STRUCTURAL NOTES

THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO INSERTS, ANCHORS, SLEEVES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM ALL THE FIELD **DIMENSIONS**

ANY UNUSUAL CONSTRUCTION CONDITION THAT JEOPARDIZE SAFETY OF LABOR AND/OR PUBLIC,

CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY BEFORE PROGRESS, IN

AT THE TIME AND/OR IN FUTURE OR IN CASE OF THE ISCREPANCIES IN THE

STRUCTURAL DESIGN SPECIFICATIONS

DESIGN CODE: FLORIDA BUILDING CODE 2020 7TH EDITION, ASCE 7-16 AS APPLICABLE WIND VELOCITY

: 137 MPH PER ASCE 7-16 WIND MAP (Risk Category II)

WIND EXPOSURE CATEGORY: D

WIND ENCLOSURE CATEGORY: ENCLOSED **DEAD LOAD ROOF:** 15 PSF DEAD LOAD FLOOR: 15 PSF LIVE LOAD ROOF: 20 PSF LIVE LOAD FLOOR: 40 PSF

LIVE TERRACE LOAD: 60 PSF ANY ITEMS NOT SPECIFIED HEREIN SHALL FOLLOW THE REQUIREMENTS OF

THE FBC 2020, 7TH EDITION, 2018 IBC, AND ASCE 7-16. SUCH ITEMS MAY INCLUDE DETAILING OF FRAMING CONNECTIONS. SIZES OF MEMBERS, MATERIAL SPECIFICATIONS, AND OTHER REQUIREMENTS RELATED TO THE STRUCTURE. WHERE MANUFACTURED PRODUCTS ARE USED, THE DETAILING AS ESTABLISHED BY THE MANUFACTURER SHALL BE USED. THESE SPECIFICATIONS ARE BASED UPON CALCULATIONS FOR THE PROJECT. THE CALCULATIONS UTILIZE THE DOCUMENTS LISTED, AND ALL OF THE REFERENCED STANDARDS.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS

PARALLEL TO THE SPAN OF THE FLOOR JOISTS.

PROVIDE DIAGONAL OR SOLID BLOCKING @ 8'-0" O.C. MAXIMUM IN ALL FLOOR JOISTS AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.

STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE #1 OR EQUAL, U.N.O.

ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES & DECKS,OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (U.N.O).

ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED.

BALLOON FRAME ALL TWO STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING (U.N.O).

CAST-IN-PLACE CONCRETE NOTES

CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150 OR C-595, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C818, AND C-260. CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C-94.

CONCRETE SHALL CONFORM TO THE FOLLOWING: LOCATION 3,000 PSI FOUNDATION SLAB ON GRADE 4,000 PSI

REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS SHALL BE LAPPED WITH A TYPE 2 SPLICE UNLESS OTHERWISE NOTED.

BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO ENSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+-1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.

MASONRY NOTES

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1). LATEST EDITION PUBLISHED BY AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM G90, GRADE N-1 AND BE MADE WITH LIGHT WEIGHT AGGREGATE. THE MINIMUM PRISM COMPRESSIVE STRENGTH (fm) SHALL BE 1.900 PSI AT AN AGE OF 28 DAYS AS DETERMINED BY UNIT STRENGTH METHOD OF ACI 530.1.

REINFORCING STEEL SHALL BE IN ACCORDANCE ASTM A615 GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BEND. PROVIDE A MINIMUM LAP OF 42 X BAR DIAMETERS AT ALL SPLICES. UNLESS INDICATED OTHERWISE.

THE USE OF MASONRY-CEMENT MORTAR IS STRICTLY PROHIBITED. MORTAR SHALL CONFORM TO ASTM C270 TYPE S. ALL MOTOR SHALL MEET THE 'PROPORTION SPECIFICATIONS OF ASTM C270 AND BE MADE WITH PORTLAND CEMENT/LIME (NON AIR- ENTRAINED).

MOTOR SHALL BE AS FOLLOW:

PORTLAND CEMENT: ASTM C150 TYPE 1 MASONRY CEMENT: ASTM C91 HYDRATED LIME: ASTM C207 TYPE S AGGREGATE: ASTM C144 WATER: **CLEAN AND POTABLE**

PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING.

THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION (SEE GENERAL STRUCTURAL NOTES)

SLAB ON GRADE NOTES

PROHIBITED.

PROVIDE CONCRETE SLABS OVER POLYETHYLENE VAPOR BARRIER AND 4" OF POROUS FILL AS FOLLOWS: 5" SLAB REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC AND WITH 4,000 PSI MIX CONCRETE.

MAXIMUM SLUMP FOR CONCRETE SLABS WILL BE 5" WITH TYPE II CEMENT. ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH. WELDED WIRE FABRIC SHALL BE ORDERED IN SHEETS, NOT ROLLS. WELDED WIRE FABRIC SHALL BE BLOCKED INTO POSITION WITH PRECAST CONCRETE BLOCKS HAVING THE SAME COMPRESSIVE STRENGTH OF THE SLAB.

THE ALTERNATE WIRES OF THE WELDED WIRE FABRIC MUST BE PRECUT AT THE SLAB CONTRACTION JOINT LOCATIONS TO CREATE A "WEAKENED THE USE OF POLYPROPYLENE FIBERS (IN LIEU OF WELDED WIRE FABRIC) IS

ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR FILL MATERIAL WITH 100% PASSING THE 1 1/2" SIEVE AND NO MORE THAN 5% PASSING THE NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 98% MAX DRY

SLAB JOINTS SHALL BE FILLED WITH A SEALANT PER THE MANUFACTURER RECOMMENDATIONS.

DENSITY PER ASTM D-1557 MODIFIED PROCTOR METHOD.

SLABS EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (1%) ±WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.

THE SLAB SHALL BE WET CURED BY KEEPING THE SLAB MOIST FOR A PERIOD OF SEVEN DAYS. ALTERNATIVELY, PROVIDE A WET-CURING SEALANT PER THE MANUFACTURERS RECOMMENDATIONS.

WRAP VAPOR BARRIER AROUND FOOTING ACCORDING TO BUILDING SCIENCE BEST PRACTICE.

FOUNDATION NOTES

ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL, OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 2000 PSF. BY GEOTECHNICAL REPORT.

REMOVE ANY SOFT OR SOIL MATERIAL ENCOUNTERED UNDER FOOTINGS

UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING COVER FOR FOUNDATION REINFORCEMENT: BOTTOM BARS & BARS IN CONCRETE CAST AGAINST EARTH: 3" BARS THAT ARE EXPOSED TO WEATHER:

#5 OR SMALLER1 1/2" #6 OR BIGGER 2"

ALL BARS SHALL BE LAPPED 40 X THE BAR DIAMETER AT SPLICES.

PRIOR TO COMMENCING FOUNDATION WORK, COORDINATE WORK WITH UTILITIES.

A LAYER OF WELL-GRADED FREE-DRAINING GRANULAR MATERIAL/SAND (AT LEAST 6" THICK AND COMPACTED TO 98% OF SPMDD) SHOULD BE PLACED UNDER THE FOUNDATION TO PROVIDE A UNIFORM BEARING SURFACE.

TEMPORARY SHORING AND BRACING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH, SAFETY, AND STABILITY OF THE NEW AND EXISTING STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS CONTACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY. THE CONTRACTOR SHALL AT THIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING

STRUCTURAL STEEL NOTES

ALL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, WELDING SHALL CONFORM TO THE LATEST AWS AND AISC SPECIFICATIONS.

WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE AND WITHIN THE TOLERANCES SPECIFIED IN THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL.

IT IS SPECIFICALLY NOTED THAT BURNED HOLES ARE NOT ACCEPTABLE UNLESS SPECIAL PERMISSION IS GIVEN BY ENGINEER.

ALL SHOP FABRICATED WORK SHALL BE DONE IN A SHOP APPROVED BY THE GOVERNING AGENCY. FABRICATOR SHALL SUBMIT PROGRAM OF WELDING INSPECTION TO ENGINEER FOR APPROVAL.

ALL STRUCTURAL STEEL SHALL BE AS FOLLOWS UNO:

ALL WF, WT SHAPES CONNECTION PL & MISC STEEL (UNO) ASTM A36 **GUSSET & COLLECTOR PLATES** PIPE COLUMNS (TYPE S, SEAMLESS) STRUCTURAL TUBING ANGLE, CHANNELS THREADED ROD **HEADED SHEAR STUDS**

ASTM A53 GRADE B ASTM A500 GRADE B ASTM A36 ASTM A36 ASTM A108, GRADES 1015 TO 1020, TYPE 316, 50 ksi

ASTM A572 GRADE 50

A992 GRADE 50

ELECTRODES a) E70XX FOR A36 STEEL AND SMAW PROCESS OR EQUIVALENT.

> b) FOR OTHER STEEL **GRADES USE MATCHING** WELD METAL AND PROCESSES.

ALL HIGH STRENGTH BOLTS SHALL BE ASTM A325-N TYPE UNLESS OTHERWISE NOTED.

AROUND ALL ANCHOR BOLTS EXPOSED TO THE WEATHER, U.N.O.

ALL BOLTS USED FOR ERECTION SHALL BE ASTM A325 TYPE WITH THREADS **EXCLUDED FROM SHEAR PLANES.** ALL PLAIN ANCHORS SHALL BE A36; ALL ANCHOR BOLTS SHALL COMPLY WITH ASTM F1554. 3" MINIMUM CONCRETE COVER WILL BE PLACED

WELDING MATERIALS: PROVIDE TYPE REQUIRED FOR MATERIALS BEING WELDED, PER AWS D1.1.

PROVIDE CONTINUOUS INSPECTION FOR ALL FABRICATION AND WELDING OF STRUCTURAL STEEL AS REQUIRED PER CODE REQUIREMENTS. ALL COMPLETE PENETRATION GROOVE WELDS IN JOINTS AND SPLICES SHALL BE TESTED 100 PERCENT IN ACCORDANCE WITH IBC. USE ONE OF THE APPROVED METHODS OF TIGHTENING HIGH STRENGTH BOLTS.

A WELDING SEQUENCE SHALL BE PLANNED TO MINIMIZE RESIDUAL STRESSES AND DISTORTIONS OF INDIVIDUAL MEMBERS AND THE BUILDING FRAME. ALL DETAILING, FABRICATION, AND ERECTION SHALL COMPLY WITH AISC, LATEST EDITION.

UNLESS OTHERWISE NOTED, ALL STIFFENER PLATES ARE 3/8" THICK MINIMUM AND ALL BUTT WELDS ARE FULL PENETRATION WELDS. ERECTION CLIPS, TEMPORARY BRACING, ETC., REQUIRED BY THE CONTRACTOR ARE NOT SHOWN.

SUBMIT SHOP DRAWINGS FOR THE FABRICATION AND ERECTION OF ALL ASSEMBLIES OF STRUCTURAL STEEL WORK. INCLUDE PLANS AND ELEVATIONS AT NOT LESS THAN 1/4" TO 1'-0" SCALE, AND INCLUDE DETAILS OF SECTIONS AT NOT LESS THAN 1" TO 1'-0" SCALE.

NO FINISH FABRICATION SHALL BE COMMENCED OR MATERIAL DELIVERED TO THE JOB UNTIL THE ENGINEER HAS REVIEWED AND APPROVED THE SHOP DRAWINGS.

ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF ZINC CHROMATE PRIMER OR EQUAL. AFTER ERECTION, FIELD CONNECTIONS SHALL BE TOUCHED UP. DO NOT PAINT PORTION OF STEEL TO BE EMBEDDED IN CONCRETE, HEADED ANCHOR STUDS, FAYING SURFACES OR AREAS TO RECEIVE FIRE PROOFING. EXTERIOR, EXPOSED STEEL MEMBERS ARE SPECIFIED TO BE HOT-DIPPED GALVANIZED OR STAINLESS AS NOTED.

WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION LATEST EDITION. THIS INCLUDES OPEN WEB JOIST CONNECTIONS.

THE USE OF E70T-4 WELDING WIRE IS NOT ALLOWED FOR ANY APPLICATION.

WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS) SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY WELDING OF THE STRUCTURAL STEEL. THE WELDING PROCEDURES SHALL INCLUDE ALL THE WELDED JOINTS AND CONFIGURATIONS TO BE USED ON THIS PROJECT-ONLY WPS WHICH ARE RELEVANT TO THIS PROJECT SHALL BE SUBMITTED. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER AWS OR BE QUALIFIED BY TEST PER AWS. A PROCEDURE QUALIFICATION RECORD (PQR) SHALL BE INCLUDED WITH THE WPS IF THE WELDING PROCEDURE OR JOINT IS QUALIFIED BY TESTING. THE ELECTRODE MANUFACTURER AND PRODUCT/TRADE NAME SHALL BE IDENTIFIED IN THE WPS IN ADDITION TO THE AWS ELECTRODE CLASSIFICATION NAME. A COPY OF THE ELECTRODE MANUFACTURER'S TECHNICAL DATA SHEETS WITH THE RECOMMENDED WELDING PARAMETERS SHALL BE SUBMITTED WITH THE

DO NOT WELD ANY STRUCTURAL STEEL MEMBER OR CONNECTION UNLESS EXPLICITLY CALLED OUT IN THE CONTRACT DOCUMENTS.

WELD SYMBOLS SHOW FINAL WELD REQUIRED. THE CHOICE TO WELD IN THE FIELD OR IN THE SHOP SHALL BE UP TO THE CONTRACTOR AND SHALL BE INDICATED IN THE FABRICATOR'S SHOP DRAWINGS.

ALL STRUCTURAL STEEL SHALL BE PROPERLY GUYED AND BRACED UNTIL FLOOR AND ROOF FRAMING SYSTEM AND LATERAL LOAD RESISTING SYSTEM IS IN PLACE.

THIS STRUCTURE IS CONSIDERED A NON-SELF-SUPPORTING STEEL FRAME. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORTS UNTIL ALL PERMANENT SHEAR WALLS. MOMENT FRAMES. BRACED FRAMES, AND FLOOR SLABS ARE IN PLACE.

METHOD

MATERIAL

CS-WSP | Wood structural panel

ALL BEAM CONNECTIONS SHALL BE DETAILED TO PROVIDE A SHEAR CONNECTION WITH A MINIMUM DESIGN CAPACITY AS THAT SHOWN IN THE DRAWINGS BEAM SHEAR TAB CONNECTION TABLE FOR THE CORRESPONDING BEAM SIZE.

ALL CONNECTIONS NOT DETAILED OR OTHERWISE NOTED SHALL BE DESIGNED AS AISC TYPE 2 BOLTED CONNECTIONS DESIGNED FOR FULL LOAD CAPACITY OF THE CONNECTING MEMBERS.

ALL BOLTS IN MOMENT CONNECTIONS SHALL BE BEARING TYPE CONNECTIONS.

ALL WELDS SHALL BE MADE BY WELDERS CERTIFIED ACCORDING TO AWS

WOOD NOTES

- LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. UNLESS OTHERWISE NOTED.
- ALL LUMBER TO BE SOUTHERN YELLOW PINE #1 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES: Fb=1250 PSI.
 - E=1,600,000 PSI
- LVL SHALL BE PER TRUSS MANUFACTURE LVL 3000Fb -1.8E OR SIMILAR 4. THE CONTRACTOR SHALL USE H TYPE SEISMIC AND HURRICANE TIES
- FOR ALL ROOF RAFTERS, PLATES AND STUDS. USE H7 BY SIMPSON. 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLAN.
- 6. THE CONTRACTOR SHALL SHORE ALL FRAMING PRIOR TO THE REMOVAL OF WALLS AND BEAMS.

* ALL DIMENSIONS TO BE VERIFIED IN FIELD.

* ALL EXIST DIMENSIONS SUBMITTED BY THE CLIENT.

* FASTENING REQUIREMENTS FOR WOOD TOGETHER TO BE ACCORDING THE MANUFACTURE RECOMMENDATIONS.

LOADS

15 P.S.F. DEAD LOAD 40 P.S.F.

CONTINUOUS SHEATING METHODS

FIGURE

MINIMUM

THICKNESS

GENERAL NOTES:

-ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PROIR TO ANY CONSTRUCTION.

-DO NOT SCALE DRAWINGS.

-CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DO TO FIELD CONSTRUCTION CONDITIONS AND CONSTRUCTION METHODS.

-SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND

-ALL CONSTRUCTION MUST BE ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AND ANY AUTHORITIES HAVING JURISDICTION.

-CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS.

-ALL PRODUCTS & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS.

-ANY MATERIALS SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE.

V.H.

DESCRIPTION: DATE:

DRAWN BY

DATE:

SCALE:

PROJECT:

CONNECTION CRITERIA

6d common (2"x0.113") nails at 6" spacing (panel

adges) and at 12" spacing (intermediate supports)

or 16 ga. X 1-3/4 staples: at 3" spacing (panel

edges) and 6" spacing (intermediate supports)

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

STRAIGHT BAR DEVELOPMENT LENGTHS LENGTHS (INCHES)

	3,000 PSI CONCRETE		4,000 PSI CONCRETE		5,000 PSI CONCRETE			6,000 PSI CONCRETE				
BAR SIZE	TEN	TENSION COMP TENSION	COMP	SION		TENSION		COMP				
	TYP	TOP	COMP	TYP	TOP	COMP	TYP	TOP	COMP	TYP	TOP	COMP
#3	16	21	9	14	18	8	13	17	8	12	16	8
#4	22	29	11	19	25	9	17	22	9	15	20	9
#5	28	36	14	24	31	12	21	29	12	19	25	12
#6	33	43	17	29	37	14	26	33	14	24	30	14
#7	48	63	19	42	54	17	38	49	16	34	45	16
#8	55	71	22	48	62	19	43	56	18	39	51	18
#9	62	80	25	54	70	21	48	63	20	44	57	20
#10	69	89	28	61	79	24	54	71	23	50	64	23

- DEVELOPMENT AND LAP SPLICE LENGTHS SHOWN ARE FOR UNCOATED ASTM A615 GRADE 60
- (Fy = 60,000 PSI) DEFORMED BAR REINFORCING. DEVELOPMENT LENGTHS ARE BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT
- CONCRETE MULTIPLY THE LENGTHS SHOWN BY 1.3. MINIMUM BAR CLEAR COVER SHALL BE 1 BAR DIAMETER. MINIMUM BAR CLEAR SPACING IS 1 BAR DIAMETER IN BEAMS AND COLUMNS AND 2 BAR DIAMETERS IN OTHER CONCRETE

ELEMENTS. MULTIPLY THE DEVELOPMENT LENGTH SHOWN BY 1.5 FOR REINFORCING WITH

USE THE LAP SPLICE LENGTHS IN THE "TOP" COLUMN FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.

COVER AND SPACING LESS THAN DESCRIBED ABOVE.

LAP SPLICE LENGTHS FOR CONCRETE

CLASS B S	CLASS B SPLICE LENGTHS (INCHES)												
	3,000 F	SI CON	CRETE	4,000	4,000 PSI CONCRETE			5,000 PSI CONCRETE			6,000 PSI CONCRETE		
BAR SIZE	TEN	SION	COMP	TEN	SION	COMP	TEN	SION	COMP	TENSION		COMP	
	TYP	TOP	COMP	TYP	TOP	COIVIE	TYP	TOP	COMP	TYP	TOP	COMP	
#3	21	27	12	18	24	12	17	22	12	17	20	12	
#4	29	38	15	25	32	15	22	29	1 5	20	26	1 5	
#5	37	47	19	31	40	19	28	36	19	25	33	19	
#6	43	56	23	38	48	23	34	43	23	31	39	23	
# 7	62	82	27	54	70	27	49	63	27	45	58	27	
#8	72	92	30	62	80	30	56	72	30	51	66	30	
#9	81	104	34	70	91	34	63	81	34	57	74	34	
#10	90	116	39	79	102	39	71	92	39	64	84	39	

- DEVELOPMENT AND LAP SPLICE LENGTHS SHOWN ARE FOR UNCOATED ASTM A615 GRADE 60
- (Ev = 60 000 PSI) DEFORMED BAR REINFORCING
- DEVELOPMENT LENGTHS ARE BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE MULTIPLY THE LENGTHS SHOWN BY 1.3. MINIMUM BAR CLEAR COVER SHALL BE 1 BAR DIAMETER, MINIMUM BAR CLEAR SPACING IS 1 BAR DIAMETER IN BEAMS AND COLUMNS AND 2 BAR DIAMETERS IN OTHER CONCRETE

ELEMENTS. MULTIPLY THE DEVELOPMENT LENGTH SHOWN BY 1.5 FOR REINFORCING WITH

USE THE LAP SPLICE LENGTHS IN THE "TOP" COLUMN FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.

COVER AND SPACING LESS THAN DESCRIBED ABOVE.

Fastener Installation Requirements Fastener Piece # of Width Plies Type(1) Min. Length # Rows O.C. Spacing Location 10d nails 12d-16d nails 3 1/4" 2(2) One side $3\frac{3}{8}$ " or $3\frac{1}{2}$ " 2 24" Screws 10d nails 3" 3 1/4" 2(2) 12d-16d nails $3\frac{3}{8}$ " or $3\frac{1}{2}$ " Screws 5" 10d nails(3) 3" (per ply) 3 1/4" 12d-16d nails 5" or 6" Screws 24" $6\frac{3}{4}$ " 5" or 6" Screws 3½" 6 3/4" ⅓" bolts 8" 24" 2

Both sides Both sides One side

side so they fall halfway between fasteners on the first side. One side Both sides One side Both sides maximum width of 7"

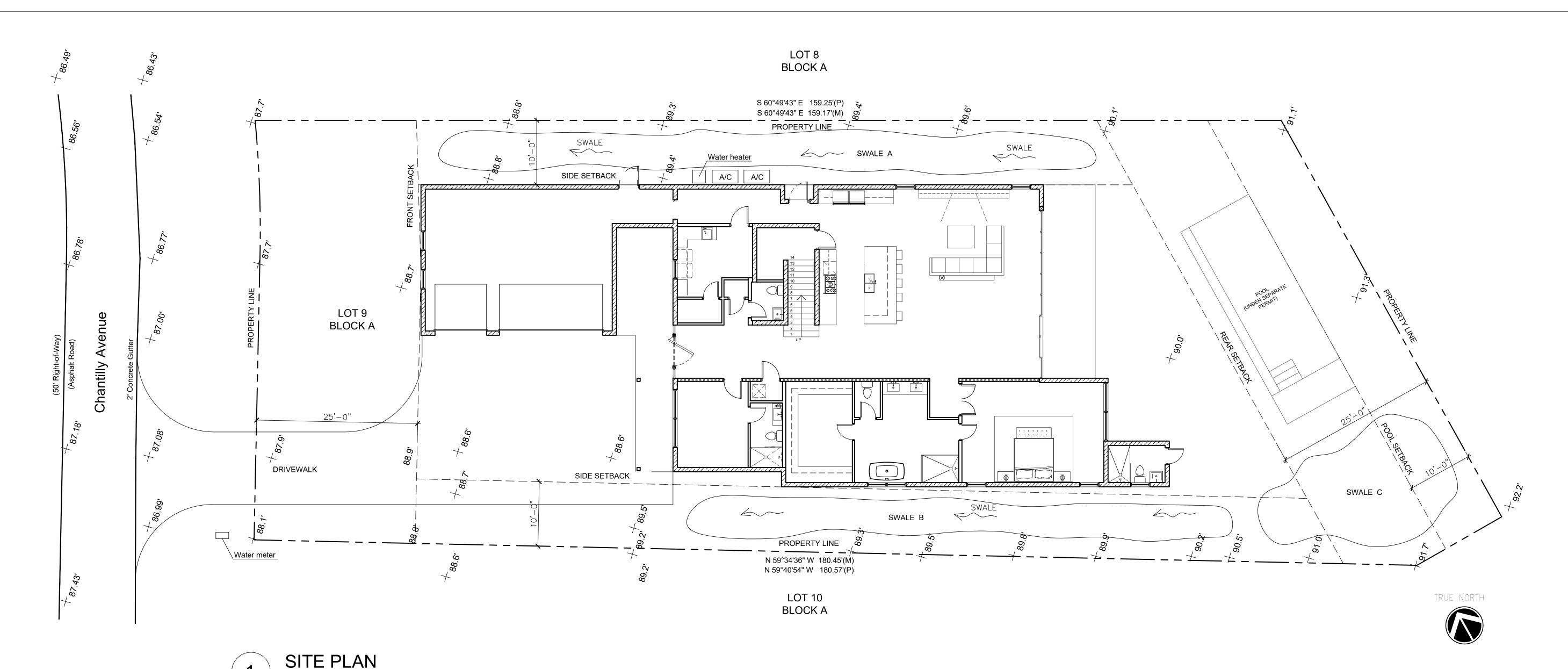
Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams. Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a

Multiple-Member Connections for Top-Loaded Beams

When fasteners are required on both sides, stagger fasteners on the second

One side

(1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, WS, or Truss-LOK-EWP™. (2) An additional row of nails is required with depths of 14" or greater. (3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below



ARCHITECTURAL GENERAL NOTES

- . WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND
- PAID FOR BY THE CONTRACTOR. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL
- MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN NEW
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR

SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A

SMOOTH TRANSITION. 8. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF

APPROVED BY THE OWNER.

- COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY. 9. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE
- 10.PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO MORRISON HERSHFIELD. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
- 11.IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS. THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE
- EXECUTION OF THE WORK. 12.IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
- 13. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS.

SCALE: 1/8" = 1'-0"

THE ARCHITECT CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

PROJECT DATA

SQUARE FOOTAGE CALCULATION:

1ST FL MAIN HOUSE A/C: 2,597.31 SQ FT 2ND FL MAIN HOUSE A/C: 1,581.94 SQ FT COVERED ENTRY/PORCH/TERRACES/BALCONIES: 747.74 SQ FT GARAGE: 688.22 SQ FT 5,615.21 SQ FT

TOTAL 1ST AC/2ND AC/GARAGE AREA: 4,867.47 SQ FT< 5,200 SQ. FT BUILDING HEIGHT: 2-STORY

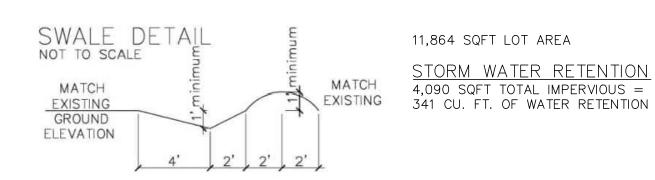
TYPE OF CONSTRUCTION: TYPE III OCCUPANCY TYPE: GROUP R-RESIDENTIAL

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- FLORIDA BUILDING CODE RESIDENTIAL- 2020 FLORIDA BUILDING CODE EXISTING BUILDING- 2020
- FLORIDA MECHANICAL CODE- 2020 FLORIDA PLUMBING CODE- 2020
- FLORIDA FIRE PREVENTION CODE- 2020 NATIONAL ELECTRICAL CODE (NFPA 70-2020)

ZONING INFORMATION: ZONING DESIGNATION	ION: RS-2	
	REQUIRED	PROVIDED
PRINCIPAL FRONT SETBACK	25 FT	25'-0"
REAR SETBACK	25 FT	36'-10"
POOL SETBACK	10 FT	10'-0"
SIDE SETBACK	10 FT	10'-0"
		10'-0"
SITE DATA:	•	
SITE AREA: ~ 65 X 180 11,864 SQ.FT. LOT COVERAGE ALLOWED: 32% 3,799 SQ.FT. MIN PERVIOUS ALLOWED: 44% 5,209 SQ.FT.		



11,864 SQFT LOT AREA STORM WATER RETENTION

4,090 SQFT TOTAL IMPERVIOUS =

SCOPE OF WORK

1. NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE • 5 BEDROOMS, 5 BATHS, 3 CAR GARAGE

GENERAL NOTES:

-ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PROIR TO ANY CONSTRUCTION.

-DO NOT SCALE DRAWINGS.

-CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DO TO FIELD CONSTRUCTION CONDITIONS AND CONSTRUCTION METHODS

-SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND

-ALL CONSTRUCTION MUST BE ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AND ANY AUTHORITIES HAVING

-CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS.

-ALL PRODUCTS & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS.

-ANY MATERIALS SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE.

DESCRIPTION:

DRAWN BY:

DATE:

SCALE:

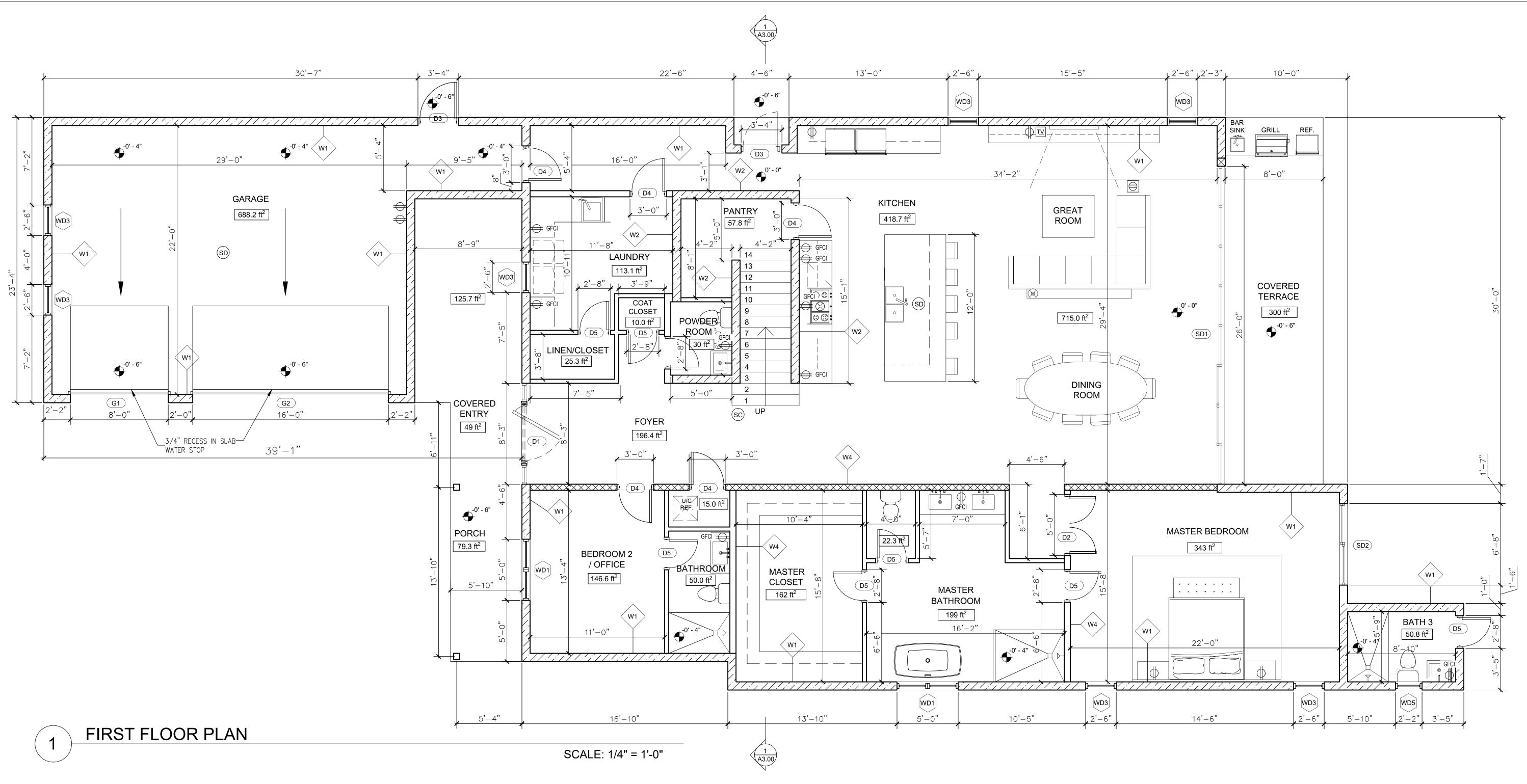
PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE:

SITE PLAN

SHEET NUMBER:



FLOOR PLAN NOTES

- BUILDER TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWING, GO BY DIMENSIONS ONLY.
- ALL WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED.
 ALL LUMBER USED FOR FRAMING SHALL BE STRUCTURAL GRADE
- NO. 2 WITH A MIN. FIO = 1150 PSI, SOUTHERN PINE, DOUGLAS FIR OR HEM FIR OR AS NOTED. OR METAL STUDS PER PLANS

 4. CLASS CLAZING MUST COMPLY WITH TESTING STANDARD "CRSC."
- 4. GLASS GLAZING MUST COMPLY WITH TESTING STANDARD "CPSC 16CFR PART 1201, CAT II"
- 5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE LINED WITH SMOOTH, NON-ABSORBENTS MATERIAL UP TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN.
- 6. ALL SHOP DRAWINGS AND PRODUCT APPROVALS WHISH ARE TO BE SUBMITTED AT A LATER DATE IN CONNECTION WITH THIS PERMIT

SAFETY NOTES

- 1. EVERY BATHROOM & CLOSET DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED
- EVERY CLOSET LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

SECONDARY MEANS OF EGRESS

EGRESS WINDOW SHALL BE NOT LESS THAN 20" WIDE AND 24" HIGH AND 5.7 SQ. FT. IN AREA (CLEAR OPENING), AND NO MORE THAN 44" A.F.F.

INSULATION MATERIAL NOTE

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC 2017 6TH EDITION 302.10.1

FLAME SPREAD NOTE

INTERIOR WALL AND CEILING FINISH-FLAME SPREAD INDEX SHALL NOT BE GREATER THAN 200, AS PER FBC R302.9.1 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER FBC R302.9.2

INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER FBC 302.10.1

LEGEND

WINDOW TAG

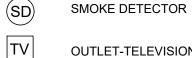
DOOR TAG



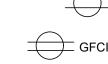
OUTLET-FLOOR



SMOKE & CARBON MONOXIDE DETECTOR



OUTLET-TELEVISION



OUTLET GFCI

OUTLET DUPLEX



WALL LEGEND

PROPOSED 8" CBS WALL TOP @ 12'-4"

PROPOSED 6" BEARING INTERIOR WALL TOP @ 12'-4"

PROPOSED 4" INTERIOR WALL TOP @ 12'-4"

PROPOSED 6" INTERIOR WALL TOP @ 12'-4"

GENERAL NOTES:

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-SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND

ONTARIO BUILDING CODE REQUIREMENTS
AND ANY AUTHORITIES HAVING
JURISDICTION.

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-ANY MATERIALS SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE.

DESCRIPTION:

V.H.

DRAWN BY:

DATE:

DATE:

SCALE:

PROJECT:

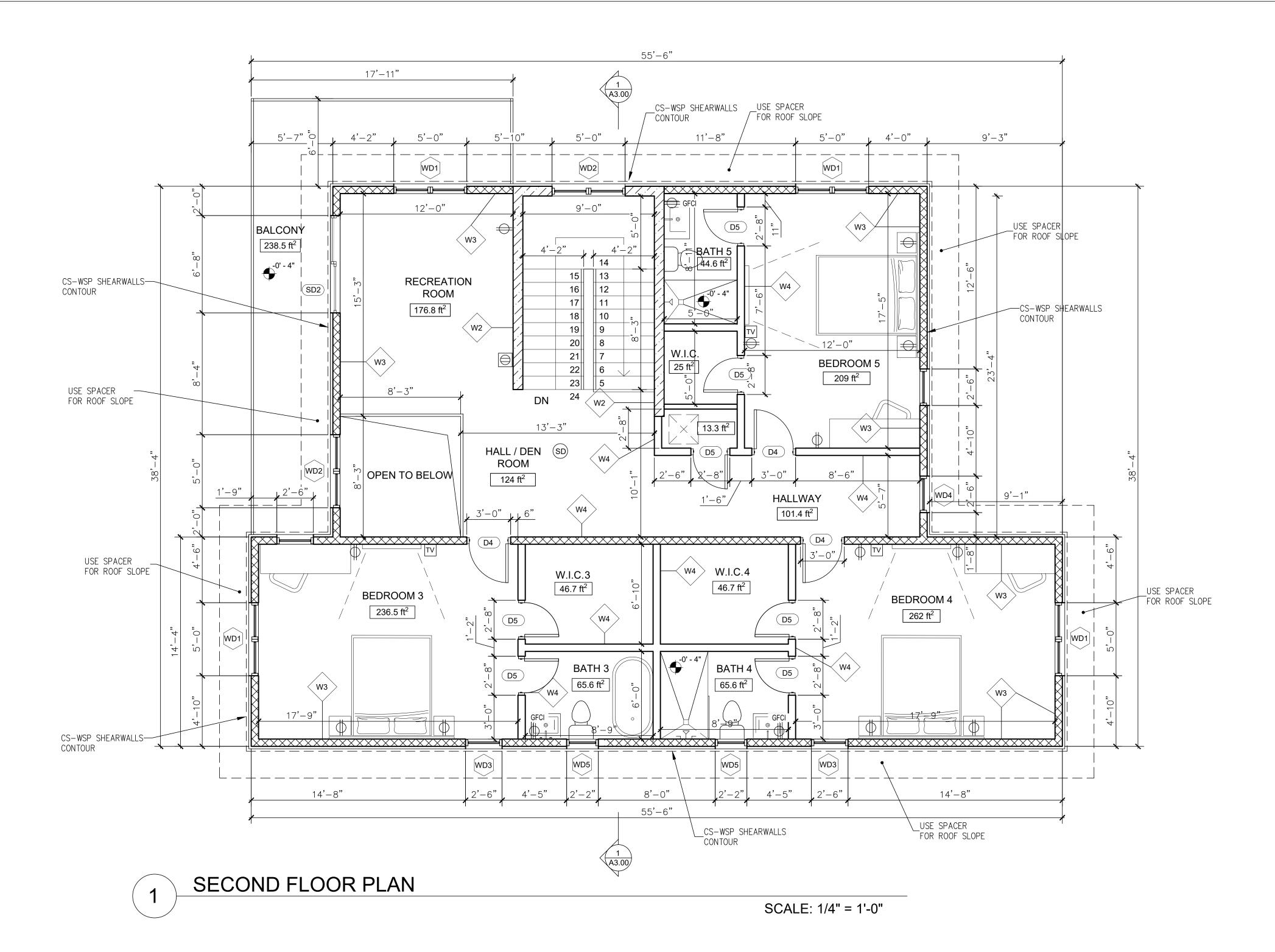
Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE :

FIRST FLOOR PLAN

SHEET NUMBER:

A1.01



FLOOR PLAN NOTES

- BUILDER TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWING, GO BY DIMENSIONS ONLY.
- 2. ALL WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED.
- 3. ALL LUMBER USED FOR FRAMING SHALL BE STRUCTURAL GRADE NO. 2 WITH A MIN. FIO = 1150 PSI, SOUTHERN PINE, DOUGLAS FIR OR HEM FIR OR AS NOTED. OR METAL STUDS PER PLANS
- 4. GLASS GLAZING MUST COMPLY WITH TESTING STANDARD "CPSC 16CFR PART 1201, CAT II"
- 5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE LINED WITH SMOOTH, NON-ABSORBENTS MATERIAL UP TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN.
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SECONDARY MEANS OF EGRESS

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INSULATION MATERIAL NOTE

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FLAME SPREAD NOTE

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INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER FBC 302.10.1

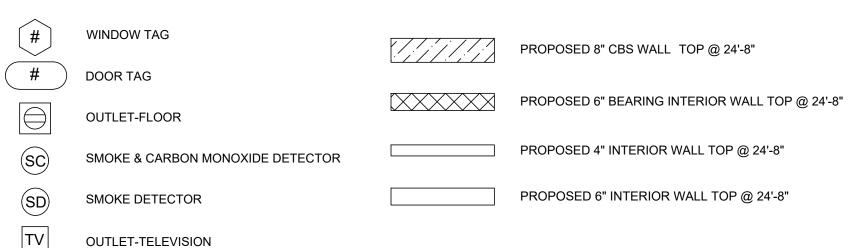
LEGEND

OUTLET DUPLEX

OUTLET GFCI

OUTLET 240V

WALL LEGEND



GENERAL NOTES:

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DATE: DESCRIPTION:

DRAWN BY

DATE:

SCALE:

PROJECT:

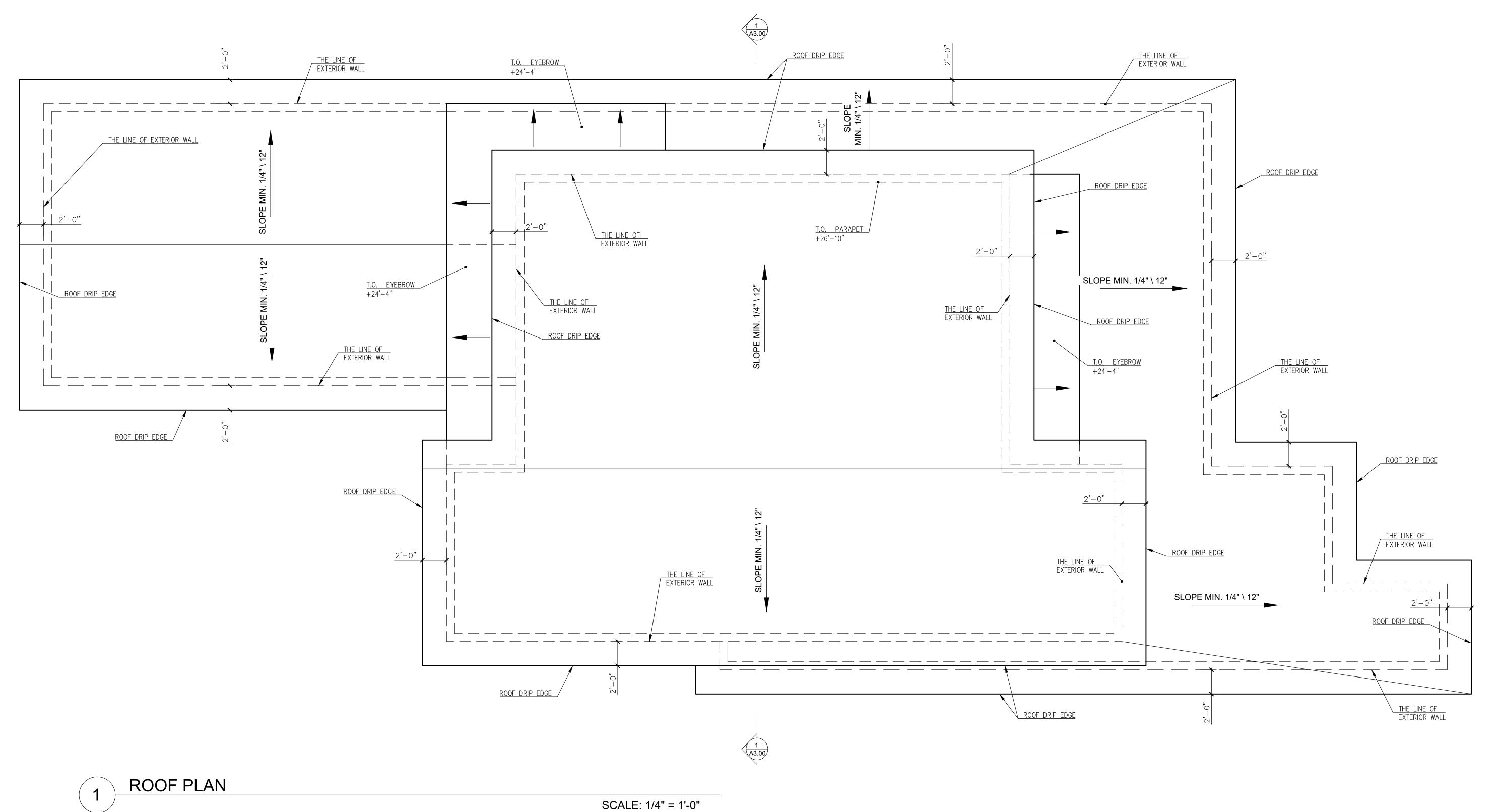
Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE :

SECOND FLOOR PLAN

SHEET NUMBER :

A1.02



GENERAL NOTES:

-ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PROIR TO ANY CONSTRUCTION.

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-ANY MATERIALS SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE.

V.H.

DATE: DESCRIPTION:
DRAWN BY:

DATE:

SCALE:

PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE :

ROOF PLAN

SHEET NUMBER:

A1.03





2 WEST ELEVATION

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

GENERAL NOTES:

-ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PROIR TO ANY CONSTRUCTION.

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DATE: DESCRIPTION:

V.H.

DRAWN BY:

DATE

SCALE:

PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE :

NORTH ELEVATION (FRONT)

WEST ELEVATION (RIGHT)

SHEET NUMBER :

A2.01



1 SOUTH ELEVATION

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

TO ROOF +25-9*

GENERAL NOTES:

-ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PROIR TO ANY CONSTRUCTION.

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DATE: DESCRIPTION:

V.H.

DRAWN BY:

ATE:

SCALE:

PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

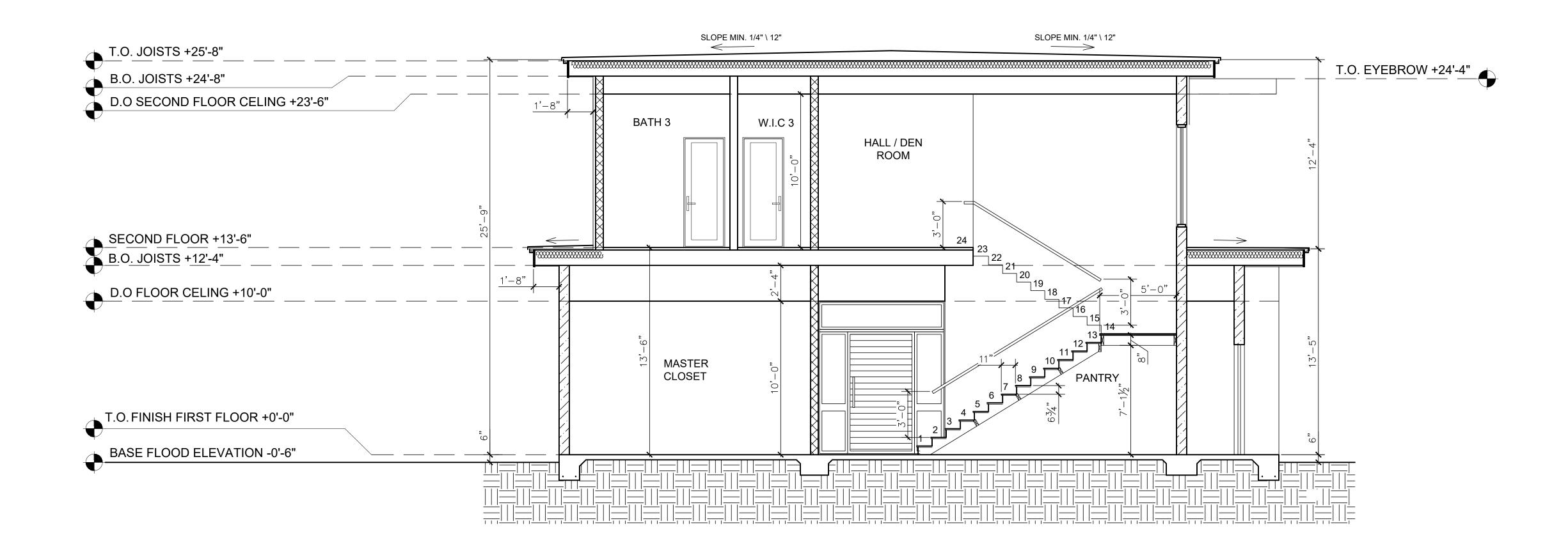
SHEET TITLE :

SOUTH ELEVATION (REAR)

EAST ELEVATION (LEFT)

SHEET NUMBER :

A2.02



CROSS-SECTION

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

WALL LEGEND

PROPOSED 8" CBS WALL

PROPOSED 6" BEARING INTERIOR WALL

PROPOSED 4" INTERIOR WALL

PROPOSED 6" INTERIOR WALL

GENERAL NOTES:

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DATE: DESCRIPTION:

V.H.

DATE: DESCRIPTION:

DRAWN BY

DATE:

SCALE:

PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE :

CROSS-SECTION

SHEET NUMBER:

A3.00

DOOR SCHEDULE

TYPE	QTY.	TYPE (MATERIAL)	SIZE	THRESHOLD	HARDWARE	REMARKS	COMENT
SD1	1	ALUM. DOOR	26-0"x 10'-0"	2"	STANDARD HARDWARE	SLIDING DOORS	OUTDOOR DOOR
SD2	1	ALUM. DOOR	8'-2"x 10'-0"	2"	STANDARD HARDWARE	SLIDING DOORS	OUTDOOR DOOR
G1	1	ALUM. DOOR	8'-0"x 8'-0"	NONE	STANDARD HARDWARE	GARAGE DOOR	OUTDOOR DOOR
G2	1	ALUM. DOOR	8'-0"x 16'-0"	NONE	STANDARD HARDWARE	GARAGE DOOR	OUTDOOR DOOR
D1	1	WOOD	8'-1"x 9'-4"	NONE	STANDARD HARDWARE	ROTATE	OUTDOOR DOOR
D2	1	WOOD	5'-0"x 8'-0"	NONE	STANDARD HARDWARE	FLUSH	ENTRY DOOR
D3	2	WOOD	3'-4"x 8'-0"	2"	STANDARD HARDWARE	FLUSH	OUTDOOR DOOR
D4	9	WOOD	3'-0"x 8'-0"	NONE	STANDARD HARDWARE	FLUSH	ENTRY DOOR
D5	14	WOOD	2'-8"x 8'-0"	NONE	STANDARD HARDWARE	FLUSH	ENTRY DOOR

NOTES

• ALL EXTERIOR DOORS AND WINDOWS SHALL MEET FLORIDA BUILDING CODE STANDARDS FOR SAFETY COMPLIANCE.

• APERTURES SHOWN MUST MEET OR EXCEED FLORIDA ENERGY EFF. CODE SECTION 7 A-D AS PREPARED EXCLUSIVELY FOR THIS PROJECT.

• DIMENSIONS SHOWN ON THIS SCHEDULE ARE APPROXIMATE ND BASED ON FINISHED OPENINGS. THEY ARE TO BE USED FOR THE REQUIRED CALCULATIONS FOR BOTH PRODUCT APPROVAL AND BIDDING. MANUFACTURER SHALL VERIFY ALL DIMENSIONS WITH THE CONTRACTOR AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND CITY OF MIAMI BEACH FOR FINAL APPROVAL BEFORE PRODUCTION ORDER IS ISSUED.

• EGRESS WINDOWS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF TOOLS AND HAVE A CLEAR MIN. WIDTH OF 20", MIN. 24" IN HEIGHT AND A MIN. TOTAL CLEAR AREA OF 5.7 SQ.FT. AS PER FBCR 310

• EGRESS DOORS SHALL BE OPERABLE FROM WITHIN, AND HAVE A MINIMUM DIMENSION OF 36"X80" (32"X78" CLEAR). EXIT DOOR SHALL BE PROVIDED FOR A DWELLING UNIT, AND SHALL BE OPENABLE FROM INSIDE WITHOUT A KEY, AS PER FBC R311.2

• WINDOWS WITH SILL HEIGHT LESS THAN 36" A.F.F. FROM FINISH FLOOR AND WITH A DROP MORE THAN 4" ON THE FAR SIDE SHALL BE PROVIDED WITH

• ALL EXTERIOR GLASS SHALL MEET MIAMI-DADE COUNTY MISSILE IMPACT RATINGS. NO SHUTTERS HAVE BEEN SPECIFIED FOR USE ON THIS PROJECT. CONTRACTOR SHALL SUBMIT NOTICE OF ACCEPTANCE WITH SHOP DRAWINGS OR APPROVAL.

· WINDOWS AND DOOR UNDER A SEPARATE PERMIT.

PROVIDE SAFETY GLASS CATEGORY II ON WINDOWS WITHIN 60" OF THE FINISH FLOOR AS PER FBCR 308.4

 \cdot ALL HINGES SHOULD BE LOCATED AT 3'-3" FROM F.F. TO CENTER LINE

· ALL GLAZING TO HAVE A U-FACTOR OF (0.24) AND SHGC (0.27). SEE ENERGY CALCS.

 \cdot ALL SHOP DRAWINGS MUST BE REVIEWED BY ARCHITECT BEFORE SUBMITTING TO CITY.

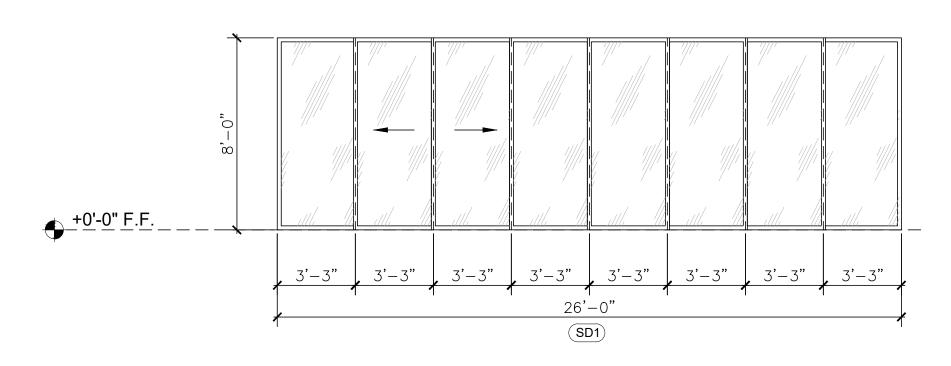
SLIDING DOOR NOTES:

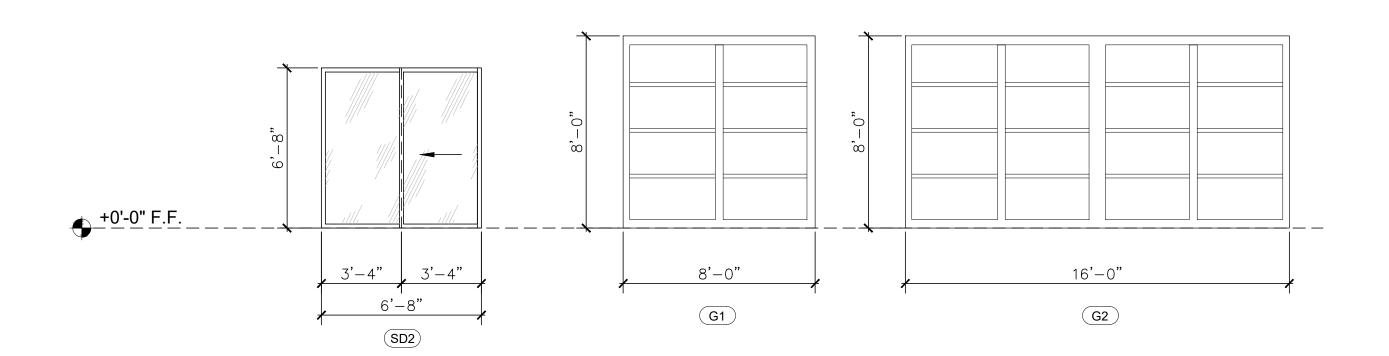
· SHALL BE CATEGORY II SAFTEY GLAZING - F.B.C. R303.3.1

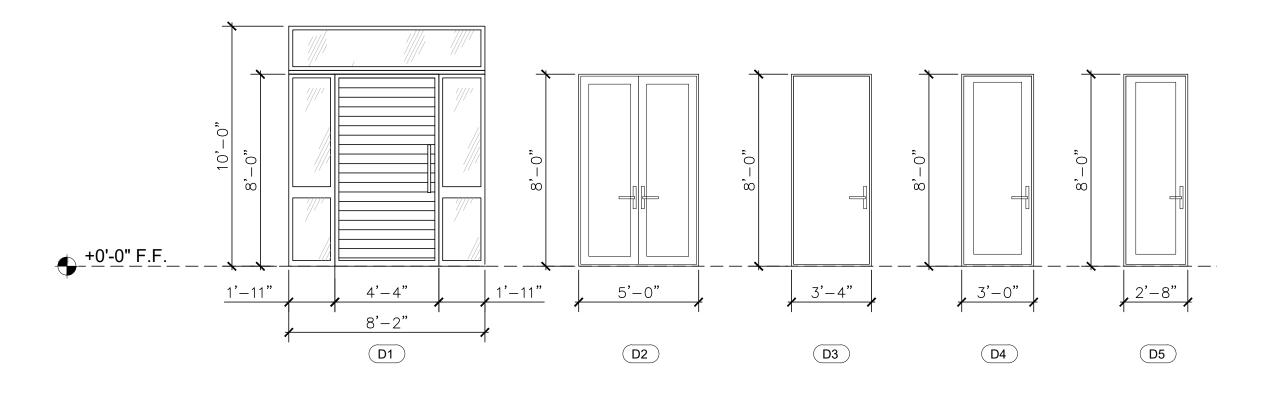
GARAGE DOOR NOTE

• MIN. 1-3/8" THICKNESS SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE RATED DOOR, SHALL BE SELF CLOSING. F.B.C. R318.1 & F.B.C. 2304.11

* ALL DOORS SHOULD COMPLY WITH LOCAL AND COUNTY CODES







WINDOW SCHEDULE

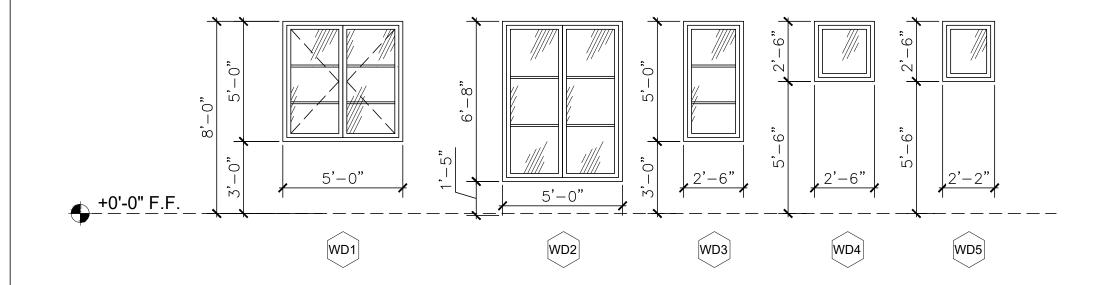
NO.	SIZE W	<u>Е</u> н	SILL	TYPE	MATERIAL	NO. OF UNITS	COMMENT
		60"	7' 0"	O A OFMENIT	A L LINAINILINA /\A/LILTE		
WD1	60"	60	3'-0"	CASEMENT	ALUMINUM/WHITE	6	
WD2	30"	80"	1'-5"	FIXED	ALUMINUM/WHITE	2	TEMPERED GLASS
WD3	30"	60"	3'-0"	FIXED	ALUMINUM/WHITE	11	
WD4	30"	30"	5'-6"	FIXED	ALUMINUM/WHITE	1	
WD5	26"	30"	2'-6"	FIXED	ALUMINUM/WHITE	3	

- (*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION
- (*) ALL EXTERIOR WINDOWS ARE TO BE HURRICANE RESISTANT. SEE NOA'S ATTACHED.
- (*) EXISTING WINDOWS TO REMAIN

EGRESS WINDOW NOTES:

· OPENING WIDTH: 20" (MIN) · OPENING HEIGHT: 24" (MIN)

OPENING AREA: 5.7 SQFT ĆLEAR / IN & OUT WINDOW SHOULD NOT BE HIGHER THAN 44" (MAX) ABOVE FINISH FLOOR



GENERAL NOTES:

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DATE: DESCRIPTION:

V.H.

DRAWN BY:

DATE:

SCALE:

PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

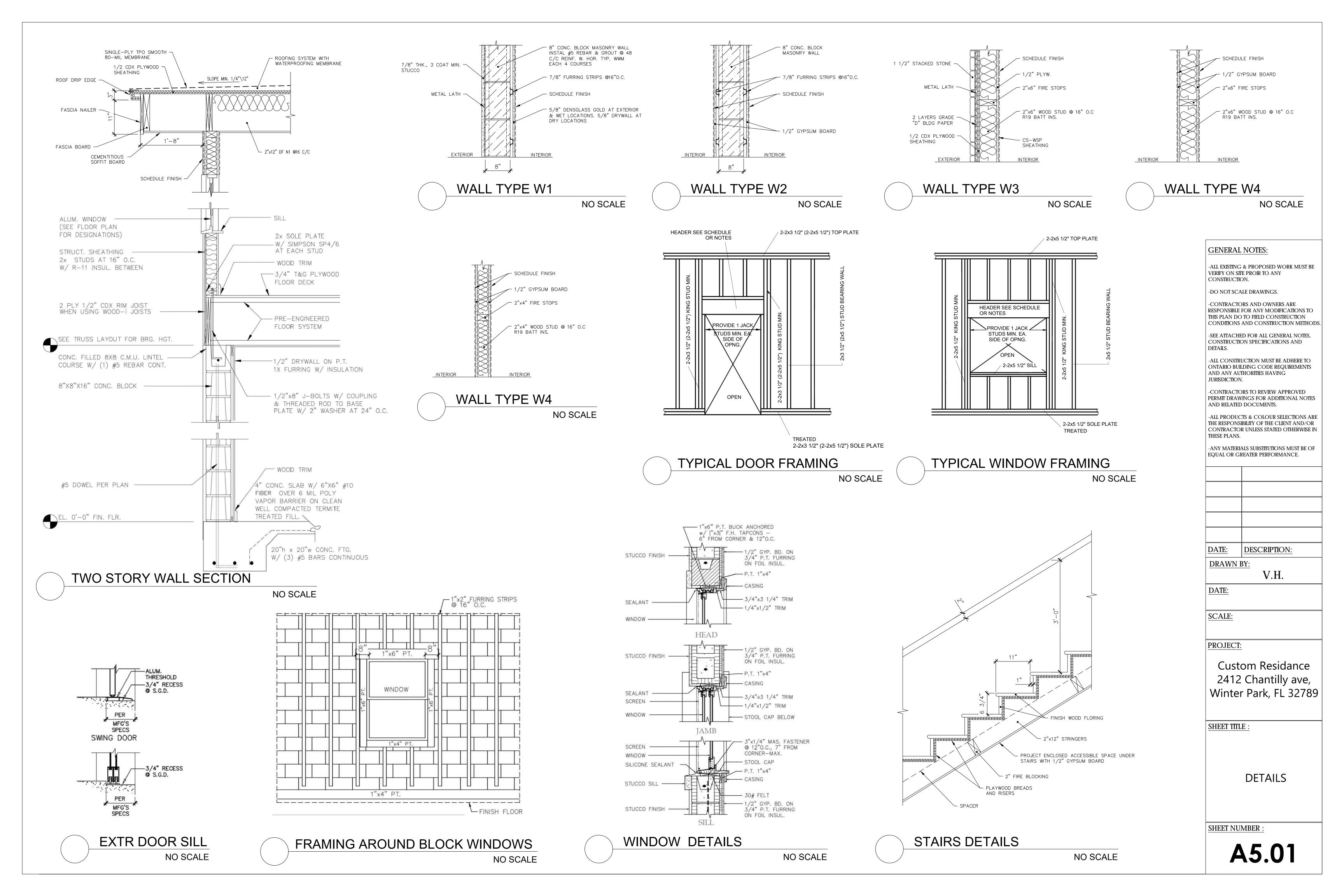
SHEET TITLE :

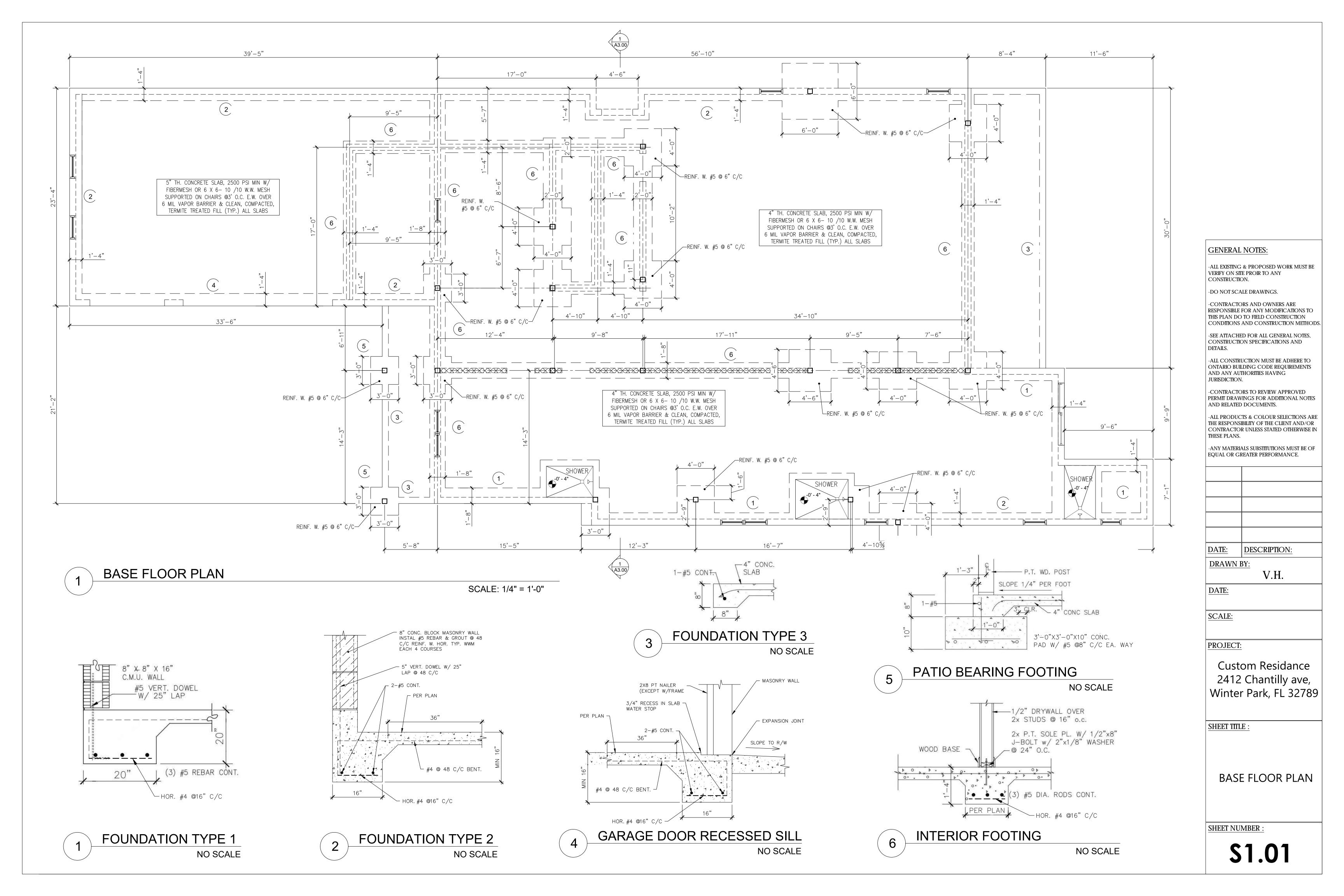
DOOR SCHEDULE

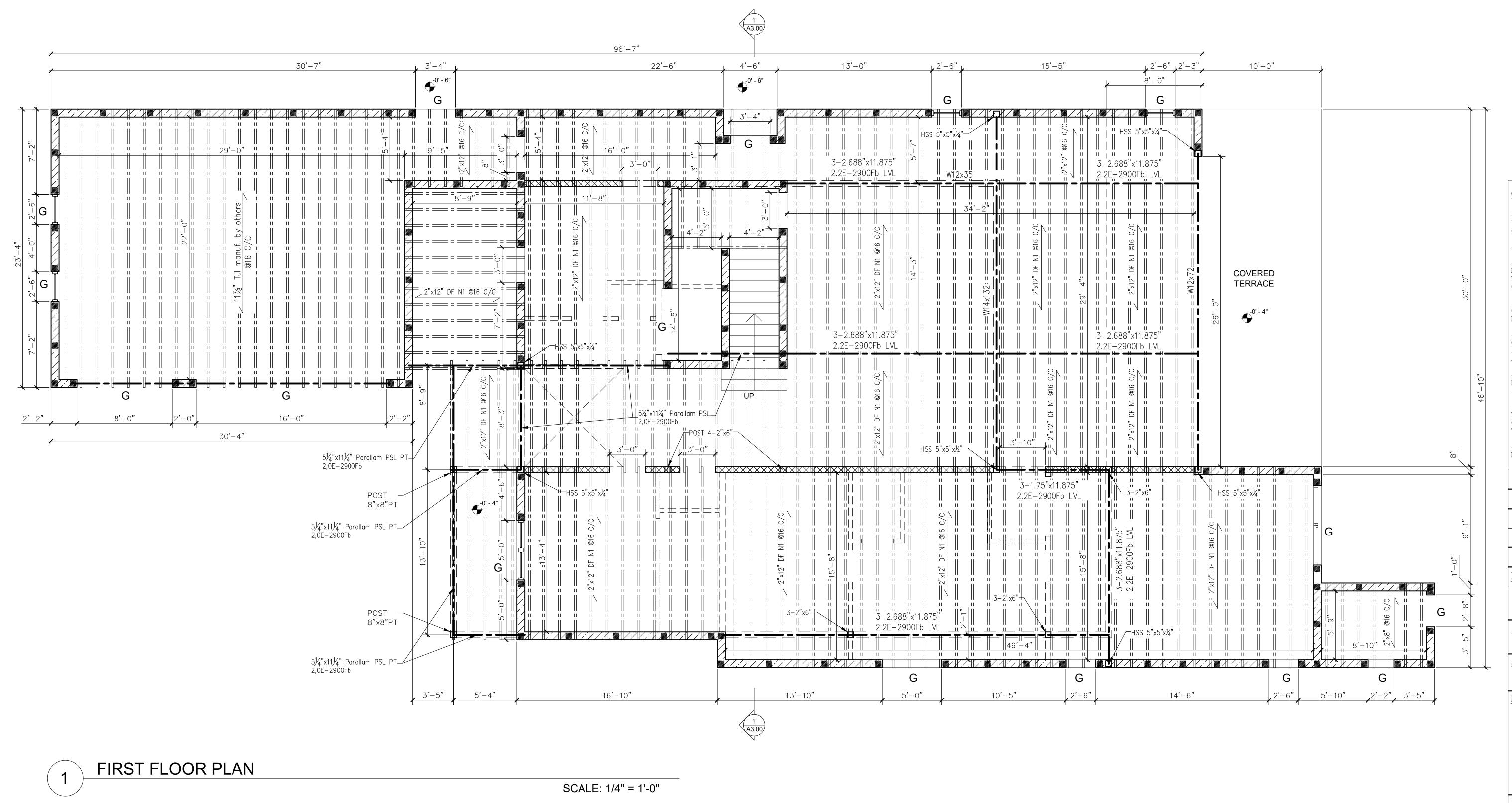
WINDOW SCHEDULE

SHEET NUMBER :

A4.00







WALL LEGEND

PROPOSED 8" CBS WALL

PROPOSED 6" BEARING INTERIOR WALL

PROPOSED 4" INTERIOR WALL

PROPOSED 6" INTERIOR WALL

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V.H.

DATE: DESCRIPTION:
DRAWN BY:

DATE:

SCALE:

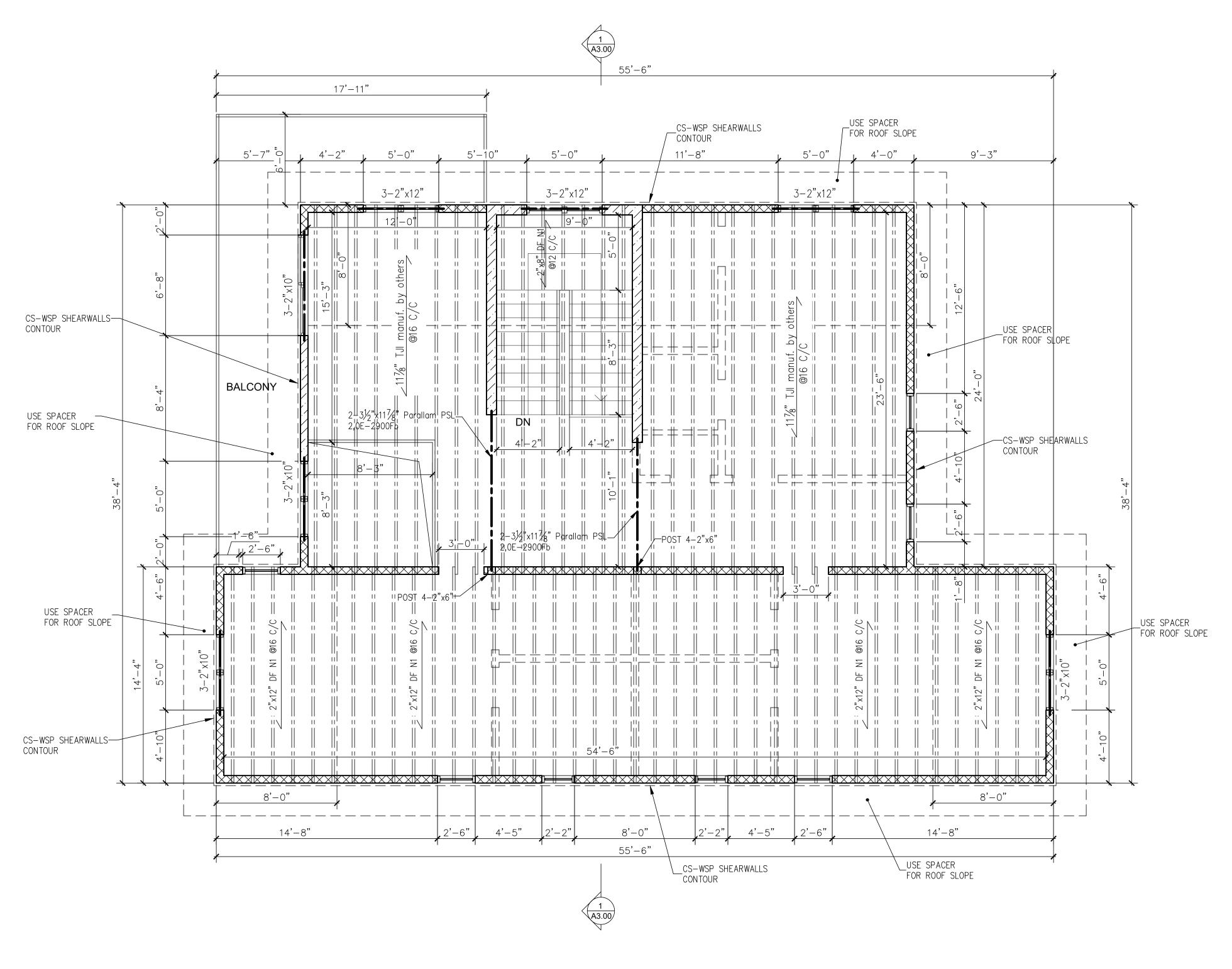
PROJECT:

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SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER :



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

WALL LEGEND

PROPOSED 8" CBS WALL PROPOSED 6" BEARING INTERIOR WALL PROPOSED 4" INTERIOR WALL

PROPOSED 6" INTERIOR WALL

CONSTRUCTION.

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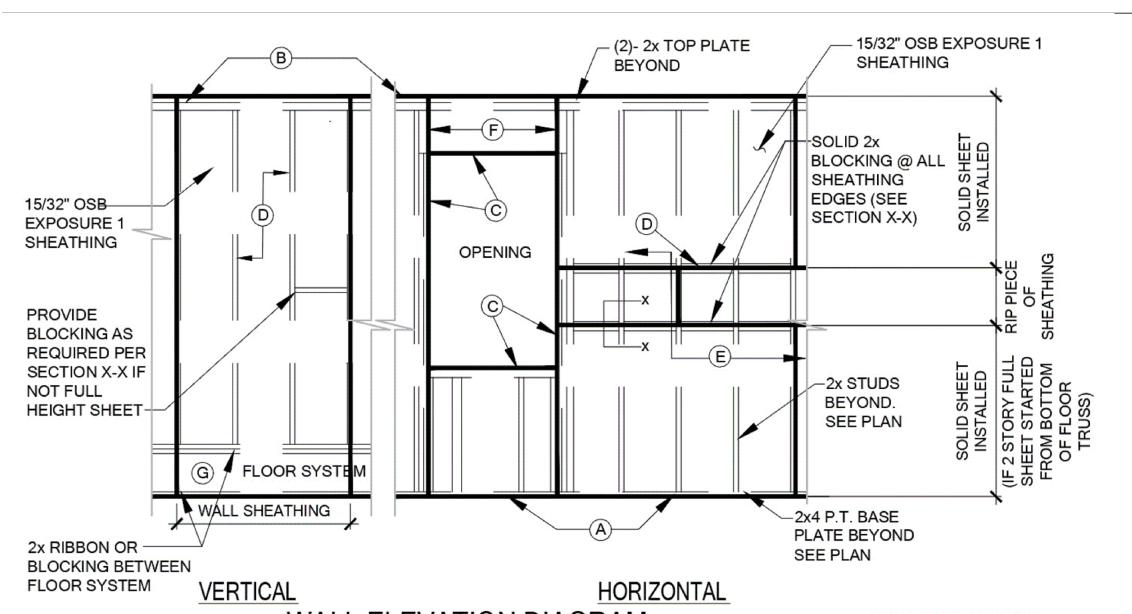
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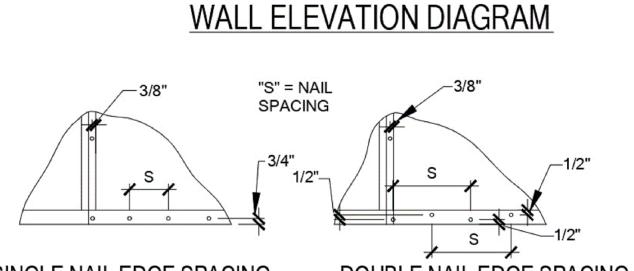
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SHEET TITLE :

SECOND FLOOR PLAN

SHEET NUMBER:





AT ALL PANEL BLOCKING LOCATIONS MIN 2 X 4 #2 SPF TURNED VERTICAL W/ 7/16" FLITCH PLATE TO W/(2) 12d TOENAILS EA. END. NAIL FLITCH PLATE TO VERTICAL W/ (4) 8d NAILS -(2) 8d NAILS @ 3" O.C.

STAGGERED

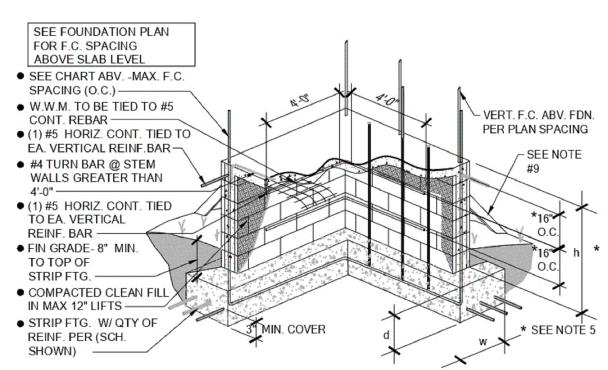
VERTICAL BLOCKING

SINGLE NAIL EDGE SPACING

DOUBLE NAIL EDGE SPACING

WALL SHEATHING INSTALL & NAILING SCHEDULE NO SCALE

	STEMWALL SCHEDULE									
STEMWALL HEIGHT (h)	(D) 1 STRY.		IMENSION (NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL				
	(D) 131K1.	(D) 2 3 1 K1	(**) 1311(1.	(W) 2 3 1 K 1			IN STEW WALL			
>2'-0"-3'-4"	12"	12"	24"	24"	W/ (3) #5 BARS	426#	5'-4"			
>3'_4"4'_0"										



NOTES:

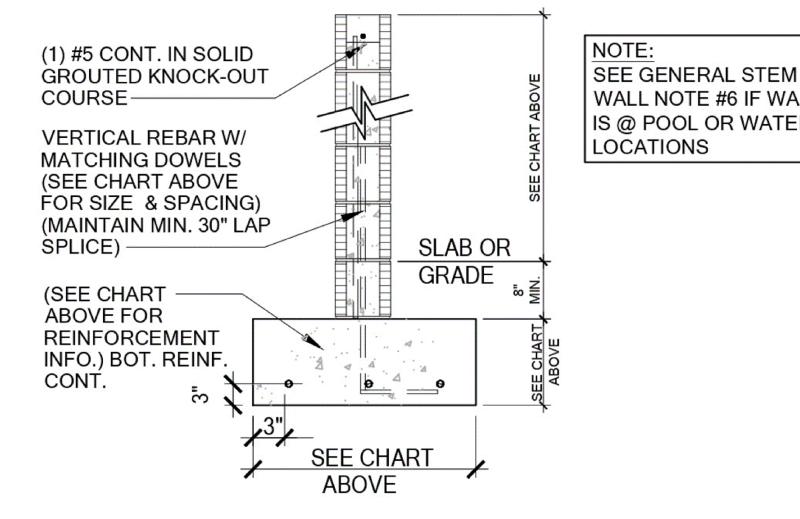
NO SCALE

- VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
- W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO TIE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO
- CONSTRUCTION FOR MORE INFORMATION G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK
- FILLING IS TAKING PLACE #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS)
- IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE. ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY
- R.403.1.4 MINIMUN DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE
- PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE. EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM IS OVER 4-0" TALL

PRE-FORMED PVC CONTROL FILLED CELL EACH JOINT BY DUR-O-WAL DA2004 SIDE OF JOINT OR OTHER APPROVED MATERIAL BACKER ROD & SASH BLOCK CAULKING MASONRY CONTROL JOINT DETAIL SCALE: N.T.S.

SITE WALL SCHEDULE

	9		
HEIGHT	FOUNDATION SIZE W X D	FTG. REINF.	DOWEL SPACING
0'-0" TO 2'-8"	2'-0" X 1'-0"	(3) #5'S CONT.	#5 @ 72" O.C.
> 2'-8 TO 5'-0"	3'-0" X 1'-0"	(4) #5'S CONT.	#5 @ 48" O.C.
> 5'-0" TO 7'-0"	3'-4" X 1'-0"	(5) #5'S CONT.	#5 @ 24" O.C.
>7'-0" TO 8'-0"	4'-0" X 1'-4"	(5) #5'S CONT. & #5 TRANSV. @ 32" OC	#6 @ 24" O.C.

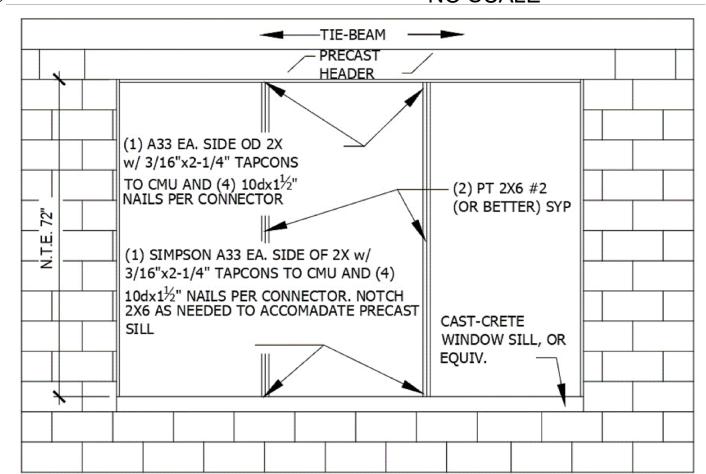


WALL NOTE #6 IF WALL IS @ POOL OR WATER LOCATIONS

PROVIDE SCREEN WHEN BLOCK BELOW IS NOT UPLIFT CONNECTOR REQUIRED TO BE FILLED. TYPICAL SEE PLAN STANDARD 90 DEGREE HOOK (TYP.) **GROUT TO BE** FLUSH WITH TOP OF WALL -TYP. BOND BEAM 8" x 8" x 16" K.O. LINTEL BLOCK FILL w/ 3000 psi PRECAST "U" LINTEL(S) FILLED CONC. w/ (1) #5 SOLID W/ 3000 PSI GROUT (SEE DIA. REBAR LINTEL PLAN FOR MINIMUM OF OPENING U.N.O. SIZE & REINFORCEMENT) -STD. 90 DEGREE CORNER FILLED w/ 3000 psi GROUT w/ (1) #5 DIA. REBAR PROVIDE KNOCK-OUT INDICATES **BLOCK FOR FIRST** FILLED CELL COMPLETE CMU COURSE FROM FTG. TO BELOW SILL & FILL SOLID BEAM w/ (1) #5 W/ (1) #5 BAR FOR ALL BAR WINDOW OPENINGS 7'-AND LARGER -8" x 8" x 16" CMU U.N.O. TYP. DOWEL 25" MIN LAP (ACI530) - SEE FOUNDATION PLAN FOR SEE FOUNDATION PLAN FOOTING REQUIREMENTS FOR LOCATION

BLOCK WALL REINFORCEMENT

NO SCALE

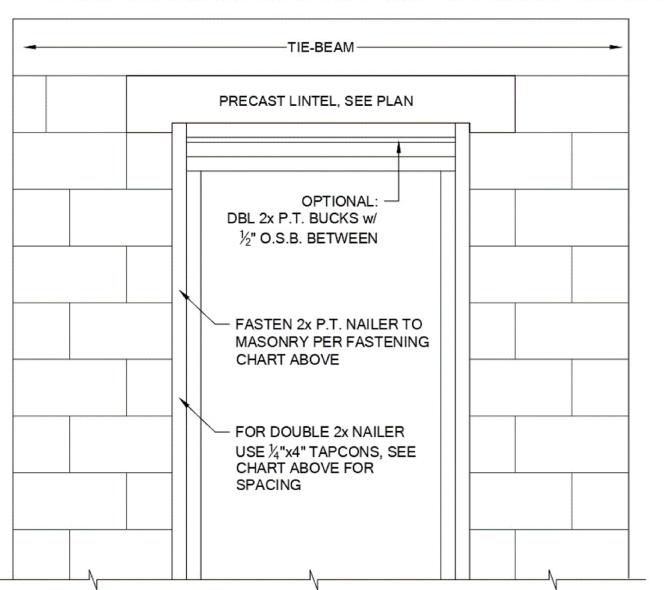


BLOCK WALL REINFORCEMENT

NO SCALE

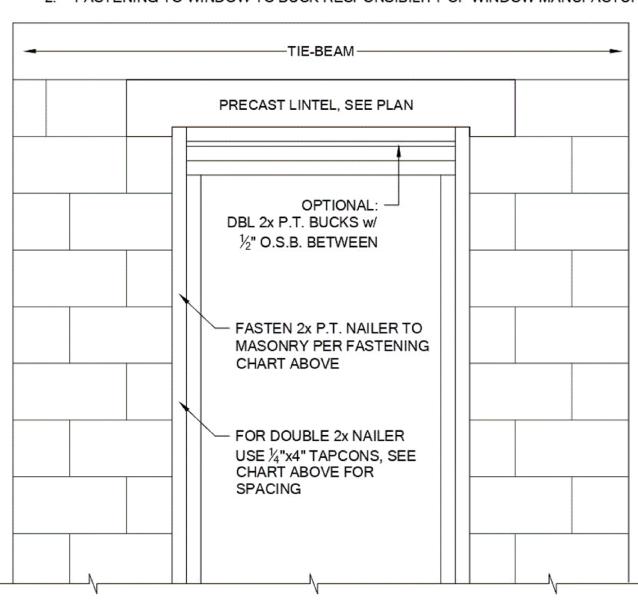
	ATTACHMEN	NT REQUIREMENTS	
SIZE	TAPCONS	SPACING	# ROWS
2 x 4	3/16" X 3"	12" O.C.	1
2 x 6	3/16" X 3"	12" O.C.	2
2 x 8	3/16" X 3"	12" O.C.	2

TAPCONS TO BE 6" FROM END



MASONRY BUCK INSTALLATION

2. FASTENING TO WINDOW TO BUCK RESPONSIBILITY OF WINDOW MANUFACTURER



SHEET NUMBER:

NO SCALE

SHEET TITLE:

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V.H.

EQUAL OR GREATER PERFORMANCE.

AND ANY AUTHORITIES HAVING

AND RELATED DOCUMENTS.

JURISDICTION.

THESE PLANS.

DATE:

DATE:

SCALE:

PROJECT:

DRAWN BY

CONSTRUCTION SPECIFICATIONS AND

DETAILS

Custom Residance

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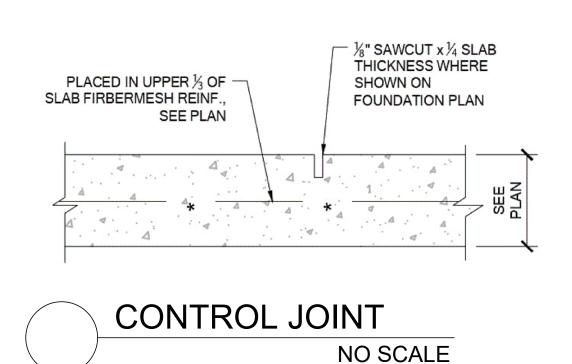
Winter Park, FL 32789

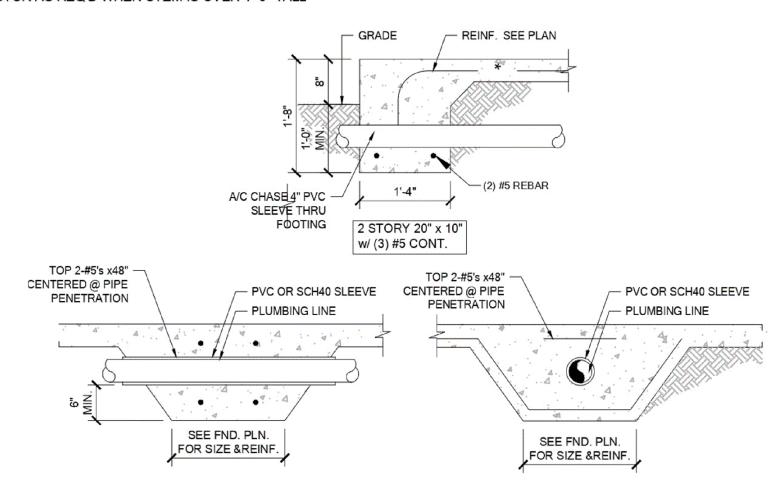
\$1.04

SITE WALL DETAIL

- 1. CONTROL JOINTS TO BE LOCATED AT 20' O.C.
- MAX AND @ ALL CHANGES IN WALL WIDTHS. 2. G.C TO COORDINATE ALL UTILITIES IN EASEMENT

STEM WALL FOOTING SCHEDULE





PIPE PERPENDICULAR TO FND.

FOUNDTION PENETRATIONS TYPYCAL NO SCALE

MASONRY TO WD BRG WALL

NO SCALE

SIMPSON SP4 W/(6) - 10d X 1 1/2

2x FRAME WALL,

VERIFY EXISTING

FILLED CELL NOT

2x4 P.T. w/ 3-1/2"x8" "J BOLTS"

TAPCONS OR 8- 2\%" HILTI

2x BASE PLATE SEE

FOUNDATION.

PLAN FOR MORE

OR 3-½" x6" EXPANSION

ANCHORS OR 6-3"x1/4"

EXISTING CMU WALL

FILLED CELL. IF

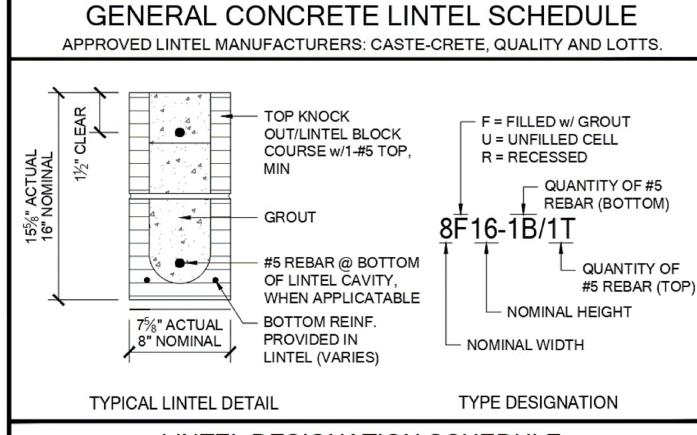
PRESENT, SEE

TIX-DNI NAILS

SEE PLAN

RM02/D3

DOUBLE 2x TOP PLATE



LINTEL DESIGNATION SCHEDULE

LINTEL DESIGN	MARK	LINTEL DESIGN	MARK	LINTEL DESIGN
8RF6-0B/1T	G	8F24-1B/1T	N	8RF22-0B/1T
8F8-0B/1T	Н	8RF30-1B/1T	P	8F24-0B/1T
8RF14-1B/1T	J	8F32-1B/1T	0	8RF30-0B/1T
8F16-1B/1T	K	8RF14-0B/1T	R	8F32-0B/1T
8F20-1B/1T	L	8F16-0B/1T	S	8F28-1B/1T
8RF22-1B/1T	M	8F20-0B/1T	T	8F40-1B/1T
			U	8F18-2B/2T
	8RF6-0B/1T 8F8-0B/1T 8RF14-1B/1T 8F16-1B/1T 8F20-1B/1T	8RF6-0B/1T G 8F8-0B/1T H 8RF14-1B/1T J 8F16-1B/1T K 8F20-1B/1T L	8RF6-0B/1T	8RF6-0B/1T

GENERAL INSTALLATION NOTES:

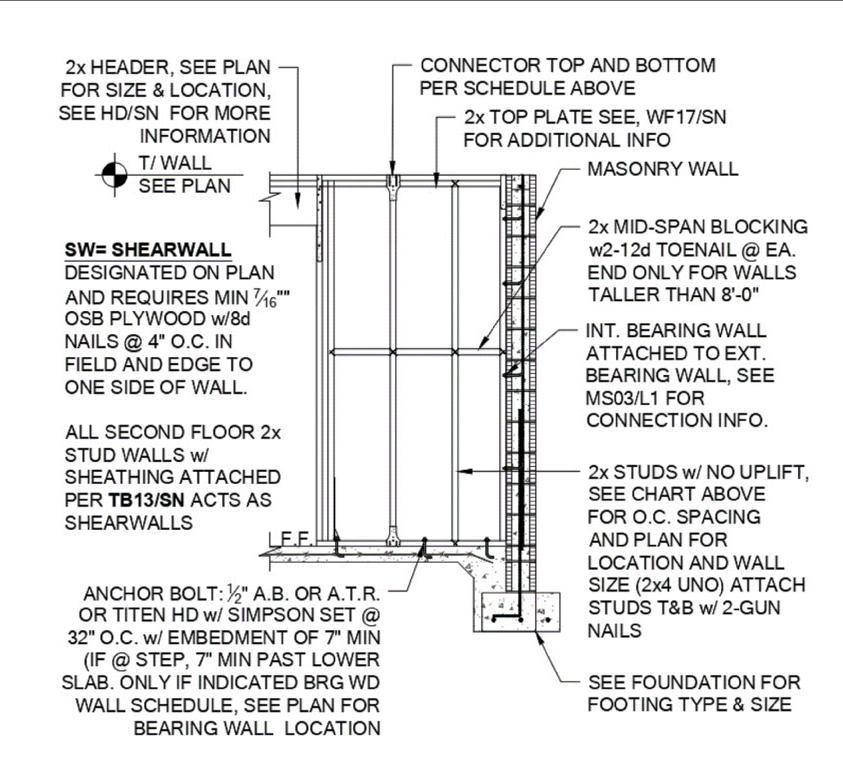
- PROVIDE FULL MORTAR HEAD AND BED JOINTS.
- 2. SHARE FILLED LINTELS ARE REQUIRED
- INSTALLATION OF LINTEL MUST COMPLY W/ THE ARCHTECTURAL AND STRUCTURAL
- U-LINTELS ARE LOCATED MANUFACTURED w/ 5\%" LONG NOTCHES AT THE END TO ACCOMMODATE VERTICAL CELL REINFORCING AND GROUTING.
- ALL LINTELS MEET OR EXCEED L/360 VERTICAL DEFLECTION, EXCEPT LINTELS 17'-4" AND LONGER w/ NOMINAL HEIGHT OF 8" MEET OR EXCEED L/180
- 6. BOTTOM FIELD ADDED REBAR TO BE LOCATED AT THE BOTTOM OF THE LINTEL
- 7. $\frac{1}{32}$ " Ø WIRE STIRRUPS ARE WELDED TO THE BOTTOM STEEL FOR MECHANICAL
- CASTPIN-PLACE CONC. MAY BE PROVIDED IN COMPOSITE LINTELS IN LIEU OF CMU
- 9. SAFE LOAD RATING BASED ON RATIONAL DESIGN ANALYSIS PER ACI 318 AND ACI 530 FLORIDA APPROVAL NUMBER 158.1
- 11. THE EXTERIOR SURFACE OF LINTELS INSTALLED IN EXTERIOR CONCRETE MASONRY WALLS SHALL HAVE A COATING OF STUCCO APPLIED IN ACCORDANCE WITH ASTM C-926 OR OTHER APPROVED COATING
- 12. LINTELS LOADED SIMULTANEOUSLY w/ VERTICAL (GRAVITY AND UPLIFT) AND HORIZONTAL (LATERAL) LOADS SHOULD BE FOR COMBINE LOADING WITH THE FOLLOWING EQUATIONS:

GENERAL MATERIAL NOTES:

- fc PRECAST LINTEL = 3500 P.S.I.
- fc PRESTRESSED LINTEL = 6000 P.S.I.
- GROUTED PER ASCM C476 f'g = 3000 P.S.I. w/ MAX %" AGGREGATE AND 8" TO 11" SUMP CMU PER ASTM C90 w/ MIN NET AREA COMPRESSION STRENGTH = 1900 P.S.I
- REBAR PER ASTM A615 GRADE 60
- 6. 270 LOW RELAXATION 7/32" WIRE PER ASTM A510
- MORTAR PER ASTM C270 TYPE M OR S

GENERAL LINTEL NOTES:

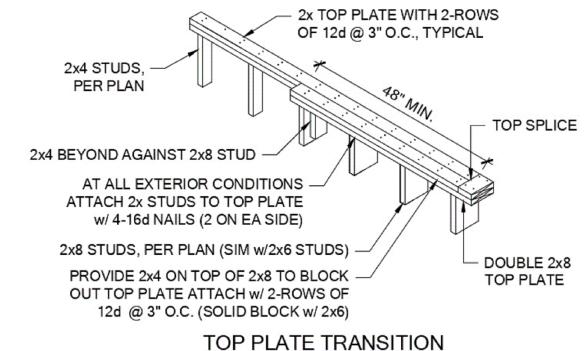
- AREAS OF BLOCK ABV. MASONRY OPENINGS ARE TO BE GROUTED SOLID TO TIE
- 2. 1-#5 REBAR IN TIE BEAM IS TO BE CONT. THROUGH OUT INCLUDING ABV. MASONRY OPENINGS. U.N.O.
- 3. ALL STANDARD LINTELS TO HAVE MIN. 4" BEARING EACH END BASED ON CAST CRETE. LOTTS, AND QUALITY LINTEL SPECS.
- 4. LINTEL MINIMUM DEPTHS ARE CALLED OUT ON LINTEL PLAN. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL AND IS APPROVED WITHOUT ENGINEERING LETTER. IF
- A SMALLER LINTEL IS INSTALLED CONTACT EOR FOR APPROVAL (*) ANY LINTEL DEEPER THAN 32" HAS BEEN VERIFIED TO WORK AS A MIN. 32" FOR THE LOAD CONDITIONS. ANY LINTEL GREATER THAN 32" HAS A GREATER CAPACITY
- AND THEREFORE IS ADEQUATE FOR THE LOADS. 6. G.C. TO VERIFY ALL LINTEL DIMENSIONS IN FIELD. DIMENSIONS SHOWN ARE CLEAR SPAN ONLY

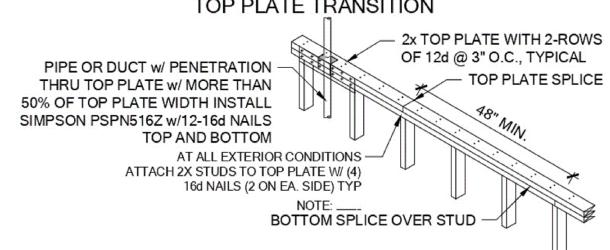


GENERAL BEARING WALL NOTES:

- ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
- 2. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
- CONTACT E.O.R. IF SP4'S, SP6'S OR SP8'S CONNECTORS ARE SUBSTITUTED, TO VERIFY STRUCTURAL REQUIREMENTS.
- 4. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06/D3 AND FB06/D3 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)

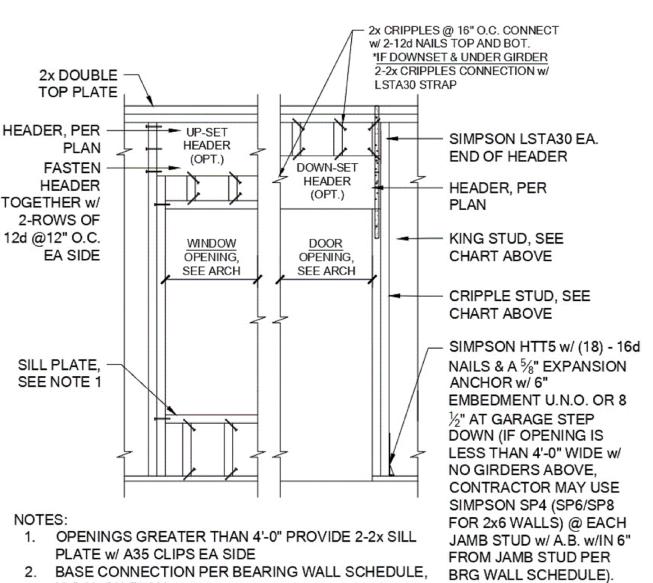
BEARING WALL DESIGN NO SCALE







NO SCALE



2x4 SPF#2 w/ 2-12d NAILS @ 24" O.C. -

@ PARALLEL TRUSS CONDITION

OPENING FRAMING, TYP

NO SCALE

- 1/4" MIN. SPACE

2x STUDS @ 24" O.C. MAX

NO SCALE

U.O.N. ON PLAN

ROOF TRUSS

SIMPSON DTC w/4-8d NAILS TO

TOP PLATE AND 2-8d NAILS @

SLOT @ 4'-0" O.C. MAX

2x PT BOTTOM PLATE -

20MPA CONCRETE NONSHRINKABLE GROU SECTION B-B

COLUMN TO FOOTING DETAIL

1/4" STIFFENER

-DO NOT SCALE DRAWINGS. NO SCALE

4-3/4" dia. Bent Anchor Bolts

12" EMBEDDED

SEE PLAN

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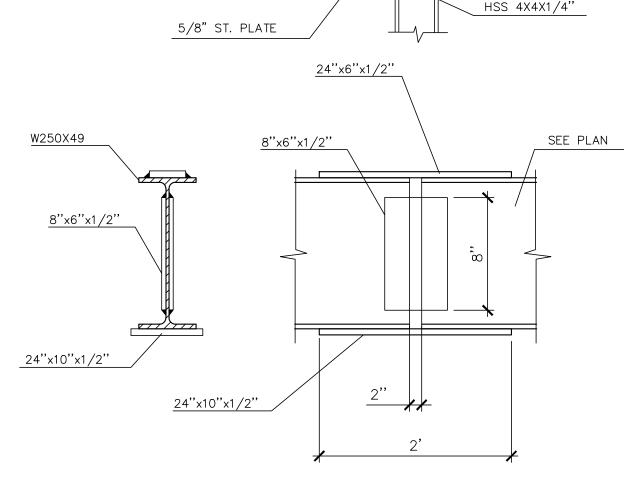
DATE:

SCALE:

PROJECT:

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BEAM TO COLUMN DETAIL

NO SCALE

SHEET TITLE:

DETAILS

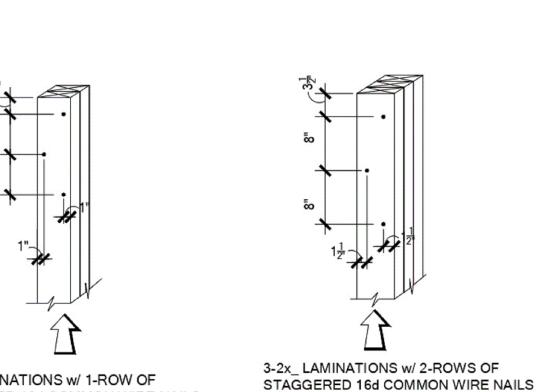
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SHEET NUMBER:

\$1.05



NON-BRG INTERIOR WALL

2-2x4 LAMINATIONS w/ 1-ROW OF STAGGERED 10d COMMON WIRE NAILS (D = 0.148", L= 3") OR EQUAL

(ONE INTO EACH OUTSIDE FACE) (D = 0.162", L= 3-1/2") OR EQUAL 4-2x LAMINATION PROVIDE ¼"φx5½"

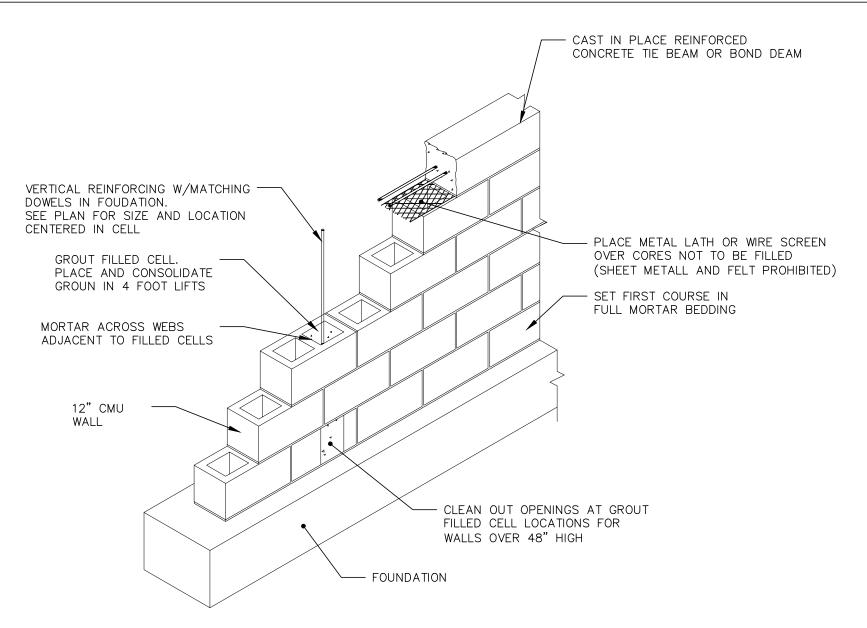
LAG SCREWS AT SAME SPACING AS

ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION

REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

MULI PLY FASTENING NO SCALE



LOW LIFT GROUTING PROCEDURE:

- 1. CONSRUCT WALL TO HEIGT OF 4'-0" ALLOW MORTAR TO SET
- SUFFICIENTLY TO WITHSTAND GROUT PRESSURE. 2. INSPECT UNITS FOR ALIGNMENT, CLEAN OUT CELLS TO BE FILLED.
- 3. FILL CELLS TO 1" BELOW TOP COURSE 4. DELAY 3 TO 5 MINUTES PRIOR TO CONSOLIDATION TO ALLOW EXCESS MOISTURE TO BE ABSORBED BY MASONRY.

HIGH LIFT GROUTING PROCEDURE:

- 1. GONSTRUCT WALL TO FULL HEIGHT (24° MAX.) ALLOW MASONRY TO
- CURE AT LEAST 3 DAYS.
- 2. CLEAN CELLS, WHICH ARE TO BE GROUTED THROUGH CLEAN-OUT
- 3. PLACE GROUT IN 4' LIFTS TO CONSOLIDATE AFTER EXCESS MOISTURE
- HAS BEN ABSORBED BY MASONRY. 4. PLACE THE NEXT LIFT AS SOON AS POSSIBLE BUT NO LONGER THAN
- ONE HOUR LATER.

TYPICAL MASONRY WALL CONTRUCTION

NO SCALE



- 1x4 PT WOOD

WINDOW OR DOOR OPENING

HARDENED NAILS OR TAPCONS, SEE

NOES BELOW

PRECAST CONC SILL

AT WINDOW OPENING

WOOD BUCK SHALL BE 1x4 MIN ANCHORED TO MASONRY W/ HARDENED

NAILS AT 12" ©.Cc. MAX. FASTEN WINDOWS THRU BUCKS TO MASONRY,

SEE WINDOW MANUFACTURER INSTALLATION DETAILS FOR MASONRY.

ALTERNATE: FASTEN 2x BUCKS TO MASONRY OPENING W/ TAPCONS.

FASTEN WINDOW T© 2x BUCK PER MANUFACTURER DETAILS FOR WOOD.

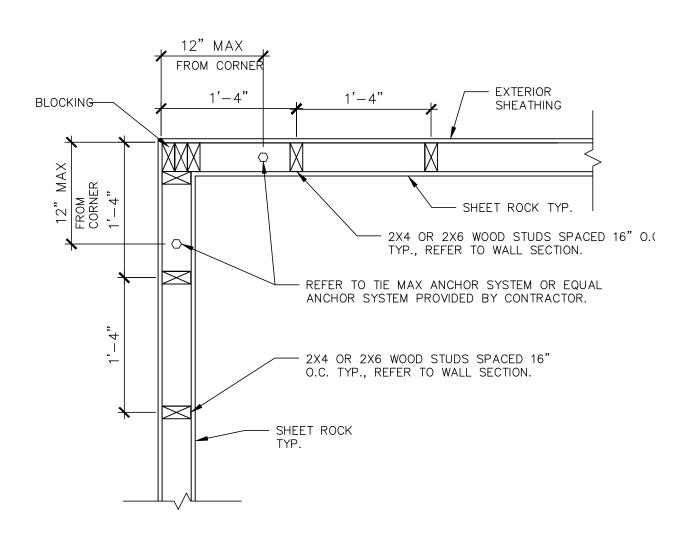
TAPCONS AT 12" O.C. MAX STAGGERED. PROVIDE 1 1/4" MIN EMBED AND

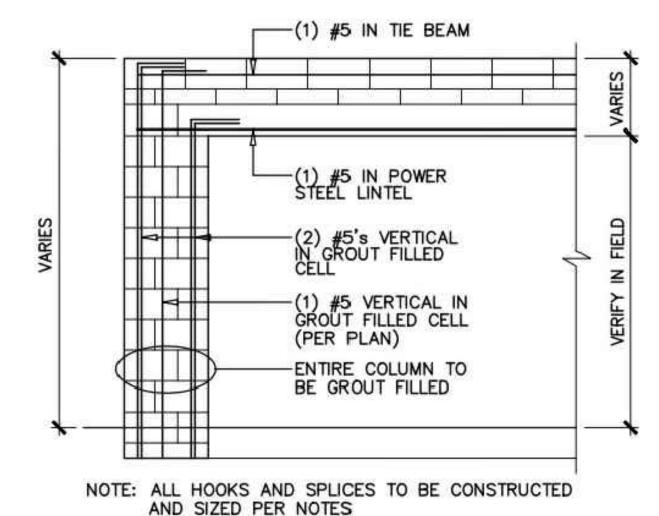
TAPCONS AT 12" ©.C. MAX STAGGERED. PROVIDE 1 1/4" MIN EMBED AND

BUCK, MIN

VERTICAL

JOINT ---





TYPICAL CORNER DETAIL

NO SCALE

ALL 8d NAILS

DOUBLE STUDS

AT END OF WALL ---

GARAGE WALL REINFORCING

- ALL 8d NAILS

CONSTRUCTION.

NO SCALE

-DOUBLE TOP

PLATE

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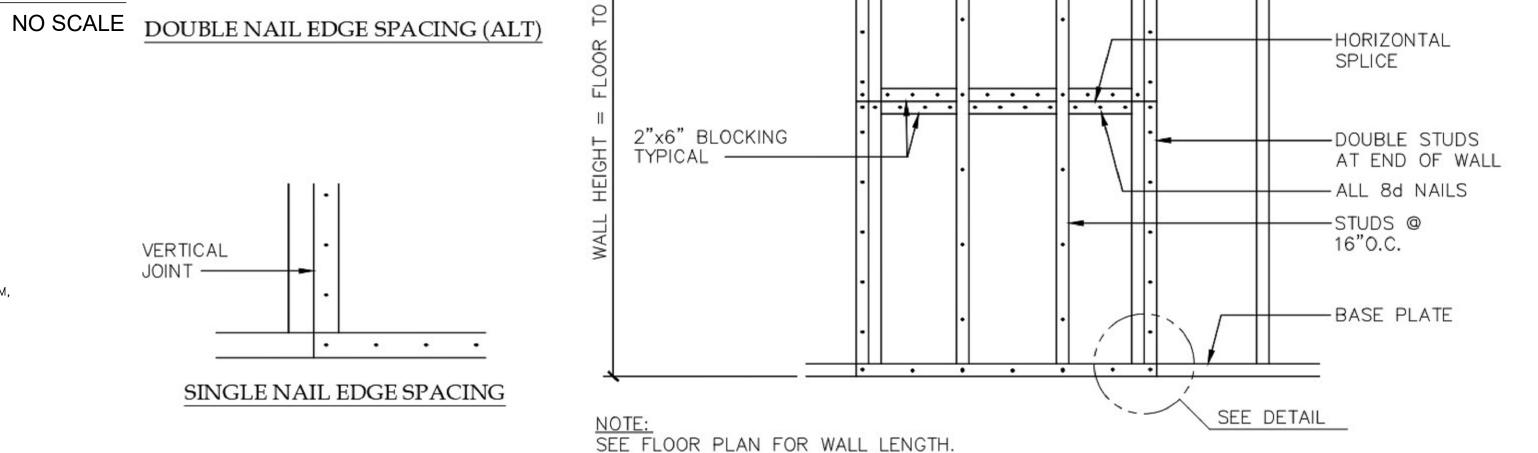
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SCALE:

PROJECT:

SHEET TITLE :

DRAWN BY

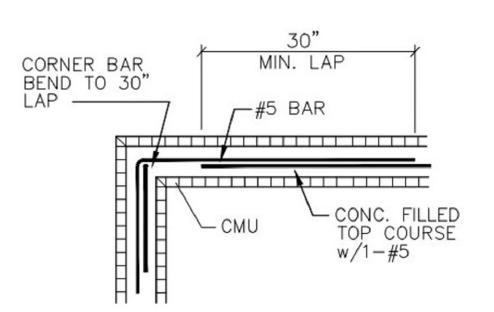


- HORIZONTAL REINFORCING, SEE SHEDULE. EXTEND ALL REINFORCING TO FAR FACE. #5 COTNER BAR PER STEEL — LAYER W/30" LAP SPLACE EA WAY - BOND BEAM # VERTICAL IN GROUT FILLED CELL

NOTE:
USE SAME CORNER REINFORCING AT OTHER ANGLED CORNERS.

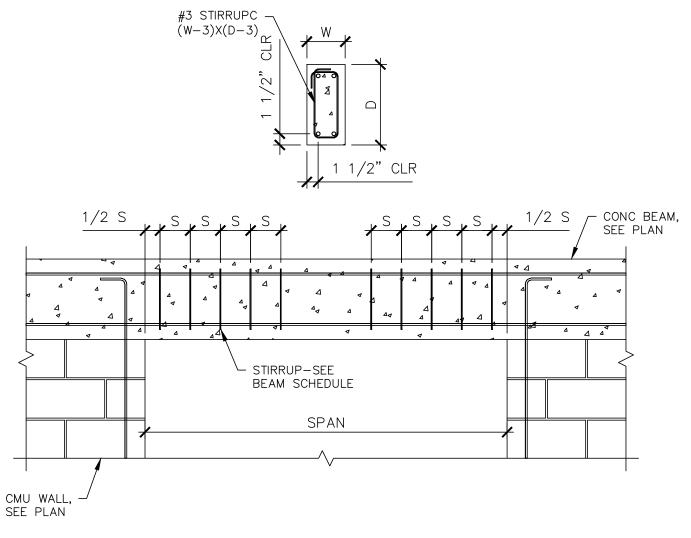
TYPICAL MASONRY CORNER

NO SCALE



LINTEL BEAM REINFORCING

NO SCALE

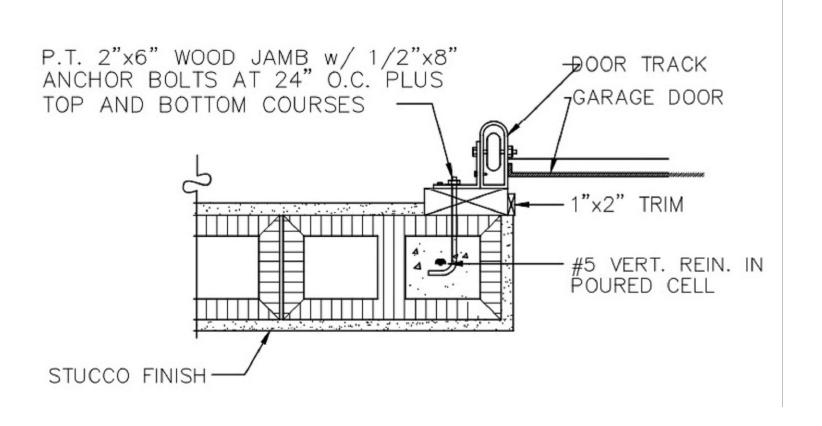


WINDOW FRAME ATTACHMENT:

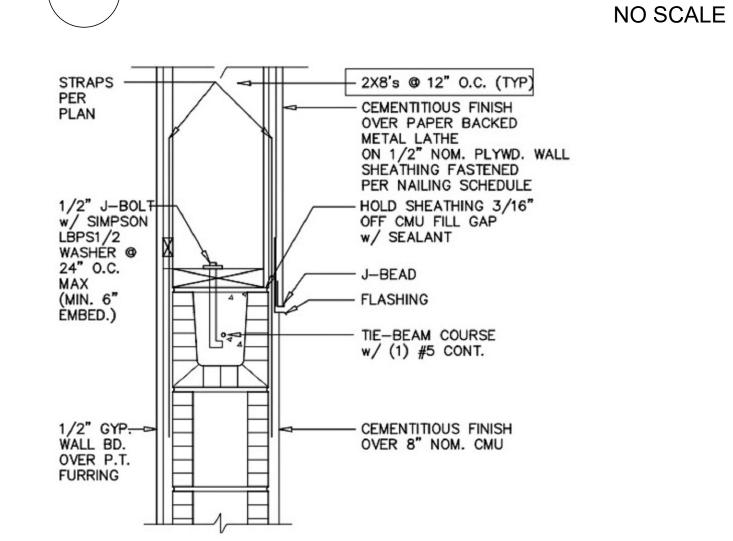
2" MIN EDGE DISTANCE.

2" MIN EDGE DISTANCE.

TYPICAL CONCRETE BEAM REINFORCING NO SCALE



JAMB@GARAGE DOOR DETAIL NO SCALE



WOOD FRAMING & SHEATHING DETAIL

WALL SPRLICE DETAIL

NO SCALE

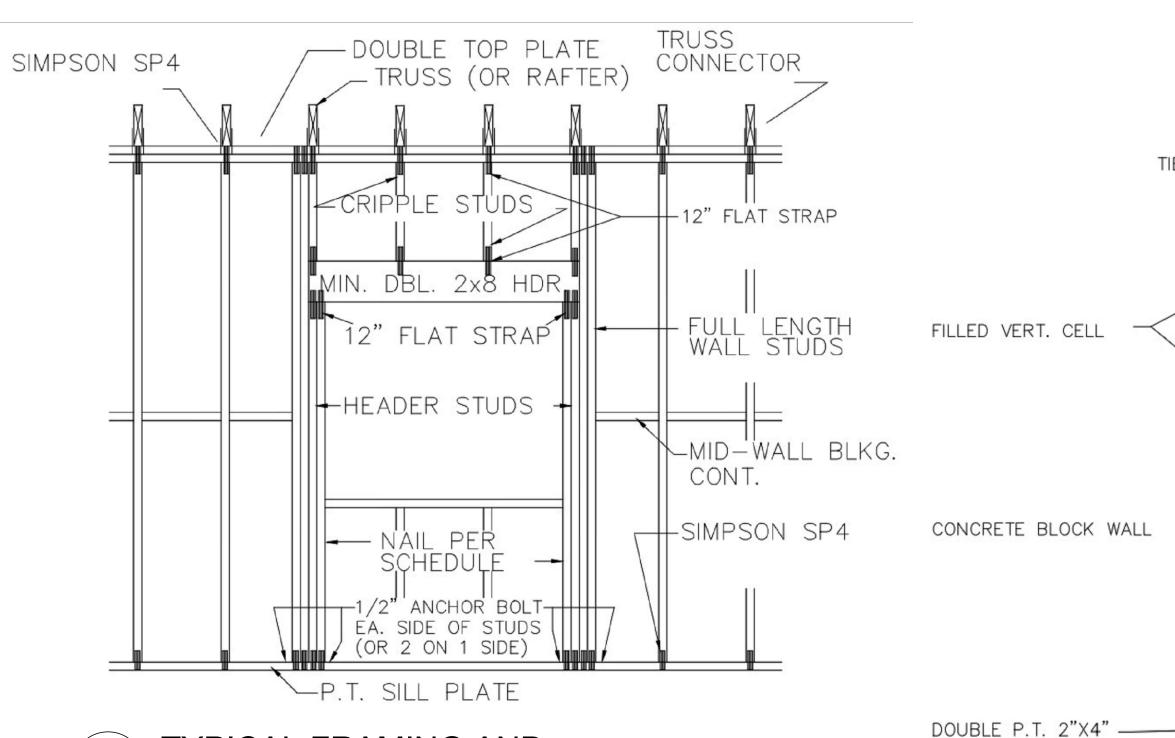
2x6x12 P.T. C OF OPENING 3/8" DIA. ANCHOR 2 X 4 P.T. TOP BUCK-- 2 X 6 P.T. BUCK EACH SIDE OF OPENING - 3/8" DIA. J-BOLT W/ 5-1/2" EMBEDMENT AT EACH DOOR BRACKET, EACH SIDE OF DOOR. PROVIDE 1-1/2" X 3/16" THICK WASHER W/ EACH ANCHOR. -START BOLTS AFTER GARAGE CURB (8" MAX.)

BUCK DETAIL @ GAR. DR

DETAILS

SHEET NUMBER:

NO SCALE



TYPICAL FRAMING AND CONNECTIONS FOR OPENINGS NO SCALE

		MAX	NUMUN	/ HEA	DER S	SPAN	(ft.)			
		3'	6'	9'	12'	15'	18'			
HEIGHT	16	100000	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER							
	25	1	1	2	2	2	2			
WALL	STUD	NUMBER OF FULL-LENGTH STUDS © EACH END OF HEADER								
10' OR LESS		2	2	3	3	3	3			
MORE THAN 10'		2	2	3	4	5	5			

HEADER STUD REQUIREMENTS

-2x STUD CONT. TO

TOP PLATE

FLITCH

SHEARWALL

2-2x6'S

2-2x10'S

2-2x12'S

2-2x12 W/ 1/2"

PLYWD. FLITCH

MINIMUM WALL AND

2-2x STUDS

THAN 5'-0"

0'-0" TO 3'-0"

3'-1" TO 5'-0"

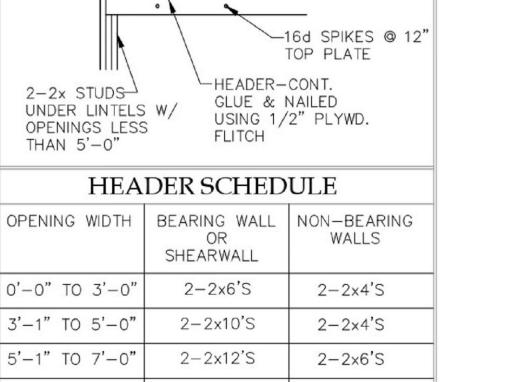
5'-1" TO 7'-0"

7'-1" TO 9'-0"

UNDER LINTELS W/

OPENINGS LESS

TYP FRAME TO BLOK CONNECTION NO SCALE



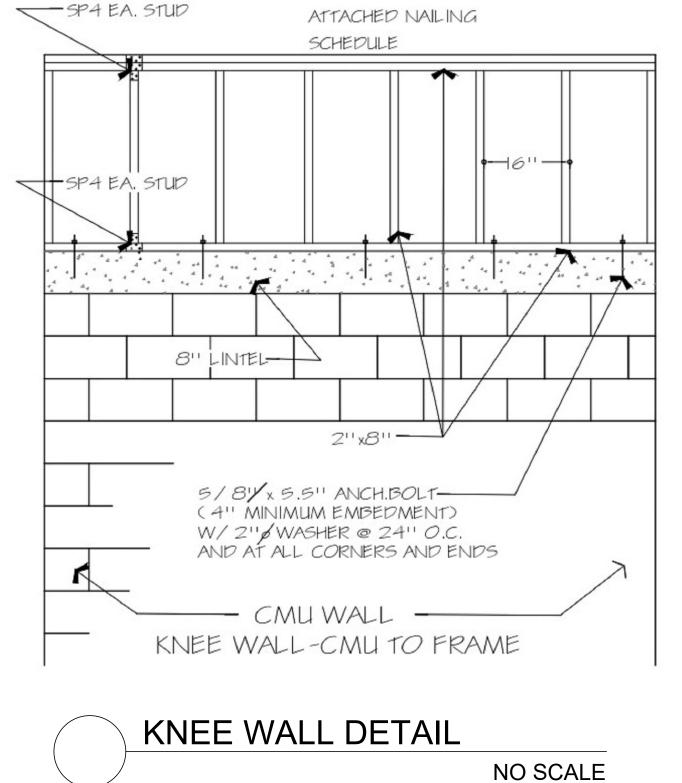
2-2x8'S

NO SCALE

- USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN
- 2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC..) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING(SINGLE) 90 'FV' HORIZONTAL SHEAR 16E 'E' MODULES OF ELASTICITY
- 3. JOIST, RAFTERS, LINTELS, ETC. WERE SIZED 1200 'FB' EXTREME FIBER IN BENDING(SINGLE) 90 'FV' HORIZINTAL SHEAR 16E 'E' MODULES OF ELASTICITY

HEADER SCHEDULE

NO SCALE



1/2" X 5" ANCHOR BOLTS

WALL SHEATHING W/

MIN 7/16" OSB -

FASTENING PER

@ 3'-0" O.C. MAX-

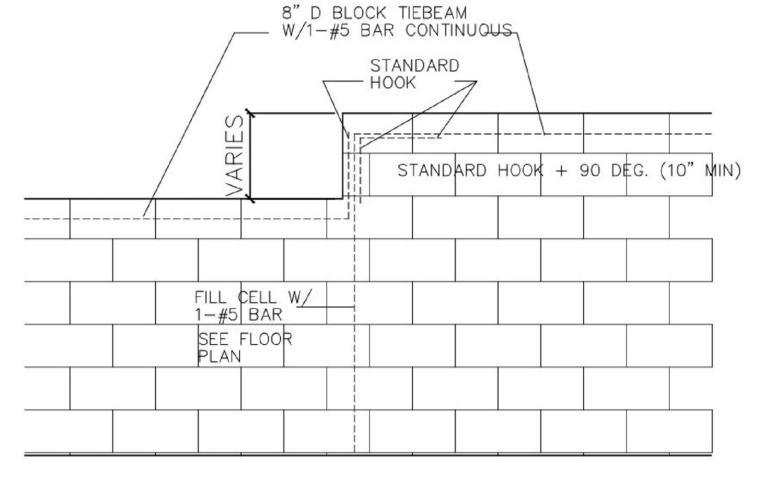
	Tota	Total Allowable Superimposed Load - Pounds Per Linear Foot				1
	Mark No.	Nominal	Total	No Fill	Filled	Fille
		Clear	Lintel	No Steel	(1)#5	(2)#
TIE BEAM		Span	Size		Α	В
TIL BLAW \	L-1	1'6"	2"10"	6191	7845	812
	L-2	2'2"	3'6"	4277	5413	560
	L-3	2'8"	4'0"	3466	4383	453
	L-4	3'2"	4'6"	2917	3686	381
	L-5	4'0"	5'4"	23	2906	301
	L-6	4'6"	5"10"	2045	2577	266
	L-7	5'2"	6'6"	1722	2167	224
	L-8	6'2"	7'6"	1484	1865	193
	L-9	7'0"	8'4"	1304	1636	169
	L-10	8'0"	9'4"	1138	1425	147
	L-11	9'2"	10'6"	989	1236	128
	L-12	10'0"	11'4"	904	1128	117
	L-13	11'2"	12'6"	807	1004	104
	L-14	12'0"	13'4"	749	931	933
	L-15	12'8"	14'0"	708	783	784
	L-16 (P.S.)	13'4"	14'8"	548	760	765
	L-17 (P.S.)	14'0"	15'4"	491	687	681
	L-18 (P.S.)	16'0"	17'4"	332	521	523
	L-19 (P.S.)	18'0"	19'4"	233	406	408
	L-20 (P.S.)	18'8"	20'0"	208	376	377
	L-21 (P.S.)	20'0"	21'4"	186	302	303
	L-22 (P.S.)	22'8"	24'0"	111	237	239
				NOM. 8" KNOCK-O	CMU UT	TOP OF
				GROUT TH	E BEAM	\prod

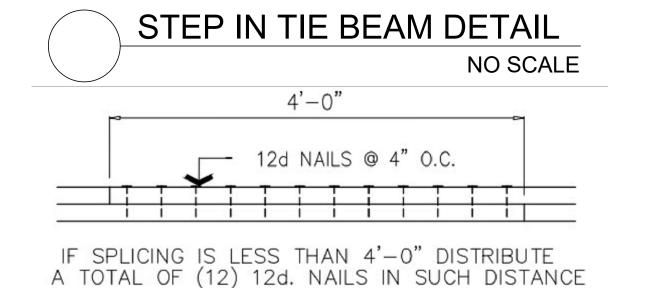
- (1) #5 CONT. IN TIE BEAM COURSE - PROVIDE HANGERS TO HOLD BAR IN PLACE DURING COURSE SOLID POUR, REFER TO MANUF. SPECS. FOR SPACING REQUIREMENTS NOM. 8" CMU-- PROVIDE SCREEN WHEN BLOCK BELOW IS NOT REQUIRED TO BE **FILLED**

NOTE: TIE BEAM COURSE MAY BE USED ILO OF KNOCK-OUT BLOCK TO ELIMINATE USE OF HANGERS, 2" COVER MUST REMAIN.

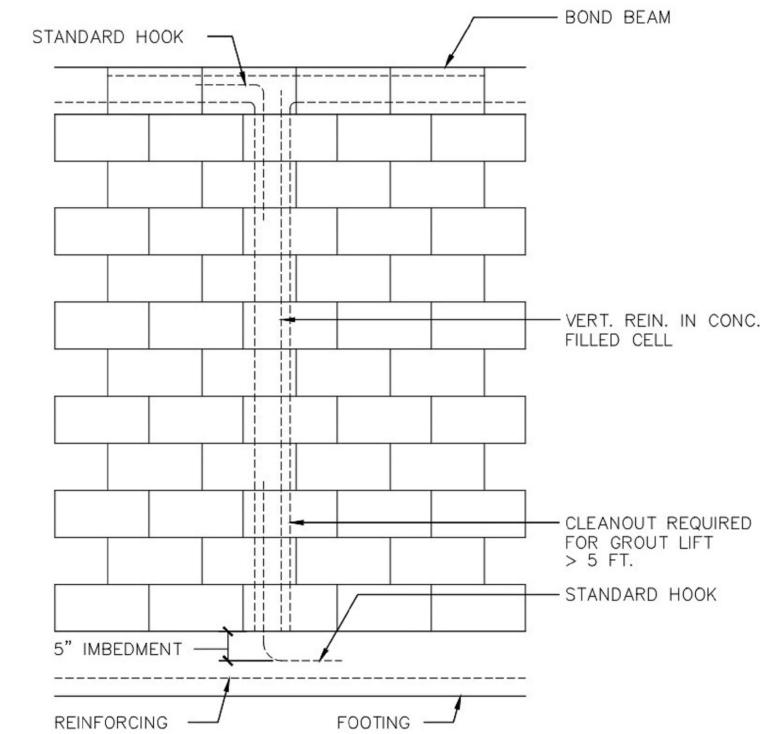
TIE BEAM DETAIL NO SCALE

Quality/Lott's/Wekiwa Precast Lintel (8"x8", filled and unfilled)





TOP PLATE SPLICE DETAIL NO SCALE



Quality/Lott's/Wekiwa Precast Lintel (8"X16" composite)

12374

8488

6868

5772

4546

4028

3382

2908

2548

2215

1918

1749

1554

1438

1356

1395

1326

1153

1019

980

880

740

2'10"

3"6"

4"0"

4"6"

5"4"

5'10"

6"6"

8"4" 9"4"

10'6"

11'4"

12'6"

14'0"

14'8"

15'4"

17'4"

19'4"

20'0"

21'4"

24'0"

7"6"

L-6

L-8

L-16 (P.S.)

L-17 (P.S.)

L-18 (P.S.)

L-19 (P.S.)

L-20 (P.S.)

L-21 (P.S.)

L-22 (P.S.) 22'8"

4'6"

6'2"

11'2"

13'4"

14'0"

16'0"

18'0"

18'8"

20'0"

(1)#5T(2)#5B

12591

8680

7023

5902

4649

4120

3460

2975

2607

2267

1936

1790

1591

1473

1389

1448

1376

1197

1057

1017

913

775

12867

8871

7178

6033

4753

4212

3538

3042

2666

2319

2009

1832

1628

1507

1421 1512

TYP.1 STORY MASONRY WALL NO SCALE **GENERAL NOTES:**

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-CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DO TO FIELD CONSTRUCTION CONDITIONS AND CONSTRUCTION METHODS

-SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND

-ALL CONSTRUCTION MUST BE ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AND ANY AUTHORITIES HAVING

-CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS.

-ALL PRODUCTS & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS.

-ANY MATERIALS SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE.

DESCRIPTION: DATE:

DRAWN BY V.H.

SCALE:

DATE:

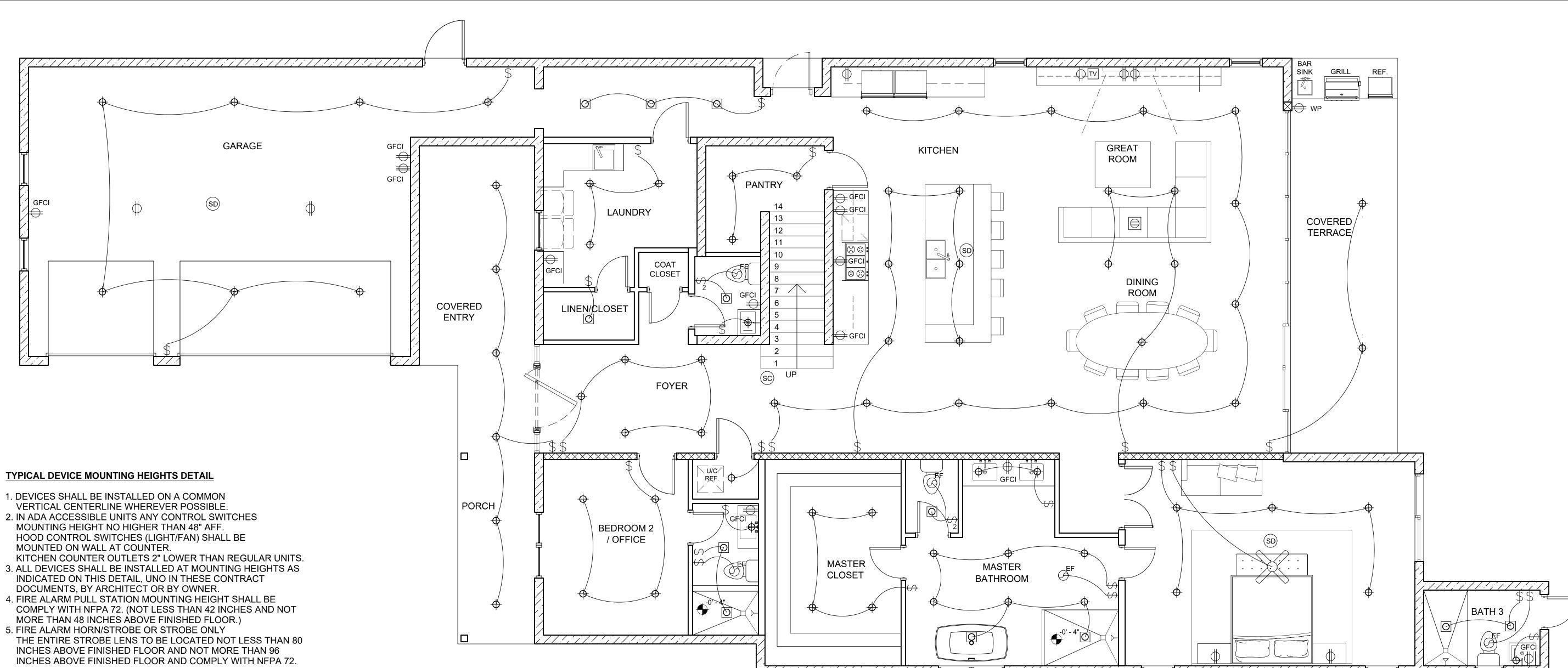
PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE :

DETAILS

SHEET NUMBER:



GENERAL POWER DISTRIBUTION NOTES

- BEFORE ORDERING ANY EQUIPMENT AND/OR START ANY CONSTRUCTION OR EXCAVATION ELECTRICAL CONTRACTOR AND/OR GENERAL CONTRACTOR SHALL CONTACT ELECTRIC/TELEPHONE/CATV COMPANIES FOR SERVICE POINT AND ROUTING, SERVICE AVAILABILITY.
THIS ENGINEER HAS MADE APPLICATION TO UTILITY COMPANY BUT YET NO CONFIRMATION HAS BEEN MADE BY THE UTILITY

BUT YET NO CONFIRMATION HAS BEEN MADE BY THE UTILITY COMPANY. CONTRACTOR SHALL NOT PROCEED WITHOUT SUCH CONFIRMATION.

- FEEDERS ARE SIZED BASED ON %3 VD.

CONTRACTOR SHALL FOLLOW THE FOLLOWING CRITERIA. 50A, UP TO 100FT #6, INCREASE BY ONE SIZE FOR EVERY 30FT. 100A, UP TO 100FT #3, INCREASE BY ONE SIZE FOR EVERY 30FT. 200A, UP TO 150FT #3/0, INCREASE BY ONE SIZE FOR EVERY 50FT. 400A, UP TO 200FT #500, INCREASE BY ONE SIZE FOR EVERY 50FT. FOR SWITCHGEAR SHORT CIRCUIT RATINGS, SEE NOTES UNDER PANEL SCHEDULES.

PRIOR TO ORDERING ANY SWITCHGEAR ELECTRICAL
 CONTRACTOR SHALL CONFIRM CIRCUIT BREAKER SIZES WITH
 HVAC AND OTHER MECHANICAL EQUIPMENT SHOP DRAWINGS.
 DUE TO SUBMITTAL TIMING FROM VARIOUS CONTRACTORS,
 ENGINEERS APPROVAL IS GIVEN FOR OUALITY ONLY.
 CONTRACTOR SHALL COORDINATE WITH OTHER TRADES SO THAT

NO OTHER TRADE SHALL PASS THROUGH ELECTRIC ROOM OR ABOVE DEDICATES SPACES.

INFORM ARCHITECT/ENGINEER ABOUT ANY INFRINGEMENTS PRIOR SUCH INSTALLATIONS OCCUR.
- ELECTRIC ROOM DIMENSIONS ARE BASED ON CERTAIN

MANUFACTURER EQUIPMENT DIMENSIONS, CONTRACTOR SHALL CONFIRM ROOM DIMENSIONS PRIOR TO ORDERING EQUIPMENT. SWITCHGEAR AND PANELBOARDS SHALL BE MANUFACTURED BY SQUARE D, SIEMENS OR GENERAL ELECTRIC.

PANELBOARDS MAY BE SERIES RATED OR FULLY RATED FOR AVAILABLE SHORT CIRCUIT RATINGS.

IF SERIES RATINGS ARE APPLIED SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING PROPER SERIES RATED EQUIPMENT AS REQUIRED. AVAILABLE SHORT CIRCUIT CURRENT FOR THE MAIN SERICE IS 65KA. DOWNSTREAM PANELS SHALL BE SERIES RATED ACCORDINGLY. SEE RISER DIAGRAM FOR CONNECTION DIAGRAM OF THE PANELS. NO LINE IMPEDANCES ARE TO BE CONSIDERED IN SERIES RATING APPLICATIONS.

FOR ALL RESIDENTIAL LOAD CENTERS, 15A AND 20A CIRCUITS SERVING THE UNIT (EXCEPT BATHROOMS CIRCUITS) SHALL BE ARC FAULT INTERRUPTER TYPE AS REQUIRED PER NEC 210-12(B).

FIRST FLOOR ELECTRICAL PLAN

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

CONSTRUCTION NOTES

- LOCAL SMOKE DETECTORS SHALL BE WIRED FROM ARC-FAULT

CIRCUITS, VERIFY WITH ELECTRICAL INSPECTOR.

- BACK TO BACK OUTLETS ON FIRE RATED WALLS SHALL BE INSTALLED TO MAINTAIN FIRE RATINGS, IF NECESSARY, USE FIRE RATED OUTLET BOXES.

- ALL FLOOR PENETRATIONS BY CABLES AND CONDUITS SHALL BE SEALED TO MAINTAIN FIRE RATINGS.

- RECESSED LIGHT FIXTURES INSTALLED ON FIRE RATED CEILINGS

SHALL HAVE FIRE RATED HOODS ON TOP TO MAINTAIN FIRE RATING SEE ARCHITECTURAL DRAWINGS FOR FIRE RATED AREAS.

- ALL WIRING WITHIN UNITS SHALL BE ROMEX. WIRING OUTSIDE

UNITS SHALL BE METAL CLAD.

ELECTRICAL SYMBOL LEGEND

OUTLET-DUPLEX

GFCI OUTLET-GFCI

WP OUTLET-WATERPROOF GFCI

OUTLET-GFCI 240V

SWITCH-SINGLE

SWITCH-TWO-WAY

OUTLET-FLOOR

TV OUTLET-TELEVISION

SMOKE & CARBON MONOXIDE DETECTOR

SMOKE DETECTOR

HANGING FIXTURES LIGHTING

RECESSED LIGHTING

EXHAUST FAN

CEILING FAN W/ LIGHT FIXTURE - FIXTURE BY OWNER/DESIGNER

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V.H.

DATE: DESCRIPTION:

DRAWN BY

DATE:

SCALE:

PROJECT:

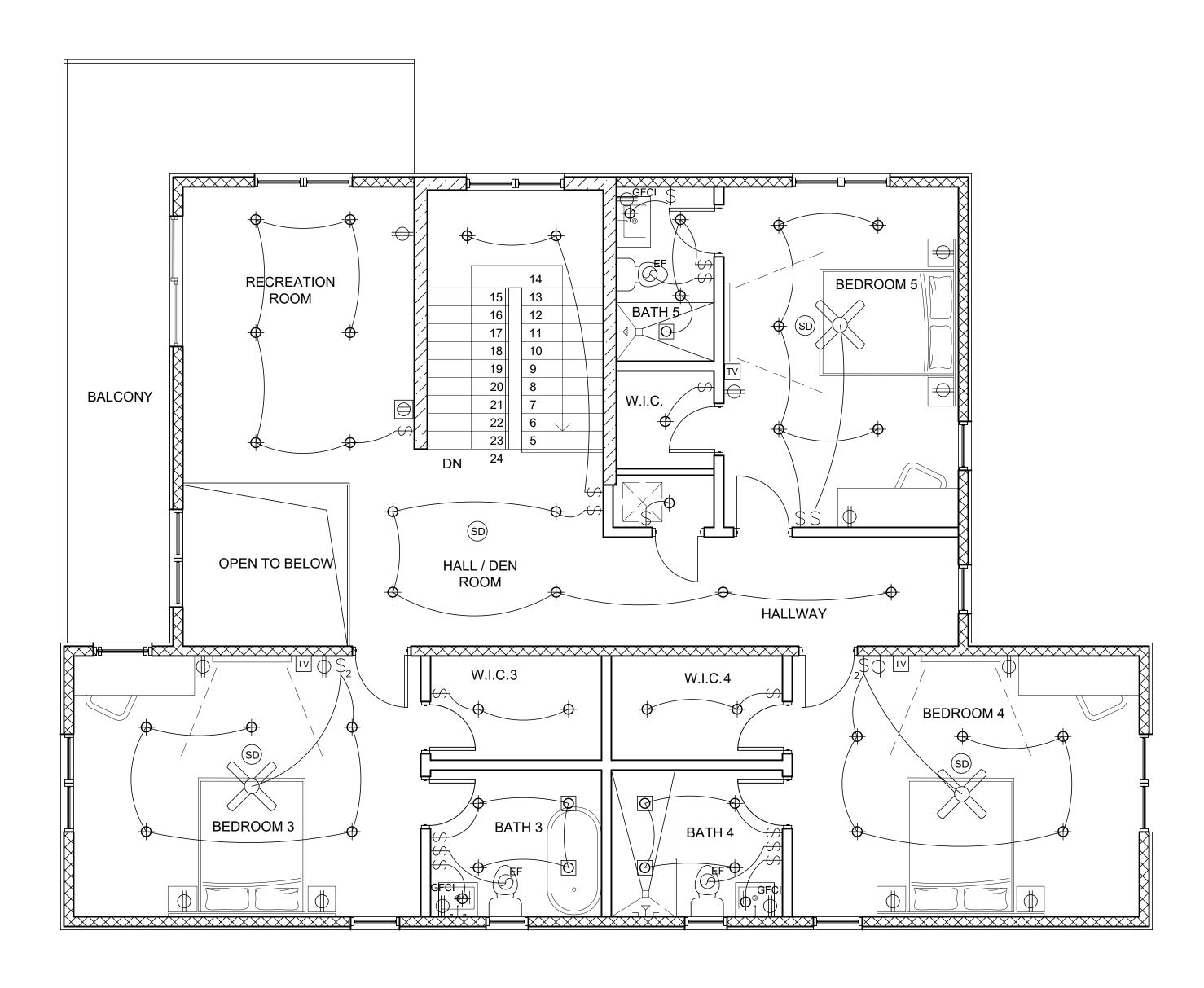
Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE:

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER:

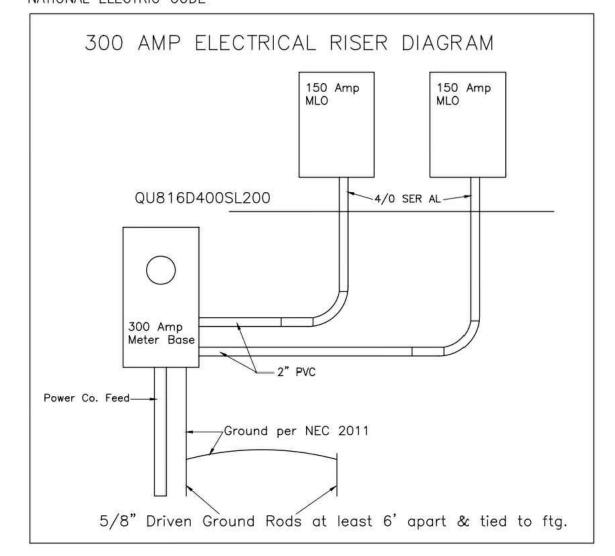
E1.01



SECOND FLOOR ELECTRICAL PLAN

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

*ALL NON-GFI OUTLETS TO BE ON ARC FAULT INTERRUPTERS TAMPER PROOF
*GFI OUTLETS OUTDOORS, GARAGES AND KITCHEN/BATHS
*ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH THE 2011
NATIONAL ELECTRIC CODE



ELECTRICAL NOTES:

- ALL SMOKE DETECTORS SHALL BE INTER-CONNECTED SUCH
 THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL
 ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS.
- 2. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. FBC R314.4
- REQUIRED FOR OVERCURRENT PROTECTION. FBC R314.4

 3. PER STATE STATUTE 553.665 CARBON MONOXIDE ALARMS ARE REQUIRED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING.
- 4. ALL NEW RECEPTACLES PER ARTICLE 210.52 ARE REQUIRED TO BE TAMPER RESISTANT PER ARTICLE 406.11, 2008 NEC.

ELECTRICAL SYMBOL LEGEND

OUTLET-DUPLEX

GFCI OUTLET-GFCI

WP OUTLET-WATERPROOF GFCI

OUTLET-GFCI 240V

SWITCH-SINGLE

SWITCH-TWO-WAY

OUTLET-FLOOR

TV OUTLET-TELEVISION

SC SMOKE & CARBON MONOXIDE DETECTOR

SD SMOKE DETECTOR

HANGING FIXTURES LIGHTING

RECESSED LIGHTING

EXHAUST FAN

CEILING FAN W/ LIGHT FIXTURE - FIXTURE BY OWNER/DESIGNER

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DATE: DESCRIPTION:

V.H.

DRAWN BY:

SCALE:

PROJECT:

Custom Residance 2412 Chantilly ave, Winter Park, FL 32789

SHEET TITLE:

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER:

E1.02