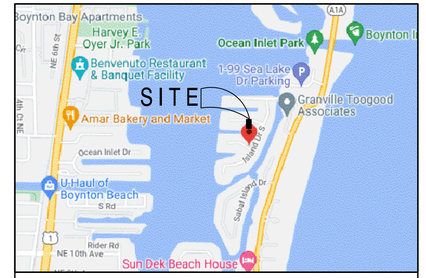


LOCATION MAP

GENERAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	HR.	HOUR
ACOUS.	ACOUSTICAL	H.T.	HANGER-TIGHT UNIT
ADJ.	ADJUSTABLE	HVAC	HEATING, VENTILATION, AIR CONDITIONING
ALUM.	ALUMINUM		
&	AND	I.D.	INSIDE DIAMETER
<	ANGLE	INSUL.	INSULATION
ARCH.	ARCHITECTURAL	JT.	JOINT
@	AT	LAM.	LAMINATE
BD.	BOARD	LT.	LIGHT
BLDG.	BUILDING	MIR.	MIRROR
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
CAB.	CABINET	MISC	MISCELLANEOUS
CEM.	CEMENT	MTL.	METAL
CL.	CENTERLINE	N.	NORTH
CER.	CERAMIC	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	N.T.S.	NOT TO SCALE
CLKG.	CAULKING	(N)	NEW
CLR.	CLEAR	NO.	NUMBER
COL.	COLUMN	NOM.	NOMINAL
CONC.	CONCRETE	OPNG.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.LAM.	PLASTIC LAMINATE
DET.	DETAIL	PL.	PLATE
DIA.	DIAMETER	PLAS.	PLASTER
DIM.	DIMENSION	PLYWD.	PLYWOOD
DR.	DOOR	PR.	PAIR
DBL.	DOUBLE	PT.	POINT
DN.	DOWN	#	POUND OR NUMBER
DS.	DOWNSPOUT	R.	RISER
DWG.	DRAWING	RAD.	RADIUS
(E)	EXISTING	REQ'D.	REQUIRED
E.P.	ELECTRICAL PANELBOARD	RESIL.	RESILIENT
EA.	EACH	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
ELEC.	ELECTRICAL	S.	SOUTH
EMER.	EMERGENCY	S.C.	SOLID CORE
EQ.	EQUAL	S.S.	STAINLESS STEEL
E.W.C.	ELECTRIC WATER COOLER	SCHED.	SCHEDULE
F.E.	FIRE EXTINGUISHER	SHT.	SHEET
F.O.	FACE OF	SIM.	SIMILAR
F.O.F.	FACE OF FINISH	SPEC.	SPECIFICATION
F.O.S.	FACE OF STUDS	SQ.	SQUARE
F/F	FINISH TO FINISH	STD.	STANDARD
F.R.	FIRE RETARDANT	STL.	STEEL
F.S.	FULL SIZE	STOR.	STORAGE
FIN.	FINISH	SUSP.	SUSPENDED
FL.	FLOOR	T.C.	TIME CLOCK
FLUOR.	FLUORESCENT	T.O.	TOP OF
FT.	FOOT, FEET	TEL.	TELEPHONE
F.V.	FIELD VERIFY	THK.	THICK
G.B.	GRAB BAR	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
GA.	GAUGE		
G.F.R.C.	GLASS FIBER REINFORCED CEMENT	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
GL.	GLASS	W.	WEST
GYP.	GYPSUM	W/	WITH
H.C.	HOLLOW CORE	W/C	WATER CLOSET
H.M.	HOLLOW METAL	W/O	WITHOUT
HC.	HANDICAPPED	W/R	WATER RESISTANT
HDWD.	HARDWOOD	WD.	WOOD
HORIZ.	HORIZONTAL	WT.	WEIGHT
HGT.	HEIGHT		

GENERAL NOTES (FBC 2020 - 7th EDITION)/ CONDITIONS:

DIVISION 1.- GENERAL REQUIREMENTS

1.01 ARCHITECT'S STATUS:

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 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 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.

1.02 CODES:

A.- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING THE LATEST EDITION OF THE F.B.C. AND ALL APPLICABLE STATE, CITY AND COUNTY BUILDING ZONING, ELECTRICAL, MECHANICAL AND PLUMBING ADDENDUM, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

B.- CONSTRUCTION DOCUMENTS SHALL COMPLY WITH FLORIDA BUILDING CODE.

1.03 PERMITS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

1.04 JOB CONDITIONS:

A.- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND/ OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

B.- DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHIC INFORMATION.

C.- IF WORK IS TO BE PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D.- WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONSTRUCTION DOCUMENT INFORMATION.

1.05 WORK NECESSARY TO COMPLETE CONSTRUCTION:

IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED 'N.I.C.' (NOT IN CONTRACT).

1.06 CLEAN UP / REPAIR:

A.- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B.- THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGE BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

1.07 SHOP DRAWINGS:

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK.

DIVISION 2.- SITE WORK

2.01 EARTHWORK

A.- PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

B.- FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY AS RECOMMENDED BY THE STRUCTURAL ENGINEER OR SOILS REPORT AND OR THE MINIMUM OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

2.02 EXISTING SOIL COMPACTION

A.- PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

2.03. FILL COMPACTION

A.- PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

2.04. TERMITE TREATED SOIL

A.- CERTIFICATE OF TERMITE TREATED SOIL SHALL BE PROVIDED TO THE CONTRACTOR FOR THE INSPECTOR PRIOR TO GROUND FLOOR SLAB POUR.

DIVISION 3.- CONCRETE

SEE STRUCTURAL GENERAL NOTES

DIVISION 4.- MASONRY

SEE STRUCTURAL GENERAL NOTES

DIVISION 5.- METALS

SEE STRUCTURAL GENERAL NOTES

DIVISION 6.- CARPENTRY

6.01 ROUGH CARPENTRY

SEE STRUCTURAL GENERAL NOTES FOR REQUIREMENTS

'STUD' SPF S DRY UNLESS OTHERWISE NOTED ON DRAWINGS.

MUDSILL: PRESSURE TREATED No. 2 OR BETTER

C.- HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS MANUFACTURED BY SIMPSON. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. ALL HANGERS AND ANCHORS SHALL BE GALVANIZED G90 MINIMUM OR SHOP PAINTED WITH RUST INHIBITIVE PAINT. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED (ACQ) SHALL BE G185 GALVANIZED MINIMUM.

D.- CONNECTIONS:- ALL NAILS IN STRAP CONNECTORS SHALL BE 16d. NAILS IN ALL NAIL HOLES, UNLESS SPECIFICALLY NOTED OTHERWISE BY THE CONSTRUCTION DOCUMENTS.

E.- NAILS: ALL WOOD FRAMING MEMBERS SHALL FOLLOW THE 'AUTHORIZED NAIL SCHEDULE' OUTLINED IN THE LATEST EDITION OF THE F.B.C.. ALL STRUCTURAL NAILS SHALL BE GALVANIZED. COMMON FEDERAL SPECIFICATION FIN. 10GB. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

F.- POWER DRIVEN STUDS FOR ANCHORING WOOD PLATES- FOR NON STRUCTURAL INTERIOR PARTITIONS IN LIEU OF ANCHOR BOLTS AND WASHERS. PLACE AT 24" O.C. AND NOT MORE THAN 0" FROM END OF MEMBER AT A JOINT OR CORNER FOR PLATES OR SILLS. STUDS SHALL BE DRIVEN TO PENETRATION OF NOT LESS THAN 1" NOR MORE THAN 1-1/2" USING A POWER ACCUATED TOOL MEETING REQUIREMENTS OF FL OSHA, AND SHOT PINS AS ACCEPTED BY F.B.C..

G.- STUD WALLS: 2" x 4" 4"-16" O.C., UNLESS OTHERWISE NOTED. PLUMB TO 1/8" IN 8'-0". ALL EXTERIOR STUDS SHALL BE FULL LENGTH TO CEILINGS. BALLOON FRAME ALL GABLE WALLS AT SLOPING CEILING AREAS. ALL STUD WALL OVER 8'-0" HIGH MUST BE FRAMED WITH 2" x 6" STUDS UP TO A MAXIMUM OF 10'-0". *METAL STUD FRAMING MAY BE SUBSTITUTED FOR INTERIOR NON LOAD BEARING WALLS & FURRING WHERE APPLICABLE.

H.- HEADERS AND BEAMS:

H.1 1-1/2" MINIMUM BEARING, AND SHALL BE SIZE DESIGNED ON PLANS. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED.. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

6.02 FINISH CARPENTRY:

A.- MILLWORK: MANUFACTURER MILLWORK AND CASEWORK SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

B.- INSTALLATION: INSTALL ALL SHELVING, CASEWORK, SILLWORK, DOORS, HARDWARE, RAILING, TRIM, COUNTERS, UTILITY BACKBOARDS AND OTHER FINISH CARPENTRY.

C.- WOOD TRUSSES: TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE 'NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS' BY THE NFPA. TRUSS DESIGN TO BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED AND/OR SUBCONTRACTED BY THE WOOD TRUSS MANUFACTURER AND MEET ALL THE REQUIREMENTS OF THE F.B.C., LATEST EDITION.

DIVISION 7.- THERMAL AND MOISTURE PROTECTION

7.01 INSULATION:

A.- INSULATION SHALL BE PROVIDED AND INSTALLED AS PER FLORIDA MODEL ENERGY CODE, F.B.C. 2020.
DWELLING UNITS SHALL RECEIVE A MINIMUM OF R-30 BLANKET INSULATION AT ROOFS AND R-11 AT FRAME WALLS, R-3/4 ON MASONRY UNLESS NOTED OTHERWISE IN THE ENERGY CALCS. PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS, EXTENDED FULL HEIGHT OF WALLS, FITTED TIGHTLY BETWEEN STUDS. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED.

B.- 'SES' OPEN SPRAY FOAM INSULATION TO BE 'CLASSIC MAX' AS DESCRIBED IN ICC ESR 3375 SEC. 4.4.2. AND INSTALLED AS PER FLORIDA BUILDING CODE SECTION R316.5.3. AND AN IGNITION BARRIER SHALL NOT BE REQUIRED WHERE THE FOAM PLASTIC INSULATION HAS BEEN TESTED IN ACCORDANCE WITH SECTION 316.6. AND IS BASED ON THE END USE CONFIGURATION.

7.02 ROOF / CONCRETE TILE:

A.- CONCRETE ROOF TILE SHALL BE AS SHOWN ON DRAWINGS AS SELECTED BY OWNER AS MANUFACTURED BY 'HANSON' OR APPROVED EQUAL. SUBMIT ANY ALTERNATES TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION AND/OR THE ORDERING OF THE ROOFING MATERIALS.

B.- INSTALLATION SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS AND F.B.C.

C.- AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL FURNISH A MIN. WRITTEN ONE YEAR GUARANTEE COVERING WORKMANSHIP, MATERIALS AND REPAIRS OR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER.

7.03 SHEET METAL:

A.- MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT ON ALL PARTS IS REQUIRED.

B.- STANDARDS: ALL WORK INCLUDED IN THIS SECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE LATEST EDITION OF THE MANUAL "SUGGESTED SPECIFICATIONS FOR ARCHITECTURAL SHEET METAL WORK", PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION AND THE F.B.C.

DIVISION 8.- DOORS AND WINDOWS

8.01 WOOD DOORS:

A.- PROVIDE 1 3/4" SOLID CORE, LOUVERED, PANEL FACE/ FLUSH FACE, PAINT GRADE, TEMPERED MASONITE FACE DOOR AS INDICATED ON PLANS.
B.- PROVIDE 1 3/8" HOLLOW CORE, PANEL FACE, FLUSH FACE, PAINT GRADE, 6' 8" OR 8' 0" DOORS AS INDICATED ON PLANS.
C.- PROVIDE 1 3/8" PAINT GRADE, BI PASS DOORS AS INDICATED ON PLANS.

8.02 SLIDING GLASS DOORS: PROVIDE IMPACT ALUMINUM SLIDING GLASS DOORS AS MANUFACTURED BY 'PGT' OR APPROVED EQUAL WHERE SHOWN ON PLANS. FINISH SHALL BE ESP. WHITE.

8.03 GLASS: GLASS SHALL BE SIZED IN CONFORMANCE WITH F.B.C. 2020. TEMPERED GLASS SHALL BE INSTALLED WHEN REQUIRED BY THE F.B.C. 2020. ALL GLASS SHALL BE TINTED, SEE ENERGY CALCS. FOR MORE REQ.

8.04 WINDOWS: PROVIDE IMPACT ALUMINUM WINDOWS WHERE SHOWN ON PLANS. GLAZED WITH TINTED GLASS TYPICAL, AS MANUFACTURED BY 'PGT WINDOWS', OR EQUAL. FINISH SHALL BE BRONZE. W/ WASHABLE AND EGRESS HINGES WHERE REQUIRED.

8.05 HARDWARE: THE CONTRACTOR SHALL PROVIDE A DETAIL LIST OF ALL HARDWARE MANUFACTURER AND CATALOG NUMBERS OF HARDWARE TO BE USED ON THE JOB. THIS SCHEDULE SHALL BE PREPARED BY THE HARDWARE SUPPLIER AND SUBMITTED TO THE GENERAL CONTRACTOR NOT LATER THAN 15 DAYS AFTER THE AWARDING OF THE FINISH HARDWARE CONTRACT. PROVIDE SIX COPIES FOR DISTRIBUTION. THE MANUFACTURER OF THE HARDWARE SHALL BE SELECTED BY THE OWNER.

DIVISION 9.- FINISHES

9.01 GYPSUM DRYWALL CONSTRUCTION:

A.- STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE 'AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD', AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION. IN LOCAL CODES, OR BY THE MANUFACTURER OR THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.

B.- GYPSUM WALLBOARD: ASTM 036 WITH RECESSED LONGITUDINAL EDGES; THICKNESS SHALL BE AS CALLED FOR ON THE DRAWINGS.

C.- NAILS: ANNULAR RINGED NAILS, ASTM C 380-1 3/8" OR 1-1/2". NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO TAPING JOINTS. GRABBER SCREW FASTENERS ARE ACCEPTABLE AS A SUBSTITUTE IN APPROPRIATE AREAS AND AS ACCEPTED BY THE F.B.C. 2020 AND LOCAL GOVERNING AGENCIES.

9.02 PLASTIC LAMINATE FINISHES:

A.- STANDARDS: NEMA PUBLICATIONS LDI-1064, TYPE 2, CLASS I

B.- PLASTIC LAMINATE: FORMICA, WILSONART, NEVAMAR OR APPROVED EQUAL. 1/16" GENERAL PURPOSE, GRADE 10.

C.- APPLICATION: PLASTIC LAMINATE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SPLASHES SHALL BE FULLY FORMED. RANGE CUTS AND COUNTERS SHALL BE SELF EDGED.

9.03 TILE & WOOD FLOORING:

A.- INSTALLATION: INSTALL ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ONLY BY CONTRACTORS APPROVED BY THE MANUFACTURER. APPLY PRIMER IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.

9.04 STONE & SYNTHETIC COUNTER TOPS: WHERE INDICATED ON INTERIOR ELEVATIONS OR SHOP DRAWINGS, SHALL BE CULTURED MARBLE OR CORIAN WITH SPLASH. COLORS WILL BE SELECTED BY THE OWNER. ALL TOPS SHALL BE COVERED & PROTECTED WITH HEAVY PAPER AND TAPED SECURELY BY INSTALLER.

9.05 PAINTING:

A.- APPLICATION:

A.1 APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

A.2 ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTERS FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES.

A.3 ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC.).

A.4 APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.

A.5 NO 'ONE COAT' SYSTEMS ARE ACCEPTED.

B.- MATERIALS:

B.1 PAINT: SHERWIN WILLIAMS OR APPROVED EQUAL.
WITH MANUFACTURER'S DIRECTIONS. READY MIXED PAINT SHALL NOT BE THINNED.

C.- FINISHES:

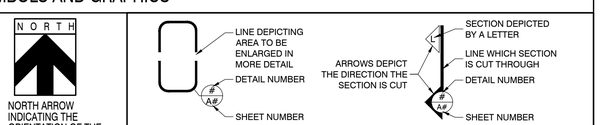
C.1 EXTERIOR METAL: ONE COAT SEMI GLOSS ENAMEL OVER ONE COAT METAL PRIMER.
C.2 INTERIOR FINISHES: REFER TO FINISH SCHEDULE ON DRAWINGS.
C.3 COLOR: AS SELECTED BY ARCHITECT OR OWNER.

DIVISION 10.- SPECIALTIES

10.01 GENERAL SPECIALTIES:

INSTALLATION: ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.

SYMBOLS AND GRAPHICS



CODE INFORMATION:

APPLICABLE CODE:

FLORIDA RESIDENTIAL BUILDING CODE 2020, 7TH ED.

FLORIDA FIRE PREVENTION CODE 2020, 7TH ED.

CONSTRUCTION TYPE: V (UNPROTECTED)

OCCUPANCY GROUP: R3

LOCAL JURISDICTION: TOWN OF OCEAN RIDGE

ZONING DESIGNATION: RSF

COUNTY JURISDICTION: PALM BEACH

STATE JURISDICTION: FLORIDA

DESCRIPTION SCOPE OF WORK:

CONSTRUCTION OF NEW 2 STORY SINGLE FAMILY RESIDENCE LOCATED AT:

101 BONITO DRIVE, LOT 102, OCEAN RIDGE, FL.

FOR:
Gary Reisner
1103 Bonito Drive LLC
711 SE 8th Courth
Delray Beach, FL 33483

PROFESSIONAL CONSULTANTS

Premier Consulting Engineers, LLC - (MEP)

2799 MW 2nd Ave, suite H-202
Boca Raton, FL 33431
ph: 561-672--7344
fax: 561-892-7700

Manuel E. Garcia, P.E.- (STRUCTURAL)

7410 South Cypresshead Drive.
Parkland, FL 33067
ph: 561-757--6979

AJ Hydro Engineering, INC. (CIVIL)

5932 NW 73rd COURT
Parkland, FL 33067
ph: 954-344--7866

SHEET INDEX

NAGY ARCHITECTURE LLC
www.nagyarchitecture.com
FL REG AR95926

Nagy Architecture LLC
1388 NW 2nd Avenue, St. #4A
Boca Raton, Florida 33432
Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :
ISSUE DATE: 09/22/22
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION :
PROJECT INFO, GENERAL NOTES -
ISSUED FOR BLDG. PERMIT.

SHEET #:
CS-1

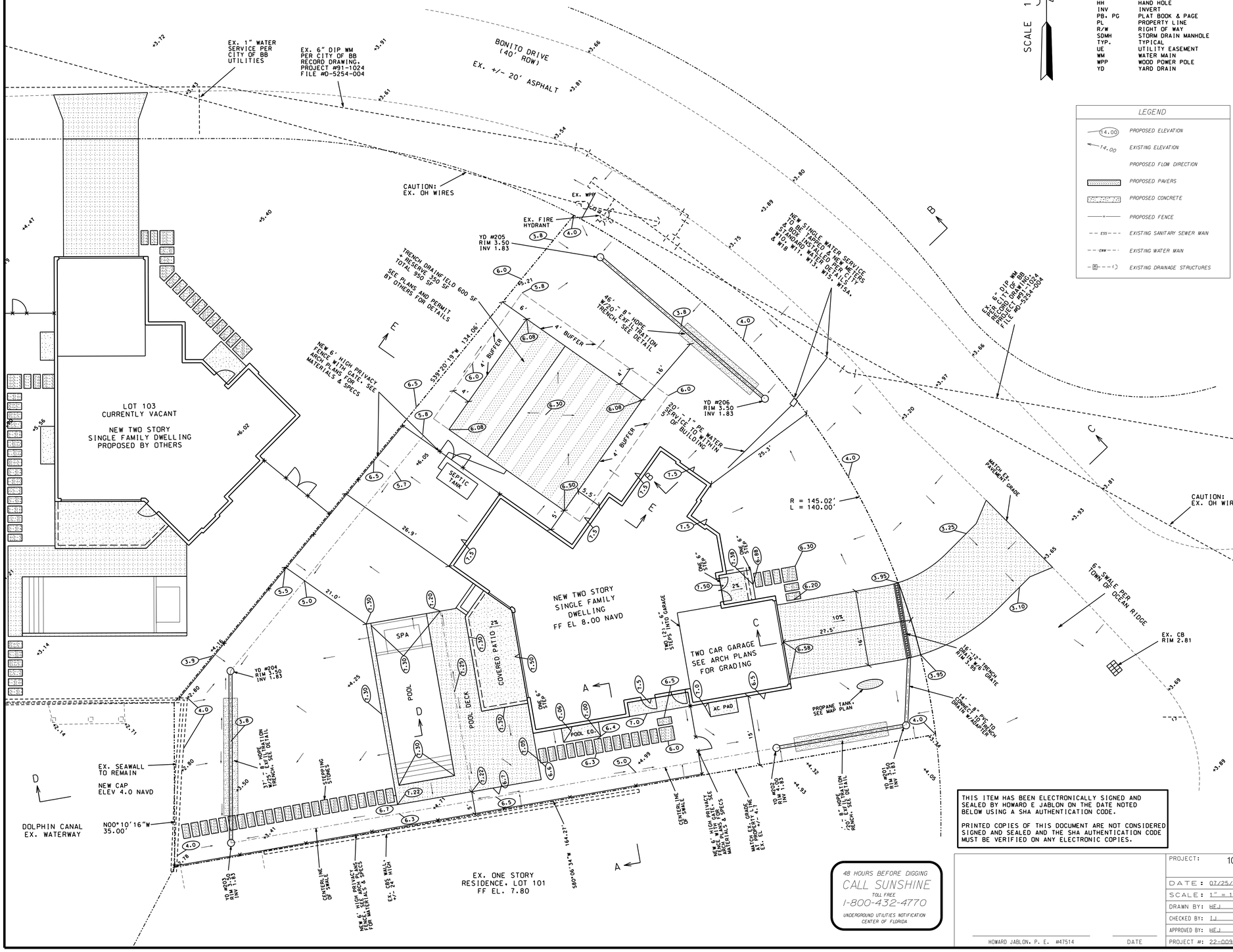
NEW RESIDENCE AT 101 BONITO DRIVE, LOT 102

CIVIL ENGINEERING PLANS

LEGAL DESCRIPTION

Lot 102, Plat of "ADDITION NO. 1 McCORMICK MILE", according to the plat thereof, as recorded in Plat Book 25, Page 181, of the public records of Palm Beach County, Florida

SHEET INDEX:



SCALE 1" = 10'

ABBREVIATIONS

AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB, PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

LEGEND

- (14.00) PROPOSED ELEVATION
- 14.00 EXISTING ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED FENCE
- ---ess--- EXISTING SANITARY SEWER MAIN
- ---cwm--- EXISTING WATER MAIN
- EXISTING DRAINAGE STRUCTURES

TOWN OF OCEAN RIDGE GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF OCEAN RIDGE ENGINEERING AND/OR BUILDING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FDOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

DRAINAGE CALCULATIONS:

SITE DATA

TOTAL SITE AREA	:	13,022 SF
BUILDING FOOTPRINT	:	2,426 SF
IMPERVIOUS (DRIVEWAY)	:	440 SF
IMPERVIOUS (PATIO, WALK, STONES)	:	1,489 SF
PERVIOUS AREA	:	8,667 SF

RETENTION VOLUME FOR 1" ACROSS SITE:

RUNOFF TO RETAIN = 1" x [AREA] x (1 FT/12 IN)
RUNOFF TO RETAIN = 1" x (13,022 SF) x (1 FT/12 IN)
RUNOFF TO RETAIN = 1,085 CF

RETENTION VOLUME REQUIRED = 1,085 CF
RETENTION VOLUME PROVIDED = 1,736 CF

THE RETENTION VOLUME NOTED ABOVE IS PROVIDED IN EXFILTRATION TRENCHES. WITH SOME ADDITIONAL (THOUGH NOT COMPUTED) IN GRASS SWALES.

INCLUDED WITH THIS SUBMISSION ARE THE EXFILTRATION TRENCH CALCULATIONS. THE HYDRAULIC CONDUCTIVITY IS 5.30 X 10 ** (-4) CFS/FT-HEAD PER THE TEST EXFILTRATION PERFORMED BY NUTTING ENGINEERS OF FLORIDA, INC.

CONTROL WATER ELEVATION:

1. PER THE GEOTECHNICAL REPORT THE GROUNDWATER WAS LOCATED BETWEEN 7 FT - 8 FT BELOW THE SURFACE. THEREFORE, THE AVERAGE WET SEASON WATER ELEVATION IS ASSUMED TO BE 2' ABOVE THIS, OR ABOUT 1.0 NAVD.

FLOOD ZONE DATA:

FLOOD ZONE	:	AE
BASE FLOOD ELEVATION	:	6.0 NAVD
COMMUNITY PANEL #	:	125134
FLOOD PANEL #	:	12099C 0791F
EFFECTIVE DATE	:	10/05/17

TOPOGRAPHY NOTE:

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

DEMOLITION/TREE PRESERVATION/CLEARING NOTES

1. CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE TOWN OF OCEAN RIDGE PRIOR TO COMMENCING CONSTRUCTION.

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

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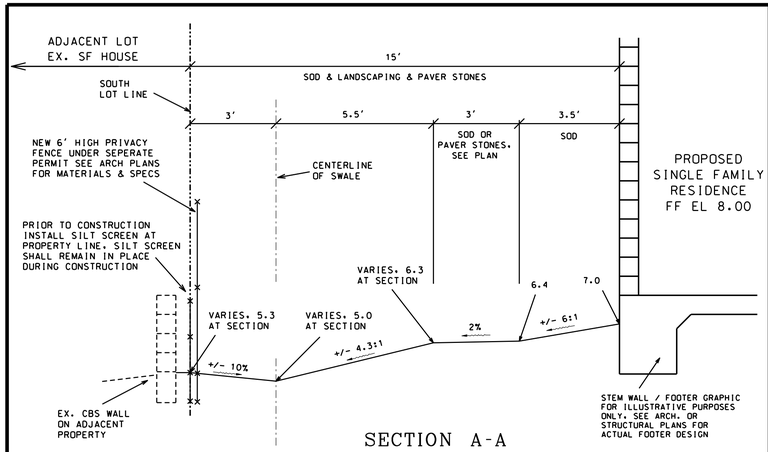
HOWARD JABLON, P. E. #47514 — DATE

101 BONITO DRIVE, LOT 102
OCEAN RIDGE, FL 33435

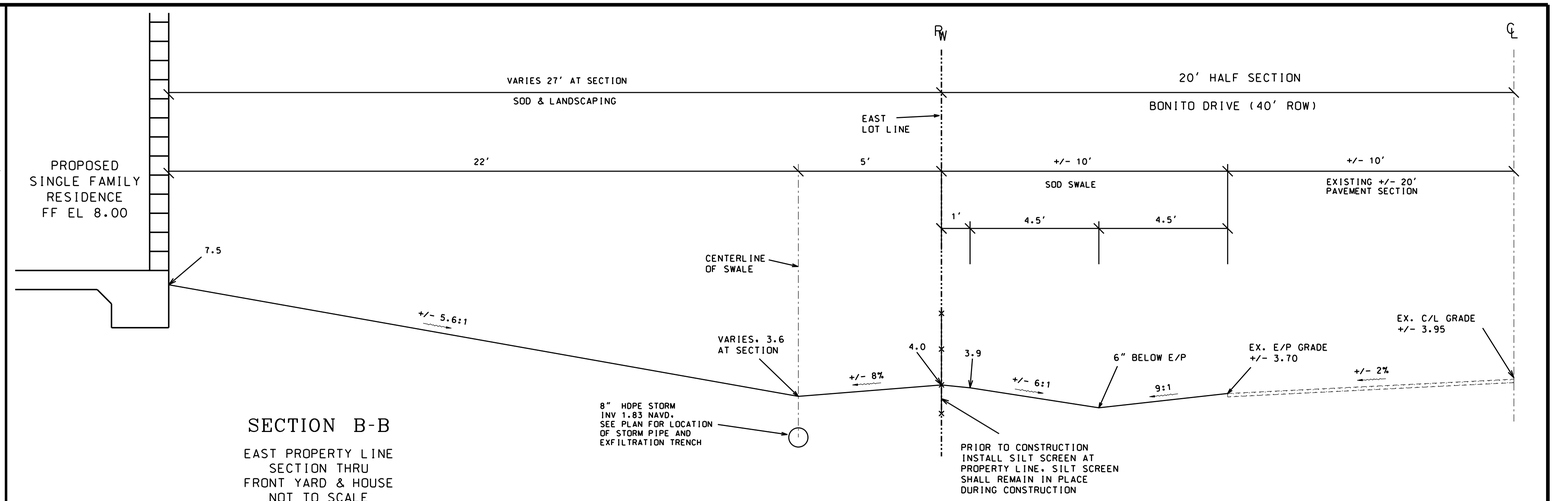
PROJECT: 101 BONITO DRIVE, LOT 102		TITLE: PAVING, GRADING & DRAINAGE PLAN	
DATE: 07/25/22	REVISIONS	AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866	SHEET NUMBER GR1 OF 3
SCALE: 1" = 10'	DATE / COMMENTS		
DRAWN BY: HEJ			
CHECKED BY: HEJ			
APPROVED BY: HEJ			
PROJECT #: 22-0090			

22-0090 101 BONITO DRIVE, LOT 102, CIVIL ENGINEERING PLANS



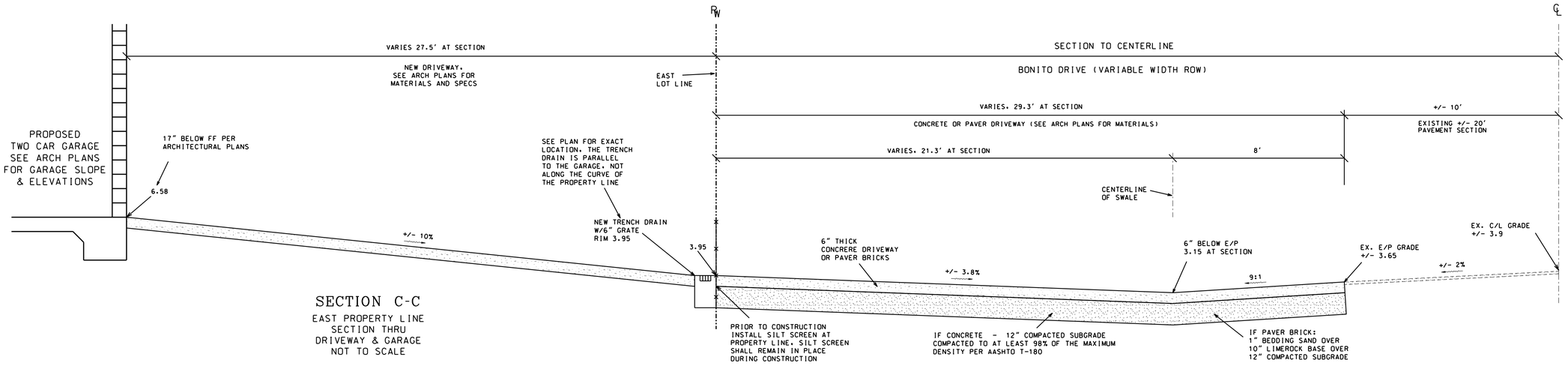
SECTION A-A

SOUTH PROPERTY LINE
SECTION THRU HOUSE
NOT TO SCALE



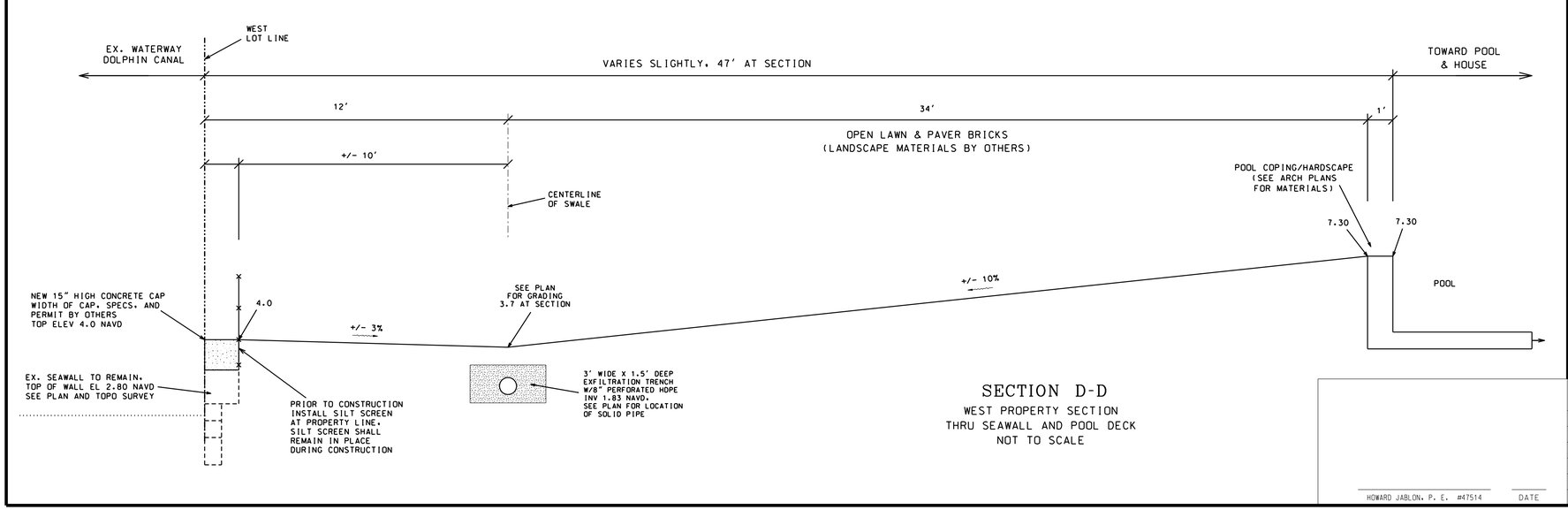
SECTION B-B

EAST PROPERTY LINE
SECTION THRU
FRONT YARD & HOUSE
NOT TO SCALE



SECTION C-C

EAST PROPERTY LINE
SECTION THRU
DRIVEWAY & GARAGE
NOT TO SCALE



SECTION D-D

WEST PROPERTY SECTION
THRU SEAWALL AND POOL DECK
NOT TO SCALE

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TOPOGRAPHY NOTE:

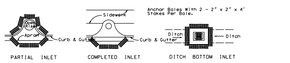
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

101 BONITO DRIVE, LOT 102
OCEAN RIDGE, FL 33435

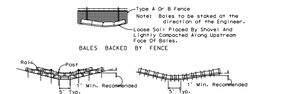
HOWARD JABLON. P. E. #47514 — DATE

PROJECT: 101 BONITO DRIVE, LOT 102		TITLE: SITE CROSS SECTIONS	
DATE: 07/25/22	REVISIONS		AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866
SCALE: NA	DATE	COMMENTS	
DRAWN BY: HEJ	1	1	
CHECKED BY: HEJ			
APPROVED BY: HEJ			
PROJECT #: 22-0090			

SHEET NUMBER GR2 OF 3



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



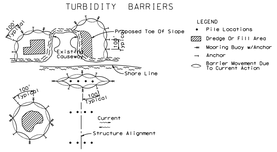
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

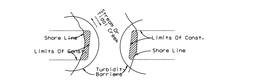
BALED HAY OR STRAW BARRIERS AND SILT FENCES

DATE APPROVED:

TURBIDITY BARRIERS



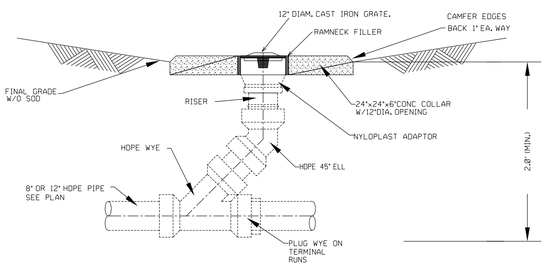
NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the FDOT Standard Specifications.



NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR THE TYPE(S) SPECIFIED IN THE PLANS. FLOATING TURBIDITY BARRIERS ARE TO BE USED IN FLOWING WATERS. BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

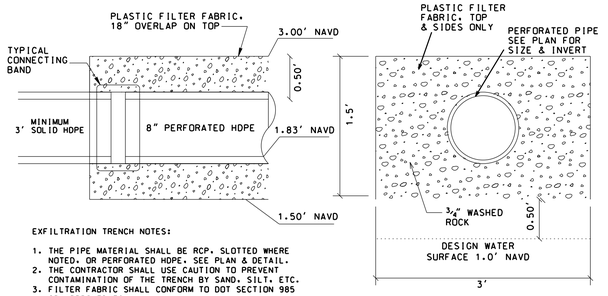
STORMWATER TURBIDITY BARRIERS

DATE APPROVED:



NOTE: YARD DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) N-12 (ADVANCED DRAINAGE SYSTEMS) OR EQUAL.

YARD INLET DETAIL (NYLOPLAST OR EQUAL)

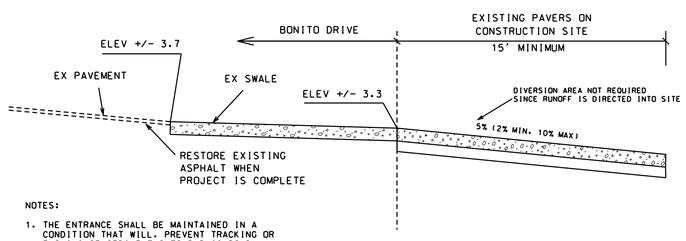


EXFILTRATION TRENCH NOTES:

1. THE PIPE MATERIAL SHALL BE RCP. SLOTTED WHERE NOTED. OR PERFORATED HDPE. SEE PLAN & DETAIL.
2. THE CONTRACTOR SHALL USE CAUTION TO PREVENT CONTAMINATION OF THE TRENCH BY SAND. SILT. ETC.
3. FILTER FABRIC SHALL CONFORM TO DOT SECTION 985 OR APPROVED EQUAL.
4. REFER TO PLAN VIEW FOR LOCATION OF PRBS.

EXFILTRATION TRENCH DETAIL

NOT TO SCALE

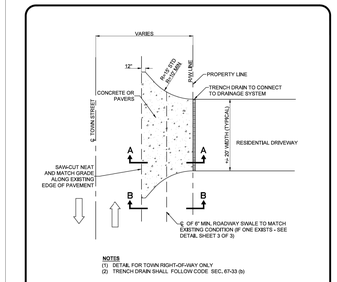


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL. PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY. WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY.
3. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SECTION W–W
CONSTRUCTION ENTRANCE SECTION

NOT TO SCALE



NOTES
(1) DETAIL FOR TOWN RIGHT-OF-WAY ONLY.
(2) TRENCH DRAIN SHALL FOLLOW CODE SEC. 67-33 (b)

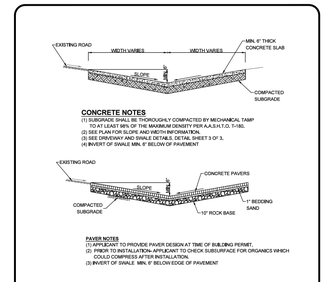
RESIDENTIAL DRIVEWAY AND SWALE DETAILS
PLAN VIEW
N.T.S.

TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

DATE:	SEPT. 2021	SCALE:	N.T.S.	SHEET:
PROJECT ENGINEER:	ETLB	DRAWN BY:		1 / 3
CHECKED BY:	LAT			JOB No. 00020.10

engenuity group inc. — A Higher Standard of Excellence — Electronic • Mechanical • Engineering
100 A Cleveland mil pkwy, #207 Hoyt Walsh, Florida 32435
tel. (877)862-1122 fax. (850)-862-1123 www.engenuitygroup.com

J:\Land Projects R2000020.10 TOWN DETAILS\2021 09 TOR DETAIL 1-PLAN VIEW.dwg DATE: 9/17/2021 12:56 PM



CONCRETE NOTES
(1) SUBGRADE SHALL BE THOROUGHLY COMPACTED BY MECHANICAL TAMP TO AT LEAST 98% OF THE MAXIMUM DENSITY PER A.S.A.S.H.T.O. T-180.
(2) SEE PLAN FOR SLOPE AND WIDTH INFORMATION.
(3) SEE DRIVEWAY AND SWALE DETAILS. DETAIL SHEET 3 OF 3.
(4) INVERT OF SWALE MIN. 6" BELOW OF PAVEMENT

PAVER NOTES
(1) APPLICANT TO PROVIDE PAVER DESIGN AT TIME OF BUILDING PERMIT.
(2) PRIOR TO INSTALLATION- APPLICANT TO CHECK SUBSURFACE FOR ORGANICS WHICH COULD COMPRESS AFTER INSTALLATION.
(3) INVERT OF SWALE MIN. 6" BELOW EDGE OF PAVEMENT

SECTION A-A
DRIVEWAY CROSS SECTION
N.T.S.

TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

DATE:	SEPT. 2021	SCALE:	N.T.S.	SHEET:
PROJECT ENGINEER:	ETLB	DRAWN BY:		2 / 3
CHECKED BY:	LAT			JOB No. 00020.10

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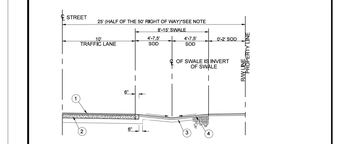

NOTES
(1) 1 1/2" THICK, TYPE S-4, ASPHALTIC CONCRETE SURFACE COURSE.
(2) BASE SHALL BE 8" MINIMUM THICKNESS. ALL NEW BASE MATERIAL SHALL BE 16" OF LIMEROCK OR 6" LIMEROCK BASE OVER 12" OF STABILIZED SUBGRADE.
(3) STABILIZED SHOULDER IS 8' WIDE AND 8" THICK. STABILIZE TO A FLORIDA BEARING VALUE OF AT LEAST 50 P.S.I. AND COMPACT TO AT LEAST 98% OF THE MAXIMUM DENSITY PER A.S.H.T.O. METHOD A.S.A.S.H.T.O. T-180.
(4) SWALE TO BE GRASSED WITH SOD.
(5) WHERE DRIVEWAYS INTERSECT SWALES, DRIVEWAYS SHALL CONFORM TO THE EXISTING SWALE SECTION.

*NOTE: RIGHT-OF-WAY WIDTHS VARY THROUGHOUT THE TOWN.

SECTION B-B
TYPICAL SWALE AND STREET CROSS SECTION 50' ROW
N.T.S.

TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

DATE:	SEPT. 2021	SCALE:	N.T.S.	SHEET:
PROJECT ENGINEER:	ETLB	DRAWN BY:		3 / 3
CHECKED BY:	LAT			JOB No. 00020.10

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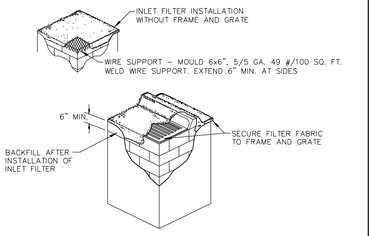
100 A Cleveland mil pkwy, #207 Hoyt Walsh, Florida 32435
tel. (877)862-1122 fax. (850)-862-1123 www.engenuitygroup.com

J:\Land Projects R2000020.10 TOWN DETAILS\2021 09 TOR DETAIL 3-SWALE.dwg DATE: 9/22/2021 2:04 PM



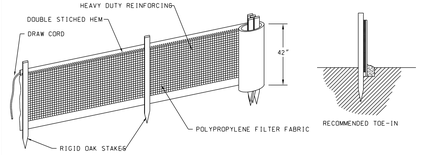
NOT TO SCALE

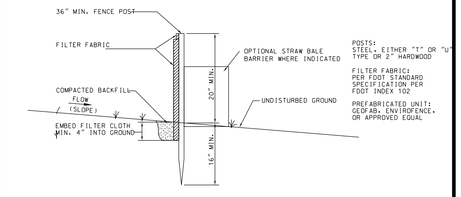
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING
3. A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. BASIN THE SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.
4. STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL

REVISED:	POLLUTION CONTROL - INLET PROTECTION INSTALLATION	STANDARD DETAIL
ISSUED: 2016		PC-3



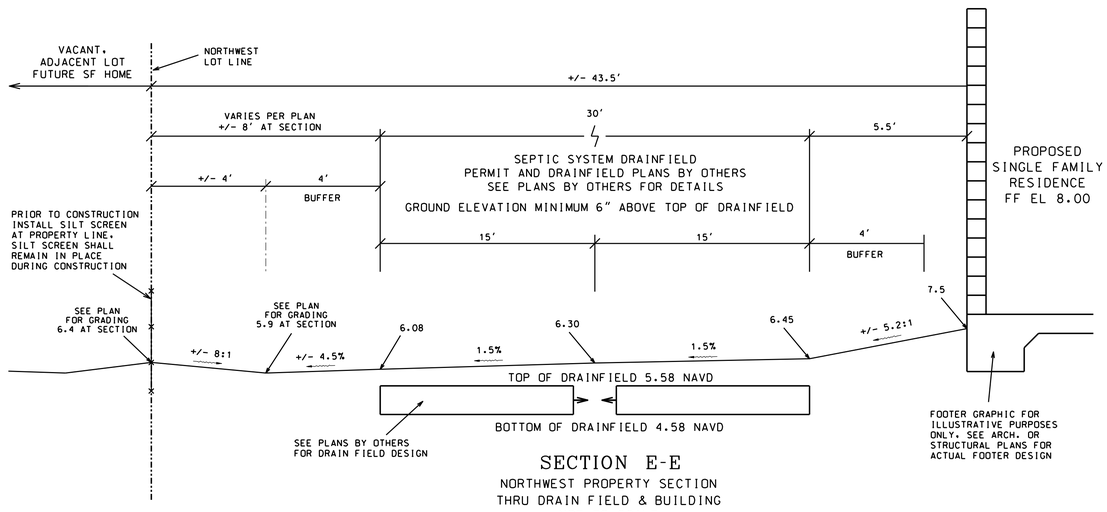


NOTES:

1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID. SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
5. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
6. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
7. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABALIZED.
8. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
9. IF DITCH LEVEL IS DEEPER THAN 30". THEN A FLOATING SILT SCREEN SHALL BE USED.

SILT FENCE INSTALLATION

NOT TO SCALE



SECTION E-E
NORTHWEST PROPERTY SECTION
THRU DRAIN FIELD & BUILDING
NOT TO SCALE

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HOWARD JABLON. P. E. #47514 — DATE

TOPOGRAPHY NOTE:

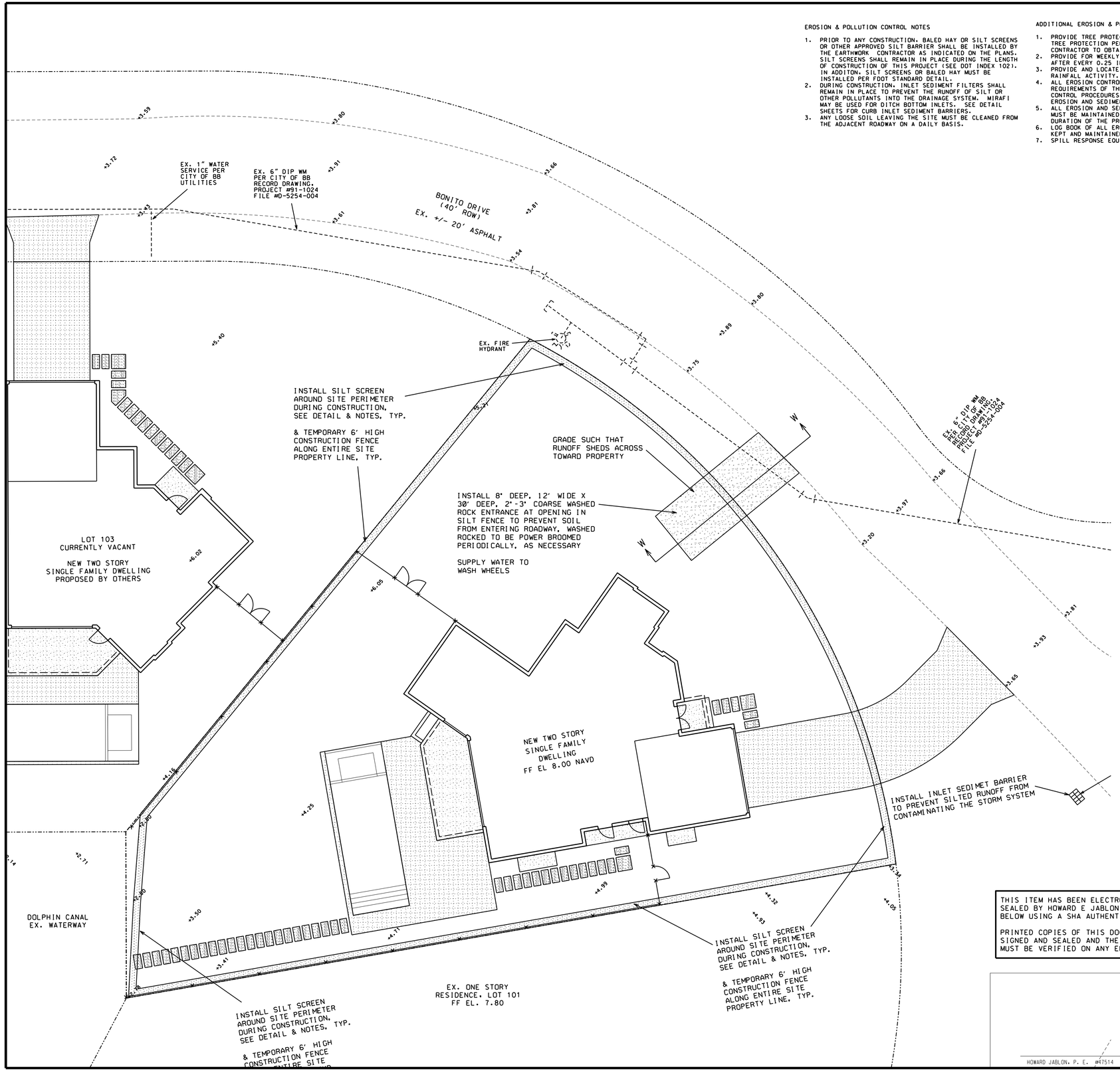
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

101 BONITO DRIVE, LOT 102
OCEAN RIDGE, FL 33435

PROJECT:	101 BONITO DRIVE, LOT 102	TITLE:	PAVING, GRADING, DRAINAGE & EROSION CONTROL DETAILS
DATE:	07/25/22	REVISIONS	
SCALE:	NA	DATE	COMMENTS
DRAWN BY:	HEJ	?	?
CHECKED BY:	HJ		
APPROVED BY:	HEJ		
PROJECT #:	22-0090		

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER GR3 OF 3



EROSION & POLLUTION CONTROL NOTES

1. PRIOR TO ANY CONSTRUCTION, BALED HAY OR SILT SCREENS OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED BY THE EARTHWORK CONTRACTOR AS INDICATED ON THE PLANS. SILT SCREENS SHALL REMAIN IN PLACE DURING THE LENGTH OF CONSTRUCTION OF THIS PROJECT (SEE DOT INDEX 102). IN ADDITON, SILT SCREENS OR BALED HAY MUST BE INSTALLED PER FDOT STANDARD DETAIL.
2. DURING CONSTRUCTION, INLET SEDIMENT FILTERS SHALL REMAIN IN PLACE TO PREVENT THE RUNOFF OF SILT OR OTHER POLLUTANTS INTO THE DRAINAGE SYSTEM. MIRAFI MAY BE USED FOR DITCH BOTTOM INLETS. SEE DETAIL SHEETS FOR CURB INLET SEDIMENT BARRIERS.
3. ANY LOOSE SOIL LEAVING THE SITE MUST BE CLEANED FROM THE ADJACENT ROADWAY ON A DAILY BASIS.

ADDITIONAL EROSION & POLLUTION CONTROL NOTES

1. PROVIDE TREE PROTECTION OF ALL SITE TREES TO REMAIN. TREE PROTECTION PER CITY STANDARD DETAIL. CONTRACTOR TO OBTAIN DETAIL FROM CITY ENGINEER.
2. PROVIDE FOR WEEKLY INSPECTION BY THE CONTRACTOR AND AFTER EVERY 0.25 INCH RAINFALL.
3. PROVIDE AND LOCATE RAIN GAUGE ON SITE TO MEASURE RAINFALL ACTIVITY.
4. ALL EROSION CONTROL MEASURES MUST MEET ALL THE REQUIREMENTS OF THE CITY OF STUART EROSION AND CONTROL PROCEDURES AND THE FLORIDA STORMWATER. EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES AND BMPS MUST BE MAINTAINED AS REQUIRED BY THE CITY FOR THE DURATION OF THE PROJECT.
6. LOG BOOK OF ALL EROSION CONTROL INSPECTIONS MUST BE KEPT AND MAINTAINED ON-SITE.
7. SPILL RESPONSE EQUIPMENT MUST BE ON-SITE AT ALL TIMES.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN, CITY, OR COUNTY HAVING JURISDICTION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FDOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

SCALE 1" = 10'

EROSION CONTROL NOTES

1. STORM DRAIN INLETS WITHIN 100' OF PROPERTY MUST INSTALL INLET SEDIMENT FILTERS/BARRIERS.
2. SEE SHEET GR3 FOR ADDITIONAL EROSION CONTROL DETAILS. INCLUDING SILT SCREEN & CONSTRUCTION ENTRANCE.

DEMOLITION/TREE PRESERVATION/CLEARING NOTES

1. DEMOLITION NOT SPECICALLY NOTED ON THE THE CIVIL ENGINEERING PLANS ARE BY OTHERS.
2. PRIOR TO ANY DEMOLITON, TREE REMOVAL OR CLEARING CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, SITE PLAN AND/OR LANDSCAPE PLANS. ALL BY OTHERS REGARDING TREE PRESERVATION, RELOCATION, ETC.
3. THE EXISTING TREES ON SITE ARE NOT SHOWN ON THE CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
4. CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF FORT LAUDERDALE PRIOR TO COMMENCING CONSTRUCTION.

TOPOGRAPHY NOTE:

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

LEGEND

- 14.00 — PROPOSED ELEVATION
- 14.00 — EXISTING ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED FENCE
- ESS — EXISTING SANITARY SEWER MAIN
- EWM — EXISTING WATER MAIN
- EXISTING DRAINAGE STRUCTURES

ABBREVIATIONS

AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

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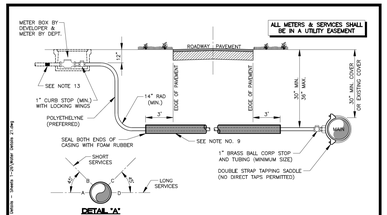
HOWARD JABLON, P. E. #47514 — DATE

101 BONITO DRIVE, LOT 102
OCEAN RIDGE, FL 33435

PROJECT:	101 BONITO DRIVE, LOT 102	TITLE:	STORMWATER POLLUTION PREVENTION PLAN
DATE:	07/25/22	REVISIONS	
SCALE:	1" = 10'	DATE	COMMENTS
DRAWN BY:	HEJ	?	?
CHECKED BY:	HJ		
APPROVED BY:	HEJ		
PROJECT #:	22-0090		

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER PP1 OF 1



DETAIL "A"

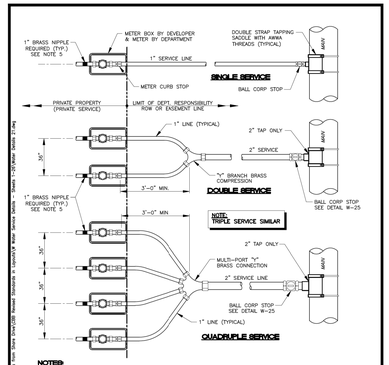
NOTES:

1. CASINGS SHALL BE REQUIRED FOR ALL SERVICES CROSSING PAVED AREAS.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET BETWEEN FITTINGS AND AT 45° FROM THE CENTERLINE MAINS WITH GREATER THAN 30" OF COVER. (SEE DETAIL "A" ABOVE)
3. METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE. NO METER BOX SHALL BE SET IN SIDEWALK OR PAVEMENT UNLESS APPROVED BY THE DEPARTMENT.
4. POLYETHYLENE TUBING (OR/OT BLUE) SHALL BE SDR 9.
5. ROTATE THE BALL CORP. STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL.
6. BOTH COPPER AND POLYETHYLENE TUBING SERVICE LINES SHALL BE CONTINOUS FROM BALL CORP. STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
7. TAPPING SADDLES AND BALL CORP. STOPS SHALL HAVE AWWA INLET THREADS.
8. SCHEDULE 80 PVC CASING RECOMMENDED FOR ANY INSTALLATION UNDER PAVEMENT. 3" SCHEDULE 40 PVC MAY BE USED FOR AN OPEN CUT INSTALLATION WITH THE APPROVAL OF THE DEPARTMENT. CASING SHOULD EXTEND THREE (3) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
   A. 1" SERVICE USE 3" CASING
   B. 1-1/2" SERVICE USE 3" OR 4" CASING
   C. 2" SERVICE USE 4" CASING
9. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
10. MAXIMUM SERVICE LENGTH IS 100' TO METER.
11. INSTALLATIONS LARGER THAN 2" METER TO BE REVIEWED ON A CASE BY CASE BASIS.
12. 1" BRASS NIPPLE TO EXTEND UP TO NO LESS THAN 2" OUTSIDE THE METER BOX.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL WATER SERVICE INSTALLATION

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-10



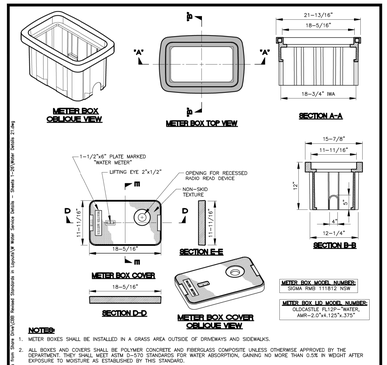
NOTES:

1. AUTHORIZED SERVICE LINE MATERIAL:
   A. POLYETHYLENE TUBING SDR 9
   B. IF ETHER TERMINAL END IS LOCATED UNDER PAVEMENT, PVC CASING SHALL BE USED.
2. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
3. NO FITTINGS BETWEEN BALL CORP. STOP AND METER CURB STOP ALLOWED WHEN USING POLYETHYLENE TUBING.
4. LOW RANGE EMS MARKER SHALL BE PLACED ABOVE THE SERVICE WYE & WIRED TO THE WYE.
5. 1" BRASS NIPPLE TO EXTEND UP TO NO LESS THAN 2" OUTSIDE THE METER BOX.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL RESIDENTIAL & COMMERCIAL WATER SERVICE

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-11



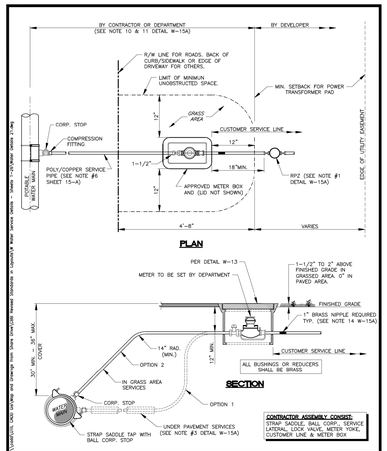
NOTES:

1. METER BOXES SHALL BE INSTALLED IN A GRASS AREA OUTSIDE OF DRIVEWAYS AND SIDEWALKS.
2. ALL BOXES AND COVERS SHALL BE POLYMER CONCRETE AND FIBERGLASS COMPOSITE UNLESS OTHERWISE APPROVED BY THE DEPARTMENT. THEY SHALL MEET ASTM D-570 STANDARDS FOR WATER ABSORPTION, GAINING NO MORE THAN 0.5% BY WEIGHT AFTER EXPOSURE TO MOISTURE AS ESTABLISHED BY THIS STANDARD.
3. ALL BOXES AND COVERS SHALL MEET THE REQUIREMENTS FOR INCIDENTAL TRAFFIC H-10 LOADING AS ESTABLISHED BY AASHTO, THE REQUIREMENTS OF ASTM C-857, SEC. A-6, AND A COMPRESSION STRENGTH OF AT LEAST 11,000 PSI.
4. ALL BOXES AND COVERS SHALL BE DESIGNED TO FIT AND INTERCHANGE WITH STANDARD CONCRETE BOXES AND COVERS. STANDARD COLOR TO BE CONCRETE GRAY.
5. ALL COVERS SHALL BE CONSTRUCTED WITH A 4 INCH RECESSED OPENING FOR A RADIO READ DEVICE AND ITS PERTINENT HARDWARE.
6. ALL BOXES AND COVERS SHALL BE AVAILABLE BOLTED DOWN WITH ALL HARDWARE BEING STAINLESS STEEL INCLUDING ANY REPLACEABLE PARTS.
7. FOR DETAILS OF A SERVICE LINE, METER INSTALLATION AND OTHER SERVICE REQUIREMENTS, REFER TO METER INSTALLATION DETAIL, PAGE W-15.
8. NO FLIP TOP LIDS ARE ALLOWED.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

POTABLE WATER SERVICE RADIO READ FOR SENSUS 3/4" & 1" WATER METERS

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-13



BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

POTABLE WATER SERVICE SINGLE 5/8" X 3/4" THRU 1" METER INSTALLATION DETAIL

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-15

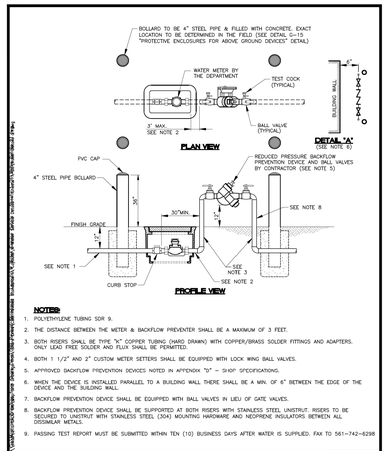
NOTES:

1. ALL NON-RESIDENTIAL SERVICES, SERVICES FOR ALL BUILDINGS OVER THREE STORIES AND SERVICES WITH MULTIPLE METERS METERING WATER SERVICE TO HAVE REC BACKFLOW PREVENTERS AS APPROVED BY UNIV. OF SOUTHERN CALIFORNIA. A CERTIFICATION OF PROPER INSTALLATION SHALL BE PROVIDED FROM A LICENSED BACKFLOW PREVENTION TECHNICIAN WITHIN TEN (10) BUSINESS DAYS. A DUAL CHECK VALVE IS NOT REQUIRED FOR SERVICES WITH RP2.
2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX AND ANY OBSTRUCTION.
3. FOR JACK AND BORE INSTALLATION OF SERVICES UNDER EXISTING PAVEMENT AND SERVICES UNDER PROPOSED PAVEMENT USE MIN. 3" DIAMETER PVC SCH 80 CASING. END OF CASING TO BE SEALED WITH FOAM RUBBER.
4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART AND SHALL NOT BE ON A COMMON LINE PARALLEL TO THE LONGITUDINAL AXIS OF THE PIPE.
5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS UNLESS APPROVED BY THE DEPARTMENT. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVES WHENEVER POSSIBLE.
6. PVC CASING IS REQUIRED IF EITHER TERMINAL END IS LOCATED UNDER PAVEMENT.
7. MAXIMUM SERVICE LENGTH IS 100' TO METER.
8. BEDDING OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
9. METER SERVICE WILL NOT BE INSTALLED UNTIL:
   A. FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR DRIVEWAY OR SIDEWALK IS IN PLACE OR "FINISHED GRADE" STAKE IS SET ADJACENT TO PROPOSED METER BOX LOCATION.
   B. "MINIMUM UNOBSTRUCTED SPACE" (AS SHOWN) IS PROVIDED.
   C. THE REQUIRED BACKFLOW PREVENTION DEVISE IS INSTALLED.
   D. YOKE SHOULD BE CENTERED IN THE BOX, UPRIGHT AND FREE FROM DEBRIS.
   E. LINE SHOULD BE TIED IN AT THE BUILDING & INSIDE THE METER BOX. WE MUST BE ABLE TO FLUSH LINE UPON INSTALLATION.
10. METER TO BE SET BY THE DEPARTMENT AFTER APPROVED INSPECTION.
11. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION OF SERVICES BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
12. THREAD AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE. CORPORATION STOP SHALL NOT BE BOTTOMED OUT (1–3 THREADS SHOWING). AWWA TAPER THREAD IS REQUIRED.
13. LOW RANGE E.M.S. MARKER TO BE PLACED ADJACENT TO BALL VALVE AND 2" OPERATING NUT WITH VALVE BOXES.
14. 1" BRASS NIPPLE TO EXTEND UP TO NO LESS THAN 2" OUTSIDE THE METER BOX.
15. EXPANSION NUTS & A24 ADAPTERS (IF REQUIRED) ARE TO BE PROVIDED BY THE CONTRACTOR FOR EACH METER.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

POTABLE WATER SERVICE SINGLE 5/8" X 3/4" THRU 1" METER INSTALLATION DETAIL

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-15A



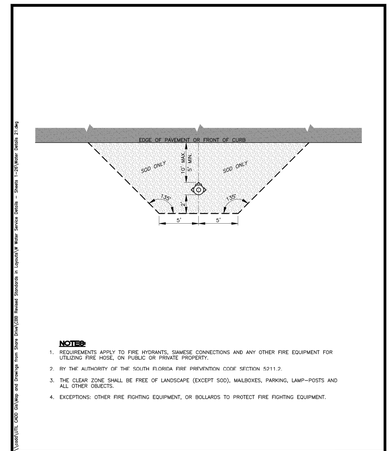
NOTES:

1. POLYETHYLENE TUBING SDR 9.
2. THE DISTANCE BETWEEN THE METER & BACKFLOW PREVENTER SHALL BE A MAXIMUM OF 3 FEET.
3. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE SOLDER AND FLUX SHALL BE PERMITTED.
4. BOTH 1 1/2" AND 2" CUSTOM METER SETTERS SHALL BE EQUIPPED WITH LOCK WING BALL VALVES.
5. APPROVED BACKFLOW PREVENTION DEVICES NOTED IN APPENDIX "D" – D-101 SPECIFICATIONS.
6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MIN. OF 6" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
7. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES IN LIEU OF GATE VALVES.
8. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH STAINLESS STEEL UNISTRUT. RISERS TO BE SECURED TO UNISTRUT WITH STAINLESS STEEL (304) MOUNTING HARDWARE AND NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.
9. PASSING TEST REPORT MUST BE SUBMITTED WITHIN TEN (10) BUSINESS DAYS AFTER WATER IS SUPPLIED. FAX TO 561-742-6298

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

BACKFLOW DEVICE FOR 3/4" TO 2" WATER METER

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-18



NOTES:

1. REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
2. BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5311.2:
3. THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
4. EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT, OR BOLLARDS TO PROTECT FIRE FIGHTING EQUIPMENT.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

FIRE HYDRANT CLEAR ZONE

NOT TO SCALE | EFF. DATE 04/22 | PAGE NUMBER W-26

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HOWARD JABLON, P. E. #47514 — DATE

PROJECT: 101 BONITO DRIVE, LOT 102

TITLE: CITY OF BOYNTON BEACH WATER SYSTEM DETAILS

DATE: 07/25/22
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ
PROJECT #: 22-0090

REVISIONS

DATE	COMMENTS
?	?
-	-
-	-
-	-
-	-
-	-

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER W1 OF 1

BUILDING AREA:

FIRST FLOOR A/C	2,000 S.F.
2-CAR GARAGE	418 S.F.
COV. ENTRY	43 S.F.
COV. PATIO	228 S.F.
TOTAL GROSS AREA (1ST FLR.)	2,689 S.F.
FIRST FLOOR A/C	2,000 S.F.
SECOND FLOOR A/C	2,000 S.F.
TOTAL A/C	4,000 S.F.

LOT COVERAGE:

ALLOWABLE AREAS

LOT AREA	13,022 S.F.
MAX. 35% LOT COV.	4,557 S.F.
MAX. 36% FAR	4,688 S.F.
2ND FLR. (MAX. 75%) OF 1ST FLR.	

TOTAL 1ST FL AREA	2,689 S.F.
TOTAL PAVED/POOL	1,763 S.F.
TOTAL LOT COV.	4,452 S.F. 34 %

TOTAL 1ST FL AREA	2,689 S.F.
SECOND FLOOR A/C	2,000 S.F. 74.5%
TOTAL FAR	4,689 S.F. 36%

BUILDING HEIGHT:

ACTUAL MAX. ROOF HEIGHT =32'-0 3/16"
ALLOWABLE MAX. ROOF HEIGHT = 36'-0"

OCCUPANCY TYPE:

GROUP R3
TYPE V CONSTRUCTION
UNPROTECTED/ NOT SPRINKLED

SITE PLAN NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.
2. SEPTIC DESIGN & DRAWINGS BY OTHERS.
3. POOL DESIGN & DRAWINGS BY OTHERS.
4. CIVIL/LANDSCAPE DESIGN & DRAWINGS BY OTHERS.

SUBMITTAL NOTE

ROOF COVERING:

1. CONTRACTOR TO SUBMIT A "UNIFORM ROOFING APPLICATION SUBMITTAL" FOR THE ARCHITECT'S REVIEW & APPROVAL INDICATING THE TYPE, MATERIALS, FASTENING REQUIREMENTS AND WIND RESISTANCE RATINGS.

WINDOW & DOOR PRODUCT APPROVALS:

1. CONTRACTOR TO SUBMIT ALL APPLICABLE "MIAMI-DADE N.O.A." PRODUCT APPROVALS FOR THE ARCHITECT'S REVIEW & APPROVAL INDICATING THE TYPE, MATERIALS, FASTENING REQUIREMENTS AND WIND RESISTANCE RATINGS.

LEGAL DESCRIPTION:

SEE SURVEY.

BUILDING CODE ANALYSIS:

PROPOSED 2 STORY CBS CONSTRUCTION OF A SINGLE FAMILY RESIDENCE LOCATED AT 101 BONITO DR. LOT 102, OCEAN RIDGE, FLORIDA

PROJECT DESCRIPTION:

GROUND FLOOR: COVERED ENTRY,FOYER, LIVING ROOM, DINING ROOM, BEDROOM #2 WITH IN-SUITE BATHROOM AND W.I.C. , KITCHEN, LAUNDRY, CABANA, COVERED PATIO, STORAGE, 2-CAR GARAGE.
SECOND FLOOR: LOFT AREA, MASTER BEDROOM, MASTER BATHROOM, MASTER W.I.Cs. BEDROOM #3,&4 ALL WITH IN-SUITE BATHROOMS AND W.I.C.S., W/D CLOSET, STORAGE.

APPLICABLE CODES/ACTS:

RESIDENTIAL FLORIDA BUILDING CODE - 2020 7TH EDITION.

LOCAL MUNICIPALITY:

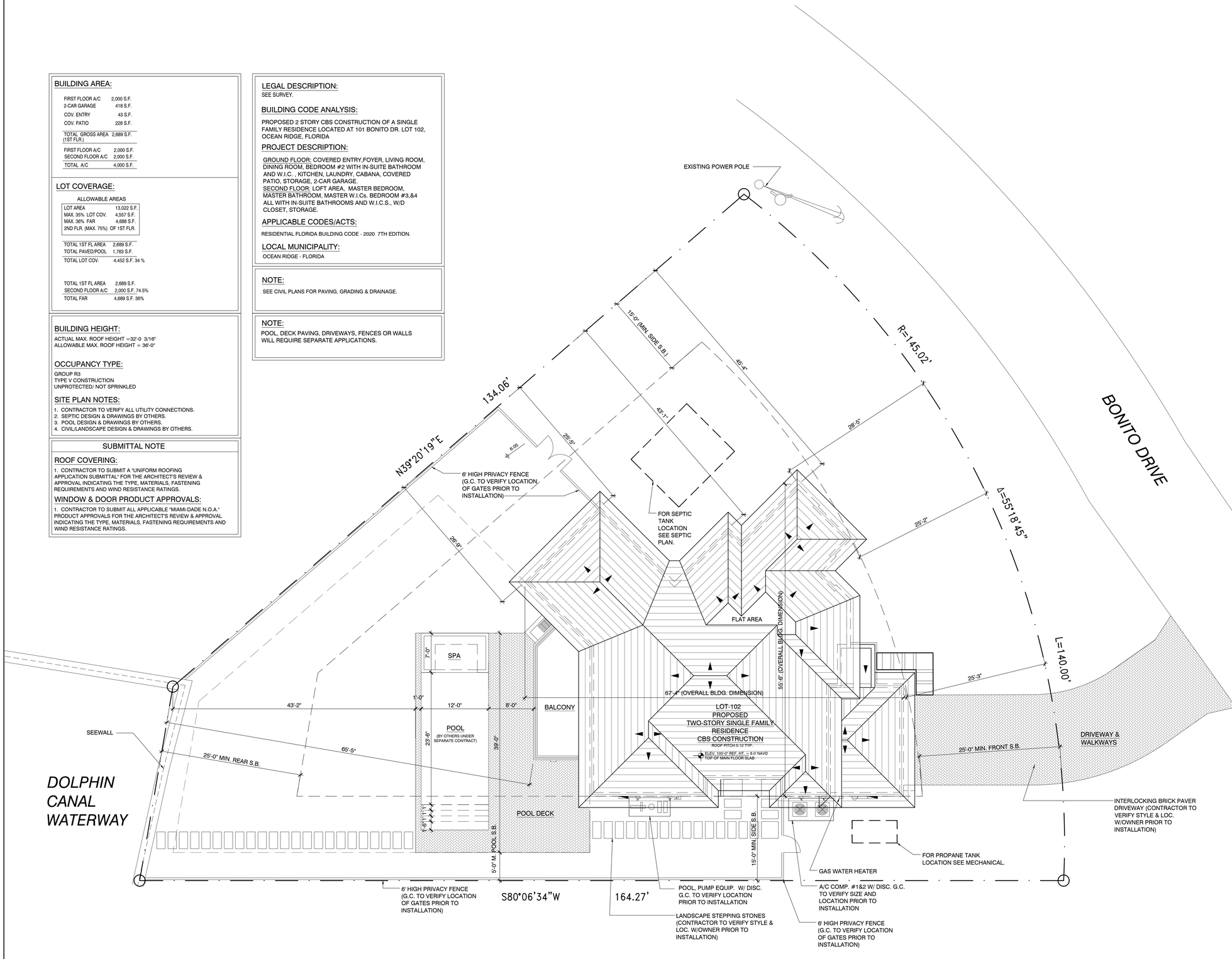
OCEAN RIDGE - FLORIDA

NOTE:

SEE CIVIL PLANS FOR PAVING, GRADING & DRAINAGE.

NOTE:

POOL, DECK PAVING, DRIVEWAYS, FENCES OR WALLS WILL REQUIRE SEPARATE APPLICATIONS.



SITE PLAN — SCALE: 1/8" = 1'-0" — 1

NAGY ARCHITECTURE LLC
www.nagyarchitecture.com
FL REG AR95926

Nagy Architecture LLC
1388 NW 2nd Avenue, St. #4A
Boca Raton, Florida 33432
Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

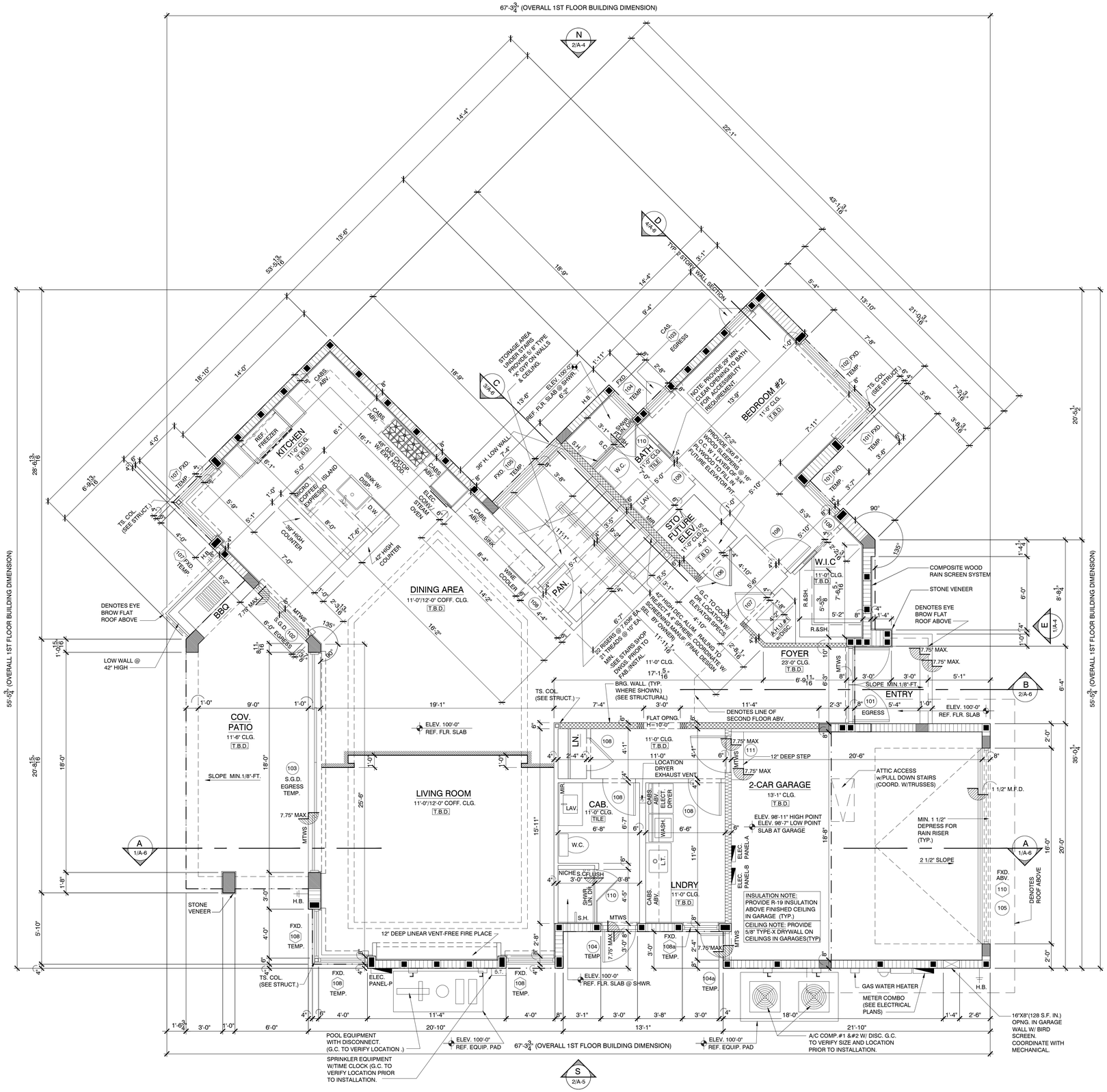
REVISIONS:

#	DATE

DWG INFO :
ISSUE DATE: 09-27-22
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION :
SITE PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
A-1



GARAGE AND SEPARATION NOTES:

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 AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 IN.(35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 IN. (35MM) THICK, OR 20 MINUTE FIRE-RATED DOORS.

R302.5.1 DUCT PENETRATION

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

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

R302.7 UNDER STAIR PROTECTION

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED WITH THE ENCLOSED SIDE WITH 1/2 INCH (12.7 MM) GYPSUM BOARD.

R302.11 FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUTOFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
-SEE CODE SECTION FOR MORE INFORMATION ON LOCATION REQUIREMENTS.

R302.12 DRAFTSTOPPING

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USEABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. (92.9 SM.). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW,DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2.FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PREFORATED MEMBERS.

GENERAL NOTES:

1. ALL GLASS IN DOORS AND ALL SLIDING GLASS DOORS TO BE TEMPERED.
2. ALL GLASS SHOWER AND TUB ENCLOSURES TO BE TEMPERED.
3. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER. (FBC R308)
4. ALL MIRROR INSTALLATION PER MFGR. SPECS. TO REST ON FLOOR, BASE, COUNTER TOP OR BACK SPLASH AS REQUIRED.
5. ALL BATHROOM FLOORS AND BASES SHALL BE OF IMPERVIOUS MATERIAL. (FBC R307)
6. ALL FIXED GLASS SHALL BE 1/4" THICK (U.N.O.)
7. EMERGENCY EGRESS WINDOWS.
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN KEIGHT AND 5.7 S.F. IN. AREA.
8. TYPICAL NON-BEARING PARTITION
No. 25 CHANNEL SHAPED STUDS AT 24" O.C. WITH 5 /8" GYPSUM BOARD EACH SIDE. (16" O.C. @ WET AREAS)
9. HEIGHTS
ALL BEAM HEIGHTS ARE MEASURED FORM REFERENCE ON THE ENCLOSED SIDE WITH 1/2 INCH (12.7 MM) GYPSUM BOARD.
ALL CEILING HEIGHTS ARE MEASURED FROM FLOOR SLAB/ DECK IN EACH ROOM.
ALL WINDOW HEIGHTS ARE MEASURED FROM FLOOR SLAB/ DECK IN EACH ROOM.

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION
From the residence and attics
From all habitable rooms above the garage
Structure(s) supporting floor/ceiling assemblies used for separation required by this section
Garages located less than 3 feet from a dwelling unit on the same lot
MATERIAL
Not less than 1/2-inch gypsum board or equivalent applied to the garage side
Not less than 5/8-inch Type X gypsum board or equivalent
Not less than 1/2-inch gypsum board or equivalent
Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

FIRST FLOOR WINDOW SCHEDULE

No.	TYPE	W x H	R. O. W x H	OPER.	MATERIAL	SILL	REMARKS	EGRESS
101	FIXED	42" X 120"	42" X 120"	O	ALUM./GLS.	@ 0'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
102	FIXED	92" X 120"	92" X 120"	O	ALUM./GLS.	@ 0'-0" A.F.F.	(2) PANES TEMPERED GLASS	-
103	CASEMENT	30" X 72"	30" X 72"	X	ALUM./GLS.	@ 3'-0" A.F.F.	(1) PANES TEMPERED GLASS	EGRESS
104	FIXED	32" X 36"	32" X 36"	O	ALUM./GLS.	@ 7'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
105	FIXED	88" X 36"	88" X 36"	O	ALUM./GLS.	@ 9'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
106	NOT USED							
107	FIXED	48" X 84"	48" X 84"	O	ALUM./GLS.	@ 3'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
108	FIXED	48" X 120"	48" X 120"	O	ALUM./GLS.	@ 0'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
108a	FIXED	36" X 36"	36" X 36"	O	ALUM./GLS.	@ 7'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
109	NOT USED							
110	FIXED	192" X 24"	192" X 24"	O	ALUM./GLS.	@ 8'-0" A.F.F.	(1) PANE TEMPERED GLASS	-

1) ALL WINDOWS TO BE IMPACT RESISTANT W / MIAMI DADE APPROVALS WHICH ARE TO BE SUBMITTED FOR REVIEW & APPROVAL.
2) ALL WINDOWS BASED ON MANUFACTURE SHOP DRAWINGS.
3) SILL HEIGHTS ARE MEASURED FROM ROOM FINISHED SLAB.
4) REFER TO EXTERIOR ELEVATIONS FOR ENGINEERED WINDOW & DOOR'S DESIGN PRESSURES

FIRST FLOOR EXTERIOR DOOR SCHEDULE

No.	TYPE	Wx H	R. O. W. x H.	OPER.	MATER.	SILL	REMARKS	EGRESS
101	DOUBLE DR.	6'-0" X 10'-0"	76" X 120"	XX	ALUM./GLASS	MTWS	ENTRY DOOR	EGRESS
102	SLDG. GLS. DR.	6'-0" X 10'-0"	72" X 120"	XX	ALUM./GLASS	MTWS	TEMP. GLASS	-
103	SLDG. GLS. DR.	18'-0" X 10'-0"	216" X 120"	XXXX	ALUM./GLS.	MTWS	TEMP. GLASS	EGRESS
104	FRENCH DR.	2'-8" X 10'-0"	36" X 120"	X	ALUM./W/ WHITE INTERLAYER GL.	MTWS	TEMP. GLASS	-
104a	SIDE GAR. DR.	2'-0" X 10'-0"	28" X 120"	X	FIBER GLS.	MTWS		-
105	GARAGE DR.	16'-0" X 8'-9"	192" X 105"	X	STAMP.STL.	MTWS		
								-

FIRST FLOOR INTERIOR DOOR SCHEDULE

No.	TYPE	Wx H	-	-	MATER.	SILL	REMARKS
106	SINGLE DR.	3080	-	-	WOOD	-	AT ELEVATOR
107	SINGLE DR.	3080	-	-	WOOD	-	AT A/C CLOSET
108	SINGLE DR.	2880	-	-	WOOD	-	-
109	POCKET DR.	2880	-	-	WOOD	-	-
110	SHWR. DR.	2680	-	-	TEMP. GLS.	-	-
111	SINGLE DR.	3080	-	-	WOOD	-	S.C. W/ SELF CLOSURE

AREA CALCULATION

AREA	SQ. FT.
FIRST FLOOR PLAN A/C	2,000. 00
SECOND FLOOR PLAN A/C	2,000. 00
TOTAL A/C	4,000. 00
2 CAR GARAGE	418. 00
REAR COVERED PATIO	228. 00
COVERED ENTRY	43. 00
GRAND TOTAL (GROSS AREA)	4,689. 00
UNCOVERED BALCONY	228. 00

EXT. WINDOW/ DOOR NOTE:
THIS RESIDENCE SHALL REQUIRE WITH DADE COUNTY PRODUCT-APPROVED HIGH-IMPACT RESISTANT GLASS AT ALL NEW DOORS AND WINDOWS. (UNLESS NOTED OTHERWISE)

EXTERIOR OPENING NOTE:
CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR MASONRY OPENINGS W/ DOOR & WINDOW MANUFACTURER PRIOR TO BLOCK WALL INSTALLATION AND TIE BEAM POUR.

COLUMN NOTE:
ANY COLUMNS/STRUCTURE ELEMENTS SHOWN ON THIS PLAN, IS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.

NORTH

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

FIRST FLOOR PLAN 1

NAGY ARCHITECTURE LLC
www.nagyarchitecture.com
FL REG AR95926

Nagy Architecture LLC
1388 NW 2nd Avenue, St. #4A
Boca Raton, Florida 33432
Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

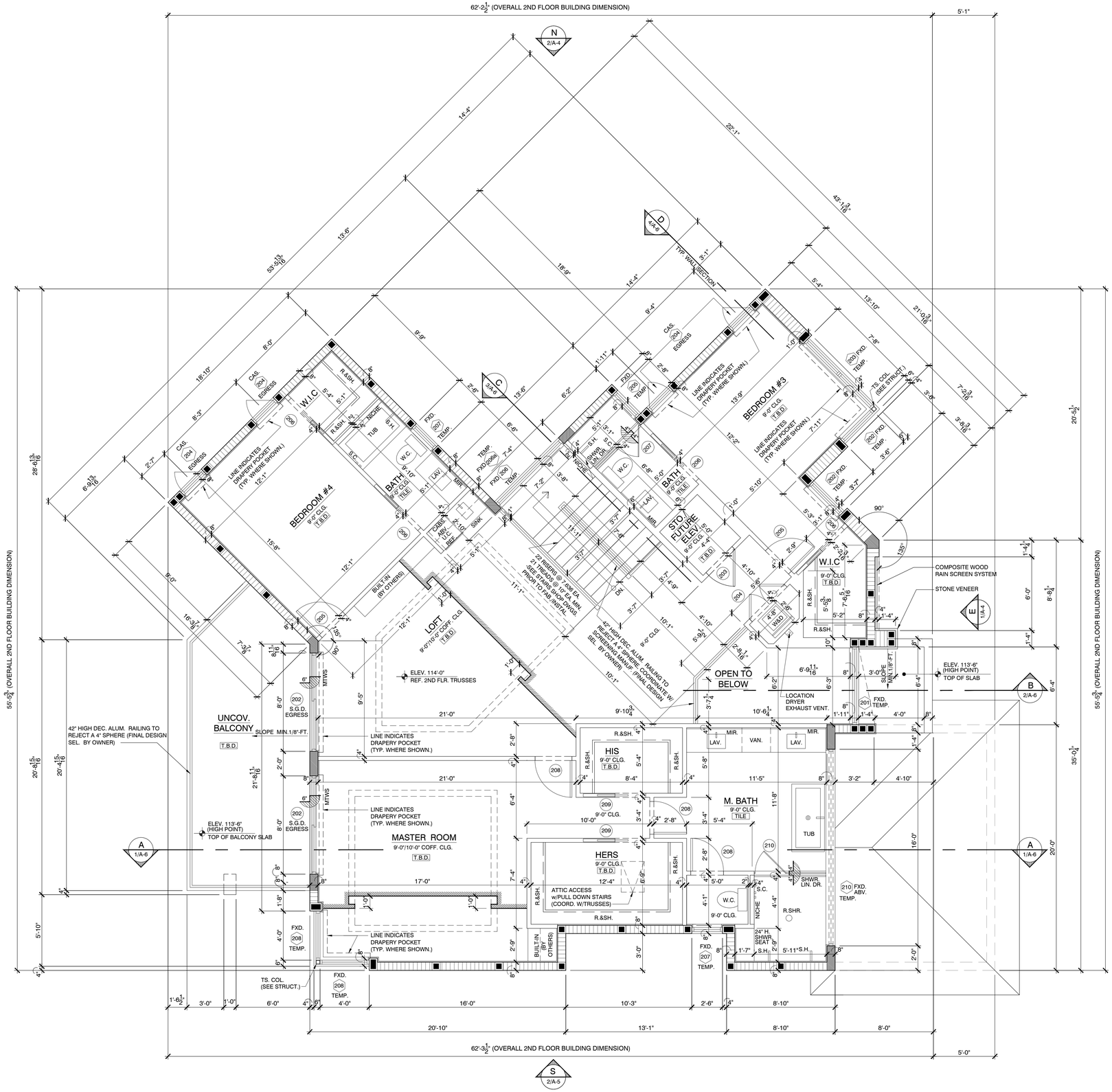
REVISIONS:

#	DATE

DWG INFO :
ISSUE DATE: 09-27-22
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION :
1ST FLR. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
A-2



SECOND FLOOR WINDOW SCHEDULE

No.	TYPE	W x H	R. O. W x H	OPER.	MATERIAL	SILL	REMARKS	EGRESS
201	FIXED	76" X 96"	76" X 96"	O	ALUM./GLS.	@ 14'-0" A.F.F. FROM EL.100'-0"	(1) PANE TEMPERED GLASS	-
202	FIXED	42" X 96"	42" X 96"	O	ALUM./GLS.	@ 0'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
203	FIXED	92" X 96"	92" X 96"	O	ALUM./GLS.	@ 0'-0" A.F.F.	(2) PANES TEMPERED GLASS	-
204	CASEMENT	30" X 60"	30" X 60"	X	ALUM./GLS.	@ 3'-0" A.F.F.	(1) PANE TEMPERED GLASS	EGRESS
205	FIXED	32" X 36"	32" X 36"	O	ALUM./GLS.	@ 5'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
206	FIXED	88" X 36"	88" X 36"	O	ALUM./GLS.	@ 14'-0" A.F.F. FROM EL.100'-0"	(1) PANE TEMPERED GLASS	-
206a	FIXED	88" X 36"	88" X 36"	O	ALUM./GLS.	@ 19'-0" A.F.F. FROM EL.100'-0"	(1) PANE TEMPERED GLASS	-
207	FIXED	30" X 60"	30" X 60"	O	ALUM./GLS.	@ 5'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
208	FIXED	48" X 96"	48" X 96"	O	ALUM./GLS.	@ 0'-0" A.F.F.	(1) PANE TEMPERED GLASS	-
209	NOT USED							
210	FIXED	192" X 24"	192" X 24"	O	ALUM./GLS.	@ 6'-0" A.F.F.	(1) PANE TEMPERED GLASS	-

1) ALL WINDOWS TO BE IMPACT RESISTANT W / MIAMI DADE APPROVALS WHICH ARE TO BE SUBMITTED FOR REVIEW & APPROVAL.
2) ALL WINDOWS BASED ON MANUFACTURE SHOP DRAWINGS.
3) SILL HEIGHTS ARE MEASURED FROM ROOM FINISHED SLAB.
4) REFER TO EXTERIOR ELEVATIONS FOR ENGINEERED WINDOW & DOOR'S DESIGN PRESSURES

SECOND FLOOR EXTERIOR DOOR SCHEDULE

No.	TYPE	Wx H	R. O. W. x H.	OPER.	MATER.	SILL	REMARKS	EGRESS
201	NOT USED							
202	SLDG. GLS. DR.	8'-0" X 8'-0"	96" X 96"	XX	ALUM./GLASS	MTWS	TEMP. GLASS	EGRESS

SECOND FLOOR INTERIOR DOOR SCHEDULE

No.	TYPE	Wx H	-	-	MATER.	SILL	REMARKS
203	SINGLE DR.	3080	-	-	WOOD	-	AT ELEVATOR
204	DOUBLE DR.	(2)2080	-	-	WOOD	-	AT W/D CLOSET
205	SINGLE DR.	2880	-	-	WOOD	-	-
206	POCKET DR.	2680	-	-	WOOD	-	-
207	SHWR. DR.	2680	-	-	TEMP. GLS.	-	-
208	SINGLE DR.	3080	-	-	WOOD	-	-
209	POCKET DR.	2880	-	-	TEMP. GLS.	-	-
210	SHWR. DR.	2880	-	-	TEMP. GLS.	-	-

EXT. WINDOW/ DOOR NOTE:
THIS RESIDENCE SHALL REQUIRE WITH DADE COUNTY PRODUCT-APPROVED HIGH-IMPACT RESISTANT GLASS AT ALL NEW DOORS AND WINDOWS. (UNLESS NOTED OTHERWISE)

COLUMNS NOTE:
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EXTERIOR OPENING NOTE:
CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR MASONRY OPENINGS W/ DOOR & WINDOW MANUFACTURER PRIOR TO BLOCK WALL INSTALLATION AND TIE BEAM POUR.

N O R T H

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

SECOND FLOOR PLAN 1

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FL REG AR95926

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Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

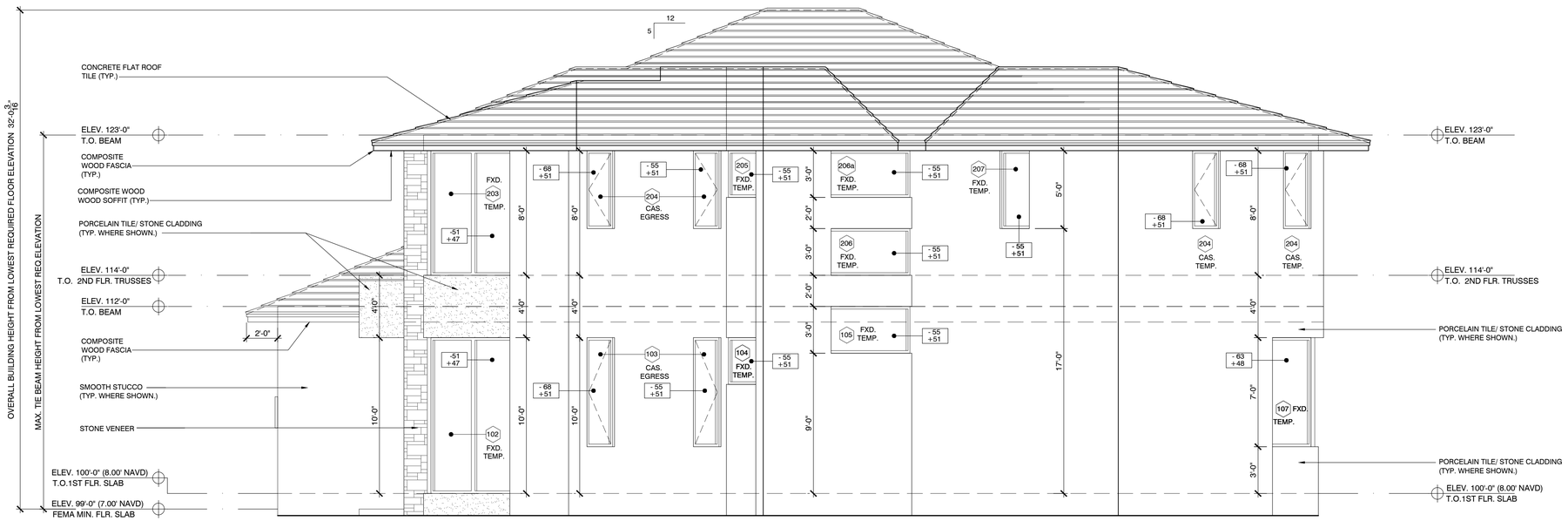
REVISIONS:

#	DATE

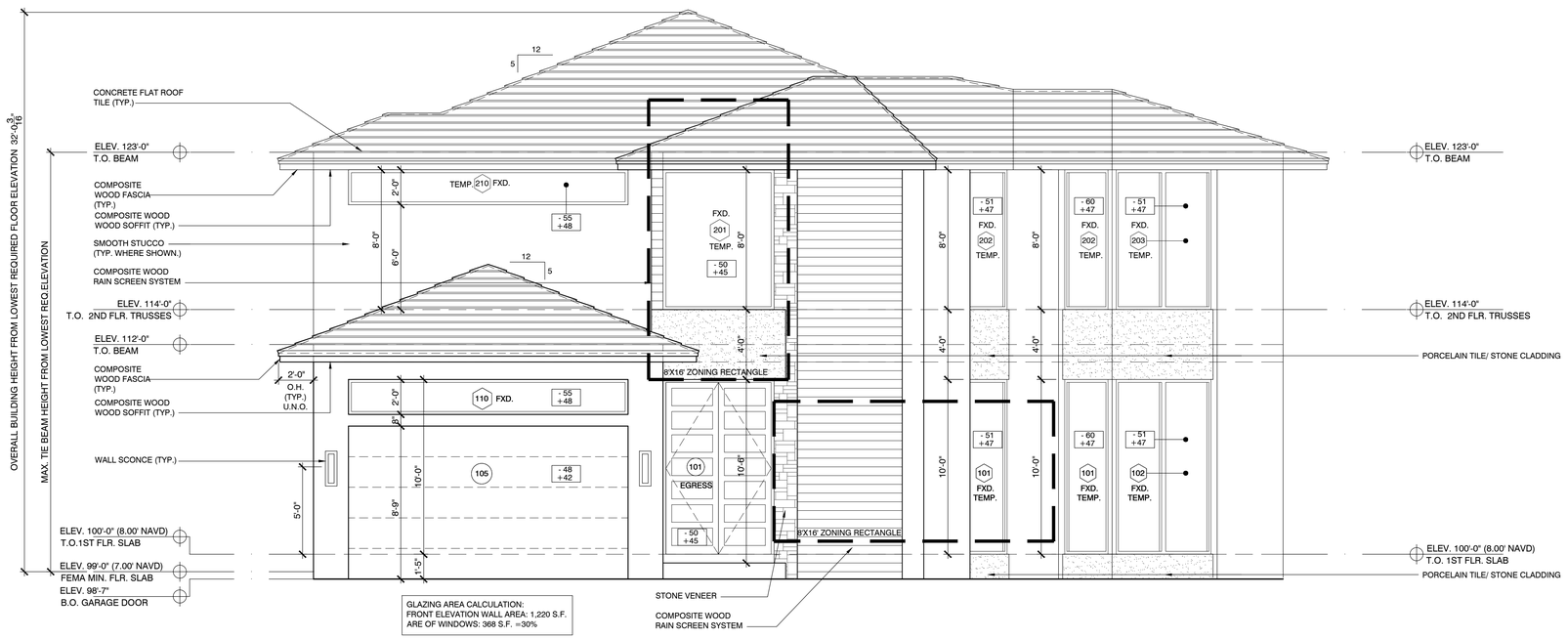
DWG INFO:
ISSUE DATE: 09-22-22
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION:
2ND FLR. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
A-3



NORTH (RIGHT) ELEVATION | SCALE: 1/4" = 1'-0" | 2



GLAZING AREA CALCULATION:
FRONT ELEVATION WALL AREA: 1,220 S.F.
ARE OF WINDOWS: 368 S.F. =30%

EAST (FRONT) ELEVATION | SCALE: 1/4" = 1'-0" | 1

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101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

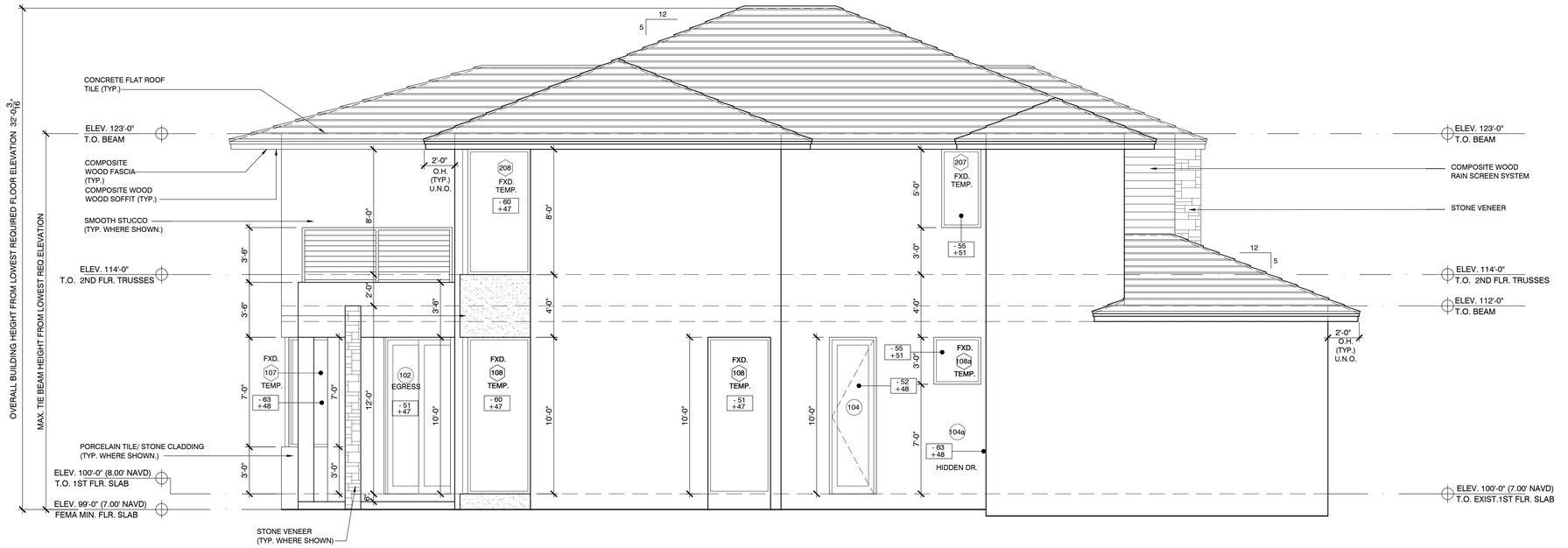
REVISIONS:

#	DATE

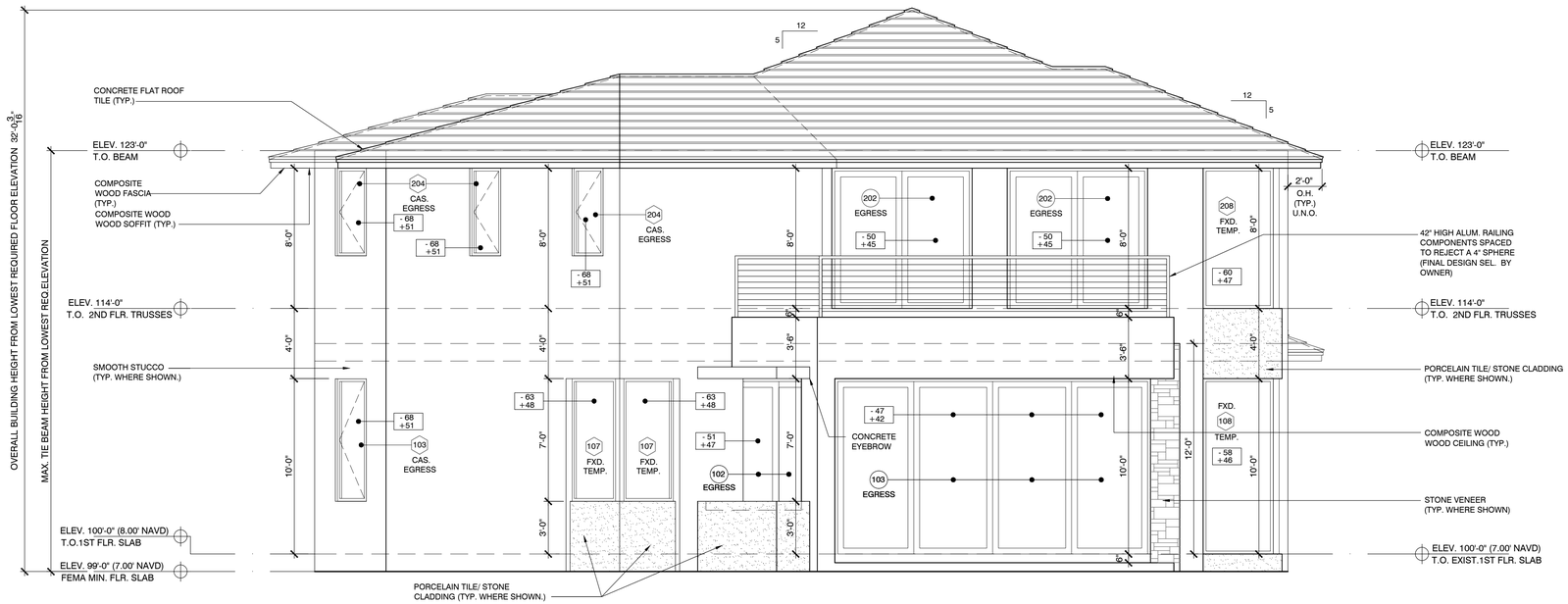
DWG INFO :
ISSUE DATE: 09-22-22
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION :
ELEVATIONS
ISSUE FOR BUILDING PERMIT

SHEET #:
A-4



SOUTH (LEFT) ELEVATION | SCALE: 1/4" = 1'-0" | 2



WEST (REAR) ELEVATION | SCALE: 1/4" = 1'-0" | 1

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OCEANRIDGE, FLORIDA

REVISIONS:

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DWG INFO :
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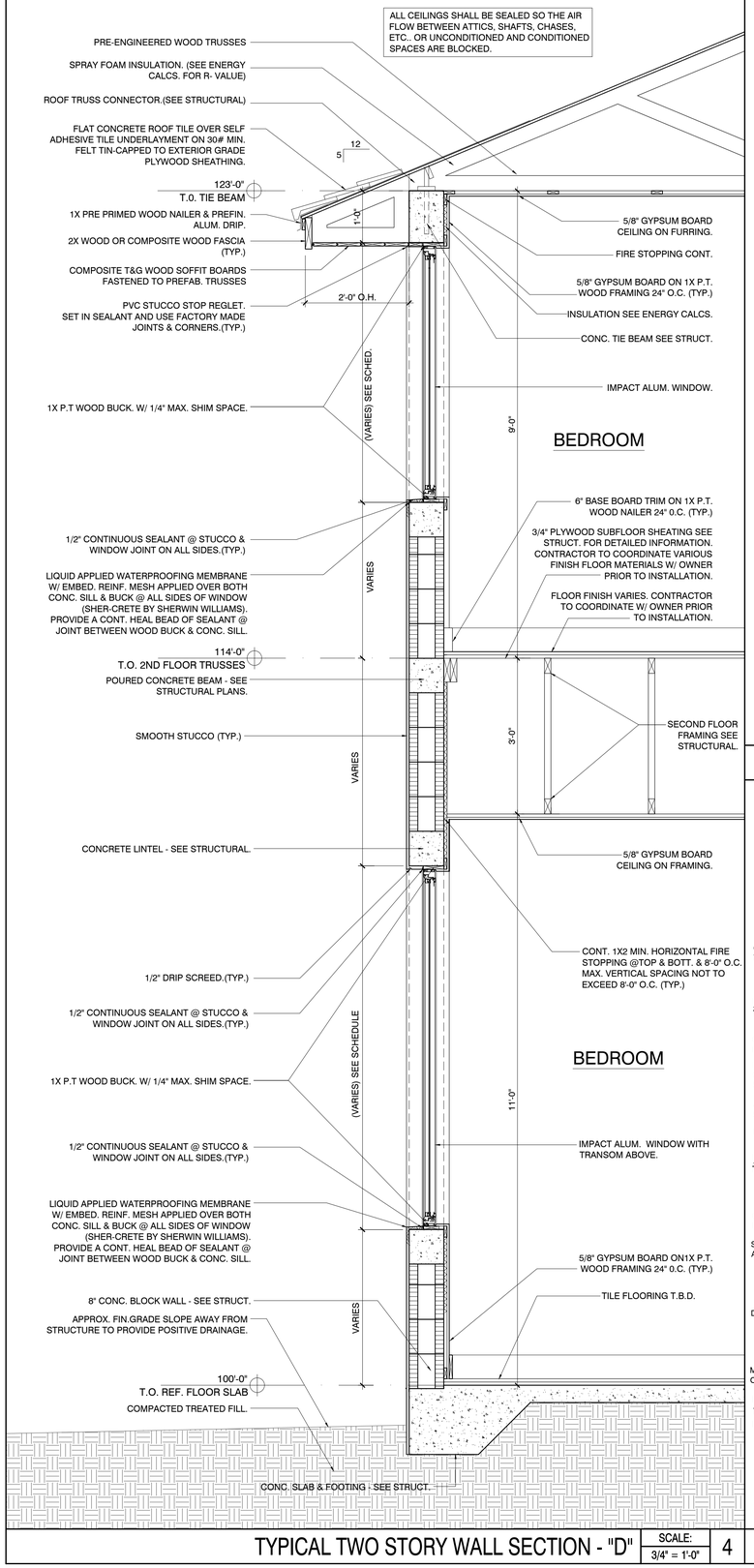
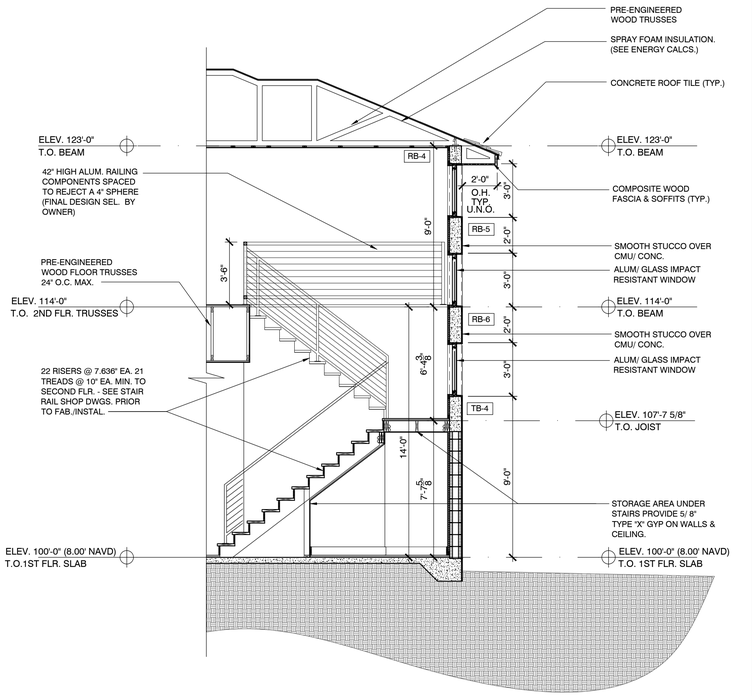
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION :
ELEVATIONS
ISSUE FOR BUILDING PERMIT

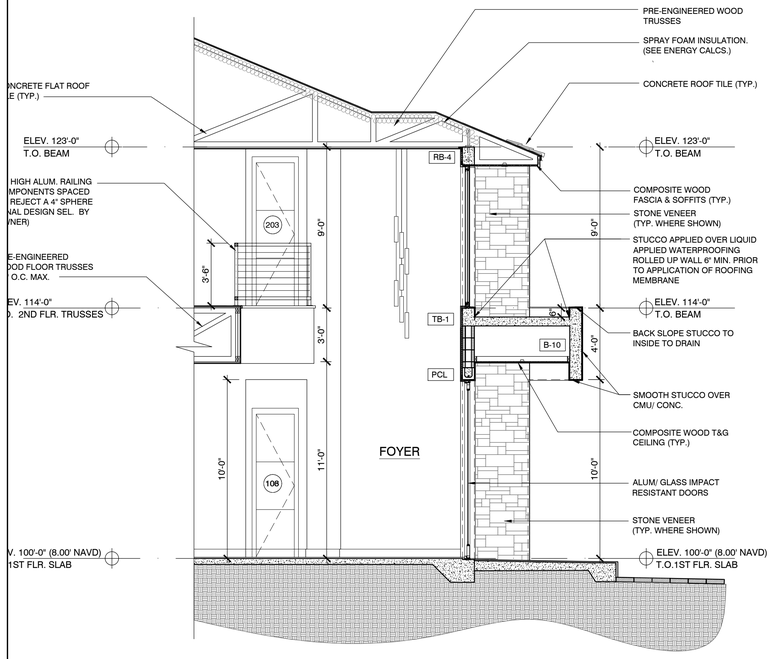
SHEET #:
A-5



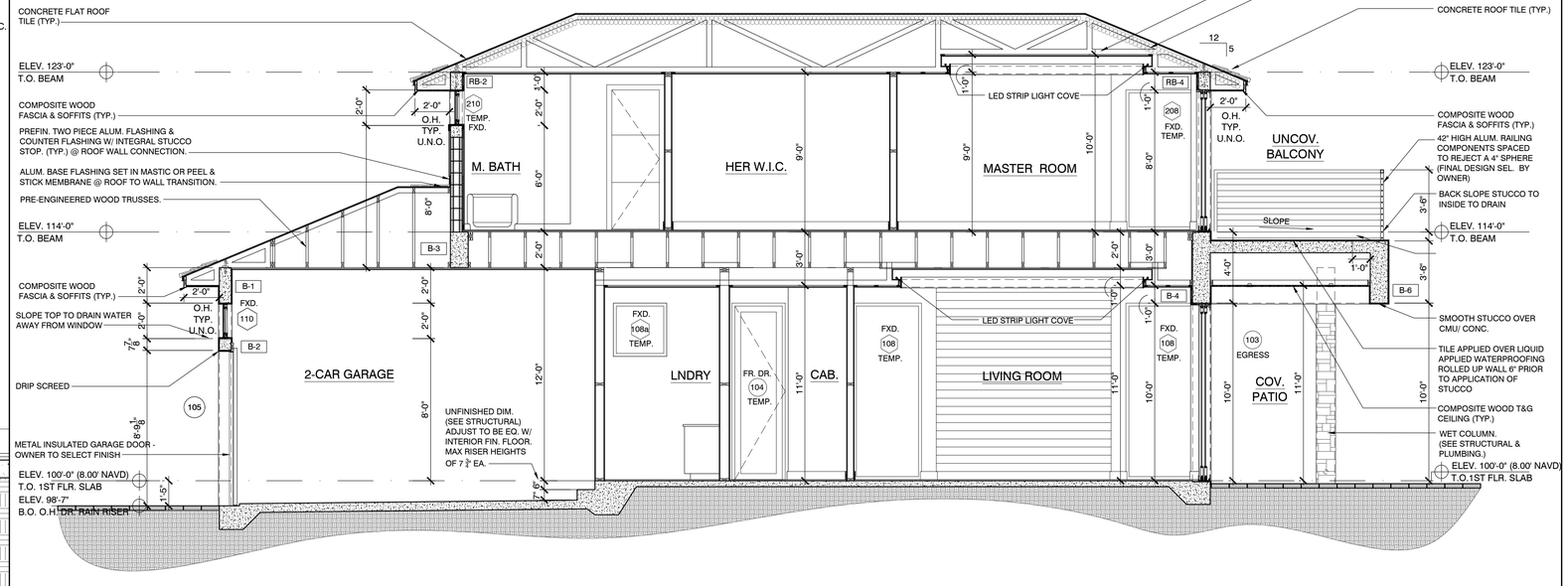
TYPICAL TWO STORY WALL SECTION - "D" | SCALE: 3/4" = 1'-0" | 4



PARTIAL BUILDING SECTION "C" | SCALE: 1/4" = 1'-0" | 3



PARTIAL BUILDING SECTION "B" | SCALE: 1/4" = 1'-0" | 2



BUILDING SECTION "A-A" | SCALE: 1/4" = 1'-0" | 1

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Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :

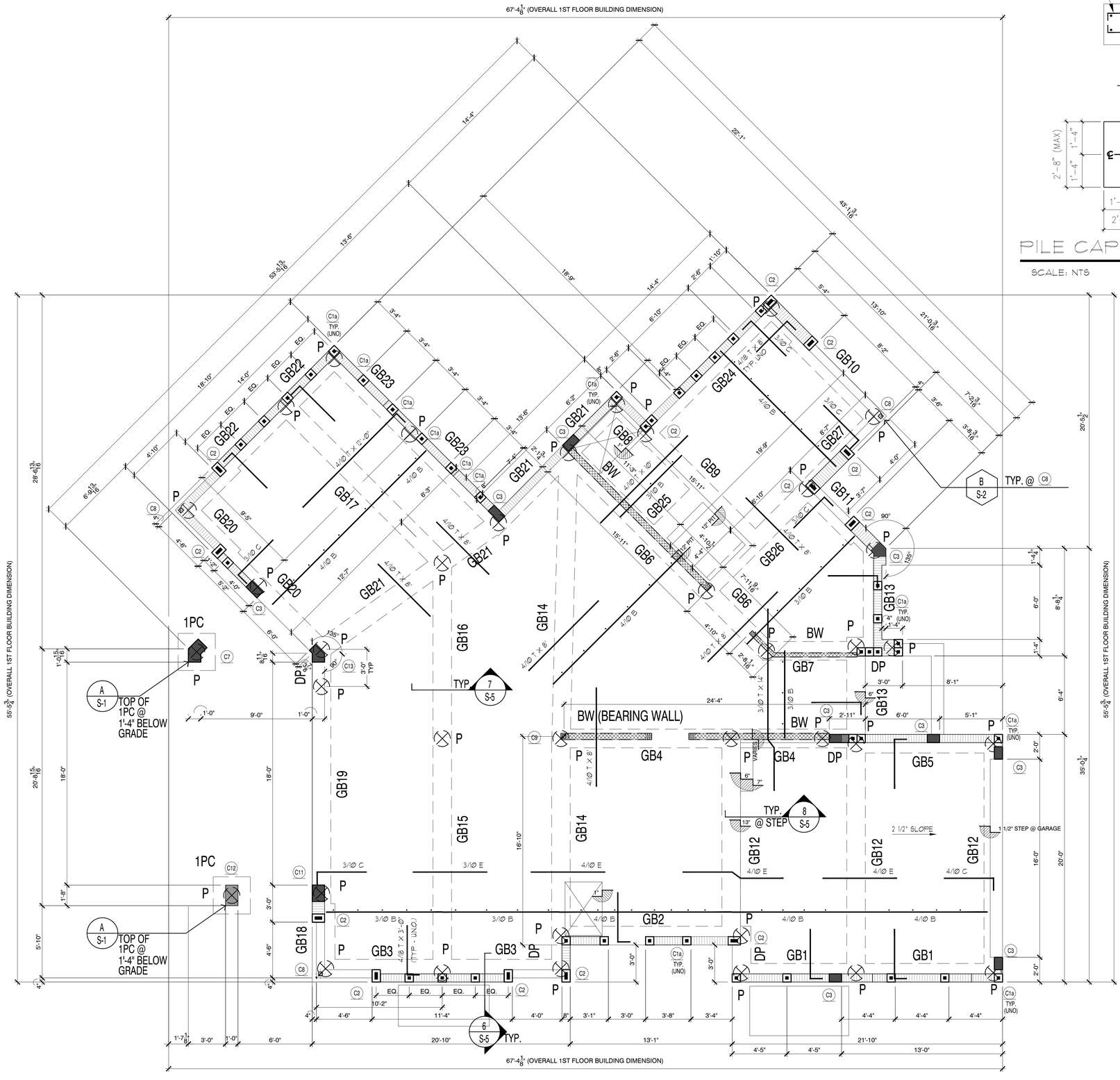
ISSUE DATE: 09-22-22
PROJECT #: 22005
DRAWN BY: GAN , LBN
CHECKED BY: GAN

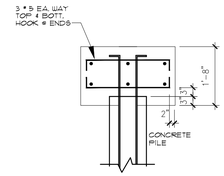
DWG DECRIPTION :

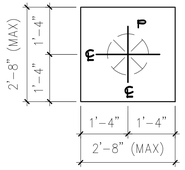
BUILDING SECTIONS
ISSUE FOR BUILDING PERMIT

SHEET #:

A-6







PILE CAP DETAIL A/S1

SCALE: NTS

FOUNDATION PLAN NOTES:

1. FLOOR SLAB SHALL BE 7" CONCRETE SLAB W/ # 4 @ 16" O. C. TEMP. REINF. ON A 10 MIL VAPOR BARRIER. UNLESS NOTED ON PLAN.
2. CENTERLINES OF PILES SHALL COINCIDE W/ CENTER-LINES OF GRADE BEAMS AND COLUMNS. UNLESS NOTED ON PLAN.
3. COORDINATE THESE DWGS. WITH ARCHTL. DWGS.
4. ⊗ P INDICATES 14" AUGERCAST PILE. SEE GENERAL NOTES FOR PILE CAPACITY.
5. RESIDENTIAL DESIGN LOADS: LIVE LOAD: 40 PSF, SUPERIMPOSED DEAD LOAD: 30 PSF GARAGE LIVE LOAD: 50 PSF EGRESS LIVE LOAD: 80 PSF
6. SEE DWG. S-5 FOR REINF. DIAGRAM.
7. MAINTAIN 7" SLAB THICKNESS AT ALL SLAB DEPRESSIONS (MIN.).
8. DP INDICATES "DOUBLE PILE" – SEE DETAIL ON SHEET S-5

GRADE BEAM SCHEDULE

MARK	ELEV TOP OF BM.	SIZE WIDTH X DEPTH	REINFORCING BOTTOM	REINFORCING TOP	"E"	"C"	#3 STIRRUPS NO.	#3 STIRRUPS SPACING	NOTE	REMARKS
GB-1	*	16" X 24"	3-#5	3-# 5				@ 10" T.O.		* TOP OF GB IS SAME AS TOP OF SLAB - UNO
GB-2	*	16" X 24"	3-#6	2-# 5			6	@ 10" E.E.		
GB-3	*	16" X 24"	3-#5	3-# 5				@ 10" T.O.		
GB-4	*	16" X 24"	3-#5	3-# 5			4	@ 10" E.E.		
GB-5	*	16" X 24"	3-#5	3-# 5				@ 10" T.O.		
GB-6	*	16" X 24"	3-#6	3-# 5				@ 10" T.O.		
GB-7	*	16" X 24"	2-#5	2-# 5				---		
GB-8	*	16" X 24"	2-#5	2-# 5				---		
GB-9	*	16" X 24"	2-#5	2-# 5				---		
GB-10	*	16" X 24"	3-#6	2-# 5				@ 10" T.O.		
GB-11	*	16" X 24"	3-#5	2# 5				@ 10" T.O.		
GB-12	*	16" X 24"	3-#6	2-# 5			6	@ 10" E.E.		
GB-13	*	16" X 24"	2-#5	2-# 5				---		
GB-14	*	16" X 24"	3-#7	3-# 7			9	@ 10" E.E.		
GB-15	*	16" X 24"	3-#6	3-# 6			6	@ 10" E.E.		
GB-16	*	16" X 24"	3-#6	3-# 6			5	@ 10" E.E.		
GB-17	*	16" X 24"	3-#6	2-# 5			5	@ 10" E.E.		
GB-18	*	16" X 24"	3-#5	2-# 5				@ 10" T.O.		
GB-19	*	16" X 24"	3-#5	2-# 5			4	@ 10" E.E.		
GB-20	*	16" X 24"	3-#5	2-# 5				@ 10" T.O.		
GB-21	*	16" X 24"	2-#5	2-# 5				---		
GB-22	*	16" X 24"	2-#5	2-# 5				@ 10" T.O.		
GB-23	*	16" X 24"	3-#5	3-# 5				@ 10" T.O.		
GB-24	*	16" X 24"	3-#6	2-# 5			6	@ 10" E.E.		
GB-25	*	16" X 24"	2-#5	2-# 5				---		
GB-26	*	16" X 24"	2-#5	2-# 5			4	@ 10" E.E.		
GB-27	*	16" X 24"	2-#5	2-# 5				@ 10" T.O.		

COLUMN SCHEDULE

MARK	SIZE (W X D)	MATERIAL	REINFORCING	TIES OR BASE >	REMARKS
C-1	8" X 8" CMU	MASONRY	1-# 5 VERT.	---	FULLY GROUTED CELLS
C-1a	8" X 8" CMU	MASONRY	1-# 6 VERT.	---	FULLY GROUTED CELLS
C-2	8" X 12" CMU	MASONRY	2-# 5 VERT.	---	FULLY GROUTED CELLS
C-3	8" X 12" MIN.	CONC.	4-# 5 VERT.	#3 TIES @ 8" O.C.	
C-4	8" X 16" - 24"	CONC.	4-# 6 VERT.	#3 TIES @ 8" O.C.	
C-5	8" X 24"	CONC.	6-# 6 VERT.	#3 TIES @ 8" O.C.	
C-6	12" X 12"	CONC.	4-# 6 VERT.	#3 TIES @ 12" O.C.	
C-7	12" X 12" X 12" MIN.	CONC.	6-# 6 VERT.	#3 TIES @ 12" O.C.	
C-8	TS 3 1/2" X 3 1/2" X 1/4"	STEEL	SEE DTLS.	PL 1/2" X 7" X 7" EMBED	EMBED PL - SEE DETAILS
C-9	TS 4" X 4" X 1/4"	STEEL	SEE DTLS.	PL 10" X 10" X 5/8" W/ (4) 5/8" A.B. X 10" (MIN.)	
C-10	8" X 8" X 8" CMU	MASONRY T990 BLOCK	2-# 5 VERT.	---	FULLY GROUTED CELLS
C-11	12" X 16"	CONC.	4-# 6 VERT.	#3 TIES @ 12" O.C.	
C-12	12" X 20"	CONC.	6-# 6 VERT.	#3 TIES @ 12" O.C.	
C-13	8" X 12" X 12" MIN.	CONC.	6-# 6 VERT.	#3 TIES @ 8" O.C.	

N O R T H

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

FOUNDATION PLAN 1

NAGY ARCHITECTURE LLC
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FL REG AR95926

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Tel: 561-549-1986

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103 BONITO DRIVE LLC
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PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO:
ISSUE DATE: 09-22-22
PROJECT #: 22005
DRAWN BY: ER
CHECKED BY: MG

DWG DECRIPTION:
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-1

RIVETED TRUSS ANCHOR SCHEDULE (10d com.) 180 MPH/ASCE-7-16
CONCRETE TIE-BEAM TO TRUSS (EXP 'D')

REV. 2001MAY

MARK	NUMBER OF STRAPS	FLA. PROD. APP. NO.	SIZE GAUGE (THICK)	PRODUCT CODE (SIMPSON)	GAUGE	DIMENSIONS: OUT OF CONCRETE (HEIGHT)	DIMENSIONS: EMBEDMENT	NUMBER OF 10d x 1 1/2" (COM. NAILS)	ALLOWABLE LOADS: LATERAL F1	ALLOWABLE LOADS: LATERAL F2	ALLOWABLE LOADS: UPLIFT (AT 160% ON WOOD): IN CONC. 3,000# PSI	ALLOWABLE LOADS: UPLIFT (AT 160% ON WOOD): IN GROUTED CMU	TOTAL LATERAL (F2) LBS. 328	410	492	574	656	-
													REMAINING UPLIFT CAPACITY					
A-1	1	FL1473	20	HETA 20	16	16	4	9	340	770	850	850	1240	846	654	460	268	-
A-2	1	FL1473	20	HETA 20	16	16	5 1/16	14 **	350	1240	850	850	2480	1280	1040	860	678	-
A-3	2	FL1473	20	HETA 20	16	16	4	18 EACH = 10d	1060	1430	2340	2340	2480	1280	1040	860	678	-
A-4	2	FL1473	20	HETA 20	16	16	4 1/2	18-10d x 1 1/2 *	2000	1310	2480	2480	2480	1280	1040	860	678	-
-	-	-	-	-	-	-	-	-	---	---	---	---	---	---	---	---	---	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

F2 = 41 PSF WALL PRESS (MSFRS) X 2' (TRUSS SPACING) X WALL H X .5 (EXPOSURE D) ASCE-7-16	ZONE 1 p = 41 PSF (EXPOSURE D) + 41 PSF MAX. HT. = 30'	WALL HEIGHTS: 8'-0" | 10'-0" | 12'-0" | 14'-0" | 16'-0" | -

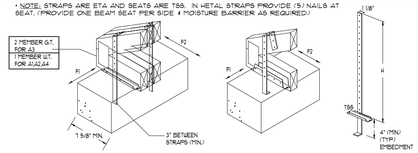
- USE ALL FASTENERS IN SCHEDULE TO ACHIEVE VALUES INDICATED.
- MINIMUM EDGE DISTANCE IS 2".
- ALLOW 4" EMBEDMENT IN CONCRETE (UNLESS NOTED OTHERWISE)
- WITH A RIVETED BEAM SEAT, EITHER STRAP YIELDS SAME UPLIFT.
- DESIGN LOADS BASED ON USE OF SOUTHERN YELLOW PINE SG=0.55

(NO INCREASE ON STEEL STRESS)

** INSTALL 5 NAILS INTO TRUSS SEAT FOR HETA10

* INSTALL 6 NAILS INTO TRUSS SEAT FOR DETAL10

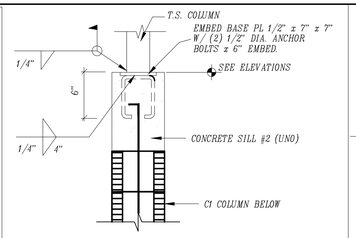
* NOTE: STRAPS ARE ETA AND SEATS ARE TSS. IN METAL STRAPS PROVIDE (5) NAILS AT SEAT. (PROVIDE ONE BEAM SEAT PER SIDE 4 MOISTURE BARRIER AS REQUIRED)



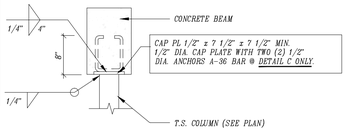
LATERAL LOADS ON TRUSS ANCHORS

LATERAL WIND LOADS FOR TRUSS CONNECTIONS HAVE BEEN DESIGNED BY RATIONAL ANALYSIS FOR THE ACTUAL LATERAL LOADS AND DO NOT EXCEED THE ALLOWABLE LATERAL LOADS LISTED ON THE STRAP CONNECTION SCHEDULE INCLUDED ABOVE.

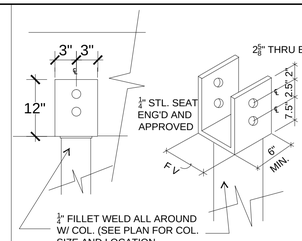
A ANCHOR SCHEDULE



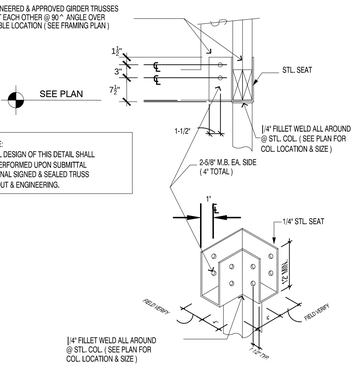
DETAIL B
COLUMN BASE
SCALE: N.T.S.



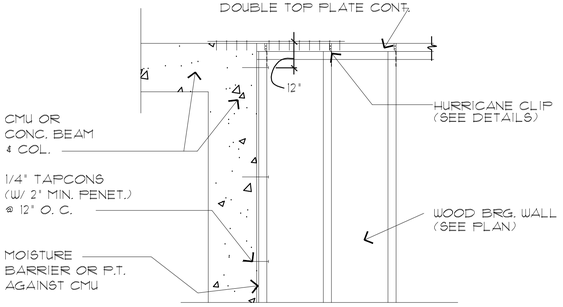
DETAIL C
COLUMN CAP
SCALE: N.T.S.



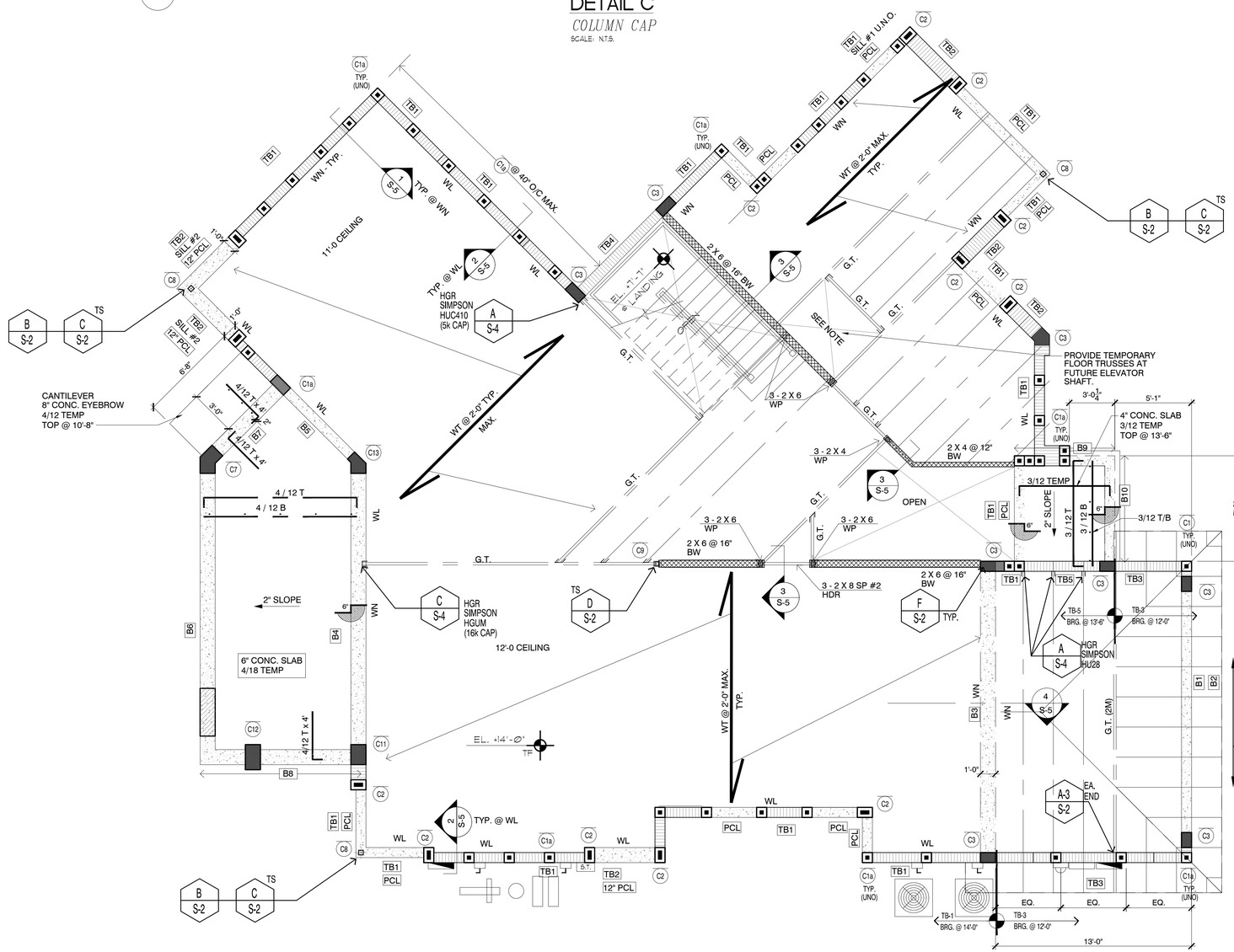
CONNECTION DETAIL D/S2
SCALE: N.T.S.



CONNECTION DETAIL E/S2
SCALE: N.T.S.



WOOD TO MASONRY DETAIL F/S2
SCALE: SCALE



FLOOR BEAM SCHEDULE

MARK	ELEV TOP OF BM.	SIZE WIDTH X DEPTH	REINFORCING BOTTOM	REINFORCING TOP	"E"	"C"	#3 STIRRUPS NO.	#3 STIRRUPS SPACING	NOTE	REMARKS
B-1	12 - 0	8" X 23"	2-#5	2-# 5			3	@ 10" E.E.	A	
B-2	7 - 10 1/2	8" X 8"	2-#4	2-# 4			---	---	A	HEADER
B-3	14 - 0	12" X 23"	3-#6	2-# 6			8	@ 10" E.E.	A	
B-4	14 - 0	12" X 46"	4-#7	3-# 5				#3 HOOPS @ 8" T.O.	A,D,E	
B-5	13 - 8	8" X 46"	2-#5	2-# 5				@ 16" T.O.	B	
B-6	13 - 4	12" X 38"	3-#6	3-# 5				#3 HOOPS @ 10" T.O.	A , C	
B-7	13 - 4	12" X 38"	3-#5	3-# 5				@ 12" T.O.	A , C	
B-8	13 - 4	12" X 38"	3-#6	3-# 6				#3 HOOPS @ 7" T.O.	A , D	CANTILEVER
B-9	14 - 0	8" X 48"	2-#5	2-# 5				#3 HOOPS @ 8" T.O.	A , C	CANTILEVER / UPTURN
B-10	14 - 0	8" X 48"	2-#5	2-# 5				@ 12" T.O.	A , C	UPTURN
TB-1	14 - 0	8" X 12"	2-#5	2-# 5			---	---		TYP. TB
TB-2	14 - 0	12" X 12"	2-#5	2-# 5			---	---		
TB-3	12 - 0	8" X 12"	2-#5	2-# 5			---	---		
TB-4	9 - 0	8" X 24"	2-#5	2-# 5			---	---		@ STAIR LANDING
TB-5	13 - 6	8" X 18"	2-#5	2-# 5			---	---		@ ENTRY / GARAGE

ROOF BEAM SCHEDULE

MARK	ELEV TOP OF BM.	SIZE WIDTH X DEPTH	REINFORCING BOTTOM	REINFORCING TOP	"E"	"C"	#3 STIRRUPS NO.	#3 STIRRUPS SPACING	NOTE	REMARKS
RB-1	23 - 0	8" X 12"	2-#5	2-# 5			-	-		
RB-2	23 - 0	8" X 12"	2-#5	2-# 5			8	@ 4" E.E.		
RB-3	23 - 0	8" X 12"	2-#5	2-# 5			-	@ 4" T.O.		
RB-4	23 - 0	8" X 12"	2-#5	2-# 5			6	@ 4" E.E.		
RB-5	19 - 0	8" X 23"	2-#5	2-# 5			-	-		
RB-6	14 - 0	8" X 23"	2-#5	2-# 5			-	-		
RTB-1	23 - 0	8" X 12"	2-#5	2-# 5			-	-		
RTB-2	23 - 0	12" X 12"	2-#5	2-# 5			-	-		
RTB-3	23 - 0	16" X 12"	2-#5	2-# 5			-	-		

NOTES:
A) ALL BARS CONTINIOUS, HOOK @ ENDS.
B) ADD 2 #5 BARS @ MID DEPTH, 1 BAR EACH FACE.
C) ADD 4 #5 BARS @ THIRD POINT DEPTH, 2 BARS EACH FACE.
D) ADD 8 #5 BARS @ FIFTH POINT DEPTH, 4 BARS EACH FACE.
E) BUNDLE BOTTOM BARS IN PAIRS.

N O R T H

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

FLOOR FRAMING PLAN 1

NAGY ARCHITECTURE LLC
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FL REG AR95926

Nagy Architecture LLC
1388 NW 2nd Avenue, St. #4A
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Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:
NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

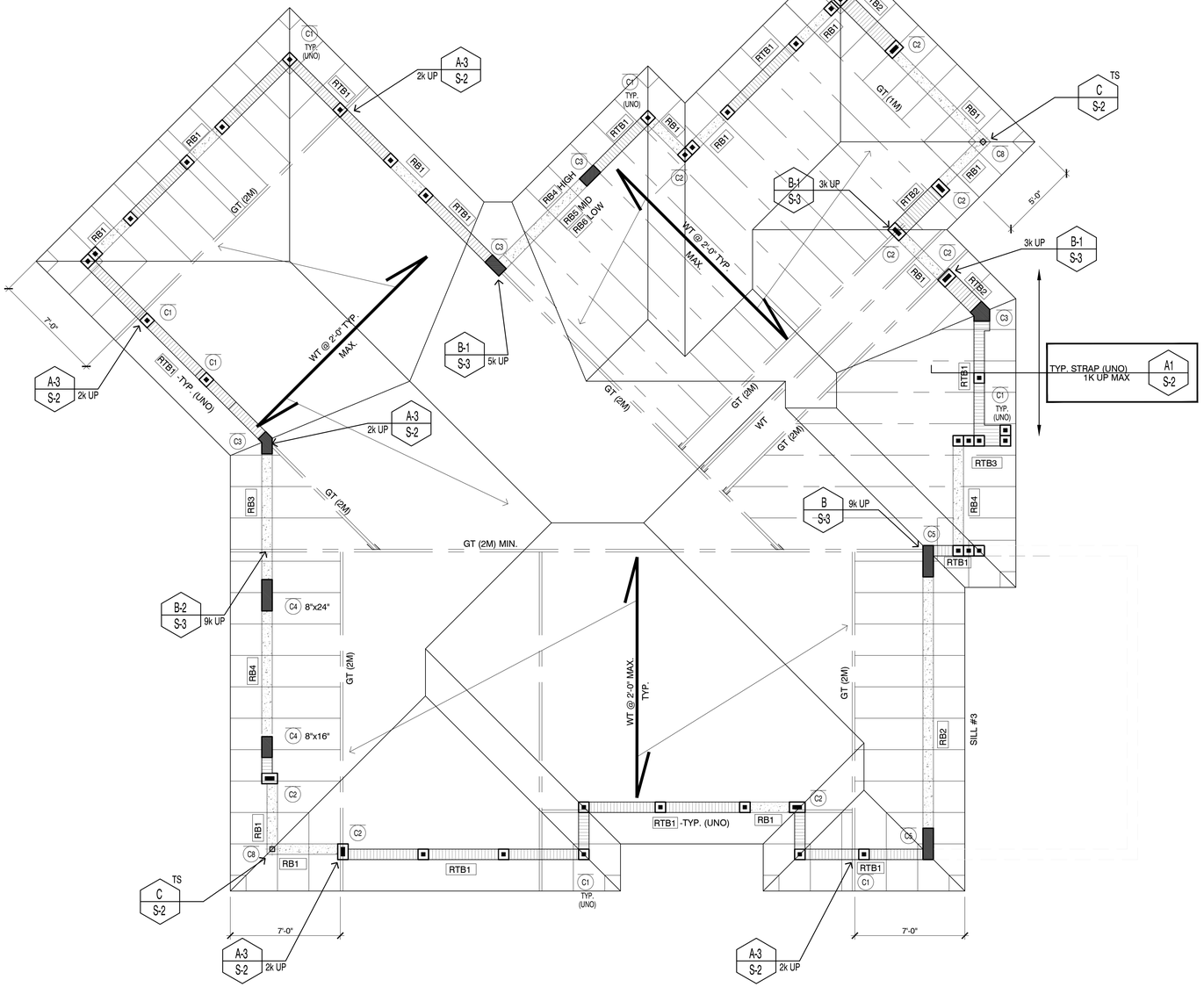
REVISIONS:

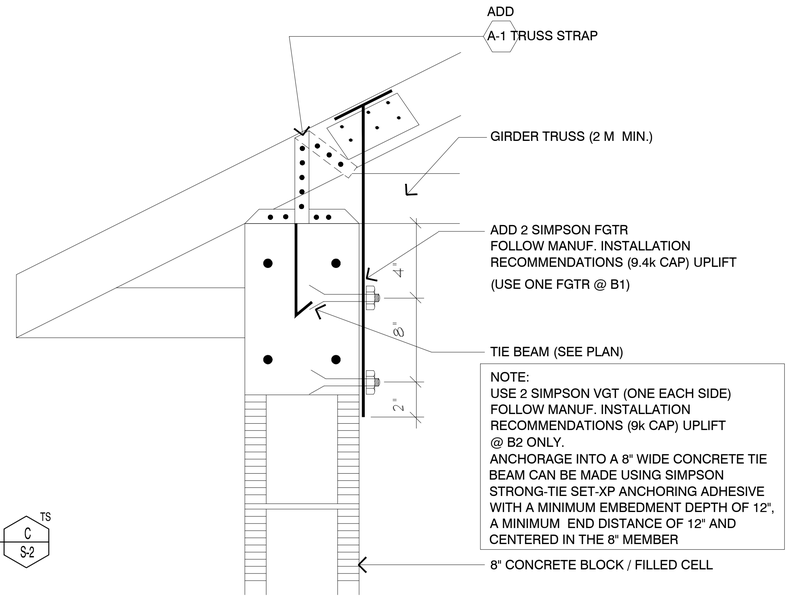
#	DATE

DWG INFO :
ISSUE DATE: 09-22-22
PROJECT #: 22005
DRAWN BY: ER
CHECKED BY: MG

DWG DECRIPTION :
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-2





CONNECTION DETAIL B/B1/B2/S3

N.T.S.

DESIGN PARAMETERS

CODE EDITION: FLORIDA BUILDING CODE, 2020
ASCE-7-16
BUILDING DESIGN AS ENCLOSED
WIND EXPOSURE CLASSIFICATION - "C"
WIND SPEED DESIGN - 170 M.P.H.
MIN. SOIL BEARING PRESSURE - PILES
INTERNAL PRESSURE COEFFICIENT - .18
CATEGORY II
MEAN ROOF HEIGHT - 26'-0"
a = 5'-6"

ROOF DESIGN LOADS:
DESIGN LIVE LOAD = 30 P.S.F.
DEAD LOAD = 25 P.S.F.
TOP CHORD D.L. = 15 P.S.F.
BOTTOM CHORD D.L. = 10 P.S.F.

FLOOR DESIGN LOADS:
DESIGN LIVE LOADS = 40 P.S.F.
60 P.S.F. @ DECKS
DESIGN DEAD LOADS = 30 P.S.F.

N O R T H

UPPER ROOF FRAMING PLAN

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

1

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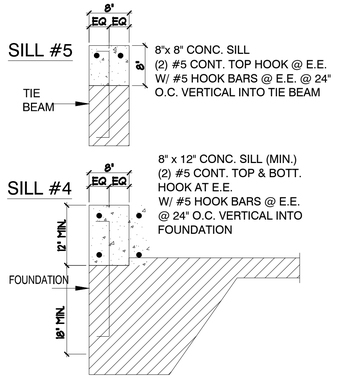
ISSUE FOR BUILDING PERMIT

SHEET #:
S-3

CONCRETE SILL DETAILS



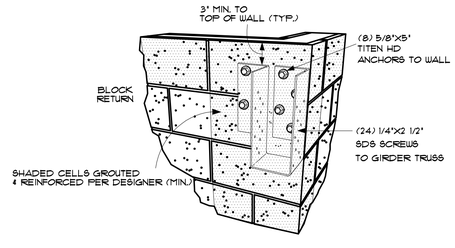
SILL DETAILS

SCALE: N.T.S.

SIMPSON HIGH CAPACITY BEAM/GIRDER HANGERS FOR CONCRETE & GFCMU

Concealed Flange – Allowable Loads with One Flange Concealed

Model No.	W (in.)	H (in.)	OUTSIDE CORNER GFCMU and Concrete Wall DF/SP/SCL Beam	
			Uplift (160)	Download
SIMPSON HGUM	5½" to 9"F.V.	11 to 30 F.V.	3,150	7,555



TYPICAL CONCEALED FLANGE HGUM INSTALLATION AT OUTSIDE CORNER (CONCEALED RIGHT SHOWN)

HANGER DETAIL B/S4

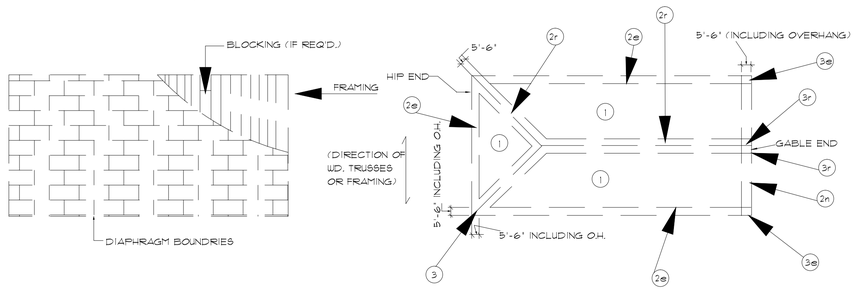
NOT TO SCALE

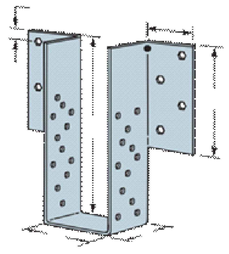
PLYWOOD FLOOR / ROOF SHEAR DIAPHRAGM SCHEDULE

FLOOR	PANEL GRADE	FRAMING/ TRUSS SPACING	MINIMUM PANEL THICKNESS	NAIL SPACING		COMMON NAIL SIZE RING SHANK	REMARKS
				DIAPHRAGM BOUNDRIES	PANEL EDGES		
FLOOR	APA RATED SHEATHING EXP. 1, OR EQUAL.	2'-0" MAX.	3/4" T&G	4" @ ZONE 2/3	6" @ ZONE 1	10d RING SHANK	BLOCKED DIAPHRAGM 4'-0" @ PERIMETER SEE DTLS.
ROOF	APA RATED SHEATHING EXP. 1, OR EQUAL.	2'-0" MAX.	5/8" NOM.	4" @ ZONE 2 & 3	4" @ ZONE 2 & 3	8d RING SHANK	BLOCKED @ ZONES 2 & 3 DIAPHRAGM UNO- SEE DTLS.
				6" @ ZONE 1	6" @ ZONE 1		

NOTES:

1. INSTALL PLYWOOD PANELS AS SHOWN ON DETAIL BELOW.
2. SPACE NAILS @ 10" O.C. ALONG INTERMEDIATE FRAMING MEMBERS FOR FLOORS, AND 6" O.C. FOR ROOFS.
3. ZONES 1,2 & 3 ARE AS SHOWN BELOW.





HGUM

HIGH-CAPACITY BEAM/GIRDER HANGERS

VER. 2018 (FOR CONCRETE AND GFCMU)

MARK	MODEL NUMBER	GA.	DIMENSIONS (IN.)			FASTENERS		ALLOWABLE LOADS			CODE REF.
			W	H	B	GFCMU AND CONCRETE	JOIST	UPLIFT (160)		DOWNLOAD (DF, SP, LVL, PSL, LSL)	
						TITEN HD ANCHORS	STRONG-DRIVE SDS SCREWS	4" MIN. TO TOP OF WALL	15" MIN. TO TOP OF WALL	GFCMU CONCRETE (100/115/125)	
	DOUBLE 2x SIZES										
	LGUM26-2-SDS	12	3 5/16"	5 7/16"	4	(4) 3/8" x 4"	(4) 1/4" x 2 1/2"	1430	1430	5595	
	LGUM28-2-SDS	12	3 5/16"	7 3/16"	4	(6) 3/8" x 4"	(6) 1/4" x 2 1/2"	2435	2435	8250	
	LGUM210-2-SDS	12	3 5/16"	9 3/16"	4	(8) 3/8" x 4"	(8) 1/4" x 2 1/2"	3575	3575	9575	
	TRIPLE 2x SIZES										
	LGUM26-3-SDS	12	4 15/16"	5 1/2"	4	(4) 3/8" x 4"	(4) 1/4" x 2 1/2"	1430	1430	5595	
	LGUM28-3-SDS	12	4 15/16"	7 1/4"	4	(6) 3/8" x 4"	(6) 1/4" x 2 1/2"	2435	2435	8250	
	LGUM210-3-SDS	12	4 15/16"	9 1/4"	4	(8) 3/8" x 4"	(8) 1/4" x 2 1/2"	3575	3575	9775	
	QUADRUPLE 2x SIZES										
C/S4	LGUM26-4-SDS	12	6 9/16"	5 7/16"	4	(4) 3/8" x 4"	(4) 1/4" x 2 1/2"	1430	1430	5625	
	LGUM28-4-SDS	12	6 9/16"	7 3/16"	4	(6) 3/8" x 4"	(6) 1/4" x 2 1/2"	2435	2435	8335	
	LGUM210-4-SDS	12	6 9/16"	9 3/16"	4	(8) 3/8" x 4"	(8) 1/4" x 2 1/2"	3575	3575	9860	FL
	4x SIZES										
	LGUM46-SDS	12	3 5/8"	4 7/8"	4	(4) 3/8" x 4"	(4) 1/4" x 2 1/2"	1430	1430	5600	
	LGUM48-4-SDS	12	3 5/8"	6 7/8"	4	(6) 3/8" x 4"	(6) 1/4" x 2 1/2"	2435	2435	8260	
	LGUM410-SDS	12	3 5/8"	8 7/8"	4	(8) 3/8" x 4"	(8) 1/4" x 2 1/2"	3575	3575	9870	
	ENGINEERED WOOD AND STRUCTURAL COMPOSITE LUMBER SIZES (HEAVY DUTY)										
	HGUM5-25-SDS	7	5 1/4"		5 1/4"	(8) 5/8" x 5"	(24) 1/4" x 2 1/2"	4230#	6180#	14965	16015
	HGUM5-50-SDS	7	5 1/2"	II	5 1/4"	(8) 5/8" x 5"	(24) 1/4" x 2 1/2"	4230#	6180#	14940	16015
	HGUM7.00-SDS	7	7"	TO	5 1/4"	(8) 5/8" x 5"	(24) 1/4" x 2 1/2"	4230#	6180#	14770	16015
	HGUM7.25-SDS	7	7 1/4"	30	5 1/4"	(8) 5/8" x 5"	(24) 1/4" x 2 1/2"	4230#	6180#	14740	16015
	HGUM9.00-SDS	7	9		5 1/4"	(8) 5/8" x 5"	(24) 1/4" x 2 1/2"	4230#	6180#	14545	16015

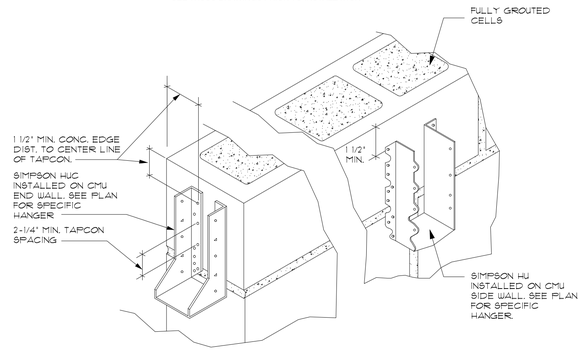
1. UPLIFT LOADS HAVE BEEN INCREASED FOR WIND OR EARTHQUAKE LOADING WITH NO FURTHER INCREASE ALLOWED; REDUCE WHEN OTHER LOADS GOVERN.
2. HGUM UPLIFT LOADS FOR CONCRETE APPLICATIONS ARE 5840 LBS. WITH A 4" MIN. DISTANCE TO TOP OF WALL AND 6960 LBS. WITH A 15" MIN. DISTANCE TO TOP OF WALL.
3. MINIMUM f'_m = 1500 psi AND f'_c = 2500 psi.
4. LGUM MUST BE INSTALLED ON MINIMUM 6" THICK WALL AND HGUM ON MINIMUM 8" THICK WALL. (NOMINAL VALUES FOR GFCMU).
5. TITEN HD ANCHORS MAY BE INSTALLED INTO THE HEAD OR BE JOINTS.
6. SIMPSON STRONG-TIE STRONG-DRIVE SDS HEAVY-DUTY CONNECTOR SCREWS ARE PERMITTED TO BE INSTALLED THROUGH METAL TRUSS PLATES AS APPROVED BY THE TRUSS DESIGNER, PROVIDED THE REQUIREMENTS OF ANSI/TPI 1-2014 SECTIONS 7.5.3.4 AND 8.8.2 ARE MET (PRE-DRILLING REQUIRED THROUGH THE PLATE USING A MAXIMUM OF 9/32" BIT.).

DETAIL C/S4

C1⅛LGUM28-2-SDS1⅛2DO1⅛

CONCRETE / MASONRY TO TRUSS CONNECTION

SEE TRUSS DRAWINGS PRIOR TO INSTALLATION



HU / HUC / HSUR / L HANGERS

VER. 5/16/05 (THE HUC IS A CONCEALED FLANGE VERSION OF THE HU.)

MARK	MODEL NUMBER	FASTENERS		ALLOWABLE LOADS	
		CMU	JOIST	UPLIFT (160)	DOWN (100)
A/S4	HU26	4- TITEN 1/4" X 2 3/4"	2-10d X 1 1/2	290	1545
	HU28	6- TITEN 1/4" X 2 3/4"	4-10d X 1 1/2	515	2400
	HU210	8- TITEN 1/4" X 2 3/4"	4-10d X 1 1/2	515	2400
	HU46	12- TITEN 1/4" X 2 3/4"	6-10d	1085	3200
	HU26-2	12- TITEN 1/4" X 2 3/4"	6-10d	1085	3350
	HU48	14- TITEN 1/4" X 2 3/4"	6-10d	1085	4350
	HU28-2	14- TITEN 1/4" X 2 3/4"	6-10d	1085	4350
	HU410	18- TITEN 1/4" X 2 3/4"	10-10d	1810	5085
	HU210-2	18- TITEN 1/4" X 2 3/4"	10-10d	1810	5085
	HSUL/RU6-2	12- TITEN 1/4" X 2 3/4"	4-16d x 2 1/2	815	2625

1. UPLIFT LOADS HAVE BEEN INCREASED 60% FOR WIND. NO FURTHER INCREASE IS ALLOWED.
2. GROUT STRENGTH FOR CONCRETE MASONY INSTALLED SHALL BE 2500 PSI MINIMUM.
3. CONTACT SIMPSON FOR LOADS ON OTHER MODELS.
4. HU'S CAN BE ORDERED SKEWED 45° AND ACHIEVE THE SAME LOADS.

DETAIL A/S4

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FL REG AR95926

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Boca Raton, Florida 33432
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DWG DECRIPTION :
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-4

N O R T H

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

GENERAL NOTES:

STRUCTURAL STEEL:

SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS (UNLESS NOTED OTHERWISE). PLATES, SHAPES, ANCHOR BOLTS-A36, TUBES A500 GRADE B, WELDS AWS A 5-1, E-70XX ELECTRODE. STEEL TO RECEIVE SHOP COATS AND FIELD TOUCH-UP OF PAINT IN ACCORDANCE WITH SSPC SPECIFICATIONS, ALL WELDING, SHOP FABRICATION AND SHOP PAINTING SHALL CONFORM TO THE AISC SPECIFICATIONS (15TH EDITION) FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. SHOP DRAWINGS SHALL BE SUB- MITTED FOR REVIEW.

PILES GENERAL:

PILES TO BE CUT OFF SQUARE AT PROPER ELEVATIONS ALLOWING A MINIMUM OF 18" (WITH STANDARD HOOK) OF PILE STEEL TO PROJECT INTO PILE CAPS OR GRADE BEAMS (UNO). ALL PILE WORK TO BE DONE IN ACCORDANCE WITH "THE RECOMMENDATION FOR DESIGN, MANUFACTURE AND INSTALLATION OF CONCRETE PILES".

CAST PILING:

THE INSTALLATION, DESIGN AND MANUFACTURE OF CONCRETE PILE SHALL BE DONE IN ACCORDANCE TO ALL REQUIREMENTS AND RECOMMENDATIONS FOR DESIGN, MANUFACTURE AND INSTALLATION OF CONCRETE PILES OF ACI 543, AND GEOTECHNICAL REPORT DATED FEB 16, 2022 BY NUTTING ENGINEERS.
TO BE CAST-IN-PLACE GROUT (f c = 5000 PSI) CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE SAFE LOAD CARRYING CAPACITY OF 70K.
PILES SHALL BE 14" DIAMETER AUGER CAST W/ (5) # 6 VERT. W/ #3 HOOPS @ 12" O.C. STEEL CAGE X 15'-0" LONG PLUS 1 #6 FULL LENGTH CENTER W/ SPACERS.
(PROVIDE STANDARD HOOKS @ ALL VERTICAL PILE STEEL AT TOP.)

CONCRETE GENERAL:

UNLESS OTHERWISE CALLED FOR BY SPECIFICATIONS OR DRAWINGS ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS AND RECOMMENDATIONS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS".

CONCRETE:

TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C94 STRENGTH AS STATED BELOW, AT 28 DAYS, WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. f'c 5000 W/C = .45.

REINFORCING STEEL:

BARS TO BE ASTM A615 GRADE 60 (UNLESS NOTED OTHERWISE), FREE FROM OIL, LOOSE SCALE AND LOOSE RUST AND BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI 315-86) AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02). SHOP DRAWINGS SHALL BE SUBMITTED FOR REVEIW. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064.

ERECTION:

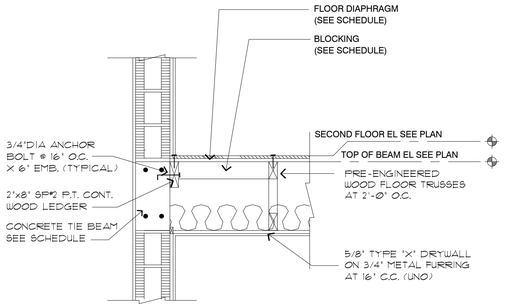
THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERECTION AND SAFE STABILITY OF THE FRAME UNTIL THE STRUCTURAL SYSTEM IS COMPLETE AND CAPABLE OF RESISTING ALL DESIGN FORCES. MAKE ADAQUATE PROVISIONS FOR ERECTION STRESSES AND FOR SUFFICENT TEMPORY BRACING TO KEEP THE STRUCTURAL SYSTEM PLUMB AND IN THE TRUE ALIGNMENT UNTIL COMPLETION, INCLUDING ALL THE ELEMENTS WHICH ARE PART OF THE WIND RESISTING SYSTEM. ERECTION OPERATIONS, INCLUDING THE INSTALLATION OF TEMPORY SHORING, SHALL BE CARRIED OUT WITHOUT LOADING PROTIONS OF THE STRUCTURAL FRAME AND NON-STRUCTURAL CONSTRUCTION IN EXCESS OF THEIR SAFE LOAD CARRYING CAPACITY, WHERE THE LOAD CAPACITY OF THE STRUCTURE MAY BE EXCEEDED, SHORE CONSTRUCTED PORTIONS OF THE STRUCTURE, AS REQUIRED, TO POSITIVE FOUNDATION SUPPORTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERYING ALL DIMENSIONS IN THE FIELD. ANY INSPECTIONS BY THE ENGINEER ARE IN THE FORM OF RANDOM SAMPLING QUALITY AND DO NOR RELIEVE THE GENERAL CONTRACTOR FROM HIS RESPONSIBILITY OF BUILDING ACCORDING TO THE REVIEWED DRAWINGS.

AUGERED UNCASED PILES:

INSTALLATION:
IF PILE SHAFTS ARE FORMED THROUGH UNSTABLE SOILS AND CONCRETE IS PLACED IN AN OPEN DRILLED HOLE, A STEEL LINER SHALL BE INSERTED IN THE HOLE PRIOR TO PLACING CONCRETE. F THE STEEL LINER IS WITHDRAWN DURING CONCERNING, THE LEVEL OF CONCRETE SHALL BE MAINTAINED ABOVE THE BOTTOM OR THE LINER A SUFFICIENT HEIGHT TO OFFSET ANY HYDROSTATIC OR LATERAL SOIL PRESSURE. CONCRETE IS TO BE PLACED BY PUMPING THROUGH A HOLLOW-STEM AUGER, THE AUGER SHALL ROTATE POSITIVE DURING WITHDRAWAL AND SHALL BE WITHDRAWN IN A STEADY CONTINUOUS MOTION. CONCRETE PUMPING PRESSURES SHALL BE MEASURED TO INSURE THAT THE VOLUME OF CONCRETE PLACED IN EACH PILE IS EQUAL TO OR GREATER THAN THE THEORETICAL VOLUME OF THE HOLE CREATED BY THE AUGER. IF THE INSTALLATION FROCESS OF ANY PILE IS INTERRUPTED OR A LOSS OF CONCRETING OCCURS, THE PILE SHALL BE REDRILLED TO ORIGINAL DEPTH AND REFORMED. AUGER CAST-IN-PLACE PILES SHALL NOT BE INSTALLED WITHIN 6 PILE DIAMETERS CENTER TO CENTER OF A PILE FILLED WITH CONCRETE MORE THAN 90 MIN. AND LESS THAN 24 HOURS OLD. IF THE CONCRETE LEVEL IN ANY COMPLETED PILE DROPS, THE PILE SHALL BE REJECTED AND REPLACED.

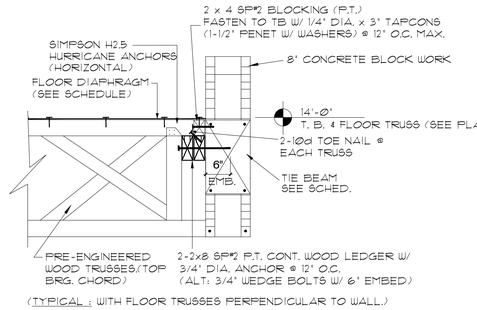
SHOP DRAWINGS

7 DAYS FOR REVIEW PLUS TIME FOR REDRAWING OF CORRECTED ITEMS. SECURE WRITTEN REVIEW FROM ENGINEER PRIOR TO FABRICATION, ERECTION OR INSTALLATION. ANY REVIEW BY ENGINEER OF SUCH SHOP DRAWINGS DOES NOT RELIEVE THE GENERAL CONTRACTOR FROM HIS RESPONSIBILITY OF BUILDING ACCORDING TO CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTES OTHERWISE.



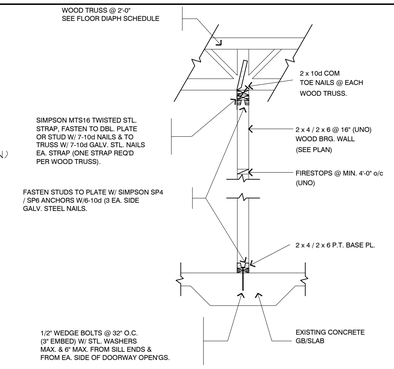
WOOD NAILER SECTION (WN) 1/S5

SCALE:1 N.T.S.



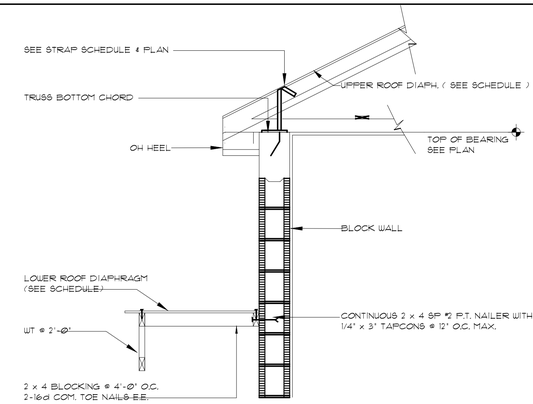
WOOD LEDGER (WL) - SECTION 2/S5

SCALE : N.T.S.



WOOD BRG. WALL SECTION 3/S5

SCALE: N.T.S.



SECTION (WN) 4/S-5

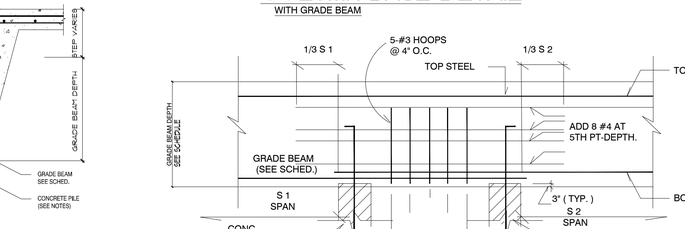
SCALE:NONE

REINFORCED MASONRY NOTES:

A. DESIGN: IN ACCORDANCE WITH TMS 402-16.
B. CONCRETE UNITS: TO BE ASTM C 90, ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY.
C. MORTAR TYPE M PER ASTM C 270. (CEMENT / LIME).
D. GROUT:
   1. GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM DESIGNATION C476. (8" +- 1" SLUMP).
   2. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.
   3. ALL GROUT SHALL BE FLUID CONSISTENCY, WHICH MEANS THAT CONSISTENCY BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREATION OF THE CONSTITUENT PARTS.
   4. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITEN CONSENT OF THE ENGINEERS.
   5. PROVIDE VIEW HOLES AT BOTTOM OF ALL FILLED CELLS. FOR INSPECTION.
E. REINFORCING:
   1. VERTICAL:
      a. ASTM A615 PER REINFORCING SECTION (GRADE 60).
      b. WHEN FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
      c. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-QUATER INCH FROM THE MASONRY.
      d. VERTICAL REINFORCEMENT SHALL BE AS SHOWN ON PLANS.
      e. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO TIE BEAM. PRECAST LINTELS SHALL HAVE OPENING TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
      f. ALL BAR SPLICES SHALL BE 48 BAR DIAMETER.
   2. HORIZONTAL:
      a. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SHOWN ON WALL SECTION. (IF ANY IS REQUIRED).
F. GENERAL: ALL REINFORCING MASONRY WORK SHALL CONFORM TO TMS-602-16 "SPECIFICATIONS FOR MASONRY STRUCTURES (f' m = 2000 psi).
G. INSPECTION: ALL REINFORCED MASONRY WORK SHALL REQUIRE FIELD INSPECTIONS.

NOT USED 5/S-5

SCALE:NONE



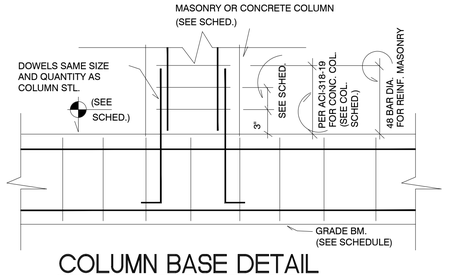
BEAM BENDING DIAGRAM DETAIL

SCALE : NONE

BOTTOM BARS – TOP BARS – 'E' BARS FOR CAST IN PLACE CONCRETE BEAMS & SLABS

GENERAL BEAM SCHEDULE NOTES:

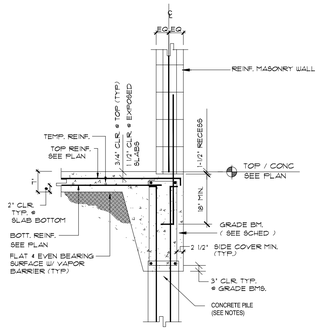
1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-6 & HOOPS SHALL BE TYPE T-2 CRSI BAR BENDS UNLESS NOTED OTHERWISE.
2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS. (UNO)
3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE POURED PRIOR TO PLACEMENT OF BLOCK BELOW.
4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THRU TIE BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 30 BAR DIA.
5. ALL TIE BEAM TOP & BOTTOM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
6. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8".
7. TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
8. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS NOTED OTHERWISE.
9. MARK 'C' IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.
10. ONE-QUARTER OF MAXIMUM BOTTOM REINFORCING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS 'A' TENSION LAP SPLICE ON EITHER SIDE OF SUPPORT.
11. PROVIDE (2) #5 CORNER BARS WITH 30" DEVELOPMENT AT ALL CORNERS.



COLUMN BASE DETAIL

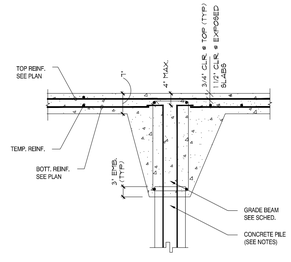
WITH GRADE BEAM

DOUBLE PILE REINF'G. DETAIL



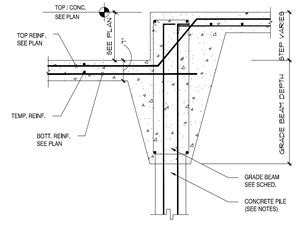
SECTION 6/S-5

SCALE: N.T.S.



SECTION 7/S-5

SCALE: N.T.S.



SECTION 8/S-5

SCALE: N.T.S.

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ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :
ISSUE DATE: 09-22-22
PROJECT #: 22005
DRAWN BY: ER
CHECKED BY: MG

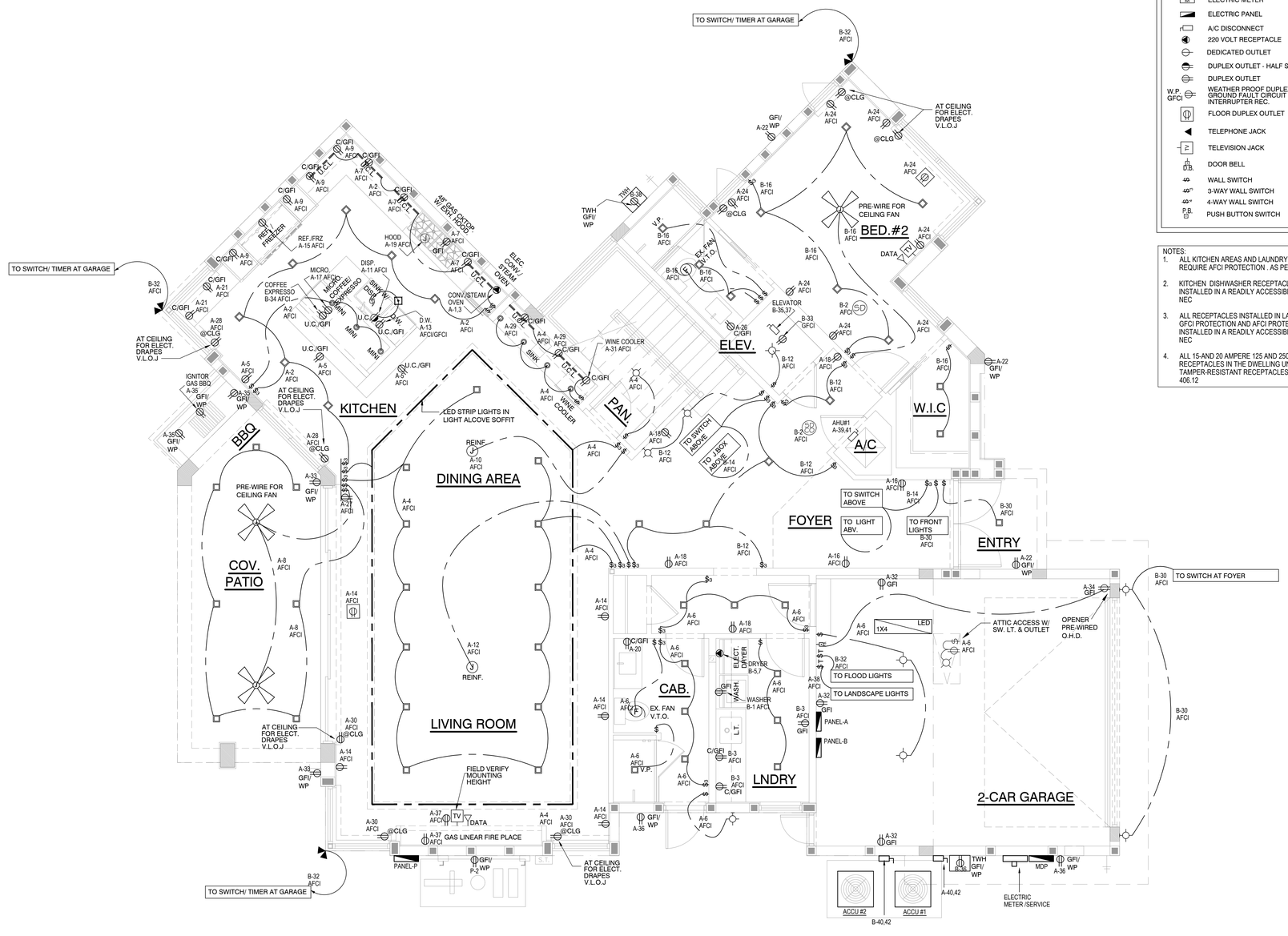
DWG DECRIPTION :
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-5

SECTIONS

NORTH

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



1 FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS & ABBREVIATIONS LEGEND

- PRE-WIRE FOR CLG. FAN
- ELECTRIC METER
- ELECTRIC PANEL
- A/C DISCONNECT
- 220 VOLT RECEPTACLE
- DEDICATED OUTLET
- DUPLEX OUTLET - HALF SWITCHED
- DUPLEX OUTLET
- W.P. GFCI — WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- FLOOR DUPLEX OUTLET
- TELEPHONE JACK
- TELEVISION JACK
- DOOR BELL
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- P.B. — PUSH BUTTON SWITCH
- WALL SCONCE
- WALL OR CLG. MOUNTED FIXTURE
- JUNCTION BOX
- SW — SWITCHED FIXTURE
- RECESSED MINI LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- V.P. — VAPOR PROOF RECESSED FIXT.
- FLOOD LIGHTS
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR 110 VOLT.
- CHIMES
- K/P — SECURITY SYSTEM KEYPAD
- U.C.L. — FLOURESCENT LIGHT FIXTURE UNDER COUNTER LIGHT
- FLUOR 1X4 — FLOURESCENT LIGHT FIXTURE
- LINEAR RECESSED LIGHT

NOTES:

1. ALL KITCHEN AREAS AND LAUNDRY AREAS RECEPTACLES REQUIRE AFCI PROTECTION . AS PER 2017 NEC
2. KITCHEN DISHWASHER RECEPTACLES TO BE GFCI AND TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION. AS PER 2017 NEC
3. ALL RECEPTACLES INSTALLED IN LAUNDRY AREA REQUIRE GFCI PROTECTION AND AFCI PROTECTION AND TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION . AS PER 2017 NEC
4. ALL 15-AND 20 AMPERE 125 AND 250V NONLOCKING TYPE RECEPTACLES IN THE DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AS PER NEC 2017 SECTION 406.12

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ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
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Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :

DWG DECRIPTION :
1ST FLR. ELECTRICAL PLAN

SHEET #:
E-1

PREMIER
CONSULTING ENGINEERS, LLC
MECHANICAL | ELECTRICAL | PLUMBING
ENGINEERING + CONSULTING
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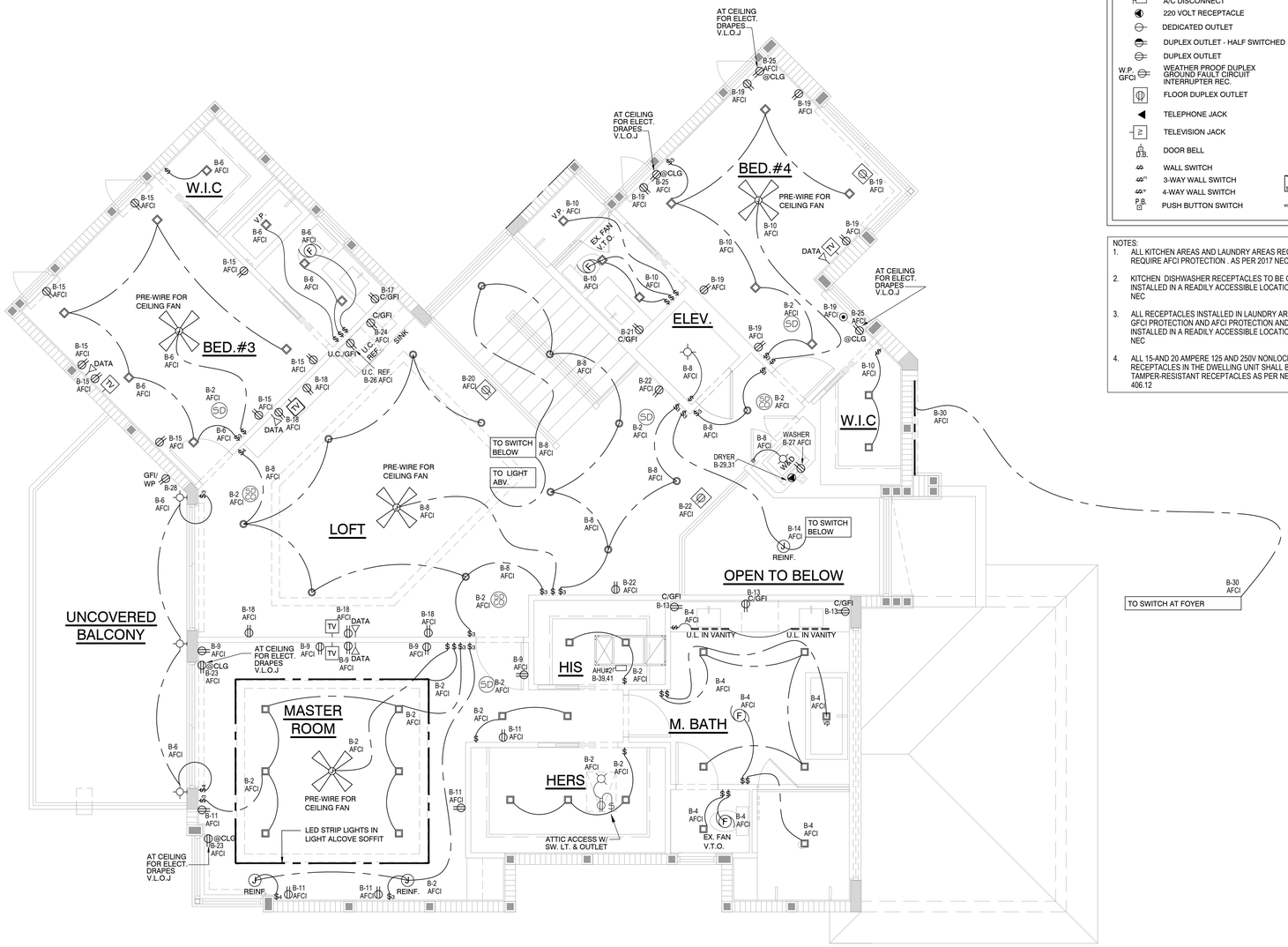
KAMAL AL HALABI LICENSE No 63970 STATE OF FLORIDA PROFESSIONAL ENGINEER



1 SECOND FLOOR ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS & ABBREVIATIONS LEGEND

- PRE-WIRE FOR CLG. FAN
- M — ELECTRIC METER
- ELECTRIC PANEL
- A/C DISCONNECT
- 220 VOLT RECEPTACLE
- DEDICATED OUTLET
- DUPLEX OUTLET - HALF SWITCHED
- DUPLEX OUTLET
- W.P. GFCI — WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- FLOOR DUPLEX OUTLET
- TELEPHONE JACK
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- DB — DOOR BELL
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- P.B. — PUSH BUTTON SWITCH
- WALL SCONCE
- WALL OR CLG. MOUNTED FIXTURE
- J — JUNCTION BOX
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- RECESSED LIGHT FIXTURE
- V.P. — VAPOR PROOF RECESSED FIXT.
- FLOOD LIGHTS
- F — EXHAUST FAN
- S — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR 110 VOLT.
- CHIMES
- K/P — SECURITY SYSTEM KEYPAD
- U.C.L. — FLOURESCENT LIGHT FIXTURE UNDER COUNTER LIGHT
- FLUOR. 1X4 — FLOURESCENT LIGHT FIXTURE
- LINEAR RECESSED LIGHT

NOTES:

1. ALL KITCHEN AREAS AND LAUNDRY AREAS RECEPTACLES REQUIRE AFCI PROTECTION . AS PER 2017 NEC
2. KITCHEN DISHWASHER RECEPTACLES TO BE GFCI AND TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION. AS PER 2017 NEC
3. ALL RECEPTACLES INSTALLED IN LAUNDRY AREA REQUIRE GFCI PROTECTION AND AFCI PROTECTION AND TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION . AS PER 2017 NEC
4. ALL 15-AND 20 AMPERE 125 AND 250V NONLOCKING TYPE RECEPTACLES IN THE DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AS PER NEC 2017 SECTION 406.12

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#	DATE

DWG INFO :

DWG DECRIPTION :
2ND FLR. ELECTRICAL PLAN

SHEET #:
E-2

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KAMAL AL HALABI LICENSE No 63970 STATE OF FLORIDA PROFESSIONAL ENGINEER

ELECTRICAL GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 2017 EDITION, AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
2. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
3. PERFORM ALL WORK BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE, AND ACCEPTED BY THE BUILDER AND/OR OWNER.
4. COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
5. MINIMUM WIRE SIZE SHALL BE #14 A.W.G (ONLY FOR GENERAL LIGHTING CIRCUITS). ALL CIRCUITS SUPPLYING KITCHEN, DINING ROOM, BREAKFAST AREA, AND BATHROOMS TO BE #12 A.W.G. ALL BATHROOMS OUTLETS TO BE GFCI PROTECTED. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH THHW INSULATION. ROMEX IS ACCEPTABLE WHERE ALLOWED PER CODE.
6. PROVIDE ALL NEW MATERIALS BEARING UNDERWRITER'S AND UNION LABELS, WHERE APPLICABLE.
7. PROVIDE G.F.C.I. RECEPTACLE AT BATHROOMS, GARAGE, LAUNDRY AND OUTSIDE RECEPTACLES.
8. KITCHEN COUNTER OUTLETS AND OUTLETS WITHIN 6 FEET FROM A SINK TO BE GFCI.
9. NEW RECEPTACLES INSTALLED SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES.
10. ALL 120V, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DWELLING UNITS KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
11. OUTDOOR RECEPTACLES AND RECEPTACLES IN WET LOCATIONS SHALL COMPLY WITH NEC 2017 406.9.
12. PROVIDE 110V SMOKE DETECTORS INSIDE AND OUTSIDE EACH BEDROOM. SMOKE DETECTORS SHALL BE HARD WIRED W/ BATTERY BACKUP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS TO BE SUPPLIED FROM SAME AFCI ELECTRICAL CIRCUIT.
13. PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10FT OF EACH BEDROOM.
14. ALL SMOKE/CARBON MONOXIDE DETECTORS TO HAVE BATTERY BACKUP AND SIGNAL SIMULTANEOUSLY W/ TEMPORAL SOUND. SMOKE/CARBON MONOXIDE DETECTORS TO BE LOCATED MIN. 3'-0" FROM: R/A & SUPPLY GRILLS, KITCHENS, BATHROOMS DOORS.
15. ELECTRICIAN TO PROVIDE 18/8 LOW VOLTAGE WIRE FROM AIR HANDLER TO THERMOSTAT LOCATION AND 18/5 LOW VOLTAGE WIRE FROM AIR HANDLER TO CONDENSING UNIT LOCATION.
16. LIGHTING IN CLOTHES CLOSETS SHALL BE SURFACE MOUNTED OR RECESSED INCANDESCENT LUMINARIES (FIXTURE) WITH A COMPLETELY ENCLOSED LAMP OR RECESSED FLUORESCENT LUMINARIES (FIXTURE).
17. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM: A/C EQUIPMENT(S), SMOKE DETECTORS, THERMOSTATS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
18. ELECTRICAL SERVICE EQUIPMENT MUST BE 3' ABOVE MSL, AND 8' ABOVE N.V.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENTS SHALL BE INSTALLED ABOVE FLOOD LEVEL.
19. WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON ELECTRIC PLANS. GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
20. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO THE FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
21. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. FBC R402.4.4
22. THE AMPACITY OF TYPES NM,NMC, AND NMS CABLE SHALL BE DETERMINED IN ACCORDANCE WITH 310.115. THE ALLOWABLE AMPACITY SHALL NOT EXCEED THAT OF A 60 C (140 F) RATED CONDUCTOR. NEC 334.80
23. LUMINARIES IN CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE NEC 410.16 (A) AND (B).
24. ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER FOR THE PROTECTION OF THE BRANCH CIRCUIT . (NEC 210.12
25. ALL GFI RECEPTACLES SHALL BE READILY ACCESSIBLE. NEC 210.8
26. PROVIDE AN INTERSYSTEM BONDING TERMINAL AT THE GROUNDING ELECTRODE CONDUCTOR. NEC 250.94
27. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 1.8M (6FT) FROM RECEPTACLE OUTLET.
28. IF THERE ARE MORE THAN 12 SMOKE DETECTORS TOTAL WITHIN THE HOUSE THEN ALL SMOKE DETECTORS SHALL BE U.L. LISTED LOW VOLTAGE PHOTOELECTRIC DETECTORS MEETING THE REQUIREMENTS OF NFPA 72 11.8.2.2 AND AUTHORITIES HAVING JURISDICTION (AHJ). SMOKE DETECTORS SHALL HAVE INTEGRATED SOUNDERS AND SHALL BE WIRED SO THAT ALL DETECTORS SOUND SIMULTANEOUSLY AND SHALL BE CONNECTED TO A U.L. LISTED RESIDENTIAL ALARM CONTROL PANEL WHICH CAN BE MONITORED BY A CENTRAL STATION. SUCH PANEL SHALL BE PRIMARILY POWERED BY A DEDICATED 20 AMP, AC BRANCH CIRCUIT WITH SECURE TRANSFORMER AND BATTERY BACK-UP.

FPL

June 14, 2022

Rufino Salgado
101 Bonito Dr -Lot 102
Ocean Ridge, FL 33435

Re: Available Fault Current for 101 Bonita Dr -Lot 102

Dear Rufino Salgado:

Thank you for contacting FPL about the available fault current at 101 Bonita Dr -Lot 102. Based on the plans you have provided dated June 14 2022, the maximum available fault current at the transformer secondary terminals is estimated to be 21110 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 8 amp type KS fuse. The primary service voltage is 7.6kV L-G. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install or operate your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,

Nicholas Dookie

Nicholas Dookie
Distribution Engineer

AIC CALCULATIONS
AT MDP

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	75	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	21,110	AMPS
c =	CONSTANT FROM TABLE	=	24,297	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		24,297	
V =	VOLTS	=	240	VOLTS
		=		
	F = 2 * L * I /(C * V)	=	0.543	
		=		
	M = 1 / (1+ F)	=	0.648	
		=		
	AIC = I * M	=	13,681	AMPS

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE..
IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS 1 75 FEET
THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

AIC CALCULATIONS
AT PANELS A/B

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	22	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	13,681	AMPS
c =	CONSTANT FROM TABLE	=	13,923	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		13,923	
V =	VOLTS	=	240	VOLTS
		=		
	F = 2 * L * I /(C * V)	=	0.180	
		=		
	M = 1 / (1+ F)	=	0.847	
		=		
	AIC = I * M	=	11,593	AMPS

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE..
IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS 1 22 FEET
THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

ELECTRICAL LOAD CALCULATIONS
ONE-FAMILY DWELLING
MAIN SERVICE SIZING

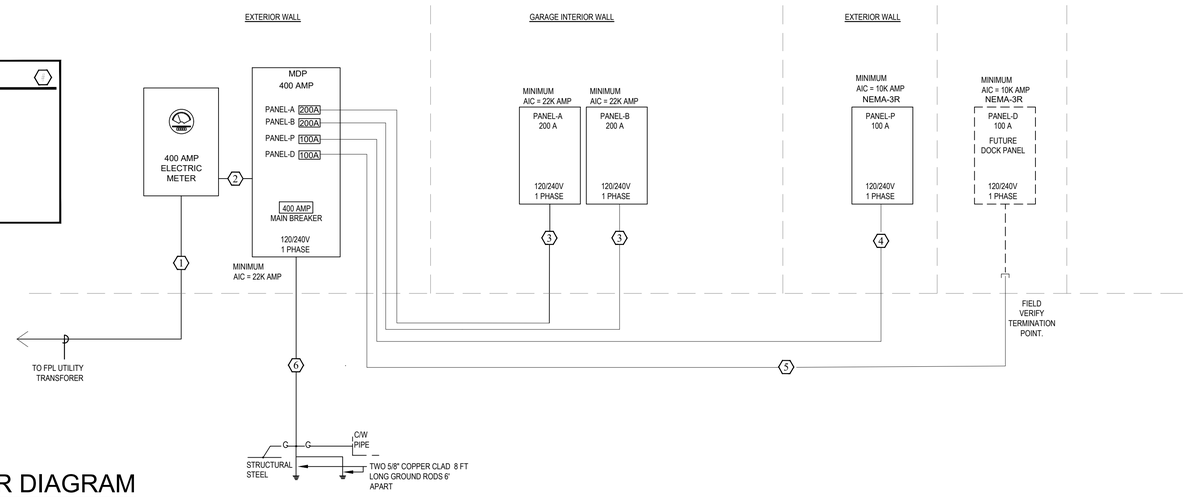
LIGHTING @ 3VA PER SQUARE FOOT	4691	SQ.FT.	14,073 VA
SMALL APPLIANCE @ 1500 VA EACH	9	BRANCH CIRC	13,500 VA
CONV./STEAM OVEN	1		8,200 VA
HOOD	1		600 VA
U.C. REFRIGERATOR	1		900 VA
COFFEE EXPRESSO	1		1,500 VA
WINE COOLER	1		1,500 VA
MICROWAVE	1		1,500 VA
REFRIGERATOR/ FREEZER	1		1,500 VA
DISH WASHER	1		1,500 VA
DISPOSAL	1		1,500 VA
DRYER	2		10,000 VA
WASHER	2		3,000 VA
GARAGE OPENERS	1		750 VA
ELEVATOR	1		5,000 VA
CHANDELLIERS	3		3,600 VA
ELECTRIC DRAPES	4		3,600 VA
TWH	2		360 VA
POOL EQUIPMENT	1		6,945 VA
DOCK PANEL (FUTURE)	1		11,000 VA
TOTAL LOADS (PARTIAL)			90,528 VA
APPLICATION FOR DEMAND FACTOR			
FIRST 10KVA OF GENERAL LOAD @ 100%			10,000 VA
REMAINDER OF GENERAL LOAD @ 40%			32,211 VA
AIR CONDITIONERS HEAT @65%			13,000 VA

TOTAL LOAD = 55,211 VA

CURRENT PER PHASE = TOTAL LOAD (VA) / (240V)
CURRENT PER PHASE = **230 AMPS**

KEY NOTES

1. 3#400 MCM CU IN 4" CONDUIT
2. 3#400 MCM CU IN 4" CONDUIT
3. 3#3/0 CU & 1#6 CU GRD. IN 2" CONDUIT
4. 3#1 CU & 1#4 CU GRD. IN 1-1/4" CONDUIT
5. 1-1/2" EMPTY CONDUIT WITH PULL STRING.
6. 1#1/0 CU GRD



ELECTRICAL RISER DIAGRAM

SCALE: NOT TO SCALE

PREMIER
CONSULTING ENGINEERS, LLC
MECHANICAL | ELECTRICAL | PLUMBING
ENGINEERING + CONSULTING
COA # 29969
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KAMAL AL HALABI LICENSE No 63970 STATE OF FLORIDA PROFESSIONAL ENGINEER

NAGY ARCHITECTURE LLC
www.nagyarchitecture.com
FL REG AR95926

Nagy Architecture LLC
1388 NW 2nd Avenue, St. #4A
Boca Raton, Florida 33432
Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :

DWG DECRIPTION :

ELECTRICAL NOTES, PANELS & RISER DIAGRAM

SHEET #:

E-3

SPECIFICATIONS: SQUARE-D QO OR EQUAL
AMPACITY 200 A
VOLTAGE: 120/240V, 1PH, 3WIRE

PANEL-A

MAIN: MLO
LOCATION: 2-CAR GARAGE
MOUNT: RECESSED

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
50	2	8200	6	10	CONVEV./STEAM OVEN	1	2	LIGHTS KITCHEN/PANTRY (AFCI)	12	12	#	1	20
50	2		6	10		3	4	LIGHTS GREAT ROOM/ DINNING AREA(AFCI)	12	12	#	1	20
20	1	1500	12	12	RECEPT. - ISLAND SMALL APPLIANCE (AFCI)	5	6	LIGHTS 2- CAR GARAGE/ LAUNDRY/ CABANA BATH (AFCI)	12	12	#	1	20
20	1	1500	12	12	RECEPT. - KITCHEN SMALL APPLIANCE (AFCI)	7	8	LIGHTS COVERED PATIO (AFCI)	12	12	#	1	20
20	1	1500	12	12	RECEPT. - KITCHEN SMALL APPLIANCE (AFCI)	9	10	CHANDELLIER DINNING AREA (AFCI)	12	12	1200	1	20
20	1	1500	12	12	DISPOSAL (AFCI)	11	12	CHANDELLIER LIVING ROOM (AFCI)	12	12	1200	1	20
20	1	1500	12	12	DISHWASHER (AFCI)	13	14	RECEPT. LIVING ROOM (AFCI)	12	12	#	1	20
20	1	1500	12	12	REFRIGERATOR/FREEZER (AFCI)	15	16	RECEPT. FOYER (AFCI)	12	12	#	1	20
20	1	1500	12	12	MICROWAVE (AFCI)	17	18	RECEPT. HALL (AFCI)	12	12	#	1	20
20	1	600	12	12	HOOD KITCHEN (AFCI)	19	20	RECEPT. CABANA BATH	12	12	#	1	20
20	1	1500	12	12	RECEPT. - KITCHEN SMALL APPLIANCE (AFCI)	21	22	RECEPT. ENTRY/ OUTSIDE	12	12	#	1	20
					SPACE	23	24	RECEPT. BEDROOM #2 (AFCI)	14	14	#	1	15
					SPACE	25	26	RECEPT. BATH#2	12	12	#	1	20
20	1	1500	12	12	RECEPT. DINNING AREA (AFCI)	27	28	ELECTRIC DRAPERS - KITCHEN (AFCI)	12	12	900	1	20
20	1	1500	12	12	SMALL APPLIANCES DINNING ROOM BAR (AFCI)	29	30	ELECTRIC DRAPERS -LIVING AREA (AFCI)	12	12	900	1	20
20	1	1500	12	12	WINE COOLER DINNING ROOM BAR (AFCI)	31	32	RECEPT. 2- CAR GARAGE	12	12	#	1	20
20	1	#	12	12	RECEPT. COVERED PATIO	33	34	RECEPT. 2-CAR GARAGE OPENER	12	12	750	1	20
20	1	1500	12	12	SMALL APPLIANCE BBQ AREA	35	36	RECEPT. OUTSIDE	12	12	#	1	20
20	1	#	12	12	RECEPT. GAS FIRE PLACE/TV	37	38	LANDSCAPE LIGHTING (AFCI)	12	12	#	1	20
60	2	10000	6	10	AHU #1	39	40	ACCU #1	10	8	*	2	50
60	2		6	10		41	42		10	8		2	50

PANEL-A
DEMAND LOAD CALCULATIONS

AREA (SQ FT) = 2010 SQ FT
2010@ 3VA PER SQ. FT. = 6030 VA

AFCI: ARC FAULT CURRENT INTERUPTER
* - NON SIMULTANEOUS LOAD
# - INCLUDED IN GENERAL LIGHTING LOAD PER AREA

CONNECTED GENERAL LOAD	17430 VA			
RECEPT 1st 3,000 VA @ 100%	3,000	@100%	3,000	VA
FROM 3001 to 120000 VA @35%	14,430	@35%	5,051	VA
REST @25%	0	@25%	0	VA
AIR CONDITIONERS HEAT @ 100%	10000	@100%	10,000	VA
NUMBER OF APPLIANCES=	9			
APPLIANCE LOAD @75%	10,650	@75%	7,988	VA
OTHER LOAD (DRYER/RANGE...)@100%	8,200	@100%	8,200	VA
LARGEST MOTOR LOAD@125%	0	@125%	0	VA
		TOTAL LOAD =	34,238	VA
CURRENT PER PHASE	= TOTAL LOAD (VA) /(240)			
	= 143 AMPS			

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS: SQUARE-D QO OR EQUAL
AMPACITY 200 A
VOLTAGE: 120/240V, 1PH, 3WIRE

PANEL-B

MAIN: MLO
LOCATION: 2- CAR GARAGE
MOUNT: RECESSED

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
20	1	1500	12	12	WASHER (AFCI)	1	2	LIGHTS MASTER RM / HIS/ HER M. CLOSETS/S.D. (AFC	12	12	#	1	20
20	1	1500	12	12	RECEPT.- LAUNDRY (AFCI)	3	4	LIGHTS MASTER BATH (AFCI)	12	12	#	1	20
30	2	5000	10	10	DRYER	5	6	LIGHTS BEDROOM #3/ BATH 3/UNCOV. BALC. (AFCI)	12	12	#	1	20
30	2		10	10		7	8	LIGHTS LOFT/STAIRS /BEDRM HALL (AFCI)	12	12	#	1	20
20	1	#	12	12	RECEPT. MASTER ROOM (AFCI)	9	10	LIGHTS BEDROOM #4/ BATH#4 (AFCI)	12	12	#	1	20
20	1	#	14	14	RECEPT. MASTER ROOM (AFCI)	11	12	LIGHTS FOYER/HALL (AFCI)	12	12	#	1	20
20	1	#	12	12	RECEPT. MASTER BATH (AFCI)	13	14	CHANDELLIER FOYER (AFCI)	12	12	1200	1	20
20	1	#	14	14	RECEPT. BEDROOM#3 (AFCI)	15	16	LIGHTS BEDRM#2/ BATH#2 (AFCI)	12	12	#	1	20
20	1	#	12	12	RECEPT. BATH#3	17	18	RECEPT. LOFT (AFCI)	12	12	#	1	20
20	1	#	14	14	RECEPT. BEDROOM#4 (AFCI)	19	20	FLOOR RECEPT. LOFT (AFCI)	12	12	#	1	20
20	1	#	12	12	RECEPT. BATH#4	21	22	RECEPT. HALL LOFT/ BEDROOMS (AFCI)	12	12	#	1	20
20	1	900	12	12	ELECTRIC DRAPERS - MASTER BEDROOM (AFCI)	23	24	SMALL APPLIANCE LOFT BAR (AFCI)	12	12	1500	1	20
20	1	900	12	12	ELECTRIC DRAPERS - BEDROOM #4 (AFCI)	25	26	U.C. REF. LOFT BAR (AFCI)	12	12	900	1	20
20	1	1500	12	12	WASHER (AFCI)	27	28	RECEPT. UNCOVERED BALCONY	12	12	#	1	20
30	2	5000	10	10	DRYER (2ND FLR)	29	30	LIGHTS OUTSIDE/ ENTRY	12	12	#	1	20
30	2		10	10		31	32	FLOOD LIGHTS (AFCI)	12	12	#	1	20
20	1	180	12	12	RECEPT. ELEVATOR	33	34	COFFEE EXPRESSO (AFCI)	12	12	1500	1	20
30	2	5000	10	10	ELEVATOR	35	36	RECEPT. TWH (GAS)	12	12	180	1	20
30	2		10	10		37	38	RECEPT. TWH (GAS)	12	12	180	1	20
60	2	10000	6	10	AHU #2	39	40	ACCU #2	10	8	*	2	50
60	2		6	10		41	42		10	8		2	50

PANEL-B
DEMAND LOAD CALCULATIONS

AREA (SQ FT) = 2000 SQ FT
2000@ 3VA PER SQ. FT. = 6000

AFCI: ARC FAULT CURRENT INTERUPTER
* - NON SIMULTANEOUS LOAD
5 # - INCLUDED IN GENERAL LIGHTING LOAD PER AREA

CONNECTED GENERAL LOAD	10740 VA			
RECEPT 1st 3,000 VA @ 100%	3,000	@100%	3,000	VA
FROM 3001 to 120000 VA @35%	7,740	@35%	2,709	VA
REST @25%	0	@25%	0	VA
AIR CONDITIONERS HEAT @ 100%	10000	@100%	10,000	VA
NUMBER OF APPLIANCES=	3			
NEC 220.53-APPLIANCE LOAD @100%	3,900	@100%	3,900	VA
OTHER LOAD (DRYER/RANGE....)@100%	16,800	@100%	16,800	VA
LARGEST MOTOR LOAD@125%	0	@125%	0	VA
		TOTAL LOAD =	36,409	VA
CURRENT PER PHASE	= TOTAL LOAD (VA) /(240)			
	= 152 AMPS			

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS: SQUARE-D QO OR EQUAL
AMPACITY 100A
VOLTAGE: 120/240V, 1PH, 3WIRE

NEMA 3R

PANEL-P

MAIN: MLO
LOCATION: EXTERIOR
MOUNT: SURFACE

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
20	2	2500			POOL PUMP GFCI (FUTURE)	1	2	RECEPTACLE	12	12	540	1	20
20	2					3	4	POOL LIGHTS GFCI (FUTURE)			600	1	20
20	2	2500			SPA PUMP GFCI (FUTURE)	5	6	SPACE					
20	2					7	8	SPACE					
20	1	180			POOL HEATER(GAS) (FUTURE)	9	10	SPACE					
					SPACE	11	12	SPACE					
					SPACE	13	14	SPACE					
					SPACE	15	16	SPACE					
					SPACE	17	18	SPACE					
					SPACE	19	20	SPACE					
					SPACE	21	22	SPACE					
					SPACE	23	24	SPACE					

PANEL-P
DEMAND LOAD CALCULATIONS

CONNECTED GENERAL LOAD	1140 VA			
RECEPT 1st 3,000 VA @ 100%	1,140	@100%	1,140	VA
FROM 3001 to 120000 VA @35%	0	@35%	0	VA
REST @25%	0	@25%	0	VA
AIR CONDITIONERS HEAT @ 100%	0	@100%	0	VA
NUMBER OF APPLIANCES=	0			
APPLIANCE LOAD @100%	0	@100%	0	VA
OTHER LOAD@100%	2,680	@100%	2,680	VA
LARGEST MOTOR LOAD@125%	2,500	@125%	3,125	VA
		TOTAL LOAD =	6,945	VA
CURRENT PER PHASE	= TOTAL LOAD (VA) /(240)			
	= 29 AMPS			

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

NAGY ARCHITECTURE LLC
www.nagyarchitecture.com
FL REG AR95926

Nagy Architecture LLC
1388 NW 2nd Avenue, St. #4A
Boca Raton, Florida 33432
Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#		DATE

DWG INFO :

DWG DECRIPTION :
ELECTRICAL PANELS SCHEDULE

SHEET #:
E-4

PREMIER
CONSULTING ENGINEERS, LLC
MECHANICAL | ELECTRICAL | PLUMBING
ENGINEERING + CONSULTING
COA # 29969
KAMAL HALABI, P.E.
FL P.E. #63970
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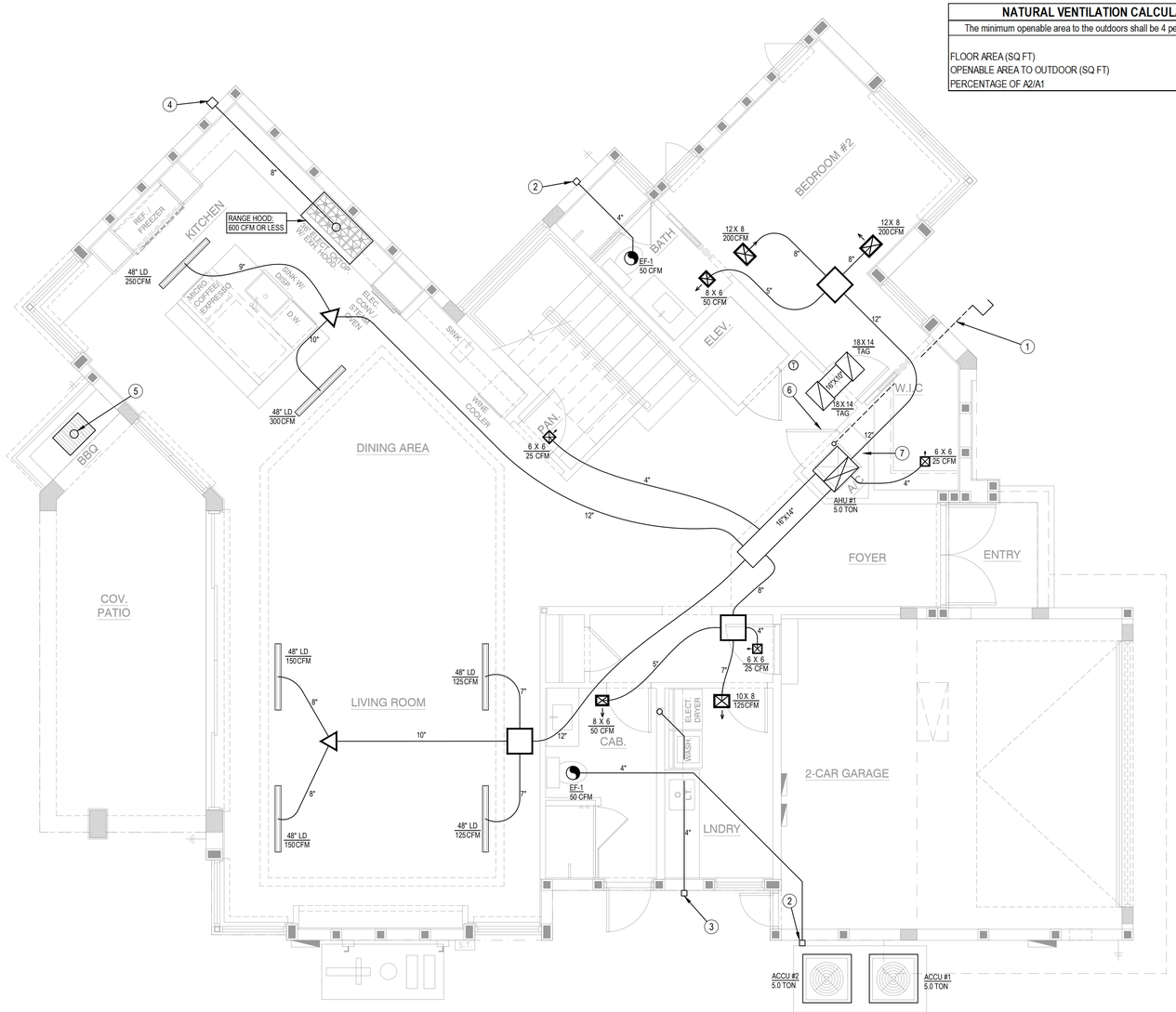
PH: 561.672.7344 | FAX: 561.892.7700
EMAIL: MEP@PREMIER-ENGINEERS.COM

KAMAL AL HALABI LICENSE No 63970 STATE OF FLORIDA PROFESSIONAL ENGINEER

NATURAL VENTILATION CALCULATION PER FMC 402		
The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated		
FLOOR AREA (SQ FT)	A1	4010
OPENABLE AREA TO OUTDOOR (SQ FT)	A2	490
PERCENTAGE OF A2/A1		12.22%



1 MECHANICAL PLAN - FIRST FLOOR

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

HVAC COIL ANTI–CORROSION COATING

PROVIDE ANTI-CORROSION COATING ON HVAC COILS FOR ALL CONDENSING UNITS:

PROVIDE LUVATA "INSITU", A SPRAY-APPLIED, WATER-BASED, LOW VOC SYNTHETIC COATING EMBEDDED WITH 316 STAINLESS STEEL FLAKES AND APPLIED TO ALL COIL SURFACE AREAS. SUPERIOR HARDNESS CHARACTERISTICS OF HB-F PER ASTM D3363-92A AND A CROSSHATCH ADHESION OF 4B-5B PER ASTM B3359-93. HUMIDITY AND WATER IMMERSION RESISTANCE SHALL BE UP TO A MINIMUM 500 AND 2000 HOURS RESPECTIVELY (ASTM D2247-92 AND ASTM D870-02). CORROSION DURABILITY SHALL BE CONFIRMED THROUGH TESTING TO NO LESS THAN 10,000 HOURS SALT SPRAY PER ASTM B117-90.

5-YEAR STANDARD WARRANTY, FOLLOWING MANUFACTURES MAINTENANCE GUIDELINES.

MECHANICAL PLAN LEGEND

SYMBOL	DESCRIPTION
T	PROGRAMMABLE THERMOSTAT (MOUNTED 48" AFF)
	MANUAL VOLUME DAMPER
	SUPPLY AIR DIFFUSER
	TRANSFER AIR GRILLE
	FLEXIBLE DUCT (R-6 UNLESS OTHERWISE NOTED)
LxW	FIBERGLASS AIR DUCT (R-6 UNLESS OTHERWISE NOTED)
	EXHAUST FAN
	LINEAR DIFFUSER

NOTES

1. NOT ALL SYMBOLS MAY APPEAR ON PLANS

ABBREVIATIONS

AHU	AIR HANDLER UNIT
ACCU	AIR COMPRESSOR UNIT
CFM	CUBIC FEET PER MINUTE
TAG	TRANSFER AIR GRILLE
CD	CONDENSATE DRAIN
LD	LINEAR DIFFUSER
EF	EXHAUST FAN

KEYED NOTES:

1. 3/4" PVC CD DRAIN TO LANDSCAPE. CONDENSATE DRAIN LINE RUNNING IN ATTIC, OR INSIDE BUILDING TO HAVE 1/2" ARMAFLEX INSULATION.
2. 4"Ø T/FIN METAL DUCT THROUGH WALL W/WALL CAP AND BIRD SCREEN (MIN. 3'-0" FROM ANY OPERABLE & NON-OPERABLE OPENINGS).
3. 4"Ø GALVANIZED SHEET METAL DUCT THROUGH WALL WITH WALL CAP & BACKDRAFT DAMPER (MIN. 3'-0" FROM ANY OPERABLE & NON-OPERABLE OPENING).
4. 8"Ø GALVANIZED METAL DUCT THROUGH WALL WITH WALL CAP, BACKDRAFT DAMPER & BIRD SCREEN FOR RANGE EXHAUST. (MIN. 3'-0" FROM ANY OPERABLE & NON-OPERABLE OPENING).
5. 6"Ø GALVANIZED METAL DUCT THROUGH ROOF WITH ROOF CAP, BACKDRAFT DAMPER & BIRD SCREEN FOR BBQ. EXHAUST.
6. RETURN FOR AHU #1 THROUGH FULLY LOUVERED METAL DOOR.
7. AHU CLOSET IS RETURN AIR PLENUM. NO COMBUSTIBLE MATERIALS ALLOWED IN THE AHU CLOSET.

NOTE:
CONTRACTOR TO COORDINATE ACCESS IN TRUSS LAYOUT WITH PROPOSED MECHANICAL DUCTWORK LAYOUT PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.

NOTES:
DRYER VENT MATERIAL 26GA MAX 35' INCLUDING ELBOWS
ALL FLEX DUCT TO BE R-6
ALL DUCTBOARD TO BE R-6
CONDENSATE DRAIN TO BE PVC SCH 40
REFRIGERANT LINES TO HAVE 1/2" THICK INSULATION

NOTE

PROVIDE ALL EXHAUSTS MINIMUM 3' AWAY FROM ANY OPERABLE & NON-OPERABLE OPENINGS.

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Tel: 561-289-1634
Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :

DWG DECRIPTION :
MECHANICAL PLAN

SHEET #:
M-1

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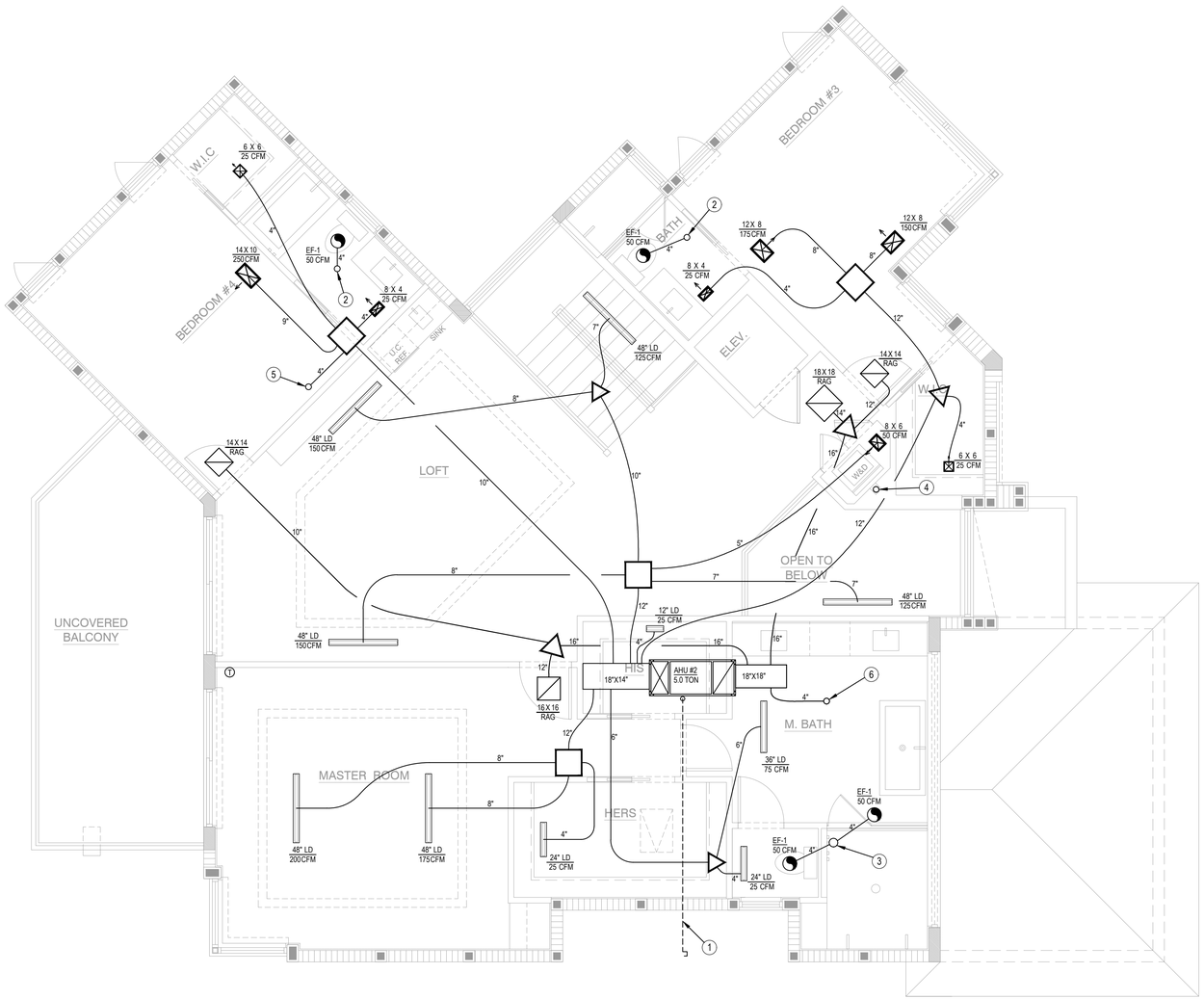

1 MECHANICAL PLAN - SECOND FLOOR

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

MECHANICAL PLAN LEGEND

SYMBOL	DESCRIPTION
T	PROGRAMMABLE THERMOSTAT (MOUNTED 48" AFF)
	MANUAL VOLUME DAMPER
	SUPPLY AIR DIFFUSER
	RETURN / TRANSFER AIR GRILLE
	FLEXIBLE DUCT (R-6 UNLESS OTHERWISE NOTED)
LxW	FIBERGLASS AIR DUCT (R-6 UNLESS OTHERWISE NOTED)
	EXHAUST FAN
	LINEAR DIFFUSER

NOTES

1. NOT ALL SYMBOLS MAY APPEAR ON PLANS

ABBREVIATIONS

AHU	AIR HANDLER UNIT
ACCU	AIR COMPRESSOR UNIT
CFM	CUBIC FEET PER MINUTE
RAG	RETURN AIR GRILLE
TAG	TRANSFER AIR GRILLE
CD	CONDENSATE DRAIN
LD	LINEAR DIFFUSER

KEYED NOTES:

1. 3/4" P/C CD DRAIN TO LANDSCAPE. CONDENSATE DRAIN LINE RUNNING IN ATTIC, OR INSIDE BUILDING TO HAVE 1/2" ARMAFLEX INSULATION.
2. 4"Ø T/FIN METAL DUCT THROUGH ROOF W/ROOF CAP AND BIRD SCREEN.
3. 6"Ø T/FIN METAL DUCT THROUGH ROOF W/ROOF CAP AND BIRD SCREEN.
4. 4"Ø GALVANIZED SHEET METAL DUCT THROUGH ROOF WITH ROOF CAP & BACKDRAFT DAMPER.
5. 4" SUPPLY AIR DUCT OPEN TO ATTIC.
6. 4" RETURN AIR DUCT OPEN TO ATTIC.

NOTES:
DRYER VENT MATERIAL 26GA MAX 35' INCLUDING ELBOWS
ALL FLEX DUCT TO BE R-6
ALL DUCTBOARD TO BE R-6
CONDENSATE DRAIN TO BE PVC SCH 40
REFRIGERANT LINES TO HAVE 1/2" THICK INSULATION

NOTE:
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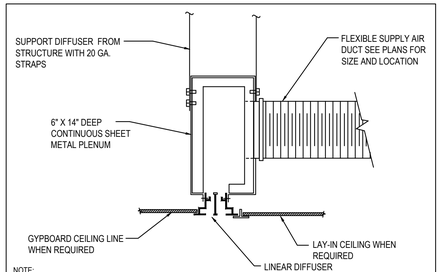
SHEET #:
M-2

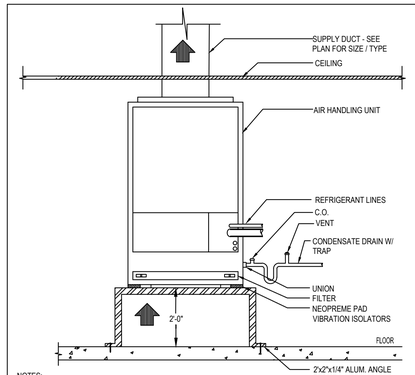
HVAC GENERAL NOTES:

1. ALL MECHANICAL WORK SHALL CONFORM TO: FLORIDA RESIDENTIAL CODE 7th EDITION, FBCM (7th EDITION), FBCEC (7th EDITION), FBCB (7th EDITION), FFPC (7th EDITION), AND NEC (2017).
2. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
5. CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
6. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
7. PROVIDE ALL MECHANICAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED SERVICE AREA CLEARANCES.
8. VERIFY VOLTAGE AND EQUIPMENT POWER REQUIREMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
9. OUTSIDE AIR INTAKES (GRAVITY VENTS, LOUVERS) SHALL MAINTAIN A MINIMUM OF 10'-0" FROM ANY EXHAUST OR SANITARY VENT.
10. PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN (AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.
11. PROVIDE A TRAP IN ALL CONDENSATE PIPING SERVING AIR HANDLING UNITS AND ROOFTOP UNITS. SLOPE CONDENSATE LINE 1/8" PER FOOT. CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662). COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. PIPING INSTALLATION AND SUPPORT TO CONFORM WITH SECTION 305 OF FBCM (7th EDITION).
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
13. ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
14. PROVIDE ACCESS DOORS IN HARD CEILINGS OR WALLS REQUIRING ACCESS TO VALVES, FIRE DAMPERS, BALANCING DAMPERS, VOLUME DAMPERS OR OTHER PARTS OF THE SYSTEM WHICH REQUIRE OPERATION OR MAINTENANCE AND ARE LOCATED AT INACCESSIBLE AREAS.
15. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
16. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
17. HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
18. THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
19. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.



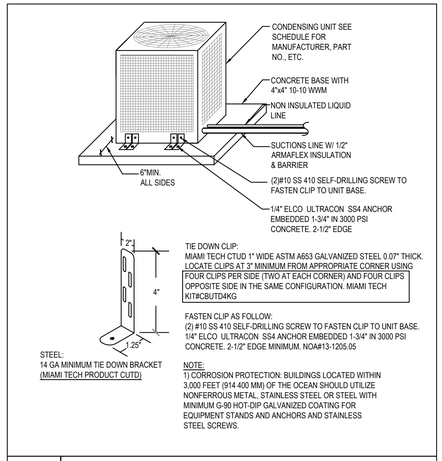
NOTE:
FLEXIBLE DUCT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

4 LINEAR DIFFUSER MOUNTING DETAIL
NOT TO SCALE



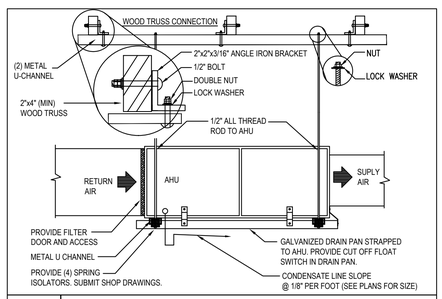
NOTES:
1. PROVIDE A WATER LEVEL MONITORING DEVICE (SHUT-OFF FLOW SWITCH) INSTALLED IN THE PRIMARY PAN. THIS DEVICE WILL SHUT OFF THE EQUIPMENT WHEN THE PRIMARY PAN DRAIN FLOW IS STOPPED.
2. AHU TO HAVE 4" MINIMUM CLEARANCE ALL AROUND THE UNIT.

1 AHU #1 MOUNTING DETAIL
NOT TO SCALE



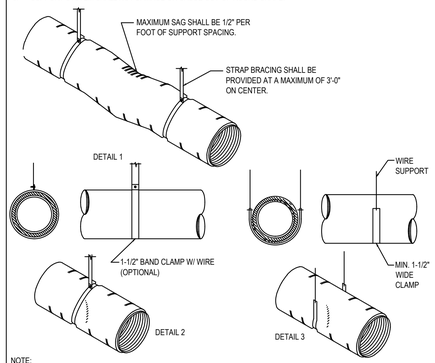
NOTE:
1) CORROSION PROTECTION: BUILDINGS LOCATED WITHIN 3,000 FEET (914 400 MM) OF THE OCEAN SHOULD UTILIZE NONFERROUS METAL, STAINLESS STEEL OR STEEL WITH MINIMUM G-90 HOT-DIP GALVANIZED COATING FOR EQUIPMENT STANDS AND ANCHORS AND STAINLESS STEEL SCREWS.

2 ACCU MOUNTING DETAIL
NOT TO SCALE



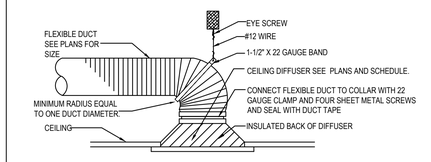
3 AHU #2 MOUNTING DETAIL
NOT TO SCALE

NOTES:
1. METALLIC FLEXIBLE DUCTWORK SHALL BE ATTACHED USING A MINIMUM OF THREE #8 SHEET METAL SCREWS EQUALLY SPACED AROUND THE DUCTWORK CIRCUMFERENCE. DUCTWORK LARGER THAN 12" SHALL HAVE A MINIMUM OF FIVE #8 SHEET METAL SCREWS. SCREWS SHALL BE LOCATED AT LEAST 8" FROM THE DUCTWORK END.
2. NON-METALLIC FLEXIBLE DUCTWORK SHALL BE SECURED TO THE SLEEVE OR COLLAR USING A DRAW BAND. IF THE DUCTWORK COLLAR EXCEEDS 12", THE DRAW BAND MUST BE POSITIONED BEHIND A BEAD ON THE METAL COLLAR.
3. INSULATION AND VAPOR BARRIERS PRESENT ON FACTORY-FABRICATED DUCTWORK SHALL BE FITTED OVER THE CORE CONNECTION AND SHALL BE SUPPLEMENTALLY SECURED WITH A DRAW BAND.
4. FLEXIBLE DUCTWORK SEALING SHALL BE A CLASS 'B' SEAL FOR LOW PRESSURE DUCTWORK.
5. SUPPORT SYSTEM SHALL NOT DAMAGE OR CAUSE OUT-OF-ROUND SHAPE.



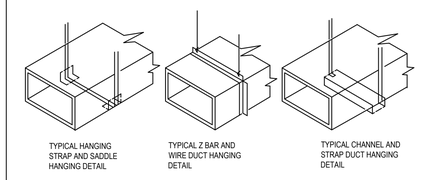
NOTE:
FLEXIBLE DUCT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

5 INSULATED FLEXIBLE DUCT DETAIL
NOT TO SCALE



NOTE:
FLEXIBLE DUCT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

6 TYPICAL DIFFUSER DETAIL
NOT TO SCALE



NOTES:
1. HANG DUCTS ACCORDING TO SMACNA STANDARDS
2. ALL STRAP SHALL BE A MINIMUM OF 1-1/2,26 GA GALVANIZED STEEL. WITH A 6 FT MAXIMUM SPACING.

7 METHOD OF HANGING DUCTS DETAIL
NOT TO SCALE

A/C EQUIPMENT SPECIFICATIONS

MANUFACTURER	**CARRIER**
NOM TONS	5.0
SEER	16.0
CONDENSING UNIT MODEL NO:	**24ABC660-3**
AIR HANDLER MODEL NO:	**FX4DNF061**
REFRIGERANT	R-410A
AMBIENT TEMP.	95
TOTAL CFM	1800 @ 0.5"
TOTAL CAP (MBH)	59.3
SENSIBLE CAP (MBH)	40.4
CONDENSING UNIT DATA:	ACCU #1 & ACCU #2
COMPRESSOR QTY - STAGES	1 - 1
COMPRESSOR RLA - LRA	21.4 - 152.5
CONDENSER FAN FLA	1.2
MCA	32.4
MOCP	50
DIMENSIONS (LxWxH) (IN)	35 x 35 x 46
OPERATING WEIGHT (LBS)	310
AIR HANDLER DATA:	AHU #1 & AHU #2
FAN MOTOR FLA - HP	6.0 - 3/4
HEATER KW	10.0
MCA w/ HEATER	53.8
MOCP w/ HEATER	60
DIMENSIONS (LxWxH) (IN)	22 x 25 x 59
WEIGHT (LBS)	201
REFRIG. TUBES O.D.	
VAPOR	1-1/8
LIQUID	3/8
AHRI NUMBER	**202507172**
NOTE:	
HVAC COIL ANTI-CORROSION COATING PROVIDE ANTI-CORROSION COATING ON HVAC COILS FOR ALL CONDENSING UNITS:	
PROVIDE LUVATA "INSITU", A SPRAY-APPLIED, WATER-BASED, LOW VOC SYNTHETIC COATING EMBEDDED WITH 316 STAINLESS STEEL FLAKES AND APPLIED TO ALL COIL SURFACE AREAS. SUPERIOR HARDNESS CHARACTERISTICS OF HB-F PER ASTM D3363-92A AND A CROSSHATCH ADHESION OF 4B-5B PER ASTM B3359-93. HUMIDITY AND WATER IMMERSION RESISTANCE SHALL BE UP TO A MINIMUM 500 AND 2000 HOURS RESPECTIVELY (ASTM D2247-92 AND ASTM D870-02). CORROSION DURABILITY SHALL BE CONFIRMED THROUGH TESTING TO NO LESS THAN 10,000 HOURS SALT SPRAY PER ASTM B117-90.	
5-YEAR STANDARD WARRANTY, FOLLOWING MANUFACTURES MAINTENANCE GUIDELINES.	

LINEAR SLOT DIFFUSER SPECIFICATIONS

MANUFACTURER: TITUS
MODEL: FLOW BAR FL-10 (BORDER TYPE-22 /TRIMLESS)
JETTHROW PATTERN CONTROLLER
LENGTH: AS INDICATED ON PLAN
NUMBER OF SLOTS: 1 / SLOT WIDTH = 1"
NOTE: PROVIDE FIELD INSULATED PLENUM BOX FOR DIFFUSERS

BATHROOM EXHAUST FANS
EF-1 PANASONIC WHISPER SERIES FV-0511VKS2 50 CFM

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MECHANICAL NOTES & DETAILS

SHEET #:
M-3

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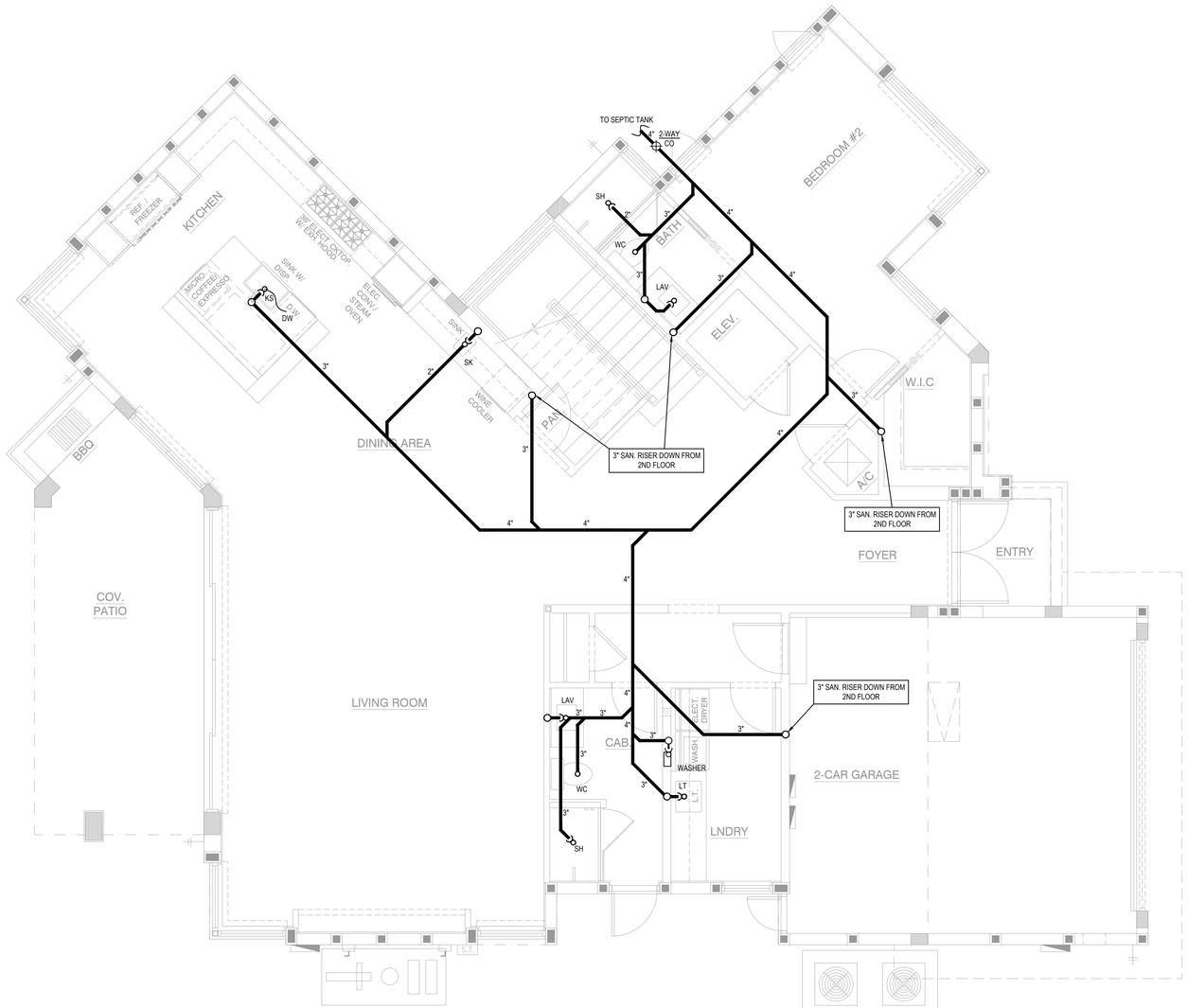

1 FIRST FLOOR SANITARY PLAN

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

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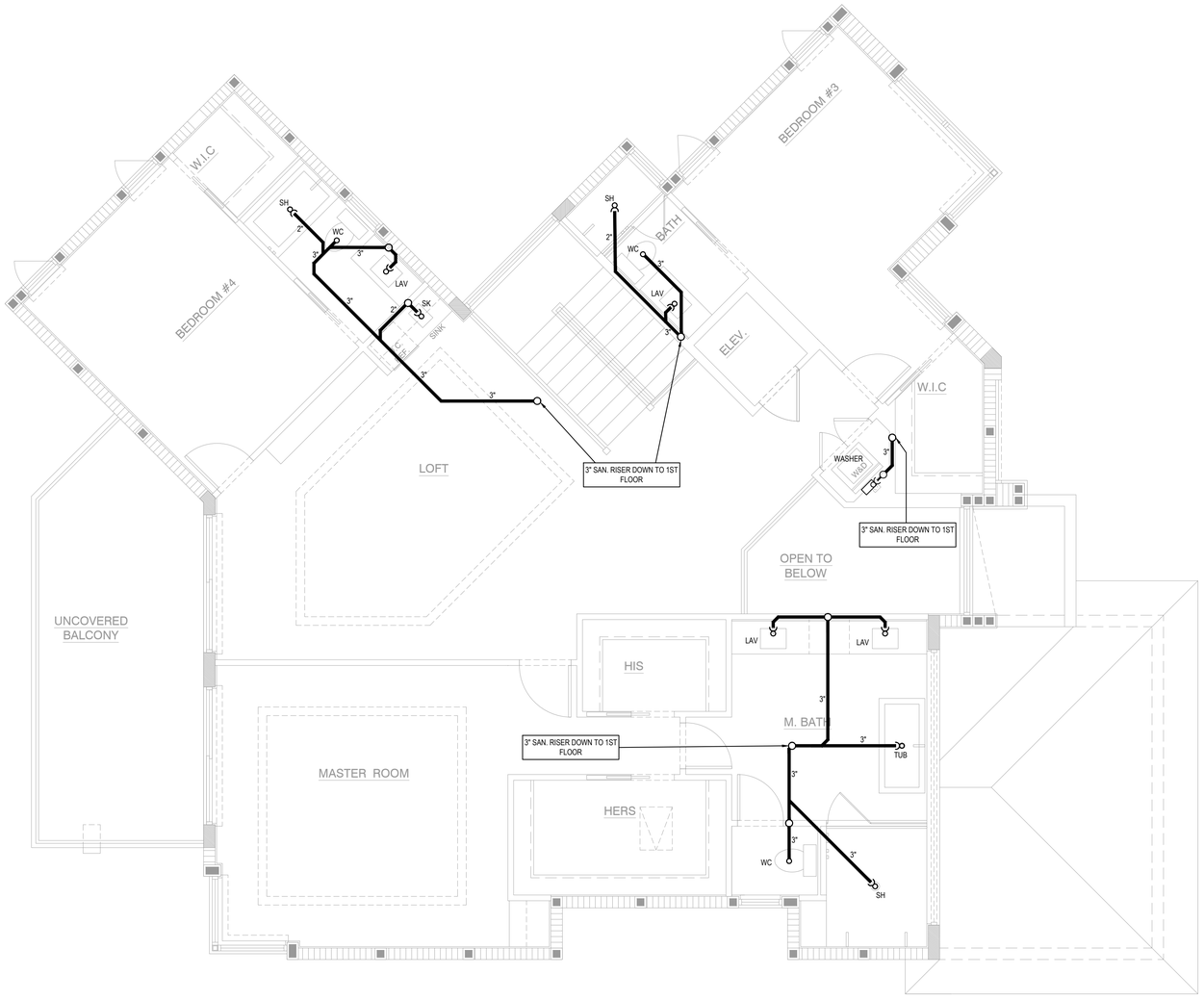

1 SECOND FLOOR SANITARY PLAN

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

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DWG DECRIPTION :
SECOND FLOOR SANITARY PLAN

SHEET #:
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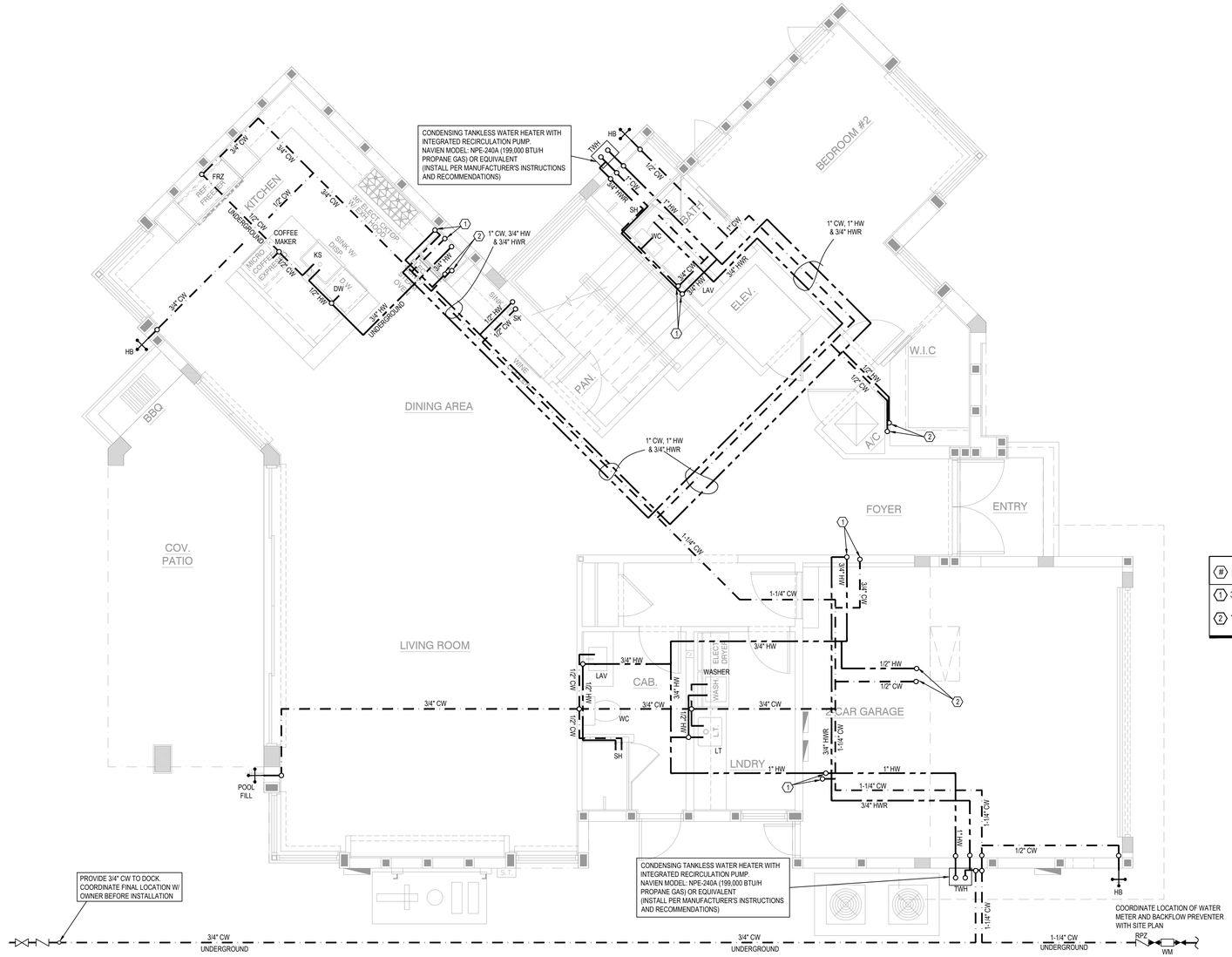

1 FIRST FLOOR WATER PLAN

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

KEYED NOTES

1. 3/4" CW & 3/4" HW UP TO 2ND FLOOR.
2. 1/2" CW & 1/2" HW UP TO 2ND FLOOR.

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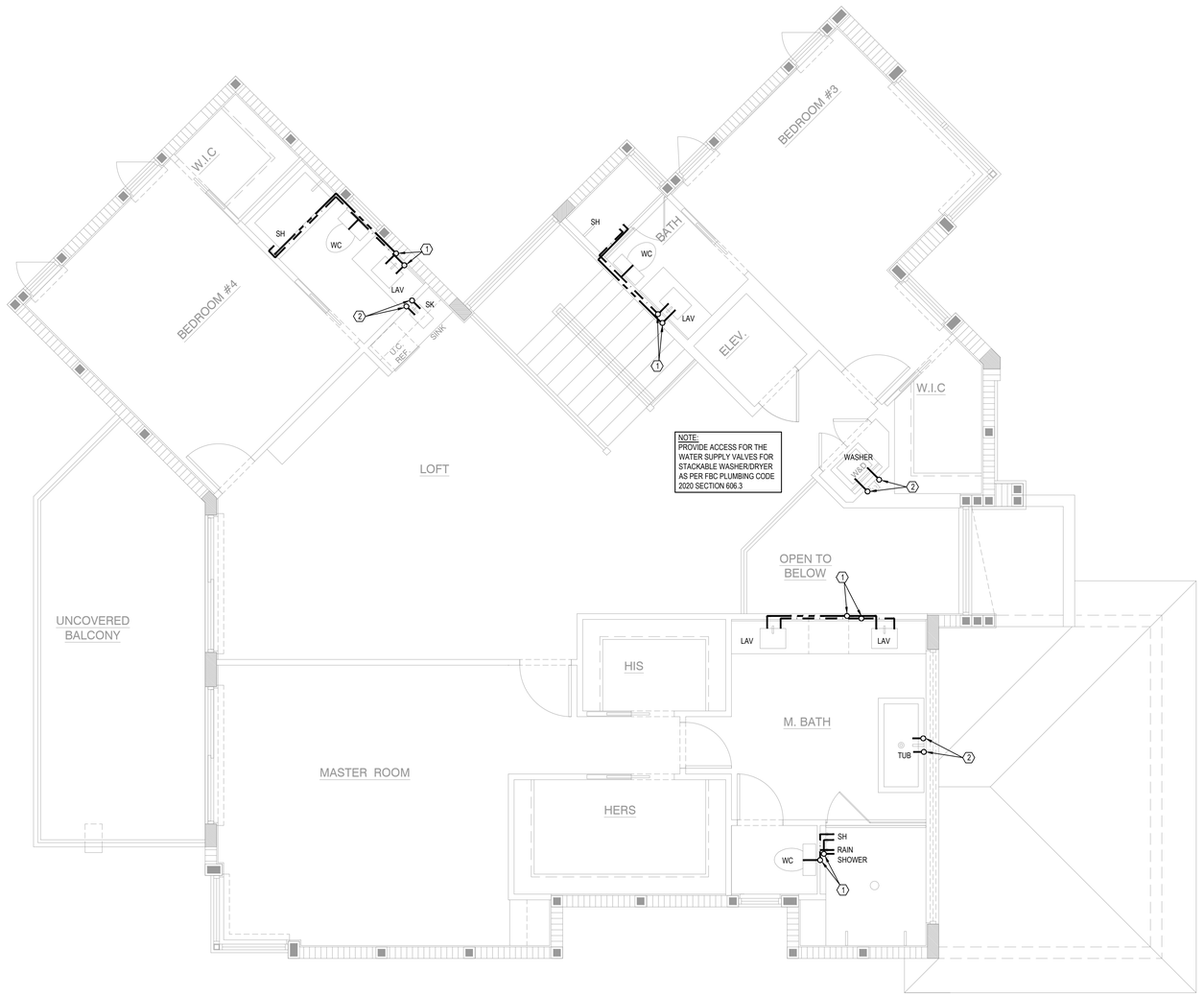

KEYED NOTES

1. 3/4" CW & 3/4" HW UP FROM 1ST FLOOR.
2. 1/2" CW & 1/2" HW UP FROM 1ST FLOOR.

1 SECOND FLOOR WATER PLAN

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

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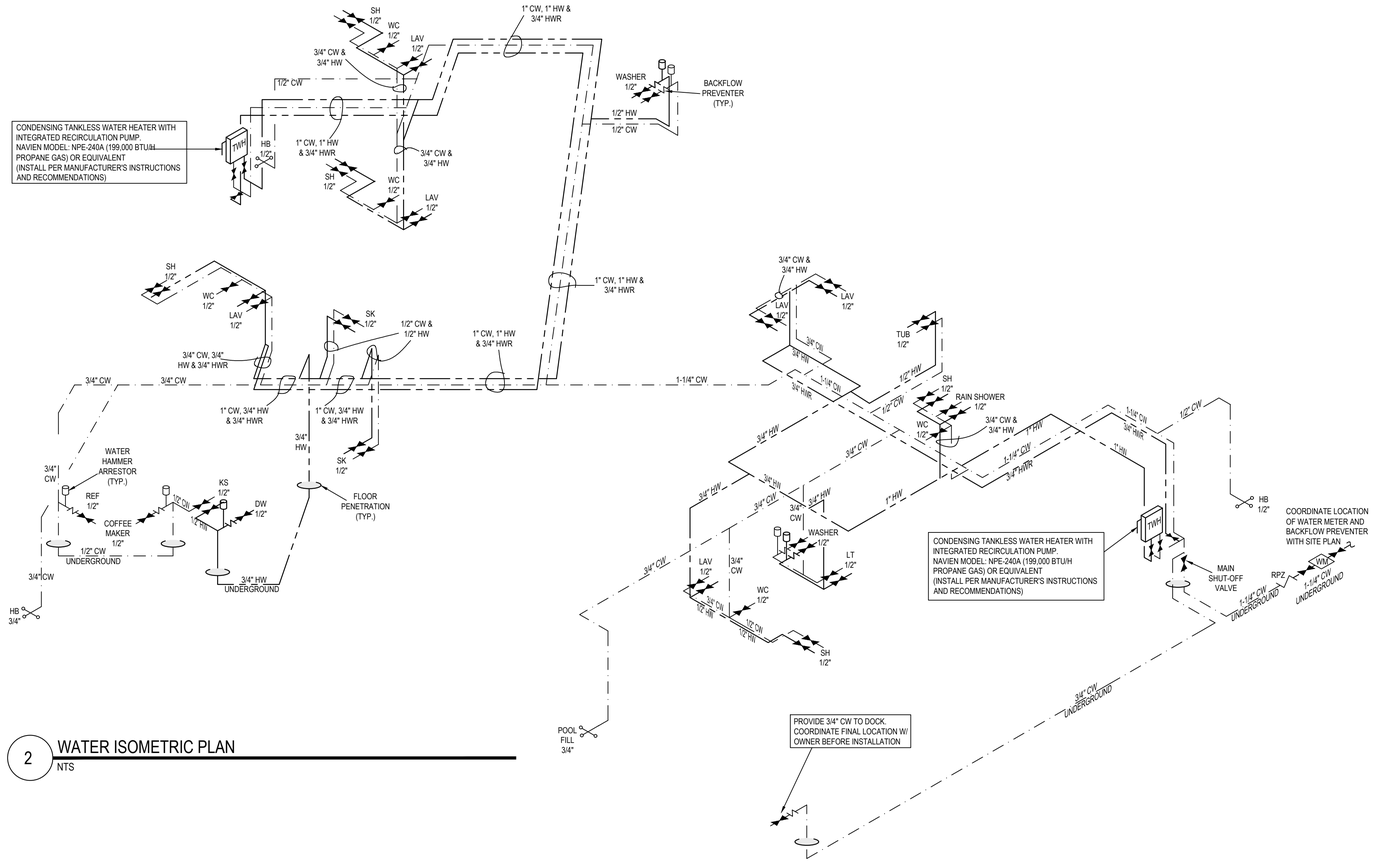
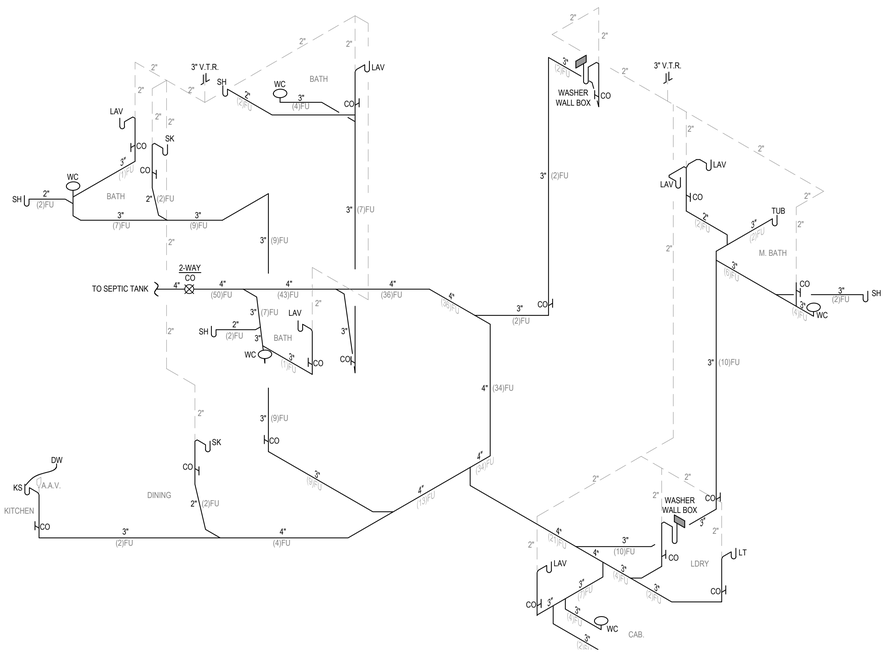


2 WATER ISOMETRIC PLAN
NTS



1 SANITARY ISOMETRIC PLAN
NTS

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FL REG AR95926

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Tel: 561-549-1986

ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
103 BONITO DRIVE LLC
711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:
101 Bonito Drive - Lot 102
OCEANRIDGE, FLORIDA

REVISIONS:

#	DATE

DWG INFO :

DWG DECRIPTION :
SANITARY & WATER ISOMETRIC PLAN

SHEET #:
P-2.3

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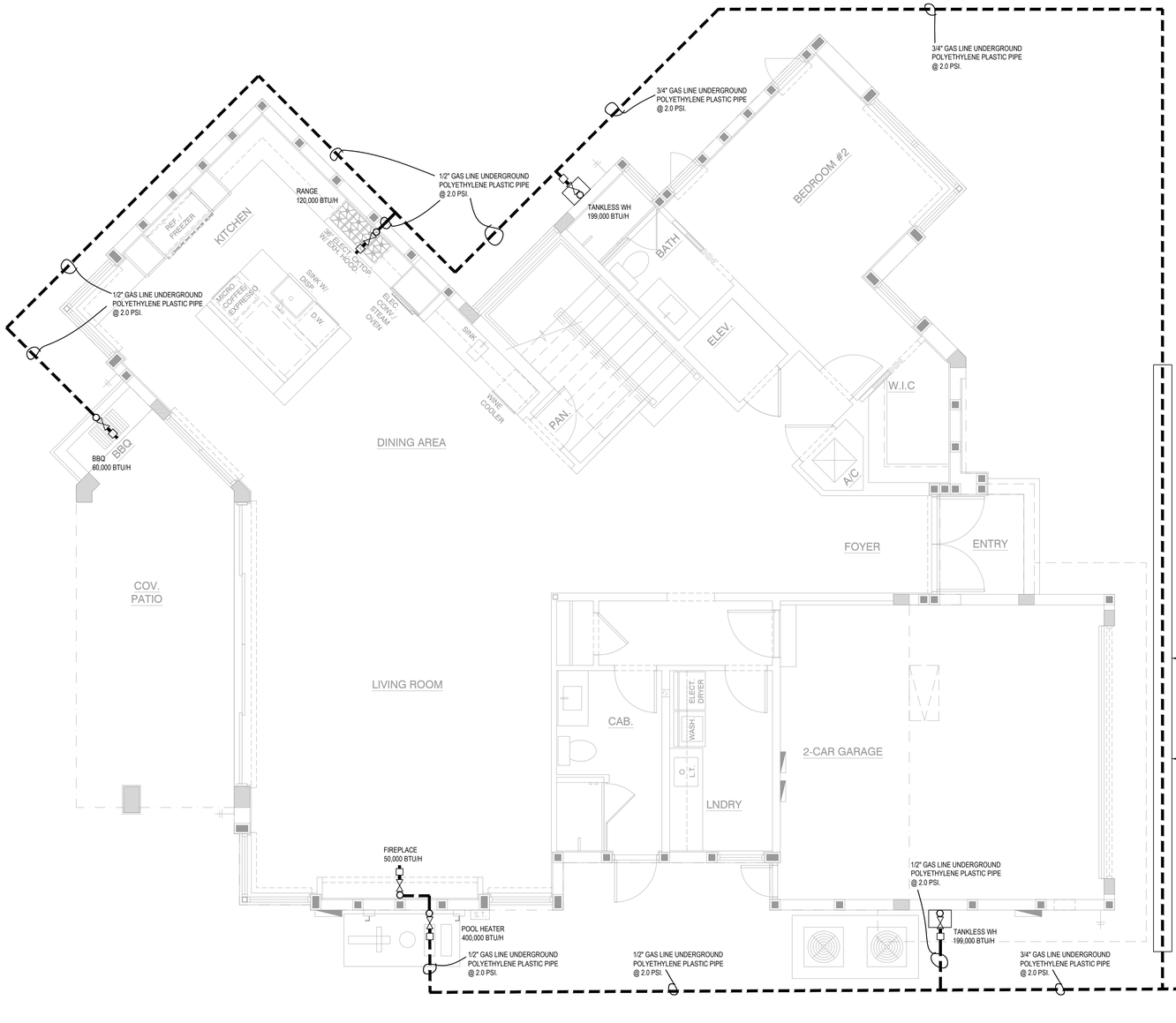


1 GAS PLAN
SCALE: 1/4" = 1'-0"

GAS NOTES

1. GAS PIPING MATERIAL AND INSTALLATION SHALL COMPLY WITH FLORIDA FUEL GAS CODE 2020 AND LATEST EDITION OF NFPA 58.
2. UNDERGROUND GAS PIPING SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 18 INCH. GAS CONTRACTOR SHALL COORDINATE GAS PIPING LOCATION WITH OTHER UTILITY LINES THAT MIGHT EXIST UNDERGROUND.
3. THE TRENCH SHALL BE GRADED SO THAT THE PIPE HAS A FIRM , SUBSTANTIALLY CONTINUOUS BEARING ON THE BOTTOM OF THE TRENCH.
4. GAS PIPING IN CONTACT WITH EARTH OR OTHER MATERIAL THAT COULD CORRODE THE PIPING SHALL BE PROTECTED AGAINST CORROSION IN AN APPROVED MANNER.
5. METALLIC PIPING AND FITTINGS SHALL BE COATED WITH A CORROSION-RESISTANT MATERIAL. EXTERNAL OR INTERNAL COATINGS OR LININGS USED ON PIPING OR COMPONENTS SHALL NOT BE CONSIDERED AS ADDING STRENGTH.
6. UNDERGROUND PIPING, WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL OF A BUILDING, SHALL BE ENCASED IN A PROTECTIVE SLEEVE. THE SPACE BETWEEN THE GAS PIPING AND SLEEVE AND BETWEEN THE SLEEVE AND THE WALL SHALL BE SEALED TO PREVENT ENTRY OF GAS AND WATER.
7. PLASTIC PIPING SHALL BE INSTALLED OUTDOORS, UNDERGROUND ONLY. PLASTIC PIPING SHALL BE PERMITTED TO TERMINATE ABOVE GROUND WHERE AN ANODELESS RISER IS USED.
8. PROVIDE AN ELECTRICALLY CONTINUOUS CORROSION RESISTANCE TRACER WIRE (MINIMUM AWG 14) OR TAPE BURIED WITH THE PLASTIC PIPE TO FACILITATE LOCATION. ONE END OF THE TRACER TAPE OR WIRE SHALL BE BROUGHT ABOVE GROUND AT A BUILDING WALL OR RISER.
9. GAS PIPING IN CONCEALED LOCATION SHELL COMPLY WITH NFPA 58
10. EACH ABOVEGROUND PORTION OF A GAS PIPING SYSTEM, OTHER THAN CSST, THAT IS LIKELY TO BECOME ENERGIZED SHALL BE ELECTRICALLY CONTINUOUS AND BONDED TO AN EFFECTIVE GROUND FAULT CURRENT PATH. GAS PIPING OTHER THAN CSST, SHALL BE CONSIDERED TO BE BONDED WHEN IT IS CONNECTED TO APPLIANCES THAT ARE CONNECTED TO APPLIANCE GROUNDING CONDUCTOR OF THE CIRCUIT SUPPLYING THAT APPLIANCE.

GAS CALCULATIONS

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

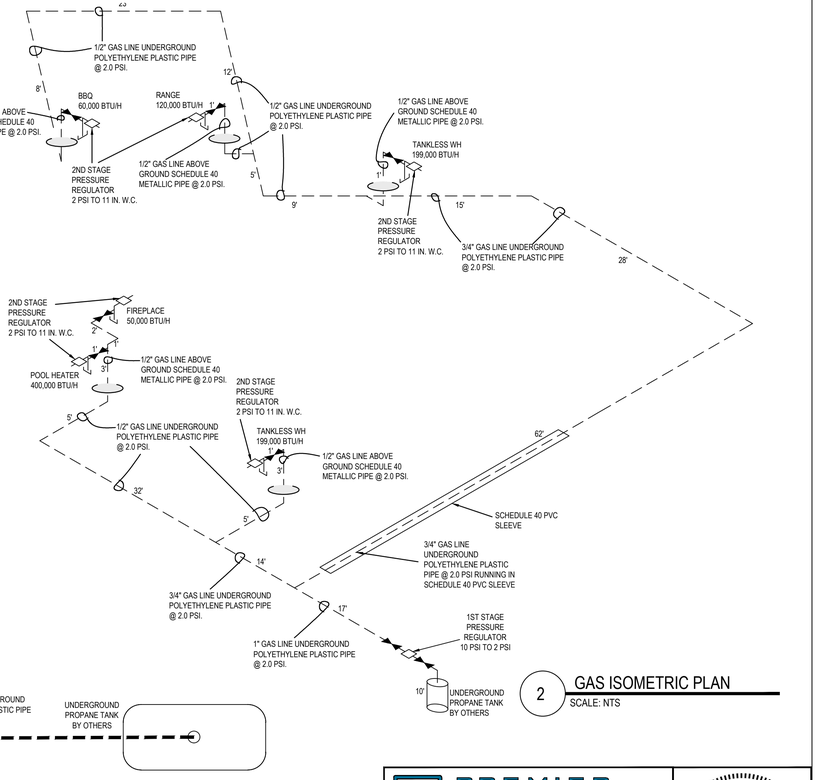
EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE & ON THE PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

TOTAL DEVELOPED GAS PIPE LENGTH
FROM PROPANE TANK TO FUTURE FURTHEST APPLIANCE = 191 FT.

APPLIANCE LOAD = 1,028,000 BTU/H
REQUIRES A 1" GAS LINE AT 2.0 PSI.

FOR UNDERGROUND GAS PIPING:
TABLE 402.4(36) - UNDILUTED PROPANE (F.B.C. 2020 FUEL GAS)
POLYETHYLENE PLASTIC PIPE
INLET PRESSURE: 2.0 PSI
PRESSURE DROP: 1.0 PSI
SPECIFIC GRAVITY: 1.50

FOR ABOVE GROUND GAS PIPING:
TABLE 402.4(27) - UNDILUTED PROPANE (F.B.C. 2020 FUEL GAS)
SCHEDULE 40 METALLIC PIPE
INLET PRESSURE: 2.0 PSI
PRESSURE DROP: 1.0 PSI
SPECIFIC GRAVITY: 1.50



2 GAS ISOMETRIC PLAN
SCALE: NTS

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PLUMBING GENERAL NOTES:

1. ALL PLUMBING WORK AND MATERIALS SHALL CONFORM TO FLORIDA RESIDENTIAL CODE 7TH EDITION, FBCP (7TH EDITION), FBCEC, (7TH EDITION), FBCFG (7TH EDITION), AND LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
2. PLUMBING FIXTURES SHALL COMPLY WITH FBCP (7TH EDITION) TABLE 604.4
3. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.
4. THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.
5. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.
6. ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
8. CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
9. VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES.
10. PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.
11. PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.
12. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON All PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS IN ACCORDANCE TO SECTION 714 OF FBCB (7th EDITION). CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS.
13. PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.
14. AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 3 FEET ABOVE THE TOP OF SUCH OPENING. FBCP (7TH EDITION) 903.5
15. SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER FBCP (7TH EDITION) 606
16. A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK - CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK - CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.
17. NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY.
18. THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE SHALL BE LESS THAN 50 FT.
19. THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE.
20. ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
21. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION.
22. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
23. HOT WATER PIPES OF SIZE <1-1/2" TO HAVE MINIMUM 1" INSULATION AND HOT WATER PIPES OF SIZE >1-1/2" TO HAVE 1.5" INSULATION .
24. UNDERGROUND WATER SERVICE PIPING AND UNDERGROUND WATER DISTRIBUTION PIPING SHALL BE CHLORINATED POLYVINYL CHLORIDE (CPVC).
25. ABOVE GROUND CONNECTION TO BACKFLOW PRENVENTOR & EXTERIOR EXPOSED WATER PIPES SHALL BE COPPER .
26. INTERIOR WATER DISTRIBUTION PIPING SHALL BE COPPER OR CHLORINATED POLYVINYL CHLORIDE (CPVC)
27. SANITARY & VENT PIPES SHALL BE POLYVINYL CHLORIDE (PVC - SOLID WALL)

PLUMBING PLAN LEGEND

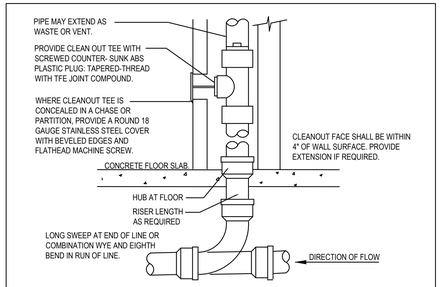
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	P-TRAP		BACKFLOW PREVENTOR
	CLEAN OUT		WATER HAMMER ARRESTER
	WATER CLOSET		SHUT OFF VALVE
	VENT THROUGH ROOF		HOSE BIB
	AIR ADMITTANCE VALVE		BALANCING VALVE

NOTES

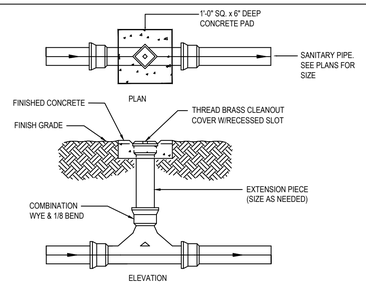
1. NOT ALL SYMBOLS MAY APPEAR ON PLANS

ABBREVIATIONS

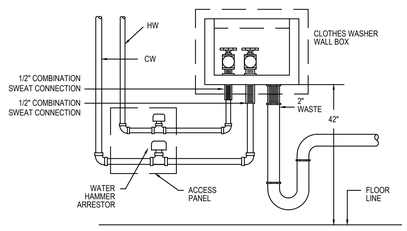
CO	CLEAN OUT	TWH	TANKLESS WATER HEATER
CW	COLD WATER	LAV	LAVATORY
HW	HOT WATER	WC	WATER CLOSET
HB	HOSE BIB	SK	SINK
KS	KITCHEN SINK	DW	DISH WASHER
SH	SHOWER	HWR	HOT WATER RETURN
LT	LAUNDRY TUB	FRZ	FREEZER
BV	BALANCING VALVE		



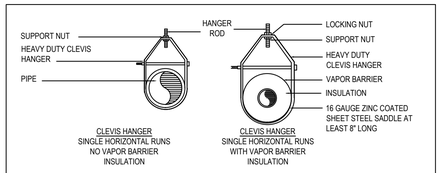
1 WALL CLEAN OUT DETAIL
NOT TO SCALE



2 TWO WAY CLEAN OUT DETAIL
NOT TO SCALE

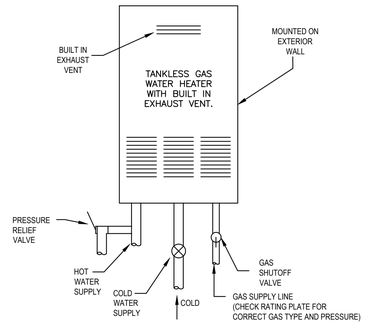


3 UTILITY WALL BOX FOR CLOTHES WASHER DETAIL
NOT TO SCALE



NOTE: HANGER SPACING SHALL CONFORM TO TABLE 308.5 FBCP (7TH EDITION)

4 PIPE SUPPORT DETAIL
(FOR SANITARY & WATER PIPING) NOT TO SCALE



NOTES:
- WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NATIONAL ELECTRIC CODE, NATIONAL FUEL GAS CODE, AND ANY APPLICABLE LOCAL PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING CODES, AND MANUFACTURER INSTALLATION INSTRUCTIONS

- PROTECT HEATER FROM FREEZING
- PROPANE GAS
- BUILT-IN RE-CIRCULATION PUMP

5 TANKLESS GAS WATER HEATER DETAIL
NOT TO SCALE

TABLE P2903.6 (Florida Residential Code 2020 Chapter 29)

WATER-SUPPLY FIXTURE-UNIT VALUES FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

TYPE OF FIXTURES OR GROUP OF FIXTURES	Quantity	WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.)			
		Hot	Cold	Combined	Total
Bathtub	1	1	1	1.4	1.4
Clothes washer	2	1	1	1.4	2.8
Laundry tub	1	1	1	1.4	1.4
Dishwasher	1	1.4	0	1.4	1.4
Hose bib	4	0	2	2	8
Kitchen sink	1	1	1	1.4	1.4
Lavatory	6	0.5	0.5	0.7	4.2
Water closet (tank type)	5	0	2.2	2.2	11
Shower stall	6	1	1	1.4	8.4
Sink	2	1	1	1.4	2.8
TOTAL WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.) =					42.8
MINIMUM SIZE OF MAINS AND DISTRIBUTION PIPING (TABLE P201.1 APPENDIX P): 1-1/4"					
MINIMUM SIZE OF WATER METER (TABLE P201.1 APPENDIX P): 1"					

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