

# PROPOSED RESIDENCE AT: 228 CHURCHILL

PALM BEACH COUNTY WEST PALM BEACH, FLORIDA  
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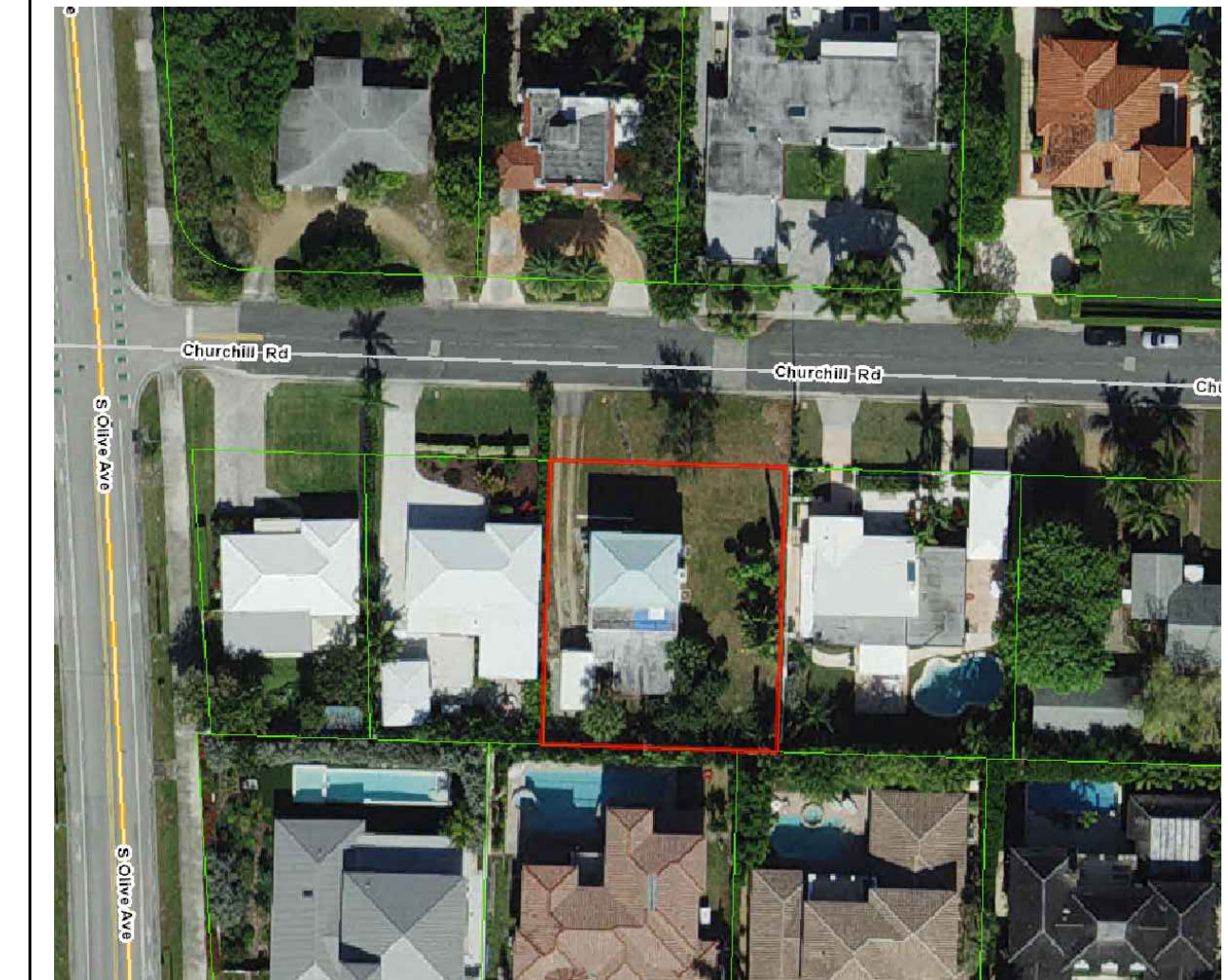
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**LOCATION MAP**  
WEST PALM BEACH, FL  
N.T.S.

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE 7TH EDITION (2020) WITH AMENDMENTS AS ADOPTED BY THE TOWN OF PALM BEACH AND PALM BEACH COUNTY, FLORIDA.
2. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILDING IN ACCORDANCE WITH ALL THE PROVISIONS OF THIS CODE, WHICH MAY NOT BE SPECIFICALLY ADDRESSED IN THE PLANS AND NOTES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY VIA PHONE CALL AND IN WRITING OF DISCREPANCIES, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
4. SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ITEMS WHICH REQUIRE APPROVAL OF THE BUILDING OFFICIAL SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE ARCHITECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON STRUCTURAL MEMBERS DURING CONSTRUCTION.
6. THE CONTRACTOR, SUBCONTRACTOR, AND/OR SUPPLIERS ARE TO PROVIDE MANUFACTURER'S SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE, FABRICATION AND INSTALLATION. SUBMIT MINIMUM THREE COPIES. SUPPLY PRODUCT APPROVALS TO BLDG. DEPT. AS REQUIRED. SHOP DRAWINGS SHALL BE PROVIDED FOR, BUT NOT LIMITED TO THE FOLLOWING:
  - A. DOORS AND WINDOWS
  - B. AIR CONDITIONING EQUIPMENT AND LAYOUT
  - C. ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES
  - D. ROOF AND FLOOR TRUSSES
  - E. STRUCTURAL STEEL
  - F. CABINETS
  - G. STRUCTURAL ALUMINUM
7. ALL WINDOWS & DOORS SHALL BE CAULKED & WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FBC 6TH EDITION (2017), FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION AND FLORIDA MIAMI-DADE COUNTY APPROVALS.
8. THE CONTRACTOR SHALL BE HELD TO HAVE EXAMINED AND BE RESPONSIBLE FOR A COMPLETE WORKING KNOWLEDGE OF THE RESPONSIBLE FOR A COMPLETE WORKING KNOWLEDGE OF THE CONSTRUCTION DOCUMENTS AND EXISTING SITE CONDITIONS FOR THE CONSTRUCTION DOCUMENTS AND EXISTING SITE CONDITIONS FOR THE WORK TO BE PERFORMED AND THE COMPLETION OF THE STRUCTURE, WORK TO BE PERFORMED AND THE COMPLETION OF THE STRUCTURE, AS OUTLINED IN THE SCOPE OF WORK.
9. THE CONTRACTOR SHALL LOCATE THE GENERAL REFERENCE POINTS AND TAKE ORDINARY PRECAUTIONS TO PREVENT THEIR DISRUPTION. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR LAYOUT OF THEIR WORK INCLUDING BUT NOT LIMITED TO, LINES, ELEVATIONS, MEASUREMENTS AND OTHER INFORMATION. ERRORS RESULTING FROM MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
10. ALL DESIGN LOADS NOT INDICATED ON DRAWINGS SHALL BE GOVERNED BY APPLICABLE FLORIDA BUILDING CODE 6TH EDITION (2017).
11. DRAWING DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM/REFERENCE. HEIGHTS - N.V.A.D CONFIRM ALL EXISTING DATUM PRIOR TO CONSTRUCTION.
12. DIMENSIONS FOR ARCHITECTURAL DRAWINGS ARE NOMINAL FACE OF STUD TO FACE OF STUD, AND NOMINAL MASONRY DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
13. ALL INTERIOR PARTITIONS TO BE METAL STUDS (20 GAUGE MIN.) AT 16" O.C. INTERIOR PARTITIONS AND FURRING SPACES VARY. REFER TO PLANS FOR DIMENSIONS ISOLATE DISSIMILAR METALS TO PROTECT AGAINST GALVANIC ACTION.
14. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS AND SUBCONTRACTORS IN THE STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
15. ALL WORK INDICATED ON PLANS IS INTENDED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT SPECS, EXISTING AND/OR NEW BUILDING DESIGN, FIELD CONDITIONS, ETC. ALL MISCELLANEOUS MATERIALS, PARTS, APPLICABLE DIMENSIONS AND INFERRED CONDITIONS, WHETHER INDICATED OR NOT ON DRAWINGS SHALL BE INCLUDED AS PART OF THIS DOCUMENT.
16. THE CONTRACTOR SHALL BE HELD TO HAVE EXAMINED AND BE RESPONSIBLE FOR A COMPLETE WORKING KNOWLEDGE OF THE RESPONSIBLE FOR A COMPLETE WORKING KNOWLEDGE OF THE CONSTRUCTION DOCUMENTS AND EXISTING SITE CONDITIONS FOR THE WORK TO BE PERFORMED AND THE COMPLETION OF THE STRUCTURE, AS OUTLINED IN THE SCOPE OF WORK.
17. STRUCTURAL WOOD AND FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
18. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIAL AND THE WOOD.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF TRUSSES TO PREVENT COLLAPSE OR DAMAGE.
20. HEADERS FOR FRAMED OPENINGS GRATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE.)
21. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2X12'S (FOR WOOD FRAME CONSTRUCTION). DEPENDING ON WALL THICKNESS.
22. REFER TO DRAWINGS BY OTHERS FOR ALL SECURITY SYSTEM DESIGN AND LOCATION.
23. REFER TO DRAWINGS BY OTHERS FOR LIGHTNING PROTECTION, IF APPLICABLE.
24. PROVIDE ALL THE NECESSARY BLOCKING, BACKING, FRAMING FOR MILLWORK, LIGHT FIXTURES, ELECTRIC UNIT, A/C, PLUMBING FIXTURES & EQUIPMENT, CEILING TRACKS & ALL OTHER ITEMS REQUIRING THE SAME, PROVIDE FIRE RETARDANT ON ALL BLOCKING IF REQUIRED BY CODE.
25. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS & LICENSES AS WELL AS PAYMENT OF REQUIRED FEES.
26. ALL THE EXTERIOR WALL OPENINGS, FLASHING, CENTER FLASHING, COPING AND EXPANSION JOINTS SHALL BE WEATHER PROOFED.
27. ALL THERMAL INSULATION BATTS (AND SOUND INSULATION) SHALL BE NON-COMBUSTIBLE.
28. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR APPLICABLE GENERAL NOTES AND REQUIREMENTS. SEE FINISH NOTES ON FINISH SCHEDULE.
29. GENERAL CONTRACTOR TO SUPPLY POOL SAFETY/PROTECTION DEVICES PER APPLICABLE TOWN CODES.
30. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS IN ADDITION TO THESE DOCUMENTS. INTERIOR DESIGN DRAWINGS SHALL GOVERN WITH RESPECT TO ALL FINISH DIMENSIONS, MATERIALS, PLUMBING AND ELECTRICAL LAYOUT ETC. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE INTERIOR DESIGN DRAWINGS SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.
31. GENERAL CONTRACTOR TO DESTROY ALL PREVIOUSLY RECEIVED DRAWINGS SETS. GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS AND APPLICABLE SUPPLIERS TO RECEIVE REVISED CONSTRUCTION SETS.
32.  $\frac{5}{8}"$  TYPE 'X' GYPSUM BOARD SHALL BE USED AT ALL GARAGE WALLS AND CEILINGS ADJACENT TO HABITABLE DWELLINGS SPACES.
33. ALL FULL HEIGHT PARTITIONS & FURRED WALLS SHALL RECEIVE APPROPRIATE FIRE BLOCKING AT 10' MAX. VERTICAL SPACING.
34. USE CEMENTITIOUS BACKER BOARD ON ALL TUB, SHOWER & SPA AREAS.
35. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS SUCH AS BATHROOMS, LAUNDRY ROOMS, GARAGES, ETC.
36. INSTALL SOUND BATT OR ROCKWOOL INSULATION IN ALL BATHROOM PARTITIONS, AROUND ALL WASTE STACKS & IN TRUSS VOIDS BELOW ALL HVAC ATTIC SPACES. SOUND INSULATION IS OPTIONAL IN ALL OTHER PARTITIONS, G.C TO PROVIDE A PRICE FOR SOUND INSULATION IN ALL INTERIOR PARTITIONS FOR OWNERS APPROVAL. ASSEMBLED PARTITIONS CONSISTING OF 3-5/8" METAL FRAMING AND (1) LAYER OF  $\frac{5}{8}"$  GYPSUM BOARD ON EACH SIDE SHALL PROVIDE A MINIMUM STC RATING OF 50.
37. INGRESS /EGRESS DOOR FROM GARAGE INTO RESIDENCE SHALL BE 1-3/4" THICK SOLID WOOD OR A C-LABEL 20 MIN. RATED DOOR PER FBC-R 6TH EDITION (2017) SECTION R-302.5.1
38. \*\*DAILEY JANSEN ARCHITECTS\*\* ALLOWS FOR A 2" THICKNESS STANDARD FOR FINISH LOOK MATERIALS AND ALL FINISH FLOOR ELEVATIONS ARE BASED ON THIS ALLOWANCE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ACTUAL FINISH FLOOR MATERIALS SELECTED PRIOR TO CONSTRUCTION.

**ABBREVIATION LEGEND:**

ABV.	AT	M.E.	MATCH EXISTING
AHU	ABOVE	MFG/MANUF.	MANUFACTURER
ALT.	AIR HANDLER	MTL.	METAL
ARCH	ALTERNATE	MIN.	MINIMUM
A.F.F.	ARCHITECTURAL	MAX.	MAXIMUM
ALUM.	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
BO.	ALUMINUM BOARD	O.C.	ON CENTER
B.O.B.	BOTTOM OF BEAM	O/F	OVER
BOT.	BOTTOM	PL	PLATE
BLDG.	BUILDING	P.T.	PLYWOOD
CAB.	CABINET	REF.	PRESSURE TREATED REINFORCING REFRIGERATOR
CL.	CENTER LINE	RM.	ROOM
CLG.	CEILING	SECT.	SECTION
COL.	COLUMN	SCHED.	SCHEDULE
CNC./CONC.A.	CONCRETE	S.F.	SQUARE FEET
CONT.	CONTINUOUS	SPECS.	SPECIFICATIONS
CU	CONDENSING UNIT	SS./ST. STL.	STAINLESS STEEL
DIA./ $\phi$	DIAMETER	STD.	STANDARD
DTL.	DRAWING	STRUC.	STRUCTURAL
DWG.	DOWNSPOUT	SYP.	SOUTHERN YELLOW PINE
DS	DOOR/WINDOW	T.O.	TO BE DETERMINED
D/W	EACH	T.O.B.	TOP OF BEAM
EA.	EQUAL	T.S.	TUBE STEEL
EQ.	EXISTING	TEMP.	TEMPERATURE
EX./EXIST	EXTERIOR	TYP.	TYPICAL
EXT.	FINISH	U.C.	UNDER COUNTER
FLR.	FLOOR	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	VP.	VAPOR BARRIER
GALV.	GALVANIZED	W/F.	VERIFY FIELD
G.C.	GENERAL CONTRACTOR	W/	WITH
G.T.	GIRDER TRUSS	W.C.	WATER CLOSET
GYP.	GYPSUM	WP.	WATER PROOFING
HB.	HOSE BIBB	W/W	WELDED WIRE FABRIC
HD.	HEAD	W/W	WOOD
HT./HGT.	HEIGHT	WIN.	WINDOW
I.D.	INSULATION		
INT.	INTERIOR DESIGNER		
INSUL.	INSULATION		
LAV.	LAVATORY		

MEGHAN FORD TAYLOR

435 Southern Boulevard

West Palm Beach Florida 33401

TEL: 904-742-7233

**CONSULTANTS AND ENGINEERS:**

CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	MEP ENGINEER:	STRUCTURAL ENGINEER:

TRALONGO & TAYLOR  
435 SOUTHERN BLVD.  
WEST PALM BEACH, FLORIDA 33405

228 CHURCHILL RD.  
WEST PALM BEACH

COVER PAGE  
DRAWN BY: MEGHAN FORD TAYLOR  
DATE: AUGUST 6TH, 2021  
SCALE: AS NOTED

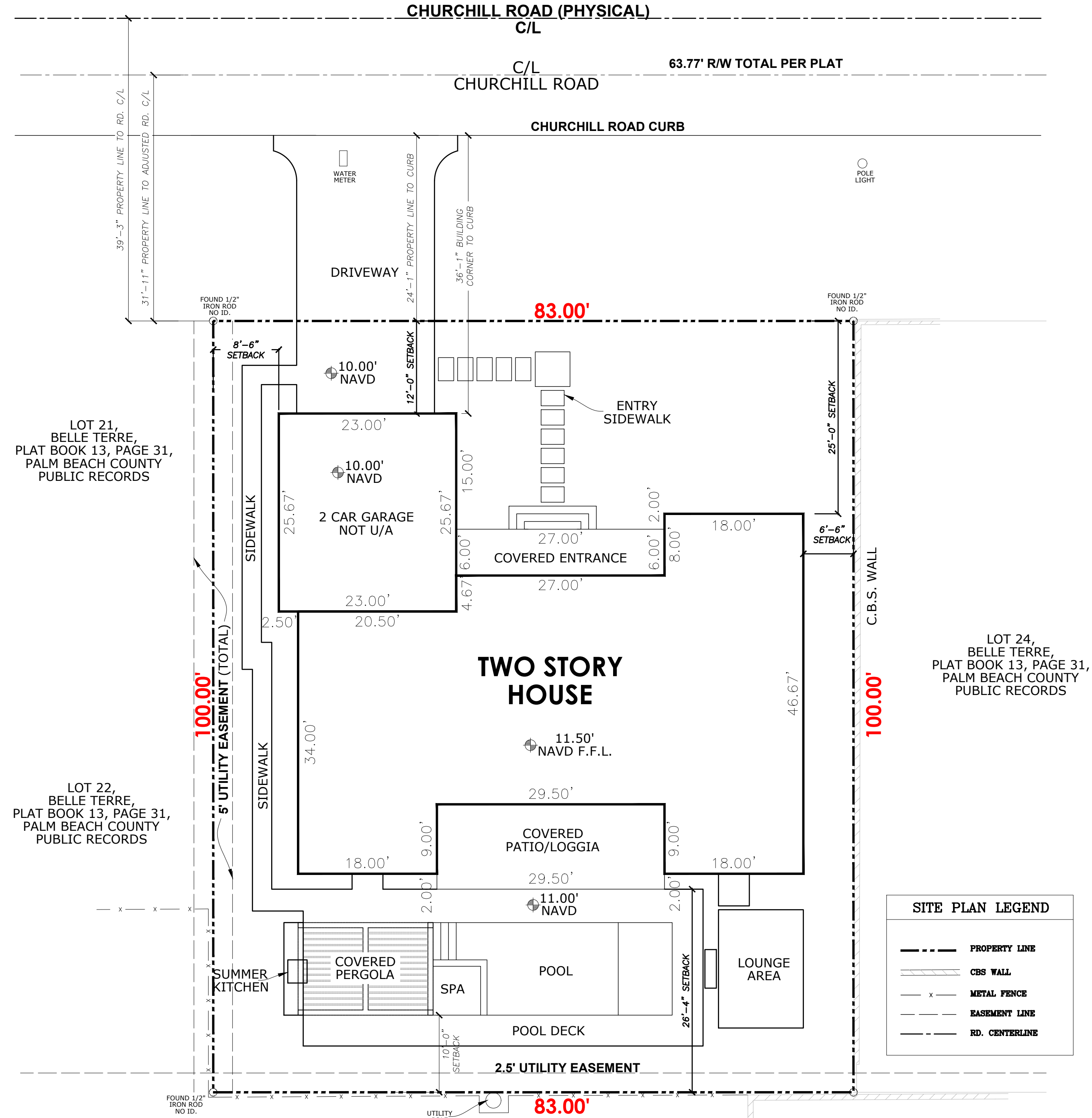
SHEET NO. A-0.00

SITE INFORMATION		
LEGAL DESCRIPTION		
BELLE TERRE LT 23		
CONSTRUCTION & OCCUPANCY TYPE		
ALTERATION TYPE: III		
OCCUPANCY TYPE: R3		
BUILDING CODE: FLORIDA BUILDING CODE 2020, 7TH EDITION		
ZONING DESIGNATION SF7 - SINGLE-FAMILY LOW DENSITY ( 74-WEST PALM BEACH)		
EXIST. LAND USE/ZONING PROPOSED LAND USE/ZONING		
SF7 - SINGLE-FAMILY LOW DENSITY SF7 - SINGLE-FAMILY LOW DENSITY		
FLOOD ZONE DESIGNATION		
1" X ZONE		
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT (NORTH):	25'-0" FL	12'-0" (GARAGE); 25'-0" (MAIN HOUSE)
SIDE (EAST):	5'-0" FL. Min. 15 FL.Tot.	6'-6" FL
REAR (SOUTH):	15'-0" FL	28'-4" FL
SIDE (WEST):	5'-0" FL. Min. 15 FL.Tot.	8'-6" FL
REQUIRED		
MIN. LOT SIZE	TOTAL LOT SIZE	
6,000 SQ. FT.	8,300 SQ. FT.	
MAX. BUILDING HEIGHT		
30'-0"	30'-0"	
MAX. OVERALL HEIGHT		
30'-0"	30'-0"	
MINIMUM LOT WIDTH		
60'-0"	83'-0"	
MINIMUM LOT DEPTH		
100'-0"	100'-0"	
ZONING & COVERAGE PERCENTAGES:		
	PROVIDED	
NET LAND AREA:	8,300 SQ. FT.	
FOOTPRINT (UNDER AIR):	4,618 SQ. FT.	
1ST FLOOR UNDER AIR:	2,315 SQ. FT.	
2ND FLOOR UNDER AIR:	2,303 SQ. FT.	
FOOTPRINT (NOT UNDER AIR):	1,577 SQ. FT.	
GARAGE:	590 SQ. FT.	
1ST FLOOR FRONT ENTRANCE:	162 SQ. FT.	
1ST FLOOR BACK CVRD PATIO:	324 SQ. FT.	
2ND FLOOR FRONT BALCONY:	177 SQ. FT.	
2ND FLOOR REAR BALCONY:	324 SQ. FT.	
SUMMER KITCHEN/ COVERED PERGOLA:	232 SQ. FT.	
TOTAL PERVIOUS AREA (GREEN AREA):	3,410 SQ. FT.	
TOTAL IMPERVIOUS AREA:	4,890 SQ. FT. NO MAX LOT COVERAGE REQUIRED	
FAR = $\frac{\text{TOT FLOOR AREA}}{\text{TOT LOT AREA}} = \frac{6,195 \text{ SQ. FT.}}{8,300 \text{ SQ. FT.}} = 0.74$		

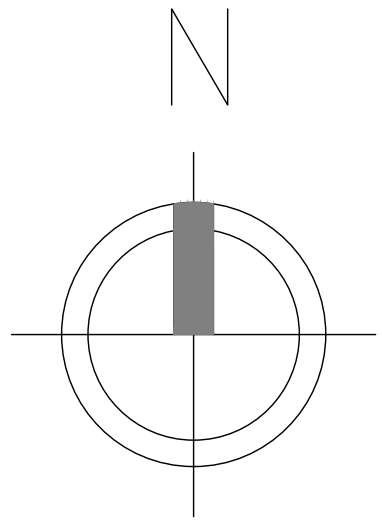
VARIANCE REQUEST		
REQUIRED	PROVIDED	VARIANCE
25 FT FROM SETBACK	12 FT FROM SETBACK	13 FT

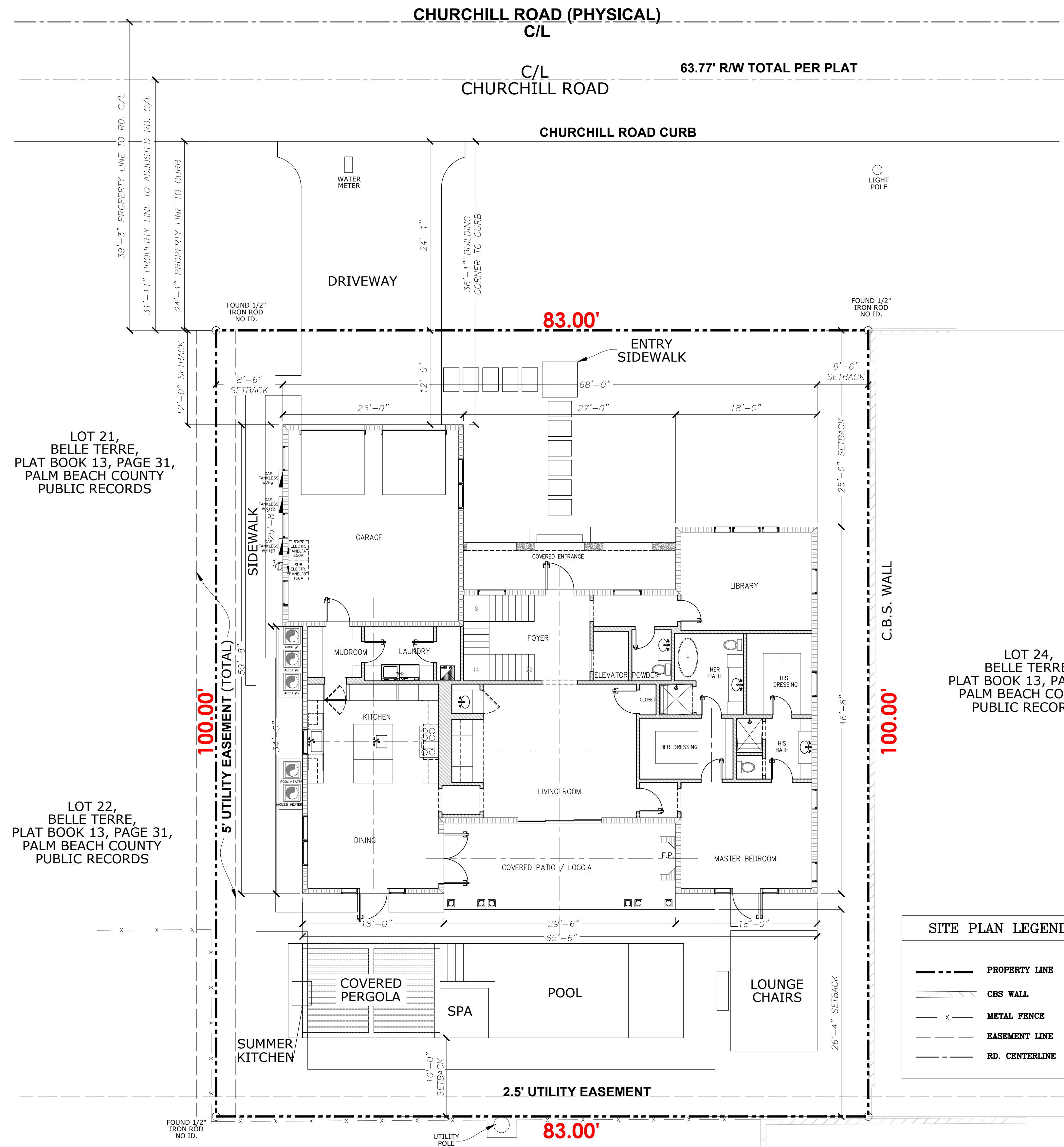


Vicinity Map  
Scale: N.A.



Site Plan  
Scale: 1" = 10'-0"





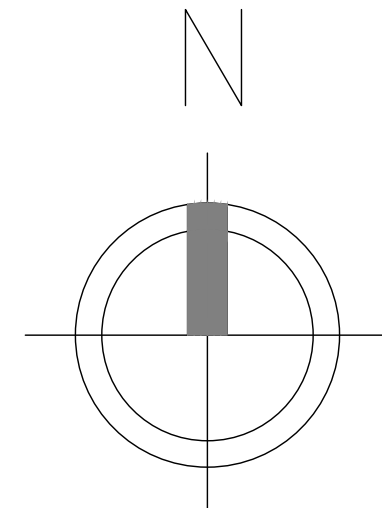
LOT 21,  
BELLE TERRE,  
PLAT BOOK 13, PAGE 31,  
PALM BEACH COUNTY  
PUBLIC RECORDS

LOT 22,  
BELLE TERRE,  
PLAT BOOK 13, PAGE 31,  
PALM BEACH COUNTY  
PUBLIC RECORDS

LOT 24,  
BELLE TERRE,  
PLAT BOOK 13, PAGE 31,  
PALM BEACH COUNTY  
PUBLIC RECORDS

SITE PLAN LEGEND	
	PROPERTY LINE
	CBS WALL
	METAL FENCE
	EASEMENT LINE
	RD. CENTERLINE

Site Plan With Room Details  
Scale: 1/8" = 1'-0"



CHURCHILL ROAD (PHYSICAL)  
C/L

C/L 63.77' R/W TOTAL PER PLAT  
CHURCHILL ROAD

CHURCHILL ROAD CURB

39'-3" PROPERTY LINE TO RD. C/L  
31'-11" PROPERTY LINE TO ADJUSTED RD. C/L  
24'-1" PROPERTY LINE TO CURB

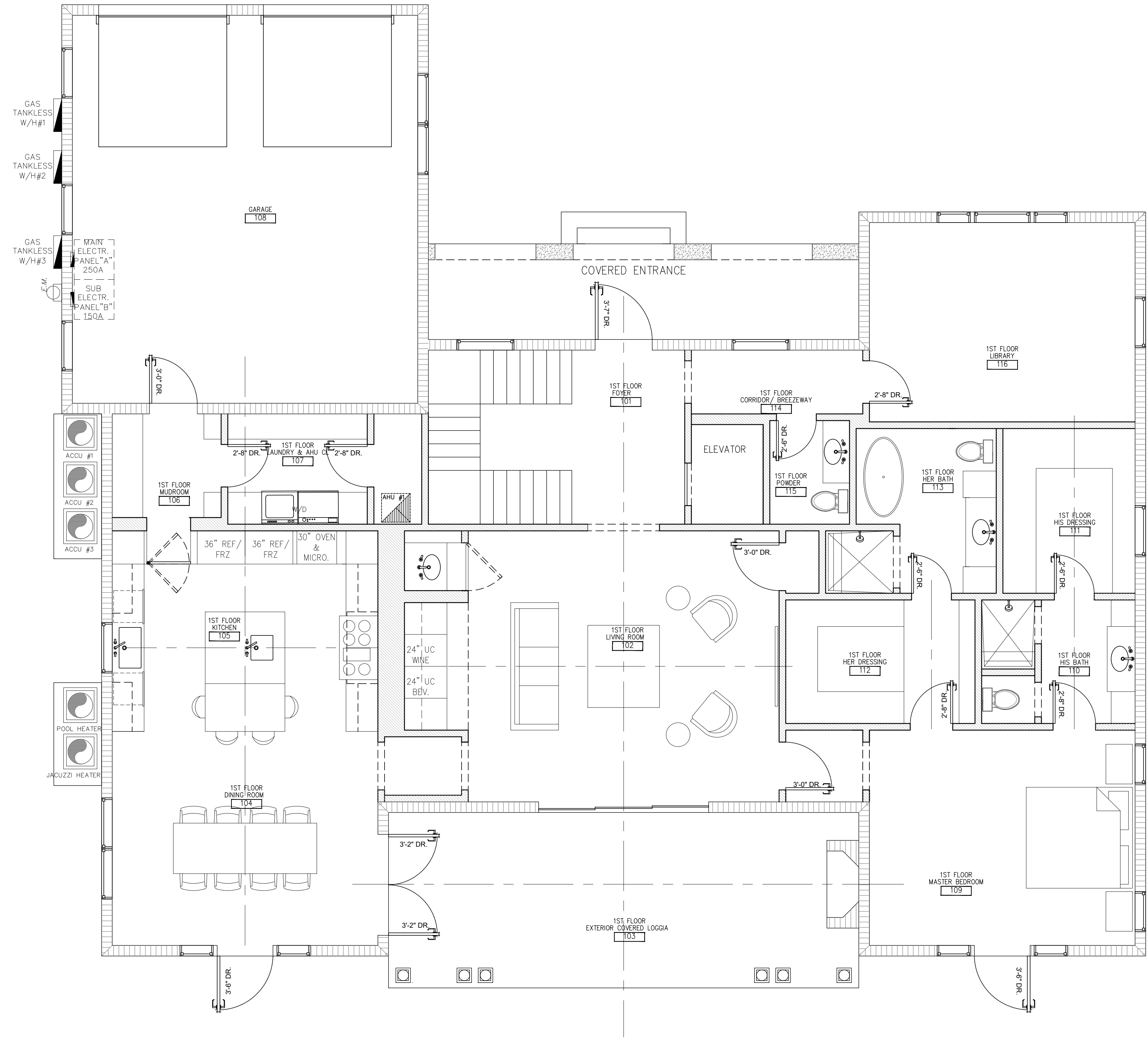
12'-0" SETBACK  
8'-6" SETBACK  
5' UTILITY EASEMENT (TOTAL)  
59'-6"

83.00'

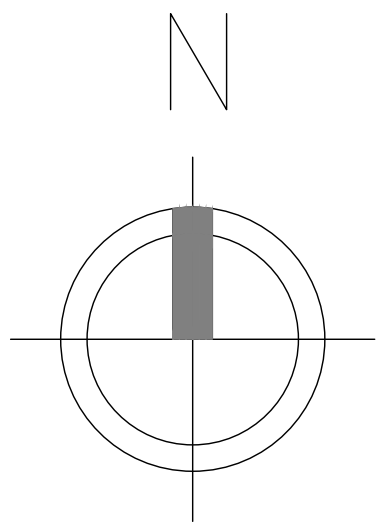
6'-6" SETBACK  
25'-0" SETBACK  
46'-8" C.B.S. WALL  
100.00'

83.00'

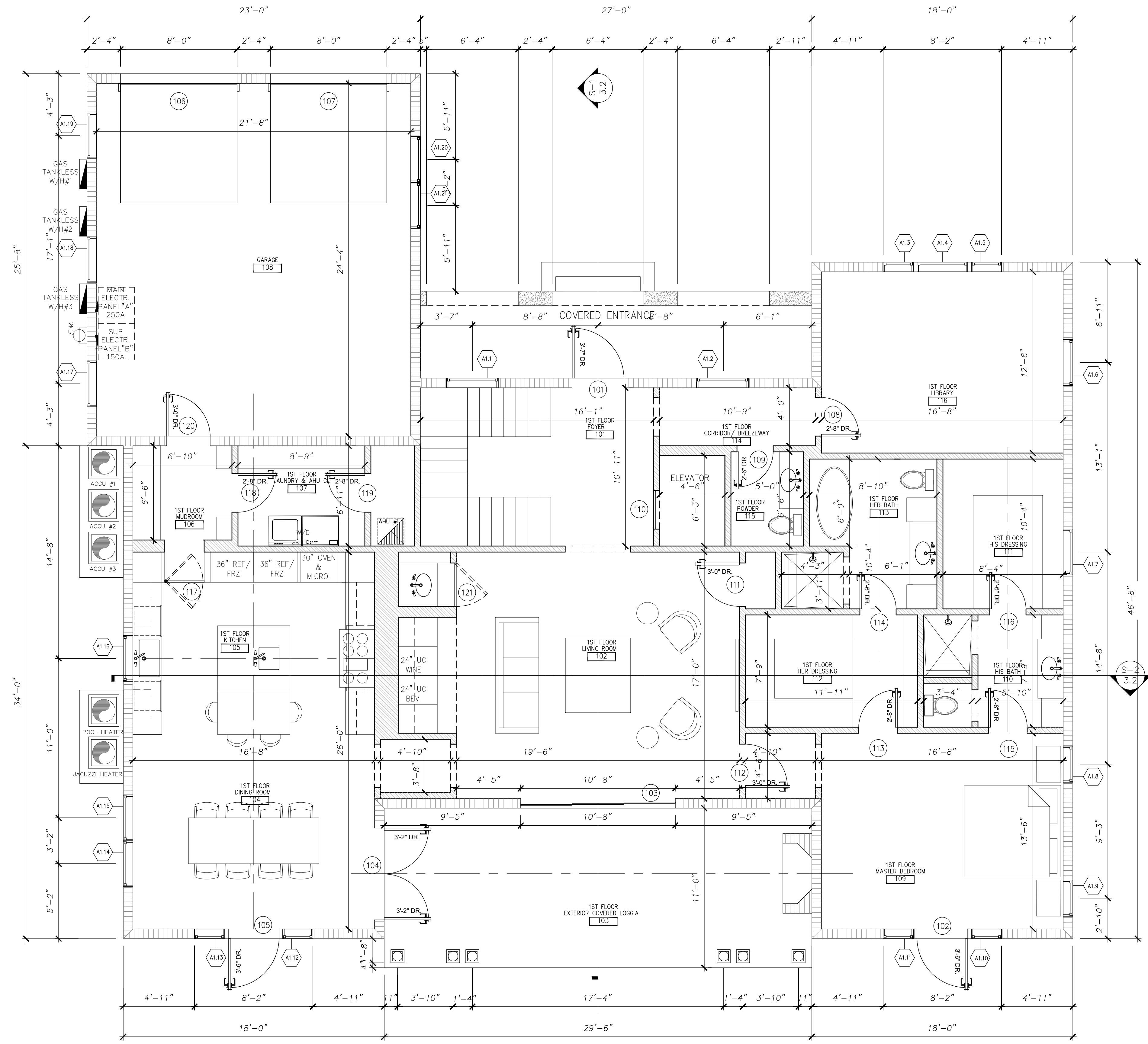
2.5' UTILITY EASEMENT



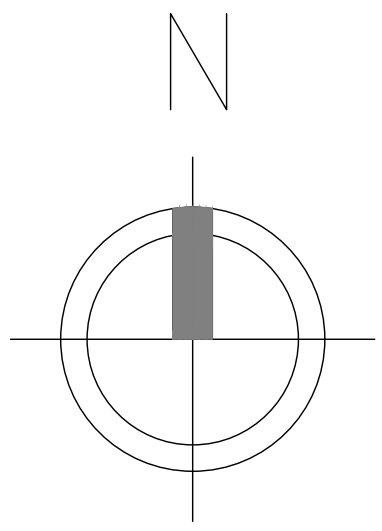
**Floor Plan - 1st Floor**  
 Scale: 1/4" = 1'-0"



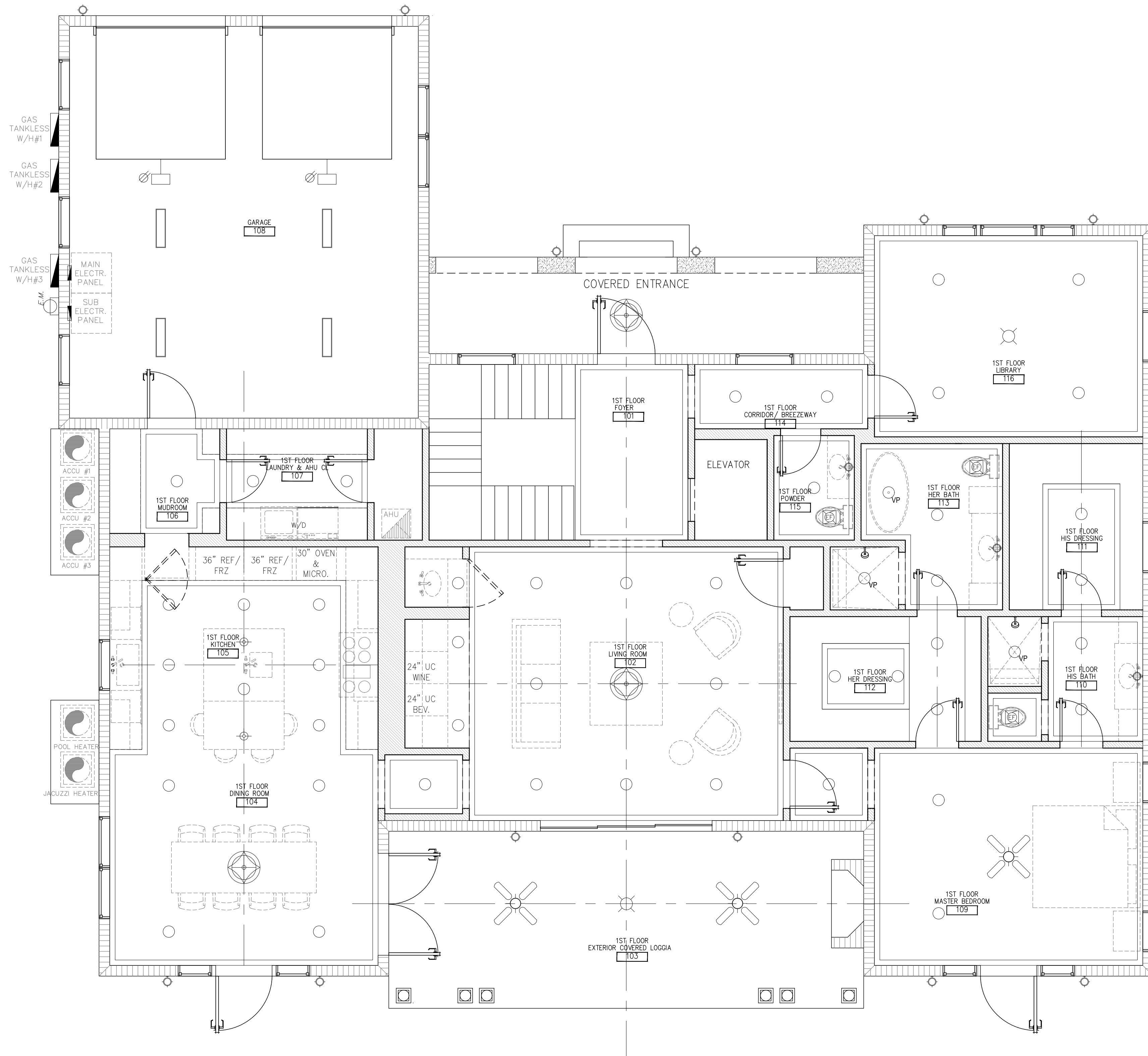
<p><b>228 CHURCHILL RD. WEST PALM BEACH</b></p>		<p>TRALONGO &amp; TAYLOR 435 SOUTHERN BLVD. WEST PALM BEACH, FLORIDA 33405</p>
<p>SHEET NO. <b>A-1.1</b></p>	<p>SHEET TITLE <b>FIRST FLOOR PLAN</b></p> <p>SCALE AS NOTED</p> <p>DATE AUGUST 6TH, 2021</p> <p>DRAWN BY MEGHAN FORD TAYLOR</p>	



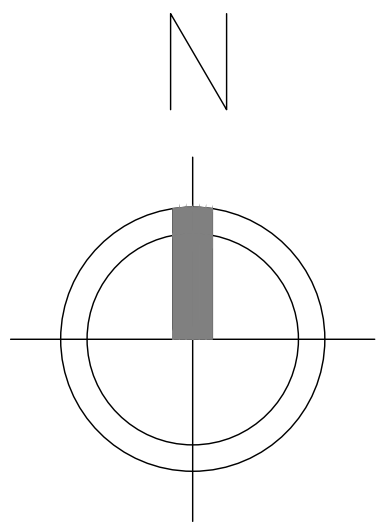
**Floor Plan - 1st Floor Dimensioned**  
 Scale: 1/4" = 1'-0"



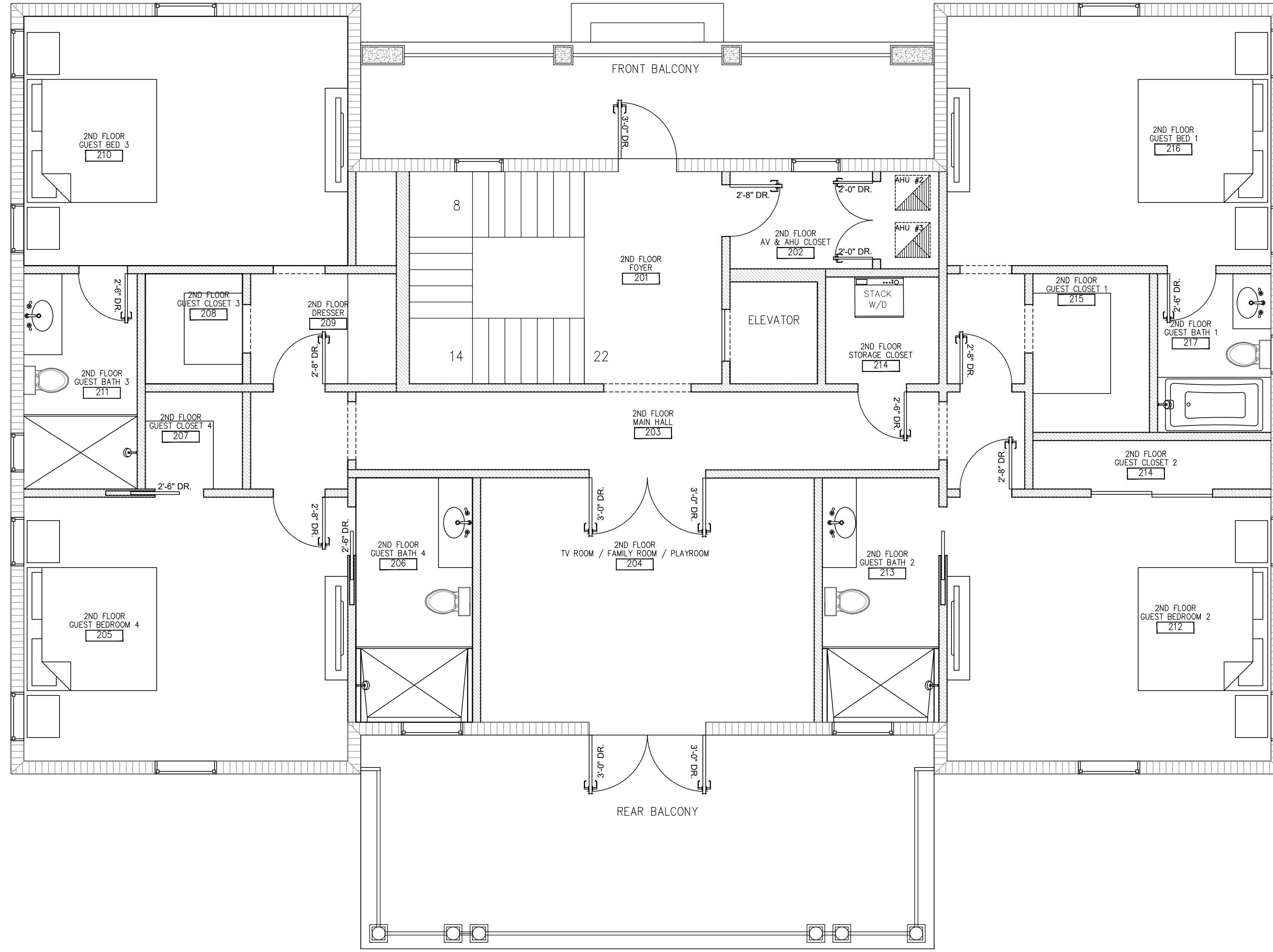
<b>228 CHURCHILL RD.          WEST PALM BEACH</b>	
TRALONGO & TAYLOR 435 SOUTHERN BLVD. WEST PALM BEACH, FLORIDA 33405	
<b>FIRST FLOOR PLAN</b>	DRAWN BY MEGHAN FORD TAYLOR
SCALE AS NOTED	DATE AUGUST 6TH, 2021
SHEET NO. <b>A-1.A</b>	SHEET TITLE <b>FIRST FLOOR PLAN</b>



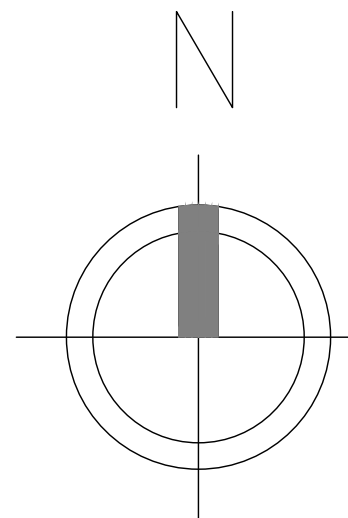
**Reflecting Ceiling Plan - 1st Floor**  
 Scale: 1/4" = 1'-0"

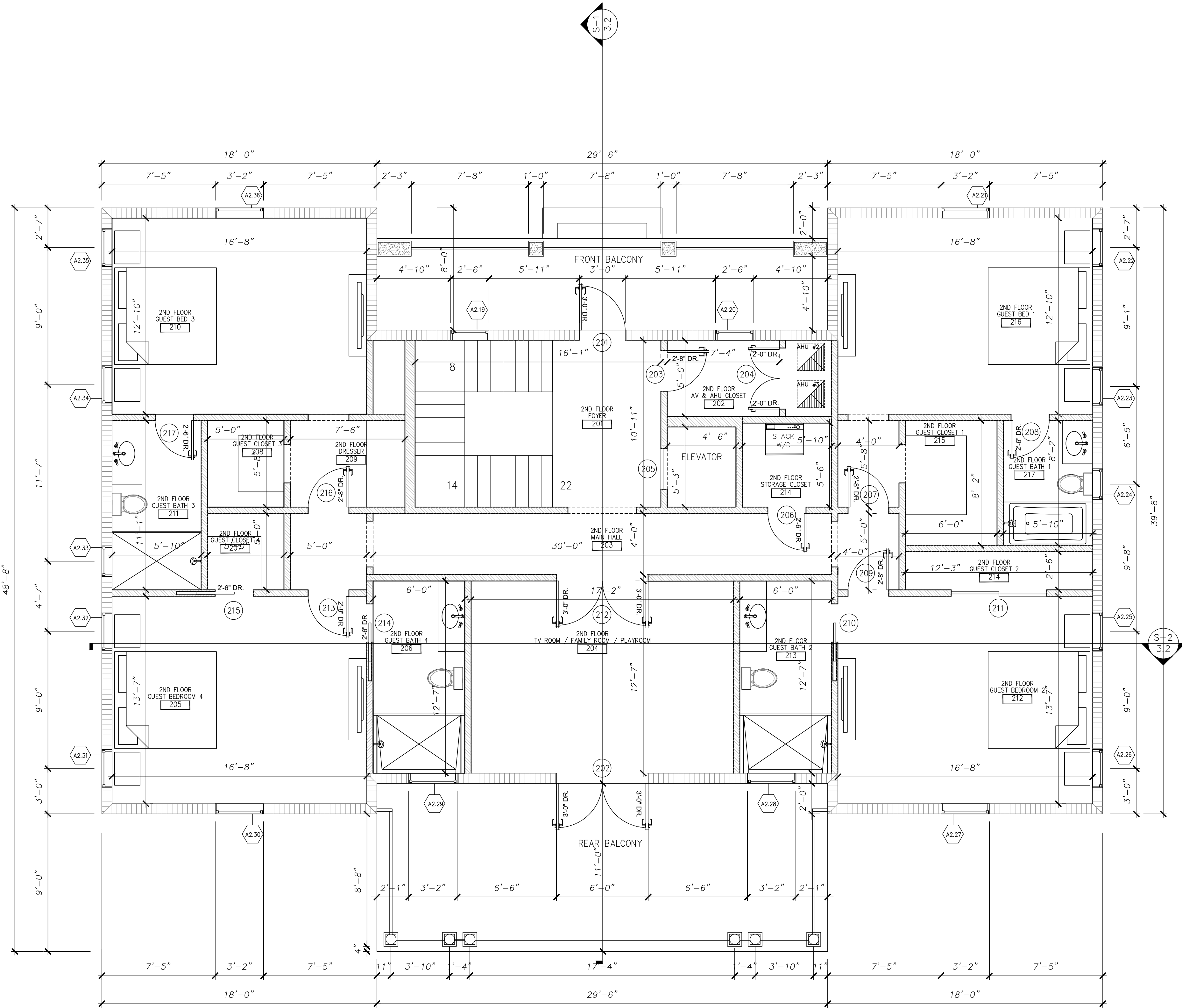


TRALONGO & TAYLOR 435 SOUTHERN BLVD. WEST PALM BEACH, FLORIDA 33405	<b>228 CHURCHILL RD.          WEST PALM BEACH</b>	REFLECTING CEILING <small>SHEET TITLE</small> DRAWN BY MEGHAN FORD TAYLOR DATE AUGUST 6TH, 2021 SCALE AS NOTED
A-1.11 <small>SHEET NO.</small>		

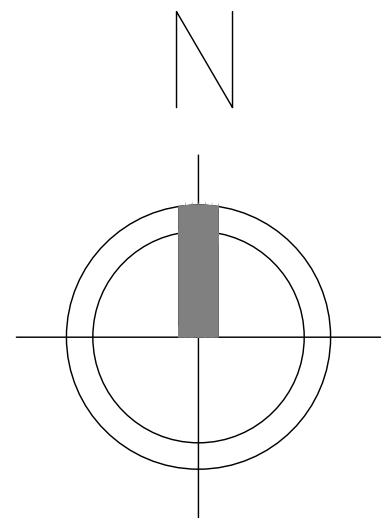


**Floor Plan - 2nd Floor**  
 Scale: 1/4" = 1'-0"

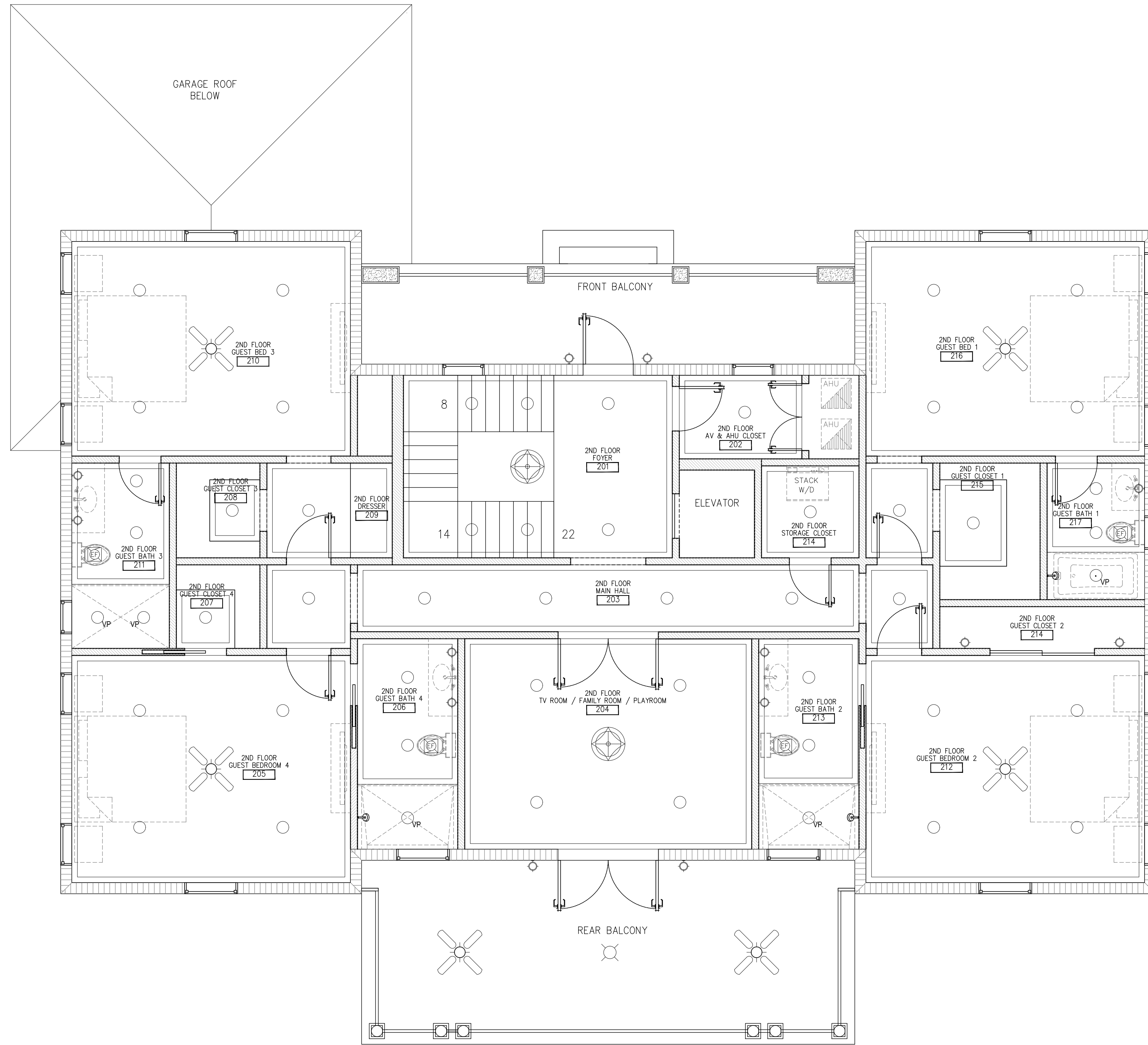




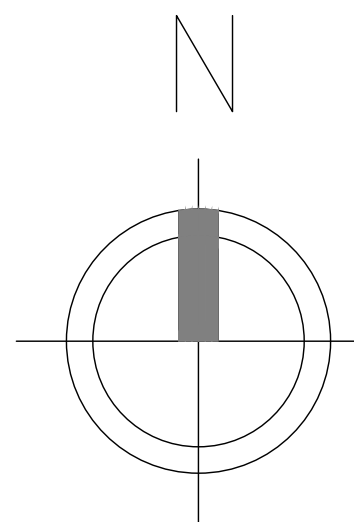
**Floor Plan - 2nd Floor Dimensioned**  
 Scale: 1/4" = 1'-0"







**Reflecting Ceiling Plan - 2nd Floor**  
 Scale: 1/4" = 1'-0"





**North Elevation (Front)**

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



**South Elevation (Rear)**

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

TRALONGO & TAYLOR  
435 SOUTHERN BLVD.  
WEST PALM BEACH, FLORIDA 33405

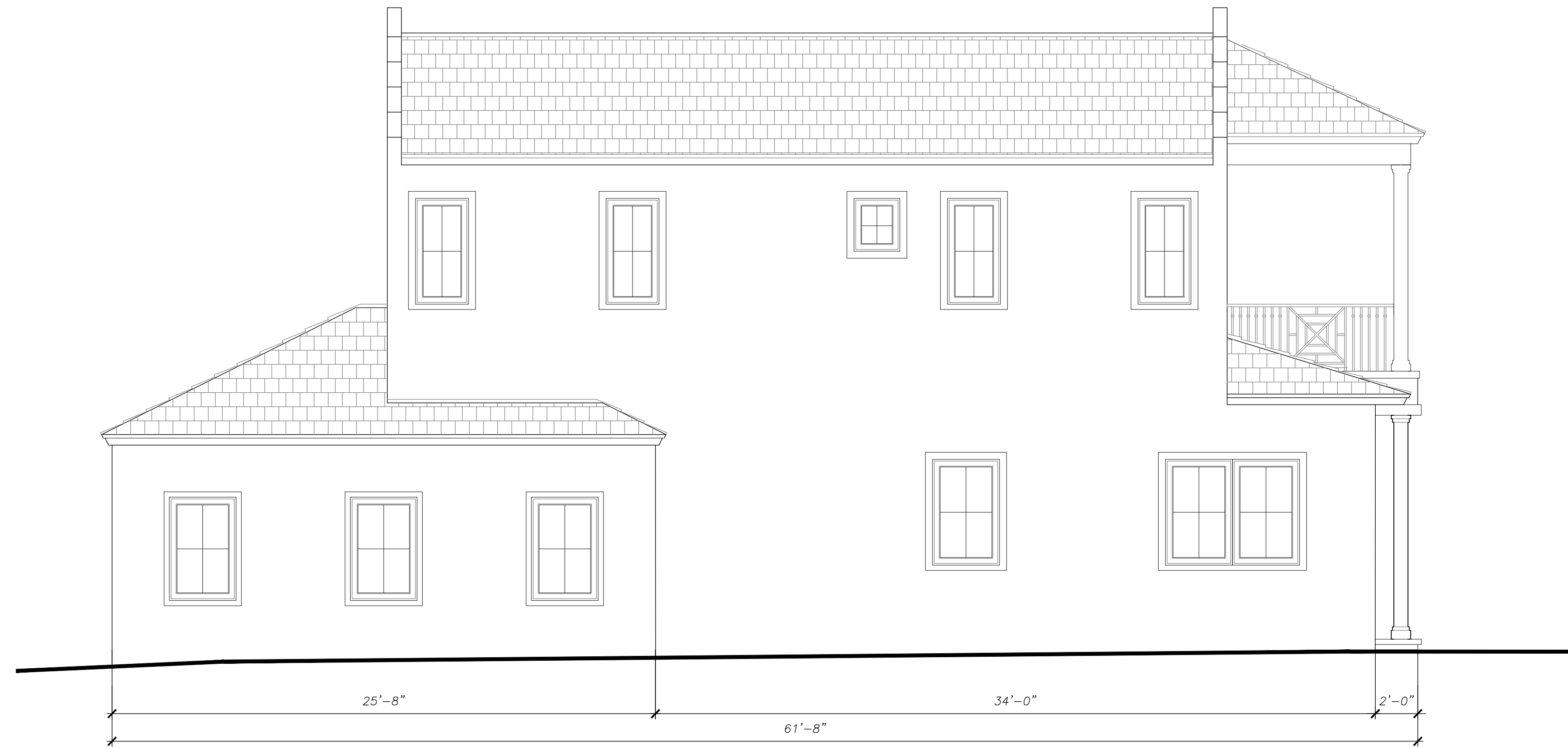
228 CHURCHILL RD.  
WEST PALM BEACH

ELEVATIONS

SHEET NO. A-2.1  
SCALE AS NOTED  
DATE AUGUST 6TH, 2021  
DRAWN BY MEGHAN FORD TAYLOR

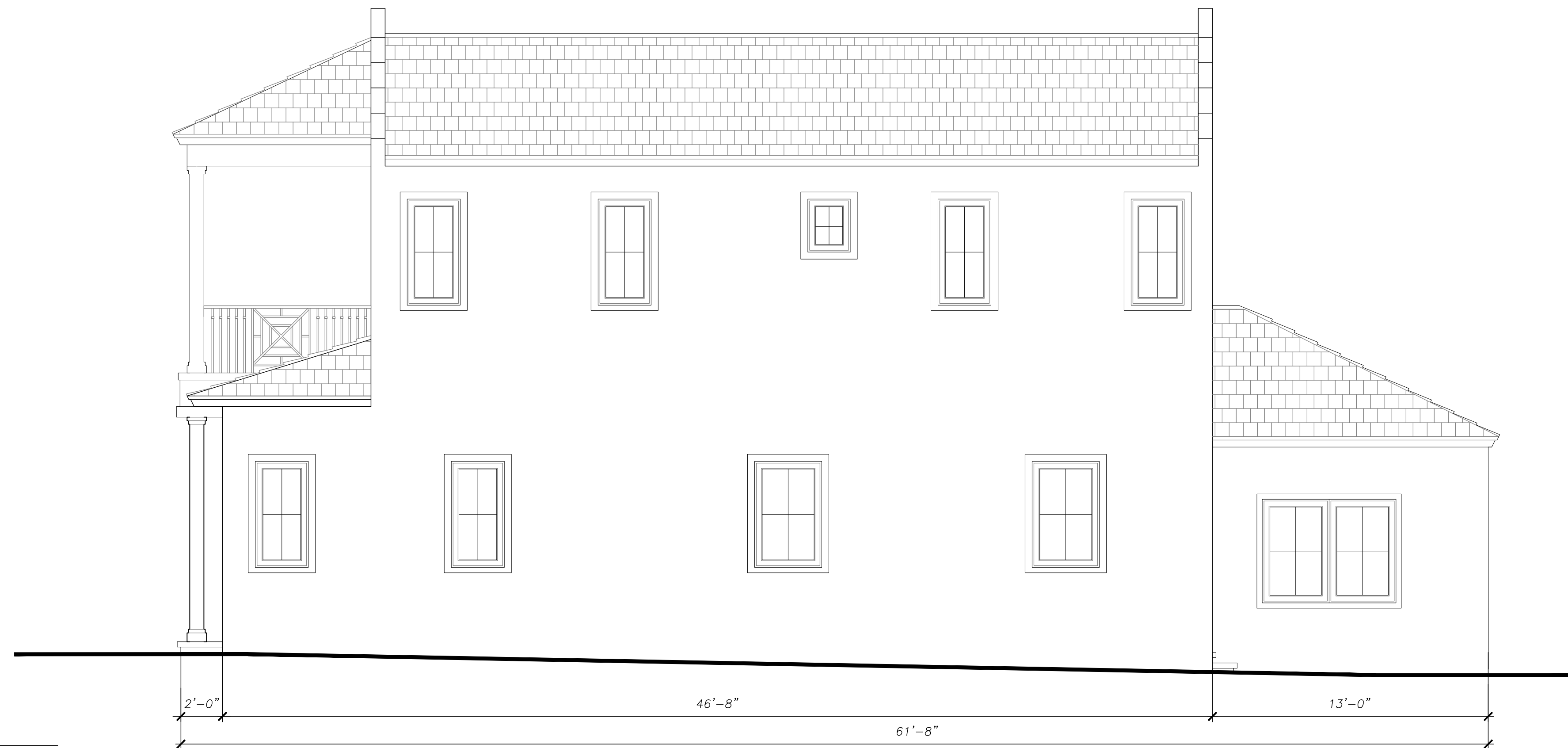
**West Elevation (Side)**

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



**East Elevation (Side)**

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



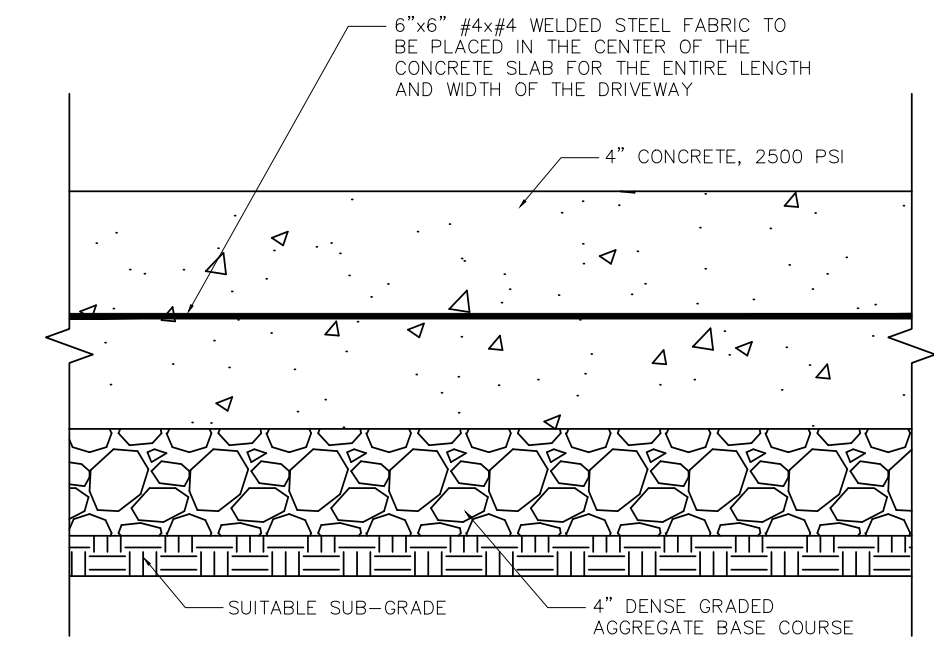
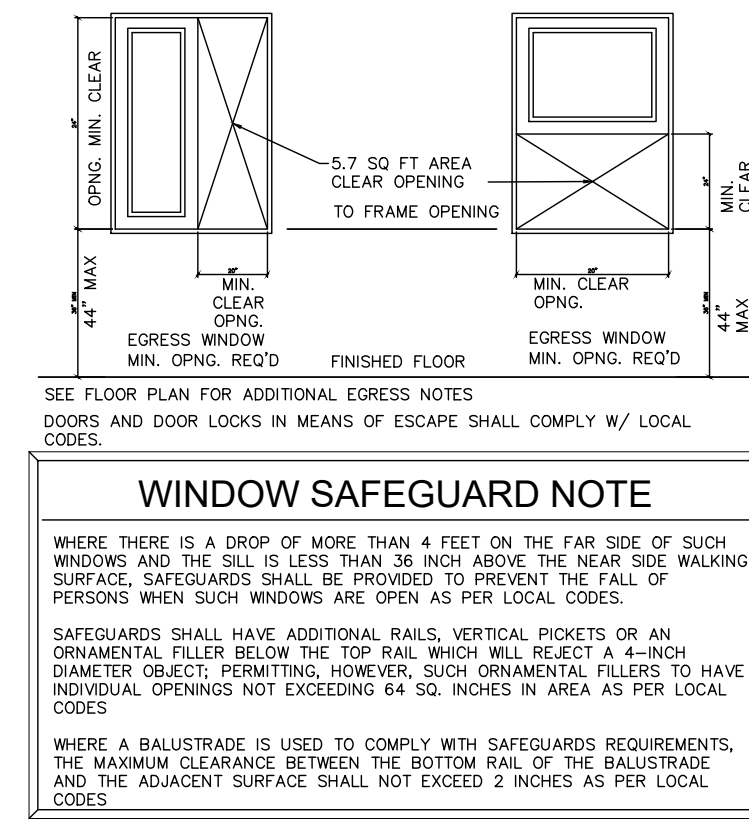
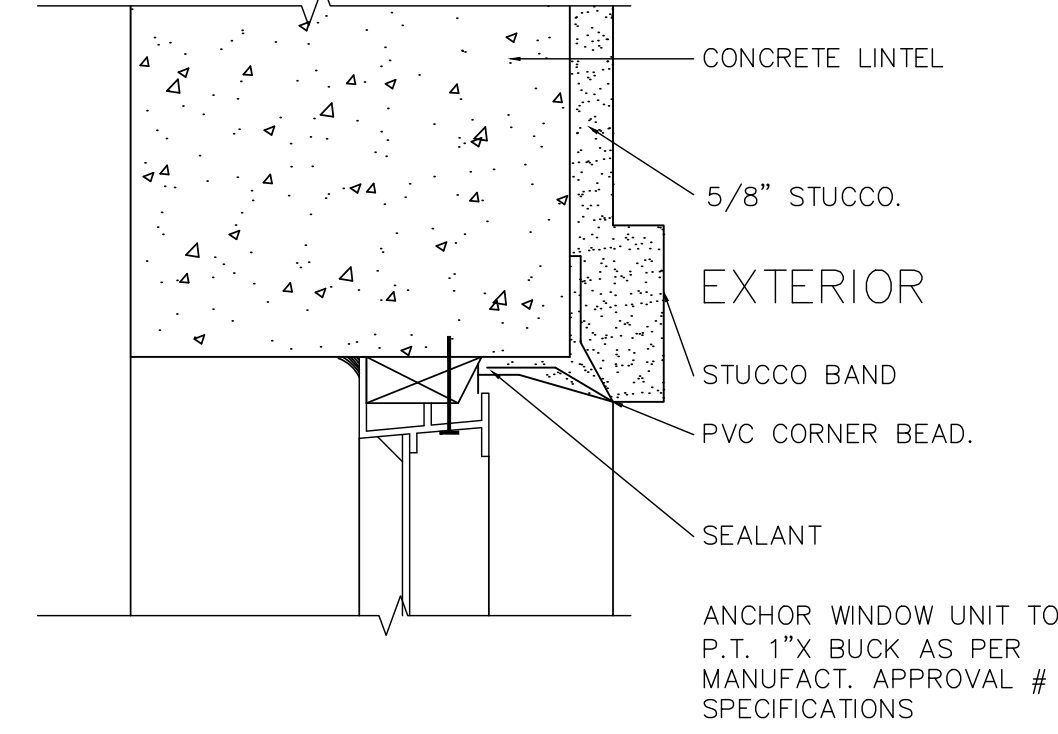
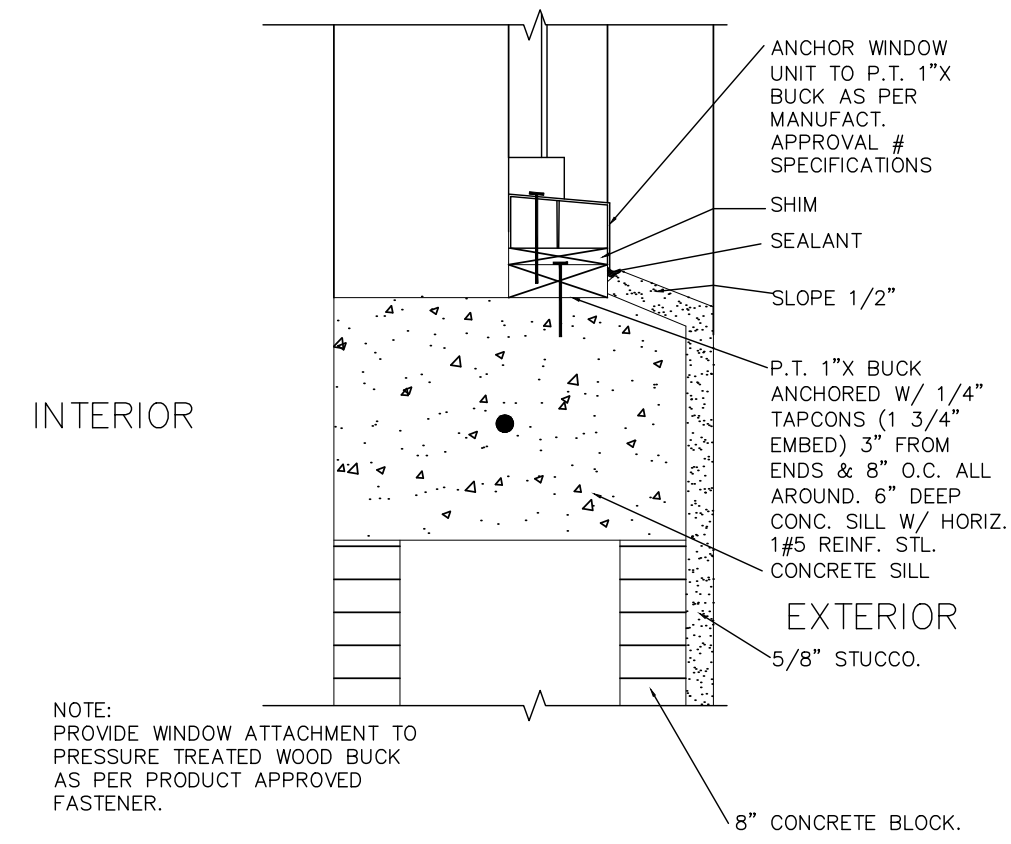
TRALONGO & TAYLOR  
435 SOUTHERN BLVD.  
WEST PALM BEACH, FLORIDA 33405

228 CHURCHILL RD.  
WEST PALM BEACH

**ELEVATIONS**

SCALE: AS NOTED  
DATE: AUGUST 6TH, 2021  
DRAWN BY: MEGHAN FORD TAYLOR

SHEET NO.  
**A-2.2**

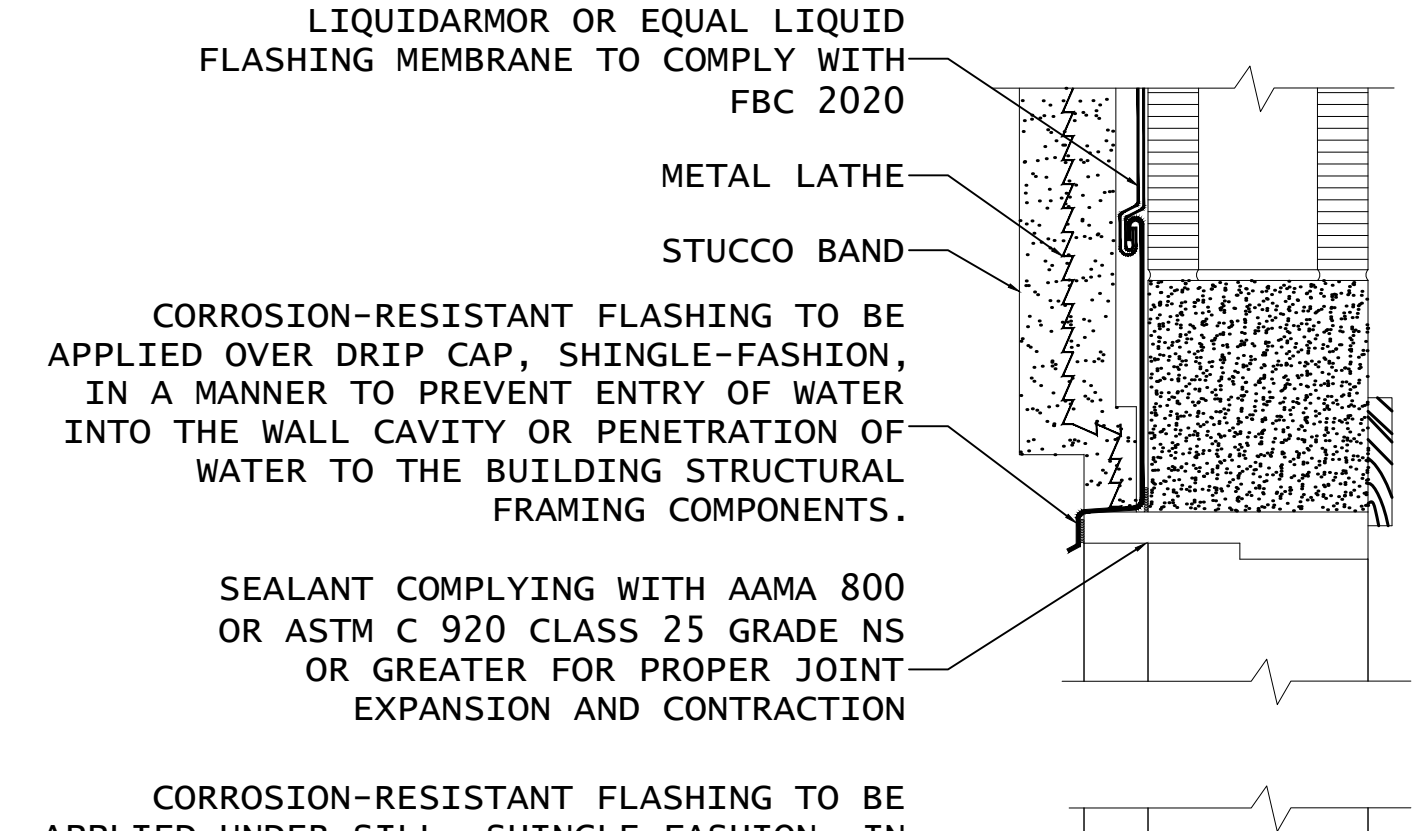
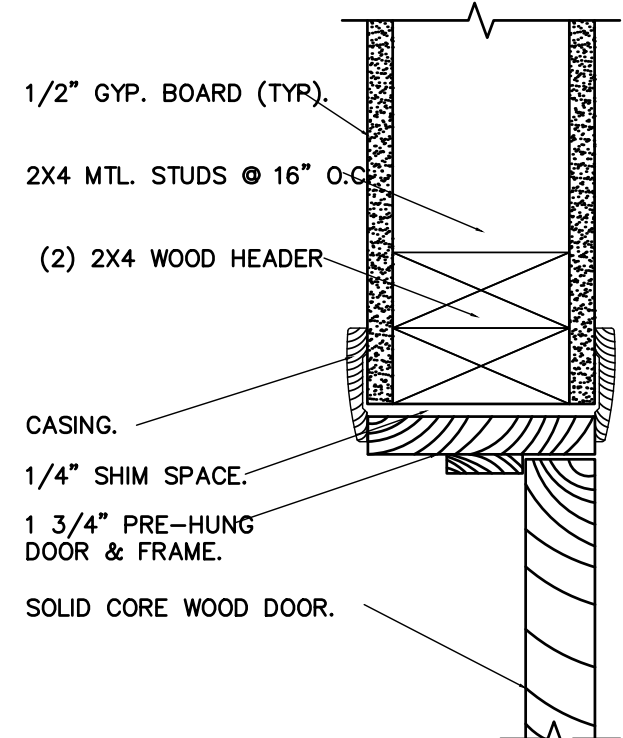
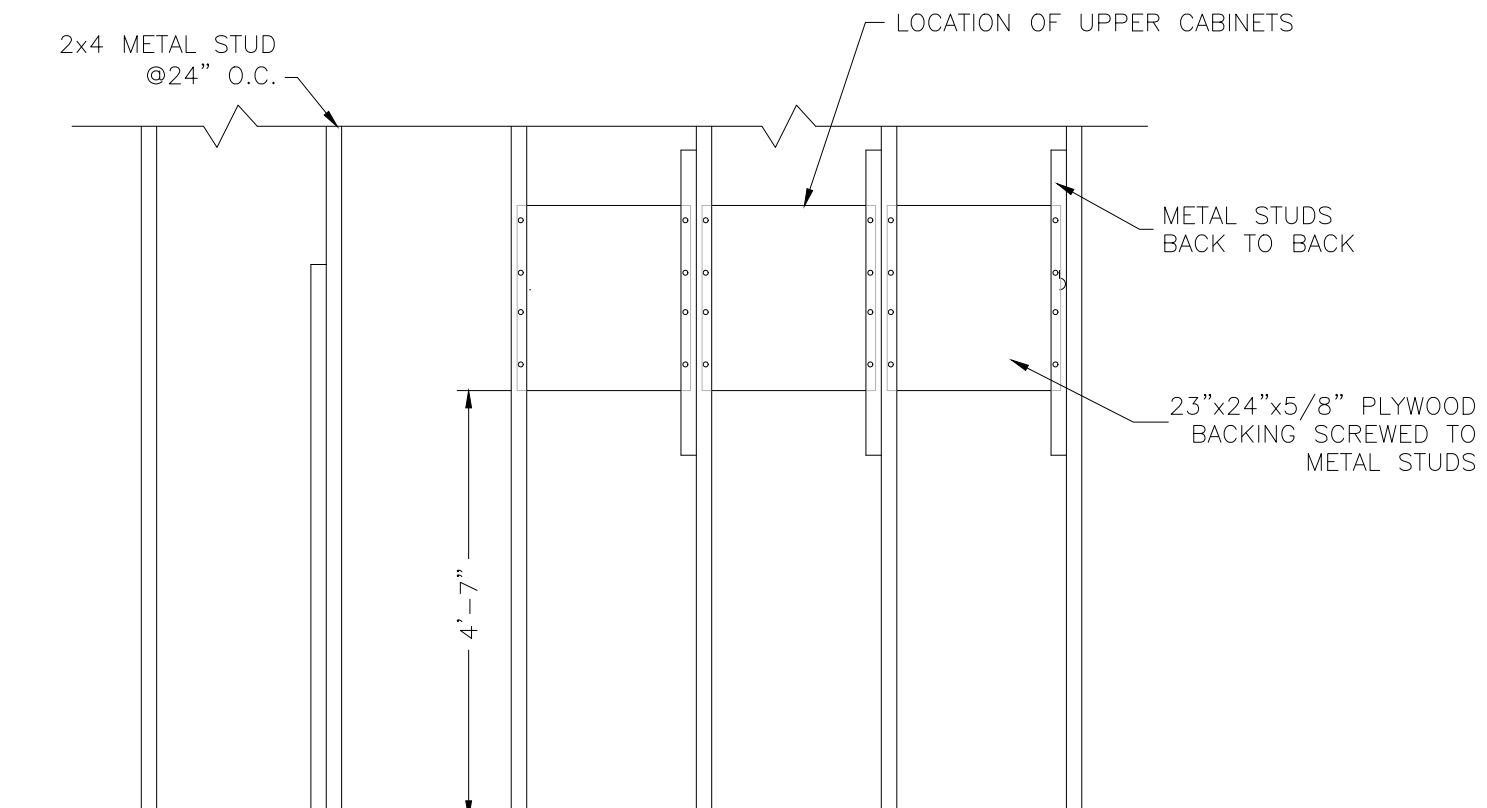
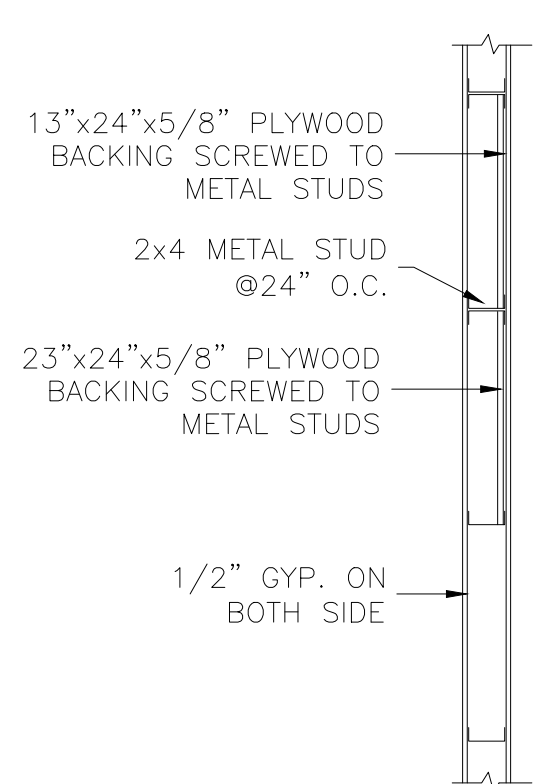


**1** WINDOW SILL DETAIL  
A-3 SCALE: NOT TO SCALE

**2** WINDOW HEAD/JAMB DETAIL  
A-3 SCALE: NOT TO SCALE

**3** TYP WINDOW EGRESS DETAIL  
A-3 SCALE: NOT TO SCALE

**4** TYP CONCRETE DRIVEWAY DET  
A-3 SCALE: NOT TO SCALE

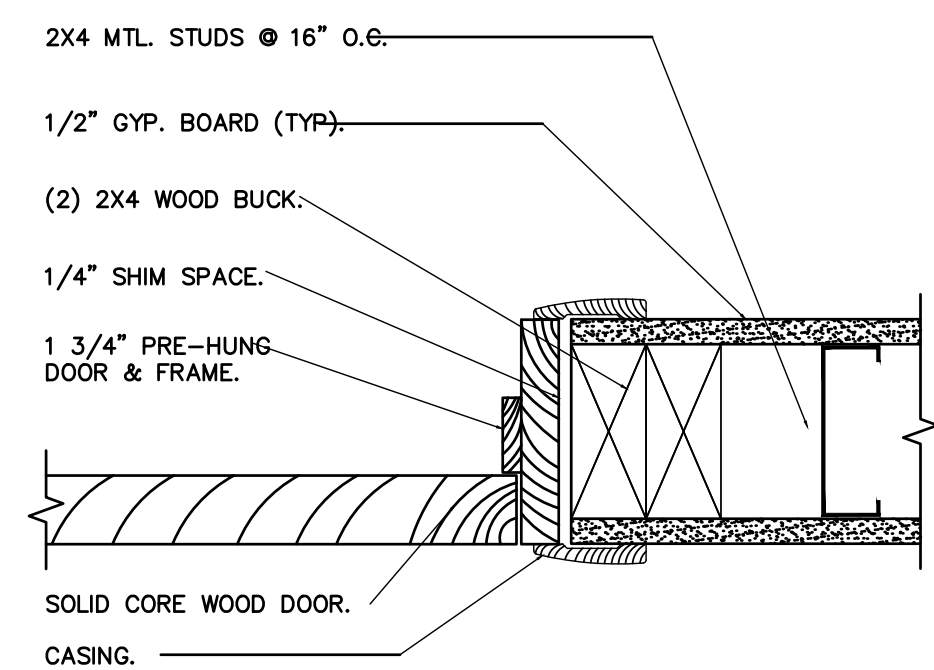
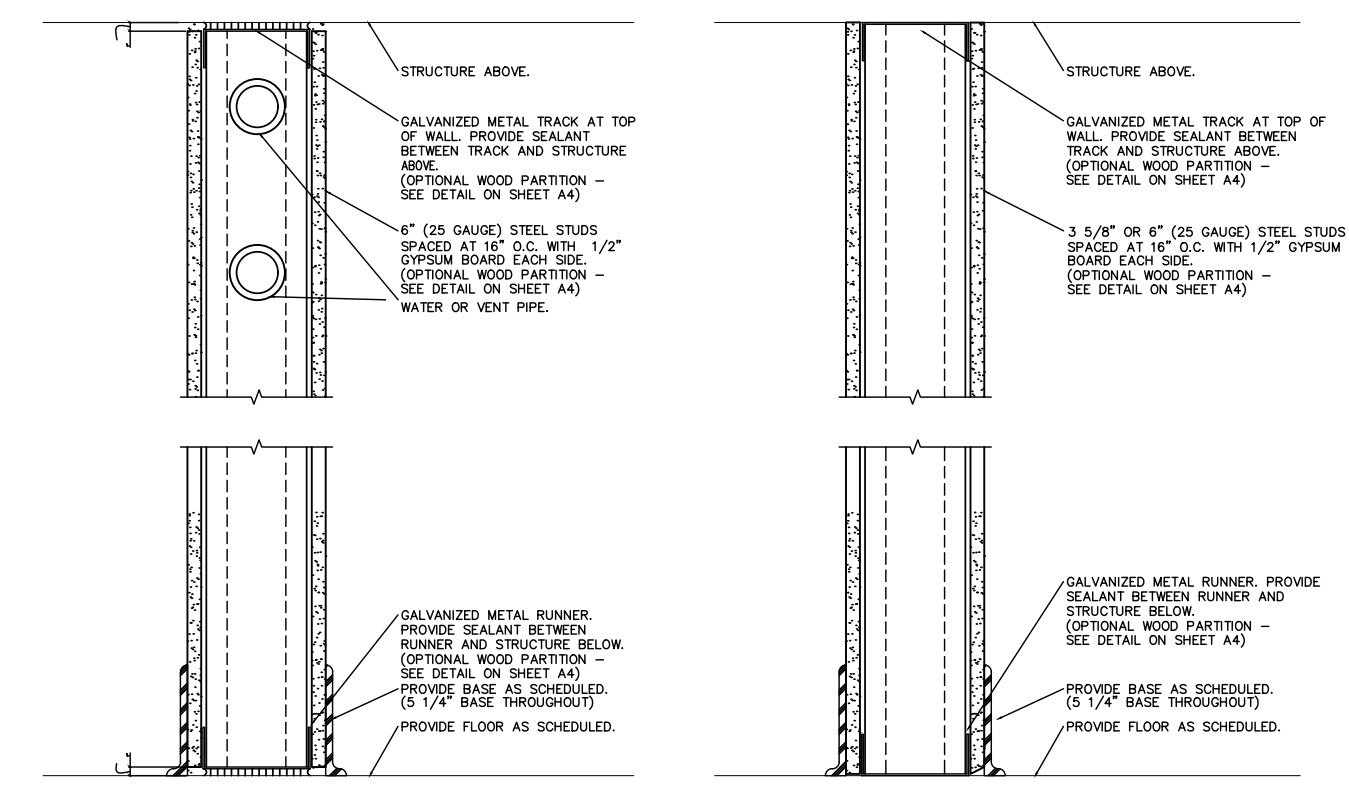
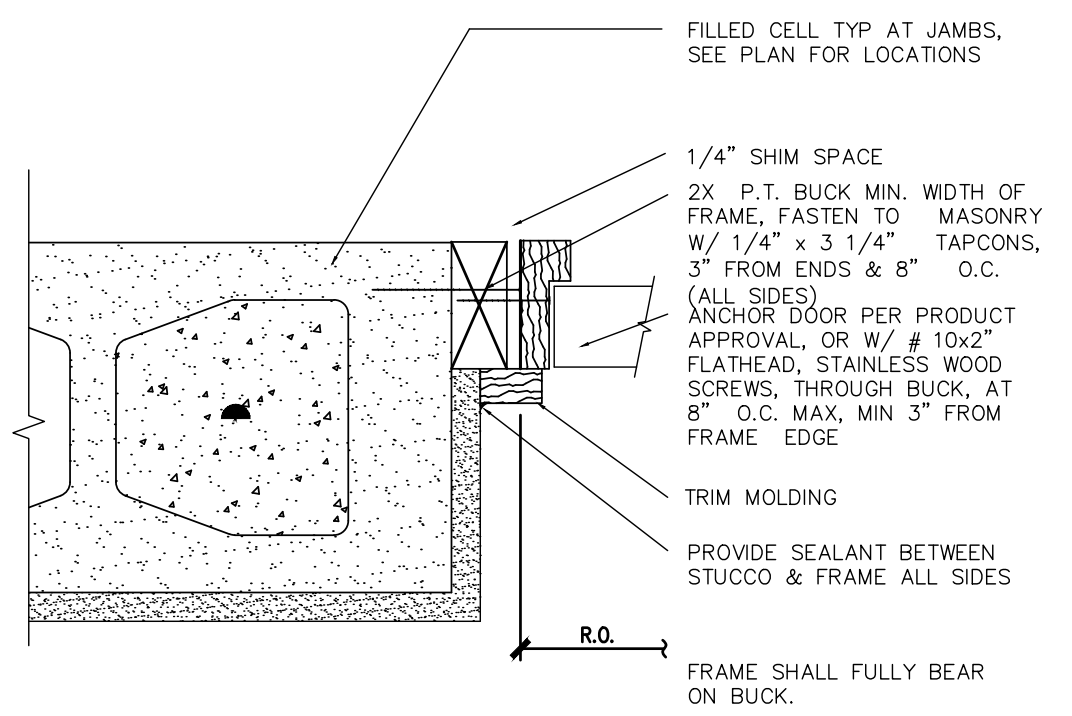


**5** WALL BACKING DETAIL #1  
A-3 SCALE: NOT TO SCALE

**6** WALL BACKING DETAIL #2  
A-3 SCALE: NOT TO SCALE

**7** TYP. INT. DOOR HEAD DETAIL  
A-3 SCALE: NOT TO SCALE

**4** TYP CONCRETE DRIVEWAY DET  
A-3 SCALE: NOT TO SCALE



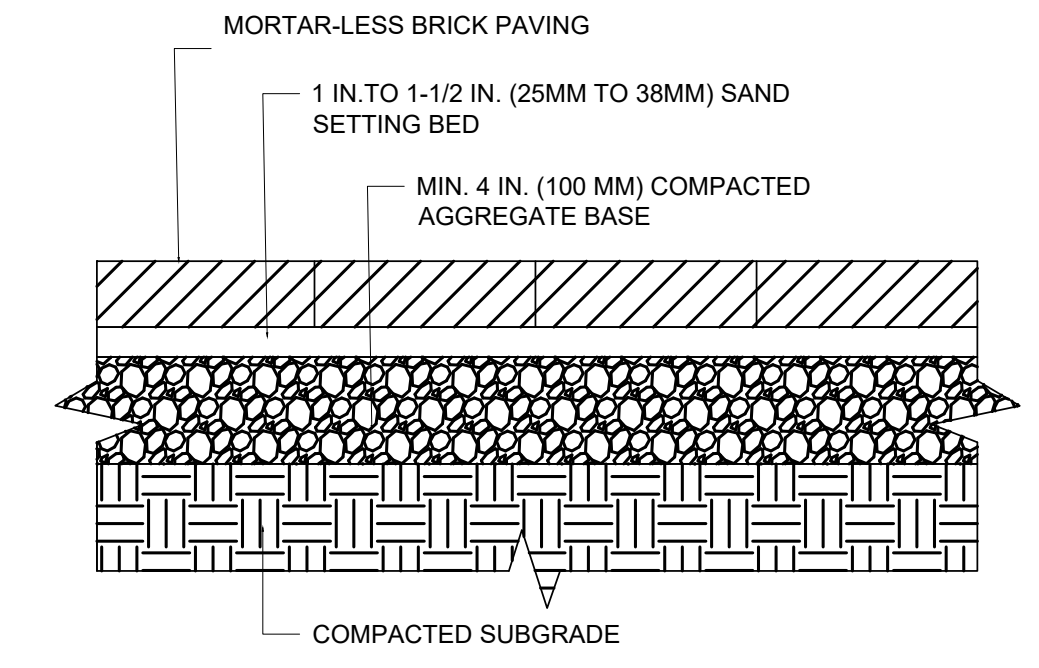
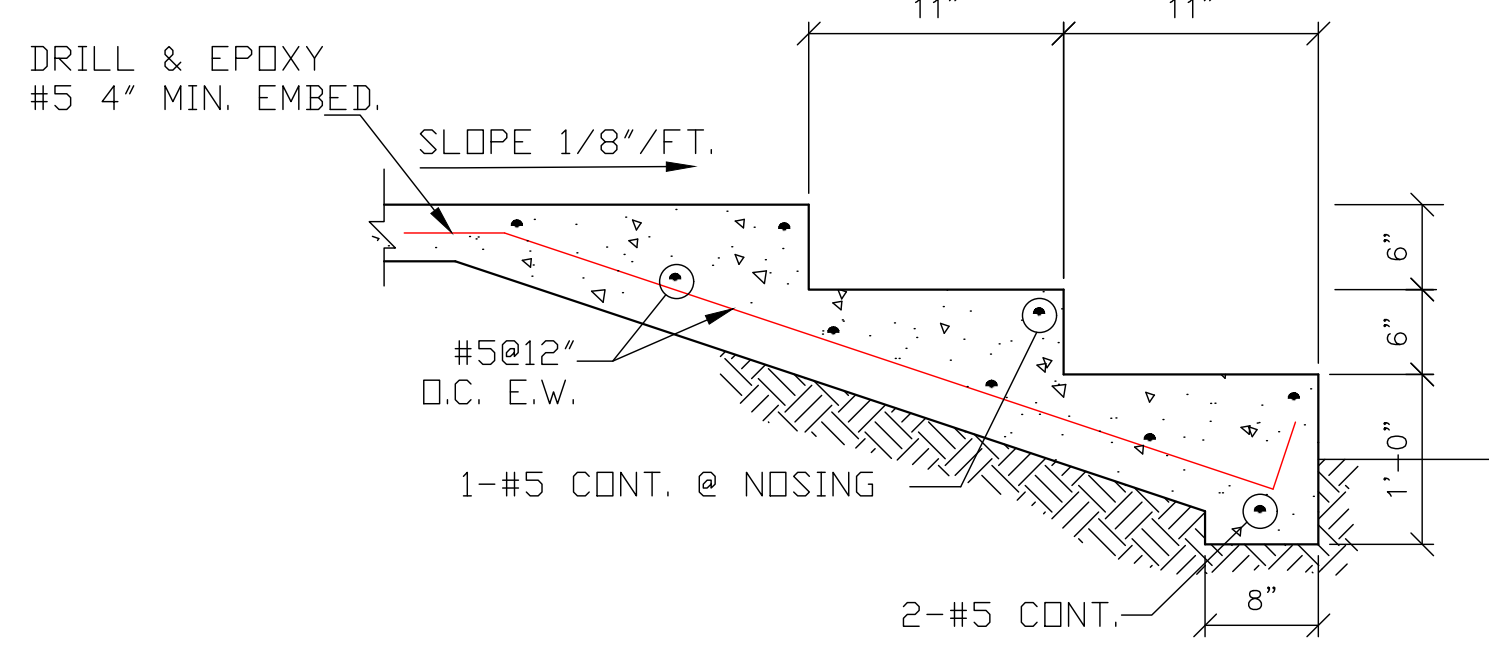
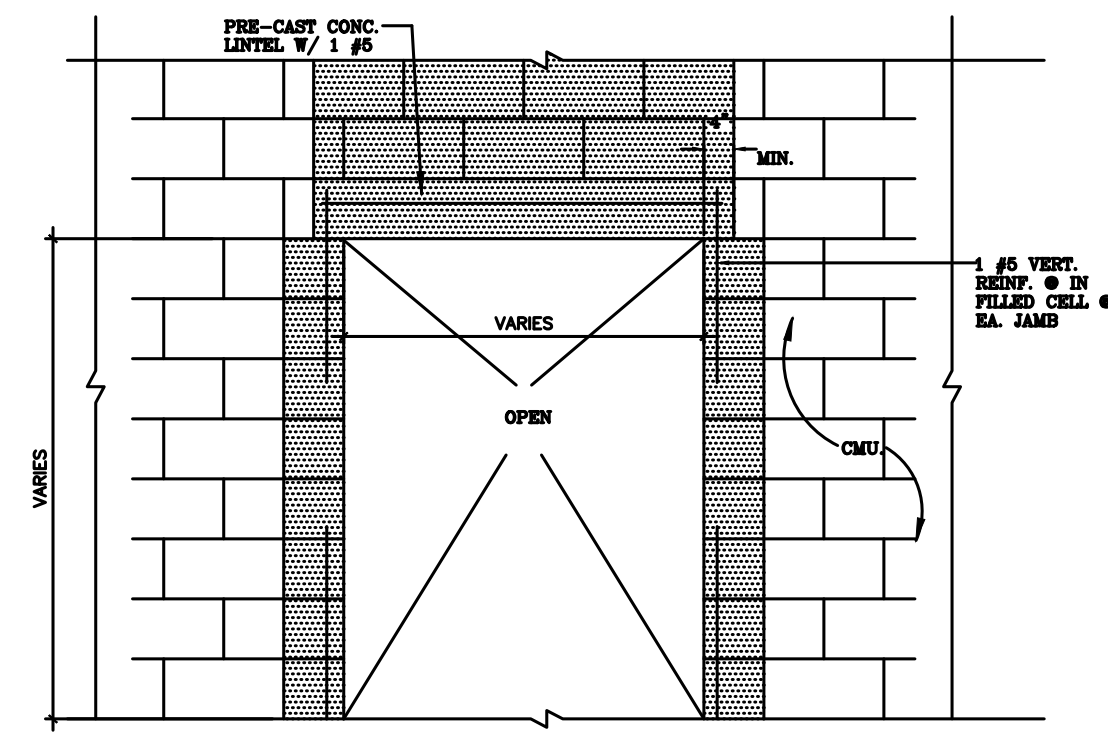
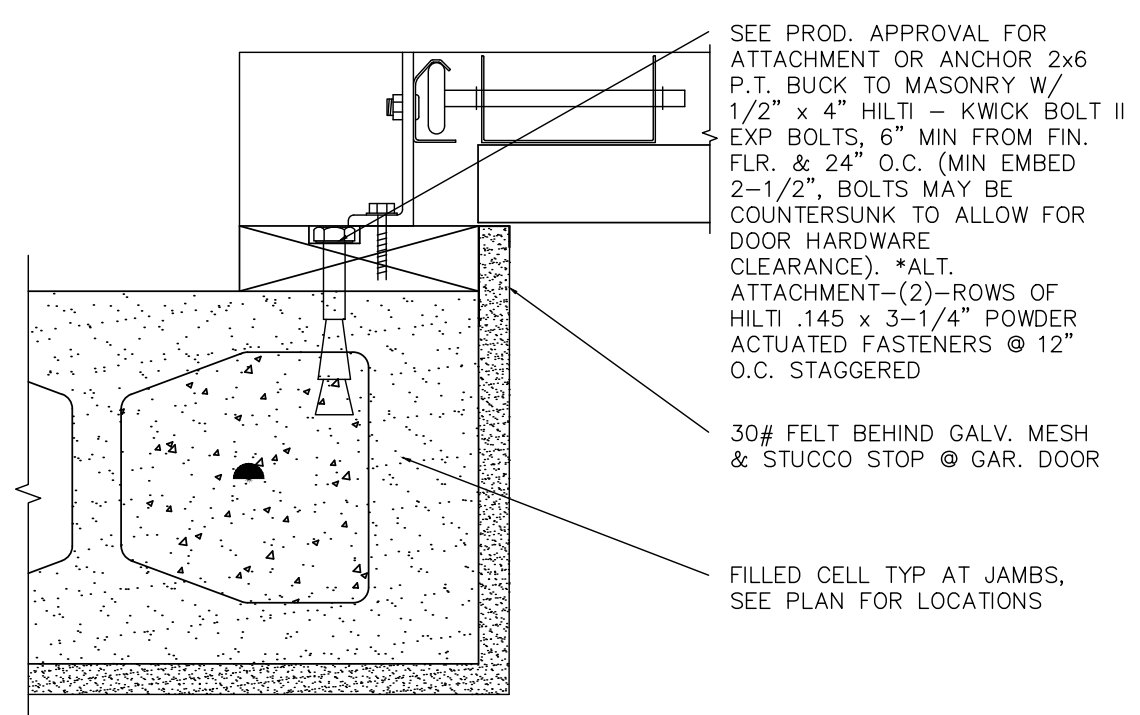
FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS.

**8** DOOR JAMB DETAIL  
A-3 SCALE: NOT TO SCALE

**9** TYP. INTERIOR WALL PARTITIONS  
A-3 SCALE: NOT TO SCALE

**10** TYP. INT. DOOR JAMB DETAIL  
A-3 SCALE: NOT TO SCALE

**11** TYP. WINDOW FLASHING DETAIL  
A-3 SCALE: NOT TO SCALE

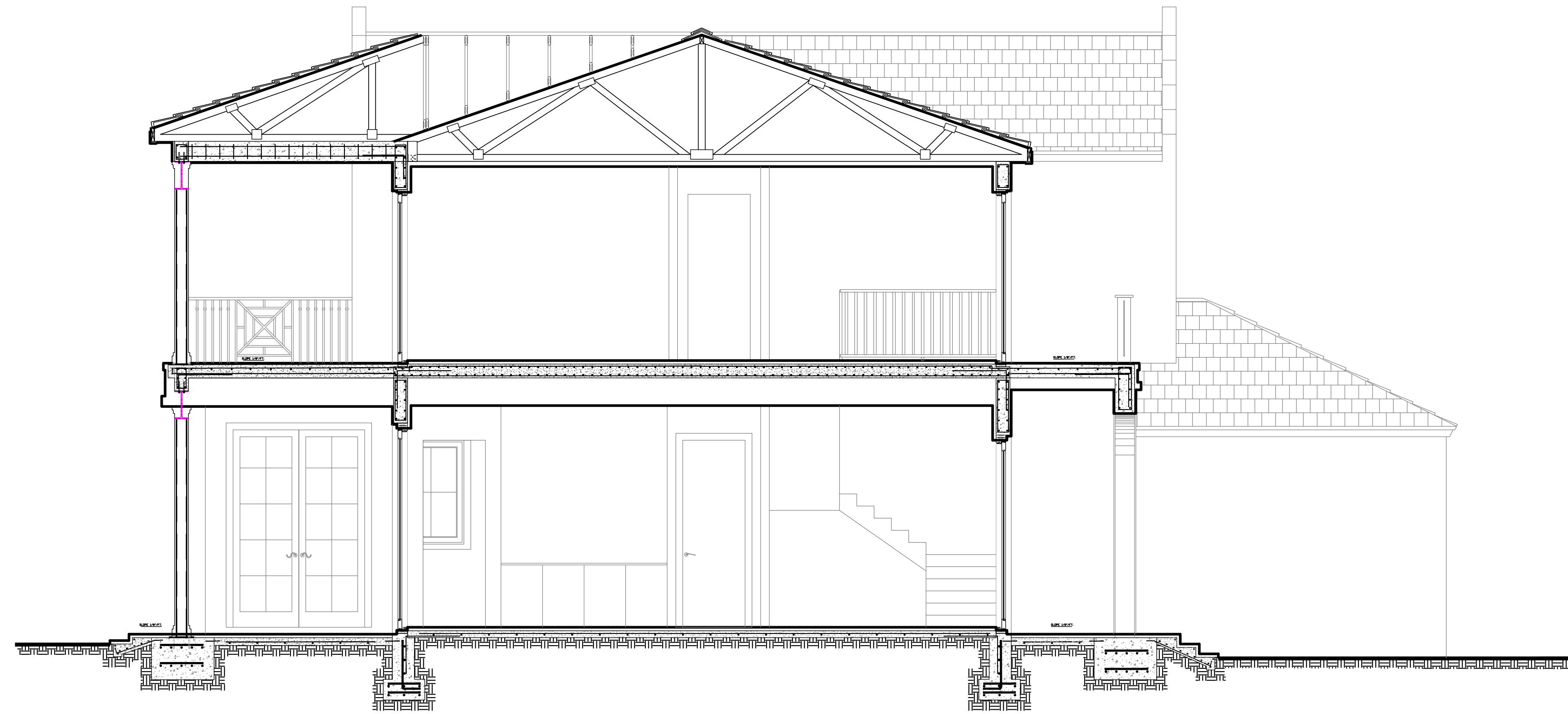


**12** GARAGE DOOR JAMB DET.  
A-3 SCALE: NOT TO SCALE

**13** TYP. DOOR/WINDOW OPENING DET  
A-3 SCALE: NOT TO SCALE

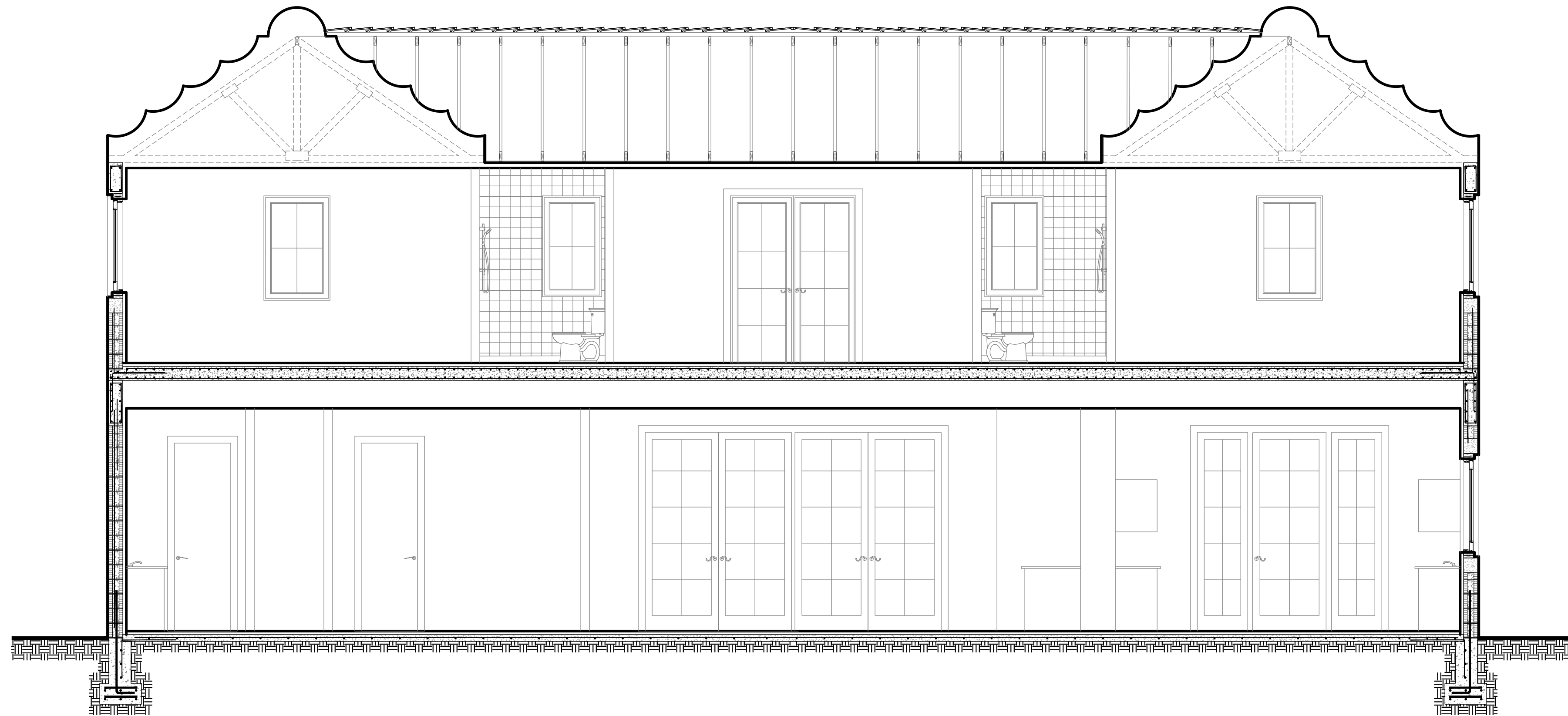
**14** TYP. CONCRETE EXTERIOR STEP DETAIL  
A-3 SCALE: NOT TO SCALE

**15** TYP. PAVERS DECK DETAIL  
A-3 SCALE: NOT TO SCALE



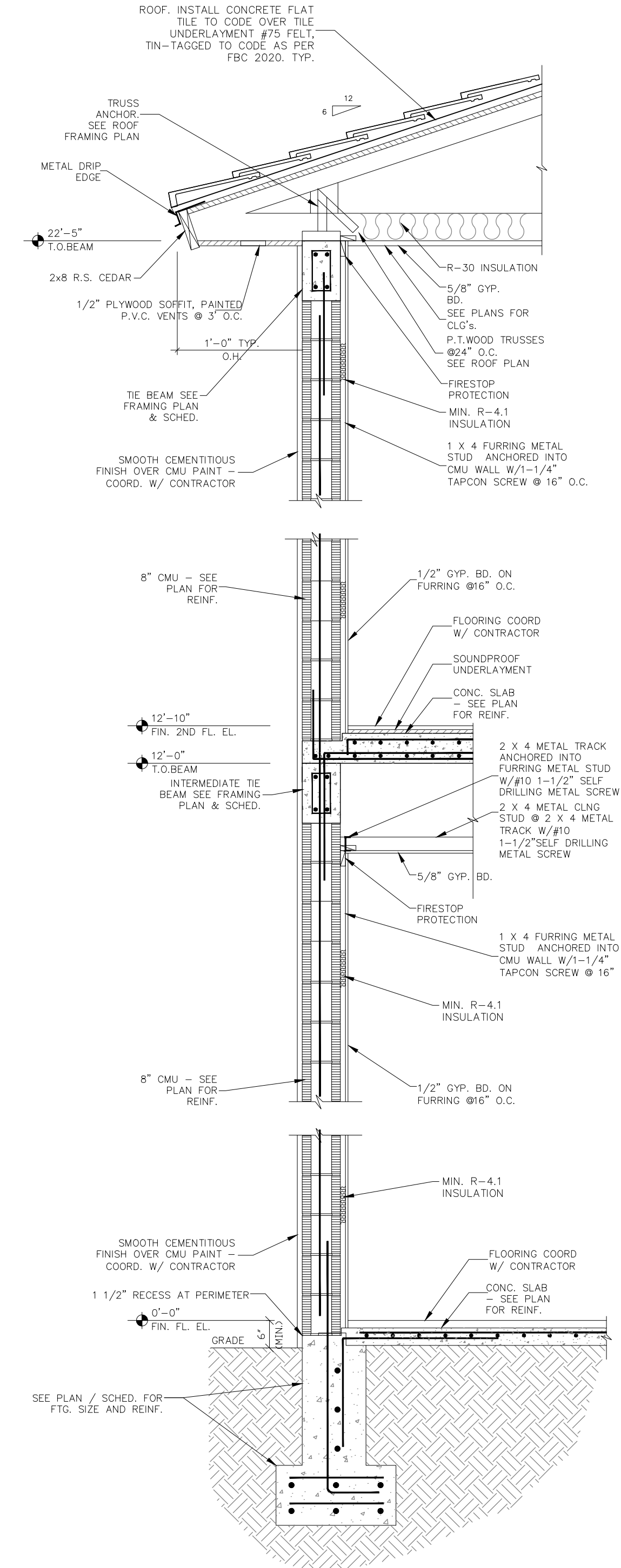
Section 3.2/S-1

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



Section 3.2/S-2

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



**1** TYP. WALL SECTION DETAIL  
A-3.2 SCALE: NOT TO SCALE

WINDOW SCHEDULE												
MARK	WINDOW								GLASS	REMARKS	DETAIL	
	TYPE	TYPE	MANUF.	FRAME SIZE		MATERIAL	FINISH					SHEET#
				WIDTH	HEIGHT		EXTERIOR	INTERIOR				
FIRST FLOOR												
A1.1	A	CASEMENT	SIGNATURE	3'-7"W	9'-0"H	CEDAR	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.2	A	CASEMENT	SIGNATURE	3'-7"W	9'-0"H	CEDAR	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.3	B	CASEMENT	KOLBE	2'-1"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.4	C	CASEMENT	KOLBE	3'-6"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.5	B	CASEMENT	KOLBE	2'-1"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.6	D	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.7	D	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.8	D	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.9	D	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.10	E	CASEMENT	KOLBE	2'-1"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.11	E	CASEMENT	KOLBE	2'-1"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.12	E	CASEMENT	KOLBE	2'-1"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.13	E	CASEMENT	KOLBE	2'-1"W	9'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.14	D	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.15	D	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.16	D	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.17	D	CASEMENT	KOLBE	3'-2"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.18	D	CASEMENT	KOLBE	3'-2"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.19	D	CASEMENT	KOLBE	3'-2"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.20	D	CASEMENT	KOLBE	3'-2"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A1.21	D	CASEMENT	KOLBE	3'-2"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
SECOND FLOOR												
A2.19	F	CASEMENT	KOLBE	2'-6"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.20	F	CASEMENT	KOLBE	2'-6"W	4'-10 <sup>11</sup> / <sub>32</sub> "H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.21	G	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.22	H	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.23	H	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.24	I	CASEMENT	KOLBE	2'-0"W	2'-7"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.25	J	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.26	J	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.27	K	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.28	L	CASEMENT	KOLBE	2'-10"W	4'-10"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.29	L	CASEMENT	KOLBE	2'-10"W	4'-10"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.30	K	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.31	J	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.32	J	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.33	H	CASEMENT	KOLBE	2'-0"W	2'-7"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.34	H	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.35	H	CASEMENT	KOLBE	2'-6"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
A2.36	G	CASEMENT	KOLBE	3'-2"W	5'-0"H	ALUMINUM	POWDER COAT	POWDER COAT	CLR INS LOWe GLAZED IMPACT			
WINDOW SCHEDULE NOTES												

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 435 SOUTHERN BLVD.  
 WEST PALM BEACH, FLORIDA 33405

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 WEST PALM BEACH

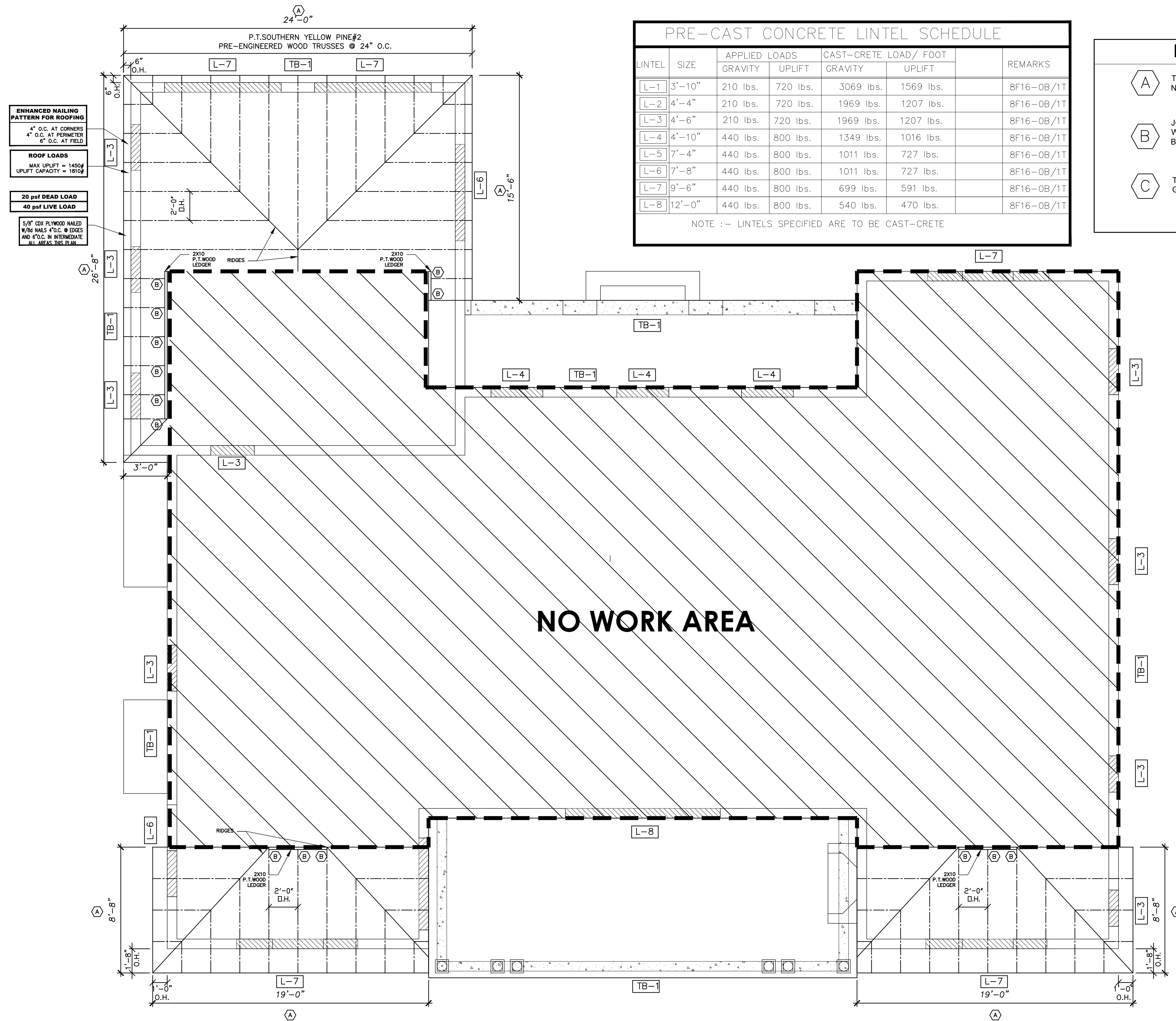
WINDOW SCHEDULE  
 DATE: AUGUST 6TH, 2021  
 DRAWN BY: MEGHAN FORD TAYLOR

SHEET NO. A-3.3

DOOR SCHEDULE													
MARK O	DOOR								GLASS	REMARKS	DETAIL		
	TYPE	MANUF.	HINGE.	SIZE			MATERIALS	FINISH				SHEET#	
				WIDTH	HEIGHT	DOOR THICKNESS		EXTERIOR					INTERIOR
	FIRST FLOOR												
	EXTERIOR												
101	FRONT DOOR	SIGNATURE	OUTSWING	3'-7"W.	9'-0"H.	2"	CEDAR	STAINED	PAINTED	CLR SINGLE GLAZED IMPACT			
102	BACK DOOR	KOLBE	OUTSWING	3'-6"W.	9'-0"H.	2"	ALUMINUM CLAD WOOD	STAINED	PAINTED	CLR INS LOWe GLAZED IMPACT			
103	SLIDING DOOR	KOLBE	OUTSWING	(3)3'-6"W.	9'-6"H.	2"	ALUMINUM CLAD WOOD	STAINED	PAINTED	CLR INS LOWe GLAZED IMPACT			
104	FRENCH DOOR	KOLBE	OUTSWING	(2)3'-2"W.	9'-6"H.	2"	ALUMINUM CLAD WOOD	STAINED	PAINTED	CLR INS LOWe GLAZED IMPACT			
105	BACK DOOR	KOLBE	OUTSWING	3'-6"W.	9'-0"H.	2"	ALUMINUM CLAD WOOD	STAINED	PAINTED	CLR INS LOWe GLAZED IMPACT			
106	OVERHEAD GARAGE DOOR	CAMBEK	SECTIONAL	8'-0"W.	9'-0"H.	2"	ALUMINUM CLAD WOOD	STAINED	PAINTED	NONE			
107	OVERHEAD GARAGE DOOR	CAMBEK	SECTIONAL	8'-0"W.	9'-0"H.	2"	ALUMINUM CLAD WOOD	STAINED	PAINTED	NONE			
	INTERIOR												
108	3 PANEL	TRUSTILE	SWING	2'-8"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
109	3 PANEL	TRUSTILE	SWING	2'-6"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
110	3 PANEL	TRUSTILE	SWING	2'-8"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
111	3 PANEL	TRUSTILE	SWING	3'-0"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
112	3 PANEL	TRUSTILE	SWING	3'-0"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
113	3 PANEL	TRUSTILE	SWING	2'-8"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
114	3 PANEL	TRUSTILE	SWING	2'-6"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
115	3 PANEL	TRUSTILE	SWING	2'-8"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
116	3 PANEL	TRUSTILE	SWING	2'-6"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
117	3 PANEL	TRUSTILE	SWING	3'-2"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
118	3 PANEL	TRUSTILE	SWING	2'-8"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
119	3 PANEL	TRUSTILE	SWING	2'-8"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
120	3 PANEL	TRUSTILE	SWING	3'-0"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
121	3 PANEL	TRUSTILE	SWING	3'-0"W.	9'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
	SECOND FLOOR												
	EXTERIOR												
201	FRENCH DOOR	LA FINESTRA	OUTSWING	3'-0"W	8'-0"H.	2"	ALUMINUM	ALUMINUM	ALUMINUM	CLR INS LOWe GLAZED IMPACT			
202	DOUBLE FRENCH DOOR	LA FINESTRA	OUTSWING	(2)3'-0"W	8'-0"H.	2"	ALUMINUM	ALUMINUM	ALUMINUM	CLR INS LOWe GLAZED IMPACT			
	INTERIOR												
203	3 PANEL	TRUSTILE	SWING	2'-8"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
204	DOUBLE 3 PANEL	TRUSTILE	SWING	(2)2'-0"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
205	3 PANEL	TRUSTILE	SWING	2'-8"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
206	3 PANEL	TRUSTILE	SWING	2'-6"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
207	3 PANEL	TRUSTILE	SWING	2'-8"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
208	3 PANEL	TRUSTILE	SWING	2'-6"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
209	3 PANEL	TRUSTILE	SWING	2'-8"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
210	3 PANEL	TRUSTILE	POCKET	(2)3'-1 1/2"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
211	3 PANEL	TRUSTILE	POCKET	2'-6"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
212	3 PANEL	TRUSTILE	SWING	(2)3'-0"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
213	3 PANEL	TRUSTILE	POCKET	2'-8"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
214	3 PANEL	TRUSTILE	POCKET	2'-6"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
215	3 PANEL	TRUSTILE	SWING	2'-6"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
216	3 PANEL	TRUSTILE	SWING	2'-8"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
217	3 PANEL	TRUSTILE	SWING	2'-6"W.	8'-0"H.	1 1/2"	MDF	PAINTED	PAINTED				
DOOR AND SCHEDULE NOTES													

# Roof Framing Plan - 1st Floor

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



PRE-CAST CONCRETE LINTEL SCHEDULE						
LINTEL	SIZE	APPLIED GRAVITY LOADS	APPLIED UPLIFT LOADS	CAST-CRETE GRAVITY LOAD/FOOT	CAST-CRETE UPLIFT LOAD/FOOT	REMARKS
L-1	3'-10"	210 lbs.	720 lbs.	3069 lbs.	1569 lbs.	8F16-0B/1T
L-2	4'-4"	210 lbs.	720 lbs.	1969 lbs.	1207 lbs.	8F16-0B/1T
L-3	4'-6"	210 lbs.	720 lbs.	1969 lbs.	1207 lbs.	8F16-0B/1T
L-4	4'-10"	440 lbs.	800 lbs.	1349 lbs.	1016 lbs.	8F16-0B/1T
L-5	7'-4"	440 lbs.	800 lbs.	1011 lbs.	727 lbs.	8F16-0B/1T
L-6	7'-8"	440 lbs.	800 lbs.	1011 lbs.	727 lbs.	8F16-0B/1T
L-7	9'-6"	440 lbs.	800 lbs.	699 lbs.	591 lbs.	8F16-0B/1T
L-8	12'-0"	440 lbs.	800 lbs.	540 lbs.	470 lbs.	8F16-0B/1T

NOTE :- LINTELS SPECIFIED ARE TO BE CAST-CRETE

**FASTENING ANCHOR NOTE**

**A** TRUSS ANCHOR STRAP TO BE "SIMPSON" HETA-20 WITH (9)-10d GALV. NAILS @ P.T. WOOD TRUSSES & EMBED INTO CONCRETE WALL. MAX UPLIFT = 1450# UPLIFT CAPACITY = 1810#

**B** JOIST HANGER TO BE "SIMPSON" LUS 210 WITH (8)-10d GALV. NAILS @ WOOD TRUSS AND (4)-10d GALV. NAILS @ (1)-2X10 P.T. WOOD LEDGER BOLTED TO CONCRETE @ 12" O.C. MAX UPLIFT = 920# UPLIFT CAPACITY = 1165#

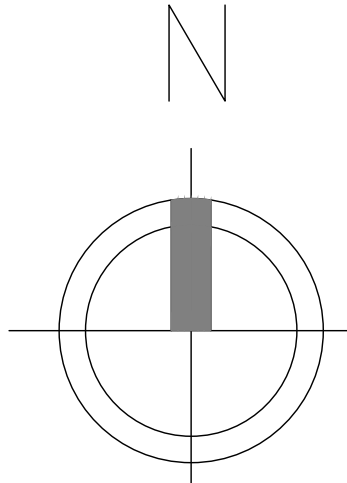
**C** TRUSS ANCHOR STRAP TO BE "SIMPSON" CS-20 WITH (12)-10d X 1-1/2" GALV. NAILS @ TRUSSES & (14) 8d X 1-1/2" GALV. NAILS @ TRUSSES. MAX UPLIFT = 775# UPLIFT @ CAPACITY = 1030#

228 CHURCHILL RD.  
WEST PALM BEACH

TRALONGO & TAYLOR  
435 SOUTHERN BLVD.  
WEST PALM BEACH, FLORIDA 33405

SHEET TITLE  
**ROOF FRAMING PLAN**  
SCALE AS NOTED  
DATE AUGUST 6TH, 2021  
DRAWN BY MEGHAN FORD TAYLOR

SHEET NO.  
**A-5.1**





PRE-CAST CONCRETE LINTEL SCHEDULE						
LINTEL	SIZE	APPLIED LOADS		CAST-CRETE LOAD/ FOOT		REMARKS
		GRAVITY	UPLIFT	GRAVITY	UPLIFT	
L-1	3'-10"	210 lbs.	720 lbs.	3069 lbs.	1569 lbs.	8F16-0B/1T
L-2	4'-4"	210 lbs.	720 lbs.	1969 lbs.	1207 lbs.	8F16-0B/1T
L-3	4'-6"	210 lbs.	720 lbs.	1969 lbs.	1207 lbs.	8F16-0B/1T
L-4	4'-10"	440 lbs.	800 lbs.	1349 lbs.	1016 lbs.	8F16-0B/1T
L-5	7'-4"	440 lbs.	800 lbs.	1011 lbs.	727 lbs.	8F16-0B/1T
L-6	7'-8"	440 lbs.	800 lbs.	1011 lbs.	727 lbs.	8F16-0B/1T
L-7	9'-6"	440 lbs.	800 lbs.	699 lbs.	591 lbs.	8F16-0B/1T
L-8	12'-0"	440 lbs.	800 lbs.	540 lbs.	470 lbs.	8F16-0B/1T

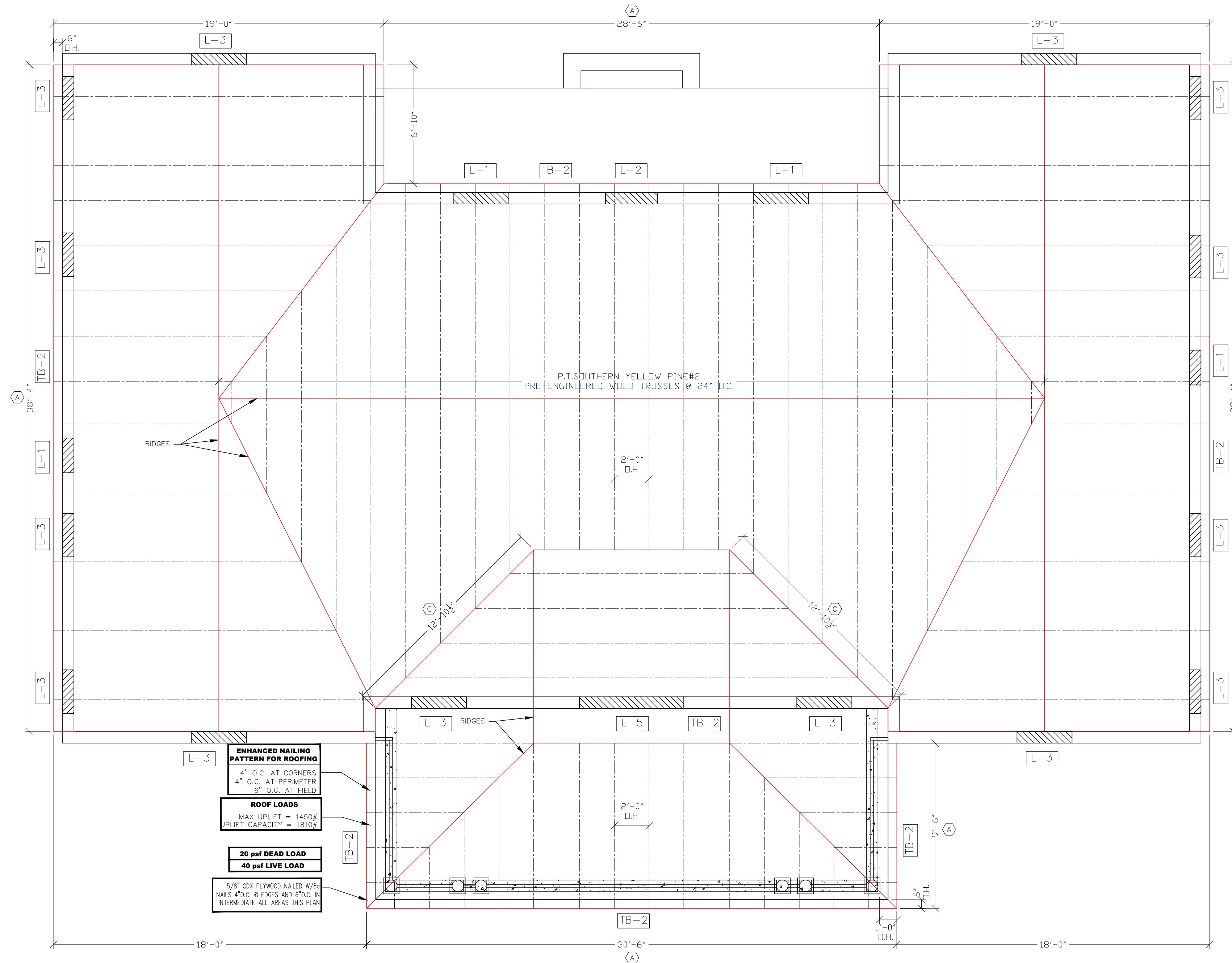
NOTE :- LINTELS SPECIFIED ARE TO BE CAST-CRETE

**FASTENING ANCHOR NOTE**

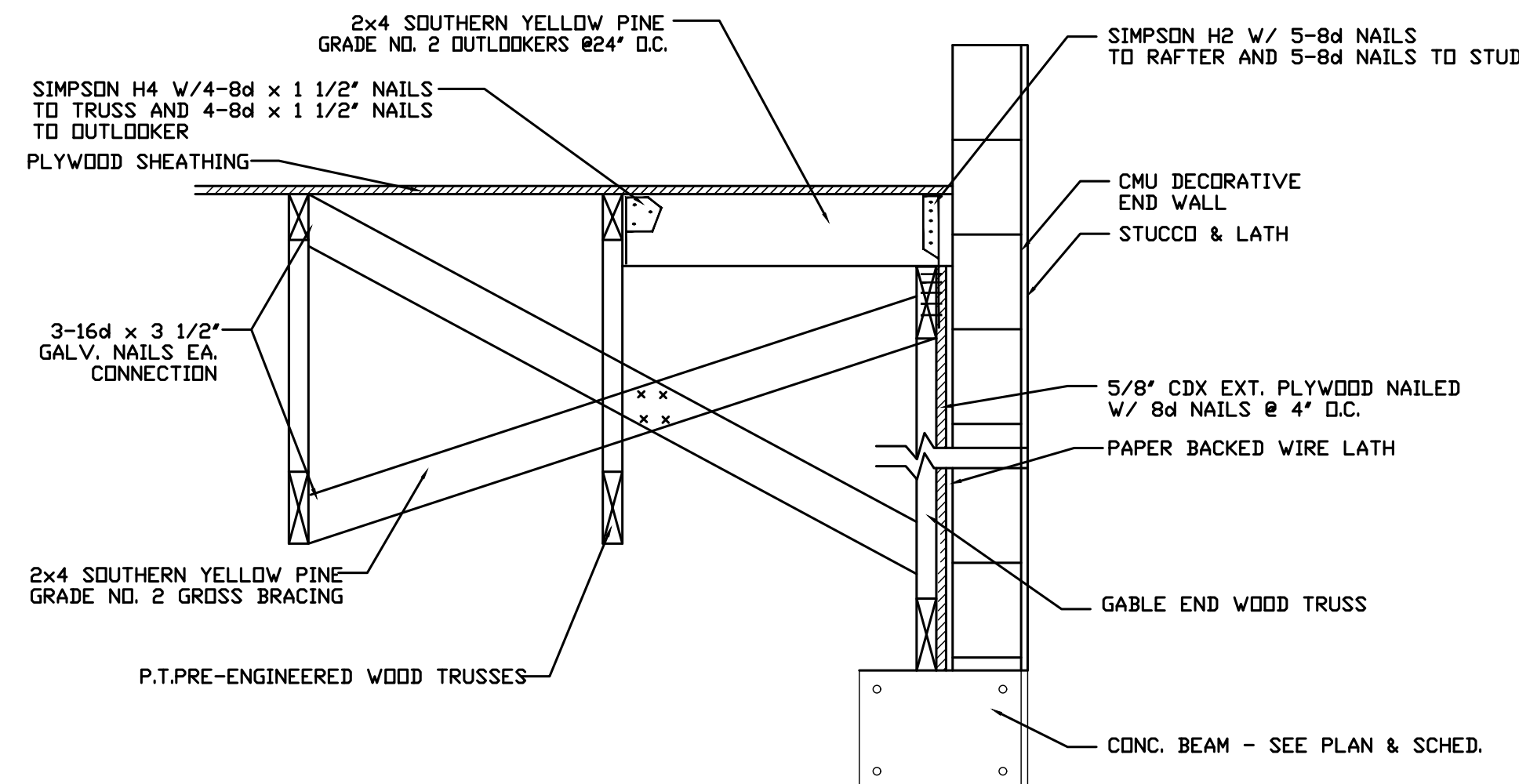
**A** TRUSS ANCHOR STRAP TO BE "SIMPSON" HETA-20 WITH (9)-10d GALV. NAILS @ P.T. WOOD TRUSSES & EMBED INTO CONCRETE WALL  
MAX UPLIFT = 1450#  
UPLIFT CAPACITY = 1810#

**B** JOIST HANGER TO BE "SIMPSON" LUS 210 WITH (8)-10d GALV. NAILS @ WOOD TRUSS AND (4)-10d GALV. NAILS @ (1)-2X10 P.T. WOOD LEDGER BOLTED TO CONCRETE @ 12" O.C.  
MAX UPLIFT = 920#  
UPLIFT CAPACITY = 1165#

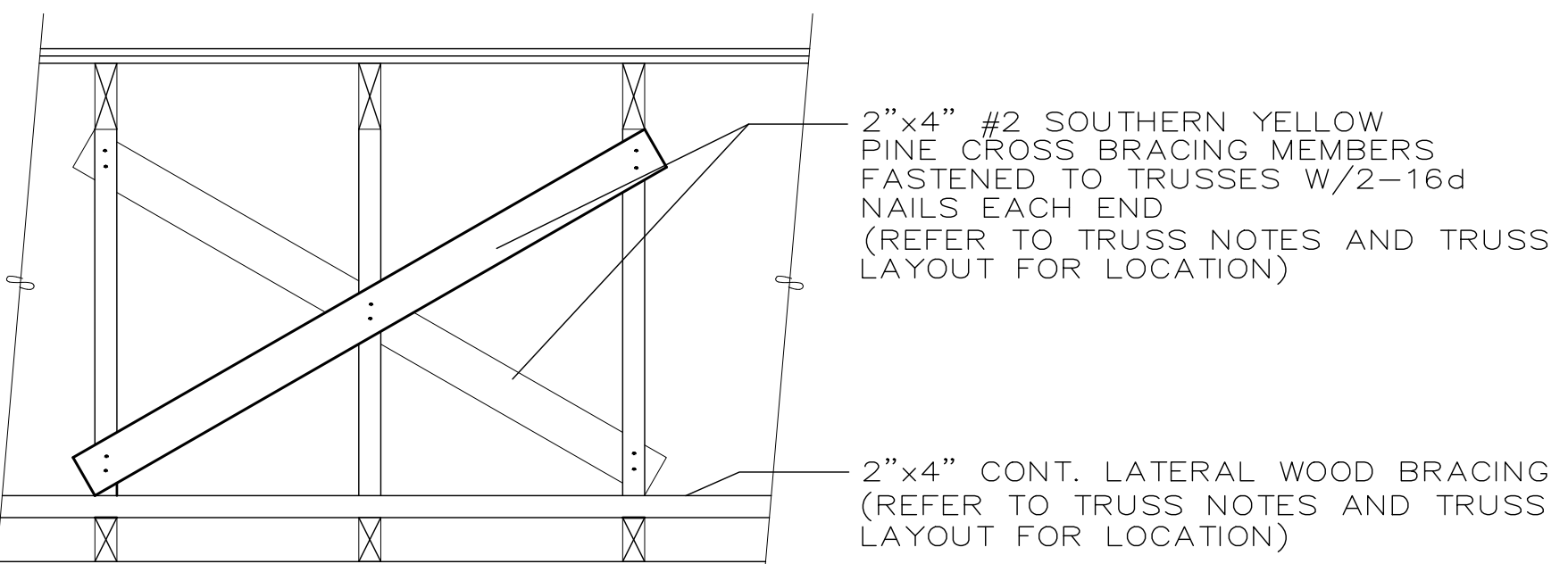
**C** TRUSS ANCHOR STRAP TO BE "SIMPSON" CS-20 WITH (12)-10d X 1-1/2" GALV. NAILS @ TRUSSES & (14) 8d X 1-1/2" GALV. NAILS @ TRUSSES.  
MAX UPLIFT = 775#  
UPLIFT @ CAPACITY = 1030#



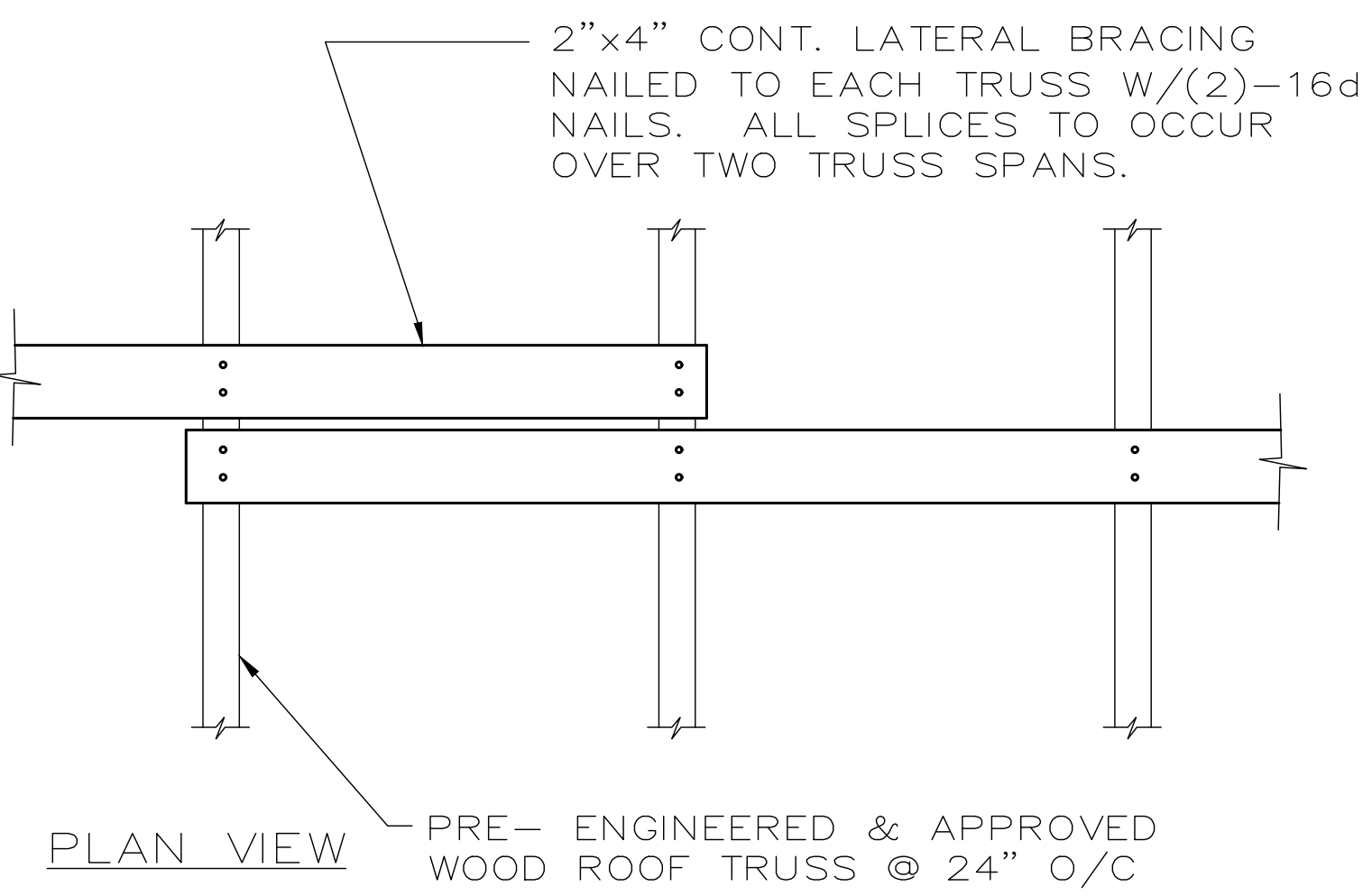
**Roof Framing Plan - 2nd Floor**  
Scale: 1/4" = 1'-0"



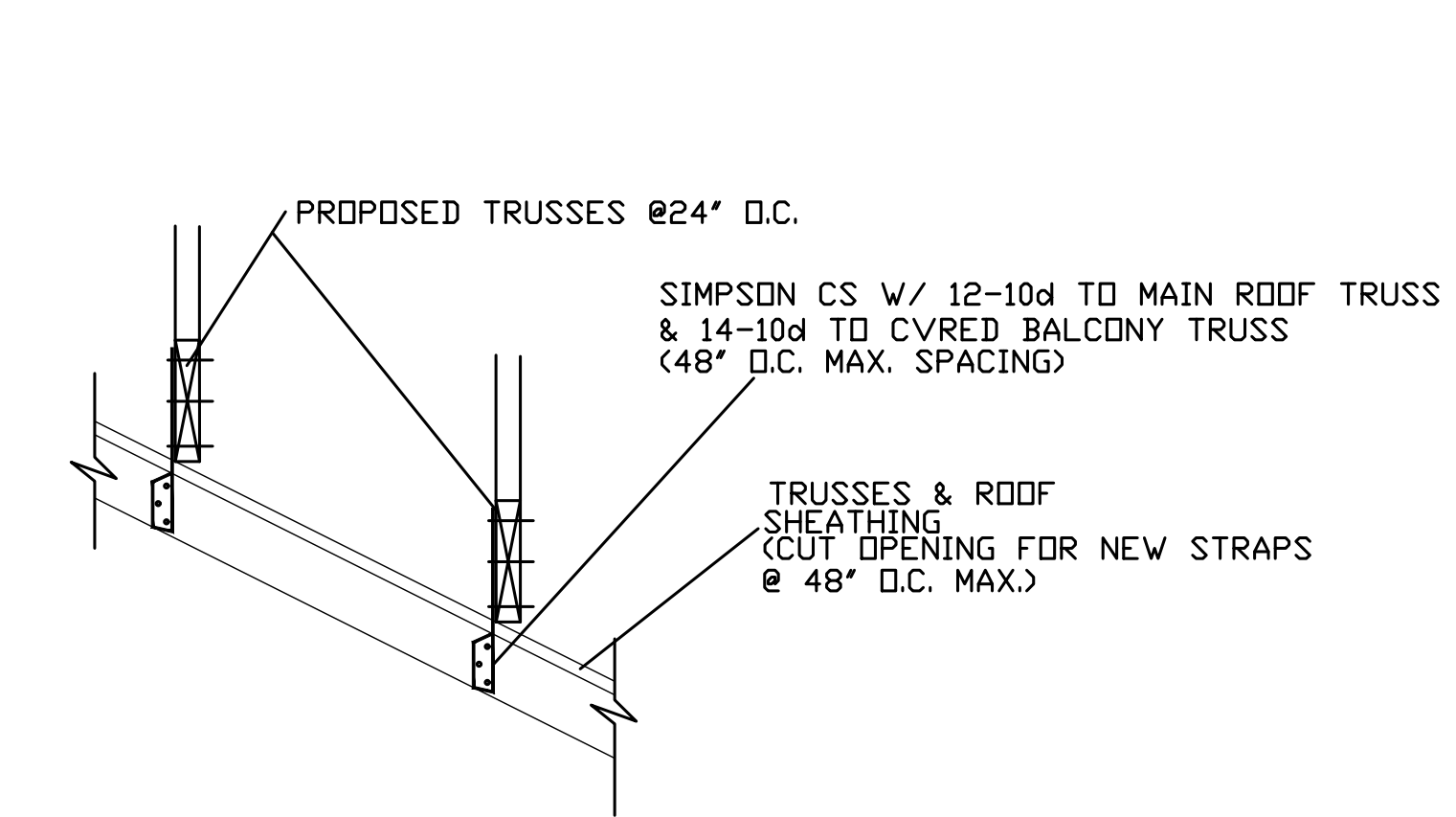
**1 TYP. GABLE ROOF SECTION DETAIL**  
A-5.3 SCALE: NOT TO SCALE



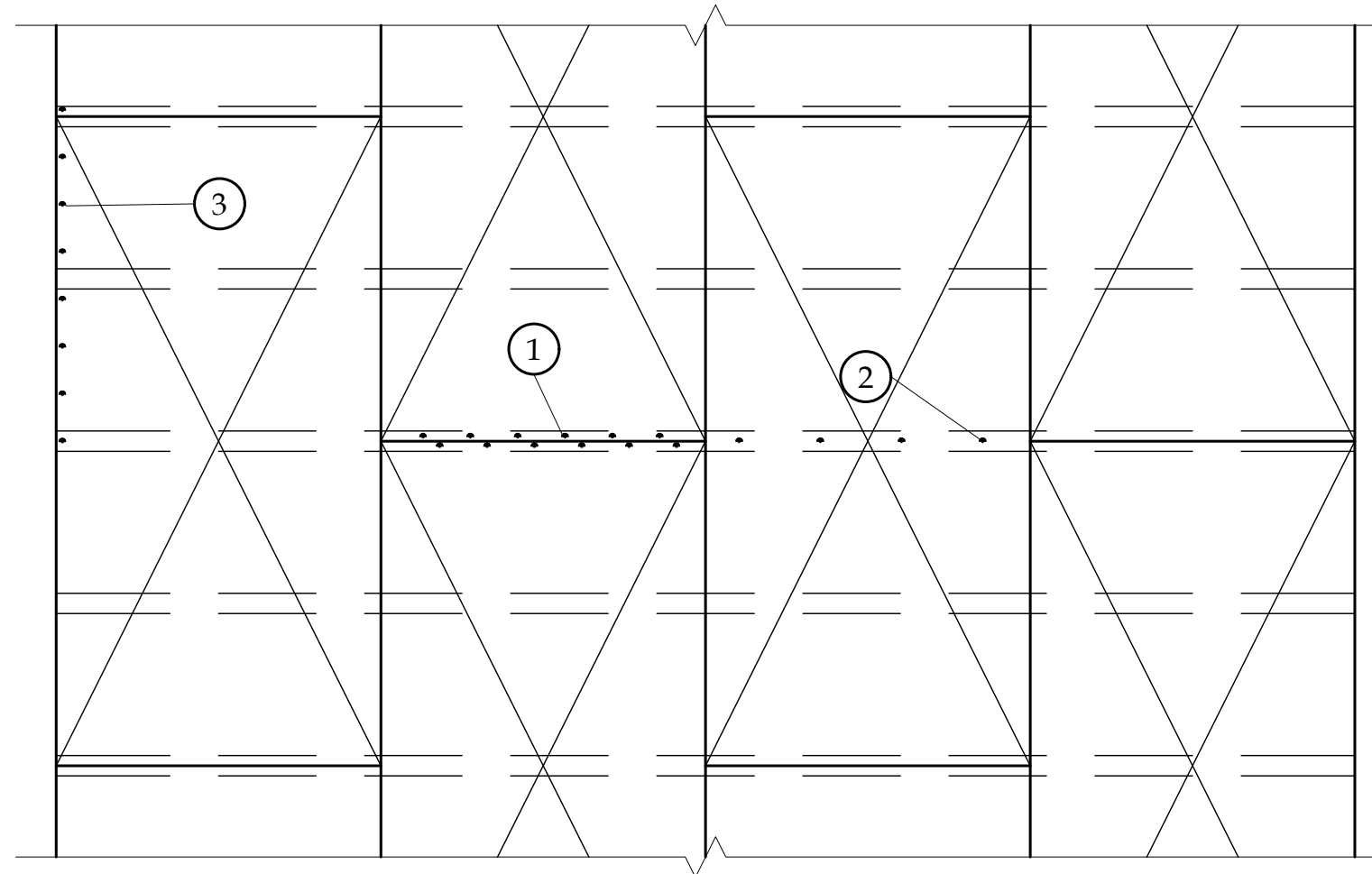
**2 TYP. ROOF CROSS-BRACING DTL.**  
A-5.3 SCALE: NOT TO SCALE



**3 TYP. LATERAL BRACING DETAIL**  
A-5.3 SCALE: NOT TO SCALE



**4 TYP. PIGGY BACK DETAIL**  
A-5.3 SCALE: NOT TO SCALE

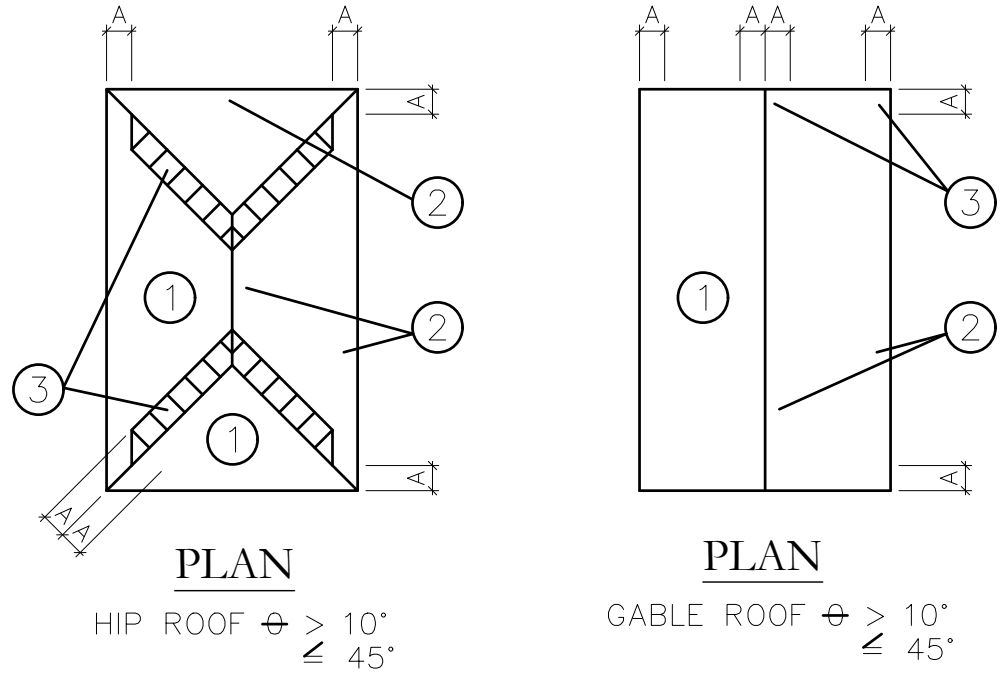


	ROOF
① EDGE NAILING	10d @ 4" O.C.
② INTERMEDIATE NAILING	10d @ 6" O.C.
③ BOUNDARY NAILING	10d @ 4" O.C.
⑤ GABLE END NAILING & ALL PANEL JOINTS WITHIN FOUR FEET OF GABLE END	10d @ 4" O.C.

**5 ROOF SHEATHING FASTENING DETAIL**  
A-5.3 SCALE: NOT TO SCALE

PLYWOOD SHEATHING NAILING SCHEDULE (WALLS AND ROOF)		
NAIL SIZE	NAIL SPACING	ZONE
8d RING SHANK (*)	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF ③
8d	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF ①②

(\*) RING SHANK NOT REQ'D. WHEN MEAN ROOF HT. < 25' CORNER DISTANCE, A = 6 FEET



**WIND PRESSURE ZONES ROOF DIAGRAM**

- ZONE 1: 43.8 PSF
- ZONE 2: 73.5 PSF
- ZONE 3: 110.7 PSF
- END ZONE DISTANCE (e) = 4'-6"

NOTE: DESIGN LATERAL LOADS FOR TRUSS CONNECTIONS (WORST CASE).  
PARALLEL TO WALL (F1) = 205 lbs.  
PERPENDICULAR TO WALL (F2) = 321 lbs.

TIE BEAM SCHEDULE						
MARK	SIZE (WxD)	ELEV. ABOVE REF. 0'	REINFORCING STEEL			NOTES
			TOP CONT.	MID CONT.	BOTT. CONT.	
TB-1	8"x12" MIN	+12'-0"	(2)-#5	(2)-#5	(2)-#5	#3 @ 48" O.C.
TB-2	8"x12" MIN	+22'-5"	(2)-#5	(2)-#5	(2)-#5	#3 @ 48" O.C.

NOTE: ALL UPLIFT CONNECTORS SPECIFIED CAN BE SUBSTITUTED W/AN APPROVED EQUAL, HOWEVER SUBSTITUTED CONNECTORS & FASTENING SPEC'S MUST MEET OR EXCEED THE UPLIFTS SHOWN. ALL TRUSSES NOT SPECIFICALLY ADDRESSED HAVE UPLIFTS LESS THAN 1,000#, TO BE SECURED TO CONCRETE BEARING SURFACES WITH A HUGHES DTC OR TO WOOD BEARING SURFACES WITH A HUGHES HC-10. IN THE EVENT OF A HUGHES DTC WITH UPLIFTS OF LESS THAN 1000# BEING PLACED IN A LOCATION WHICH WILL NOT ALLOW COMPLETE FASTENING TO TRUSS, A SIMPSON TS-22 W/ (3) 1/4" X 2 1/4" TAPCON SCREWS TO TIE BEAM & FILL ALL HOLES TO TRUSS W/ 10d NAILS. ALL CONNECTORS HAVE BEEN SELECTED TO RESIST LATERAL LOADS.

**TRUSS FASTENING**

TRUSS ENGINEERING COMPANY TO SPECIFY FASTENING SYSTEMS AND PROVIDE SHOP DRAWINGS.

**ROOF SHEATHING NOTE**

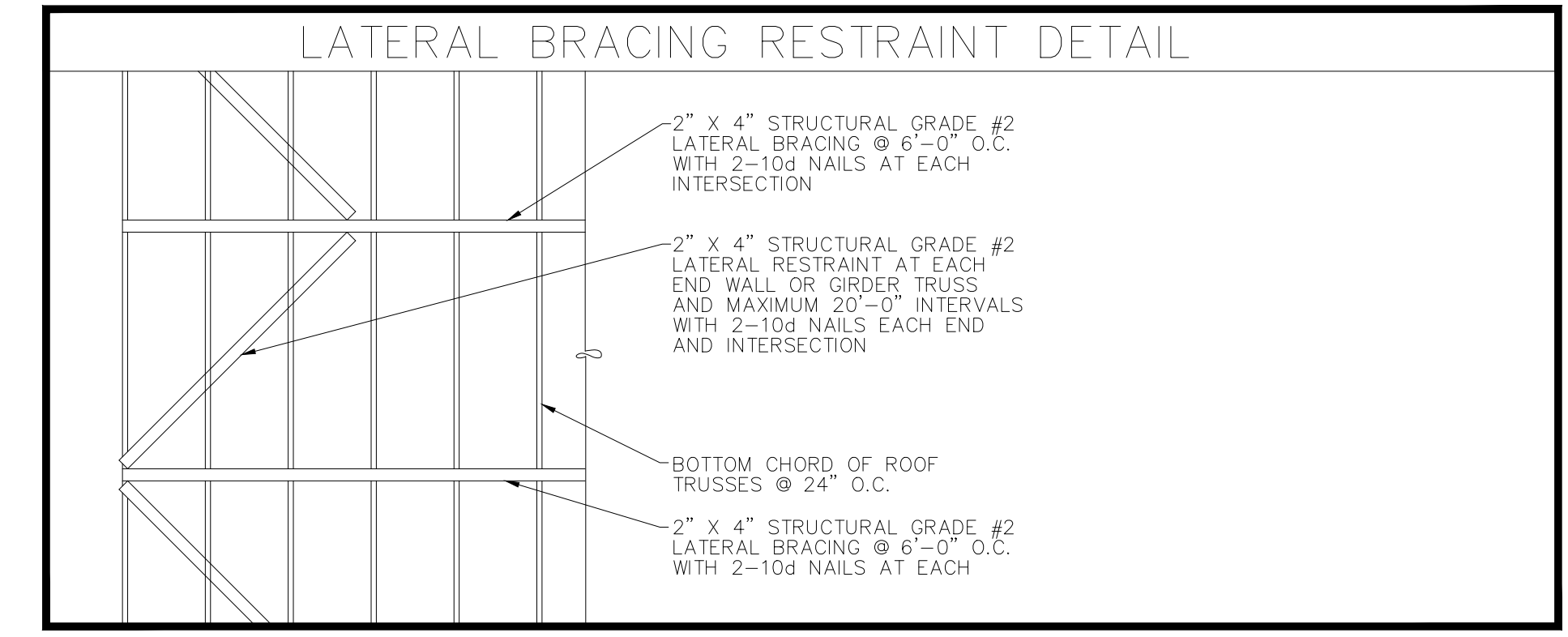
ROOF SHEATHING TO BE MIN. 5/8", EXP. 1, CDX PLYWOOD W/ LONG DIMENSION PERPENDICULAR TO FRAMING AND END JOINTS STAGGERED. ROOF SHEATHING TO BE ATTACHED WITH 8d COMMON NAILS AT 4" O.C. AT CORNER AND EDGES AND 6" O.C.

**LOAD SCHEDULE**

LOCATION	LIVE	DEAD	PART'N	TOTAL
GROUND FLOOR	40	50	10	100
ROOF	30	12	0	42

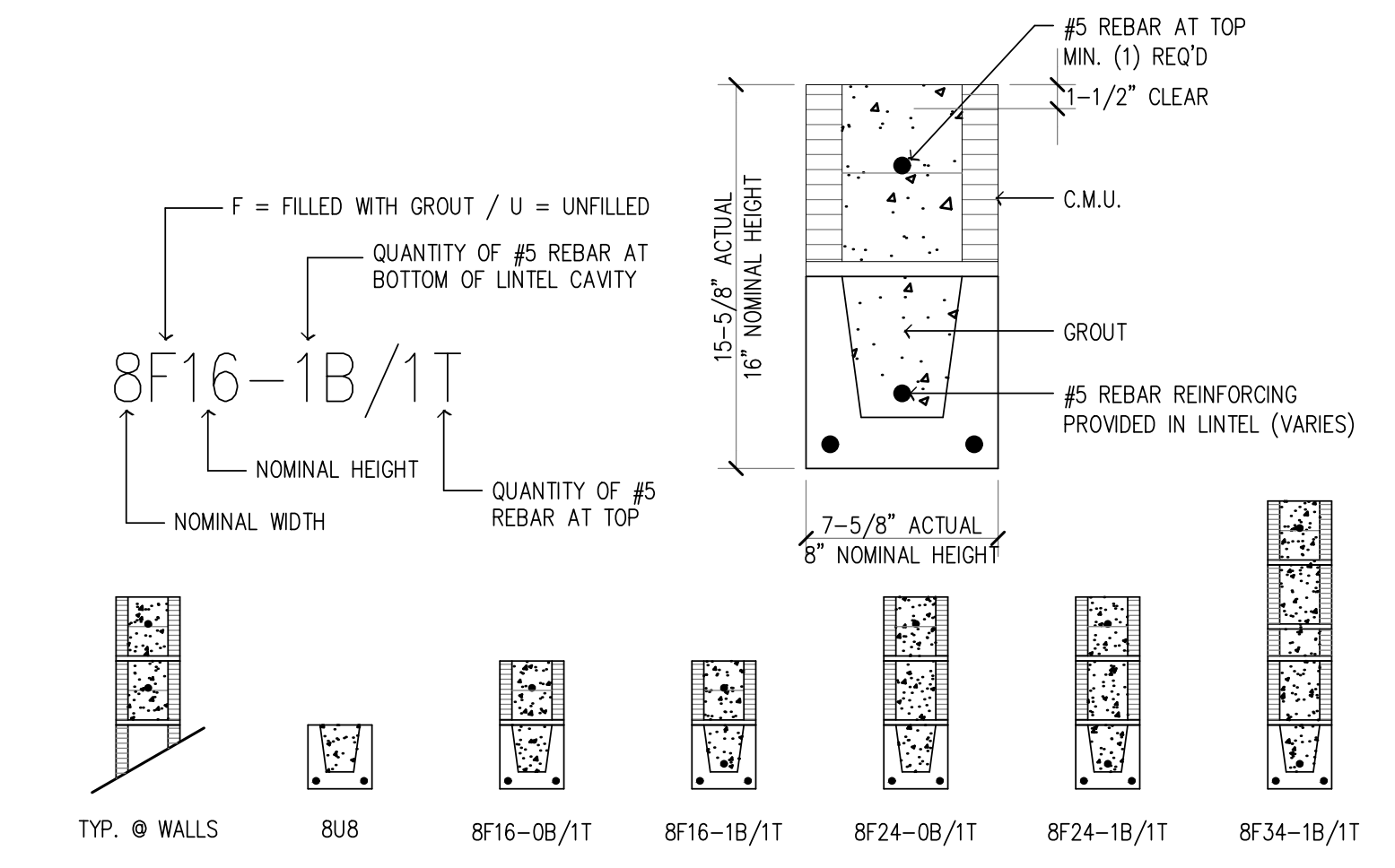
WIND: BASIC SPEED = 170 m.p.h. @ 3 second gusts  
IMPORTANCE FACTOR = 1.0  
BUILDING CATEGORY = II  
BUILDING DESIGN AS ENCLOSED  
EXPOSURE = C  
ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 p.s.f.

NOTE: THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE AND ASCE 7-16. DESIGN PRESSURES FOR EXTERIOR DOORS AND WINDOWS ARE NOTED ON THE ELEVATIONS. WINDOW AND DOOR MANUFACTURERS SHALL MULTIPLY THE GIVEN DESIGN PRESSURES BY THE APPROPRIATE FACTORS TO OBTAIN TEST PRESSURES.



**BRACING NOTES**

- BRACING SHOWN DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE TRUSS INSTALLER AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. (REF: HIB-91 SUMMARY SHEET)
- PERMANENT WEB LATERAL BRACING IS TO BE INSTALLED AS SHOWN ON THE INDIVIDUAL TRUSS DRAWINGS. (WEB LATERAL BRACING IS NOT SHOWN ON THIS SHEET) PERMANENT WEB LATERAL BRACING IS RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS, OR BY PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED TWENTY (20) FEET ALONG CONTINUOUS WEB BRACE. (REF: HIB-91, SEC. 1323.1)
- ALL TOP CHORDS ARE ASSEMBLED TO BE SHEATHED, AND ALL BOTTOM CHORDS BRACED BY THE SYSTEM SHOWN, REFER TO INDIVIDUAL TRUSS DRAWINGS FOR THE BRACING REQUIREMENTS OF NON-SHEATHED TOP CHORDS AND UNSUPPORTED BOTTOM CHORDS.
- REFER TO HIB-91 COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, APPENDIX C, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACING COMPONENTS.



TRALONGO & TAYLOR  
435 SOUTHERN BLVD.  
WEST PALM BEACH, FLORIDA 33405

228 CHURCHILL RD.  
WEST PALM BEACH

ROOF FRAMING DETAILS  
DRAWN BY: MEGHAN FORD TAYLOR  
DATE: AUGUST 6TH, 2021  
SCALE: AS NOTED

SHEET NO. A-5.3

**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION, THE NATIONAL ELECTRICAL CODE 2017 AND ALL LOCAL CODES.
2. THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION OF THIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND THE OTHER SUB-CONTRACTORS.
3. PROVIDE A GUARANTEE AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
4. ALL POWER AND CONTROL WIRING SHALL BE BY THE ELECTRICAL SUB-CONTRACTOR.
5. ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES TAXES AND PERMITS. WIRING DEVICES SHALL BE U.L. LISTED COMMERCIAL GRADE.
6. ALL CONDUIT SHALL BE RIGID GALVANIZED EXCEPT AS FOLLOWS:  
 A: EMT MAY BE USED INDOORS, WHERE NOT SUBJECT TO ABUSE.  
 B: PVC MAY BE USED UNDERGROUND WHERE ALLOWED BY CODE.
7. THESE PLANS ARE BASED ON AVAILABLE INFORMATION. NOTIFY ARCHITECT/ OWNER OF ANY CONDITIONS WHICH AFFECT PROGRESS OF CONSTRUCTION.
8. ALL WIRE SHALL BE COPPER. #10 AND SMALLER SHALL BE SOLID THHN. #8 AND LARGER SHALL BE STRANDED THHN. CONTROL WIRING SHALL BE #14 THHN.
9. VERIFY ELECTRICAL REQUIREMENTS OF EACH PIECE OF EQUIPMENT PRIOR TO ACTUAL CONNECTION THERE-TO.
10. ESTABLISH FIELD LIAISON WITH PROJECT MANAGER PRIOR TO STARTING WORK. VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT / OWNER OF ANY DISCREPANCIES.
11. ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS AND CONNECTIONS TO ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHERS, PRIOR TO INSTALLING OUTLETS, CONDUIT STUBS, DROPS, ETC. VERIFY LOCATIONS OF ALL CONTROLS FURNISHED BY OTHERS. INSTALL CONTROLS AND MAKE CONNECTIONS THERETO.
12. ALL SLEEPING ROOM BRANCH CIRCUITS SHALL BE ARC FAULT RECEPTACLE. ALL BATH OUTLETS, KITCHEN AND WITHIN 2' OF ANY SOURCE OF WATER TO BE GFI.
13. TAMPER RESISTANT RECEPTACLE SHALL BE INSTALLED AS SPECIFIED PER NEC 406.12 :FBC RE E4002.14
14. COMBINATION TYPE BREAKERS ARE REQUIRED FOR ALL SMOKE DETECTORS. PER NEC 210.12B 16.
15. ALL PHONE / INTERNET LOCATIONS TO HAVE (2)CAT6 CABLES. ALL T.V. LOCATIONS TO HAVE (2) CAT6 AND (2)RG6 COAXIAL CABLES.
16. ALL T.V. LOCATIONS TO HAVE (2) CAT6 AND (2)RG6 COAXIAL CABLES.

**CARBON MONOXIDE NOTE:**  
 HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP IS REQUIRED WITHIN 10' OF EACH SLEEPING ROOM TO BE PART OF THE ALARMS SYSTEM

**FOR NEW ELECTRIC ONLY NOTES:**

NOTE: All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be AFCI protected. This includes lighting and power outlets and receptacles. Some areas require both AFCI and GFCI protection. NEC 210.8, 210.12; FBC 2020, 7TH EDITION RE E3902; NEC EX 607.1.1 OR 801.1, 801.2, OR 901.2 AS APPLICABLE.

406.12 Tamper-Resistant Receptacles  
 Tamper-resistant receptacles shall be installed as specified in 406.12(A) through (C). (A) Dwelling Units. In all areas specified in 210.52, all nonlocking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

ELECTRICAL CONTRACTOR TO CONFORM TO 2017 NEC BUILDING CODES.

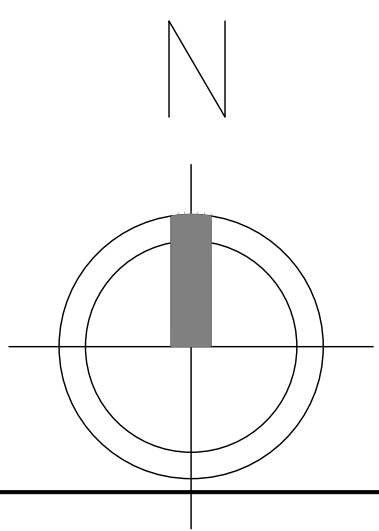
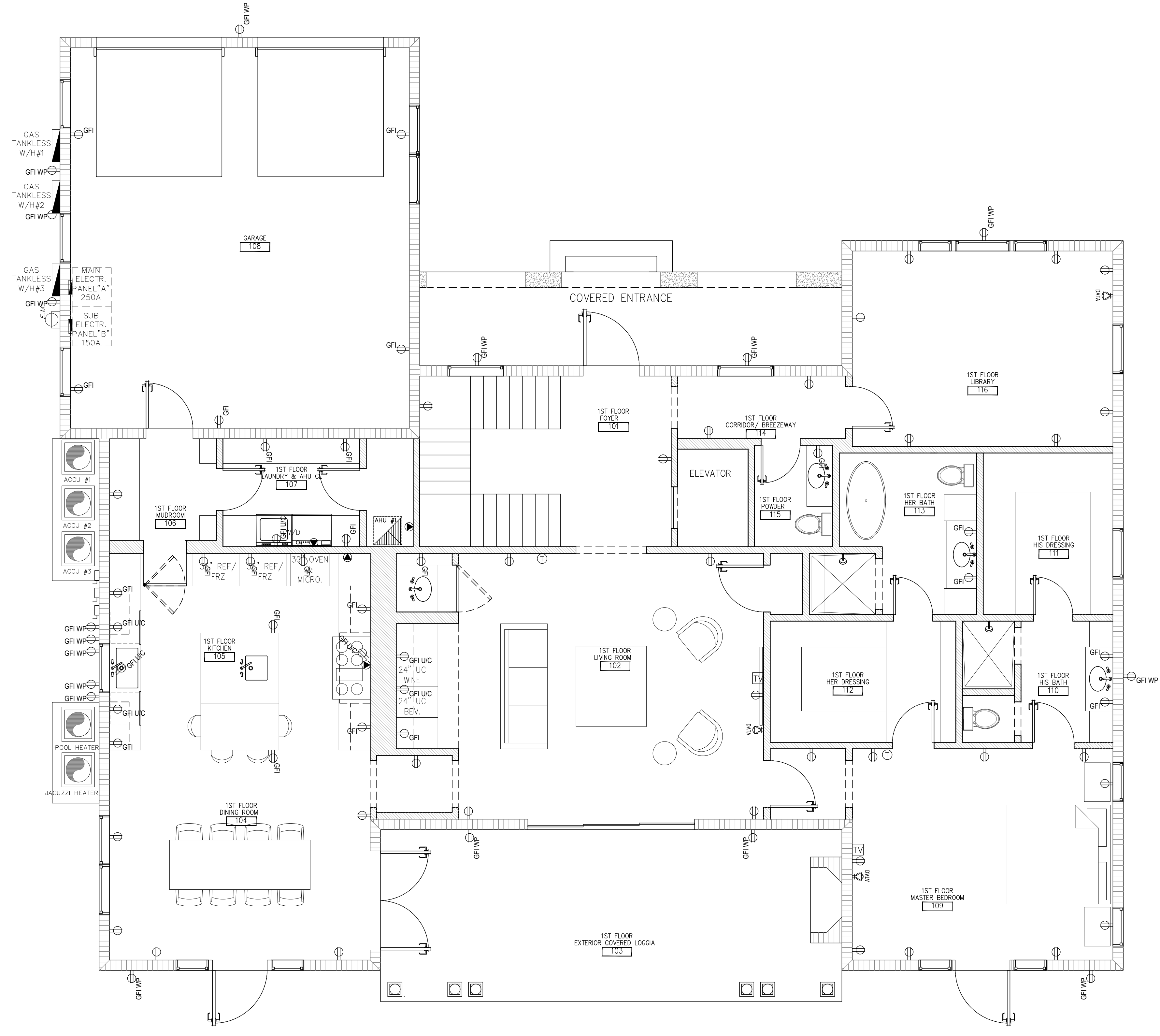
ALL KITCHEN OUTLETS MUST BE GFI TYPE. ALL OUTLETS BOXES FOR RECEPTACLES IN RATED WALLS MUST BE METAL OR UL RATED FOR USE IN ONE HOUR CONSTRUCTION.

COORDINATE ALL CONDUIT RUNS AND EQUIPMENT INSTALLATION WITH OTHERS TRADES TO AVOID CONFLICTS

ELECTRICAL CONTRACTOR TO VERIFY PANEL SPACE IN EXISTING ELECTRICAL PANEL.

**ELECTRICAL SYMBOLS LEGEND**

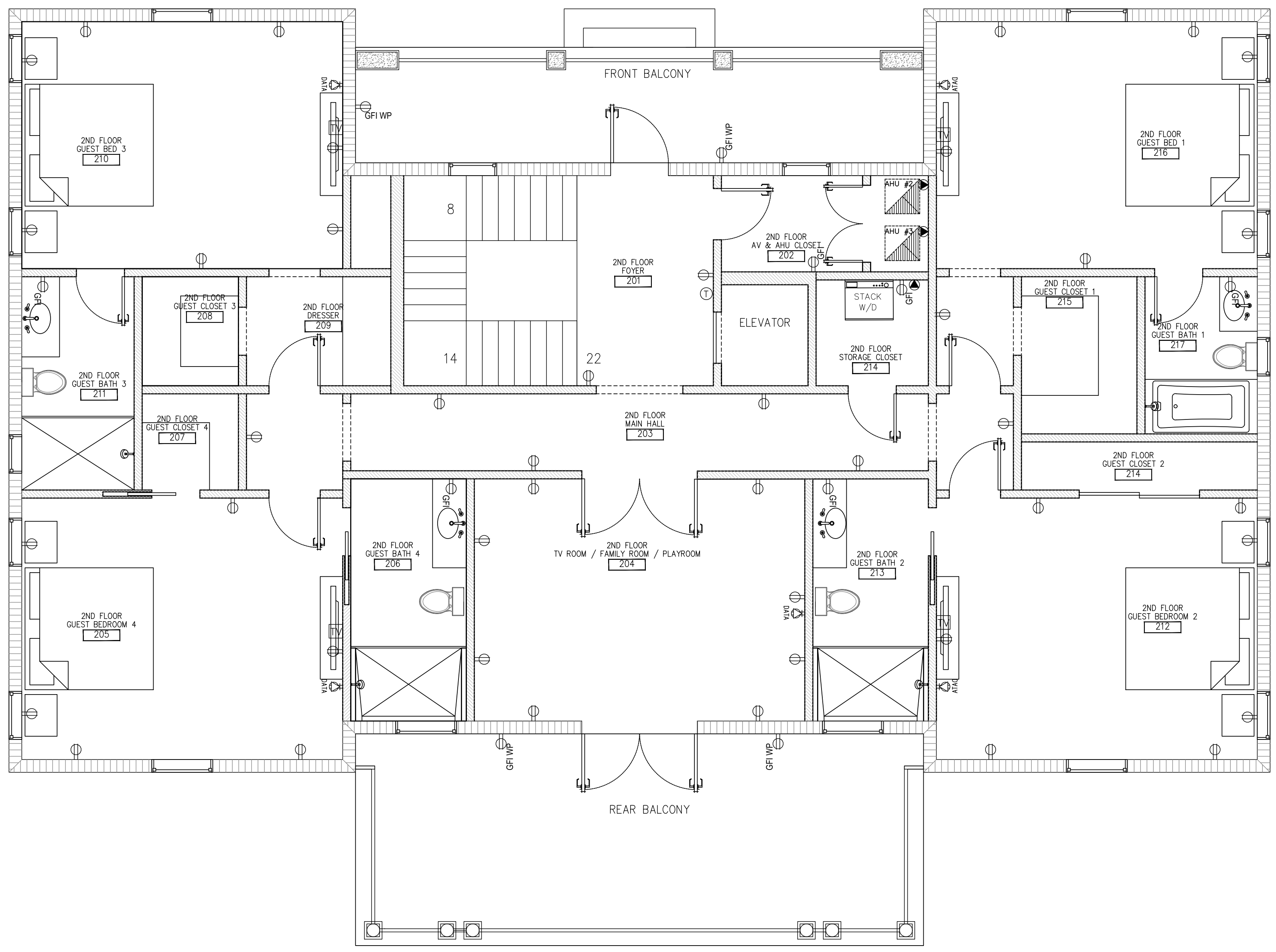
○	SINGLE RECEPTACLE	○	SINGLE FLOOR - WALL MOUNTED
⊕	DUPLEX RECEPTACLE	⊕	DOUBLE FLOOR - WALL MOUNTED
⊕	220V RECEPTACLE	○	SINGLE FLOOR - SOFFIT MOUNTED
⊕	SWITCHED RECEPTACLE	⊕	DOUBLE FLOOR - SOFFIT MOUNTED
⊕	QUADRAPLEX RECEPTACLE	○	INCANDESCENT FIXTURE - CEILING MOUNTED
⊕	SINGLE FLOOR RECEPTACLE	○	INCANDESCENT FIXTURE - WALL MOUNTED
⊕	DUPLEX FLOOR RECEPTACLE	○	RECESSED HIGH HAT
⊕	SWITCHED FLOOR RECEPTACLE	○	RECESS INCANDES (EYEBALL) FIXTURE
⊕	QUADRAPLEX FLOOR RECEPTACLE	○	2 FT UNDER CABINET FLOOR FIXTURE
⊕	GFI	⊕	3 FT UNDER CABINET FLOOR FIXTURE
⊕	GROUND FAULT INTERRUPTER	⊕	4 FT UNDER CABINET FLOOR FIXTURE
⊕	W/ WEATHERPROOF GROUND FAULT INTERRUPTER	—	STRIP LIGHT
⊕	EP	⊕	TRACK LIGHT
⊕	VP	⊕	SINGLE POLE SWITCH
⊕	2648 FLOOR FIXTURE	⊕	3 WAY SWITCH
⊕	1248 FLOOR FIXTURE	⊕	4 WAY SWITCH
⊕	EXHAUST FAN w/LIGHT	⊕	DIMMER SWITCH
⊕	EXHAUST FAN	⊕	PUSHBUTTON
⊕	CEILING FAN	⊕	DISCONNECT SWITCH
⊕	CEILING FAN w/LIGHT	⊕	JUNCTION BOX
⊕	ELECTRIC CO. METER	⊕	TV JACK
⊕	GAS CO. METER	⊕	PHONE JACK - PREWIRE ONLY
⊕	BELL	⊕	COMPUTER OUTLET (W/ GENERAL USE DUPLEX RECEPTACLE)
⊕	SMOKE DETECTOR	⊕	PHOTOCELL - SOFFIT MOUNT
⊕	CARBON MONOXIDE DETECTOR	⊕	PHOTOCELL - WALL MOUNT
		⊕	ELECTRICAL PANEL
		⊕	THERMOSTAT SYMBOL



**Electrical Plan - 1st Floor**  
 Scale: 1/4" = 1'-0"

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15. COMBINATION TYPE BREAKERS ARE REQUIRED FOR ALL SMOKE DETECTORS. PER NEC 210.12B 16.
16. ALL PHONE / INTERNET LOCATIONS TO HAVE (2)CAT6 CABLES. ALL T.V. LOCATIONS TO HAVE (2) CAT6 AND (2)RG6 COAXIAL CABLES.
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**CARBON MONOXIDE NOTE:**

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**FOR NEW ELECTRIC ONLY NOTES:**

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ELECTRICAL CONTRACTOR TO CONFORM TO 2017 NEC BUILDING CODES.

ALL KITCHEN OUTLETS MUST BE GFI TYPE. ALL OUTLETS BOXES FOR RECEPTACLES IN RATED WALLS MUST BE METAL OR UL RATED FOR USE IN ONE HOUR CONSTRUCTION.

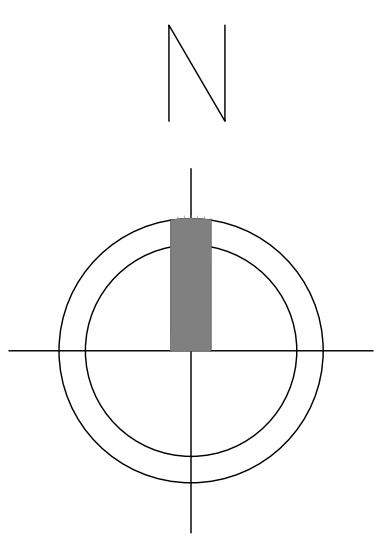
COORDINATE ALL CONDUIT RUNS AND EQUIPMENT INSTALLATION WITH OTHERS TRADES TO AVOID CONFLICTS

ELECTRICAL CONTRACTOR TO VERIFY PANEL SPACE IN EXISTING ELECTRICAL PANEL.

ELECTRICAL SYMBOLS LEGEND	
○ SINGLE RECEPTACLE	○ SINGLE FLOOR - WALL MOUNTED
○ DUPLEX RECEPTACLE	○ DOUBLE FLOOR - WALL MOUNTED
○ 20V RECEPTACLE	○ SINGLE FLOOR - SOFFIT MOUNTED
○ SWITCHED RECEPTACLE	○ DOUBLE FLOOR - SOFFIT MOUNTED
○ QUADRAPLEX RECEPTACLE	○ INCANDESCENT FIXTURE - CEILING MOUNTED
○ SINGLE FLOOR RECEPTACLE	○ INCANDESCENT FIXTURE - WALL MOUNTED
○ DUPLEX FLOOR RECEPTACLE	○ RECESSED HIGH BAY
○ SWITCHED FLOOR RECEPTACLE	○ RECESS INCAND. (EYE BALL) FIXTURE
○ QUADRAPLEX FLOOR RECEPTACLE	○ 2 FT UNDER CABINET FLOOR FIXTURE
GFI GROUND FAULT INTERRUPTER	○ 1 FT UNDER CABINET FLOOR FIXTURE
WP WEATHERPROOF GROUND FAULT INTERRUPTER	○ 4 FT UNDER CABINET FLOOR FIXTURE
EP ELECTRIC PANEL	○ STRIP LIGHT
VP VAPOR PROOF	○ TRACK LIGHT
○ 2x4x8 FLOOR FIXTURE	○ SINGLE POLE SWITCH
○ 2x4x8 FLOOR FIXTURE	○ 3 WAY SWITCH
○ EXHAUST FAN w/ LIGHT	○ 4 WAY SWITCH
○ EXHAUST FAN	○ DIMMER SWITCH
○ CEILING FAN	○ PUSHBUTTON
○ CHANDLIER	○ DISCONNECT SWITCH
○ CEILING FAN w/ LIGHT	○ JUNCTION BOX
○ ELECTRIC CO. METER	○ TV JACK
○ GAS CO. METER	○ PHONE JACK - PREWIRE ONLY
○ BELL	○ COMPUTER OUTLET (W/ GENERAL USE DUPLEX RECEPTACLE)
○ SMOKE DETECTOR	○ PHOTOCELL - SOFFIT MOUNT
○ CARBON MONOXIDE DETECTOR	○ PHOTOCELL - WALL MOUNT
	○ ELECTRICAL PANEL
	○ THERMOSTAT SYMBOL

**Electrical Plan - 2nd Floor**

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



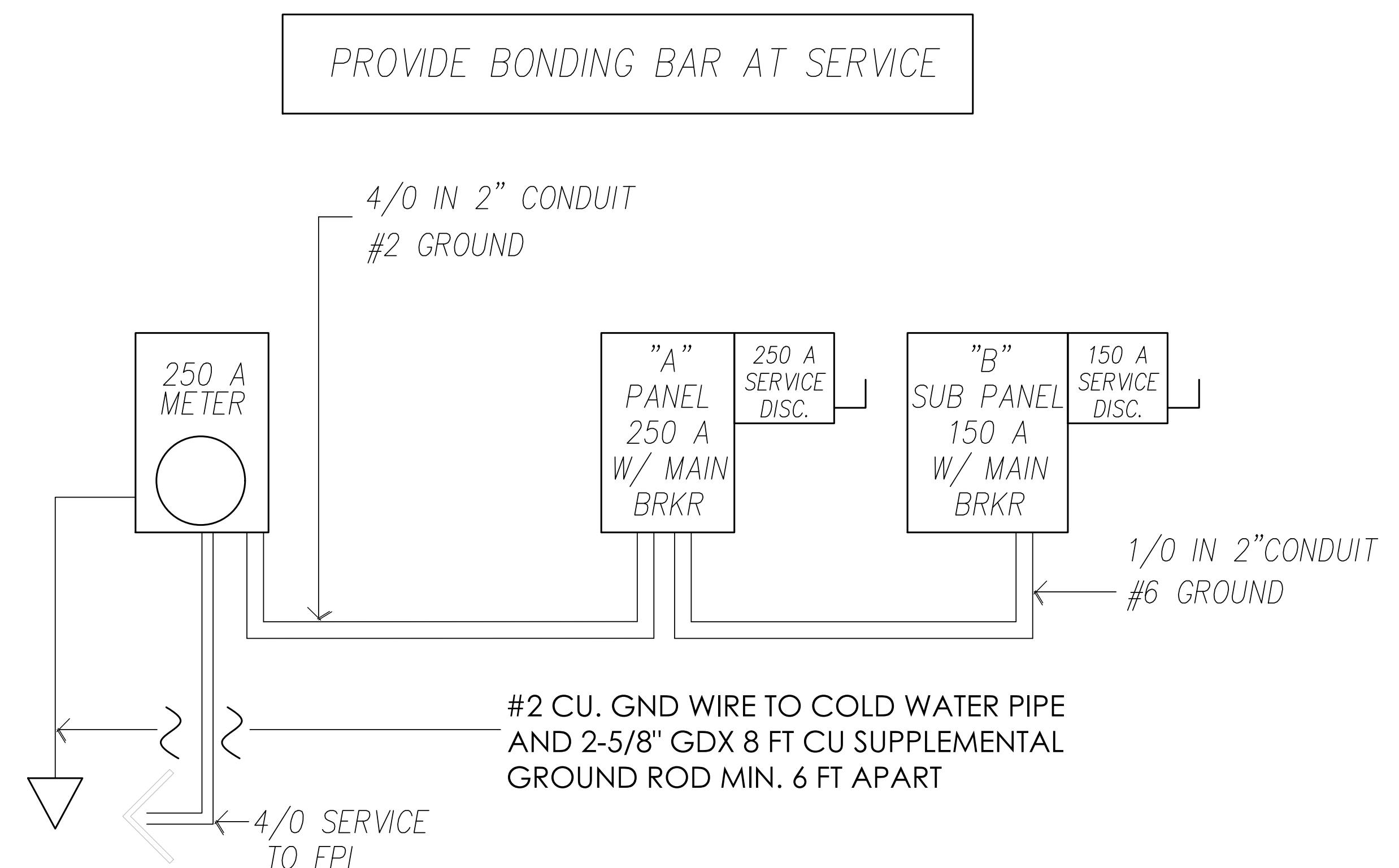
TYPE LOAD CENTER				MAIN PANEL - A								MAIN BUS 250A			
SERVICE 1Ø												NEUTRAL FULL			
VOLTAGE 120/240												MAINS M.L.D.			
MOUNTING RECESSED												LOCATION			
POLES 42				A. I. C. = 22,000								GARAGE (SEE PLANS)			
NO. DEM. V.A.	POLE TRIP	COND.	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	COND.	POLE TRIP	NO. DEM. V.A.				
1500	30/2	3/4"	#10	GAS TANKLESS WATER HEATER#1	1	2	IRRIGATION PUMP	#12	1/2"	20/2	1000				
					3	4									
1500	30/2	3/4"	#10	GAS TANKLESS WATER HEATER#2	5	6	A.C.C.U.-1	#6	3/4"	50/2					
					7	8									
1500	30/2	3/4"	#10	GAS TANKLESS WATER HEATER#3	9	10	A.H.U.-1	#6	3/4"	60/2	10000				
					11	12									
	20/1	1/2"	#12	OUTSIDE LIGHT AFCI	13	14	OVEN	#10	3/4"	30/2	5000				
	20/1	1/2"	#12	OUTSIDE GFI AFCI	15	16									
5000	30/2	3/4"	#10	DRYER	17	18	KITCHEN HOOD	#12	1/2"	20/2	1500				
					19	20									
	60/2	3/4"	#8	SUB PANEL B	21	22	GAS RANGE	#12	1/2"	20/2	1500				
					23	24									
	20/1	1/2"	#12	DISPOSAL	25	26	D/W	#12	1/2"	20/2					
	20/1	1/2"	#12	SMALL APPLIANCES GFI AFCI	27	28	MICROWAVE	#12	1/2"	20/1	1500				
	20/1	1/2"	#12	SMALL APPLIANCES GFI AFCI	29	30	GAS BBQ GFI AFCI	#12	1/2"	20/1	1500				
	20/1	1/2"	#12	DINING/LIVING LIGHT+RECEPT AFCI LIBRARY/HALLWAY LIGHT+RECEPT AFCI	31	32	GAS JACUZZI	#12	1/2"	20/1	1500				
	20/1	1/2"	#12	KITCHEN/LAUNDRY LIGHT AFCI	33	34									
1500	30/2	3/4"	#10	GAS POOL HEATER	35	36	SPARE								
					37	38	SPARE								
				SPARE	39	40	SPARE								
				SPARE	41	42	SPARE								
11,000											25,000				

TYPE LOAD CENTER				SUB PANEL - B								MAIN BUS 150A			
SERVICE 1Ø												NEUTRAL FULL			
VOLTAGE 120/240												MAINS M.L.D.			
MOUNTING RECESSED												LOCATION			
POLES 14				A. I. C. = 22,000								GARAGE (SEE PLANS)			
NO. DEM. V.A.	POLE TRIP	COND.	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	COND.	POLE TRIP	NO. DEM. V.A.				
	50/2	3/4"	#6	A.C.C.U.-2	1	2	A.C.C.U.-3	#10	3/4"	30/2					
					3	4									
10000	60/2	3/4"	#6	A.H.U.-2	5	6	A.H.U.-3	#10	3/4"	30/2	5000				
					7	8									
	20/2	1/2"	#12	BEDROOMS LIGHT+RECEPT	9	10	WASHER	#12	1/2"	20/2	1500				
	20/2	1/2"	#12	BATHROOMS LIGHT	11	12	BATHROOMS GFI RECEPT AFCI	#12	1/2"	20/2					
	20/1	1/2"	#12	SMOKE ALARMS AFCI	13	14	REFRIGERATOR	#12	1/2"	20/2					
10,000											6,500				

MAIN PANEL (GARAGE)		
GEN LOADS -1ST FL	3391 SF X 3	10,173 VA
OUTSIDE LIGHT		800
OUTSIDE RECEPT GFI		1,000
DISPOSAL		400
IRRIGATION PUMP		1,000
KITCHEN HOOD		1,500
DRYER		5,000
GAS RANGE		1,500
OVEN		5,000
GAS TANKLESS W/H#1		1,500
GAS TANKLESS W/H#2		1,500
GAS TANKLESS W/H#3		1,500
GAS POOL HEATER		1,500
GAS JACUZZI		1,500
GAS BBQ		1,500
MICROWAVE		1,500
D/W		1,000
<b>TOTAL DEMAND LOADS</b>		<b>37,873 VA</b>
FIRST 10 KVA @ 100%		10,000
REMAINDER @ 40%		11,149
A/C 1@ NAMEPLATE		10,000
<b>TOTAL CONNECTED LOADS</b>		<b>31,149 VA</b>
<b>TOTAL AMPS = 31,149 / 240 =</b>		<b>129 AMPS</b>
<b>TOTAL EXISTING AMPS</b>		<b>250 AMPS</b>

SUB PANEL (GARAGE)		
GEN LOADS -2ND FL	2,804 SF X 3	8,412 VA
WASHER		1,500
FRIDGE		1,200
<b>TOTAL DEMAND LOADS</b>		<b>11,112 VA</b>
FIRST 10 KVA @ 100%		10,000
REMAINDER @ 40%		444
A/C 2@ NAMEPLATE		10,000
A/C 3@ NAMEPLATE		5,000
<b>TOTAL CONNECTED LOADS</b>		<b>25,444 VA</b>
<b>TOTAL AMPS = 25,444 / 240 =</b>		<b>106 AMPS</b>
<b>TOTAL EXISTING AMPS</b>		<b>150 AMPS</b>

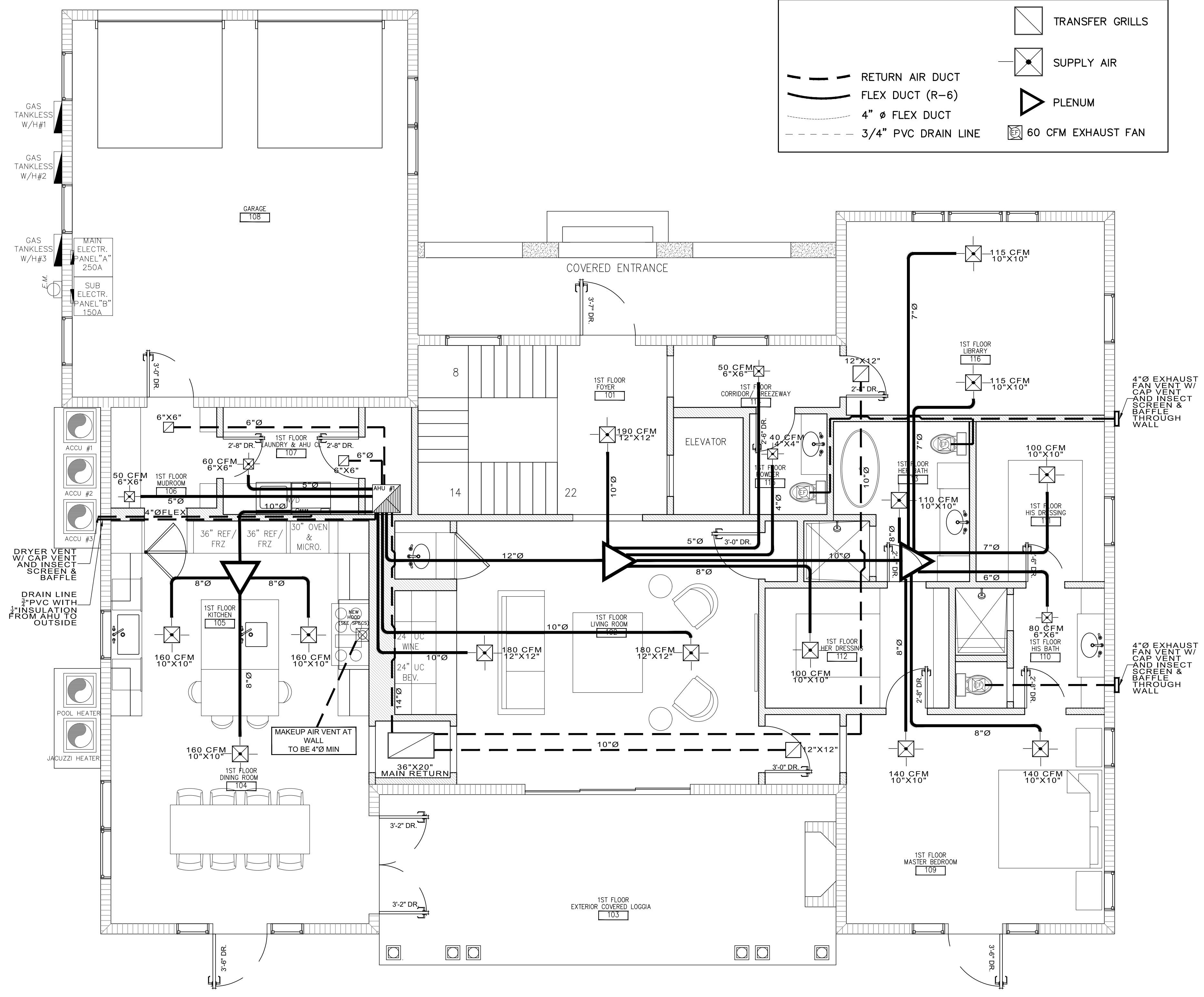
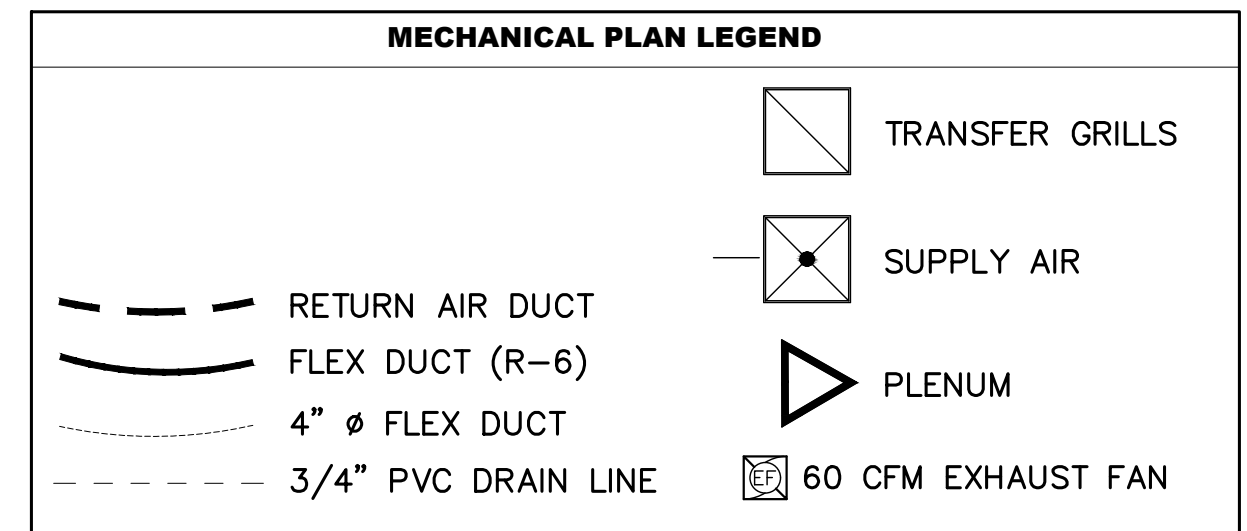
TOTAL LOAD CALCULATIONS		
GEN LOADS -1ST FL	3391 SF X 3	10,173 VA+
OUTSIDE LIGHT		800
OUTSIDE RECEPT GFI		1,000
DISPOSAL		400
IRRIGATION PUMP		1,000
KITCHEN HOOD		1,500
DRYER		5,000
GAS RANGE		1,500
OVEN		5,000
GAS TANKLESS W/H#1		1,500
GAS TANKLESS W/H#2		1,500
GAS TANKLESS W/H#3		1,500
GAS POOL HEATER		1,500
GAS JACUZZI		1,500
GAS BBQ		1,500
MICROWAVE		1,500
D/W		1,000=
<b>TOTAL DEMAND LOADS</b>		<b>37,873 VA</b>
GEN LOADS -2ND FL	2,804 SF X 3	8,412 VA
WASHER		1,500
FRIDGE		1,200
<b>TOTAL DEMAND LOADS</b>		<b>48,985 VA</b>
FIRST 10 KVA @ 100%		10,000
REMAINDER @ 40%		15,594
A/C 1@ NAMEPLATE		10,000
A/C 2@ NAMEPLATE		10,000
A/C 3@ NAMEPLATE		5,000
<b>TOTAL CONNECTED LOADS</b>		<b>50,594 VA</b>
<b>TOTAL AMPS = 50,594 / 240 =</b>		<b>210 AMPS</b>
<b>TOTAL EXISTING AMPS</b>		<b>250 AMPS</b>



**ELECTRICAL RISER DIAGRAM**  
SCALE: NOT TO SCALE

**AIR CONDITIONING NOTES**

- HVAC SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING A/C SYSTEM. HVAC SUBCONTRACTOR TO PROVIDE ALL REQUIRED HVAC PERMITS.
- HVAC SUBCONTRACTOR SHALL PROVIDE EQUIPMENT AS SCHEDULED ON PLANS.
- INSTALLATION SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE.
- DUCTBOARD DUCTWORK SHALL BE FABRICATED FROM 1.5" JOHNS-MANVILLE J-M MICROAIRE SD/MF FIBERGLASS
- DUCTBOARD AND INSTALLED PER MANUFACTURER'S AND SMACNA RECOMMENDATIONS. FLEXIBLE DUCT SHALL BE THERMAFLEX M-KE OR EQUAL. DUCT SHALL BE U.L. LISTED. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION. TITUS, METALAIR OR AS APPROVED BY ARCHITECT.
- ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
- HVAC SUBCONTRACTOR SHALL TEST AND BALANCE THE AIR QUANTITIES TO THOSE INDICATED ON PLANS.
- PROVIDE A T&B REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS.
- HVAC SUBCONTRACTOR SHALL PROVIDE ALL CONTRACTORS, RELAYS & THERMOSTATS. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES. THERMOSTATS SHALL BE APPROVED BY EQUIPMENT MANUFACTURER WITH HEAT/COOL/OFF & FAN AUTO/ON SETTING. CONTROL TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- THE HVAC SUBCONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ANY WORK PERFORMED DURING THE FIRST YEAR SHALL BE PERFORMED AT NO COST TO OWNER. COMPRESSORS SHALL HAVE 5 YEAR WARRANTY ( LABOR & MATERIALS). ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID DELAYS WHICH MAY DELAY PROGRESS OF CONSTRUCTION.
- FILTERS SHALL BE DISPOSABLE TYPE WITH INITIAL SHARE WEIGHT ARRESTANCE OF 10%. AND A CLEAN PRESSURE DROP OF .15. PROVIDE 2 SETS.
- HVAC SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS BENDS AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE AND OPERATING A/C SYSTEM AT NO ADDITIONAL COST TO OWNER.
- PIPE A/C CONDENSATE DRAINS TO GRADE AT EXTERIOR OF BUILDING. PROVIDE FLOAT SWITCH IN SAFE PAN.
- RETURN GRILLES SHALL BE "TITUS" 350ZRL SERIES. UNLESS NOTED OTHERWISE.
- SIDEWALL GRILLES SHALL BE "TITUS" 271 SERIES. UNLESS NOTED OTHERWISE.
- CEILING DIFFUSERS SHALL BE "TITUS" TDC & 250-AA SERIES. UNLESS NOTED OTHERWISE.
- LINEAR DIFFUSERS SHALL BE "TITUS" FL SERIES W/ CONTINUOUS SLOT PLENUMS. COORDINATE APPLICATION AND BORDER TYPE WITH MANUFACTURER.
- EXHAUST FANS TO BE BROAN OR EQUIVALENT. SPECIFICATIONS ARE LISTED IN FAN SCHEDULE.
- ALL DRAIN PANS SHALL BE HAVE A CONDENSATE OVERFLOW SHUT-OFF SWITCH. 21. ("ASFE-T-SWITCH" MODEL SS2 OR APPROVED EQUAL)



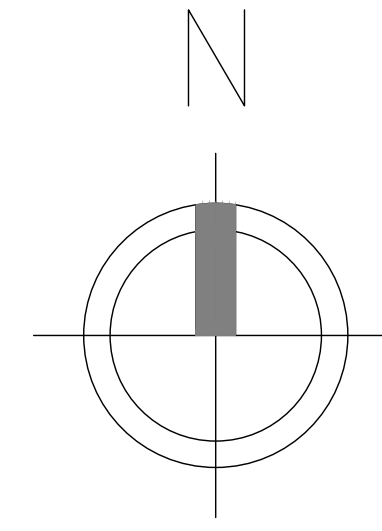
**AIR COOLED SPLIT A/C UNIT SCHEDULE  
RHEEM 5 TON 16 SEER, AHU #1**

		UNIT DESIGNATION	AHU #1
AIR HANDLING UNIT	FAN	AREA SERVED	SEE PLAN
		OPERATING WEIGHT LBS.	10.7
		DESIGN MANUFACTURED	RHEEM
		MODEL NUMBER	RHLHM6024JA
		TOTAL AIR CFM	1800
		VENT AIR CFM	NO
		EXTERNAL STATIC PRESSURE IN. OF H2O	.50
		FAN MOTOR HP (NON-OVERLOAD) /F.L.A.	2/3 2.8
		ELECTRICAL SERVICE AVAILABLE	1-60-208/230
		SMOKE DETECTORS IN SUPPLY DUCT	
COIL		GRAND TOTAL CAPACITY BTU/HR.	55,000
		TOTAL SENSIBLE CAPACITY BTU/HR.	41,300
		ENTERING AIR TEMP. 08/W8	80/ 67
		TYPE AND THICKNESS	TA1
FILTER		QUANTITY AND SIZE	PECMFGH
HEAT		ELECTRIC HEAT CAPACITY KW	10
		NO. OF HEATING STEPS	2
		MAX AMPS	50/60
AIR COOLED CONDENSING UNIT		UNIT DESIGNATION	CU
		TYPE OF FAN	PROP
		NO. OF FANS AND HP. (EA.)	1
		AMBIENT AIR TEMPL (EA.)	95
		NO. OF COMPRESSORS	1
		MAX AMPS	50/50
		COMPRESSOR F.L.A. (EA.)	26.1
		ELECTRICAL SERVICE AVAILABLE	1-60-208/230
		OPERATING WEIGHT LBS	340
		DESIGN MANUFACTURE MODEL NO.	14AJM56A01
	SEER	16	
	REF. PIPING SIZE SUC/L10. INCH.	1-1/8 / 5/8	

**EXHAUST FAN SCHEDULE**

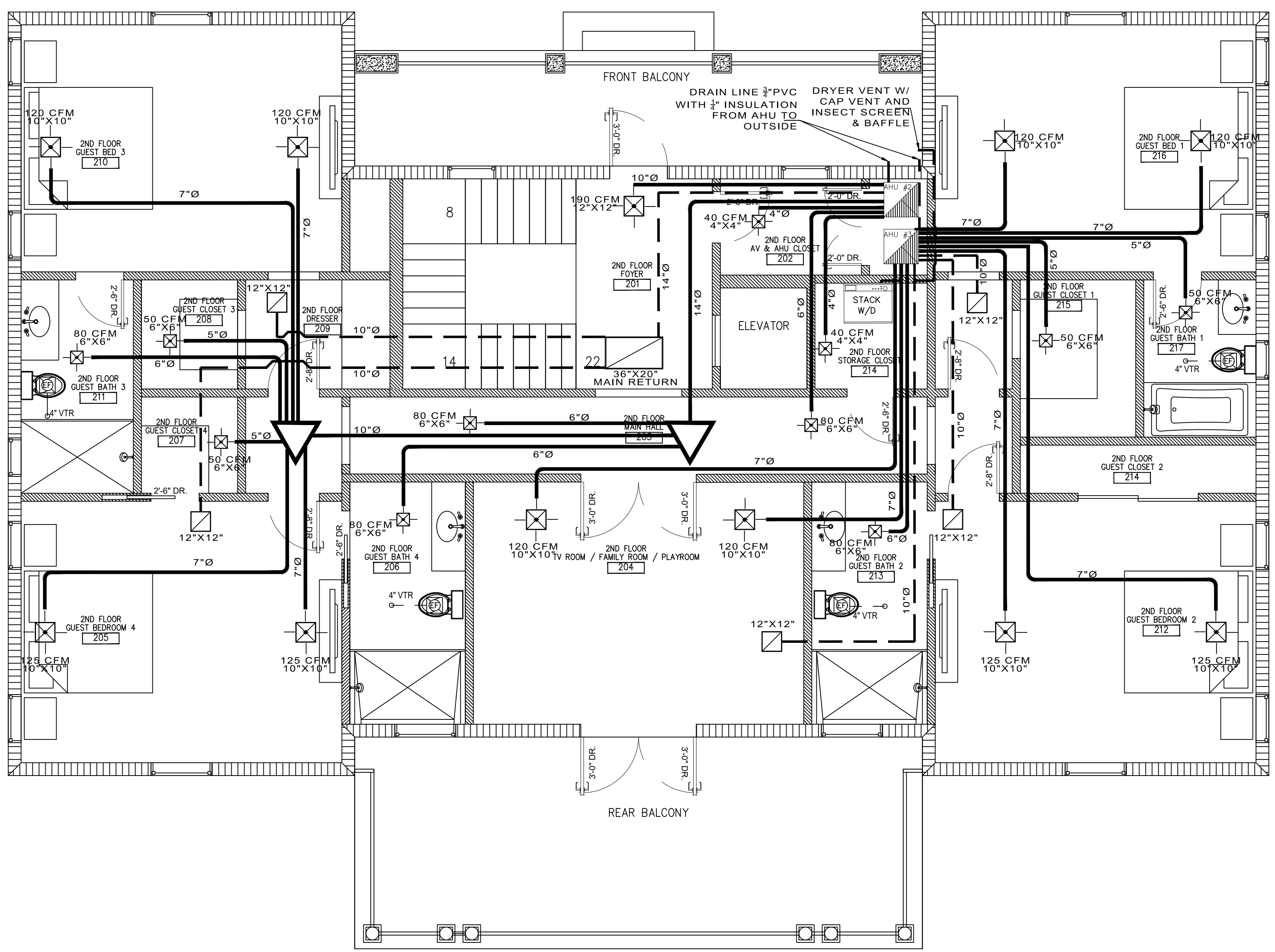
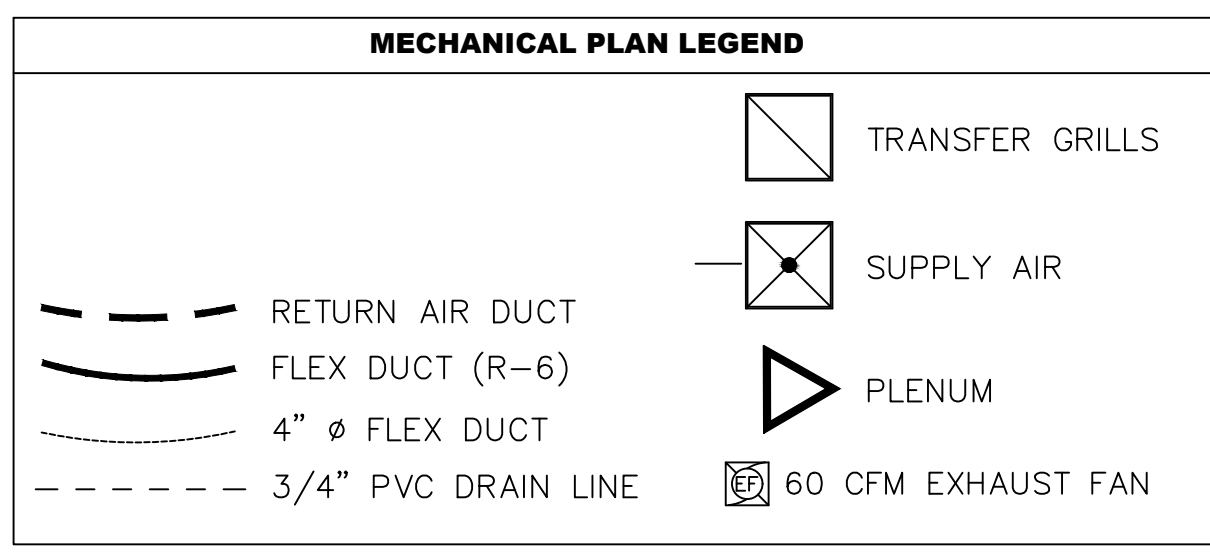
MARK	UNIT TYPE	CFM	" ESP.	HORSEPOWER	VOLT/Ø	MANUFACTURER	MODEL#	NOTES
EF	CEILING CABINET	60	0.125	1/4	115v./1Ø	BROAN	689	1

**Mechanical Plan - 1st Floor**  
Scale: 1/4" = 1'-0"



**AIR CONDITIONING NOTES**

- HVAC SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING A/C SYSTEM. HVAC SUBCONTRACTOR TO PROVIDE ALL REQUIRED HVAC PERMITS.
- HVAC SUBCONTRACTOR SHALL PROVIDE EQUIPMENT AS SCHEDULED ON PLANS.
- INSTALLATION SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE.
- DUCTBOARD DUCTWORK SHALL BE FABRICATED FROM 1.5" JOHNS-MANVILLE J-M MICROAIRE SD/MF FIBERGLASS
- DUCTBOARD AND INSTALLED PER MANUFACTURER'S AND SMACNA RECOMMENDATIONS. FLEXIBLE DUCT SHALL BE THERMAFLEX M-FE OR EQUAL. DUCT SHALL BE U.L. LISTED. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION. TITUS, METALAIR OR AS APPROVED BY ARCHITECT.
- ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
- HVAC SUBCONTRACTOR SHALL TEST AND BALANCE THE AIR QUANTITIES TO THOSE INDICATED ON PLANS.
- PROVIDE A T&B REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS.
- HVAC SUBCONTRACTOR SHALL PROVIDE ALL CONTRACTORS, RELAYS & THERMOSTATS. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES. THERMOSTATS SHALL BE APPROVED BY EQUIPMENT MANUFACTURER WITH HEAT/COOL/OFF & FAN AUTO/ON SETTING. CONTROL TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- THE HVAC SUBCONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ANY WORK PERFORMED DURING THE FIRST YEAR SHALL BE PERFORMED AT NO COST TO OWNER. COMPRESSORS SHALL HAVE 5 YEAR WARRANTY ( LABOR & MATERIALS). ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID DELAYS WHICH MAY DELAY PROGRESS OF CONSTRUCTION.
- FILTERS SHALL BE DISPOSABLE TYPE WITH INITIAL SHARE WEIGHT ARRESTANCE OF 10%. AND A CLEAN PRESSURE DROP OF .15. PROVIDE 2 SETS.
- HVAC SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS BENDS AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE AND OPERATING A/C SYSTEM AT NO ADDITIONAL COST TO OWNER.
- PIPE A/C CONDENSATE DRAINS TO GRADE AT EXTERIOR OF BUILDING. PROVIDE FLOAT SWITCH IN SAFE PAN.
- RETURN GRILLES SHALL BE "TITUS" 350ZRL SERIES. UNLESS NOTED OTHERWISE.
- SIDEWALL GRILLES SHALL BE "TITUS" 271 SERIES. UNLESS NOTED OTHERWISE.
- CEILING DIFFUSERS SHALL BE "TITUS" TDC & 250-AA SERIES. UNLESS NOTED OTHERWISE.
- LINEAR DIFFUSERS SHALL BE "TITUS" FL SERIES W/ CONTINUOUS SLOT PLENUMS. COORDINATE APPLICATION AND BORDER TYPE WITH MANUFACTURER.
- EXHAUST FANS TO BE BROAN OR EQUIVALENT. SPECIFICATIONS ARE LISTED IN FAN SCHEDULE.
- ALL DRAIN PANS SHALL BE HAVE A CONDENSATE OVERFLOW SHUT-OFF SWITCH. 21. ("ASFE-T-SWITCH" MODEL SS2 OR APPROVED EQUAL)



**AIR COOLED SPLIT A/C UNIT SCHEDULE OR PACKAGE**  
RHEEM 3.5 TON 16 SEER, AHU#2

AIR HANDLING UNIT	UNIT DESIGNATION	AHU
	AREA SERVED	SEE PLAN
	OPERATING WEIGHT LBS	97
	DESIGN MANUFACTURED	RHEEM
	MODEL NUMBER	RHLHM4821JA
	TOTAL AIR CFM	1400
	VENT AIR CFM	NA
	EXTERNAL STATUC PRESSURE IN OF H2O	.50
	FAN MOTOR HP (NON-OVERLOAD)/ F.L.A.	1/2 2.1
	ELECTRICAL SERVICE AVAILABLE	1-60-208/230
AIR COOLED CONDENSING UNIT	SMOKE DETECTORS IN SUPPLY DUCT	-
	GRAND TOTAL CAPACITY BTU/HR.	41,000
	TOTAL SENSIBLE CAPACITY BTU/HR.	28,700
	ENTERING AIR TEMP. 08/W8	80° / 67°
	TYPE AND THICKNESS	1 INCH
	QUANTITY AND SIZE	PER MAN SPEC
	ELECTRIC HEAT CAPACITY KW	10
	NO. OF HEATING STEPS	2
	MAX AMPS	50/60
	UNIT DESIGNATION	CU
AIR COOLED CONDENSING UNIT	TYPE OF FAN	PROP
	NO. OF FANS AND HP (EA.)	1
	AMBIENT AIR TEMPL BD	95°
	NO. OF COMPRESSORS	1
	MAX AMPS	40/40
	COMPRESSOR F.L.A. (EA.)	18.1
	ELECTRICAL SERVICE AVAILABLE	1-60-208/230
	OPERATING WEIGHT LBS.	290
	DESIGN MANUFACTURER MODEL NO.	13 AJM42A01
	SEER	14
REF. PIPING SIZE SUC/LIO. INCH.	3/4 / 1/4	

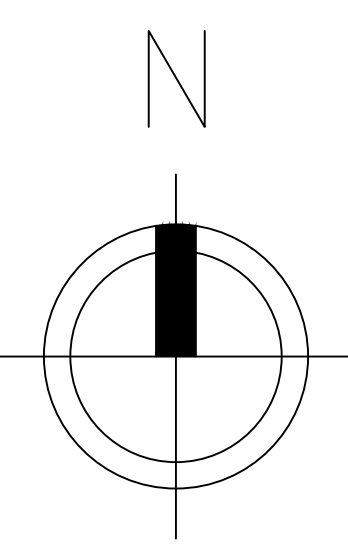
**AIR COOLED SPLIT A/C UNIT SCHEDULE OR PACKAGE**  
RHEEM 1.5 TON 16 SEER, AHU#3

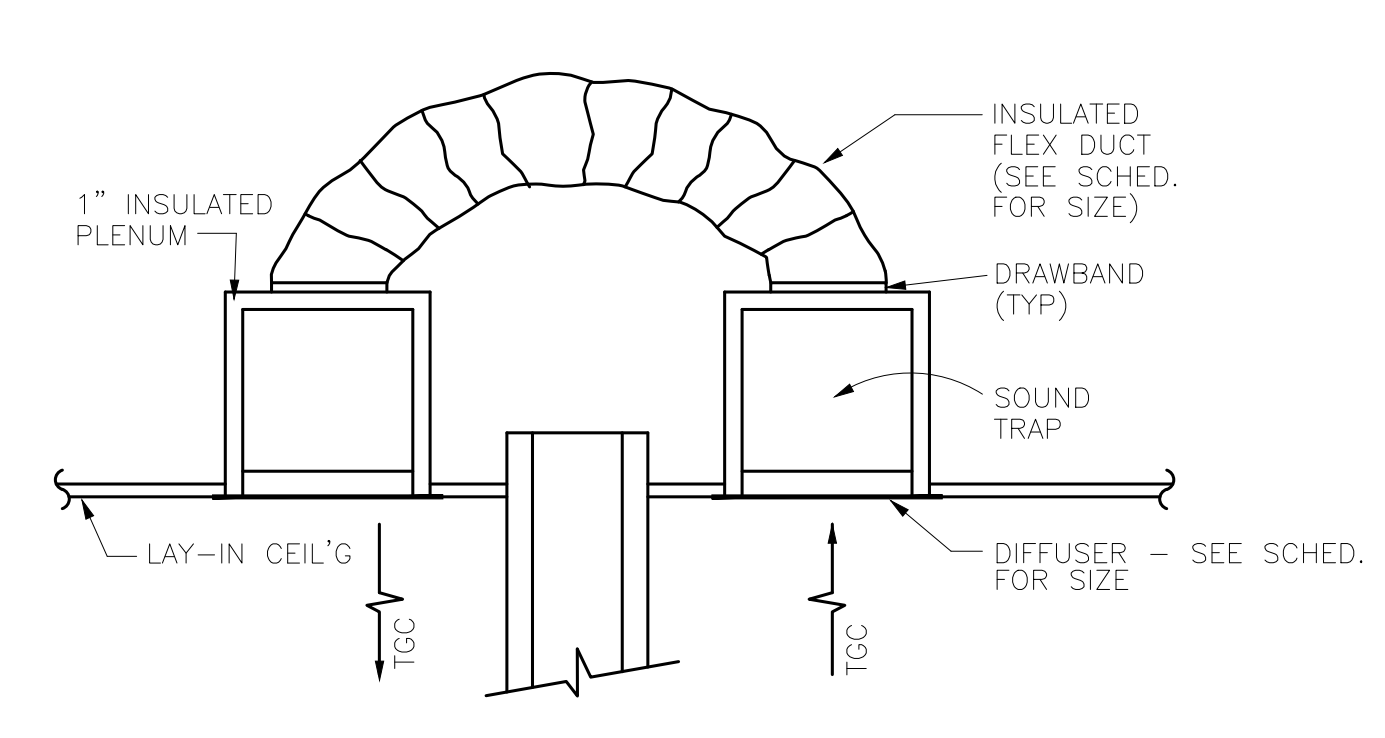
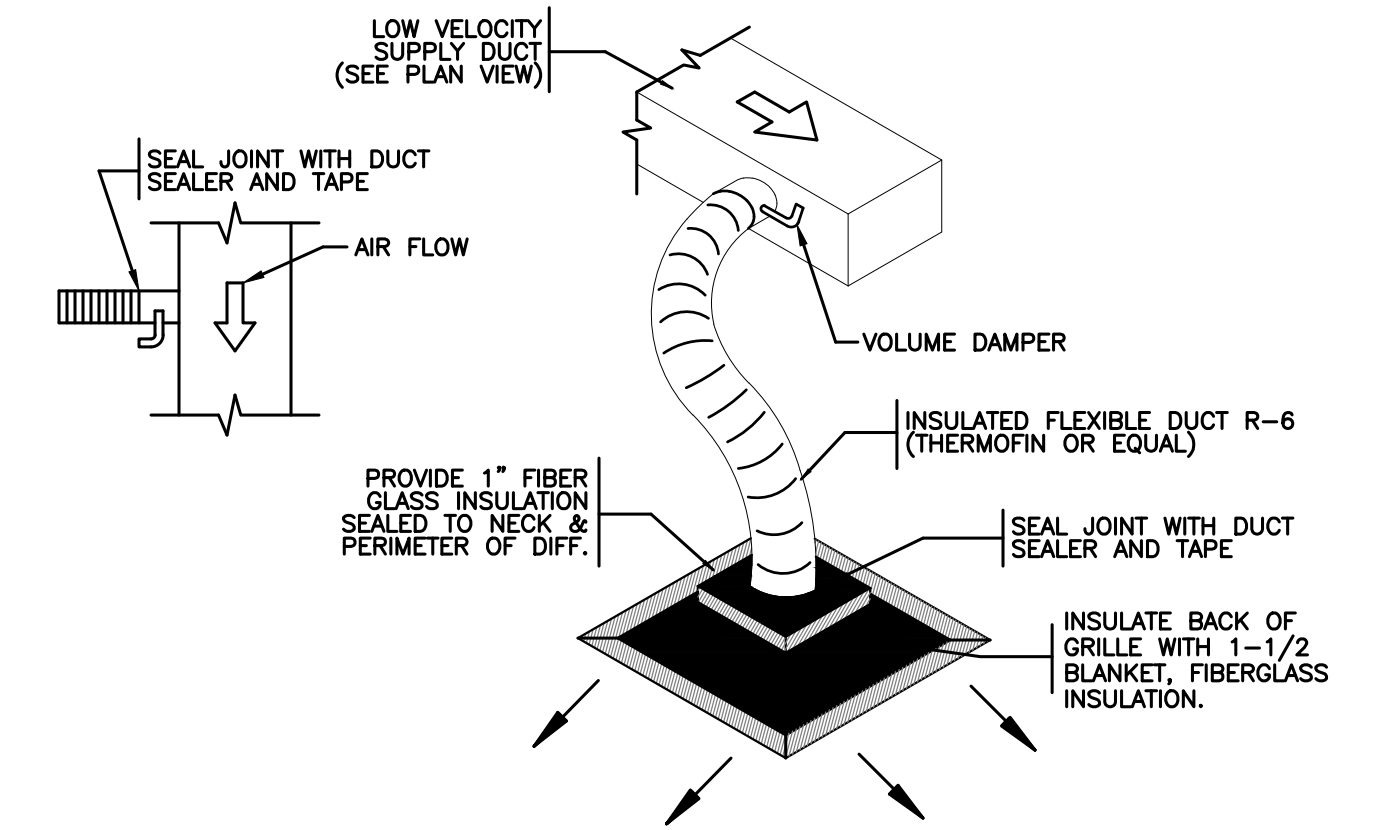
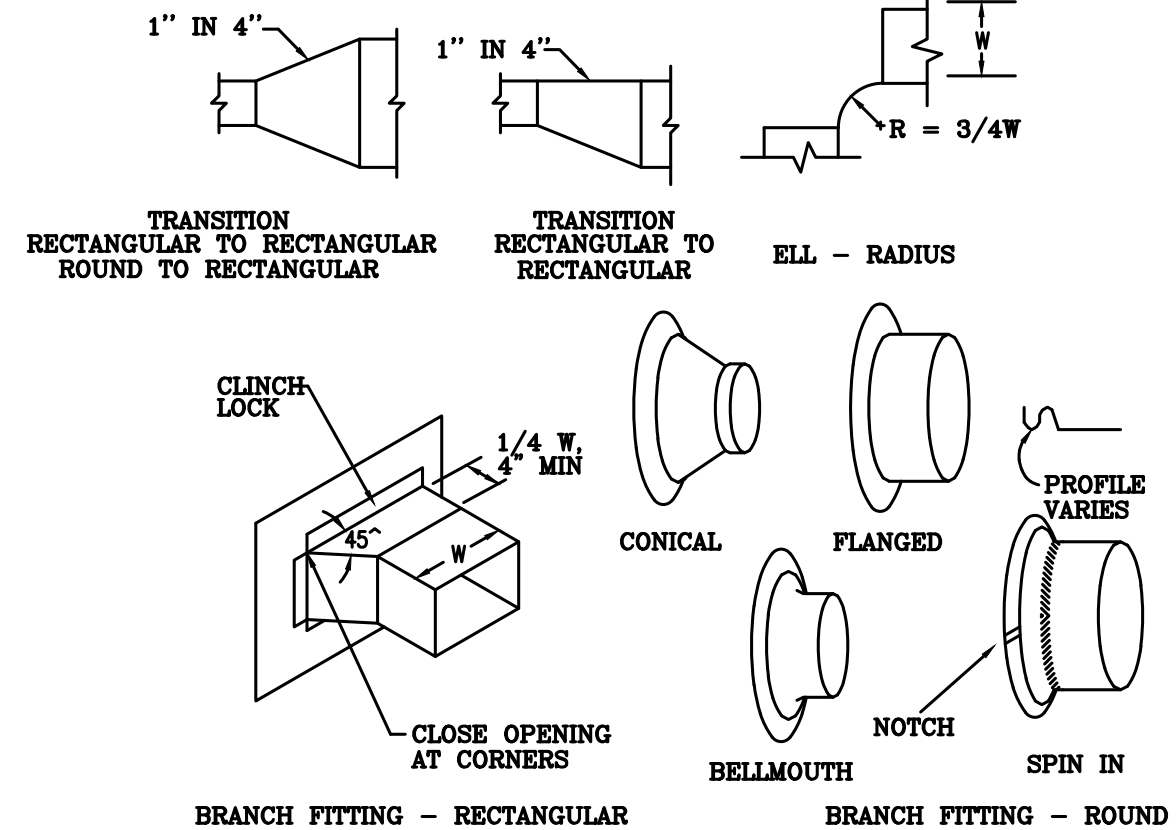
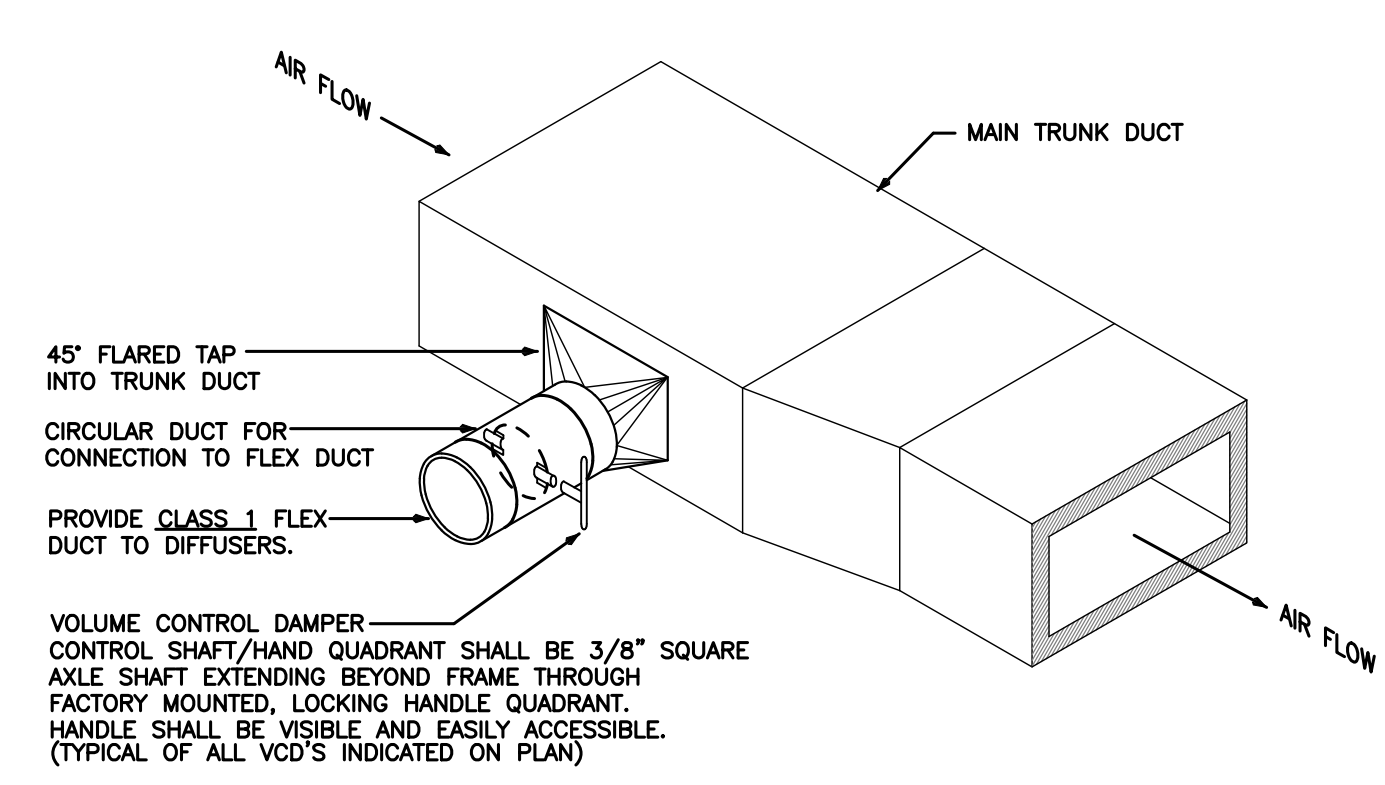
AIR HANDLING UNIT	UNIT DESIGNATION	AHU#1
	AREA SERVED	SEE PLAN
	OPERATING WEIGHT LBS	86
	DESIGN MANUFACTURED	RHEEM
	MODEL NUMBER	RHIT2417STAN
	TOTAL AIR CFM	600
	VENT AIR CFM	NA
	EXTERNAL STATUC PRESSURE IN OF H2O	.50
	FAN MOTOR HP (NON-OVERLOAD)/ F.L.A.	1/2 2.1
	ELECTRICAL SERVICE AVAILABLE	1-60-208/230
AIR COOLED CONDENSING UNIT	SMOKE DETECTORS IN SUPPLY DUCT	-
	GRAND TOTAL CAPACITY BTU/HR.	18,000
	TOTAL SENSIBLE CAPACITY BTU/HR.	12,600
	ENTERING AIR TEMP. 08/W8	80° / 67°
	TYPE AND THICKNESS	1 INCH
	QUANTITY AND SIZE	PER MANF. SPEC
	ELECTRIC HEAT CAPACITY KW	5
	NO. OF HEATING STEPS	1
	MAX AMPS	30/30
	UNIT DESIGNATION	CU
AIR COOLED CONDENSING UNIT	TYPE OF FAN	PROP
	NO. OF FANS AND HP (EA.)	-
	AMBIENT AIR TEMPL BD	95°
	NO. OF COMPRESSORS	1
	MAX AMPS	20/20
	COMPRESSOR F.L.A. (EA.)	9.1
	ELECTRICAL SERVICE AVAILABLE	1-60-208/230
	OPERATING WEIGHT LBS.	140
	DESIGN MANUFACTURER MODEL NO.	RA1618AJI
	SEER	16
REF. PIPING SIZE SUC/LIO. INCH.	3/4 / 3/8	

**EXHAUST FAN SCHEDULE**

MARK	UNIT TYPE	CFM	" ESP.	HORSEPOWER	VOLT/Ø	MANUFACTURER	MODEL#	NOTES
EF	CEILING CABINET	60	0.125	1/4	115v./1Ø	BROAN	689	1

Mechanical Plan - 2nd Floor  
Scale: 1/4" = 1'-0"



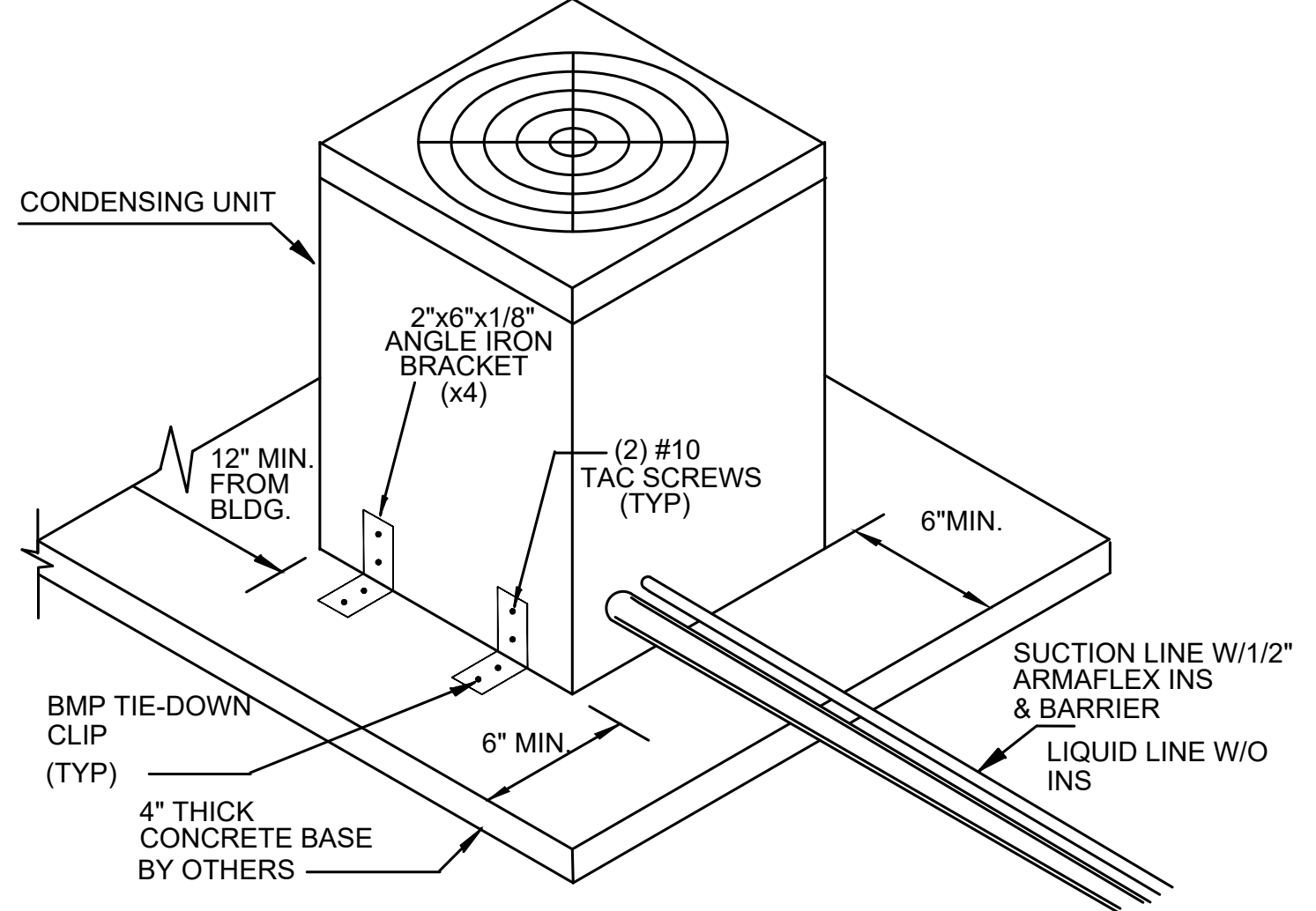
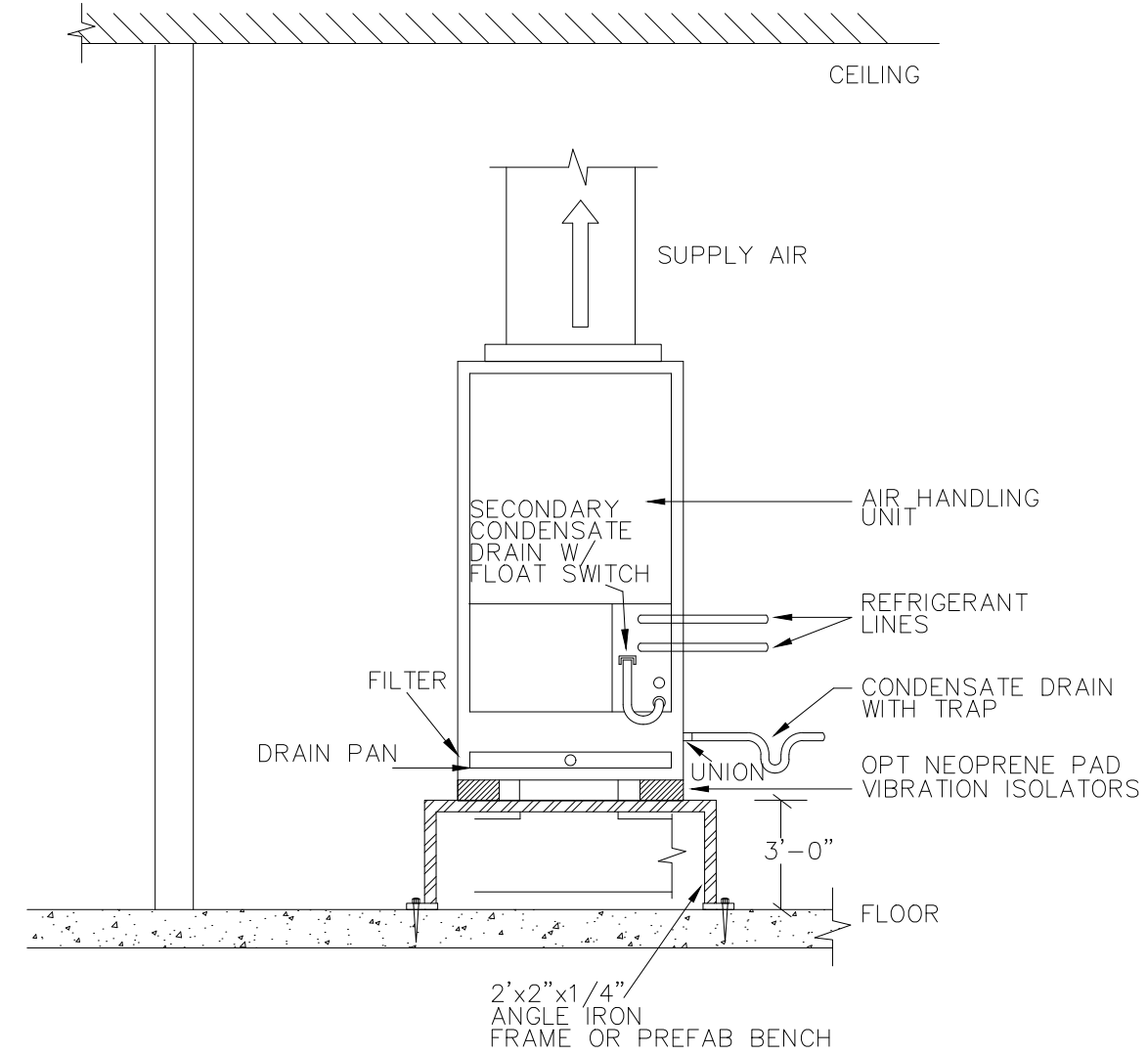
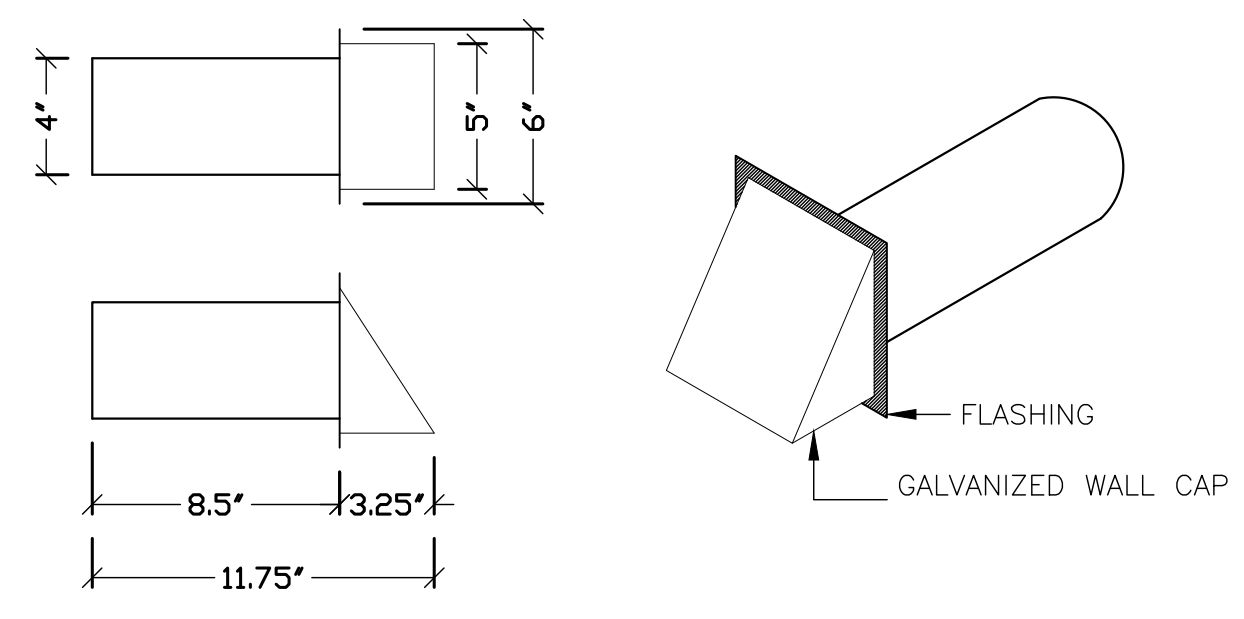


**1**  
M-3 **FLEX DUCT CONNECTION DETAIL**  
SCALE: NOT TO SCALE

**2**  
M-3 **TYPICAL DUCTWORK FITTINGS**  
SCALE: NOT TO SCALE

**3**  
M-3 **FLEX DUCT CONNECTION DETAIL**  
SCALE: NOT TO SCALE

**4**  
M-3 **TRANSFER AIR DUCT DETAIL**  
SCALE: NOT TO SCALE

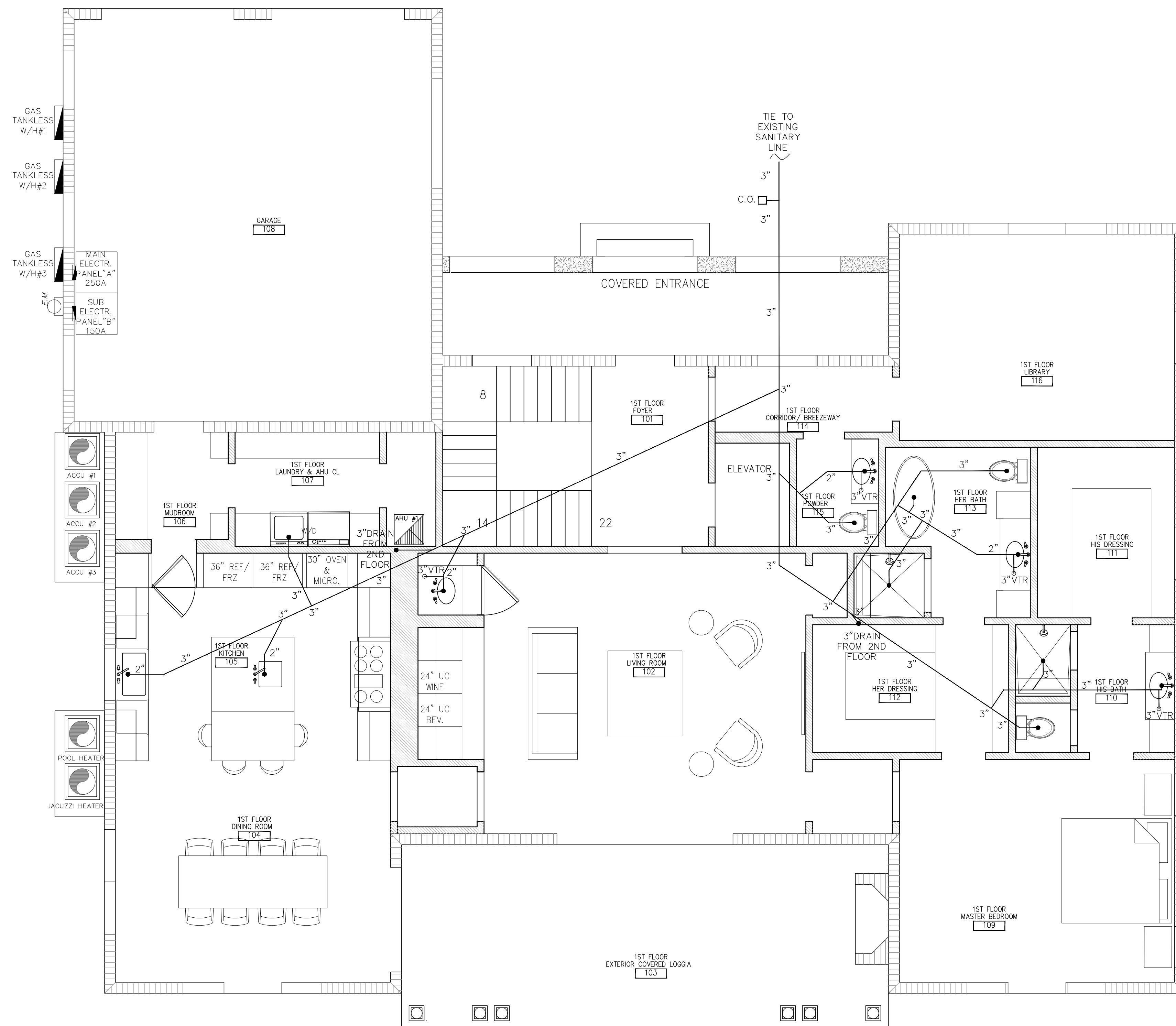


**5**  
M-3 **DRYER VENT DETAIL**  
SCALE: NOT TO SCALE

**6**  
M-3 **TYP. AIR HANDLER UNIT DETAIL**  
SCALE: NOT TO SCALE

**7**  
M-3 **A.C.C.U. MOUNTING DETAIL**  
SCALE: NOT TO SCALE



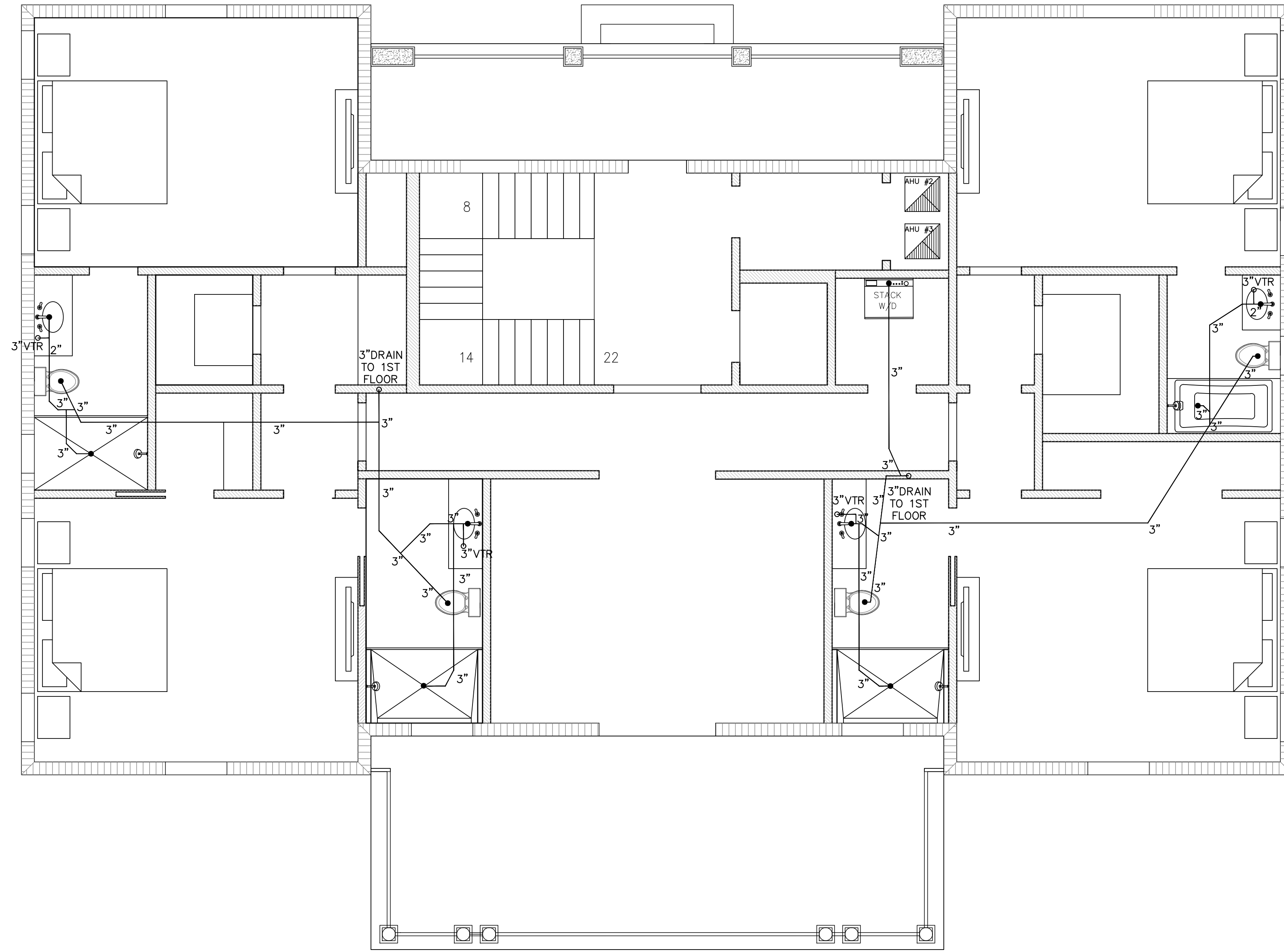


**Sanitary Plan - 1st Floor**  
 Scale: 1/4" = 1'-0"

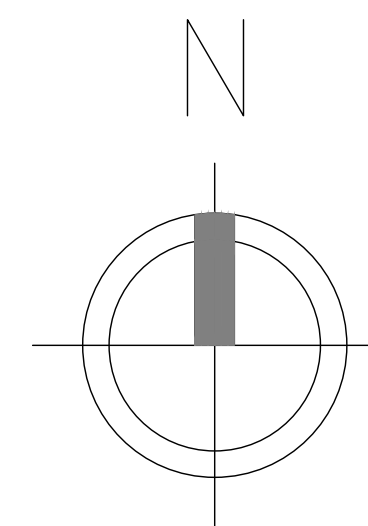
**PLUMBING NOTES**

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND, 7TH EDITION ALL LOCAL CODES.
2. ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
3. ALL NEW DOMESTIC WATER PIPING SHALL BE COPPER. ALL NEW SANITARY PIPING SHALL HUBLESS C.I. OR PVC. AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
4. THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORKWHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
5. PLUMBING SUB-CONTRACTOR SHALL PROVIDE REQUIRED PERMITS.
6. INSTALL PLUMBING FIXTURES AS INDICATED ON THESE PLANS. COMPLETE SYSTEM, FIXTURES AND DEVICES SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
7. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
8. DRAINAGE SYSTEM IS BASED ON 1/8"/ FT. MIN. FALL. FOR ALL PIPING 2" AND SMALLER SHALL SLOPE @ 1/4"/FT. ALL DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER AND PLUMBING INSPECTOR
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING , EQUIPMENT ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
11. WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
12. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.

**NOTE (A):**  
 VALVE MUST BE A PRESSURE-BALANCED, THERMOSTATIC VALVE WITH TEMPERATURE LIMITS SET TO 120 DEGREES FAHRENHEIT PER 2020 FBC-RESIDENTIAL P2708.4.



**Sanitary Plan - 2nd Floor**  
 Scale: 1/4" = 1'-0"

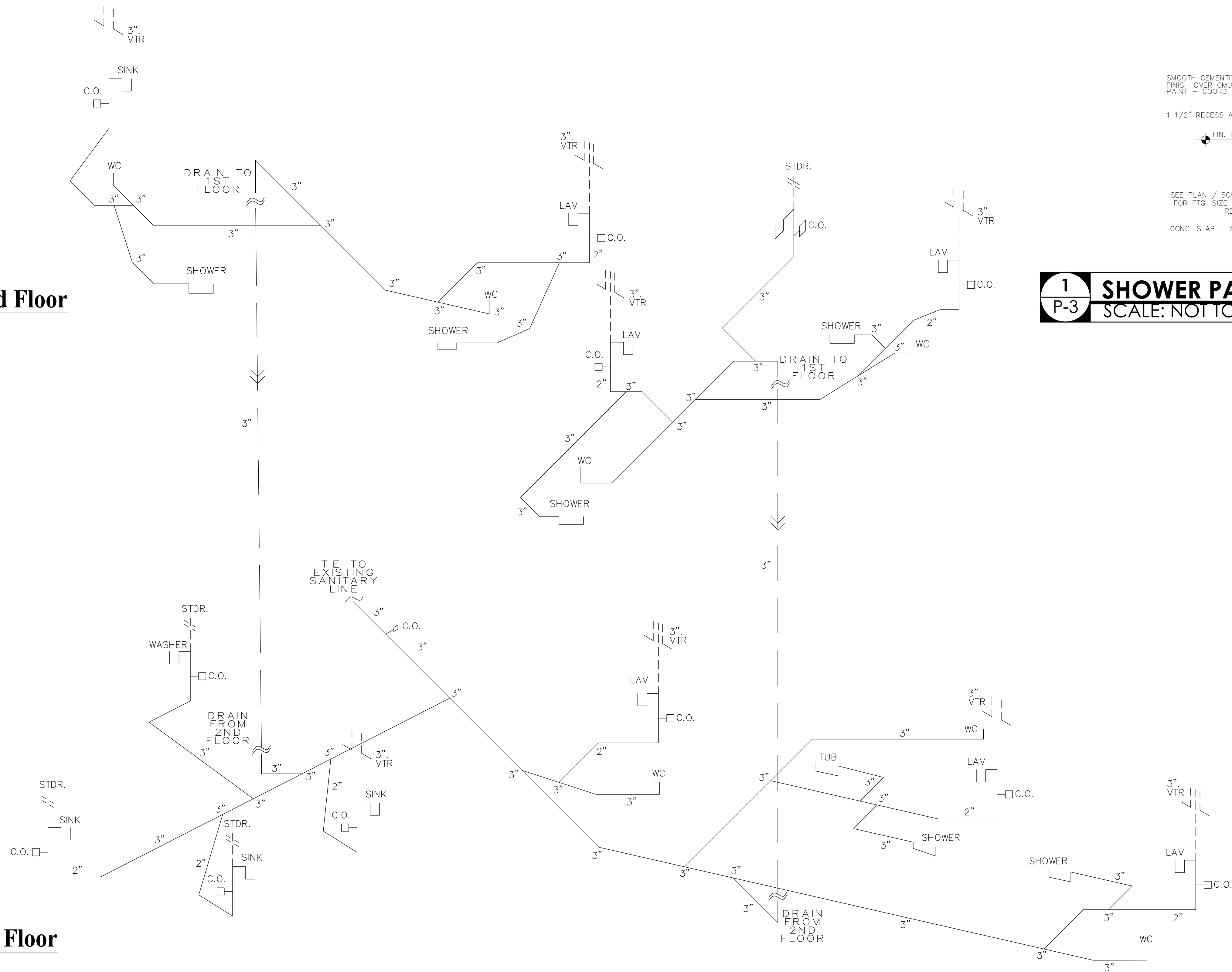


**PLUMBING NOTES**

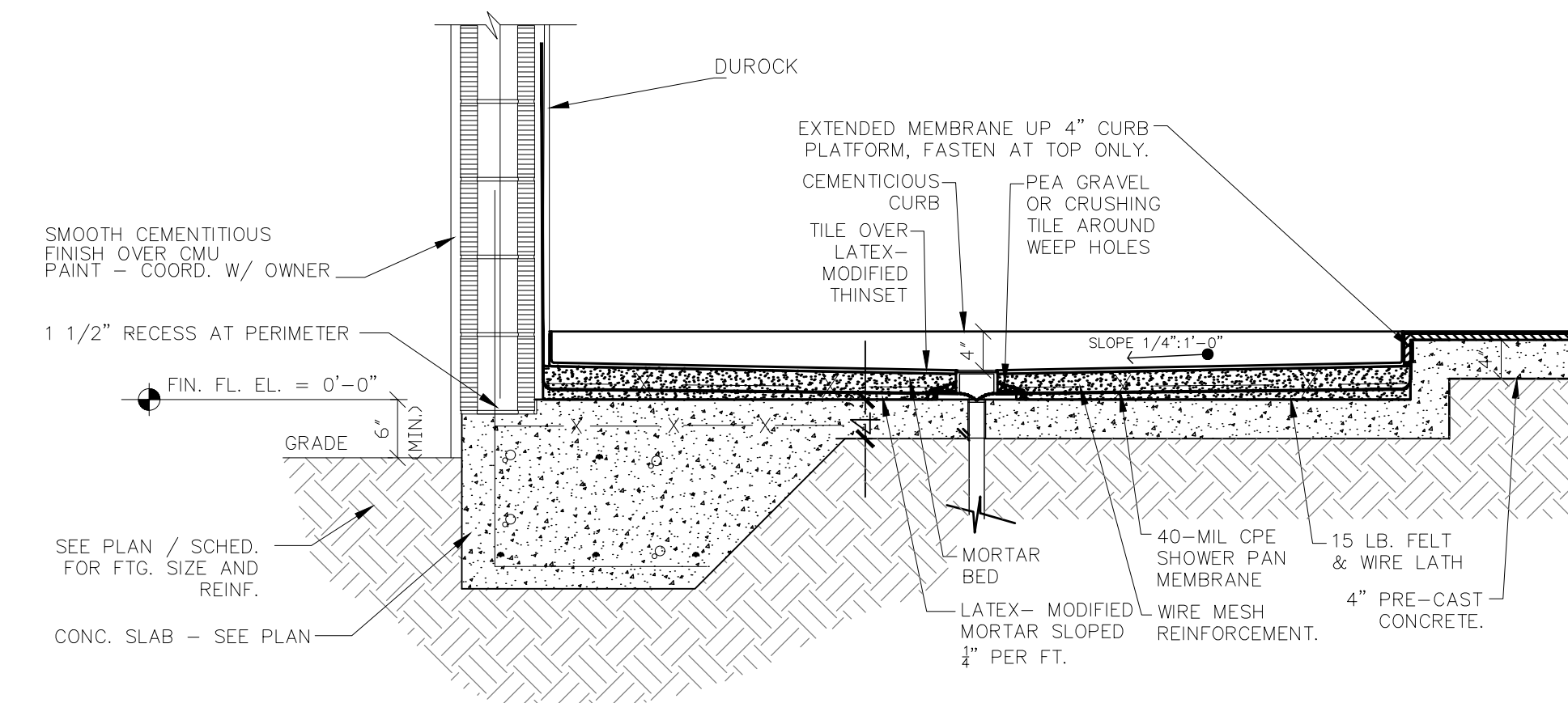
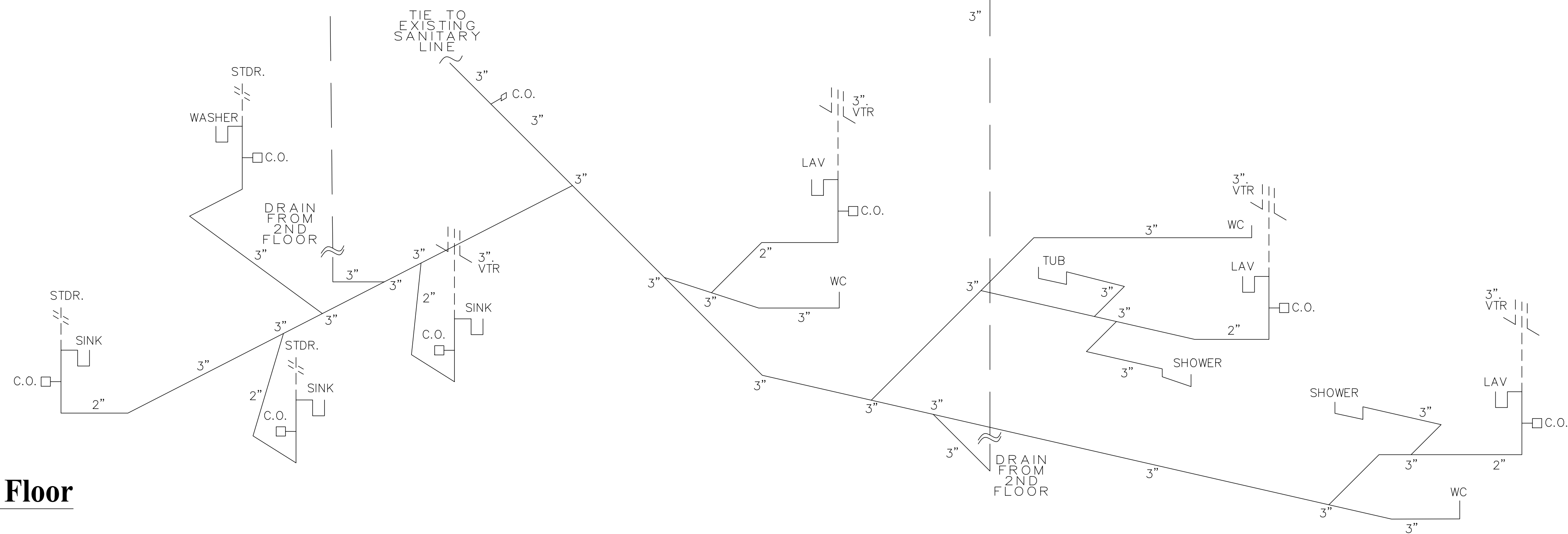
1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND, 7TH EDITION ALL LOCAL CODES.
2. ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
3. ALL NEW DOMESTIC WATER PIPING SHALL BE COPPER. ALL NEW SANITARY PIPING SHALL HUBLESS C.I. OR PVC. AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
4. THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORKWHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
5. PLUMBING SUB-CONTRACTOR SHALL PROVIDE REQUIRED PERMITS.
6. INSTALL PLUMBING FIXTURES AS INDICATED ON THESE PLANS. COMPLETE SYSTEM, FIXTURES AND DEVICES SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
7. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
8. DRAINAGE SYSTEM IS BASED ON 1/8" / FT. MIN. FALL FOR ALL PIPING 2" AND SMALLER SHALL SLOPE @ 1/4" / FT. ALL DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER AND PLUMBING INSPECTOR
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING , EQUIPMENT ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
11. WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
12. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.

**NOTE (A):**  
 VALVE MUST BE A PRESSURE-BALANCED, THERMOSTATIC VALVE WITH TEMPERATURE LIMITS SET TO 120 DEGREES FAHRENHEIT PER 2020 FBC-RESIDENTIAL P2708.4.

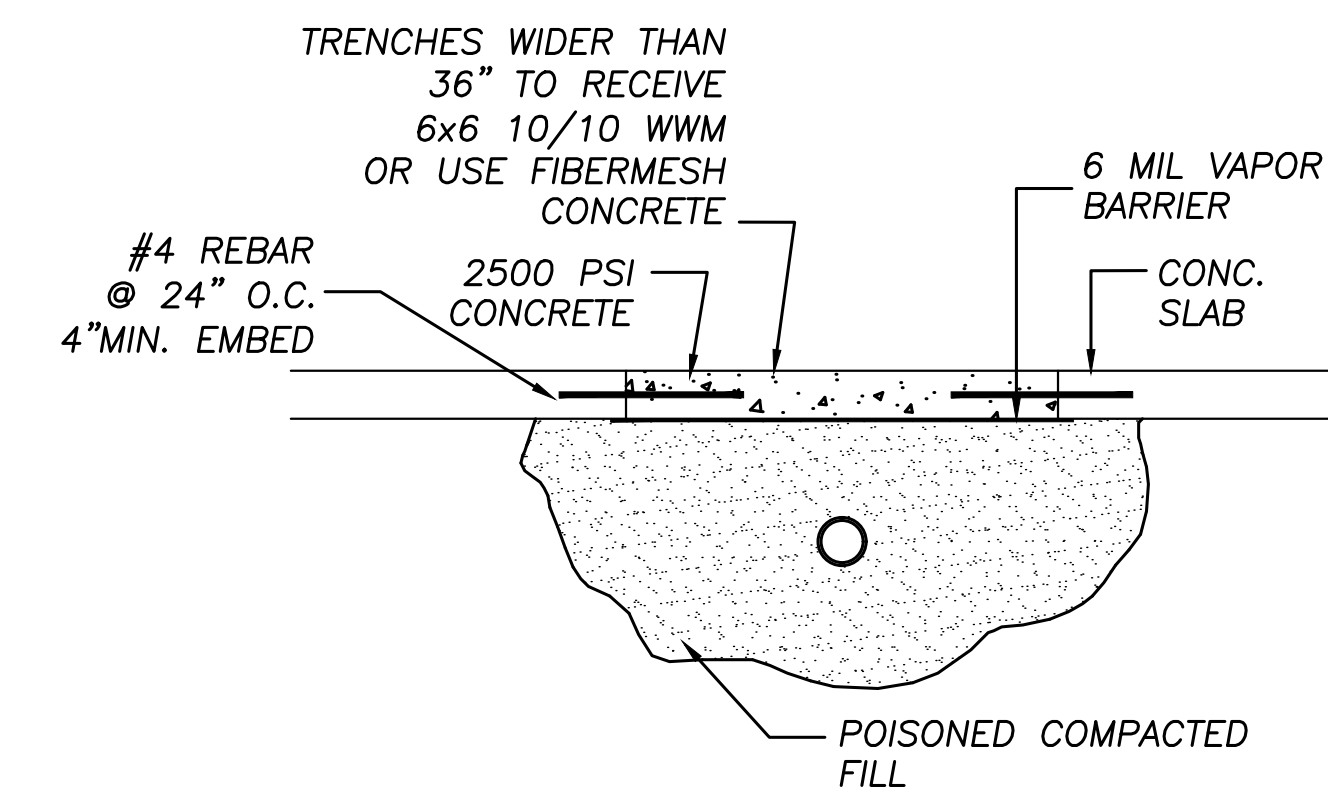
**2nd Floor**



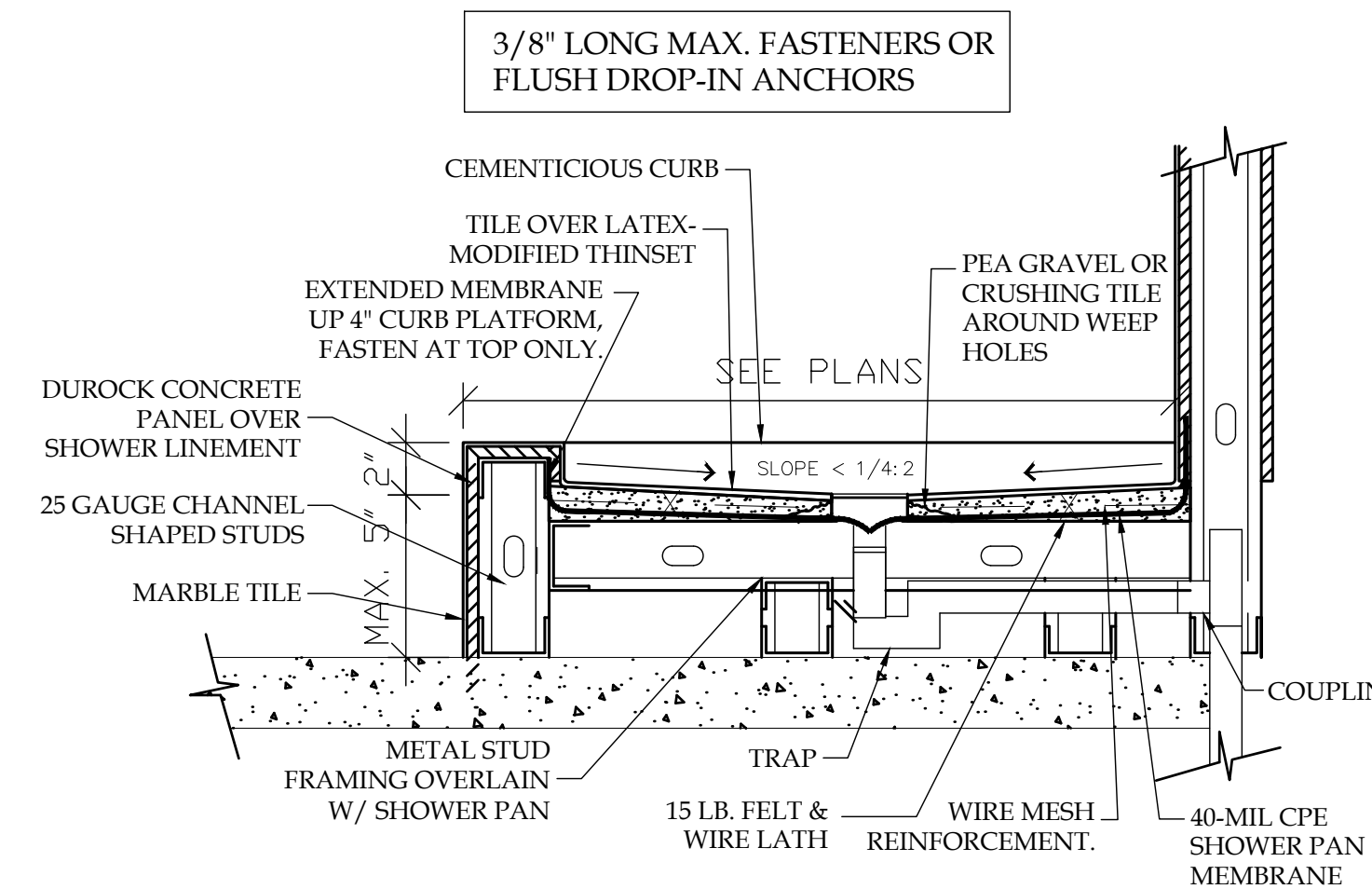
**1st Floor**



**1**  
P-3 **SHOWER PAN DRAIN DETAIL**  
SCALE: NOT TO SCALE



**2**  
P-3 **SLAB REPAIR/ TRENCH DET.**  
SCALE: NOT TO SCALE

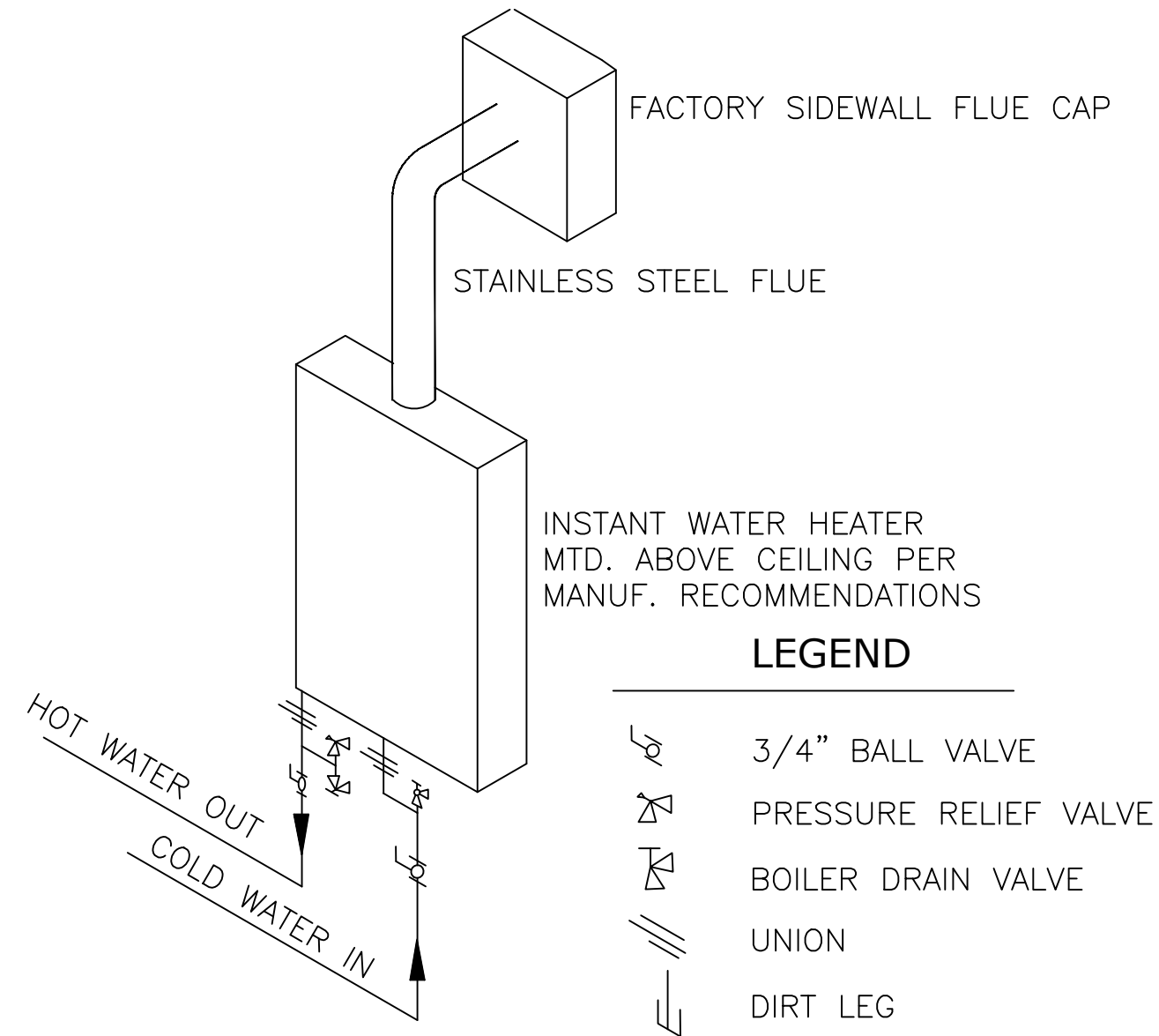


**3**  
P-3 **SHOWER PAN DRAIN DETAIL**  
SCALE: NOT TO SCALE

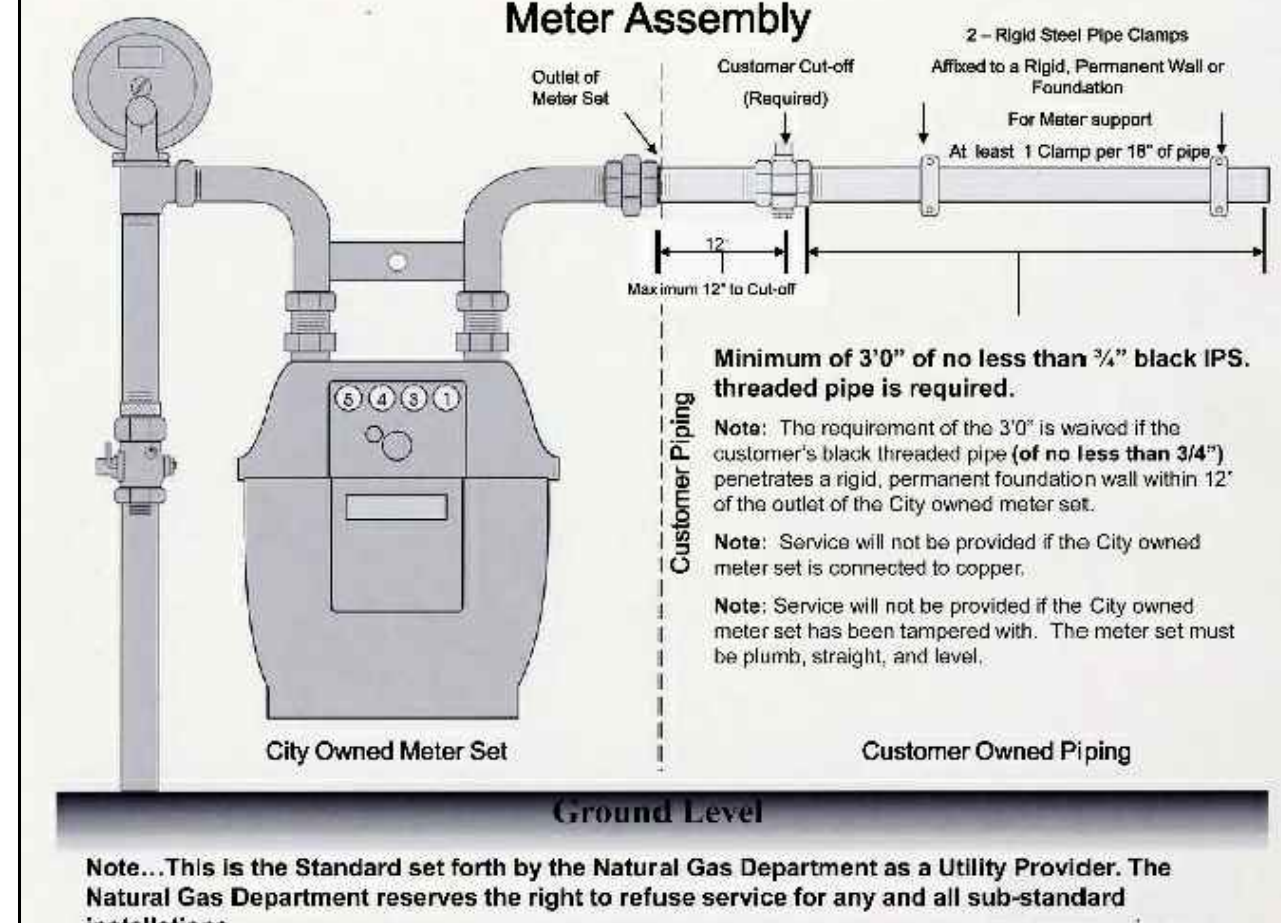
### PLUMBING NOTES

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND, 7TH EDITION ALL LOCAL CODES.
2. ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
3. ALL NEW DOMESTIC WATER PIPING SHALL BE COPPER. ALL NEW SANITARY PIPING SHALL HUBLESS C.I. OR PVC. AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
4. THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORKWHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
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7. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
8. DRAINAGE SYSTEM IS BASED ON 1/8"/FT. MIN. FALL. FOR ALL PIPING 2" AND SMALLER SHALL SLOPE @ 1/4"/FT. ALL DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER AND PLUMBING INSPECTOR
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
11. WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
12. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.

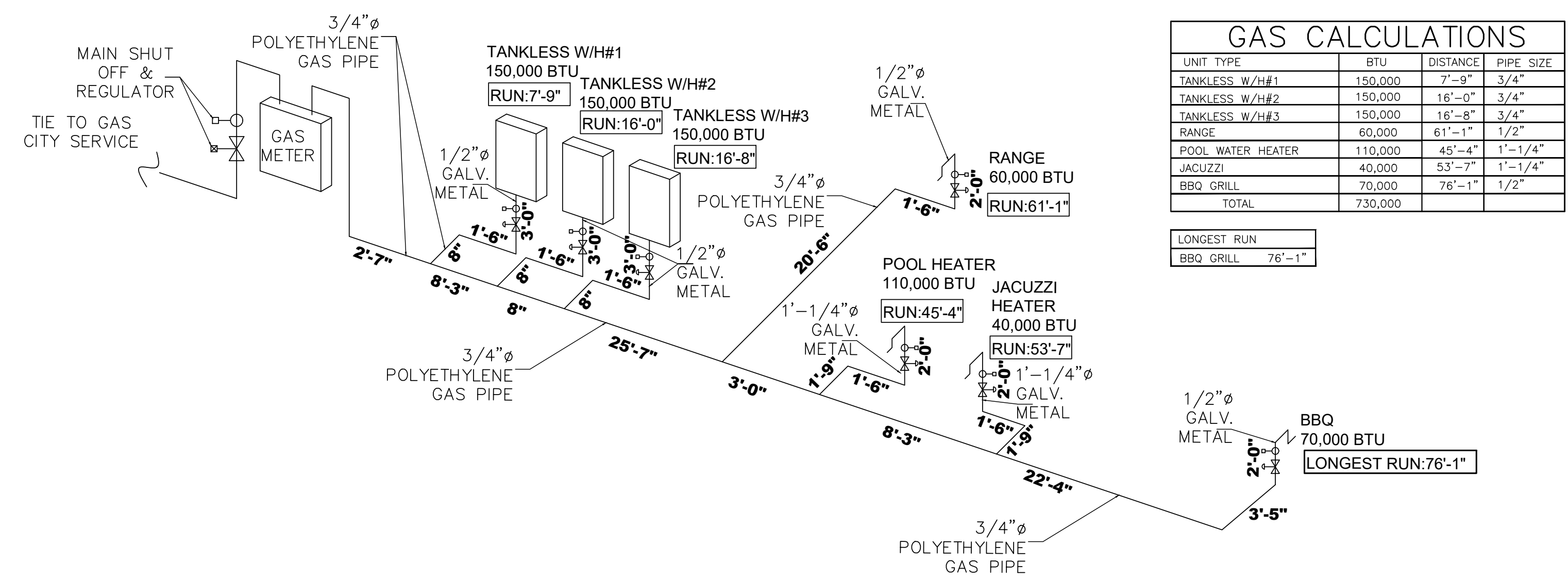
**NOTE(A):**  
- SHUT OFF, DRIP LEG AND REGULATOR TO BE INSTALLED AT EACH APPLIANCE



**1 TYP. INSTA-HOT W/H DET.**  
P-4 SCALE: NOT TO SCALE



**2 TYP GAS METER DET.**  
P-4 SCALE: NOT TO SCALE



**3 GAS RISER DIAGRAM**  
P-4 SCALE: NOT TO SCALE

### Gas Plan

Scale: 3/16" = 1'-0"

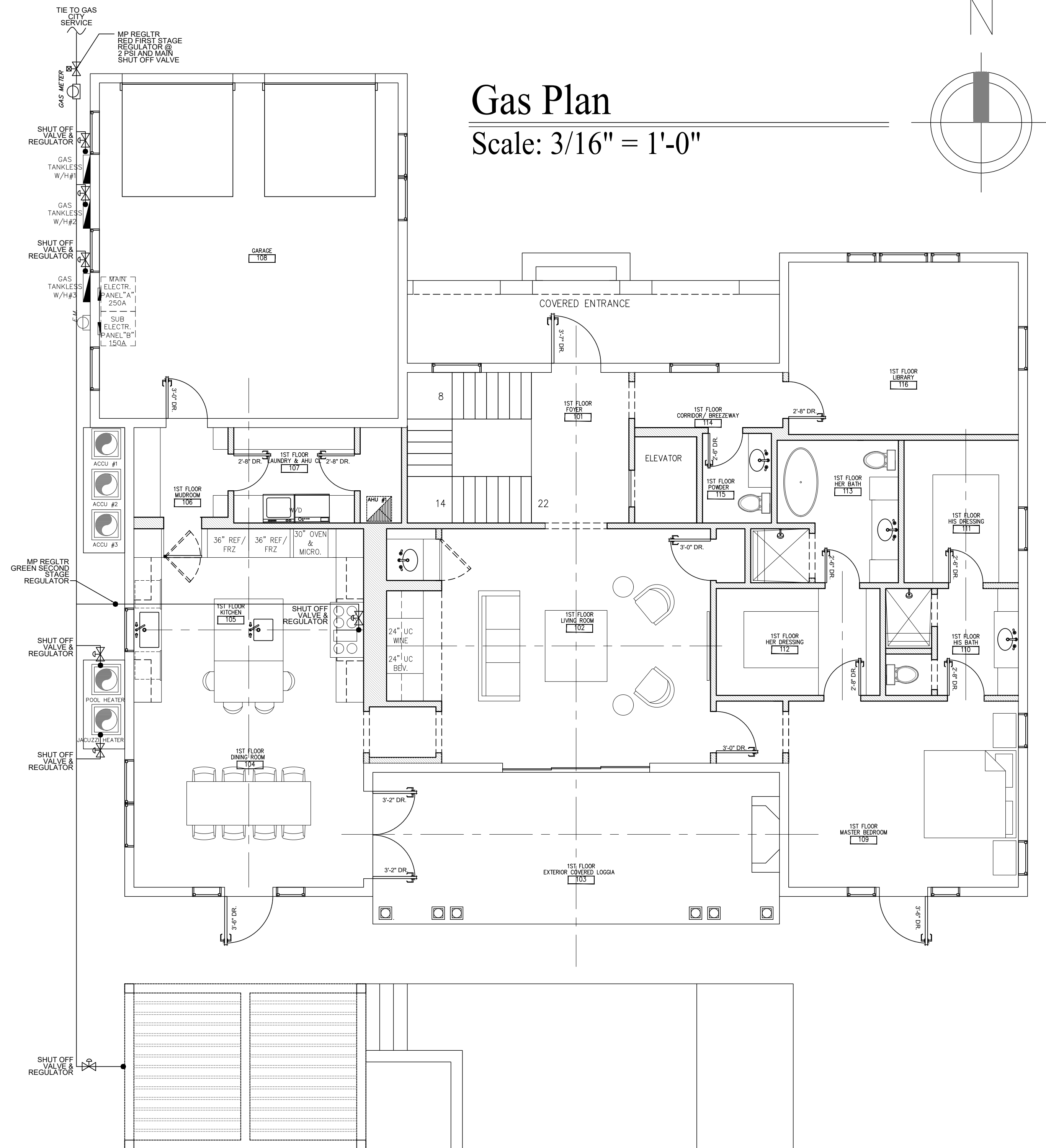


TABLE 402.4(21)  
POLYETHYLENE PLASTIC PIPE

Nominal OD	1		2		3		4	
	SDR 9	SDR 11	SDR 11	SDR 10	SDR 11	SDR 11	SDR 11	SDR 11
Actual ID	0.660	0.860	1.077	1.328	1.554	1.943	2.864	3.682
Length (ft)	201	403	726	1,250	1,900	3,410	9,450	16,260
10	138	277	499	865	1,310	2,350	6,490	12,550
20	91	182	332	580	885	1,580	4,320	8,360
30	61	123	221	383	579	1,040	2,860	5,560
40	46	92	166	282	427	783	2,100	4,120
50	37	74	133	221	333	598	1,660	3,200
60	32	64	115	200	302	542	1,500	2,900
70	27	55	99	171	258	464	1,280	2,480
80	24	48	88	152	229	411	1,140	2,200

TABLE 402.4(2)  
SCHEDULE 40 METALLIC PIPE

Nominal	PIPE SIZE (inch)													
	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	5	6	8	10	12
Actual ID	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020	11.938
Length (ft)	172	360	678	1,390	2,090	4,020	6,400	11,300	23,100	41,800	67,600	139,000	252,000	399,000
20	118	247	466	957	1,430	2,760	4,400	7,780	15,900	28,700	46,500	95,500	173,000	275,000
30	95	199	374	768	1,150	2,220	3,530	6,250	12,700	23,000	37,300	76,700	139,000	220,000
40	81	170	320	657	985	1,900	3,020	5,350	10,900	19,700	31,900	65,600	119,000	189,000
50	72	151	284	583	873	1,680	2,680	4,740	9,660	17,500	28,300	58,200	106,000	167,000
60	65	137	257	528	791	1,520	2,430	4,290	8,760	15,800	25,600	52,700	95,700	152,000
70	60	126	237	486	728	1,400	2,230	3,950	8,050	14,600	23,600	48,500	88,100	139,000
80	56	117	220	452	677	1,300	2,080	3,670	7,490	13,600	22,000	45,100	81,900	130,000
90	52	110	207	424	635	1,220	1,950	3,450	7,030	12,700	20,600	42,300	76,900	122,000
100	50	104	195	400	600	1,160	1,840	3,260	6,640	12,000	19,500	40,000	72,600	115,000
125	44	92	173	355	532	1,020	1,630	2,890	5,890	10,600	17,200	35,400	64,300	102,000
150	40	83	157	322	482	928	1,480	2,610	5,330	9,650	15,600	32,100	58,300	92,300
175	37	77	144	296	443	854	1,360	2,410	4,910	8,880	14,400	29,500	53,600	84,900
200	34	71	134	275	412	794	1,270	2,240	4,560	8,260	13,400	27,500	49,900	79,000
250	30	63	119	244	366	704	1,120	1,980	4,050	7,320	11,900	24,300	44,200	70,000
300	27	57	108	221	331	638	1,020	1,800	3,670	6,630	10,700	22,100	40,100	63,400
350	25	53	99	203	305	587	935	1,650	3,370	6,100	9,880	20,300	36,900	58,400
400	23	49	92	189	283	546	870	1,540	3,140	5,680	9,190	18,900	34,300	54,300
450	22	46	86	177	266	512	816	1,440	2,940	5,330	8,620	17,700	32,200	50,900
500	21	43	82	168	251	484	771	1,360	2,780	5,030	8,150	16,700	30,400	48,100
550	20	41	78	159	239	459	732	1,290	2,640	4,780	7,740	15,900	28,900	45,700
600	19	39	74	152	228	438	699	1,240	2,520	4,560	7,380	15,200	27,500	43,600