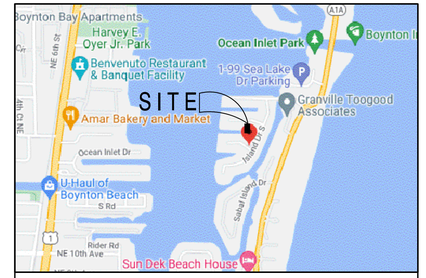



LOCATION MAP

## 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 ARCHITECT'S 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 FPN-105B. 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 9" 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" AT 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-1964, 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 MANUFACTURER'S INSTRUCTION. 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.

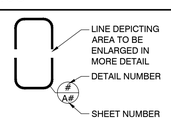
### DIVISION 10.- SPECIALTIES

10.01 GENERAL SPECIALTIES:

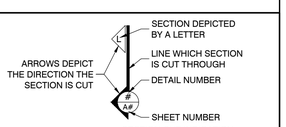
INSTALLATION: ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.

## SYMBOLS AND GRAPHICS


NORTH ARROW INDICATING THE ORIENTATION OF THE DRAWING




ENLARGED DETAIL




SECTION CUT INDICATION

## 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 103, 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 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO :
ISSUE DATE: 09/22/22
PROJECT #: 22000
DRAWN BY: GAN , LBN
CHECKED BY: GAN

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

SHEET #:
CS-1

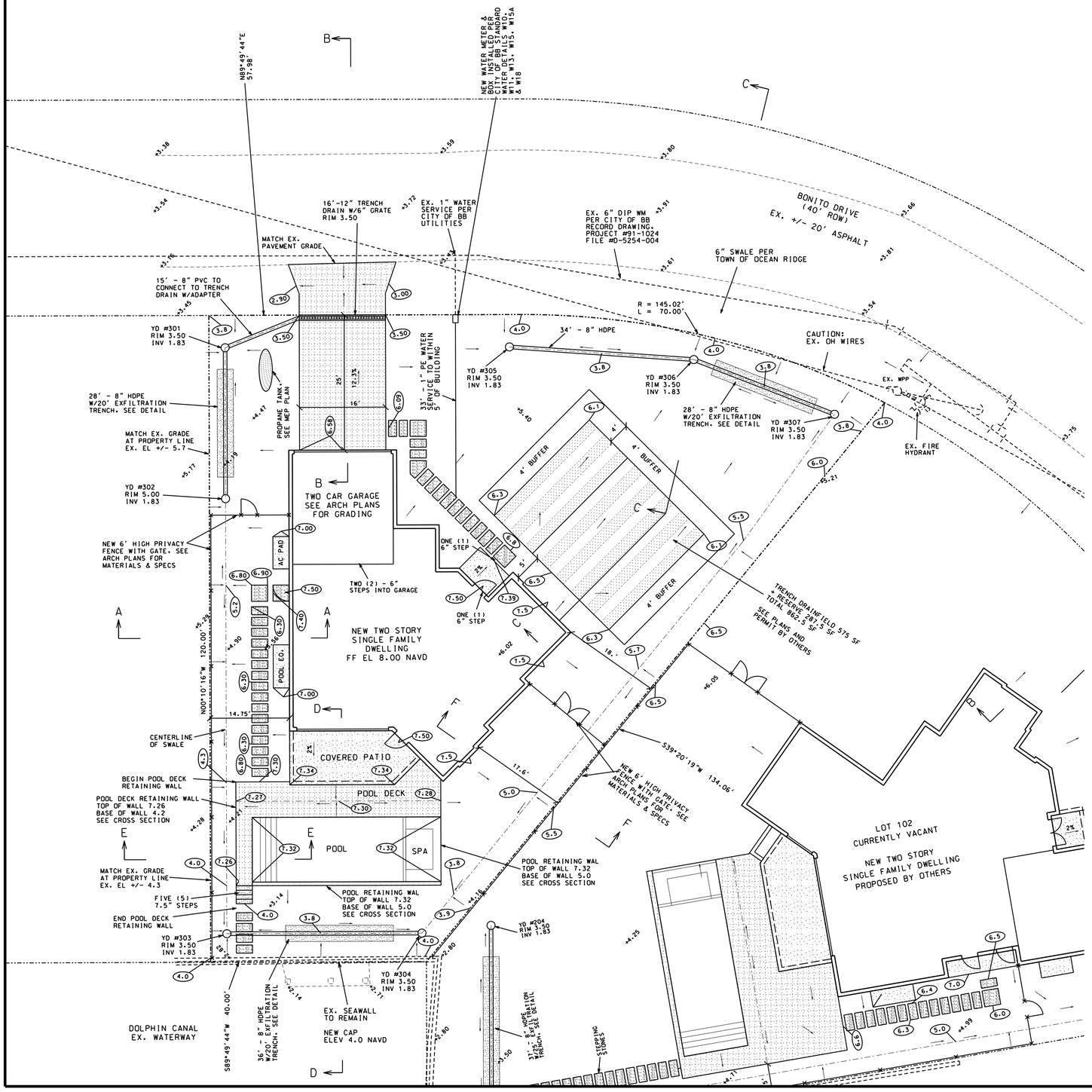
# NEW RESIDENCE AT
# 101 BONITO DRIVE, LOT 103
## CIVIL ENGINEERING PLANS

### LEGAL DESCRIPTION

Lot 103, 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 | FINISHED 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 | : 10,261 SF |
| BUILDING FOOTPRINT | : 1,921 SF |
| IMPERVIOUS (DRIVEWAY) | : 401 SF |
| IMPERVIOUS (PATIO, WALK, STONES) | : 1,255 SF |
| PERVIOUS AREA | : 6,684 SF |

RETENTION VOLUME FOR 1" ACROSS SITE:

RUNOFF TO RETAIN = 1" x [AREA] x (1 FT/12 IN)
RUNOFF TO RETAIN = 1" x (10,261 SF) x (1 FT/12 IN)
RUNOFF TO RETAIN = 855 CF

RETENTION VOLUME REQUIRED = 855 CF
RETENTION VOLUME PROVIDED = 1,616 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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED BELOW USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

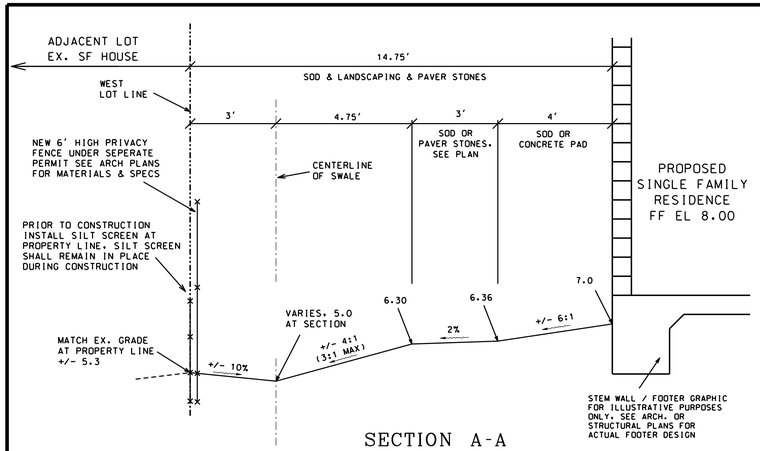
HOWARD JABLON, P. E. #47514 — DATE

101 BONITO DRIVE, LOT 103
OCEAN RIDGE, FL 33435

| | | | |
|---|---|---|---|
| PROJECT: 101 BONITO DRIVE, LOT 103 | | TITLE: PAVING, GRADING & DRAINAGE PLAN | |
| DATE: 08/08/22 | REVISIONS | | SHEET NUMBER |
| SCALE: 1" = 10' | DATE | COMMENTS | GR1 |
| DRAWN BY: HEJ | ? | ? | OF 3 |
| CHECKED BY: HJ | | | |
| APPROVED BY: HEJ | | | |
| PROJECT #: 22-0091 | | | |

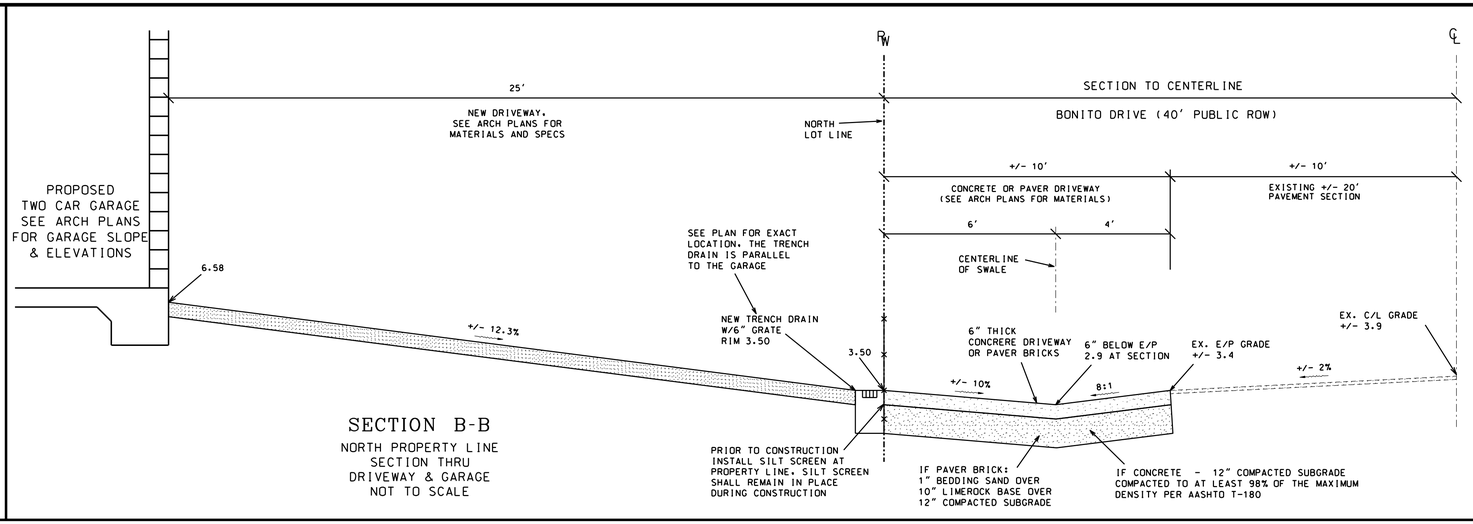

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866


22-0091 101 BONITO DRIVE, LOT 103, CIVIL ENGINEERING PLANS



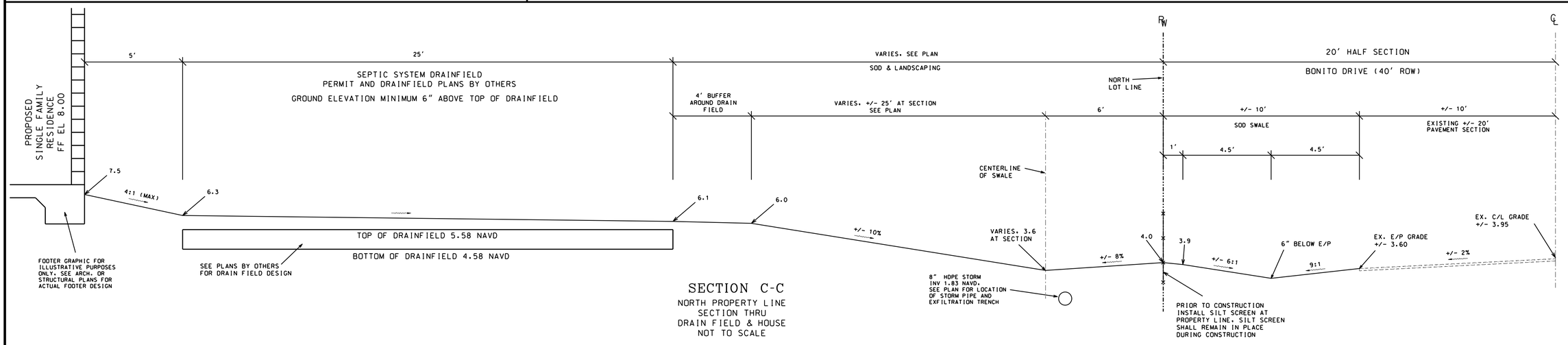

## SECTION A-A

WEST PROPERTY LINE
SECTION THRU HOUSE
NOT TO SCALE



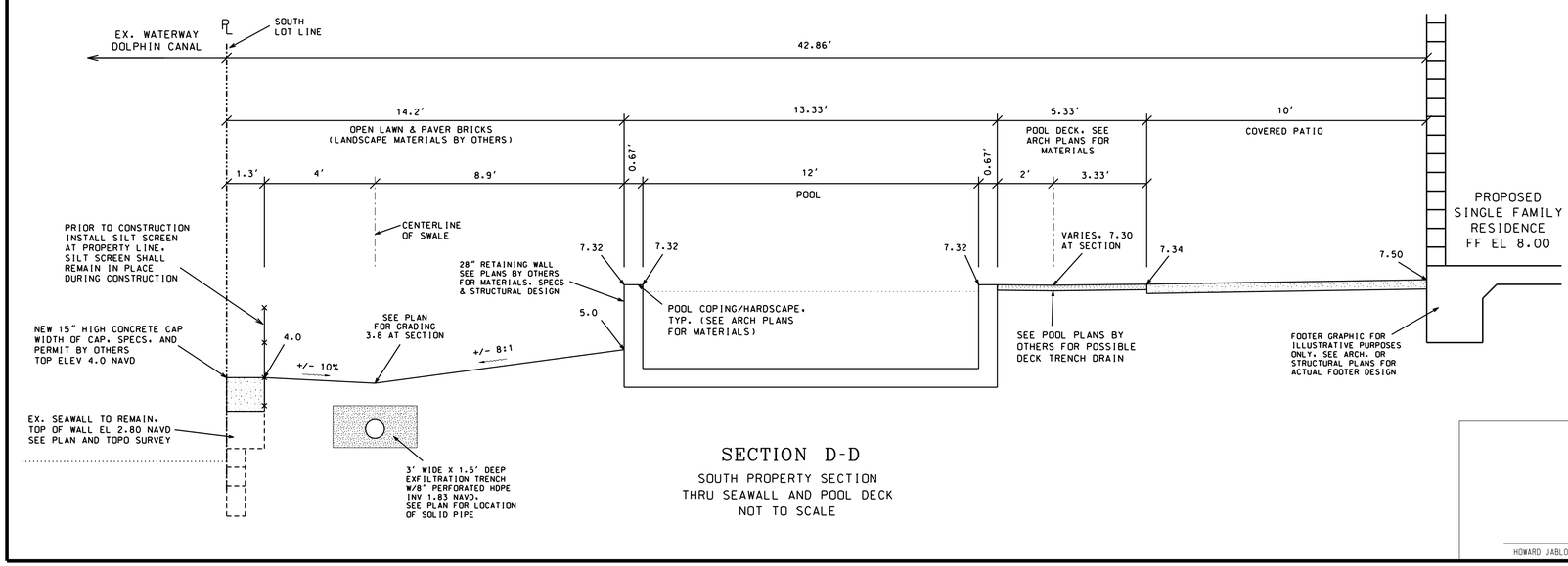

## SECTION B-B

NORTH PROPERTY LINE
SECTION THRU
DRIVEWAY & GARAGE
NOT TO SCALE




## SECTION C-C

NORTH PROPERTY LINE
SECTION THRU
DRAIN FIELD & HOUSE
NOT TO SCALE




## SECTION D-D

SOUTH 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 103
OCEAN RIDGE, FL 33435

HOWARD JABLON. P. E. #47514 — DATE

PROJECT: 101 BONITO DRIVE, LOT 103
TITLE: SITE CROSS SECTIONS

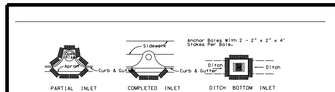
DATE: 08/08/22
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: HEJ
APPROVED BY: HEJ
PROJECT #: 22-0091

REVISIONS

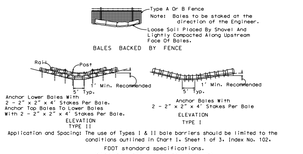
| DATE | COMMENTS |
|---|---|
| ? | ? |

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

SHEET NUMBER GR2 OF 3




PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

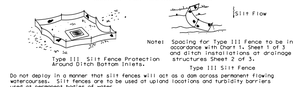



BALES BACKED BY FENCE

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart 1, Sheet 1 of 3, Index No. 102.

FDOT standard specifications.

BARRIER FOR UNPAVED DITCHES




Note: Spacing for Type III fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

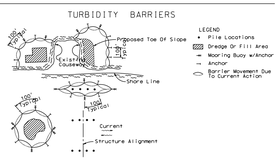
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

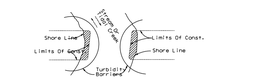
**BALED HAY OR STRAW BARRIERS AND SILT FENCES**

DATE APPROVED:

## TURBIDITY BARRIERS



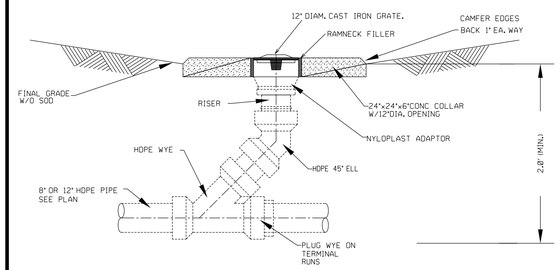

NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting 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. ALL TURBIDITY BARRIERS SHALL BE PLACED AT THE TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

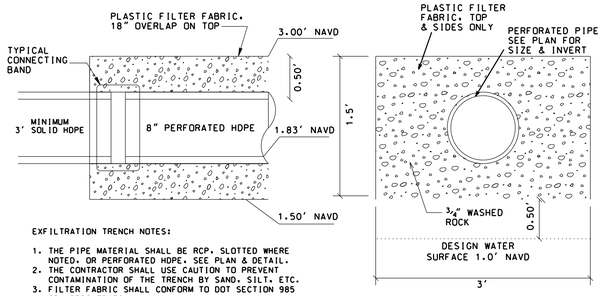
**STORMWATER TURBIDITY BARRIERS**

DATE APPROVED:




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

## YARD INLET DETAIL (NYLOPLAST OR EQUAL)

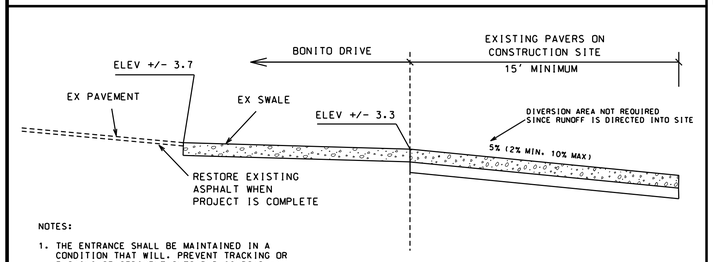



EXFILTRATION TRENCH NOTES:

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

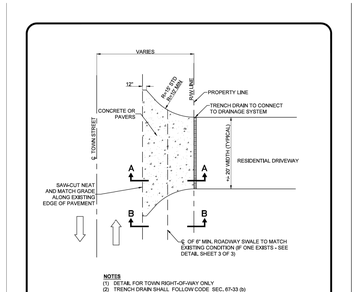



NOTES:

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.

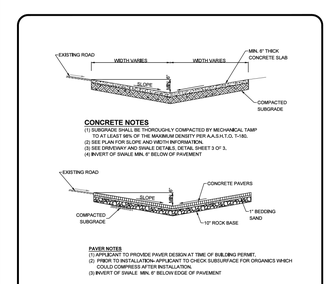


TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

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

engenuity group inc. — A Higher Standard of Excellence — 1300 S Dixie Hwy #311, West Palm Beach, FL 33405 — ph (561) 855-1122 — 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 - DRVIEWAY 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 |
| CHECKED BY: | | | | |

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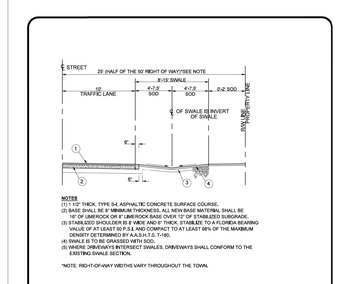
J:\Land Projects R2000020.10 TOWN DETAILS\2021 09 TOR DETAIL 2-DRIVEWAY.dwg DATE: 9/16/2021 5:30 PM




**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 8' 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 |
| CHECKED BY: | | | | |

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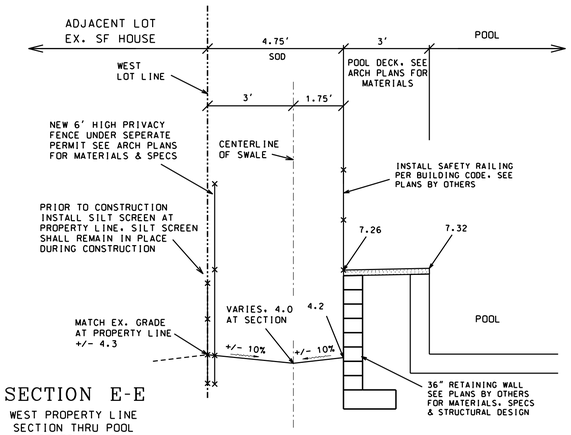
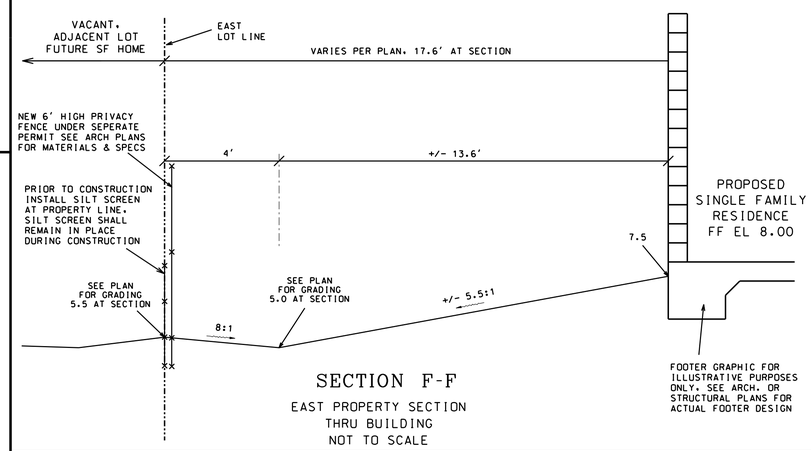
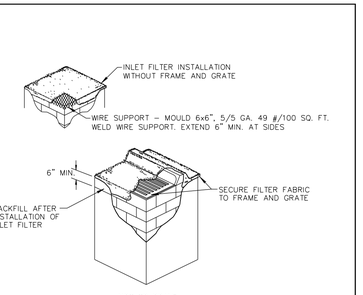
J:\Land Projects R2000020.10 TOWN DETAILS\2021 09 TOR DETAIL 3-SWALE.dwg DATE: 9/22/2021 2:04 PM




## SECTION E-E
WEST PROPERTY LINE
SECTION THRU POOL
NOT TO SCALE




## SECTION F-F
EAST PROPERTY SECTION
THRU BUILDING
NOT TO SCALE



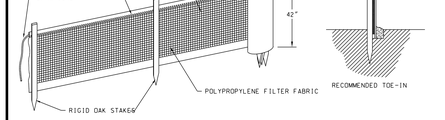

NOT TO SCALE

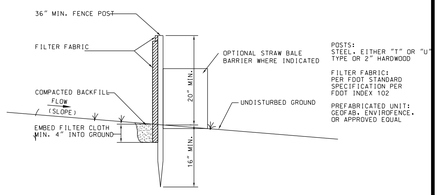
NOTES:

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

**TOPOGRAPHY NOTE:**

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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED TO THE RIGHT USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HOWARD JABLON. P. E. #47514 — DATE

101 BONITO DRIVE, LOT 103
OCEAN RIDGE, FL 33435

PROJECT: 101 BONITO DRIVE, LOT 103

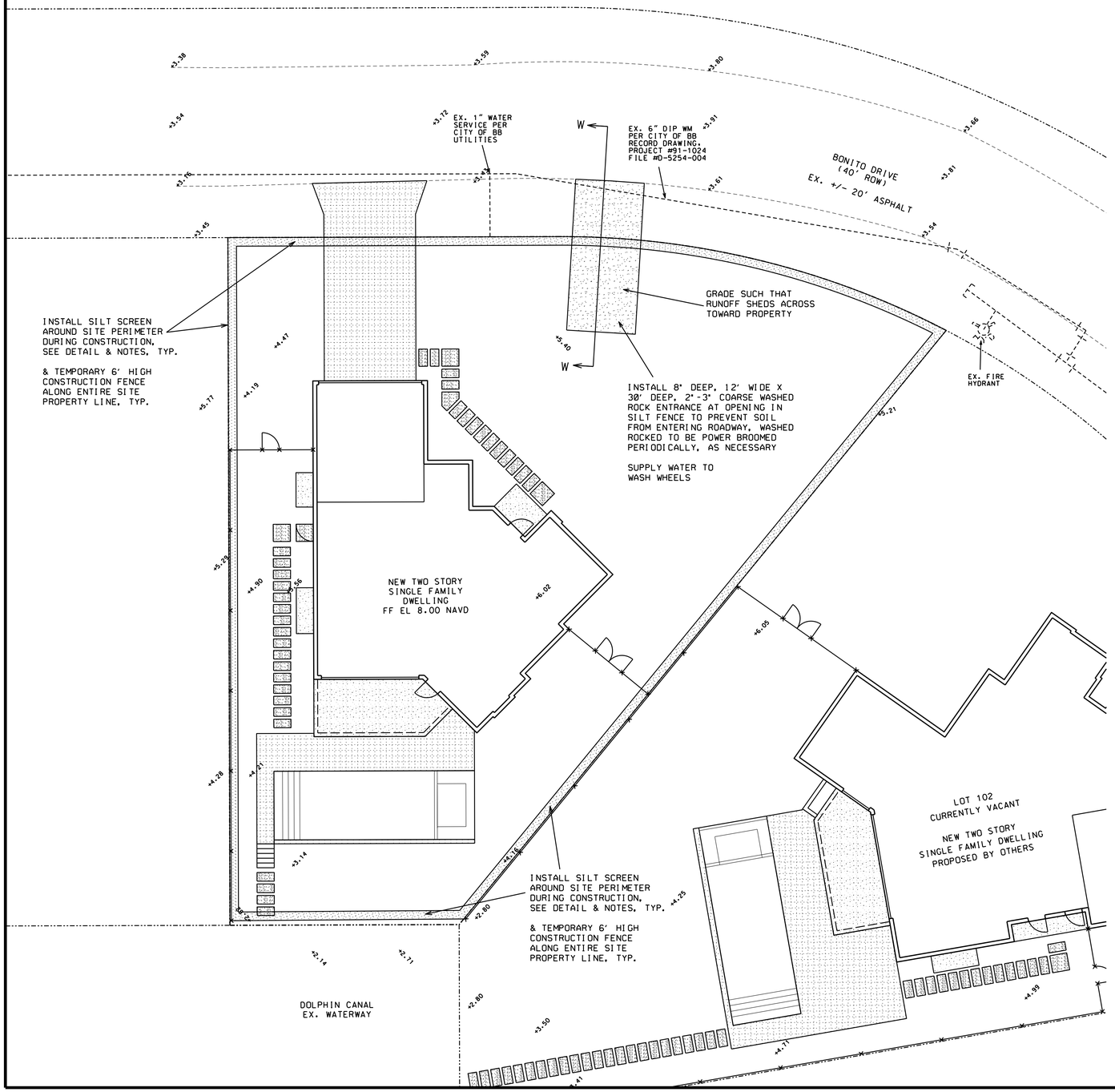
TITLE: PAVING, GRADING, DRAINAGE & EROSION CONTROL DETAILS

DATE: 08/08/22
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: LJ
APPROVED BY: HEJ
PROJECT #: 22-0091

| REVISIONS | |
|---|---|
| DATE | COMMENTS |
| ? | ? |

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
- EWW — 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 | FINISHED 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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED BELOW USING A SHA AUTHENTICATION CODE.

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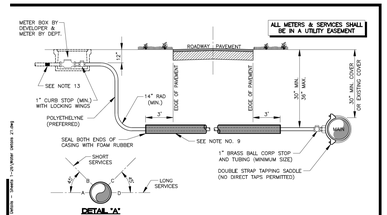
HOWARD JABLON, P. E. #47514 — DATE

101 BONITO DRIVE, LOT 103
OCEAN RIDGE, FL 33435

| | | | |
|---|---|---|---|
| PROJECT: | 101 BONITO DRIVE, LOT 103 | TITLE: | STORMWATER POLLUTION PREVENTION PLAN |
| DATE: | 08/08/22 | REVISIONS | |
| SCALE: | 1" = 10' | DATE | COMMENTS |
| DRAWN BY: | HEJ | ? | ? |
| CHECKED BY: | IJ | - | - |
| APPROVED BY: | HEJ | - | - |
| PROJECT #: | 22-0091 | - | - |

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

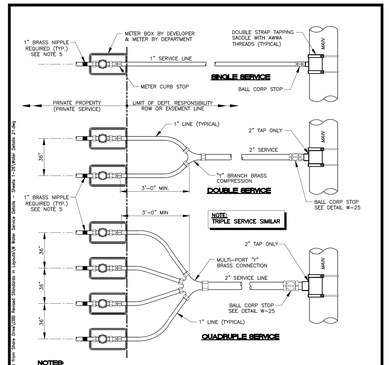
SHEET NUMBER PP1 OF 1




**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 (ENDOT 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.

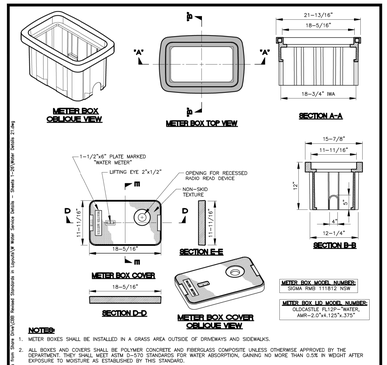
| BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS | | |
|---|---|---|
| TYPICAL WATER SERVICE INSTALLATION | NOT TO SCALE / EFF. DATE 04/22 | PAGE NUMBER W-10 |




**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.

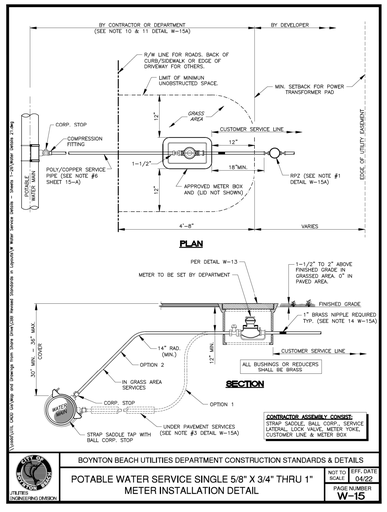
| BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS | | |
|---|---|---|
| TYPICAL RESIDENTIAL & COMMERCIAL WATER SERVICE | NOT TO SCALE / EFF. DATE 04/22 | PAGE NUMBER W-11 |




**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% IN 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 |

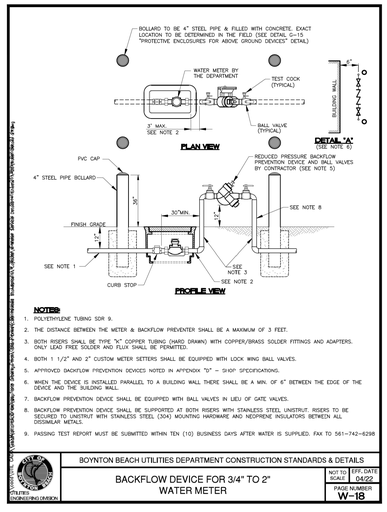



| BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS | | |
|---|---|---|
| POTABLE WATER SERVICE SINGLE 5/8" X 3/4" THRU 1" METER INSTALLATION DETAIL | NOT TO SCALE / EFF. DATE 04/22 | PAGE NUMBER W-15 |

**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.

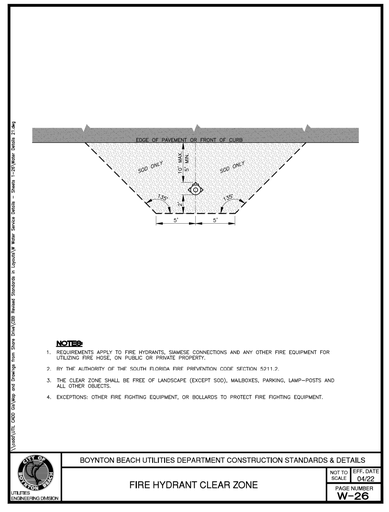
| BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS | | |
|---|---|---|
| POTABLE WATER SERVICE SINGLE 5/8" X 3/4" THRU 1" METER INSTALLATION DETAIL | NOT TO SCALE / EFF. DATE 04/22 | PAGE NUMBER W-15A |




**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-09 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 103

TITLE: CITY OF BOYNTON BEACH WATER SYSTEM DETAILS

DATE: 08/08/22
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ
PROJECT #: 22-0091

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

## LEGAL DESCRIPTION:

SEE SURVEY.

## BUILDING CODE ANALYSIS:

PROPOSED 2 STORY CBS CONSTRUCTION OF A SINGLE FAMILY RESIDENCE LOCATED AT 101 BONITO DR. LOT 103, OCEAN RIDGE, FLORIDA

## PROJECT DESCRIPTION:

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

## APPLICABLE CODES/ACTS:

RESIDENTIAL FLORIDA BUILDING CODE - 2020 7TH EDITION.

## LOCAL MUNICIPALITY:

TOWN OF OCEAN RIDGE - FLORIDA

## NOTE:

SEE CIVIL PLANS FOR PAVING, GRADING & DRAINAGE.

## NOTE:

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

## BUILDING AREA:

| | |
|---|---|
| FIRST FLOOR A/C | 1,502.5 S.F. |
| 2-CAR GARAGE | 418 S.F. |
| COV. ENTRY | 40 S.F. |
| COV. PATIO | 217 S.F. |
| TOTAL GROSS AREA | 2,177.5 S.F. |

| | |
|---|---|
| FIRST FLOOR A/C | 1,502.5 S.F. |
| SECOND FLOOR A/C | 1,515.5 S.F. |
| TOTAL A/C | 3,018 S.F. |

## LOT COVERAGE:

ALLOWABLE AREAS

| | |
|---|---|
| LOT AREA | 10,261 S.F. |
| MAX. 35% LOT COV. | 3,591 S.F. |
| MAX. 36% FAR | 3,694 S.F. |
| 2ND FLR. (MAX. 75%) | OF 1ST FLR. |

| | |
|---|---|
| TOTAL 1ST FL AREA | 2,177.5 S.F. |
| TOTAL PAVED/POOL | 1,371.5 S.F. |
| TOTAL LOT COV. | 3,549.0 S.F. 34.5% |

| | |
|---|---|
| TOTAL 1ST FL AREA | 2,177.5 S.F. |
| SECOND FLOOR A/C | 1,515.5 S.F. 70% |
| TOTAL FAR | 3,693.0 S.F. 36% |

## BUILDING HEIGHT:

ACTUAL MAX. ROOF HEIGHT =30'-8 1/8"
ALLOWABLE MAX. ROOF HEIGHT = 35'-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.

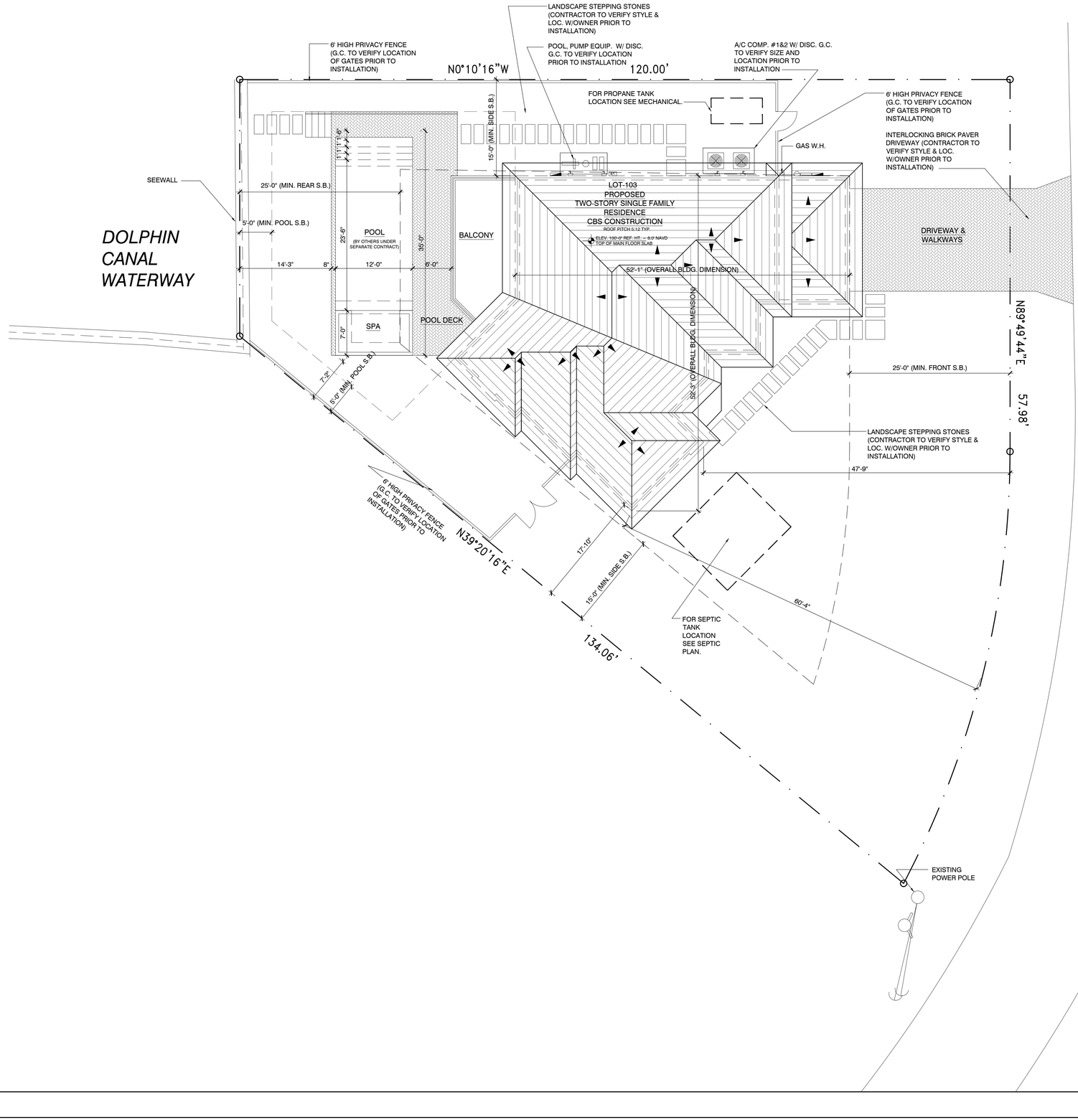
## SUBMITTAL NOTE

## 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.




SITE PLAN

NORTH

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 103
OCEAN RIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO :

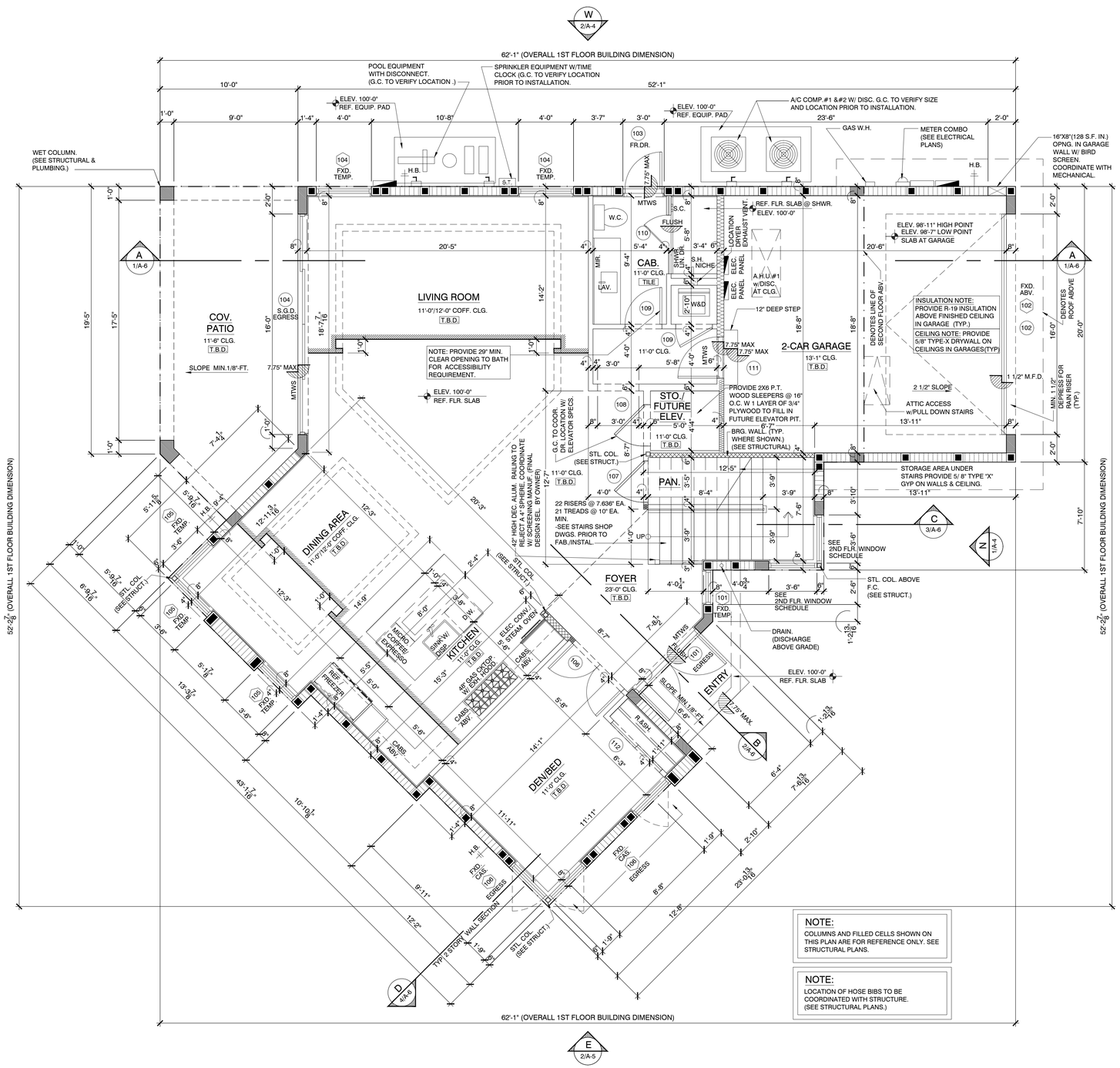
ISSUE DATE: 09-27-22
PROJECT #: 22000
DRAWN BY: GAN , LBN
CHECKED BY: GAN

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 ON 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 FROM REFERENCE FLOOR SLAB (= 100'-0")
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 | 30" X 120" | 30" X 120" | O | ALUM./GLS. | @ 0'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 102 | FIXED | 192" X 24" | 192" X 24" | O | ALUM./GLS. | @ 6'-0" A.F.F. | (1) PANE TEMPERED GLASS | |
| 103 | NOT USED | | | | | | | |
| 104 | FIXED | 48" X 120" | 48" X 120" | O | ALUM./GLS. | @ 0'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 105 | FIXED | 42" X 120" | 42" X 120" | O | ALUM./GLS. | @ 0'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 106 | FXD. ABV. CASEMENT BELOW | 42" X 36"/60" | 42" X 96" | O X | ALUM./GLS. | @ 0'-0" A.F.F. | (2) PANES TEMPERED GLASS | EGRESS |

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 | GARAGE DR. | 16'-0" X 8'-9" | 192" X 105" | X | STAMP.STL. | MTWS | | - |
| 103 | FRENCH DR. | 2'-8" X 10'-0" | 36" X 120" | X | ALUM./GLS. | MTWS | TEMP. GLASS | - |
| 104 | SLDG. GLS. DR. | 16'-0" X 10'-0" | 192" X 120" | XXXX | ALUM./GLS. | MTWS | TEMP. GLASS | EGRESS |
| 105 | NOT USED | | | | | | | |

## FIRST FLOOR INTERIOR DOOR SCHEDULE

| No. | TYPE | Wx H | - | - | MATER. | SILL | REMARKS |
|---|---|---|---|---|---|---|---|
| 106 | DOUBLE DR. | (2)2680 | - | - | WOOD | - | - |
| 107 | SINGLE DR. | 3080 | - | - | WOOD | - | - |
| 108 | SINGLE DR. | 3080 | - | - | WOOD | - | AT ELEVATOR |
| 109 | SINGLE DR. | 2880 | - | - | WOOD | - | - |
| 110 | SHWR. DR. | 2880 | - | - | TEMP. GLS. | - | - |
| 111 | SINGLE DR. | 3080 | - | - | WOOD | - | S.C. W/ SELF CLOSURE |
| 112 | DOUBLE DR. | (2)2680 | - | - | WOOD | - | AT CLOSET |

## AREA CALCULATION

| AREA | SQ. FT. |
|---|---|
| FIRST FLOOR PLAN A/C | 1,502.50 |
| SECOND FLOOR PLAN A/C | 1,515. 50 |
| TOTAL A/C | 3,018. 00 |
| 2 CAR GARAGE | 418. 00 |
| REAR COVERED PATIO | 217. 00 |
| COVERED ENTRY | 40. 00 |
| GRAND TOTAL (GROSS AREA) | 3,693. 00 |
| UNCOVERED BALCONY | 217. 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.



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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 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO :
ISSUE DATE: 09-27-22
PROJECT #: 22000
DRAWN BY: GAN , LBN
CHECKED BY: GAN

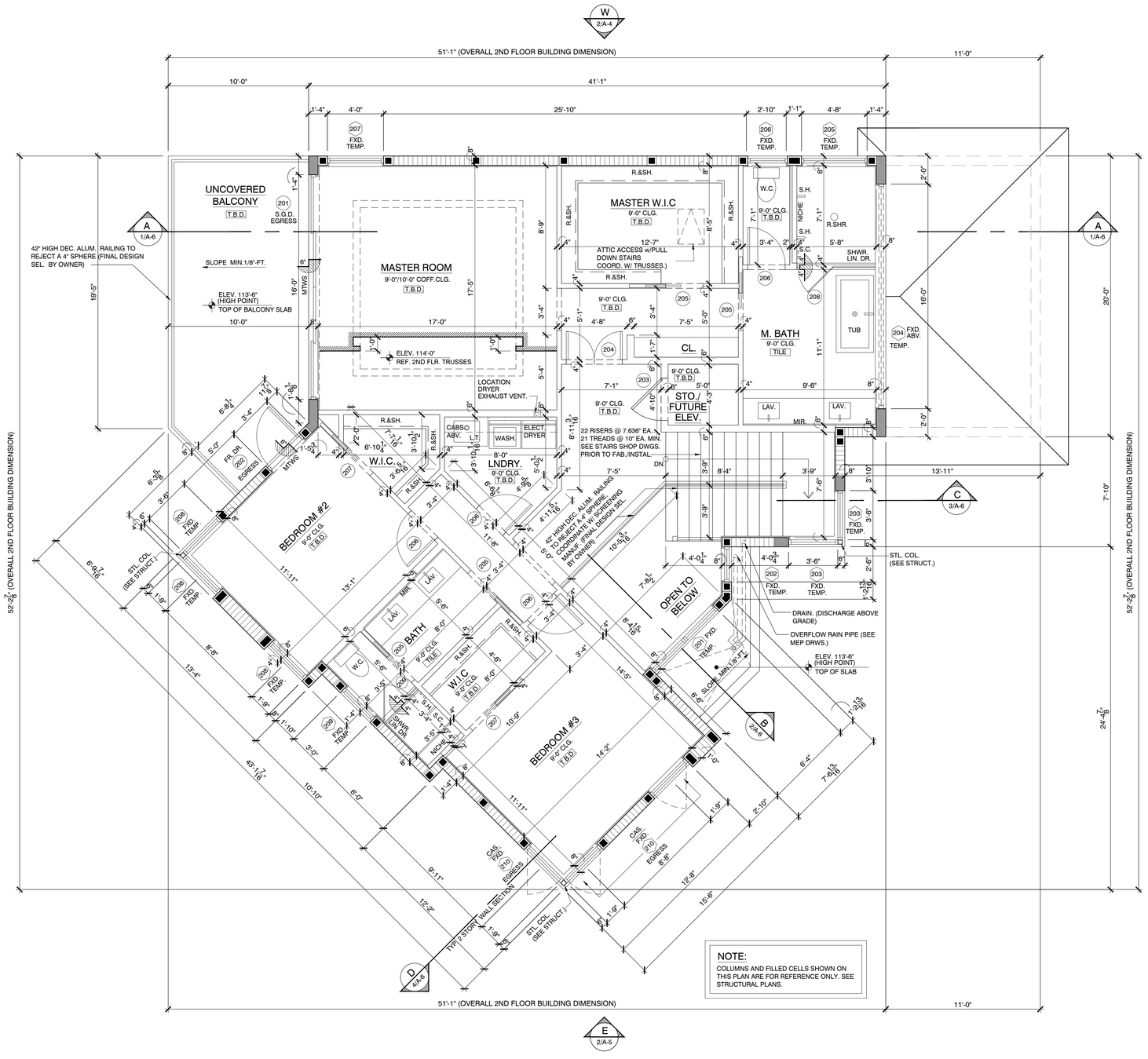
DWG DECRIPTION :
1ST FLR. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
A-2

NORTH

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

FIRST FLOOR PLAN 1




## 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 ELV.100'-0" | (1) PANE TEMPERED GLASS | - |
| 202 | FIXED | 30" X 96" | 30" X 96" | O | ALUM./GLS. | @ 14'-0" A.F.F. FROM ELV.100'-0" | (1) PANE TEMPERED GLASS | - |
| 203 | FIXED | 42" X 144" | 42" X 144" | O | **ALUM./GLS.** | @ 14'-0" A.F.F. FROM ELV.100'-0" | (6) PANES TEMPERED GLASS | - |
| 204 | FIXED | 192" X 24" | 192" X 24" | O | ALUM./GLS. | @ 6'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 205 | FIXED | 56" X 36" | 56" X 36" | O | ALUM./GLS. | @ 5'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 206 | FIXED | 34" X 36" | 34" X 36" | O | ALUM./GLS. | @ 5'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 207 | FIXED | 48" X 96" | 48" X 96" | O | ALUM./GLS. | @ 0'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 208 | FIXED | 42" X 96" | 42" X 96" | O | ALUM./GLS. | @ 0'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 209 | FIXED | 36" X 36" | 36" X 36" | O | ALUM./GLS. | @ 5'-0" A.F.F. | (1) PANE TEMPERED GLASS | - |
| 210 | CASEMENT ABV. FXD. BELOW | 42" X 60"/36" | 42" X 96" | X O | ALUM./GLS. | @ 0'-0" A.F.F. | (2) PANES TEMPERED GLASS | EGRESS |

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/ TRUSSES (U.N.O.)
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 | SLDG. GLS. DR. | 16'-0" X 8'-0" | 192" X 96" | XXXX | ALUM./GLASS | MTWS | TEMP. GLASS | EGRESS |
| 202 | FRENCH DR. | 3'-0" X 8'-0" | 40" X 96" | X | 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 | - | - |
| 205 | POCKET DR. | 2880 | - | - | WOOD | - | - |
| 206 | SINGLE DR. | 2880 | - | - | WOOD | - | - |
| 207 | POCKET DR. | 2680 | - | - | WOOD | - | - |
| 208 | SHWR. DR. | 2880 | - | - | TEMP. GLS. | - | - |
| 209 | SHWR. DR. | 2680 | - | - | 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)

**EXTERIOR OPENING NOTE:**

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

SECOND FLOOR PLAN

NORTH

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

1



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ARCHITECT'S SIGNATURE:

CLIENT:
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711 SE 8th Court
Delray Beach, FL 33483

PROJECT:

# NEW RESIDENCE AT:
101 Bonito Drive - Lot 103
OCEANRIDGE, FLORIDA

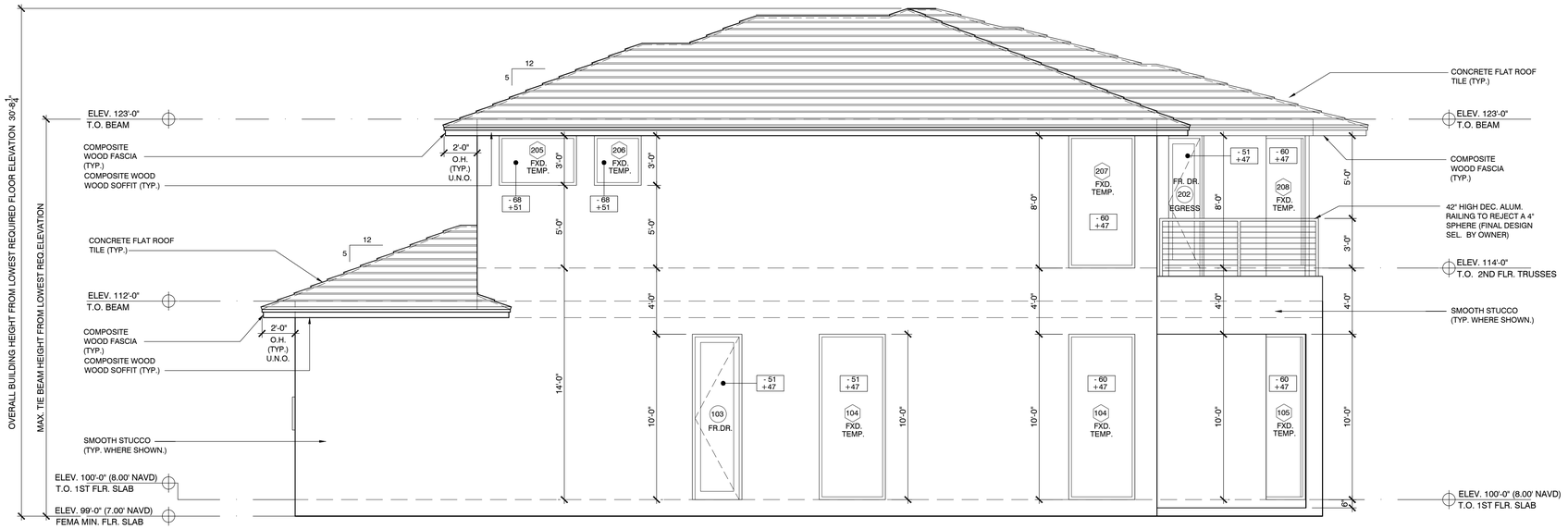
REVISIONS:

| # | DATE |
|---|---|

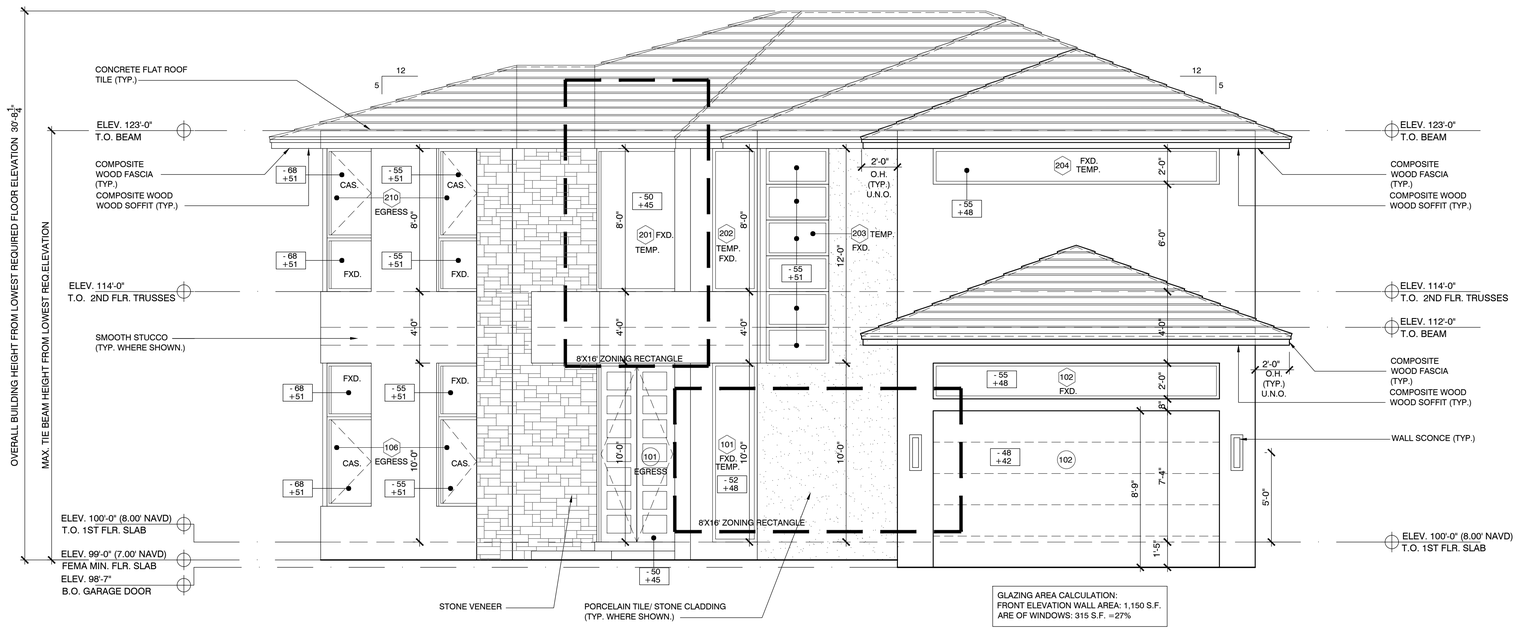
DWG INFO :
ISSUE DATE: 09-27-22
PROJECT #: 22000
DRAWN BY: GAN , LBN
CHECKED BY: GAN

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

SHEET #:
A-3




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




GLAZING AREA CALCULATION:
FRONT ELEVATION WALL AREA: 1,150 S.F.
ARE OF WINDOWS: 315 S.F. =27%

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



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Delray Beach, FL 33483

PROJECT:

# NEW RESIDENCE AT:
## 101 Bonito Drive - Lot 103
## OCEANRIDGE, FLORIDA

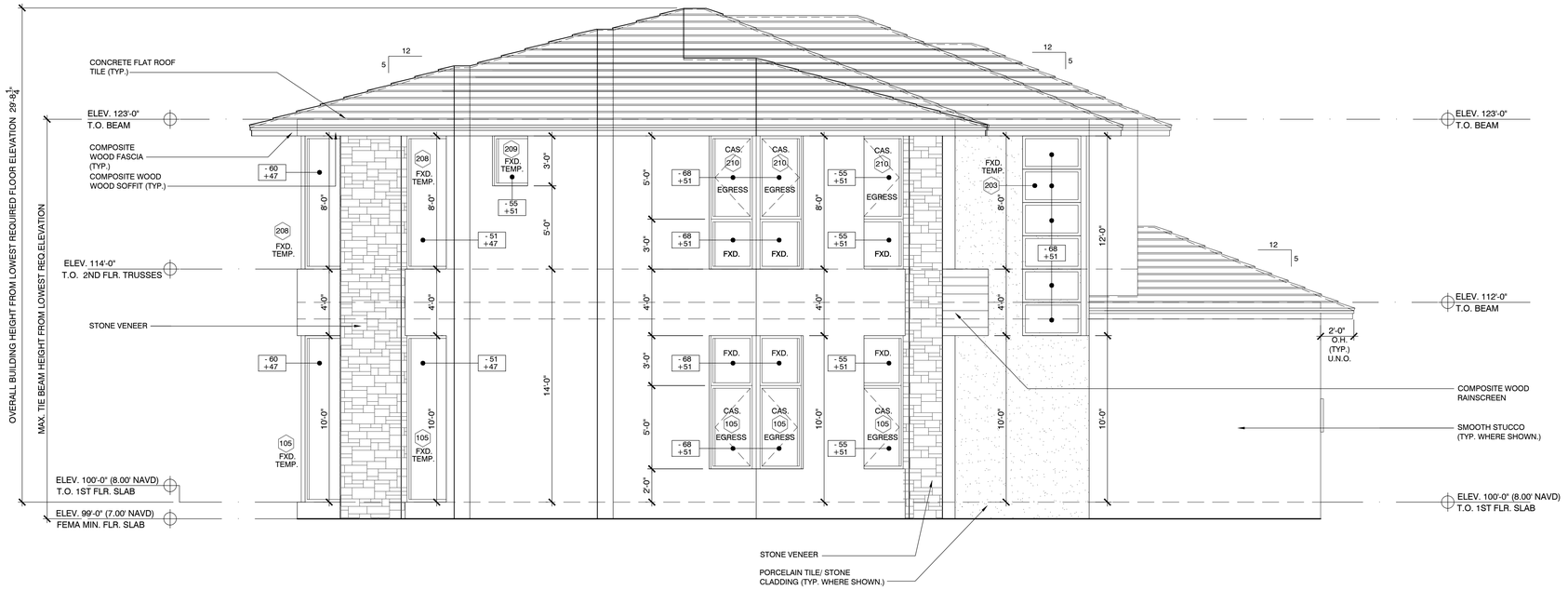
REVISIONS:

| # | DATE |
|---|---|

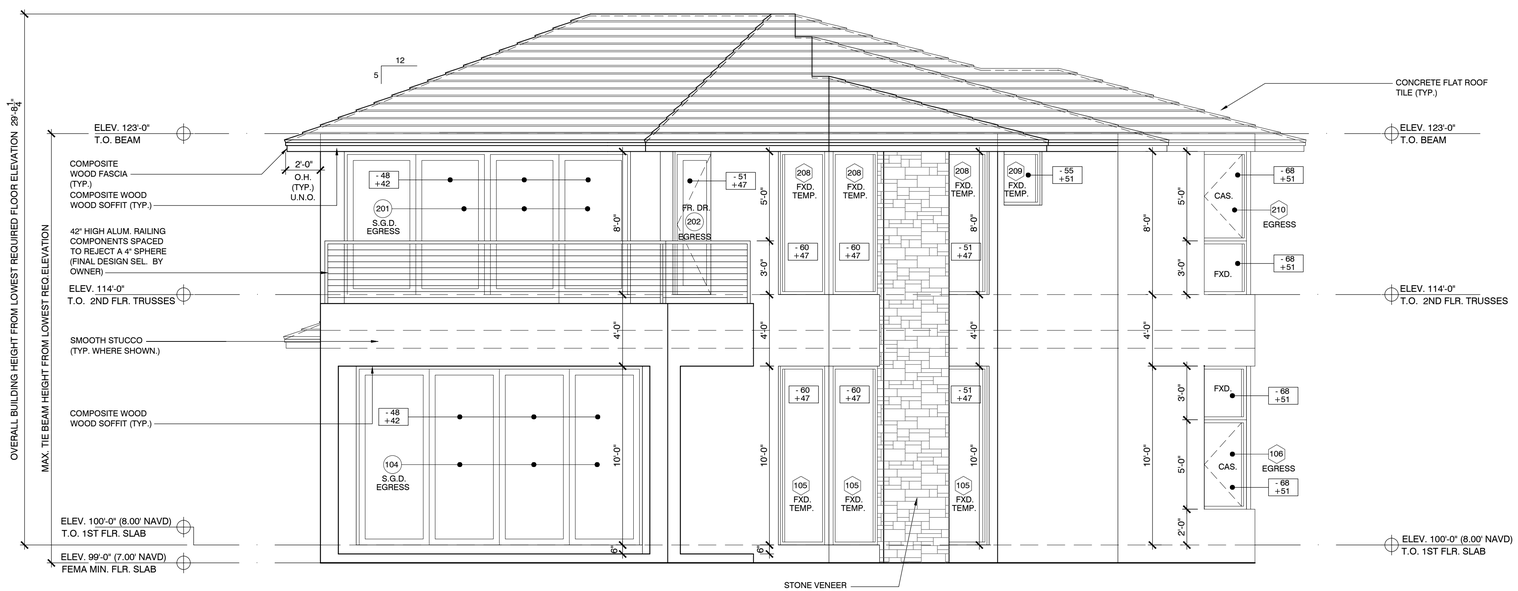
DWG INFO :
ISSUE DATE: 09-22-22
PROJECT #: 22000
DRAWN BY: GAN , LBN
CHECKED BY: GAN

DWG DECRIPTION :
ELEVATIONS
ISSUE FOR BUILDING PERMIT

SHEET #:
A-4




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




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



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## 101 Bonito Drive - Lot 103
## OCEANRIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|

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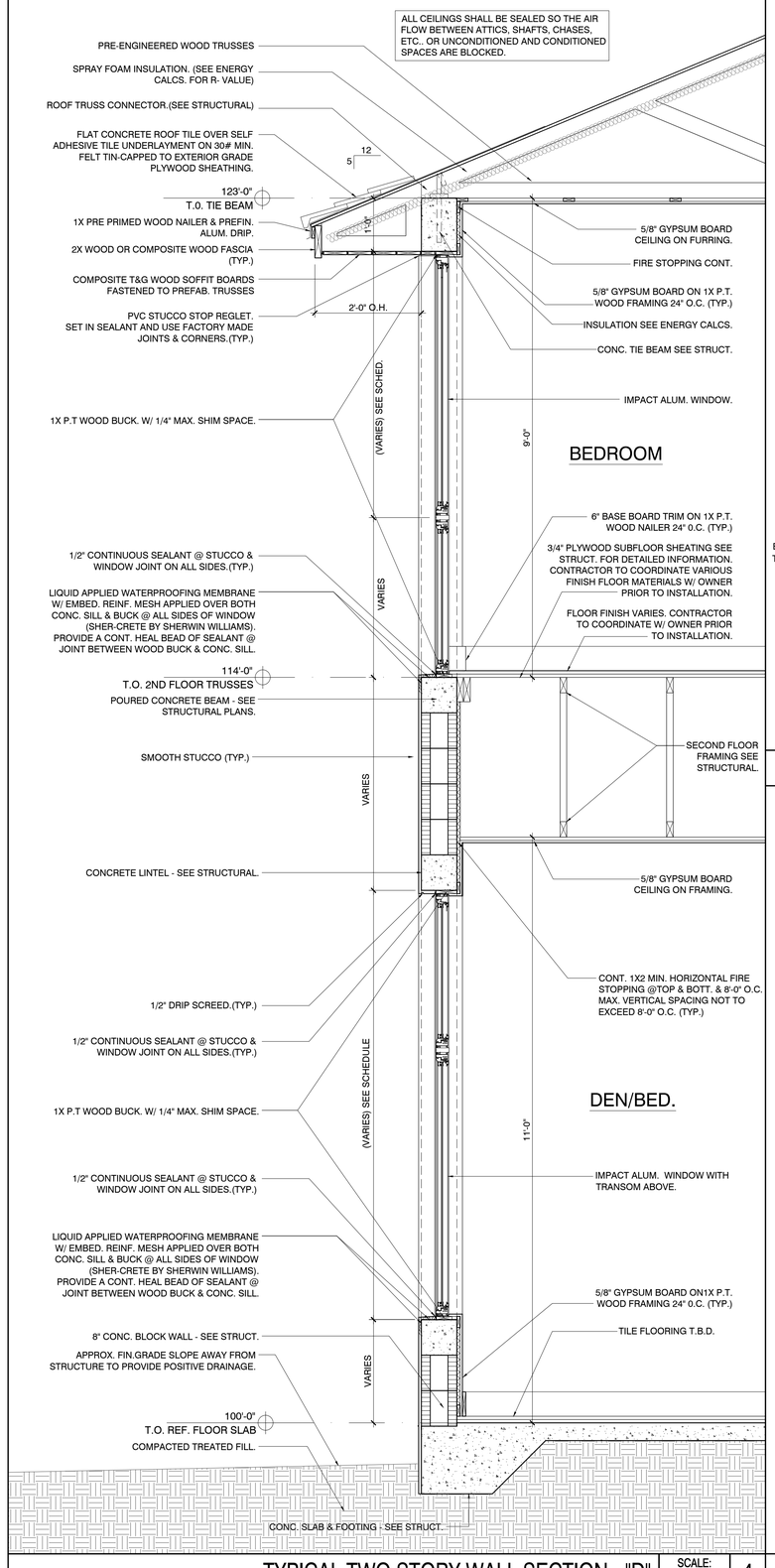
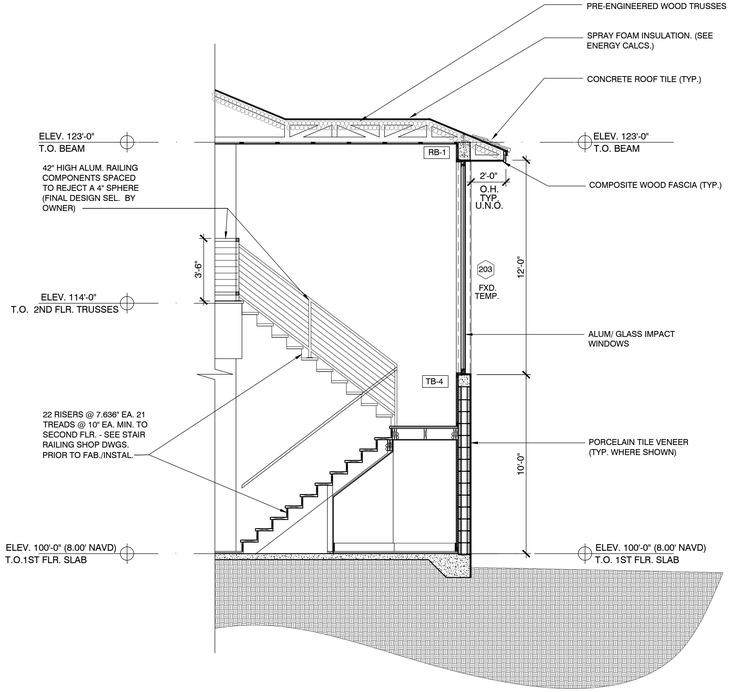
CHECKED BY: GAN

DWG DECRIPTION :
ELEVATIONS
ISSUE FOR BUILDING PERMIT

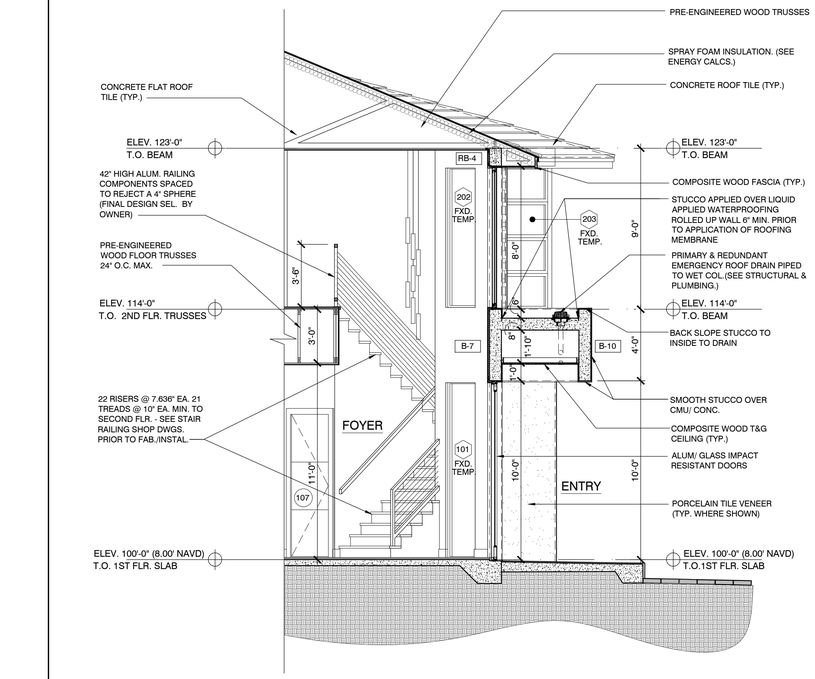
SHEET #:
A-5



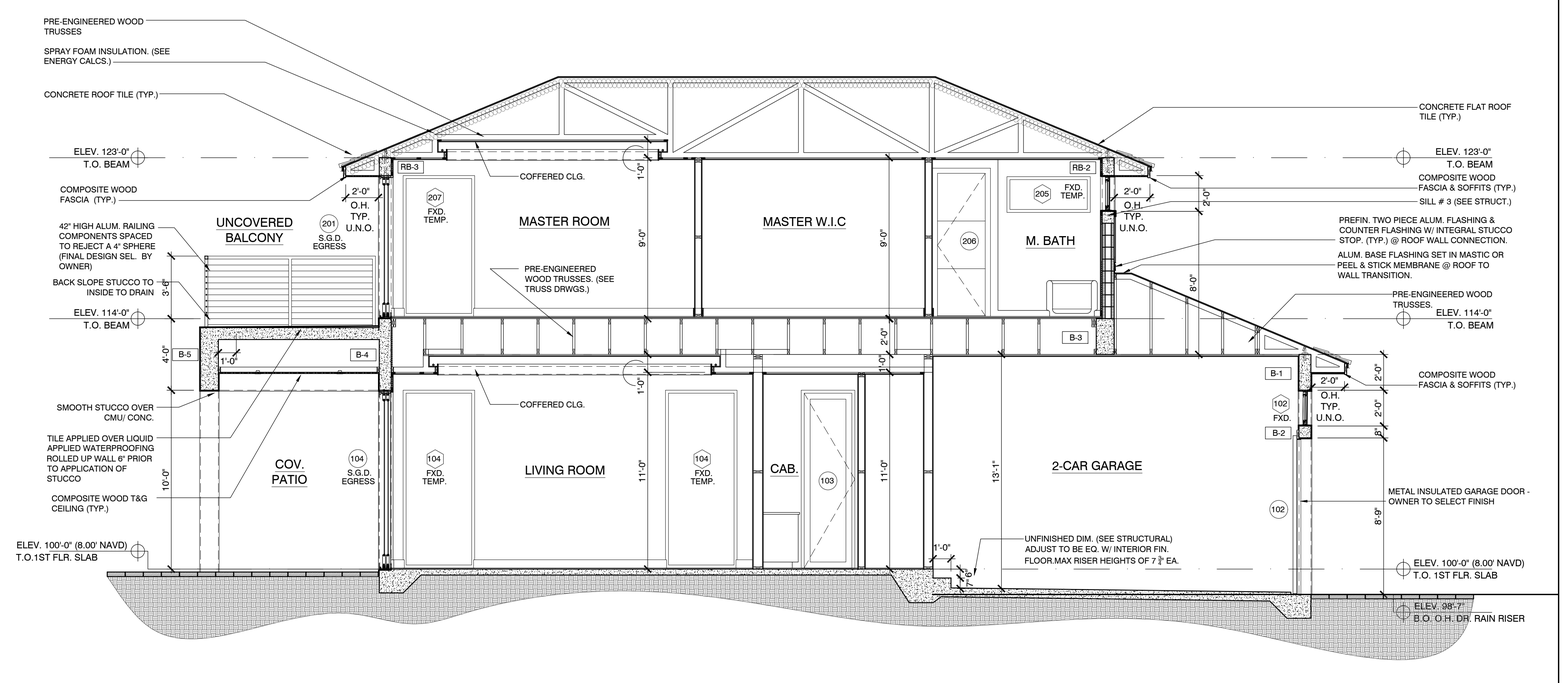

TYPICAL TWO STORY WALL SECTION - "D" | SCALE: 3/4" = 1'-0" | 4




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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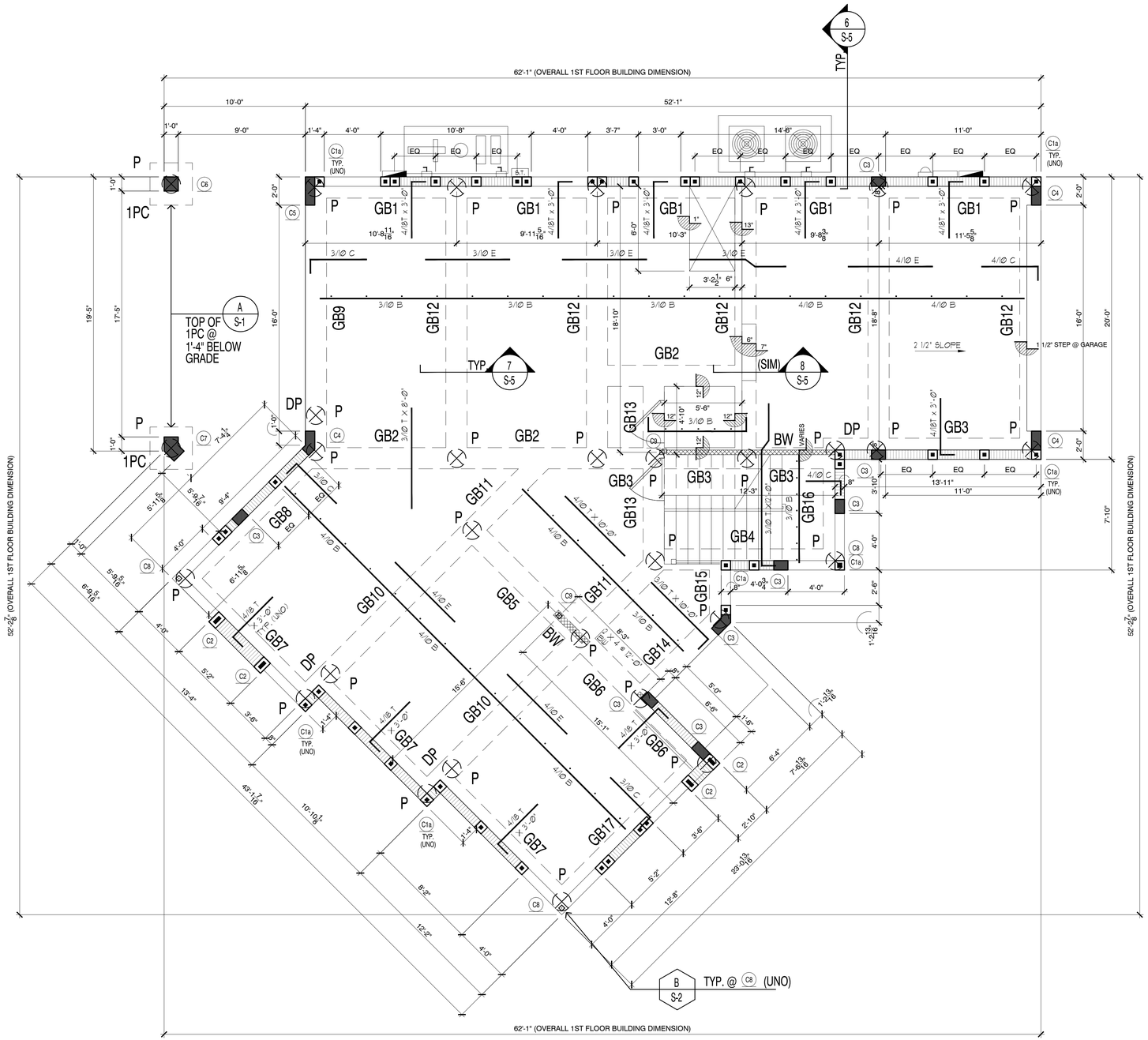
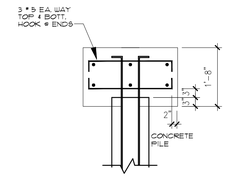
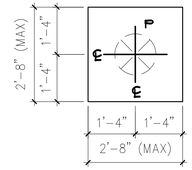
CHECKED BY: GAN

DWG DECRIPTION :
BUILDING SECTIONS
ISSUE FOR BUILDING PERMIT

SHEET #:
A-6



PILE CAP DETAIL A/S1

SCALE: NTS

## 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" | CONC. | 4-# 6 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"X3 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. | |

## 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 | 2-# 5 | | | 4 | @ 10" E.E. | | * TOP OF GB IS TOP OF SLAB - UNO |
| GB-2 | * | 16" X 24" | 2-#5 | 2-# 5 | | | | --- | | |
| GB-3 | * | 16" X 24" | 3-#6 | 2-# 5 | | | | @ 10" T.O. | | |
| GB-4 | * | 16" X 24" | 3-#6 | 2-# 5 | | | | @ 10" T.O. | | |
| GB-5 | * | 16" X 24" | 2-#5 | 2-# 5 | | | 4 | @ 10" E.E. | | |
| GB-6 | * | 16" X 24" | 2-#5 | 2-# 5 | | | | @ 10" T.O. | | |
| GB-7 | * | 16" X 24" | 3-#6 | 2-# 5 | | | 5 | @ 10" E.E. | | |
| GB-8 | * | 16" X 24" | 3-#6 | 2-# 5 | | | | @ 10" T.O. | | |
| GB-9 | * | 16" X 24" | 2-#5 | 2-# 5 | | | 4 | @ 10" E.E. | | |
| GB-10 | * | 16" X 24" | 3-#5 | 3-# 5 | | | 5 | @ 10" E.E. | | |
| GB-11 | * | 16" X 24" | 3-#5 | 3-# 5 | | | | --- | | |
| 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" | 2-#5 | 2-# 5 | | | | --- | | |
| GB-15 | * | 16" X 24" | 2-#5 | 2-# 5 | | | | --- | | |
| GB-16 | * | 16" X 24" | 2-#5 | 2-# 5 | | | | @ 10" T.O. | | |
| GB-17 | * | 16" X 24" | 3-#6 | 2-# 5 | | | 6 | @ 10" E.E. | | |

### 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

NORTH

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

FOUNDATION PLAN 1



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

ARCHITECT'S SIGNATURE:

CLIENT:
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PROJECT:

NEW RESIDENCE AT:
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REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO:
ISSUE DATE: 09-22-22
PROJECT #: 22000
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

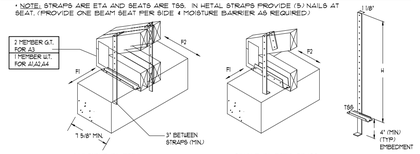
| MARK | NUMBER OF STRAPS | FLA. PROD. APP. NO | SIZE GAUGE | PRODUCT CODE (SIMPSON) | GAUGE | DIMENSIONS: OUT OF CONCRETE (HEIGHT) | DIMENSIONS: EMBEDMENT | NUMBER OF 10d x 1½" (COM. NAILS) | ALLOWABLE LOADS: LATERAL F1 | ALLOWABLE LOADS: LATERAL F2 | ALLOWABLE LOADS: UPLIFT (.67 WIND ON WOOD): IN CONC. 3,000# PSI | ALLOWABLE LOADS: UPLIFT (.67 WIND 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 | 1810 | 1810 | 1240 | 846 | 654 | 460 | 268 | - |
| A-2 | 1 | FL1473 | 20 | HETA 20 | 16 | 16 | 5 1/16 | 14 ** | 350 | 1240 | 1810 | 1810 | 1240 | 1200 | 960 | 860 | 670 | - |
| A-3 | 2 | FL1473 | 20 | HETA 20 | 16 | 16 | 4 | 18 EACH = 18d | 1260 | 1430 | 3560 | 3560 | 3000 | 1836 | 1680 | 1524 | 1400 | - |
| A-4 | 2 | FL1473 | 20 | DETAL 20 | 16 | 16 | 4 1/2 | 18-18d x 1 1/2 * | 2000 | 1310 | 2480 | 2480 | 1900 | 1737 | 1600 | 1440 | 1300 | - |
| - | - | - | - | - | - | - | - | - | -- | -- | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| F2 = 41 PSF WALL PRESS (MSRS) 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' | | | | 6'-0" | 10'-0" | 12'-0" | 14'-0" | 16'-0" | - |
| | | | | | | | | | | | | | WALL HEIGHTS | | | | | |

- 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 9 NAILS INTO TRUSS SEAT FOR HETA20
* INSTALL 6 NAILS INTO TRUSS SEAT FOR DETA10

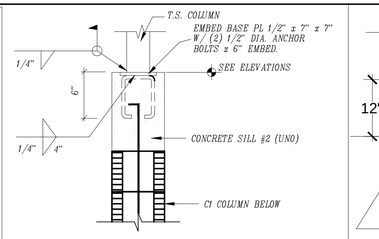
* NOTE: STRAPS ARE ETA AND BEATS ARE TBS. IN METAL STRAPS PROVIDE (5) NAILS AT SEAT. (PROVIDE ONE BEAM SEAT PER SIDE 4 MOISTURE BARRIER AS REQUIRED)



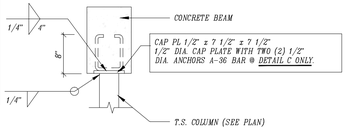

### LATERAL LOADS ON TRUSS ANCHORS

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.

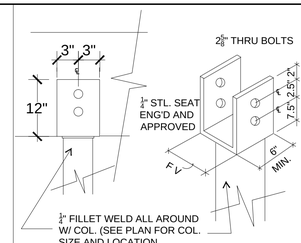
## A ANCHOR SCHEDULE



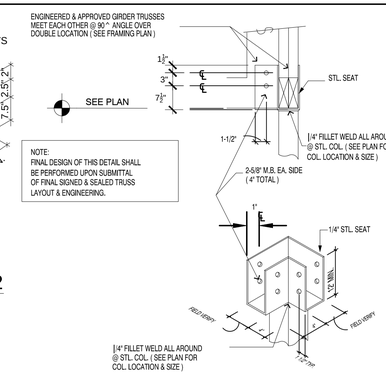

## DETAIL B
*COLUMN BASE*
*SCALE: N.T.S.*



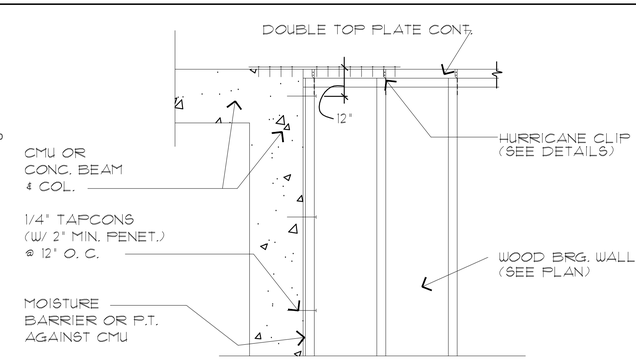

## DETAIL C
*COLUMN CAP*
SCALE: N.T.S.




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

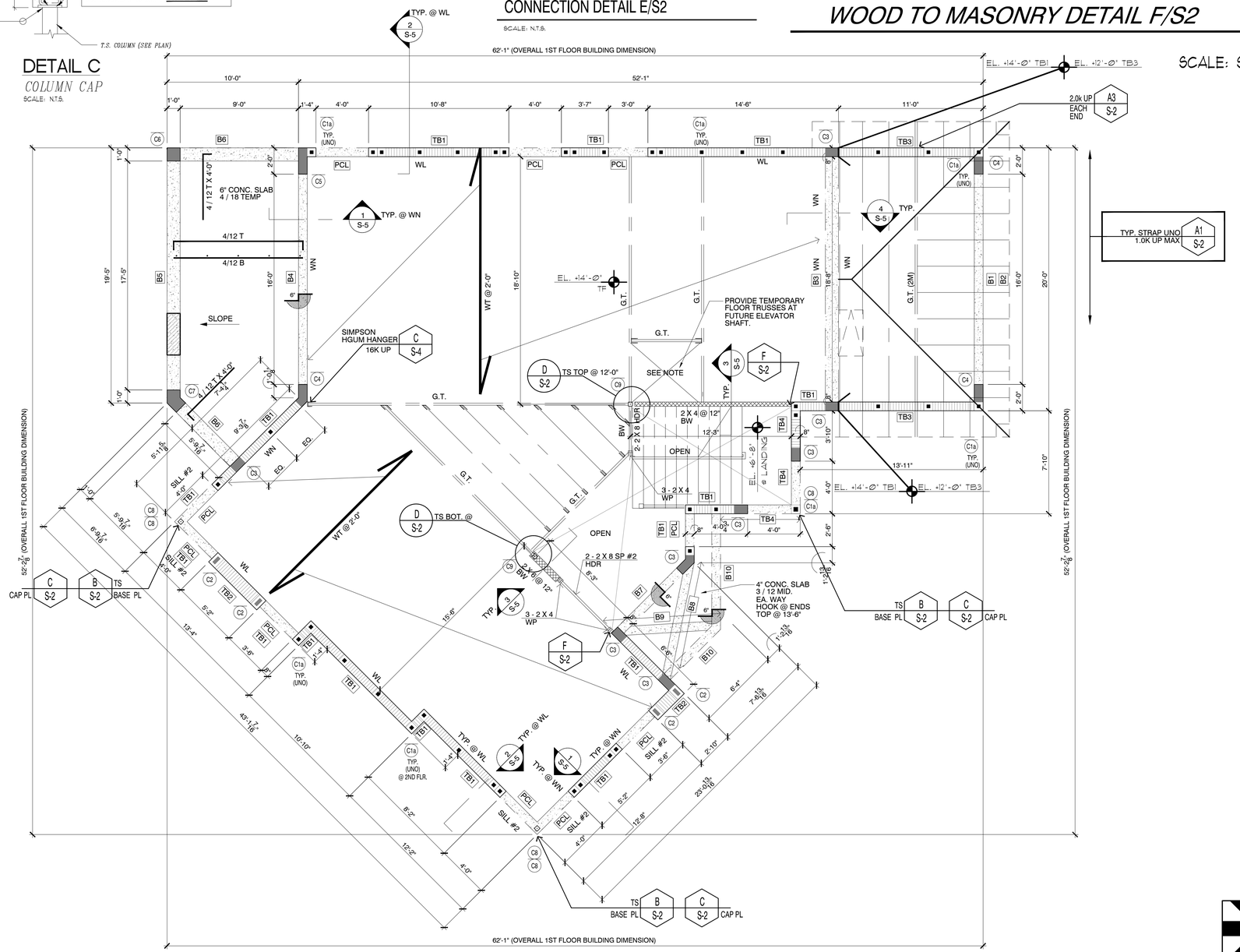



## CONNECTION DETAIL E/S2
SCALE: N.T.S.




## WOOD TO MASONRY DETAIL F/S2

SCALE: SCALE




### FLOOR BEAM SCHEDULE

| MARK | ELEV TOP OF BM. | SIZE WIDTH X DEPTH | BOTTOM | REINFORCING TOP | "E" | "C" | 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 / GARAGE |
| B-3 | 14 - 0 | 12" X 23" | 3-#6 | 2-# 6 | | | 8 | @ 10" E.E. | | |
| B-4 | 14 - 0 | 8" X 46" | 2-#6 | 2-# 5 | | | | #3 HOOPS @ 12" T.O. | A , C | |
| B-5 | 13 - 8 | 12" X 38" | 5-#5 | 2-# 5 | | | | #3 HOOPS @ 10" T.O. | A , C | |
| B-6 | 13 - 8 | 12" X 38" | 2-#5 | 2-# 5 | | | | @ 12" T.O. | A , C | |
| B-7 | 14 - 0 | 8" X 46" | 2-#5 | 2-# 5 | | | | @ 12" T.O. | A , C | |
| B-8 | 13 - 6 | 8" X 22" | 2-#5 | 2-# 5 | | | | @ 8" T.O. | A | |
| B-9 | 13 - 6 | 8" X 22" | 2-#5 | 2-# 5 | | | | #3 HOOPS @ 6" T.O. | A , B | CANTILEVER |
| B-10 | 14 - 0 | 8" X 48" | 2-#5 | 2-# 5 | | | | @ 12" T.O. | A , C | |
| | | | | | | | | | | |
| TB-1 | 14 - 0 | 8" X 12" | 2-#5 | 2-# 5 | | | | --- | | |
| TB-2 | 14 - 0 | 12" X 12" | 2-#5 | 2-# 5 | | | | --- | | |
| TB-3 | 12 - 0 | 8" X 12" | 2-#5 | 2-# 5 | | | | --- | | |
| TB-4 | 8 - 0 | 8" X 23" | 2-#5 | 2-# 5 | | | | --- | | |

### ROOF BEAM SCHEDULE

| MARK | ELEV TOP OF BM. | SIZE WIDTH X DEPTH | BOTTOM | REINFORCING TOP | "E" | "C" | 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 | | | 8 | @ 4" E.E. | | |
| RB-4 | 23 - 0 | 8" X 12" | 2-#5 | 2-# 5 | | | | @ 4" T.O. | | |
| | | | | | | | | | | |
| RTB-1 | 23 - 0 | 8" X 12" | 2-#5 | 2-# 5 | | | | - | | |
| RTB-2 | 23 - 0 | 12" 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.

FRAMING PLAN 1

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

NORTH



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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 103
OCEANRIDGE, FLORIDA

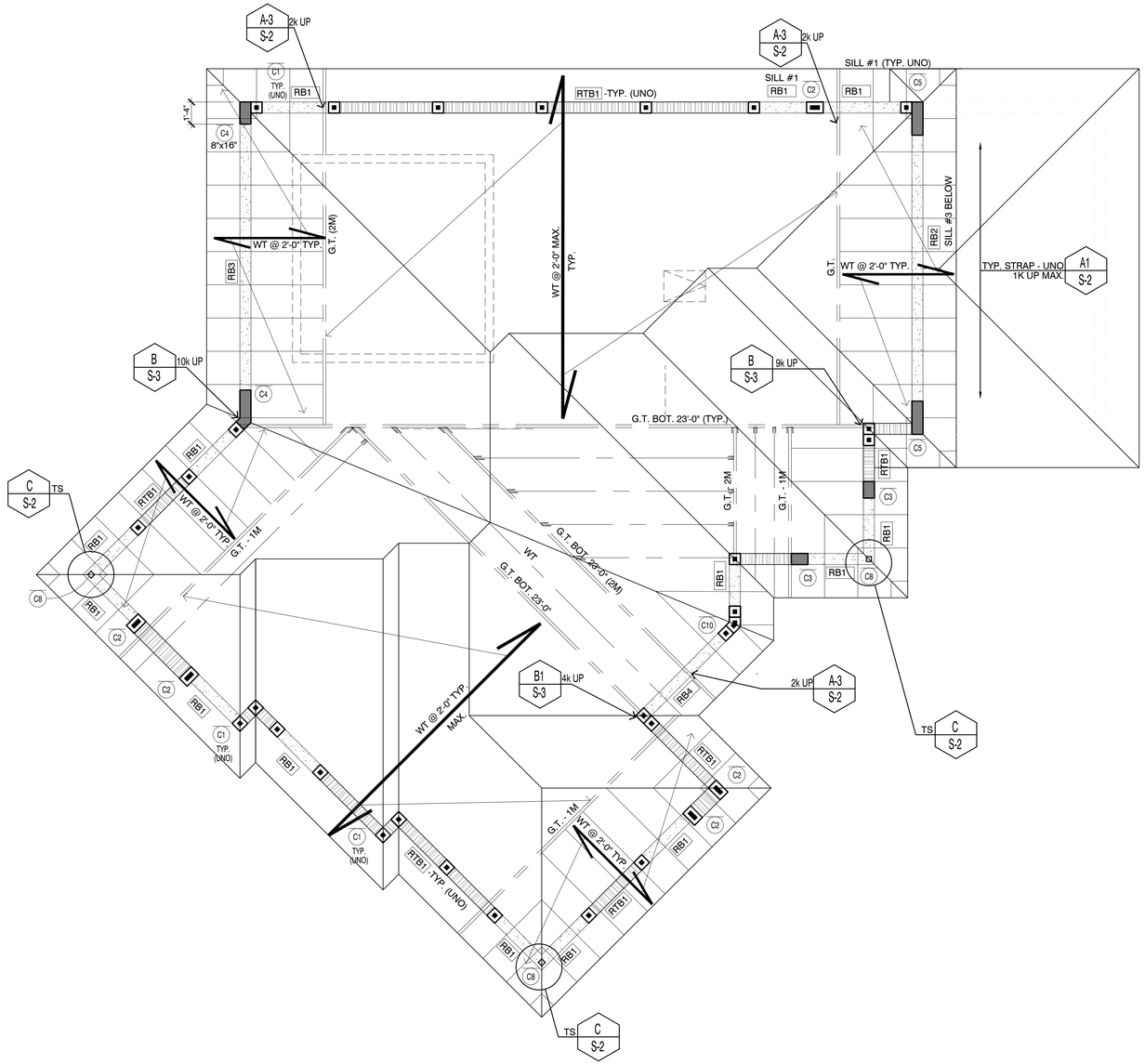
REVISIONS:

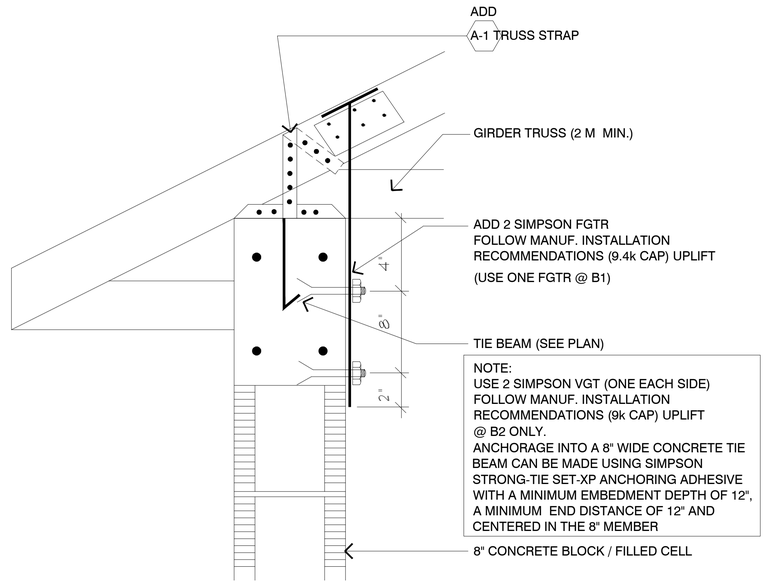
| # | DATE |
|---|---|
| | |

DWG INFO :
ISSUE DATE: 09-22-22
PROJECT #: 22000
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.

NORTH

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

## UPPER ROOF FRAMING PLAN 1



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| # | | DATE |
|---|---|---|
| | | |

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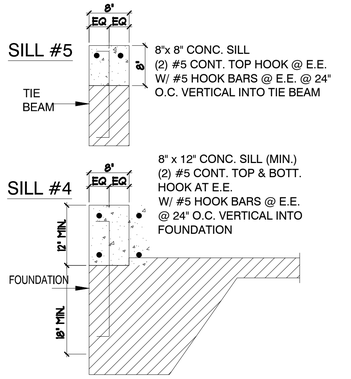
PROJECT #: 22000
DRAWN BY: ER
CHECKED BY: MG

DWG DECRIPTION:
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-3

## CONCRETE SILL DETAILS



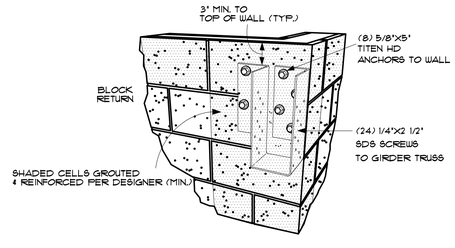

## SILL DETAILS

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 | 5¼" 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

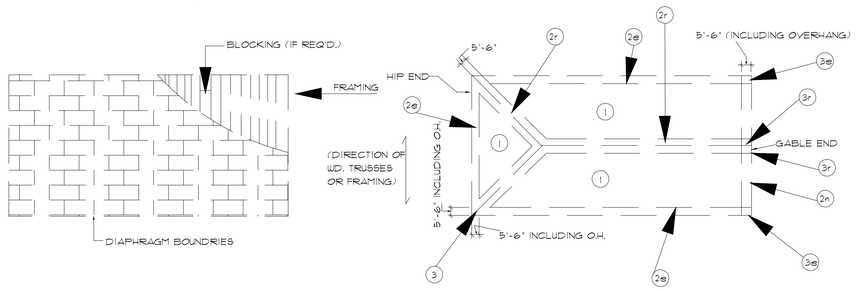
NOT TO SCALE

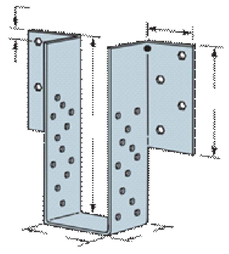
## PLYWOOD FLOOR / ROOF SHEAR DIAPHRAGM SCHEDULE

| 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) | |
| C/S4 | DOUBLE 2x SIZES | | | | | | | | | | FL |
| | 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 | | | | | | | | | | |
| | 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 | |
| | 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 |

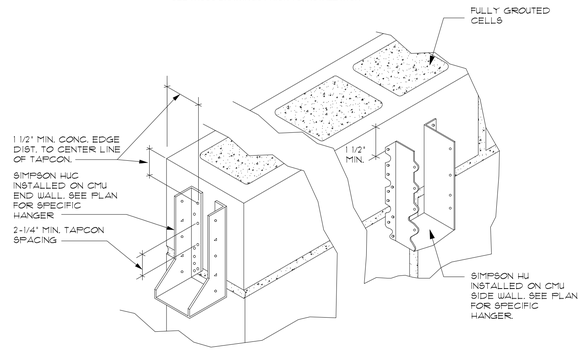
1. UPLIFT LOADS HAVE BEEN INCREASED FOR WIND OR EARTHQUAKE LOADING WITH NO FURTHER INCREASE ALLOWED; REDUCE WHEN OTHER LOADS GOVERN.
2. HGUM UPLIFT LOADS FOR CONCRETE APPLICATIONS ARE 5840 LBS. WITH A 4" MIN. DISTANCE TO TOP OF WALL AND 6960 LBS. WITH A 15" MIN. DISTANCE TO TOP OF WALL.
3. MINIMUM $f'_m$ = 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

C'8LGUM28-2-SDS'82DO'8

## 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 | 575 | 2400 |
| | HU210 | 8- TITEN 1/4" X 2 3/4" | 4-10d X 1 1/2 | 575 | 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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ARCHITECT'S SIGNATURE:

CLIENT:
GARY REISNER
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711 SE 8th Court
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PROJECT:

# NEW RESIDENCE AT:
101 Bonito Drive - Lot 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO:
ISSUE DATE: 09-22-22
PROJECT #: 22000
DRAWN BY: ER
CHECKED BY: MG

DWG DECRIPTION:
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-4

NORTH

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

DETAILS 1

## 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:

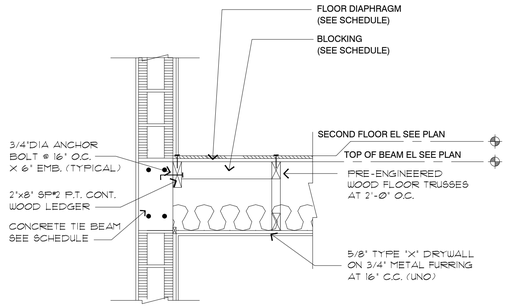
THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERECTION AND SAFE STABILITY OF THE FRAME UNTIL THE STRUCTURAL SYSTEM IS COMPLETE AND CAPABLE OF RESISTING ALL DESIGN FORCES. MAKE ADAQUATE PROVISIONS FOR ERECTION STRESSES AND FOR SUFFICENT TEMPORY BRACING TO KEEP THE STRUCTURAL SYSTEM PLUMB AND IN 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.

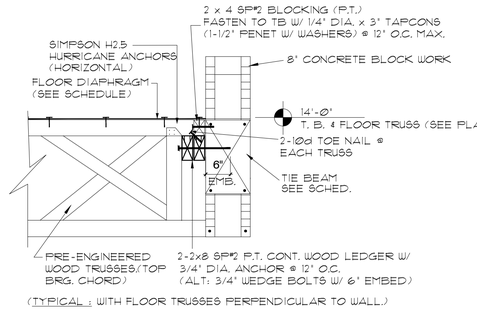
SHOP DRAWINGS

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

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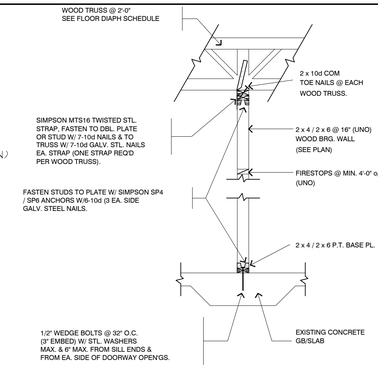
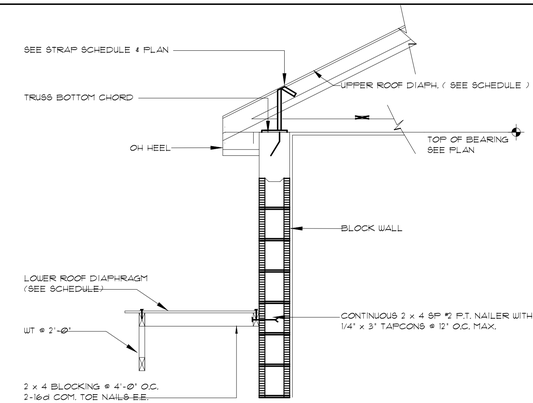



## WOOD BRG. WALL SECTION 3/S5

*SCALE: N.T.S.*




## SECTION (WN) 4/S-5

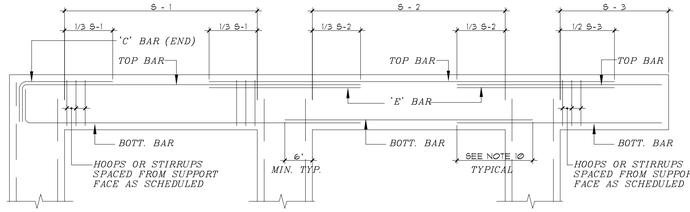
*SCALE:NONE*

## NOT USED 5/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.



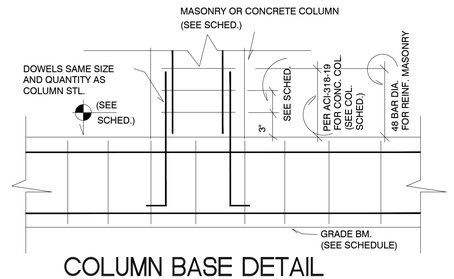

## BEAM BENDING DIAGRAM DETAIL

*SCALE : NONE*

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

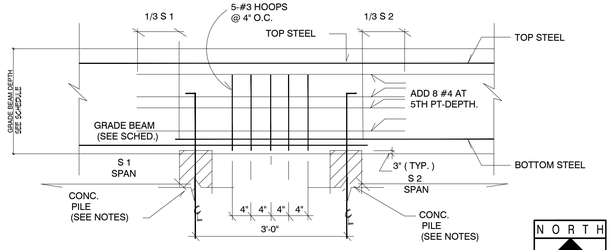
GENERAL BEAM SCHEDULE NOTES:

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.*

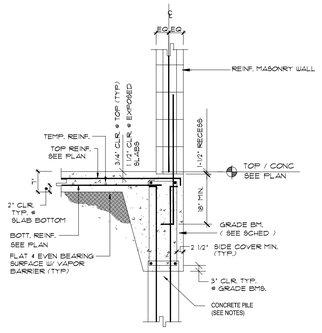



## COLUMN BASE DETAIL

WITH GRADE BEAM




## DOUBLE PILE REINF'G. DETAIL




## SECTION 6/S-5

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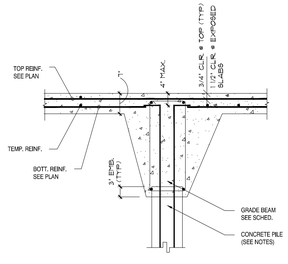


## SECTION 7/S-5

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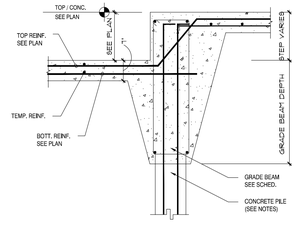


## SECTION 8/S-5

SCALE: N.T.S.

SECTIONS

NORTH

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

1



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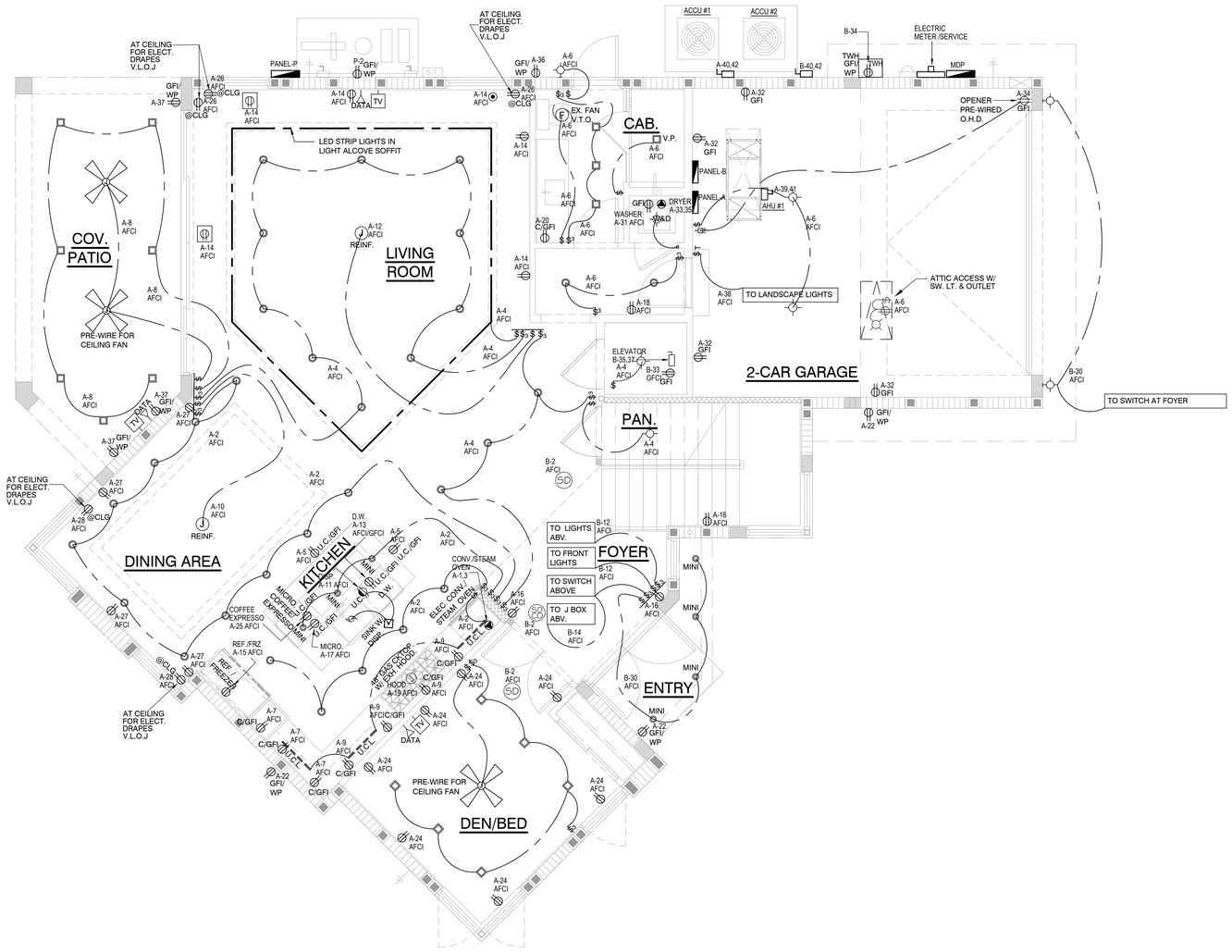
CHECKED BY: MG

DWG DECRIPTION :
FOUND. PLAN,
ISSUE FOR BUILDING PERMIT

SHEET #:
S-5




1 FIRST 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
- TV — TELEVISION JACK
- D.B. — DOOR BELL
- WALL SWITCH
- 3 — 3-WAY WALL SWITCH
- 4 — 4-WAY WALL SWITCH
- P.B. — PUSH BUTTON SWITCH
- WALL SCONCE
- WALL OR CLG. MOUNTED FIXTURE
- J — JUNCTION BOX
- SW — SWITCHED FIXTURE
- RECESSED MINI LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- 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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ARCHITECT'S SIGNATURE:

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# NEW RESIDENCE AT:
## 101 Bonito Drive-Lot 103
## OCEANRIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO :

DWG DECRIPTION :

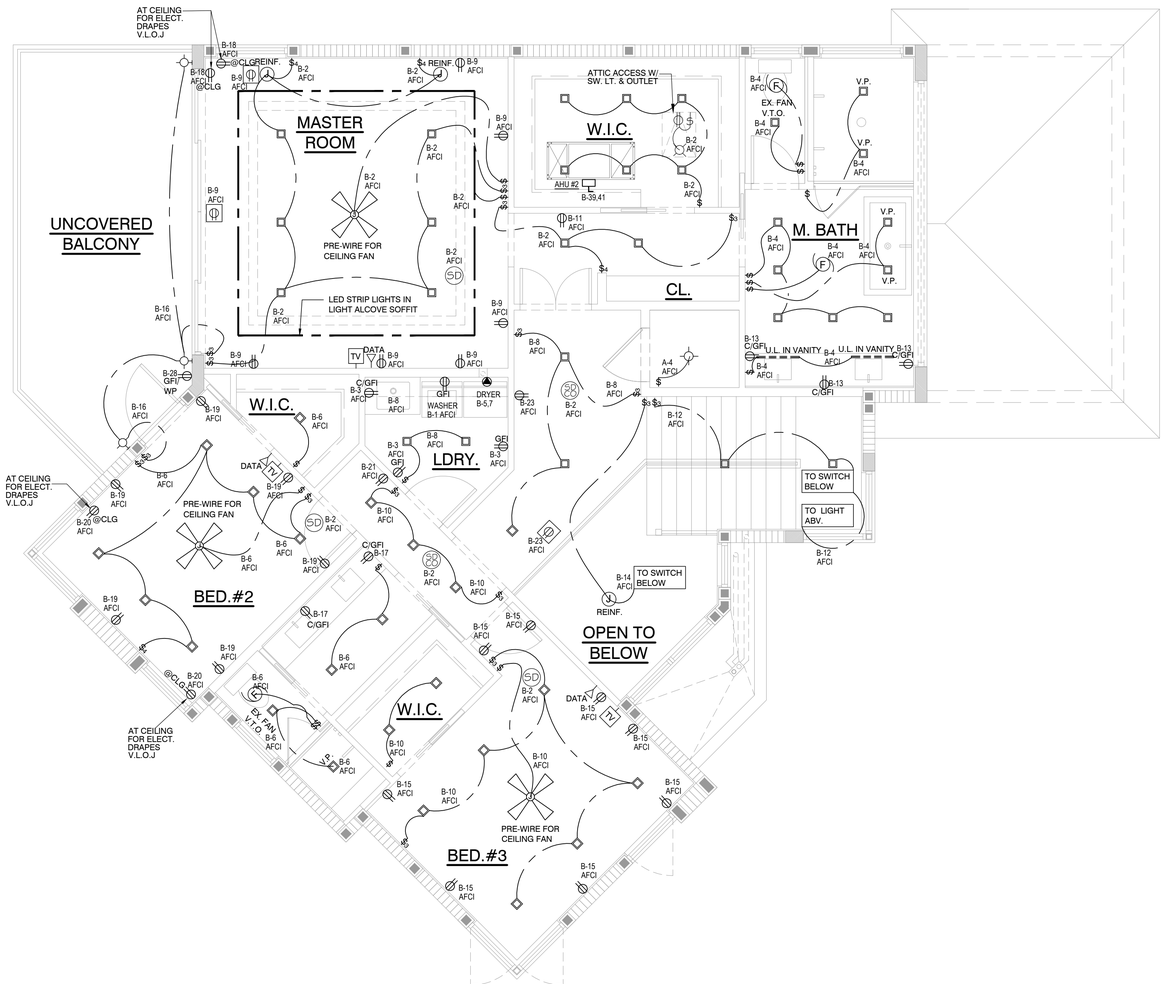
1ST FLR. ELECTRICAL PLAN

SHEET #:

E-1

PREMIER
CONSULTING ENGINEERS, LLC
MECHANICAL | ELECTRICAL | PLUMBING
ENGINEERING + CONSULTING
COA # 29969
KAMAL HALABI, P.E.
FL P.E. #63970
2799 NW 2ND AVE, SUITE H-202, BOCA RATON, FL 33431
PH: 561.672.7344 | FAX: 561.892.7700
EMAIL: MEP@PREMIER-ENGINEERS.COM

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
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- A/C DISCONNECT
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NOTES:

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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
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| | |

DWG INFO :

DWG DECRIPTION :
2ND FLR. LIGHTING PLAN

SHEET #:
E-2

PREMIER
CONSULTING ENGINEERS, LLC
MECHANICAL | ELECTRICAL | PLUMBING
ENGINEERING + CONSULTING
COA # 29969
KAMAL HALABI, P.E.
FL P.E. #63970
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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.

## ELECTRICAL LOAD CALCULATIONS
### ONE-FAMILY DWELLING
### MAIN SERVICE SIZING

| | | | |
|---|---|---|---|
| LIGHTING @ 3VA PER SQUARE FOOT | | 3693 SQ.FT. | 11,079 VA |
| SMALL APPLIANCE @ 1500 VA EACH | 6 | BRANCH CIRC | 9,000 VA |
| CONV./STEAM OVEN | 1 | | 8,200 VA |
| HOOD | 1 | | 600 VA |
| COFFEE EXPRESSO | 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 |
| ELECT. FOR DRAPES | 4 | | 3,600 VA |
| GAS TANKLESS WATER HEATER | 1 | | 180 VA |
| POOL EQUIPMENT | 1 | | 6,945 VA |
| DOCK PANEL (FUTURE) | 1 | | 11,000 VA |
| TOTAL LOADS (PARTIAL) | | | 80,454 VA |
| APPLICATION FOR DEMAND FACTOR | | | |
| FIRST 10KVA OF GENERAL LOAD @ 100% | | | 10,000 VA |
| REMAINDER OF GENERAL LOAD @ 40% | | | 28,182 VA |
| AIR CONDITIONERS HEAT @65% | | | 13,000 VA |
| | | **TOTAL LOAD =** | **51,182 VA** |

CURRENT PER PHASE = TOTAL LOAD (VA) / (240V)
CURRENT PER PHASE = **213 AMPS**

## AIC CALCULATIONS
### ATMETER/MAIN COMBO

| | | | | | |
|---|---|---|---|---|---|
| L = | LENGTH OF CIRCUIT TO FAULT IN FT | = | 80 | 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) | = | 0.579 | | |
| | | = | | | |
| | M = 1 / (1+ F) | = | 0.633 | | |
| | | = | | | |
| | AIC = I * M | = | 13,367 | 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 ↑ 80 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

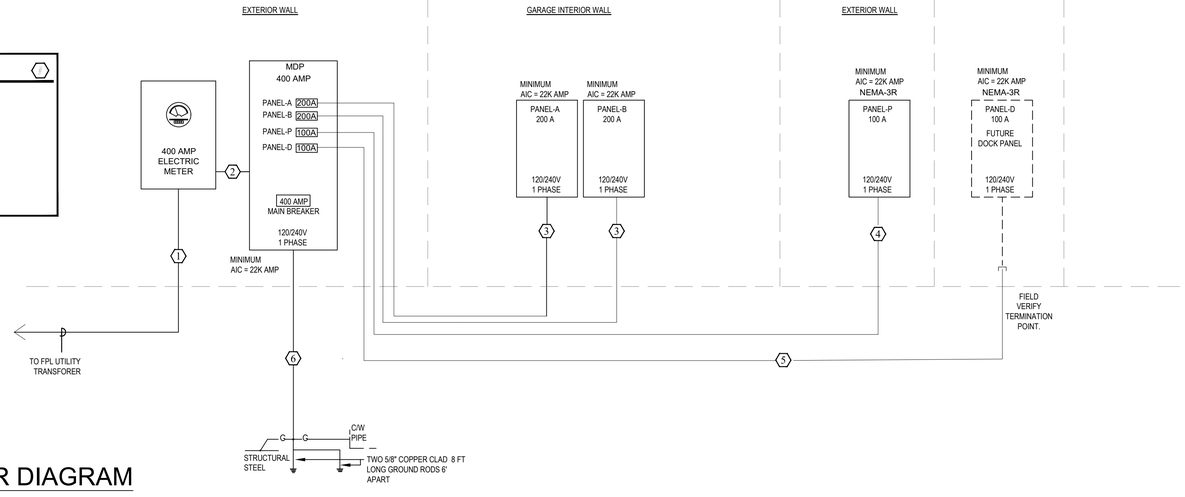
## AIC CALCULATIONS
### AT PANELS A/B

| | | | | | |
|---|---|---|---|---|---|
| L = | LENGTH OF CIRCUIT TO FAULT IN FT | = | 22 | FT | * |
| I = | AVAILABLE AIC AT CIRCUIT | = | 13,367 | 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) | = | 0.176 | | |
| | | = | | | |
| | M = 1 / (1+ F) | = | 0.850 | | |
| | | = | | | |
| | AIC = I * M | = | 11,367 | 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 ↑ 22 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

## 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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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 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | | DATE |
|---|---|---|
| | | |
| | | |
| | | |
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DWG INFO :

DWG DECRIPTION :

2ND FLR. LIGHTING PLAN

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/DINNING ARAE (AFCI) | 14 | 14 | # | 1 | 15 |
| 50 | 2 | | 6 | 10 | | 3 | 4 | LIGHTS LIVING ROOM ( AFCI) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | 1500 | 12 | 12 | RECEPT. - ISLAND SMALL APPLIANCE (AFCI) | 5 | 6 | LIGHTS 2- CAR GARAGE/ LAUNDRY/ CABANA BATH (AFCI) | 14 | 14 | # | 1 | 15 |
| 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) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | 1500 | 12 | 12 | REFRIGERATOR/FREEZER (AFCI) | 15 | 16 | RECEPT. FOYER (AFCI) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | 1500 | 12 | 12 | MICROWAVE (AFCI) | 17 | 18 | RECEPT. HALL (AFCI) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | 600 | 12 | 12 | HOOD KITCHEN (AFCI) | 19 | 20 | RECEPT. CABANA BATH | 12 | 12 | # | 1 | 20 |
| | | | | | SPACE | 21 | 22 | RECEPT. ENTRY/ OUTSIDE | 12 | 12 | # | 1 | 20 |
| | | | | | SPACE | 23 | 24 | RECEPT. DEN/ BEDROOM (AFCI) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | 1500 | 12 | 12 | COFFEE EXPRESSO (AFCI) | 25 | 26 | ELECT. FOR DRAPES LIVING ROOM (AFCI) | 12 | 12 | 900 | 1 | 20 |
| 20 | 1 | 1500 | 12 | 12 | RECEPT. DINNING AREA (AFCI) | 27 | 28 | ELECT. FOR DRAPES DINNING ROOM (AFCI) | 12 | 12 | 900 | 1 | 20 |
| | | | | | SPACE | 29 | 30 | SPACE | | | | | |
| 20 | 1 | 1500 | 12 | 12 | WASHER (AFCI) | 31 | 32 | RECEPT. 2- CAR GARAGE | 12 | 12 | # | 1 | 20 |
| 30 | 2 | 5000 | 10 | 10 | DRYER | 33 | 34 | RECEPT. 2-CAR GARAGE OPENER | 12 | 12 | 750 | 1 | 20 |
| 30 | 2 | | 10 | 10 | | 35 | 36 | RECEPT. OUTSIDE | 12 | 12 | # | 1 | 20 |
| 20 | 1 | # | 12 | 12 | RECEPT. COVERED PATIO | 37 | 38 | LANDSCAPE LIGHTING (AFCI) | 12 | 12 | # | 1 | 20 |
| 45 | 2 | 8000 | 8 | 10 | AHU #1 | 39 | 40 | ACCU #1 | 10 | 8 | * | 2 | 30 |
| 45 | 2 | | 8 | 10 | | 41 | 42 | | 10 | 8 | | 2 | 30 |

## PANEL-A
## DEMAND LOAD CALCULATIONS

AREA (SQ FT) = 1500 SQ FT
1500@ 3VA PER SQ. FT. = 4500 VA

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

| | | | | |
|---|---|---|---|---|
| CONNECTED GENERAL LOAD | 14700 VA | | | |
| RECEPT 1st 3,000 VA @ 100% | 3,000 | @100% | 3,000 | VA |
| FROM 3001 to 120000 VA @35% | 11,700 | @35% | 4,095 | VA |
| REST @25% | 0 | @25% | 0 | VA |
| AIR CONDITIONERS HEAT @ 100% | 8000 | @100% | 8,000 | VA |
| NUMBER OF APPLIANCES= | 8 | | | |
| APPLIANCE LOAD @75% | 10,350 | @75% | 7,763 | VA |
| OTHER LOAD (DRYER/RANGE...)@100% | 13,200 | @100% | 13,200 | VA |
| LARGEST MOTOR LOAD@125% | 0 | @125% | 0 | VA |
| | | TOTAL LOAD = | 36,058 | VA |
| CURRENT PER PHASE | = TOTAL LOAD (VA) /(240) | | | |
| | = 150 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 / W.I.C./ M. HALL /S.D. (AFCI) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | 1500 | 12 | 12 | RECEPT.- LAUNDRY (AFCI) | 3 | 4 | LIGHTS MASTER BATH (AFCI) | 14 | 14 | # | 1 | 15 |
| 30 | 2 | 5000 | 10 | 10 | DRYER | 5 | 6 | LIGHTS BEDROOM #2/ BATH (AFCI) | 14 | 14 | # | 1 | 15 |
| 30 | 2 | | 10 | 10 | | 7 | 8 | LIGHTS HALL/LAUNDRY (AFCI) | 14 | 14 | # | 1 | 15 |
| 15 | 1 | # | 14 | 14 | RECEPT. MASTER ROOM (AFCI) | 9 | 10 | LIGHTS BEDROOM #3/ BEDRM HALL (AFCI) | 14 | 14 | # | 1 | 15 |
| 15 | 1 | # | 14 | 14 | RECEPT. MASTER HALL(AFCI) | 11 | 12 | LIGHTS FOYER/HALL/ STAIRS (AFCI) | 14 | 14 | # | 1 | 15 |
| 20 | 1 | # | 12 | 12 | RECEPT. MASTER BATH (AFCI) | 13 | 14 | CHANDELLIER FOYER (AFCI) | 12 | 12 | 1200 | 1 | 20 |
| 15 | 1 | # | 14 | 14 | RECEPT. BEDROOM#3 (AFCI) | 15 | 16 | LIGHTS UNCOVERED BALCONY (AFCI) | 12 | 12 | # | 1 | 20 |
| 20 | 1 | # | 12 | 12 | RECEPT. BATH | 17 | 18 | ELECT. FOR DRAPES MASTER ROOM (AFCI) | 12 | 12 | 900 | 1 | 20 |
| 15 | 1 | # | 14 | 14 | RECEPT. BEDROOM#2 (AFCI) | 19 | 20 | ELECT. FOR DRAPES BEDROOM #2 (AFCI) | 12 | 12 | 900 | 1 | 20 |
| 15 | 1 | # | 14 | 14 | RECEPT. BEDROOM HALL(AFCI) | 21 | 22 | SPACE | | | | | |
| 15 | 1 | # | 14 | 14 | RECEPT. HALL (AFCI) | 23 | 24 | SPACE | | | | | |
| | | | | | SPACE | 25 | 26 | SPACE | | | | | |
| | | | | | SPACE | 27 | 28 | RECEPT. UNCOVERED BALCONY | 12 | 12 | # | 1 | 20 |
| | | | | | SPACE | 29 | 30 | LIGHTS OUTSIDE/ ENTRY | 12 | 12 | # | 1 | 20 |
| | | | | | SPACE | 31 | 32 | SPACE | | | | | |
| 20 | 1 | 180 | 12 | 12 | RECEPT. ELEVATOR | 33 | 34 | GAS TANKLESS WATER HEATER | 12 | 12 | 180 | 1 | 20 |
| 30 | 2 | 5000 | 10 | 10 | ELEVATOR | 35 | 36 | SPACE | | | | | |
| 30 | 2 | | 10 | 10 | | 37 | 38 | SPACE | | | | | |
| 60 | 2 | 10000 | 6 | 10 | AHU #2 | 39 | 40 | ACCU #2 | 10 | 8 | * | 2 | 40 |
| 60 | 2 | | 6 | 10 | | 41 | 42 | | 10 | 8 | | 2 | 40 |

## PANEL-B
## DEMAND LOAD CALCULATIONS

AREA (SQ FT) = 1513 SQ FT
1513@ 3VA PER SQ. FT. = 4539

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

| | | | | |
|---|---|---|---|---|
| CONNECTED GENERAL LOAD | 9219 VA | | | |
| RECEPT 1st 3,000 VA @ 100% | 3,000 | @100% | 3,000 | VA |
| FROM 3001 to 120000 VA @35% | 6,219 | @35% | 2,177 | VA |
| REST @25% | 0 | @25% | 0 | VA |
| AIR CONDITIONERS HEAT @ 100% | 10000 | @100% | 10,000 | VA |
| NUMBER OF APPLIANCES= | 1 | | | |
| NEC 220.53-APPLIANCE LOAD @100% | 1,500 | @100% | 1,500 | VA |
| OTHER LOAD (DRYER/RANGE....)@100% | 10,180 | @100% | 10,180 | VA |
| LARGEST MOTOR LOAD@125% | 0 | @125% | 0 | VA |
| | | TOTAL LOAD = | 26,857 | VA |
| CURRENT PER PHASE | = TOTAL LOAD (VA) /(240) | | | |
| | = 112 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



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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 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | | DATE |
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DWG INFO :

DWG DECRIPTION :
ELECTRICAL PANELS SCHEDULES

SHEET #:
E-4

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

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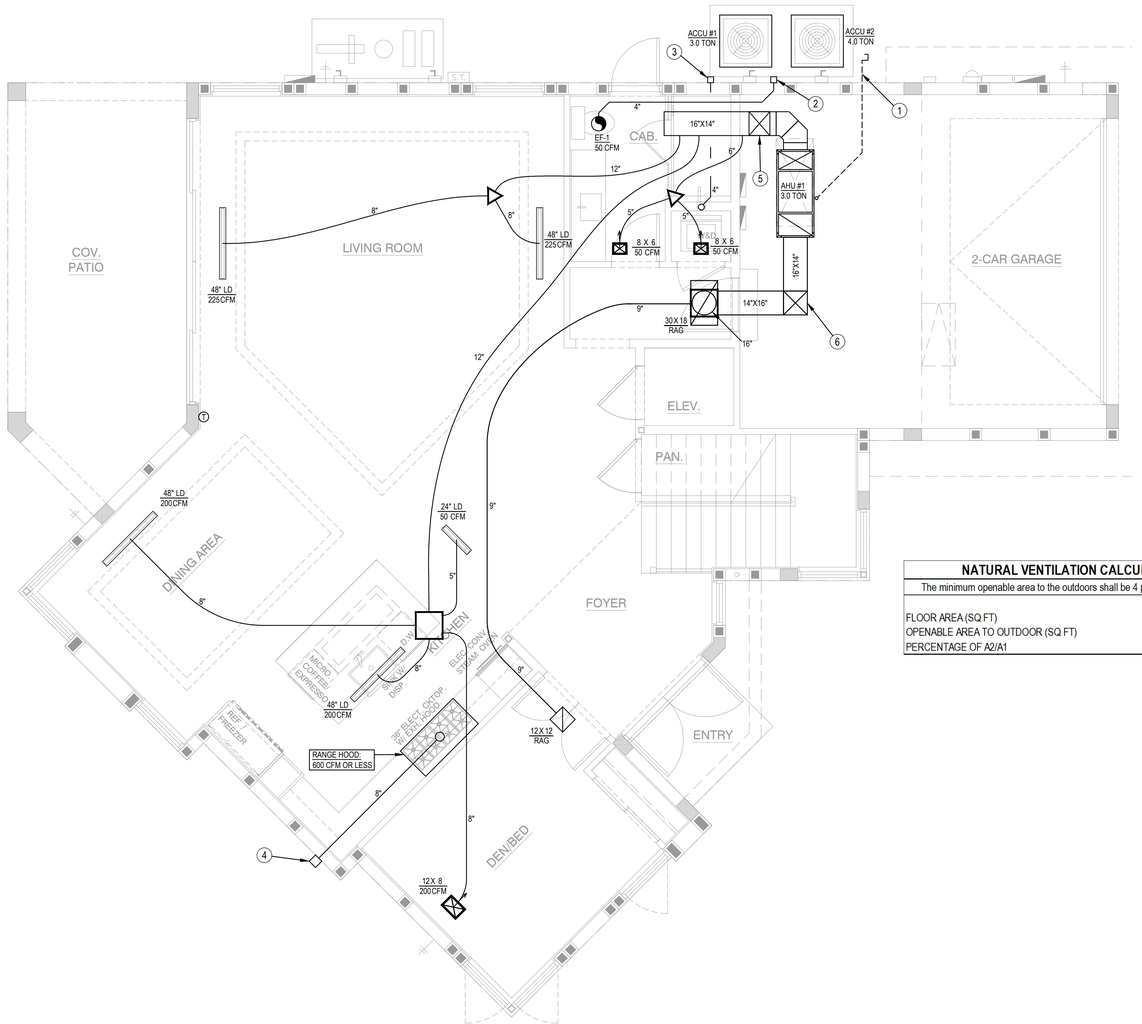


1 MECHANICAL PLAN - FIRST FLOOR

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.

## 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 | 3013 |
| OPENABLE AREA TO OUTDOOR (SQ FT) | A2 | 351 |
| PERCENTAGE OF A2/A1 | | **11.65%** |

## 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 |
| RAG | RETURN 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 TI/FIN METAL DUCT THROUGH WALL W/WALL CAP AND BIRD SCREEN (MIN. 3'-0" FROM ANY OPERABLE & NON-OPERABLE OPENING).
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. 16"x14" SUPPLY AIR DUCT GOING UP ABOVE GARAGE CEILING.
6. 16"x14" RETURN AIR DUCT GOING UP ABOVE GARAGE CEILING.

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 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | DATE |
|---|---|
| | |

DWG INFO.:

DWG DECRIPTION:

MECHANICAL PLAN

SHEET #:

M-1

PREMIER
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MECHANICAL | ELECTRICAL | PLUMBING
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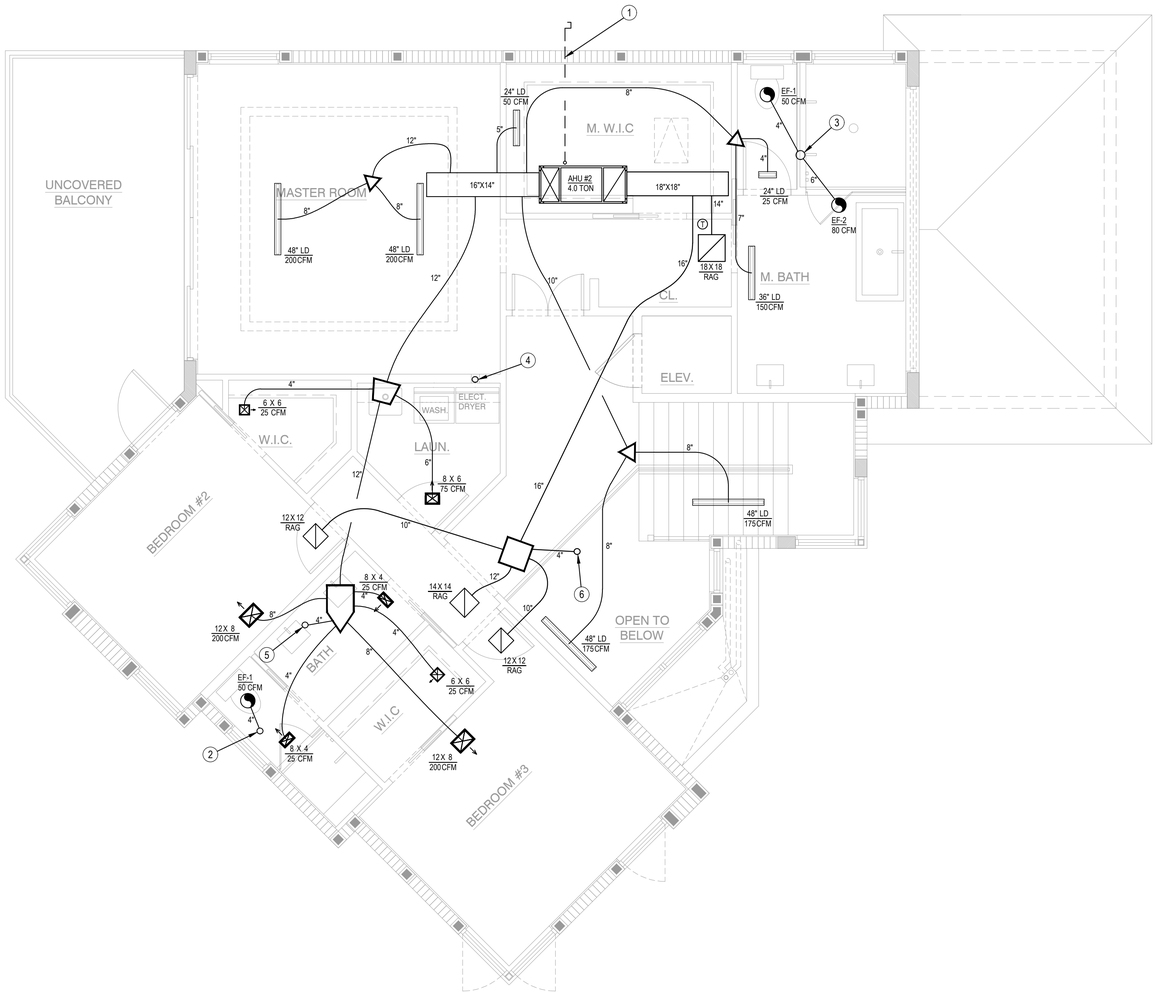


1 MECHANICAL PLAN - SECOND FLOOR

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



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DWG INFO :

DWG DECRIPTION :

MECHANICAL PLAN

SHEET #:

M-2

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MECHANICAL | ELECTRICAL | PLUMBING
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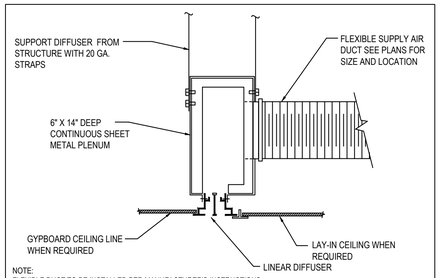
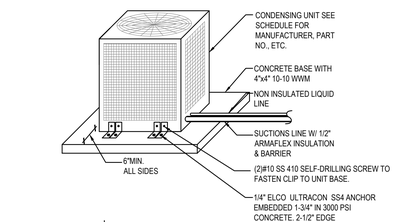
## HVAC GENERAL NOTES:

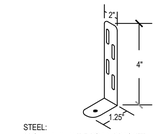
1. ALL MECHANICAL WORK SHALL CONFORM TO: FLORIDA RESIDENTIAL CODE 7th EDITION, FBCM (7th EDITION), FBCEC (7th EDITION), FBCB (7th EDITION), FFPC (7th EDITION), AND NEC (2017).
2. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY 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



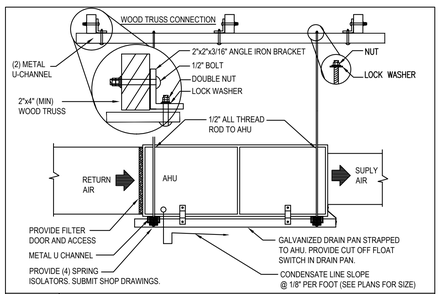

STEEL:
14 GA MINIMUM TIE DOWN BRACKET
(MIAMI TECH PRODUCT CUTD)

TIE DOWN CLIP:
MIAMI TECH CTUD 1" WIDE ASTM A653 GALVANIZED STEEL 0.07" THICK. LOCATE CLIPS AT 3" MINIMUM FROM APPROPRIATE CORNER USING FOUR CLIPS PER SIDE (TWO AT EACH CORNER) AND FOUR CLIPS OPPOSITE SIDE IN THE SAME CONFIGURATION. MIAMI TECH KIT#CBUTD4KG

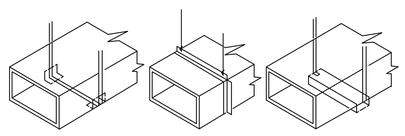
FASTEN CLIP AS FOLLOW:
(2) #10 SS 410 SELF-DRILLING SCREW TO FASTEN CLIP TO UNIT BASE.
1/4" ELCO ULTRACON SS4 ANCHOR EMBEDDED 1-3/4" IN 3000 PSI CONCRETE. 2-1/2" EDGE MINIMUM. NOA#13-1205.05

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.

**1 ACCU MOUNTING DETAIL**
NOT TO SCALE



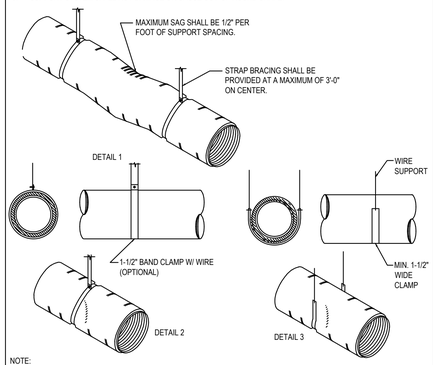

**2 AHU MOUNTING DETAIL**
NOT TO SCALE




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.

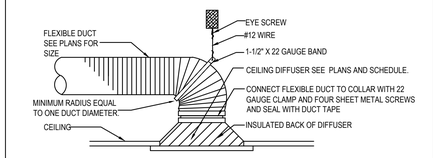
**3 METHOD OF HANGING DUCTS DETAIL**
NOT TO SCALE

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

### A/C EQUIPMENT SPECIFICATIONS

| | | |
|---|---|---|
| MANUFACTURER | CARRIER | |
| NOM TONS | **3.0** | **4.0** |
| SEER | 16.0 | 16.0 |
| **CONDENSING UNIT MODEL NO:** | **24ABC636-3** | **24ABC648-3** |
| **AIR HANDLER MODEL NO:** | **FX4DNF037** | **FX4DNF049** |
| REFRIGERANT | R-410A | R-410A |
| AMBIENT TEMP. | 95 | 95 |
| TOTAL CFM | 1200 @ 0.5" | 1550 @ 0.5" |
| TOTAL CAP (MBH) | 34.2 | 46.5 |
| SENSIBLE CAP (MBH) | 25.2 | 35 |
| **CONDENSING UNIT DATA:** | ACCU #1 | ACCU #2 |
| COMPRESSOR QTY - STAGES | 1 - 1 | 1 - 1 |
| COMPRESSOR RLA - LRA | 14.1 - 79.0 | 19.9 - 109.0 |
| CONDENSER FAN FLA | 0.5 | 1.2 |
| MCA | 17.5 | 26.1 |
| MOCP | 30 | 40 |
| DIMENSIONS (LxWxH) (IN) | 35 x 35 x 29 | 35 x 35 x 39 |
| OPERATING WEIGHT (LBS) | 204 | 317 |
| **AIR HANDLER DATA:** | AHU #1 | AHU #2 |
| FAN MOTOR FLA - HP | 4.1 - 1/2 | 6.0 - 3/4 |
| HEATER KW | 8.0 | 10.0 |
| MCA w/ HEATER | 44.7 | 53.8 |
| MOCP w/ HEATER | 45 | 60 |
| DIMENSIONS (LxWxH) (IN) | 22 x 22 x 50 | 22 x 25 x 54 |
| WEIGHT (LBS) | 157 | 185 |
| **REFRIG. TUBES O.D.** | | |
| VAPOR | 7/8 | 7/8 |
| LIQUID | 3/8 | 3/8 |
| **AHRI NUMBER** | **203480508** | **9171509** |
| **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. | | |

| **BATHROOM EXHAUST FANS** |
|---|
| EF-1 PANASONIC WHISPER SERIES FV-0511VKS2 50 CFM |
| EF-2 PANASONIC WHISPER SERIES FV-0511VKS2 80 CFM |

### 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



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DWG INFO :

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MECHANICAL
NOTES & DETAILS

SHEET #:
M-3

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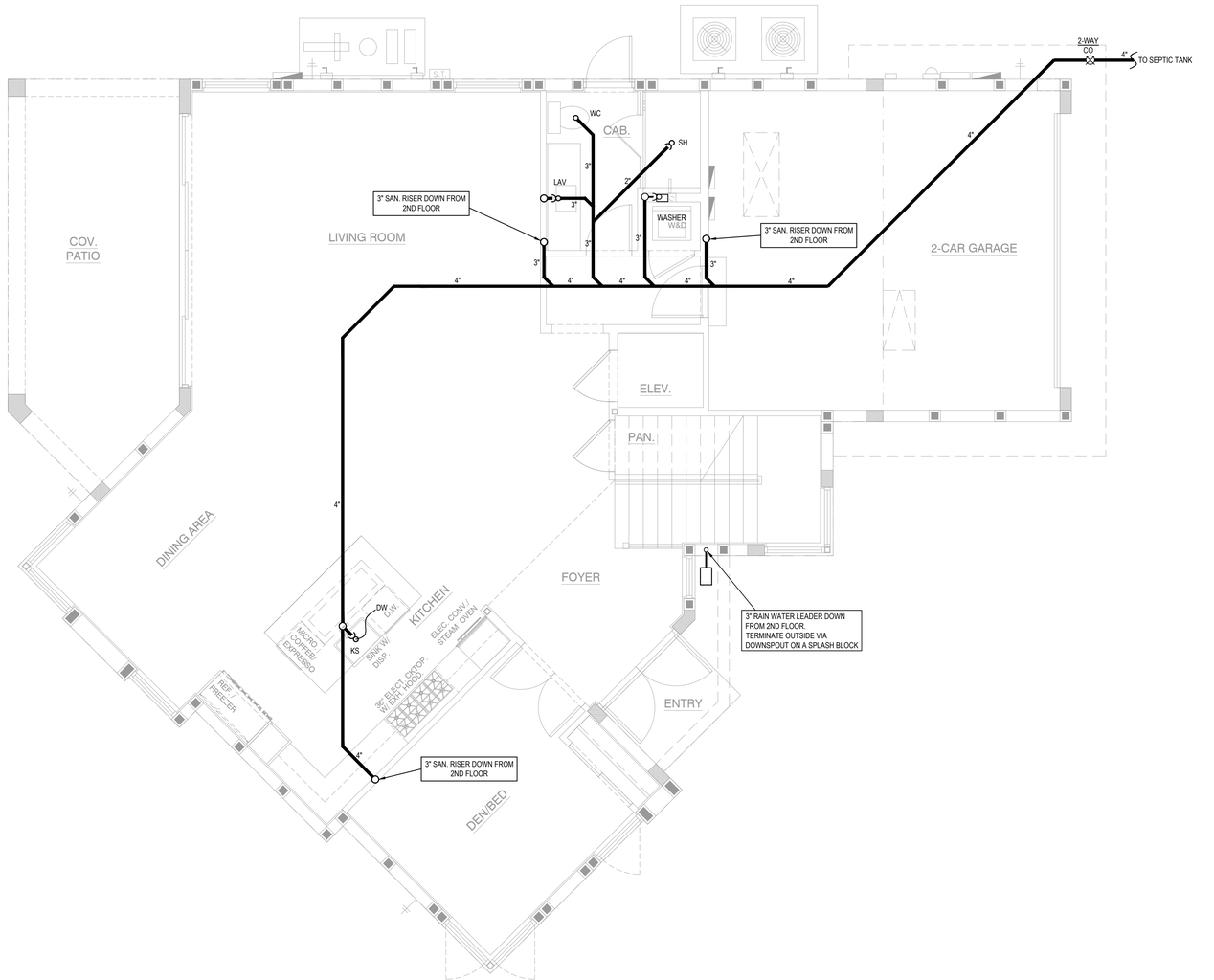


1 FIRST FLOOR SANITARY & ROOF DRAINAGE PLAN

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



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DWG INFO :

DWG DECRIPTION :
FIRST FLOOR
SANITARY & ROOF
DRAINAGE PLAN

SHEET #:
P-1.1

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ENGINEERING + CONSULTING
COA # 29969
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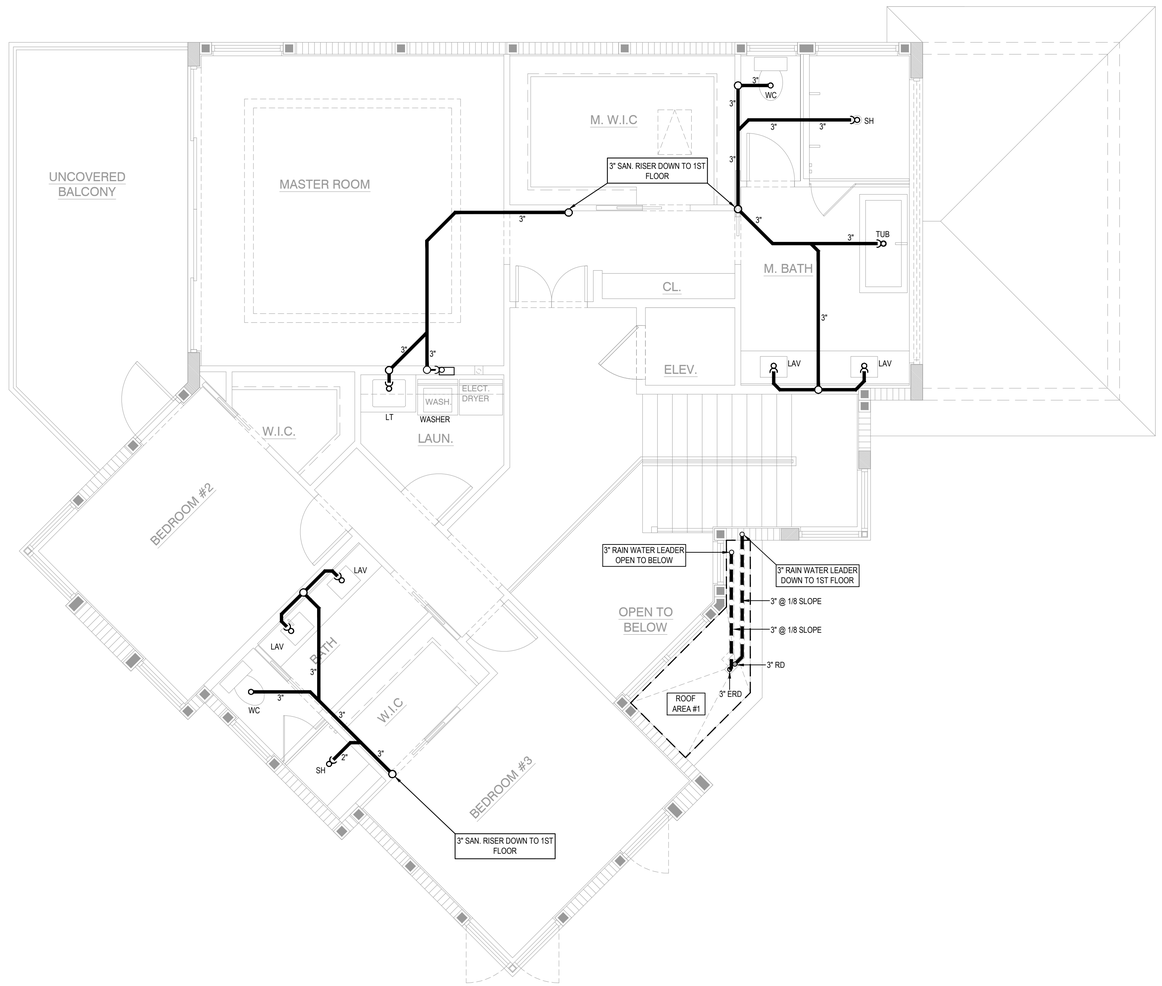
| ROOF DRAIN CALCULATIONS PER FBCP (7th EDITION) CHAPTER 11 | | | | | |
|---|---|---|---|---|---|
| ROOF AREA # | HORIZONTALLY PROJECTED ROOF AREA (SQ FT) (ROOF AREA + PARAPET WALL AREA/2 | RAIN FALL RATE (INCH/HR) | Q (GPM) =C * RAINFALL * AREA/96.23) WHERE C=1 | HORIZONTAL DRAIN LEADER SIZE PER TABLE 1106.2 (SLOPE 1/8 INCH PER FOOT) | VERTICAL LEADER SIZE PER TABLE 1106.3 |
| 1 | 194 | 5 | 10 | 3"Ø | 3"Ø |




1 SECOND FLOOR SANITARY & ROOF DRAINAGE PLAN
SCALE: 1/4" = 1'-0"



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ARCHITECT'S SIGNATURE:

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

PROJECT:

# NEW RESIDENCE AT:
101 Bonito Drive - Lot 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | | DATE |
|---|---|---|
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DWG INFO :

DWG DECRIPTION :
SECOND FLOOR SANITARY & ISOMETRIC PLAN

SHEET #:
P-1.2

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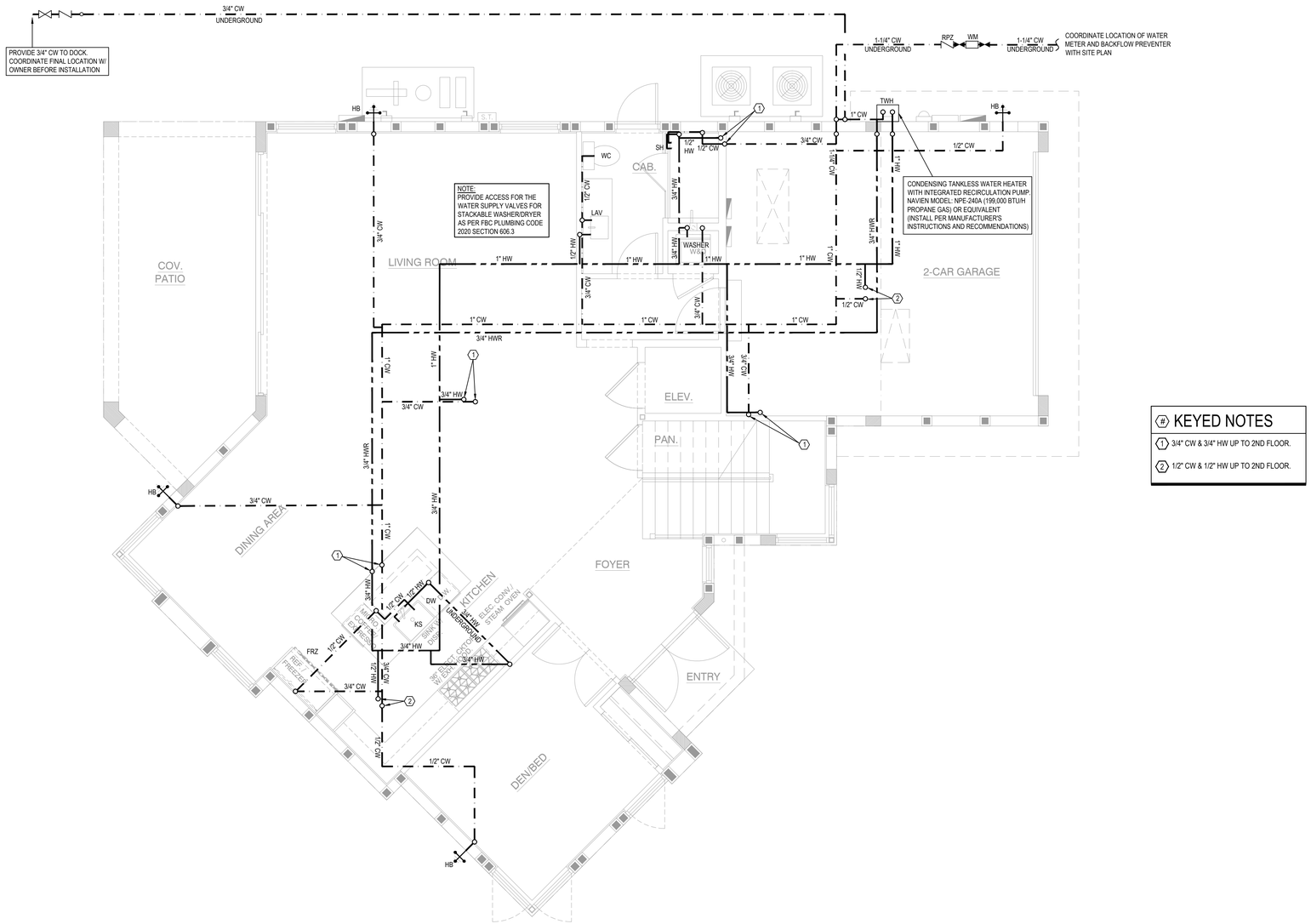


## KEYED NOTES

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

1 FIRST FLOOR WATER PLAN
SCALE: 1/4" = 1'-0"


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REVISIONS:

| # | | DATE |
|---|---|---|
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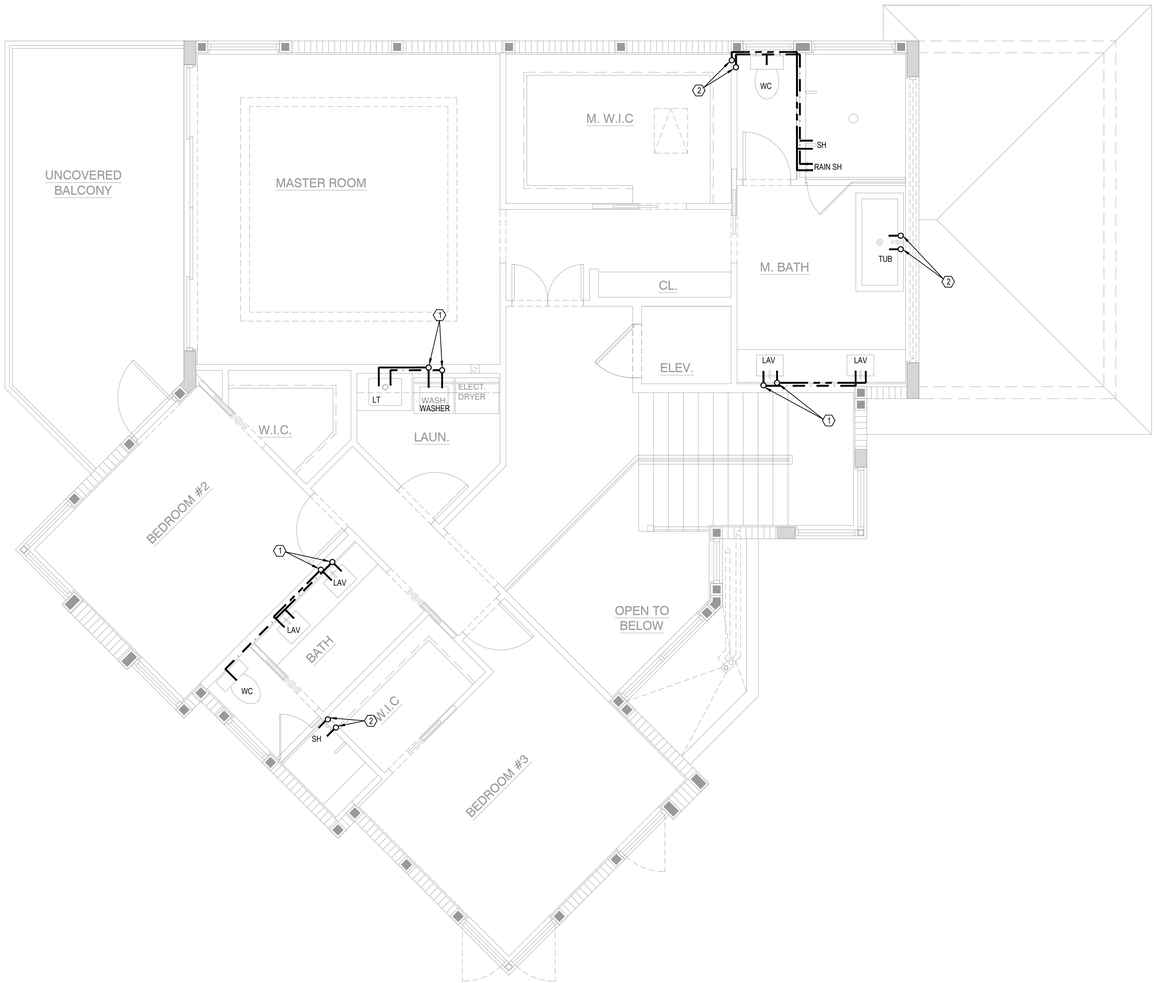
DWG INFO :

DWG DECRIPTION :
FIRST FLOOR WATER PLAN

SHEET #:
P-2.1




1 SECOND FLOOR WATER PLAN
SCALE: 1/4" = 1'-0"

## KEYED NOTES

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



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REVISIONS:

| # | DATE |
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| | |

DWG INFO :

DWG DECRIPTION :
SECOND FLOOR WATER PLAN

SHEET #:
P-2.2

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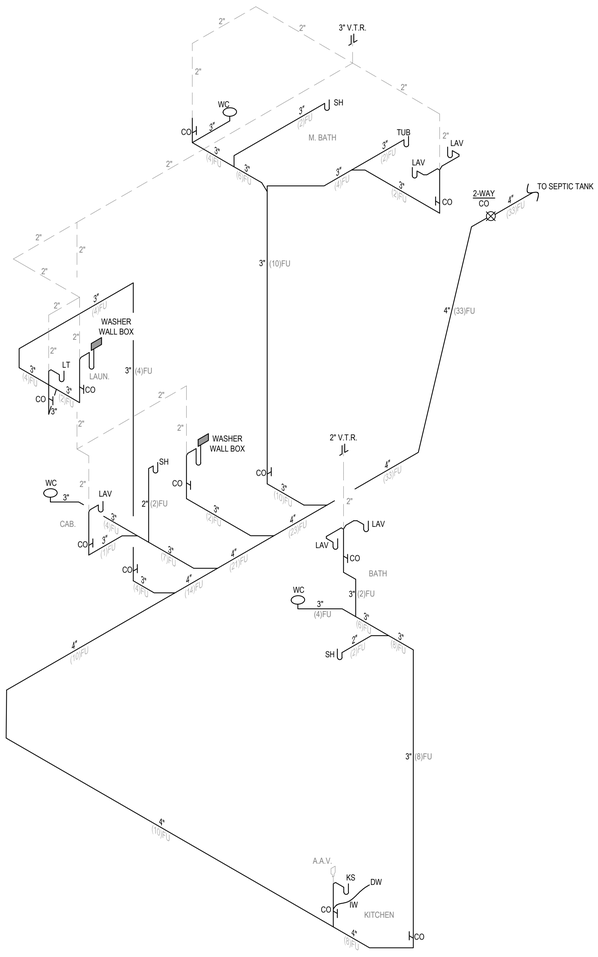
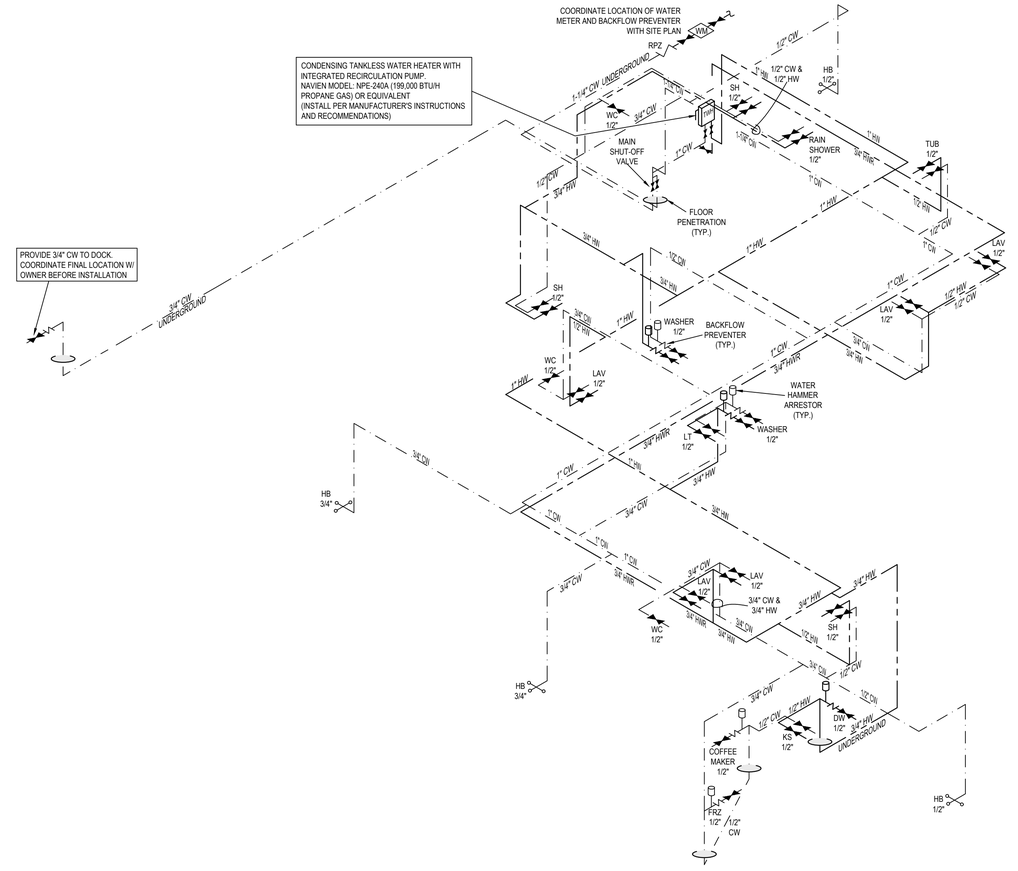
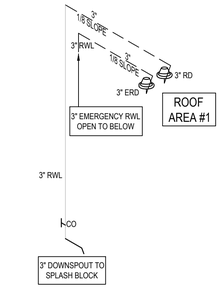



1 SANITARY ISOMETRIC PLAN
NTS




2 WATER ISOMETRIC PLAN
NTS




3 ROOF DRAINAGE ISOMETRIC PLAN
NTS



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PROJECT:

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101 Bonito Drive - Lot 103
OCEANRIDGE, FLORIDA

REVISIONS:

| # | | DATE |
|---|---|---|
| | | |

DWG INFO :

DWG DECRIPTION :
SANITARY, WATER & ROOF DRAINAGE ISOMETRIC PLAN

SHEET #:
P-2.3

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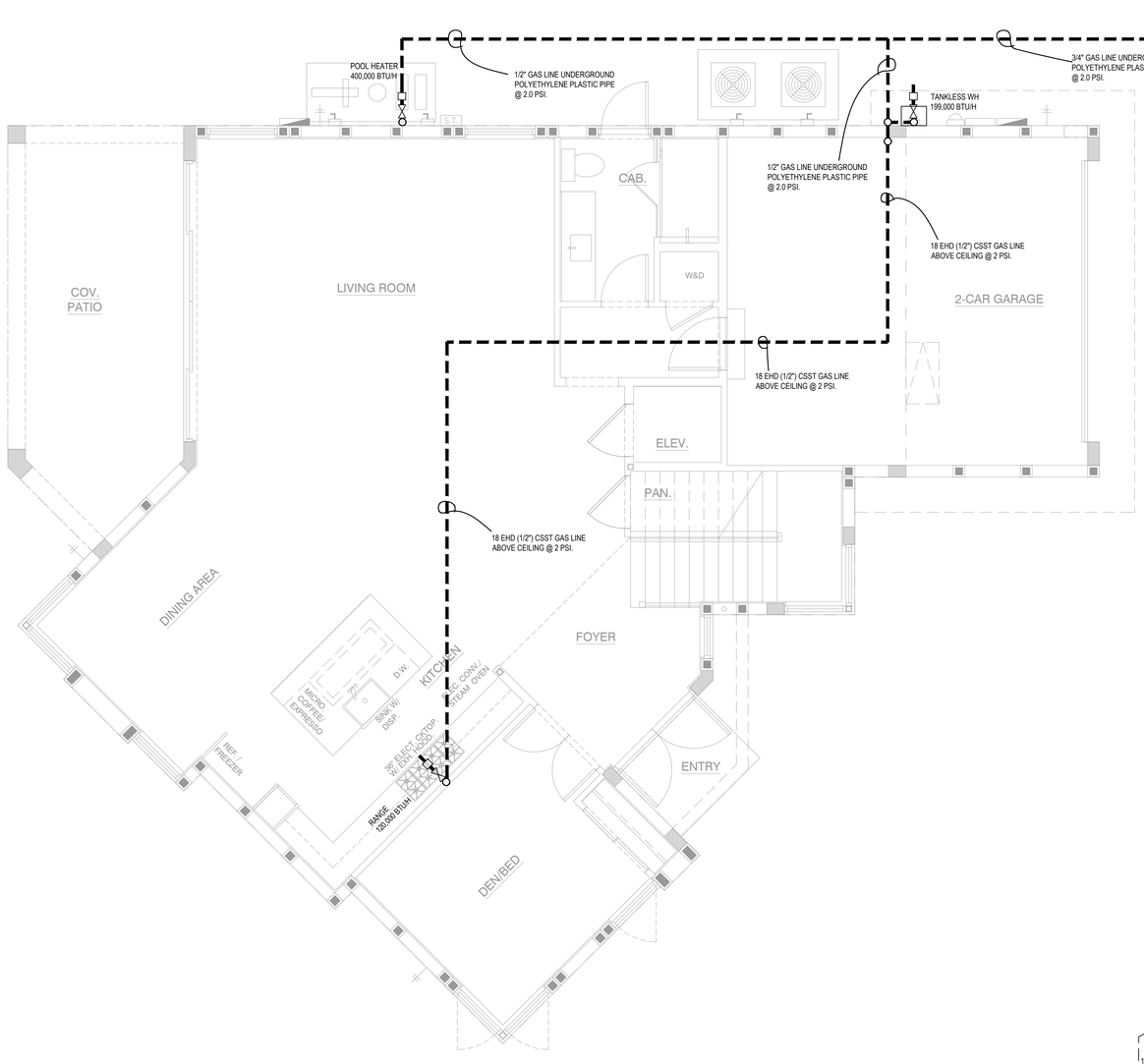



1 FIRST FLOOR GAS PLAN
SCALE: 1/4" = 1'-0"

## 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.

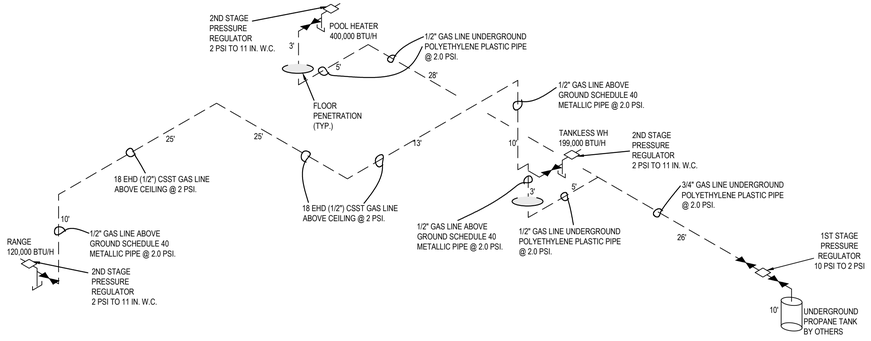
TOTAL DEVELOPED GAS PIPE LENGTH
FROM PROPANE TANK TO FUTURE FURTHEST APPLIANCE = 128 FT.

APPLIANCE LOAD = 719,000 BTU/H
REQUIRES A 3/4" 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

FOR ABOVE CEILING PIPING:
TABLE 402.4(33) - UNDILUTED PROPANE (F.B.C. 2020 FUEL GAS)
CORRUGATED STAINLESS STEEL TUBING
INLET PRESSURE: 2.0 PSI
PRESSURE DROP: 1.0 PSI
SPECIFIC GRAVITY: 1.50




2 GAS ISOMETRIC PLAN
SCALE: NTS

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OCEANRIDGE, FLORIDA

REVISIONS:

| # | | DATE |
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| | | |

DWG INFO :

DWG DECRIPTION :
FIRST FLOOR GAS PLAN

SHEET #:
P-3

# 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

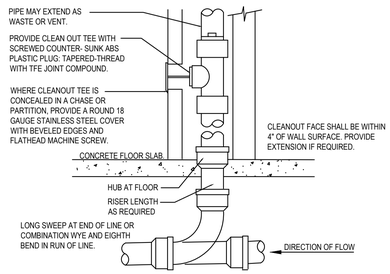
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | P-TRAP | | BACKFLOW PREVENTOR |
| | CLEAN OUT | | WATER HAMMER ARRESTER |
| | WATER CLOSET | | SHUT OFF VALVE |
| | VENT THROUGH ROOF | | HOSE BIB |
| | AIR ADMITTANCE VALVE | | |

NOTES

1. NOT ALL SYMBOLS MAY APPEAR ON PLANS

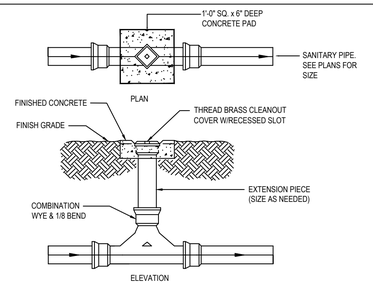
ABBREVIATIONS

| | | | |
|---|---|---|---|
| CO | CLEAN OUT | WH | 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 |
| IW | INDIRECT WASTE | | |



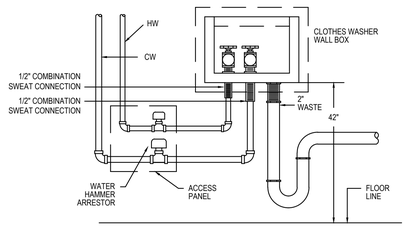

**1 WALL CLEAN OUT DETAIL**

NOT TO SCALE



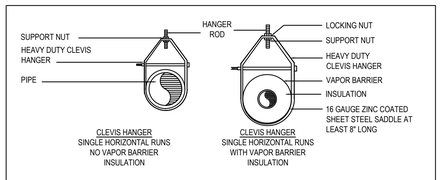

**2 TWO WAY CLEAN OUT DETAIL**

NOT TO SCALE




**3 UTILITY WALL BOX FOR CLOTHES WASHER DETAIL**

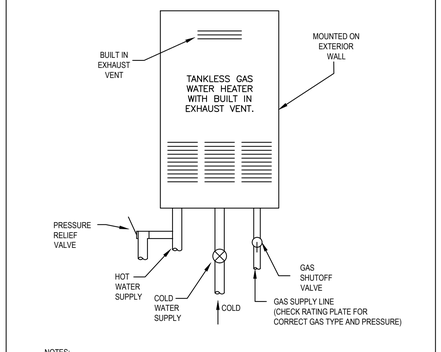
NOT TO SCALE




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 | 5 | 0.5 | 0.5 | 0.7 | 3.5 |
| Water closet (tank type) | 3 | 0 | 2.2 | 2.2 | 6.6 |
| Shower stall | 4 | 1 | 1 | 1.4 | 5.6 |
| TOTAL WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.) = | | | | | 32.1 |
| 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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DWG INFO :

DWG DECRIPTION :

PLUMBING NOTES & DETAILS

SHEET #:

P-4

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