STRUCTURAL ENGINEER

FOREFRONT
Service Beyond Design
ARCHITECTURE+ENGINEERING
License No. AR98800 License No. CA30900

1

BUILDING CODE ANALYSIS

CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE:

- GOVERNING MUNICIPAL AND REGULATORY AGENCIES
- LOCAL, STATE AND FEDERAL BODIES
- FLORIDA BUILDING CODE, BUILDING, 7TH EDITION (2020).

IT IS UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE AUTHORITY HAVING JURISDICTION. IN NO CASE SHALL WORK BE PERFORMED WITHOUT THE REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY.

2020 FLORIDA BUILDING CODE, 7th EDITION FOR THE FOLLOWING DISCIPLINES:

BUILDING
PLUMBING
MECHANICAL
FUEL GAS
FLORIDA ACCESSIBILITY
ENERGY CONSERVATION

FLORIDA FIRE PREVENTION CODE 7th EDITION (ADOPTED DECEMBER 31, 2020)

NFPA 101 LIFE SAFETY CODE 2018 EDITION BASED ON NFPA 1 FIRE CODE, DATED 2018 EDITION

NATIONAL ELECTRIC CODE NFPA-70 2017

AREA COMPUTATION - C

NAME	AREA	SPACE
FIRST FLOOR LIVING	1908	CONDITIONED
	1908	
ENTRY	28	UNCONDITIONED
GARAGE	401	
LANAI	85	
	514	
	2422	

LOT INFORMATION

COMMUNITY:	BRYSTOL AT WYLDER
LOT:	406
ADDRESS:	TBD
COUNTY:	CITY OF PORT ST. LUCIE
WIND SPEED:	165
EXPOSURE:	C

Meritage
HOMES

ELEVATION C

SHEET LIST TABLE

SHEET #	SHEET TITLE	REV NO	REV DATE
A000	COVER SHEET	1	02/16/23
A101	FIRST FLOOR PLAN	0	00/00/00
E101	FIRST FLOOR ELECTRICAL PLAN	1	02/16/23
A201	FRONT & REAR ELEVATIONS	0	00/00/00
A202	LEFT & RIGHT ELEVATIONS	0	00/00/00
A300	ROOF PLAN	0	00/00/00
M100	HVAC PLAN	0	00/00/00
P100	PLUMBING PLAN	0	00/00/00
AD01	WALL SECTIONS	0	00/00/00
AD02	ARCHITECTURAL DETAILS	0	00/00/00
AD03	ARCHITECTURAL DETAILS	0	00/00/00
AD04	ARCHITECTURAL DETAILS	0	00/00/00
AD05	ARCHITECTURAL DETAILS	0	00/00/00
AD06	ARCHITECTURAL DETAILS	0	00/00/00
AD07	ARCHITECTURAL DETAILS	0	00/00/00
AD08	ARCHITECTURAL DETAILS	0	00/00/00
AD09	ARCHITECTURAL DETAILS	0	00/00/00
S001	STRUCTURAL GENERAL NOTES	1	02/16/23
S002	STRUCTURAL GENERAL NOTES	1	02/16/23
S101	FOUNDATION PLAN	0	00/00/00
S202	ROOF FRAMING PLAN	0	00/00/00
SD100	GENERAL DETAILS	0	00/00/00
SD110	CHARTS & SCHEDULES	0	00/00/00
SD200	FOUNDATION DETAILS - S.O.G.	0	00/00/00
SD400	FRAMING DETAILS - ROOF	0	00/00/00
FPA-1	SOFFIT DETAILS	0	00/00/00
SC01	SALES CENTER	1	02/16/23
SC02	SALES CENTER	0	00/00/00
SC03	SALES CENTER	1	02/16/23
SC04	SALES CENTER	0	00/00/00
SC05	SALES CENTER	1	02/16/23

THE ELECTRONIC SEAL PLACED ON THESE DOCUMENTS DOES NOT APPLY TO THE FOLLOWING PAGES:
E101
M101
P101

REVISION TABLE

REV #	REV DATE	REV DESCRIPTION
1	02/16/23	ADDRESS CITY COMMENTS

REVISION	
1	02/16/23

ARCHITECTURE + ENGINEERING
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P: 888-850-FFAE (3323)
www.forefrontae.com

FOREFRONT
Service Beyond Design

SEAL

4M10 - CORSICA
40' SERIES 1MU
COVER SHEET

Meritage Homes Inc.
1400 CENTREPARK BLVD.
WEST PALM BEACH, FL 33401
561-847-7512

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB #: 19-09561
DATE: 07/19/19

A000

J:\Meritage - South Florida\Lots\Brystol at Wylder\Lot 406\22-18732-01\Dwgs\Sheets\Architectural\A000 ; Plot Date: Thursday, February 16, 2023,11:47:18 AM; Plotted By: clarissas

IF PRINTED ON 11X17 SCALE IS HALF THE SIZE NOTED.

					MAIN HOUSE PANEL BOX						
LOAD	EQUIPMENT	POLE	BKR	WIRE	CIRC	CIRC	WIRE	BKR	POLE	DESCRIPTION	LOAD
1000	A/C HEAT UNIT NO. 1	2	60	6	1	2	12	20	1	DISHWASHER	1500
					3	4	12	20	1	DISPOSAL	900
1500	SMALL APPL. (GFI)	1	20	12	5	6	12	20	1	WASHER	1500
1500	SMALL APPL. (GFI)	1	20	12	7	8	12	20	1	GARAGE DOOR OPENER	600
830	REFRIGERATOR	1	20	12	9	10	14	15		GEN. LIGHTING & RECEPT.	
	SPARE				11	12	14	15		GEN. LIGHTING & RECEPT.	
900	MICROWAVE	1	20	12	13	14	14	15		GEN. LIGHTING & RECEPT.	
5000	DRYER	1	20	12	15	16	14	15		GEN. LIGHTING & RECEPT.	
4500	WATER HEATER	2	25	10	17	18	14	15		GEN. LIGHTING & RECEPT.	
	EXIT/EMERGENCY LTS	1	15	14	19	20	14	15		GEN. LIGHTING & RECEPT.	
					21	22	6	50	2	RANGE	8500
					23	24					
24230	LOAD LEFT SIDE									LOAD RIGHT SIDE	13000
										TOTALS	
	GENERAL LIGHTS		2409	@	3	W				7227	
	NAMEPLATE RATING									37230	
	TOTAL WATTS LESS A/C									44457	
	FIRST 10000 W @ 100%									10000	
	REMINDER @ 40%									13782.8	
	A/C UNITS LOAD @ 65%									6500	
	TOTAL PANEL LOAD		30282.8	WATTS	/	240 V				126.1783	
	MIN. PANEL BOX SIZE		150 AMP		LICENSED ELECTRICIAN TO VERIFY ALL LOADS AND MODIFY AS NEEDED.						

1

SMOKE ALARMS AND CARBON MONOXIDE PROTECTION

MAKE / MODEL INFORMATION:

SMOKE DETECTOR:	Kidde FireX	MODEL: #i4618
SMOKE / CARBON COMBO:	Kidde FireX	MODEL: #KN-COSM-IBA

SMOKE DETECTORS ARE REQUIRED IN ALL DWELLINGS. EACH SLEEPING AREA IS REQUIRED TO HAVE A SMOKE DETECTOR INSIDE AND ONE SMOKE DETECTOR OUTSIDE OF EVERY SLEEPING AREA. EACH LEVEL OF A RESIDENCE, INCLUDING BASEMENTS, MUST HAVE SMOKE DETECTORS LOCATED NEAR THE STAIRS TO THE LEVEL ABOVE.

EACH DWELLING HAVING A FOSSIL-FUEL BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE MUST ALSO BE EQUIPPED WITH CARBON MONOXIDE ALARMS. THESE ALARMS MUST BE LOCATED WITHIN TEN FEET OF ROOMS USED FOR SLEEPING PURPOSES AND AT ALL CHANGE IN ELEVATIONS. COMBINATION SMOKE/CARBON MONOXIDE DETECTORS MAY BE USED IN THESE LOCATIONS. THESE COMBINATION DETECTORS MUST BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

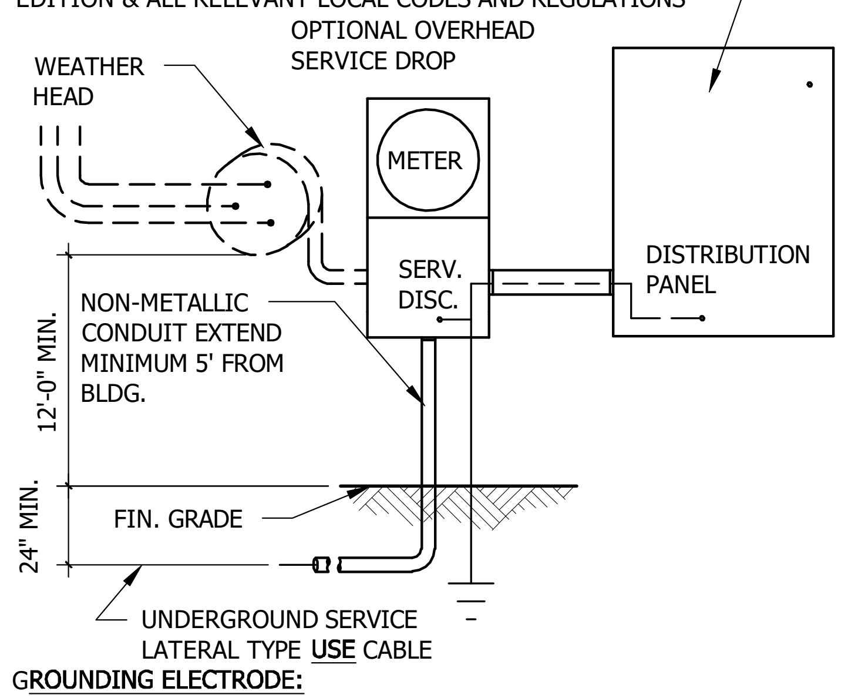
DETECTOR SHALL BE HARD WIRED (110VOLT TYPE) TO A NON-SWITCHABLE SOURCE WITH ONLY AN OVER CURRENT PROTECTION CIRCUIT INTERRUPTER. SMOKE/CO ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. ALL DETECTORS SHALL BE PROVIDED WITH A VISABLE "POWER ON INDICATOR" AND TEST BUTTON.

ALL SMOKE ALARMS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE - RESIDENTIAL 7TH EDITION (2020) AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

IN NO CASE SHALL MORE THAN 18 INITIATING DEVICES BE INTERCONNECTED (OF WHICH 12 CAN BE SMOKE ALARMS) WHERE THE INTERCONNECTING MEANS IS NOT SUPERVISED, THEREBY, DURING THE INSTALLATION OF THE SMOKE ALARMS WHEN MORE THAN 12 ARE REQUIRED IN THE ENTIRE HOME, THE BUILDER MAY PROVIDE A SUPERVISING STATION IN ACCORDANCE WITH NFPA 72.

MINIMUM SERVICE GROUNDING

ALL LOADS, CONDUCTOR SIZES, OVERLOAD PROTECTION, CONDUITS ETC. SHALL BE CALCULATED BY A LICENSED ELECTRICIAN. ALL MATERIALS & METHODS SHALL COMPLY w/PROVISIONS OF THE NEC-2017, NFPA 70, CURRENT EDITION & ALL RELEVANT LOCAL CODES AND REGULATIONS



GROUNDING ELECTRODE:

1) A CONCRETE ENCASED ELECTRODE CONSISTING OF FOOTING REINFORCING BAR (UFER) PER NFPA 250.52(A)(3) & AS ALSO OTHERWISE DIRECTED PER 250.52(A)
2) GROUNDING ELECTRODE CONDUCTOR CONNECT TO ELECTRODE(S) W/CODE APPROVED GROUND CLAMP

MIN. GROUND

100 AMP=#8 Cu
150 AMP=#6 Cu
200 AMP=#4 Cu

BOND TO SERVICE CAN, MAIN DISCONNECT, FOOTING STEEL, UNDER GROUND COLD WATER PIPING (IF METAL), AND GROUND ROD (IF USED.)

ELECTRICAL PLAN NOTES

ALL WORK TO BE PERFORMED I.A.W. NFPA 70-2017 ADDITION.

1. ALL LOADING/WIRE SIZING & DESIGN TO BE DETERMINED & INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR PER CODES AS STATED IN #1.
2. ALL WIRE TO BE COPPER, UNLESS SPECIFIED OTHERWISE.
3. ALL 110V, 10, 15 & 20AMP RECEPTACLES INSTALLED OUTDOORS & IN BATHROOMS, KITCHENS & GARAGES, SHALL HAVE A G.F.I. CIRCUITS PER LATEST EDITION ON THE N.E.C.
4. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. ALSO RECEPTACLES ARE TO BE TAMPER RESISTANT.
5. CONDUIT ROUTING AND DEVICE / EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
6. COORDINATE LOCATIONS OF ELECTRICAL FIXTURES, DEVICES, OUTLETS, ETC, WITH ARCHITECTURAL, PLANS ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
7. COORDINATE ALL COUNTERTOP RECEPTACLES WITH ARCHITECTURAL DETAILS PRIOR TO ROUGH-IN; LOCATE LONG AXIS VERTICALLY.
8. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION AND SIZE OF EQUIPMENT WHICH ARE PROVIDED BY OTHERS AND CONNECTED BY ELECTRICIAN.
9. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR LIGHT SWITCHES.
10. HEIGHT OF DEVICES A.F.F. SHALL BE TO CENTER UNLESS NOTED OTHERWISE. RECEPTACLES 18", LIGHT SWITCHES 48", MAIN ELECTRICAL PANEL 60"
11. ALL OVERHEAD FIXTURES ARE CENTERED IN ROOMS U.N.O.
12. COACH LIGHTS SHALL BE INSTALLED 6'-6" ABOVE GARAGE FINISHED FLOOR AND CENTERED ON RETURN WALL. OTHER EXTERIOR LIGHTS ARE TO BE INSTALLED 6'-6" AFF.

SERVICE OR FEEDER RATING (AMPERES)	MINIMUM GROUNDING ELECTRODE CONDUCTOR SIZE	
MAXIMUM LOAD (AMPS)	COOPER (AWG)	ALUMINUM (AWG)
100	8b	6c
110	8b	6c
125	8b	6c
150	1/0	2/0
175	6c	4
200	2/0	4/0
225	4d	2d
250	2d	1/0d
300	2d	1/0d
350	2d	1/0d
400	1/0d	3/0d

ELECTRICAL LEGEND

⊖	DUPLEX RECEPTACLE
⊜	220V OUTLET
⊖ GFI	GFI OUTLET
⊖ CLG	CEILING MOUNTED OUTLET
⊖ WP GFI	WEATHER PROOF GFCI OUTLET
⊘ GFI	COUNTER RECEPTACLE
◒	SWITCHABLE RECEPTACLE
⊕	QUADPLEX RECEPTACLE
⊟	FLOOR MOUNTED RECEPTACLE
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
M	GARBAGE DISPOSAL
J	JUNCTION BOX
J 220V	220V JUNCTION BOX
⊗	CEILING MOUNTED LIGHT FIXTURE (LED)
H	HANGING CEILING MOUNTED LIGHT FIXTURE (LED)
VP	V. P. CEILING MOUNTED LIGHT FIXTURE (LED)
⊢○	WALL MOUNTED LIGHT FIXTURE (LED)
P	PENDANT LIGHT (LED)
PC	PULL CHAIN LIGHT (LED)
◐	EXHAUST FAN - VENT TO EXTERIOR
⊗	EXHAUST FAN / LIGHT COMBO - VENT TO EXTERIOR
◡	WALL SCONCE
⊙ SD	SMOKE DETECTOR
⊙⬡	COMBO SMOKE & CARBON MONOXIDE DETECTOR
CH	CHIMES
B○	PUSH BUTTON (DOOR BELL)
✳	STD LIGHT BRACE FOR OPT. FAN
⏏	METER
▭	A/C DISCONNECT
◢	ELECTRICAL PANEL
⌒	ELECTRICAL WIRE
⊜ EV	EV OUTLET IN GARAGE (240 VOLT/50 AMP NEMA 14-50 EV CHARGE OUTLET. INSTALL AT 36' AFF. LEAVE 12' OF WIRE IN CHARGING UNIT).
TV	TELEVISION/CABLE CONECTION
◀	TELEPHONE CONNECTION
▶	LOW VOLT STRUCTURED PANEL
⊖ USB	USB PORT

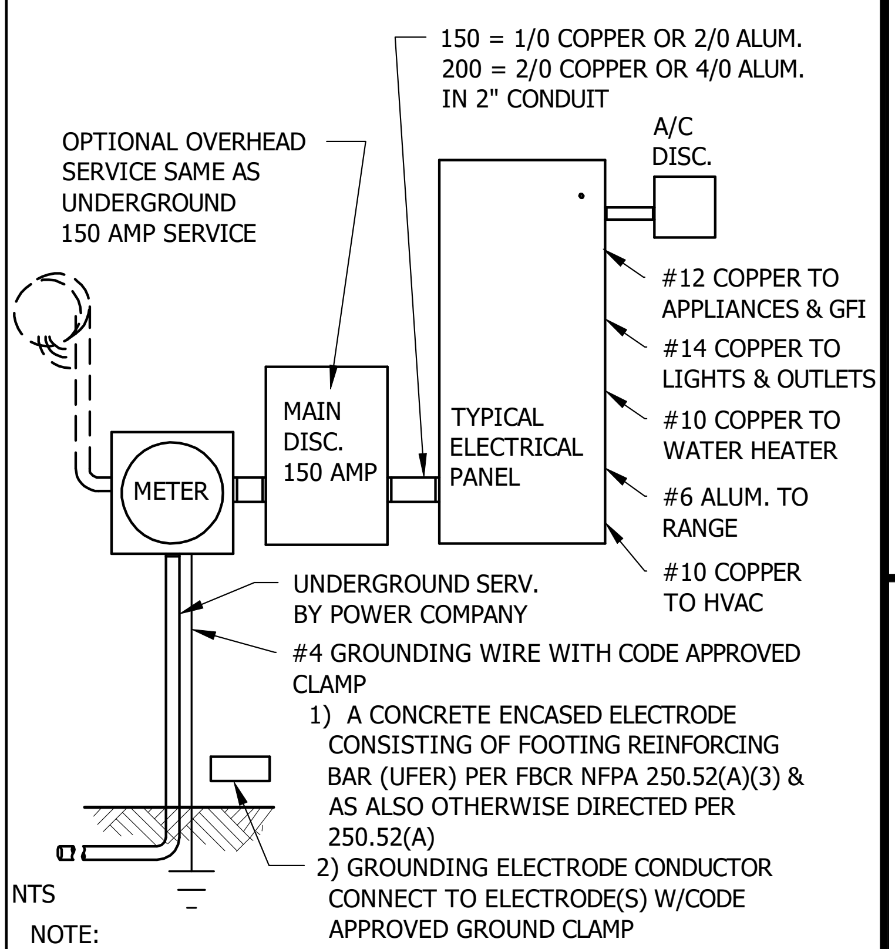
TABLE 250.66 SERVICE CONDUCTOR AND GROUNDING ELECTRODE CONDUCTOR SIZING

CONDUCTOR TYPES AND SIZES-THHN, THHW, THW, THWN, USE, RHH, RHW, XHHW, RHW-2, THW-2, THWN-2, XHHW-2, SE, USE-2. (PARALLEL SETS OF 1/0 AND LARGER CONDUCTORS ARE PERMITTED IN EITHER A SINGLE RACEWAY OR IN SEPARATE RACEWAYS)			SERVICE OR FEEDER RATING (AMPERES)	MINIMUM GROUNDING ELECTRODE CONDUCTOR SIZE
COOPER (AWG)	ALUMINUM AND COOPER-CLADALUMINUM (AWG)	MAXIMUM LOAD (AMPS)	COOPER (AWG)	COPPER(AWG)/ ALUMINUM(AWG)
250 kcmil or two sets of 2/0	350 kcmil or two sets of 4/0	300	2	SEE NOTE "F"

FOR SI: 1 INCH = 25.4 mm.

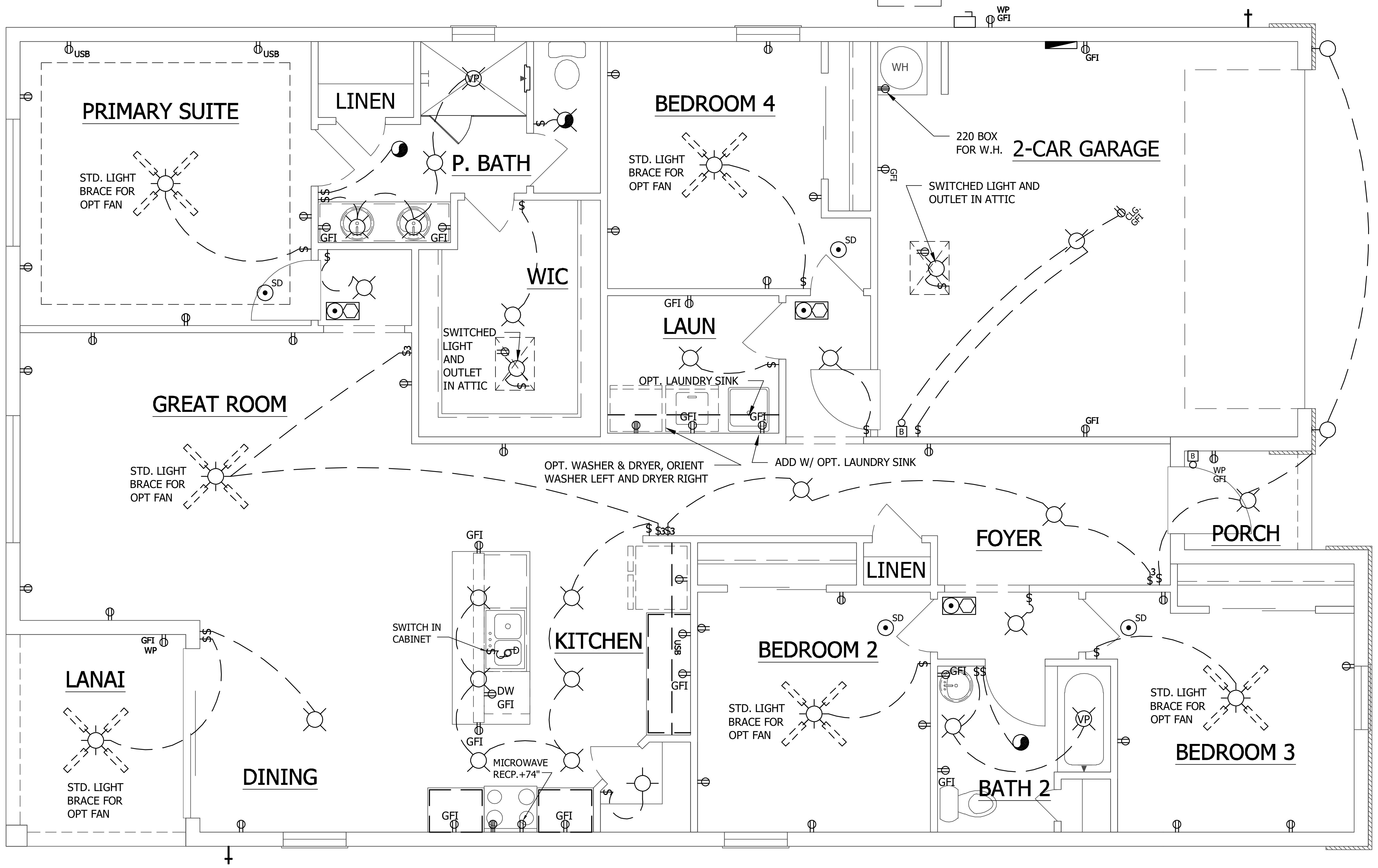
A. IF MULTIPLE SETS OF SERVICE-ENTRANCE CONDUCTORS CONNECT DIRECTLY TO A SERVICE DROP, SET OF OVERHEAD SERVICE CONDUCTORS, SET OF UNDERGROUND SERVICE CONDUCTORS, OR SERVICE LATERAL, THE EQUIVALENT SIZE OF THE LARGEST SERVICE ENTRANCE CONDUCTOR SHALL BE DETERMINED BY THE LARGEST SUM OF THE AREAS OF THE CORRESPONDING CONDUCTORS OF EACH SET.
B. WHERE THERE ARE NO SERVICE-ENTRANCE CONDUCTORS, THE GROUNDING ELECTRODE CONDUCTOR SIZE SHALL BE DETERMINED BY THE EQUIVALENT SIZE OF THE LARGEST SERVICE-ENTRANCE CONDUCTOR REQUIRED FOR THE LOAD TO BE SERVED.
C. WHERE PROTECTED BY A FERROUS METAL RACEWAY, GROUNDING ELECTRODE CONDUCTORS SHALL BE ELECTRICALLY BONDED TO THE FERROUS METAL RACEWAY AT BOTH ENDS. [250.64(E)(1)]
D. AN 8 AWG GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED WITH RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, RIGID POLYVINYL CHLORIDE (TYPE PVC) NONMETALLIC CONDUIT, RIGID THERMOSETTING RESIN (TYPE RTRC) NON METALLIC CONDUIT, ELECTRICAL METALLIC TUBING OR CABLE ARMOR. [250.64(B)]
E. WHERE NOT PROTECTED, 6 AWG GROUNDING ELECTRODE CONDUCTOR SHALL CLOSELY FOLLOW A STRUCTURAL SURFACE FOR PHYSICAL PROTECTION. THE SUPPORTS SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER AND SHALL BE WITHIN 12 INCHES OF ANY ENCLOSURE OR TERMINATION. [250.64(B)]
F. WHERE THE SOLE GROUNDING ELECTRODE SYSTEM IS A GROUND ROD OR PIPE , THE GROUNDING ELECTRODE CONDUCTOR SHALL NOT BE REQUIRED TO BE LARGER THAN 6 AWG COPPER OR 4 AWG ALUMINUM. WHERE THE SOLE GROUNDING ELECTRODE SYSTEM IS THE FOOTING STEEL AS COVERED IN SECTION E3608.1.2, THE GROUNDING ELECTRODE CONDUCTOR SHALL NOT BE REQUIRED TO BE LARGER THAN 4 AWG COPPER CONDUCTOR. [250.66(A) AND (B)]

ELECTRICAL RISER DIAGRAM



1) A CONCRETE ENCASED ELECTRODE CONSISTING OF FOOTING REINFORCING BAR (UFER) PER FBCR NFPA 250.52(A)(3) & AS ALSO OTHERWISE DIRECTED PER 250.52(A)
2) GROUNDING ELECTRODE CONDUCTOR CONNECT TO ELECTRODE(S) W/CODE APPROVED GROUND CLAMP

NOTE:
ELECTRICAL MATERIAL AND INSTALLATION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70. LOCAL CODES AND LOCAL POWER/AUTHORITY COMPANY



FIRST FLOOR ELECTRICAL PLAN - C

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

REVISION	
1	02/16/23

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SEAL

4M10 - CORSICA

40' SERIES 1MU

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JOB #: 19-09561
DATE: 07/19/19

E101

J:\Meritage - South Florida\Lots\Brystol at Wylder\Lot 406\22-18732-01\Dwgs\Sheets\MEP\E101A ; Plot Date: Thursday, February 16, 2023,11:47:21 AM; Plotted By: clarissas

ABBREVIATIONS

AB	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
ADJ	ADJACENT
AL	ALUMINUM
ARCH	ARCHITECTURAL
ATT	ATTACHED
BD	BOARD
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BLKG	BLOCKING
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CSK	COUNTERSINK
C.O.	CASED OPENING
C.T.	CERAMIC TILE
CLG	CEILING
C.M.	CROWN MOULD
C.R.	CHAIR RAIL
D	DRYER
d	PENNY
DBL	DOUBLE
DET	DETACHED
DIA	DIAMETER
DIR	DIRECTION
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
DTL	DETAIL
EA	EACH
EXP JT	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FL	FLOOR
FP	FIREPLACE
FR	FRAME
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GRADE	TOP OF FINISH GRADE
GYP	GYPSUM
HDWR	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HOR	HORIZONTAL
HR	HOUR
HDR	HEADER
HB	HOSE BIBB
ID	INSIDE DIAMETER
INS	INSULATION
INT	INTERIOR
ID	INSIDE DIAMETER

JT	JOINT
KSI	KIPS PER SQUARE INCH
LT	LIGHT
LV	LOUVER
LT	LAUNDRY TUB
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MET	METAL
(N.T.S.)	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
1/R	ONE ROD
1/S	ONE SHELF
PRCST	PRECAST
PREFAB	PREFABRICATED
PB	PARTICLE BOARD
PCBP	PORTLAND CEMENT BASED PLASTER
PL	PLATE
PNL	PANEL
PLY	PLYWOOD
PR	PAIR
PROJ	PROJECT/PROJECTED
PSI	POUNDS PER SQ. IN.
PSF	POUNDS PER SQ. FT.
PT	PRESSURE TREATED
QUAD	QUADRUPLE
REF	REFERENCE
REINF	REINFORCE-ING-ED
REQD	REQUIRED
RM	ROOM
RNG	RANGE
RGH OPNG	ROUGH OPENING
R	RISER
RND	ROUND
R.&S.	ROD AND SHELF
SCH	SCHEDULE
SHLV	SHELF
SHTHG	SHEATHING
SIM	SIMILAR
SP	SOUTHERN PINE
SPF	SPRUCE-PINE-FIR
SR	SHOWER ROD
SST	STAINLESS STEEL
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED/SUSPENSION
SGD	SLIDING GLASS DOOR
SQ	SQUARE
TB	TOWEL BAR
TP	TOILET PAPER DISPENSER
T & G	TONGUE AND GROOVE
TYP	TYPICAL
T OR TR	TREAD
TPL	TRIPLE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VP	VENT PIPE
W	WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WWF	WELDED WIRE FABRIC
W/O	WITHOUT
WDW	WINDOW

1. GENERAL REQUIREMENTS

1.1 **DESIGN CODE:**

1. TO THE BEST OF THE DESIGN PROFESSIONALS KNOWLEDGE, THESE DOCUMENTS HAVE BEEN PREPARED WITH AND ARE IN COMPLIANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE CHAPTERS 553 AND 633 OF THE FLORIDA STATUES. THESE DOCUMENTS MEET OR EXCEED THE REQUIREMENTS OF: THE FLORIDA BUILDING CODE , 7TH EDITION (2020)

1.2 **DESIGN CRITERIA:**

1. REFERENCE STANDARDS
   - A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI)318 AND 332.
   - B. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/530.1; AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE); TMS 402, 403, 404, & 602.
   - C. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318
   - D. ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE EDITIONS LISTED IN THE FLORIDA BUILDING CODE OF THE FOLLOWING REFERENCED DOCUMENTS:
     - I. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION (AFPA)
     - II. TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
     - III. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI: TPI-1 BY TRUSS PLATE INSTITUTE (TPI)
     - IV. GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI BY TPI AND WTCA).
     - V. ROOF AND WALL SHEATHING SHALL BE IN ACCORDANCE WITH APA PS 1-09.
     - VI. AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.

1.3 **DESIGN LOADS**

1. ROOF DEAD LOADS:
   - A. TOP CHORD (ROOF) 7 PSF(SHINGLE)
   - B. BOTTOM CHORD (CEILING) 10 PSF
2. ROOF LIVE LOADS: 20 PSF
3. DEAD LOAD FOR UPLIFT CALCULATION: 10 PSF(SHINGLE)
4. ATTIC LIVE LOADS:
   - A. NO STORAGE 10 PSF
   - B. LIMITED STORAGE 20 PSF
5. FLOOR DESIGN LIVE LOADS:
   - A. SLEEPING ROOM: 30 PSF
   - B. ALL OTHER ROOMS: 40 PSF
   - C. DECK: 40 PSF
6. FLOOR DESIGN DEAD LOADS: 15 PSF
7. STAIR DESIGN LIVE LOADS: 40 PSF
8. GUARDRAILS AND HANDRAILS:
   - A. INFILL COMPONENTS: 50 PSF
   - B. POINT LOAD APPLIED ANYWHERE ALONG THE TOP IN ANY DIRECTION: 200#

CURRENT RELEASE v3.3 020918

1.4 **STRUCTURE CATEGORY AND CONSTRUCTION:**

1. BUILDING RISK CATEGORY: II
2. BUILDING CONSTRUCTION TYPE: TYPE V-B
3. OCCUPANCY CLASSIFICATION: R3
4. WIND SPEED PER ASCE 7-16: 165 MPH - ULTIMATE DESIGN WIND SPEED
5. WIND SPEED PER ASCE 7-16: 116 MPH - NOMINAL DESIGN WIND SPEED
6. EXPOSURE: C
7. ENCLOSURE CLASSIFICATION: ENCLOSED
8. INTERNAL PRESSURE COEFFICIENT: +/- 0.18
9. WIND-BORNE DEBRIS ZONE: YES
10. REFER TO DRAWINGS FOR NUMBER OF STORIES AND STRUCTURE HEIGHT

1.5 GENERAL:

1. CONTRACTOR AND SUB-CONTRACTORS SHALL STRICTLY OBSERVE ALL APPLICABLE CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE DESIGN PROFESSIONAL OF RECORD OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
3. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR THE RELATED CODES.
4. CONTRACTOR SHALL FULLY REVIEW ALL ITEMS CONTAINED IN THE DRAWING AND SHALL COORDINATE ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, BOLT SETTINGS, SLEEVES, ETC.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCING.
6. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE APPLICABLE FLORIDA BUILDING CODE AND LOCAL ORDINANCES.
7. ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS NOTED IN THE DOCUMENTS SHALL BE THE LATEST ADOPTED EDITION.
8. NOTES, DETAILS, AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED 'TYPICAL' IMPLY ALL CONDITIONS TREATED SIMILARLY. CONTRACTOR SHALL MAKE MODIFICATIONS TO ACCOMMODATE MINOR VARIATIONS.
9. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR MODIFICATIONS WITHOUT EXPRESSED WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL OF RECORD.

2. SITE WORK

2.1 **SOIL:**

1. ALL WORK SHALL CONFORM TO THE FINAL GEOTECHNICAL REPORT AND FINAL GRADING PLAN ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
2. ALL SITE PREPARATORY WORK REQUIRED BY THE GEOTECHNICAL REPORT SHALL BE PRESUMED TO BE COMPLETED PRIOR TO COMMENCEMENT OF WORK.
3. IF SOILS REPORT IS NOT AVAILABLE, SOIL BEARING CAPACITY IS ASSUMED TO BE A MINIMUM OF 2000 PSF.
4. CONTRACTOR SHALL VERIFY COMPACTION REQUIREMENTS PRIOR TO THE EXECUTION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF WORK,
5. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL FREE OF ORGANIC MATTER AND COMPACTED TO 95% OF THE MODIFIED PROCTOR, UNLESS OTHERWISE STATED IN THE GEOTECHNICAL REPORT.
6. BOTTOM OF FOOTINGS SHALL BE 12 -INCHES MINIMUM BELOW FINISHED GRADE, OR AS REQUIRED BY LOCAL REQUIREMENTS.
7. NO WOOD, VEGETATION, STUMPS, CARDBOARD, CELLULOSE CONTAINING MATERIALS, OR TRASH SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING
8. WATER MANAGEMENT AT THE PERIMETER SHALL BE MAINTAINED AND SHALL INCLUDE;
   - A. CONDENSATE DRAINS AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST 1'-0" FROM BUILDING SIDEWALLS.
   - B. IRRIGATION / SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDEWALLS.

2.2 **SOIL TREATMENT PER FBC BUILDING 7TH EDITION (2020) SECTION 1805:**

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS.
2. BOXED AREAS IN CONCRETE FLOORS FOR INSTALLATION OF TRAPS, ETC.,SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS SHALL BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER INITIAL TREATMENT.
3. SOIL SHALL BE PROTECTED WITH MINIMUM 6 MIL VAPOR RETARDER FOLLOWING TREATMENT.
4. AFTER COMPLETION OF WORK, ALL LOOSE WOOD AND ORGANIC MATERIAL SHALL BE REMOVED FROM WITHIN 1'-0" OF THE BUILDING PERIMETER.
5. AT COMPLETION OF TERMITE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE SHALL STATE:
   - A. "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

3. CONCRETE

3.1 **CONCRETE:**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 2500 PSI, COMPLYING WITH ASTM C-94 UNLESS NOTED OTHERWISE IN DRAWINGS.
3. A MIX DESIGN SHALL BE SUBSTITUTED TO THE DESIGN PROFESSIONAL OF RECORD FOR ALL CONCRETE USED PRIOR TO PLACEMENT OF ANY CONCRETE.
4, MATERIALS FOR CONCRETE SHALL CONFORM TO THE FOLLOWING:
   - A. PORTLAND CEMENT - ASTM C 150
   - B. AGGREGATES:
     - I. COURSE AGGREGATE - ASTM C33
     - II. LIGHTWEIGHT AGGREGATE - ASTM C33
     - III. FINE AGGREGATE - ASTM C33
5. WATER SHALL BE CLEAN, POTABLE AND FREE OF CONTAMINANTS
6. ADMIXTURES SHALL BE AS NOTED IN THE APPROVED MIX DESIGN.

3.2 **TESTING AND SAMPLES**

1. ALL TESTING OF CONCRETE SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ASTM PROTOCOL. TEST REPORTS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL OF RECORD WITHINSEVEN-DAYS OF LABORATORY TESTING.
2. THREE (3) TEST CYLINDERS SHALL BE MADE FOR EACH DAY'S POUR, FOR APPROXIMATELY 50 YARDS OF CONCRETE PLACED.
3. SLUMP TEST SHALL BE MADE ON EACH BATCH TESTED IN ACCORDANCE WITH ASTM C143.
4. ONE CYLINDER SHALL BE BROKEN AT 7-DAYS AND ONE AT 28-DAYS. IF NO FURTHER TEST IS NEEDED, THE RESERVE CYLINDER MAY BE DISCARDED AFTER SIXTY DAYS.

3.3 **GROUT**

1. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
2. FILL CMU CELLS SOLID WITH GROUT AT ALL UNITS RECEIVING REINFORCEMENT AND AS INDICATED ON DRAWINGS.
3. FILL SOLID FIRST COURSE BELOW CHANGE IN WALL THICKNESS AND AT TOP OF ALL CMU WALLS.
4. GROUT SHALL BE PLACED FLUSH TO THE TOP OF ALL LINTELS AND BOND BEAMS.
5. CONSOLIDATE AND RECONSOLIDATE GROUT WITH VIBRATOR FOR FULL HEIGHT OF FILLED CELLS, BOND BEAMS, AND LINTELS.

3.4 **REINFORCING**

1. REINFORCING SHALL HAVE GRADE IDENTIFICATION MARKS AND SHALL CONFORM TO ASTM A615 GRADE 40 OR 60.

REINFORCING STEEL MINIMUM REQUIREMENTS

40 KSI				60 KSI			
BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK	BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK
# 4	20"	3"	10"	# 4	24"	3"	10"
# 5	25"	3-3/4"	10"	# 5	30"	3-3/4"	10"
# 6	34"	4-1/2"	12"	# 6	36"	4-1/2"	11"
# 7	42"	5-1/4"	14"	# 7	42"	5-1/4"	13"

2. REINFORCING SHALL BE FREE OF RUST, SCALE, OR OTHER BOND-REDUCING COATINGS.
3. REINFORCING SHALL BE PLACED IN CONCRETE TO PROVIDE MINIMUM COVERAGE IN ACCORDANCE WITH ACI 318, OR AS INDICATE HEREIN:
   - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3-INCHES.
   - B. CONCRETE EXPOSED TO EARTH OR WEATHER - 1 1/2-INCHES.
   - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND - 3/4-INCHES
4. ACCURATELY PLACE AND SUPPORT REINFORCING WITH CHAIRS, BAR SUPPORTS, SPACERS, OR HANGERS AS RECOMMENDED BY ACI DETAILING MANUAL.
5. PLACE ONE (1) ACI STANDARD LAP SPLICE BAR, OF THE SAME SIZE AS FOUNDATION REINFORCING, LOCATED AT THE OUTSIDE BAR OF FOUNDATION CORNERS.
6. WELDED WIRE MESH, IF USED, SHALL BE IN ACCORDANCE WITH ASTM A82 AND SHALL BE 6x6xW1.4xW1.4, UNLESS NOTED OTHERWISE ON DRAWINGS.
   - A. INSTALL WELDED WIRE MESH IN THE MIDDLE OF THE SLAB AND SUPPORT WITH APPROVED MATERIALS OR SUPPORTS AT SPACING NOT TO EXCEED3 FEET ON CENTER OR IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
   - B. LAP ALL JOINTS IN WELDED WIRE MESH 8"
7. FIBER MESH, IF USED, SHALL BE IN LIEU OF WELDED WIRE MESH AND AS SPECIFIED IN THE CONCRETE DESIGN MIX.

3.5 **PLACEMENT AND FINISHING**

1. ALL CONCRETE PLACED UNDER ROOF PROTECTION SHALL BE PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER, LAPPED 6" MINIMUM WITH ALL SEAMS TAPED, UNLESS NOTED OTHERWISE
2. PLACE ALL EMBEDDED ITEMS (ANCHOR BOLTS, DOWELS, ETC.) IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE OR DURING CONCRETING OPERATIONS.
3. PROTECT ALL CONCRETE FROM DAMAGE AFTER PLACEMENT.
4. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING.
5. CONCRETE SHALL BE PLACED WITHIN THE SLUMP LIMITS SPECIFIED IN THE DESIGN MIX.
6. WATER ADDED AT THE SITE SHALL BE KEPT TO A MINIMUM AND WITHIN THE SPECIFIED SLUMP. RUN MIXER FOR 30 REVOLUTIONS AT EIGHT TO TWELVE RPM FOLLOWING THE ADDITION OF WATER AT THE SITE.
7. CONCRETE SHALL NOT BE PLACED DURING RAIN. FOLLOWING PLACEMENT OF CONCRETE, PROTECT FROM RAIN PRIOR TO INITIAL SET.
8. PLACEMENT SHALL BE CONTINUOUS UNTIL ALL WORK IS COMPLETED.
9. DO NOT USE CONTAMINATED, DETERIORATED, OR RE-TEMPERED CONCRETE.
10. THOROUGHLY WORK CONCRETE AROUND REINFORCING BARS.
11. PLACE CONCRETE TO GRADES AND ELEVATIONS REQUIRED FOR PROJECT
12. REMOVE ALL GRADE STAKES AFTER PLACEMENT OF CONCRETE.
13. CONTRACTOR SHALL INSTALL SAW-CUT CONTROL JOINTS IN CONCRETE SLABS PER ACI 224.3R AS FOLLOWS:
    - A. PROVIDE SAW-CUT FOLLOWING FINISHING AS SOON AS CUT EDGES WILL NOT RAVEL
    - B. SAW CUTS SHALL BE A MINIMUM OF 1/8” WIDE
    - C. CUTS SHALL BE 1/4 OF SLAB DEPTH NO LESS THAN 1", WHICHEVER IS GREATER. FOR STEEL-FIBER-REINFORCED SLABS 1/3 THE SLAB DEPTH.
    - D. SAW CUTS SHALL NOT EXCEED 12 FEET IN ANY DIRECTION
    - E. LOCATE SAW CUT JOINTS:
      1. MAKE PANELS AS SQUARE AS POSSIBLE
      2. JOINT LOCATIONS SHALL NOT EXCEED 1.5 TO 1 RATIO
      3. PANELS SHALL NOT HAVE “T” OR “L” SHAPE
      4. NO RE-ENTRANT CORNERS SHALL BE ALLOWED
14. PROVIDE SURFACE FINISH REQUIRED FOR INTENDED FINAL APPLICATION.
15. SILL PLATE ANCHORS SHALL BE AS SPECIFIED IN SECTION 6.
16. CONSOLIDATE CONCRETE DURING PLACEMENT OPERATIONS.

4. MASONRY

4.1 **MATERIALS**

1. ALL HOLLOW LOAD-BEARING CONCRETE BLOCK SHALL CONFORM TO ASTM C90.
2. COMPRESSIVE STRENGTH OF ALL CONCRETE MASONRY UNITS (CMU) SHALL BE 2000 PSI MINIMUM BASED ON THE NET CROSS SECTIONAL AREA.
3. MORTAR SHALL BE TYPE S AND SHALL CONFORM TO ASTM C270.
4. GROUTING SHALL BE AS SPECIFIED IS SECTION 3.3.

4.2 **EXECUTION**

1. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN FULL SETTING BED.
2. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE ON DRAWINGS.
3. OVER ALL MASONRY OPENINGS IN WALLS, PROVIDE PRE-CAST LINTELS, CAST-IN-PLACE CONCRETE TIE-BEAMS, BOND BEAMS OR OTHER HEADERS AS INDICATED ON DRAWINGS.
   - A. LINTELS AND BOND BEAMS SHALL BE REINFORCED AND FULLY GROUTED SOLID UNLESS OTHERWISE INDICATED ON DRAWINGS,
   - B. TIE-BEAMS SHALL BE REINFORCED AND POURED SOLID WITH CONCRETE.
   - C. VERTICAL REINFORCING AT OPENINGS SHALL BE AS INDICATED ON DRAWINGS
4. VERTICAL FILLED CELLS SHALL MEET THE FOLLOWING:
   - A. HAVE A MINIMUM OF ONE (1)#5 REBAR, LAPPED AND TIED FOR FULL LENGTH OF FILLED CELL.
   - B. VERTICAL REINFORCING SHALL BE LAPPED AND TIED TO FOUNDATION DOWEL EMBEDDED IN FOOTING.
   - C. TERMINATE VERTICAL REINFORCING AT THE TOP WITH A STANDARD ACI HOOK LAPPED AND TIED TO HORIZONTAL REINFORCING IN BOND BEAM, TIE-BEAM, OR LINTEL.
   - D. REFER TO SECTION 3 FOR GROUT AND REINFORCING REQUIREMENTS
5. PROVIDE TEMPORARY BRACING FOR ALL CMU WALLS AND STEMWALLS DURING CONSTRUCTION.
6. PROVIDE MASONRY CONTROL JOINTS AS REQUIRED BY ACI530.
7. IF DOWELS ARE MISPLACED OR MISSING, THE FOLLOWING REMEDIAL ACTION MAY BE TAKEN, AS APPROPRIATE:
   - A. IF THE WALL HAS NOT BEEN BUILT: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE CORRECT LOCATION. INSTALL A 36" LONG #5 REBAR WITH SIMPSON TYPE "SET-XP" EPOXY. FOLLOW THE MANUFACTURER'S REQUIREMENTS REGARDING CLEANING THE HOLE AND MIXING THE EPOXY.
   - B. IF THE WALL HAS BEEN BUILT: PRIOR TO LINTEL POUR, OPEN THE WALL AT THE CORRECT LOCATION APPROX. 16" HIGH AND 4" WIDE AT THE FLOOR. DRILL AND EPOXY A REBAR AS DESCRIBED ABOVE. LAP VERTICAL STEEL TO THE TIE OR BOND BEAM. FORM WALL AND POUR SOLID WITH GROUT.

5. METALS

5.1 **MATERIALS**

1. ALL STRUCTURAL PLATES, CHANNELS, AND MISCELLANEOUS METALS SHALL BE IN ACCORDANCE WITH ASTM A36.
2. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM A992.
3. ALL ANCHOR BOLTS AND THREADED RODS SHALL BE A MINIMUM GRADE A307STEEL.
4. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

5.2 **EXECUTION**

1. INSTALL METALS AS DETAILED ON DRAWINGS.
2. STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN,FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING AS ADOPTED BY THE A.I.S.C.
3. ALL STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER. TOUCH UP ALL FIELD WELDS AND DAMAGED AREAS.

6. WOOD FRAMING AND PRE-ENGINEERED WOOD TRUSSES

6.1 LUMBER

1.1 MATERIAL

1. ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND CODES INDICATED IN THE DESIGN CRITERIA:
2.. LUMBER SHALL BE IN ACCORDANCE WITH NATIONAL GRADING RULES AND SHALL BEAR GRADE STAMP OF SPIB, OR OTHER ASSOCIATION RECOGNIZED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
3. LUMBER 2-INCH OR LESS IN NOMINAL THICKNESS SHALL NOT EXCEED 19%MOISTURE CONTENT AT TIME OF INSTALLATION AND SHALL BE STAMPED "S-DRY", "K-D", OR "MC15". ALL LUMBER SHALL BE S4S.
4. ALL ROOF FRAMING MEMBERS ABOVE THE CEILING LINE SHALL BE SOUTHERN PINE #2 GRADE, OR BETTER.
5. INTERIOR BEARING AND EXTERIOR WOOD FRAMED WALLS SHALL BE SPF #2, OR BETTER, UNLESS NOTED OTHERWISE ON DRAWINGS.

6. INTERIOR NON-BEARING WALLS MAY BE 2x WOOD OR METAL STUDS @ 16" O.C. OR 24" O.C. .

1.1.1 **PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY**

1. PER FBC R 317.1 THROUGH 317.4

1.2 **EXECUTION**

1. WOOD FASTENING SHALL BE SPECIFIED IN THE DRAWINGS. FASTENING NOT SPECIFICALLY IDENTIFIED ON DRAWINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE.
2. INTERIOR BEARING AND EXTERIOR WOOD FRAMED WALLS SHALL BE NOMINAL4-INCHES WIDE SPACED AT 16-INCHES O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON DRAWINGS.
3. DOUBLE TOP PLATES OF FRAME WALLS SHALL BE LAPPED 4'-0".
4. REFER TO RAFTER SPAN TABLE FOR CONVENTIONAL FRAME AND OVER-BUILT FRAMING MEMBERS AND CONNECTIONS.

ROOF RAFTER SPAN TABLE

MAXIMUM LOAD - 37 PSF (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" C.C.	16" C.C.	12" C.C.
2 X 4	5'-6"	6'-6"	7'-0"
2 X 6	10'-0"	12'-0"	13'-0"
2 X 8	13'-0"	15'-0"	16'-0"
2 X 10	16'-0"	19'-0"	21'-0"
2 X 12	20'-0"	23'-0"	26'-0"

- A. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
- B. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
- C. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
- D. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.

5. RIDGE AND VALLEY MEMBERS SHALL HAVE A NOMINAL DEPTH OF 2-INCHLARGER THAN RAFTERS AND SHALL BE 2-PLY FOR MEMBERS LONGER THAN 16'-0"
6. HEADERS SHALL BE AS SPECIFIED IN HEADER SCHEDULE WITH STUDS AND STRAPPING SPECIFIED. HEADERS SHALL BE SOUTHERN PINE #2, OR BETTER W/ 1/2" PLYWOOD OR OSB FLITCH PLATE BETWEEN MEMBERS, NAILED W/ (2) ROWS OF 16d's @ 12" O.C. MAX SPACING. MINIMUM HEADER, UNLESS NOTED OTHERWISE SHALL BE (2)2x12.
7. A BUILT-UP OR SOLID SAWN COLUMN SHALL BE INSTALLED UNDER GIRDERS AND / OR BEAMS IN BEARING WALLS AS NOTED ON DRAWINGS.
8. SQUASH BLOCKS SHALL BE INSTALLED BELOW ALL COLUMNS AND BUILT-UP MEMBERS (INCLUDING JACKS AND KINGS AT OPENINGS) BETWEEN BOTTOM OF FLOOR SHEATHING AND TOP OF WALL BELOW. SQUASH BLOCKS SHALL BE OF THE SAME GRADE AND SIZE AS THE MEMBER ABOVE.
9. DRAFTSTOPPING SHALL BE INSTALLED WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE TO 1000 SQUARE FEET.
   - A. DRAFTSTOPPING SHALL BE INSTALLED IN APPROXIMATELY EQUAL AREAS TO LIMIT THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY.
   - B. DRAFTSTOPPING SHALL BE OF NOT LESS THAN 1/2-INCH GYPSUM BOARD,3/8-INCH WOOD STRUCTURAL PANELS, 3/8-INCH TYPE 2-M-W PARTICLEBOARD.
   - C. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO FLOOR FRAMING MEMBERS.
10. FIREBLOCKING SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL DRAFT OPENINGS.
    - A. BLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:
      - I. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS.
      - II. VERTICALLY AT CEILING AND FLOOR LEVELS.
      - III. HORIZONTALLY AT INTERVALS EXCEEEDING 10 FEET.
      - IV. AT INTERCONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
      - V. AT OPENINGS AROUND VENTS, PIPES, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL.
    - B. FIREBLOCKING SHALL BE:
      - I. 2-INCH NOMINAL LUMBER, OR
      - II. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED WITH 23/32-INCH WOOD STRUCTURAL PANELS, OR
      - III. 1/2-INCH GYPSUM BOARD, OR
      - IV. OTHER MATERIALS APPROVED BY THE CODE.

REVISION	
1	02/16/23

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ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB #: 19-09561
DATE: 07/19/19

S001

6.2 SHEATHING

1.1 MATERIALS

1. SHEATHING SHALL BE IN ACCORDANCE WITH PS 1-09. ALL SHEETS BEAR APPROPRIATE GRADING STAMP OF APA AND SPAN RATING.
2. SHEATHING SHALL NOT EXCEED 19% MOISTURE CONTENT WHEN INSTALLED.
3. FLOOR SHEATHING SHALL BE MINIMUM OF 23/32-INCH 24/16 SPAN RATED STRUCTURAL SHEATHING FOR 16" OC; 48/24 FOR SPACING GREATER THAN 16" O.C.
4. WALL SHEATHING SHALL BE 24/16 SPAN RATED STRUCTURAL SHEATHING.
5. ROOF SHEATHING SHALL BE AS SPECIFIED IN ROOF SHEATHING AND ATTACHMENT DETAIL.

1.2 EXECUTION

1. FLOOR SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS WITH 10D NAILS AT 12-INCHES O.C. IN THE FIELD AND 6-INCHES O.C. AT ALL PANEL EDGES.
2. ROOF SHEATHING SHALL BE FASTENED AS INDICATED IN THE DRAWINGS.

6.3 PRE-ENGINEERED WOOD TRUSSES

1.1 GENERAL

1. NO MODIFICATIONS TO THE TRUSS LAYOUT SHOWN ON THIS PLAN SHALL BE MADE WITHOUT THE APPROVAL OF THE DESIGN PROFESSIONAL OF RECORD.
2. ALL TRUSSES AND TRUSS DETAILS SHALL BE DESIGNED, SPECIFIED AND CERTIFIED BY THE TRUSS MANUFACTURER'S REGISTERED ENGINEER.
3. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD AND CONTRACTOR FOR APPROVAL BEFORE FABRICATION.
4. SECURE ALL ROOF TRUSSES, JOISTS AND RAFTERS AT BOTH ENDS AS NOTED ON DRAWINGS.
5. AT THE SECOND TRUSS IN FROM GABLE TRUSSES ADD A TOP CHORD LOADING OF ± 150 plf TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLES EXIST THIS LOAD IS ONLY REQUIRED IN THE BRACED AREAS. SEE PLAN FOR EXTENT OF BRACING.

1.2 MATERIAL

1. THE SPECIALTY TRUSS MANUFACTURER SHALL DESIGN ALL TRUSSES FOR LOADS SPECIFIED HEREIN. THE TRUSS DESIGN AND FABRICATION OF WOOD TRUSSES SHALL COMPLY WITH TRUSS PLATE INSTITUTE (TPI).
2. SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED TRUSS ENGINEER SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL OF RECORD FOR APPROVAL PRIOR TO THE USE FOR THIS PROJECT.
3. TRUSSES SHALL BE SHIPPED TO THE JOB WITH THE FOLLOWING MINIMUM DOCUMENTATION SUPPLIED BY THE TRUSS MANUFACTURER:
   - A. GABLE END BRACING DETAILS AND RECOMMENDATIONS
   - B. LATERAL BRACING AND RESTRAINT DETAILS
   - C. CONTINUOUS LATERAL BRACING (CLB) INSTALLATION REQUIREMENTS
   - D. PIGGYBACK INSTALLATION DETAILS
   - E. CONVENTIONAL FRAMED VALLEY DETAIL
   - F. TOE NAIL DETAIL
   - G. TWO-PLY CONNECTION DETAIL

1.3 EXECUTION

1. ERECTION OF TRUSSES SHALL BE IN ACCORDANCE WITH BUILDING COMPONENTS SAFETY INFORMATION PUBLICATION, BCSI 2018. THE ERECTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WOOD TRUSS HANDLING AND FOR PROPER TEMPORARY AND PERMANENT BRACING. TRUSSES SHALL BE MAINTAINED IN PROPER ALIGNMENT AND SHALL NOT BE STRUCTURALLY DAMAGED.
2. WOOD TRUSSES SHALL BE INSTALLED AS INDICATED IN THE LAYOUT DOCUMENTS SUPPLIED BY THE TRUSS MANUFACTURER, BUT NOT LESS THAN 2'-0" O.C.
3. PERMANENT 2x4 HORIZONTAL BRACING SHALL BE INSTALLED ON TOP OF THE BOTTOM CHORDS OF ALL ROOF TRUSSES WITH SPANS GREATER THAN 10'-0". BRACING SHALL BE NAILED WITH 2-10d NAILS AT EACH TRUSS AND BE SPACED NOT MORE THAN 10'-0" O.C.
4. FLOOR FRAMING SHALL BE OF PRE-ENGINEERED FLOOR TRUSSES OR MANUFACTURED LUMBER SPACED AT 2'-0" O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON DRAWINGS.
5. FLOOR FRAMING SHALL BE LOCATED TO ACCOMMODATE MECHANICAL LAYOUT.

CURRENT RELEASE v3.3 020918

6.4 FASTENERS

1.1 MATERIAL

1. WOOD CONNECTORS AND HOLD-DOWNS SHALL BE AS SPECIFIED IN THE DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. CONNECTORS FOR TRUSS TO TRUSS COMPONENTS SHALL BE AS SPECIFIED BY THE TRUSS MANUFACTURER.
3. FASTENERS AND CONNECTORS USED ON UN-TREATED WOOD EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
4. FASTENERS AND CONNECTORS (INCLUDING TRUSS PLATES, NAILS, BOLTS, ANCHORS, ETC.) USED IN CONTACT WITH TREATED WOOD SHALL BE COMPATIBLE WITH THE TREATMENT METHOD AND AS FOLLOWS:
   - A. WOOD TREATED WITH DOT SODIUM BORATE (SBX) -MINIMUM G90 ZINC COATING.
   - B. WOOD TREATED WITH ACQ-C OR ACQ-D (CARBONATE) OR OTHER BORATE (NON-DOT) - MINIMUM G185 ZINC COATING.
   - C. FOR ALL OTHER TREATMENT - COMPLY WITH THE RECOMMENDATIONS OF THE PRESERVATIVE WOOD SUPPLIER,.
   - D. STAINLESS STEEL CONNECTORS AN FASTENERS MAY BE USED FOR ALL TYPES OF TREATED WOOD.

1.2 EXECUTION

1. HANGERS AND FRAMED COMPONENTS SHALL BE FURNISHED BY THE MANUFACTURER WITH NAILS FOR SPECIFIC USE AND INSTALLATION.
2. ALL PRE-MANUFACTURED CONNECTORS SHALL HAVE NAILS INSTALLED IN ACCORDANCE WITH THE CONNECTOR SCHEDULE AND MANUFACTURER'S SPECIFICATIONS DRIVEN FULLY.
3. ALL SOLE PLATES SHALL BE AS DESCRIBED HEREIN AND SHALL MEET THE FOLLOWING:
   - A. ALL ANCHOR BOLTS SHALL HAVE 2"X2"X1/8" PLATE WASHERS.
   - B. BOLTS SHALL BE LOCATED AT CORNERS AND JAMBS AND WITHIN 6-INCHES OF EACH END OR JOINT IN PLATE.
   - C. PLATES LESS THAN 20-INCHES IN LENGTH SHALL HAVE ONE ANCHOR INSTALLED IN THE MIDDLE THIRD OF THE PLATE LENGTH.
   - D. SLEEVE ANCHORS ARE NOT PERMITTED.
4. REFER TO SOLE PLATE ANCHORAGE SCHEDULE ATTACHMENTS OF PLATE TO CONCRETE OR MASONRY.

7.0 THERMAL AND MOISTURE PROTECTION

FLASHING

1.1 PROVIDE ALL FLASHING, COUNTER-FLASHING, BITUTHENE, MEMBRANE WATERPROOFING, SHEET METAL, SEALANTS, AND RAIN GUTTERS AND/OR DIVERTERS WHERE REQUIRED TO MAKE WORK COMPLETELY WATERPROOF.

1.2 FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE TOP AND SIDES OF EXTERIOR WINDOWS AND DOOR OPENINGS. FLASHING SHALL BE INSTALLED AT INTERSECTIONS WITH THE ROOF PLANE OR PENETRATIONS.

1.3 SHEET METAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARDS OF THE SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA).

1.4 SHEET METAL SHALL BE STEEL SHEET, HOT-DIPPED, TIGHT COATED AND GALVANIZED CONFORMING TO ASTM A 525 AND SHALL BE 24 GAGE UNLESS OTHERWISE NOTED.

1.5 SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE IN ACCORDANCE WITH APPLICABLE STANDARDS TO PROVIDE A PERMANENTLY WATER-PROOF, WEATHER RESISTANT INSTALLATION.

1.6 PROVIDE DRIP EDGE AT EAVES AND GABLES OF ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES. EAVE DRIP EDGES SHALL EXTEND MINIMUM OF 0.5 INCHES BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES ON CENTER.

UNDERLAYMENT

1.1 ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF FBC AND MANUFACTURER'S PRODUCT APPROVAL INSTALLATION INSTRUCTIONS.

1.2 ROOFS AND ROOF COVERINGS SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.

1.3 ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS.

1.4 INSTALLATION OF UNDERLAYMENT SHALL COMPLY WITH THE PROVISIONS OF FBC AND SHALL BE USED ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES OF 2:12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED.

1.5 UNDERLAYMENT SHALL CONFORM TO ASTM D 226, TYPE I, OR TYPE II, ASTM D 4869, TYPE II OR TYPE IV, OR ASTM D 6757 UNLESS OTHERWISE NOTED.

1.6 SELF-ADHERED POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 1970.

1.7 UNDERLAYMENT FOR TILE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - BUILDING, 7TH EDITION (2020) AND FRSA/TRI UNDERLAYMENT IS TO BE APPLIED PER RAS 119 - SELF-ADHERED UNDERLAYMENT (SINGLE PLY). A SINGLE PLY UNDERLAYMENT SYSTEM UTILIZING ANY PRODUCT APPROVED SELF-ADHERED UNDERLAYMENT. THE ROOF COVER IS TERMINATED AT APPROVED METAL FLASHINGS. APPLY ONE LAYER OF ANY SELF-ADHERED UNDERLAYMENT IN COMPLIANCE WITH THE UNDERLAYMENT MANUFACTURERS' APPROVED/REQUIREMENTS.

1.8 TWO LAYERS OF A REINFORCED SYNTHETIC UNDERLAYMENT THAT HAS A PRODUCT APPROVAL AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II SHALL BE PERMITTED TO BE USED. SYNTHETIC UNDERLAYMENT SHALL HAVE A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035, AND SHALL MEET THE LIQUID WATER TRANSMISSION TEST OF SECTION 8.6 OF ASTM D4869. SYNTHETIC UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A STRIP OF SYNTHETIC UNDERLAYMENT THAT IS HALF THE WIDTH OF A FULL SHEET PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY FULL SHEETS OF REINFORCED SYNTHETIC UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS HALF THE WIDTH OF A FULL SHEET PLUS THE WIDTH OF THE MANUFACTURER'S SINGLE-PLY OVERLAP. END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH A MAXIMUM FASTENER SPACING, MEASURED HORIZONTALLY AND VERTICALLY, OF 12 INCHES (305 MM) O.C. BETWEEN SIDE LAPS, AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK NAILS WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32-GAGE SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE OUTSIDE EDGE OF PLASTIC CAPS SHALL BE 0.035 INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

ROOFING

1.1 ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF FBC-R SECTION 905 AND MANUFACTURER'S INSTALLATION INSTRUCTION.

1.2 ROOFS AND ROOF COVERINGS SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.

1.3 ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS.

1.4 ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.

1.5 FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS; MINIMUM 12 GAGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF ¾" INTO THE ROOF SHEATHING. FASTENERS FOR ROOF SHEATHING LESS THAN ¾" SHALL CONFORM TO REQUIREMENTS OF ASTM F 1667.

1.6 SHINGLES SHALL BE FASTENED WITH A MINIMUM REQUIRED BY MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER SHINGLE STRIP OR TWO FASTENERS PER INDIVIDUAL TAB.

1.7 TILE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION (2020), R905.3 - R905.3.8.

8.0 FINISHES

GYPSUM BOARD

1.1 GYPSUM BOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE ABOVE REFERENCED BUILDING CODE.

1.2 GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN THE CODE AND SUITABLY STORED TO PROTECT FROM THE WEATHER.

1.3 GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE REFERENCES WHERE REQUIRED FOR FIRE PROTECTION AND SHALL CONFORM TO THE PROVISIONS OF THE PREVAILING BUILDING CODE.

1.4 GYPSUM WALLBOARD OR GYPSUM SHEATHING MAY BE USED ON WOOD STUDS FOR VERTICAL DIAPHRAGMS IF APPLIED IN ACCORDANCE WITH SHEAR RESISTING VALUES.

1.5 WHEN GYPSUM WALLBOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR THE TUB, SHOWER, OR WATER CLOSET WALLS; WATER-RESISTANT GYPSUM BOARD SHALL BE USED.

WATER-RESISTIVE BARRIER

1.1 WATER RESISTIVE BARRIER SHALL BE INSTALLED OVER WOOD-BASED SHEATHING IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

1.2 BARRIER SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

1.3 THE INDIVIDUAL LAYERS HALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING.

EXTERIOR LATH

1.1 ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL.

1.1.1 LATH SHALL BE APPLIED WITH LONG DIMENSION AT RIGHT ANGLES TO THE SUPPORTS WITH ½" LAP AT THE SIDES AND 1" AT THE ENDS.

1.1.2 LATH SHALL BE LAPPED SO WATER WILL FLOW TO THE EXTERIOR.

1.1.3 FASTENERS SHALL BE CORROSION-RESISTANT 1 ½"LONG-LONG, 11 GAGE NAILS HAVING A 7/16" HEAD OR 7/8" LONG, 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES ON CENTER. WHEN INSTALLED OVER SHEATHING USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN ¾".

1.1.4 LATH SHALL NOT BE CONTINUOUS THOUGH CONTROL JOINTS AND SHALL BE STOPPED AND TIED AT EACH SIDE.

1.2 BACKING OR LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.

1.3 WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENT.

1.4 WIRE BACKING IS NOT REQUIRED UNDER EXPANDED METAL LATH OR PAPERBACK WIRE FABRIC LATH.

1.5 INSTALLATION OF EXTERIOR LATHING SHALL COMPLY WITH PROVISIONS OF FBC AND ASTM C 1063.

1.6 INSTALL A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES BELOW THE FOUNDATION PLATE LINE OR INTERFACE BETWEEN FRAME AND MASONRY AS DETAILED AND IN ACCORDANCE WITH ASTM C 926. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

EXTERIOR PLASTER

1.1 PORTLAND CEMENT BASED PLASTER (PCBP) SHALL BE THREE (3) COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL BE NOT LESS THAN 7/8" TOTAL THICKNESS. PCBP SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE R703.7.2 AND ASTM C 926 AS FOLLOWS:

1.1.1 SCRATCH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENING IN THE LATH. COAT SHALL BE APPROXIMATELY 3/8 INCH THICK. THE SURFACE SHALL BE SCORED HORIZONTALLY SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND TO RECEIVE THE SECOND COAT.

1.1.2 THE SECOND COAT (BROWN COAT) OF APPROXIMATELY 3/8 INCH THICK SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT. THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN ¼ INCH IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE.

1.1.3 FINISH COAT SHALL BE APPLIED APPROXIMATELY 1/8 INCH THICK FOLLOWING SUFFICIENT CURING OF BASE COATS.

1.1.4 CURING OF EACH COAT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C 926.

1.2 PORTLAND CEMENT BASED PLASTER (PCBP) SHALL BE TWO (2) COATS WHEN APPLIED OVER CONCRETE OR MASONRY AND SHALL BE NOT LESS THAN 1/2" TOTAL THICKNESS. PCBP SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION (2020) R703.7.2 AND ASTM C 926 AS FOLLOWS:

1.2.1 SCRATCH/BROWN COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENING IN THE LATH. COAT SHALL BE APPROXIMATELY 3/8 INCH THICK. THE SURFACE SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT. THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN ¼ INCH IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE.

1.2.2 FINISH COAT SHALL BE APPLIED APPROXIMATELY 1/8 INCH THICK FOLLOWING SUFFICIENT CURING OF BASE COATS.

1.2.3 CURING OF EACH COAT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C 926.

CONTROL JOINTS

1.1 INSTALL CONTROL JOINTS IN PORTLAND CEMENT BASED PLASTER IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ASTM C 926, AND ASTM C 1063.

1.2 JOINTS SHALL BE INSTALLED TO INSURE NO PANEL EXCEEDS 144 SQUARE FEET WITH PROPORTIONS LIMITED TO THOSE DEFINED IN ASTM C 926 AND ASTM C 1063.

1.3 LATH SHALL BE CUT AT EACH JOINT WITH FLASHING AND INSTALLATION OF THE LATH SUCH THAT THE PANELS HAVE ISOLATION FROM ADJACENT MOVEMENT.

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1	02/16/23

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4M10 - CORSICA
40' SERIES 1MU
STRUCTURAL GENERAL NOTES

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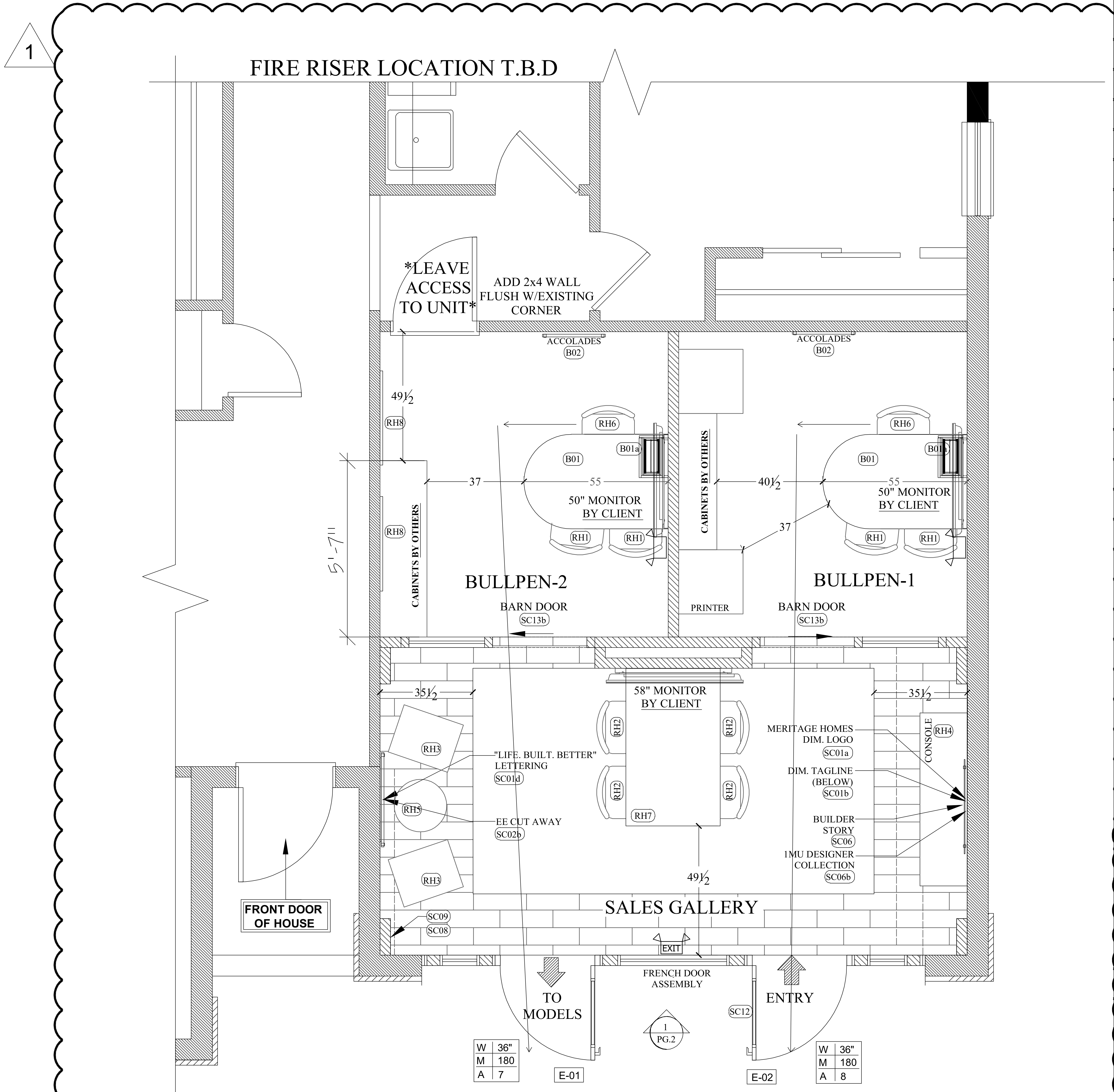
WEST PALM BEACH, FL 33401
561-847-7512

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB #: 19-09561
DATE: 07/19/19
S002

IF PRINTED ON 11X17 SCALE IS HALF THE SIZE NOTED.



SALES OFFICE SPACE PLAN AND LIFE SAFETY PLAN

SCALE: 1/4"=1'

NOTES

1. DRAWINGS AND SPECIFICATIONS ARE FOR PURPOSES

NOTED ARE NOT INDICATED ON THE FLOOR PLAN. REFER TO THE FABRICATION AGREEMENT FOR ADDITIONAL INFORMATION.

2. ALL PERMITS REQUIRED FOR CONSTRUCTION SHALL BE SECURED BY THE CLIENT'S GENERAL CONTRACTOR OR THEIR AGENT(S).

3. ALL PORTIONS OF THIS SALES OFFICE SHALL COMPLY WITH LOCAL AND FEDERAL ACCESSIBILITY REQUIREMENTS.

SALES CENTER ITEMS BY QUEST

-SC01a Meritage Homes Dimensional Logo (x1)
[illegible]
-SC01d "LIFE. BUILT. BETTER" Lettering (x1)
-SC02b Cut Away Wall Graphic Panel (x1)
-SC06 Builder Story Display (36"x18") (x1)
-SC06b 1MU Designer Collection Story (36"x13") (x1)
-SC08 Equal Housing Wall Graphic Panel (x1)
-SC09 Model Home Options Wall Graphic Panel (x1)
-SC12 Storefront Vinyl (x1)
-SC13b Barn Door Pull Hardware ONLY (x2)

BULLPEN ITEMS BY QUEST

-B01 Bullpen Desk (x2)
-B01a Bullpen Desk File Drawers (x2)
-B02 Accolades Wall Graphic Panel (x2)

FURNITURE BY RESTORATION HARDWARE

-RH1 Sales Bullpen Chair (x4)
-RH2 Sales Gallery Stool (x4)
-RH3 Sales Gallery Upholstered Seating (x2)
-RH4 Console (x1)
-RH5 Sales Gallery Side Table (x1)
-RH6 Bullpen Task Chair (x2)
-RH7 Sales Gallery Table (x1)
-RH8 Wall Art 30x36 (x2)

IN-HOME EE DISPLAYS BY QUEST

-IH-A High Level Info @ Front Door
-IH-B Design Collections/LiVENOW
-IH-C Noise Reduction
-IH-D Cutaway/Temperature Regulation
-IH-E Fresh Air Management
-IH-F Pests
-IH-I MConnect
-IH-J Multispeed HVAC
-IH-O Front Door Signs (x2)

1

LIFE SAFETY LEGEND

E-00	INDICATES END OF TRAVEL PATH OUTSIDE OF DOOR
W 36" M 180 A 7	EGRESS DOORWAY WIDTH IN INCHES PROVIDED EGRESS CAPACITY CALCULATED MAX.OCCUPANT LOAD (0.2) ACTUAL APPORTIONED OCCUPANT LOAD CALCULATED TO PASS THROUGH THIS OPENING (OCCUPANCY LOAD FOR EACH SPACE PLUS HALLWAYS OCCUPANCY LOAD)
↑	TRAVEL PATH, ARROWS INDICATE DIRECTION
TRAVEL PATH 105'	INDICATES TRAVEL PATH DISTANCE
EXIT	COMBINATION EXIT LIGHT SIGN AND EMERGENCY LIGHT
↔	EMERGENCY LIGHT

1. FIRE EXTINGUISHERS TO BE LOCATED A MAXIMUM OF 75 FEET FROM ANY LOCATION.

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JOB #: 19-09561
DATE: 07/19/19
SC01

J:\Meritage - South Florida\Lots\Brystol at Wylder\Lot 406\22-18732-01\Dwgs\Sheets\Architectural\SC01 ; Plot Date: Thursday, February 16, 2023,11:47:32 AM; Plotted By: clarissas

NOTE: MERITAGE IT DEPT HAS STANDARDIZED THE LOCATION OF ELECTRICAL & LOW VOLTAGE. DO NOT DEVIATE FROM WHAT IS ON DRAWING SET

SUPPLY:
(1) DUPLEX OUTLET @ 18"AFF
(1) CAT-5E OUTLET @ 18"AFF
(1) DUPLEX OUTLET @ 46 1/2" AFF ON CENTER

SUPPLY SINGLE CAT-5E IN CEILING FOR WAP, 12" FROM WALLS. TERMINATE WITH RJ-45 IN V-BOX AND TRIM W/SINGLE BLANK PLATE. SHOULD BE IN BULLPEN CLOSEST TO FRONT DOOR.

SUPPLY: FOR SECURITY:
(1) DUPLEX OUTLET @ 90"AFF
(1) CAT-5E OUTLET @ 90"AFF

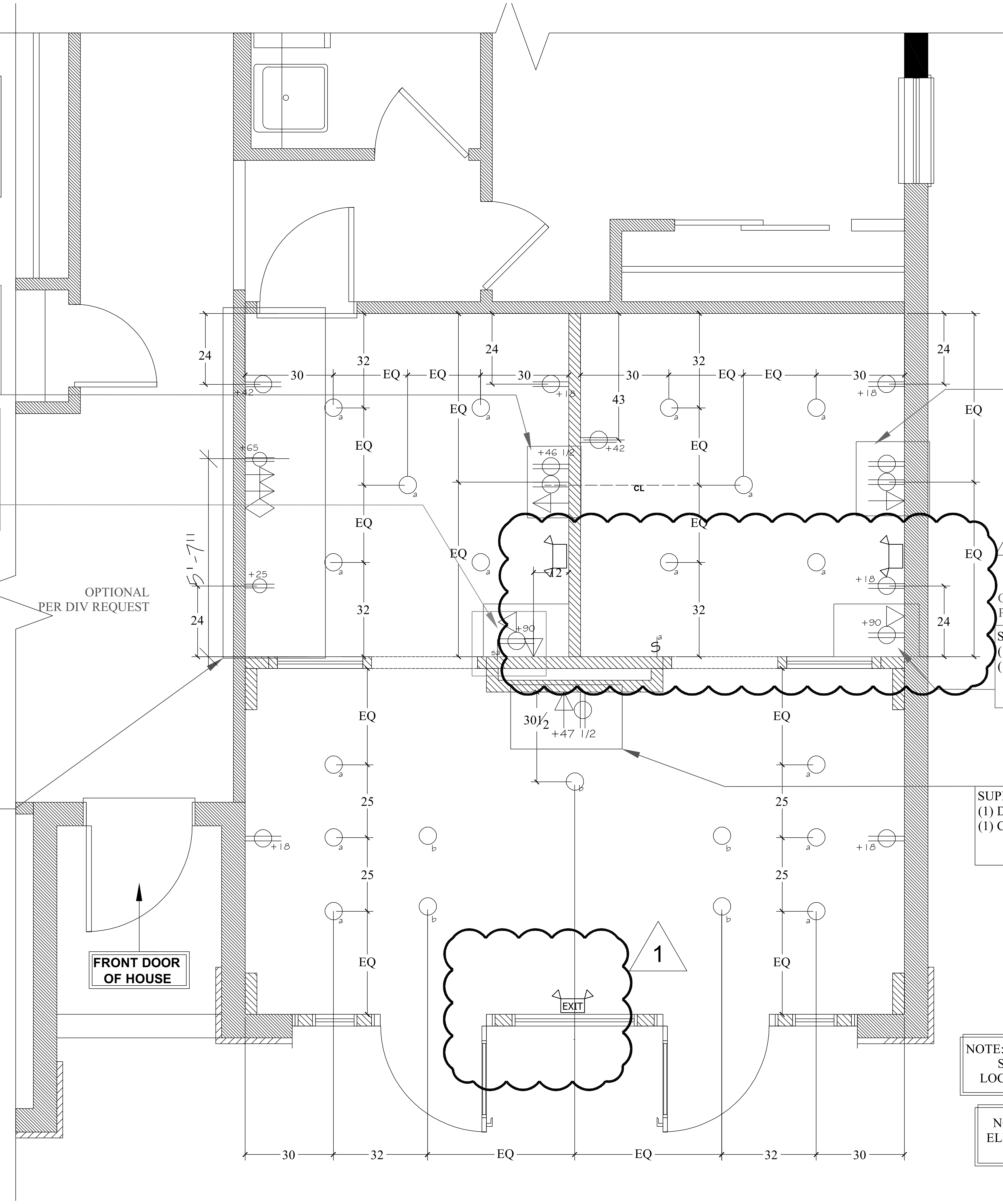
SUPPLY:
(1) DUPLEX OUTLET @ 25"AFF
(1) CAT-5E OUTLET @ 25"AFF

SUPPLY:
(1) DUPLEX OUTLET @ 42"AFF

SUPPLY:
(1) DUPLEX OUTLET @ 65"AFF
(5) CAT-5E OUTLET @ 65"AFF
W/ 1 WAP
W/ 1 STRUCTURED CAN (red cable & red port)
W/ 1 EXTERNAL DMARC
W/ 1PRINTER
W/1 NVR
AND
(1) RG-6 OUTLET @ 65"AFF

RUN THESE BACK TO STRUCTURED CAN.

RUN ALL SALES OFFICE WIRING HERE AT 65" NEXT TO 6 PORT ((5)CAT-5E AND (1) RG-6)) WALL PLATE. SHOULD TERMINATE WITH A 5 PORT CAT-5E WALL PLATE.



SUPPLY:
(1) DUPLEX OUTLET @ 18"AFF
(1) CAT-5E OUTLET @ 18"AFF
(1) DUPLEX OUTLET @ 46 1/2" AFF ON CENTER

SUPPLY: FOR SECURITY:
(1) DUPLEX OUTLET @ 90"AFF
(1) CAT-5E OUTLET @ 90"AFF

SUPPLY:
(1) DUPLEX OUTLET @ 47 1/2"AFF
(1) CAT-5E OUTLET @ 47 1/2" AFF

NOTE: ELECTRICAL PANEL AND SOLAR MUST NOT BE LOCATED IN SALES OFFICE

NOTE: SEE ADDITIONAL ELECTRICAL ON IN-HOME LEARNING CENTER

SALES OFFICE LIGHTING/ELECTRICAL & LOW VOLTAGE PLAN

SCALE: 1/4"=1'

IT LEGEND

- ▨ MR42/WAP LOCATION
- ▨ KIOSK TV LOCATION - BPs
- ▨ **SECURITY MONITOR LOCATION (OPTIONAL - PER DIV REQUEST)**
- ▨ TECH STACK/IT SHELF LOCATION
- ▨ KIOSK TV LOCATION - SG

NOTES

1. DRAWINGS AND SPECIFICATIONS ARE FOR PURPOSES OF COMMUNICATING DESIGN INTENT. SOME ITEMS NOTED ARE NOT INDICATED ON THE FLOOR PLAN.
2. COORDINATE EXTERIOR FIXTURE SELECTION WITH BUILDERS HOME DESIGNS.
3. **FINISHED DIMENSIONS AFTER DRYWALL.**

ELECT. SYMBOL LEGEND

LED WAFER LIGHT
MFR: SEAGULL LIGHTING
COLLECTION: TRAVERSE ll
SPEC: 6" TRAVERSE 3000K
90 CRI WHITE
PRODUCT: #14810S-15
DIMMING RANGE: 5-100%

DUPLEX RECEPTACLE

▽ TELEPHONE OUTLET

CAT-5E DATA

◇ RG-6

SWITCH TO CORRESPOND WITH LETTER AS NOTED ON PLAN

EMERGENCY EXIT LIGHT

EXIT LIGHT SIGN AND EMERGENCY EXIT LIGHT

1

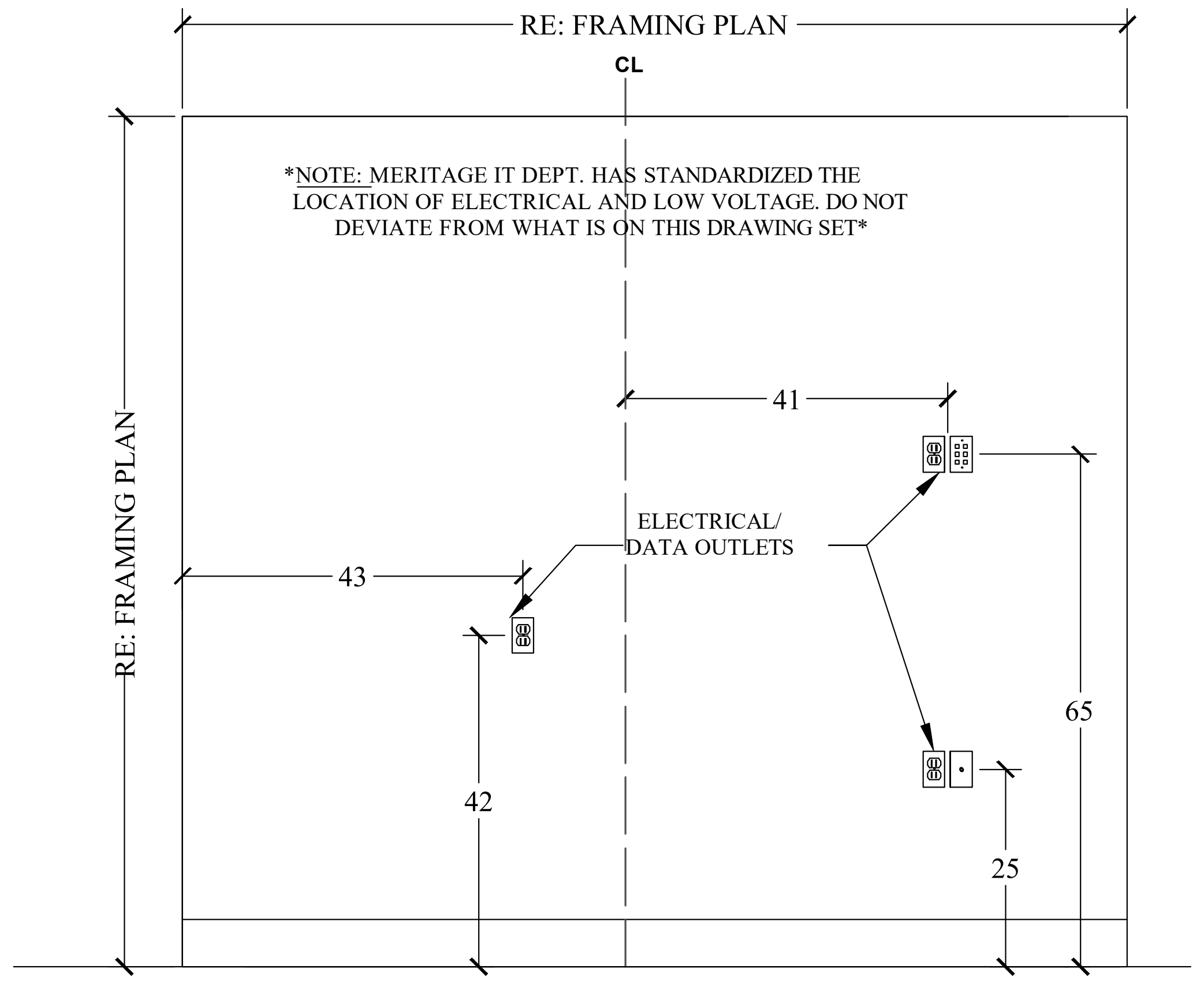
NOTE:
ALL ELECTRICAL OUTLETS TO BE MOUNTED AT STANDARD HEIGHT UNLESS OTHERWISE NOTED.

ELECTRICAL NOTES:

A. ALL ELECTRICAL COMPONENTS TO BE INSTALLED PER 2002 NEC REQUIREMENTS.

B. THE GENERAL CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED TO PERFORM ALL ELECTRICAL WORK.

NOTE: THIS DIAGRAM MAY MIRROR/FLIP DEPENDING ON PLAN MODEL ORIENTATION OF TIGHT OR LEFT OF GARAGE PLAN.



NOTE: MERITAGE IT DEPT. HAS STANDARDIZED THE LOCATION OF ELECTRICAL AND LOW VOLTAGE. DO NOT DEVIATE FROM WHAT IS ON THIS DRAWING SET

① ELEVATION – MILLWORK ELECTRICAL OUTLETS
1/4"=1'-0"

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1	02/16/23

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JOB #: 19-09561
DATE: 07/19/19

SC03

1

BUILDING CODE ANALYSIS

CODES IN EFFECT:

-FLORIDA BUILDING CODE, BUILDING, 7TH EDITION (2020)
-FLORIDA BUILDING CODE, ACCESSIBILITY, 7TH EDITION (2020)
-NATIONAL ELECTRIC CODE 2017, NFPA 70
-FLORIDA FIRE PREVENTION CODE, 7TH EDITION (ADOPTED DEC 31, 2020): NFPA 1
UNIFORM CODE FLORIDA EDITION (BASED ON NFPA 101, LIFE SAFETY CODE STANDARDS, DATED APRIL 18, 2018

BUILDING OCCUPANCY TYPE:	B
BUILDING CONSTRUCTION TYPE:	TYPE V-B, UNPROTECTED
RISK CATEGORY:	II
NUMBER OF STORIES:	1
BUILDING HEIGHT:	NOT TO EXCEED 35'-0"

EMERGENCY LIGHTING AND EXIT SIGNS:	SEE PLAN
PANIC HARDWARE:	SEE PLAN

TABLE 803.11 - INTERIOR FINISHES

803.1.1 - INTERIOR WALL & CEILING FINISH MATERIALS - FLAME SPREAD INDEX

Class C: = Flame spread index 76-200; smoke-developed index 0-450.

TABLE 803.11 - INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP B-3, BUSINESS, UN-SPRINKLERED
EXIT ENCLOSURES AND EXIT PASSAGEWAYS = C
CORRIDORS = C
ROOMS & ENCLOSED SPACES = C

CODE ANALYSIS

CODE ITEM	FBC	SECT.	NFPA	SECT.	PROV.
OCCUPANCY CLASIFICATION	USE				
BUSINESS GROUP B	BUSINESS OFFICES	304.1	BUSINESS	CHAPTER 38	
FLOOR & FLOOR CLG	0 HR	TABLE 601	0 HR	TABLE 6.1.14.4.1(B)	0 HR
ROOF & ROOF CLG	0 HR	TABLE 601	0 HR	TABLE 6.1.14.4.1(B)	0 HR
EXT. BEARING WALLS >30'	0 HR	TABLE 601	0 HR	TABLE 6.1.14.4.1(B)	0 HR
EXT. NON-BEAR. WALLS >30'	0 HR	TABLE 601	0 HR	TABLE 6.1.14.4.1(B)	0 HR
INTERIOR BEARING WALLS	0 HR	TABLE 721.1 (2)	0 HR		0 HR
CORRIDORS	0 HR	TABLE 601	0 HR		0 HR
EXIT PASSAGEWAY	0 HR	TABLE 1024.3	0 HR		0 HR
FIRE PROTECTION					
MINIMUM CORRIDOR WIDTH	36"	TABLE 1020.2	28"	12.2.3.8	36"
MINIMUM CLEAR OPENING OF EXIT	36"	TABLE 1010.1.1	28"	7.2.1.2.1	32"
NUMBER OF EXITS	2	1006.3.1	2	7.4.1.2	2
EXIT SEPARATION	>1/3 DIAG DIM	1007.1.1	>1/3 DIAG DIM	7.5.1.3.3	CALCULATED
GUARDRAILS	42" ABOVE FLOOR	1015.3	42" ABOVE FLOOR	7.2.2.4.6.2	42" ABOVE FLOOR
GUARDRAILS OPENINGS	<4" SPHERE TO 34" FROM FLOOR	1015.4	<4" SPHERE TO 34" FROM FLOOR	7.2.2.4.6.3	<4" SPHERE TO 34" FROM FLOOR

OCCUPANT LOAD

OCCUPANCY CATEGORY	FUNCTION OF SPACE	SF	OCCUPANT LOAD FACTOR	INDIVIDUAL OCCUPANT LOAD
B - BUSINESS	MODEL SALES CENTER IN A SFR	2,422 SQ FT	150 GROSS	17

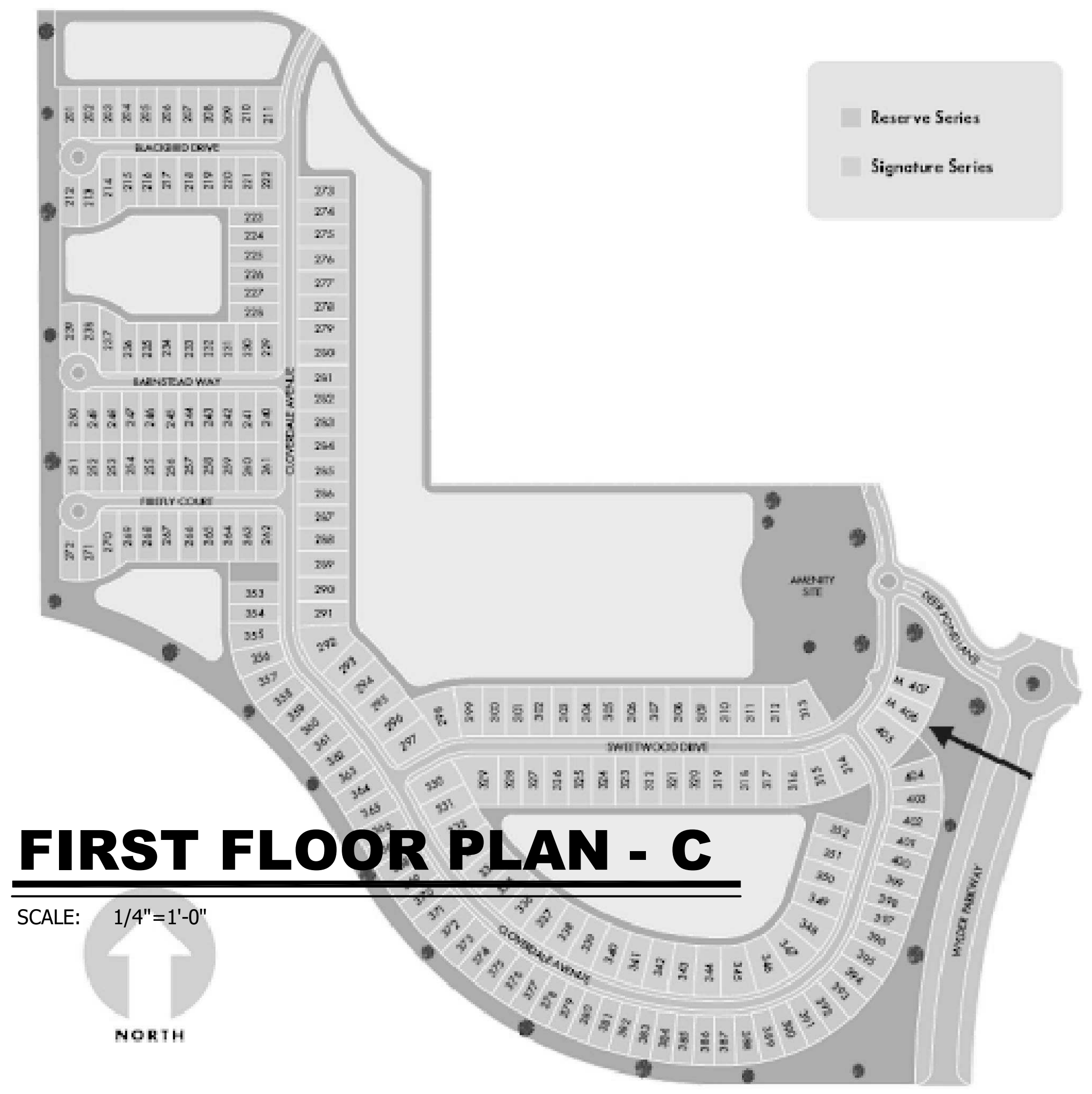
PLUMBING FIXTURE COUNT

FBC TABLE 2902.1

AREA	OCCUPANCY LOAD/2	URINAL/ W.C. M	URINAL/ W.C. F	LAVATORIES M	LAVATORIES F	DRINKING FOUNTAINS	SERVICE SINKS
B - BUSINESS	17/2 = 9	1/25 0.36	1/25 0.36	1/40 0.2	1/40 0.2	NOT REQUIRED FBC, PLUMBING SECTION 410.2	NOT REQUIRED - NOTE E

SEPERATE FACILITIES NOT REQUIRED - 2902.2 EXCEPTION #4.

SITE PLAN



FIRST FLOOR PLAN - C

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

SITE PLAN

REVISION
1 02/16/23

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ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB #: 19-09561
DATE: 07/19/19

SC05

J:\Meritage - South Florida\Lots\Brystol at Wylder\Lot 406\22-18732-01\Dwgs\Sheets\Architectural\SC05 ; Plot Date: Thursday, February 16, 2023,11:47:38 AM; Plotted By: clarissas

IF PRINTED ON 11X17 SCALE IS HALF THE SIZE NOTED.