSF

COMPLIANCE STATEMENT

THESE PLANS HAVE BEEN PREPARED
IN COMPLIANCE WITH THE FLORIDA
BUILDING CODE 2023 EIGHTH
EDITION SECTION 1609, FOR THE
DESIGN WIND PRESSURE GENERATED
BY A DESIGN WIND VELOCITY OF 160
M.P.H.

GRAVITY LOADS WERE TAKEN INTO
ACCOUNT DURING THE DESIGN
PROCESS OF THIS PROJECT.



| No. | Revision/Issue | Date |
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PROJECT NAME AND ADDRESS:

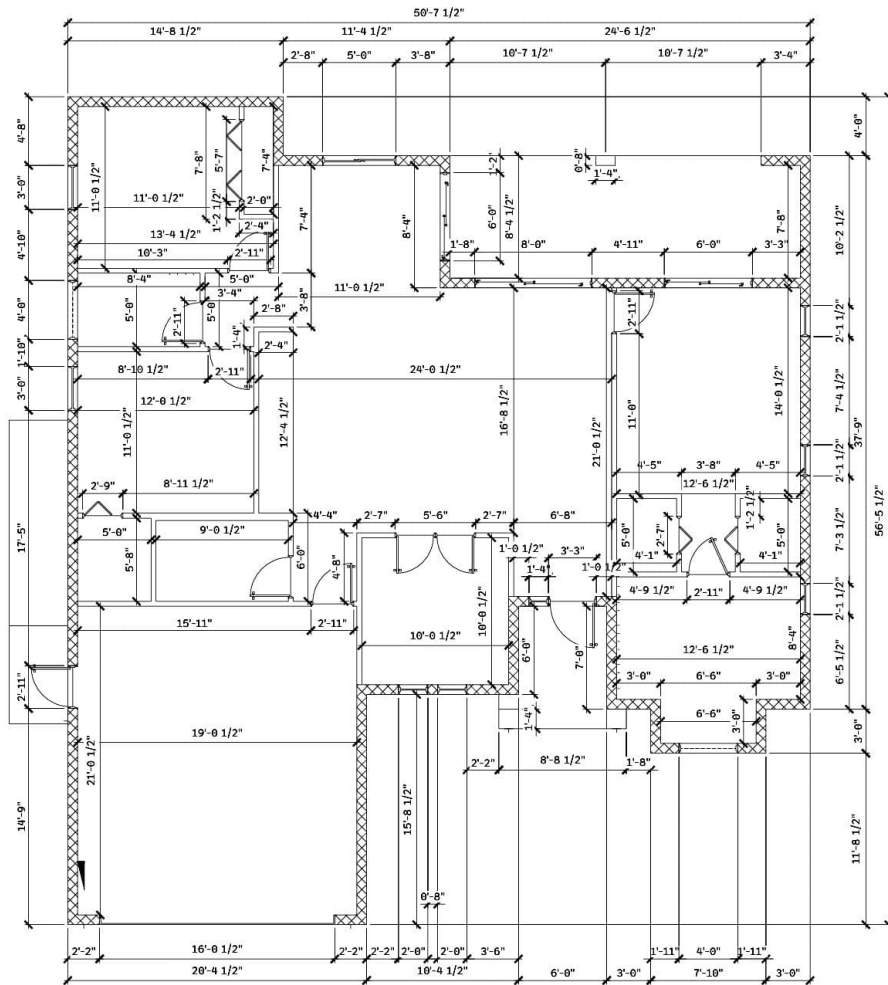
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1/4" = 1'-0"

SHEET:

A1



DIMENSION PLAN
SCALE: 1/4" = 1'-0"

NOTE:

SEPARATE GARAGE FROM THE RESIDENCE AND ITS ATTIC WITH 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
1-3/8" S.C. OR H.C. HONEYCOMB CORE STEEL DOOR, 20 MINUTE FIRE-RATED AND SELF CLOSING DOOR TO BE USED BETWEEN GARAGE AND RESIDENCE.

R703.1.1 SOFFIT COMPLIANCE STATEMENT

ALL SOFFIT SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE SPECIFIED IN TABLE R301.2 (2) FOR WALLS

SQUARE FOOTAGE

| | |
|--------------|--------------|
| LIVING | 1,597 |
| ENTRY | 55 |
| GARAGE | 439 |
| LANAI | 205 |
| TOTAL | 2,296 |

GENERAL NOTES

- ALL NEW CONSTRUCTION AND/OR DEMOLITION SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS TO INCLUDE ALL STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ACT, FIRE PROTECTION ASSOCIATION, ETC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE GOVERNING BODIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF SAME IF, AT ANY TIME DURING CONSTRUCTION DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ARCHITECT/ENGINEER AFTER SIGNING THE CONTRACT, NO EXTRAS WILL BE ALLOWED FOR CONDITIONS THAT WERE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER.
- ANY CHANGES MADE BY THE GENERAL CONTRACTOR WHICH DEVIATE FROM THE CONSTRUCTION DOCUMENTS MUST BE REPORTED TO THE ARCHITECT/ENGINEER.
- THE ARCHITECT/ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE GENERAL CONTRACTOR SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL DETAILS AND SECTIONS IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL OR NOTE IS INDICATED.
- IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS TO PRODUCE A COMPLETE AND FINISH PROJECT, ANY ITEM REQUIRED TO COMPLETE THE PROJECT NOT SPECIFICALLY INDICATED, BUT GENERALLY UNDERSTOOD TO BE REQUIRED TO COMPLETE THE PROJECT, SHALL BE A PART OF THE CONSTRUCTION DOCUMENTS.
- DO NOT SCALE THE DRAWINGS CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS. SHOULD THERE BE ANY INCONSISTENCIES NOTIFY THE ARCHITECT. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- FINISH MATERIALS, COLORS, PATTERNS, AND TEXTURES SHALL BE COORDINATED WITH OWNER.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BEFORE COMMENCING JOB. CONTRACTOR TO PROVIDE PROPER PRECAUTIONS TO PROTECT ALL UNDERGROUND UTILITY LINES AND EXISTING LANDSCAPE, CONTRACTOR TO BE RESPONSIBLE FOR ALL DAMAGE DURING CONSTRUCTION TO VEGETATION, SITE WORK, AND UTILITY LINES.
- EACH SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES ON THE JOB SITE AND SHALL CLEAN UP THE SITE AT THE END OF EACH PHASE.
- ALL WOOD THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL EXPOSED WOOD SHALL BE SQUARED EDGE SELECT.
- NEW ROOF TRUSSES SHALL BE PRE ENGINEERED AND PRE MANUFACTURED BY A TRUSS COMPANY. THE CONTRACTOR WILL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- ALL METALS HAVE GALVANIZED FINISH.
- ALL REINFORCED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE OF 2,500 PSI.
- CONTRACTOR TO VERIFY ROUGH MASONRY OPENINGS, WITH WINDOW MANUFACTURER PRIOR TO FRAMING OUT WINDOW OPENINGS.
- CORNER BEADS AND CASING BEADS SHALL BE APPLIED TO ALL CORNERS AND EDGES TO PRODUCE STRAIGHT, TRUE LINE CORNERS.
- PROVIDE CONTINUOUS BEAD OF SEALANT/CAULKING AROUND EXTERIOR/INTERIOR PERIMETERS OF ALL DOORS AND WINDOWS.
- VERIFY FIELD EXISTING CONDITIONS.
- ALL RAINWATER AND OTHER LIQUID WASTES SHALL BE DISPOSED UPON PREVIOUS GROUND WITHIN THE PROJECTS PROPERTY LIMITS, AND SHALL NOT FLOW OR CROSS ANY ADJOINING PUBLIC PROPERTY.
- ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS SET FORTH IN TABLE 49-R2 OF THE FLORIDA BUILDING CODE.
- THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN AND ORDERLY MANNER BY REMOVING ALL DEBRIS, ETC. AT THE END OF THE PROJECT.
- 1407.6 (A) SIGN REQUIRED: PROVIDE A PERMANENT SIGN IN A READILY VISIBLE LOCATION WITHIN THE GARAGE ON THE INSIDE FACE OF ANY ONE DOOR TO THE OUTSIDE OF THE ENCLOSURE READING.



| No. | Revision/Issue | Date |
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PROJECT NAME AND ADDRESS:

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| DATE: | SHEET: |
| SCALE: | A2 |
| 1/4" = 1'-0" | |



NOTED PLAN
SCALE: 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE

| MARK | CODE | WIND.& DOOR SIZE | TYPE | DESIGN PRESSURE | HEAD HEIGHT | OPENING DIMENSION | | WINDBORNE DEBRIS PROT. | MANUF. NOA/FL# |
|------|------|------------------------|---------|--------------------|----------------|----------------------|---------|------------------------------|-------------------|
| | | | | | | WIDTH | HEIGHT | | |
| W01 | 5216 | 52"X16" | TRANSOM | +27.6/-36.9 | PER ARCH | 54" | 18" | IMPACT | FL#243.2 |
| W02 | 2068 | 24"X80" | FIXED | +26.0/-33.7 | PER ARCH | 26-3/4" | 82" | IMPACT | FL#242.4 |
| W03 | 25 | 36"X62" | SH | +26.8/-35.3 | PER ARCH | 37-3/4" | 63" | IMPACT | FL#239.2 |
| W04 | 4816 | 48"X16" | FIXED | +27.6/-36.9 | PER ARCH | 50" | 18" | IMPACT | FL#243.2 |
| W05 | 5050 | 60"X60" | HR | +25.9/-33.7 | PER ARCH | 60-3/4" | 60" | IMPACT | FL#242.4 |
| W06 | H35 | 25.5"X62" | SH | +27.3/-36.4 | PER ARCH | 27-1/4" | 63" | IMPACT | FL#239.2 |
| W07 | H34 | 25.5"X62.625" | SH | +27.6/-36.9 | PER ARCH | 27-1/4" | 50-5/8" | IMPACT | FL#239.2 |
| W08 | 4818 | 48"X18" | FIXED | +27.6/-36.9 | PER ARCH | 50" | 20" | IMPACT | FL#243.2 |

DOOR SCHEDULE

| | | | | | | | | | |
|-----|------|----------|-----------|-------------|----------|------|-----|--------|-----------|
| D01 | 3080 | 52"X96" | EXT. DOOR | +25.4/-32.5 | PER ARCH | 54" | 98" | IMPACT | FL#253.4 |
| D02 | 1880 | 192"X96" | GARAGE | +23.0/-27.8 | PER ARCH | 192" | 96" | IMPACT | FL#697.1 |
| D03 | 2868 | 32"X80" | STANDARD | +26.6/-34.9 | PER ARCH | 34" | 82" | IMPACT | FL#3905.1 |
| D04 | 6080 | 72"X96" | SGD | +24.8/-31.3 | PER ARCH | 74" | 98" | IMPACT | FL#251.4 |
| D05 | 8080 | 96"X96" | SGD | +24.3/-30.3 | PER ARCH | 98" | 98" | IMPACT | FL#251.4 |

DENOTE: (E) EGRESS WINDOW OR DOOR

(W01) D01

FBC. ENERGY CONSERVATION: R402.1.1 NOTES
WINDOWS MUST COMPLIANCE TO SOLAR HEAT
GAINS COEFFICIENT (SHGC) VALUE EQUAL TO
OR LESS THAN 0.25CAND U-FACTOR VALUE
LESS THAN OR EQUAL TO 0.75

NOTE:
ALL WINDOWS, DOORS, GARAGE DOOR FL.
APPROVAL # AND APPLIED LOAD PSF. AS PER
MANUFACTURERS SPECS

WALL PLASTERING AS PER FBC. 2023 RES. SECTION R703.6

R703.6.1 EXTERIOR USE OF PORTLAND
CEMENT PLASTER SHALL COMPLY WITH THE
APPLICATION REQUIREMENTS OF ASTM C926
R703.6.2 INSTALLATION OF EXTERIOR
LATHING SHALL COMPLY WITH THE
APPLICATION REQUIREMENTS OF ASTM
C1063

R703.6.3 WHERE CEMENT PLASTER (STUCCO)
IS TO BE APPLIED TO LATH OVER FRAME
CONSTRUCTION, MEASURES SHALL BE TAKEN
TO PREVENT BONDING BETWEEN THE CEMENT
PLASTER AND THE WATER-RESISTIVE
BARRIER. A BOND BREAK SHALL BE PROVIDED
BETWEEN WATER-RESISTIVE BARRIER AND
THE CEMENT PLASTER (STUCCO) CONSISTING
OF ONE OF THE FOLLOWING:
1- TWO LAYERS OF AN APPROVED
WATER-RESISTANT MATERIAL AND OR
2- ONE LAYER OF AN APPROVED
WATER-RESISTANT BARRIER OVER AN
APPROVED PLASTIC HOUSE WRAP AND OR
3- OTHER APPROVED METHODS OR
MATERIALS IN ACCORDANCE WITH THE
MANUFACTURER'S INSTALLATION
INSTRUCTION

PROVIDE 3/4" CDX. EXTERIOR GRADE
PLYWOOD W/ 15# FELT AND TYVEK AND
WIRE LATH AND STUCCO FINISH
PROVIDE MATERIAL VAPOR RETARDER
CLASS, AS PER FBC. 2023 SECTION
R702.7.2 USE R-115
BOTH SIDES OF FRAME WALL DOWN AND
INSIDE OF ARCH.

WINDOW & DOOR FLASHING: FBC. R703.8 NOTES BLOCK APPLICATION

1- APPLY VULKEM 350 LIQUID
POLYURETHANE SEALER TO WINDOW
OPEN AND 6" BEYOND ON EXTERIOR.
2- SET WINDOW IN VULKEM 116
POLYURETHANE SEALANT.
3- CAULK EDGE OF WINDOW FLANGE
TO OPENING WITH 116
POLYURETHANE.

FRAME APPLICATION
1- APPLY VULKEM 350 POLYURETHANE
SEALER TO WINDOW OPENING AND 6"
BEYOND ON EXTERIOR.
2- SET WINDOW IN VULKEM 116
POLYURETHANE SEALANT
3- APPLY PEEL AND STICK TO ENTIRE
WALL, INCLUDING NAIL FIN. PEEL
AND STICK TO BE APPLIED WITH
(SHINGLE STYLE) OVERLAP.
4- CAULK EDGE OF WINDOW FLANGE
TO OPENING WITH 116
POLYURETHANE

DOOR APPLICATION
1- SIMILAR APPLICATION WITH
VULKEM 350 LIQUID POLYURETHANE
SEALER, PROVIDING PAN EFFECT AT
DOOR SILL.



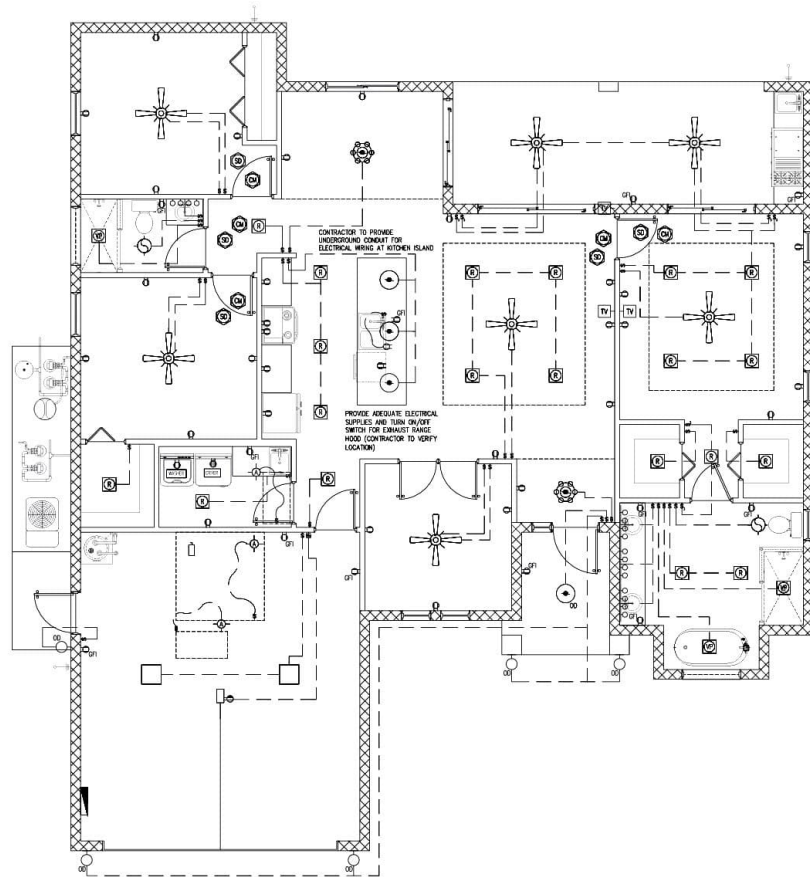
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PROJECT NAME AND ADDRESS:

DATE:
SCALE:
1/4" = 1'-0"

SHEET:

A3



ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

| ELECTRICAL KEY | |
|----------------|----------------------------|
| | DUPLEX OUTLET |
| | 110V SPLIT SWITCHED OUTLET |
| | FLOOR OUTLET |
| | GROUND FAULT OUTLET |
| | WEATHER PROOF OUTLET |
| | 220V OUTLET |
| | RECEPTACLE |
| | EXHAUST FAN |
| | EXHAUST FAN/LIGHT |
| | HEAT/LIGHT & EXHAUST FAN |
| | RECESSED CAN LIGHT |
| | EYEBALL LIGHT |
| | VAPOR PROTECTED LIGHT |
| | CEILING LIGHT |
| | OUTSIDE WALL LIGHT |
| | CHANDELIER |
| | PENDANT LIGHT |
| | SINGLE SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | DIMMER SWITCH |
| | JUNCTION BOX |
| | CABLE T.V. JACK |
| | BUTTON |
| | PHONE JACK |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | ELECTRICAL PANEL |
| | DISCONNECT SWITCH |
| | ELECTRIC METER |
| | DIRECT WIRE |
| | 1 BULB FLOURESCENT |
| | FLUSH LED |
| | VANITY LIGHTS |
| | FLOOD LIGHT |
| | CHIMES |
| | GARAGE DOOR OPENER |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |

| ELECTRICAL NOTES: | |
|--|--|
| 1. | ALL ELECTRICAL WORK MUST MEET 2017 NEC. |
| 2. | RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET, NO SPACES FURTHER APART THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES. |
| 3. | ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS. |
| 4. | OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC. |
| 5. | PROVIDE COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS POWERED BY HOUSE ELEC. WITH BATTERY MONITORED BACKUP, SHALL BE INSTALLED IN EACH SLEEPING ROOM 3'-0" FROM DUCT OPENING AND IN THE HALL OR IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON THE HIGHEST CEILING POINT OF EACH ADDITIONAL STORY OF THE RESIDENCE. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THE ACTIVITY OF ANY ONE DEVICE WILL CAUSE ALL TO SOUND. |
| 6. | SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH (TYPICAL). |
| 7. | OUTLET BOXES TO BE INSTALLED 18" ABOVE FINISH FLOOR TO CENTER OF BOX (TYPICAL). BOXES TO BE METAL OR U.L. APPROVED PLASTIC. |
| 8. | AT LEAST 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS, CONFORM TO NEC ART 220-30. |
| 9. | ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING. |
| 10. | PROVIDE A 200A ELECTRICAL SERVICE PANEL WITH METER EQUIPMENT. |
| 11. | PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED. |
| 12. | PROVIDE G.F.I. OUTLET AT KITCHEN & BATHROOM COUNTER TOP AREAS, WHERE REQUIRED. |
| 13. | PROVIDE NEED CONNECTION FOR GARAGE DOOR OPENER(S). |
| 14. | PROVIDE NEED CONNECTIONS FOR ALL KITCHEN APPLIANCES. |
| 15. | PROVIDE NEED CONNECTIONS FOR MECH. EQUIPMENT. |
| 16. | ALL RECESS CANS SHALL BE IC RATED. |
| 17. | ALL BATH OUTLETS ARE TO BE ON AT LEAST ONE SEPERATE 20 AMP GFI PROTECTED CIRCUIT. |
| ARC-FAULT CIRCUIT INTERRUPTER (AFCI) AS PER 2017 NATIONAL ELECTRIC CODE SECTION 210.12 | |

| GENERAL NOTES: | |
|--|--|
| THIS IS A SCHEMATIC PLAN, EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR, INTERIOR DESIGNER/OWNER OR AS CODE REQUIRES, UNLESS A SPECIFIC LOCATION IS NOTED. | |
| THE GHOSTED FLOOR PLAN IS FOR REFERENCE ONLY, NOT TO BE REFERRED TO FOR ANY STRUCTURAL CHANGES. | |
| MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES, ETC... | |
| ALL OUTLETS ABOVE COUNTER HEIGHT IN KITCHEN AND BATHROOMS TO BE G.F.I. TYPE AS PER LOCAL CODES. | |
| VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT ETC. BY HOLDING AN ELECTRICAL WALKTHROUGH ON BUILDING SITE ONCE FRAMING IS COMPLETED. | |
| LANDSCAPING LIGHTS ARE NOT INDICATED ON PLANS. PROVIDE FOR LANDSCAPING LIGHTS TO BE SWITCHED AS SHOWN COORDINATE ALL WORK WITH BUILDING CONTRACTOR. | |

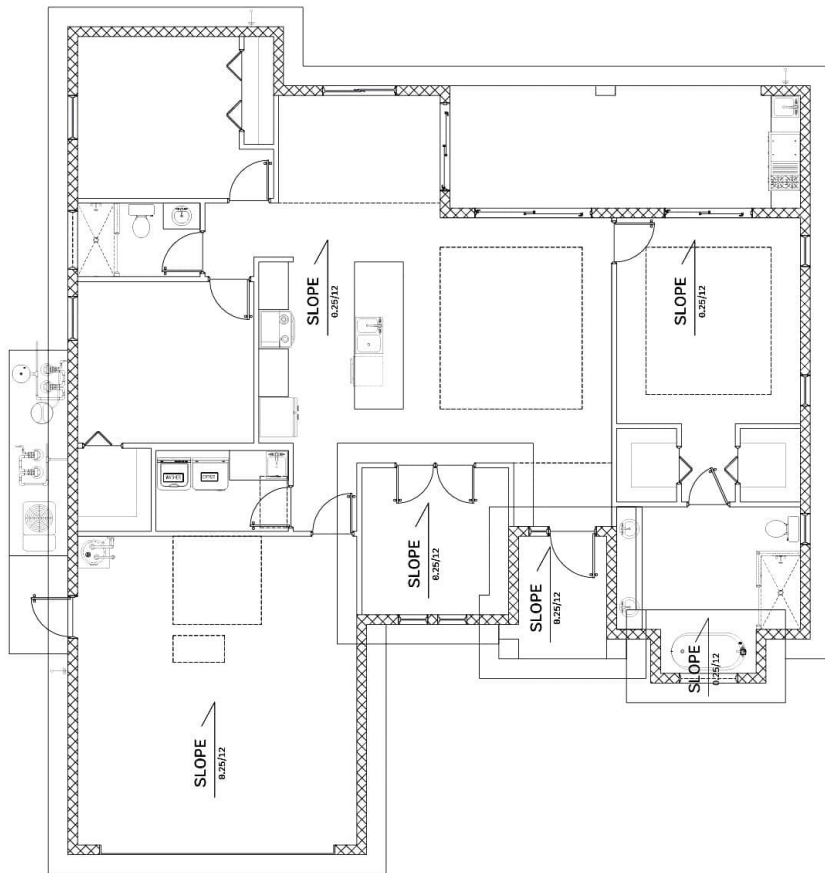


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PROJECT NAME AND ADDRESS:

DATE: _____
SCALE: 1/4" = 1'-0"
SHEET: A4



ROOF PLAN
SCALE: 1/4" = 1'-0"

| No. | Revision/Issue | Date |
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| 1. | | xx/xx/xx |
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PROJECT NAME AND ADDRESS:

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| DATE: | SHEET: |
| SCALE: 1/4" = 1'-0" | A5 |