

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

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 CONDITION.
- 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, UNLESS NOTED OTHERWISE.
- 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.
- THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
- 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 APPROVED BY THE OWNER.
- 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.
- IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTORS AND THE SUB-CONTRACTORS 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.
- 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.
- 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.

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:	888.22 SQ FT
TOTAL:	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

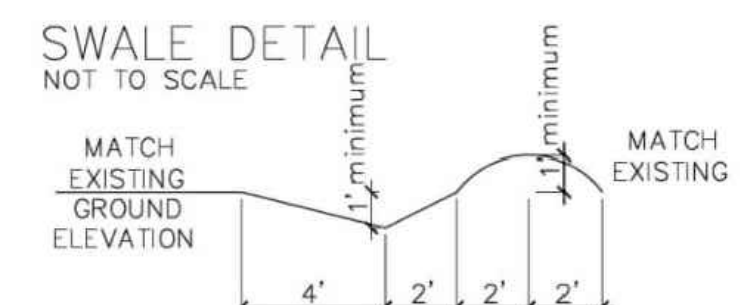
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 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: 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"	
SITE DATA:			
SITE AREA:	- 65 X 180	11,864 SQ.FT.	
LOT COVERAGE ALLOWED:	32%	3,796 SQ.FT.	
MIN PERVIOUS ALLOWED:	44%	5,209 SQ.FT.	

SCOPE OF WORK

- NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE
 - 5 BEDROOMS, 5 BATHS, 3 CAR GARAGE

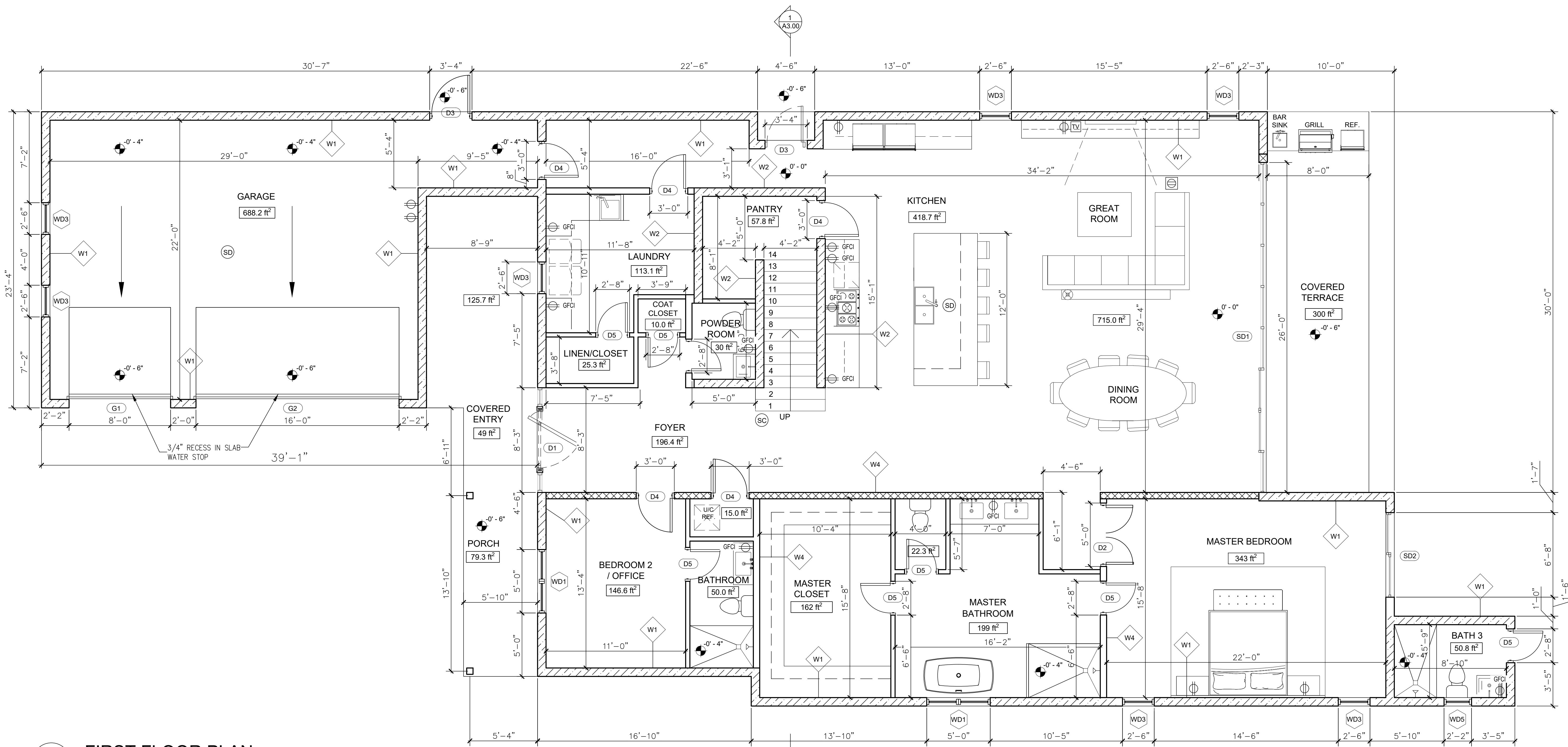


11,864 SQFT LOT AREA
STORM WATER RETENTION
4,090 SQFT TOTAL IMPERVIOUS =
341 CU. FT. OF WATER RETENTION

GENERAL NOTES:

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- 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 DETAILS.
- 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.

DATE:	DESCRIPTION:
DRAWN BY: V.H.	
DATE:	
SCALE:	
PROJECT:	Custom Residence 2412 Chantilly ave, Winter Park, FL 32789
SHEET TITLE :	SITE PLAN
SHEET NUMBER :	G1.01



1 FIRST FLOOR PLAN

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

- 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. F10 = 1150 PSI, SOUTHERN PINE, DOUGLAS FIR OR HEM FIR OR AS NOTED. OR METAL STUDS PER PLANS
 - GLASS GLAZING MUST COMPLY WITH TESTING STANDARD *CPCSC 16CFR PART 1201, CAT II*
 - 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.
 - ALL SHOP DRAWINGS AND PRODUCT APPROVALS WHICH ARE TO BE SUBMITTED AT A LATER DATE IN CONNECTION WITH THIS PERMIT

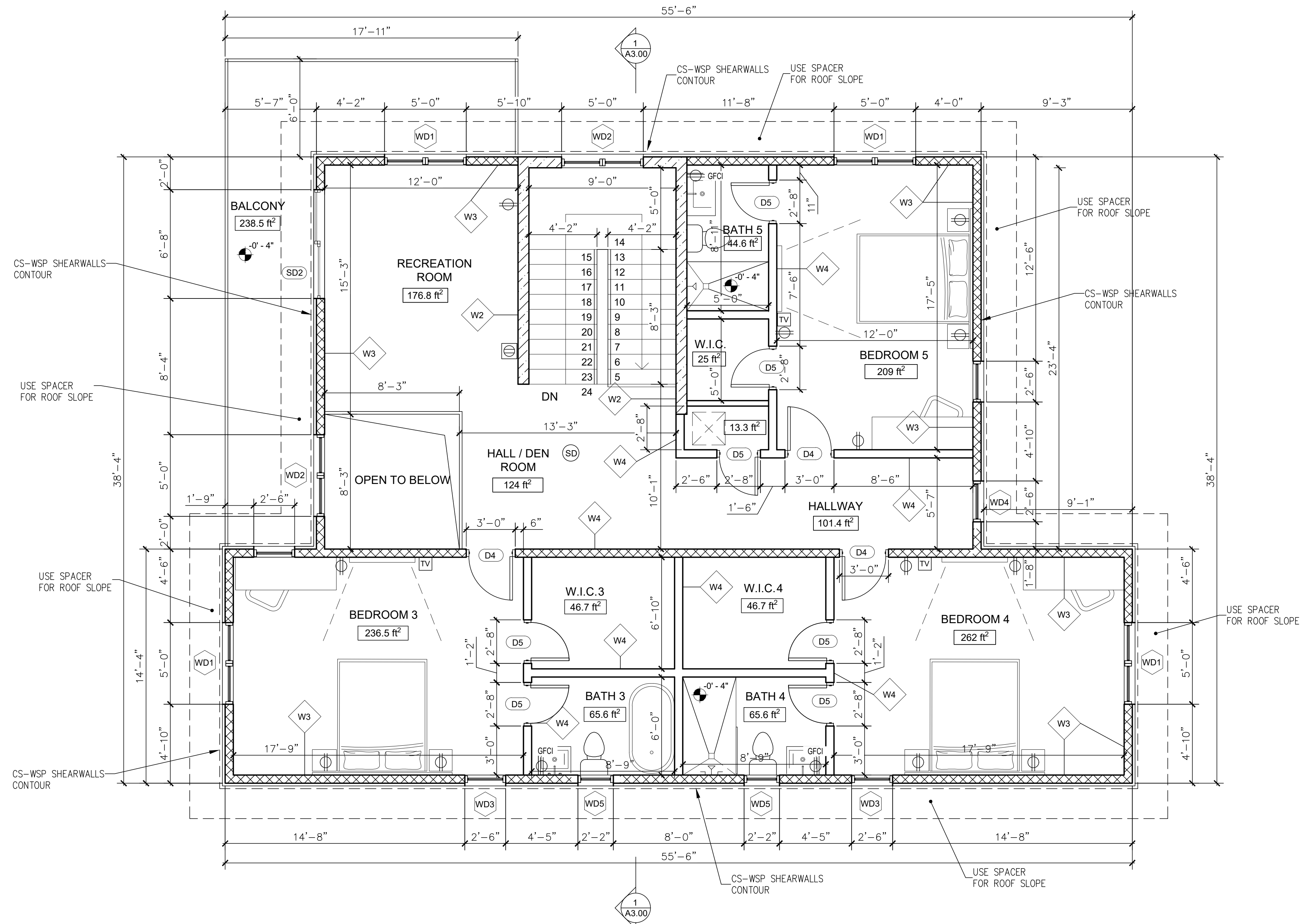
- SAFETY NOTES**
- EVERY BATHROOM & CLOSET DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED
 - EVERY CLOSET LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- SECONDARY MEANS OF EGRESS**
- EGRESS WINDOW SHALL BE NOT LESS THAN 20" WIDE 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 THAN 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
 - SC SMOKE & CARBON MONOXIDE DETECTOR
 - SD SMOKE DETECTOR
 - TV OUTLET-TELEVISION
 - OUTLET DUPLEX
 - GFCI OUTLET GFCI
 - OUTLET 240V

- 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"

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SHEET TITLE :	FIRST FLOOR PLAN
SHEET NUMBER :	A1.01



1 SECOND FLOOR PLAN

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

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. F10 = 1150 PSI, SOUTHERN PINE, DOUGLAS FIR OR HEM FIR OR AS NOTED, OR METAL STUDS PER PLANS
- GLASS GLAZING MUST COMPLY WITH TESTING STANDARD "CPSG 16CFR PART 1201, CAT II"
- 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.
- ALL SHOP DRAWINGS AND PRODUCT APPROVALS WHICH ARE TO BE SUBMITTED AT A LATER DATE IN CONNECTION WITH THIS PERMIT

SAFETY NOTES

- 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

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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

- # WINDOW TAG
- # DOOR TAG
- ⊖ OUTLET-FLOOR
- ⊙ SMOKE & CARBON MONOXIDE DETECTOR
- ⊙ SMOKE DETECTOR
- TV OUTLET-TELEVISION
- ⊙ OUTLET DUPLEX
- ⊙ GFCI OUTLET GFCI
- ⊙ OUTLET 240V

WALL LEGEND

- ▨ PROPOSED 8" CBS WALL TOP @ 24'-8"
- ▩ PROPOSED 6" BEARING INTERIOR WALL TOP @ 24'-8"
- ▬ PROPOSED 4" INTERIOR WALL TOP @ 24'-8"
- ▬ PROPOSED 6" INTERIOR WALL TOP @ 24'-8"

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PROJECT:

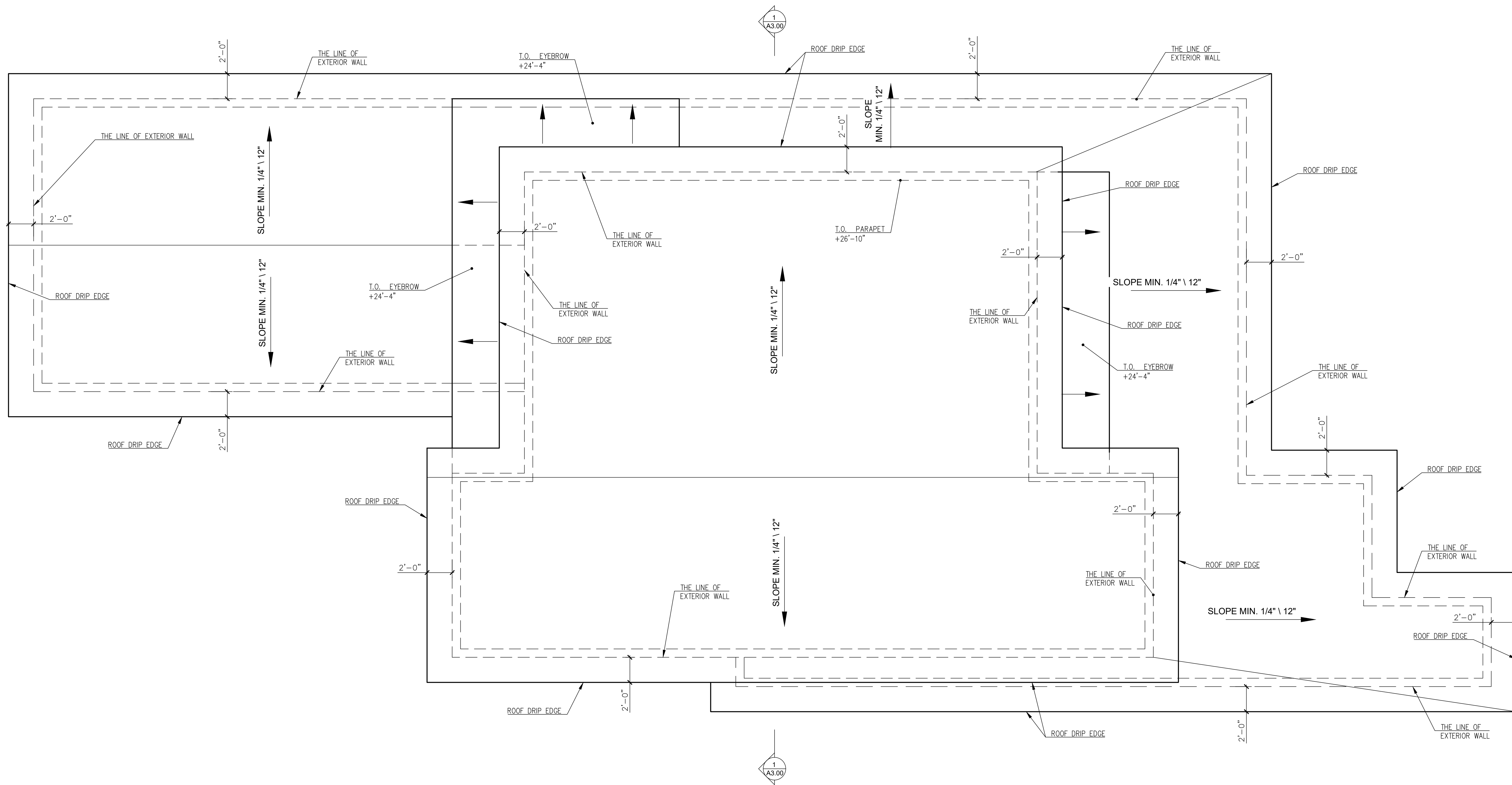
Custom Residence
2412 Chantilly ave,
Winter Park, FL 32789

SHEET TITLE :

SECOND FLOOR PLAN

SHEET NUMBER :

A1.02



1 ROOF PLAN

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

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DATE:	DESCRIPTION:
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DRAWN BY:	V.H.
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DATE:	
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SCALE:	
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PROJECT:	Custom Residence 2412 Chantilly ave, Winter Park, FL 32789
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SHEET TITLE :	ROOF PLAN
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SHEET NUMBER :	A1.03
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1 NORTH ELEVATION

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



2 WEST ELEVATION

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

GENERAL NOTES:

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DATE:	DESCRIPTION:
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DRAWN BY:	V.H.
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DATE:

SCALE:

PROJECT:

Custom Residence
2412 Chantilly ave,
Winter Park, FL 32789

SHEET TITLE :

NORTH ELEVATION
(FRONT)

WEST ELEVATION
(RIGHT)

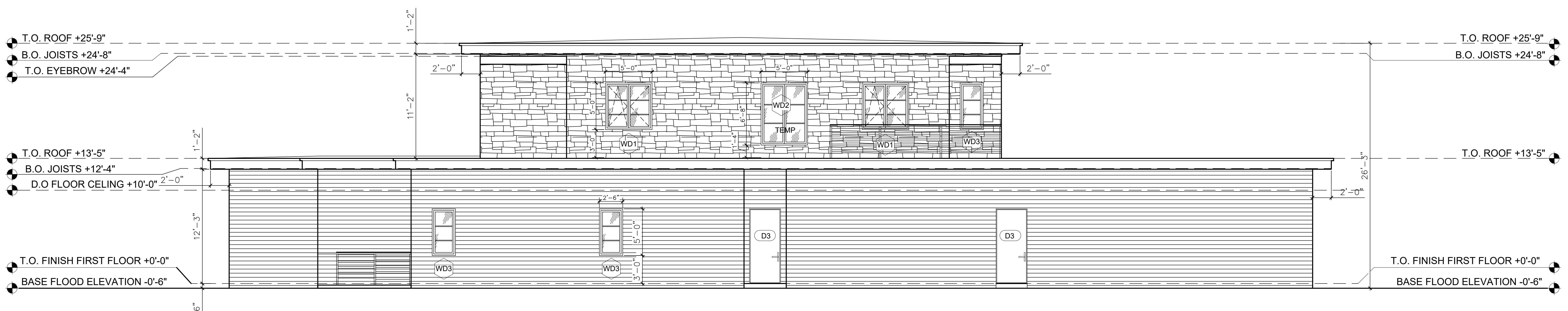
SHEET NUMBER :

A2.01



1 SOUTH ELEVATION

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



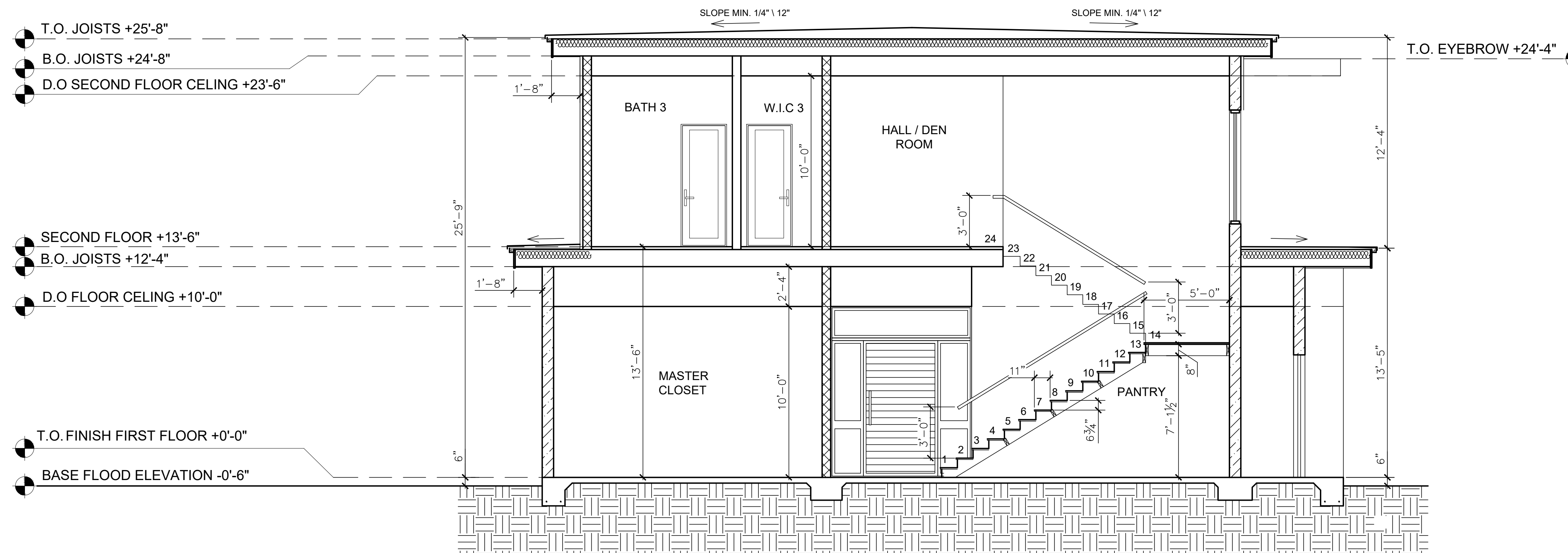
2 EAST ELEVATION

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

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PROJECT:	Custom Residence 2412 Chantilly ave, Winter Park, FL 32789
SHEET TITLE :	SOUTH ELEVATION (REAR) EAST ELEVATION (LEFT)
SHEET NUMBER :	A2.02



1 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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<u>DATE:</u>	
<u>SCALE:</u>	
<u>PROJECT:</u>	Custom Residence 2412 Chantilly ave, Winter Park, FL 32789
<u>SHEET TITLE :</u>	CROSS-SECTION
<u>SHEET NUMBER :</u>	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 NO 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"X76" 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 SAFEGUARDS.
- 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
- 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.
- ALL SHOP DRAWINGS MUST BE REVIEWED BY ARCHITECT BEFORE SUBMITTING TO CITY.

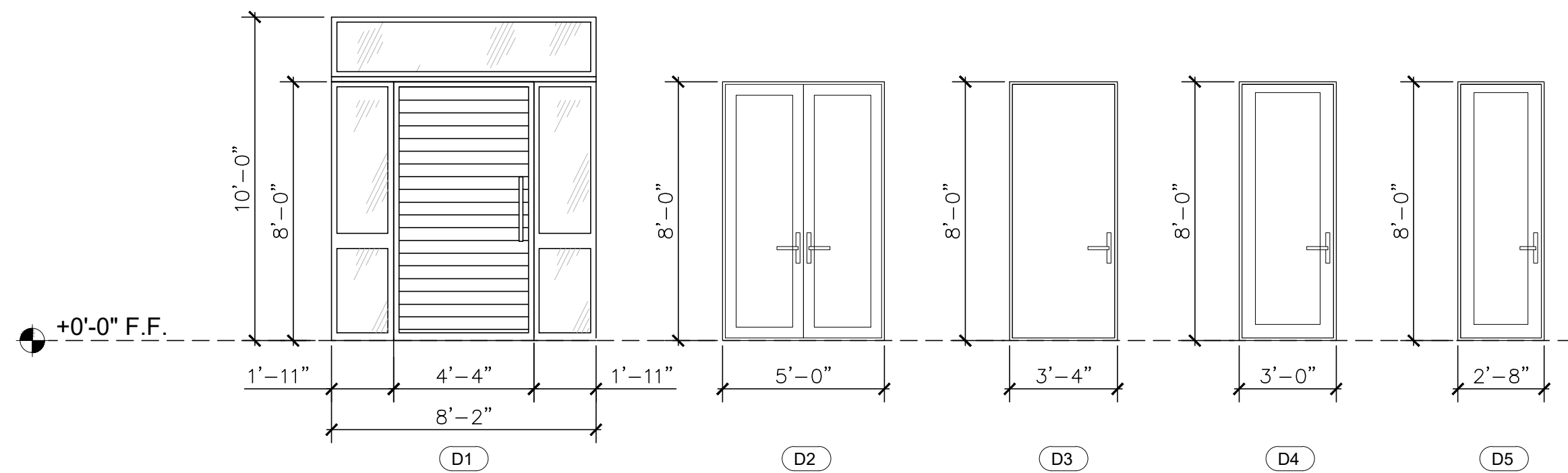
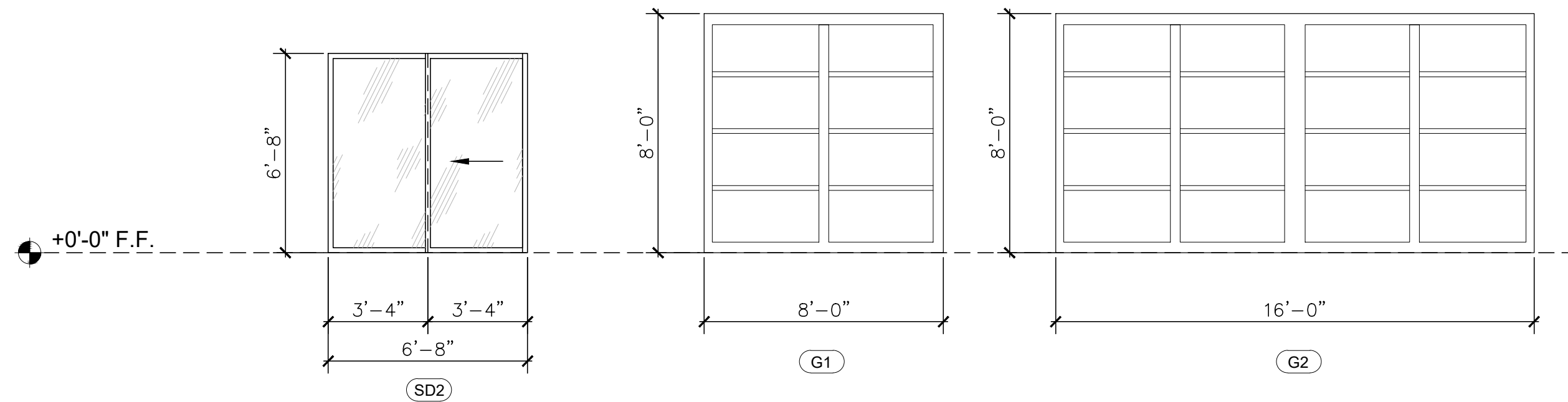
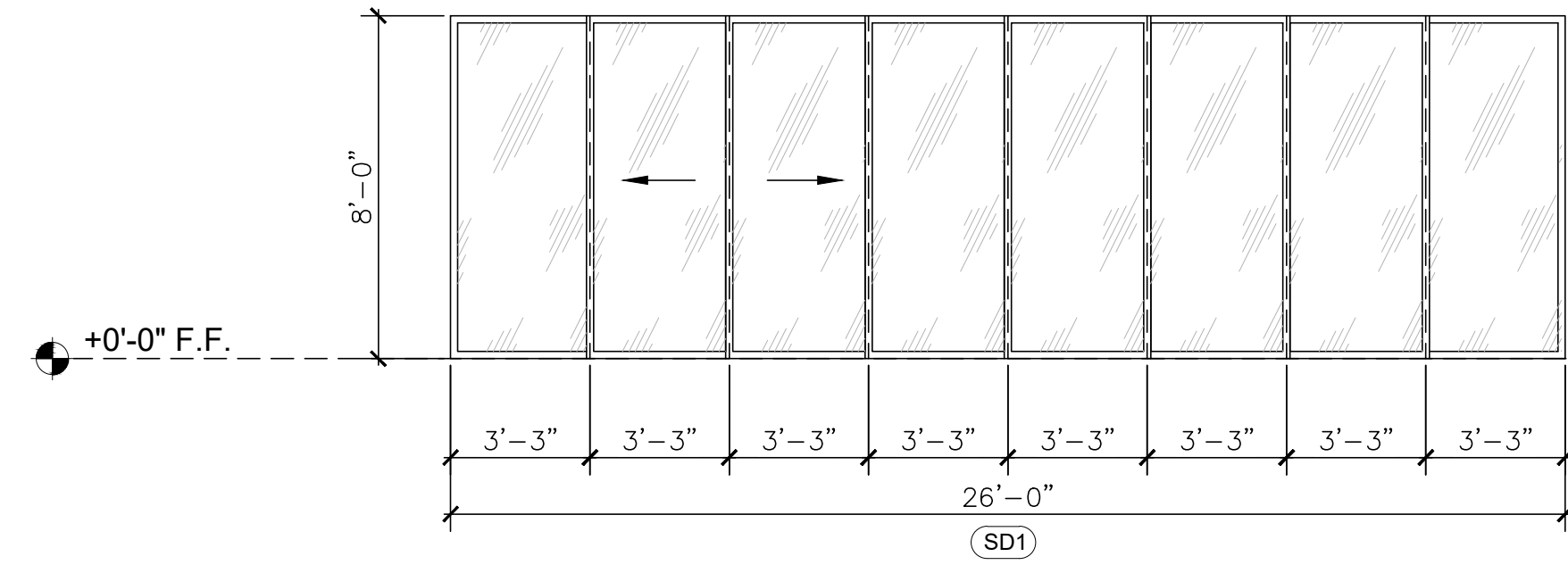
SLIDING DOOR NOTES:

• SHALL BE CATEGORY II SAFETY GLAZING - F.B.C. R303.3.1

GARAGE DOOR NOTES:

• 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		SILL	TYPE	MATERIAL	NO. OF UNITS	COMMENT
	W	H					
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	

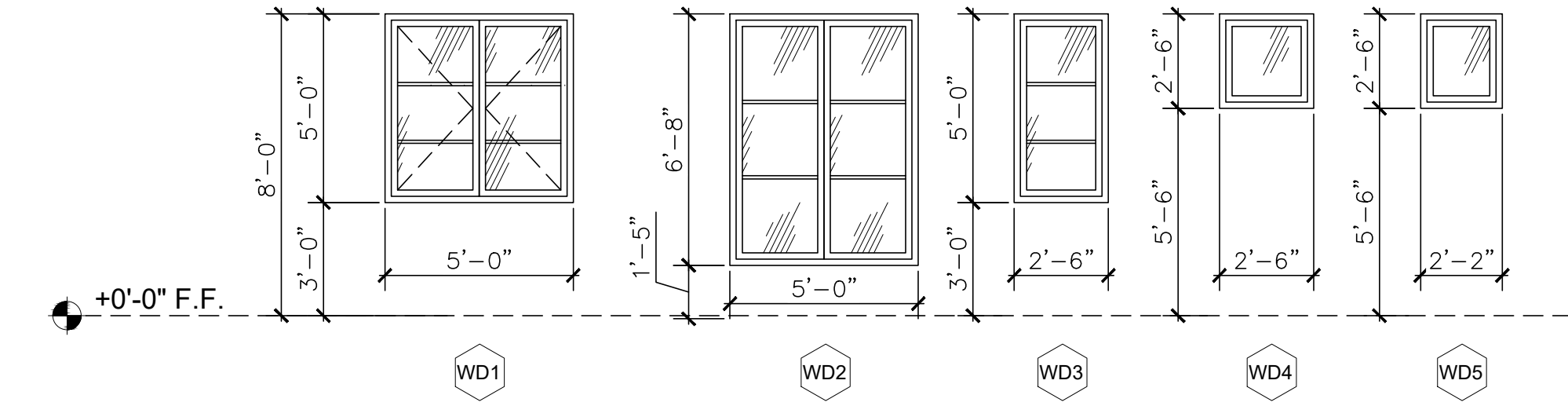
(*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION

(*) 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 SQ.FT CLEAR / IN & OUT
 WINDOW SHOULD NOT BE HIGHER THAN 44" (MAX) ABOVE FINISH FLOOR



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 DETAILS.

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

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DATE: DESCRIPTION:

DRAWN BY: V.H.

DATE:

SCALE:

PROJECT:

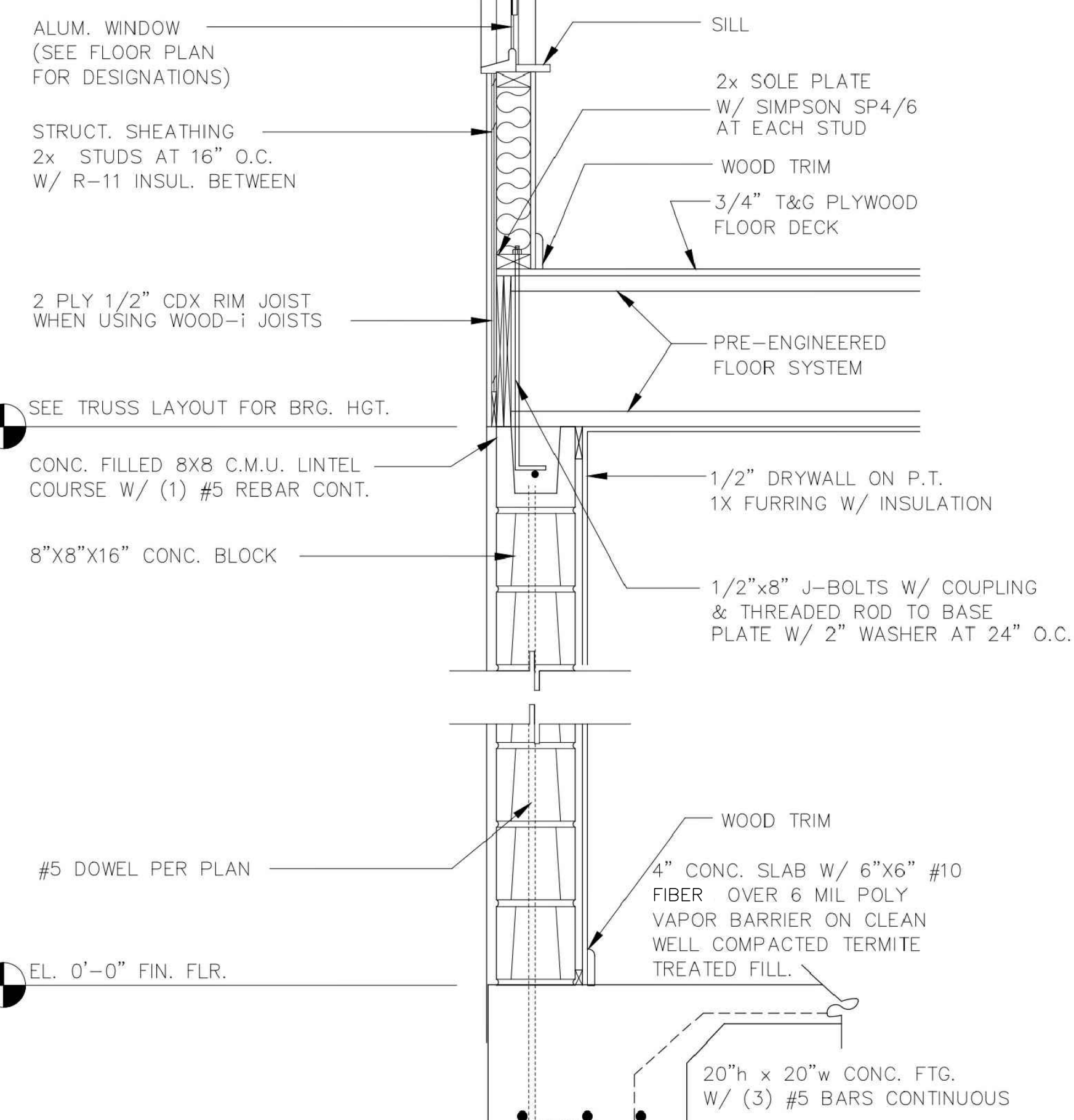
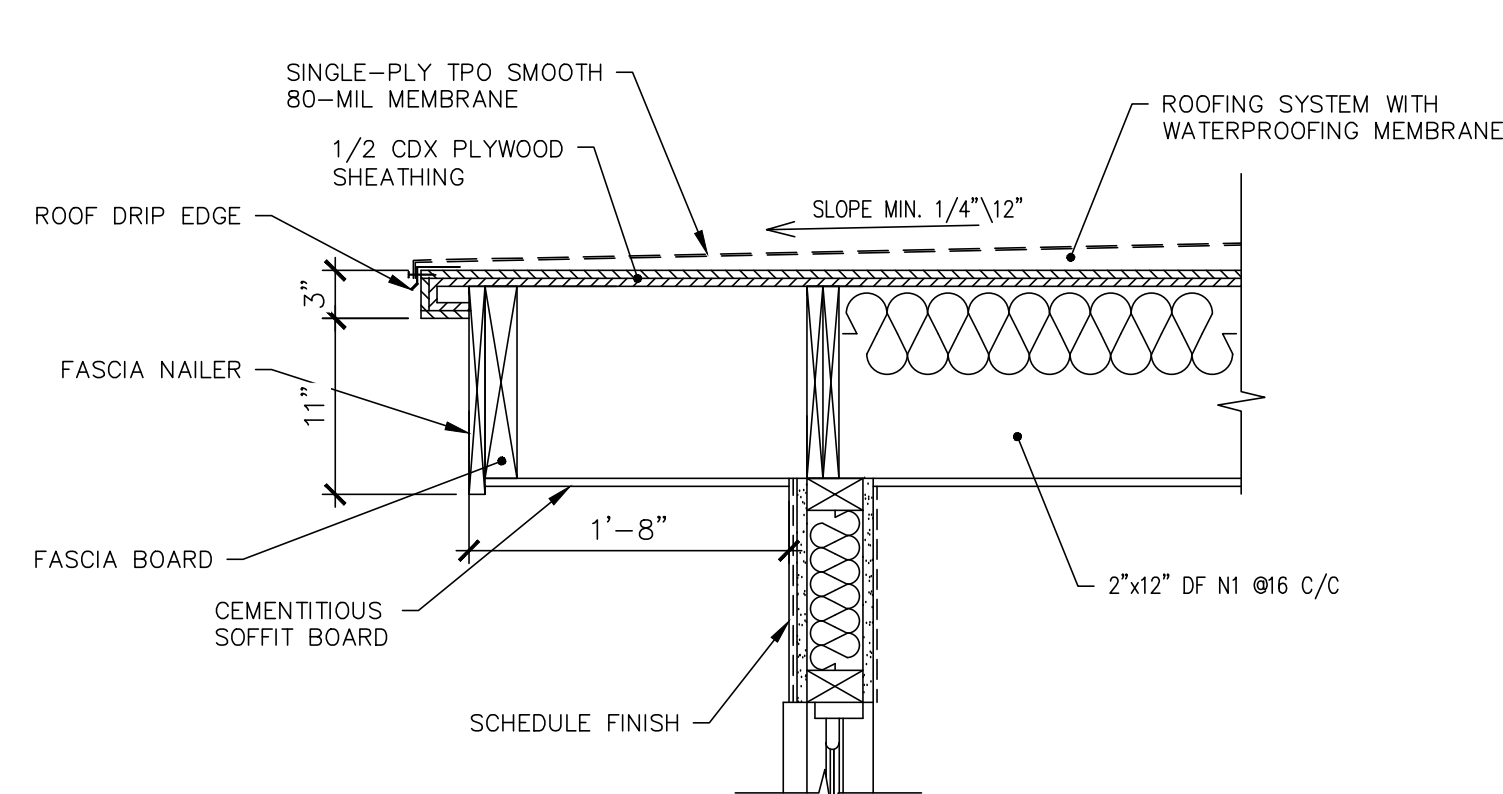
Custom Residence
 2412 Chantilly ave,
 Winter Park, FL 32789

SHEET TITLE :

DOOR SCHEDULE
 WINDOW SCHEDULE

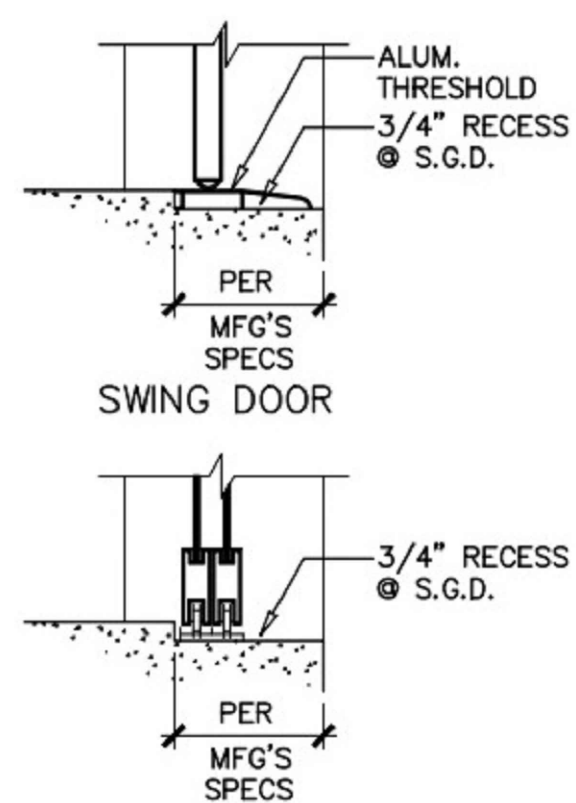
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A4.00



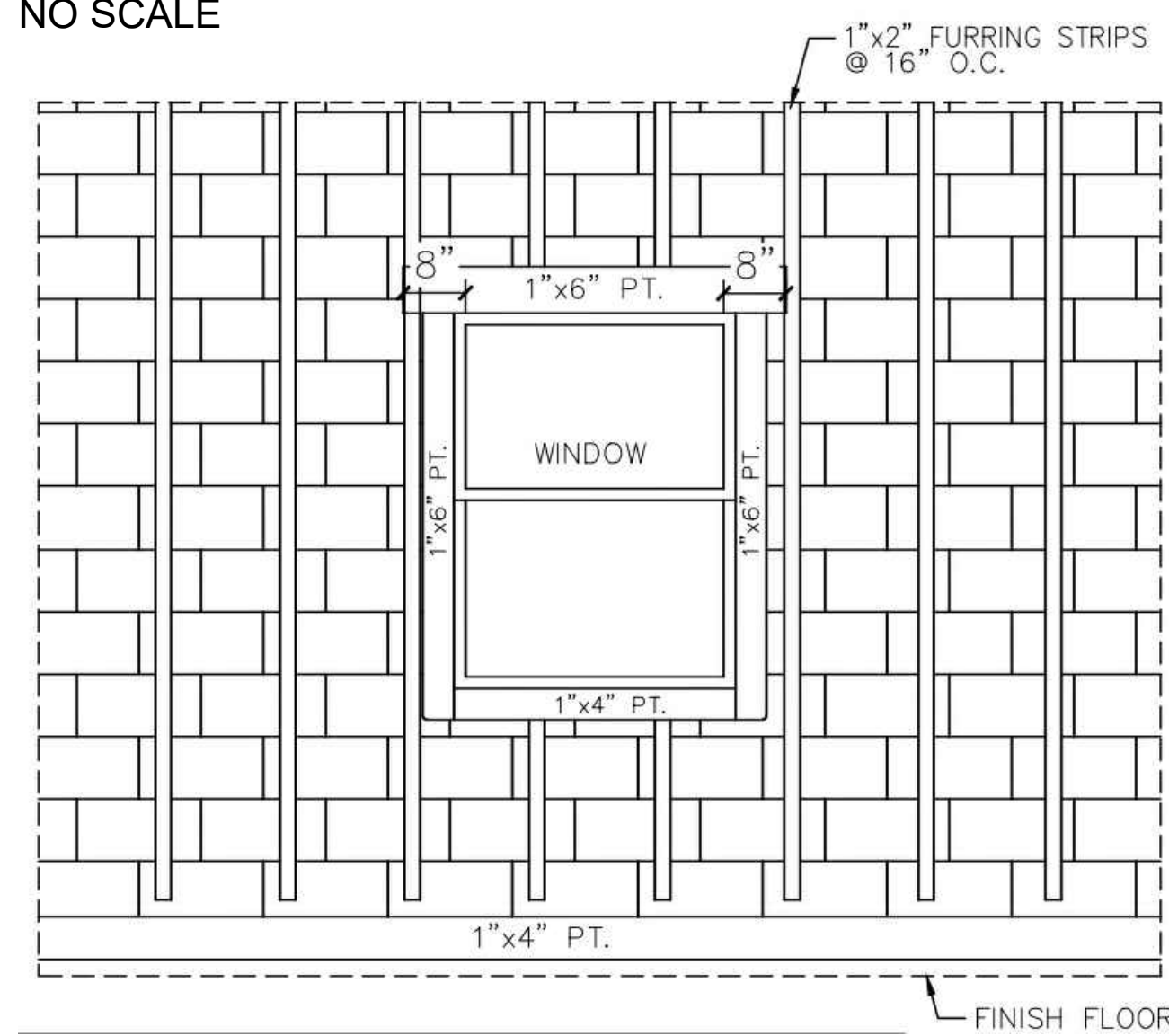
TWO STORY WALL SECTION

NO SCALE



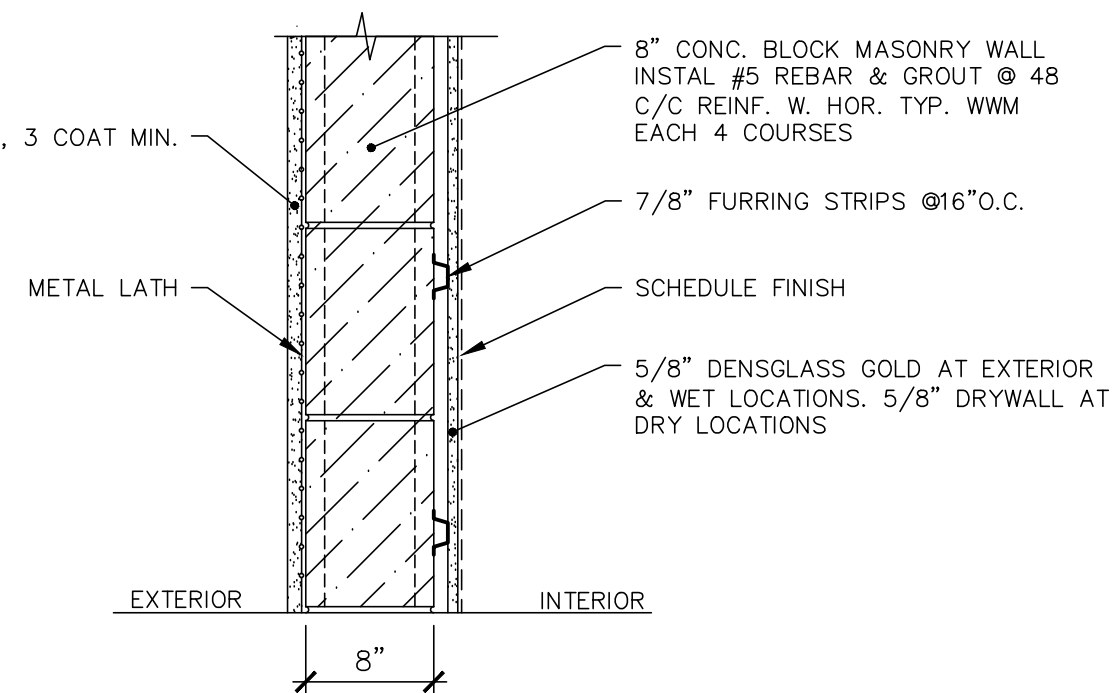
EXTR DOOR SILL

NO SCALE



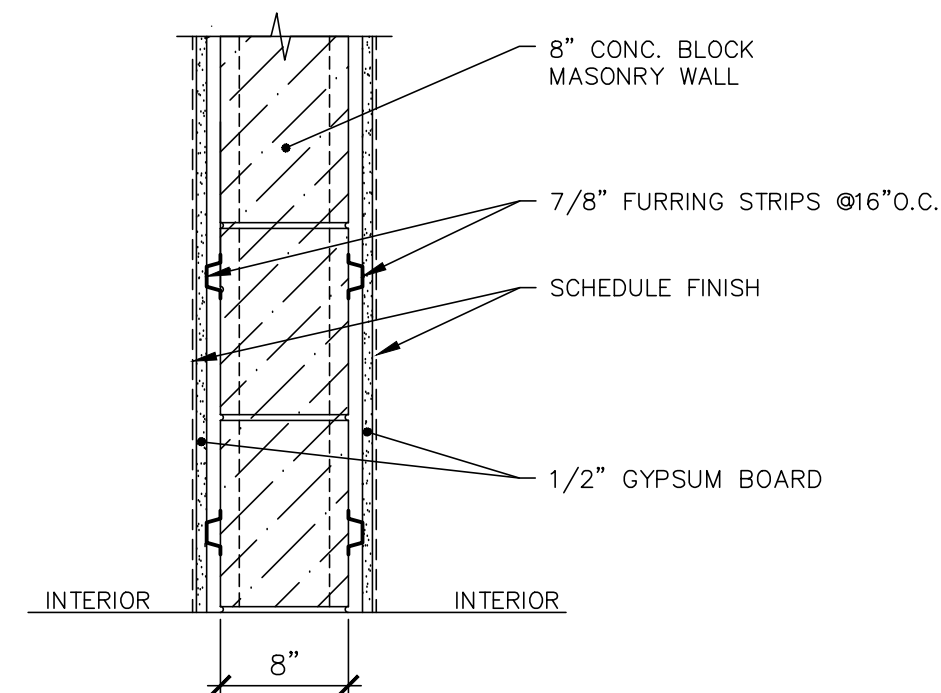
FRAMING AROUND BLOCK WINDOWS

NO SCALE



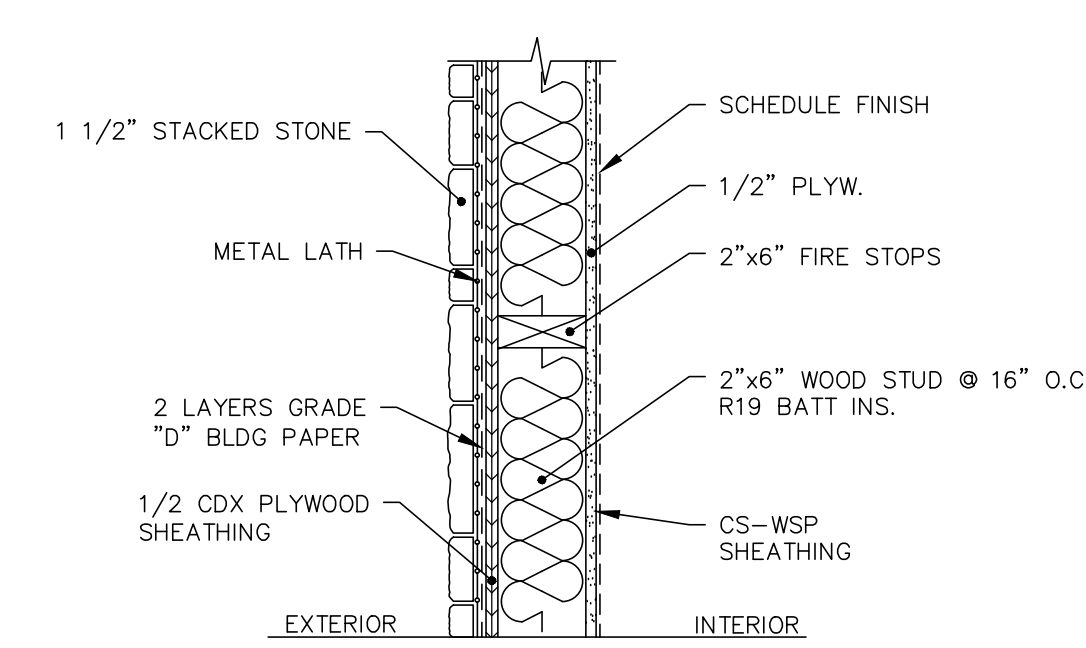
WALL TYPE W1

NO SCALE



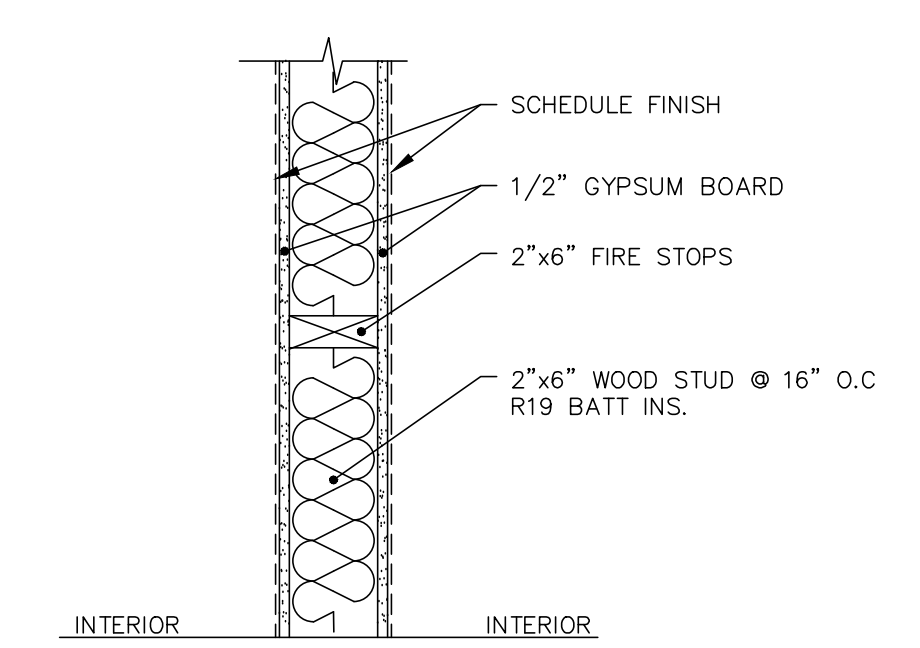
WALL TYPE W2

NO SCALE



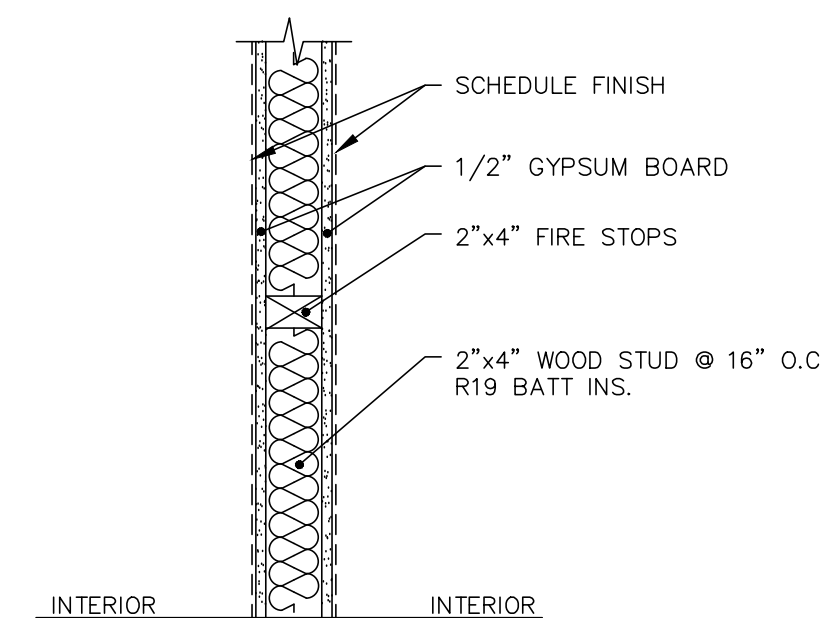
WALL TYPE W3

NO SCALE



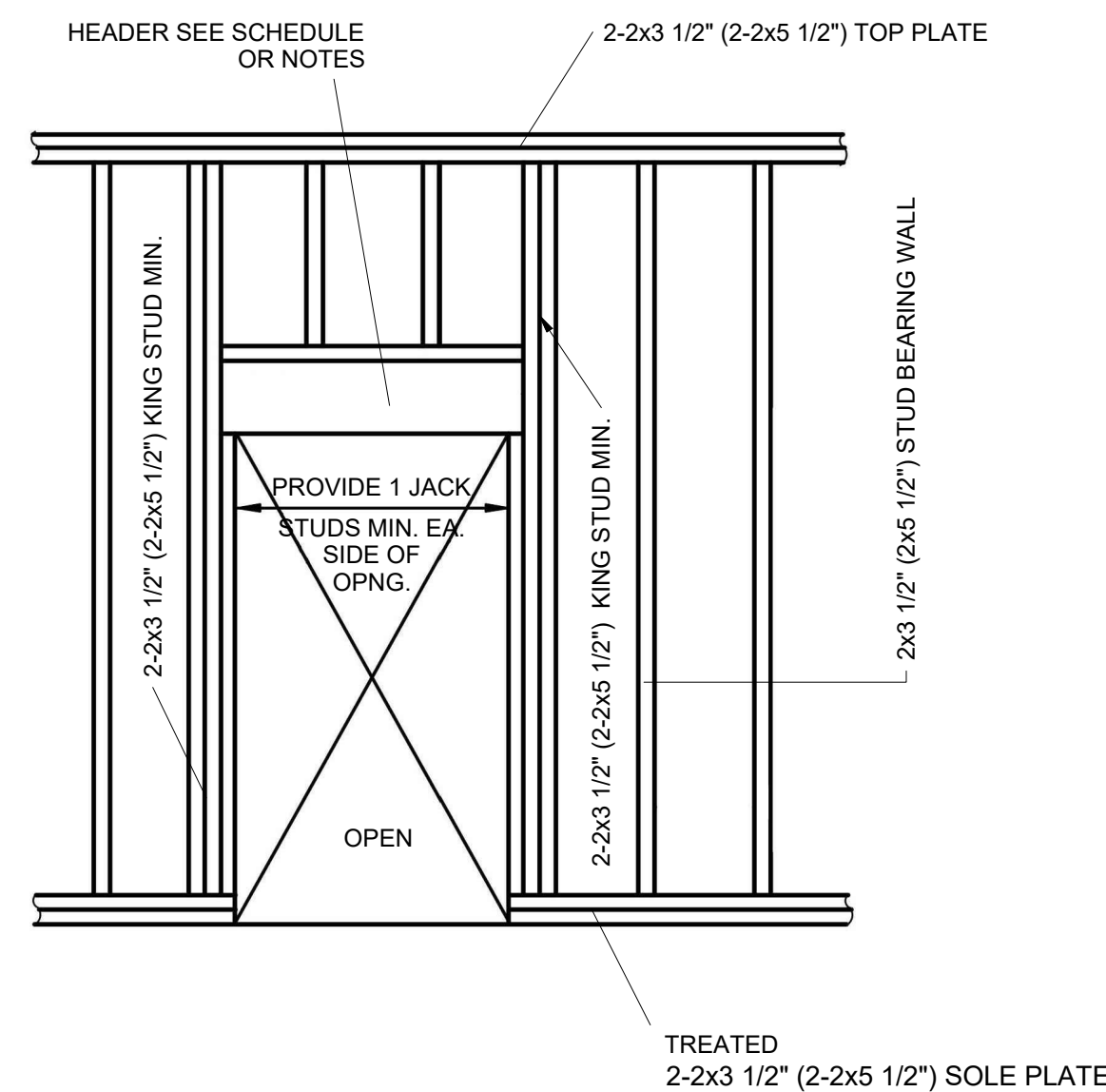
WALL TYPE W4

NO SCALE



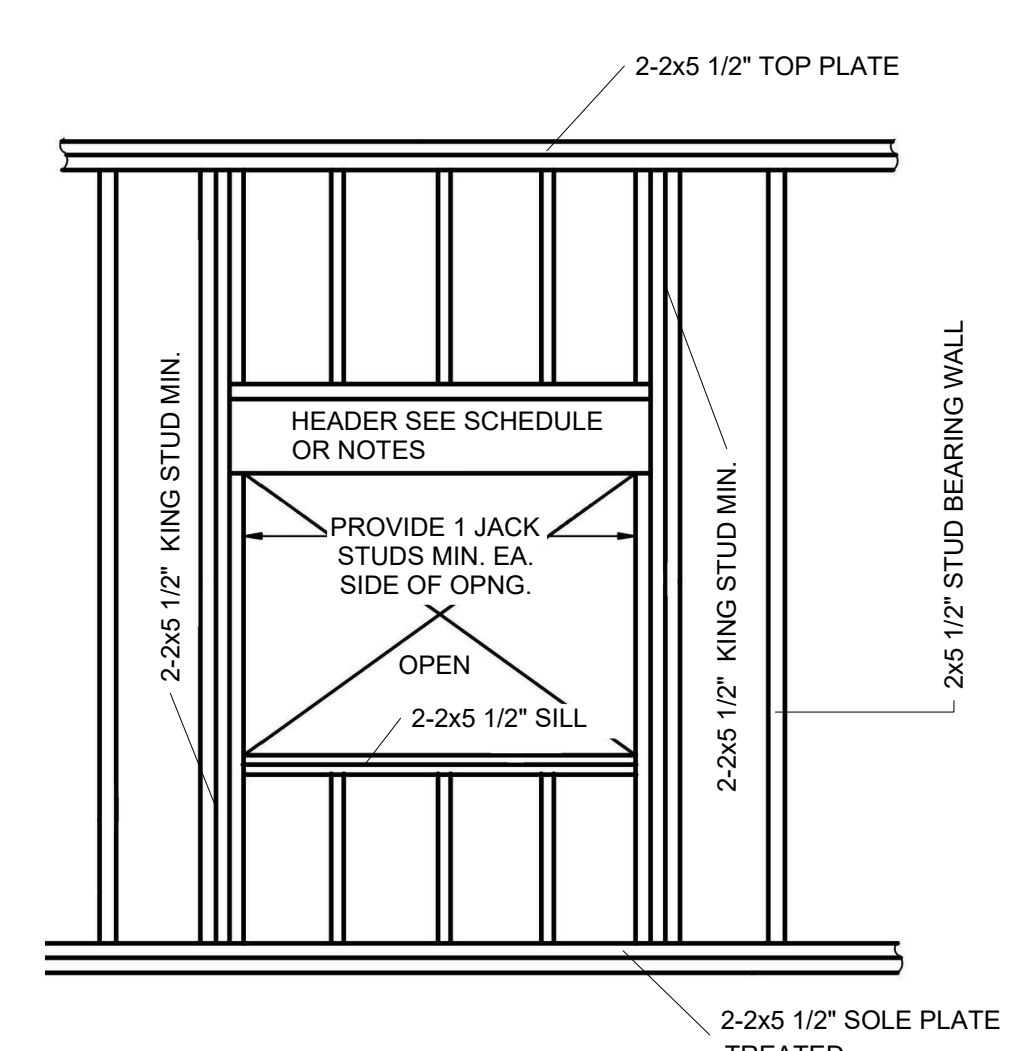
WALL TYPE W4

NO SCALE



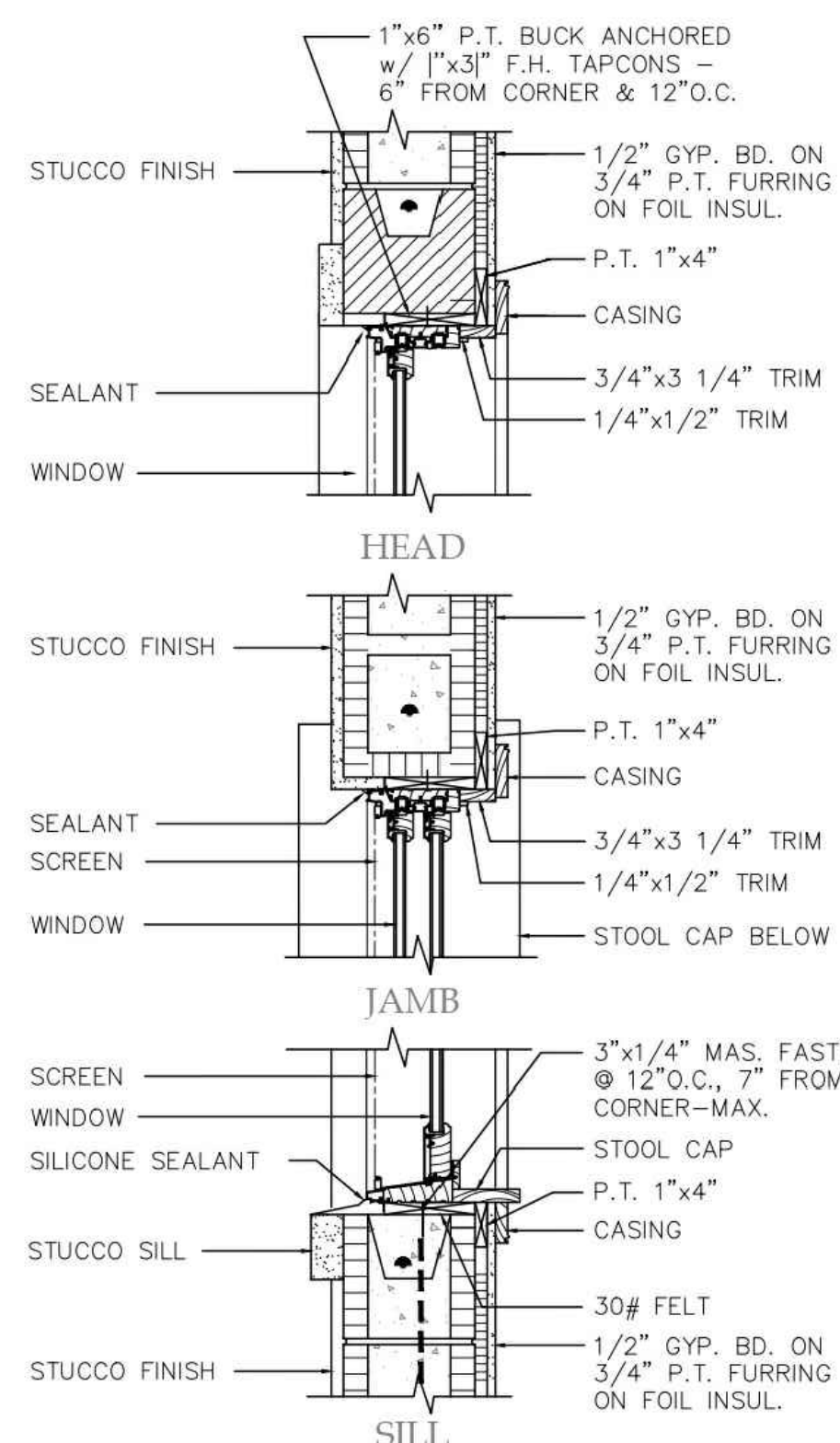
TYPICAL DOOR FRAMING

NO SCALE



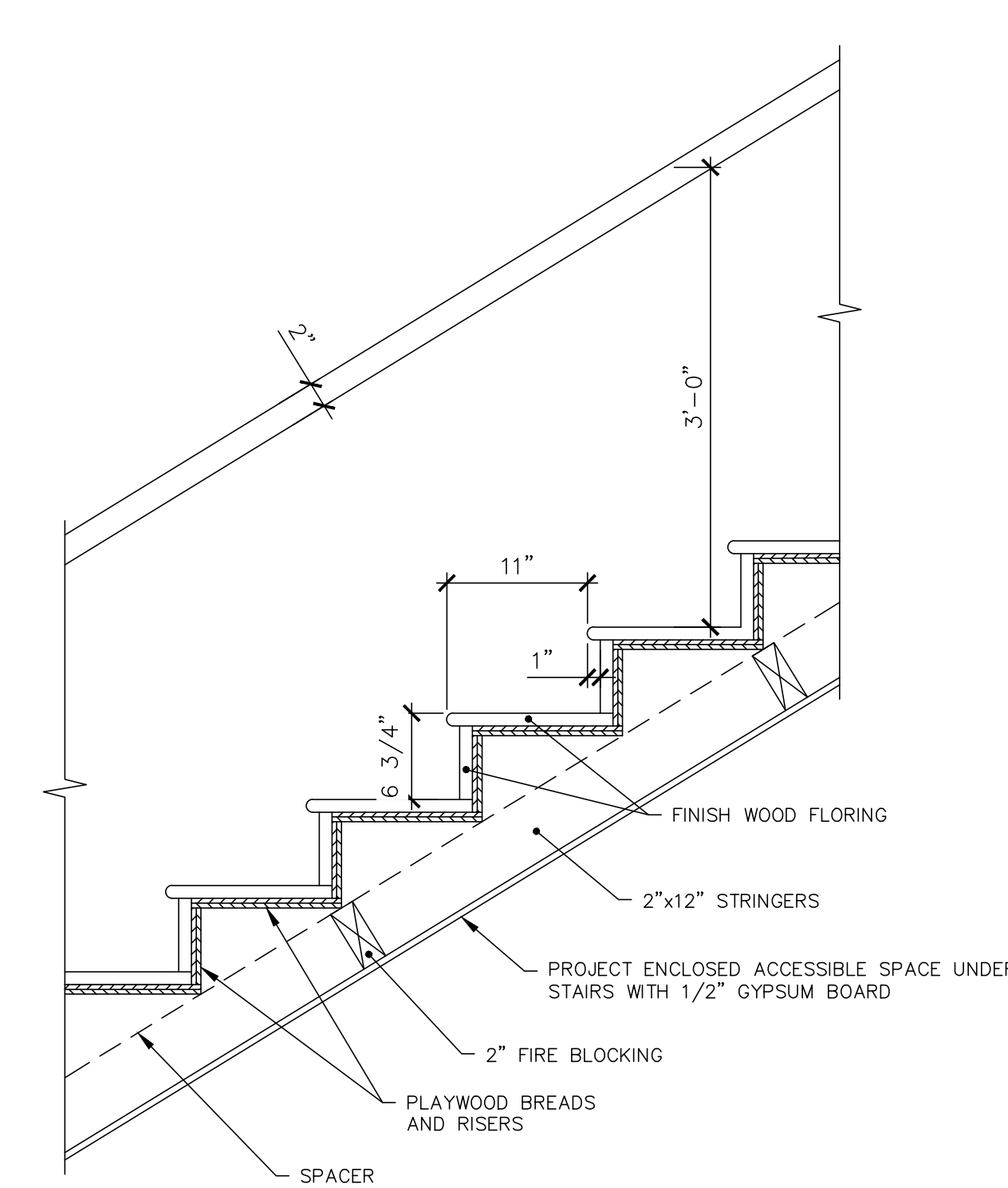
TYPICAL WINDOW FRAMING

NO SCALE



WINDOW DETAILS

NO SCALE



STAIRS DETAILS

NO SCALE

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DATE: DESCRIPTION:

DRAWN BY: V.H.

DATE:

SCALE:

PROJECT:

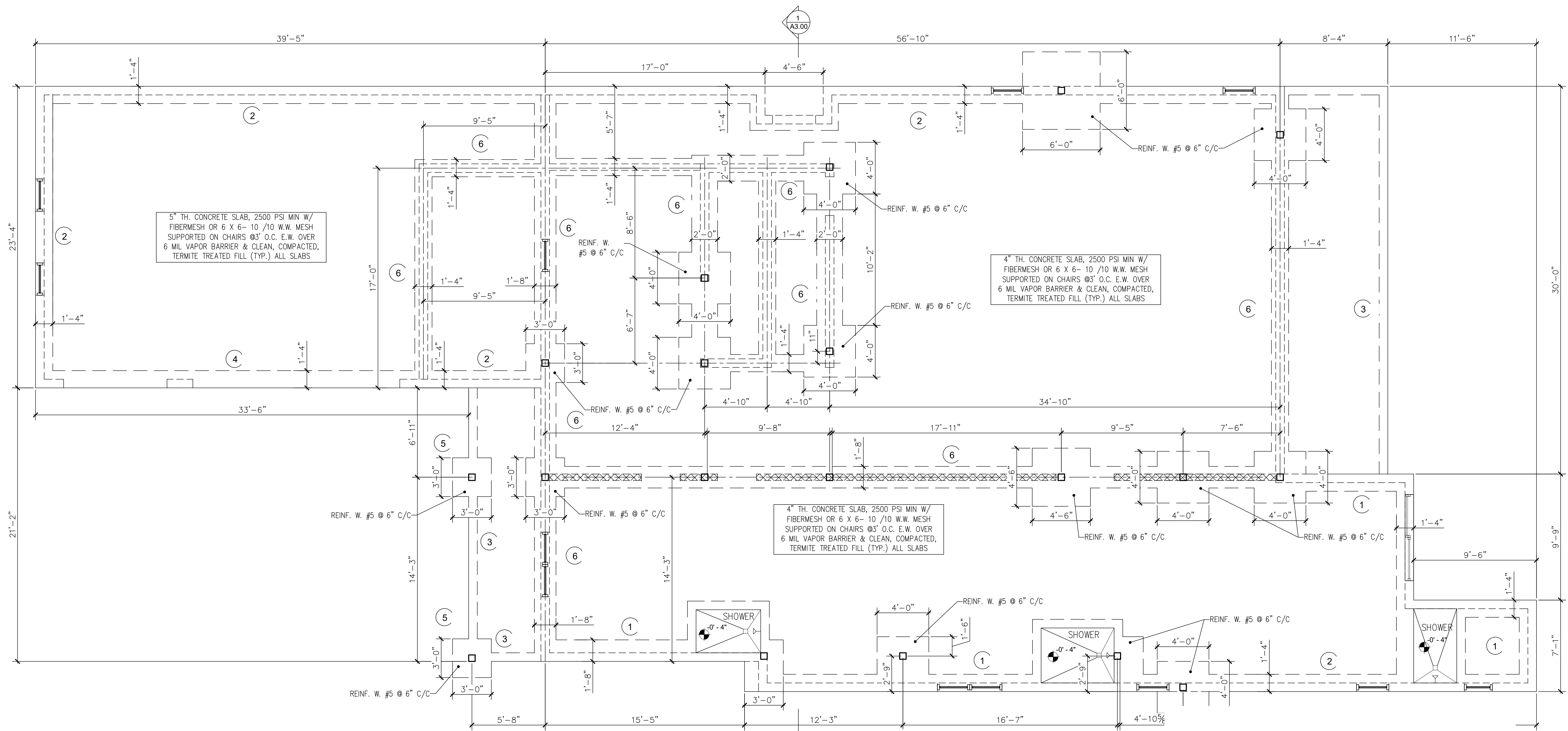
Custom Residence
2412 Chantilly ave,
Winter Park, FL 32789

SHEET TITLE :

DETAILS

SHEET NUMBER :

A5.01



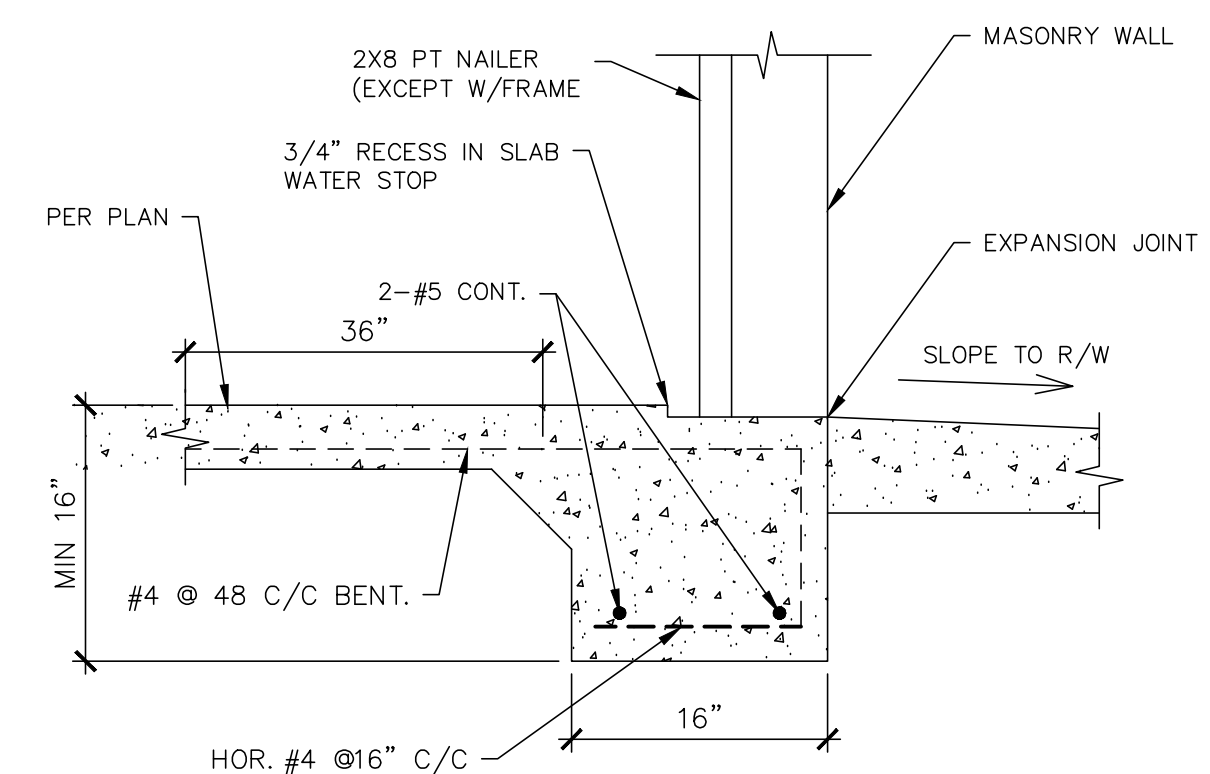
GENERAL NOTES:

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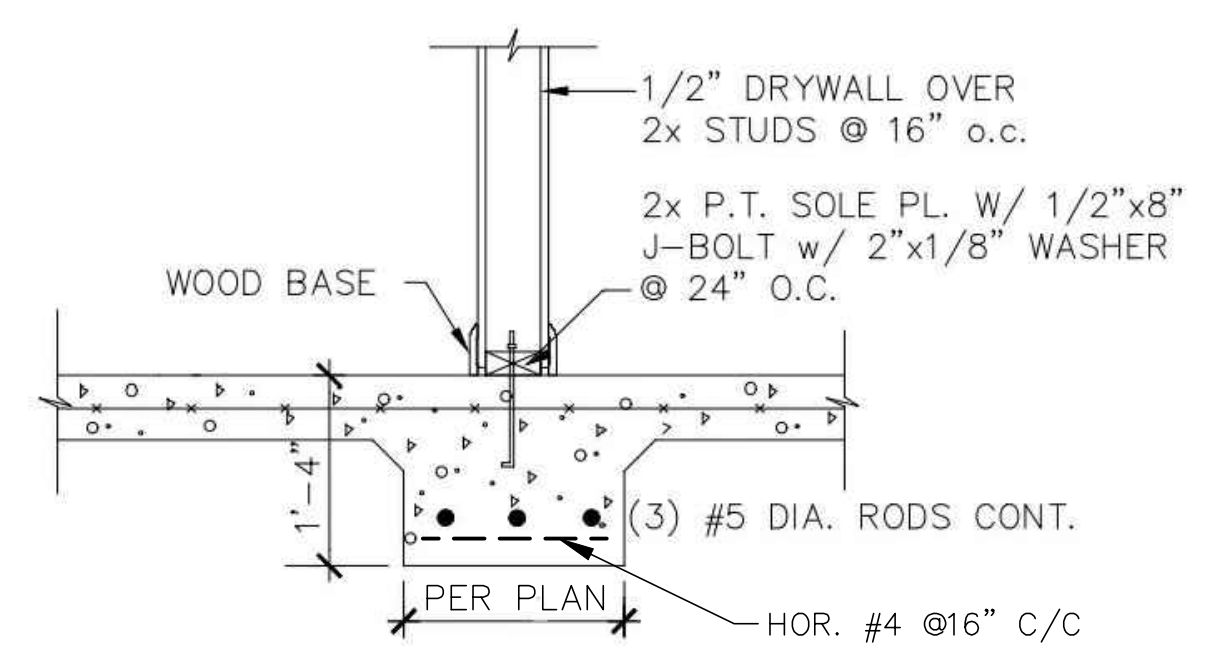
1 BASE FLOOR PLAN

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

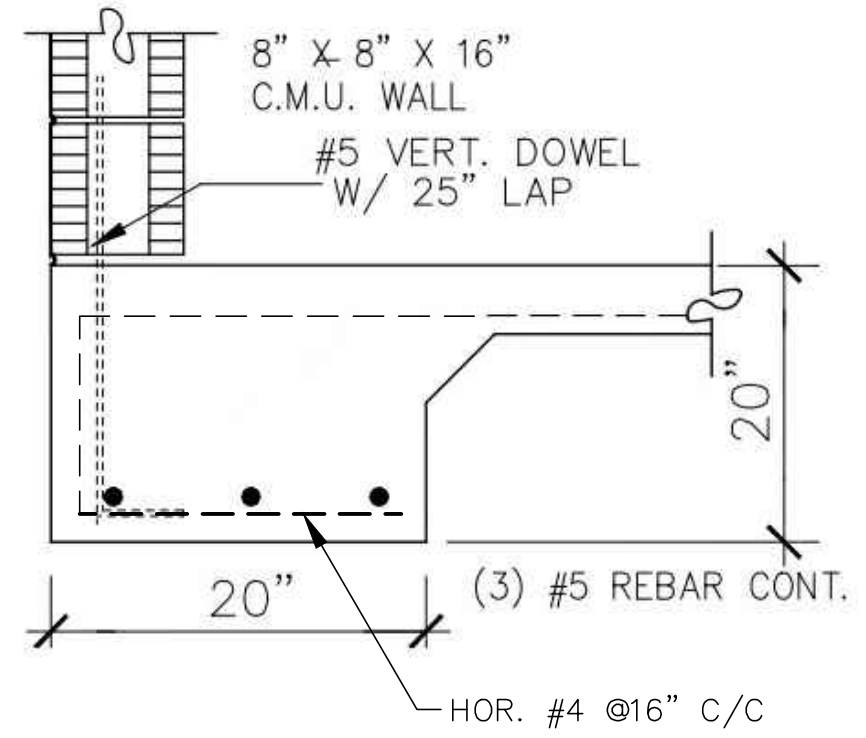
3 FOUNDATION TYPE 3
NO SCALE



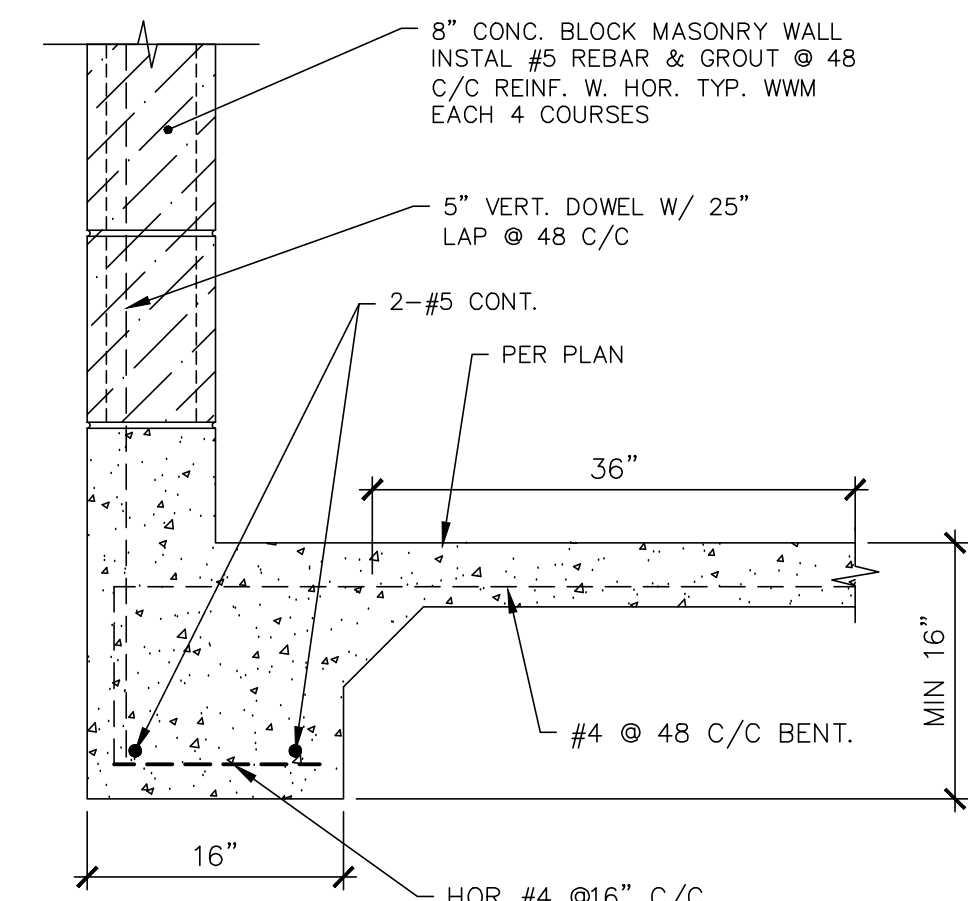
5 PATIO BEARING FOOTING
NO SCALE



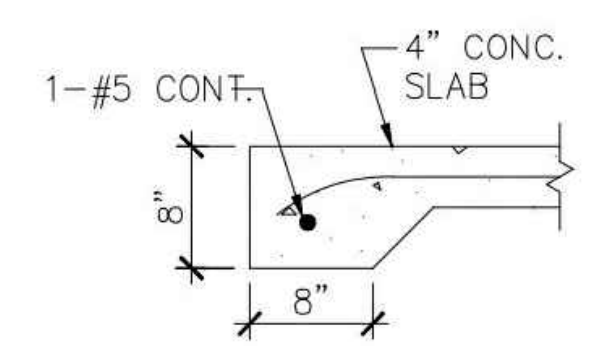
1 FOUNDATION TYPE 1
NO SCALE



2 FOUNDATION TYPE 2
NO SCALE

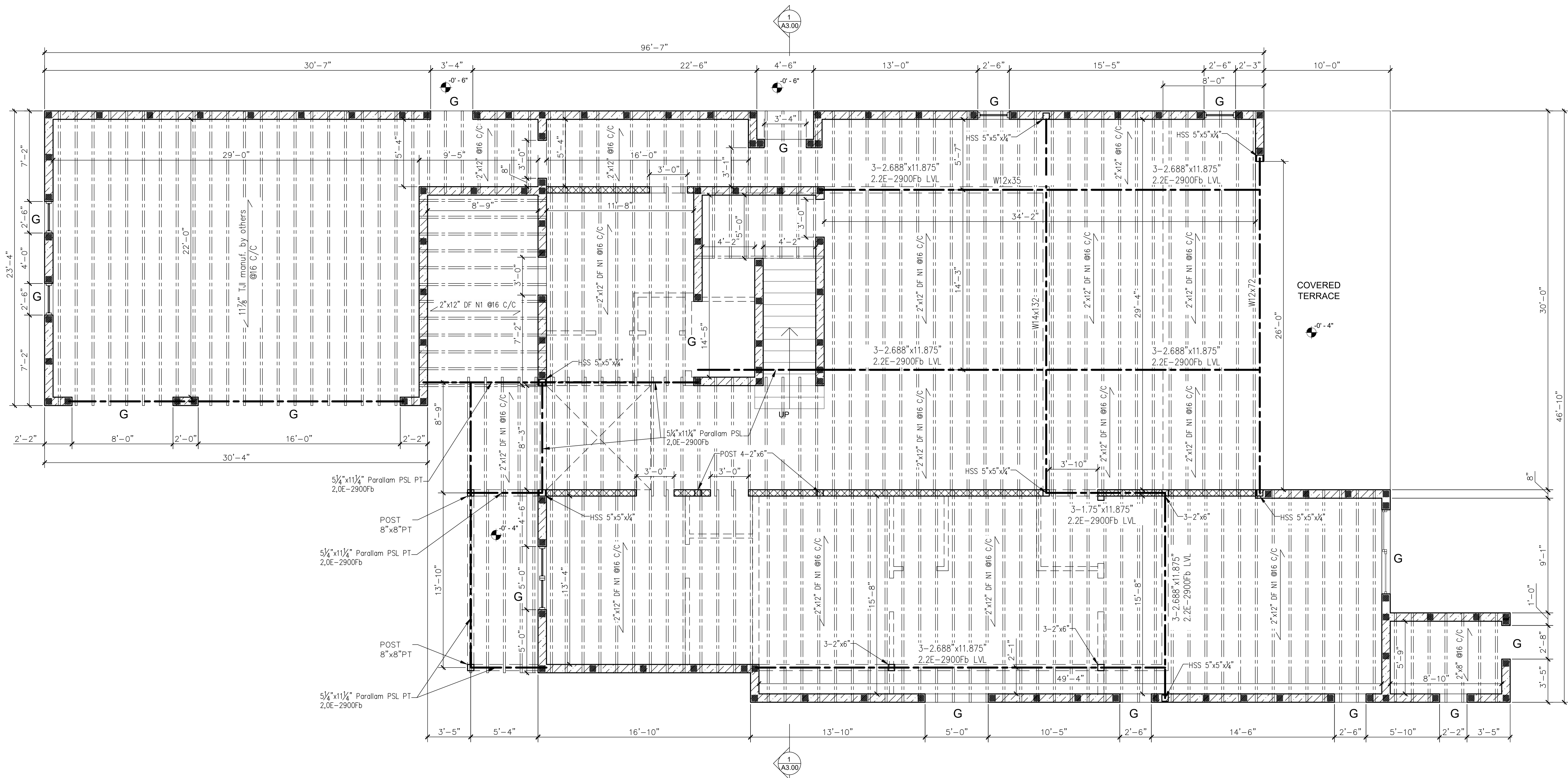


4 GARAGE DOOR RECESSED SILL
NO SCALE



6 INTERIOR FOOTING
NO SCALE

DATE:	DESCRIPTION:
	V.H.
DATE:	
SCALE:	
PROJECT:	Custom Residence 2412 Chantilly ave, Winter Park, FL 32789
SHEET TITLE :	BASE FLOOR PLAN
SHEET NUMBER :	S1.01



1 FIRST 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

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DATE: DESCRIPTION:

DRAWN BY: **V.H.**

DATE:

SCALE:

PROJECT:

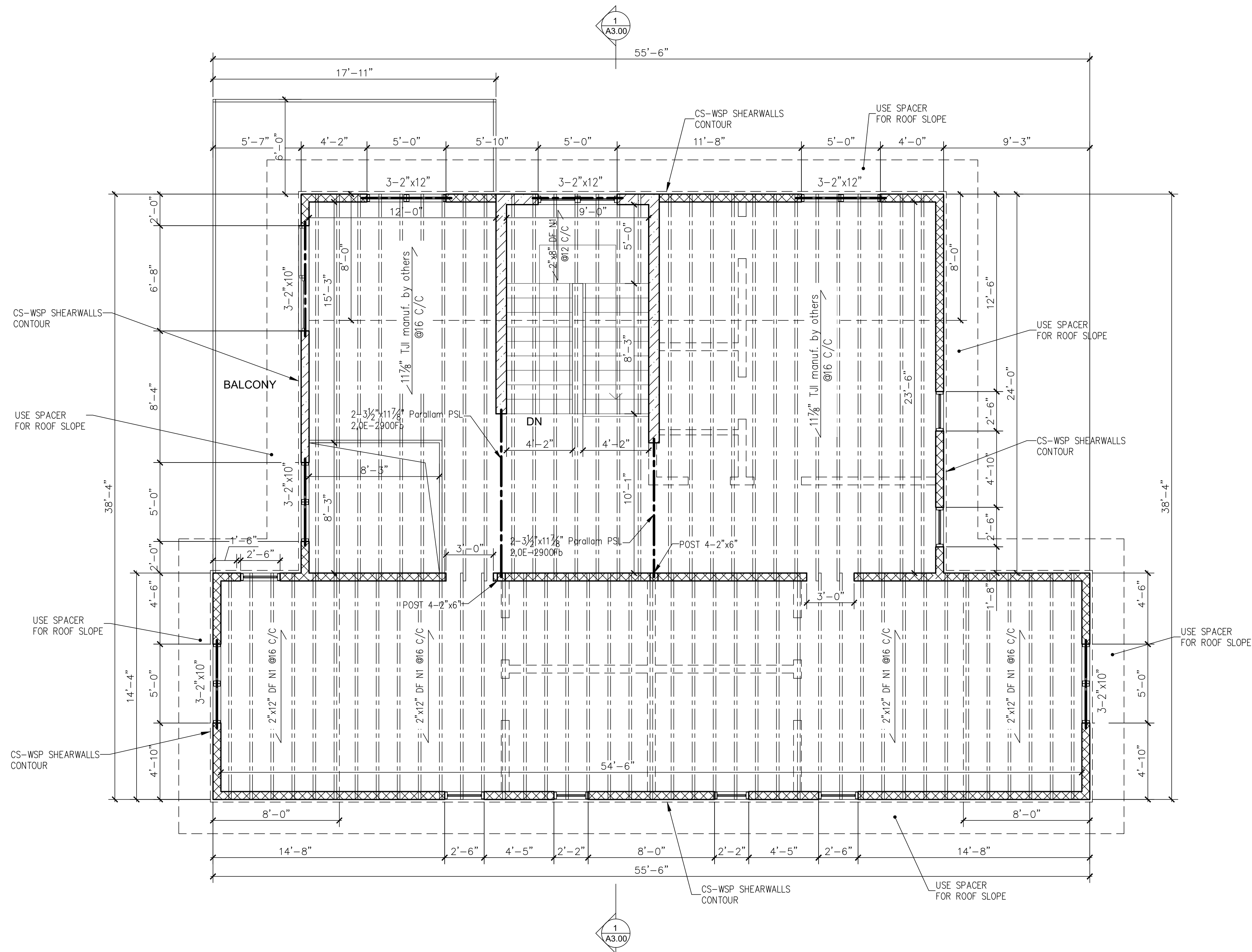
Custom Residence
2412 Chantilly ave,
Winter Park, FL 32789

SHEET TITLE :

FIRST FLOOR PLAN

SHEET NUMBER :

S1.02



1 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

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DATE: DESCRIPTION:

DRAWN BY: V.H.

DATE:

SCALE:

PROJECT:

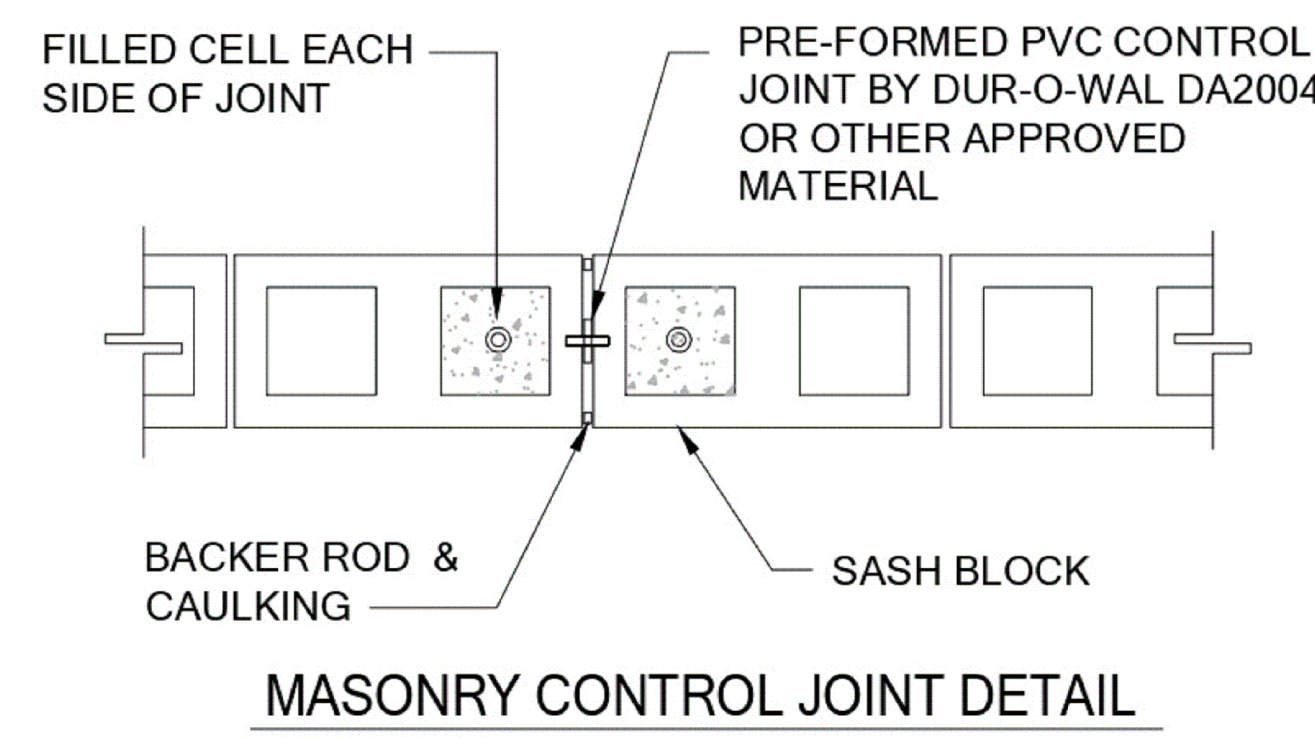
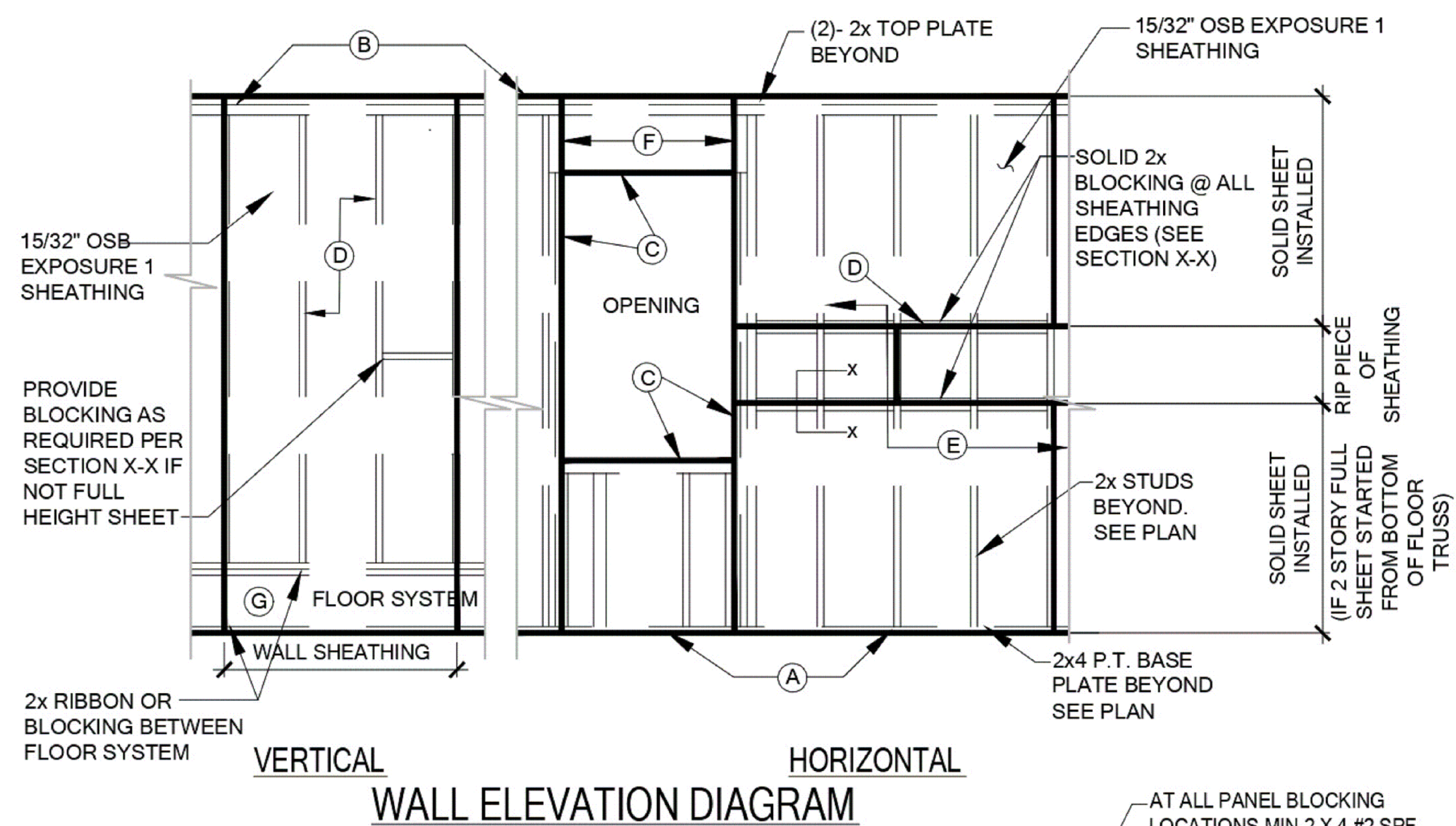
Custom Residence
2412 Chantilly ave,
Winter Park, FL 32789

SHEET TITLE :

SECOND FLOOR PLAN

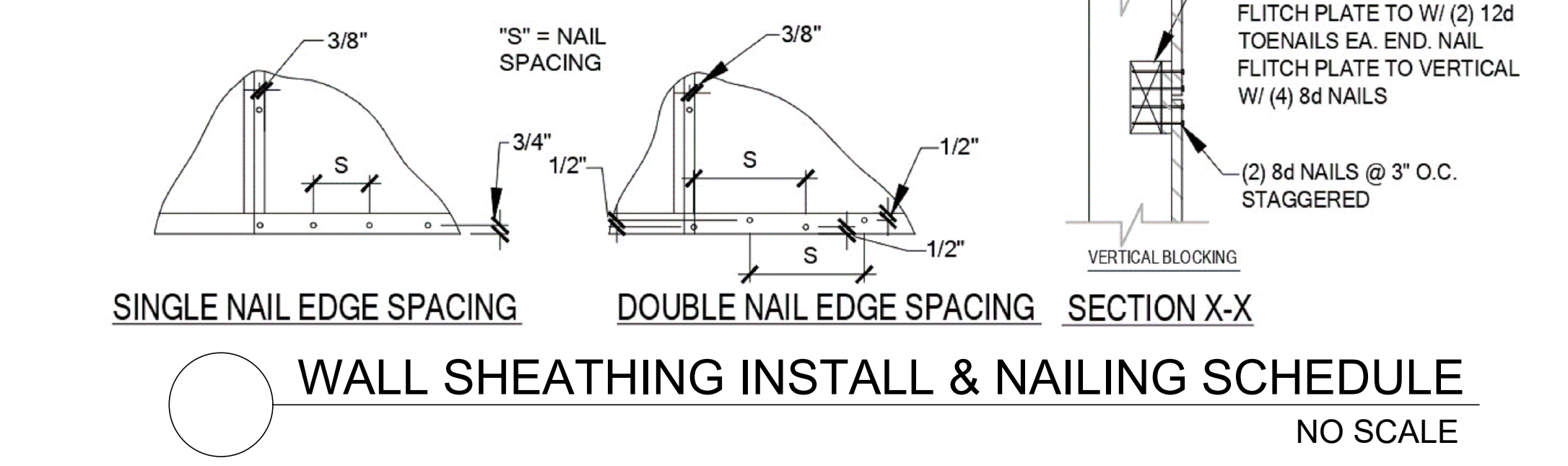
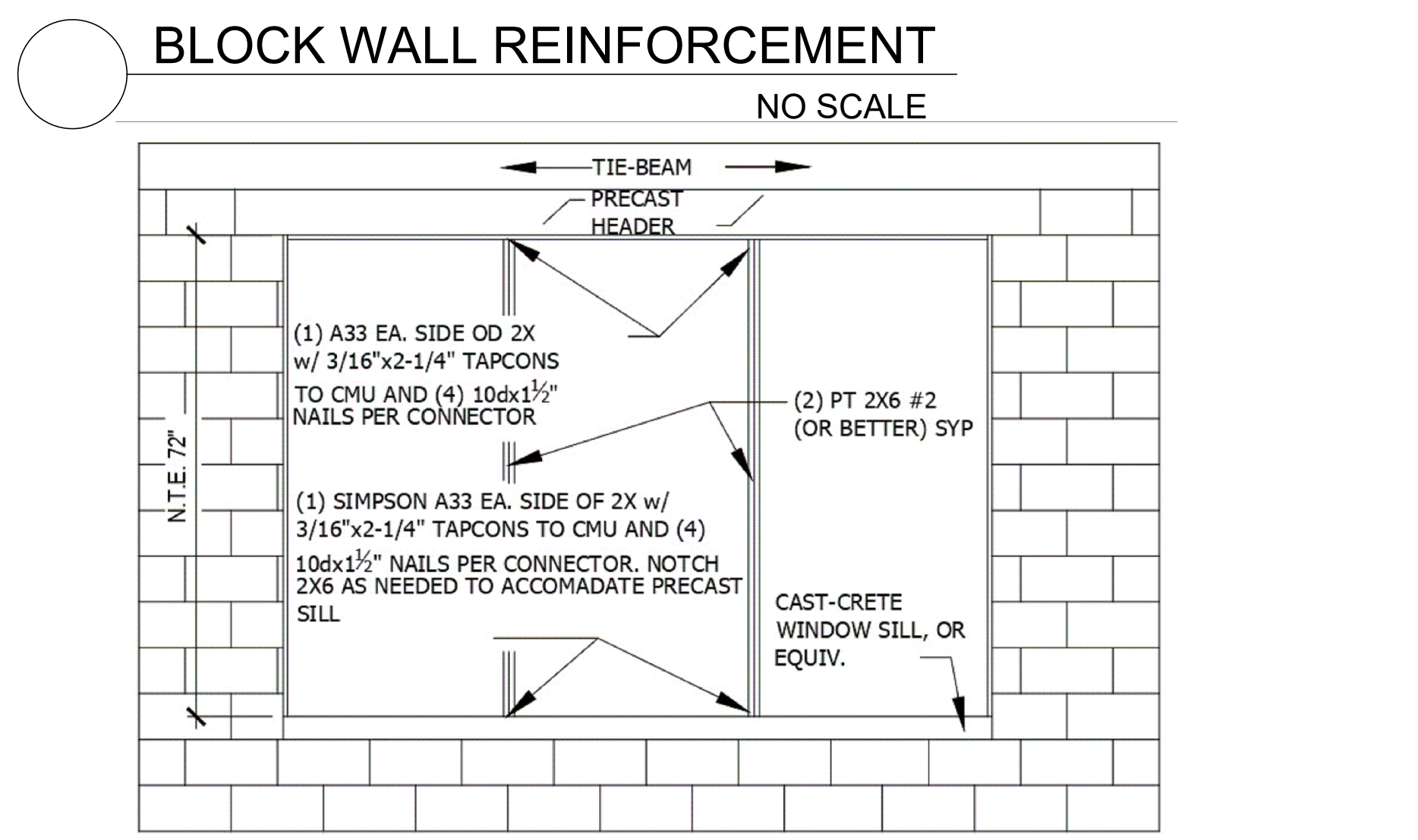
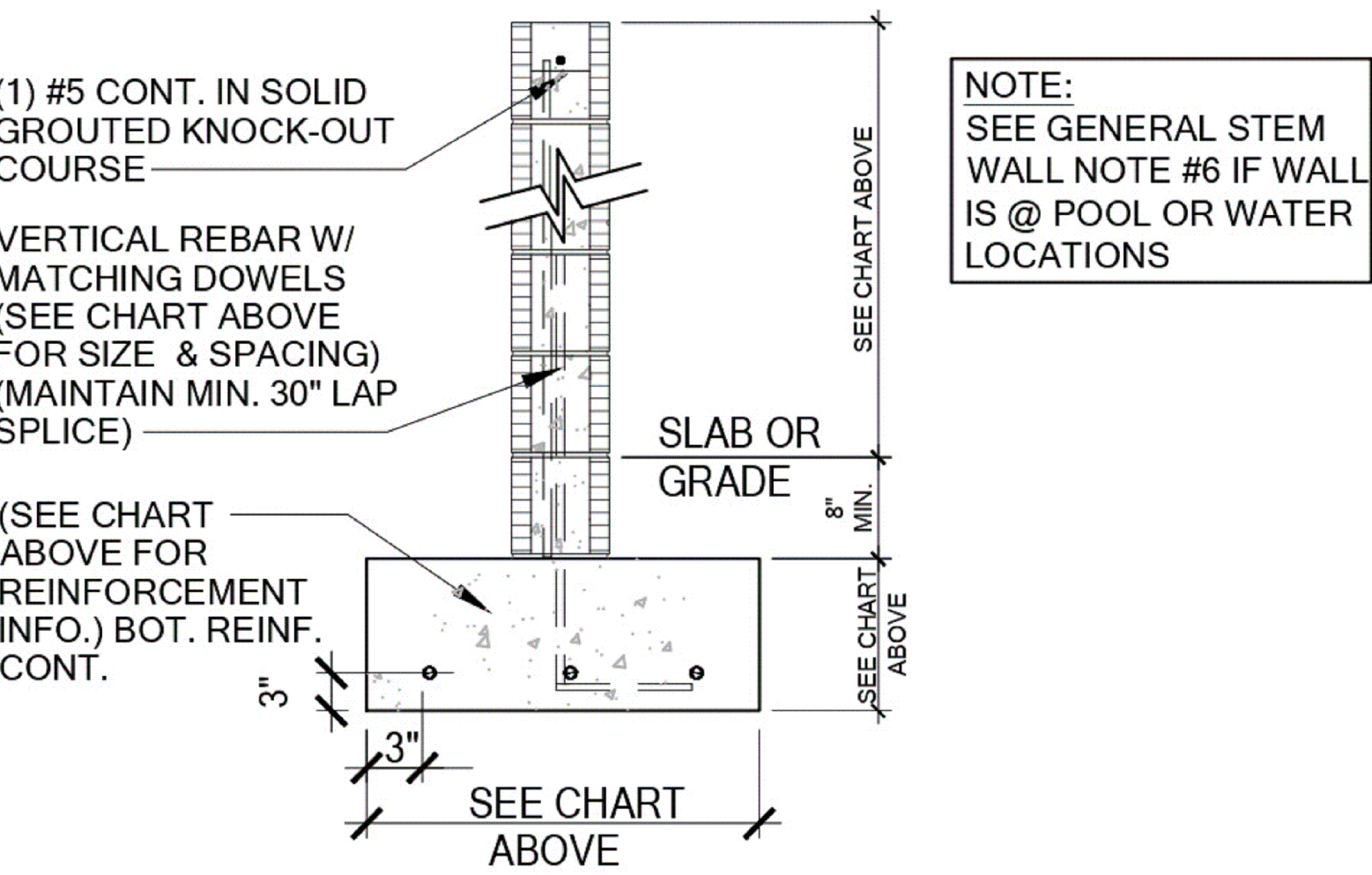
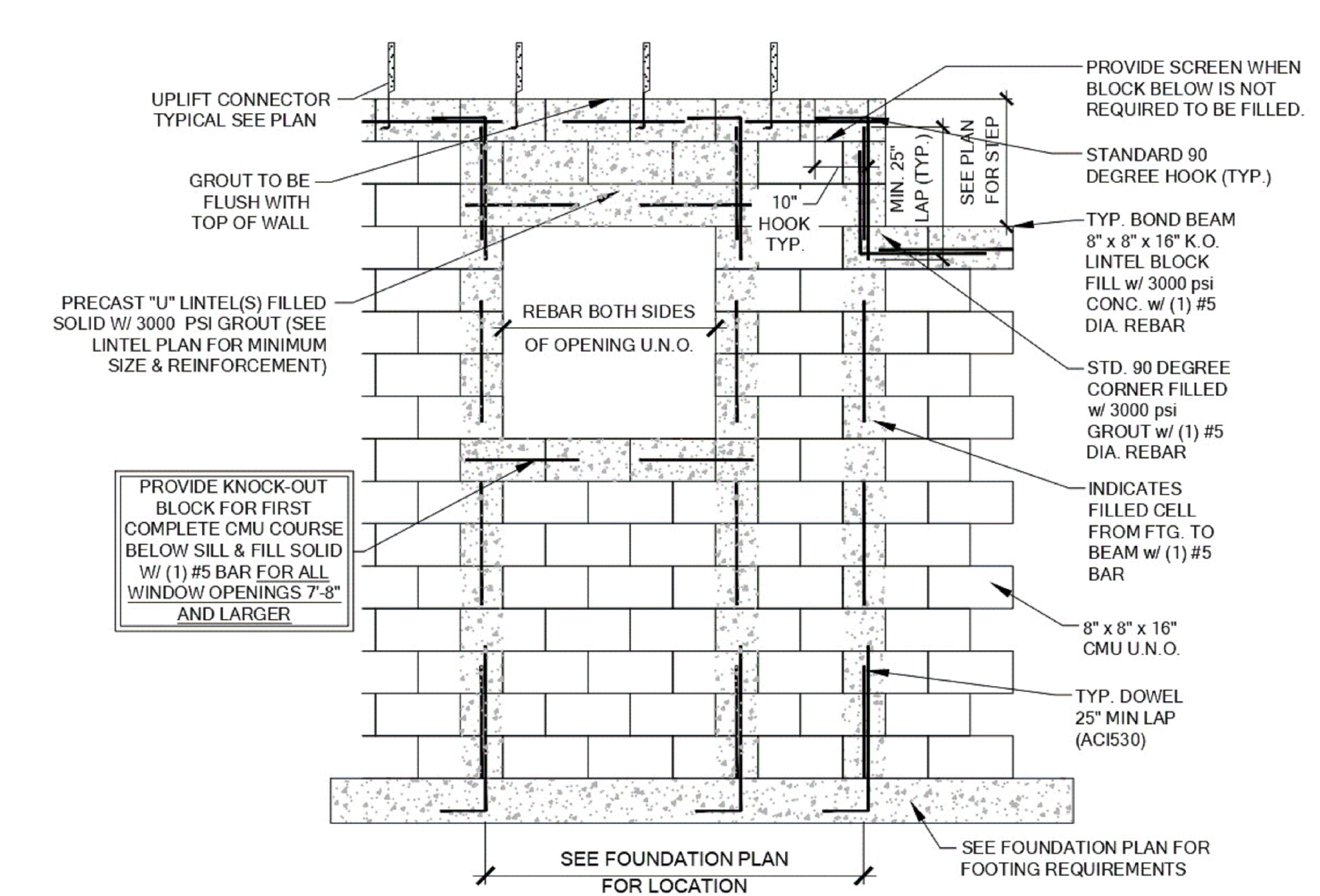
SHEET NUMBER :

S1.03



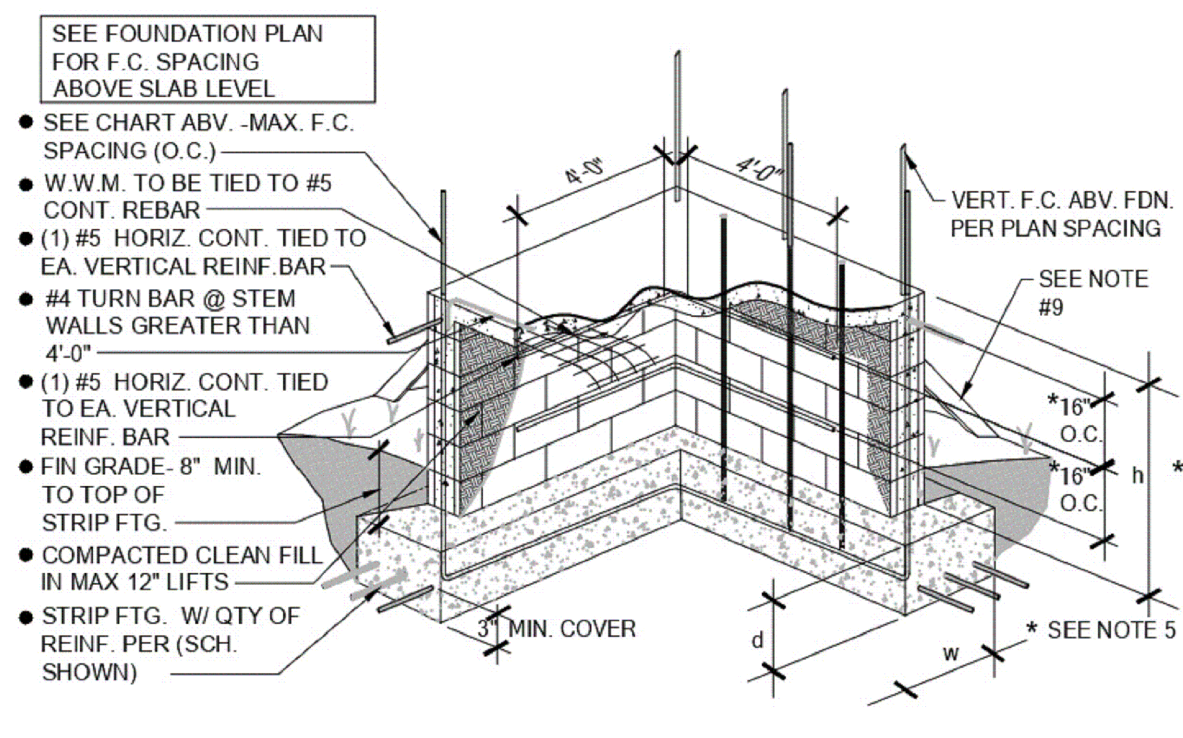
SITE WALL SCHEDULE

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.



STEM WALL SCHEDULE

STEM WALL HEIGHT (h)	FOOTING DIMENSION (w) & (d)				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	(D) 1 STRY.	(D) 2 STRY.	(W) 1 STRY.	(W) 2 STRY.			
>2'-0"-3'-4"	12"	12"	24"	24"	W/ (3) #5 BARS	426#	5'-4"
>3'-4"-4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	545#	4'-0"



- NOTES:**
- 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 REQD 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 STEM WALL 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 GROUTED.
 - R-403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.
 - EXTERIOR SHORING BY CONTRACTOR AS REQD WHEN STEM IS OVER 4'-0" TALL

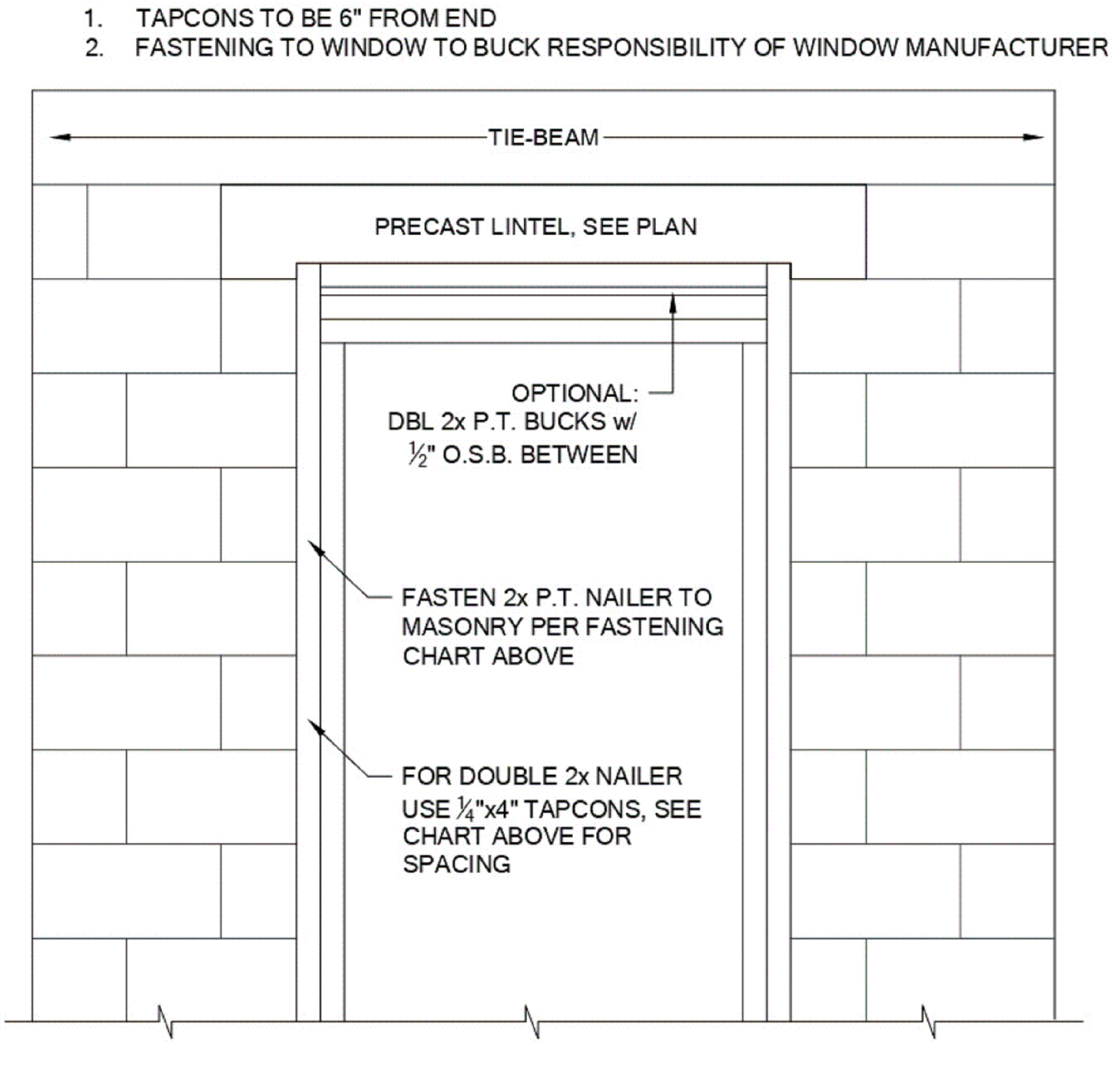
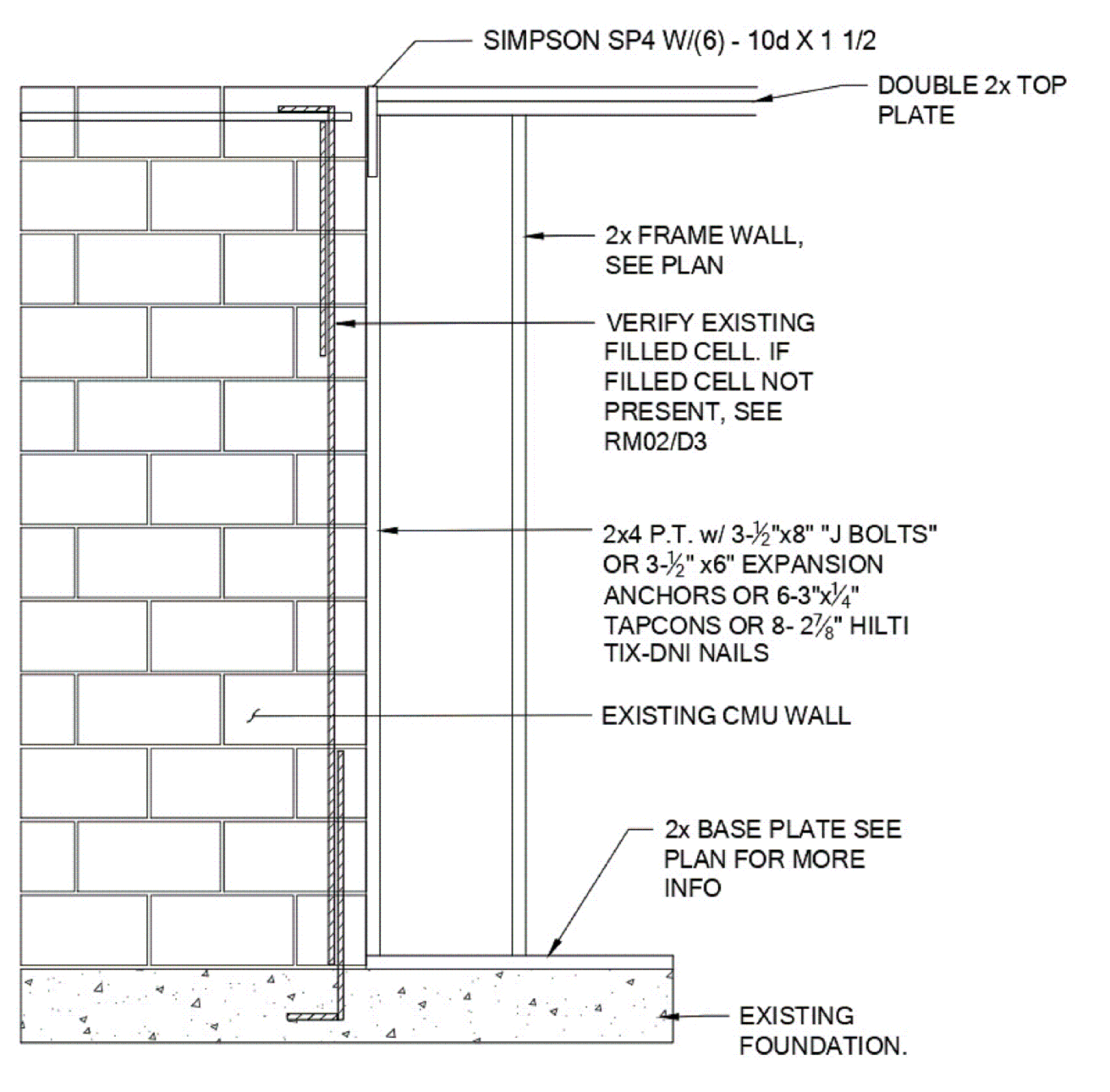
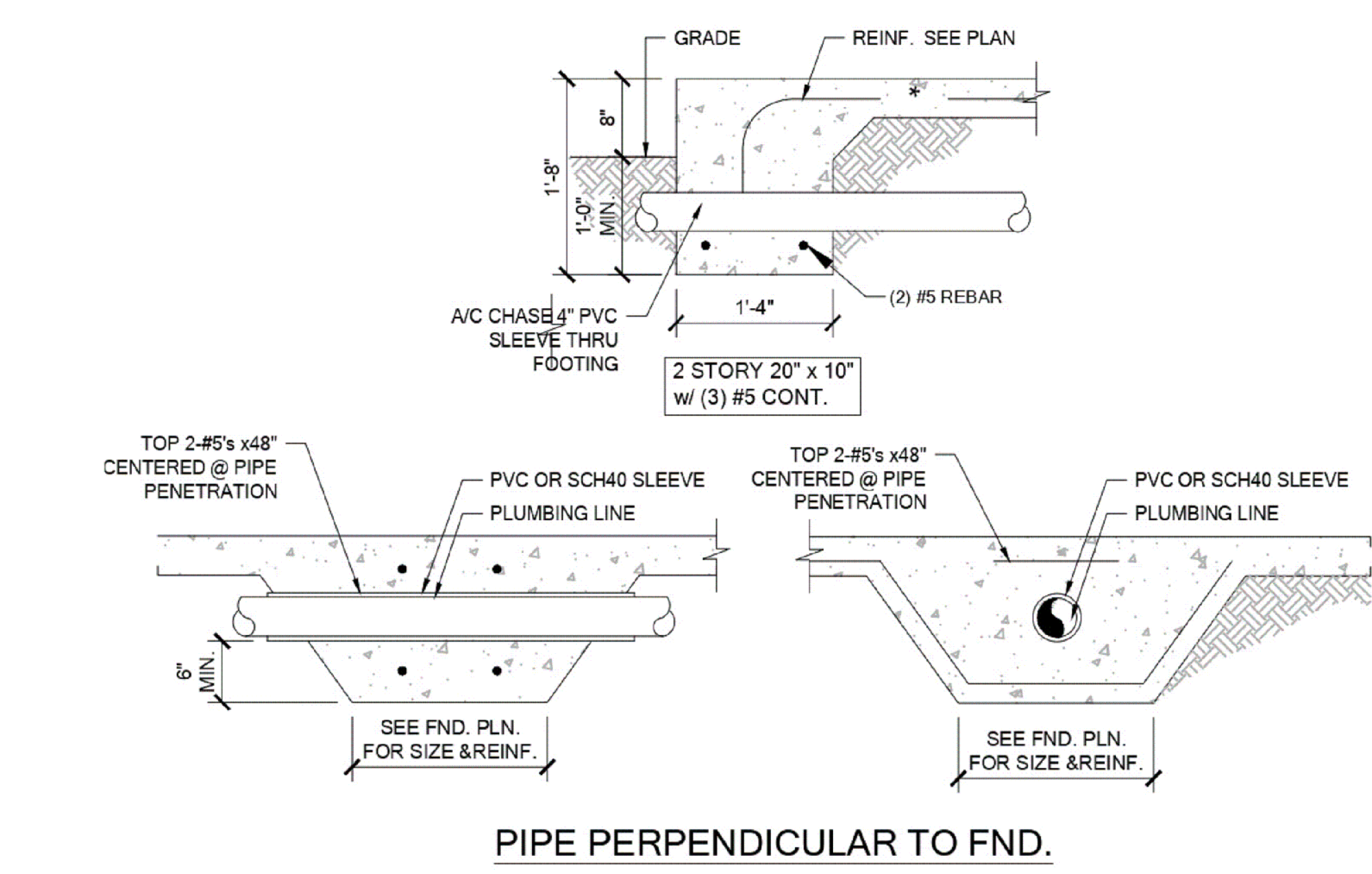
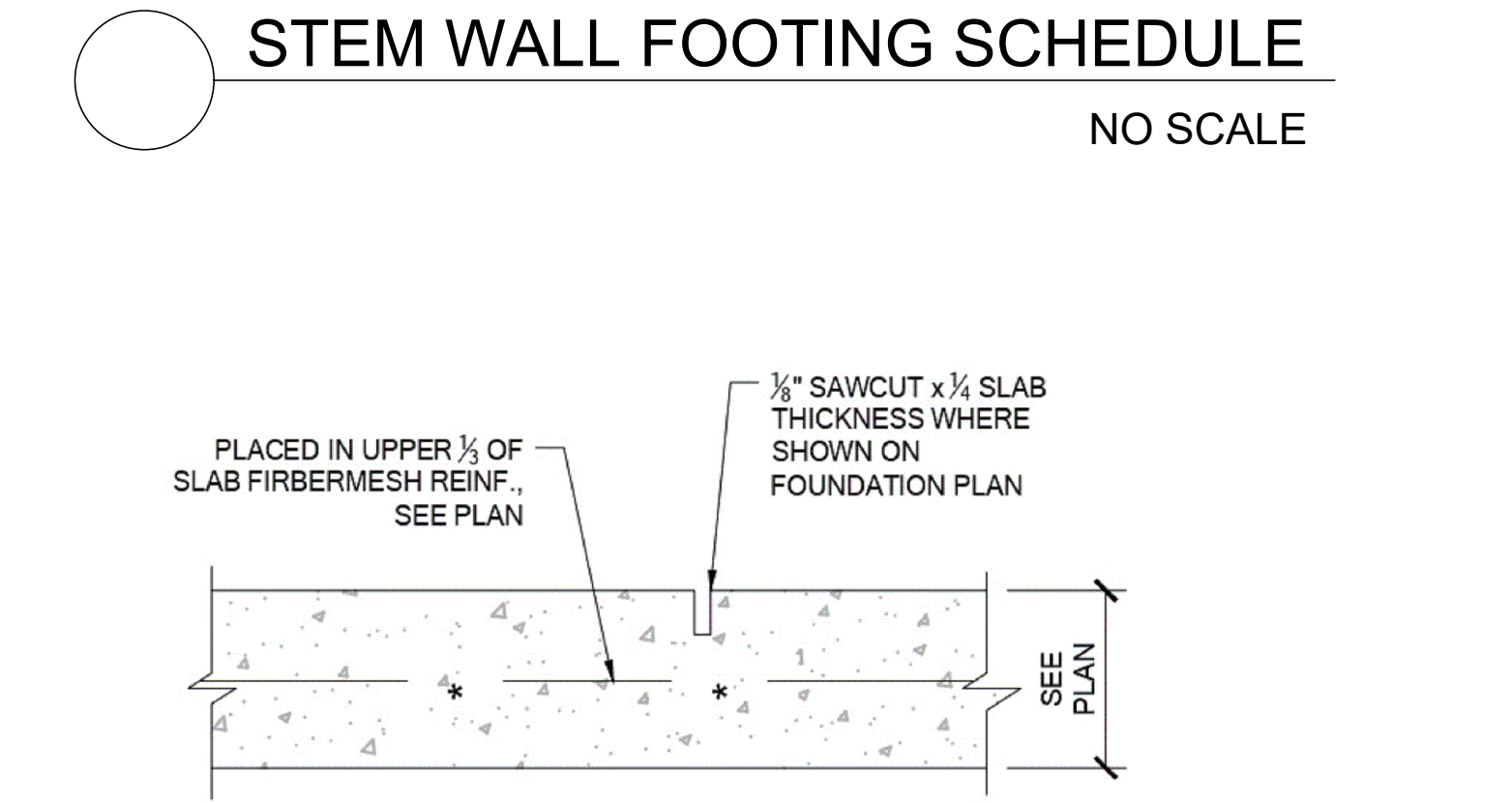
- SITE WALL DETAIL**
- CONTROL JOINTS TO BE LOCATED AT 20' O.C. MAX AND @ ALL CHANGES IN WALL WIDTHS.
 - G.C. TO COORDINATE ALL UTILITIES IN EASEMENT

BLOCK WALL REINFORCEMENT

NO SCALE

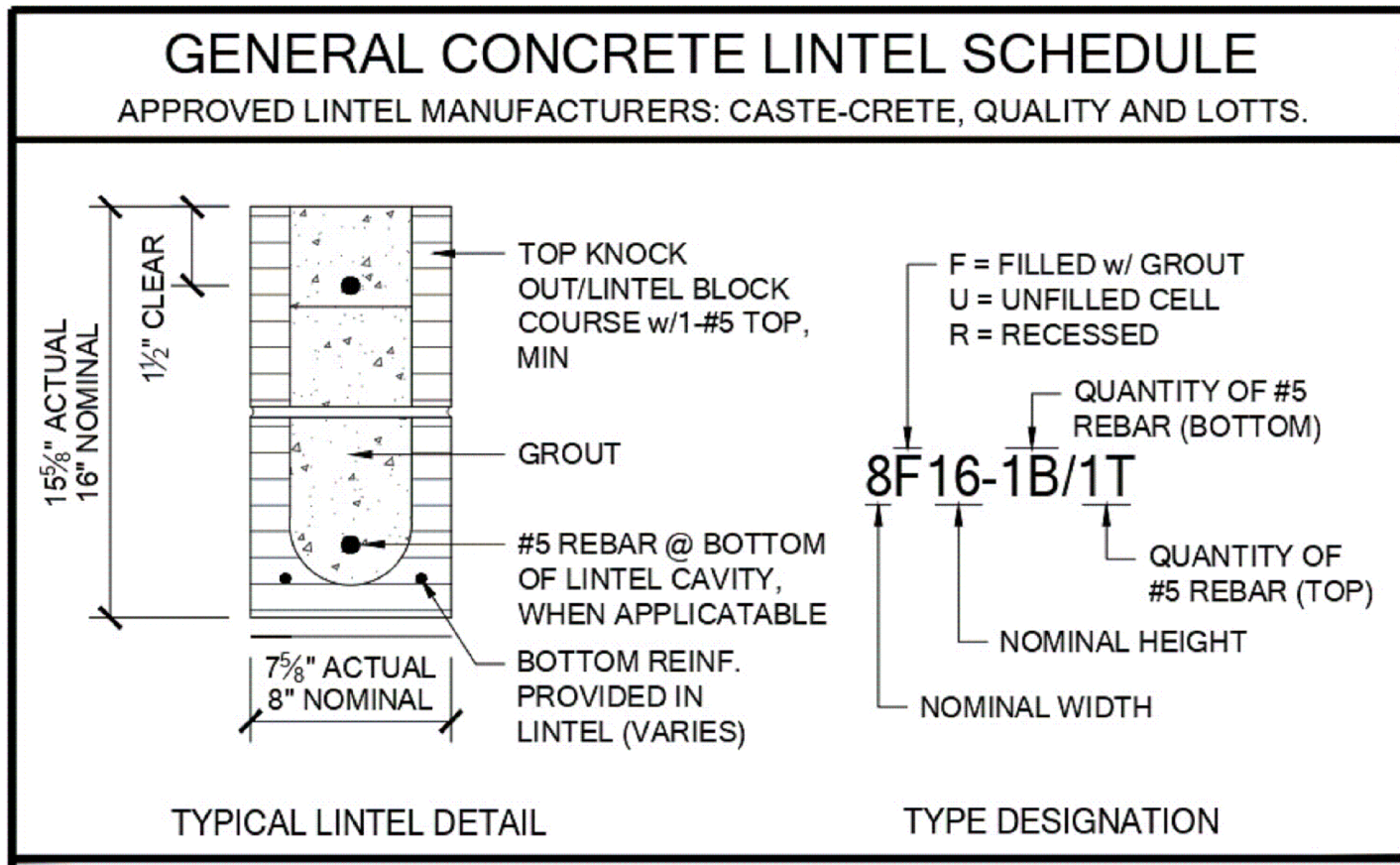
ATTACHMENT REQUIREMENTS			
SIZE	TAPCONS	SPACING	# ROWS
2 x 4	3/16" X 3"	12" O.C.	1
2 x 6	3/16" X 3"	12" O.C.	2
2 x 8	3/16" X 3"	12" O.C.	2

NOTES:
1. TAPCONS TO BE 6" FROM END
2. FASTENING TO WINDOW TO BUCK RESPONSIBILITY OF WINDOW MANUFACTURER



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DATE: DESCRIPTION:
DRAWN BY: V.H.
DATE:
SCALE:
PROJECT: Custom Residence 2412 Chantilly ave, Winter Park, FL 32789
SHEET TITLE : DETAILS
SHEET NUMBER : S1.04



LINTEL DESIGNATION SCHEDULE

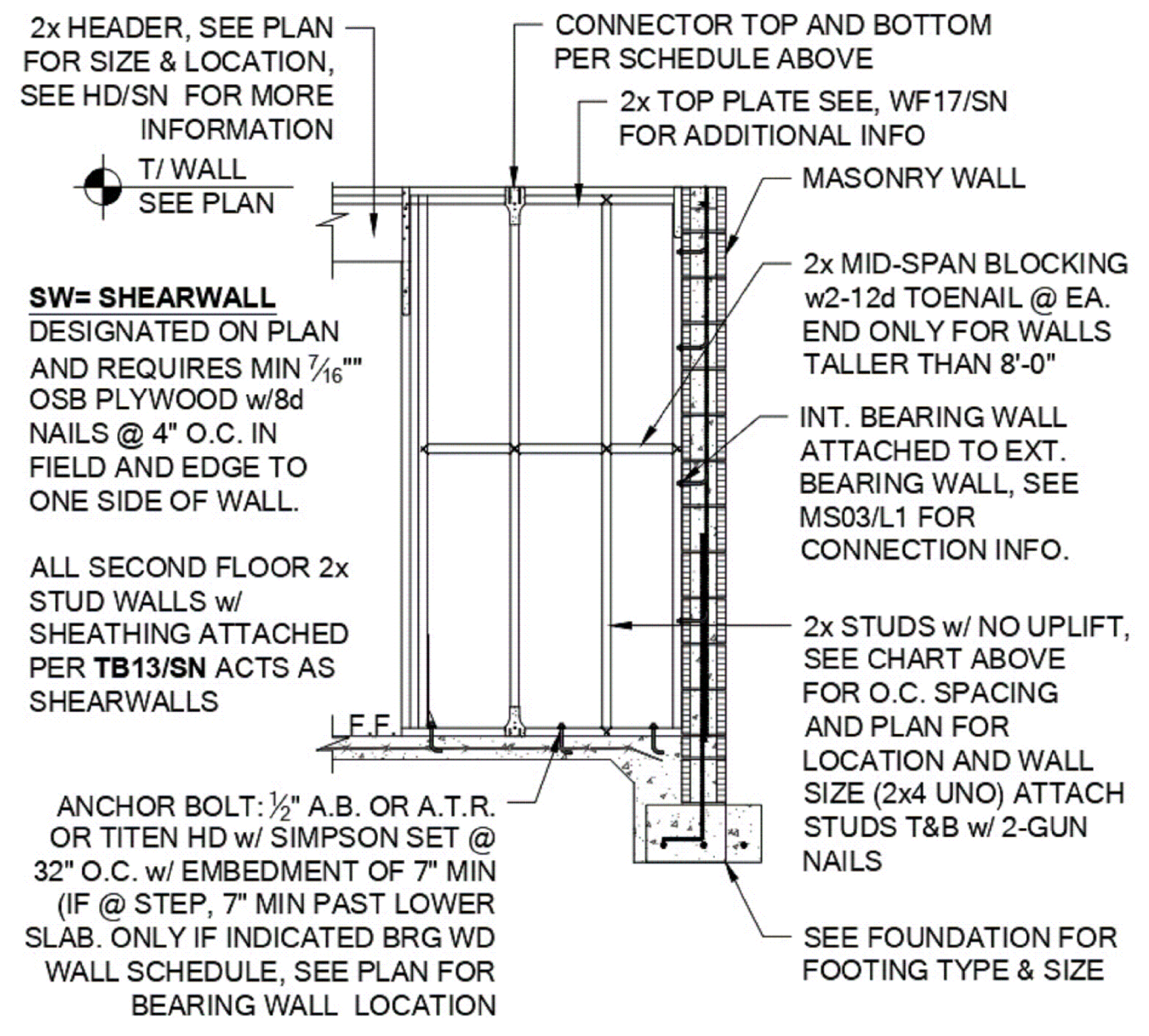
MARK	LINTEL DESIGN	MARK	LINTEL DESIGN	MARK	LINTEL DESIGN
A	8RF6-0B/1T	G	8F24-1B/1T	N	8RF22-0B/1T
B	8F8-0B/1T	H	8RF30-1B/1T	P	8F24-0B/1T
C	8RF14-1B/1T	J	8F32-1B/1T	Q	8RF30-0B/1T
D	8F16-1B/1T	K	8RF14-0B/1T	R	8F32-0B/1T
E	8F20-1B/1T	L	8F16-0B/1T	S	8F28-1B/1T
F	8RF22-1B/1T	M	8F20-0B/1T	T	8F40-1B/1T
				U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

- #### GENERAL INSTALLATION NOTES:
1. PROVIDE FULL MORTAR HEAD AND BED JOINTS.
 2. SHARE FILLED LINTELS ARE REQUIRED
 3. INSTALLATION OF LINTEL MUST COMPLY w/ THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
 4. U-LINTELS ARE LOCATED MANUFACTURED w/ 5/2" LONG NOTCHES AT THE END TO ACCOMMODATE VERTICAL CELL REINFORCING AND GROUTING.
 5. 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 CAVITY
 7. 1/2" Ø WIRE STIRRUPS ARE WELDED TO THE BOTTOM STEEL FOR MECHANICAL ANCHORAGE
 8. CAST-IN-PLACE CONC. MAY BE PROVIDED IN COMPOSITE LINTELS IN LIEU OF CMU
 9. SAFE LOAD RATINGS BASED ON RATIONAL DESIGN ANALYSIS PER ACI 318 AND ACI 530
 10. 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:

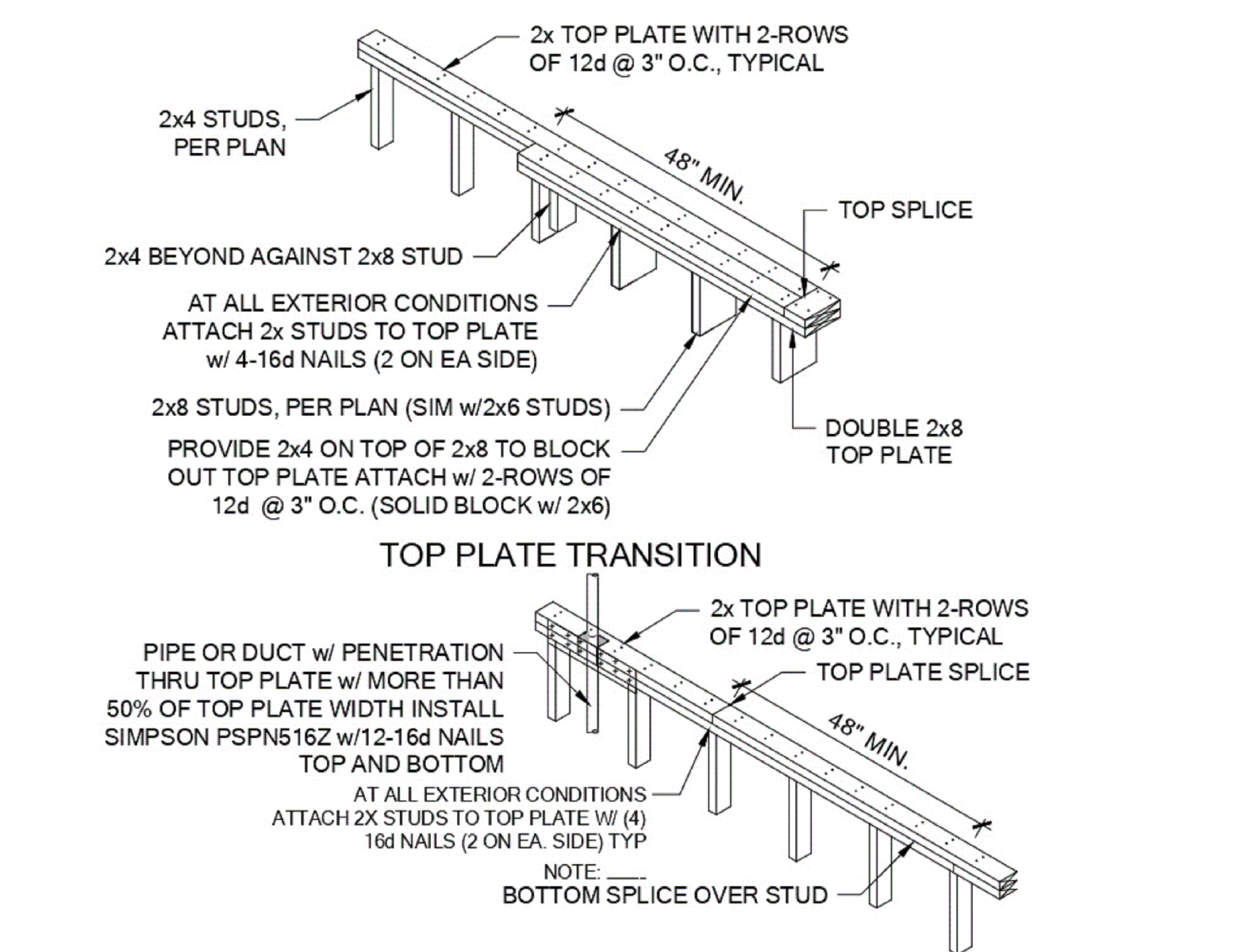
$$\frac{\text{APPLIED VERTICAL LOAD}}{\text{SAFE VERTICAL LOAD}} + \frac{\text{APPLIED HORIZONTAL LOAD}}{\text{SAFE HORIZONTAL LOAD}} \leq 1.0$$

- #### GENERAL MATERIAL NOTES:
1. f_c PRECAST LINTEL = 3500 P.S.I.
 2. f_c PRESTRESSED LINTEL = 6000 P.S.I.
 3. GROUTED PER ASCM C476 f_g = 3000 P.S.I. w/ MAX 3/8" AGGREGATE AND 8" TO 11" SUMP
 4. CMU PER ASTM C90 w/ MIN NET AREA COMPRESSION STRENGTH = 1900 P.S.I
 5. REBAR PER ASTM A615 GRADE 60
 6. 270 LOW RELAXATION 1/2" WIRE PER ASTM A510
 7. MORTAR PER ASTM C270 TYPE M OR S

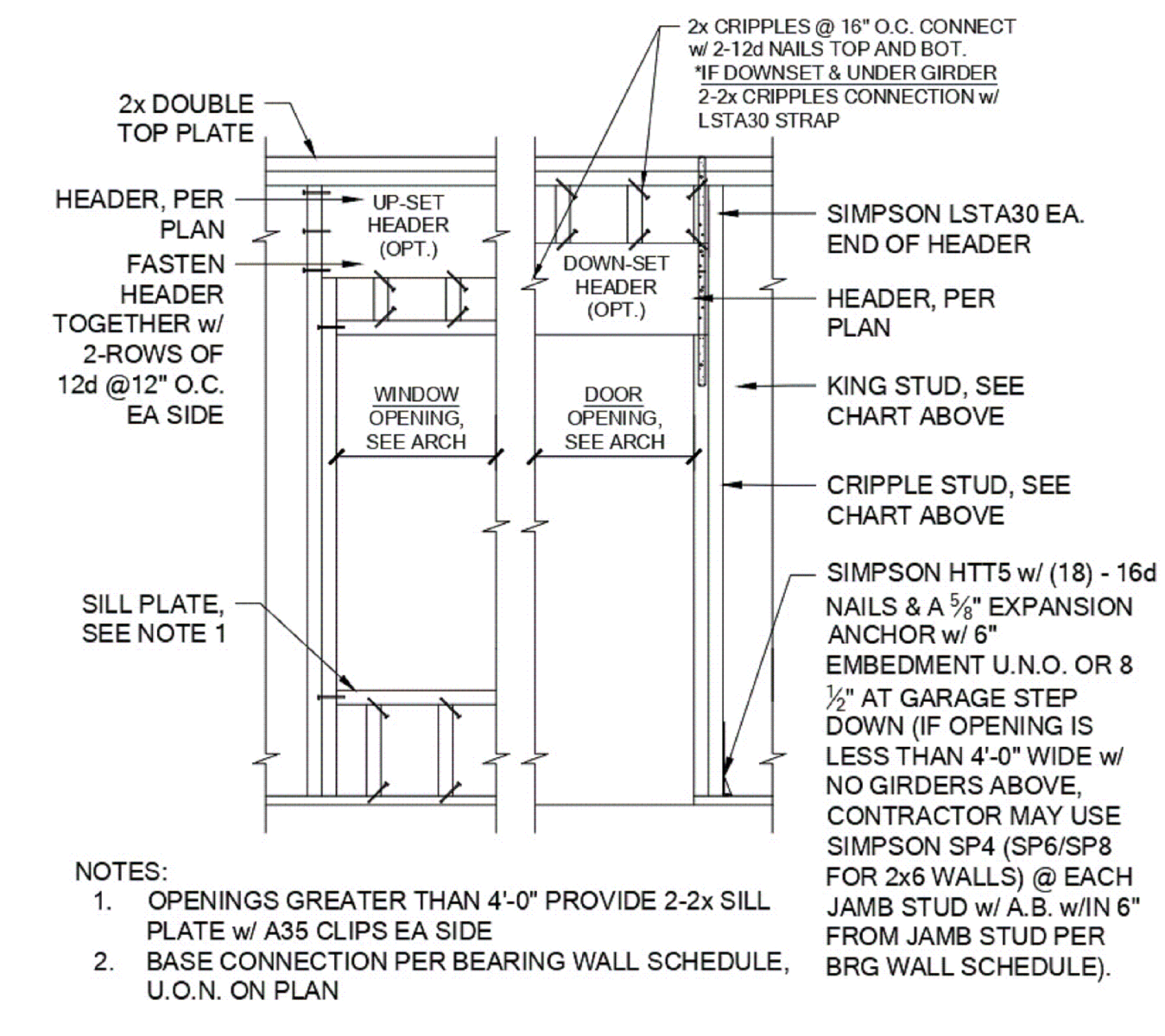
- #### GENERAL LINTEL NOTES:
1. AREAS OF BLOCK ABV. MASONRY OPENINGS ARE TO BE GROUTED SOLID TO THE BEAM.
 2. 1-#5 REBAR IN THE BEAM IS TO BE CONT. THROUGH OUT INCLUDING ABV. MASONRY OPENINGS. U.N.O.
 3. ALL STANDARD LINTELS TO HAVE MIN. 4" BEARING EACH END BASED ON CAST CRETE, LOTTS, AND QUALITY LINTEL 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
 5. (*) 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



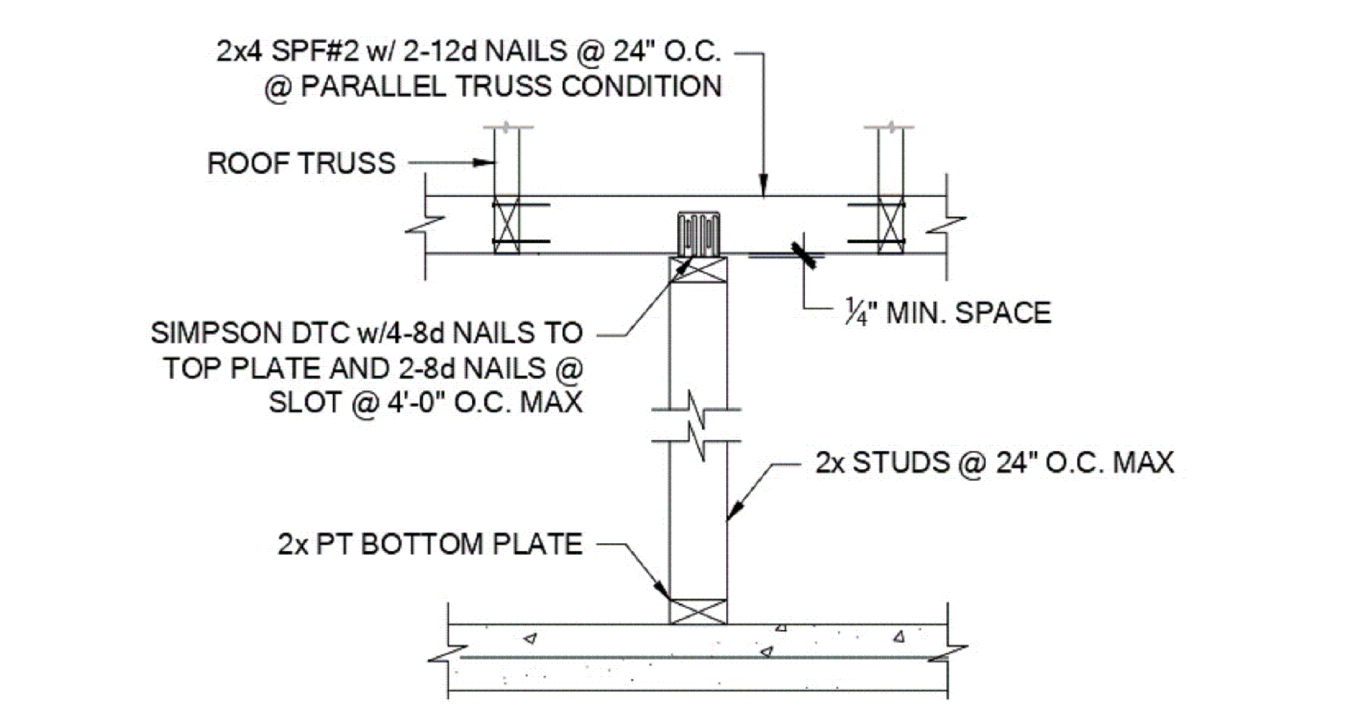
BEARING WALL DESIGN
NO SCALE



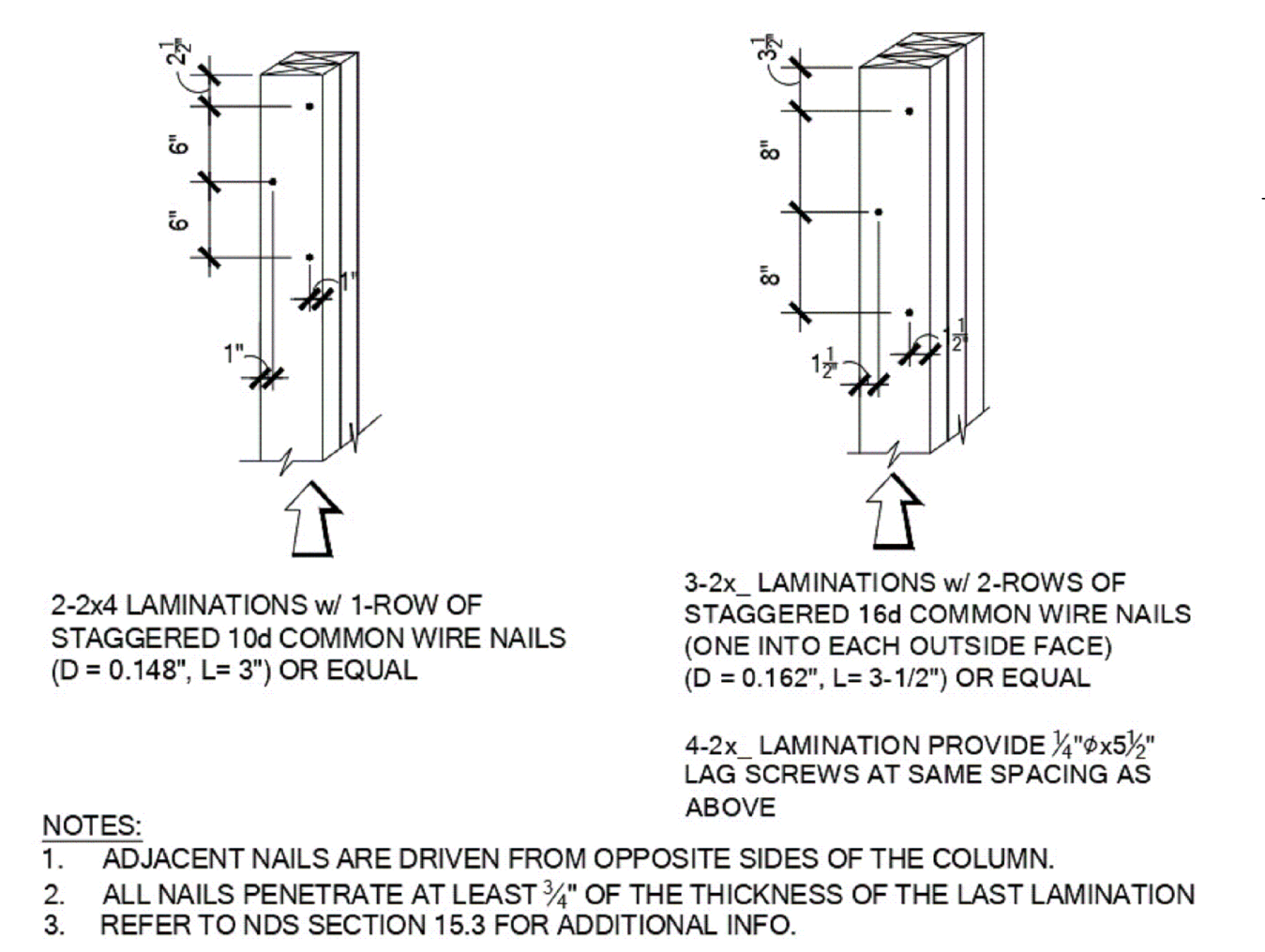
TOP PLATE SPLICE
NO SCALE



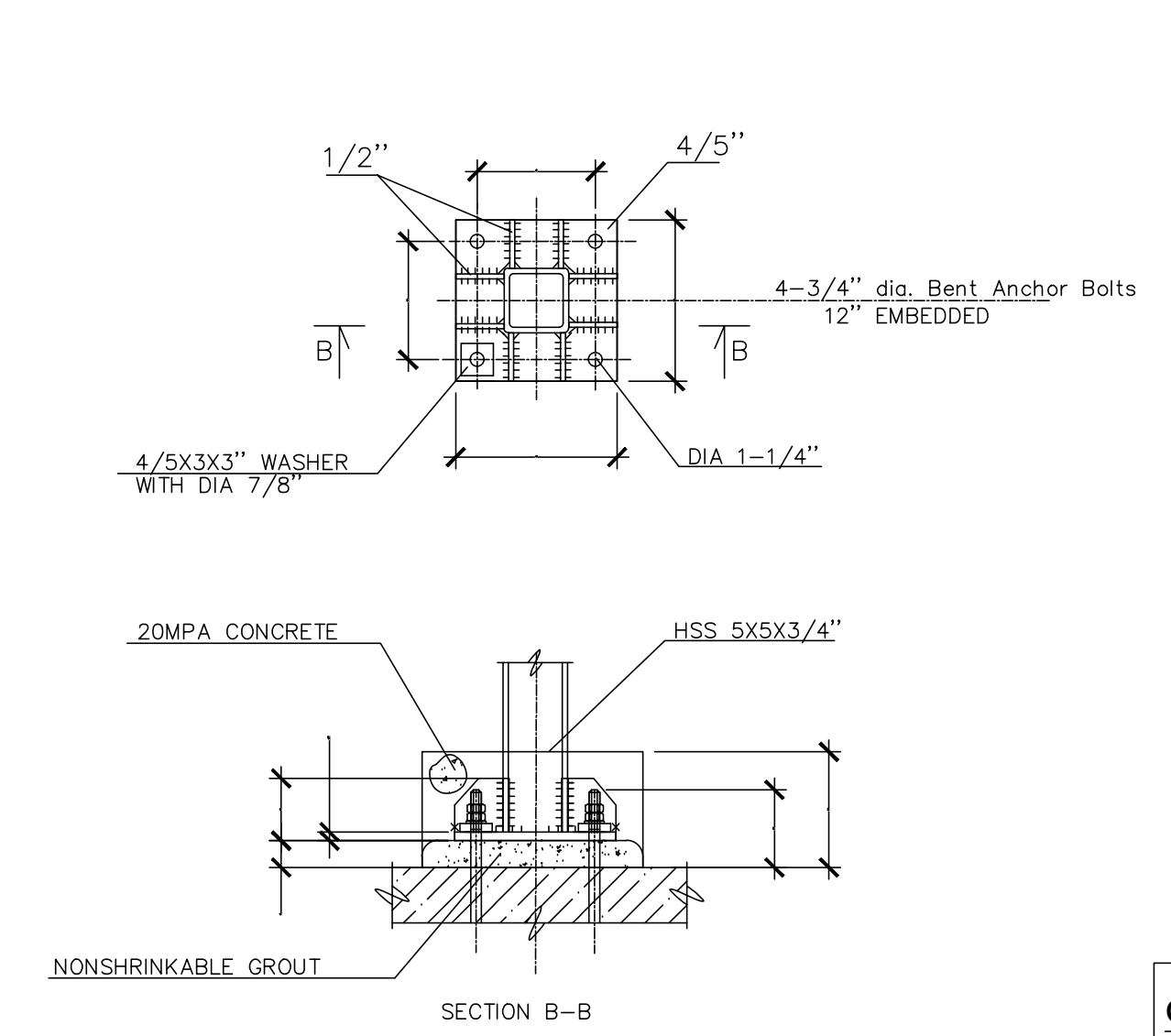
OPENING FRAMING, TYP
NO SCALE



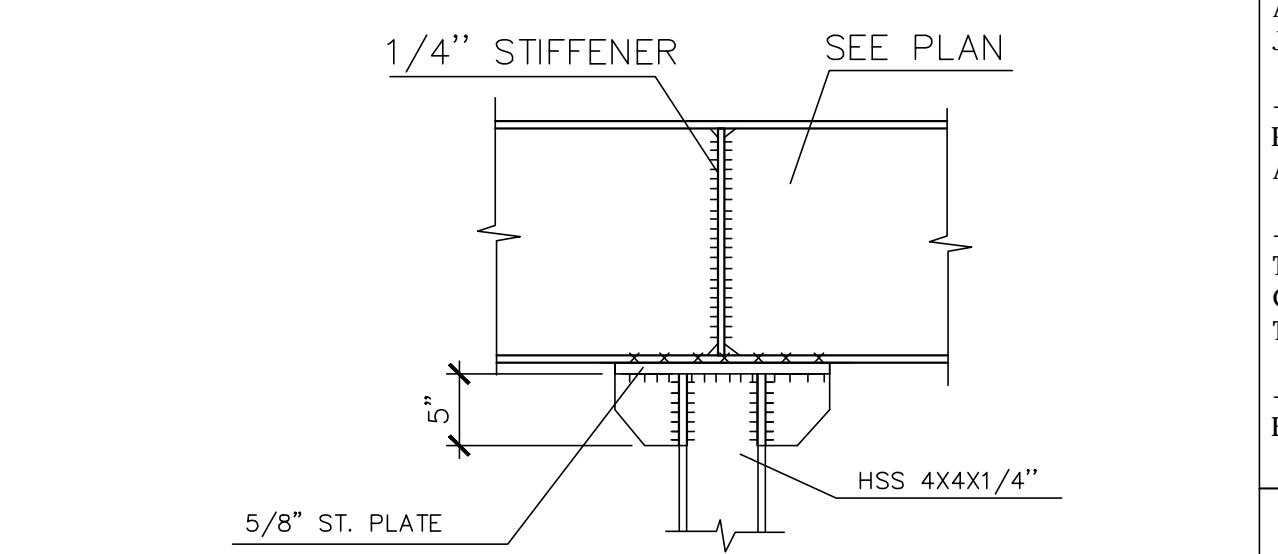
NON-BRG INTERIOR WALL
NO SCALE



MULI_PLY FASTENING
NO SCALE



COLUMN TO FOOTING DETAIL
NO SCALE



BEAM TO COLUMN DETAIL
NO SCALE

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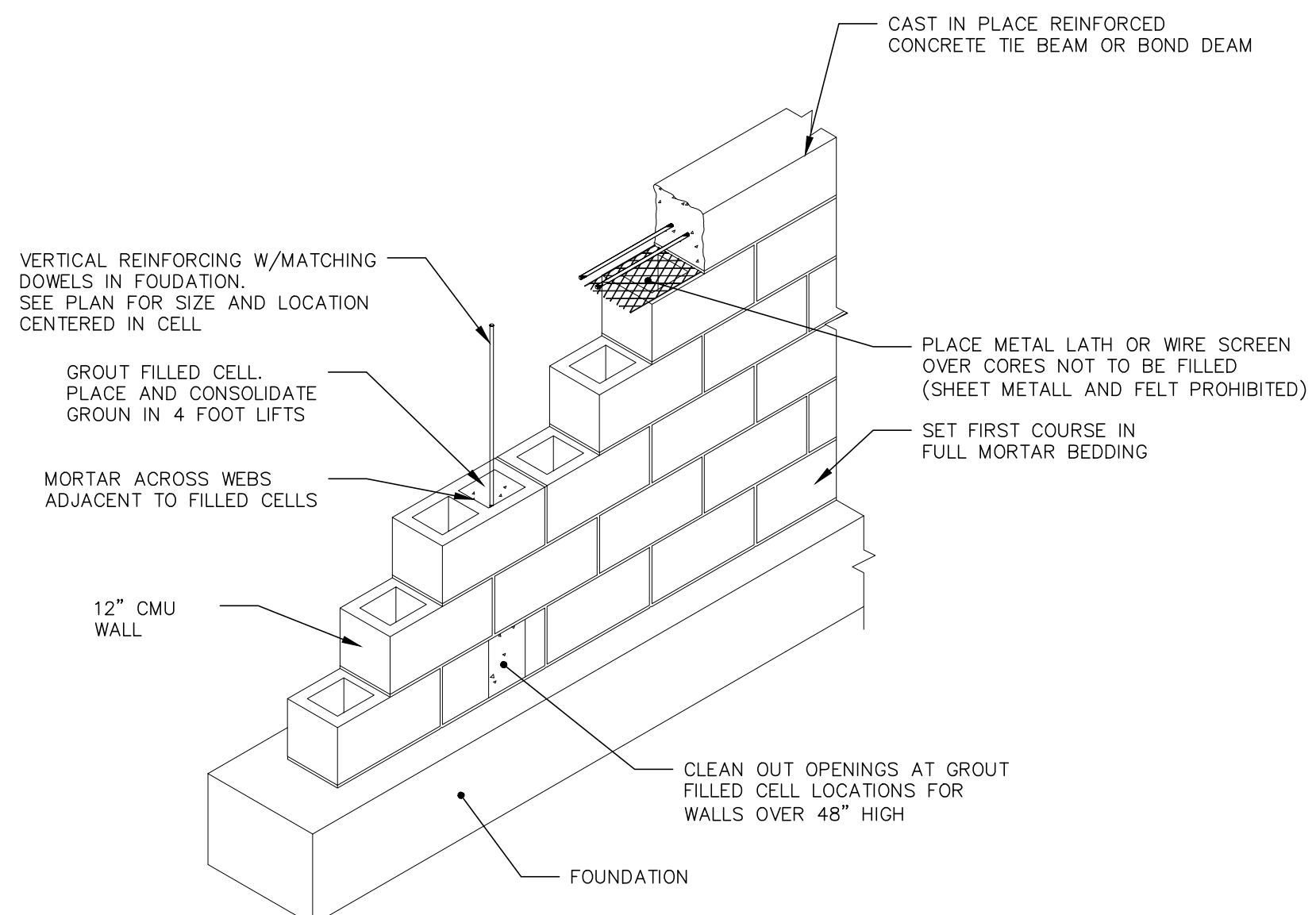
DATE: DESCRIPTION:
DRAWN BY: V.H.

DATE:
SCALE:

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SHEET NUMBER :
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LOW LIFT GROUTING PROCEDURE:

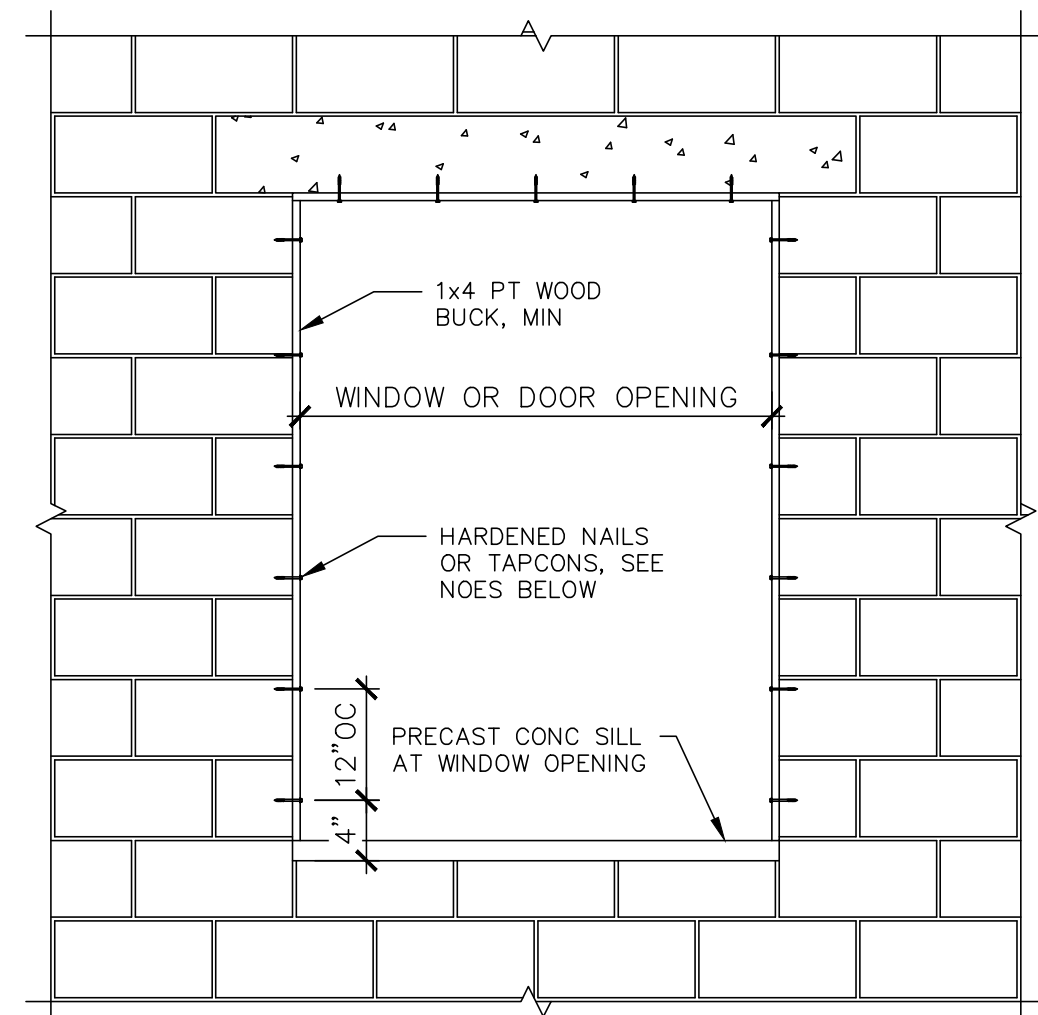
1. CONSTRUCT WALL TO HEIGHT OF 4'-0" ALLOW MORTAR TO SET SUFFICIENTLY TO WITHSTAND GROUT PRESSURE.
2. INSPECT UNITS FOR ALIGNMENT, CLEAN OUT CELLS TO BE FILLED.
3. FILL CELLS TO 1" BELOW TOP COURSE
4. DELAY 3 TO 5 MINUTES PRIOR TO CONSOLIDATION TO ALLOW EXCESS MOISTURE TO BE ABSORBED BY MASONRY.

HIGH LIFT GROUTING PROCEDURE:

1. CONSTRUCT 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 PORTS.
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 CONSTRUCTION

NO SCALE



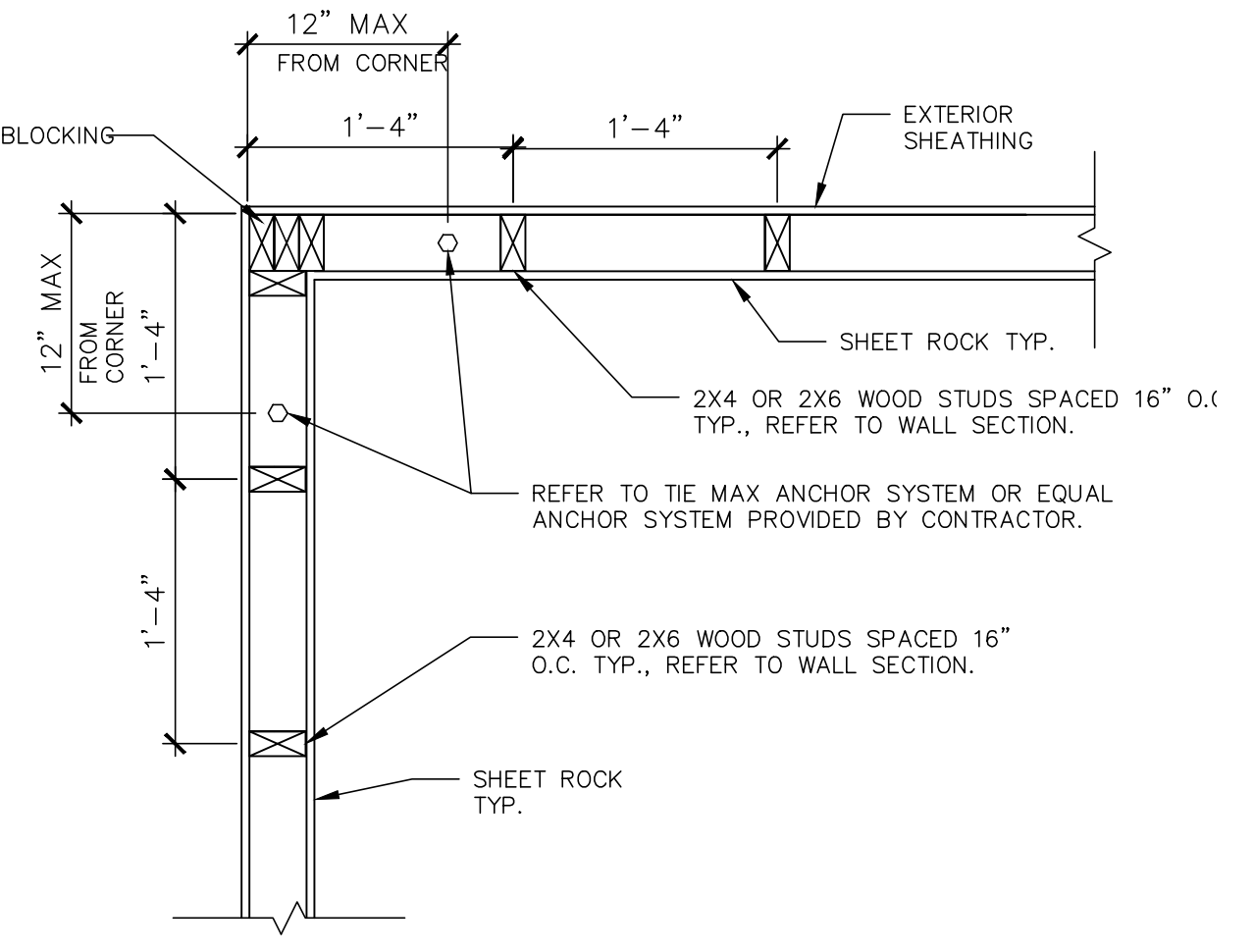
WINDOW FRAME ATTACHMENT:

WOOD BUCK SHALL BE 1x4 MIN ANCHORED TO MASONRY W/ HARDENED NAILS AT 12" @C. 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 TO 2x BUCK PER MANUFACTURER DETAILS FOR WOOD.

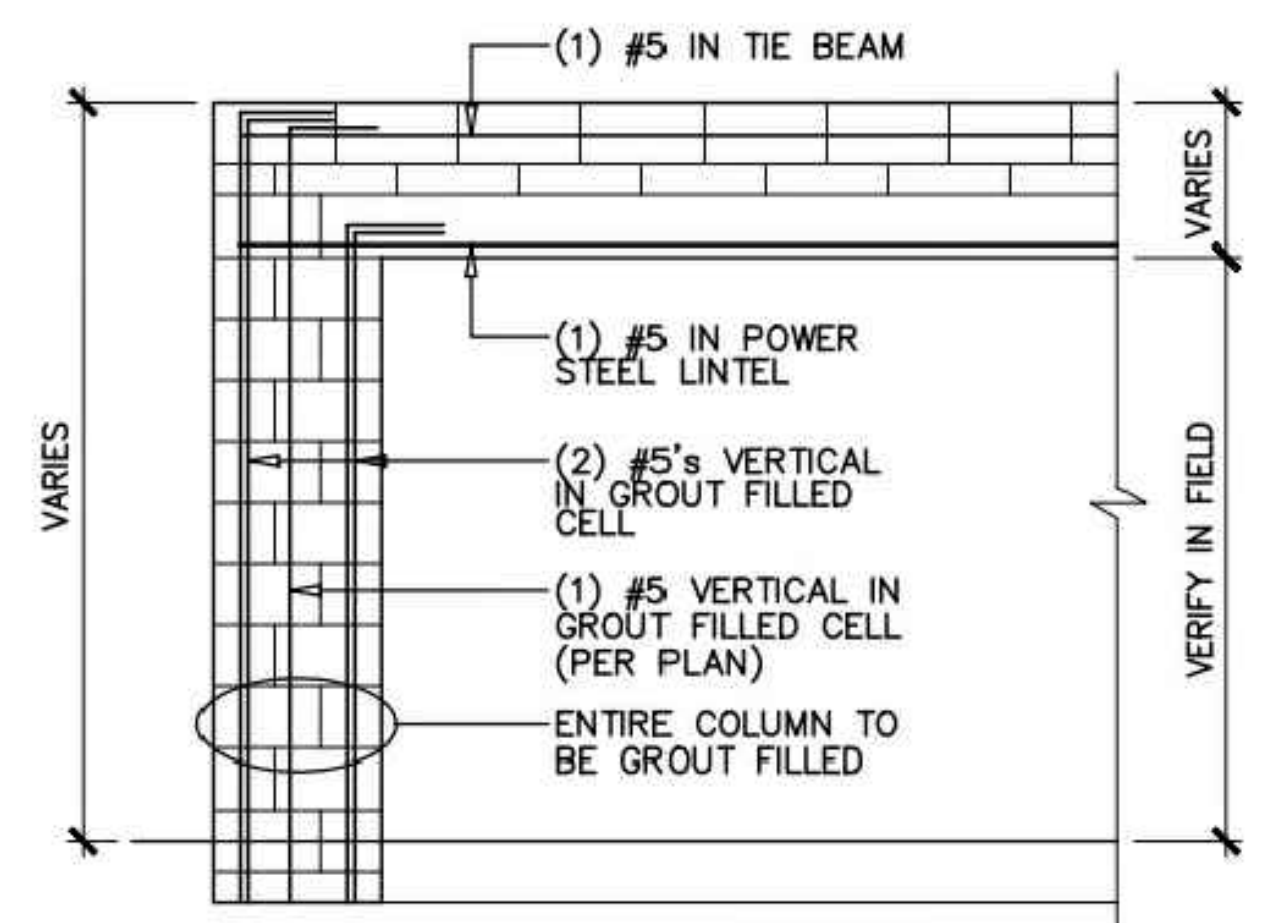
TAPCONS AT 12" O.C. MAX STAGGERED. PROVIDE 1 1/4" MIN EMBED AND 2" MIN EDGE DISTANCE.

TAPCONS AT 12" @C. MAX STAGGERED. PROVIDE 1 1/4" MIN EMBED AND 2" MIN EDGE DISTANCE.



TYPICAL CORNER DETAIL

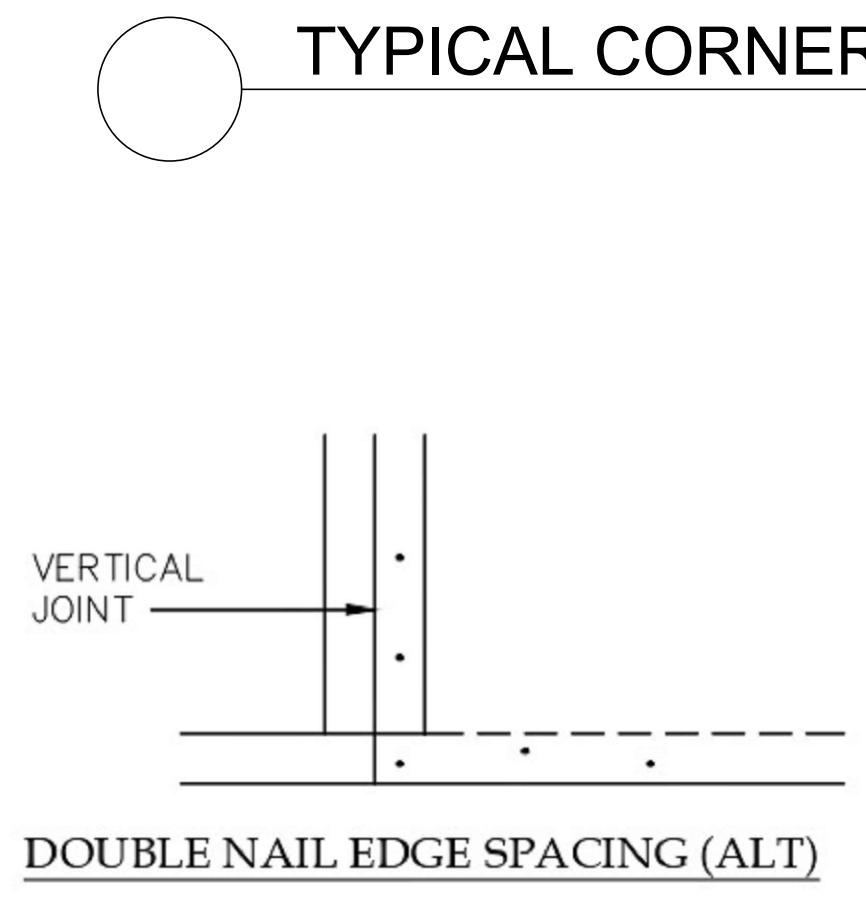
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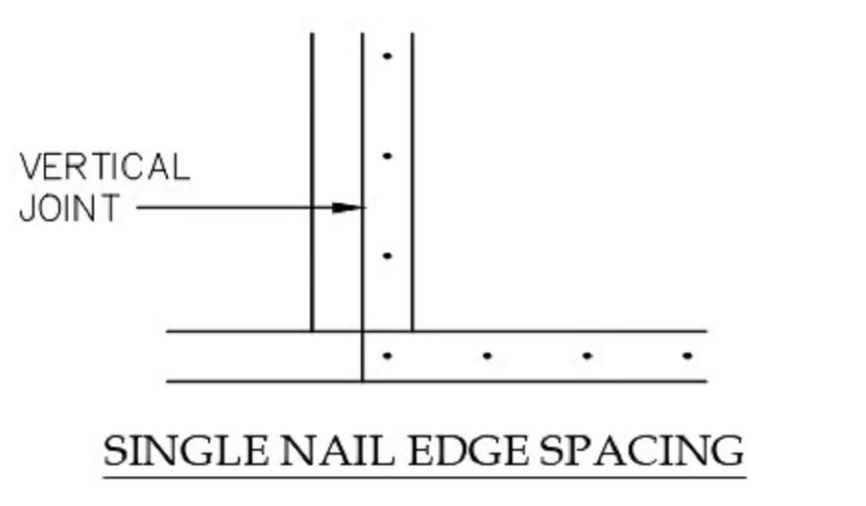
GARAGE WALL REINFORCING

NO SCALE

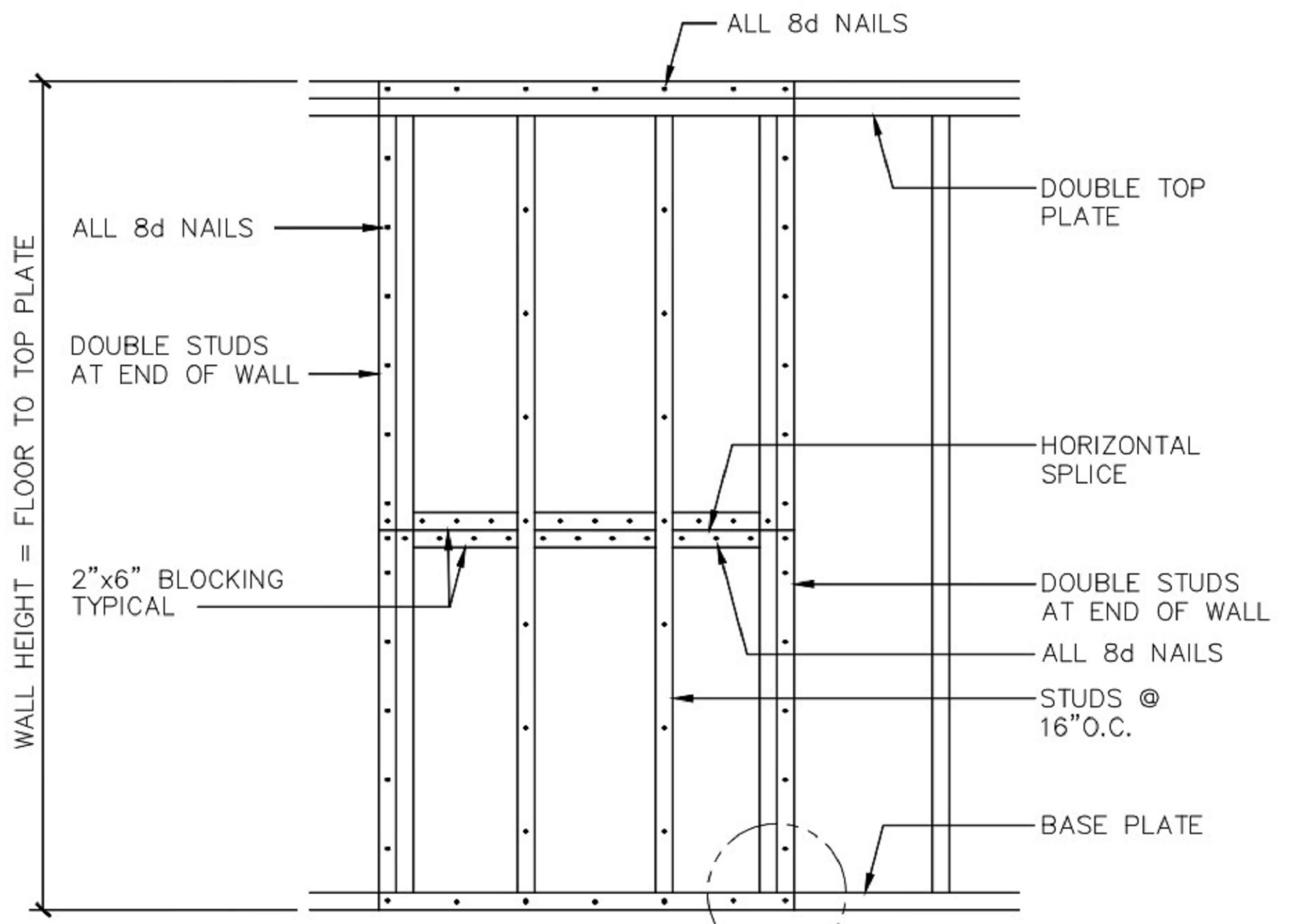
NOTE: ALL HOOKS AND SPLICES TO BE CONSTRUCTED AND SIZED PER NOTES



DOUBLE NAIL EDGE SPACING (ALT)



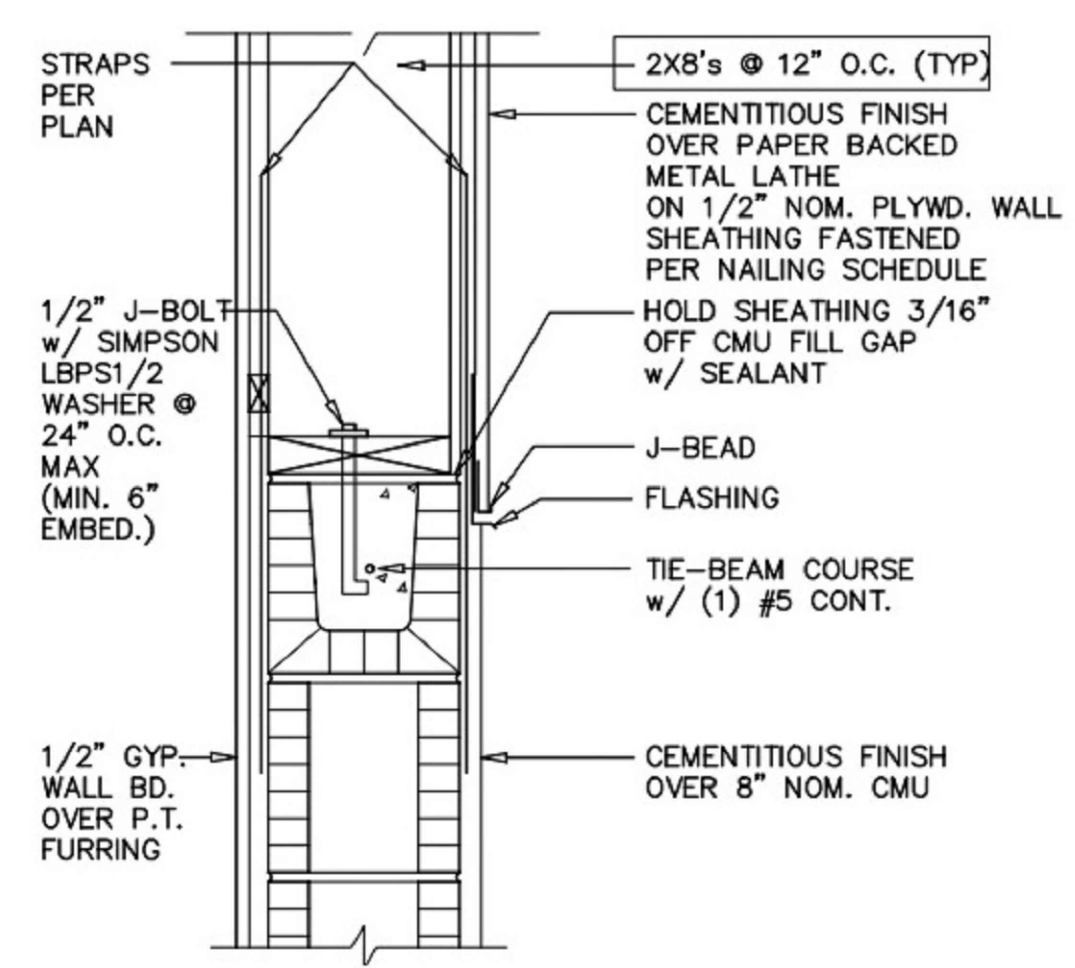
SINGLE NAIL EDGE SPACING



NOTE: SEE FLOOR PLAN FOR WALL LENGTH.

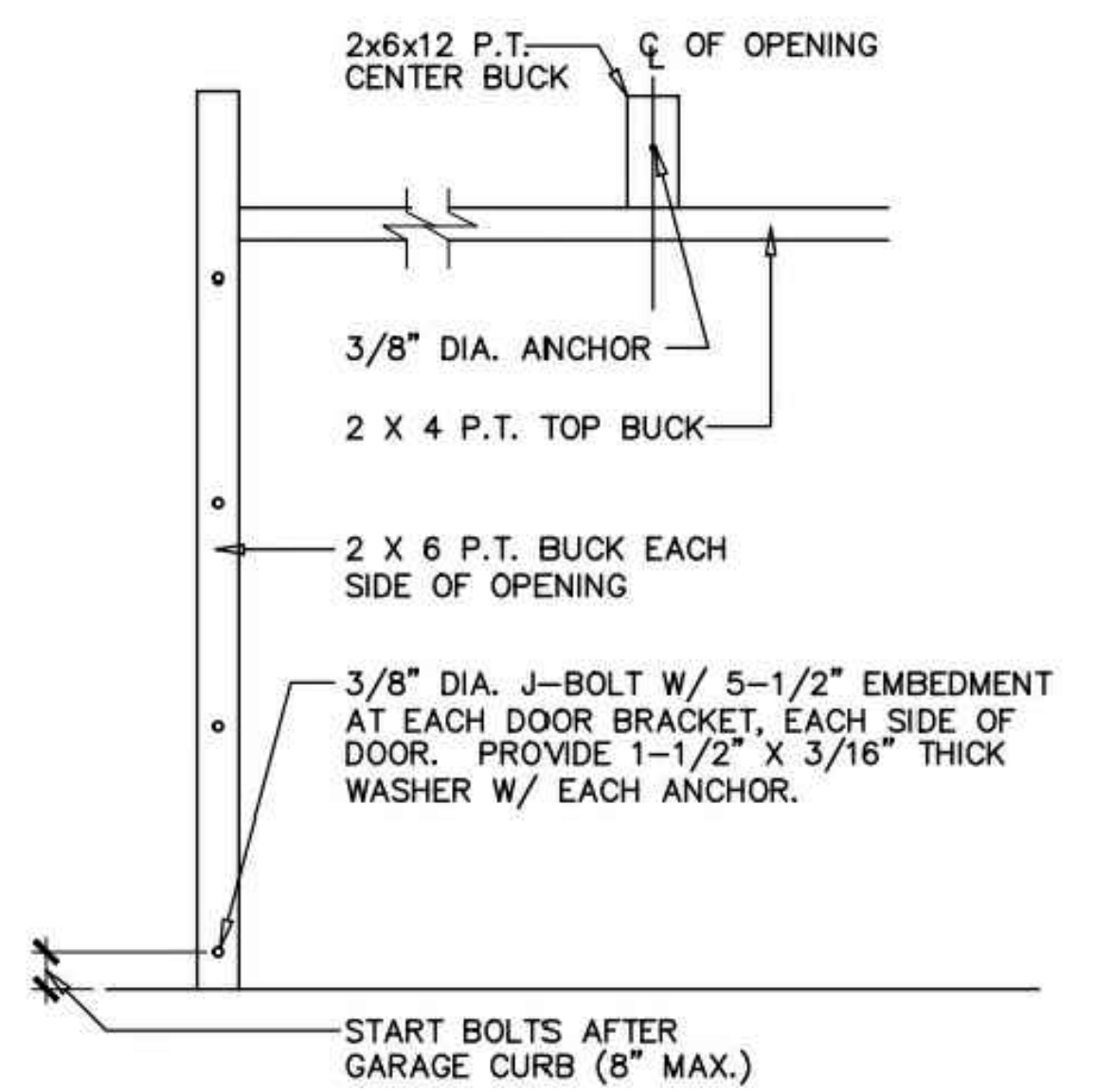
WOOD FRAMING & SHEATHING DETAIL

NO SCALE



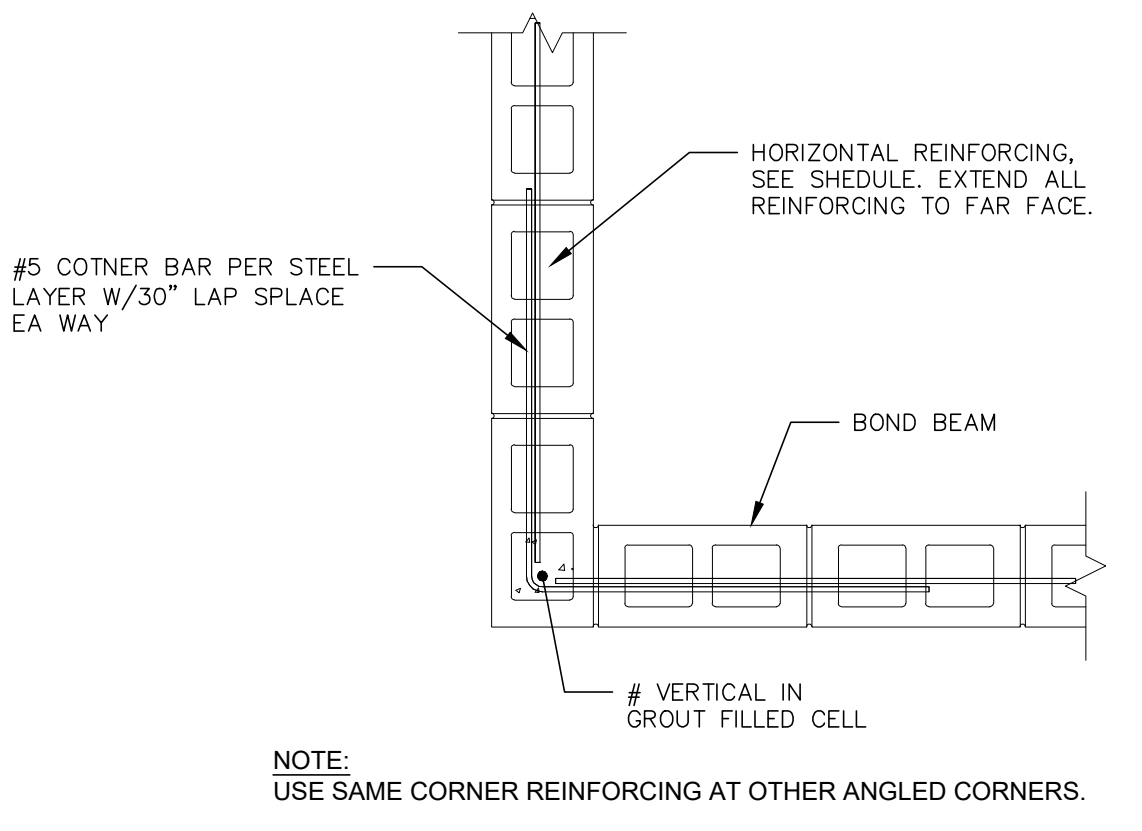
WALL SPRLICE DETAIL

NO SCALE



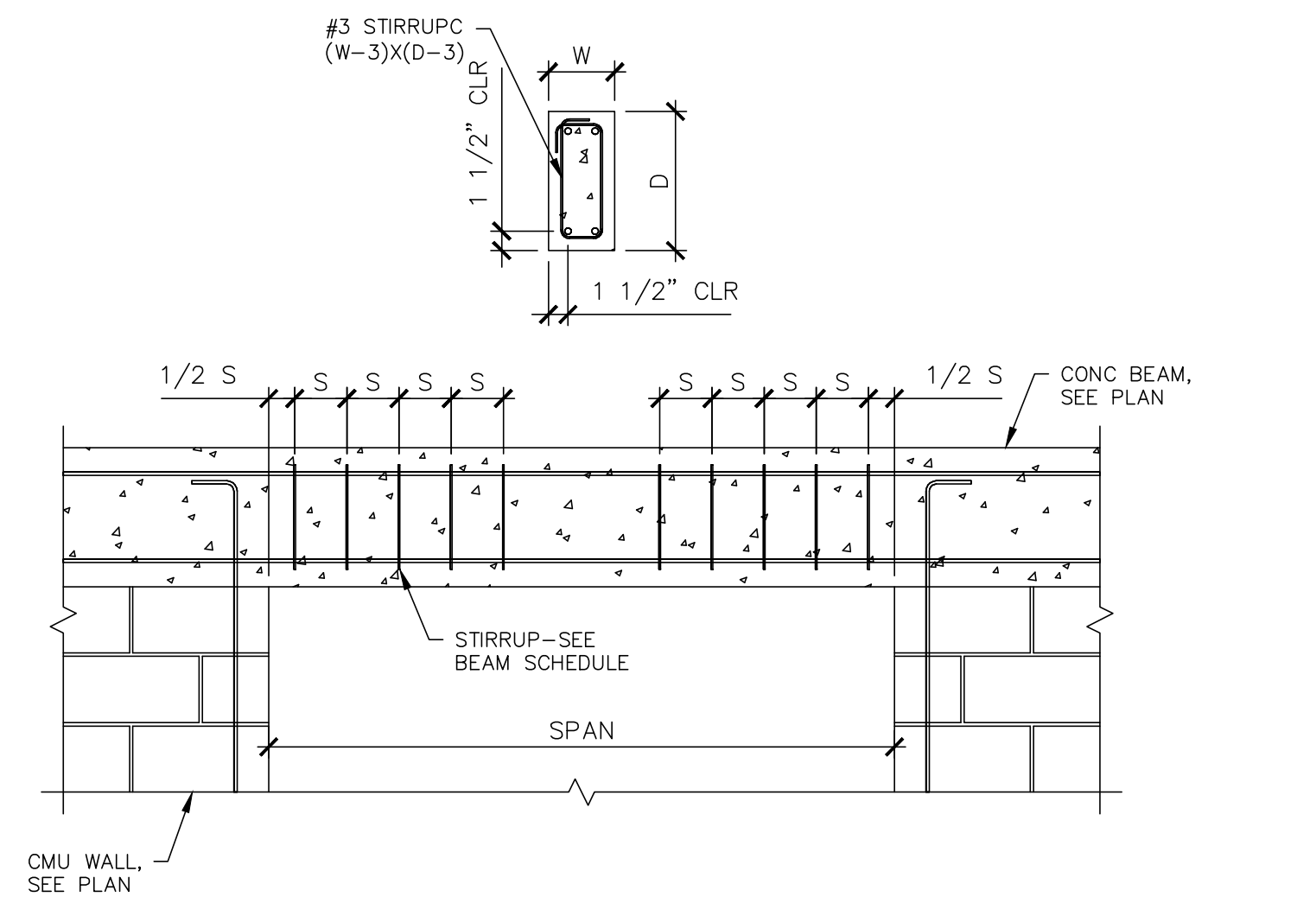
BUCK DETAIL @ GAR. DR

NO SCALE



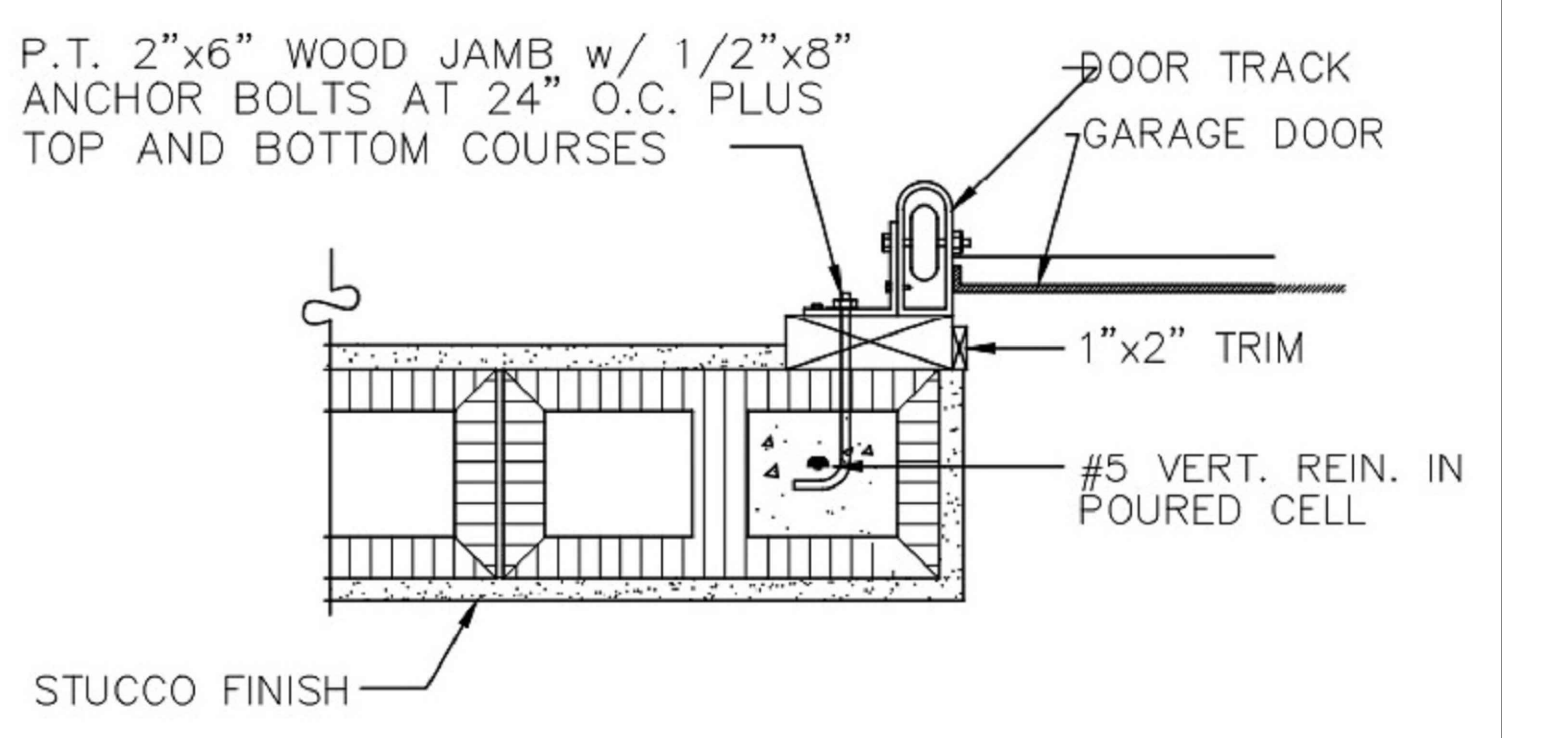
TYPICAL MASONRY CORNER

NO SCALE



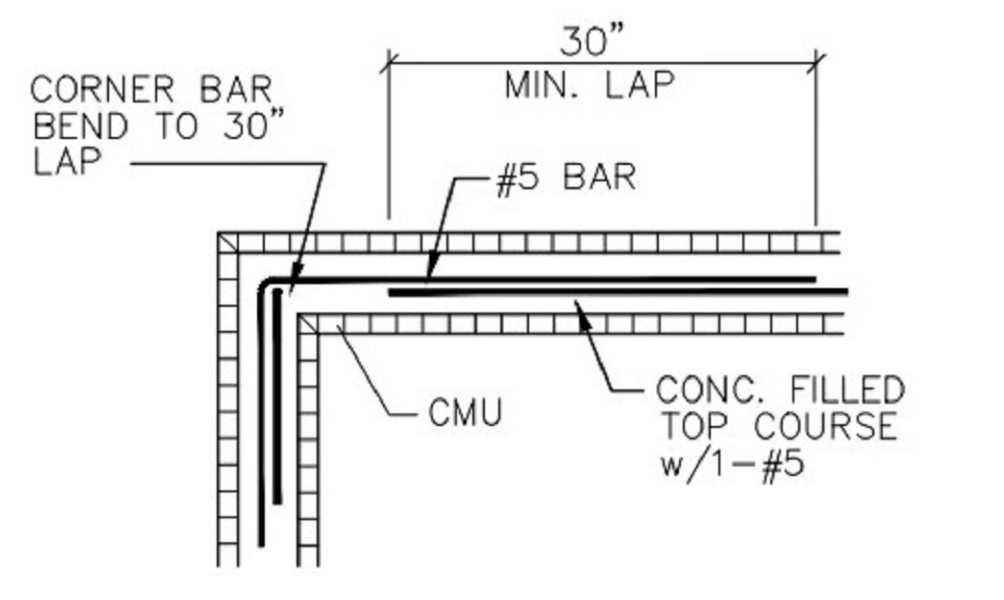
TYPICAL CONCRETE BEAM REINFORCING

NO SCALE



JAMB@GARAGE DOOR DETAIL

NO SCALE



LINTEL BEAM REINFORCING

NO SCALE

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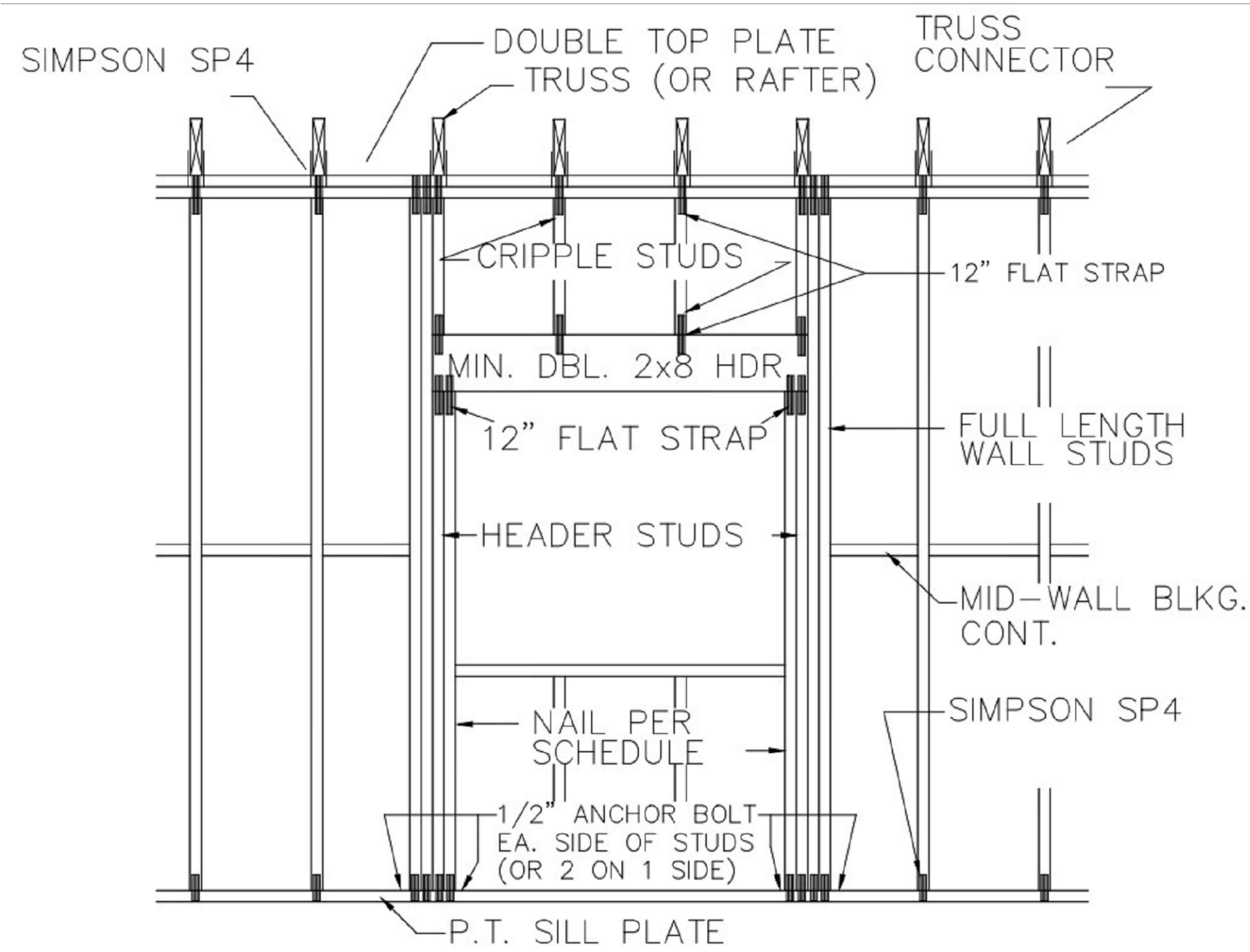
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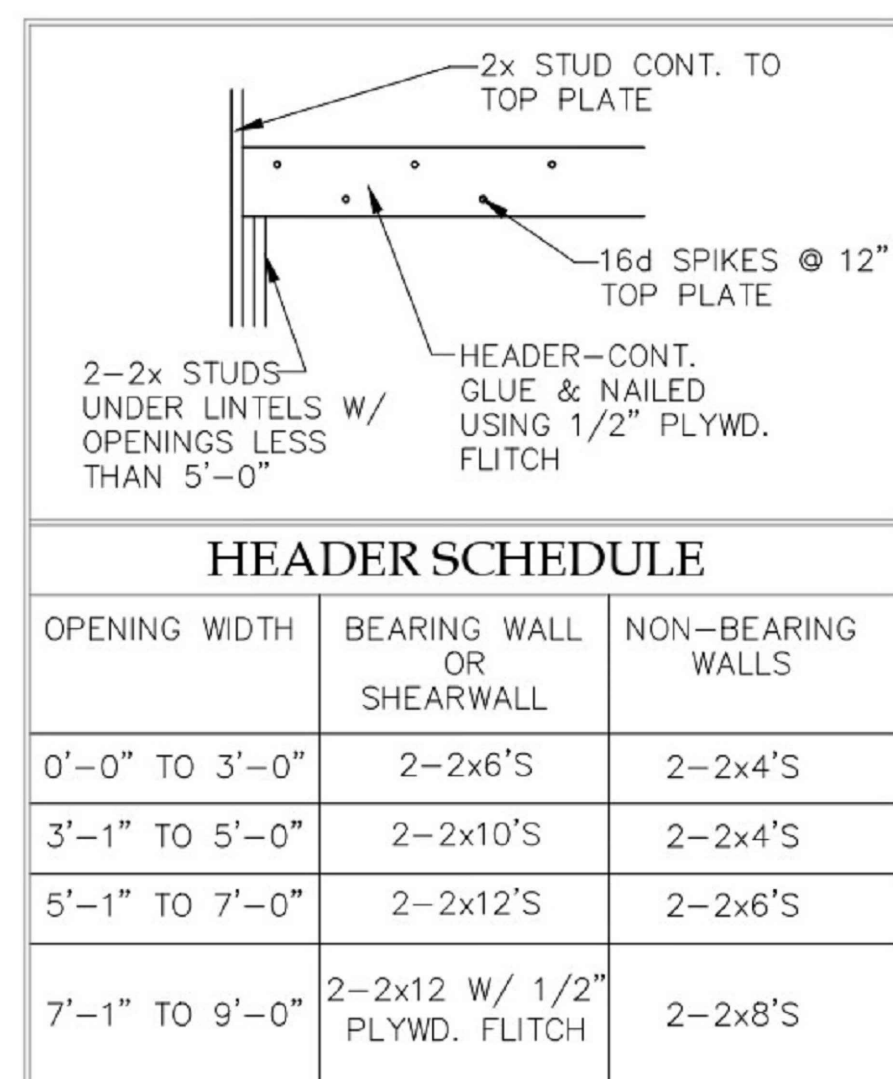
S1.06



TYPICAL FRAMING AND CONNECTIONS FOR OPENINGS NO SCALE

WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
10' OR LESS	1	1	2	2	2	2	
	2	2	3	3	3	3	
MORE THAN 10'	2	2	3	4	5	5	

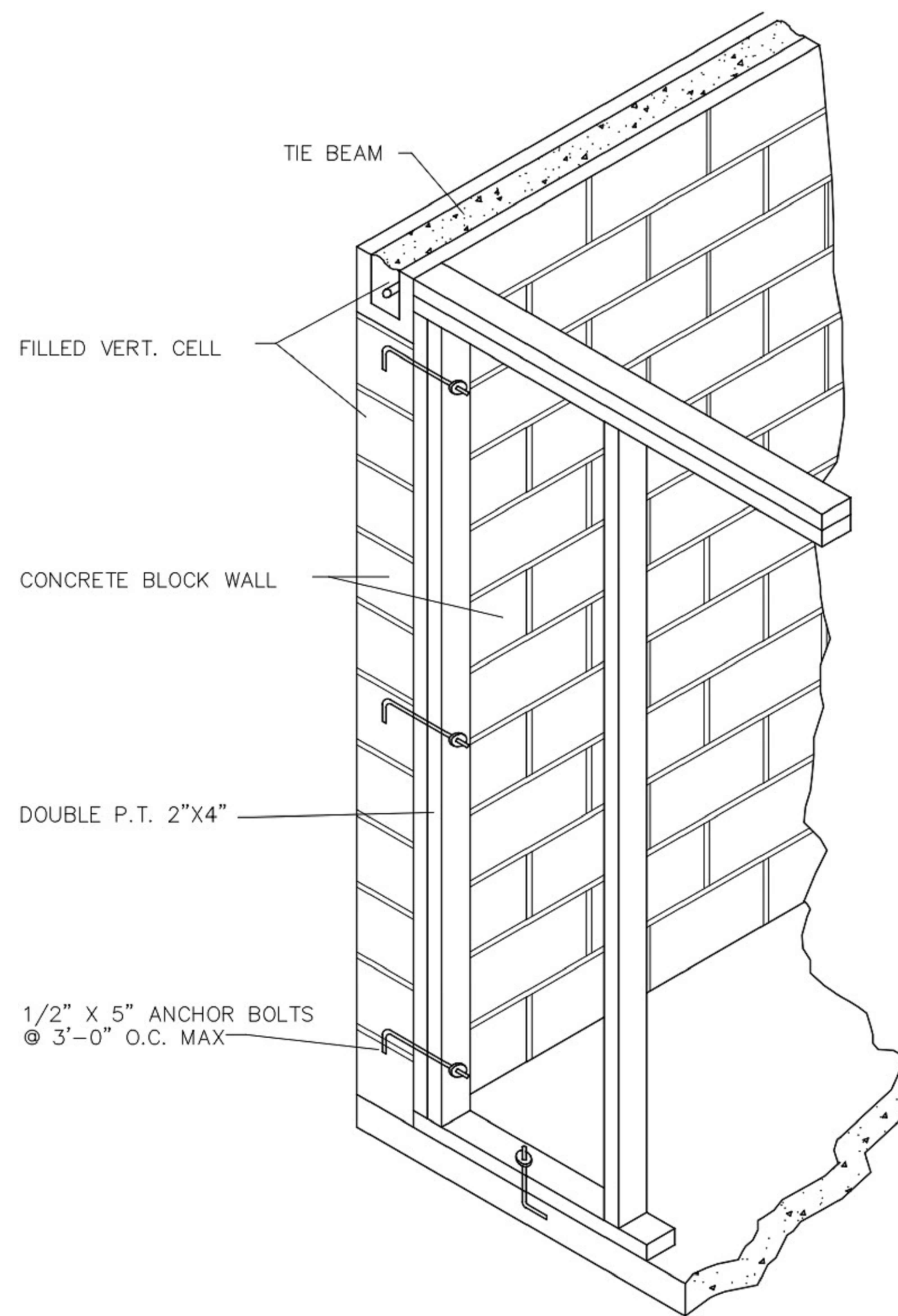
MINIMUM WALL AND HEADER STUD REQUIREMENTS NO SCALE



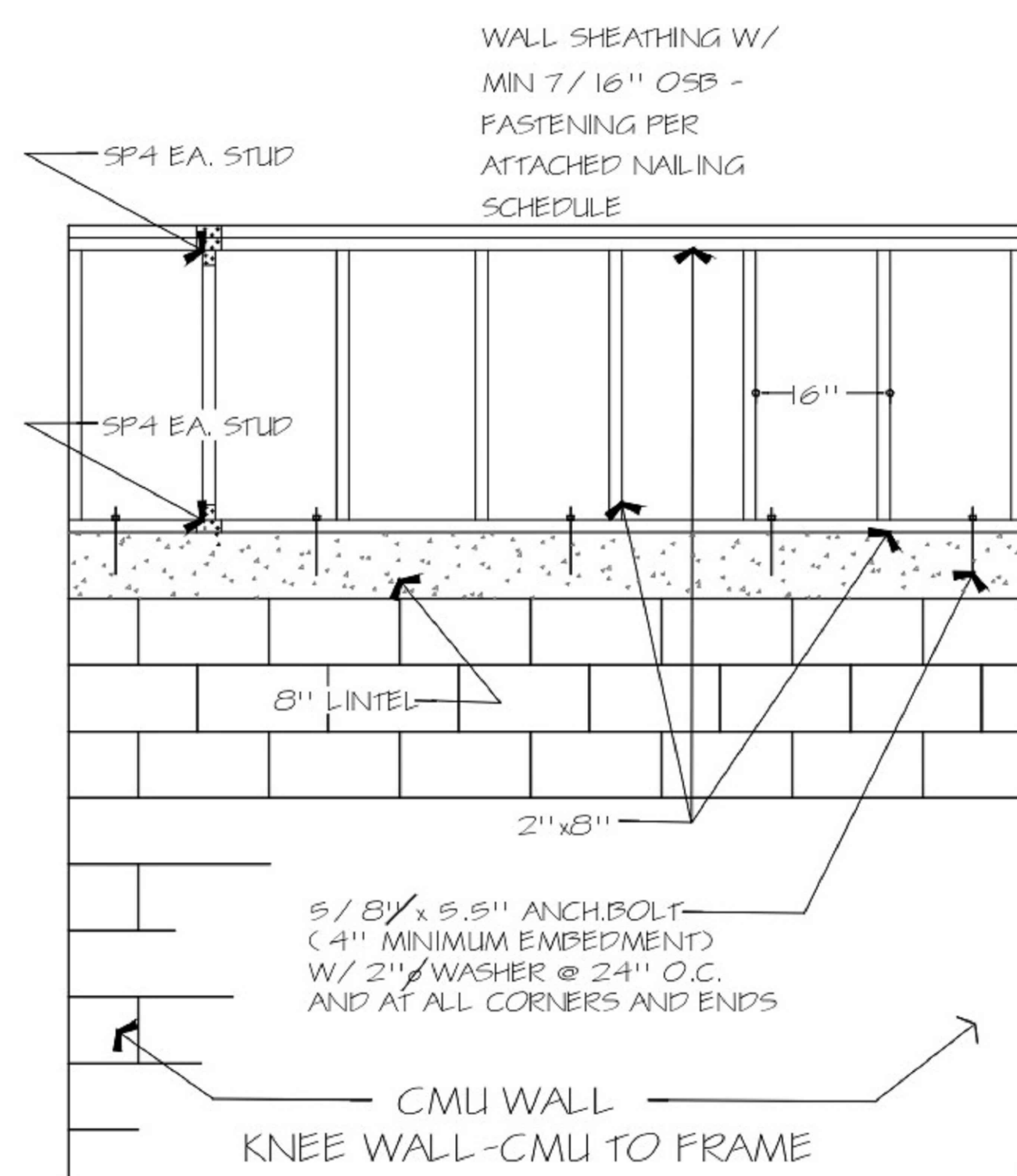
OPENING WIDTH	BEARING WALL OR SHEARWALL	NON-BEARING WALLS
0'-0" TO 3'-0"	2-2x6'S	2-2x4'S
3'-1" TO 5'-0"	2-2x10'S	2-2x4'S
5'-1" TO 7'-0"	2-2x12'S	2-2x6'S
7'-1" TO 9'-0"	2-2x12 W/ 1/2" PLYWD. FLITCH	2-2x8'S

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

HEADER SCHEDULE NO SCALE



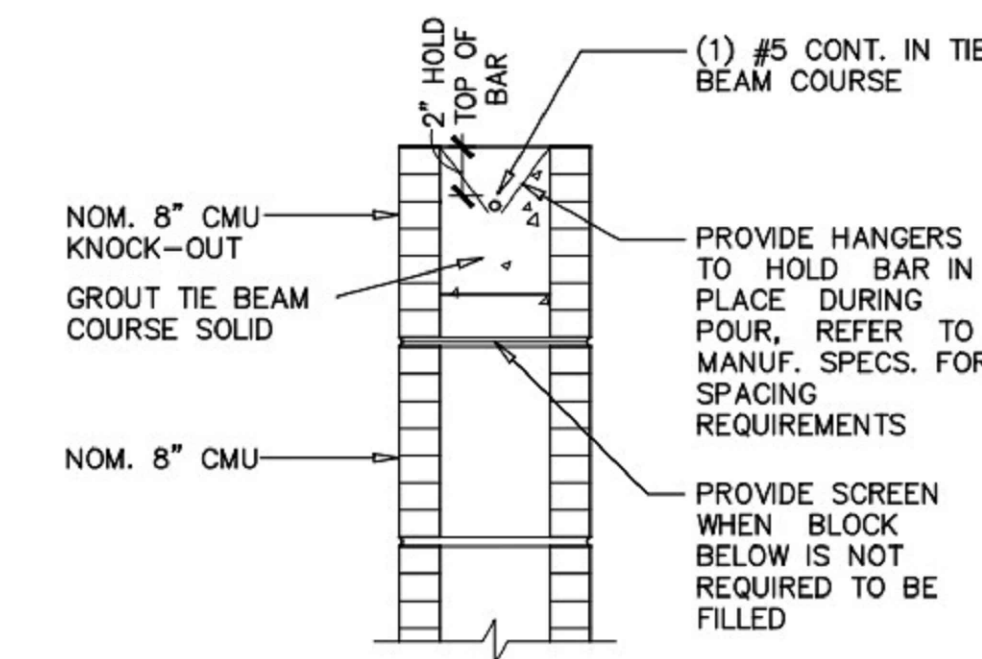
TYP FRAME TO BLOK CONNECTION NO SCALE



KNEE WALL DETAIL NO SCALE

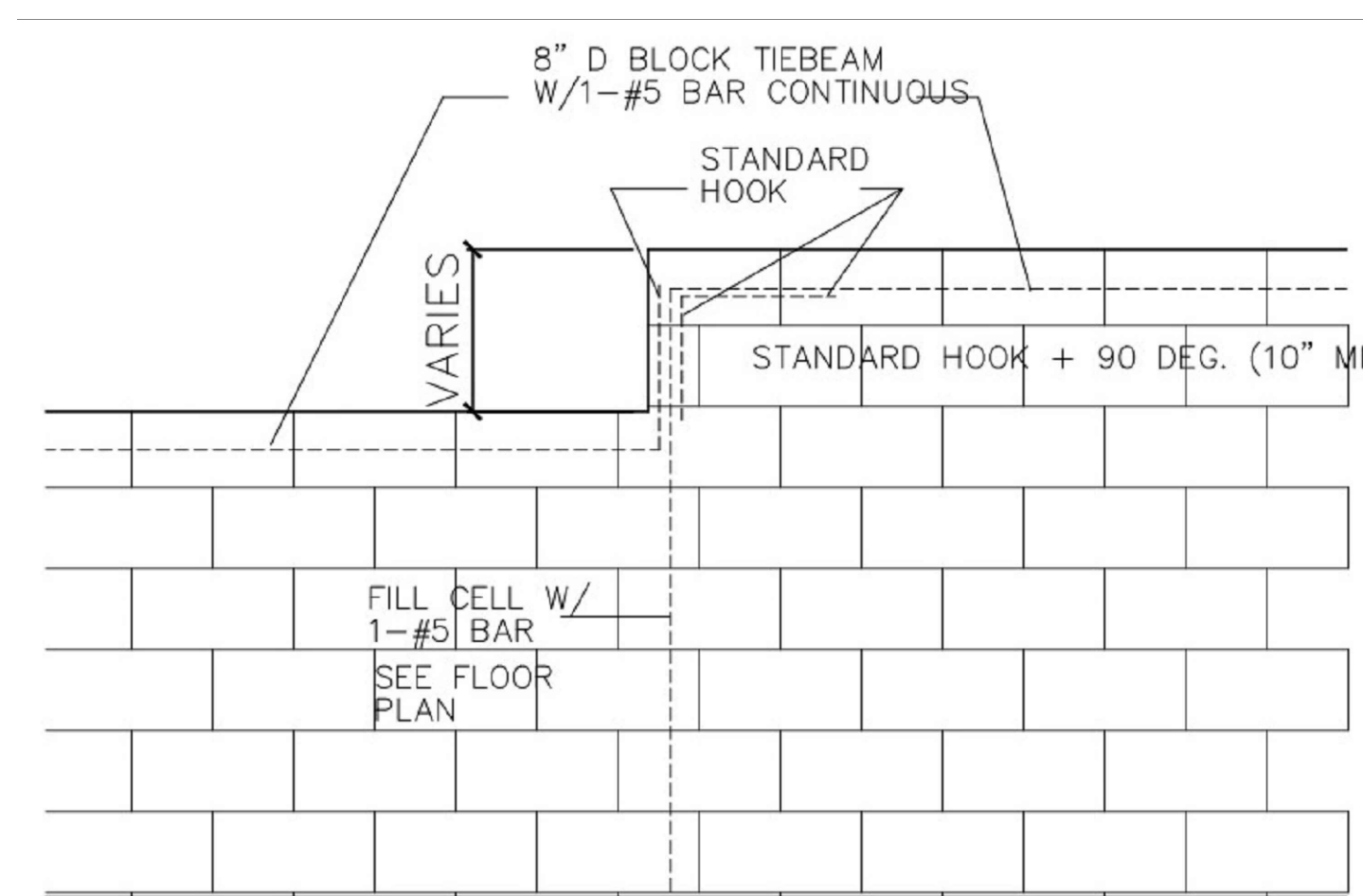
Quality/Lot's/Wekiwa Precast Lintel (8"x8", filled and unfilled)					
Mark No.	Total Allowable Superimposed Load - Pounds Per Linear Foot		Filled		
	Nominal Clear Span	Total Lintel Size	No Steel	(1)#5	(2)#5
L-1	16"	2'10"	6191	7845	8122
L-2	22"	3'6"	4277	5413	5604
L-3	28"	4'0"	3466	4383	4538
L-4	32"	4'6"	2917	3686	3817
L-5	40"	5'4"	23	2906	3010
L-6	46"	5'10"	2045	2577	2669
L-7	52"	6'6"	1722	2167	2245
L-8	62"	7'6"	1404	1865	1932
L-9	70"	8'4"	1304	1636	1696
L-10	80"	9'4"	1138	1425	1476
L-11	92"	10'6"	989	1236	1281
L-12	100"	11'4"	904	1128	1170
L-13	112"	12'6"	807	1004	1042
L-14	120"	13'4"	749	931	933
L-15	128"	14'0"	708	783	784
L-16 (P.S.)	134"	14'8"	548	760	765
L-17 (P.S.)	140"	15'4"	491	687	681
L-18 (P.S.)	160"	17'4"	332	521	523
L-19 (P.S.)	180"	19'4"	233	406	408
L-20 (P.S.)	188"	20'0"	208	376	377
L-21 (P.S.)	200"	21'4"	186	302	303
L-22 (P.S.)	228"	24'0"	111	237	239

Quality/Lot's/Wekiwa Precast Lintel (8"x16" composite)					
Mark No.	Total Allowable Superimposed Load - Pounds Per Linear Foot		Filled		
	Nominal Clear Span	Total Lintel Span	(1)#5 T&B	(1)#5T(2)#5B	(2)#5 T & B
L-1	16"	2'10"	12374	12591	12867
L-2	22"	3'6"	8488	8680	8871
L-3	28"	4'0"	6868	7023	7178
L-4	32"	4'6"	5772	5902	6033
L-5	40"	5'4"	4546	4649	4753
L-6	46"	5'10"	4028	4120	4212
L-7	52"	6'6"	3382	3460	3538
L-8	62"	7'6"	2908	2975	3042
L-9	70"	8'4"	2548	2607	2666
L-10	80"	9'4"	2215	2267	2319
L-11	92"	10'6"	1918	1936	2009
L-12	100"	11'4"	1749	1790	1832
L-13	112"	12'6"	1554	1591	1628
L-14	120"	13'4"	1438	1473	1507
L-15	128"	14'0"	1356	1389	1421
L-16 (P.S.)	134"	14'8"	1306	1348	1391
L-17 (P.S.)	140"	15'4"	1266	1306	1346
L-18 (P.S.)	160"	17'4"	1153	1197	1241
L-19 (P.S.)	180"	19'4"	1019	1057	1095
L-20 (P.S.)	188"	20'0"	960	1017	1067
L-21 (P.S.)	200"	21'4"	880	913	946
L-22 (P.S.)	228"	24'0"	740	775	810

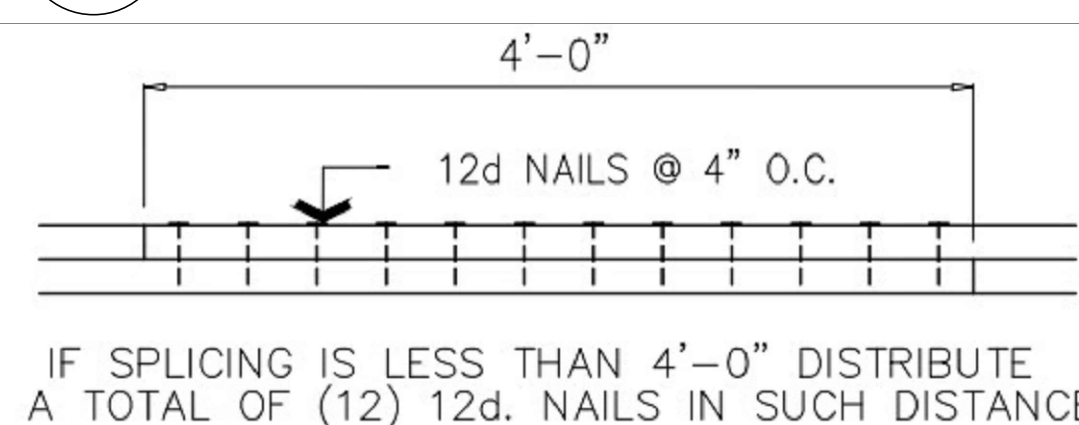


NOTE: TIE BEAM COURSE MAY BE USED ILO OF KNOCK-OUT BLOCK TO ELIMINATE USE OF HANGERS, 2" COVER MUST REMAIN.

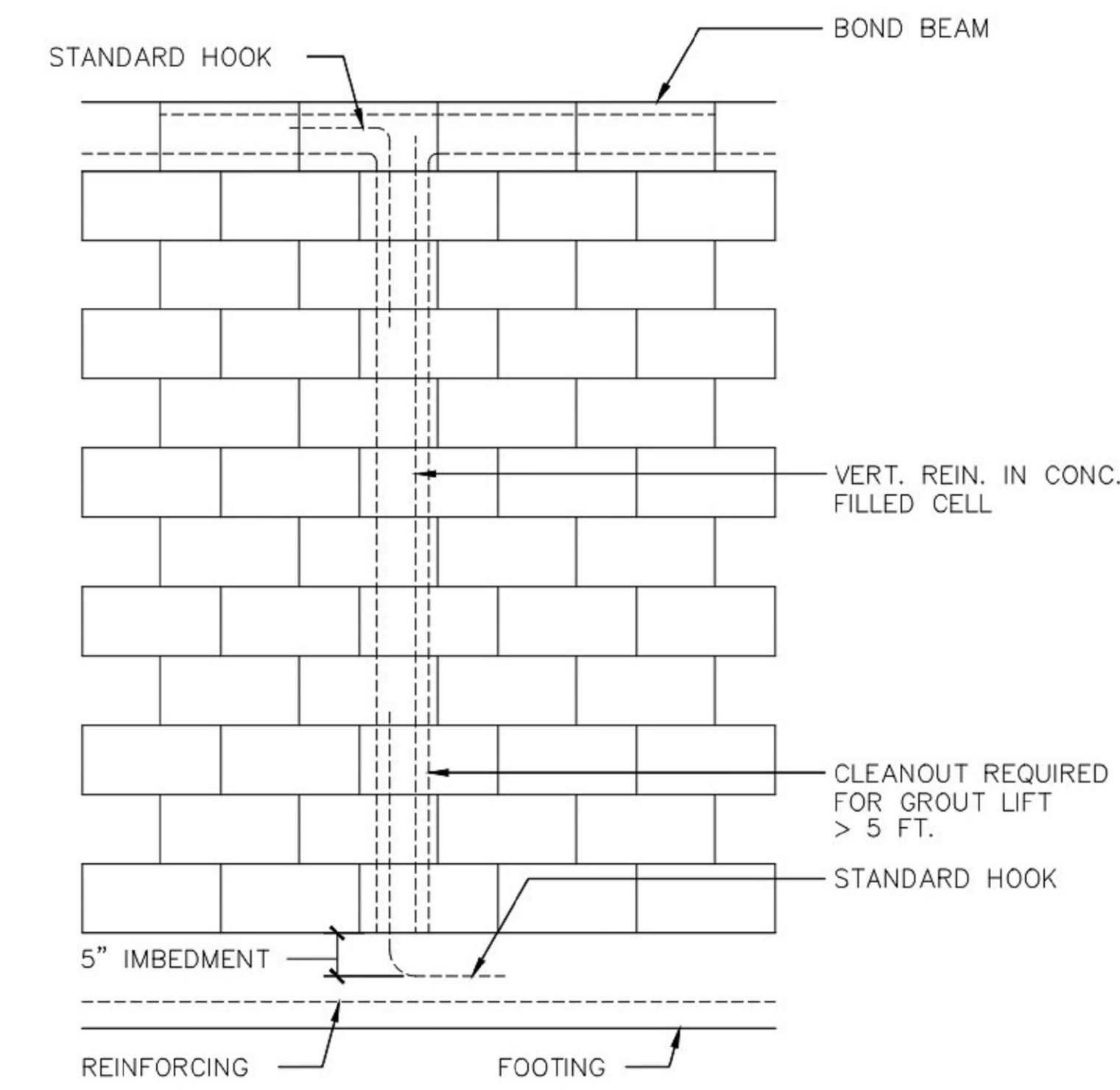
TIE BEAM DETAIL NO SCALE



STEP IN TIE BEAM DETAIL NO SCALE



TOP PLATE SPLICE DETAIL NO SCALE



TYP.1 STORY MASONRY WALL NO SCALE

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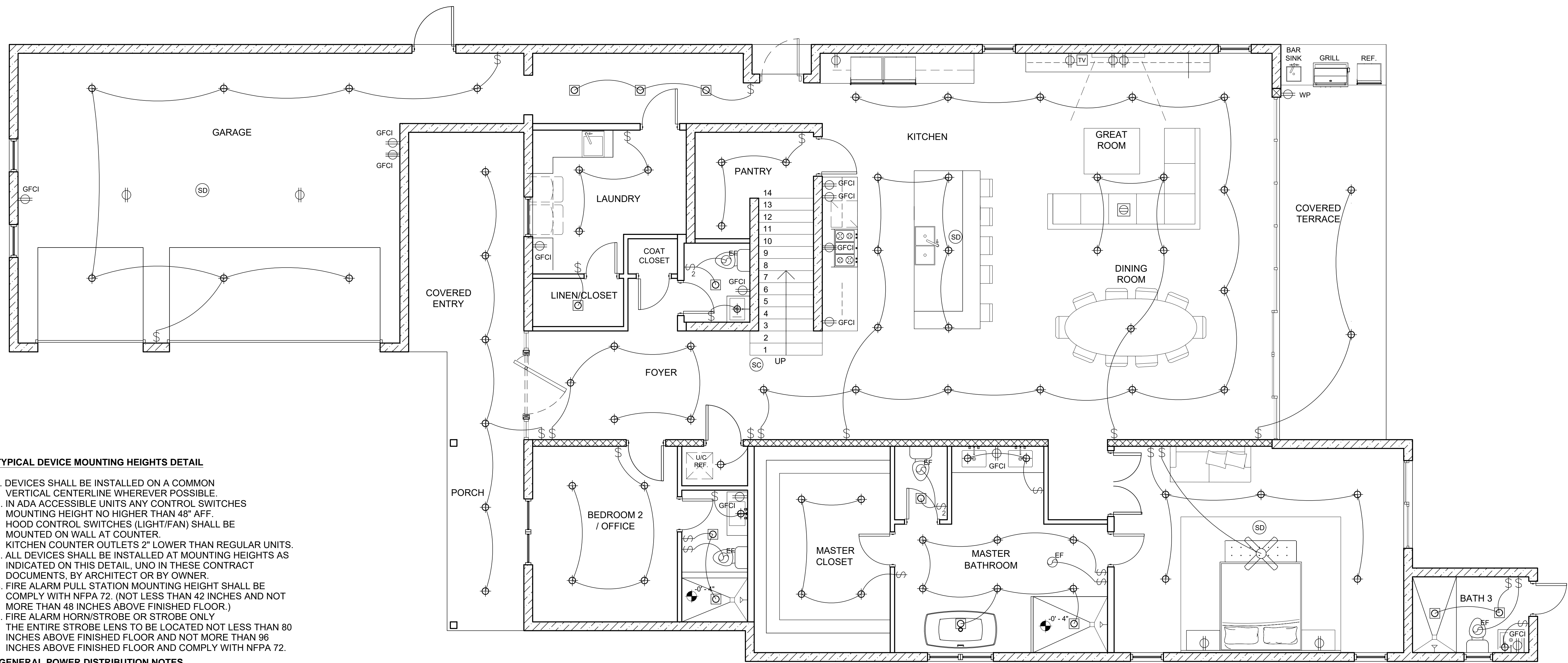
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TYPICAL DEVICE MOUNTING HEIGHTS DETAIL

1. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
2. IN ADA ACCESSIBLE UNITS ANY CONTROL SWITCHES MOUNTING HEIGHT NO HIGHER THAN 48" AFF. HOOD CONTROL SWITCHES (LIGHT/FAN) SHALL BE MOUNTED ON WALL AT COUNTER. KITCHEN COUNTER OUTLETS 2" LOWER THAN REGULAR UNITS.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL, UNO IN THESE CONTRACT DOCUMENTS, BY ARCHITECT OR BY OWNER.
4. FIRE ALARM PULL STATION MOUNTING HEIGHT SHALL BE COMPLY WITH NFPA 72. (NOT LESS THAN 42 INCHES AND NOT MORE THAN 48 INCHES ABOVE FINISHED FLOOR.)
5. FIRE ALARM HORN/STROBE OR STROBE ONLY THE ENTIRE STROBE LENS TO BE LOCATED NOT LESS THAN 80 INCHES ABOVE FINISHED FLOOR AND NOT MORE THAN 96 INCHES ABOVE FINISHED FLOOR AND COMPLY WITH NFPA 72.

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 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 QUALITY 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).

1 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
- SC SMOKE & CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR
- HANGING FIXTURES LIGHTING
- RECESSED LIGHTING
- EF EXHAUST FAN
- CEILING FAN W/ LIGHT FIXTURE - FIXTURE BY OWNER/DESIGNER

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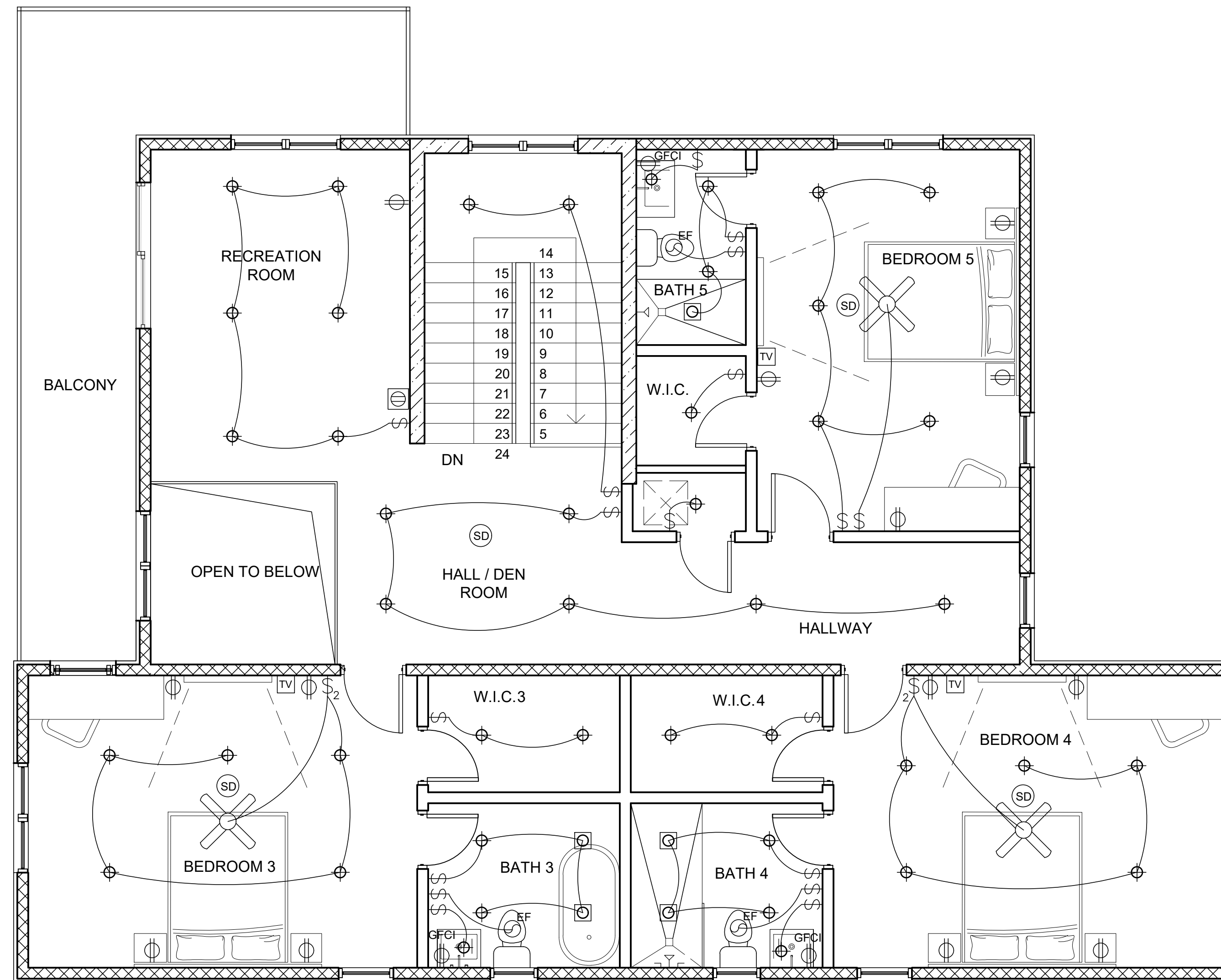
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ELECTRICAL PLAN

SHEET NUMBER :

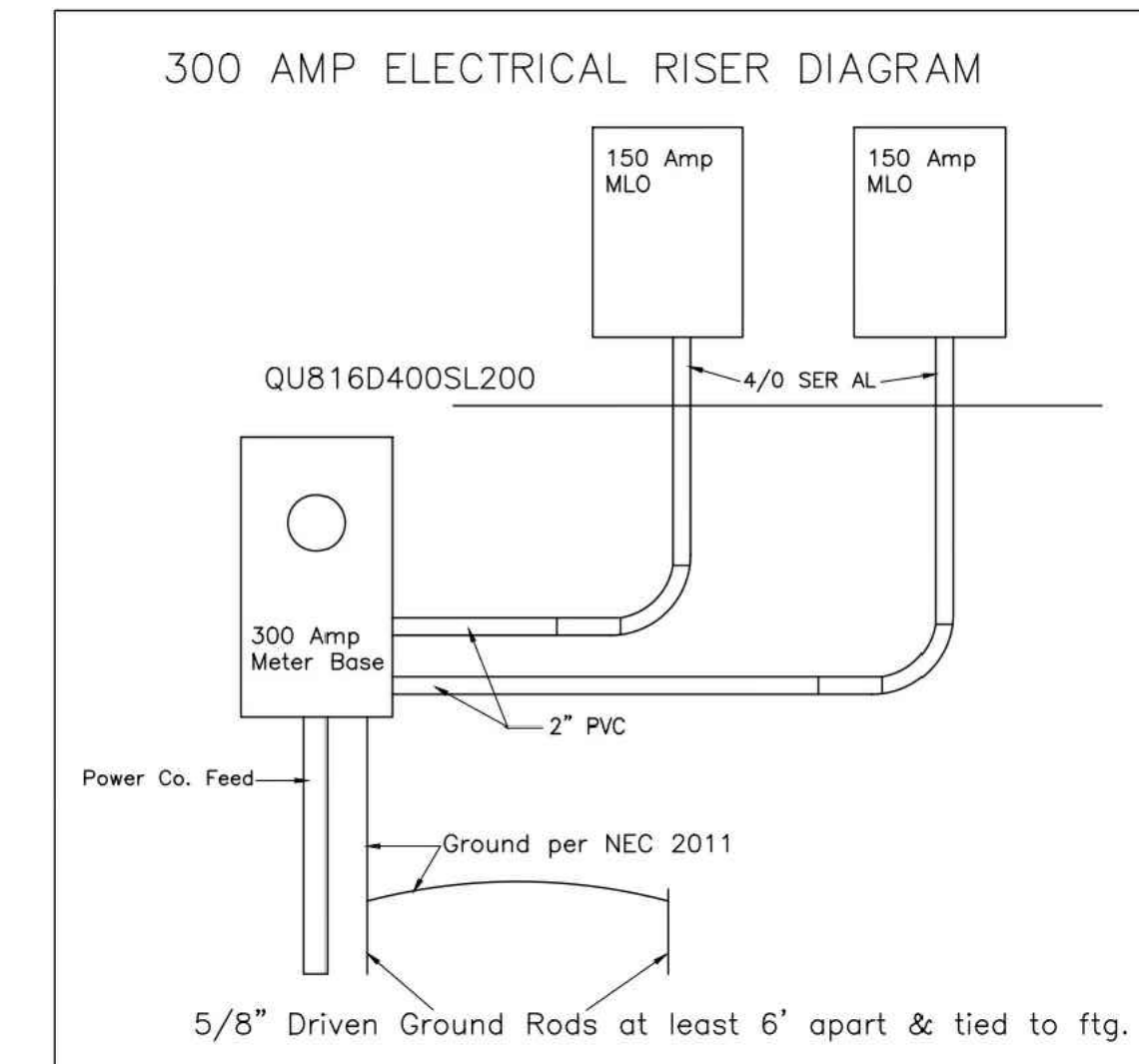
E1.01



1 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:**
1. 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
 3. PER STATE STATUTE 533.665 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
- \$₂ SWITCH-TWO-WAY
- ⊕ OUTLET-FLOOR
- TV OUTLET-TELEVISION
- ⊕ SC SMOKE & CARBON MONOXIDE DETECTOR
- ⊕ SD SMOKE DETECTOR
- ⊕ HANGING FIXTURES LIGHTING
- ⊕ RECESSED LIGHTING
- EF EXHAUST FAN
- ⊕ CEILING FAN W/ LIGHT FIXTURE - FIXTURE BY OWNER/DESIGNER

GENERAL NOTES:

- ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PRIOR 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 DETAILS.
- 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.

DATE: DESCRIPTION:

DRAWN BY: V.H.

DATE:

SCALE:

PROJECT:

Custom Residence
 2412 Chantilly ave,
 Winter Park, FL 32789

SHEET TITLE :

SECOND FLOOR
 ELECTRICAL PLAN

SHEET NUMBER :

E1.02