

CUSTOM RESIDENCE



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Project Number:
23116

CUSTOM RESIDENCE
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GENERAL NOTES

GENERAL CONSTRUCTION NOTES: CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION (2020) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, MECHANICAL & HVAC. 1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT. 2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES. 3. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY ON THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS. BUILDER TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE A REASONABLE AMOUNT OF TIME TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION. 4. SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. 5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES. 6. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL. (SEE NOTE 39) 7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION. 8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER. 9. ALL WINDOW AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4. 10. ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND THE DESIGNED WIND LOAD. TRUSS MANUFACTURER SHALL SUBMIT THREE COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THEIR FLOOR/ROOF TRUSS DESIGN FOR REVIEW. 11. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC HAUS AND MISCELLANEOUS EQUIPMENT. BUILDER SHALL COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. 12. PROVIDE GROUDED CELL AT BEARING POINT OF EACH GROUND TRUSS. 13. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAIL. 14. CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/531 MORTAR SHALL MEET THE FOLLOWING STANDARDS: TYPE S MORTAR, FM + 2000 PSI. 15. FILLED CELLS - 3,000 PSI COARSE GROUT W/ #1 TO #2 SLUMP. 16. REINFORCED CONCRETE COLUMNS, BEAMS, SLABS, & BALCONY SLABS - 3,000 PSI, UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS AND SCHEDULES. 17. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE SLABS ON VAPOR BARRIER 3/4" / BEAMS AND COLUMNS 1 1/2" FORMED / CONCRETE BELOW GRADE 2" UNFORMED / CONCRETE BELOW GRADE 3" 18. REINFORCED STEEL: GRADE 60/60,000/ASTM A631. 19. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 318). 20. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION, AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED. 21. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION. 22. CONCRETE BEAM SIZES MAY BE INCREASED/ MAX AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COUSING DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (2" MAX) AND ADD 2 R/S BOTTOM IF DROP EXCEEDS 6". 23. DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE. 24. REINFORCED CELLS FOR MASONRY TO BE GROUDED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS CELL. 25. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUDED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. 26. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPICED, AND SHALL BE WIRED TOGETHER PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIAMETERS MIN. 27. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. 28. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED OR PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE. 29. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME. 30. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. 31. HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12S (2S FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS EXCEPT WHERE NOTED). 32. DIMENSION LUMBER FOR HEADERS, COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1000 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1400 KSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY. 33. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS SHAPES, PLATES, AND/OR BOLTS: A 36 / MACHINE BOLTS: A 325 / TUBULAR STEEL: A 500 GRADE B46 KSI 34. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. AS FOLLOWS. 35. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS. 36. TOTAL CURING REQUIRED FOR ALL SLABS AND PLAT WORK UNLESS NOTED OTHERWISE.

39. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL BE FULLY, UNCONDITIONALLY AND TOTALLY RELEASED THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME. 40. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURERS' RECOMMENDATIONS AND SPECIFICATIONS. FOUNDATION NOTES (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES) 1. FLOOR SLAB SHALL BE MIN. 4" THICK POLISHED CONCRETE SLAB WITH 6X6, 14X14 WWF, ON 6 MIL VISQUEEN VAPOR BARRIER, ON WELL-TAMPED SAND FILL LION. SEE FOUNDATION PLAN. 2. FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS. MAXIMUM SLUMP 5". 3. ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING DEPT. 4. REINFORCING STEEL SHALL BE ASTM #65, GRADE 60 5. FILL SHALL BE CLEAN SAND, FREE FROM DELETERIOUS MATERIAL AND WELL GRADED AND COMPACTED MIN. 95% PER CODE (SEE GEOTECHNICAL REPORT) 6. VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D557 SHALL BE FILED WITH BUILDING OFFICIAL. 7. FOOTINGS HAVE BEEN DESIGNED FOR 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL SUBMIT SOIL BEARING REPORT PRIOR TO DOING ANY WORK. 8. TERMITE TREAT SOIL AS PER CODE. 9. SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS. 10. DOUBLE MESH AT PERIMETER OF MONOLITHIC FOOTINGS SHALL BE 30" MIN. BEYOND EDGE OF FOOTINGS. DOUBLE MESH AT INTERIOR EDGE OF FOOTINGS SHALL EXTEND 30" EACH SIDE OF FOOTING EDGE. (SEE FOUNDATION PLAN IF NECESSARY) 11. SEE FOUNDATION PLAN FOR DEPTH LOCATIONS OF PAD TYPE FOOTINGS. 12. TOP OF FINISHED SLAB SHALL BE 0'-0" (REFERENCE FINISH SLAB) (SEE STRUCTURAL PLANS) 13. COLUMN AND FOOTING CENTERLINES SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE. 14. REFERENCE ELEVATION 0'-0" (SEE SURVEY PLOT FOR NAVD) 15. PROVIDE EXPANSION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE. 16. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS. 17. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING. 18. ALL WINDOW & DOOR OPENINGS SHALL BE COORDINATED & VERIFIED WITH MANUFACTURER/SUPPLIER PRIOR TO FABRICATION. 19. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT. 20. REBARS SHALL BE PLACED AS SHOWN IN THE PLANS. SEE COLUMN SCHEDULE FOR MORE INFORMATION. 21. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS 15 - 30" #7 - 42", AND REINFORCING SHALL BE CONTINUOUS. 22. REINFORCING FOR FOUNDATION SHALL BE CONTINUOUS AROUND CORNERS AND CHANGES OF DIRECTION WITH THE ADDITION OF A CORNER BAR 48 BAR DIAMETERS ALONG EACH LEG. FOR EACH BAR IN FOUNDATION. 23. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES. ROOF FRAMING NOTES (SEE ROOF PLANS FOR ADDITIONAL NOTES) 1. THE TRUSS LAYOUT SHOWN ON THIS SET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO POURING OF FOUNDATION AS PER GENERAL NOTES. 2. ROOF SHEATHING SHALL BE 19/32 EXTERIOR PLYWOOD, APA EXTERIOR EXPOSURE I, C/O GRADE, INSTALLED PER MANUFACTURER RECOMMENDATION. 3. INSTALLED OVER ROOF TRUSSES PERPENDICULAR TO ROOF FRAMING & PANEL END JOINTS STAGGERED. SHEATHING SHALL BE NAILED WITH 8D GALV. RING-SHANK NAILS AT 6" O.C. IN FIELD, 4" O.C. @ EDGES & 4" O.C. @ DIA. BOARD BOUNDARY (88% 24 1/2" X 0.018" TYPICAL, ZONES 1 E, 1 P, 3). REFER TO ARCHITECTURAL FLOOR PLAN DRAWING FOR ALL ROOM VAULTS, THE BEAM HEIGHTS, SIZE, AND REINFORCING. 4. THE BUILDER IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLAB. 5. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED SHEET STEEL ASTM A446-75 GRADE A (FY=33,000 PSI). 6. ALL STEEL SEAT DETAILS SUPPORTING GROUND TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT REQUIREMENTS (SEE PLAN). 7. ALL FLAT ROOF AREAS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT. 8. ALL CONNECTIONS INDICATED ARE MINIMUM REQUIREMENTS AND ARE SUBJECT TO FINAL REVIEW UPON ROOF TRUSS SHOP DRAWINGS SUBMITTAL TO ARCHITECT'S OFFICE. 9. SUBMIT THREE (3) COPIES OF THE TRUSS LAYOUT TO ARCHITECT FOR APPROVAL. 10. BRACING OF TRUSSES BY TRUSS ENGINEER (TYP) 11. ALL GROUND BEARING SEATS TO BE VERIFIED W/ TRUSS ENGINEERING (WIDTH PER ENGINEERING) 12. ALL LIFT/TS RESTRUCTIONS IN EXCESS OF 3000# SHALL BE NOTED ON ALL SUBMITTALS AS REQUIRED FOR DEEM TO COMPLY OF LOCAL GOVERNING AGENCY. 13. GALVANIZED FLASHING FOR VALLEYS SHALL BE 26 MIN. GAUGE (SEE WALL SECTION) 14. GALVANIZED DRP EDGE SHALL BE 26 MIN. GAUGE (SEE WALL SECTION) 15. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR CHECKING CEILING HEIGHTS WITH GROUND & TRUSS BOTTOM CHORD 16. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE 19/32" APA RATED STRUCTURAL SHEATHING, 40/20, EXPOSURE I, NAILED WITH 8D GALV. RING-SHANK * 6 3/4" X 10" LION. 17. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY. 18. ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 8" BEARING ON SUPPORTING MASONRY. 19. BOLTS - 2 X 4 BOTTOM CHORD LATERAL BRACING * 6-0" 20. BOLTS - 2 X 4 BOTTOM CHORD DIAGONAL BRACING AS SHOWN (20'-0" MAX) 21. VWB - VERTICAL X-BRACING AS SHOWN (SEE DETAIL) 22. GRAVITY LOADING ROOF - NON CONCURRENT DEAD LOAD = 25 PSF 15 PSF TC / 10 PSF BOT LIVE LOAD = 30 PSF (20 PSF BC FOR ATTIC SPACES) 200 LBS POINT LOAD TC STORAGE DL = 20 PSF BC

FLOOR FRAMING NOTES: 1. THE STRUCTURAL FRAMING SHOWN IS SCHEMATIC IN NATURE, HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL FLOOR DESIGNERS LAYOUT. PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL. FAILURE TOP PROVIDE SHOP DRAWINGS MAY RESULT IN ADDITIONAL ENGINEERING. 2. FLOOR PLYWOOD (WHEN APPLICABLE) SHALL BE 23/32" APA RATED STRUCTURAL SHEATHING, 48/24, EXPOSURE I NAILED WITH 100 * 6 1/2" GALV. RING-SHANK (UNLESS OTHERWISE NOTED) 3. ADDITIONAL BEARING POINTS OR MODIFIED POINTS OF SUPPORT SHALL BE APPROVED BY ENGINEER OF RECORD. 4. BOTTOM OF THE BEAMS MAY BE DROPPED TO ACCOMMODATE WINDOW HEAD HEIGHTS. PROVIDE ADDITIONAL (2) #5 BARS FOR EACH 8" DROP. 5. CONTRACTOR TO VERIFY ALL DIMENSIONS, REPORT DISCREPANCIES TO THIS ENGINEER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. 6. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY. 7. ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 8" BEARING ON SUPPORTING MASONRY. 8. GRAVITY LOADING: LIVE LOAD = 40 PSF 60 PSF AT EXTERIOR BALCONIES) 9. DEAD LOAD = 25 PSF MECHANICAL NOTES: 1. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS IN THE FIELD, WITH ELECTRICAL, LIGHTING, AND ARCHITECTURAL ELEMENTS. 2. COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCES OCCUR. BUILDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING AS REQUIRED. 3. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE. PROVIDE AND INSTALL FLEXIBLE CONNECTIONS OF APPROVED TYPE AT ALL A/C UNIT SUPPLY AND RETURN DUCT CONNECTIONS AND AT ALL FAN CONNECTIONS AT THE INDIVIDUAL PIECES OF EQUIPMENT, WHERE APPLICABLE. 4. RUN CONDENSATE DRAIN TO NEAREST INDIRECT WASTE TRAP. 5. THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND OWNER BEFORE INSTALLATION. 6. EXHAUST FAN SHALL DISCHARGE THROUGH ROOF A MINIMUM OF 12'-0" FROM ALL A/C UNIT FRESH AIR INTAKES. 7. SWITCH TOILET EXHAUST FAN SEPARATELY FROM BATH-ROOM LIGHT FIXTURES (UNLESS OTHERWISE NOTED). 8. AIR CONDITIONING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A/C EQUIPMENT SPECIFIED ON THE ENERGY CALCULATIONS/AIR SYSTEM SUMMARY. 9. MECHANICAL A/C SYSTEM TO BE DESIGNED TO MAINTAIN A RELATIVE HUMIDITY LEVEL OF LESS THAN 50% TO MINIMIZE THE POTENTIAL FOR ALLERGIES. 10. IF GAS BBQ IS INSTALLED INTO AN ENCLOSED CABINET, A LOUVERED SCREENED VENT MUST BE PROVIDED. 11. PROVIDE SAFE WASTE FOR AIR CONDITIONING UNIT W/ TRAP. SEE A/C SHOP DRAWING FOR LOCATION OF UNITS AND DRAINS. 12. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION. PLUMBING NOTES: 1. ALL SHOWER HEADS SHALL BE EQUIPPED WITH ANTI-SCALDING PROTECTION PER CODE. 2. PLUMBING CONTRACTOR SHALL VERIFY CENTERLINE DIMENSIONS OF FIXTURE AS PER OWNERS SELECTION. ARCHITECT'S STATUS: 1. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL, OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL, OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. 2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR EVERY DETAIL OF CONSTRUCTION THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS. 3. THE BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. 4. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. FIRE BLOCKING AND DRAFTSTOPPING: 1. DRAFTSTOPPING IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1000 S.F. IN ATTICS FOR AREAS OVER 1000 S.F. 2. INSTALL FIREBLOCKING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FLURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES. ELECTRICAL NOTES: ELECTRICAL SHALL FOLLOW THE NATIONAL ELECTRICAL CODE LATEST ADOPTED EDITION (SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES)

ABBREVIATIONS

ACCOLS.	ACCOUSTICAL	MTD.	MOUNTED
ADJ.	ADJUSTABLE	MUL.	MULLION
AL.	ALUMINUM	N/C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O.A.	OVERALL
CAB.	CABINET	OBS.	OBSOLETE
CL.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	OD.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PL.	PLATE
CTSK.	COUNTERSUNK	PLAS.	PLASTER
DEC.	DECORATIVE	PR.	PAIR
DET.	DETAIL	PRCST.	PRECAST
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED
DIA.	DIAMETER	PTN.	PARTITION
DN.	DOWN	Q.T.	QUARTY TILE
D/S.	DOWN SPOUT	RAD.	RADIUS
DWG.	DRAWING	RM.	ROOM
E.A.	EACH	R.O.	ROUGH OPENING
E.L.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAIN WATER LEADER
EQ.	EQUAL	S.C.	SOLID CORE
EXH.	EXHAUST	SCHED.	SCHEDULE
EXP.	EXPANSION	SH.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EXIST.	EXISTING	SQ.	SQUARE
FF.	FINISH FLOOR	SST.	STAINLESS STEEL
FLS.	FLASHING	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT/FEET	STOR.	STORAGE
FTG.	FOOTING	STRUC.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	T.C.	TOP OF CURB
GL.	GLASS	TEL.	TELEPHONE
GR.	GRADE	TGG.	TONGUE AND GROOVE
GTP.	GYPSPUM	THK.	THICK
H.B.	HOSE BIBB	T.O.C.	TOP OF CHIMNEY
H.C.	HOLLOW CORE	T.O.F.R.	TOP OF FRAMING
HWID.	HARDWOOD	T.O.L.	TOP OF LEDGER
HWID.	HARDWARE	T.O.PL.	TOP OF PLATE
HT.	HEIGHT	TYP.	TYPICAL
HR.	HORIZONTAL	UNQ.	UNLESS NOTED OTHERWISE
ID.	INSIDE DIAMETER	UNQ.	UNLESS OTHERWISE NOTED
INCAND.	INCANDESCENT	VEST.	VESTERILE
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	W/O	WITHOUT
LAM.	LAMINATE	W.C.	WATER CLOSET
LAV.	LAVATORY	WD.	WOOD
LOC.	LOCATION	WH.	WATER HEATER
MAX.	MAXIMUM	WT.	WEIGHT
MECH.	MECHANICAL	&	AND
MET.	METAL	-	ANGLE
MFR.	MANUFACTURER	*	AT
MIN.	MINIMUM	CL.	CENTER LINE
MISC.	MISCELLANEOUS	#	POUND OR NUMBER
M.Q.	MASONRY OPENING		

PROJECT CLASSIFICATION

OCCUPANCY CLASSIFICATION
GROUP R3
TYPE OF CONSTRUCTION CLASSIFICATION
TYPE VB CONSTRUCTION
SPRINKLED
TREE STORY - SINGLE FAMILY RESIDENCE

SHEET INDEX

SH-T	DESCRIPTION
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A13	PROPOSED SETBACK PLAN
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A21	RENDERINGS
A30	EXISTING/RELOCATED AND PROPOSED 1ST FLOOR PLAN
A40	EXISTING/RELOCATED MEZZANINE/2ND FLOOR PLAN AND PROPOSED MEZZANINE FLOOR PLAN
A50	PROPOSED 2ND FLOOR PLAN
A60	PROPOSED 3RD FLOOR PLAN
A70	PROPOSED ROOF PLAN
A80	EXISTING/RELOCATED AND PROPOSED EAST ELEVATION
A90	EXISTING/RELOCATED AND PROPOSED WEST ELEVATION
A100	EXISTING/RELOCATED AND PROPOSED NORTH ELEVATION
A110	EXISTING/RELOCATED AND PROPOSED SOUTH ELEVATION
A120	PROPOSED BUILDING SECTION
A130	PROPOSED FENCE ELEVATIONS
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Revisions

1. 11/26/24 REV. PER TAC COMMENTS
2. 02/05/25 REV. PER TAC COMMENTS
3. 04/11/25 REV. PER HPB COMMENTS

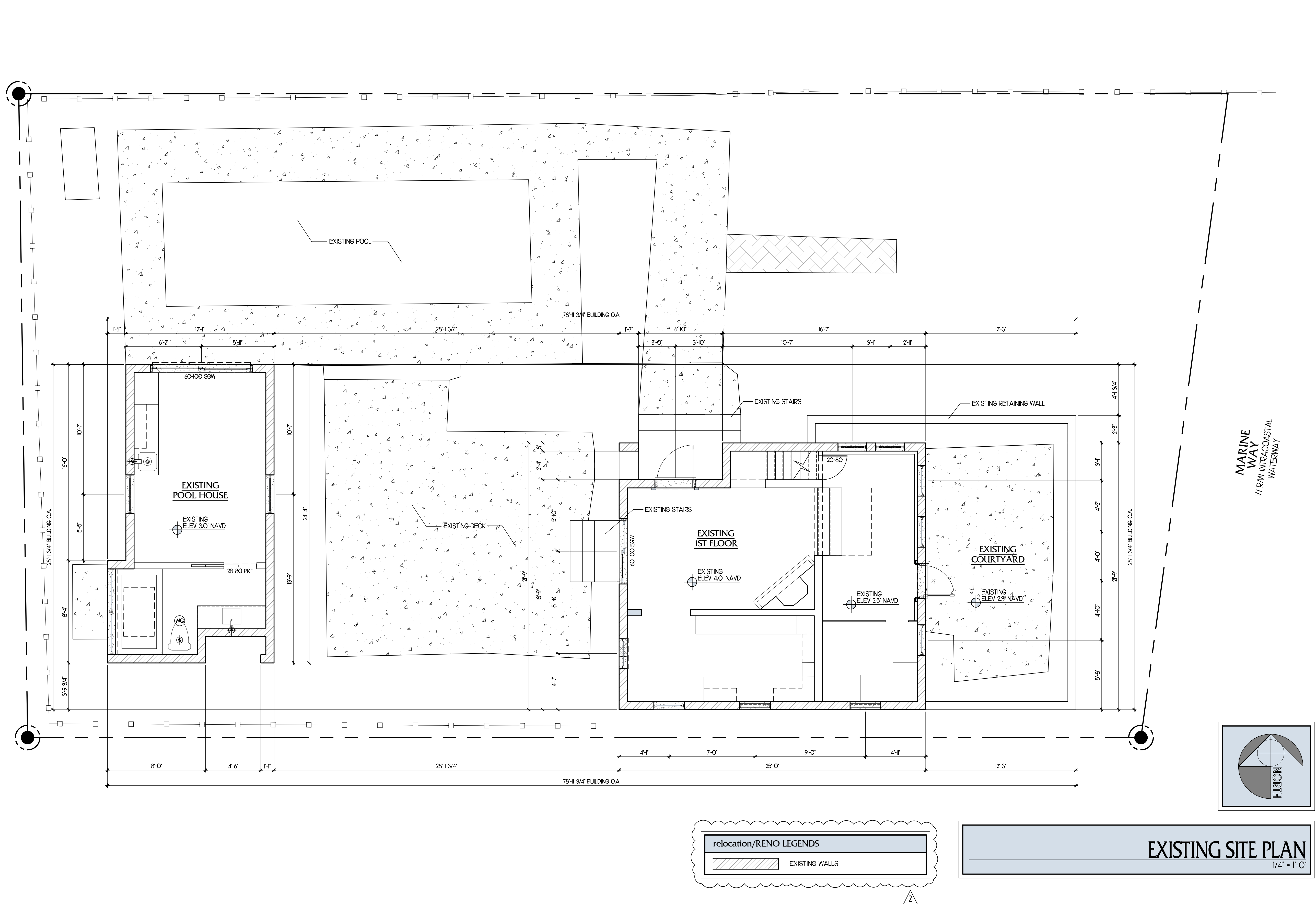
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Date 4/14/2025
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AO



relocation/RENO LEGENDS

	EXISTING WALLS
--	----------------

EXISTING SITE PLAN
1/4" = 1'-0"

Project Number:
23116

CUSTOM RESIDENCE
46 MARINE WAY,
DELRAY BEACH, FL, 33483

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Revisions

△ 09/17/24 REV. PER TAC COMMENTS
△ 11/26/24 REV. PER TAC COMMENTS

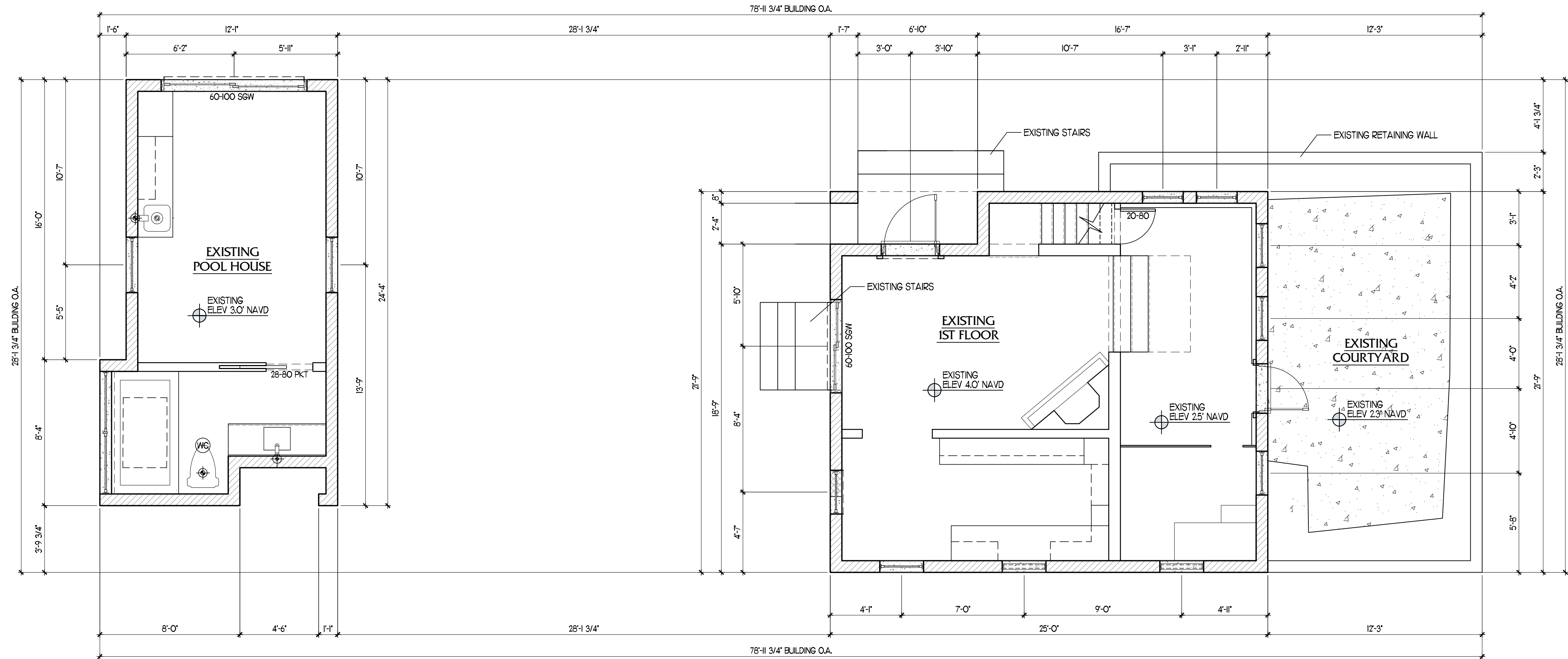
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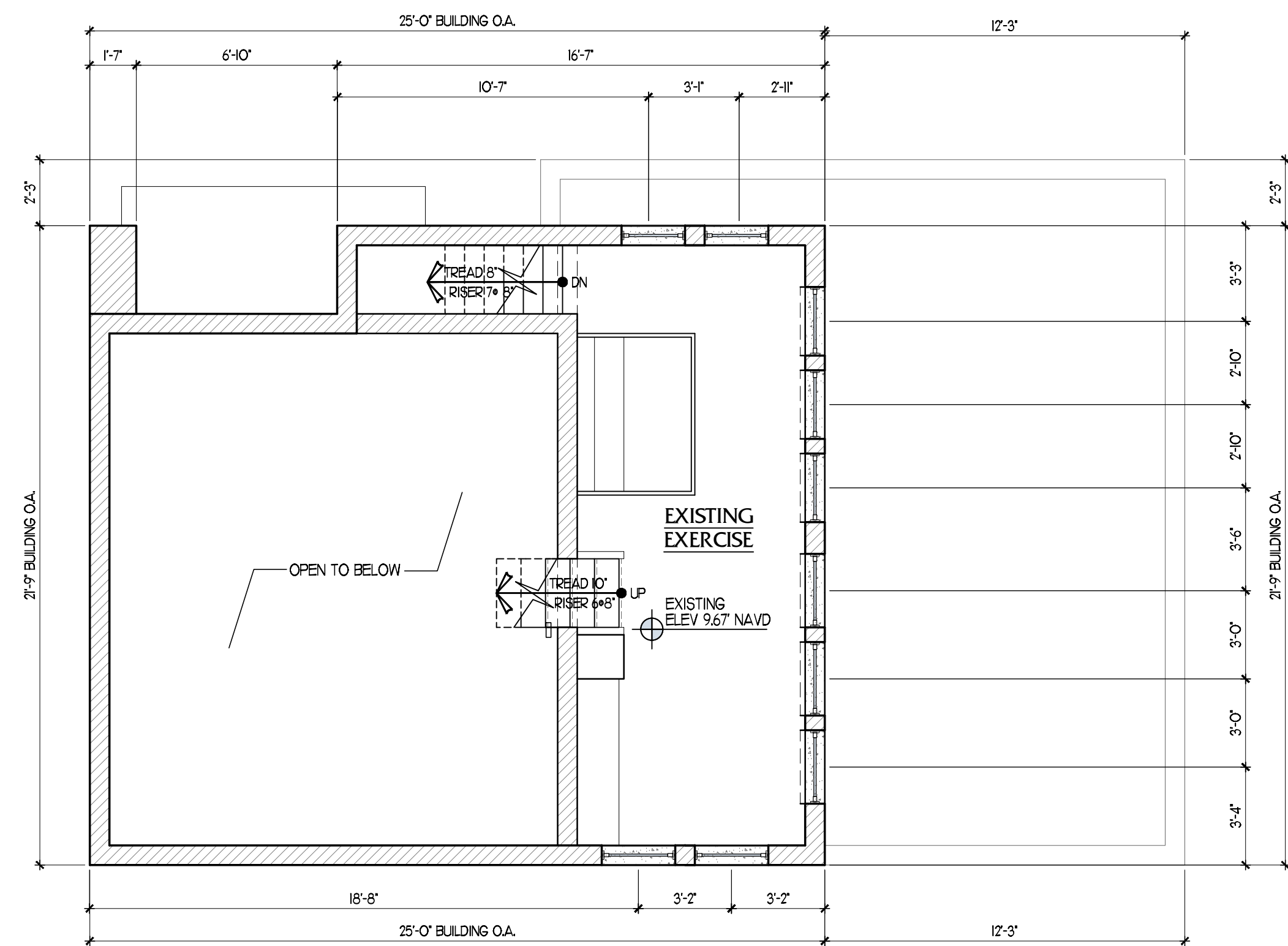
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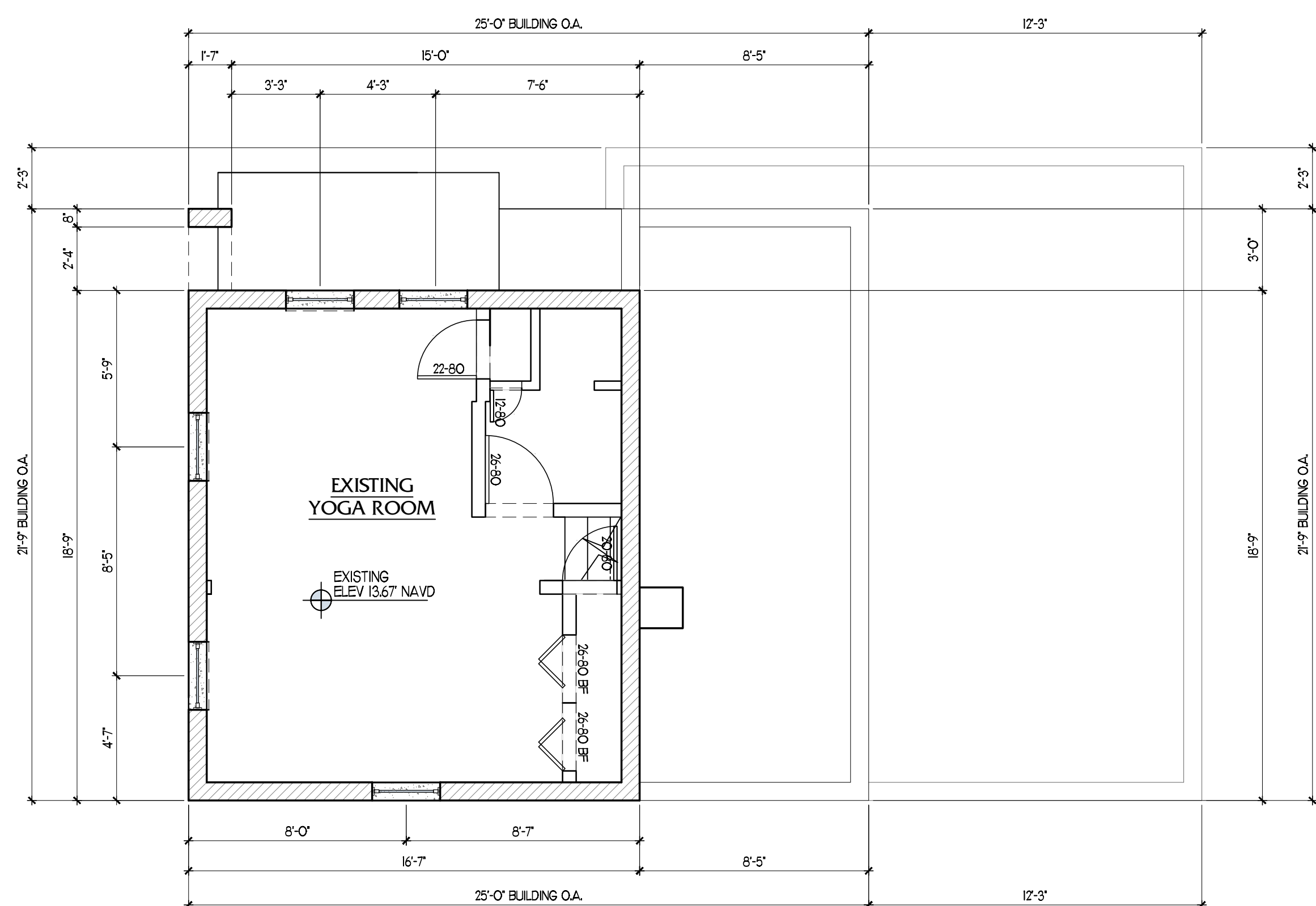
EXISTING 1ST FLOOR PLAN

1/4" = 1'-0"



EXISTING MEZZANINE FLOOR PLAN

1/4" = 1'-0"

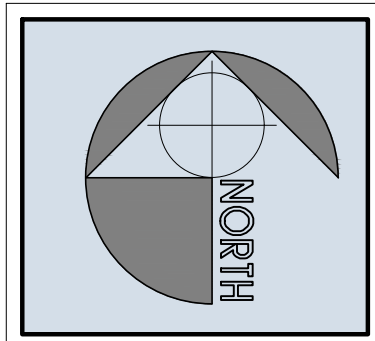


WALL LEGEND

EXISTING WALLS

EXISTING 2ND FLOOR PLAN

1/4" = 1'-0"



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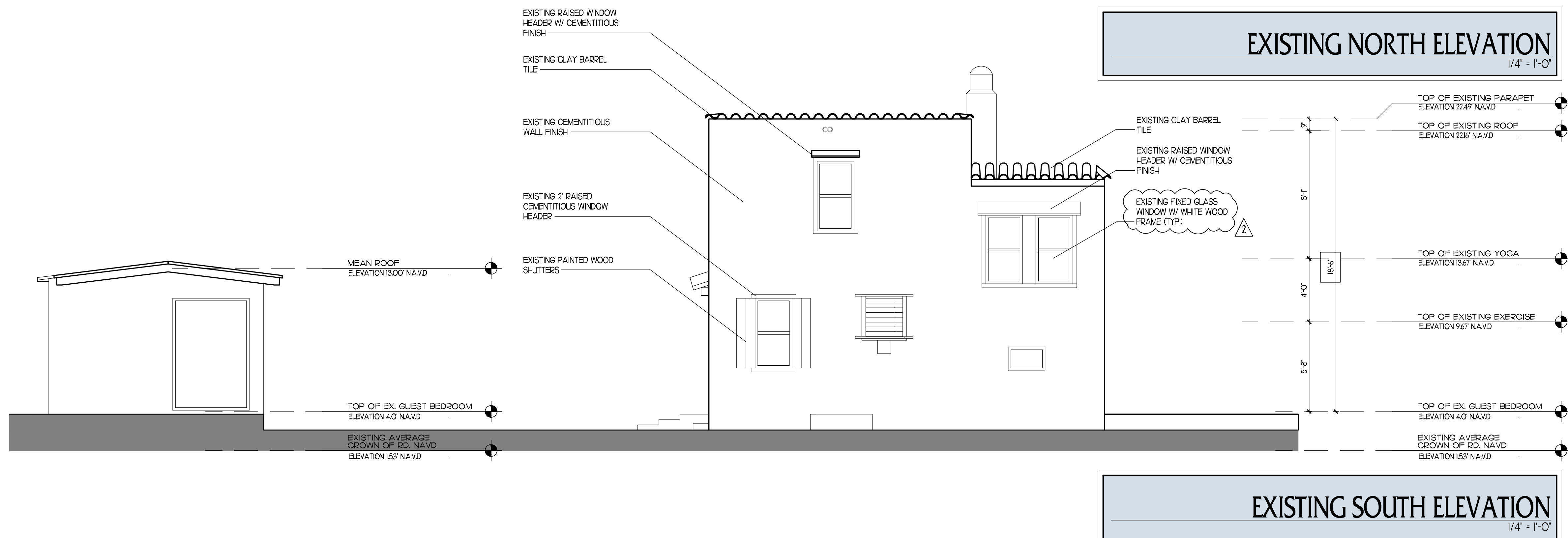
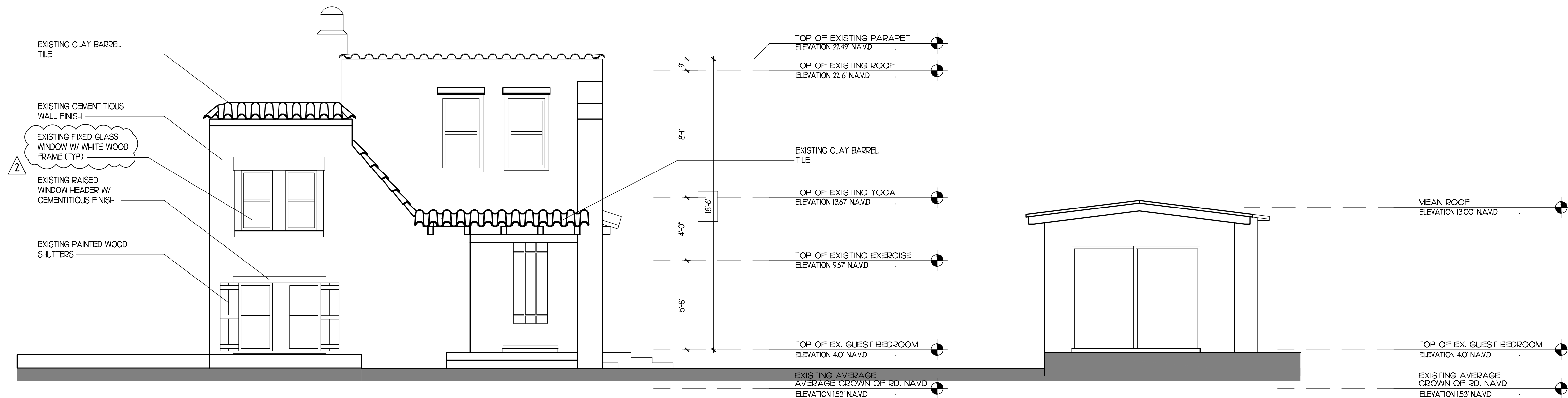
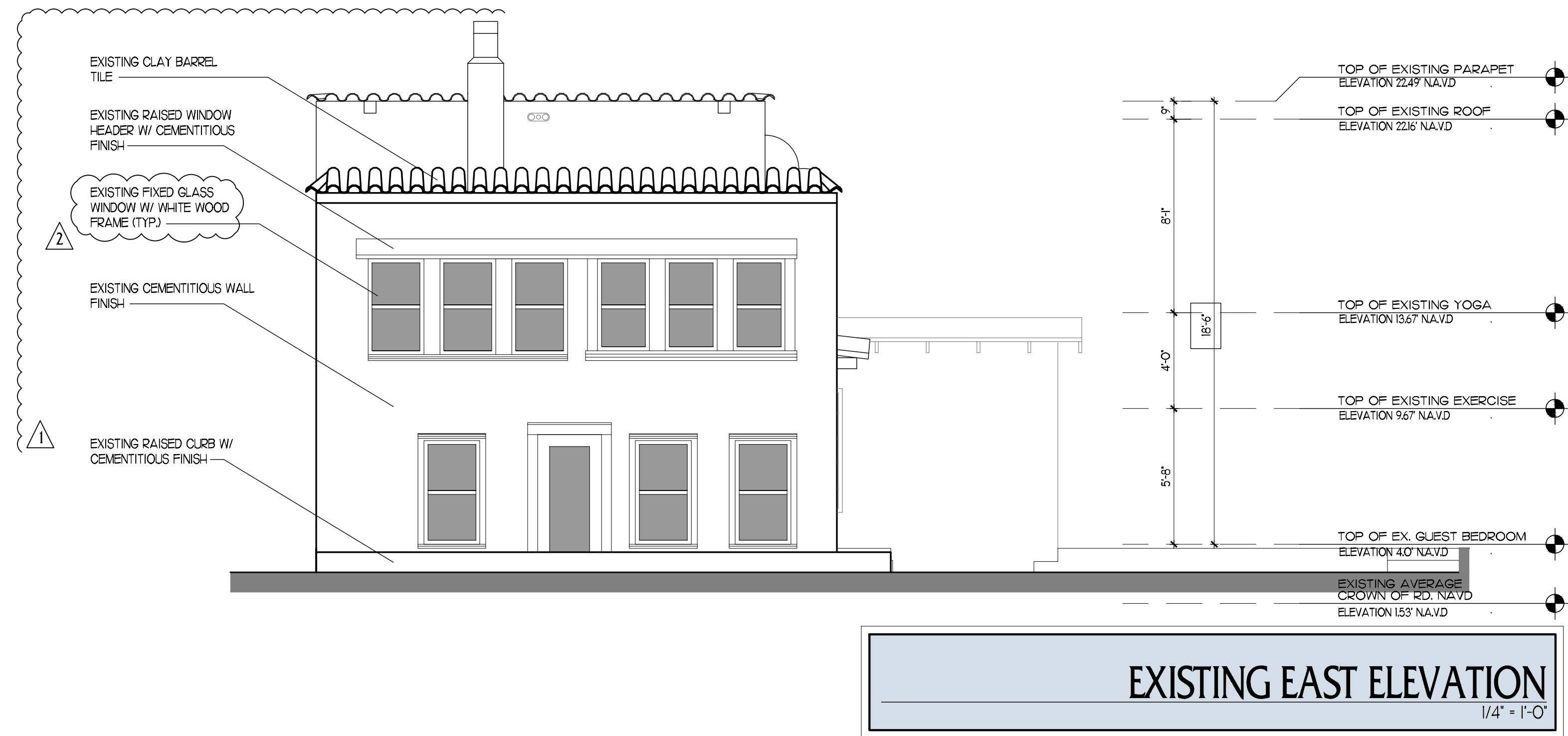
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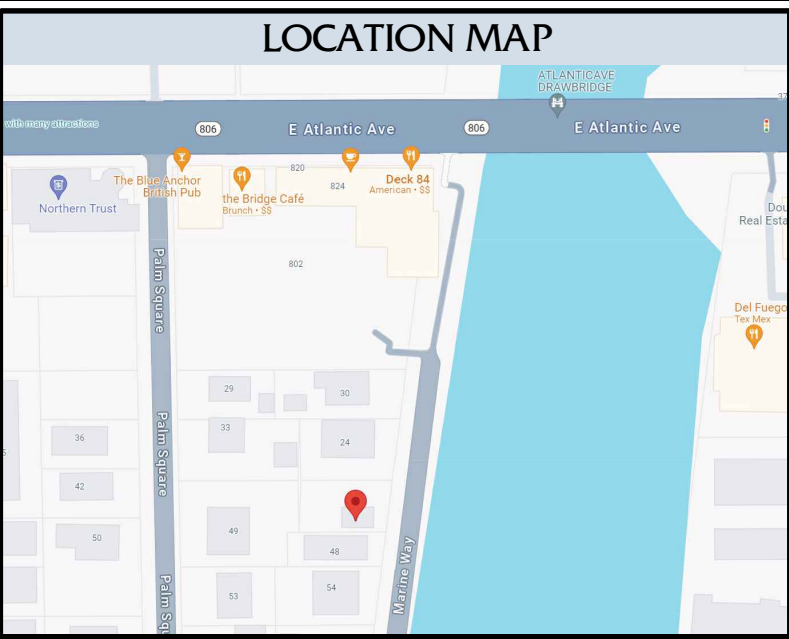
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RELIEF REQUEST CHART					
VARIANCES	SETBACK	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION
LDR SECTION 4.3.4(V) VARIANCE RELIEF	FRONT (EAST) SETBACK	25'-0"	17'-7" / 20'-6"	9'-8" / 12'-7"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.3.4(V) VARIANCE RELIEF	SOUTH SIDE SETBACK	7'-6"	2'-3" / 6'-1"	2'-3"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.6.15 VARIANCE RELIEF	POOL SETBACK	10'-0"	7'-2"	7'-6"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.5.(X)(7) WAIVER RELIEF	SECONDARY AND SUBORDINATE		CURRENTLY NOT COMPLIANT WITH THE VISUAL COMPATIBILITY STANDARDS	TO KEEP STRUCTURE NOT COMPLIANT	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.5.(X)(7) WAIVER RELIEF	BUILDING HEIGHT PLANE		CURRENTLY NOT COMPLIANT WITH THE BUILDING HEIGHT PLANE	TO KEEP STRUCTURE NOT COMPLIANT	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.3.4(V) VARIANCE RELIEF	WEST SIDE SETBACK	10'-0"	6'-8"	8'-4"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.

SITE DATA			
ZONING DISTRICT: R-1-A			
	REQUIRED	EXISTING (10'-0")	PROPOSED (10'-0")
BUILDING HT:	35 FEET	18.5 FEET FROM REFERENCE SLAB - 2 STORIES	35 FEET FROM REFERENCE SLAB - 3 STORIES
LOT AREA:	7500 SQ FT	4972 SQ FT	--
LOT WIDTH:	MIN. 60'-0", MAX. 80'-0"	52'-11 3/4"	--
LOT DEPTH:	MIN. 100'-0"	90'-9 1/2"	--
LOT COVERAGE:	--	1950 SQ FT	2458 SQ FT
OPEN SPACE AREA:	--	3022 SQ FT (61%)	2514 SQ FT (50%)
BUILDING SETBACKS:			
FRONT (EAST) SETBACK:	25'-0"	17'-7" / 20'-6"	9'-8" / 12'-7" *VARIANCE REQUEST
REAR (WEST) SETBACK:	10'-0"	6'-8"	6'-4" *VARIANCE REQUEST
SOUTH SIDE SETBACK:	7'-6"	2'-3" / 6'-1"	2'-3" *VARIANCE REQUEST
NORTH SIDE SETBACK:	7'-6"	22'-1"	7'-6"
POOL SETBACK:	10'-0"	7'-2"	7'-6" *VARIANCE REQUEST

AREA CALCULATION	
EXISTING 1ST FLOOR AC	518 SQ. FT.
EXISTING POOL HOUSE AC	296 SQ. FT.
EXISTING MEZZANINE AC	518 SQ. FT.
EXISTING 2ND FLOOR AC	311 SQ. FT.
TOTAL EXISTING AC	1644 SQ. FT.
EXISTING FRONT COURTYARD	316 SQ. FT.
TOTAL EXISTING SQ.FT.	1960 SQ. FT.
PROPOSED 1ST FLOOR AC	1354 SQ. FT.
PROPOSED 2ND FLOOR AC	1416 SQ. FT.
PROPOSED 3RD FLOOR AC	508 SQ. FT.
TOTAL PROPOSED AC	3278 SQ. FT.
PROPOSED COVD ENTRY	60 SQ. FT.
PROPOSED GARAGE	536 SQ. FT.
TOTAL A/C	4921 SQ. FT.
TOTAL AREA	5834 SQ. FT.
DATE: 11/26/2024	

SITE NOTES	
- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION - VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY - SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL, CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION. - SITE DRAINAGE BY CIVIL ENGINEER	



PARCEL L

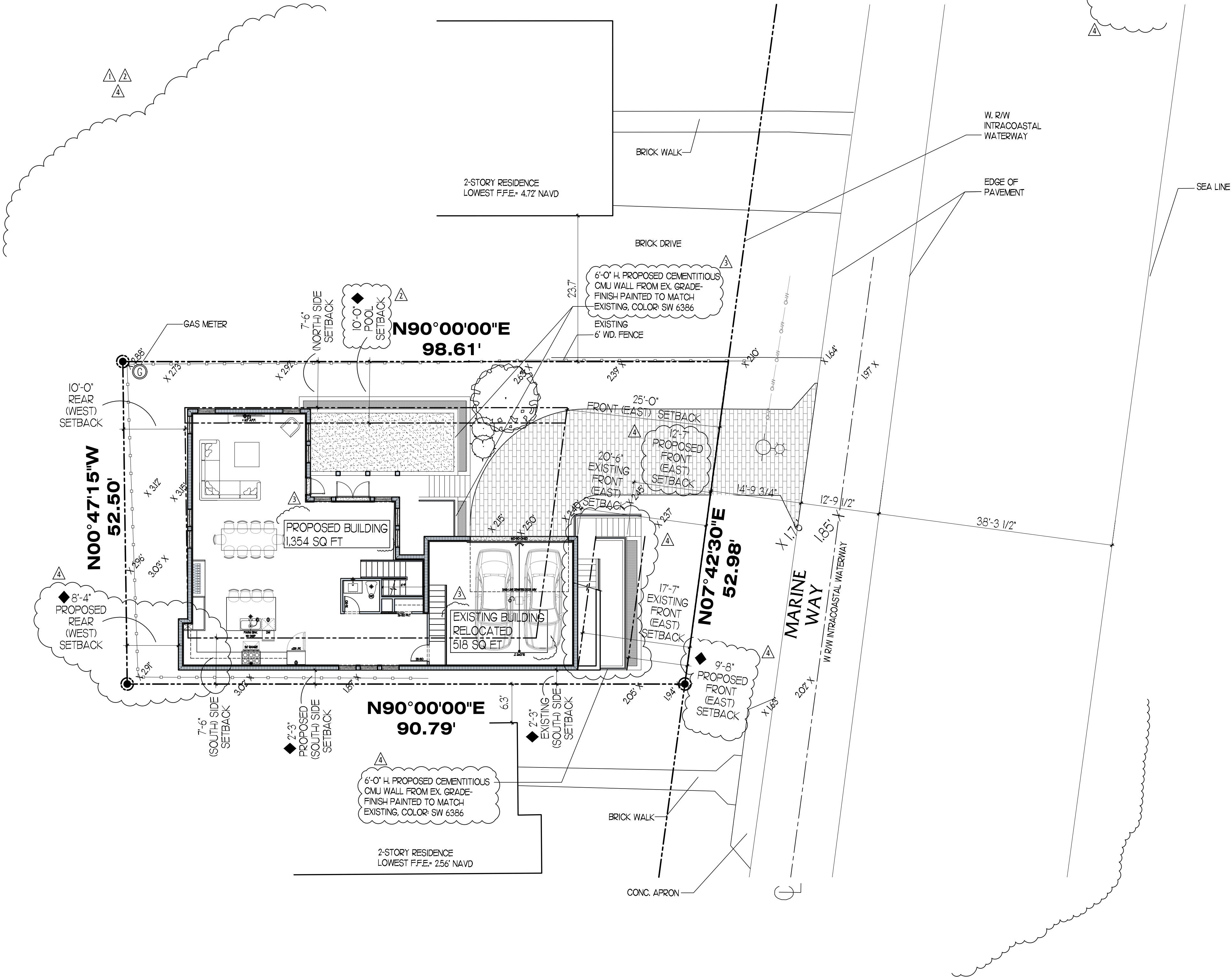
A PARCEL OF LAND IN BLOCK 133, DELRAY BEACH (FORMERLY TOWN OF LINTON) FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF BLOCK 125 OF SAID DELRAY BEACH, FLORIDA (FORMERLY TOWN OF LINTON), THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 125, A DISTANCE OF 311.2 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 133, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 133, A DISTANCE OF 338.60 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 511.5 FEET TO THE POINT OF BEGINNING AND THE NORTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 96.75 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF THE INTERACOASTAL WATERWAY, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 40.36 FEET, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 90.79 FEET TO A POINT IN A LINE PARALLEL TO AND 511.5 FEET EASTERLY OF, AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PARCEL OF LAND IN BLOCK 133, DELRAY BEACH, (FORMERLY TOWN OF LINTON) , FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF BLOCK 125 OF SAID DELRAY BEACH, FLORIDA, (FORMERLY TOWN OF LINTON), THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 125, A DISTANCE OF 311.2 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 133, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 133, A DISTANCE OF 338.60 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 511.5 FEET TO THE POINT OF BEGINNING AND THE SOUTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 96.75 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF THE INTERACOASTAL WATERWAY, THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.61 FEET, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 99.61 FEET TO A POINT IN A LINE, PARALLEL TO AND 511.5 FEET EASTERLY OF, AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, THENCE SOUTHERLY, ALONG AND PARALLEL LINE, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.



SITE PLAN LEGEND	
◆	VARIANCE REQUEST

SITE PLAN

1" = 10'-0"

Project Number:
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Revisions
△ 09/17/24 REV. PER TAC COMMENTS
△ 11/26/24 REV. PER TAC COMMENTS
△ 02/05/25 REV. PER TAC COMMENTS
△ 04/11/25 REV. PER LFB COMMENTS

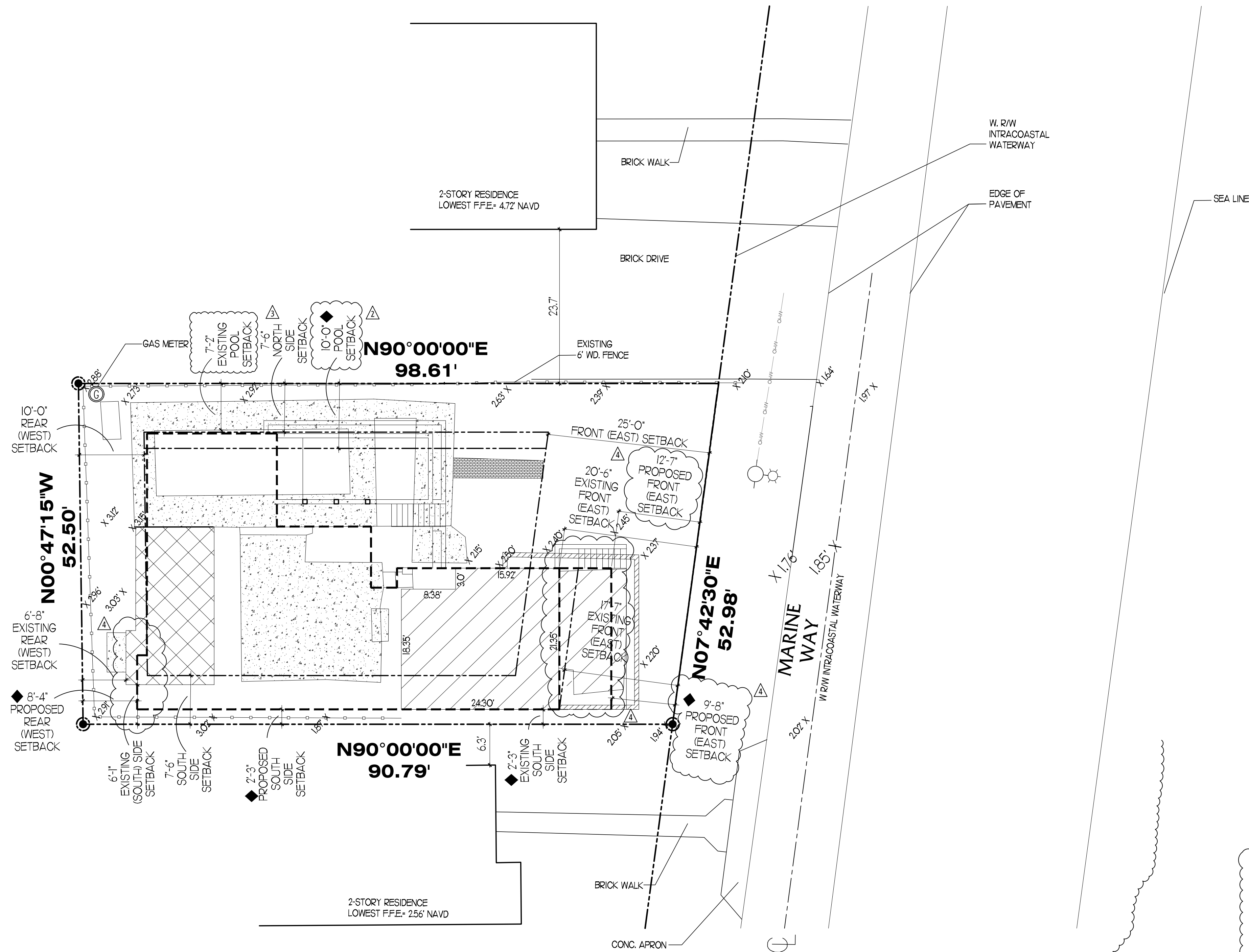
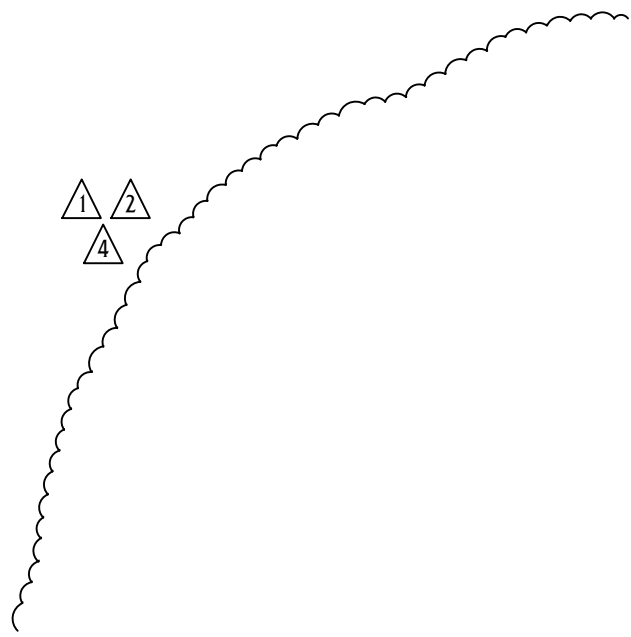
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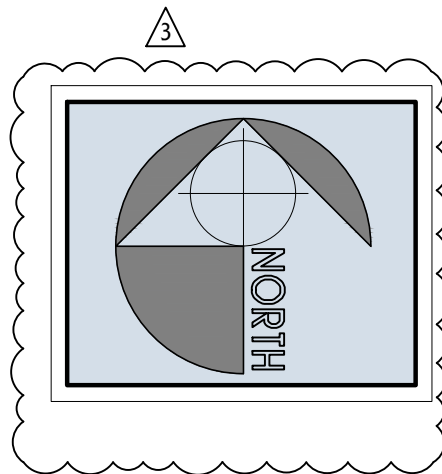
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COMPOSITE PLAN LEGEND	
	EXISTING POOL HOUSE TO BE RELOCATED
	EXISTING RESIDENCE TO BE RELOCATED
	HARDSCAPE TO BE RELOCATED
	PROPOSED BUILDING



COMPOSITE OVERLAY PLAN

1" = 10'-0"

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△ 02.05.25 REV. PER TAC COMMENTS

△ 04.11.25 REV. PER 1-PB COMMENTS

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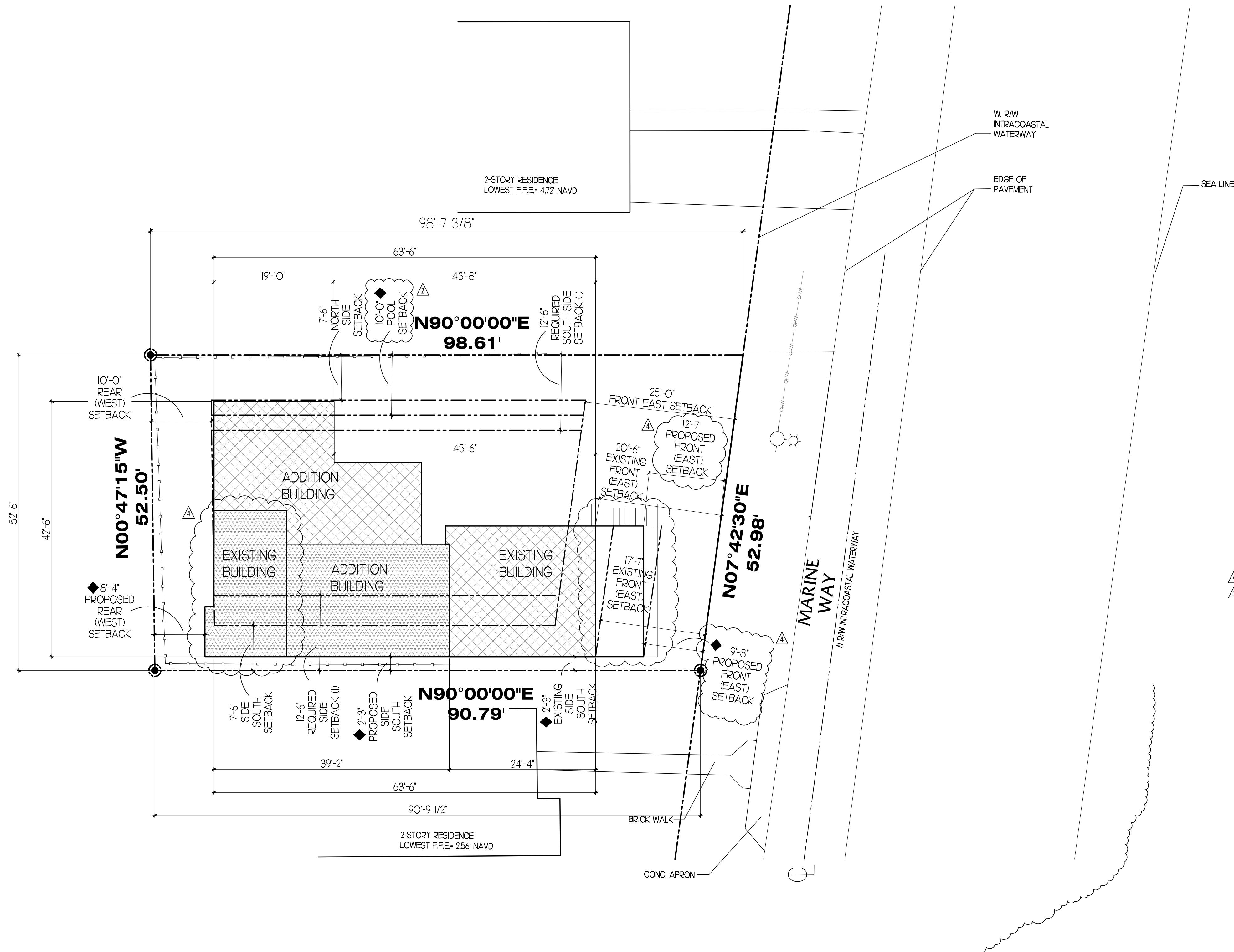
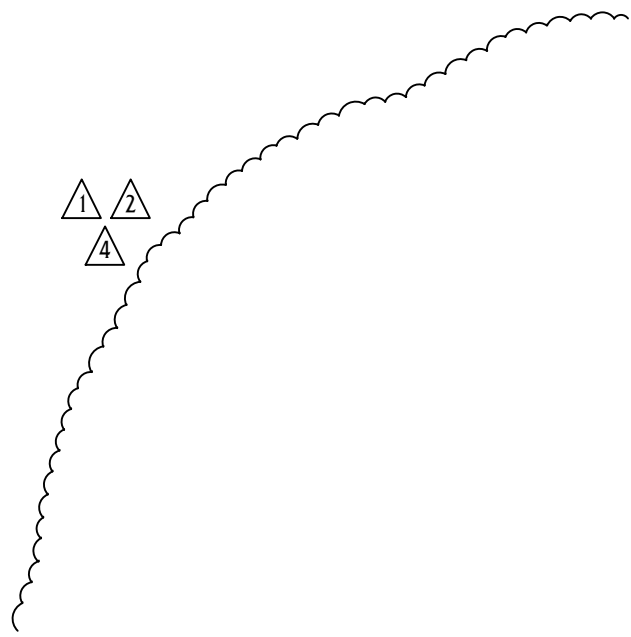
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SETBACK DATA

	REQUIRED	EXISTING	PROPOSED
FRONT BLDG SETBACK (EAST)	25'-0"	17'-7" / 20'-6"	9'-8" / 12'-7" *VARIANCE REQUEST
REAR SETBACK (WEST)	10'-0"	6'-8" (RELOCATED BLDG)	8'-4" *VARIANCE REQUEST
SOUTH SIDE SETBACK	7'-6"	2'-2" / 6'-1"	2'-3" *VARIANCE REQUEST
NORTH SIDE SETBACK	7'-6"	22'-1"	7'-6"
POOL SETBACK	10'-0"	7'-2"	7'-6" *VARIANCE REQUEST

ADDITIONAL SETBACK DATA

SIDE	RIGHT SIDE (NORTH)	LEFT SIDE (SOUTH)
LOT DEPTH	98.61'	90.79'
BUILDING DEPTH	66.73' (68% OF LOT DEPTH)	66.73' (73% OF LOT DEPTH)
PORTION OF BUILDING GREATER THAN 1 STORY THAT NEED AN ADDITIONAL 5' SETBACK	14.30' (4'-4")	10.40' (10'-5")
PORTION OF BUILDING GREATER THAN 1 STORY THAT HAVE AN ADDITIONAL 5' SETBACK	43.67' (43'-8")	0' (0') *VARIANCE REQUEST

SETBACK PLAN LEGEND

	1 STORY BUILDING
	2 STORY BUILDING
	3 STORY BUILDING
	VARIANCE REQUEST

NOTE:
① ADDITIONAL 5' SETBACK FOR BUILDINGS DEEPER THAN 50% OF THE LOT DEPTH (SEE ADDITIONAL SETBACK DATA TABLE)

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- 04/11/25 REV. PER LFPB COMMENTS

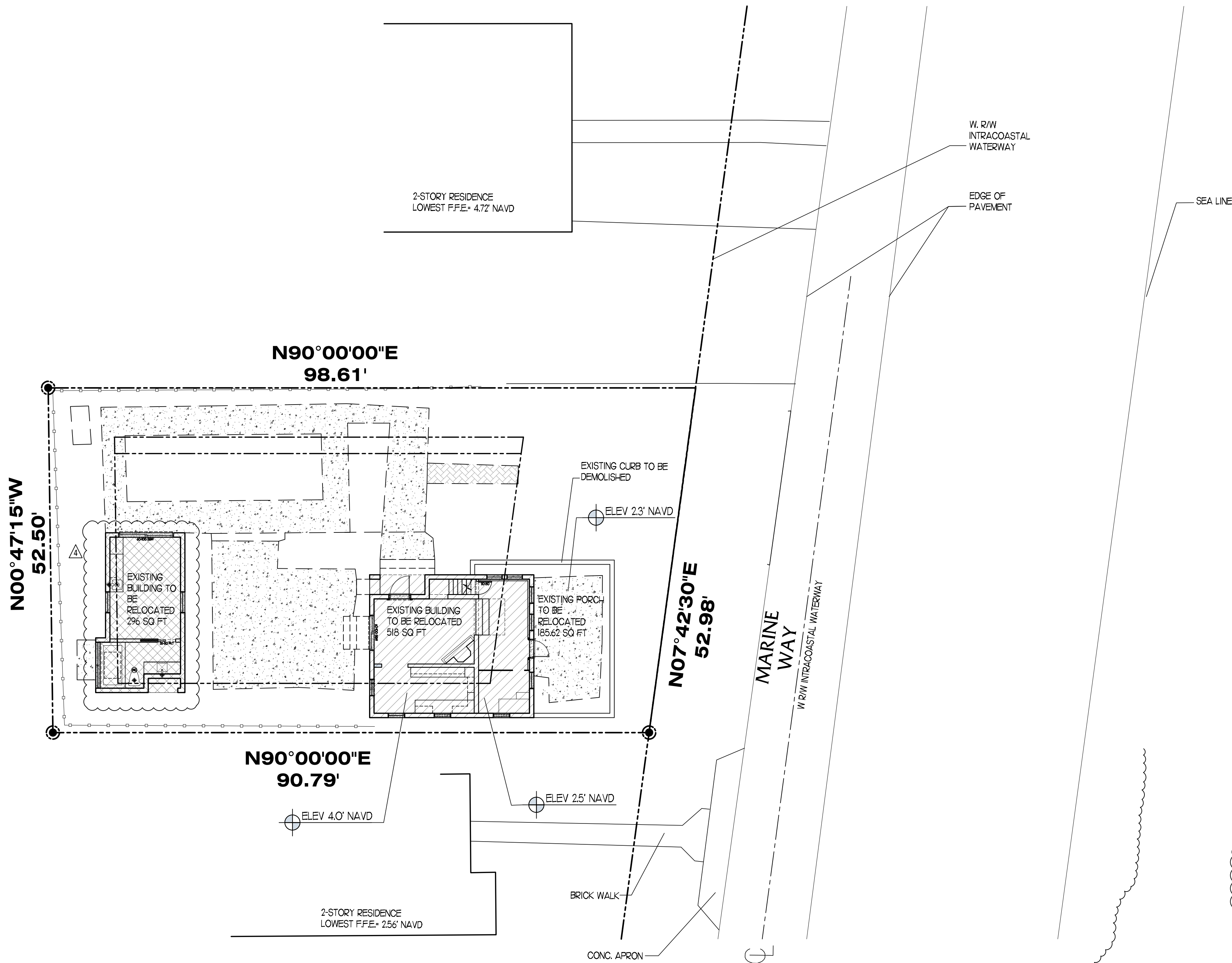
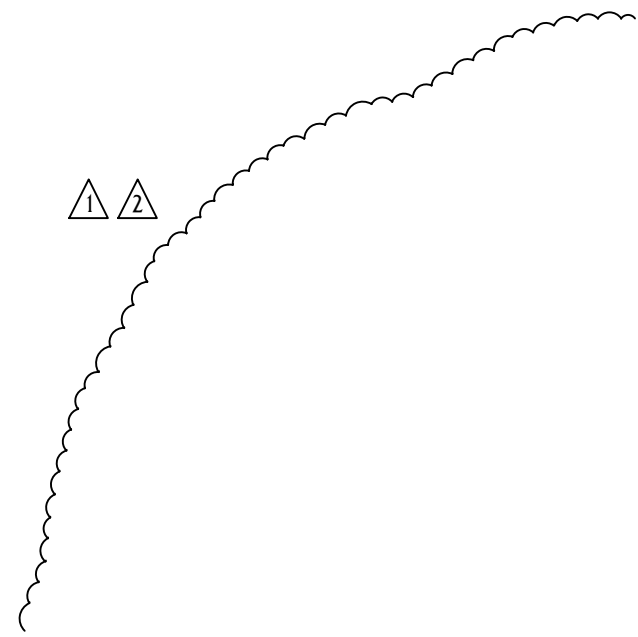
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RELOCATION DATA

MAIN HOUSE		POOL HOUSE	
EXISTING	RELOCATED	EXISTING	RELOCATED
518 SQ FT	518 SQ FT (1000')	296 SQ FT	296 SQ FT (1000')

LEGEND

	EXISTING RESIDENCE TO BE RELOCATED (WILL BE RELOCATED AT 14' NAVD.)
	EXISTING POOL HOUSE TO BE RELOCATED (WILL BE RELOCATED AT 33' NAVD.)
	HARDSCAPE TO BE REMOVED

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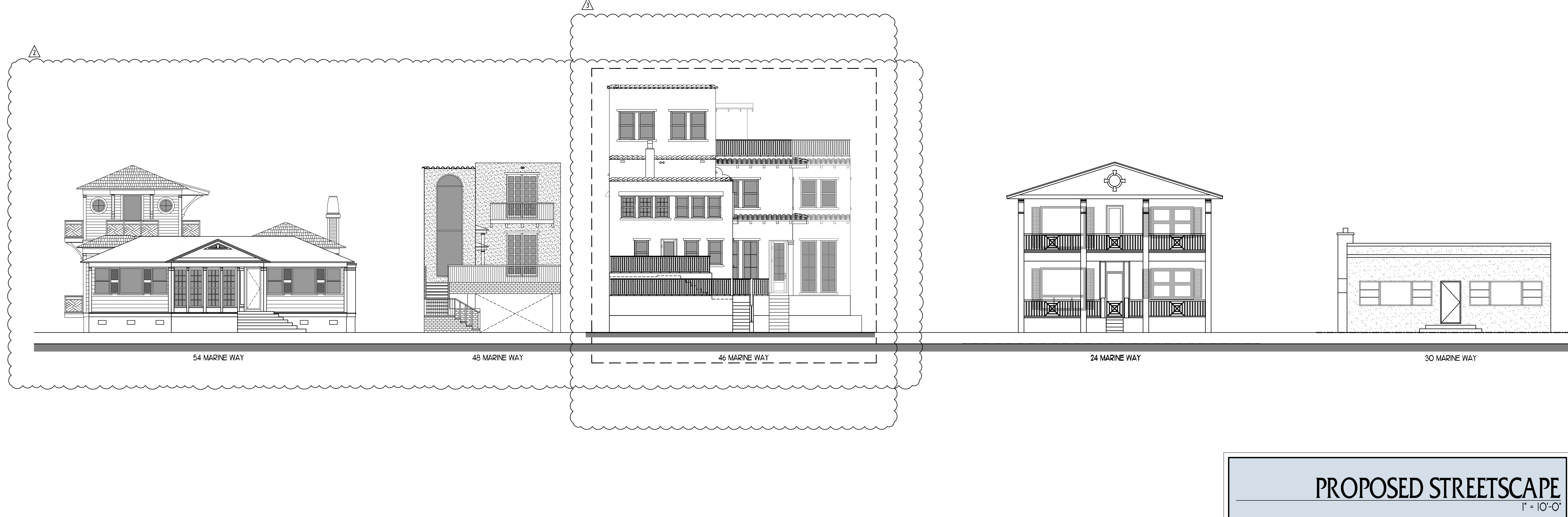
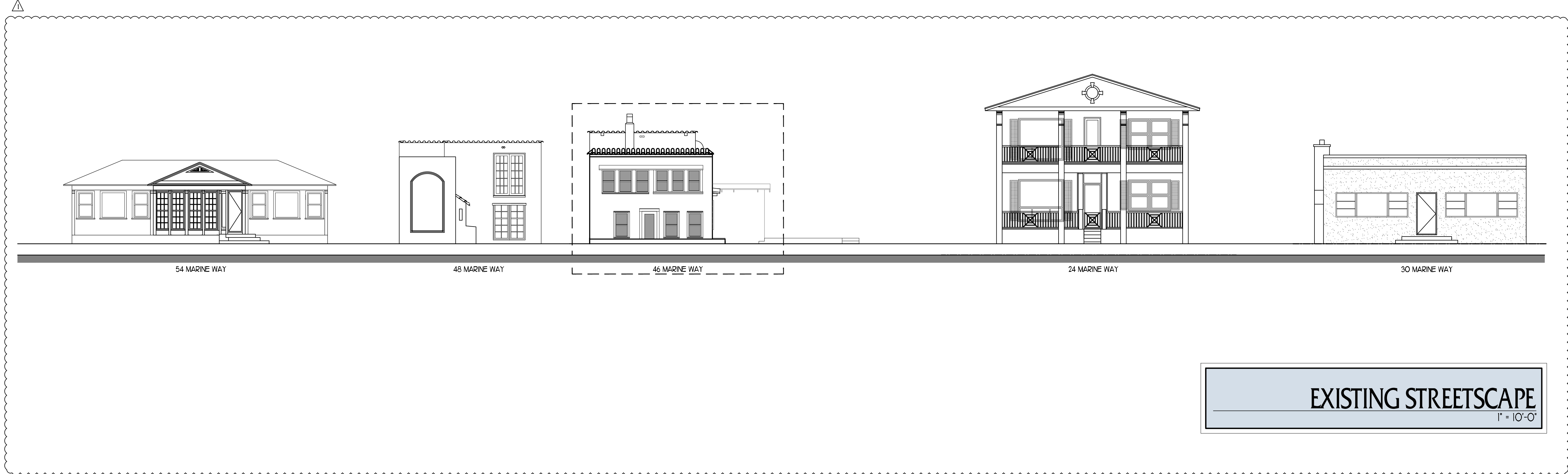
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1
2
3



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

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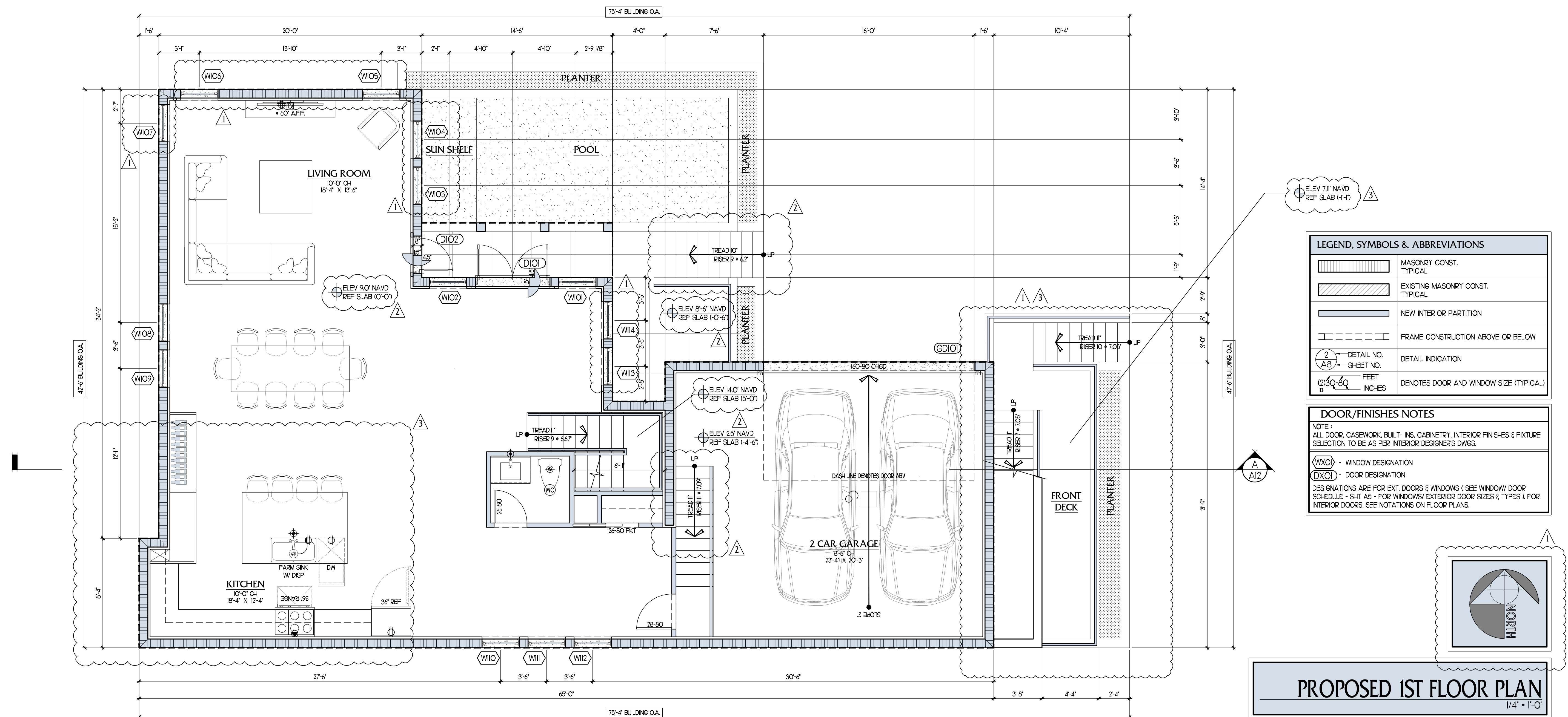
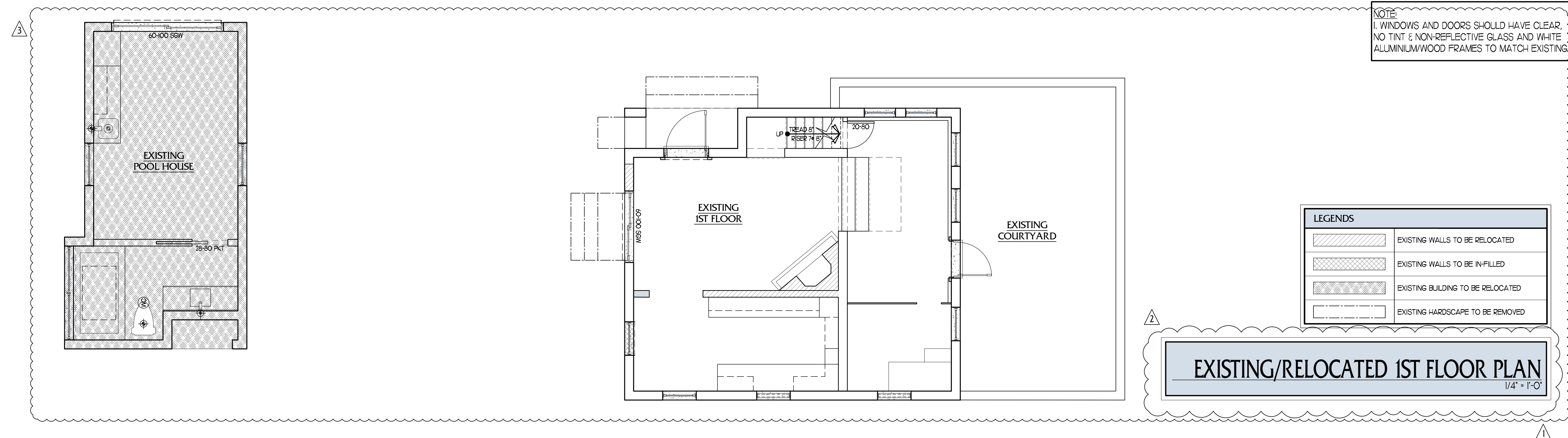
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④	04.11.25 REV, PER HPB COMMENTS

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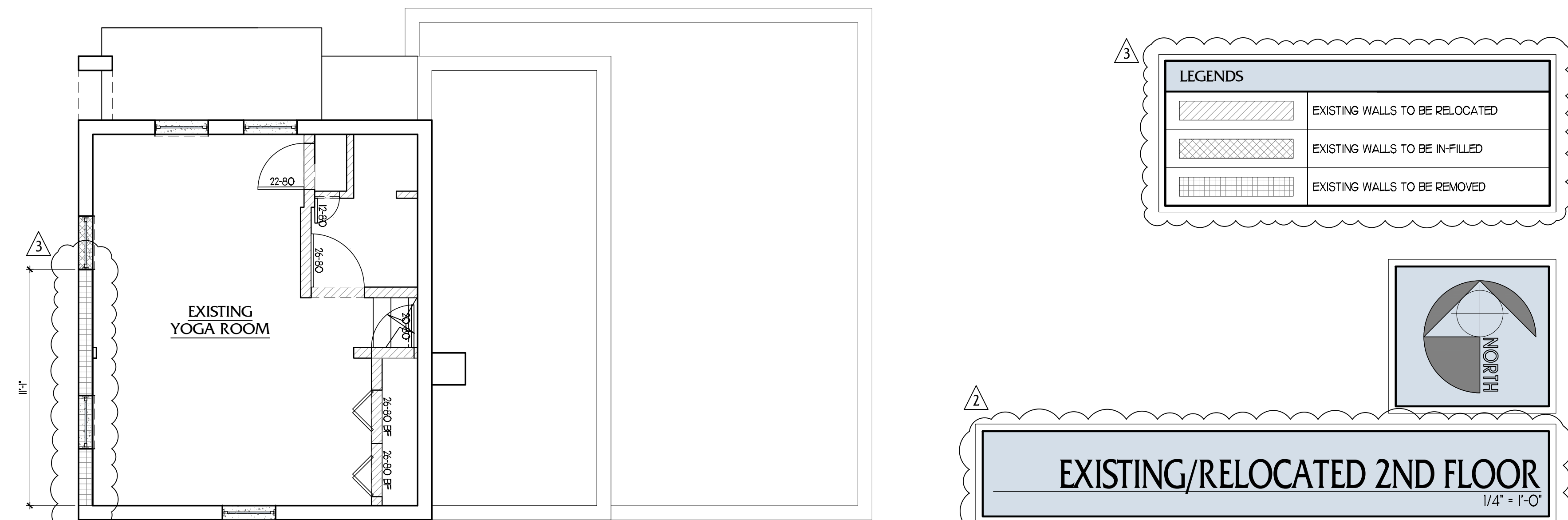
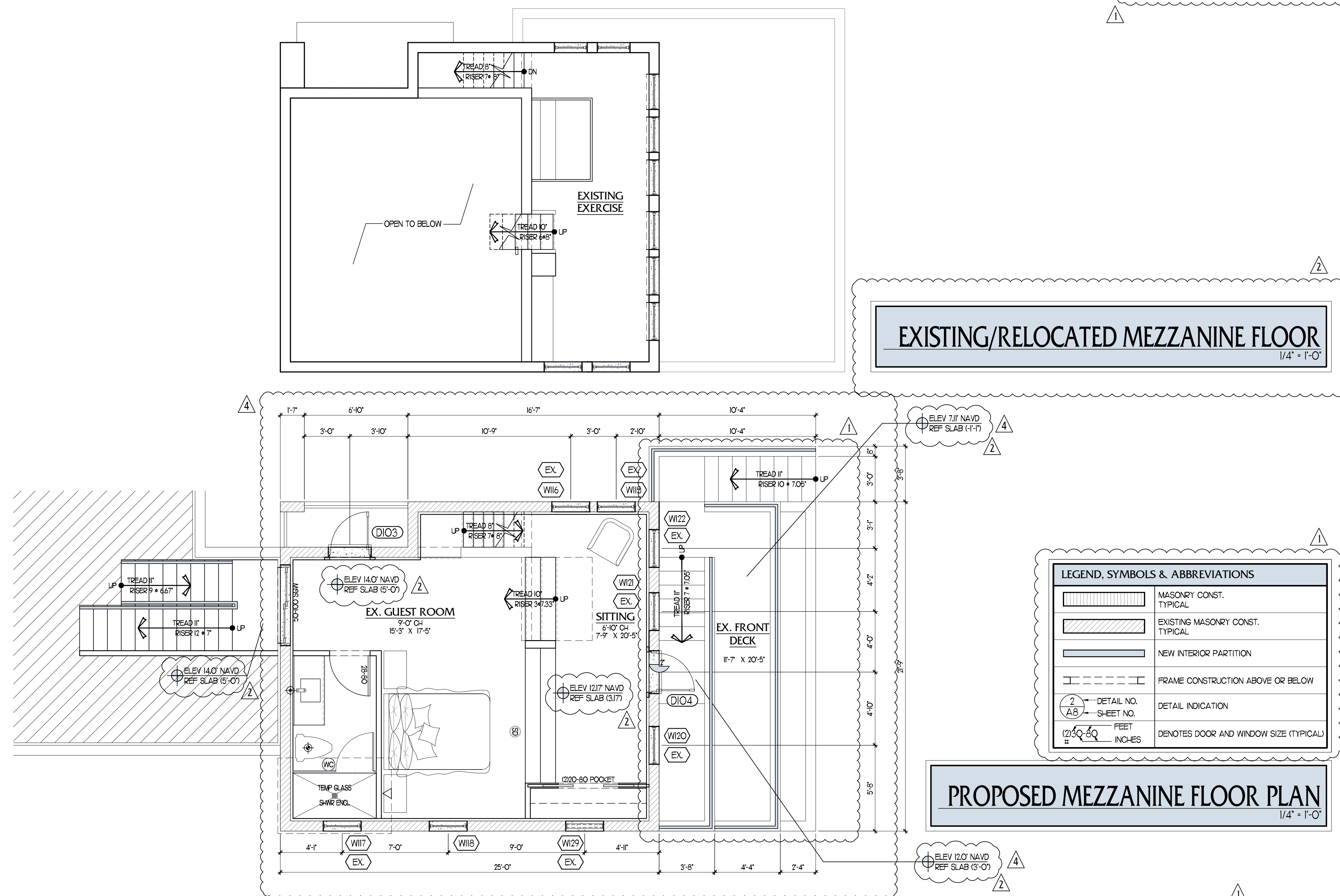
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NOTE:
I. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING



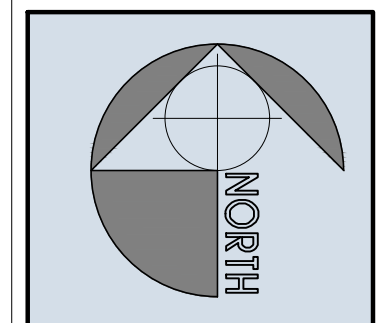
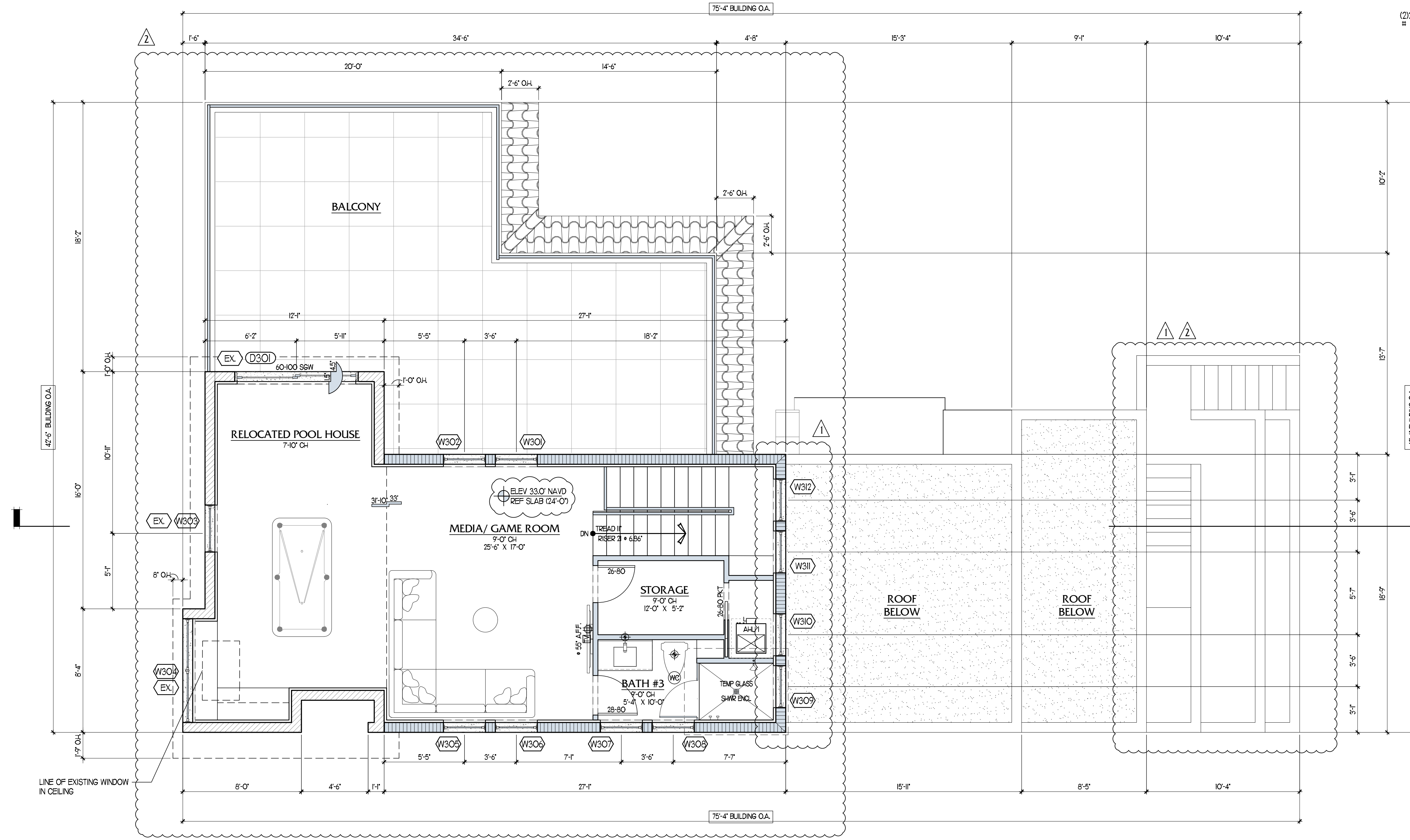
- FLOOR PLAN NOTES**
- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CAULKED FOR A WEATHER TIGHT CONDITION.
 - VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURERS/SUPPLIER PRIOR TO CONSTRUCTION.
 - ALL DOOR SIDELIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED.
 - ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
 - CEILINGS AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.
 - STAIR SHALL BE FIRESTOPPED.
 - POCKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.
 - BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
 - INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-4I AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11. ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
 - STEEL COLUMNS SHALL BE WRAPPED W/ 2 LAYERS 1/2" TYPE "X" GYP. BD.
 - WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 19/32" MINIMUM A.P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 6" O.C. ON PANELS EDGES.
 - PROVIDE TREATED AND FIRESTOPPED 1X2 PT FLOORING HORIZONTAL @ CEILING/WALL INTERSECTION.
 - PROVIDE SCREENED VENTS @ FLOOR LEVEL 60 SQ. IN PER CAR MINIMUM. (UNLESS NOTED OTHERWISE)
 - EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE & 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.
 - WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
 - UL LISTED ZERO CLEARANCE GAS VENTED FIREPLACE W/ NON COMBUSTIBLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTIBLE HEARTH.
 - UL LISTED ZERO CLEARANCE GAS VENTLESS FIREPLACE W/ NON COMBUSTIBLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTIBLE HEARTH.
- GARAGE NOTES**
- GARAGE DOOR OOR INTO HOUSE SHALL BE "C" LABEL SOLID CORE WITH A SELF CLOSING DEVICE.
 - GARAGE DEMISING WALL AND BEARING WALLS SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION 5/8" TYPE "X" GYPSUM DRYWALL BOTH SIDES OF STUDS @ 16" O.C. WITH MINIMUM R-11 INSULATION.
 - GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1X3 WOOD FLOORING @ 16" O.C. ON PRE-ENGINEERED & APPROVED ROOF TRUSSES.
 - GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1/2" GYPSUM ON 1X3 METAL FLOORING @ 16" O.C. ON PRE-ENGINEERED & APPROVED FLOOR SYSTEM WHEN LIVING AREA ABOVE.
 - GARAGE MAN-DOOR TO BE 1-3/4" THICK ONE HOUR RATED SOLID CORE WITH CLOSER IN SOLID 2 X 4 RABBETED WOOD FRAME, PER FBC.

NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING

LEGEND, SYMBOLS & ABBREVIATIONS	
	MASONRY CONST. TYPICAL
	EXISTING MASONRY CONST. TYPICAL
	NEW INTERIOR PARTITION
	FRAME CONSTRUCTION ABOVE OR BELOW
	DETAIL NO. / SHEET NO.
	DENOTES DOOR AND WINDOW SIZE (TYPICAL)

FEET
INCHES

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A10



PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"

Project Number:
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Revisions

△	09/17/24 REV. PER TAC COMMENTS
△	04/11/25 REV. PER H-PB COMMENTS

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② 04.11.25 REV, PER HPB COMMENTS

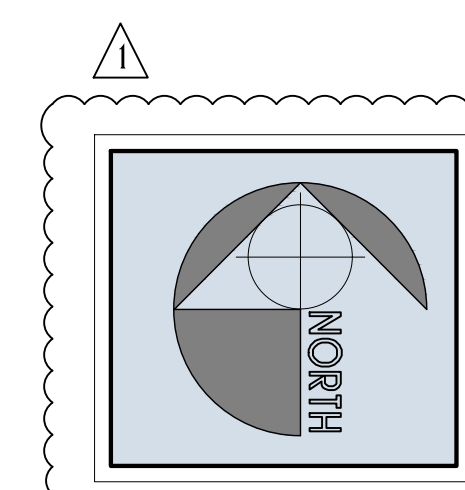
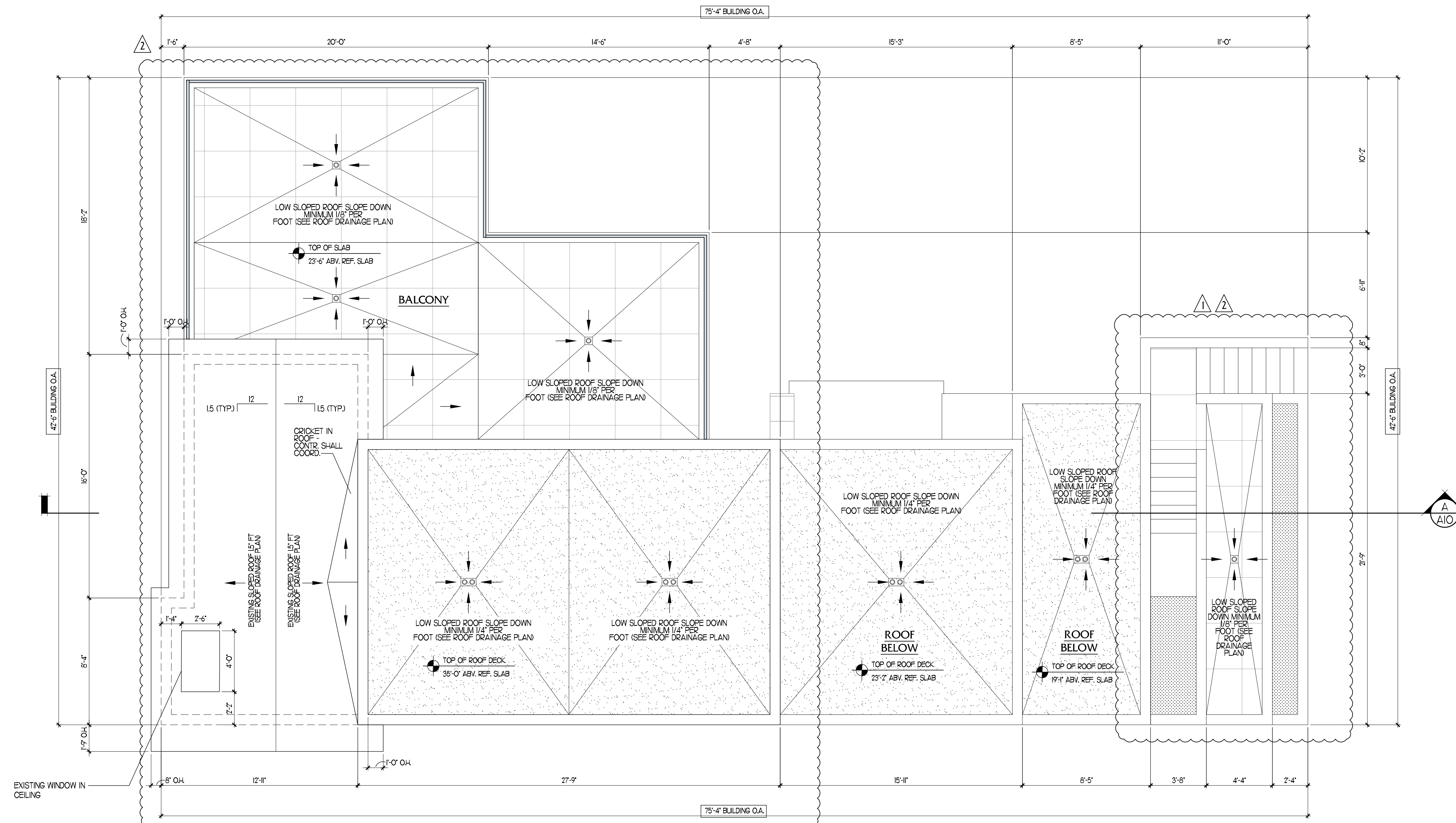
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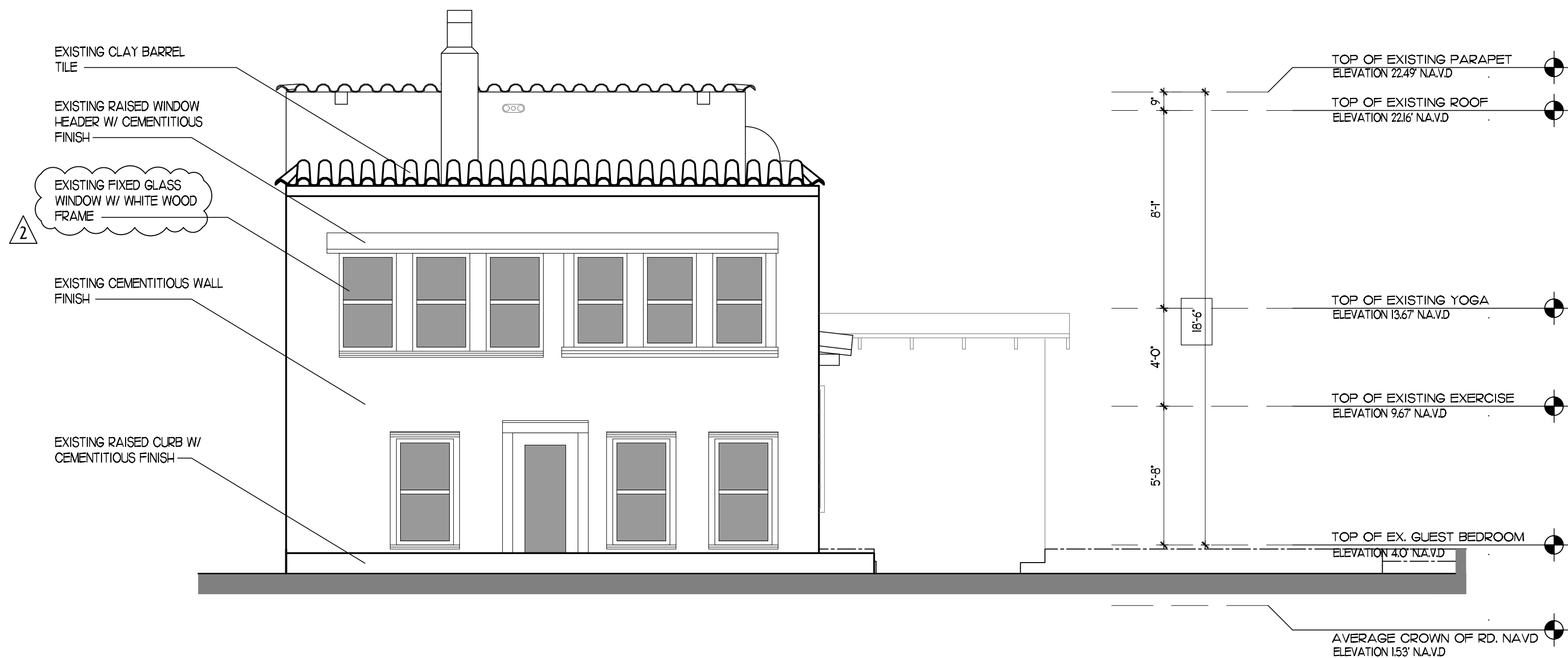
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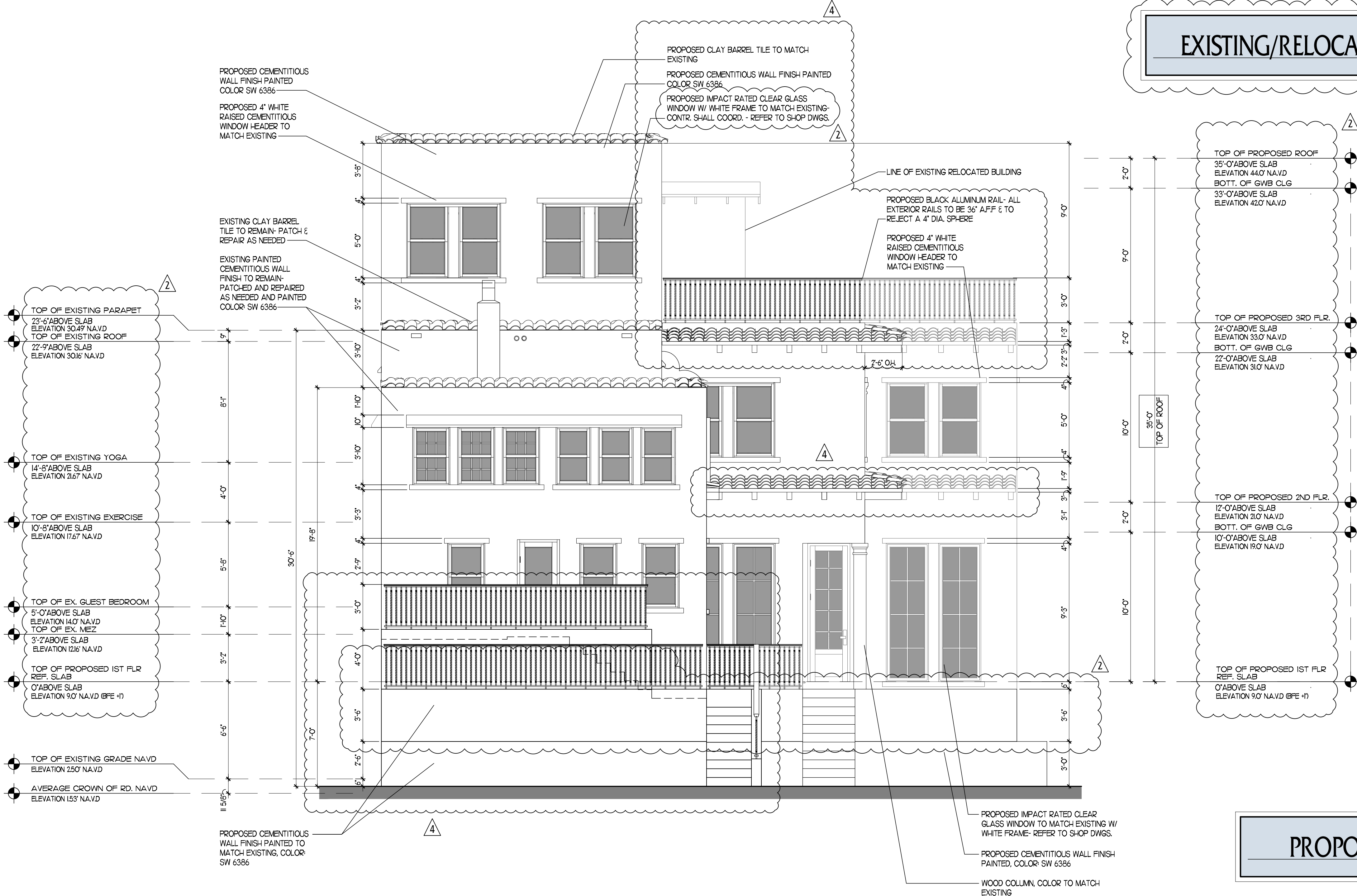
ROOF PLAN

WINDOWS AND DOORS NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING



LEGENDS	
	EXISTING HARDSCAPE TO BE REMOVED

EXISTING/RELOCATED EAST ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"

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△ 02.05.25 REV. PER TAC COMMENTS	
△ 04.11.25 REV. PER HFB COMMENTS	

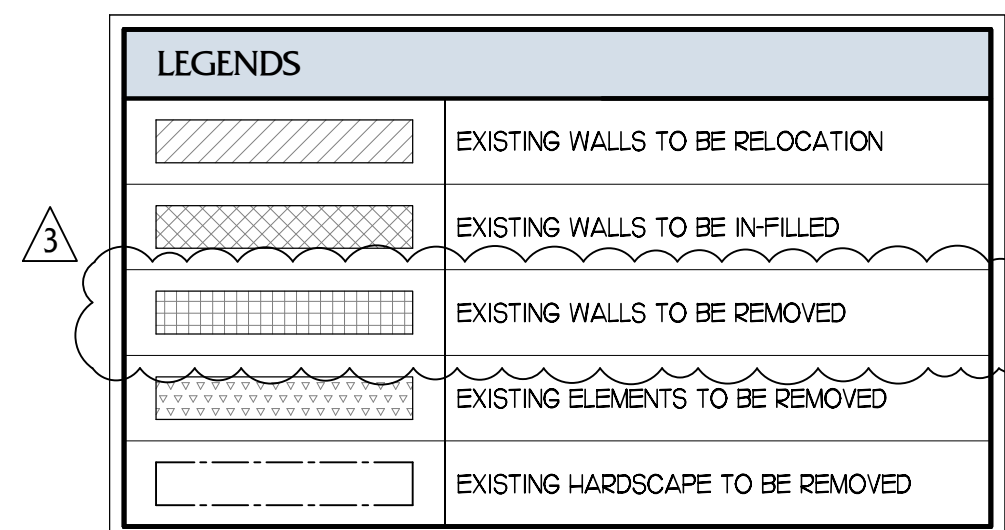
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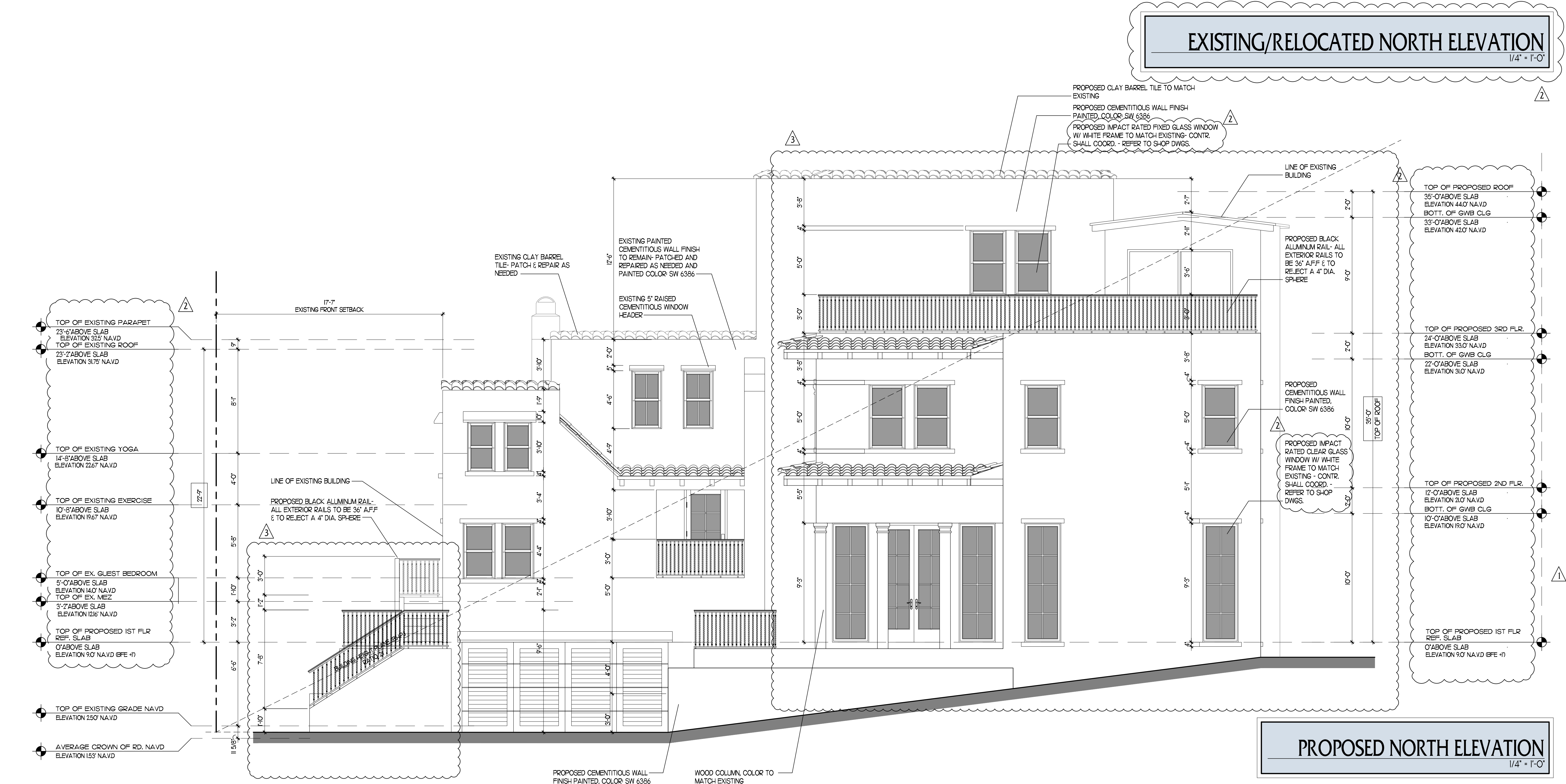
1 09.17.24 REV, PER TAC COMMENTS
 2 11.26.24 REV, PER TAC COMMENTS
 3 02.05.25 REV, PER TAC COMMENTS
 4 04.11.25 REV, PER HPB COMMENTS

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NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING



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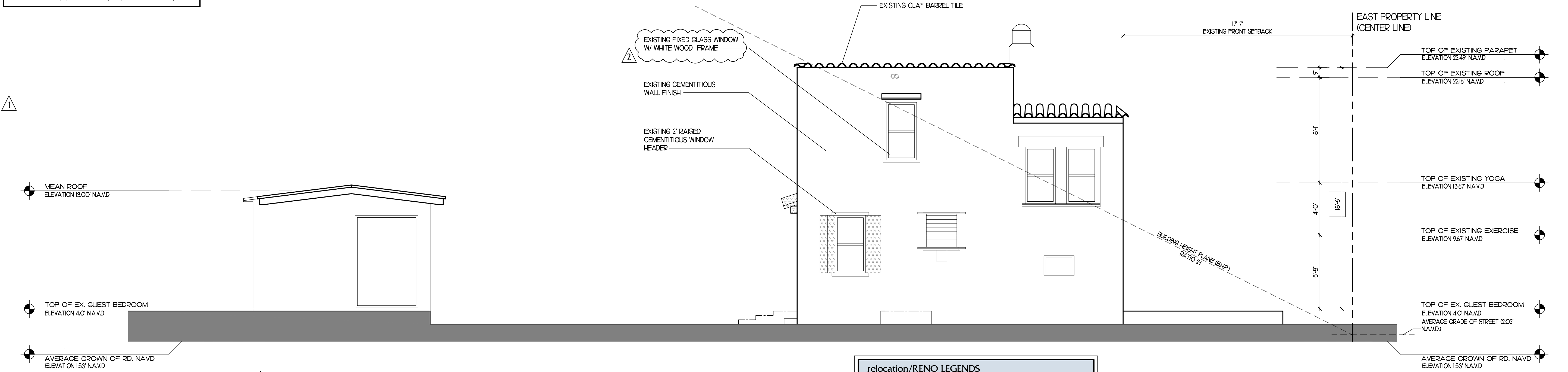
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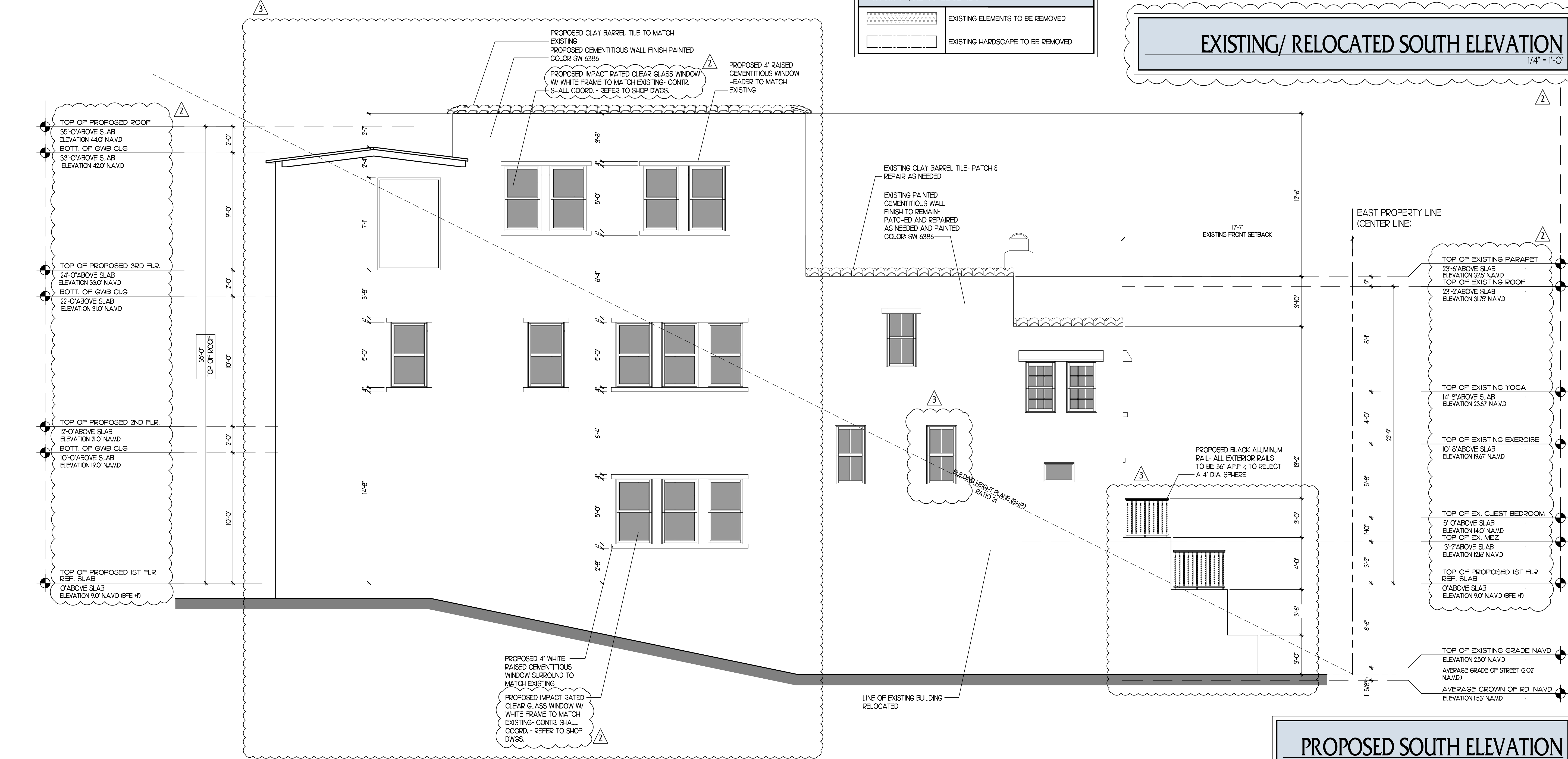
A10

NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING



relocation/RENO LEGENDS	
	EXISTING ELEMENTS TO BE REMOVED
	EXISTING HARDSCAPE TO BE REMOVED

EXISTING/ RELOCATED SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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NOTE:
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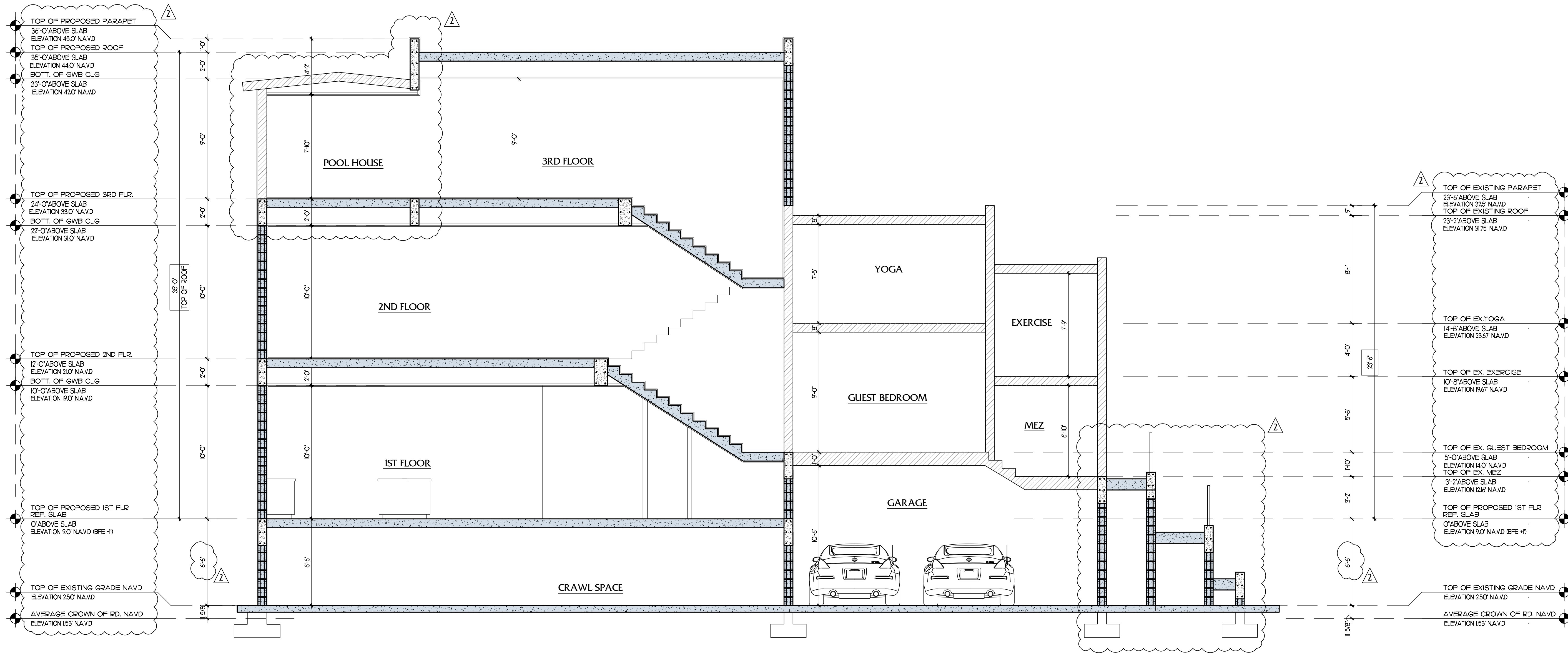
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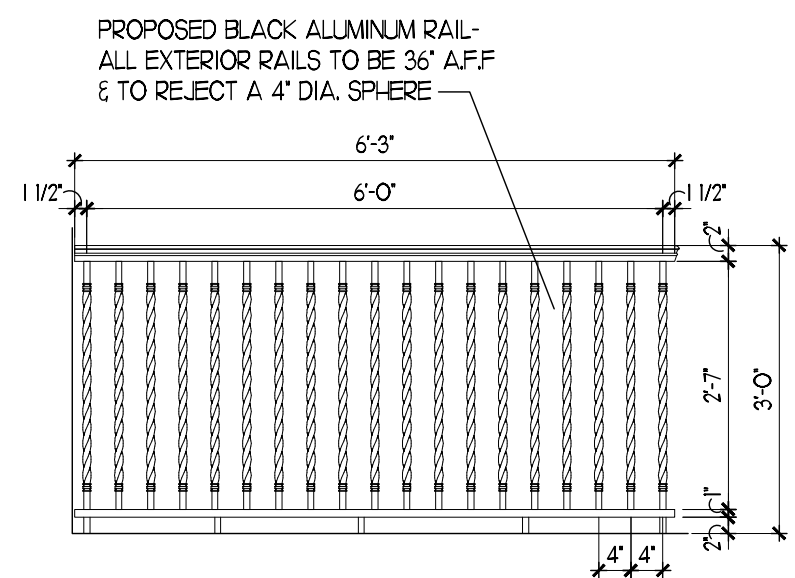
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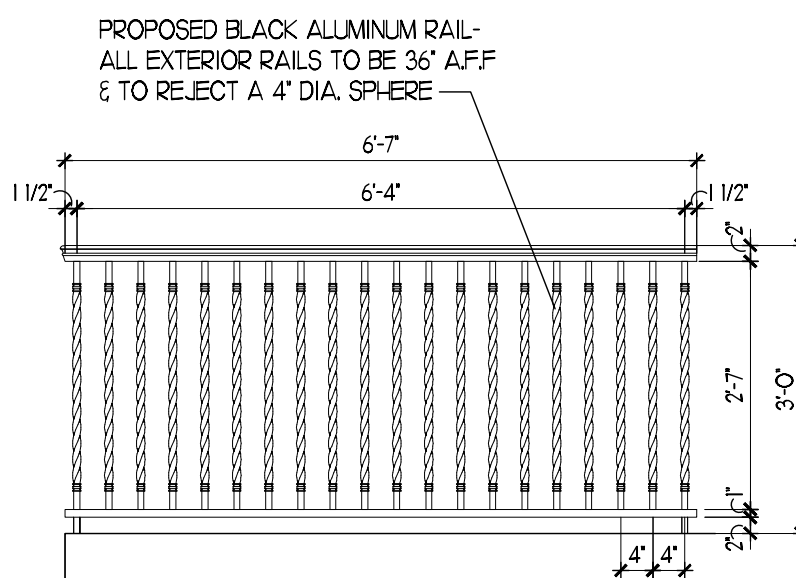
WALL LEGEND	
	EXISTING WALLS

SECTION A
1/4" = 1'-0"



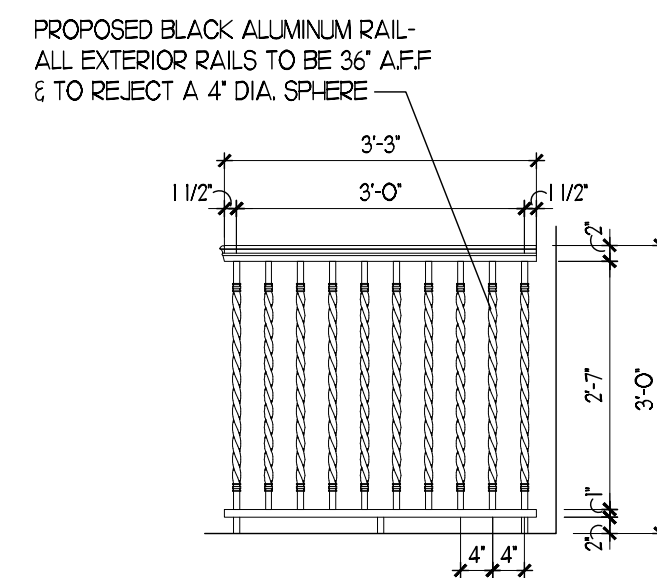
RAIL 1 (1ST FLOOR) EAST SIDE

1/2" = 1'-0"



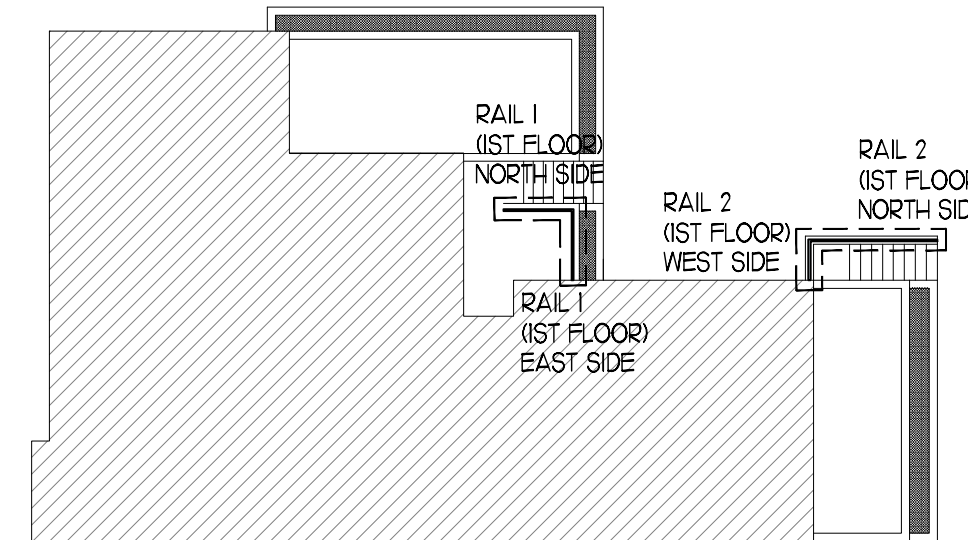
RAIL 1 (1ST FLOOR) NORTH SIDE

1/2" = 1'-0"



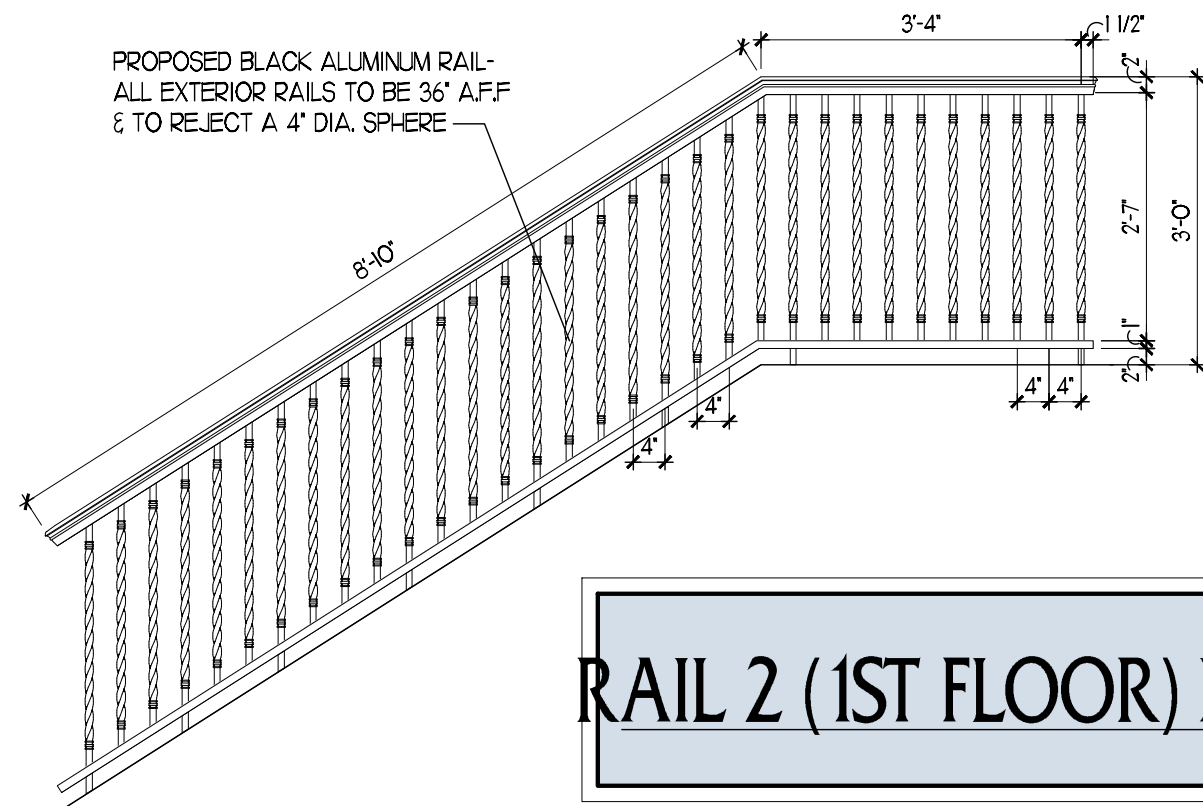
RAIL 2 (1ST FLOOR) WEST SIDE

1/2" = 1'-0"



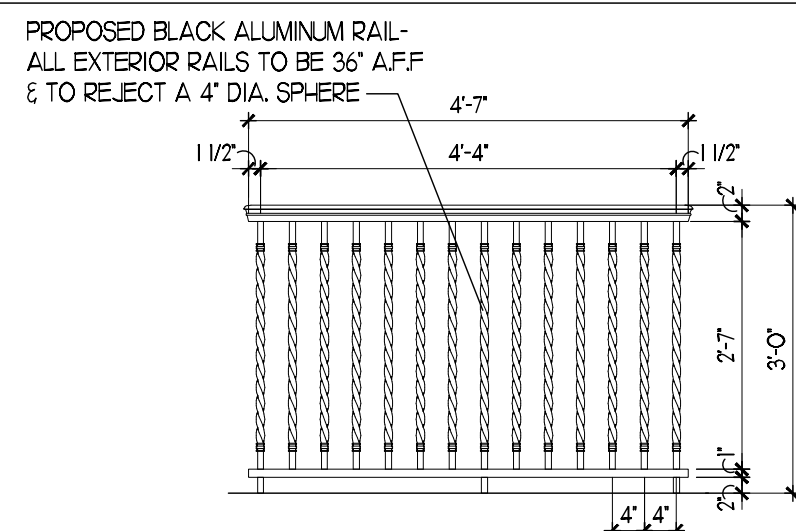
RAILING LOCATION PLAN - 1ST FLOOR

1/16" = 1'-0"



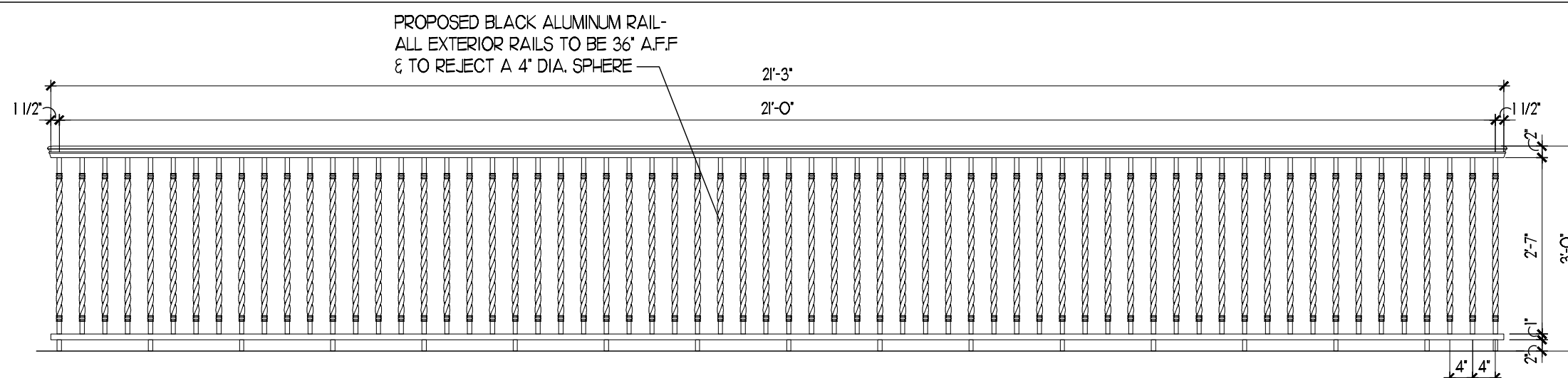
RAIL 2 (1ST FLOOR) NORTH SIDE

1/2" = 1'-0"



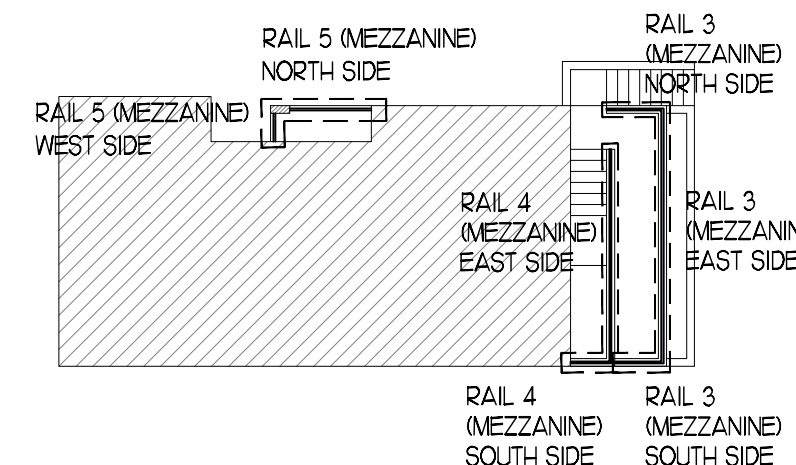
RAIL 3 (MEZZANINE) NORTH SIDE

1/2" = 1'-0"



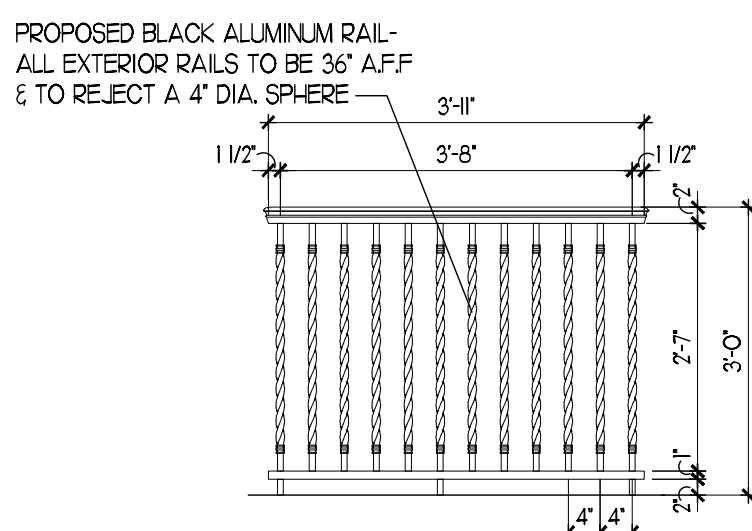
RAIL 3 (MEZZANINE) EAST SIDE

1/2" = 1'-0"



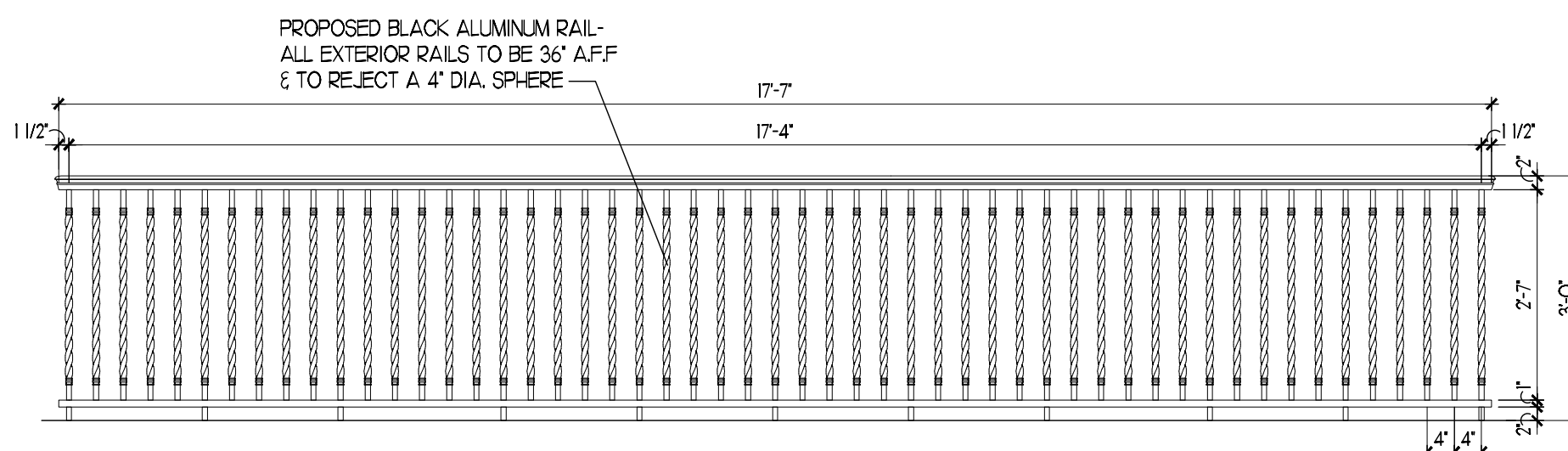
RAILING LOCATION PLAN - MEZZANINE

1/16" = 1'-0"



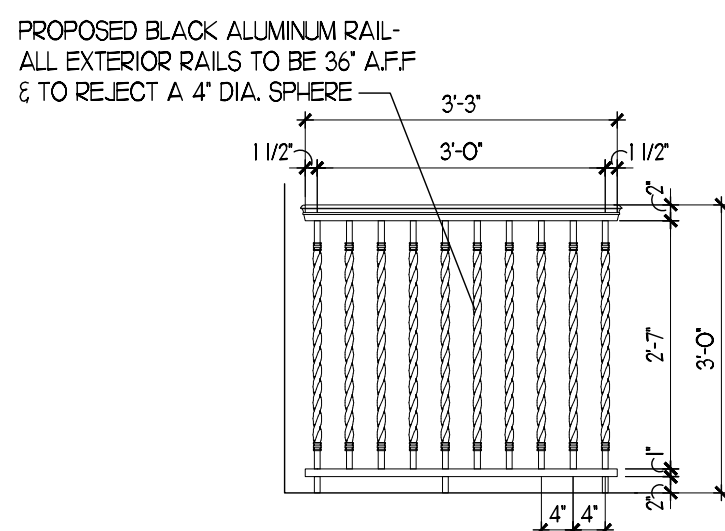
RAIL 3 (MEZZANINE) SOUTH SIDE

1/2" = 1'-0"



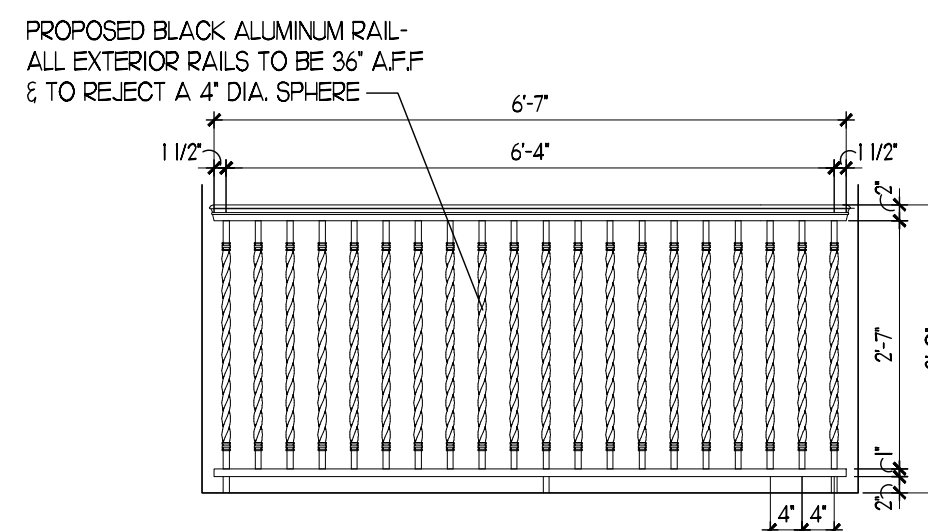
RAIL 4 (MEZZANINE) EAST SIDE

1/2" = 1'-0"



RAIL 4 (MEZZANINE) SOUTH SIDE

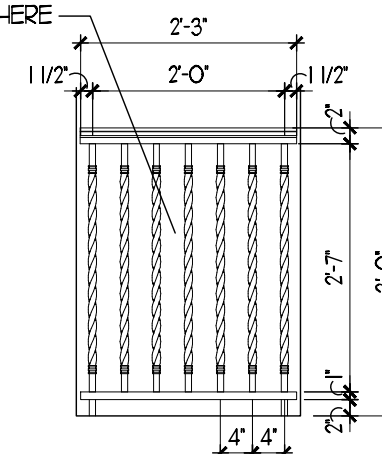
1/2" = 1'-0"



RAIL 5 (MEZZANINE) NORTH SIDE

1/2" = 1'-0"

PROPOSED BLACK ALUMINUM RAIL-
ALL EXTERIOR RAILS TO BE 36" A.F.F.
ε TO REJECT A 4" DIA. SPHERE



RAIL 5 (MEZZANINE) WEST SIDE

1/2" = 1'-0"

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Revisions

02.05.25 REV, PER TAC COMMENTS
04.11.25 REV, PER HPB COMMENTS

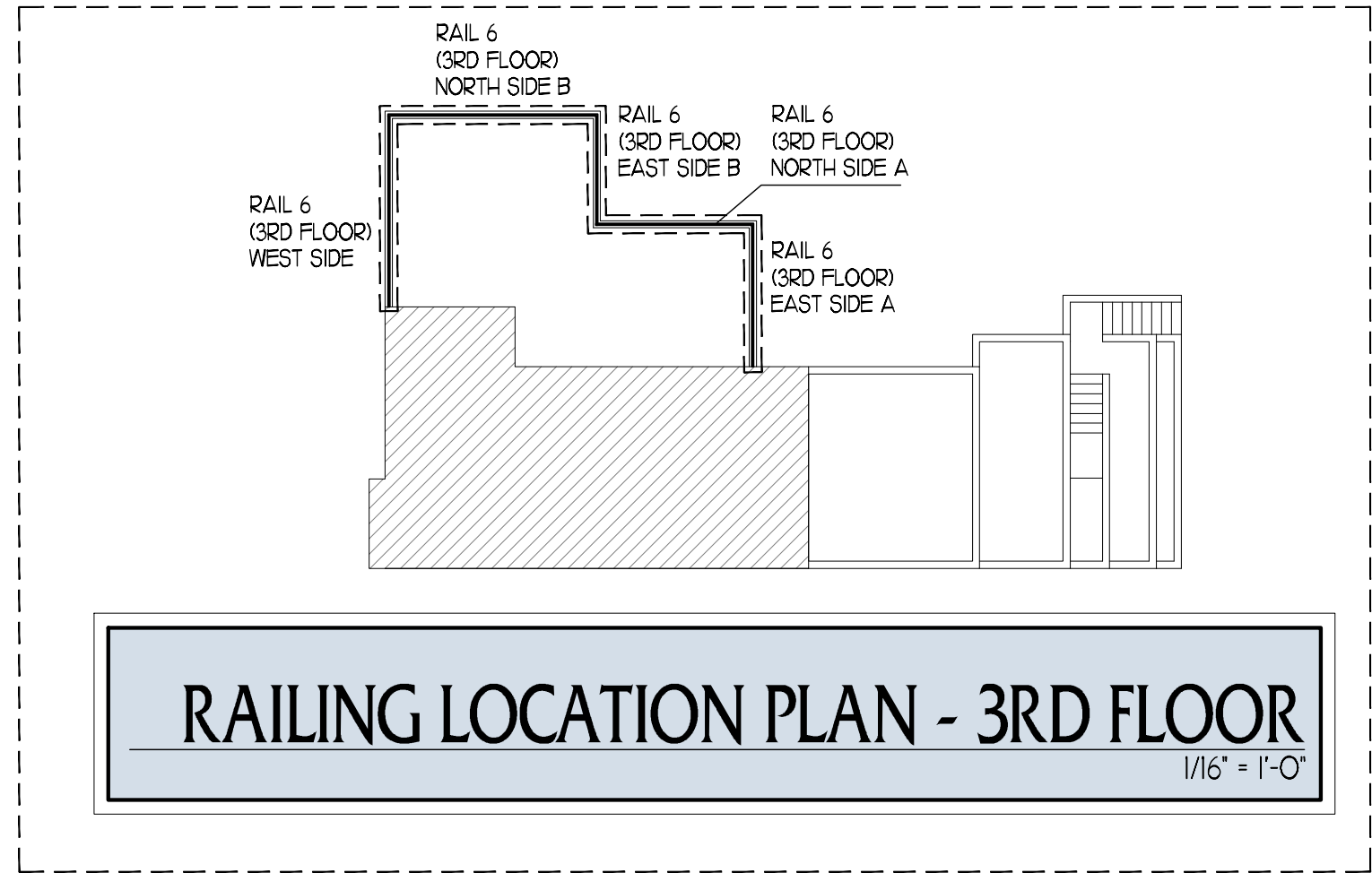
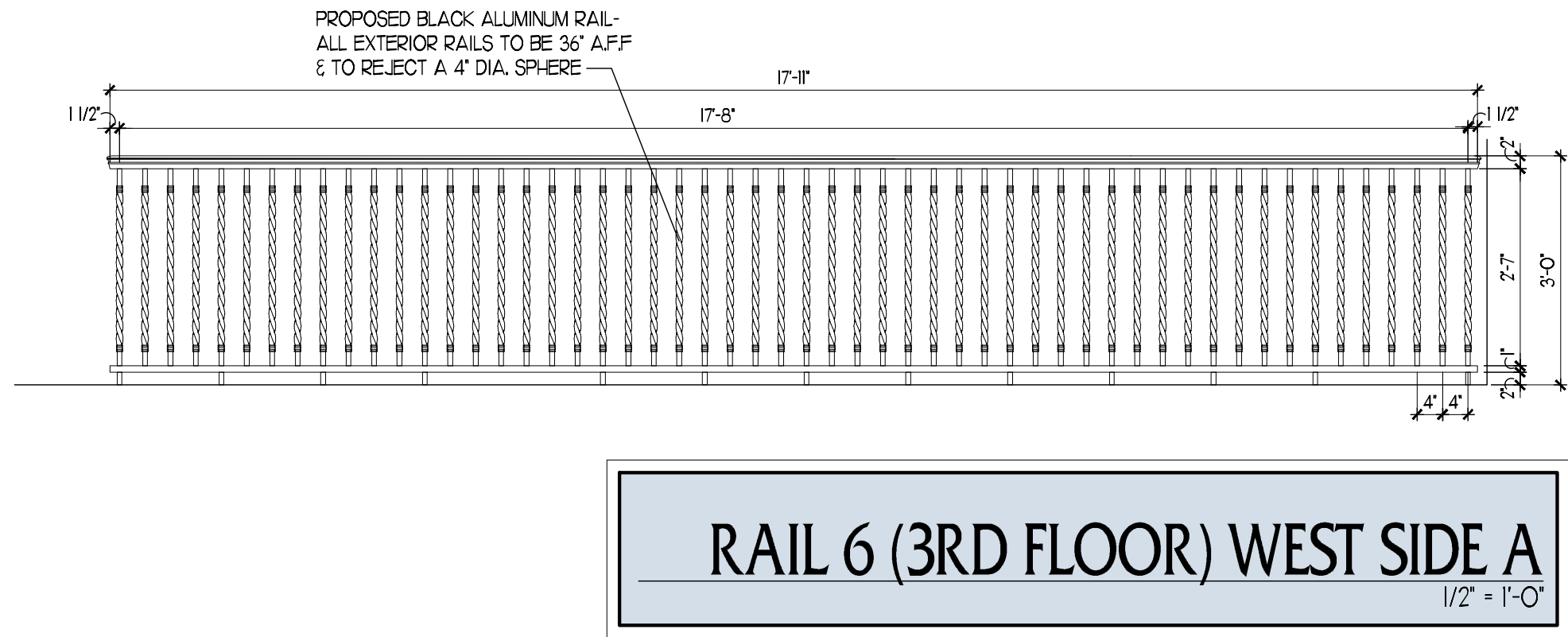
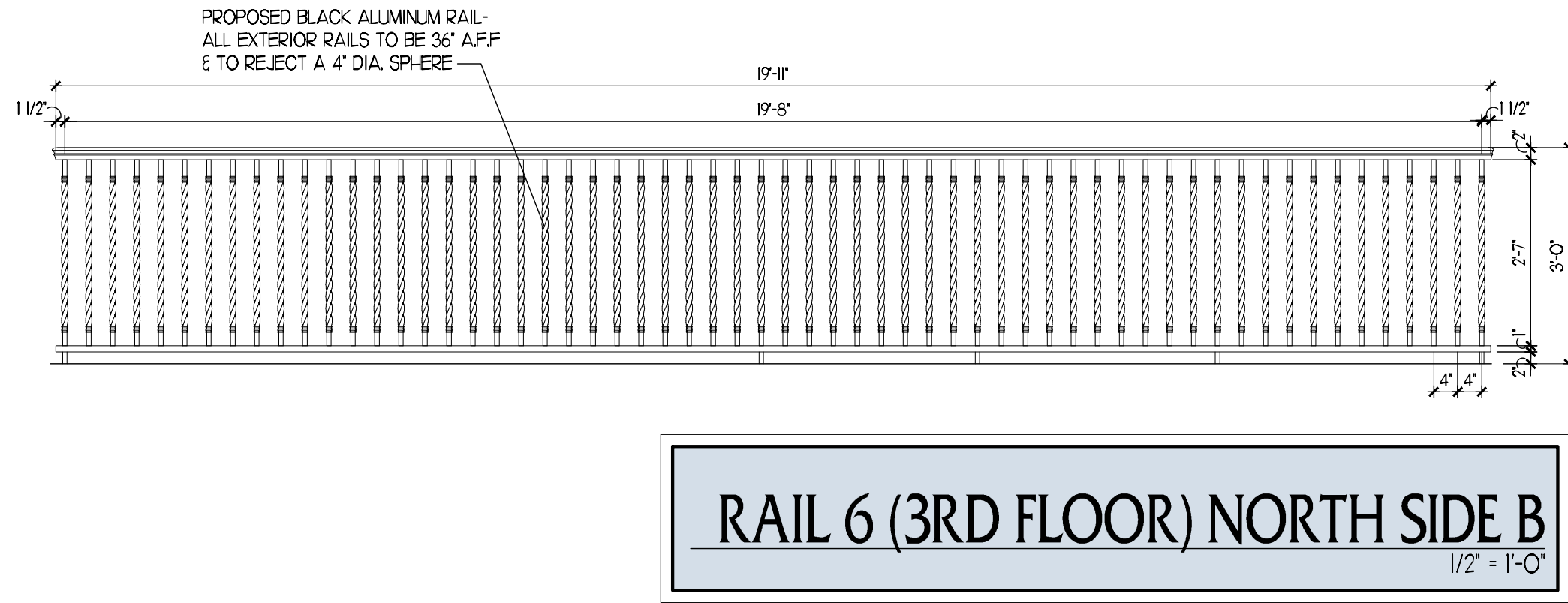
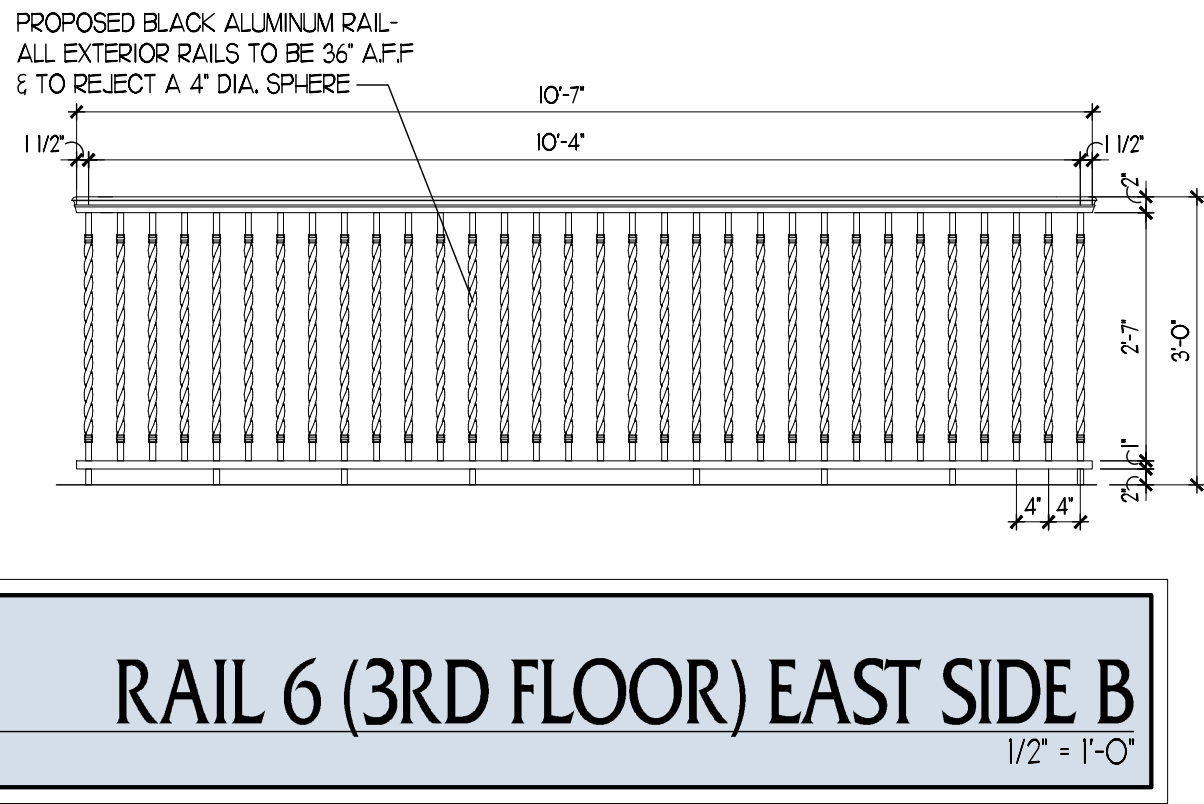
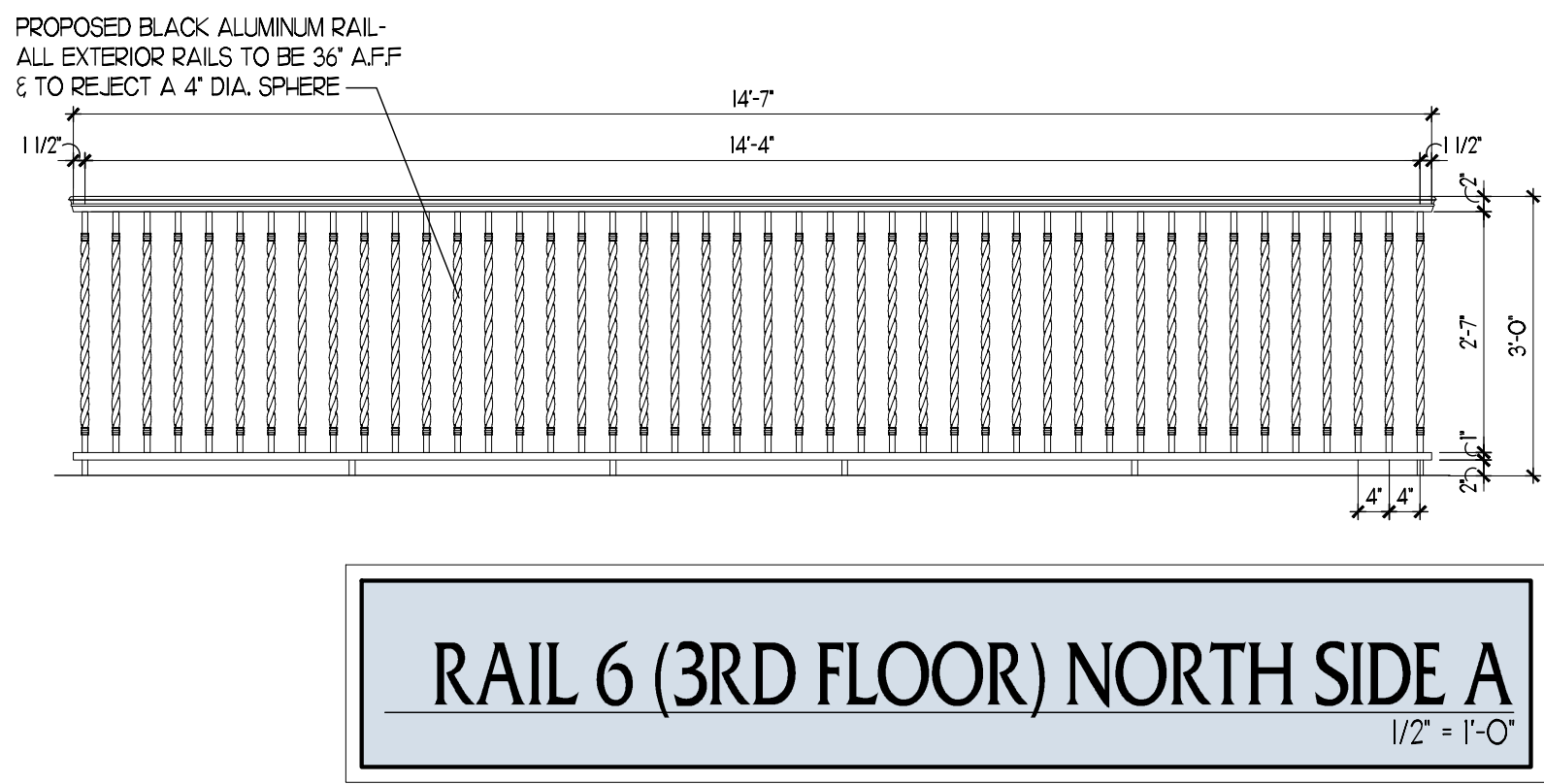
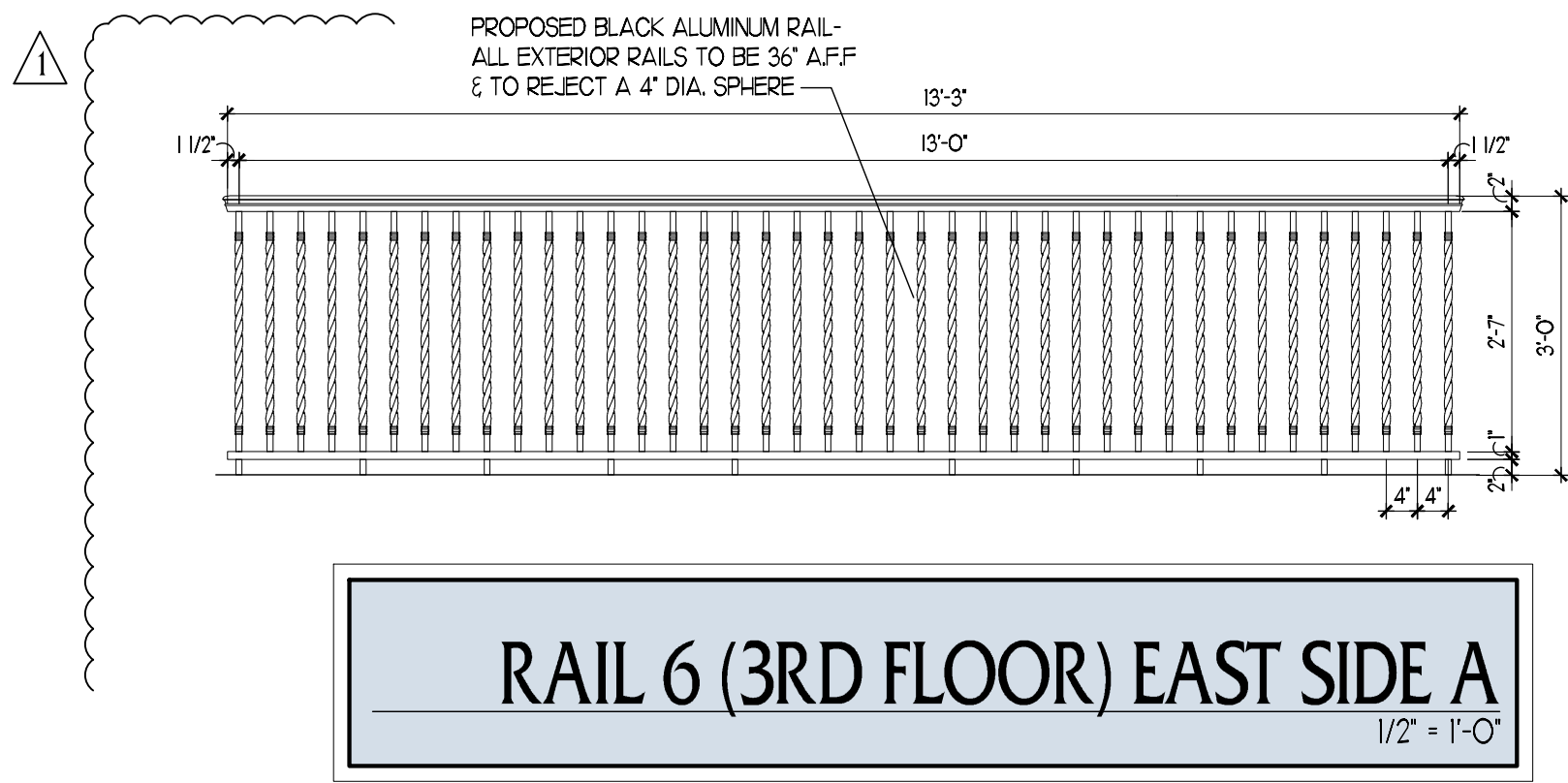
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