GENERAL NOTES AND SPECIFICATIONS:+A1:G40

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2020 fbc, SEVENTH EDITION AND ALL ADDITIONAL STATE AND LOCAL CODE

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENTIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY BLDG DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY BLDG DESIGNER WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

BLDG DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACT OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE BLDG DESIGNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

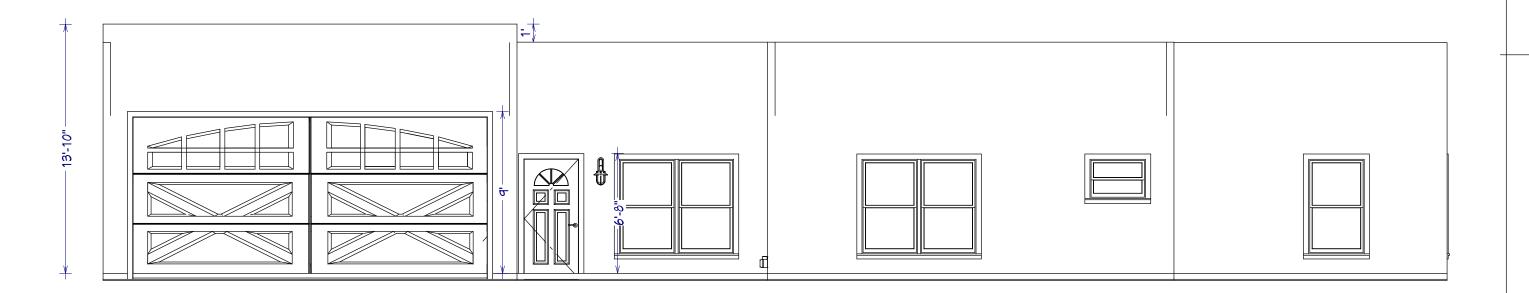
INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA MENTAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND/ OR SHOWER AND IN LAUNDRY ROOMS.

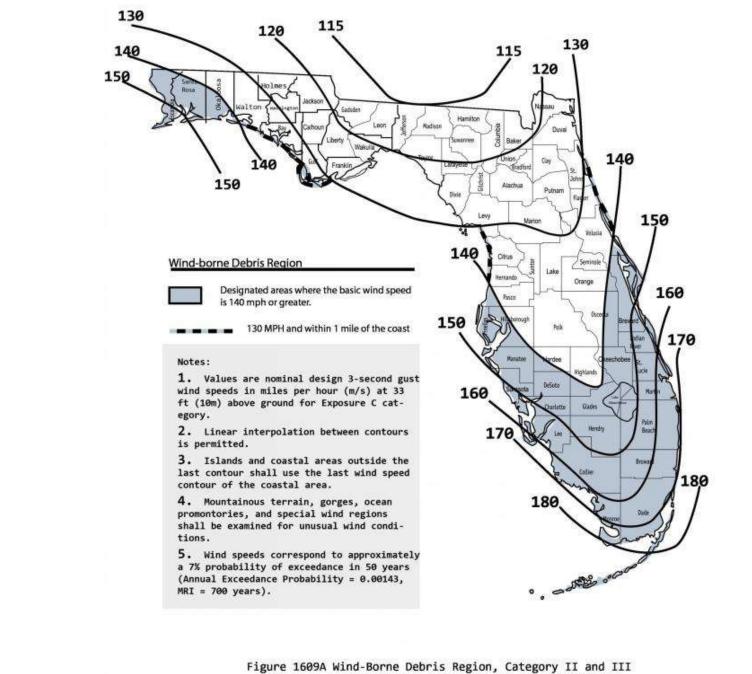
ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.



BERGAMO PLAN BUILDING



BayHead Consulting Inc. 460 N Franklin Total Living Area = Sebring, FL 33870 P: 863.304.8904 Structural Engineer: Siver Engineering Services, Inc. Richard Siver, P.E. Garage<u>=</u> 3037 Cedora Terrace 506 SQ. FT. Sebrina, FL 33870 Phone: 863.235.0239 P.E. 65698 Front Porch = BayHead Consulting Inc. 97 SQ. FT. 460 N Franklin Sebring, FL 33870 P: 863.304.8904 TOTAL S.F. = 2,590 SQ. FT. <u>Project:</u> MORDECHAI GALBHAUER SINGLE FAMILY HOME MASTER PLAN



THESE DRAWINGS ARE THE PROPRIETARY MORK PRODUCT AND PROPERTY OF MORDECHAI GELBHAUER. DEVELOPED FOR THE EXCLUSIVE USE OF MORDECHAI GELBHAUER. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MORDECHAI GELBHAUER IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

COVER PAGE 2. ELEVATION FRONT / RIGHT 3. ELEVATION REAR / LEFT 4. NOTES 5. FOUNDATION 6. FRAMING 7. ELECTRICAL 8. PLUMBING 9. FLOOR PLAN 10. DETAILS

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND / OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND I OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BAYHEAD CONSULTING INC. IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THERE AFTER.

THIS STRUCTURE HASS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL, THE FLORIDA BUILDING CODE 7TH EDITION EDITION AMENDMENTS AND ASCE 7. THE BUILDING (INCLUDING ALL COMPONENTS AND CLADDINGS) SHALL BE DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS. FLOORS: LIVE LOAD - 40 PSF DEAD LOAD - 15 PSF GARAGE SLAB: LIVE LOAD -50 PSF

DEAD LOAD - 10 PSF

LIVE LOAD (TRUSS TOP CHORD) - 20 PSF DEAD LOAD (TRUSS TOP CHORD) - 10 PSF

LIVE LOAD (TRUSS BOTTOM CHORD) - 10 PSF NO STORAGE - PER FBC 7TH EDITION LIVE LOAD (TRUSS BOTTOM CHORD) - 20PSF MIN. STORAGE PER FBC 7TH EDITION

DESIGN PARAMETERS:

BASIC WIND SPEED: '(TABLE 1609.3.1) ■ V ULTIMATE = 150 MPH, V BASIC = 116 MPH ✓ V ULTIMATEC = 138 MPH, V BASIC = 106 MPH

□ V ULTIMATE = 130 MPH, V BASIC = 101 MPH

RISK CATEGORY:

☐ CATEGORY I CATEGORY III ✓ CATEGORYII ☐ CATEGORY IV

BUILDING OCCUPANCY CLASSIFICATION:

- GROUP A ASSEMBLY ☐ GROUP B - BUSINESS
- GROUP D DAY CARE CENTER ☐ GROUP E - EDUCATION
- GROUP F FACTORY

BUILDING CONSTRUCTION TYPE:

TYPEI TYPE IV TYPE II ▼ TYPE V TYPE III

GROUP I - INSTITUTIONAL ☐ GROUP M - MERCANTILE ☑ GROUP R - RESIDENTIAL

GROUP H - HAZARDOUS

GROUP S - STORAGE GROUP U - UTILITY

MEAN ROOF HEIGHT

☑ 30'-0" OR LESS ☐ GREATER THAN 30'-0"

IMPACT RESISTANT GLAZING

Buildings and Structures except health care facilities

ALL DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO RESIST +/- 50 PSF UNLESS NOTED OTHERWISE

ON PLAN.

EXPOSURE CATEGORY:

☑ NO

☐ YES

□ B □ D

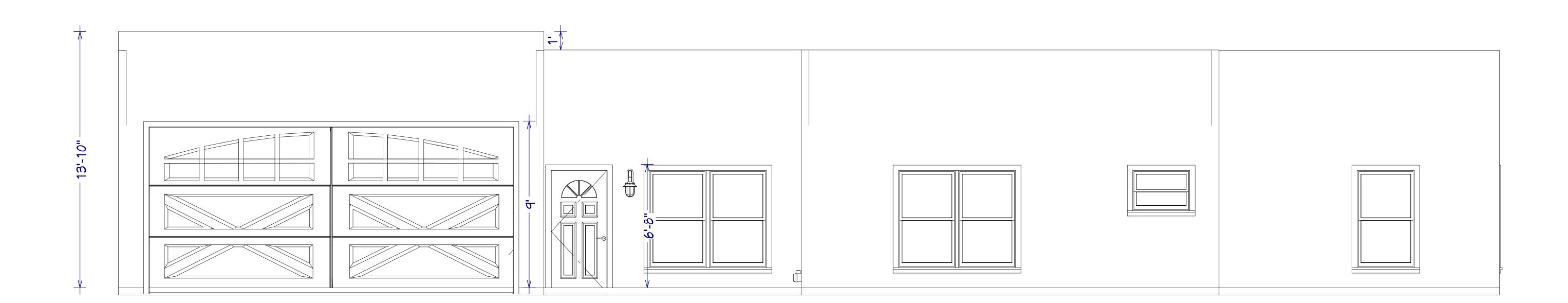
WINDBORNE DEBRIS REGION:

INTERNAL PRESSURE COEFFICIENTS:

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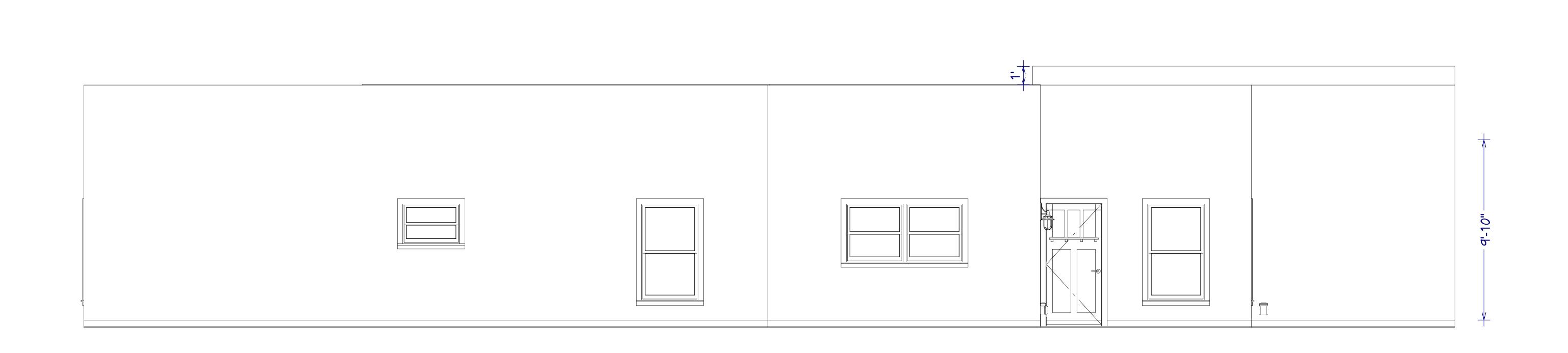




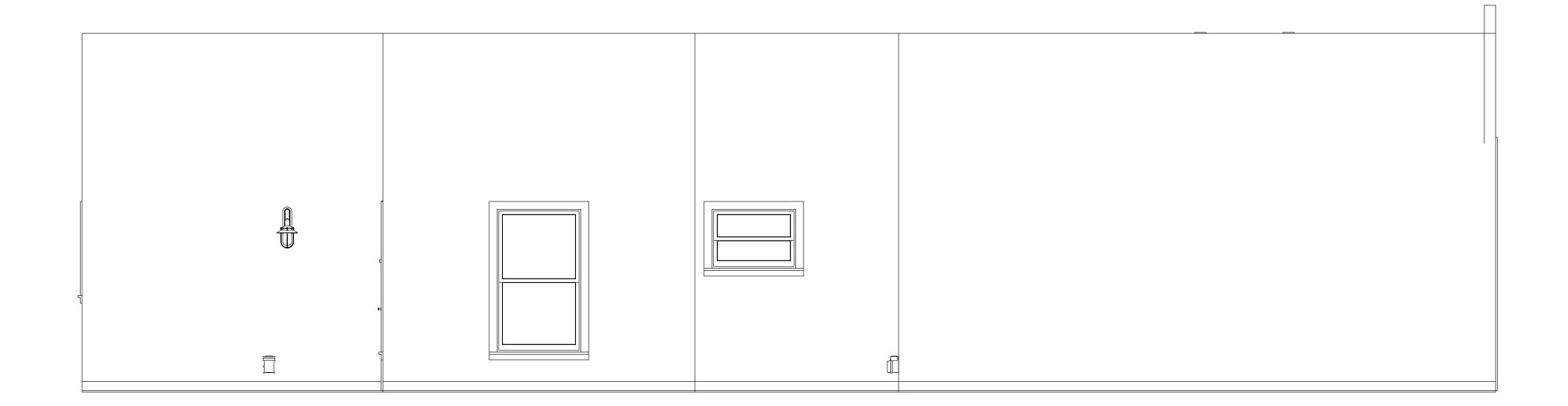
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

MASONRY WALLS:

CONCRETE MASONRY UNITS (CMU) SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM AND SHALL HAVE A MINIMUM F'M OF

MORTAR SHALL CONFORM TO ASTM C-270 AND SHALL BE EITHER TYPE

REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE WITH ASTM A- 615. LAP SPICES, WHERE REQUIRED, SHALL BE A MINIMUM OF 25" FOR #5 REBAR, 30" FOR #6 REBAR & 35" FOR #7

ALL VERTICAL REINFORCEMENT SHALL BE CONNECTED TO ALL BOND/ TIE BEAMS AND FOOTERS WITH STANDARD HOOK. ALL STEEL LAPS SHALL BE 25"

GROUT FOR THE POURED CELLS AND LINTELS SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE FOR 3/8", PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 P.S.I. (WHEN TESTED PER ASTM C-1019).

PROVIDE CLEAN-OUT OPENINGS (12 SQ. IN) IN CELLS CONTAINING SPICED REINFORCEMENT.

DOORS & WINDOWS

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISHED FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPERABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION

OPENINGS FROM A PRIVATE GARGARE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE A RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

R302.5.2 DUCT PENETRATION

DUCTS IN THE GARGAE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO.26 GAGE (0.48MM) SHEET STEEL, 1 INCH (25.4MM) MINIMUM RIGID NON-METALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERAIL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS

PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BE SECTION R302.11, ITEM 4.

R302.6 DWELLING GARAGE FIRE SEPARATION

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEDABATION DROVISIONS OF TABLE 8202 6 SHALL NOT ADDLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION MATERIAL ROM THE RESIDENCE AND ATTICS NOT LESS THAN 1/2-INCH GYPSUM BOARD OR LUVALENT APPLIED TO THE GARAGE SIDE ROM HABITABLE ROOMS ABLOVE THE GARAGE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD R FOULVALENT STRUCTURE(S) SUPPORTING FLOOR/CEILING NOT LESS THAN 1/2-INCH GYPSUM BOARD OR ASSEMBLIES USED FOR SEPARATION REQUIRED BY EQUIVALENT GARAGES LOCATED LESS THAN 3 FEET FROM A NOT LESS THAN 1/2-INCH GYPSUM BOARD OR OWELLING UNIT ON THE SAME LOT EQUIVALENT APPLIED TO THE INTERIOR SIDE OF XTERIOR WALLS THAT ARE WITHIN THIS AREA

AT LEAST ONE EXTERIOR EXIT DOOR WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS PER OWNER

SAFETY GLAZING:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSESE OF GLAZING:

(1) GLAZING IN SWINGING DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.

(2) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUB, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.

(3) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACTENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FINISHED FLOOR OR WALKING SURFACE.

(4) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS (2) AND (3) ABOVE. THAT MEETS ALL THE FOLLOWING CONDITIONS: (A) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (B) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. (C) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. (D) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

DRAFT STOPPING:

IN SINGLE FAMILY DWELLINGS, DRAFT STOPPING SHALL BE PROVIDED (PARALLEL TO THE MAIN FRAMING MEMBERS) IN FLOOR/CEILING ASSEMBLIES SEPARATING USEABLE SPACES. DRAFT STOPPING SHALL BE CONSTRUCTED SUCH THAT THE FLOOR/CEILING ASSEMBLY IS BROKEN UP INTO TWO OR MORE APPROXIMATE AREAS WITH NO AREA GREATER THAN 500 SQ. FT.

ATTIC ACCESS:

WITHIN THE BUILDING AREA.

ATTIC SPACES SHALL BE PROVIDED WITH AN INTERIOR ACCESS OPENING NOT LESS THAN 22X30 INCHES. ACCESS OPENING SHALL BE ACCESSIBLE AND PROVIDED WITH LID OR DEVICE THAT IS EAILY REMOVED OR OPENED. WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC, IT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODE. ACCESS IS NOT REQUIRED WHEN THE CLEAR HEIGHT OF THE ATTIC SPACE, MEASURED AT THE ROOF PEAK, IS LESS THAN 30 INCHES.

FOUNDATIONS & SLAB-ON-GRADE: BUILDING SITE SHALL BE SCRAPED TO REMOVE ALL ORGANIC MATERIALS

ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA, SHALL BE COMPACTED SUCH THAT IT CAN ADEQUATELY SUPPORT A 2,000 P.S.F. FOUNDATION LOADING. ADDITIONAL FILL EXCEEDING AN 18" ELEVATION TO BE PLACED IN 12" LIFTS COMPACTED TO 95% OF MODIFIED PROCTOR.

SLAB SHALL BE PLACED OVER A 6 MIL VAPOR BARRIER WITH TAPED JOINTS ON CLEAN, ADEQUATELY COMPACTED AND TERMITE POISONED

CONCRETE UNTILIZED IN THE FOUNDATIONS AND SLABS SHALL HAVE A MINIMUM 28 AY COMPRESSIVE STRENGTH OF 2,500 P.S.I.

REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE WITH ASTM A-615, LAP SPLICES, WHERE REQUIRED, SHALL BE A MINIMUM OF 25" FOR REBAR #5 REBAR, 30" FOR #6 REBAR & 35" FOR #7 REBAR. NOTE: #5 L BAR LEGS TO BE 25" X 25" ALL REINFORCING STEEL SHALL BE PROVIDED WITH A MINIMUM OF 3 INCHES OF CONCRETE COVER, WHEN INSTALLED BELOW GRADE AND 2 INCHES OF CONCRETE COVER ABOVE GRADE.

PLANS ARE ENGINEERED FOR A MAXIMUM STEMWALL HEIGHT OF A 4 COURSES (AFTER FINAL SITE GRADING). THE CONTRACTOR OR BUILDING OWNER SHALL DETERMINE THE EXACT STEMWALL HEIGHT BASED UPON SITE CONDITIONS PRIOR TO POURING THE FOUNDATION AND CONTACT STRUCTURAL ENGINEERING WHEN MORE THAN 4 COURSES ARE REQUIRED.

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY THE REQUIRED BUILDING SETBACKS.

WALL PANEL NOTES: **B.P. BRACED WALL PANEL**

3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL

1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS.

A.B.P. ALTERNATE BRACED WALL PANEL

2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDOWN EACH END *HPAHD22 OR STD10)

TRUSSES

IF THE CONTRACTOR, TRUSS MANUFACTURER OR ANY OTHER DESIGN PROFESSIONALS REVISE THE TRUSS SYSTEM LAYOUT FROM THOSE SHOWN ON THESE PLANS DESIGNER AND/OR STRUCTURAL ENGINEER IS REQUIRED TO REVIEW ALL FINAL CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH THE DESIGN INTENT PRIOR TO COMMENCEMENT OF THE PROJECT.

PROVIDE TRUSS MANUFACTURER'S SUBMITTED SIGNED AND SEALED BY A REGISTERED FL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FOUNDATION POUR. FAILURE TO DO SO MAY VOID THIS DESIGN.

OVERHANG-35" GABLE END- 9" HANGOVER MAX. WITHOUT DROPPED TOP GABLE TRUSSES ROOF MATERIAL- CODE APPROVED ARCHITECTURAL SHINGLES SUB-FASCIA- 2X6 SOFFITS- VENTED FASCIA- ALUM

ROOF UNDERLAYMENT SPECIFICATIONS

PER R905.1.1 R.F.B.C. 2020: UNDERLAYMENT FOR ROOF SLPOES 2:12 AND GREATER SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER.UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, 4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DISIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED. UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH SECTION R905.1.1.1, R905.1.1.2 OR R905.1.1.3, AS APPLICABLE.

TIMBER MATERIALS-STRUCTURAL-:

ALL TIMBER MATERIALS SHALL BE AS FOLLOWS: LVL BEAMS SHALL BE 2.0E 2900 FB LP LVL BEAMS U.N.O ON PLAN

LUMBER UNTILIZED IN BOTTOM PLATES, TOP PLATES, POSTS, STUDS PACKS AND BEAMS SHALL BE #2 YELLOW PINE (OR BETTER). LUMBER WITH DIRECT CONTACT TO CONCRETE. MASONRY SHALL BE PRESSURE TREATED

EXTERIOR AND INTERIOR LOAD BEARING STUDS SHALL BE #2 YELLOW PINE (OR BETTER). ALL OTHER STUDS SHALL BE "STUD GRADE" SPRUCE.

EXTERIOR FRAME WALLS SHALL BE CONSTRUCTED WITH 1/2" PLYWOOD OR 7/16 O.S.B. NAILED WITH 8d NAILS SPACED AT 3" O.C. ALONG ALL INTERMEDIATE STUDS.

FOR HEADER OPENINGS 5' -0" WIDE OR LARGER, STRAP HEADER BEAM TO THE HEADER STUDS WITH(2) SIMPSON "LSTA24" STRAP TIES AT EACH END OF HEADER BEAM. ANCHOR BOTTOM OF HEADER STUDS TO FOUNDATION WITH A SIMPSON "HTT4" TENSION TIE.

ALL PLUMBING, ELECTRICAL AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED PRIOR TO REQUESTING THE FRAMING INSPECTION

IF DESIRED, EQUIVALENT CONNECTORS MADE BY ANOTHER SUPPLIER MAY BE USED IN PLACE OF THE "SIMPSON" CONNECTORS SHOWN. THE DESIGN PROFESSIONAL OF RECORD ASSUMES NO RESPONSIBILITY OR LIABILITY FOR INCORRECT SUBSTITUTED CONNECTORS. ENGINEER ASSUMES ON RESPONSIBILITY FOR IMPROPERLY SUBSTITUTED CONNECTORS.

SOIL TERMITE TREATMENT:

INITIAL SOIL POISONING TREATMENT SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING & COMPACTION ARE COMPLETE (PERFBC 1816.1.1).

ANY SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RE-TREATED (INCLUDING ANY BOXED OR FORMED AREA) - (PER FBC

BOXED AREA IN THE CONCRETE SLAB FOR INSTALLATION OF TRAPS SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF AN ADEQUATE SIZE & DEPTH TO ELIMINATE ANY DISTURBANCE OF THE SOIL AFTER THE INITIAL TREATMENT. (PER FBC 1816.1.3).

A MINIMUM 6 MIL VAPOR BARRIER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR BARRIER PLACEMENT, RE-TREATMENT SHALL BE REQUIRED (PER

ALL BUILDINGS ARE REQUIRED TO HAVE A PRE-CONSTRUCTION TERMITE TREATMENT (PER FBC 1816.1.7).

AFTER ALL WORK IS COMPLETED, ANY LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 12 INCHES OF THE BUILDING. THIS SHALL INCLUDE ALL GRADE STAKES, TUB TRAP BOXES, FROM, SHORING AND ANY OTHER CELLULOSE CONTAINING MATERIALS. (PER FBC 2303.1.3).

NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRUSH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPSED BUILDING (PER FBC 2303.1.4).

ANY CONCRETE OVER POUR, MORTAR OR STUCCO MATERIALS ALONG THE FOUNDATION PERIMETER MUST BE REMOVED PRIOR TO EXTERIOR SOIL TREATMENT (PER FBC 1816.1.5).

EXTERIOR SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 12 INCHES OF THE STRUCTURE SIDE WALL (PER FBC 1816.1.6).

EXTERIOR VERTICAL CHEMICAL BARRIER SHALL BE INSTALLED AFTER CONSTRUCTION IS COMPLETE (INCLUDING LANDSCAPING AND IRRIGATION), ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RE-TREATED. (PER FBC 1816.1.6).

IRRIGATION/ SPRINKLERS SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 12 INCHES OF THE BUILDING SIDEWALL (PER FBC 1503.4.4).

CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 12 INCHES AWAY FROM THE BUILDING SIDEWALLS (PER FBC 1503.4.4).

THE DISTANCE FROM THE EXTERIOR WALL COVERING (EXCEPTIONS; PAINT AND DECORATIVE CEMENTIOUS FINISHES LESS THAT 5/8 INCH THICK ADHERED DIRECTLY ONTO THE FOUNDATION WALL) AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES TO ALLOW FOR INSPECTION FOR FUTURE TERMITE INFESTIONS (PER FBC 1403.1.6)

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 (PER FBC 1816.1.7):

" THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

A PERMANENT SIGN THAT IDENTIFIES THE TREATMENT PROVIDED AND NEEDED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL (PER FBC 104.2.6).

SOIL BEARING & COMPACTION:

THESE PLANS WERE DRAWN BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 P.S.F. (MINIMUM). THE CONTRACTOR/ PROPERTY OWNER ARE RESPONSIBLE FOR VERIFYING THAT THE SOIL ON THE SITE IS PROPERLY PERPARED & COMPACTED SUCH THAT IT CAN SUPPORT AT LEAST 2,000 P.S.F. FOUNDATION LOADING.

APPLIANCE ACCESS:

APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMEN

APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRD OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE (762MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITED WITH AT LEAST AN 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.

AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 4 INCHES (102 MM) ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES (305 MM) WIDER THAN THE AIR

APPLIANCES IN ROOMS.

APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOO AND UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24 INCHES (610 MM) WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE, PROVIDED THERE IS A LEVEL SERVICE SPACE OF NOT LESS THAN 30 INCHES (762 MM) DEEP AND THE HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM), AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN.

APPLIANCES IN ATTICS.

ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 6 FEET (1829 MM) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24 INCHES (610 MM) WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES (508 MM BY 762 MM), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

EXCEPTION: THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.

ELECTRICAL REQUIREMENTS

A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION.

AIR-HANDLING UNITS.

AIR-HANDLING UNITS SHALL BE ALLOWED IN ATTICS IF THE FOLLOWING CONDITIONS ARE MEET:

THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6 FEET (1829 MM) OF AN ATTIC ACCESS.

A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.

A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS, IN 16 POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD.

ELECTRICAL, PLUMBING AND MECHANICAL:

ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY WITH APPLICABLE PREVISIONS OF THE 2014 NATIONAL ELECTRICAL CODE (NFPA 70), LOCAL CODES, AND LOCAL POWER COMPANY.

IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, ALL OF THE SMOKE DETECTORS MUST BE ELECTRICALLY CONNECTED SUCH THAT WHEN ONE SMOKE DETECTOR IS ACTIVATED ALL OF THE DETECTORS MUST BE ACTIVATED. SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS AND WITHIN 1'-0" TO 3'-0" OF CEILING PEAK, AND SHALL BE 3'-0" MIN. FROM ANY AIR SUPPLY OR RETURN AIR STREAM, AND EQUIP WITH A BATTERY BACKUP. FURTHER THE 2020 FLORIDA BUILDING CODE SECTION R315 ONLY REQUIRES TO HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

ALL ELECTRICAL OUTLETS IN BATHROOMS, KITCHEN (WITHIN 6 FEET OF SINKS), GARAGE AND AT EXTERIOR LOCATIONS SHALL BE WIRED INTO A GROUND-FAULT INTERRUPTER "GFIC" CIRCUIT.

ALL ELECTRICAL OUTLETS AT EXTERIOR LOCATIONS W/ NO ROOF COVER SHALL BE WIRED INTO A GROUND-FAULT INTERRUPTER "GFCI" CIRCUIT AND HAVE A "BUBBLE COVER" OVER RECEPTACLE.

ALL ELECTRICAL OUTLETS SHALL BE WIRED INTO AN ARC-FAULT INTERRUPTER "AFI" CIRCUIT.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR, FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM RAIN AND SHALL BE COVERED WITH VENTED SOFFIT, OR APPROVED MATERIAL. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUSIDE VIA MENTAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY

UPPER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

KITCHEN AND CABINET NOTES:

CONFIRM ALL CABINET MATERIAL & COLOR WITH HOME OWNER PRIOR TO ORDERING. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING. INSTALL HARDWARE ON SITE. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURES SPECIFICATIONS. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS. USE MIN 6" DUCT FOR HOOD. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.

MECHANICAL NOTES:

1. ALL HVAC WORK TO BE DONE IN ACCORDANCE WITH THE LATEST FBC (MECHANICAL) CODE INCLUDING ALL STATE AND LOCAL CODES AND THE 2020 FLORIDA ENERGY CODE FOR COMMERCIAL BUILDINGS. 2. ALL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW STRUCTURAL MEMBERS, CHANGES IN CEILING HEIGHT, OR ANY NUMBER OF OTHER NECESSARY ITEMS WHICH MAY INTERFERE WITH THE EXACT INSTALLATION AS REPRESENTED ON THE DRAWINGS. THIS CONTRACTOR IS EXPECTED TO COMPLETE THE INSTALLATION AS REQUIRED WITH WHATEVER MODIFICATIONS THAT ARE NECESSARY TO AVOID THE CONFLICTING ITEM. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES, PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OF PIPING. 3. EXHAUST FANS TO BE DUCTED TO EXTERNAL BUILDING WITH METAL DUCT. DUCT MAY BE FLEXIBLE (EXPANDABLE METAL) STYLE.

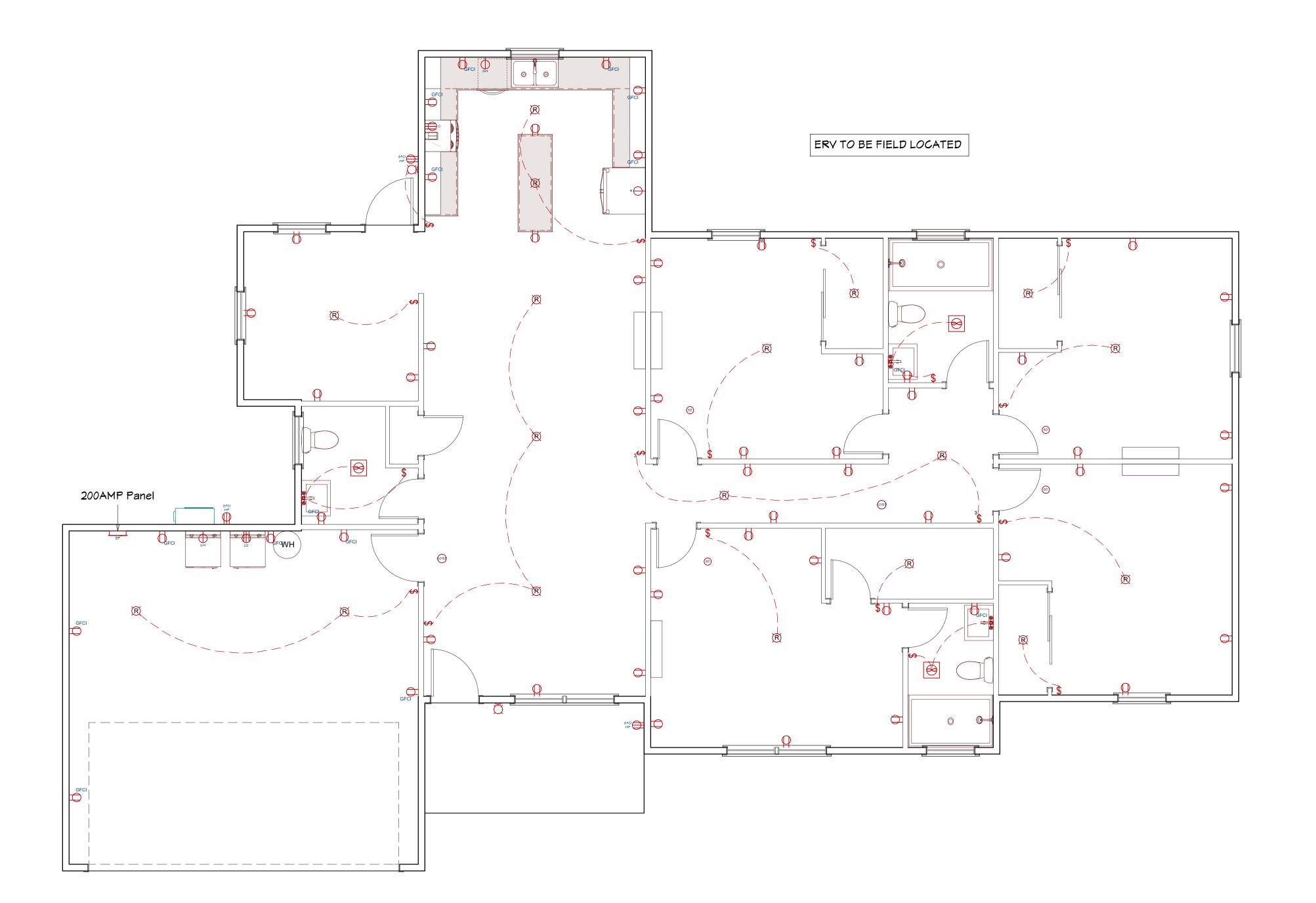
4. ALL THERMOSTATS SHALL BE 5/1/1 PROGRAMMABLE ELECTRONIC HEAT / COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB-BASE. MOUNT ON WALL 66" ABOVE FINISHED DOOR. 5. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.

6. ALL EQUIPMENT TO HAVE AN S.E.E.R. RATING OF 14 OR GREATER. 7. FRESH AIR INTAKE TO BE PROVIDED PER CODE. INTAKE THROUGH WALL OR ROOF CAP IS RESPONSIBLE. 8. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO SIZE EQUIPMENT BASED ON ACCA MANUAL N FOR COMMERCIAL CONSTRUCTION ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS.





ELECTRICAL PLAN 1/4"-1'



ELECTRICA

ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY WITH APPLICABLE PREVISIONS OF THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70), LOCAL CODES, AND THE LOCAL POWER COMPANY

IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, ALL OF THE SMOKE DETECTERS MUST BE ELECTRICALLY CONNECTED SUCH THAT WHEN ONE SMOKE DETECTOR IS ACTIVATED ALL OF THE DETECTORS MUST BE ACTIVATED. SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS AND WITHIN 1'-0" TO 3'-0" OF CEILING PEAK, AND SHALL BE 3'-0" MIN. FROM ANY AIR SUPPLY OR RETURN AIR STREAM, AND EQUIPPED WITH A BATTERY BACKUP

IN ACCORDANCE WITH CHAPTER 471.003(2)(1) OF THE FLORIDA ADMINISTRATIVE CODE; ELECTRICAL SYSTEM SHALL BE DESIGNED BY THE RESPECTIVE CONTRACTORS TO MEET ALL APPLICABLE CODES. THE ELECTRICAL SYSTEM DRAWN HEREON IS BASED UPON A DESIGN PROVIDED BY THE OWNER TO ADDRESS HIS/HER REQUIREMENTS.

ALL 125V 15AMP OR 20AMP RECEPTABLE OUTLETS IN BATHROOMS, LAUNDRY ROOMS, OUTLETS SERVING KITCHEN COUNTERTOP SURFACES, IN GARAGES WITHIN SIX FEET OF ANY SINK, DISHWASHER AND AT EXTERIOR LOCATIONS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.

ALL 125V AND 250V 15 OR 20 AMP RECEPTACLE OUTLETS INSTALLED IN WET LOCATIONS SHALL HAVE AN INCLOSURE THAT IS WATERPROOF AND WHEATERPROOF

ELECTRICAL CIRCUITS SHALL BE PROTECTED BY A LIST ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH ARTICLE 210.12.

ALL ELECTRICAL FIXTURES, LOCATIONS AND SWITCHES TO BE FIELD VERIFIED W/ OWNER & CONTRACTOR PRIOR TO INSTALLATION.

ALL NON-GFI OUTLETS TO BE ON ARC FAULT INTERRUPTERS

GFCI OUTLETS ARE REQUIRED AT ALL EXTERIOR LOCATIONS

ALL ELECTRICAL MUST MEET 2020 F.B.C.

LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED AND MAY BE ADJUSTED BY OWNER/BUILDER BUT MUST MEET ALL LOCAL AND STATE REQUIREMENTS.

ELECTRIC SERVICE AND PANEL BOX TO BE LOCATED ON JOB SITE AS SPECIFIED.

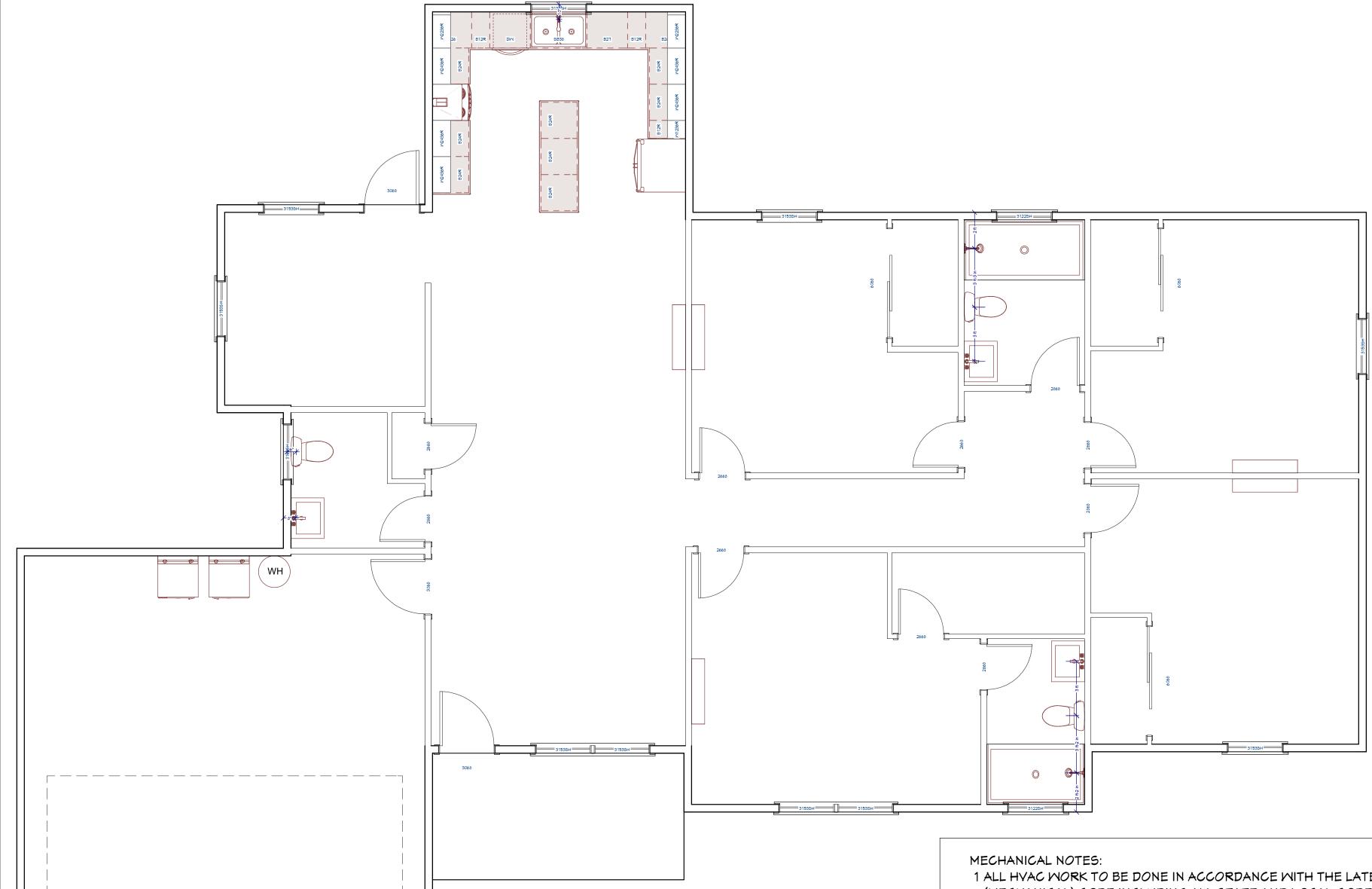
PRELIMINARY ELECTRIC WORK MAY BE REQUIRED AT SLAB STAGE.

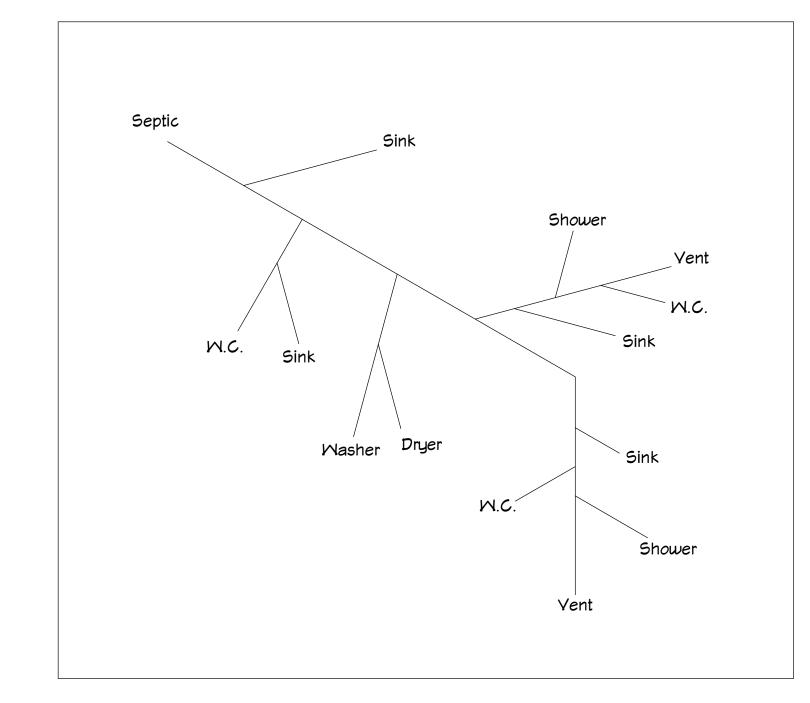
THIS PLAN IS INTENDED TO SHOW A BASIC ELECTRICAL LAYOUT. BAYHEAD CONSULTING INC.
WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY. IT IS THE LICENSED ELECTRICAL
CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND THE LOCATIONS OF ALL
ELECTRICAL EQUIPMENT. FURTHERMORE, PROVIDE AND INSTALL COMPLETE ELECTRICAL
SERVICE AS REQUIRED. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO SUBMIT
ELECTRICAL PLAN AND PULL NESCESSARY PERMITS AS REQUIRED BY LOCAL BUILDING
DEPARTMENTS.

ELEC	TRICAL - DATA - AUDIO LEGEND
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
Q	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
\bigcirc	240V Receptacle
WP GFC	110V Receptacles: Duplex, Weather Proof, GFCI
\$ WP 3 4 \$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
C5 C5/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
\square	Telephone Jack
Z	Intercom
Ţ	Thermostat
DC	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel



PLUMBING PLAN 1/4"-1'





Note:

-ESP panels 5" thickness will be used for exterior walls and main

between modules.

-ESP panels 8" thickness for roof slab.

-ESP panels 4" thickness for interior walls.
-ESP panels 3" thickness for interior closet walls.

1 ALL HVAC MORK TO BE DONE IN ACCORDANCE WITH THE LATEST FBC (MECHANICAL) CODE INCLUDING ALL STATE AND LOCAL CODES AND THE 2020 FLORIDA ENERGY CODE FOR COMMERCIAL BUILDINGS.

2 ALL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW STRUCTURAL MEMBERS, CHANGES IN CEILING HEIGHT, OR ANY NUMBER OF OTHER NECESSARY ITEMS WHICH MAY INTERFERE WITH THE EXACT INSTALLATION AS REPRESENTED ON THE DRAWINGS. THIS CONTRACTOR IS EXPECTED TO COMPLETE THE INSTALLATION AS REQUIRED WITH WHATEVER MODIFICATIONS THAT ARE NECESSARY TO AVOID THE CONFLICTING ITEM. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES, PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OF PIPING.

3 EXHAUST FANS TO BE DUCTED TO EXTERNAL BUILDING WITH METAL DUCT.
DUCT MAY BE FLEXIBLE (EXPANDABLE METAL) STYLE.

4 ALL THERMOSTATS SHALL BE 5/1/1 PROGRAMMABLE ELECTRONIC HEAT / COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB-BASE. MOUNT ON WALL 66" ABOVE FINISHED DOOR.

5 VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.

6 ALL EQUIPMENT TO HAVE AN S.E.E.R. RATING OF 14 OR GREATER.

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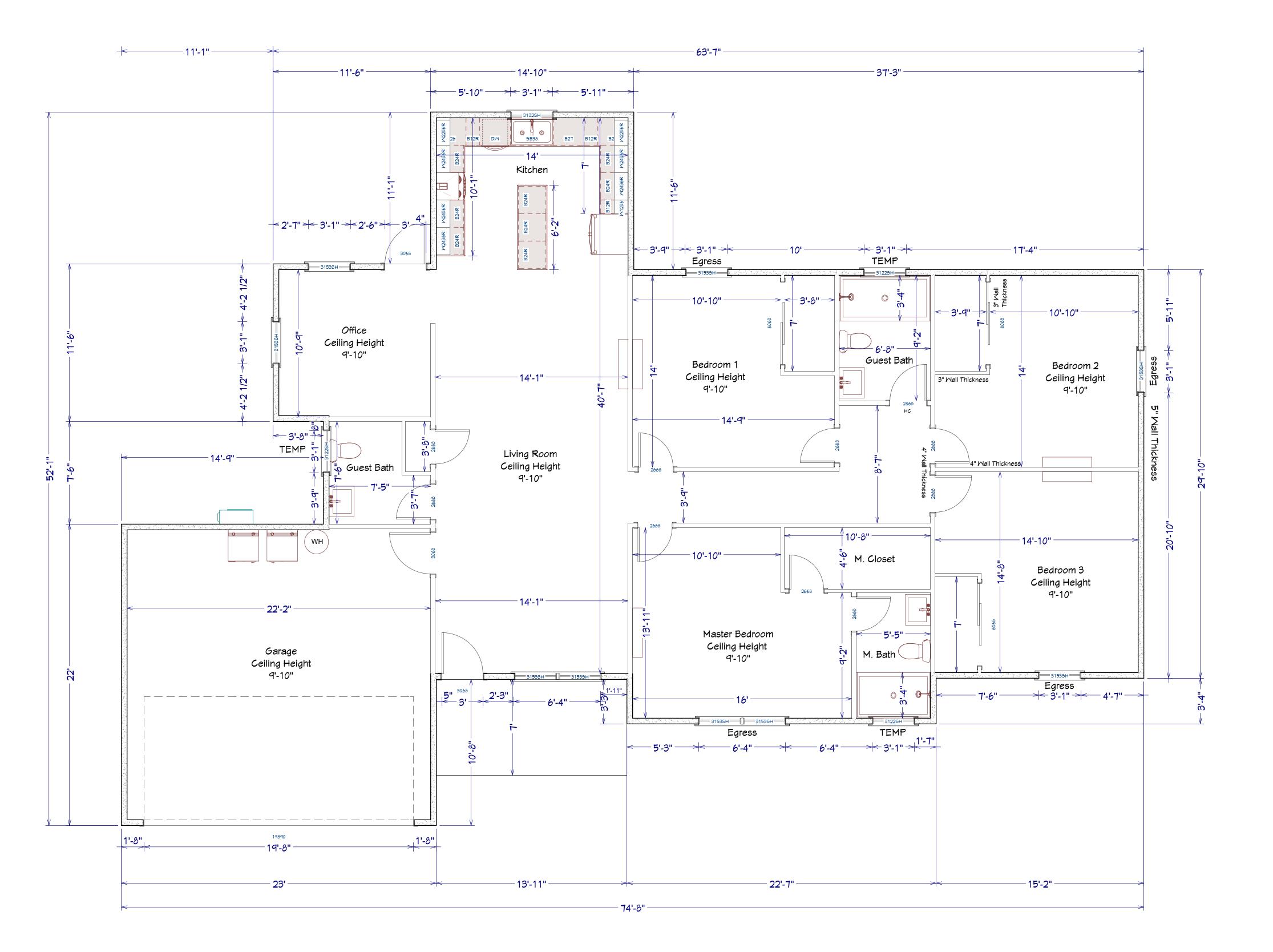
9 MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS.

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (FEET)	MAXIMUM VERTICAL SPACING (FEET)
ABS PIPE	4	10^b
ALUMINUM TUBING	10	15
CAST-IRON PIPE	5^a	15
COPPER OR COPPER ALLOY PIPE	12	10
COPPER OR COPPER ALLOY TUBING (1 1/4 INCHES IN DIAMETER AND SMALLER)	6	10
COPPER OR COPPER ALLOY TUBING (1 1/2 INCHES IN DIAMETER AND LARGER)	10	10
CROSS-LINKED POLYETHYLENE (PEX) PIPE, 1 INCH AND SMALLER	2.67 (32 inches)	10^b
CROSS-LINKED POLYETHYLENE (PEX) PIPE, 1 1/4 INCH AND LARGER	4	10^b
CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE	2.67 (32 inches)	4^b
CPVC PIPE OR TUBING (1 INCH IN DIAMETER AND SMALLER)	3	10^b
CPVC PIPE OR TUBING (1 1/4 INCHES IN DIAMETER AND LARGER)	4	10^b
EAD PIPE	continuous	4
PB PIPE OR TUBING	2.67 (32 inches)	4
POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PIPE, 1 INCH AND SMALLER	2.67 (32 inches)	10^b
POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PIPE, 1 1/4 INCH AND LARGER	4	10^b
POLYPROPYLENE (PP) PIPE OR TUBE (1 INCH AND SMALLER)	2.67 (32 inches)	10^b
POLYPROPYLENE (PP) PIPE OR TUBEING (1 INCH AND LARGER)	4	10^b
PVC PIPE	4	10^b
STAINLESS STEEL DRAINAGE SYSTEM	10	10^b
STEEL PIPE	12	15

MATERIAL	STANDARD
AIR GAP FITTINGS FOR USE WITH PLUMBING FIXTURES, APPLIANCES AND APPURTENANCES	ASME A112.1.3
BATHTUB/WHIRPOOL PRESSURE-SEALED DOORS	ASME A112.19.15
DIVERTERS FOR FAUCETS WITH HOSE SPRAY, ANTI SYPHON TYPE, RESIDENTIAL APPLICATION	ASTM A212.18.1/CSA B45.2
ENAMELED CAST-IRON PLUMBING FIXTURES	ASME A112.19.1 M/CSA B45.2
FLOOR DRAINS.	ASME A112.6.3
FRAMING-AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS	ASME A112.6.2
HOSE CONNECTION VACUUM BREAKER	ASSE 1052
HOT WATER DISPENCERS, HOUSEHOLD STORAGE TYPE, ELECTRICAL	ASSE 1023
HOUSEHOLD DISPOSER.	ASSE 1008
HYDRAULIC PERFORMANCE FOR WATER CLSETS AND URINALS	ASME A112.19.2/CSA B45.1
INDIVIDUAL AUTOMATIC COMPENSATING VALVES FOR INDIVIDUAL FIXTURE FITTINGS	ASME A112.18.1/CSA B125.1
INDIVIDUAL SHOWER CONTROL VALVES ANTI-SCALD	ASSE 1016/ASME A112.1016/CSA B125.16
MACERATING TOILET SYSTEMS AND RELATED COMPONENTS	ASME A112.3.4/CSA B45.9
NONVITREOUS CERAMIC PLUMBING FIXTURES	ASME A112.19.2/CSA B45.1
PLASTIC BATHTUB UNITS	CSA B45.5 / IAPMO Z124, ASME A112.19.2/ CSA B45.1
PLASTIC LAVATORIES	CSA B45.5 / IAPMO Z124
PLASTIC SHOWER RECEPTORS AND SHOWER STALL	CSA B45.5 / IAPMO Z124
PLASTIC SINKS	CSA B45.5 /IAPMO Z124
PLASTIC WATER CLOSET BOWLS AND TANKS	CSA B45.5 /IAPMO Z124
PLUMBING FIXTURE FITTINGS	ASME A112.18.1 /CSA B125.1
PLUMBING FIXTURE WASTE FITTINGS	ASME A112.18.2 /CSA B125.2, ASTM F409
PORCELAIN-ENAMELED FORMED STEEL PLUMBING FIXTURES	ASME A112.19.1 /CSA B45.2
PRESSURIZED FLUSHING DEVICES FOR PLUMBING FIXTURES	ASSE 1037, CSA B125.3
SPECIFICATION FOR COPPER SHEET AND STRIP FOR BUILDING CONSTRUCTION	ASTM B370
STAINLESS STEEL PLUMBING FIXTURES	ASME A112.19.3 /CSA B45.4
SUCTION FITTINGS FOR USE IN WHIRPOOL BATHTUB APPLIANCES	ASME A112.19.7 /CSA B45.10
TEMPERATURE-ACTUATED, FLOW REDUCTION VALVES TO INDIVIDUAL FIXTURE FITTINGS	ASSE 1062
THERMOPLASTIC ACCESSIBLE AND REPLACEABLE PLASTIC TUBE AND TUBULAR FITTINGS	ASTM F409
TRENCH DRAINS	ASME A112.6.3
TRIM FOR WATER CLOSET BOWLS, TANKS AND URNALS	ASME A112.19.5 /CSA B45.15
VACUUM BREAKER WALL HYDRANT-FROST-RESISTANT, AUTOMATIC-DRAINING TYPE	ASSE 1019
VITREOUS CHINA PLUMBING FIXTURES	ASME A112.19.2 /CSA B45.1
WALL-MOUNTED AND PEDESTAL-MOUNTED, ADJUSTABLE AND PIVOTING LAVATORY AND SINK CARRIOR SYSTEMS	ASME A112.19.12
WATER CLOSET FLUSH TANK FILL VALVES	ASSE 1002, CSA B125.3
WHIRPOOL BATHTUB APPLIANCES	ASME A112.19.7 /CSA B45.10



FLOOR PLAN 1/4"-1'



Mindows			
Size	Midth	Height	Quantity
31 5 35H	3'-1"	63"	9
31325H	3'-1"	38"	1
31225H	3'-1"	26"	3

Door Sch	edule		
Size	Midth	Height	Quantity
3068	3'-0"	6'-8"	3
2668	2'-6"	6'-8"	8
2868	2'-8"	6'-8"	2
6068	6'-0"	6'-8"	3
19890	19'-8"	9'-0"	1

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