

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.

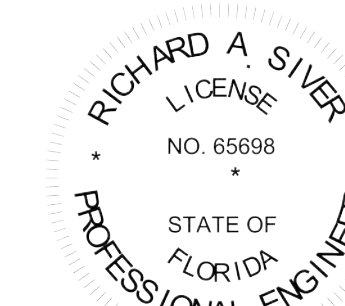


MILANO PLAN LAYOUT BUILDING



THIS PLAN IS INTENDED TO BE REVIEWED AS A MASTER PLAN SET. ONCE APPROVED, THIS SIGNED AND SEALED PLAN IS INTENDED TO BE USED FOR PERMITTING FOR 8217 COZUMEL CT., SEBRING, FL. ALL SUBSEQUENT REPEAT PLANS OF THIS MASTER SET WILL BE SIGNED AND SEALED FOR PERMITTING AT EACH SPECIFIC ADDRESS.

RICHARD A. SIVER, PE
ENGINEER OF RECORD



This item has been digitally signed by Richard A. Siver on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by richard a siver
Date: 2023.05.31 08:28:08 -04'00'

Designer:
BayHead Consulting Inc.
460 N Franklin
Sebring, FL 33870
P: 863.304.8904

Total Living Area =
2,729 SQ. FT.

Structural Engineer:
Siver Engineering Services, Inc
Richard Siver, P.E.
3037 Cedora Terrace
Sebring, FL 33870
Phone: 863.295.0239
P.E. 65698

Total Garage Area =
532 SQ. FT.

Project:
Mordechai Gelbhauer
8217 Cozumel Lane
Sebring, FL 33876
732.814.5555

Front Porch Combined =
200 SQ. FT.

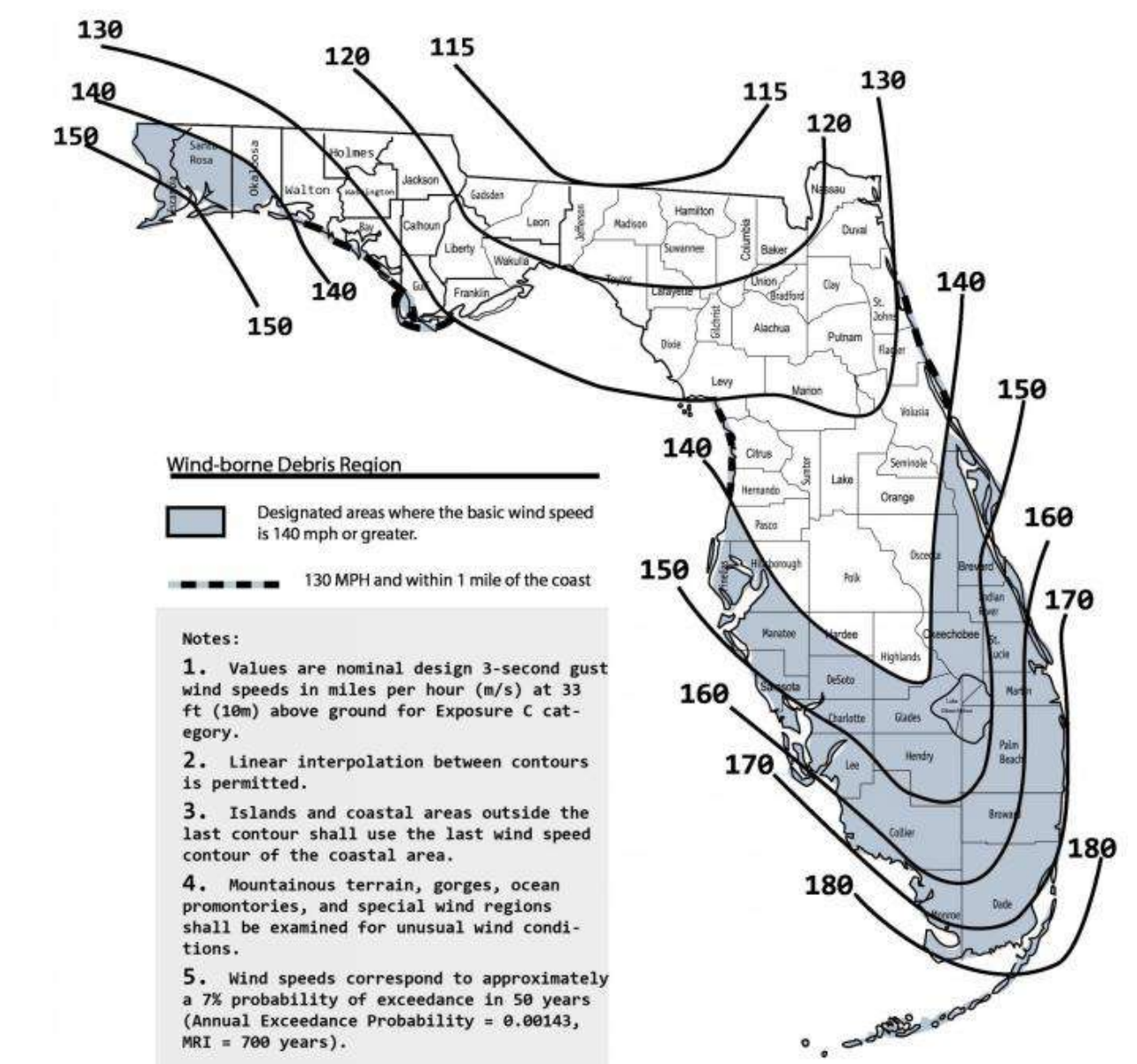


Figure 1609A Wind-Borne Debris Region, Category II and III
Buildings and Structures except health care facilities

THESE DRAWINGS ARE THE PROPRIETARY WORK 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.

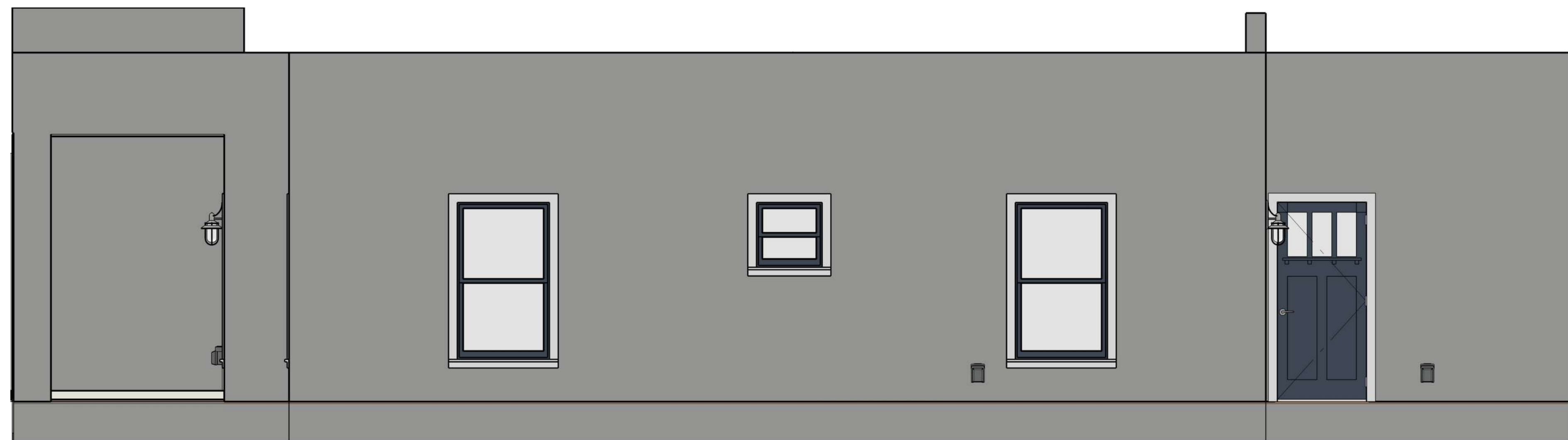
TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND / OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BAYHEAD 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.

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

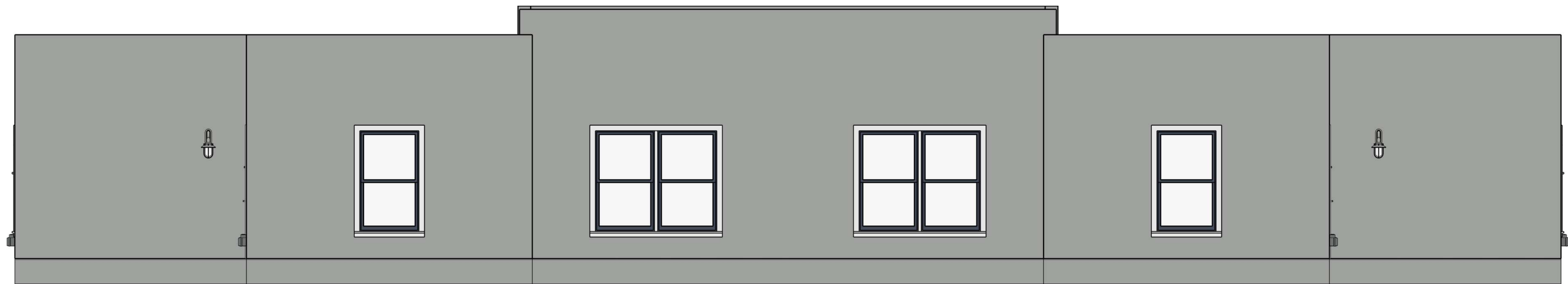
| DESIGN PARAMETERS: | | |
|---|--|--|
| THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL, THE FLORIDA BUILDING CODE 7TH EDITION AMENDMENTS AND ASCE 7. | BASIC WIND SPEED: (TABLE 1609.3.1) <input type="checkbox"/> V ULTIMATE = 150 MPH, V BASIC = 116 MPH <input checked="" type="checkbox"/> V ULTIMATEC = 138 MPH, V BASIC = 106 MPH <input type="checkbox"/> V ULTIMATE = 130 MPH, V BASIC = 101 MPH | EXPOSURE CATEGORY: <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D |
| THE BUILDING (INCLUDING ALL COMPONENTS AND CLADDINGS) SHALL BE DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS. | RISK CATEGORY: <input type="checkbox"/> CATEGORY I <input type="checkbox"/> CATEGORY III <input checked="" type="checkbox"/> CATEGORY II <input type="checkbox"/> CATEGORY IV | WINDBORNE DEBRIS REGION: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES IMPACT RESISTANT GLAZING |
| FLOORS: LIVE LOAD - 40 PSF DEAD LOAD - 15 PSF | BUILDING OCCUPANCY CLASSIFICATION: <input type="checkbox"/> GROUP A - ASSEMBLY <input type="checkbox"/> GROUP H - HAZARDOUS <input type="checkbox"/> GROUP B - BUSINESS <input type="checkbox"/> GROUP I - INSTITUTIONAL <input type="checkbox"/> GROUP D - DAY CARE CENTER <input type="checkbox"/> GROUP M - MERCANTILE <input type="checkbox"/> GROUP E - EDUCATION <input checked="" type="checkbox"/> GROUP R - RESIDENTIAL <input type="checkbox"/> GROUP F - FACTORY <input type="checkbox"/> GROUP S - STORAGE <input type="checkbox"/> GROUP U - UTILITY | INTERNAL PRESSURE COEFFICIENTS: <input type="checkbox"/> 0.00 (OPEN) <input checked="" type="checkbox"/> +0.18, -0.18 (ENCLOSED) |
| GARAGE SLAB: LIVE LOAD - 50 PSF DEAD LOAD - 10 PSF | BUILDING CONSTRUCTION TYPE: <input type="checkbox"/> TYPE I <input type="checkbox"/> TYPE IV <input type="checkbox"/> TYPE II <input checked="" type="checkbox"/> TYPE V <input type="checkbox"/> TYPE III | MEAN ROOF HEIGHT <input checked="" type="checkbox"/> 30'-0" OR LESS <input type="checkbox"/> GREATER THAN 30'-0" ALL DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO RESIST +/- 50 PSF UNLESS NOTED OTHERWISE ON PLAN. |
| ROOF: 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 | | |



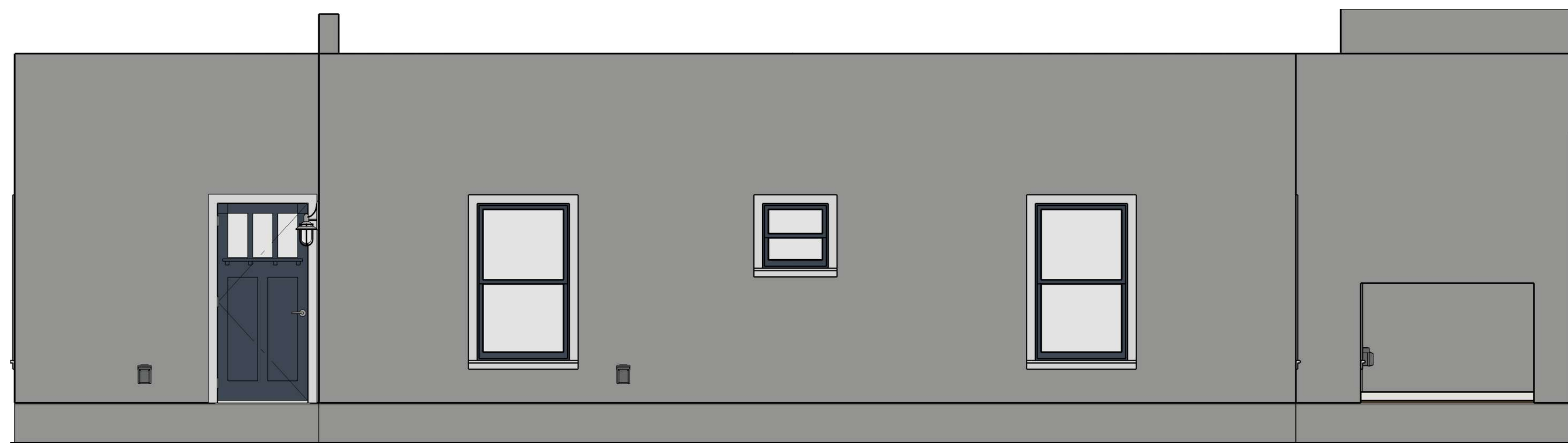
Front Elevation



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 FM OF 1,500 P.S.I.

MORTAR SHALL CONFORM TO ASTM C-270 AND SHALL BE EITHER TYPE M OR S.

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 REBAR.

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

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 GARAGE 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 1 3/8 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 D OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL 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 BY 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 SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6
DWELLING-GARAGE SEPARATION

| SEPARATION | MATERIAL |
|---|--|
| FROM THE RESIDENCE AND ATTICS | NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE |
| FROM HABITABLE ROOMS ABOVE THE GARAGE | NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT |
| STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION | NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT |
| GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT | NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR 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 PURPOSES 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 ADJACENT 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 USABLE 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:

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 EASILY 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 SCRAPPED TO REMOVE ALL ORGANIC MATERIALS WITHIN THE BUILDING AREA.

ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA, SHALL BE COMPACTED SUCH THAT IT CAN ADEQUATELY SUPPORT AT 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 SOIL.

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

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 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 PER 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. HOLLOWN EACH END *HPA#D2 OR STD#1

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 TRUSSE; 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 SLOPES 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 UTILIZED 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 OR RESPONSIBILITY FOR IMPROPERLY SUBSTITUTED CONNECTORS.

SOIL TERMITE TREATMENT:

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

ANY SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RE-TREATED (INCLUDING ANY BOXED OR FORMED AREA) - (PER FBC 1816.1.2).

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 1816.1.4).

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 PROPOSED 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 PREPARED & COMPACTED SUCH THAT IT CAN SUPPORT AT LEAST 2,000 P.S.F. FOUNDATION LOADING.

APPLIANCE ACCESS:

APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT

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, REPAIRED 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 PERMITTED WITH AT LEAST AN 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.

AIR HANDLERS.

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 HANDLER.

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 MET:
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 "GFCI" CIRCUIT.

ALL ELECTRICAL OUTLETS AT EXTERIOR LOCATIONS W/ NO ROOF COVER SHALL BE WIRED INTO A GROUND-FAULT INTERRUPTER"GFCl" 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 OUTSIDE 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 ROOMS.

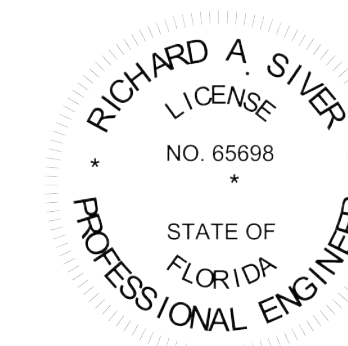
UPPER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

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 OPEN 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:

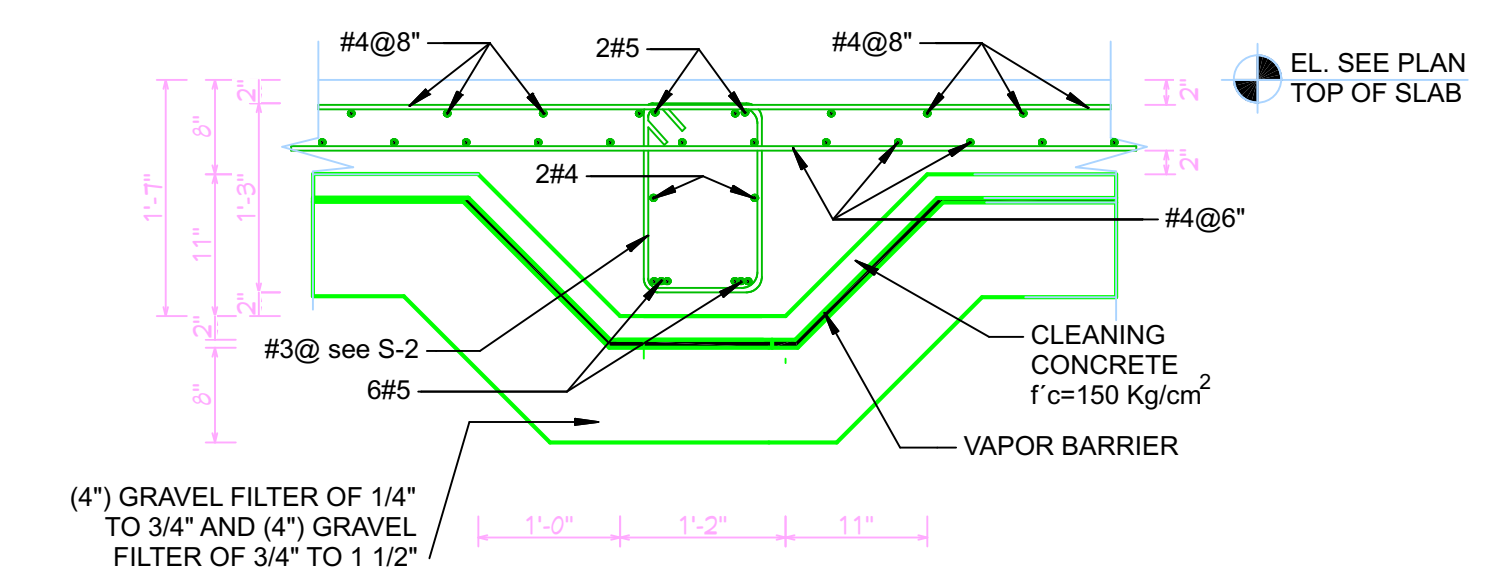
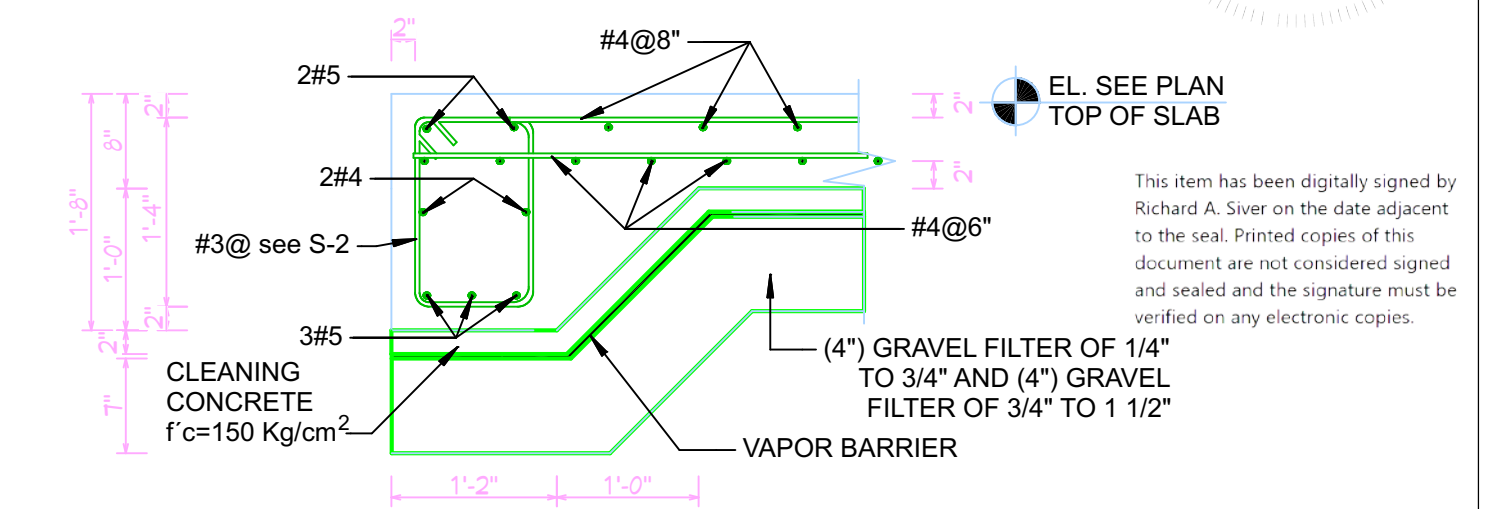
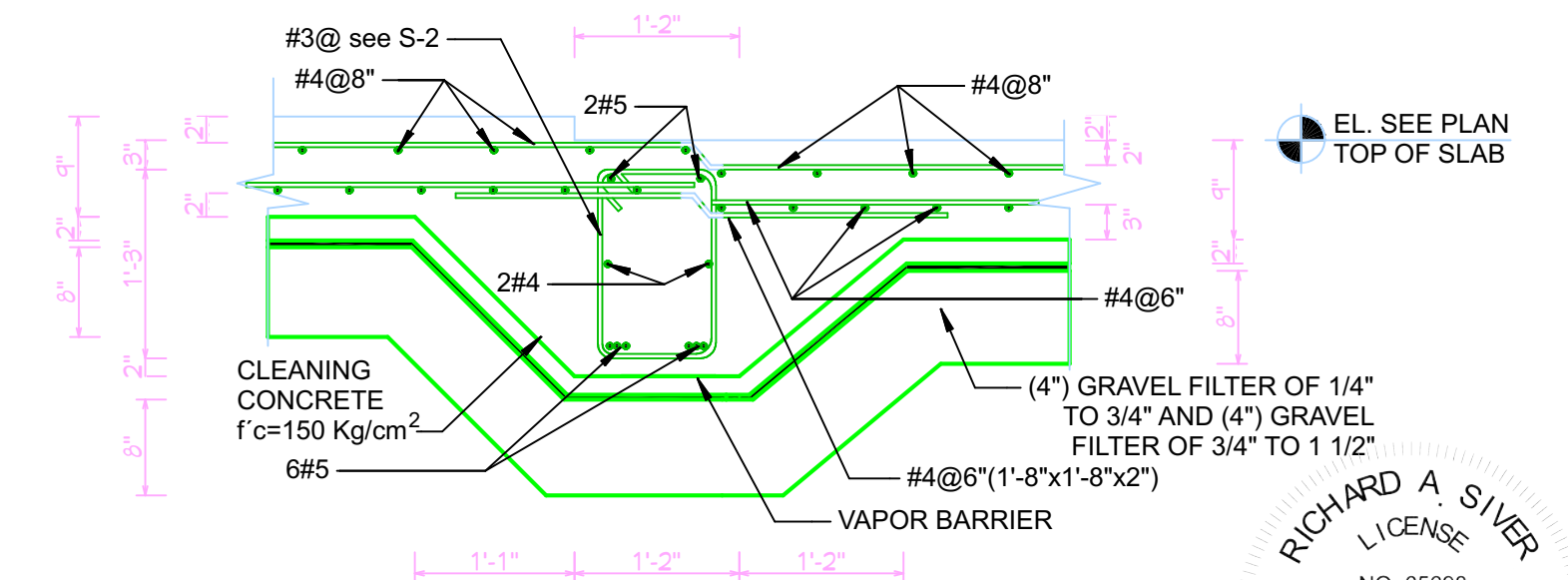
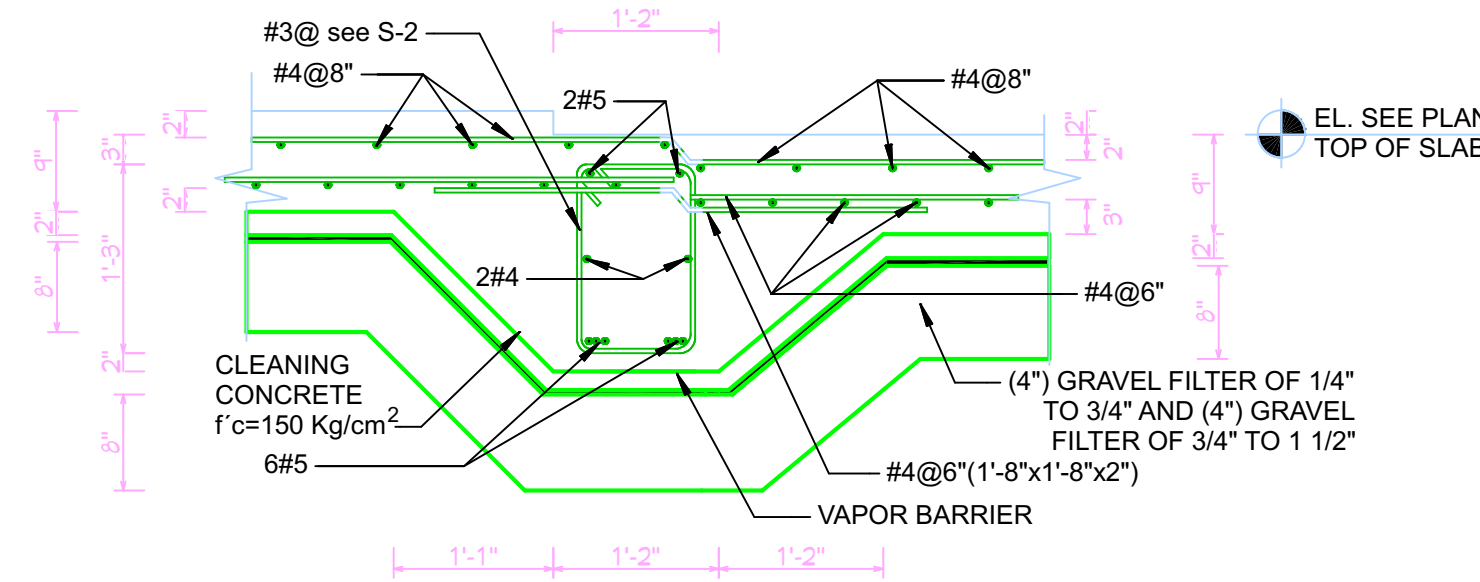
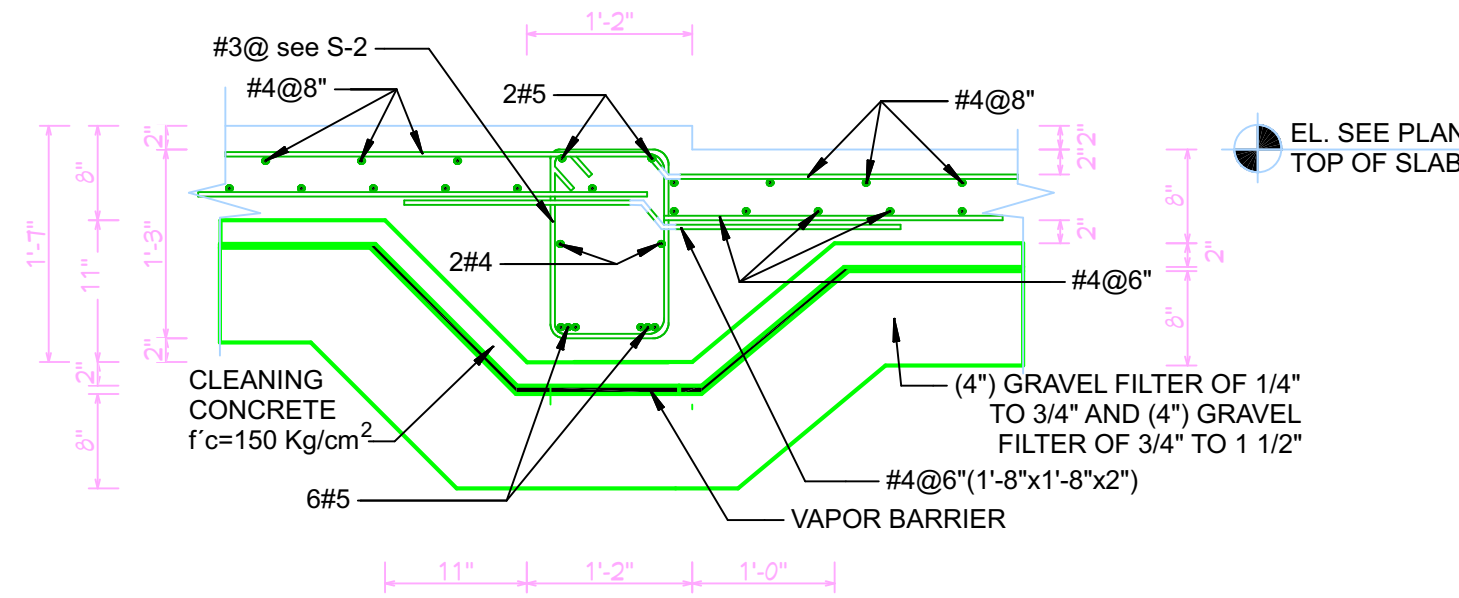
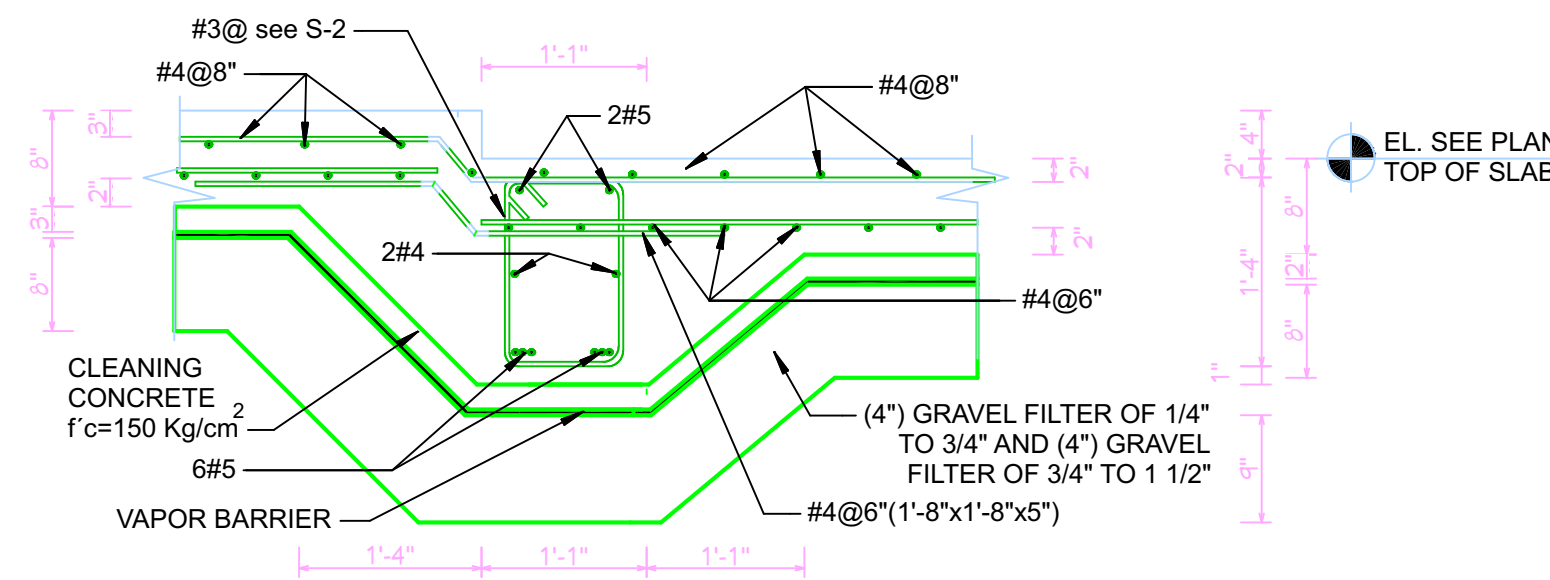
1. ALL HVAC WORK TO BE DONE IN ACCORDANCE WITH THE LATEST FBC (MECHANICAL) CODE INCLUDING ALL STATE AND LOCAL CODES AND THE 2020 FLORIDA ENERGY CODE FOR COMMERCIAL BUILDINGS.
2. ALL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW STRUCTURAL MEMBERS, CHANGES IN CEILING HEIGHT, OR ANY NUMBER OF OTHER NECESSARY 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.



This item has been digitally signed by Richard A. Silver on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FOUNDATION PLAN

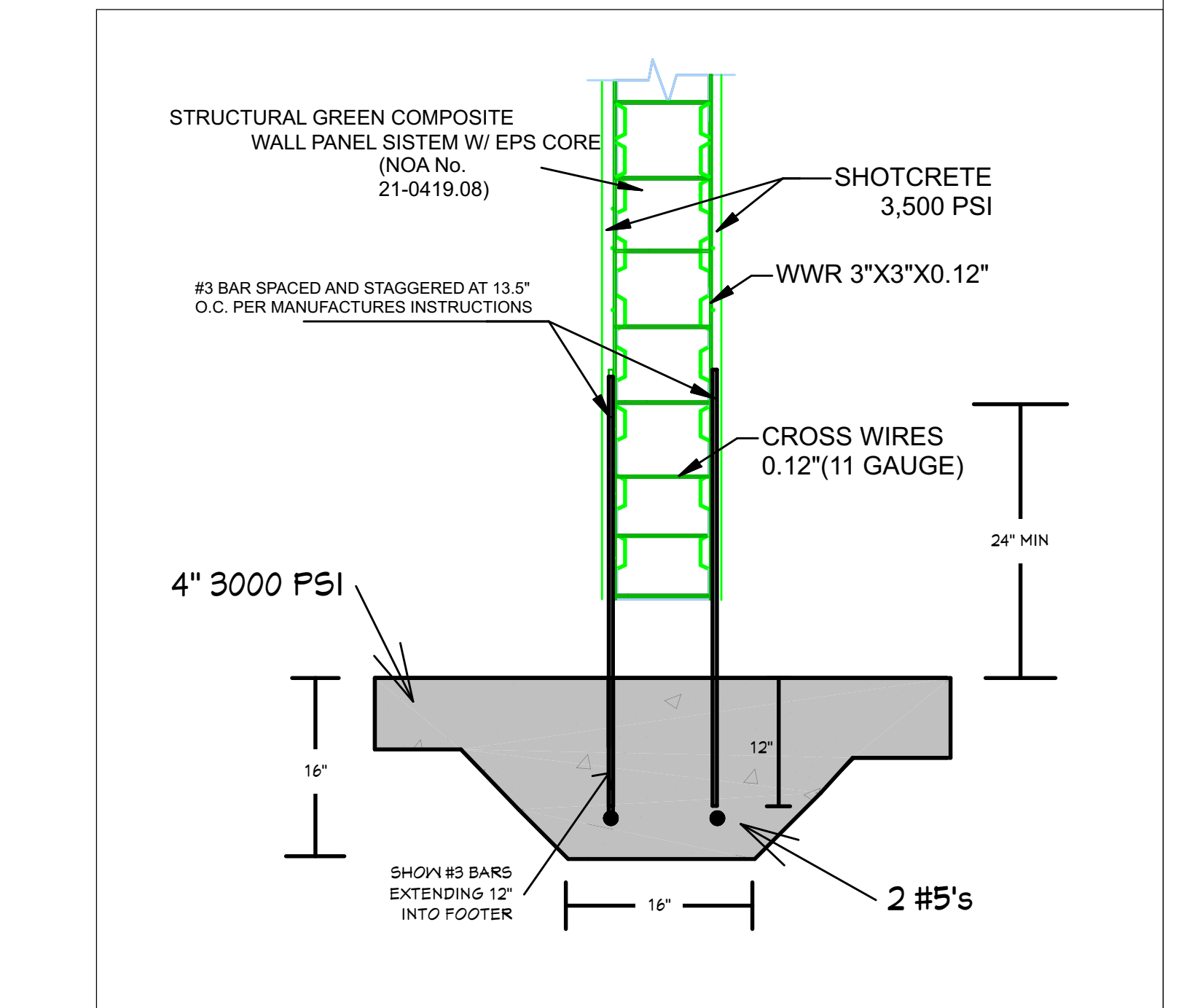
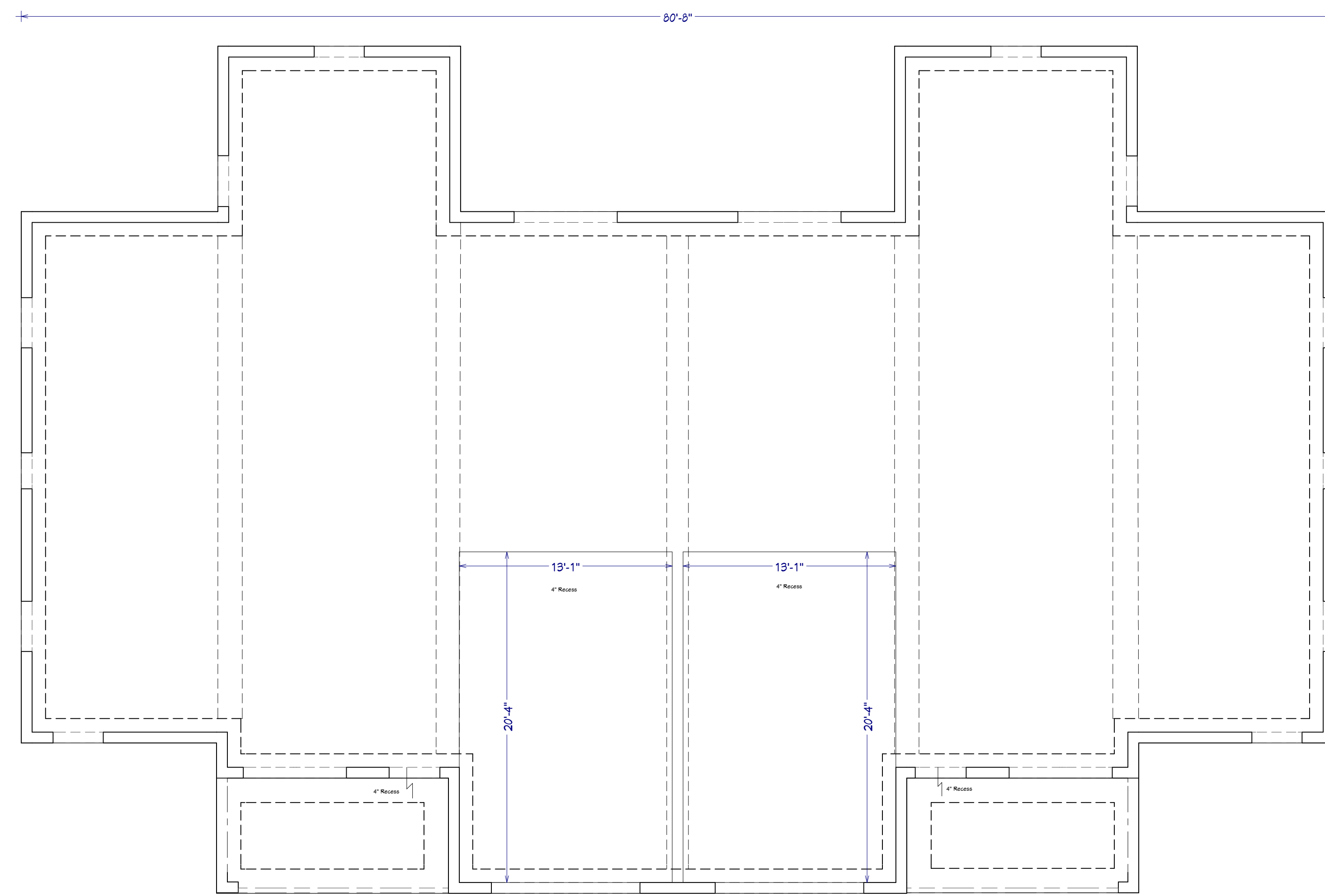
3/16"-1'



- MONOLITHIC FLOOR SLAB:
1. FOUNDATION WALL SHALL BE FILLED WITH CLEAN FILL DIRT.
 2. FILL DIRT SHALL BE MECHANICALLY COMPACTED TO 2,000 LBS PER SQ. FOOT MINIMUM. 95% MODIFIED PROCTOR. THEN GRADED TO ALLOW A CONCRETE THICKNESS OF 4". (MINIMUM TO BE 3 1/2")
 3. GRADED FILL DIRT SHALL THEN BE TERMITES TREATED AND A VAPOR BARRIER OF 6 MIL. VISQUEEN LAID IN PLACE WITH JOINTS LAPPED NOT LESS THAN 6 INCHES.
 4. FLOOR CONCRETE MIXTURE SHALL BE 3,000 PSI AND SHALL BE REINFORCED WITH FIBER-MESH. FIBERS SHALL COMPLY WITH ASTM C 1116 AND DOSAGE AMOUNTS ARE TO BE PER THE FIBER MANUFACTURERS RECOMMENDATIONS.
 5. OPTIONAL REINFORCEMENT OF 6" X 6" W1.4 X W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER ONE THIRD OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIALS AT SPACING NOT TO EXCEED 3 FEET OR IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- TYPICAL -

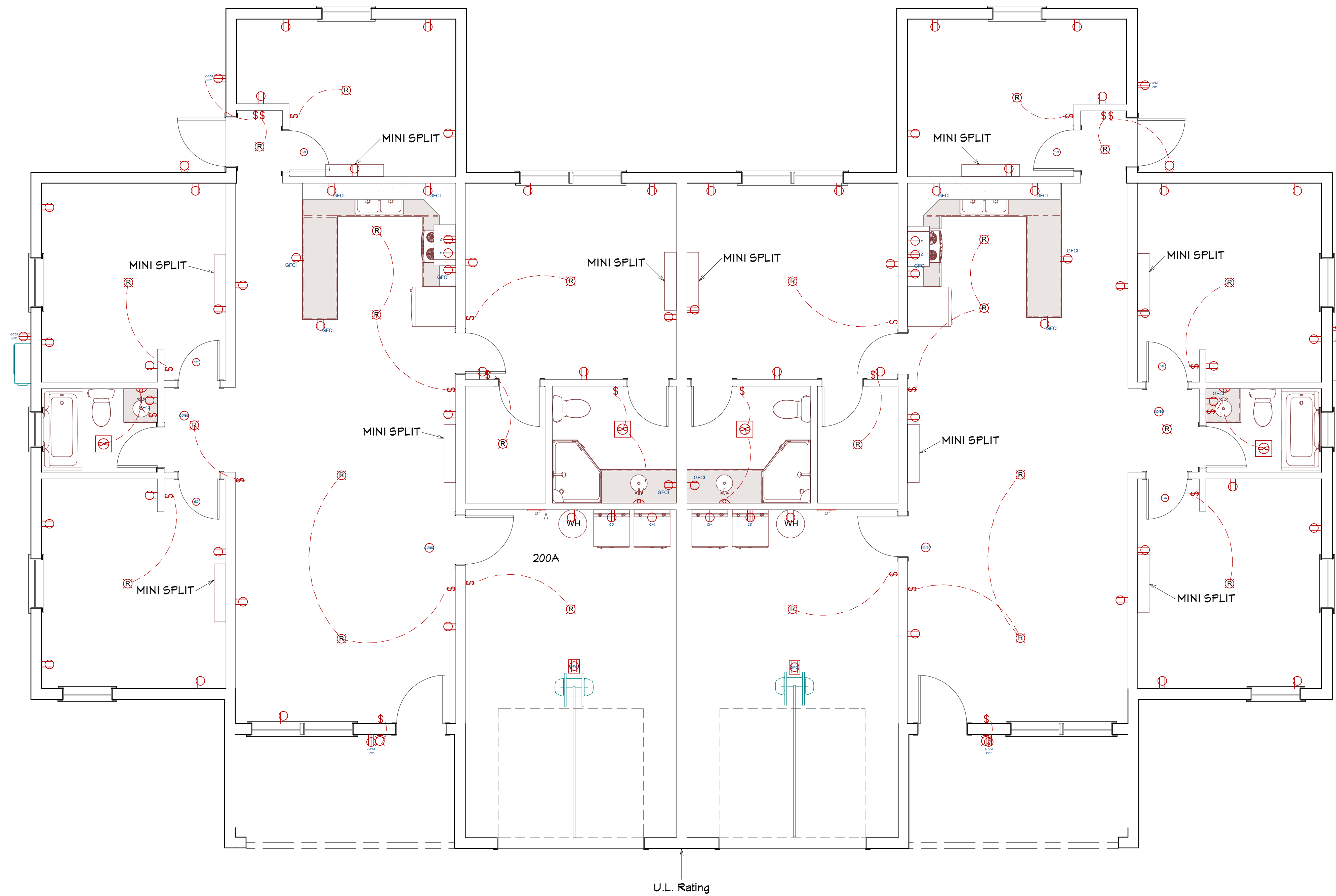
RICHARD A. SIVER
LICENSE
NO. 65698
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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ELECTRICAL PLAN

1/4"-1'



ELECTRICAL:
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 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 EQUIPPED WITH A BATTERY BACKUP

IN ACCORDANCE WITH CHAPTER 47L.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 RECEPTACLE 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 ENCLOSURE 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.

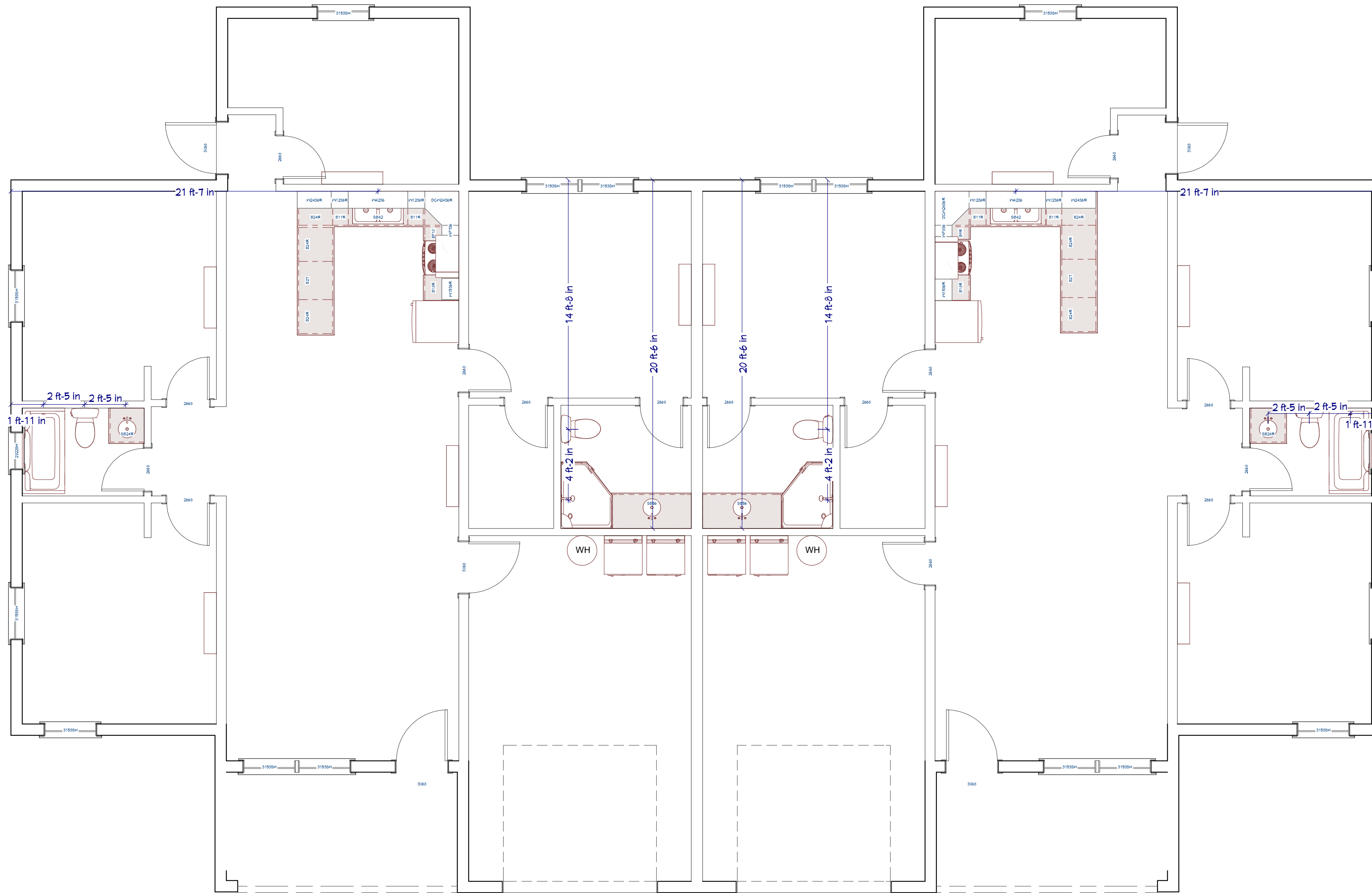
THIS PLAN IS INTENDED TO SHOW A BASIC ELECTRICAL LAYOUT. BAYHEAD CONSULTING INC. WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY. IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND THE LOCATIONS OF ALL ELECTRICAL EQUIPMENT. FURTHERMORE, PROVIDE AND INSTALL COMPLETE ELECTRICAL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

ELECTRICAL - DATA - AUDIO LEGEND

| SYMBOL | DESCRIPTION |
|--------|---|
| | Ceiling Fan |
| | Ventilation Fans: Ceiling Mounted, Wall Mounted |
| | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
| | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce |
| | Chandelier Light Fixture |
| | MINI SPLIT |
| | 240V Receptacle |
| | 110V Receptacles: Duplex, Weather Proof, GFCI |
| | Switches: Single Pole, Weather Proof, 3-Way, 4-Way |
| | Switches: Dimmer, Timer |
| | Audio Video: Control Panel, Switch |
| | Speakers: Ceiling Mounted, Wall Mounted |
| | Wall Jacks: CAT5, CAT5 + TV, TV/Cable |
| | Telephone Jack |
| | Intercom |
| | Thermostat |
| | Door Chime, Door Bell Button |
| | Smoke Detectors: Ceiling Mounted, Wall Mounted |
| | Electrical Breaker Panel |

PLUMBING PLAN

1/4"-1'



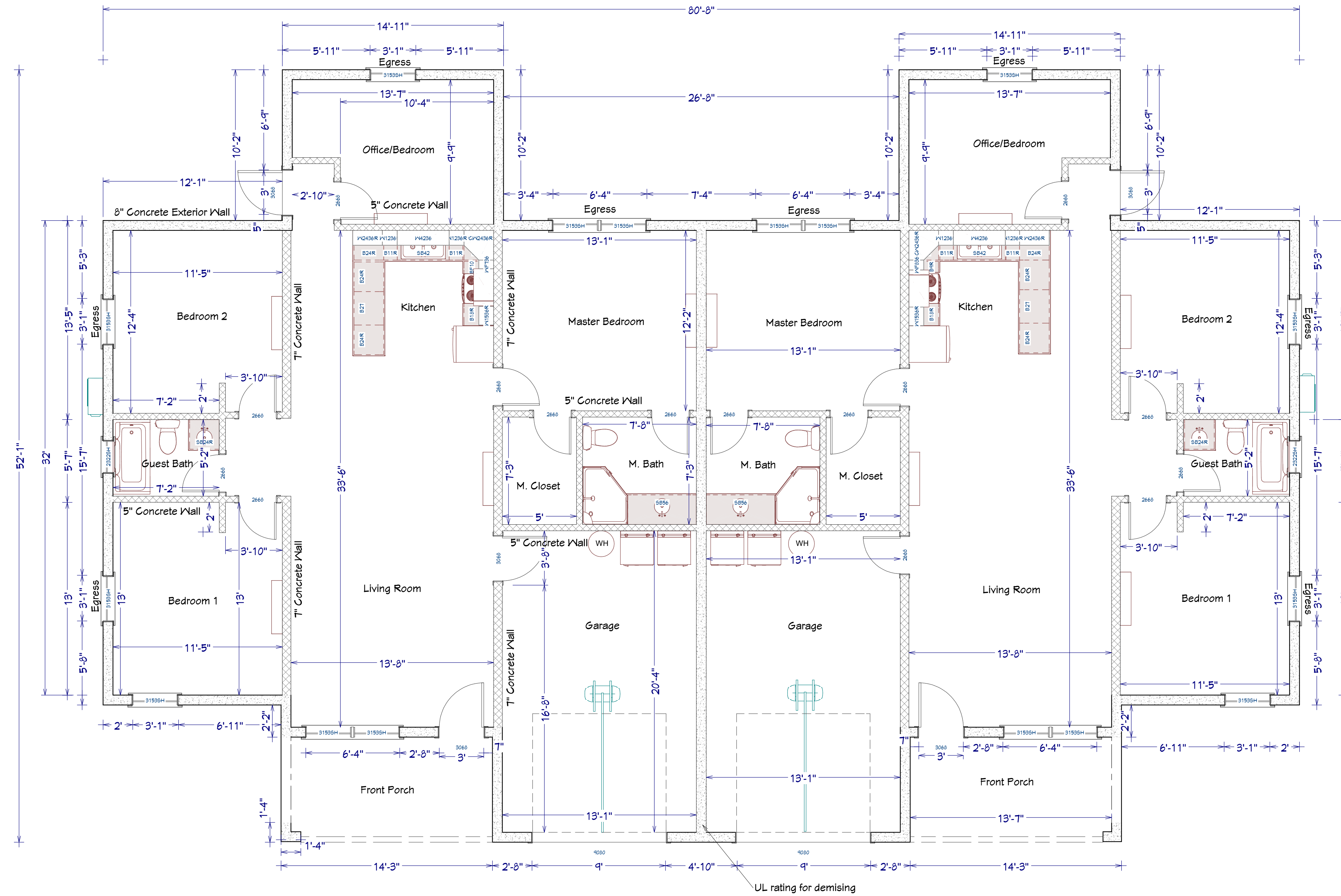
- MECHANICAL NOTES:**
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 - 3 EXHAUST FANS TO BE DUCTED TO EXTERNAL BUILDING WITH METAL DUCT. DUCT MAY BE FLEXIBLE (EXPANDABLE METAL) STYLE.
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 - 6 ALL EQUIPMENT TO HAVE AN S.E.E.R. RATING OF 14 OR GREATER.
 - 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.
 - 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 (1/4 INCHES IN DIAMETER AND SMALLER) | 6 | 10 |
| COPPER OR COPPER ALLOY TUBING (1/2 INCHES IN DIAMETER AND LARGER) | 10 | 10 |
| CROSS-LINKED POLYETHYLENE (PEX) PIPE, 1/4 INCH AND SMALLER | 2.67 (82 inches) | 10 ^b |
| CROSS-LINKED POLYETHYLENE (PEX) PIPE, 1/4 INCH AND LARGER | 4 | 10 ^b |
| CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE | 2.67 (82 inches) | 4 ^b |
| CPVC PIPE OR TUBING (1 INCH IN DIAMETER AND SMALLER) | 3 | 10 ^b |
| EPIC PIPE OR TUBING (1 1/4 INCHES IN DIAMETER AND LARGER) | 4 | 10 ^b |
| LEAD PIPE | continuous | 4 |
| PB PIPE OR TUBING | 2.67 (82 inches) | 4 |
| POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PIPE, 1/4 INCH AND SMALLER | 2.67 (82 inches) | 10 ^b |
| POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PIPE, 1/4 INCH AND LARGER | 4 | 10 ^b |
| POLYPROPYLENE (PP) PIPE OR TUBE (1 INCH AND SMALLER) | 2.67 (82 inches) | 10 ^b |
| POLYPROPYLENE (PP) PIPE OR TUBING (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 |
| BATHUB/WHIRLPOOL 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 DISPENSERS, HOUSEHOLD STORAGE TYPE, ELECTRICAL | ASSE 1023 |
| HOUSEHOLD DISPOSER | ASSE 1008 |
| HYDRAULIC PERFORMANCE FOR WATER CLOSETS 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 |
| MACEBRATING TOILET SYSTEMS AND RELATED COMPONENTS | ASME A112.3/CSA B45.9 |
| NONWITREOUS CERAMIC PLUMBING FIXTURES | ASME A112.19.2/CSA B45.1 |
| PLASTIC BATHUB 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 WHIRLPOOL, BATHUB 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 URINALS | 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 CARRIER SYSTEMS | ASME A112.19.12 |
| WATER CLOSET FLUSH TANK FILL VALVES | ASSE 1002, CSA B125.3 |
| WHIRLPOOL BATHUB APPLIANCES | ASME A112.19.7 /CSA B45.10 |

FLOOR PLAN

1/4" = 1'

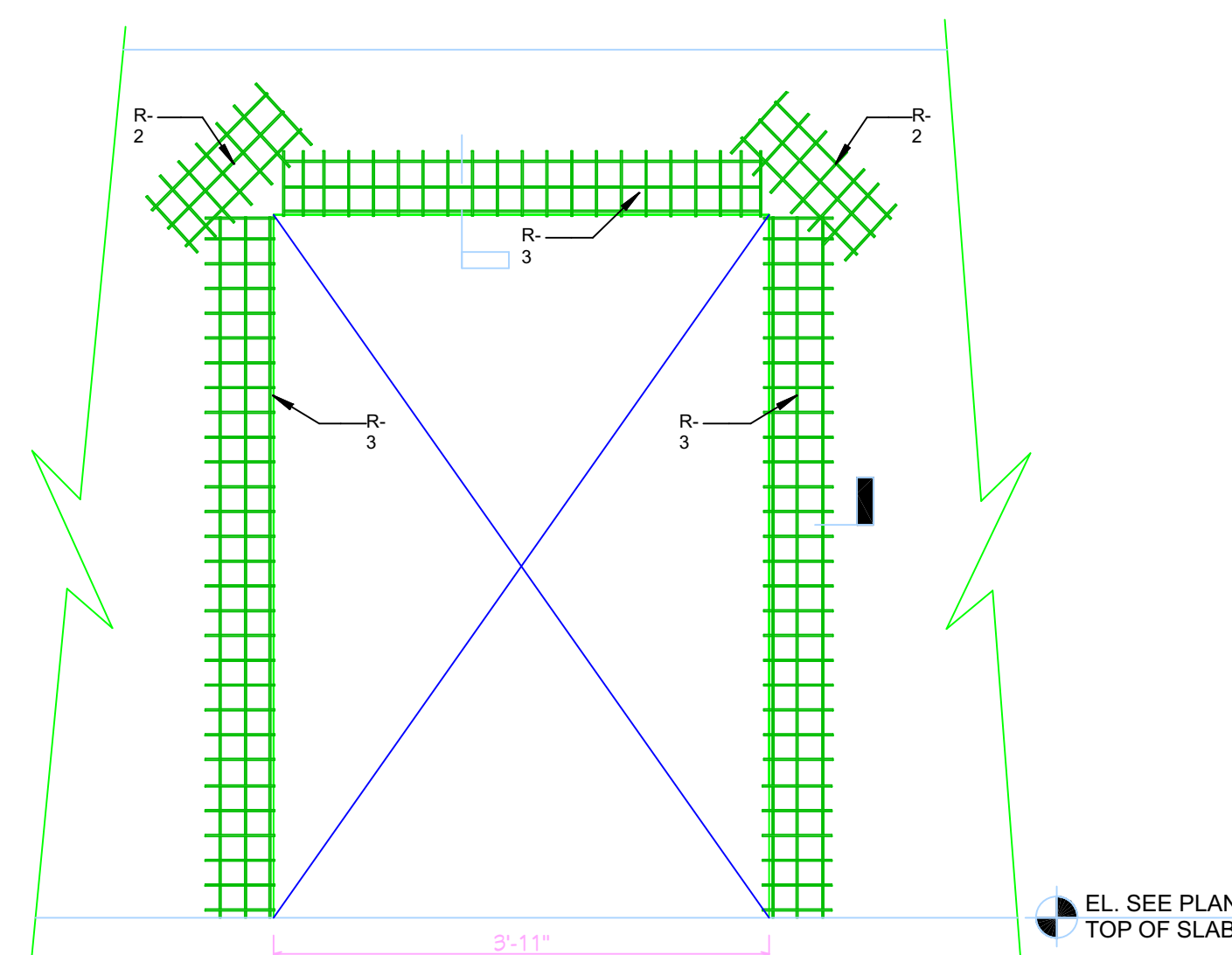
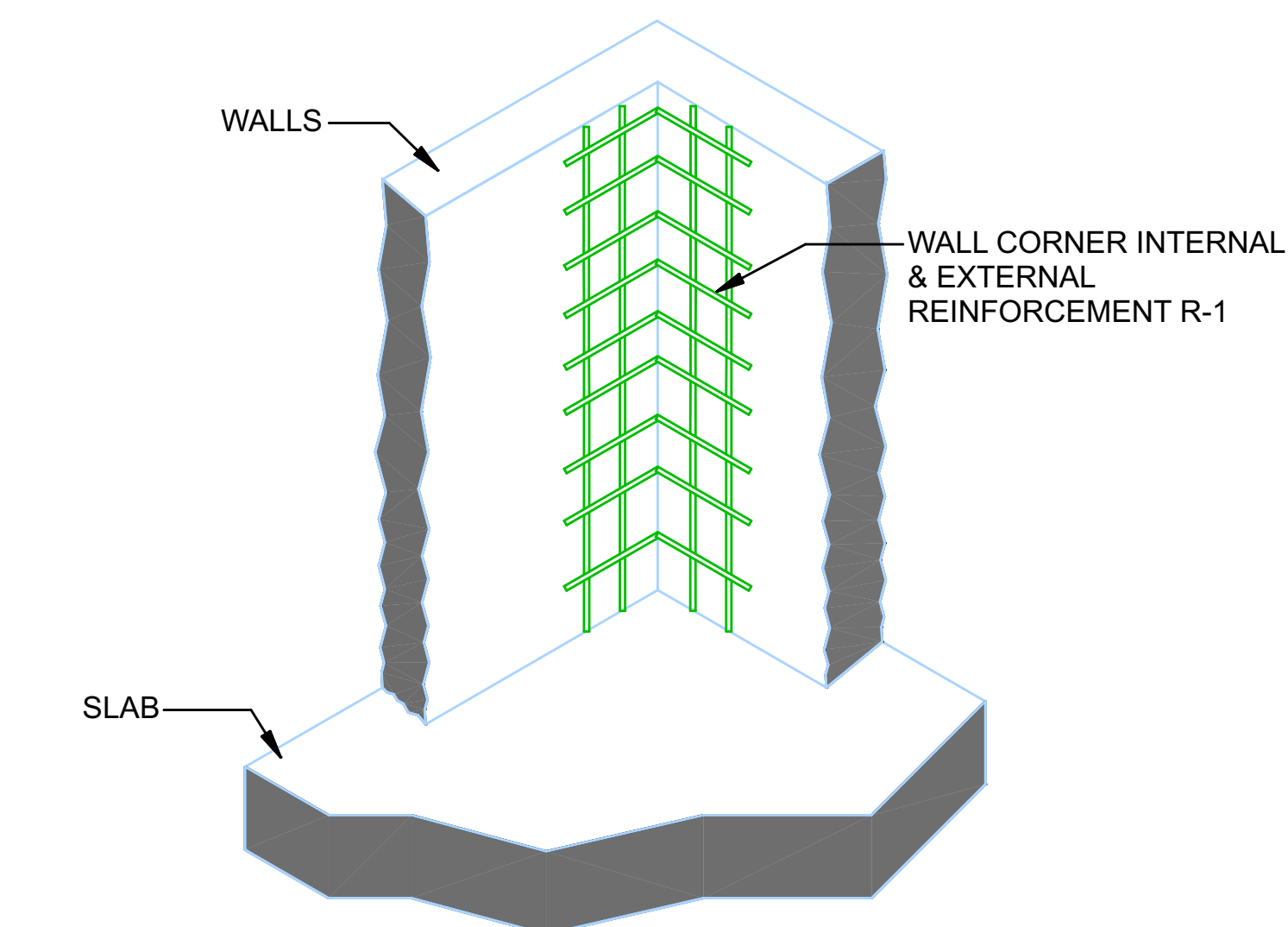
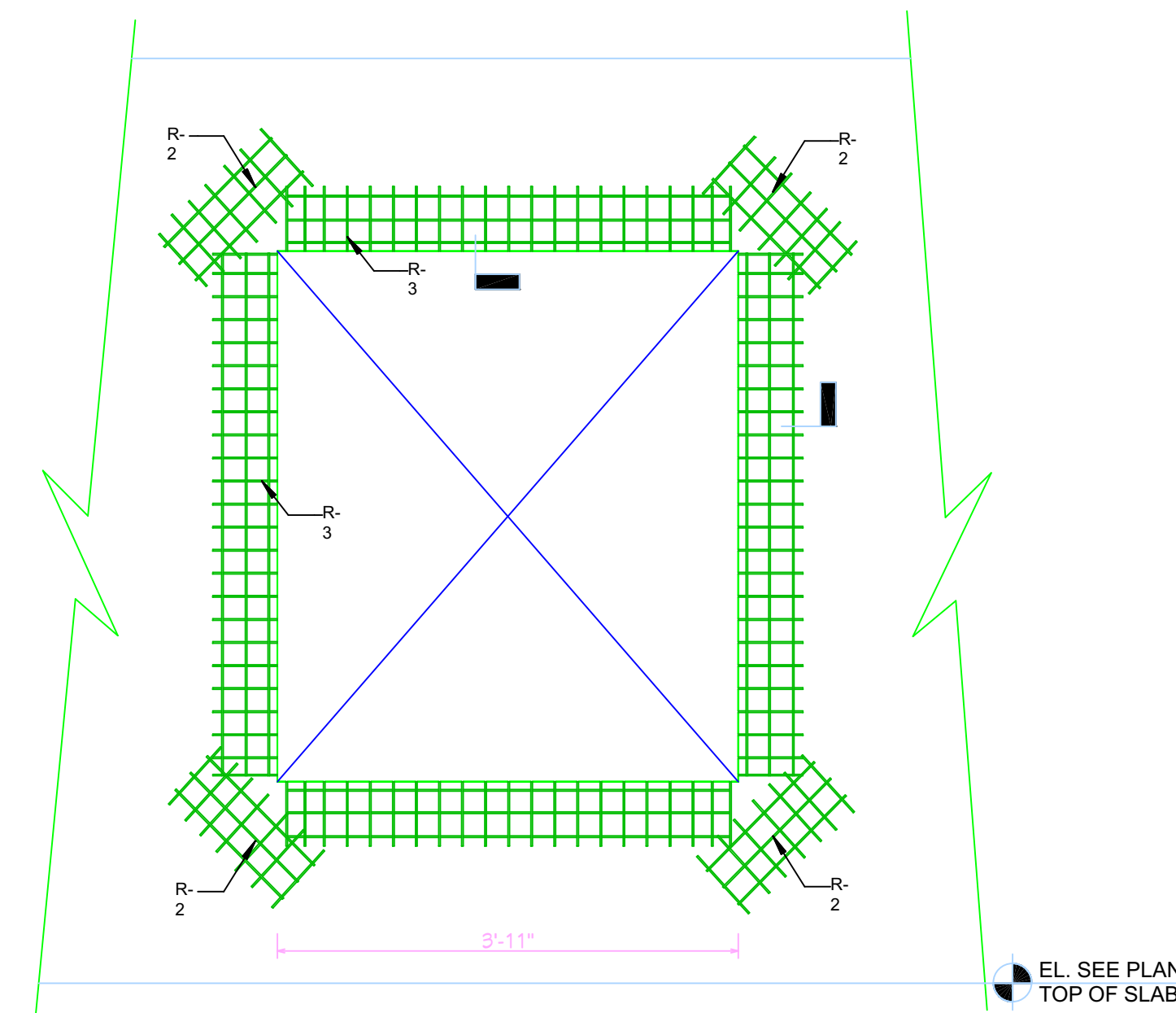
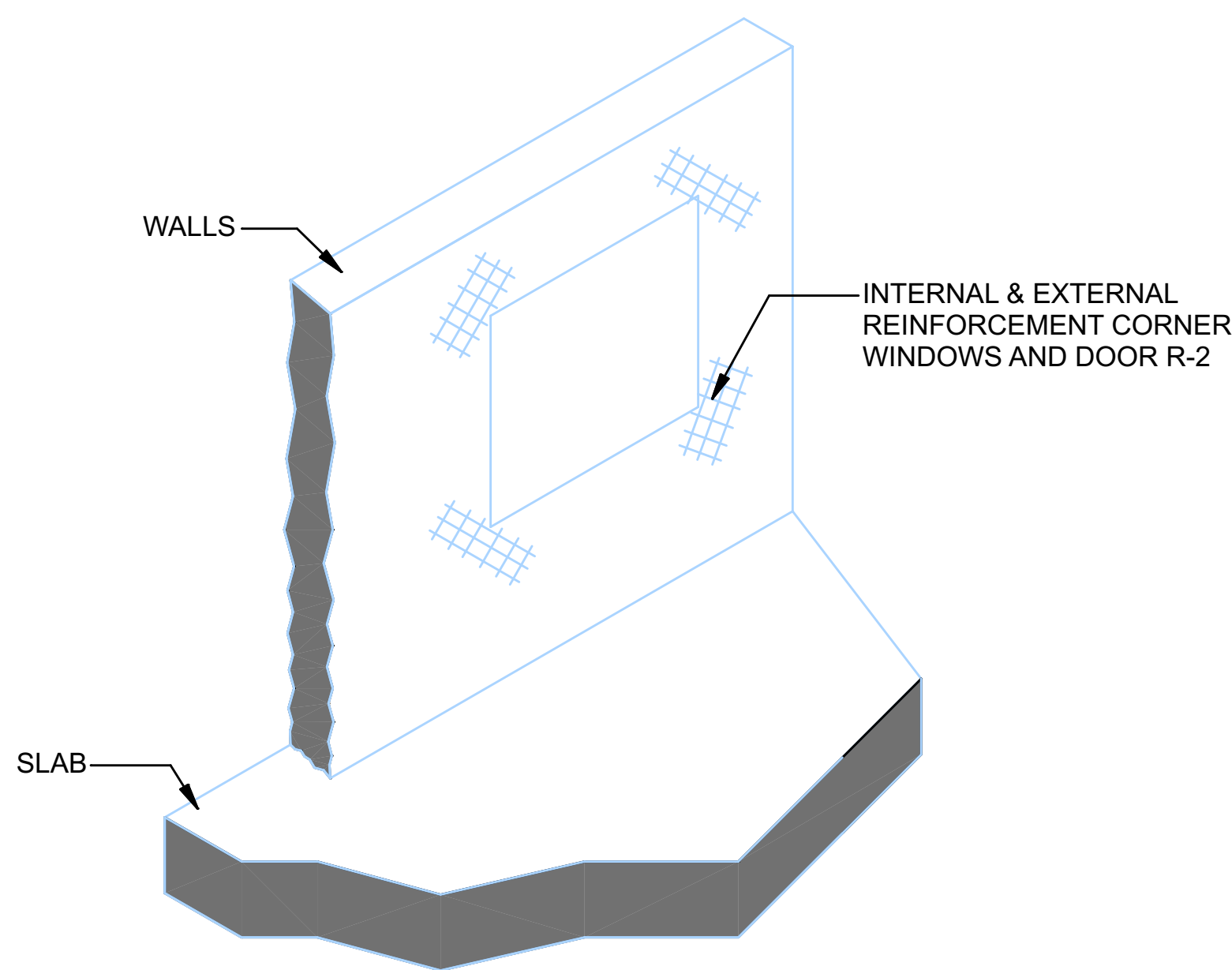
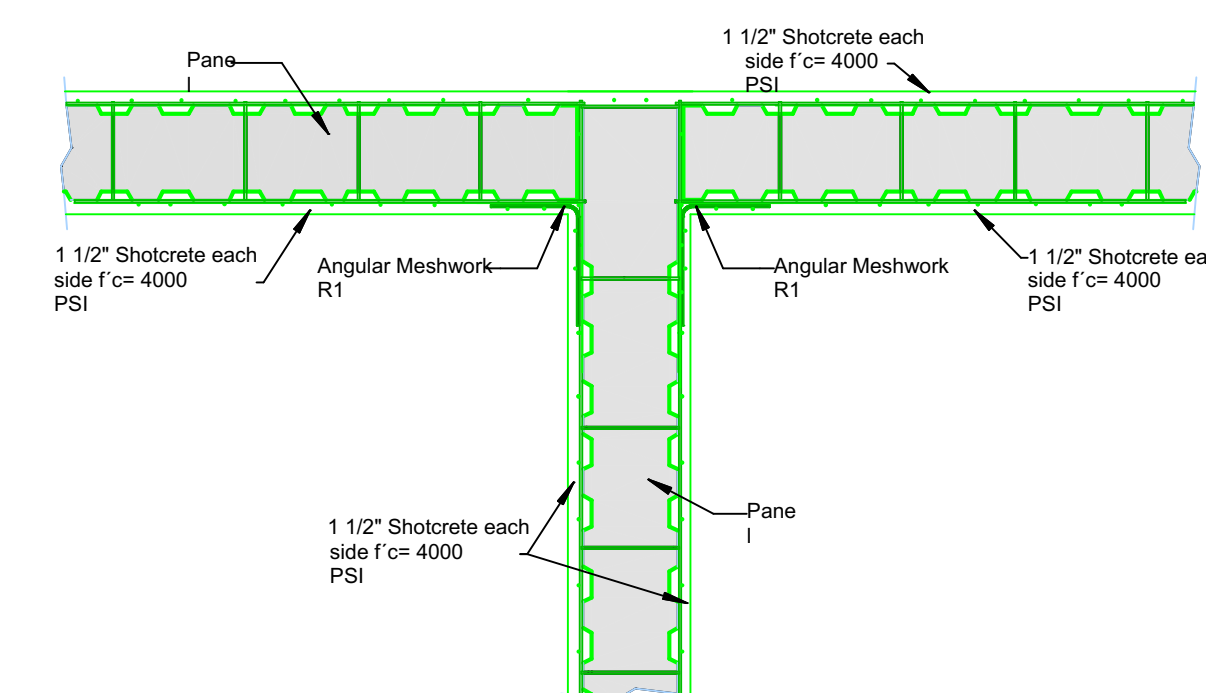
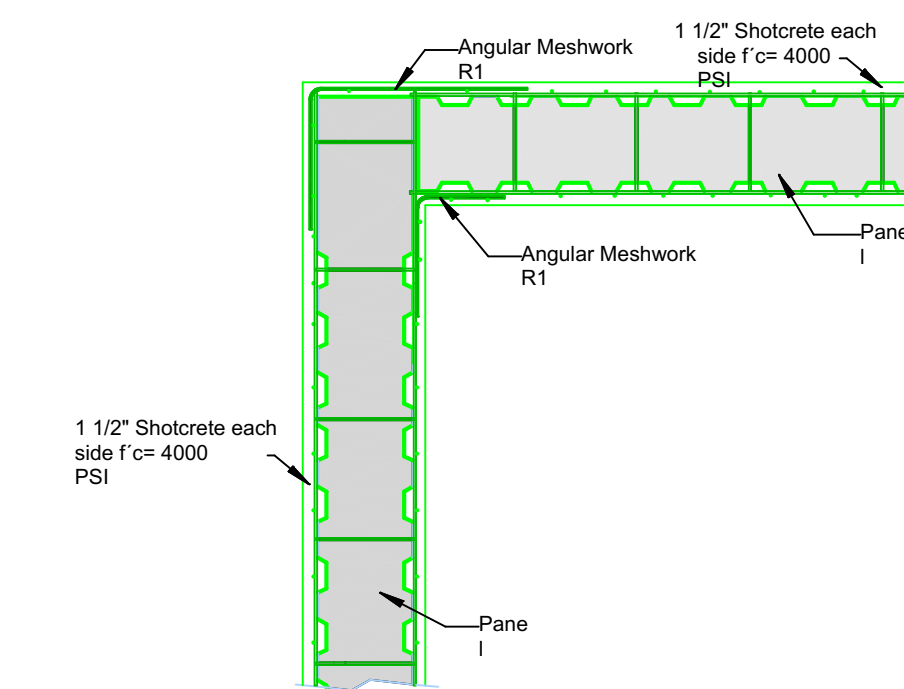
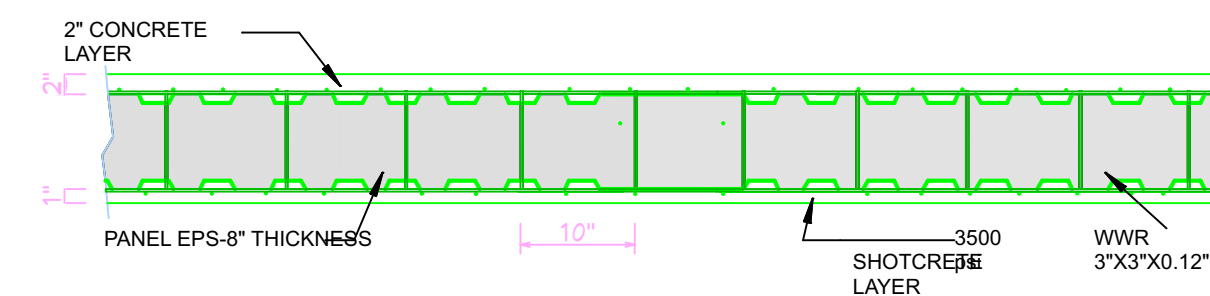
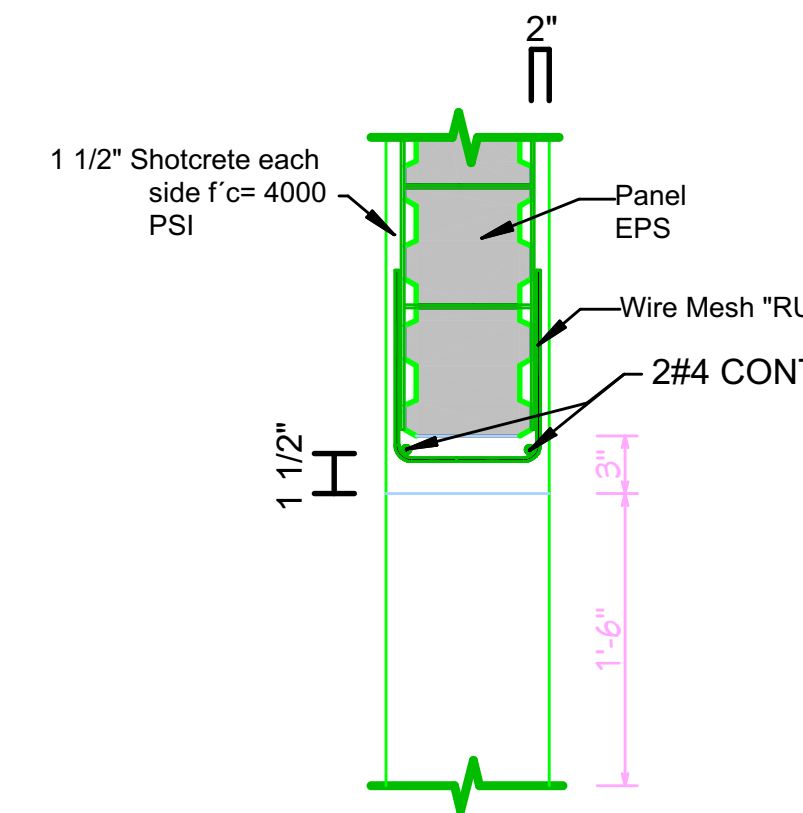
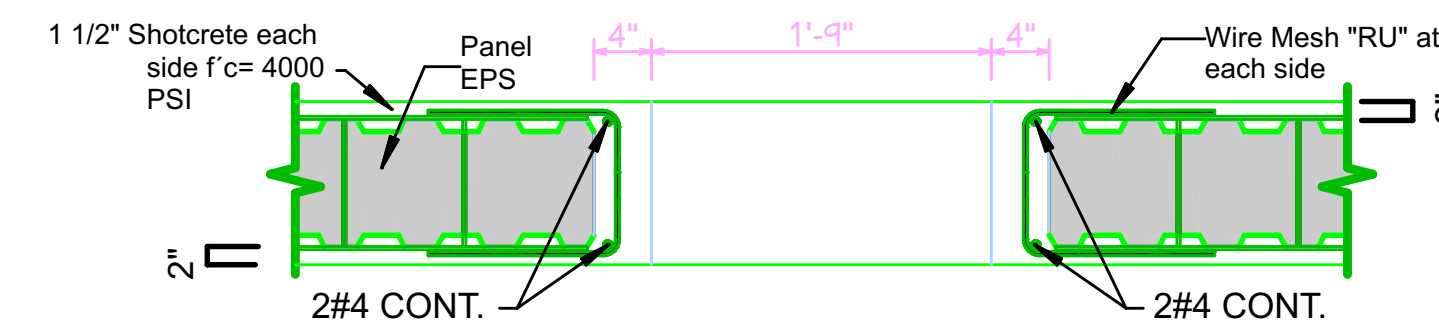
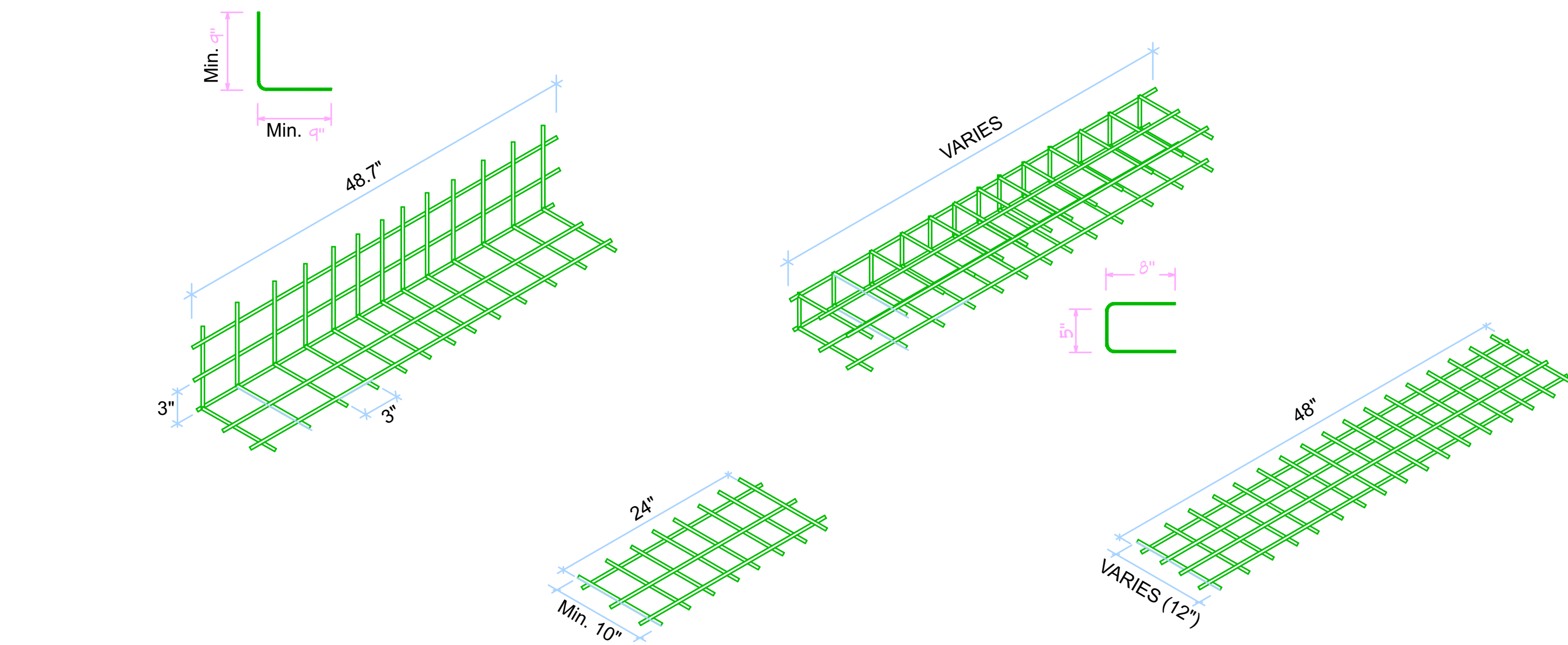


RICHARD A. SIVER
 LICENSE
 NO. 65698
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 FLORIDA
 PROFESSIONAL ENGINEER

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Compact the soil.
 Provide a waterproofing membrane.
 Pour 2 inches of cleaning concrete.
 Place the reinforcement keeping the required space using spacers.
 Pour the concrete to desired depth.
 Location, layout and stakeout (if applicable)
 Demolitions (If applicable)
 Dismantling and cleaning (if applicable)
 Loading, removal and disposal of material
 Pouring of concrete slab
 Lightening agent placement
 Reinforcement assembly
 Formwork reinforcement
 Concrete pouring
 Stripping and Form removal

STRUCTURAL CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE WORK IN ACCORDANCE WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. PRODUCTION, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH HOT WEATHER CONCRETING.



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.

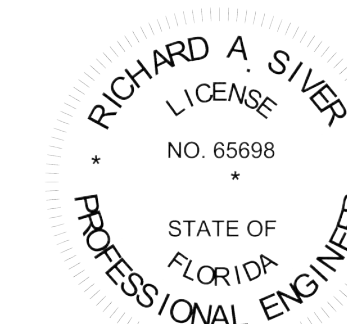
BLDG DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACT OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION 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.

NEW BUILDING:



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Date: 2023.05.31 08:32:24 -04'00'

Designer:
BayHead Consulting Inc.
460 N Franklin
Sebring, FL 33870
P: 863.304.8904

Structural Engineer:
Silver Engineering Services, Inc
Richard Silver, P.E.
3037 Cedora Terrace
Sebring, FL 33870
Phone: 863.295.0299
P.E. 65696

Project:
Mordechai Gelbhauer
8211 Cozumel Lane
Sebring, FL 33876
732.814.5555

Total Living Area =
2,729 SQ. FT.

Total Garage Area =
532 SQ. FT.

Front Porch Combined =
200 SQ. FT.

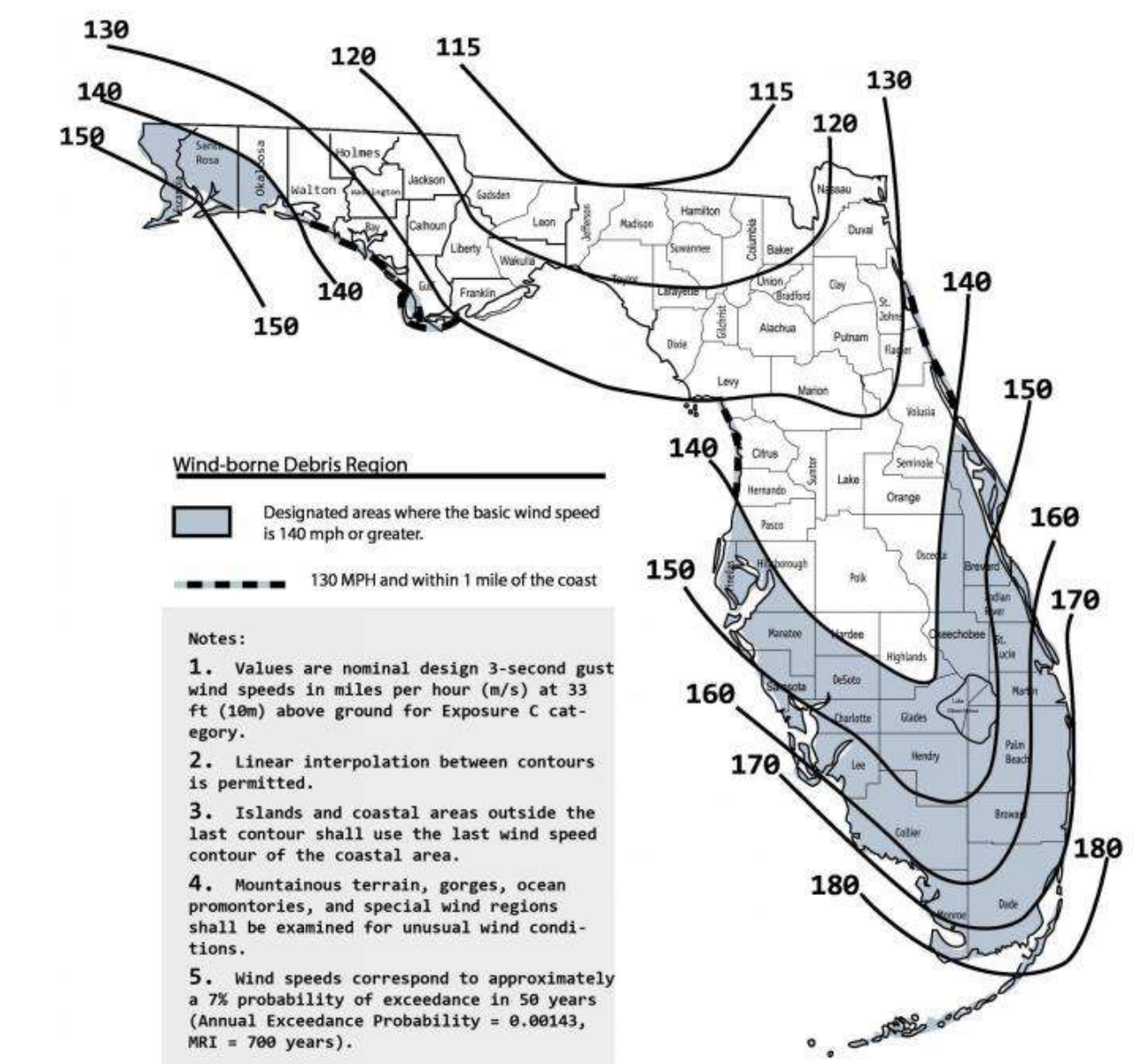


Figure 1609A Wind-Borne Debris Region, Category II and III Buildings and Structures except health care facilities

THESE DRAWINGS ARE THE PROPRIETARY WORK 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.

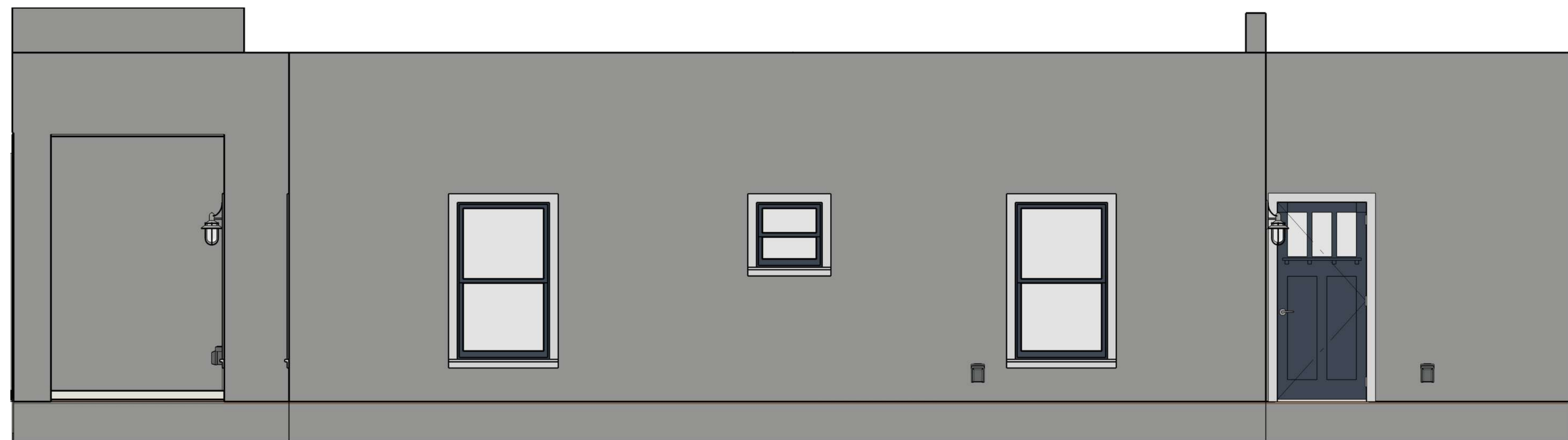
- COVER PAGE**
- ELEVATION FRONT / RIGHT
 - ELEVATION REAR / LEFT
 - NOTES
 - ROOF PLAN
 - FOUNDATION
 - ELECTRICAL
 - PLUMBING
 - FLOOR PLAN
 - DETAILS

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 / 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.

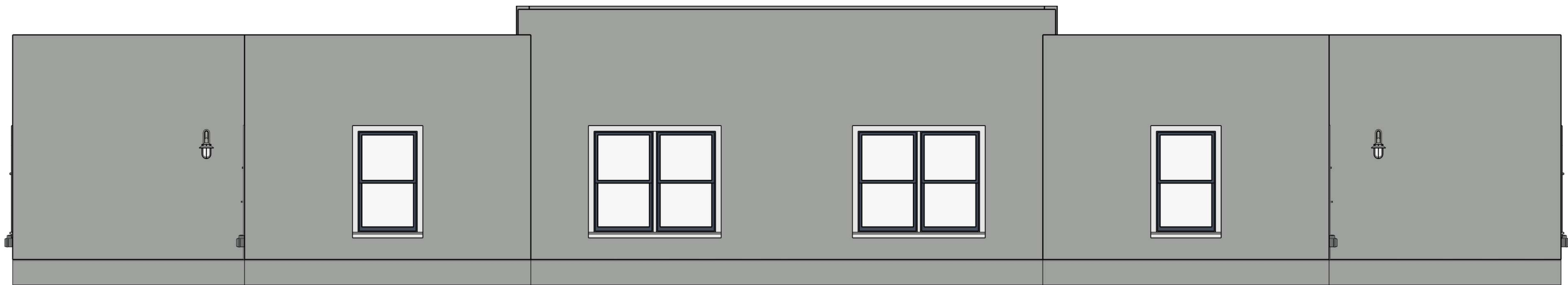
| DESIGN PARAMETERS: | | |
|---|--|---|
| THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL, THE FLORIDA BUILDING CODE 7TH EDITION EDITION AMENDMENTS AND ASCE 7. | BASIC WIND SPEED: (TABLE 1609.3.1) <input type="checkbox"/> V ULTIMATE = 150 MPH, V BASIC = 116 MPH <input checked="" type="checkbox"/> V ULTIMATEC = 138 MPH, V BASIC = 106 MPH <input type="checkbox"/> V ULTIMATE = 130 MPH, V BASIC = 101 MPH | EXPOSURE CATEGORY: <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D |
| THE BUILDING (INCLUDING ALL COMPONENTS AND CLADDINGS) SHALL BE DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS. | RISK CATEGORY: <input type="checkbox"/> CATEGORY I <input type="checkbox"/> CATEGORY III <input checked="" type="checkbox"/> CATEGORY II <input type="checkbox"/> CATEGORY IV | WINDBORNE DEBRIS REGION: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES IMPACT RESISTANT GLAZING |
| FLOORS: LIVE LOAD - 40 PSF DEAD LOAD - 15 PSF | BUILDING OCCUPANCY CLASSIFICATION: <input type="checkbox"/> GROUP A - ASSEMBLY <input type="checkbox"/> GROUP H - HAZARDOUS <input type="checkbox"/> GROUP B - BUSINESS <input type="checkbox"/> GROUP I - INSTITUTIONAL <input type="checkbox"/> GROUP D - DAY CARE CENTER <input type="checkbox"/> GROUP M - MERCANTILE <input type="checkbox"/> GROUP E - EDUCATION <input checked="" type="checkbox"/> GROUP R - RESIDENTIAL <input type="checkbox"/> GROUP F - FACTORY <input type="checkbox"/> GROUP S - STORAGE <input type="checkbox"/> GROUP U - UTILITY | INTERNAL PRESSURE COEFFICIENTS: <input type="checkbox"/> 0.00 (OPEN) <input checked="" type="checkbox"/> +0.18, -0.18 (ENCLOSED) |
| GARAGE SLAB: LIVE LOAD - 50 PSF DEAD LOAD - 10 PSF | BUILDING CONSTRUCTION TYPE: <input type="checkbox"/> TYPE I <input type="checkbox"/> TYPE IV <input type="checkbox"/> TYPE II <input checked="" type="checkbox"/> TYPE V <input type="checkbox"/> TYPE III | MEAN ROOF HEIGHT <input checked="" type="checkbox"/> 30'-0" OR LESS <input type="checkbox"/> GREATER THAN 30'-0" |
| ROOF: 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 | | ALL DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO RESIST +/- 50 PSF UNLESS NOTED OTHERWISE ON PLAN. |



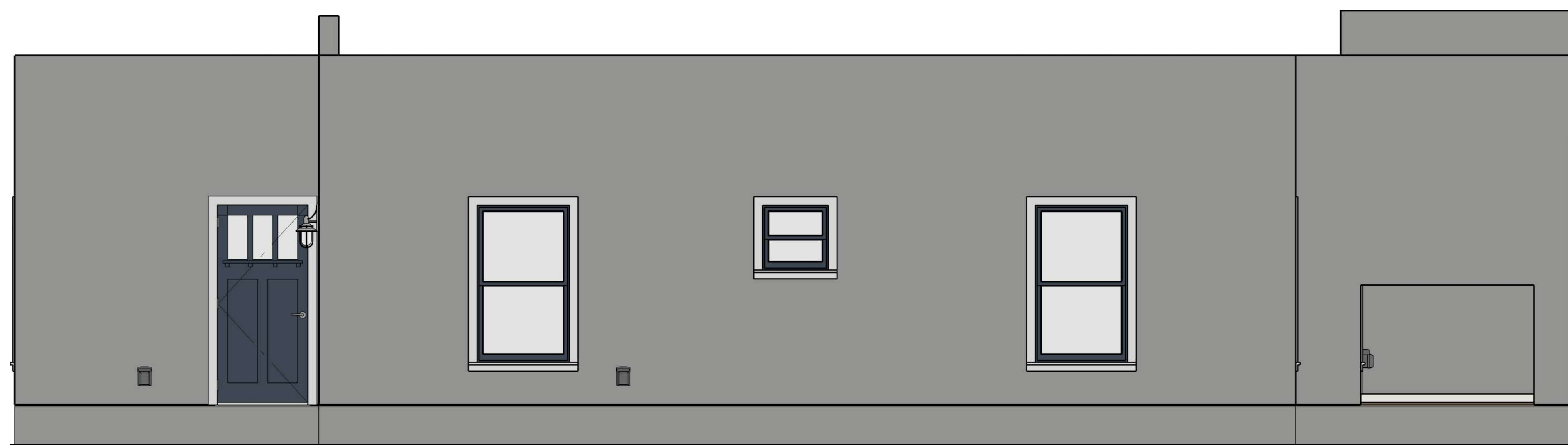
Front Elevation



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 FM OF 1,500 P.S.I.

MORTAR SHALL CONFORM TO ASTM C-270 AND SHALL BE EITHER TYPE M OR S.

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 REBAR.

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

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 1 3/8 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 D 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 SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6
DWELLING-GARAGE SEPARATION

| SEPARATION | MATERIAL |
|---|--|
| FROM THE RESIDENCE AND ATTICS | NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE |
| FROM HABITABLE ROOMS ABOVE THE GARAGE | NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT |
| STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION | NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT |
| GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT | NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR 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 PURPOSES 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 ADJACENT 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 USABLE 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:

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 EASILY 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 SCRAPPED TO REMOVE ALL ORGANIC MATERIALS WITHIN THE BUILDING AREA.

ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA, SHALL BE COMPACTED SUCH THAT IT CAN ADEQUATELY SUPPORT AT 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 SOIL.

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

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 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 PER 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 & 1800R MIN. HOLLOWW EACH END *HPAHDZ 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 TRUSSE:
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 SLOPES 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 UTILIZED 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 OR RESPONSIBILITY FOR IMPROPERLY SUBSTITUTED CONNECTORS.

SOIL TERMITE TREATMENT:

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

ANY SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RE-TREATED (INCLUDING ANY BOXED OR FORMED AREA) - (PER FBC 1816.1.2).

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 1816.1.4).

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 PROPOSED 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 (2) 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 REPLACEMENT

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, REPAIRED 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 PERMITTED WITH AT LEAST AN 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.

AIR HANDLERS.

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 HANDLER.

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 "GFCI" CIRCUIT.

ALL ELECTRICAL OUTLETS AT EXTERIOR LOCATIONS W/ NO ROOF COVER SHALL BE WIRED INTO A GROUND-FAULT INTERRUPTER"GFCl" 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 OUTSIDE 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 ROOMS.

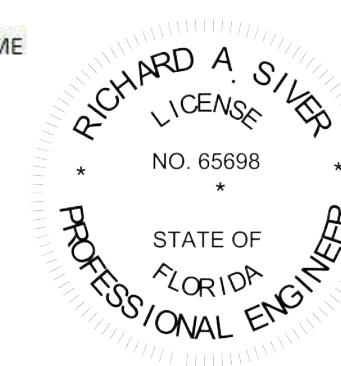
UPPER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

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 OPEN 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:

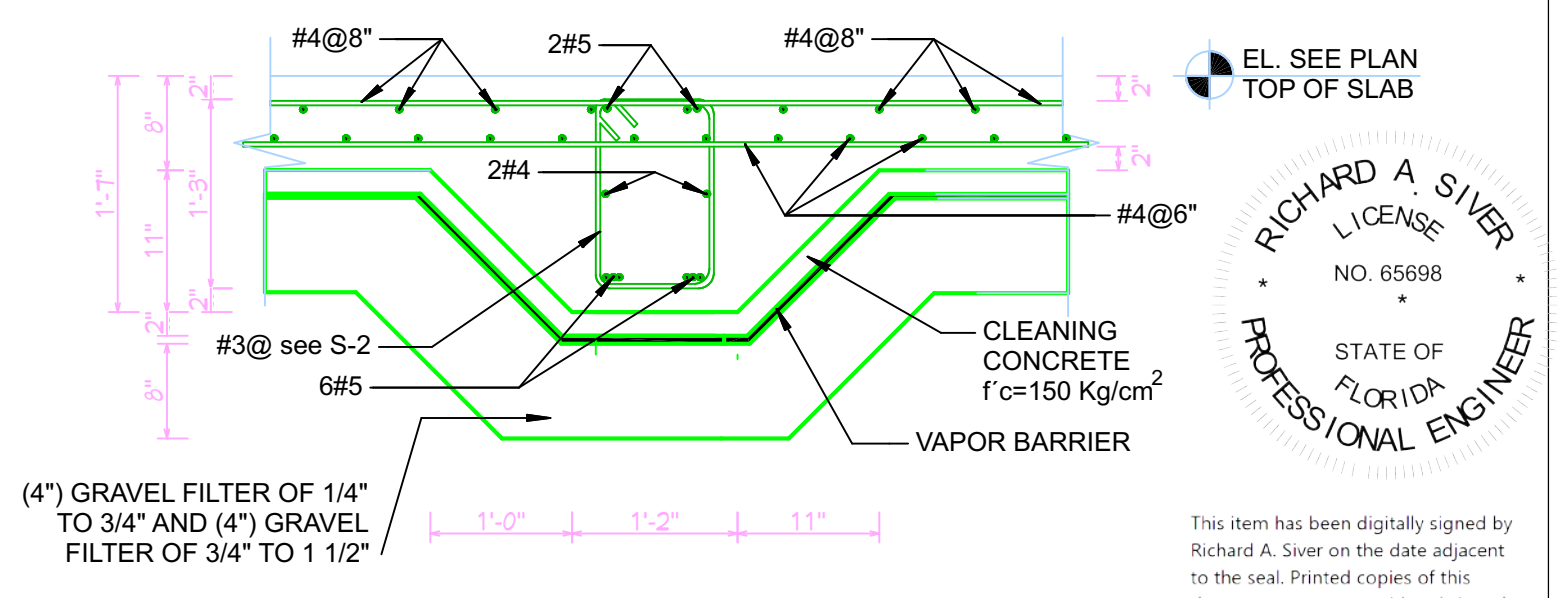
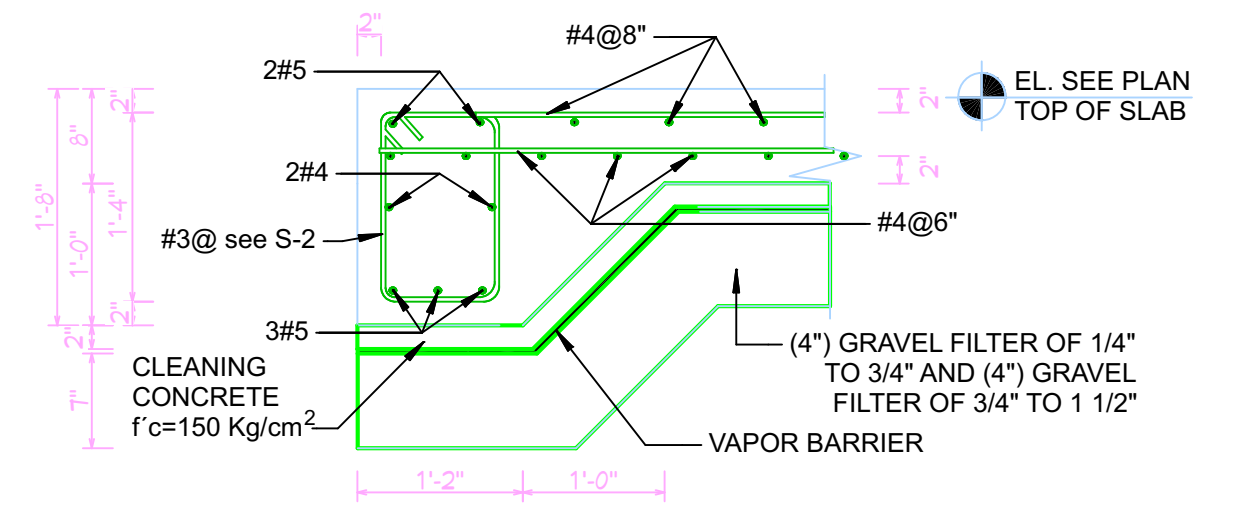
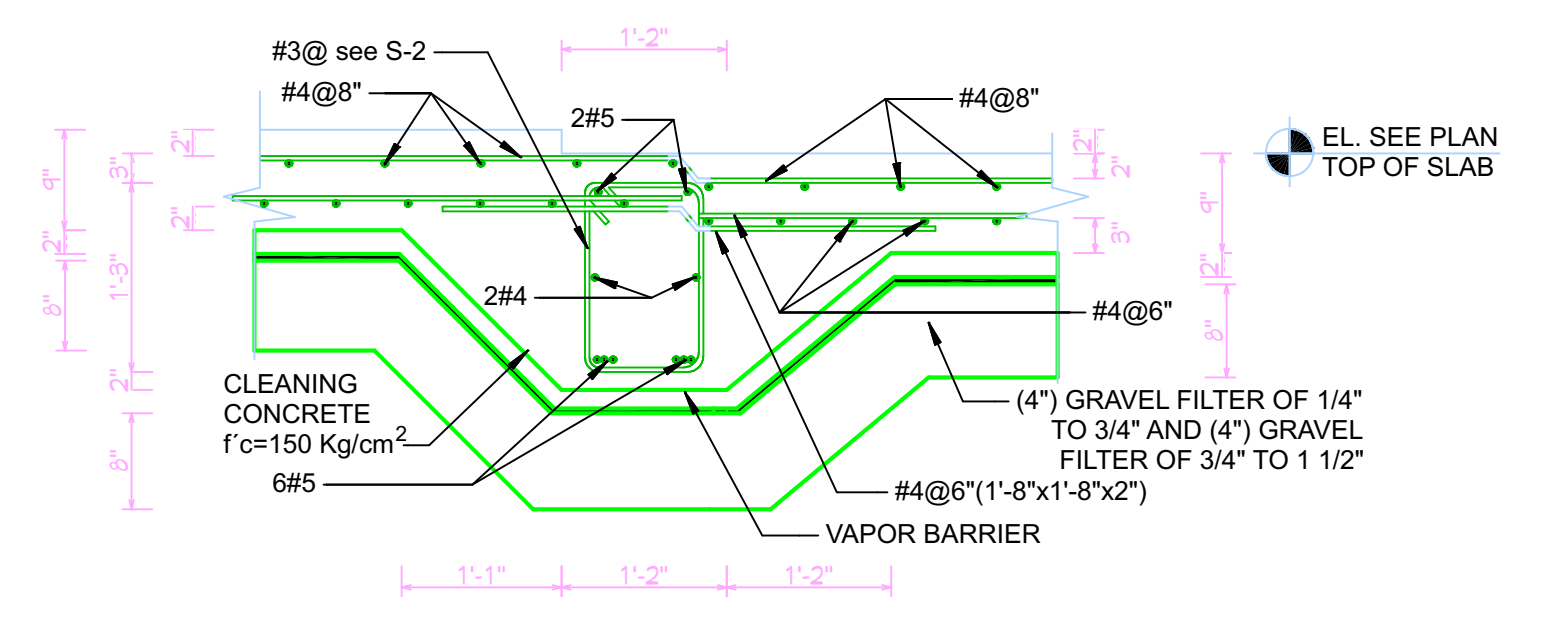
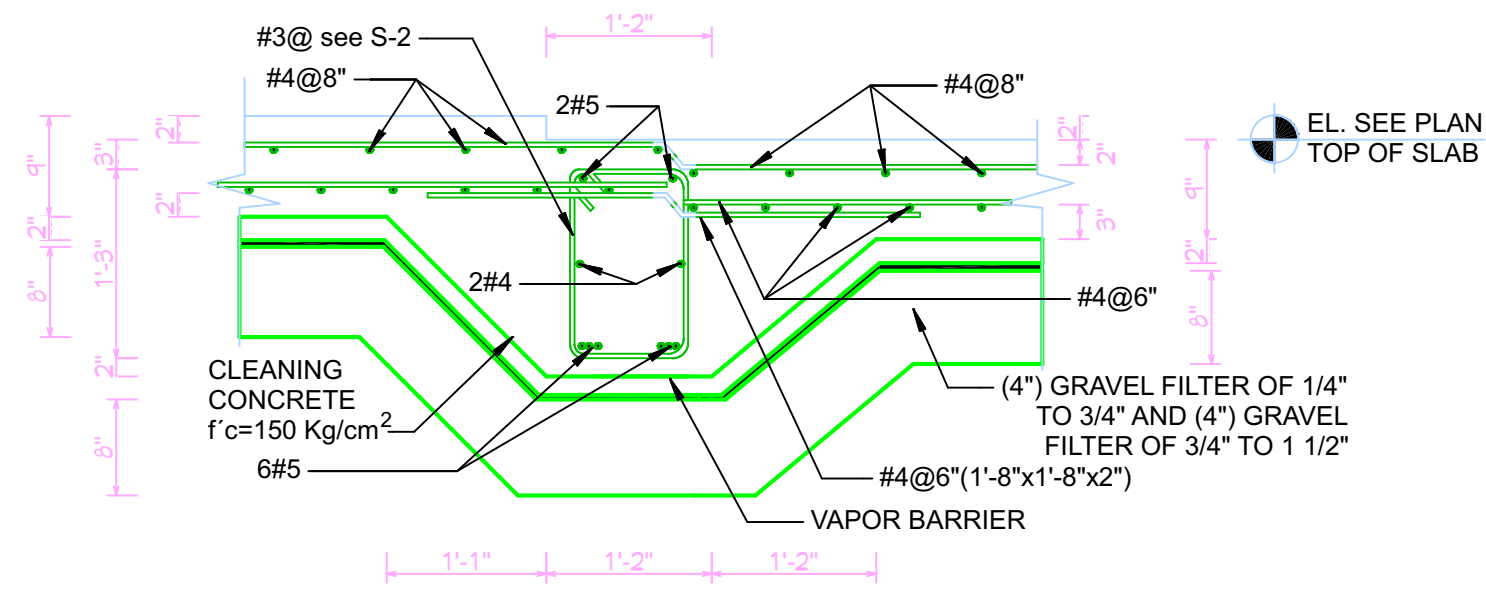
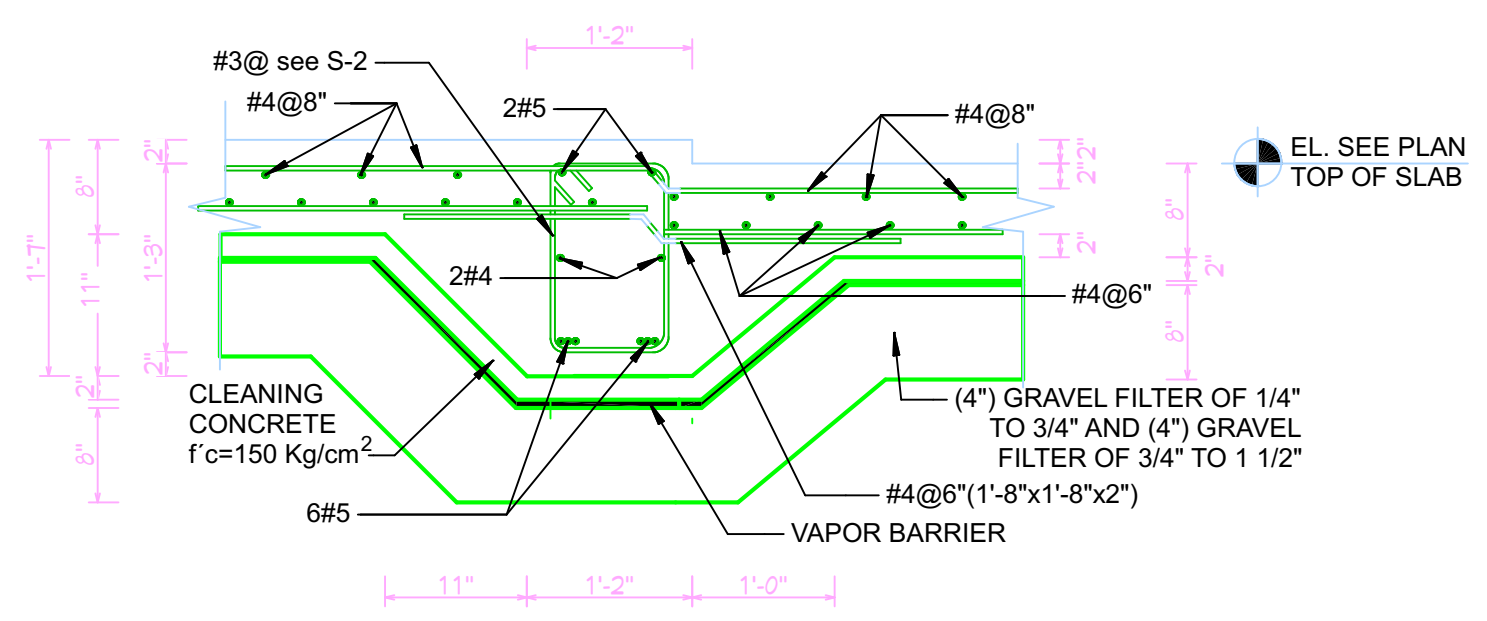
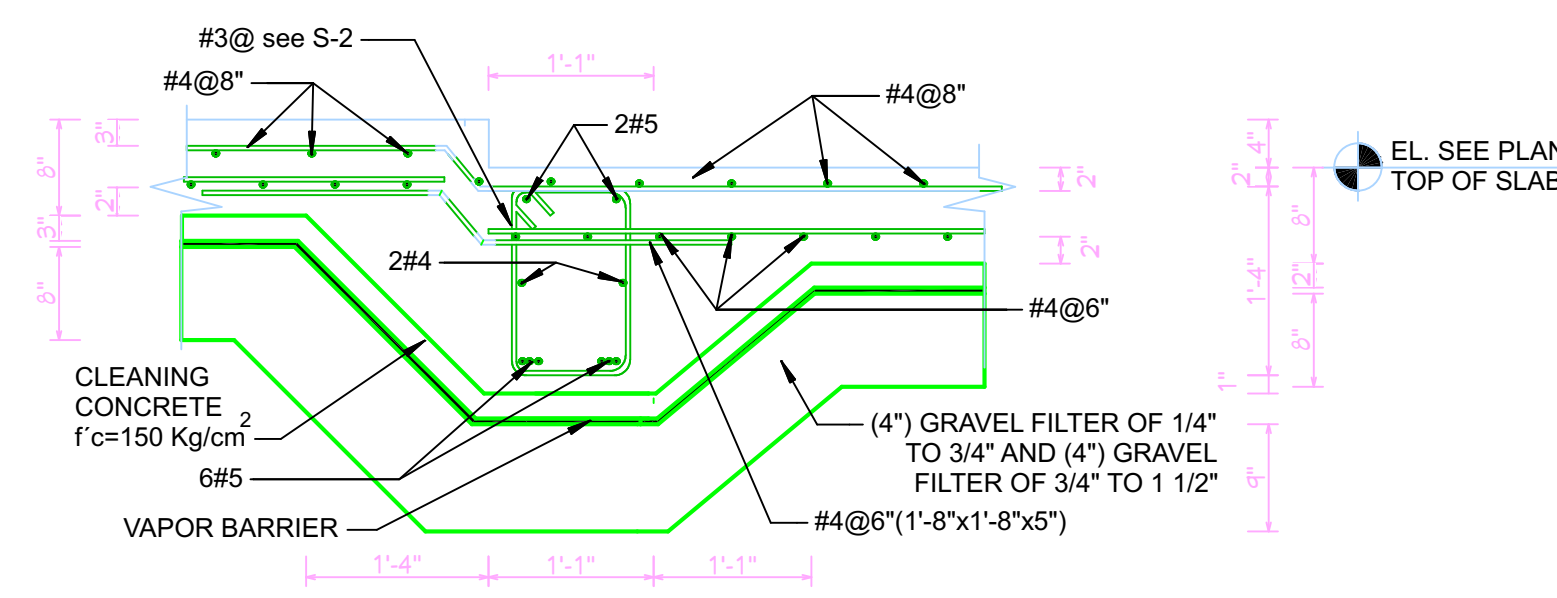
1. ALL HVAC WORK TO BE DONE IN ACCORDANCE WITH THE LATEST FBC (MECHANICAL) CODE INCLUDING ALL STATE AND LOCAL CODES AND THE 2020 FLORIDA ENERGY CODE FOR COMMERCIAL BUILDINGS.
2. ALL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW STRUCTURAL MEMBERS, CHANGES IN CEILING HEIGHT, OR ANY NUMBER OF OTHER NECESSARY 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.



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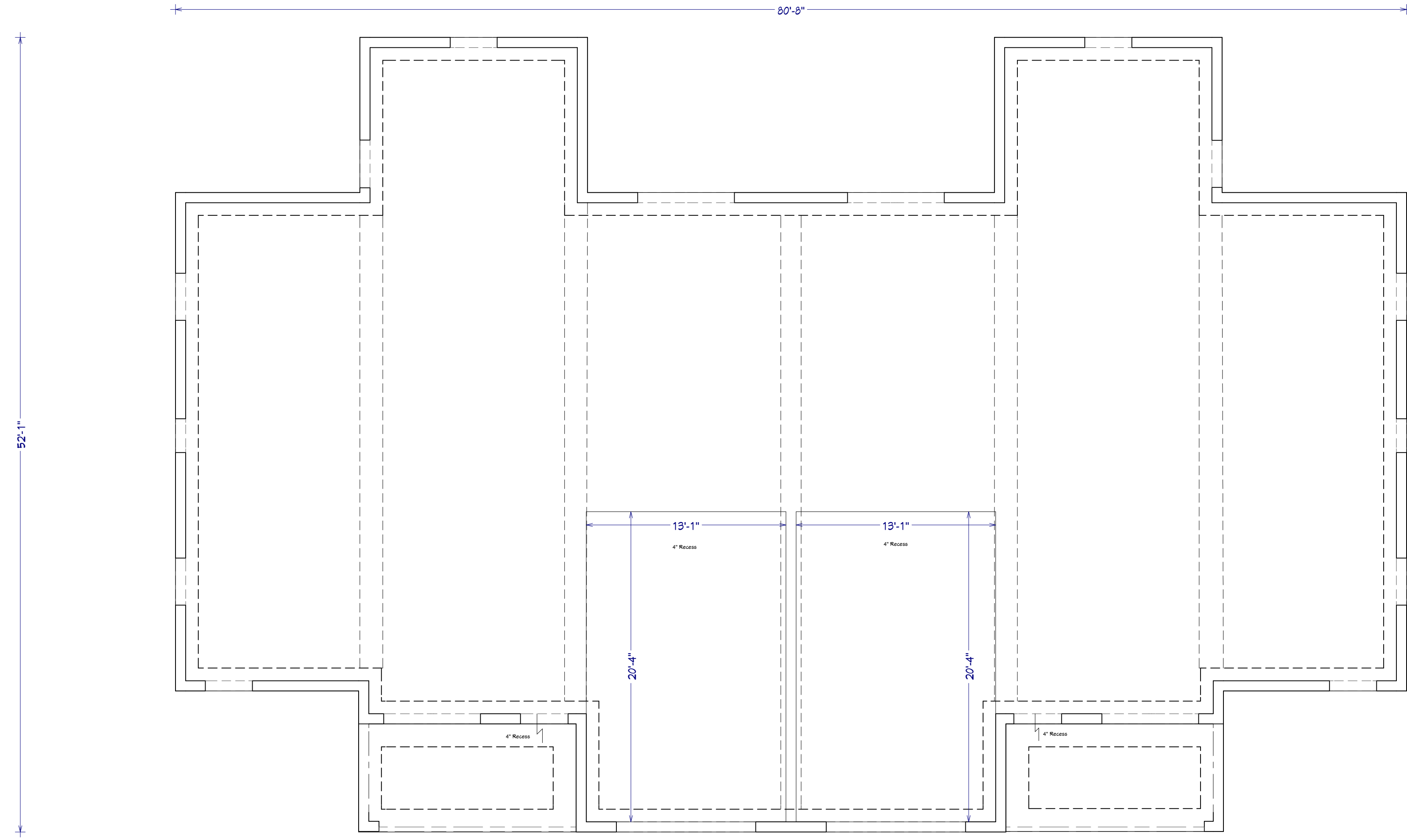
FOUNDATION PLAN

3/16"-1'

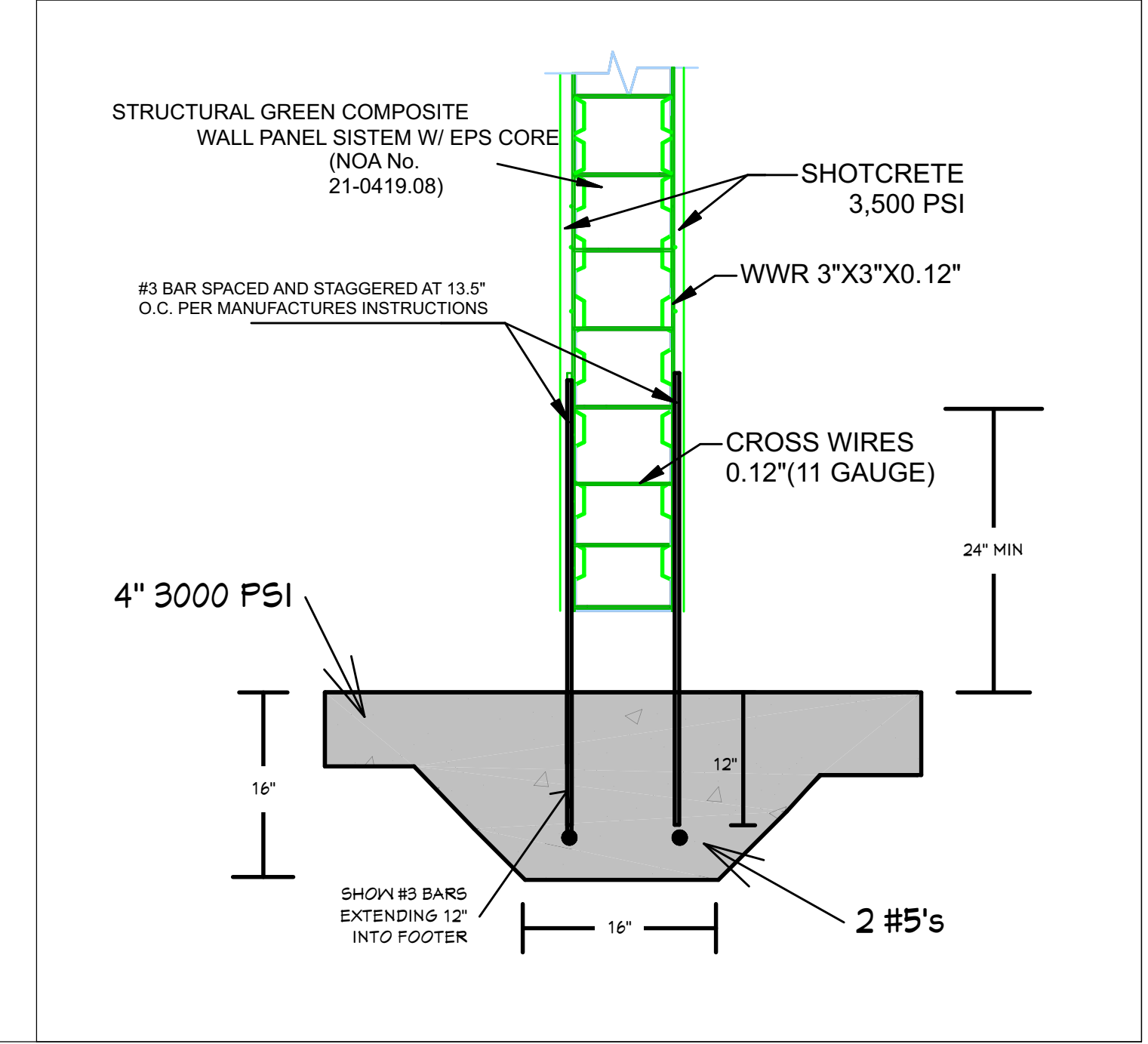


RICHARD A. SILVER
LICENSE NO. 65698
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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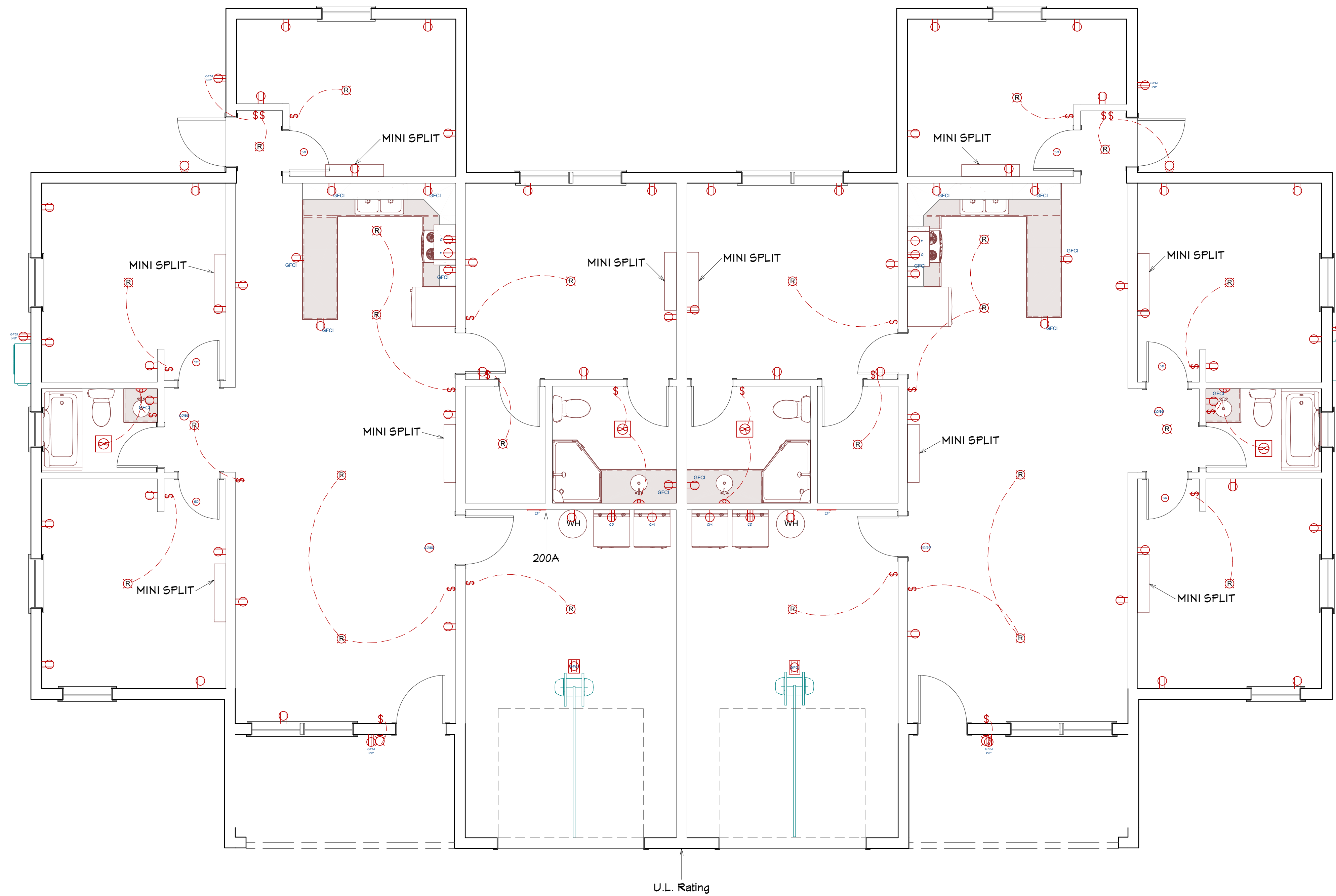


MONOLITHIC FLOOR SLAB:
 1. FOUNDATION WALL SHALL BE FILLED WITH CLEAN FILL DIRT.
 2. FILL DIRT SHALL BE MECHANICALLY COMPACTED TO 2,000 LBS PER SQ. FOOT MINIMUM. 95% MODIFIED PROCTOR. THEN GRADED TO ALLOW A CONCRETE THICKNESS OF 4". (MINIMUM TO BE 3 1/2")
 3. GRADED FILL DIRT SHALL THEN BE TERMITES TREATED AND A VAPOR BARRIER OF 6 MIL. VISQUEEN LAID IN PLACE WITH JOINTS LAPPED NOT LESS THAN 6 INCHES.
 4. FLOOR CONCRETE MIXTURE SHALL BE 3,000 PSI AND SHALL BE REINFORCED WITH FIBER-MESH. FIBERS SHALL COMPLY WITH ASTM C 1116 AND DOSAGE AMOUNTS ARE TO BE PER THE FIBER MANUFACTURERS RECOMMENDATIONS.
 5. OPTIONAL REINFORCEMENT OF 6" X 6" W1.4 X W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER ONE THIRD OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIALS AT SPACING NOT TO EXCEED 3 FEET OR IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TYPICAL -



ELECTRICAL PLAN

1/4"-1'



ELECTRICAL:
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IN ACCORDANCE WITH CHAPTER 47L.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 RECEPTACLE 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 ENCLOSURE 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.

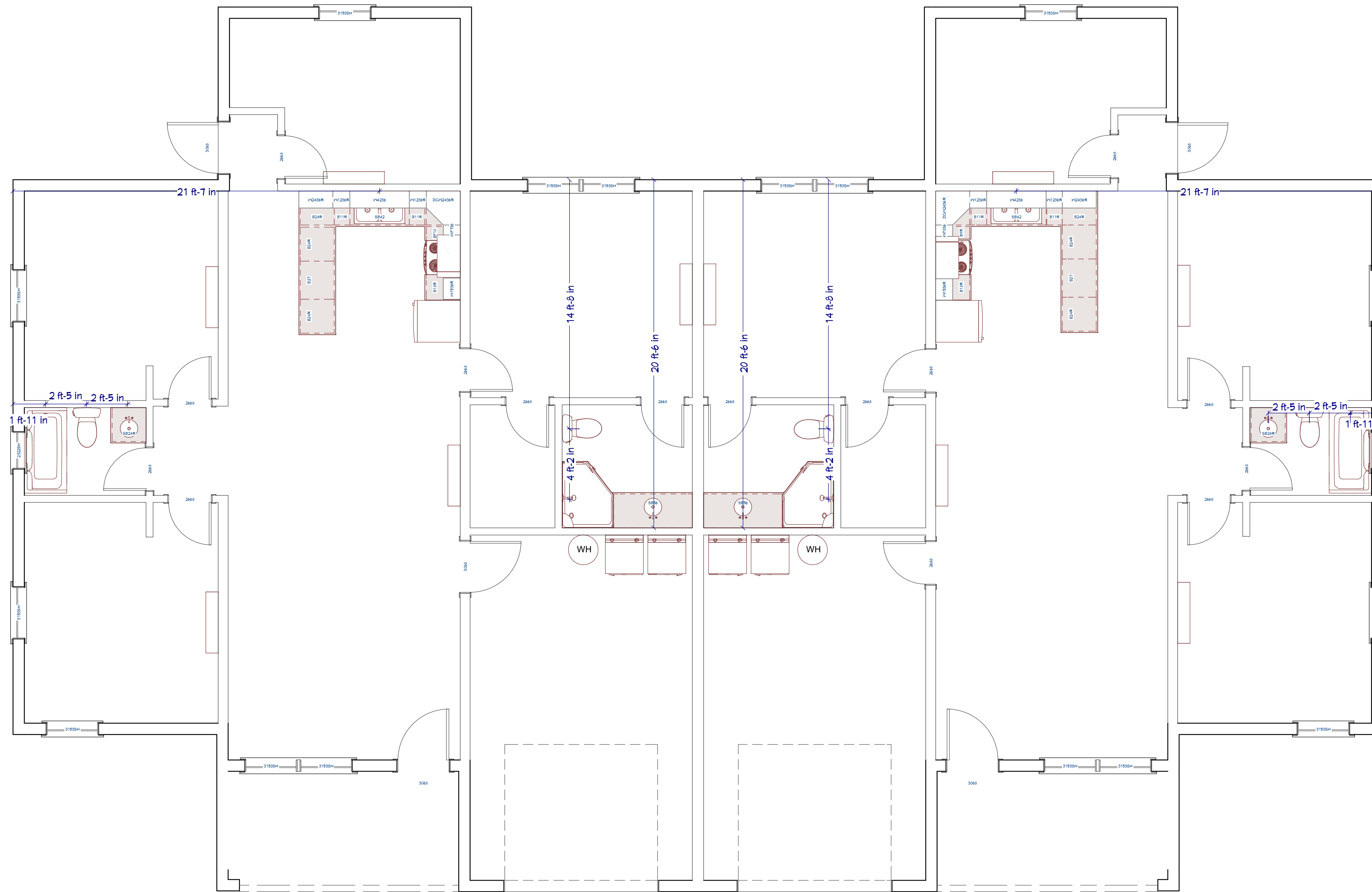
THIS PLAN IS INTENDED TO SHOW A BASIC ELECTRICAL LAYOUT. BAYHEAD CONSULTING INC. WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY. IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND THE LOCATIONS OF ALL ELECTRICAL EQUIPMENT. FURTHERMORE, PROVIDE AND INSTALL COMPLETE ELECTRICAL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

ELECTRICAL - DATA - AUDIO LEGEND

| SYMBOL | DESCRIPTION |
|--------|---|
| | Ceiling Fan |
| | Ventilation Fans: Ceiling Mounted, Wall Mounted |
| | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
| | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce |
| | Chandelier Light Fixture |
| | MINI SPLIT |
| | 240V Receptacle |
| | 110V Receptacles: Duplex, Weather Proof, GFCI |
| | Switches: Single Pole, Weather Proof, 3-Way, 4-Way |
| | Switches: Dimmer, Timer |
| | Audio Video: Control Panel, Switch |
| | Speakers: Ceiling Mounted, Wall Mounted |
| | Wall Jacks: CAT5, CAT5 + TV, TV/Cable |
| | Telephone Jack |
| | Intercom |
| | Thermostat |
| | Door Chime, Door Bell Button |
| | Smoke Detectors: Ceiling Mounted, Wall Mounted |
| | Electrical Breaker Panel |

PLUMBING PLAN

1/4"-1'



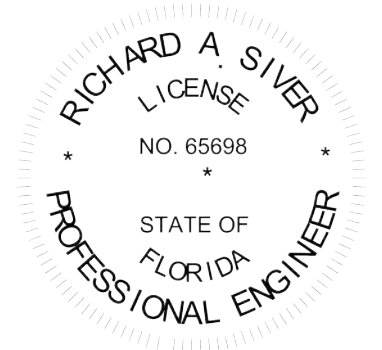
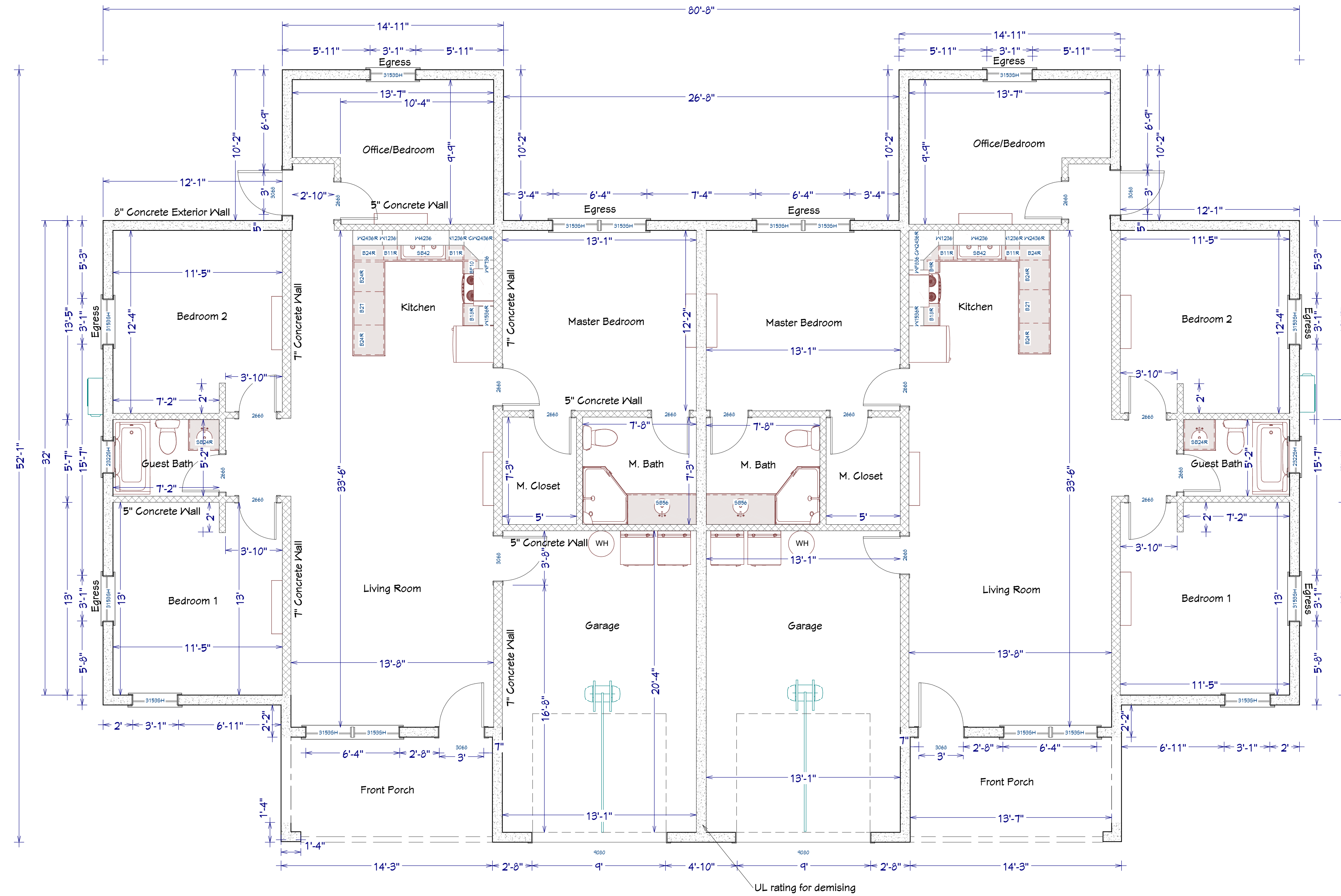
- MECHANICAL NOTES:**
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 - 9 MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS.

| 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 (1/4 INCHES IN DIAMETER AND SMALLER) | 6 | 10 |
| COPPER OR COPPER ALLOY TUBING (1/2 INCHES IN DIAMETER AND LARGER) | 10 | 10 |
| CROSS-LINKED POLYETHYLENE (PEX) PIPE, 1/4 INCH AND SMALLER | 2.67 (82 inches) | 10 ^b |
| CROSS-LINKED POLYETHYLENE (PEX) PIPE, 1/2 INCH AND LARGER | 4 | 10 ^b |
| CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE | 2.67 (82 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 |
| EPIC PIPE | continuous | 4 |
| LEAD PIPE | continuous | 4 |
| PB PIPE OR TUBING | 2.67 (82 inches) | 4 |
| POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PIPE, 1/4 INCH AND SMALLER | 2.67 (82 inches) | 10 ^b |
| POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PIPE, 1/2 INCH AND LARGER | 4 | 10 ^b |
| POLYPROPYLENE (PP) PIPE OR TUBE (1 INCH AND SMALLER) | 2.67 (82 inches) | 10 ^b |
| POLYPROPYLENE (PP) PIPE OR TUBE (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 |
| BATHUB/WHIRLPOOL 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 DISPENSERS, HOUSEHOLD STORAGE TYPE, ELECTRICAL | ASSE 1023 |
| HOUSEHOLD DISPOSER | ASSE 1008 |
| HYDRAULIC PERFORMANCE FOR WATER CLOSETS 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 |
| MACEATING TOILET SYSTEMS AND RELATED COMPONENTS | ASME A112.3/CSA B45.9 |
| NONWITREOUS CERAMIC PLUMBING FIXTURES | ASME A112.19.2/CSA B45.1 |
| PLASTIC BATHUB 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 WHIRLPOOL, BATHUB 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 URINALS | 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 CARRIER SYSTEMS | ASME A112.19.12 |
| WATER CLOSET FLUSH TANK FILL VALVES | ASSE 1002, CSA B125.3 |
| WHIRLPOOL BATHUB APPLIANCES | ASME A112.19.7 /CSA B45.10 |

FLOOR PLAN

1/4" = 1'



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Compact the soil.
 Provide a waterproofing membrane.
 Pour 2 inches of cleaning concrete.
 Place the reinforcement keeping the required space using spacers.
 Pour the concrete to desired depth.
 Location, layout and stakeout (if applicable)
 Demolitions (If applicable)
 Dismantling and cleaning (if applicable)
 Loading, removal and disposal of material
 Pouring of concrete slab
 Lightening agent placement
 Reinforcement assembly
 Formwork reinforcement
 Concrete pouring
 Stripping and Form removal

STRUCTURAL CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE WORK IN ACCORDANCE WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. PRODUCTION, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH HOT WEATHER CONCRETING.

