

BAUMAN RESIDENCE

127 50TH ST HOLMES BEACH, FL 34217



DESIGN NOTE:
GROUP CLASSIFICATION: R-3 (SEE CHAPTER 3)
CONSTRUCTION TYPE: V-B (SEE CHAPTER 6)
ZONING: R2
OCCUPANCY TYPE: R3
FLOOD ZONE: AE

SHEET LIST

0.0	COVER SHEET
0.1	SITE PLAN
0.2	DRAINAGE AND LANDSCAPE PLAN
0.3	AREA PLAN
0.4	GENERAL NOTES
1.0	ELEVATIONS
1.1	ELEVATIONS
1.2	SECTIONS
1.3	WALL ISOMETRICS
2.0	FLOOR PLAN - GROUND LEVEL
3.0	FLOOR PLAN - 1st LEVEL
4.0	FLOOR PLAN - 2nd LEVEL
5.0	ROOF PLAN & REFLECTED CEILING PLAN
6.0	ARCH DETAILING
6.1	ARCH DETAILING
7.0	ELECTRICAL PLAN
7.1	ELECTRICAL PLAN
7.2	MECHANICAL PLANS
7.3	MECHANICAL NOTES
7.4	PLUMBING
S1.1	STRUCTURAL
S2.1	STRUCTURAL
S3.1	STRUCTURAL
S4.1	STRUCTURAL
S5.1	STRUCTURAL
S6.1	STRUCTURAL
S7.1	STRUCTURAL

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

COVER SHEET

PROJECT #:

20-039

SHEET DATE:

DRAWN BY:

AJB

0.0

SCALE

As indicated

PRINT DATE: 01/20/21 11:38:12 AM

PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION 4 DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL 6TH EDITION (2017). PLANS WERE DESIGNED IN ACCORDANCE WITH FBC 2017 AND NEC 2014.

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No.	Description	Date
3	REVIEW COMMENTS	01-20-21

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IMPERVIOUS COVERAGE		
2953.71 SF	BUILDING COVERAGE	29.54%
569.77 SF	POOL	5.70%
3523.47 SF		35.23%

NAVD ELEVATIONS	
NAME	ELEVATION
CROWN OF ROAD (NAVD)	3.27
B.A. (NAVD)	4.60
B.F.E. (NAVD)	8.00
D.F.E (NAVD)	9.00
B.O. 1ST FLR (NAVD)	12.60
1ST LVL (NAVD)	14.17
B.O. 2ND FLR (NAVD)	23.50
2ND LVL (NAVD)	25.23
MAX HEIGHT (NAVD)	39.27

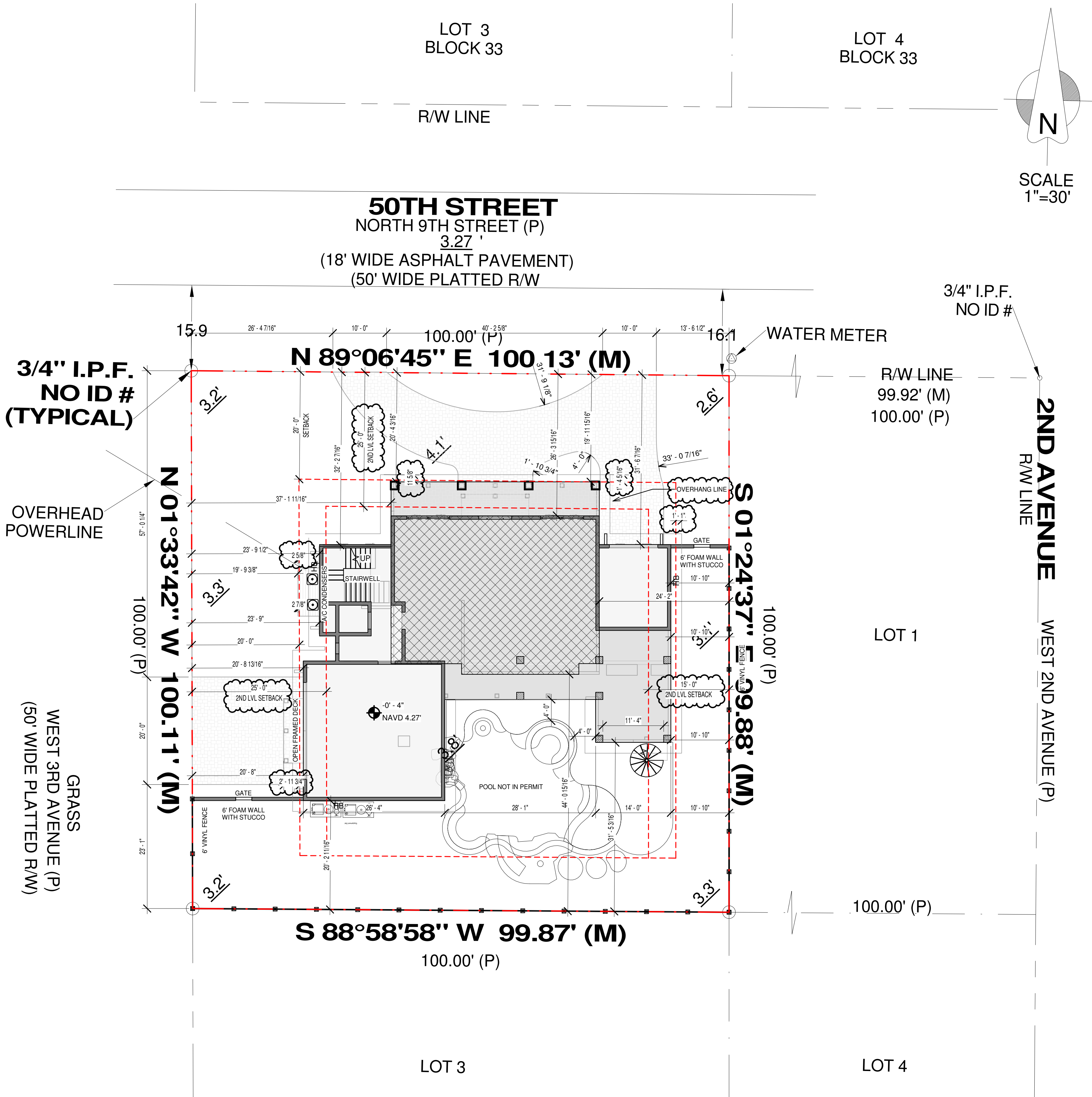
HATCH LEGEND	
1ST LEVEL	
2ND LEVEL	

GENERAL SITE NOTES:

1. VERIFY SITE INFORMATION W/ SURVEY
2. VERIFY UTILITY SERVICE ENTRY LOCATIONS AS REQUIRED.
3. NO WOOD GRADE STAKES PERMITTED.
4. POOL BY OTHERS

SOIL TREATMENT NOTES:

SOIL TREATMENT FOR TERMITES: PROVIDE TERMITE PROTECTION BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION(2017). PROVIDE CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH FBC-R320. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOOR SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.



SITE PLAN
3/32" = 1'-0"



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No.	Description	Date
2	REVIEW COMMENTS	01-06-21

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

SITE PLAN

PROJECT #: 20-039
SHEET DATE:
DRAWN BY: AJB

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- 1) THE PROPOSED PERMIT SHALL INCLUDE A BLOCK RESIDENCE AND ADDITION OF CONCRETE IN GROUND SWIMMING POOL.
- 2) THE COMBINED PROJECT WOULD COMMENCE UPON ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT IF CONSTRUCTION.
- 3) SILT FENCE TO BE INSTALLED AT PERIMETER OF CONSTRUCTION AREA ALONG PROPERTY LINE AS PER ATTACHED SURVEY/PLANS.
- 4) SILT FENCE TO BE INSPECTED AFTER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED.
- 5) ALL GUTTER DOWN SPOUTS TO DRAIN INTO INFILTRATION TRENCH. GUTTER DESIGN CAPTURES 100% OF TOP FLOOR RUNOFF.
- 6) COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE STORM WATER MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS (NPDES).

- 1) NEW SWALE DRAINAGE PLAN IS FOR INDICATED DRAINAGE BOUNDARY UNITS ONLY.
- 2) SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.
- 3) SURFACE SLOPES SHALL NOT EXCEED ONE FOOT (1'-0") VERTICAL RISE IN SIX FEET (6'-0") HORIZONTAL DISTANCE WITHIN FIVE FEET(5'-0") OF ANY PROPERTY LINE.
- 4) NO ENVIRONMENTAL ASSESSMENTS WERE PERFORMED FOR THIS SITE BY BEACON DESIGN.
- 5) NO UNDERGROUND ENCROACHMENTS HAVE BEEN FIELD LOCATED EXCEPT AS SHOWN, eg. (UTILITIES, FOUNDATIONS)
- 6) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED BY THIS SURVEYOR EXCEPT AS SHOWN.
- 7) NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
- 8) PERMANENT LANDSCAPING MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. THIS INCLUDES BOXING THE TRUNKS IN BEHIND A 2X4 "FENCE" WHICH ALSO SURROUNDS THE ROOTS.

The diagram shows a cross-section of a silt fence. A vertical line represents the fence, with a label 'Silt fence 2' - 3' high above ground'. Below the ground line, a 'V' shaped trench is shown. A label 'Dig "V" shaped or flat bottomed trench 6" - 8" deep. Backfill with dirt and rock to keep fabric in trench covered.' points to the trench. Another label 'at least 1' of fabric to line trench' points to the fabric lining the bottom of the trench. A horizontal double-headed arrow below the trench is labeled 'Work area'. A label 'Stake driven into ground 1' - 2' depending on site' points to a stake in the ground. To the right of the diagram, a text block reads: 'silt fence and remove sediment before it reaches 1/3 the height of the silt fence. It is especially important to monitor during and after rain and break-up events.'

The diagram illustrates the construction of a silt fence. On the left, a circular inset shows a close-up of the 'Plastic Mesh'. The main cross-section shows a vertical line representing the fence. To its right is a layer of 'Backfill of dirt and rock'. A horizontal double-headed arrow indicates the width of the backfill area is '4' - 10''. Above the backfill, the mesh fabric is shown draped over a stake, with a vertical dimension of '2' - 3'' indicating the height of the fabric above the backfill. A note states: 'Mesh fabric maybe attached along stake with zip ties, nails or staples.' Below the backfill is a '6" - 8" trench' containing the 'Edge of coir fabric lining'. A final note at the bottom reads: 'Leave silt fence in place until vegetation is established and sediment is stabilized.'

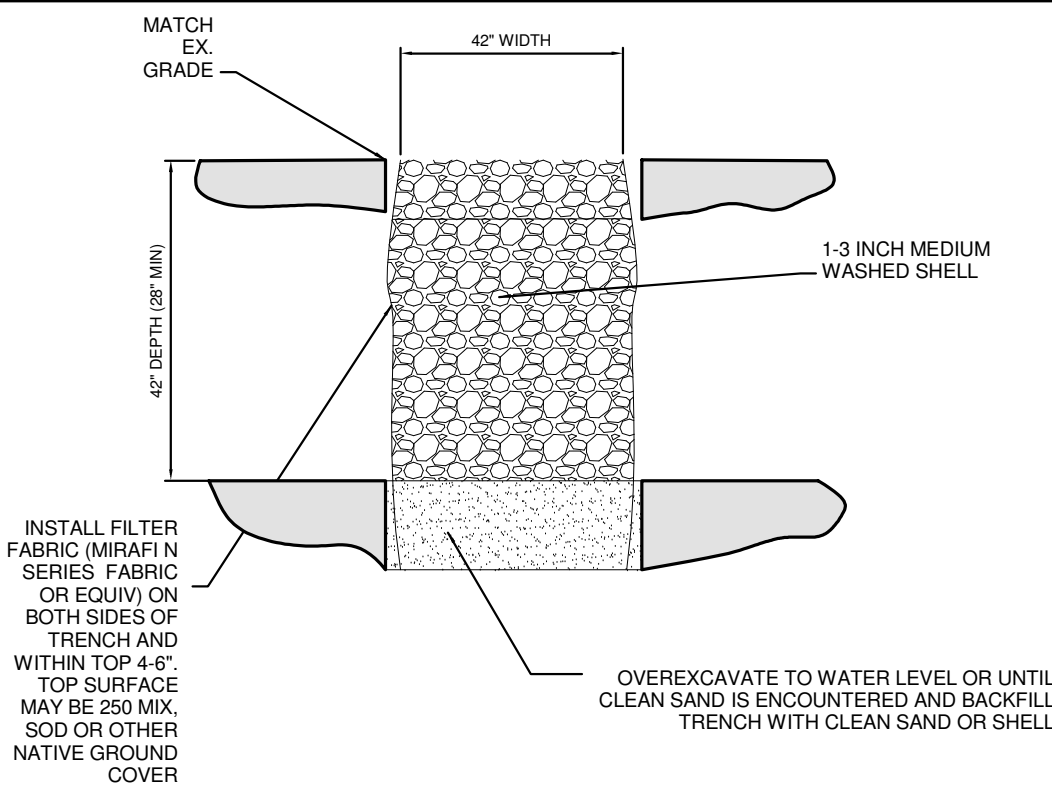
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A cross-sectional diagram showing a filter bag installed in a discharge pipe. The bag is secured with a clamp. An arrow indicates water flowing from the pipe into the bag. Labels with leader lines point to the 'WATER DRAINS OFF OF PROPERTY' (above the bag), the 'FILTER BAG' (the bag itself), and the 'DISCHARGE PIPE' (the pipe with an arrow showing flow direction). Below the diagram, the text 'DEWATERING FILTER BAG' is written in a bold, underlined font.

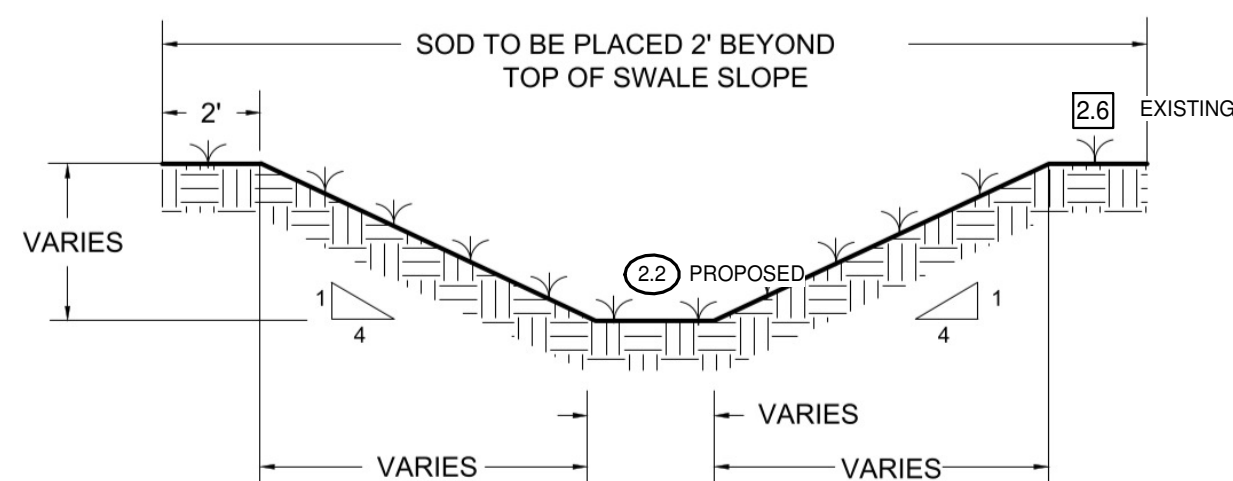
- 1) LANDSCAPE REQUIREMENTS INCLUDE:
 - 5 FLORIDA-FRIENDLY TREES (3 DIFFERENT SPECIES)
 - 9 FLORIDA-FRIENDLY SHRUBS (3 DIFFERENT SPECIES)
- 2) ADDITIONAL LANDSCAPING SHOWN AS REFERENCE ONLY. LANDSCAPE TO PROVIDE PROPER LOCATION FOR ALL SPECIES.
- 3) COORDINATE PLANT SELECTION W/ LANDSCAPE INSTALLER TO MEET LANDSCAPE MIN. REQUIREMENTS.
- 4) FLORIDA-FRIENDLY TREES AND SHRUBS TO BE SELECTED FROM CITI-NATIVE PLANT LIST.
- 5) IMPERVIOUS AREA NOT TO EXCEED 40% OF LOT COVERAGE
- 6) ZERO-SCAPE WITH NO IRRIGATION
- 7) IF ADDITIONAL PLANTINGS ARE INSTALLED ABOVE THE MINIMUM, THEN A MINIMUM OF 75 PERCENT OF THE TOTAL NUMBER OF TREES AND SHRUBS INSTALLED MUST BE FLORIDA-FRIENDLY PLANTS.
- 8) A MINIMUM OF TEN PERCENT OF THE LOT OR PARCEL SHALL BE LANDSCAPED WITH VEGETATION
- 9) ADJACENT YARDS WILL NOT BE AFFECTED BY THE INFILTRATION TRENCH

THERE WILL BE NO PROPOSED DISCHARGE ONTO, OVER, UNDER, OR ACROSS THE BEACH AND DUNE SYSTEM, INCLUDING BUT NOT LIMITED TO STORM WATER RUNOFF, SWIMMING POOL DRAINAGE, WELL DISCHARGE, DOMESTIC WATER SYSTEMS, AND OUTFALLS.

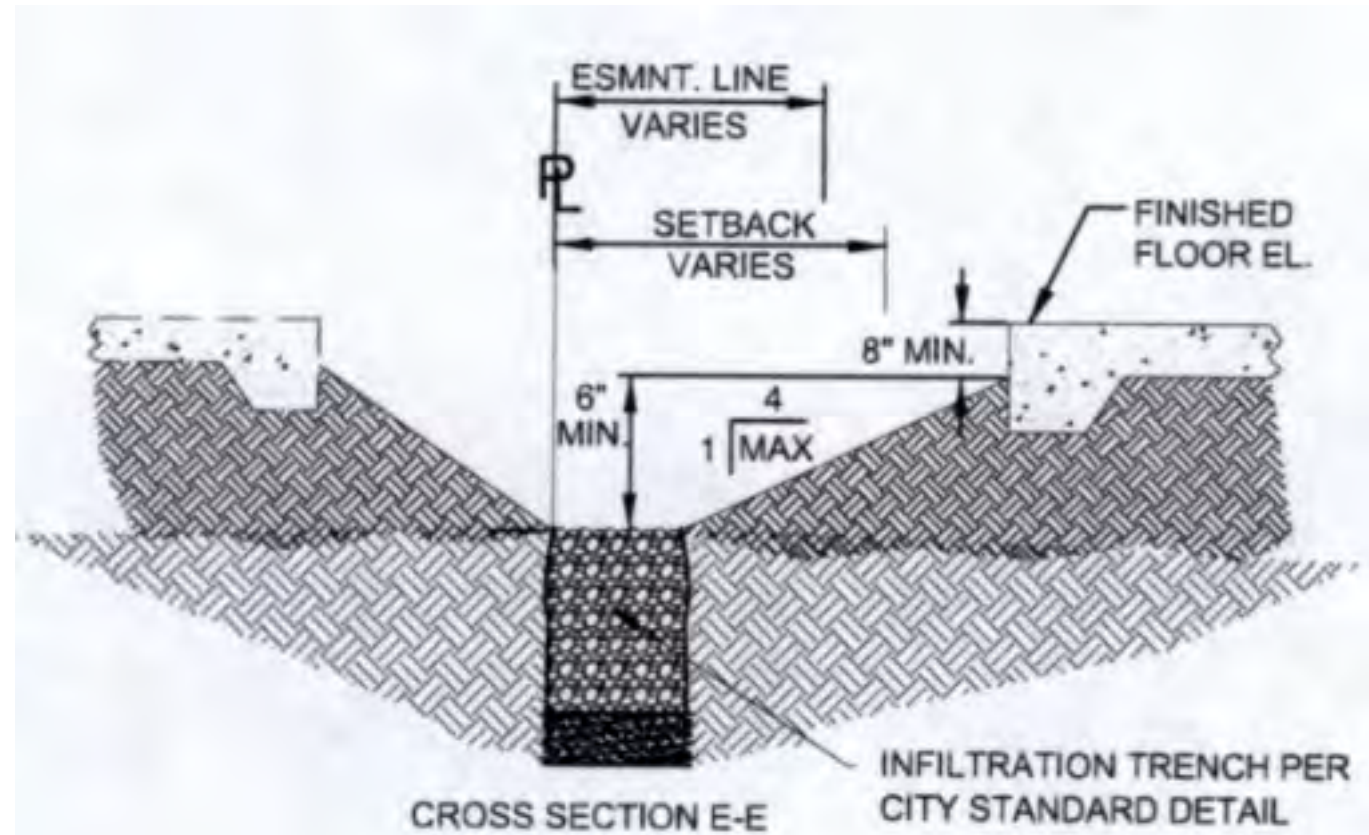
(100+100+100) X 3.5 = 1050 SF REQUIRED
1050 SF PROVIDED



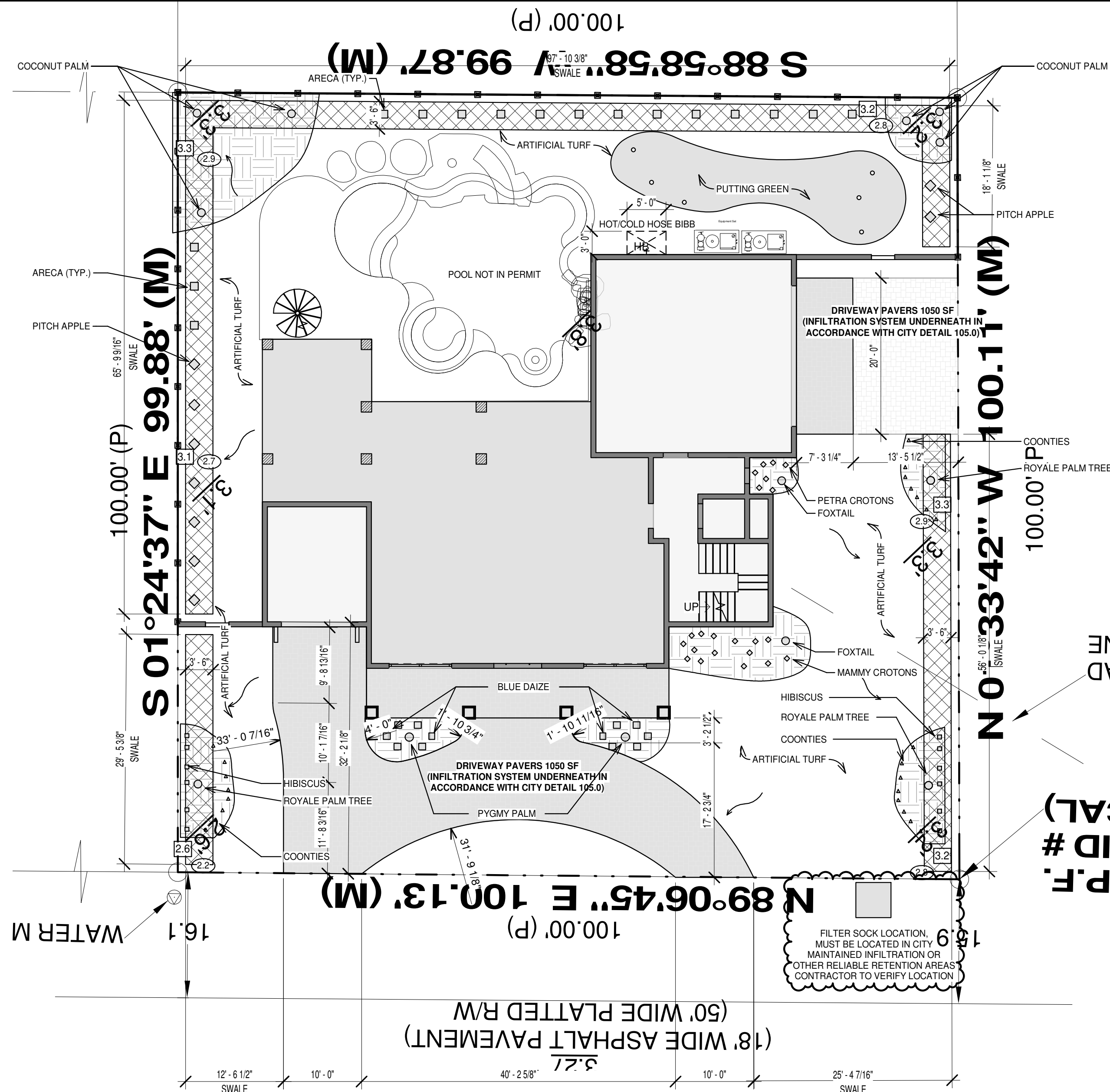
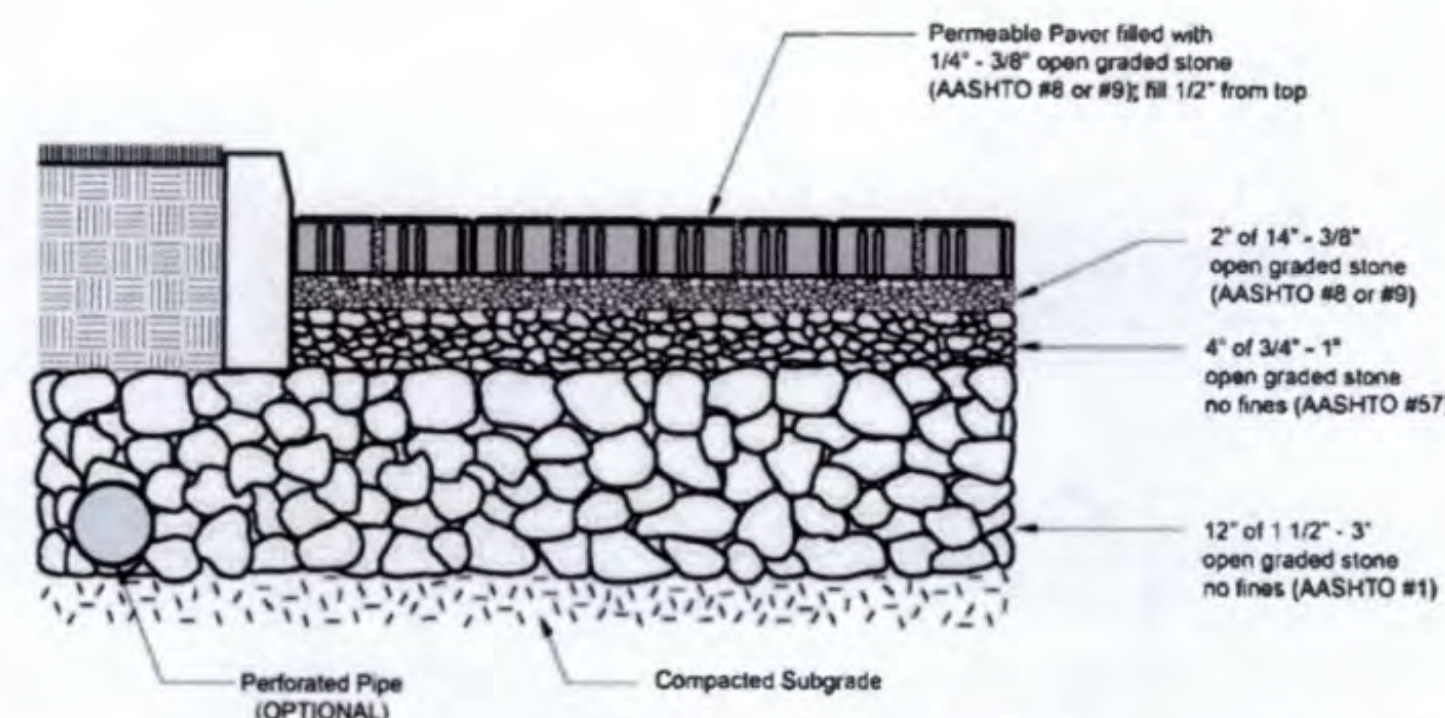
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INFILTRATION TRENCH OPTION


$$3/32'' = 1'-0''$$


1. 5" POURED CONCRETE BOND BAND SHALL BE INSTALLED WHERE CURB IS NOT PRESENT WITH 3/4" REVEAL AT EDGE OF TRAVEL WAY.
2. 6" POURED CONCRETE BOND BAND SHALL BE INSTALLED ON ALL OUTSIDE EDGES WHERE NO EXISTING OR NEW SOLID STRUCTURE IS PRESENT TO HOLD PAVERS IN PLACE.
3. ALL PAVERS WITHIN TRAFFIC AREAS MUST BE TRAFFIC BEARING.
4. A RIGHT OF WAY USE PERMIT AND AN APPROVED LICENSE AGREEMENT MUST BE OBTAINED IF PAVERS ARE TO BE INSTALLED IN CITY RIGHT OF WAY.
5. PAVEMENT INSTALLATION SPECIFICATIONS APPLY TO PUBLIC AND PRIVATE IMPROVEMENTS EXCEPT FOR NON-TRAFFIC BEARING SIDEWALKS CONSTRUCTED ENTIRELY ON PRIVATE PROPERTY.
6. DRIVEWAY REPAIRS DUE TO FUTURE RIGHT OF WAY UTILITY AND/OR ROAD WORK ARE THE FULL RESPONSIBILITY OF THE OWNER.

N.T.S.

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No.	Description	Date
2	REVIEW COMMENTS	01-06-21

PLANS AND SPECIFICATION

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

DRAINAGE AND LANDSCAPE PLAN

PROJECT #: 20-039

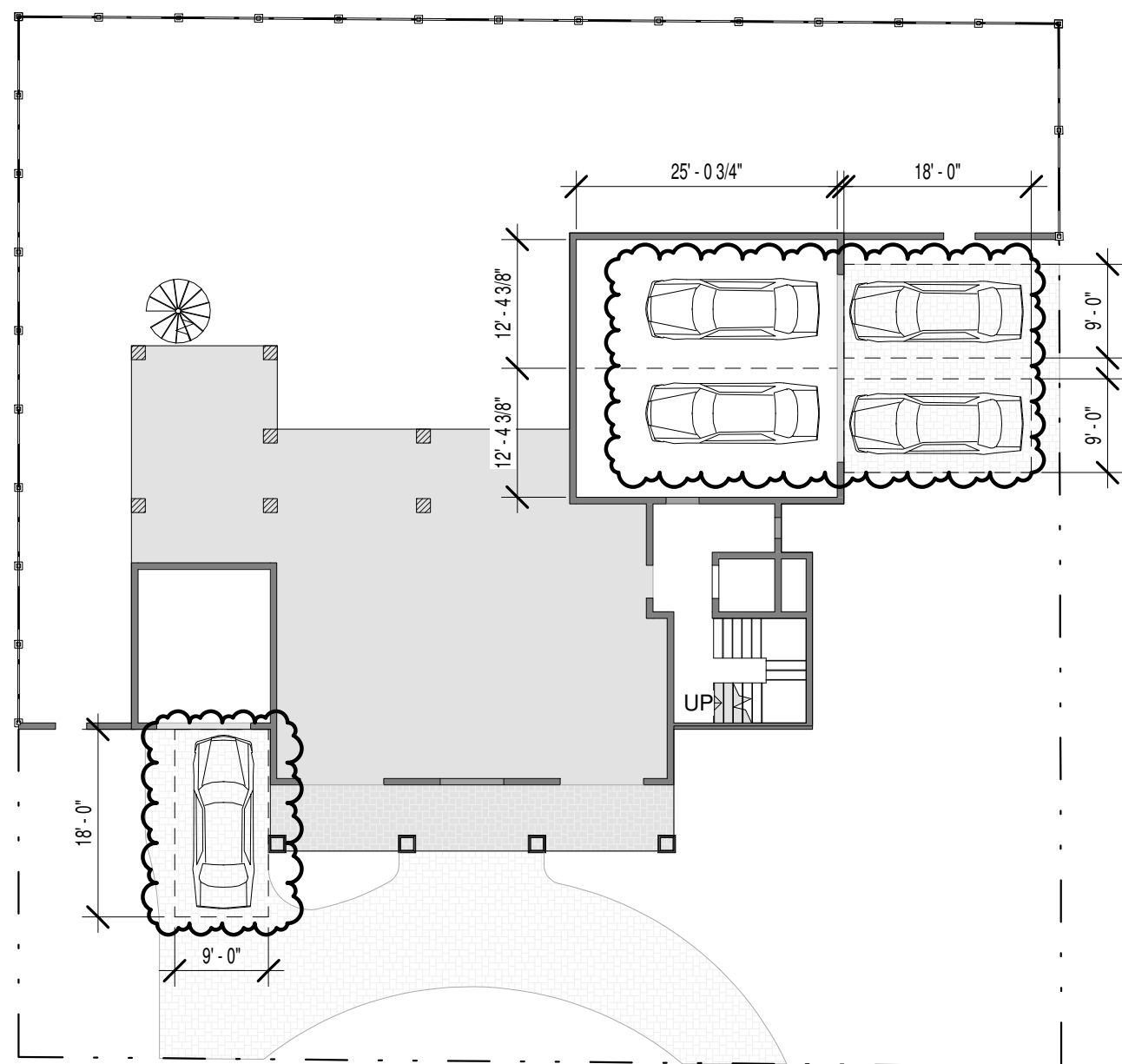
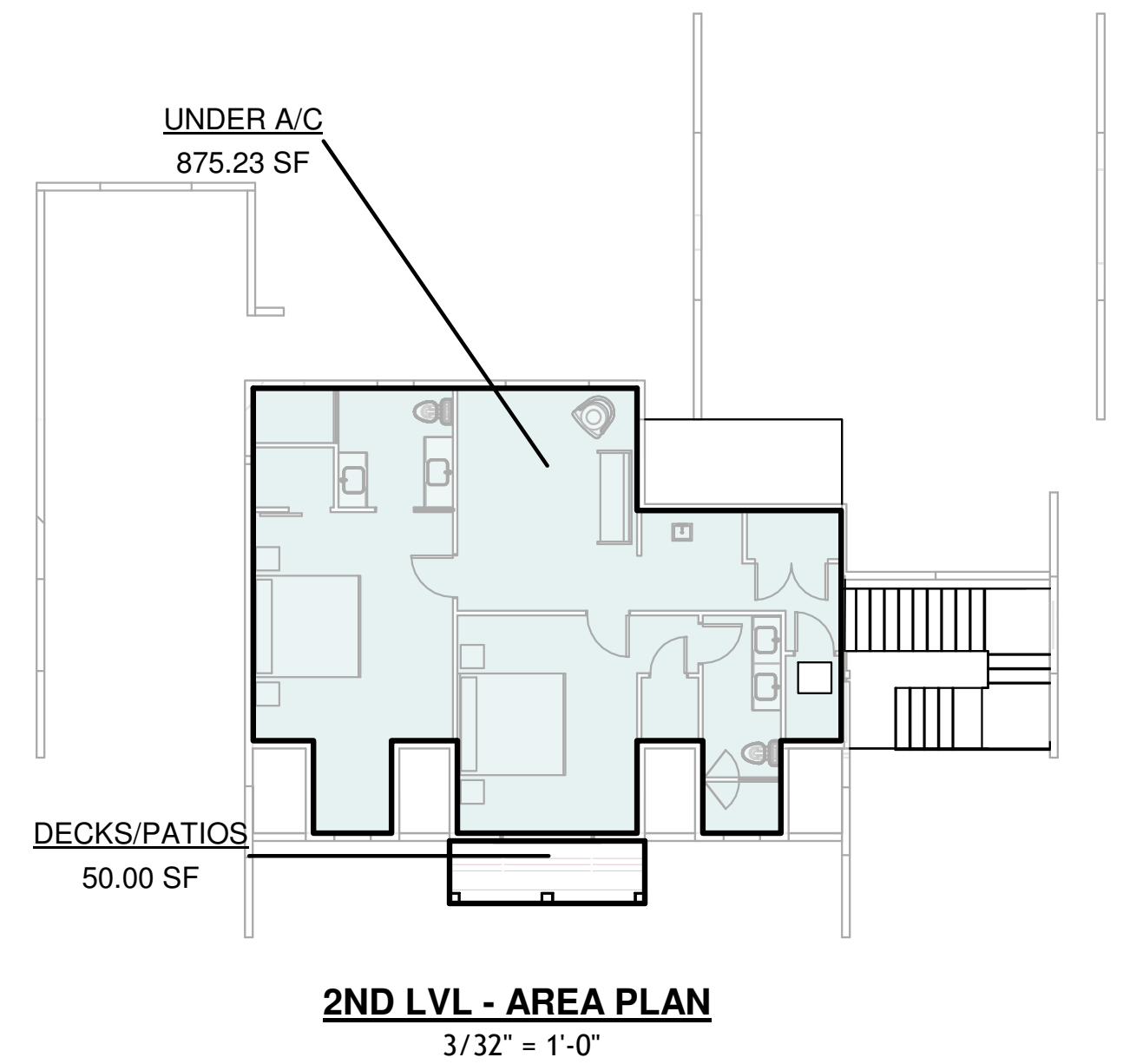
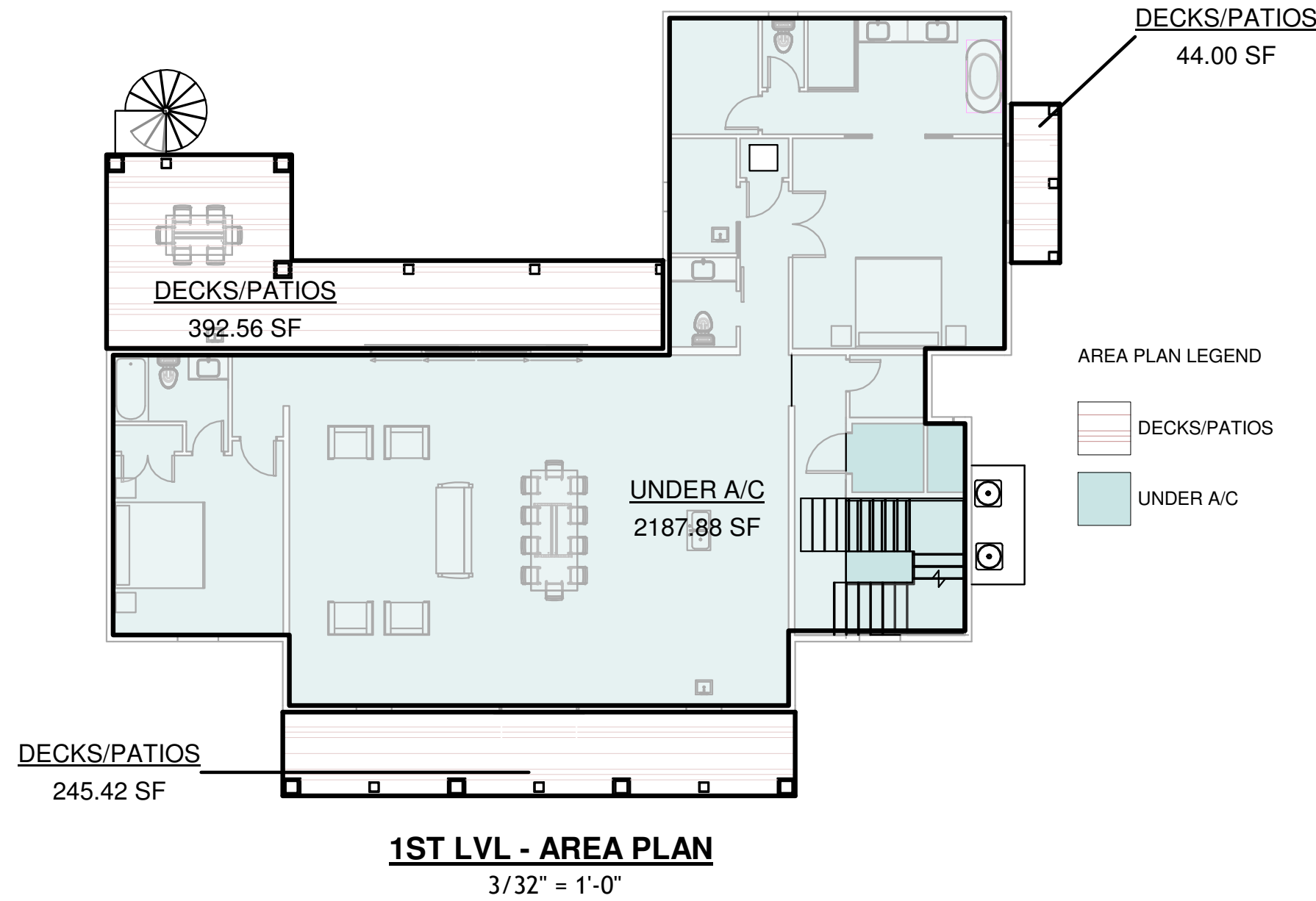
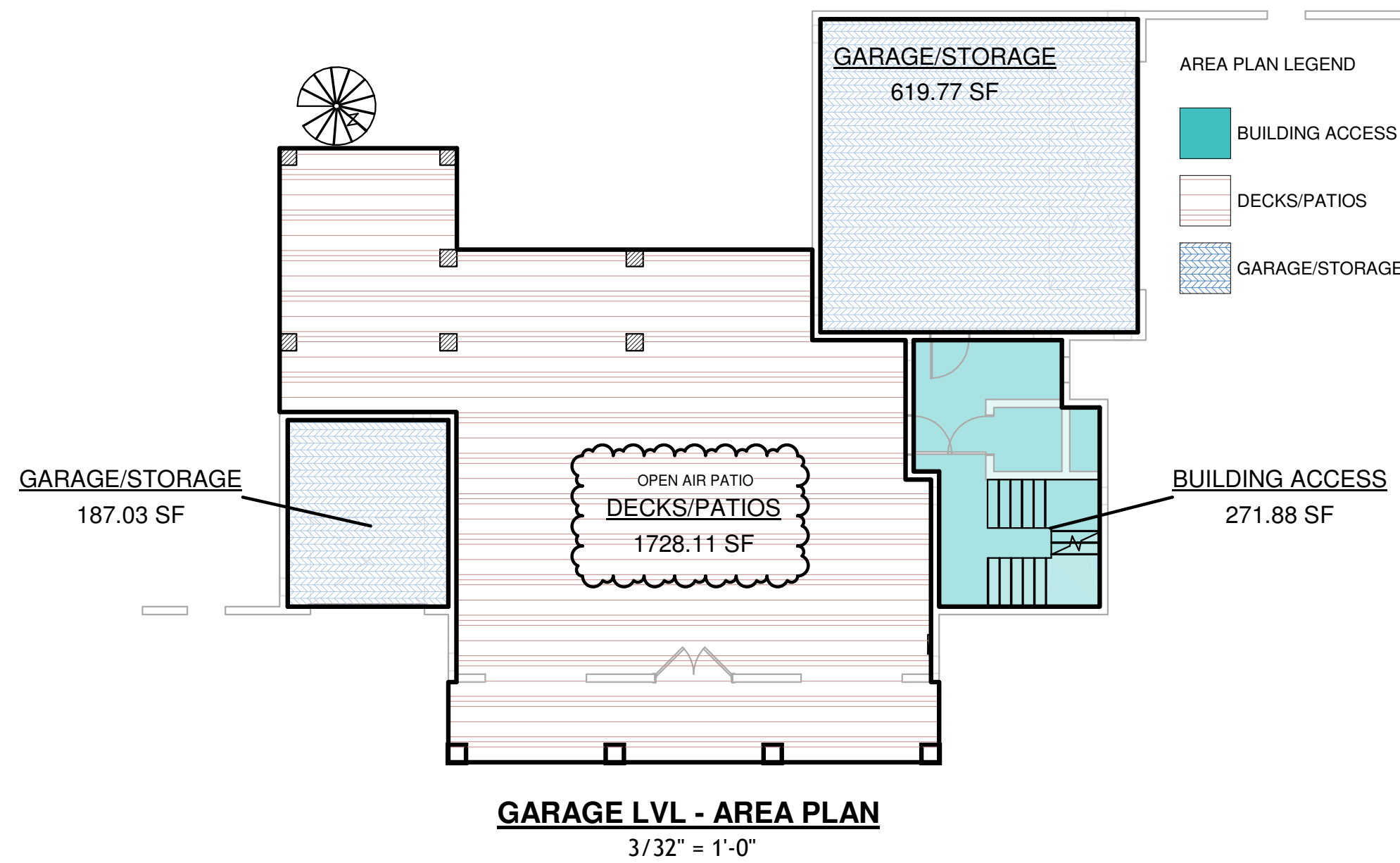
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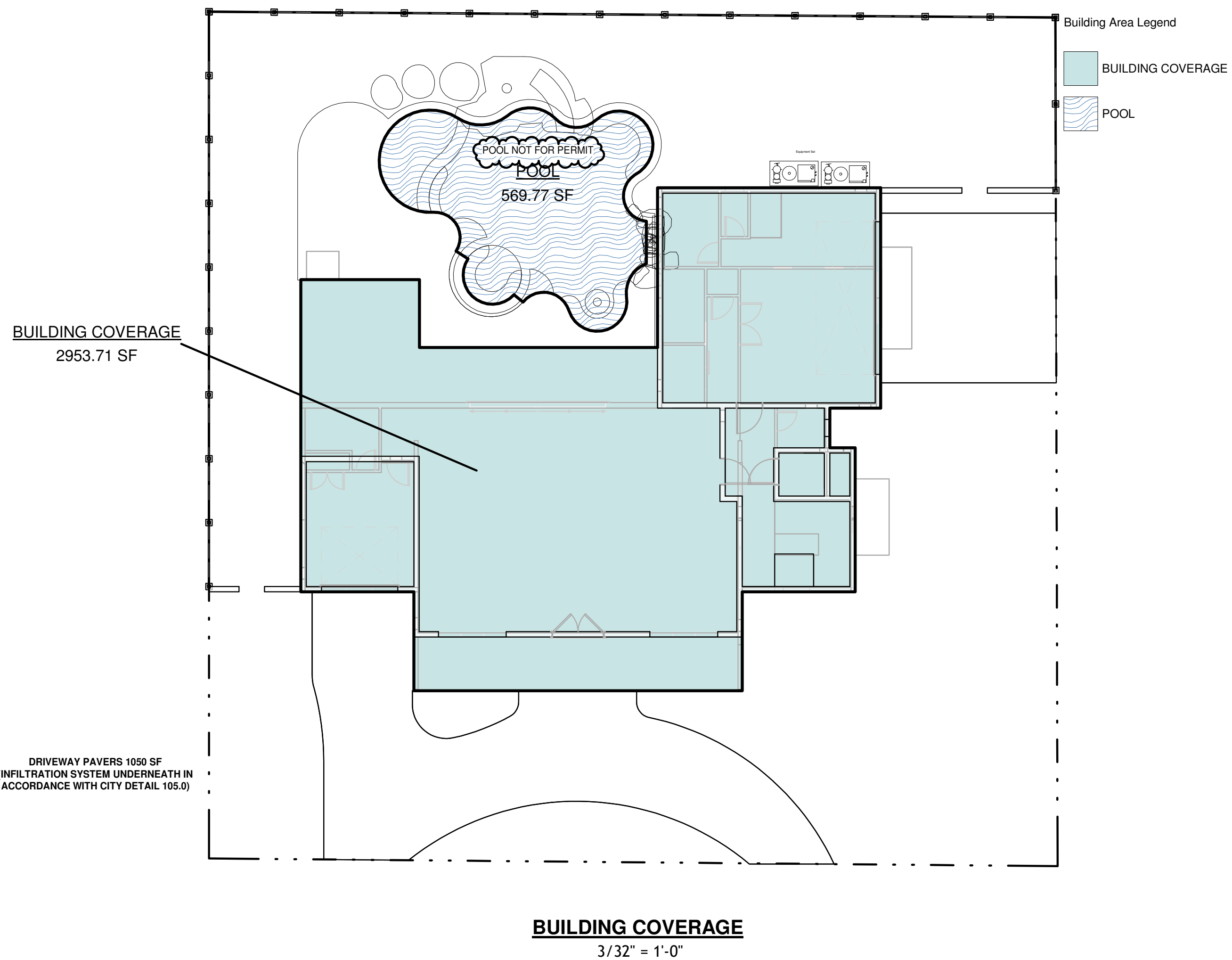
TOTAL AREA OF LOT	
SQFT	10000

AREA CALCULATIONS	
LEVEL	AREA
BUILDING ACCESS	
BLDG. ACCESS - T.O. SLAB	271.88 SF
	271.88 SF
DECKS/PATIOS	
BLDG. ACCESS - T.O. SLAB	1728.11 SF
1ST LVL - T.O. SUB FLR.	245.42 SF
1ST LVL - T.O. SUB FLR.	392.56 SF
1ST LVL - T.O. SUB FLR.	44.00 SF
2ND LVL - T.O. SUB FLR.	50.00 SF
	2460.08 SF
GARAGE/STORAGE	
BLDG. ACCESS - T.O. SLAB	187.03 SF
BLDG. ACCESS - T.O. SLAB	619.77 SF
	806.80 SF
UNDER A/C	
1ST LVL - T.O. SUB FLR.	2187.88 SF
2ND LVL - T.O. SUB FLR.	875.23 SF
	3063.11 SF
Grand total: 10	6601.87 SF

IMPERVIOUS COVERAGE		
2953.71 SF	BUILDING COVERAGE	29.54%
569.77 SF	POOL	5.70%
3523.47 SF		35.23%

LAR			
NAME	LEVEL	AREA	L.A.R.
UNDER A/C	1ST LVL - T.O. SUB FLR.	2187.88 SF	21.88%
UNDER A/C	2ND LVL - T.O. SUB FLR.	875.23 SF	8.75%
		3063.11 SF	30.63%

THE MAX. L.A.R. FOR LOTS BETWEEN 5,000 SQ. FT. & 7,499 SQ. FT. SHALL BE AS SET FORTH IN THE FOLLOWING TABLE. <u>ANY LOT ABOVE 7,500 TO BE .34</u>		
LOT SIZE (SQ. FT.)		RESULTING MAX. LIVING AREA (SQ. FT.)
FROM:	TO:	
5,000	5,099	2,000
5,100	5,199	2,028
5,200	5,299	2,058
5,300	5,399	2,082
5,400	5,499	2,108
5,500	5,599	2,134
5,600	5,699	2,159
5,700	5,799	2,184
5,800	5,899	2,209
5,900	5,999	2,233
6,000	6,099	2,256
6,100	6,199	2,279
6,200	6,299	2,301
6,300	6,399	2,323
6,400	6,499	2,345
6,500	6,599	2,366
6,600	6,699	2,387
6,700	6,799	2,407
6,800	6,899	2,426
6,900	6,999	2,445
7,000	7,099	2,464
7,100	7,199	2,485
7,200	7,299	2,500
7,300	7,399	2,517
7,400	7,499	2,534



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No.	Description	Date
1	REVIEW COMMENTS	01-06-21
2	REVIEW COMMENTS	01-20-21
3	REVIEW COMMENTS	01-20-21

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

AREA PLAN

PROJECT #: 20-039

SHEET DATE:

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No.	Description	Date

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

GENERAL NOTES

PROJECT #: 20-039
SHEET DATE:
DRAWN BY: AJB

0.4
SCALE 1/4" = 1'-0"

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PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL 6TH EDITION (2017). PLANS WERE DESIGNED IN ACCORDANCE WITH FBC 2017 AND NEC 2014.

EXTERIOR DOOR SCHEDULE				
TYPE MARK	LEVEL	TYPE	WIDTH	HEIGHT
X001	BLDG. ACCESS - T.O. SLAB	Ext. Entry - Double w Glass	3' - 0"	6' - 8"
X002	GARAGE SLAB	Garage - Kingston	18' - 0"	7' - 0"
X003	GARAGE SLAB	Garage - Kingston	9' - 0"	7' - 0"
X004	BLDG. ACCESS - T.O. SLAB	Int. Single	3' - 0"	6' - 8"
X101	1ST LVL - T.O. SUB FLR.	Ext. French	6' - 0"	8' - 0"
X102	1ST LVL - T.O. SUB FLR.	Ext. French	6' - 0"	8' - 0"
X103	1ST LVL - T.O. SUB FLR.	Ext. 4 Panel - SGD	16' - 0"	8' - 0"
X201	2ND LVL - T.O. SUB FLR.	Ext. French	6' - 0"	6' - 8"
Grand total: 8				

INTERIOR DOOR SCHEDULE				
TYPE MARK	LEVEL	TYPE	WIDTH	HEIGHT
FR 3/0-6/8	BLDG. ACCESS - T.O. SLAB	Int. Fire Rated Door	3' - 0"	6' - 8"
3/0-6/8	BLDG. ACCESS - T.O. SLAB	Int. Single	3' - 0"	6' - 8"
2/4-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	2' - 4"	8' - 0"
3/0-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	3' - 0"	8' - 0"
2/8-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	2' - 8"	8' - 0"
2/6-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	2' - 6"	8' - 0"
4/0-8/0	1ST LVL - T.O. SUB FLR.	Int. Double Pocket	4' - 0"	8' - 0"
5/0-8/0	1ST LVL - T.O. SUB FLR.	Int. Double	5' - 0"	8' - 0"
2/8-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	2' - 8"	8' - 0"
2/8-8/0.	1ST LVL - T.O. SUB FLR.	Int. Pocket	2' - 8"	8' - 0"
2/4-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	2' - 4"	8' - 0"
2/8-8/0	1ST LVL - T.O. SUB FLR.	Interior - Single Barn Door	2' - 8"	8' - 0"
4/0-8/0	1ST LVL - T.O. SUB FLR.	Int. Double	4' - 0"	8' - 0"
2/4-8/0	1ST LVL - T.O. SUB FLR.	Int. Single	2' - 4"	8' - 0"
2/8-6/8	2ND LVL - T.O. SUB FLR.	Int. Single	2' - 8"	6' - 8"
2/6-6/8	2ND LVL - T.O. SUB FLR.	Int. Single	2' - 6"	6' - 8"
2/4-6/8	2ND LVL - T.O. SUB FLR.	Int. Single	2' - 4"	6' - 8"
2/6-6/8	2ND LVL - T.O. SUB FLR.	Int. Pocket	2' - 6"	6' - 8"
2/8-6/8	2ND LVL - T.O. SUB FLR.	Int. Single	2' - 8"	6' - 8"
4/8-6/8	2ND LVL - T.O. SUB FLR.	Int. Double	4' - 8"	6' - 8"
2/6-6/8	2ND LVL - T.O. SUB FLR.	Int. Single	2' - 6"	6' - 8"
2/6-6/0	2ND LVL - T.O. SUB FLR.	Int. Shower Door	2' - 4"	6' - 0"
2/8-6/8	2ND LVL - T.O. SUB FLR.	Interior - Single Barn Door	2' - 8"	6' - 8"
Grand total: 23				

ROOF SCHEDULE								
TAG	TYPE	CONSTRUCTION	TOTAL THICKNESS	BEARING LEVEL	BUT HEIGHT (LEVEL OFFSET)	HEEL HEIGHT	TOP CHORD WIDTH	SLOPE / 12
01	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	2' - 6 1/16"	2' - 10 13/16"	3 1/2"	11
02	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 1	-1' - 1 3/16"	-8 7/16"	3 1/2"	11
03	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 1	-1' - 1 3/16"	-8 7/16"	3 1/2"	11
04	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	2"	6 3/4"	3 1/2"	11
05	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	9 7/16"	1' - 2 3/16"	3 1/2"	11
06	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 1	0"	4 9/16"	3 1/2"	10
07	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 1	1 1/16"	5 5/8"	3 1/2"	10
08	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 1	0"	4 9/16"	3 1/2"	10
09	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	1 5/8"	6 3/8"	3 1/2"	11
10	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	0"	4 3/8"	3 1/2"	9
11	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	0"	4 3/8"	3 1/2"	9
12	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 1	0"	3 5/8"	3 1/2"	3.5
13	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	3 5/16"	6 15/16"	3 1/2"	3.5
14	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	-3 5/16"	3/8"	3 1/2"	3.5
15	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	1ST LVL - T.O. SUB FLR.	-1' - 6"	-1' - 1 5/8"	3 1/2"	9
16	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"				3 1/2"	3.5
17	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"				3 1/2"	
Grand total: 17								

ROOFING MATERIAL TAKEOFF						
TAG	MATERIAL SURFACE AREA	MATERIAL TYPE	MATERIAL + 5%	+ 10%	+ 15%	+ 20%
01	854.95 SF	ROOFING - 5V CRIMP METAL	897.69 SF	940.44 SF	983.19 SF	1025.94 SF
02	83.32 SF	ROOFING - 5V CRIMP METAL	87.49 SF	91.66 SF	95.82 SF	99.99 SF
03	83.88 SF	ROOFING - 5V CRIMP METAL	88.08 SF	92.27 SF	96.46 SF	100.66 SF
04	542.34 SF	ROOFING - 5V CRIMP METAL	569.45 SF	596.57 SF	623.69 SF	650.80 SF
05	310.60 SF	ROOFING - 5V CRIMP METAL	326.13 SF	341.66 SF	357.19 SF	372.72 SF
06	101.71 SF	ROOFING - 5V CRIMP METAL	106.80 SF	111.88 SF	116.97 SF	122.06 SF
07	227.49 SF	ROOFING - 5V CRIMP METAL	238.86 SF	250.24 SF	261.61 SF	272.99 SF
08	101.71 SF	ROOFING - 5V CRIMP METAL	106.80 SF	111.88 SF	116.97 SF	122.06 SF
09	251.76 SF	ROOFING - 5V CRIMP METAL	264.34 SF	276.93 SF	289.52 SF	302.11 SF
10	872.65 SF	ROOFING - 5V CRIMP METAL	916.28 SF	959.91 SF	1003.54 SF	1047.18 SF
11	371.26 SF	ROOFING - 5V CRIMP METAL	389.83 SF	408.39 SF	426.95 SF	445.52 SF
12	482.00 SF	ROOFING - 5V CRIMP METAL	506.10 SF	530.20 SF	554.30 SF	578.40 SF
13	138.88 SF	ROOFING - 5V CRIMP METAL	145.82 SF	152.76 SF	159.71 SF	166.65 SF
14	256.41 SF	ROOFING - 5V CRIMP METAL	269.23 SF	282.05 SF	294.87 SF	307.69 SF
15	27.29 SF	ROOFING - 5V CRIMP METAL	28.66 SF	30.02 SF	31.39 SF	32.75 SF
16	34.56 SF	ROOFING - 5V CRIMP METAL	36.29 SF	38.02 SF	39.75 SF	41.47 SF
17	37.28 SF	ROOFING - 5V CRIMP METAL	39.15 SF	41.01 SF	42.87 SF	44.74 SF
Grand total: 17	4778.09 SF		5017.00 SF	5255.90 SF	5494.81 SF	5733.71 SF

WINDOW SCHEDULE							
TYPE MARK	LEVEL	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	HEIGHT	EGRESS
W001	BLDG. ACCESS - T.O. SLAB	Fixed	6' - 8"	2' - 2"	2' - 0"	4' - 6"	
W002	BLDG. ACCESS - T.O. SLAB	Fixed	6' - 8"	5' - 4"	6' - 0"	1' - 4"	
W101	1ST LVL - T.O. SUB FLR.	Fixed	8' - 0"	3' - 6"	2' - 8"	4' - 6"	
W102	1ST LVL - T.O. SUB FLR.	Single Hung	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
W103	1ST LVL - T.O. SUB FLR.	Single Hung	8' - 0"	3' - 9 3/8"	2' - 2 1/2"	4' - 2 5/8"	
W104	1ST LVL - T.O. SUB FLR.	Single Hung	8' - 0"	3' - 9 3/8"	2' - 2 1/2"	4' - 2 5/8"	
W105	1ST LVL - T.O. SUB FLR.	Single Hung	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
W106	1ST LVL - T.O. SUB FLR.	Fixed	8' - 0"	3' - 6"	2' - 8"	4' - 6"	
W201	2ND LVL - T.O. SUB FLR.	Casement	6' - 8"	2' - 8"	2' - 4"	4' - 0"	X
W202	1ST LVL - T.O. SUB FLR.	Fixed (Round)	13' - 3"	10' - 3"	3' - 0"	3' - 0"	
W203	2ND LVL - T.O. SUB FLR.	Casement	6' - 8"	2' - 2"	2' - 8"	4' - 6"	X
W204	2ND LVL - T.O. SUB FLR.	Casement	6' - 8"	2' - 2"	2' - 8"	4' - 6"	X
W205	2ND LVL - T.O. SUB FLR.	Casement	6' - 8"	3' - 8"	2' - 4"	3' - 0"	
W206	2ND LVL - T.O. SUB FLR.	Casement	6' - 8"	2' - 8"	2' - 4"	4' - 0"	X
Grand total: 14							

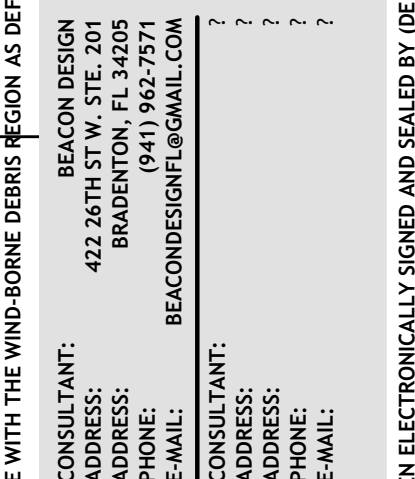
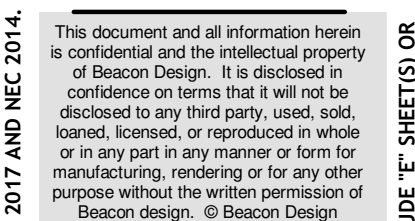
WALL LEGEND	
	W-01 8" CMU WALL
	W-02 8" CMU STEAM WALL
	W-03 8" CMU WALL W/ FURRING
	W-04 2X6 WOOD FRAMED WALL
	W-05 2X6 WOOD FRAMED WALL W/ 1/2" SHEATHING
	W-06 2X4 WOOD FRAMED WALL
	W-07 2X6 KNEE WALL
	W-08 3" CURB W/ GLASS ENCLOSURE
SEE STRUCTURAL PLANS FOR WALL ASSEMBLY TYPES	

WALL SCHEDULE			
TYPE MARK	TYPE	WIDTH	FUNCTION
			Interior
W-01	CMU - 7 5/8"	7 5/8"	Exterior
W-04	FRAME - 5 1/2"	5 1/2"	Interior
W-05	FRAME - 5 1/2" W/ 1/2" SHEATHING	6"	Exterior
W-06	FRAME - 3 1/2"	3 1/2"	Interior
W-08	SHOWER WALL	1/2"	Interior
Grand total: 112			

FLOOR SCHEDULE						
TYPE MARK	LEVEL	OVERALL THICKNESS	AREA	PERIMETER	ELEV. AT BOTTOM	ELEV. AT TOP
Exterior						
F-01	1ST LVL - T.O. SUB FLR.	6"	245.42 SF	90' - 2"	8' - 8 3/4"	9' - 2 3/4"
F-02	1ST LVL - T.O. SUB FLR.	6"	385.54 SF	113' - 2"	8' - 8 3/4"	9' - 2 3/4"
F-03	1ST LVL - T.O. SUB FLR.	6"	44.00 SF	31' - 4"	8' - 8 3/4"	9' - 2 3/4"
F-04	2ND LVL - T.O. SUB FLR.	1' - 1 1/2"	50.00 SF	33' - 0"	19' - 2"	20' - 3 1/2"
F-12	1ST LVL - T.O. SUB FLR.	10 1/4"	36.00 SF	26' - 0"	8' - 8 1/2"	9' - 6 3/4"
Interior						
F-05	GARAGE SLAB	3"	1565.58 SF	316' - 1 1/2"	-7"	-4"
F-06	GARAGE SLAB	4"	187.03 SF	54' - 10 1/4"	-8"	-4"
F-07	GARAGE SLAB	4"	619.77 SF	99' - 7"	-8"	-4"
F-08	BLDG. ACCESS - T.O. SLAB	4"	271.88 SF	71' - 5 1/2"	-4"	0"
F-10	1ST LVL - T.O. SUB FLR.	1' - 6 3/4"	2045.57 SF	238' - 10"	8' - 0"	9' - 6 3/4"
F-11	2ND LVL - T.O. SUB FLR.	1' - 8 3/4"	1053.30 SF	134' - 4"	18' - 10 3/4"	20' - 7 1/2"
F-13	1ST LVL - T.O. SUB FLR.	4"	12.78 SF	14' - 4"	8' - 10 3/4"	9' - 2 3/4"

SIDING SCHEDULE			
MATERIAL NAME		MATERIAL AREA	AREA PLUS 5%
SIDING - PANEL - SMOOTH W/BATTEN 1'4"		7265.95 SF	7629.25 SF
SIDING - STUCCO		1814.36 SF	1905.08 SF
Grand total: 79		9080.31 SF	9534.32 SF

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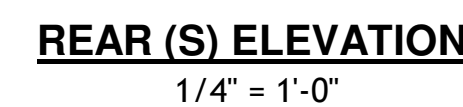
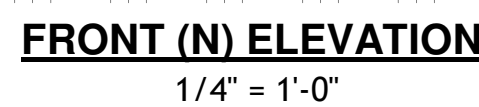


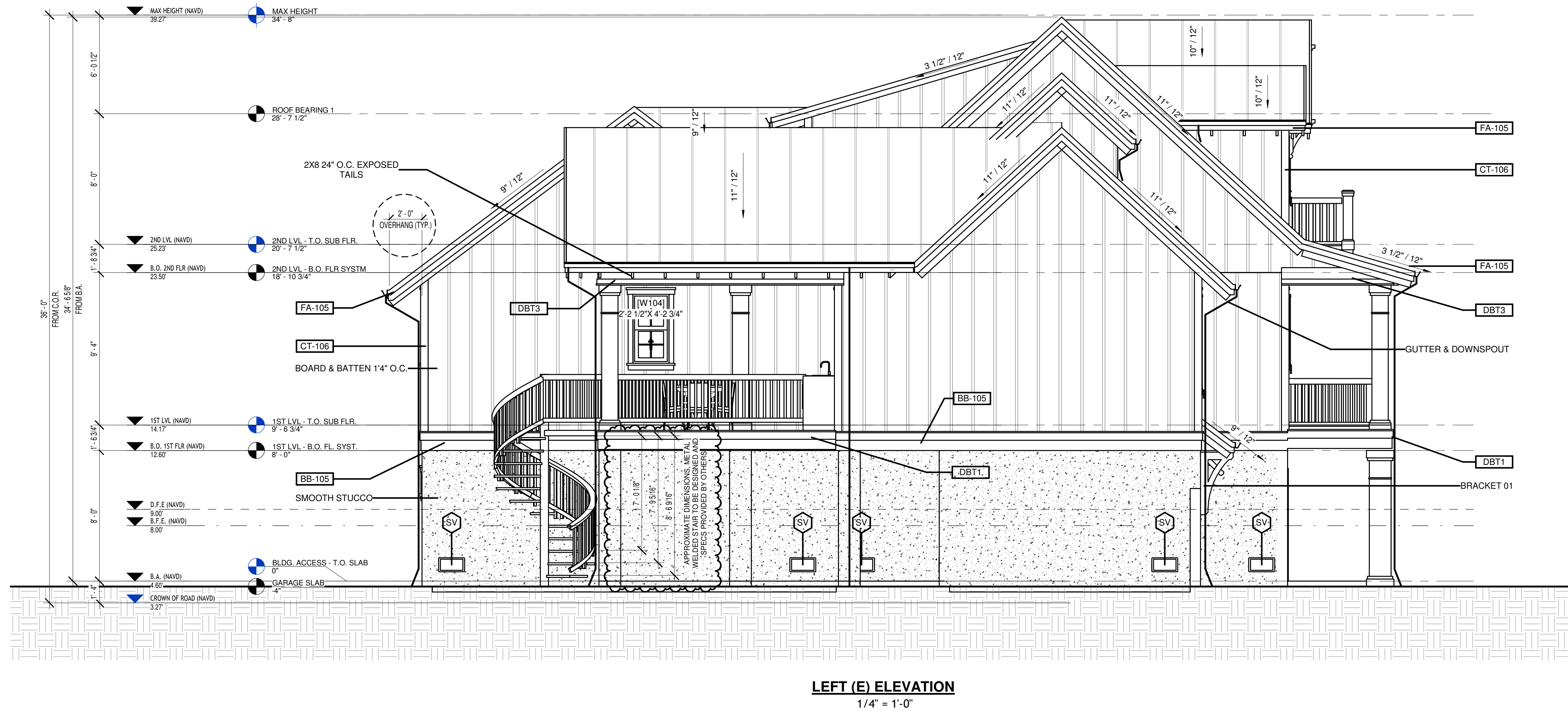
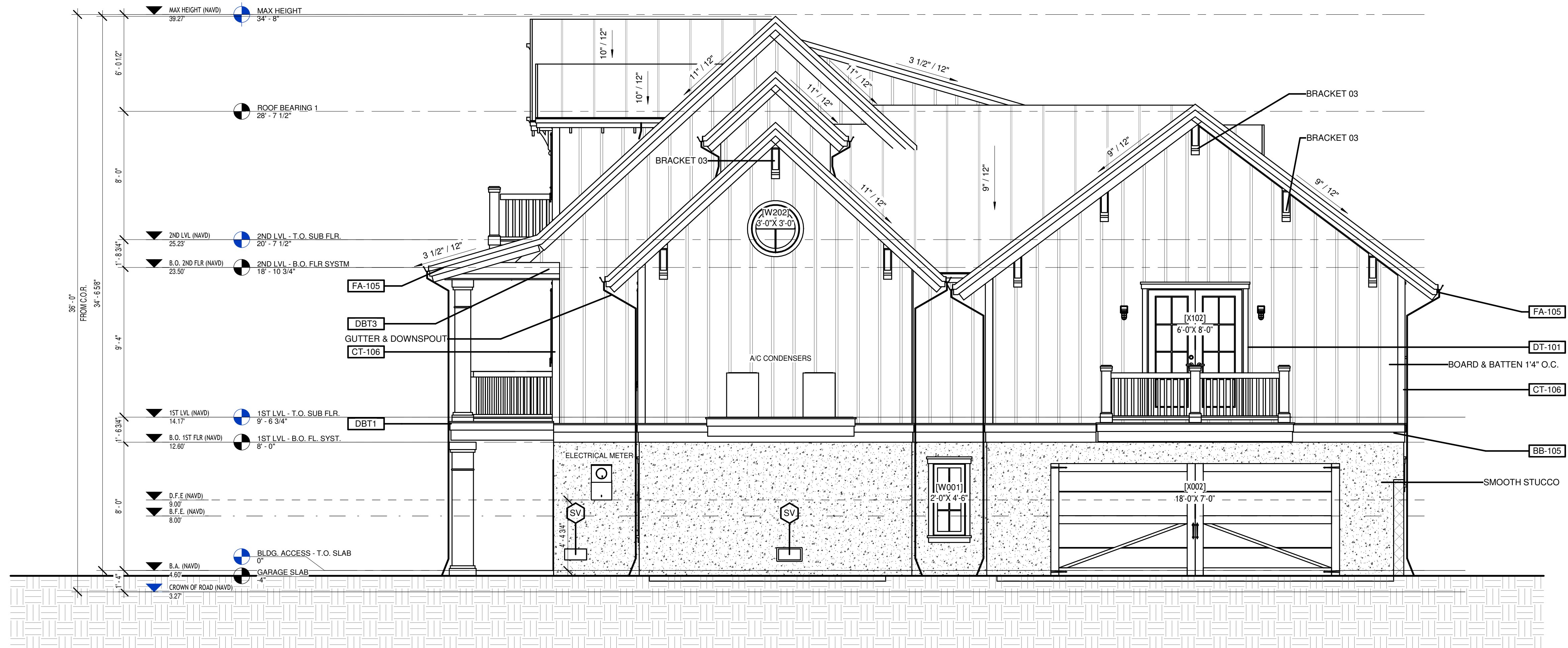
PLANS AND SPECIFICATION

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

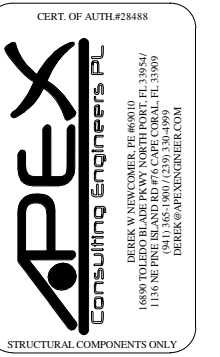
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No.	Description	Date
2	REVIEW COMMENTS	01-06-21

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

ELEVATIONS

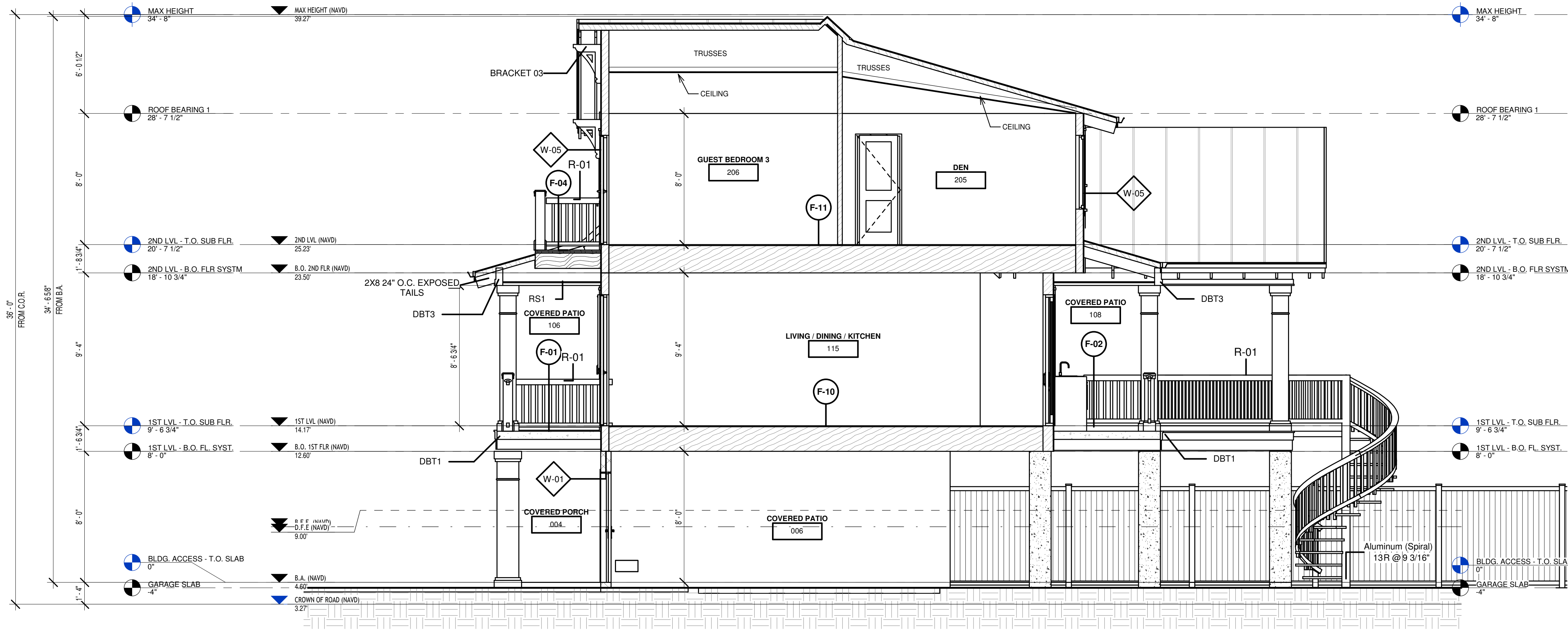
PROJECT #: 20-039
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1.1

SCALE As indicated

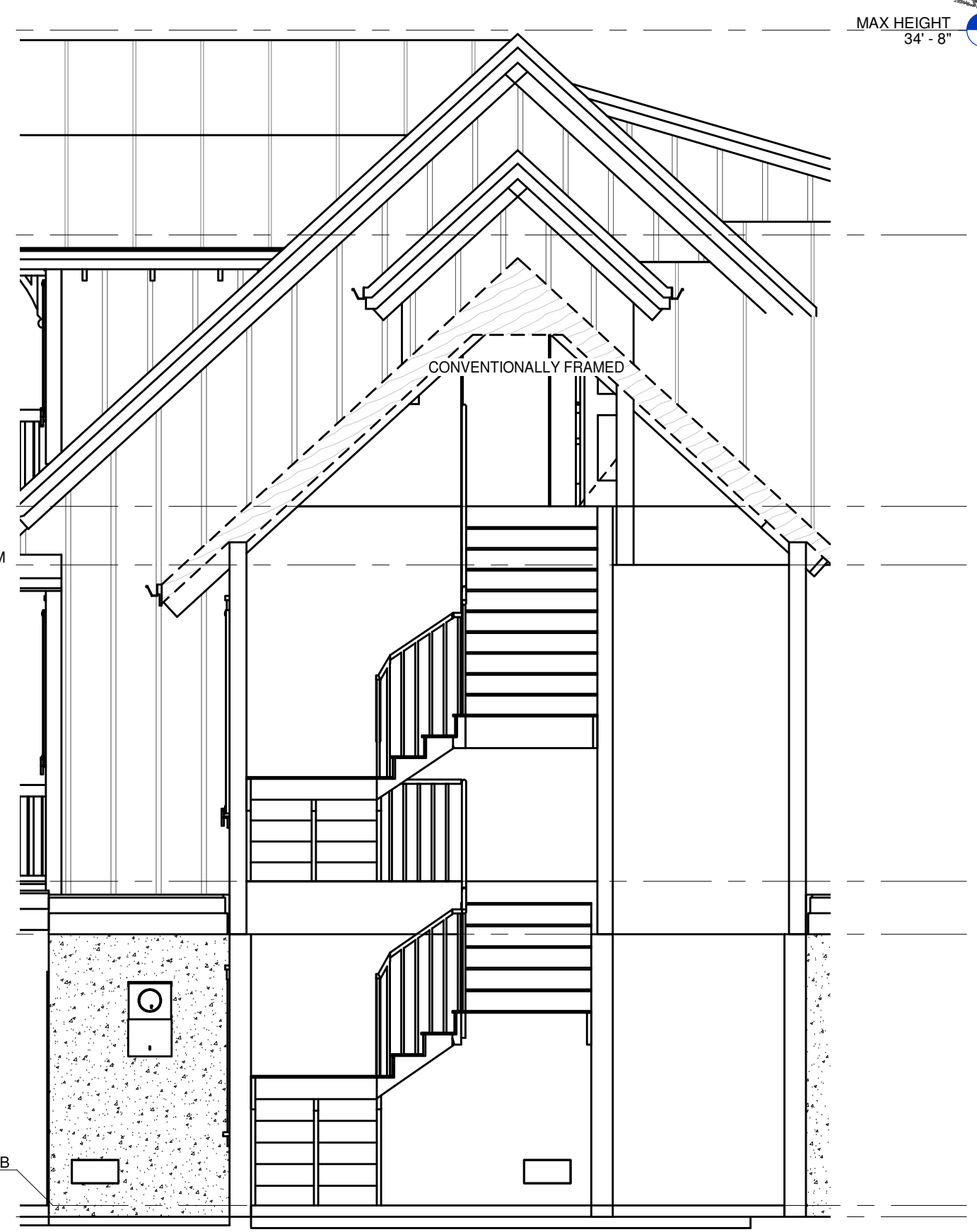
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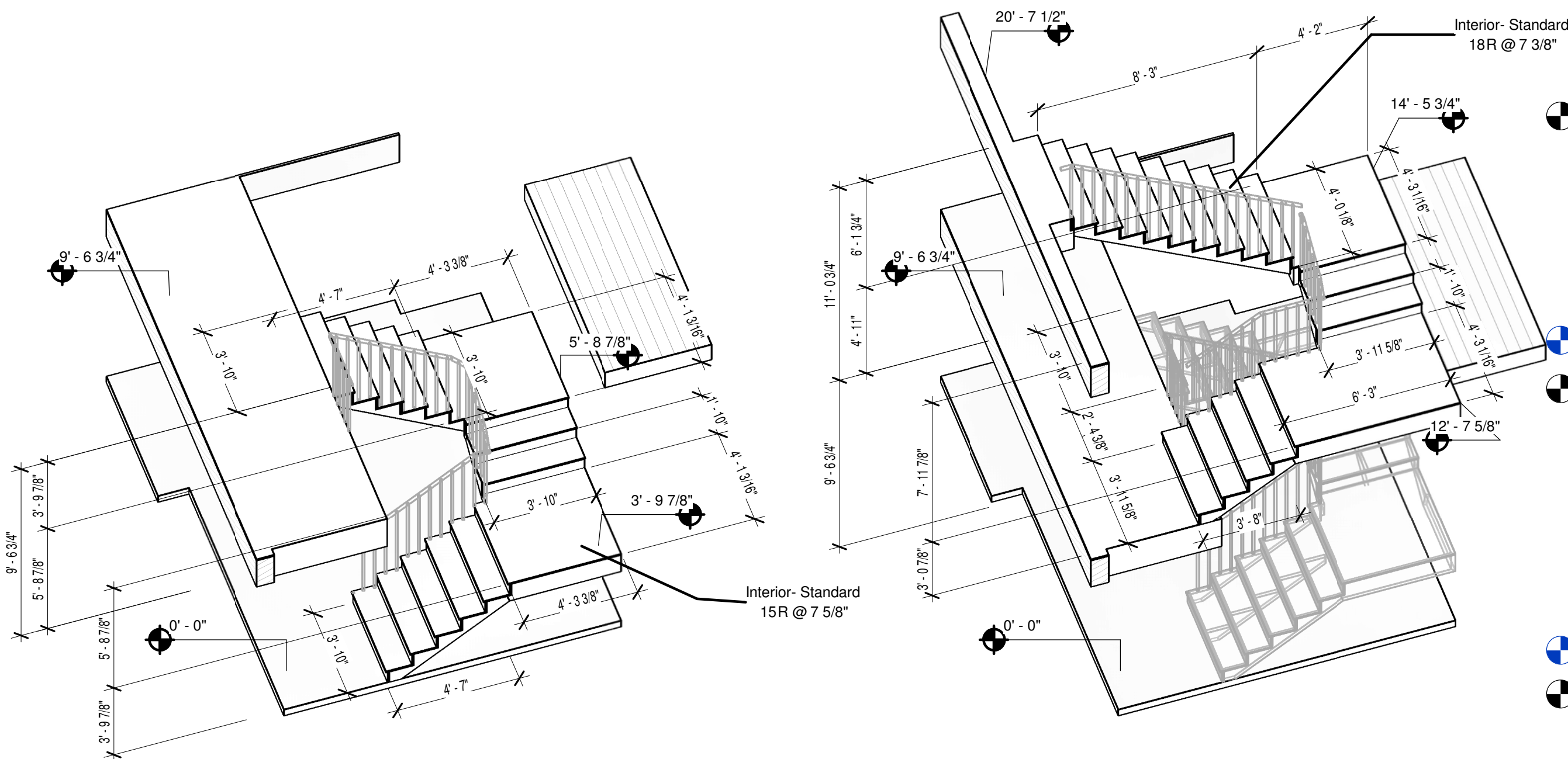


RAILING SCHEDULE	
TYPE MARK	LENGTH
R-01	168' - 1 5/8"

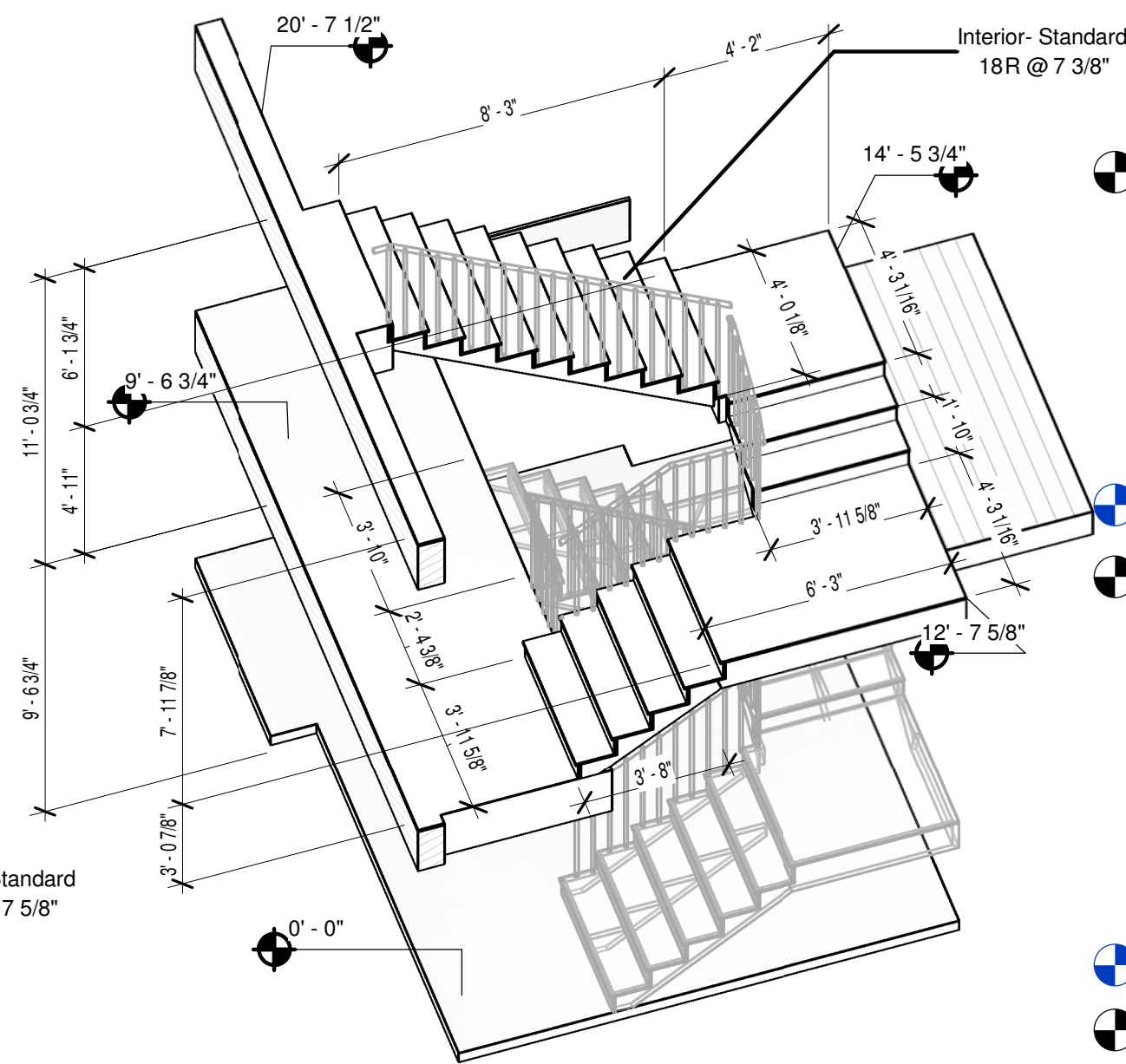
SECTION 1
1/4" = 1'-0"



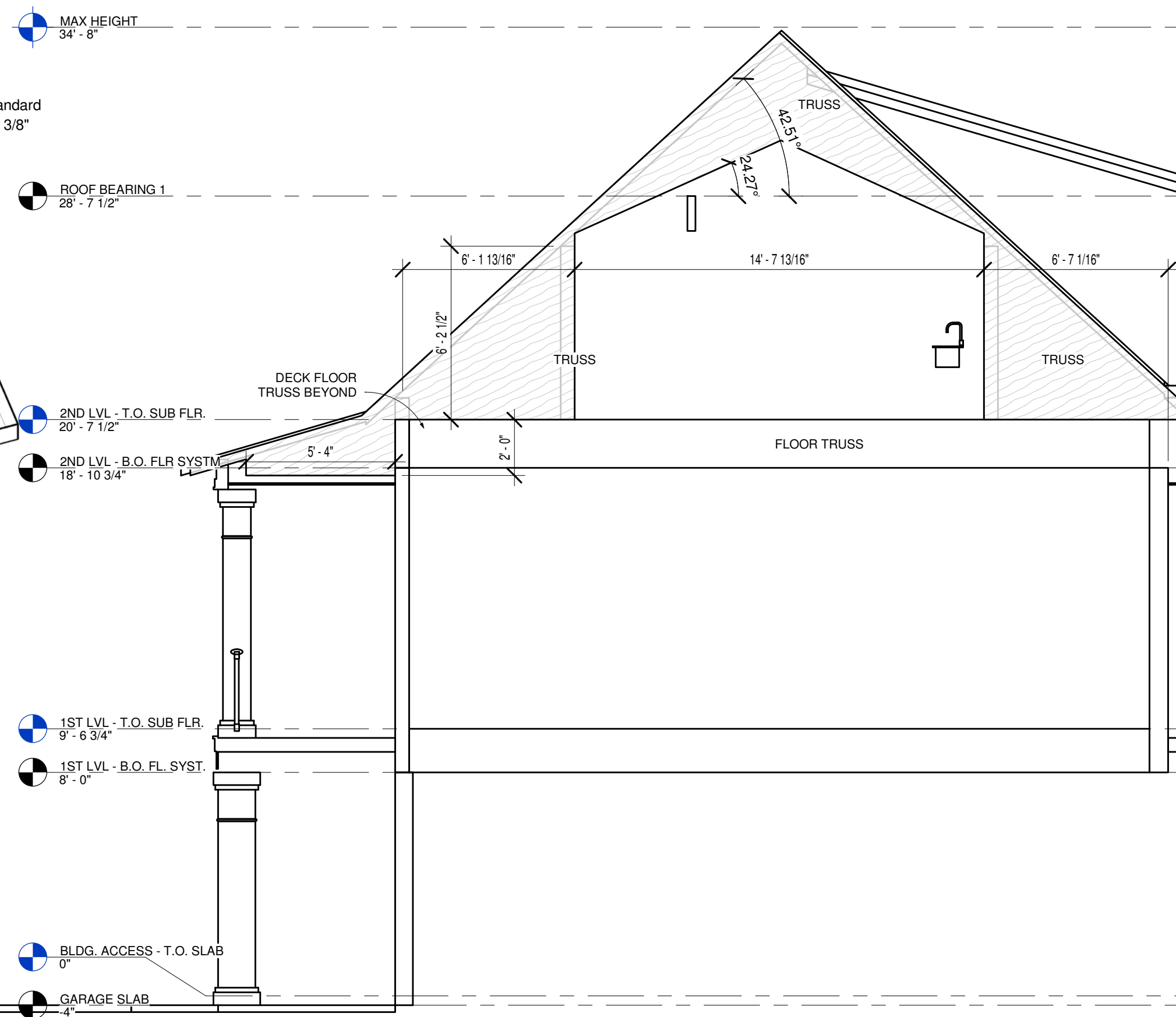
Section 15
1/4" = 1'-0"



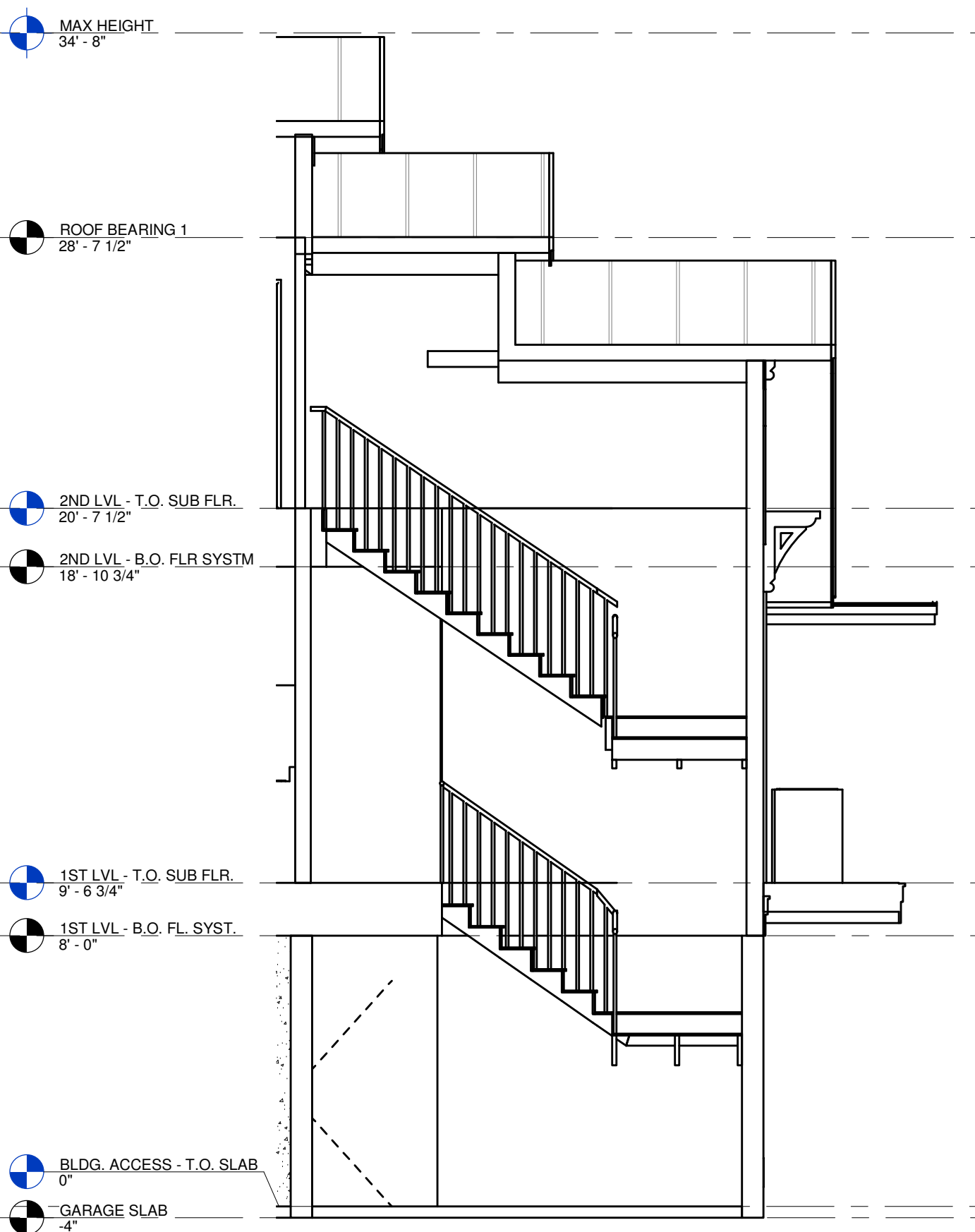
STAIRS 3D VIEW 1ST LVL



STAIRS 3D VIEW 2ND LVL



Section 5
1/4" = 1'-0"



Section 16
1/4" = 1'-0"

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BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

SECTIONS

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1.2

SCALE 1/4" = 1'-0"

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No.	Description	Date

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

WALL
ISOMETRICS

PROJECT #: 20-039
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1.3

SCALE

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GROUND LVL EXT. WALLS 3D VIEW

2ND LVL EXT. WALLS 3D VIEW

1ST LVL EXT. WALLS 3D VIEW

GENERAL NOTES:

1.

DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
2.

ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O.DOUBLE GLAZED, HURRICANE-RATED
3.

BUILDING INSULATION SHALL BE AS FOLLOWS:

i.

FRAME WALL - R-19

ii.

F.G. BLOCK WALLS - R-5

iii.

FLOOR SYSTEM - R-16

iv.

ROOF TRUSSES - R-30 OR EQUIVALENT
4.

ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
5.

PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
6.

A/C DRAINS TO BE READILY ACCESSIBLE.
7.

MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
8.

ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
9.

WATER CLOSETS TO BE 1.6 GALLON.
10.

PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
11.

ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
12.

CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
13.

BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
14.

ALL EQUIPMENT (PLUMBING, MECHANICAL & ELECTRICAL) TO BE ELEVATED ABOVE DFE AS REQUIRED PER FEMA TECHNICAL BULLETIN 5.
15.

ELEVATORS IN STRUCTURES IN SPECIAL FLOOD HAZARD AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASCE 24-05 IT REQUIRES THAT UTILITIES AND UTILITY EQUIPMENT BE:
16.

LOCATED ABOVE THE DFE UNLESS LOCATION BELOW THAT ELEVATION IS SPECIFICALLY ALLOWED IN ASCE 24, OR
17.

THE EQUIPMENT IS DESIGNED, CONSTRUCTED, AND INSTALLED TO PREVENT FLOODWATERS, INCLUDING ANY BACKFLOW THROUGH THE SYSTEM, FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS; AND INSTALLED AND ANCHORED TO RESIST FLOOD FORCES.
18.

ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING
19.

IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS
20.

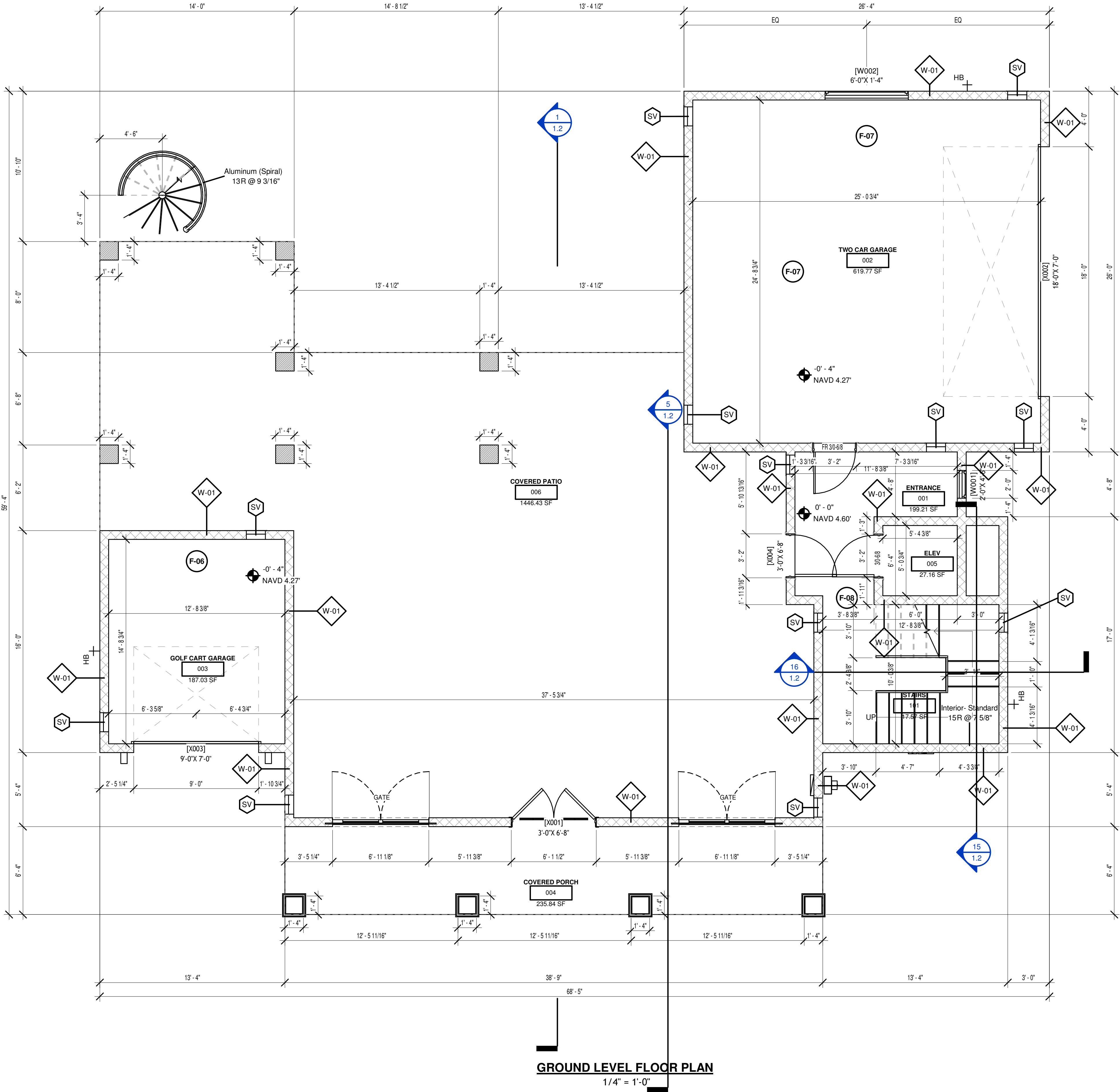
NOTE AS PER FBC 702.3.5: AT GARAGE CEILINGS BENEATH HABITABLE STRUCTURES, USE 5/8" TYPE "X" DRYWALL RUNNING PERPENDICULAR TO FRAMING MEMBERS. FRAMING MEMBERS ON CENTER SPACING TO BE 24" MAX. FASTEN WITH NAILS AT 6" O.C. MAX OR SCREWS AT 6" O.C. MAX. USING 1 7/8" LONG 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1: SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8 INCH (15.9 MM). BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
21.

DOORS OPENING FROM A GARAGE TO LIVING SPACE SHALL BE SOLID WOOD DOORS OR A SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8 INCHES IN THICKNESS OR A 20 MINUTE FIRE DOOR
22.

ELEVATOR COMPONENTS LOCATED BELOW DFE TO BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING AND ARE EQUIPPED WITH CONTROLS TO PREVENT CAB FROM DESCENDING INTO FLOODWATERS - FBC 2017 - 6TH EDITION - BUILDING - 107.2.1

ROOM SCHEDULE - GROUNG LVL			
NAME	NUMBER	AREA	PERIMETER
ENTRANCE	001	199.21 SF	91' - 1 1/2"
TWO CAR GARAGE	002	619.77 SF	99' - 7"
GOLF CART GARAGE	003	187.03 SF	54' - 10 1/4"
COVERED PORCH	004	235.84 SF	96' - 2 1/4"
ELEV	005	27.16 SF	20' - 10 1/4"
COVERED PATIO	006	1446.43 SF	196' - 7 1/2"
STAIRS	101	17.57 SF	16' - 10"

WALL LEGEND	
	W-01 8" CMU WALL
	W-02 8" CMU STEAM WALL
	W-03 8" CMU WALL W/ FURRING
	W-04 2X6 WOOD FRAMED WALL
	W-05 2X6 WOOD FRAMED WALL W/ 1/2" SHEATHING
	W-06 2X4 WOOD FRAMED WALL
	W-07 2X6 KNEE WALL
	W-08 3" CURB W/ GLASS ENCLOSURE
SEE STRUCTURAL PLANS FOR WALL ASSEMBLY TYPES	



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No.	Description	Date

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

FLOOR PLAN -
GROUND LEVEL

PROJECT #: 20-039
SHEET DATE:
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2.0

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GENERAL NOTES:

1.

DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
2.

ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O.DOUBLE GLAZED, HURRICANE-RATED
3.

BUILDING INSULATION SHALL BE AS FOLLOWS:

i.

FRAME WALL - R-19

ii.

F.G. BLOCK WALLS - R-5

iii.

FLOOR SYSTEM - R-16

iv.

ROOF TRUSSES - R-30 OR EQUIVALENT
4.

ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
5.

PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
6.

A/C DRAINS TO BE READILY ACCESSIBLE.
7.

MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
8.

ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
9.

WATER CLOSETS TO BE 1.6 GALLON.
10.

PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
11.

ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
12.

CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
13.

BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
14.

ALL EQUIPMENT (PLUMBING, MECHANICAL & ELECTRICAL) TO BE ELEVATED ABOVE DFE AS REQUIRED PER FEMA TECHNICAL BULLETIN 5.
15.

ELEVATORS IN STRUCTURES IN SPECIAL FLOOD HAZARD AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASCE 24-05 IT REQUIRES THAT UTILITIES AND UTILITY EQUIPMENT BE:
16.

LOCATED ABOVE THE DFE UNLESS LOCATION BELOW THAT ELEVATION IS SPECIFICALLY ALLOWED IN ASCE 24, OR
17.

THE EQUIPMENT IS DESIGNED, CONSTRUCTED, AND INSTALLED TO PREVENT FLOODWATERS, INCLUDING ANY BACKFLOW THROUGH THE SYSTEM, FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS; AND INSTALLED AND ANCHORED TO RESIST FLOOD FORCES.
18.

ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING
19.

IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS
20.

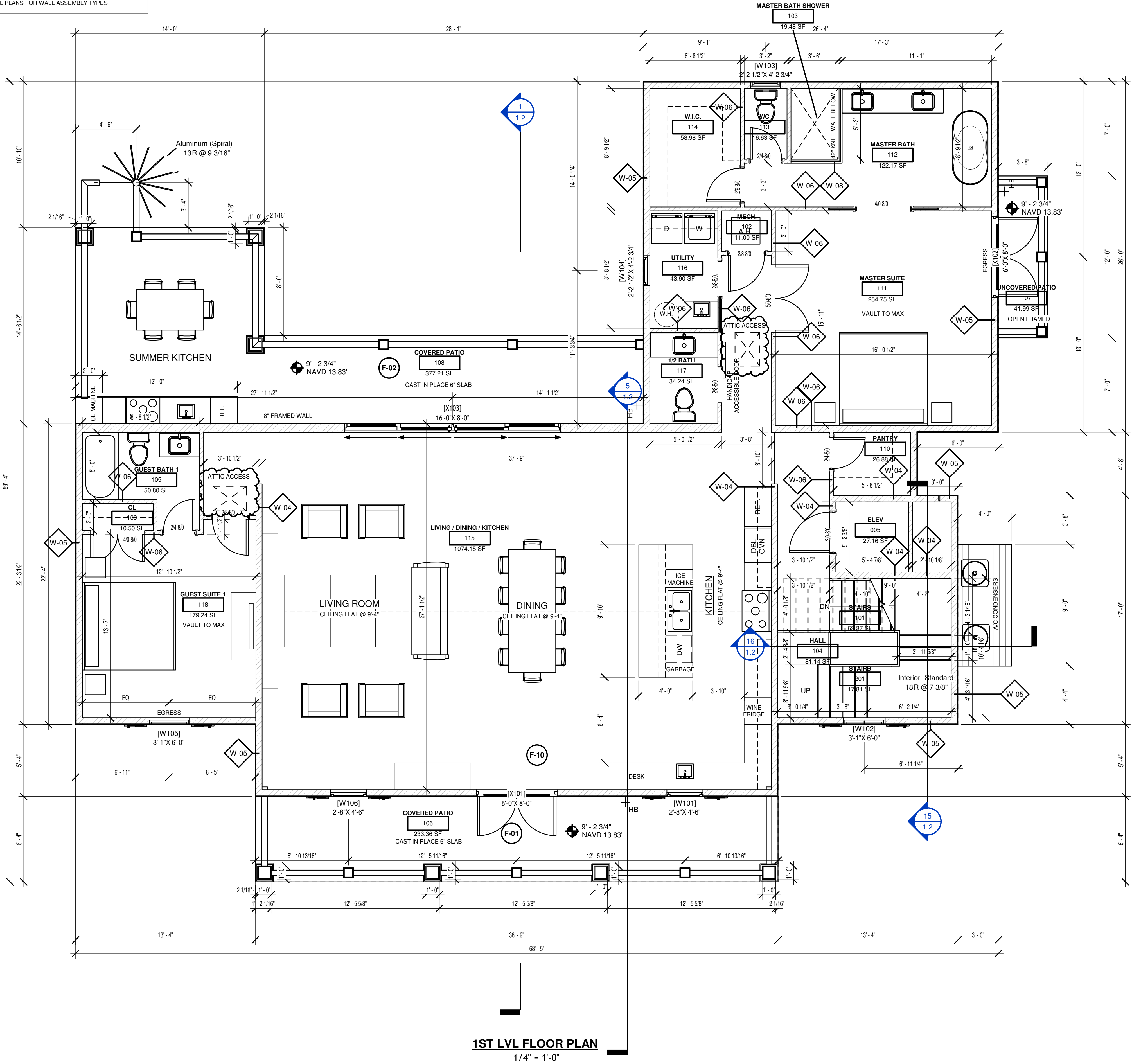
NOTE AS PER FBC 702.3.5: AT GARAGE CEILINGS BENEATH HABITABLE STRUCTURES, USE 5/8" TYPE "X" DRYWALL RUNNING PERPENDICULAR TO FRAMING MEMBERS. FRAMING MEMBERS ON CENTER SPACING TO BE 24" MAX. FASTEN WITH NAILS AT 6" O.C. MAX OR SCREWS AT 6" O.C. MAX. USING 1 7/8" LONG 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1: SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8 INCH (15.9 MM). BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
21.

DOORS OPENING FROM A GARAGE TO LIVING SPACE SHALL BE SOLID WOOD DOORS OR A SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8 INCHES IN THICKNESS OR A 20 MINUTE FIRE DOOR
22.

ELEVATOR COMPONENTS LOCATED BELOW DFE TO BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING AND ARE EQUIPPED WITH CONTROLS TO PREVENT CAB FROM DESCENDING INTO FLOODWATERS - FBC 2017 - 6TH EDITION - BUILDING - 107.2.1

ROOM SCHEDULE - 1ST LVL			
NAME	NUMBER	AREA	PERIMETER
STAIRS	101	62.37 SF	39' - 8 3/4"
MECH.	102	11.00 SF	13' - 4"
MASTER BATH SHOWER	103	19.48 SF	18' - 0"
HALL	104	81.14 SF	50' - 0"
GUEST BATH 1	105	50.80 SF	32' - 0"
COVERED PATIO	106	233.36 SF	98' - 0 15/16"
UNCOVERED PATIO	107	41.99 SF	30' - 3 7/16"
COVERED PATIO	108	377.21 SF	121' - 7 1/2"
CL	109	10.50 SF	14' - 6"
PANTRY	110	26.88 SF	20' - 10"
MASTER SUITE	111	254.75 SF	63' - 11"
MASTER BATH	112	122.17 SF	54' - 3"
WC	113	16.63 SF	16' - 10"
W.I.C.	114	58.98 SF	31' - 0"
LIVING / DINING / KITCHEN	115	1074.15 SF	168' - 1"
UTILITY	116	43.90 SF	27' - 6"
1/2 BATH	117	34.24 SF	23' - 8"
GUEST SUITE 1	118	179.24 SF	55' - 2"
STAIRS	201	17.81 SF	16' - 11 1/2"

WALL LEGEND	
	W-01 8" CMU WALL
	W-02 8" CMU STEAM WALL
	W-03 8" CMU WALL W/ FURRING
	W-04 2X6 WOOD FRAMED WALL
	W-05 2X6 WOOD FRAMED WALL W/ 1/2" SHEATHING
	W-06 2X4 WOOD FRAMED WALL
	W-07 2X6 KNEE WALL
	W-08 3" CURB W/ GLASS ENCLOSURE
SEE STRUCTURAL PLANS FOR WALL ASSEMBLY TYPES	



1ST LVL FLOOR PLAN
1/4" = 1'-0"



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PHONE: 772-222-7777
E-MAIL: 772-222-7777

No.	Description	Date
1	REVIEW COMMENTS	11-24-20

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

FLOOR PLAN -
1st LEVEL

PROJECT #: 20-039
SHEET DATE:
DRAWN BY: AJB

3.0
SCALE As indicated





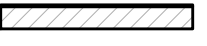
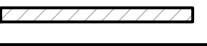
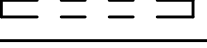
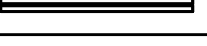
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PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL 6TH EDITION (2017). PLANS WERE DESIGNED IN ACCORDANCE WITH FBC 2017 AND NEC 2014.

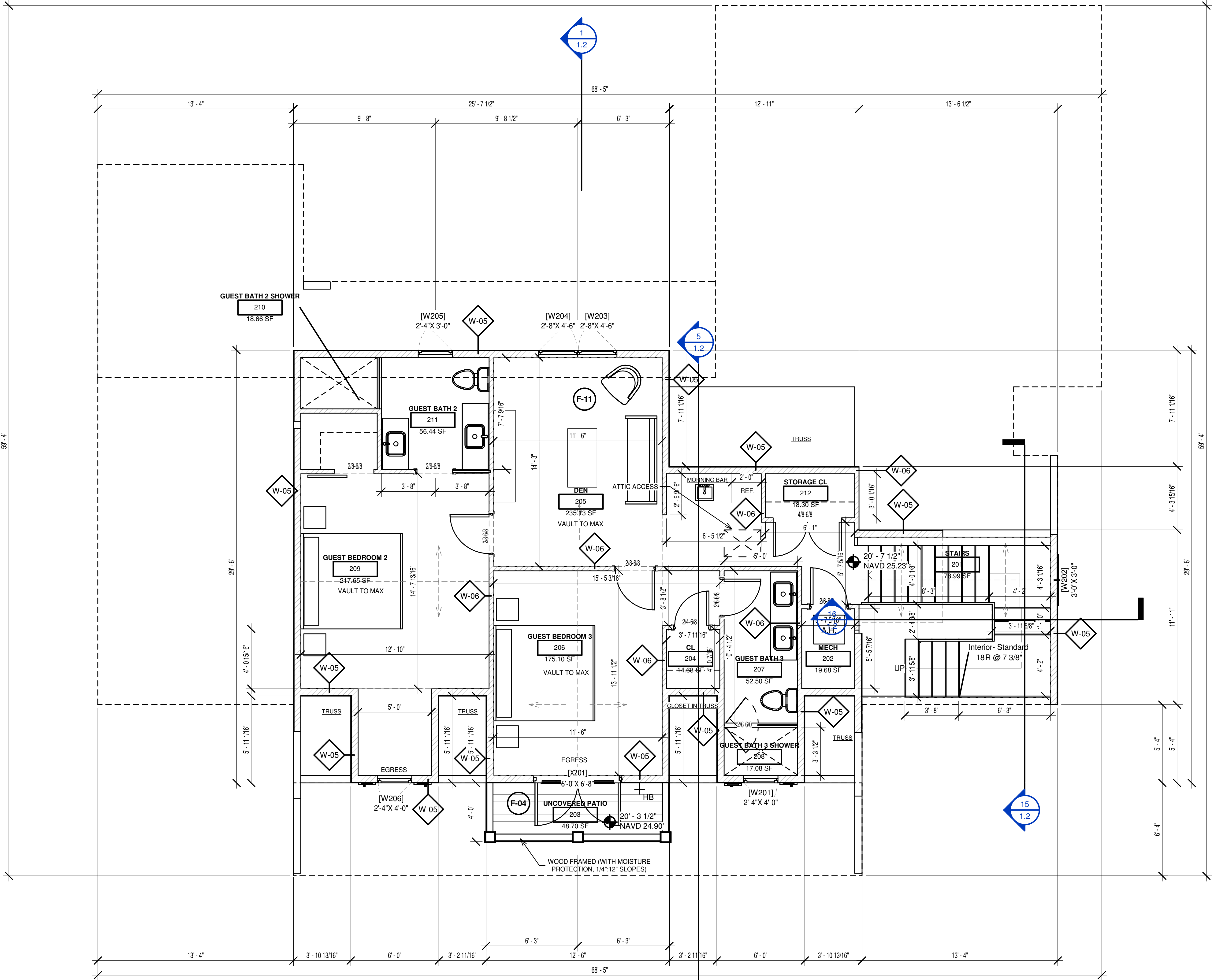
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GENERAL NOTES:

1. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
2. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O.DOUBLE GLAZED, HURRICANE-RATED
3. BUILDING INSULATION SHALL BE AS FOLLOWS:
 - i. FRAME WALL - R-19
 - ii. F.G. BLOCK WALLS - R-5
 - iii. FLOOR SYSTEM - R-16
 - iv. ROOF TRUSSES - R-30 OR EQUIVALENT
4. ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
5. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
6. A/C DRAINS TO BE READILY ACCESSIBLE.
7. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
8. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
9. WATER CLOSETS TO BE 1.6 GALLON.
10. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
11. ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
12. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
13. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
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21. ELEVATOR COMPONENTS LOCATED BELOW DFE TO BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING AND ARE EQUIPPED WITH CONTROLS TO PREVENT CAB FROM DESCENDING INTO FLOODWATERS - FBC 2017 - 6TH EDITION - BUILDING - 107.2.1

WALL LEGEND	
	W-01 8" CMU WALL
	W-02 8" CMU STEAM WALL
	W-03 8" CMU WALL W/ FURRING
	W-04 2X6 WOOD FRAMED WALL
	W-05 2X6 WOOD FRAMED WALL W/ 1/2" SHEATHING
	W-06 2X4 WOOD FRAMED WALL
	W-07 2X6 KNEE WALL
	W-08 3" CURB W/ GLASS ENCLOSURE
SEE STRUCTURAL PLANS FOR WALL ASSEMBLY TYPES	

ROOM SCHEDULE - 2ND LVL AND ABOVE			
NAME	NUMBER	AREA	PERIMETER
STAIRS	201	78.99 SF	47' - 2 3/16"
MECH	202	19.68 SF	18' - 1 1/2"
UNCOVERED PATIO	203	48.70 SF	34' - 4 11/16"
CL	204	14.68 SF	15' - 4 1/8"
DEN	205	235.13 SF	88' - 8 5/16"
GUEST BEDROOM 3	206	175.10 SF	58' - 9 5/16"
GUEST BATH 3	207	52.50 SF	31' - 0"
GUEST BATH 3 SHOWER	208	17.08 SF	16' - 10"
GUEST BEDROOM 2	209	217.65 SF	66' - 9 13/16"
GUEST BATH 2 SHOWER	210	18.66 SF	17' - 7 15/16"
GUEST BATH 2	211	56.44 SF	30' - 2 1/4"
STORAGE CL	212	18.30 SF	18' - 2 3/16"



2ND LVL FLOOR PLAN
1/4" = 1'-0"



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No.	Description	Date

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

FLOOR PLAN -
2nd LEVEL

PROJECT #: 20-039
SHEET DATE:
DRAWN BY: AJB

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DALLAS, TX 75201
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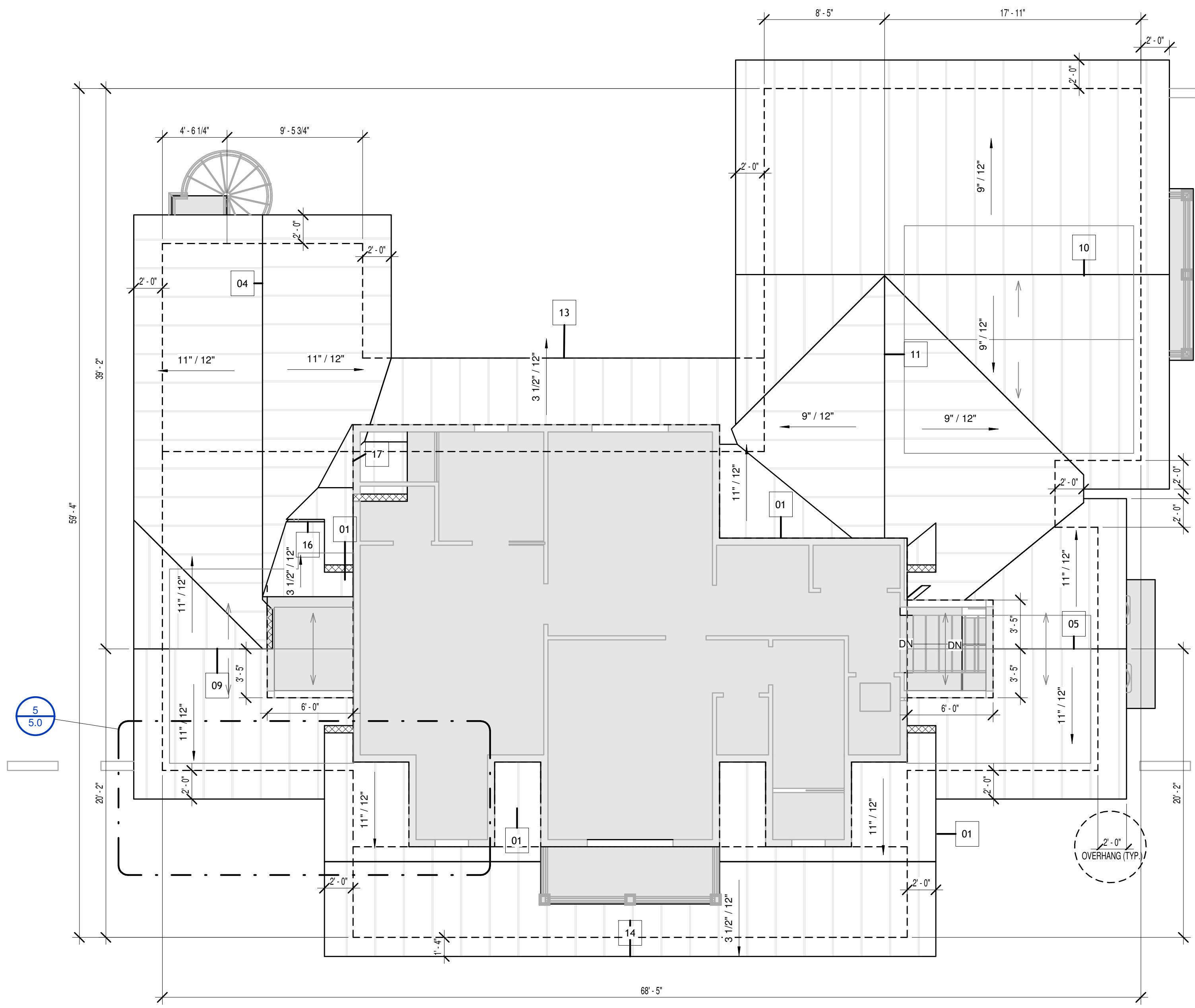
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BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

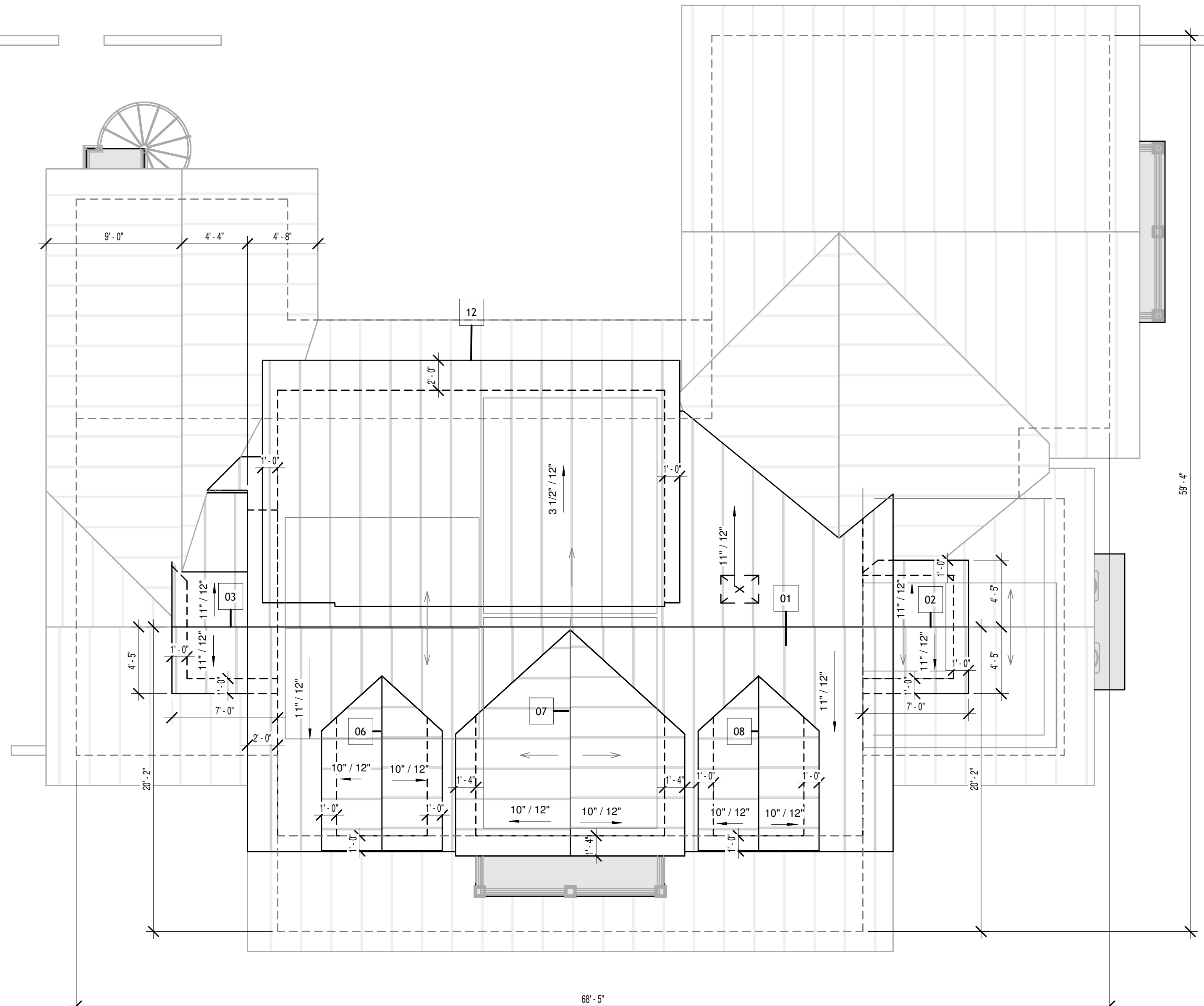
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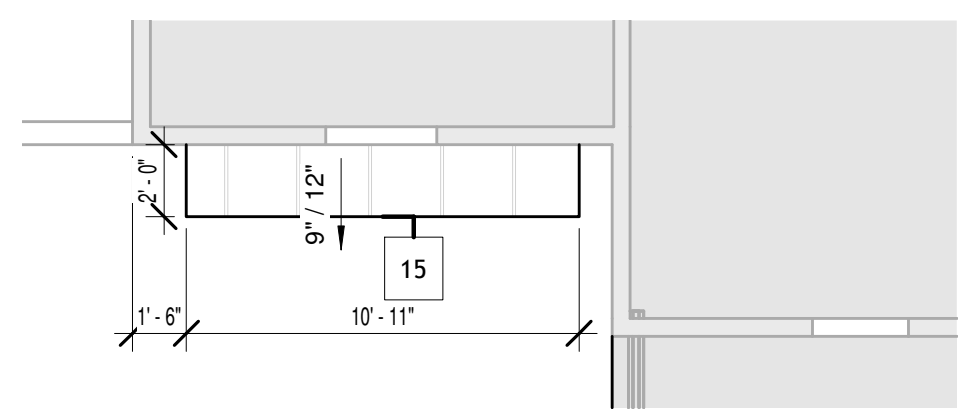
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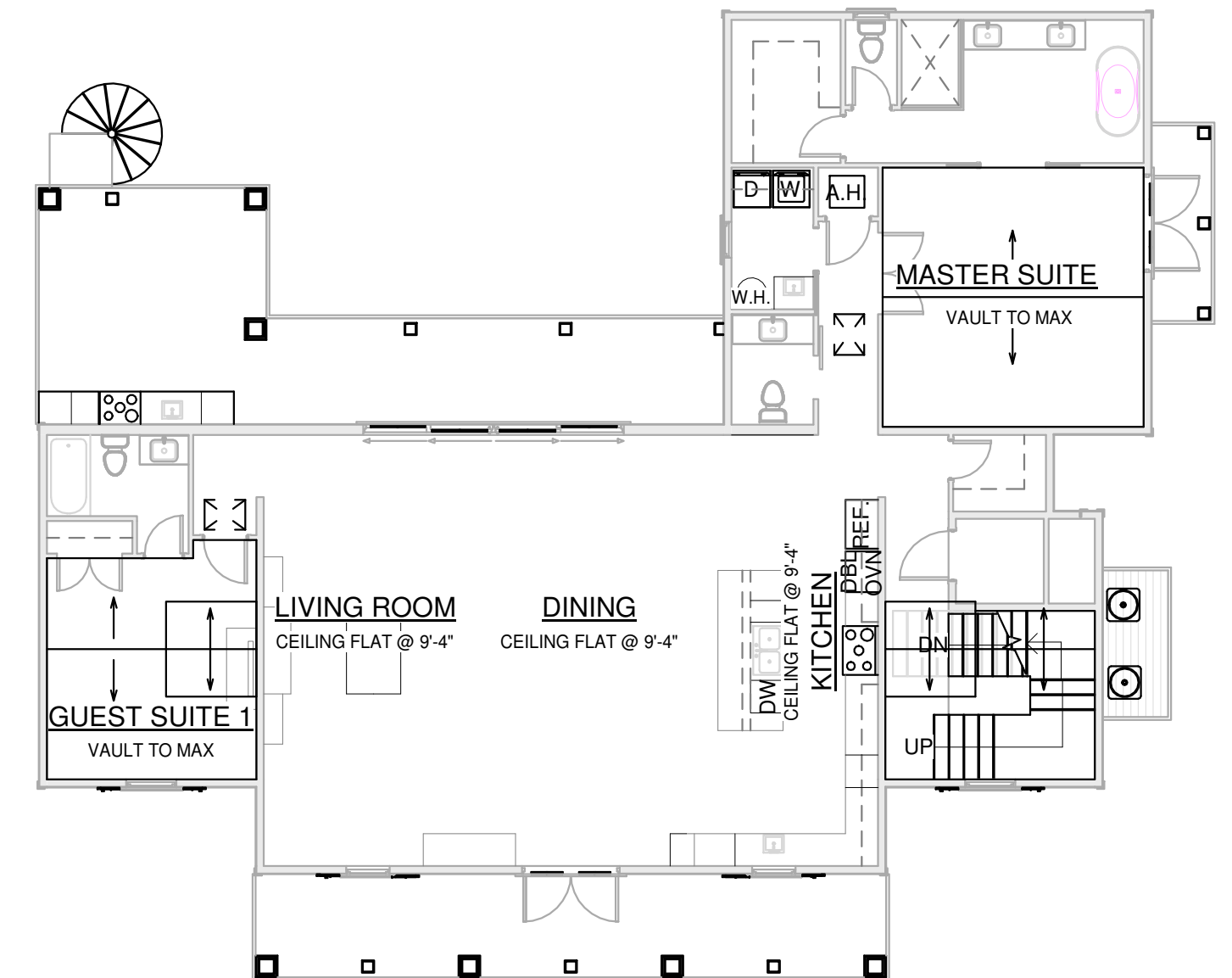
ROOF PLAN - 1ST LVL
3/16" = 1'-0"



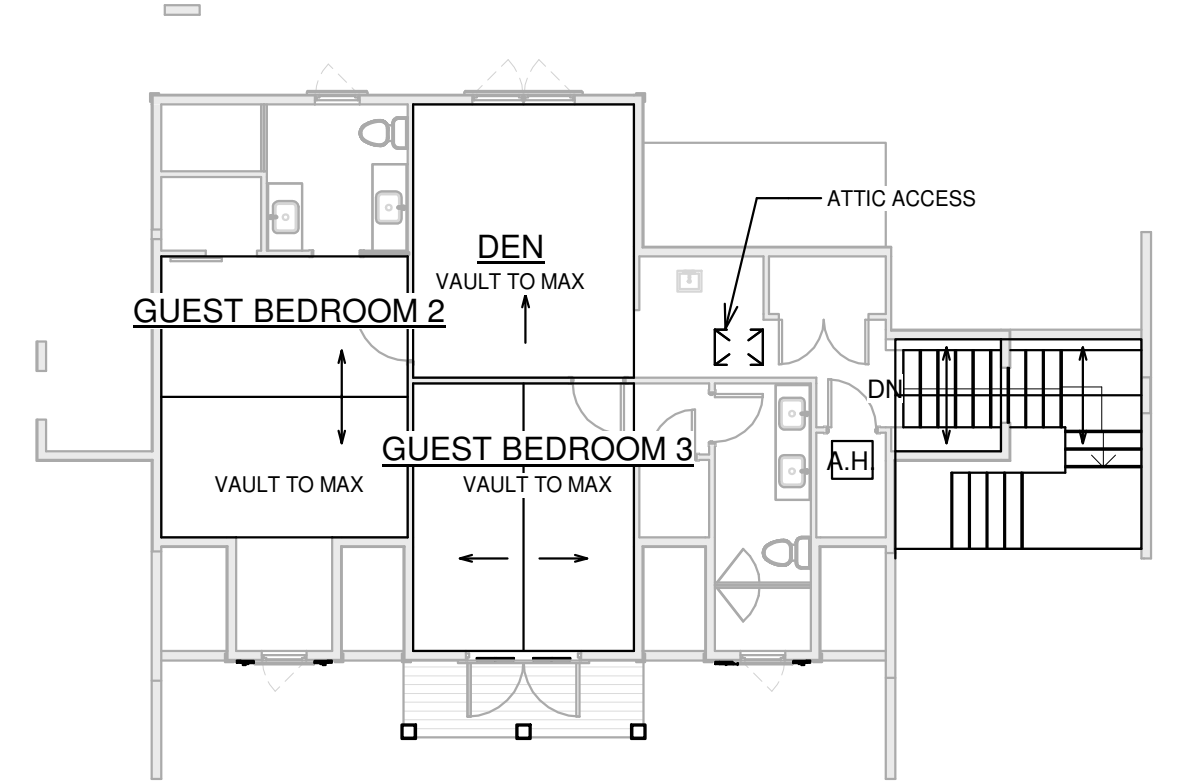
ROOF PLAN - 2ND LVL
3/16" = 1'-0"



ROOF PLAN - 1ST LVL - Callout 1
3/16" = 1'-0"



1ST LVL CEILING PLAN
1" = 10'-0"



2ND LVL CEILING PLAN
1" = 10'-0"

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No.	Description	Date

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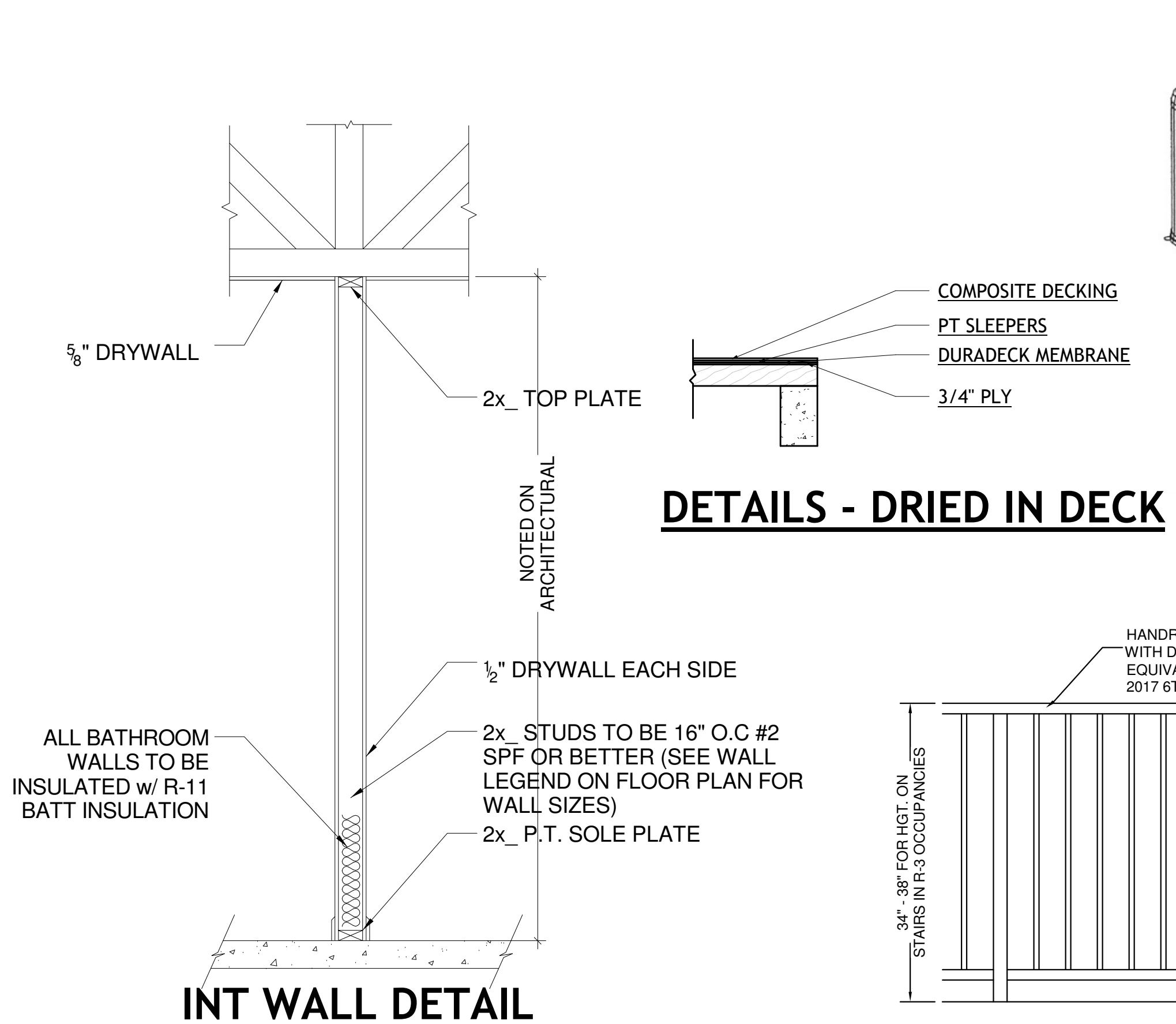
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DETAILING
PROJECT #: 20-039
SHEET DATE:
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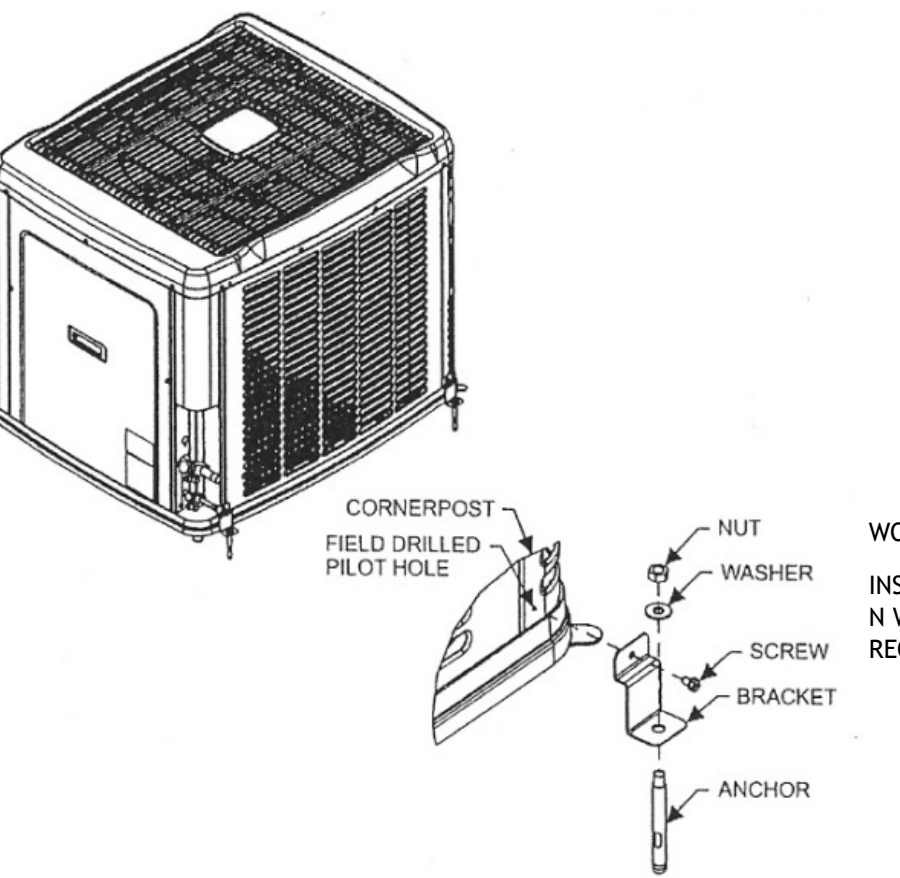
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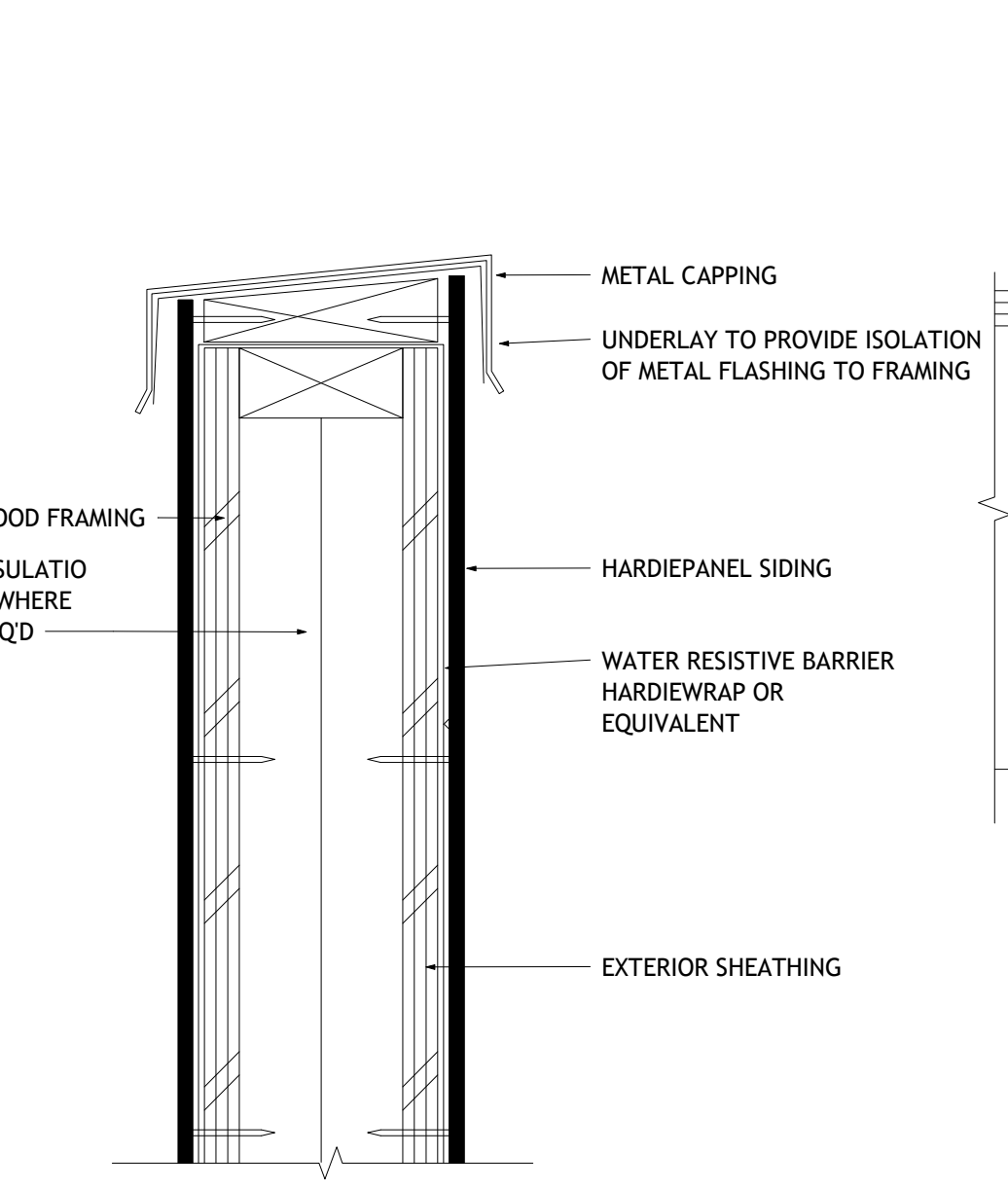
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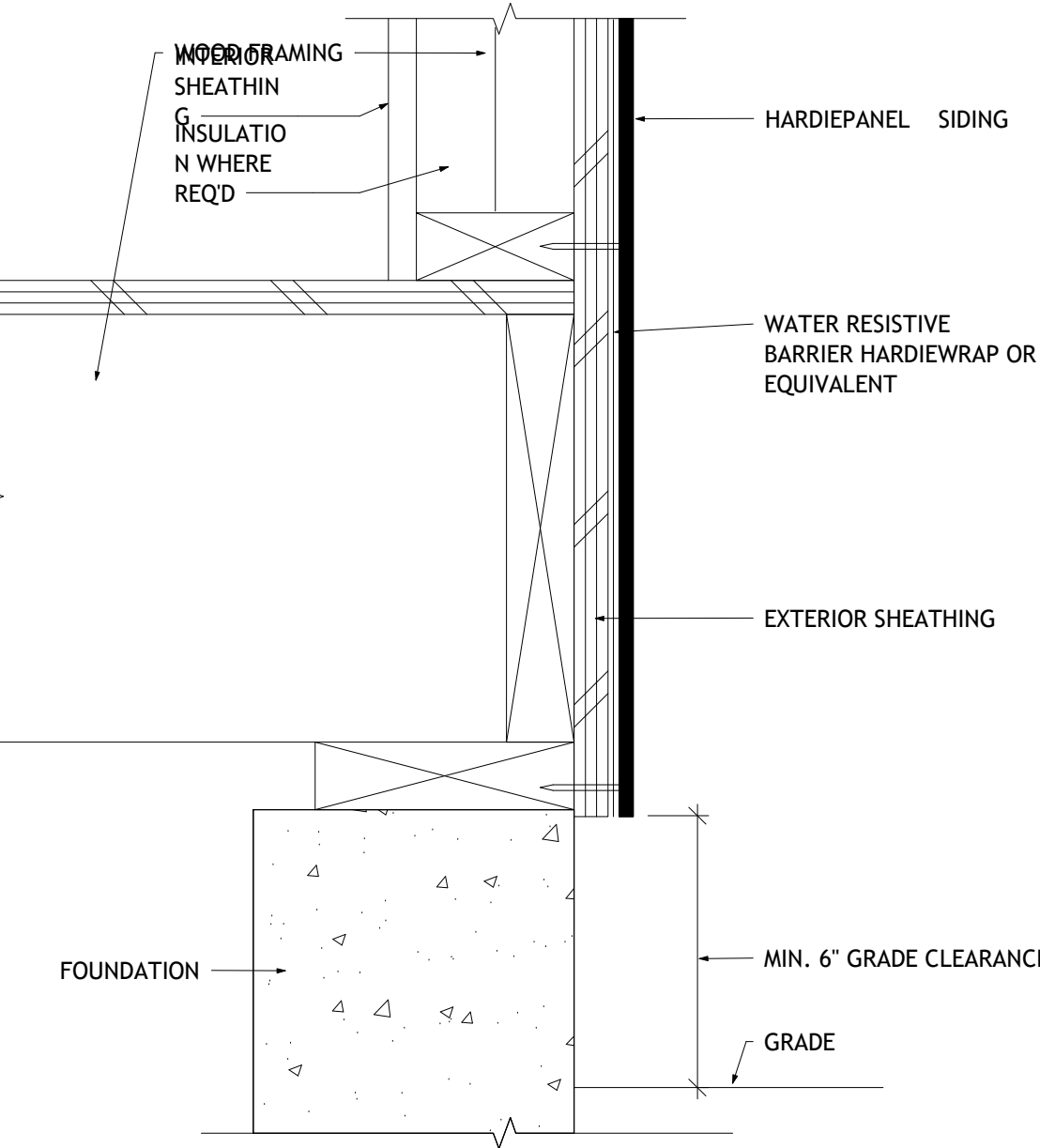
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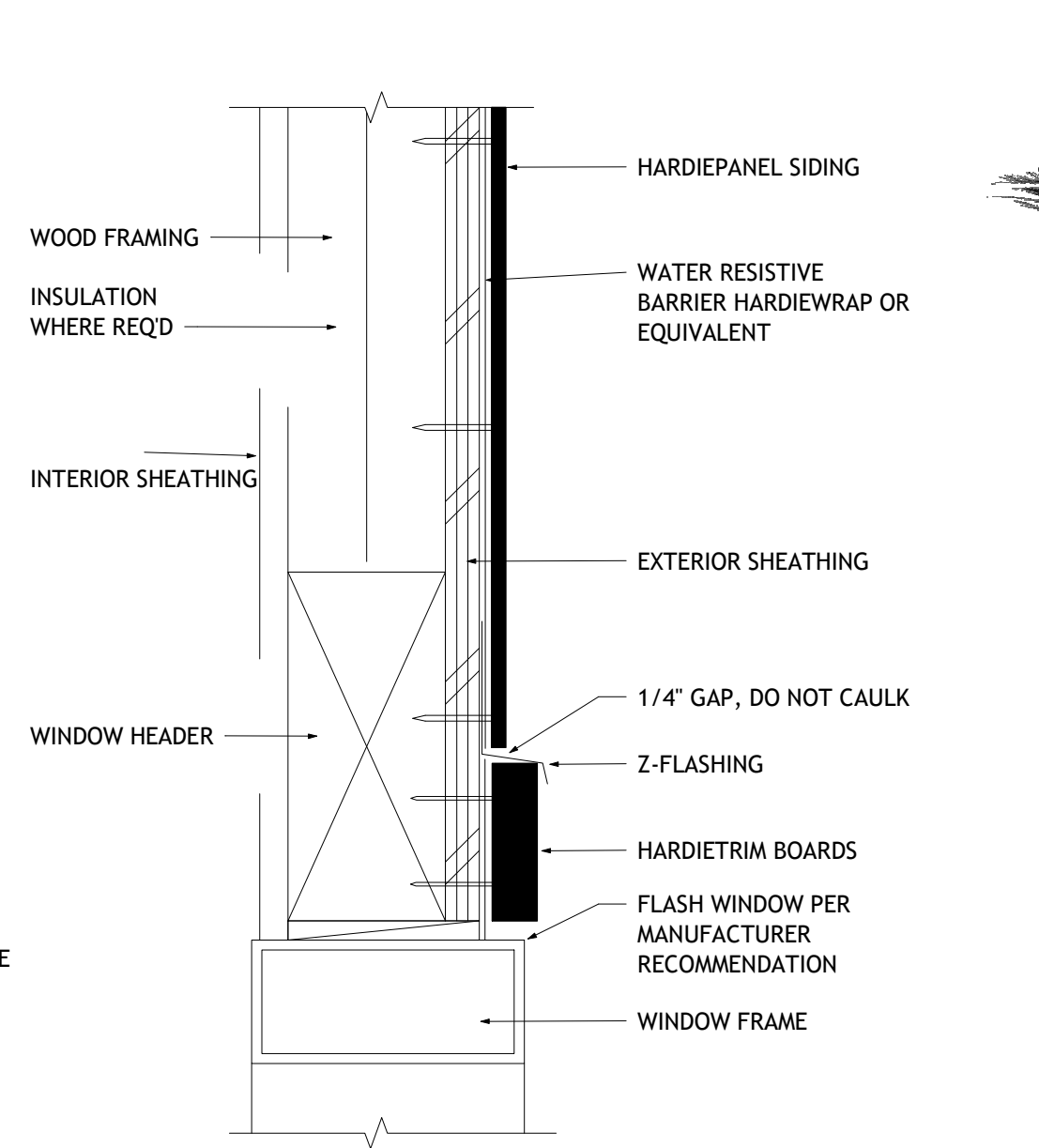
CONDENSER TIE DOWN



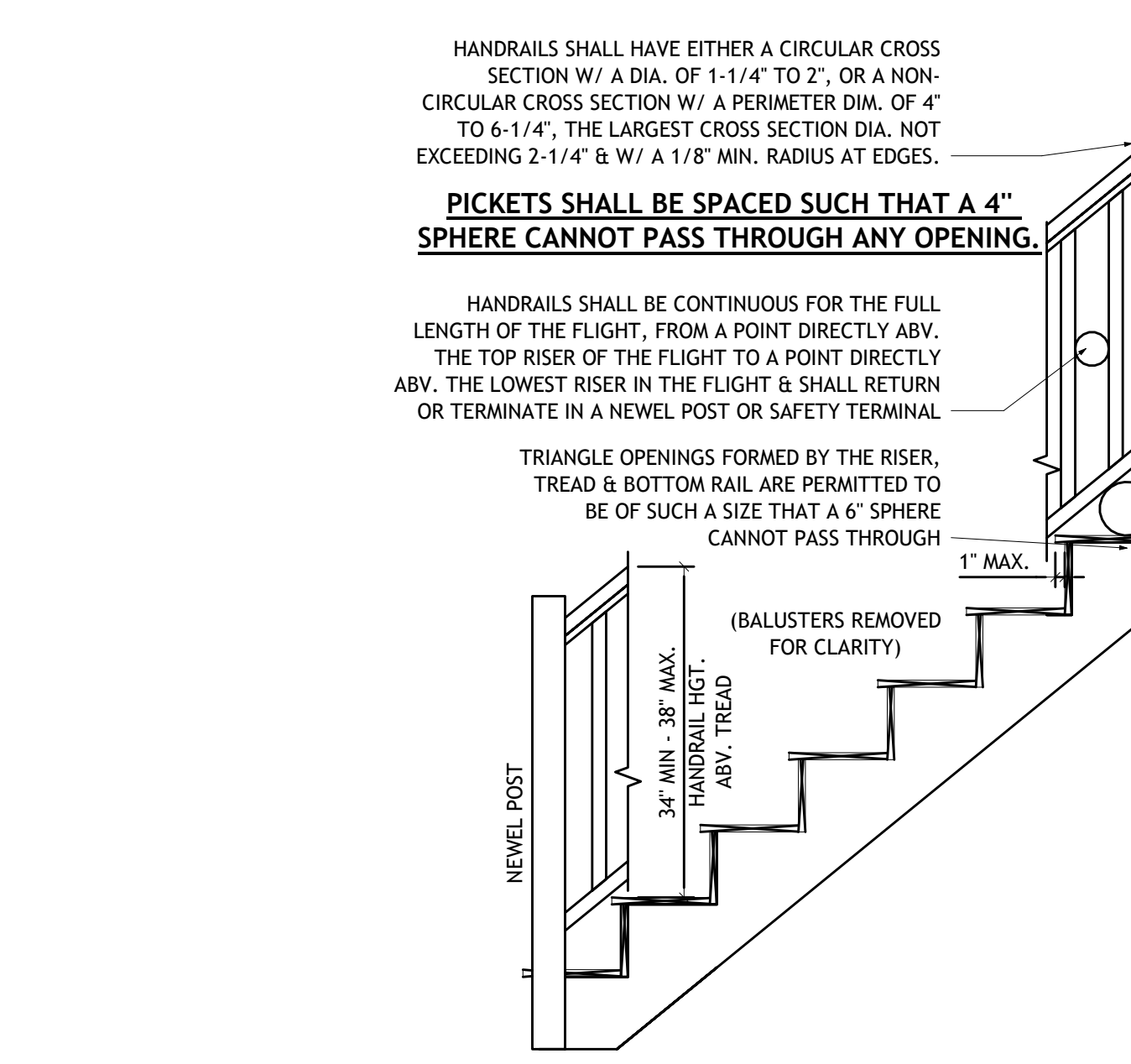
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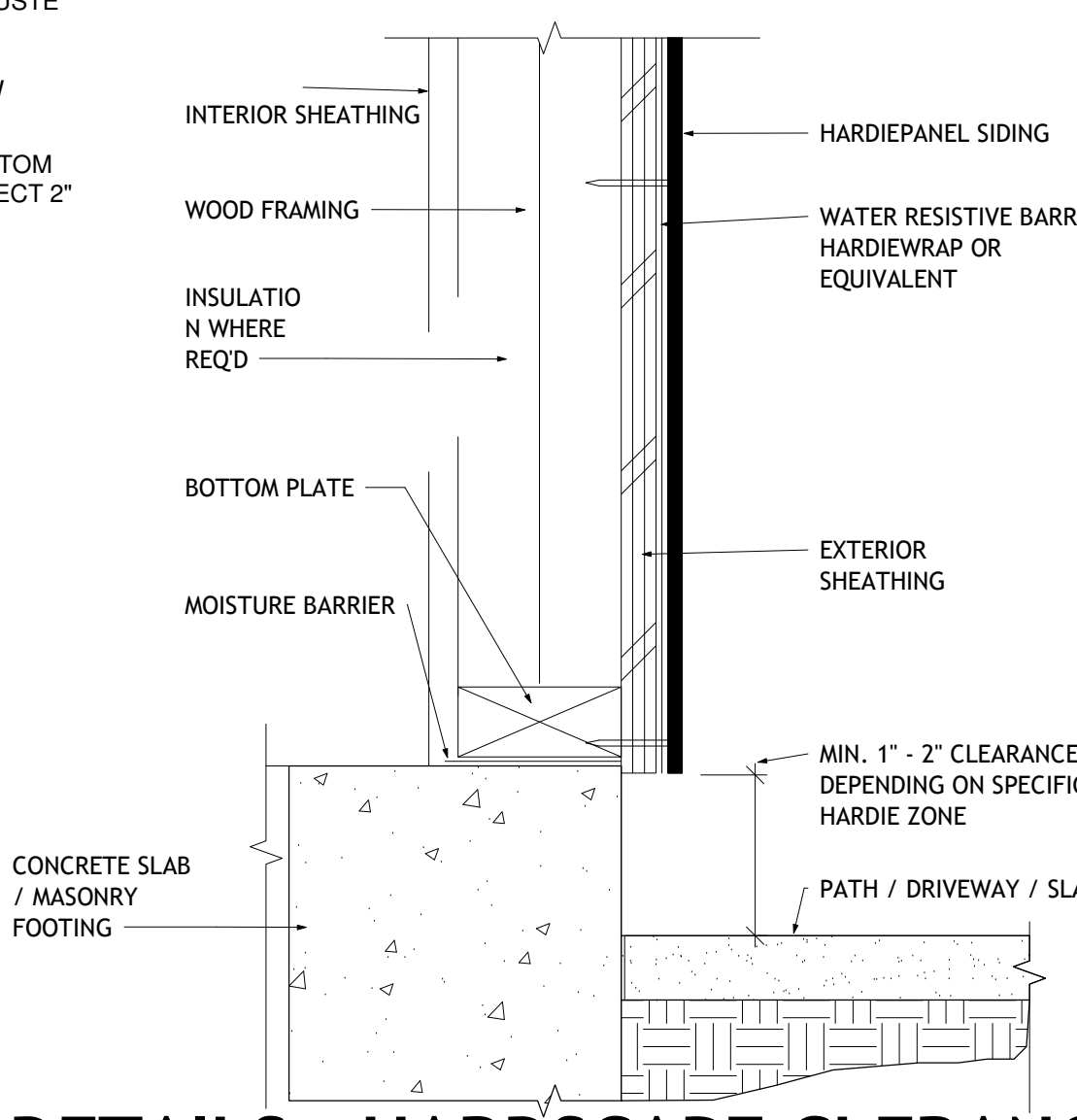
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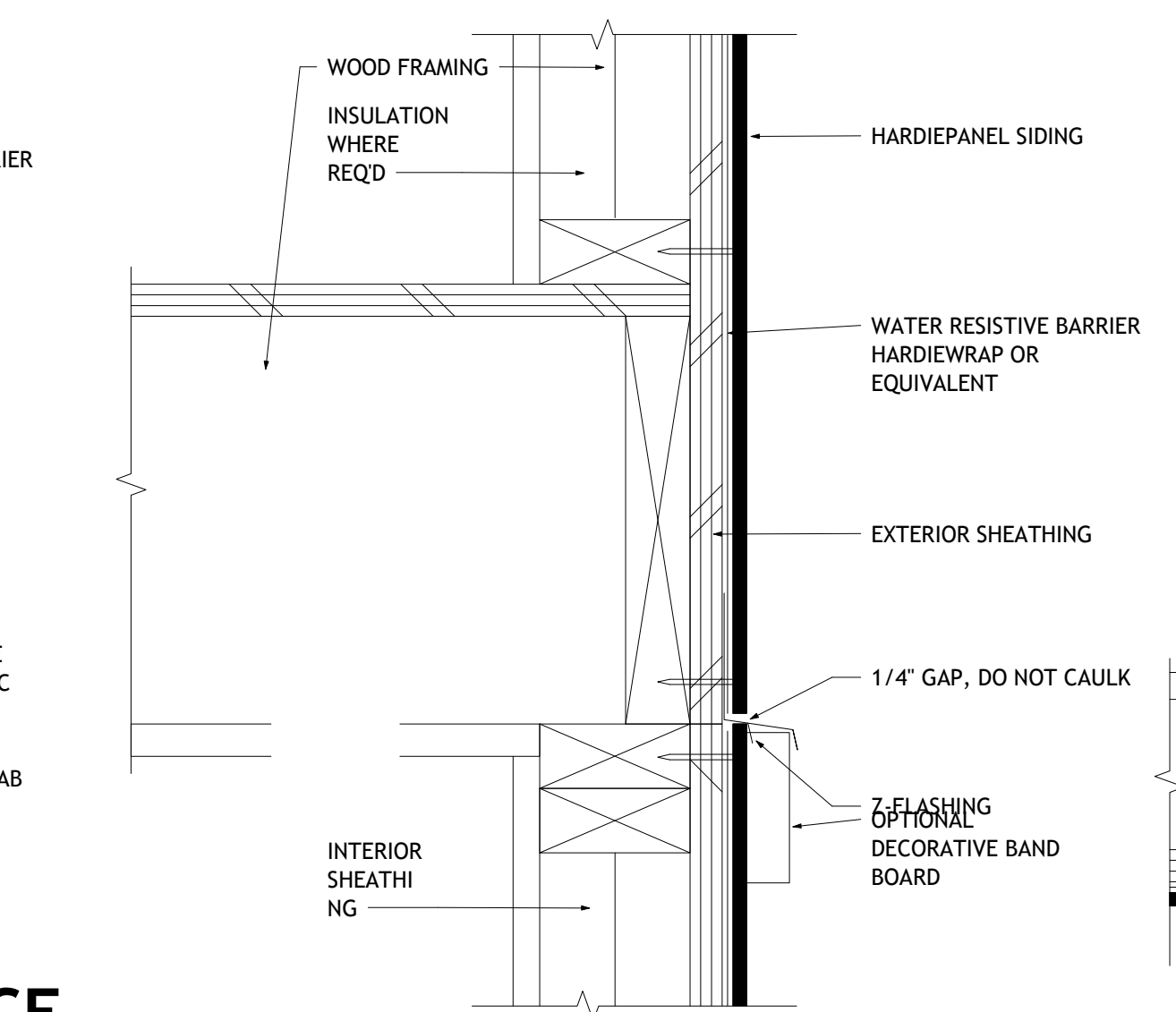
DETAILS - WINDOW/DOOR HEAD



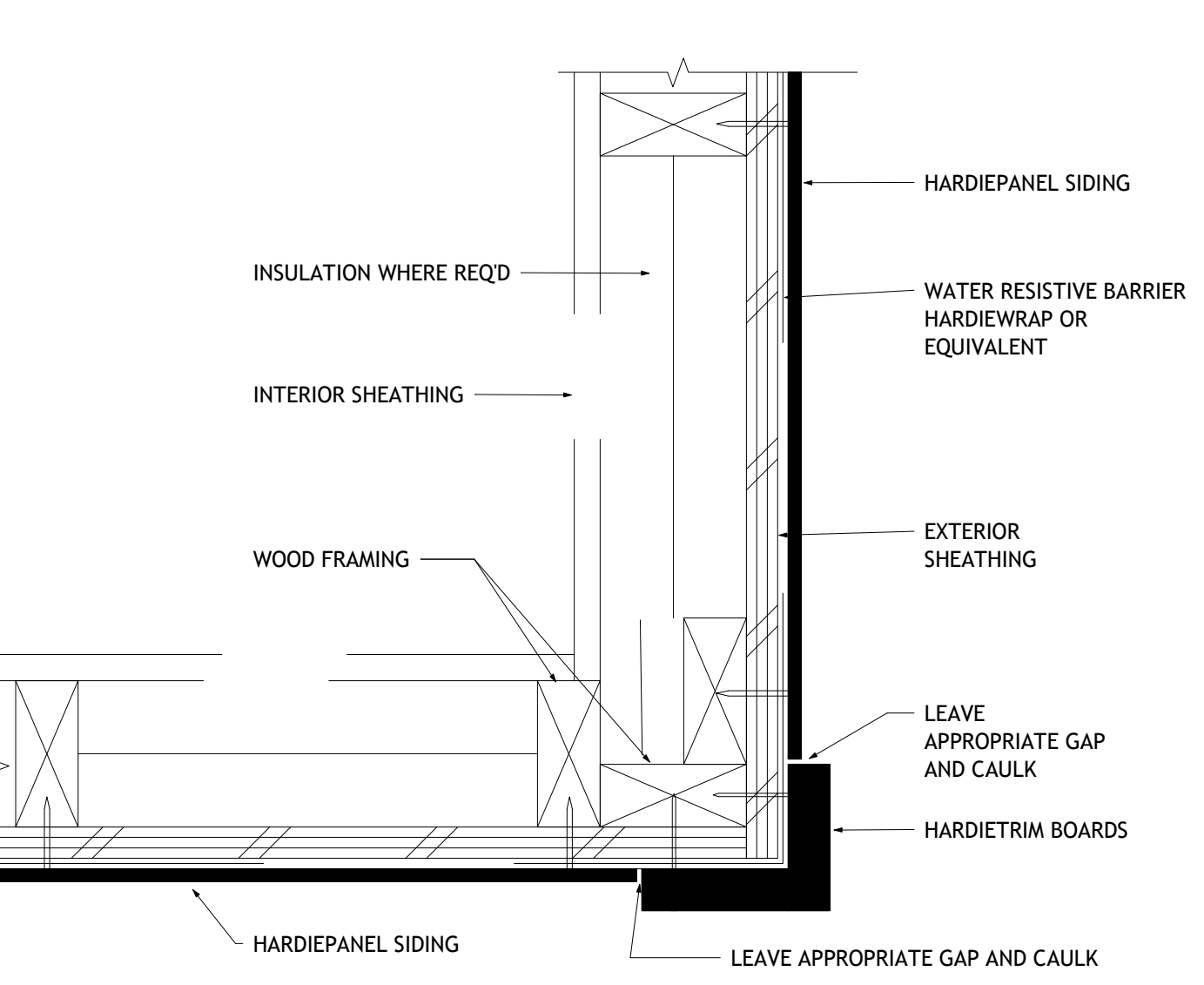
DETAILS - HANDRAIL



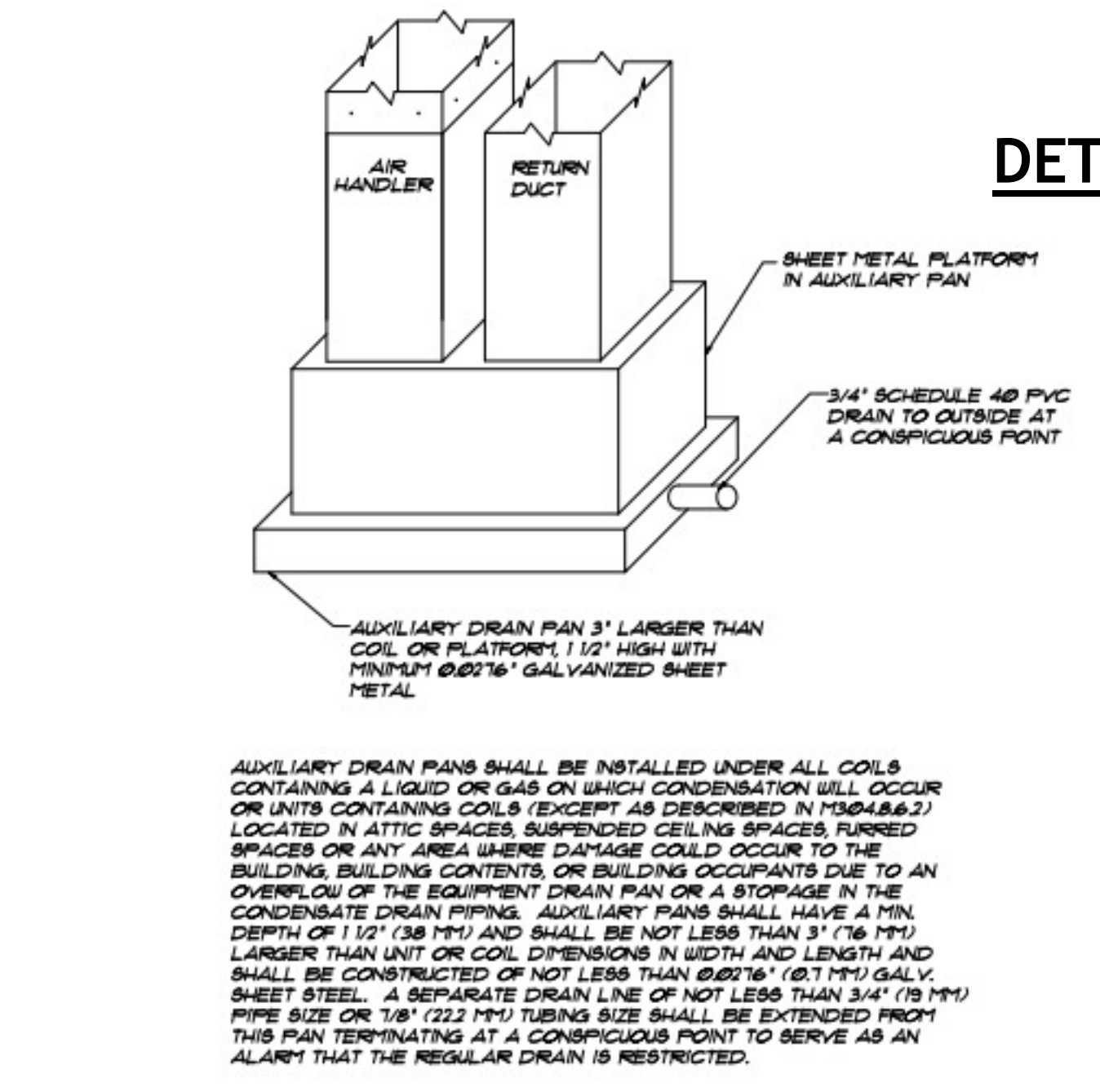
DETAILS - HARDSCAPE CLERANCE, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.



DETAILS - HORIZONTAL VIEW

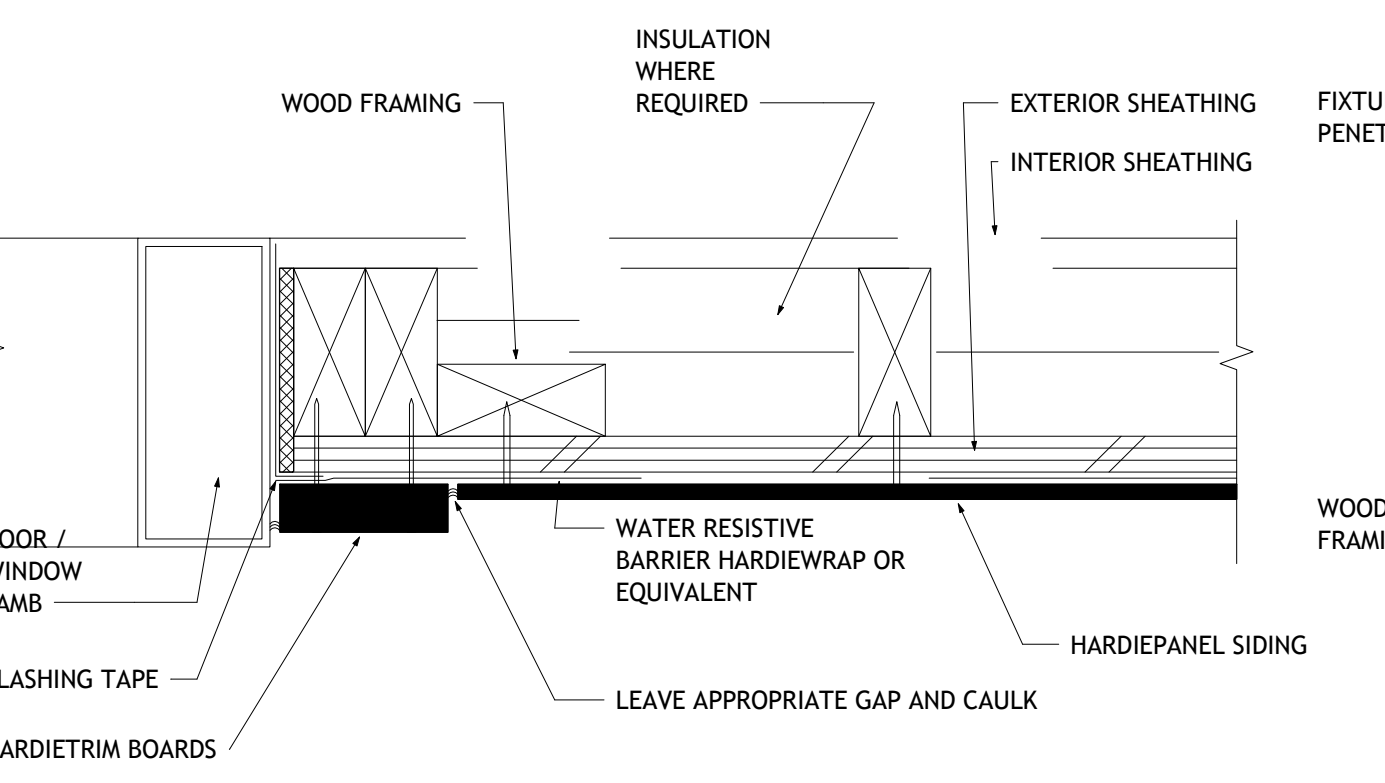


DETAILS - OUTSIDE CORNER

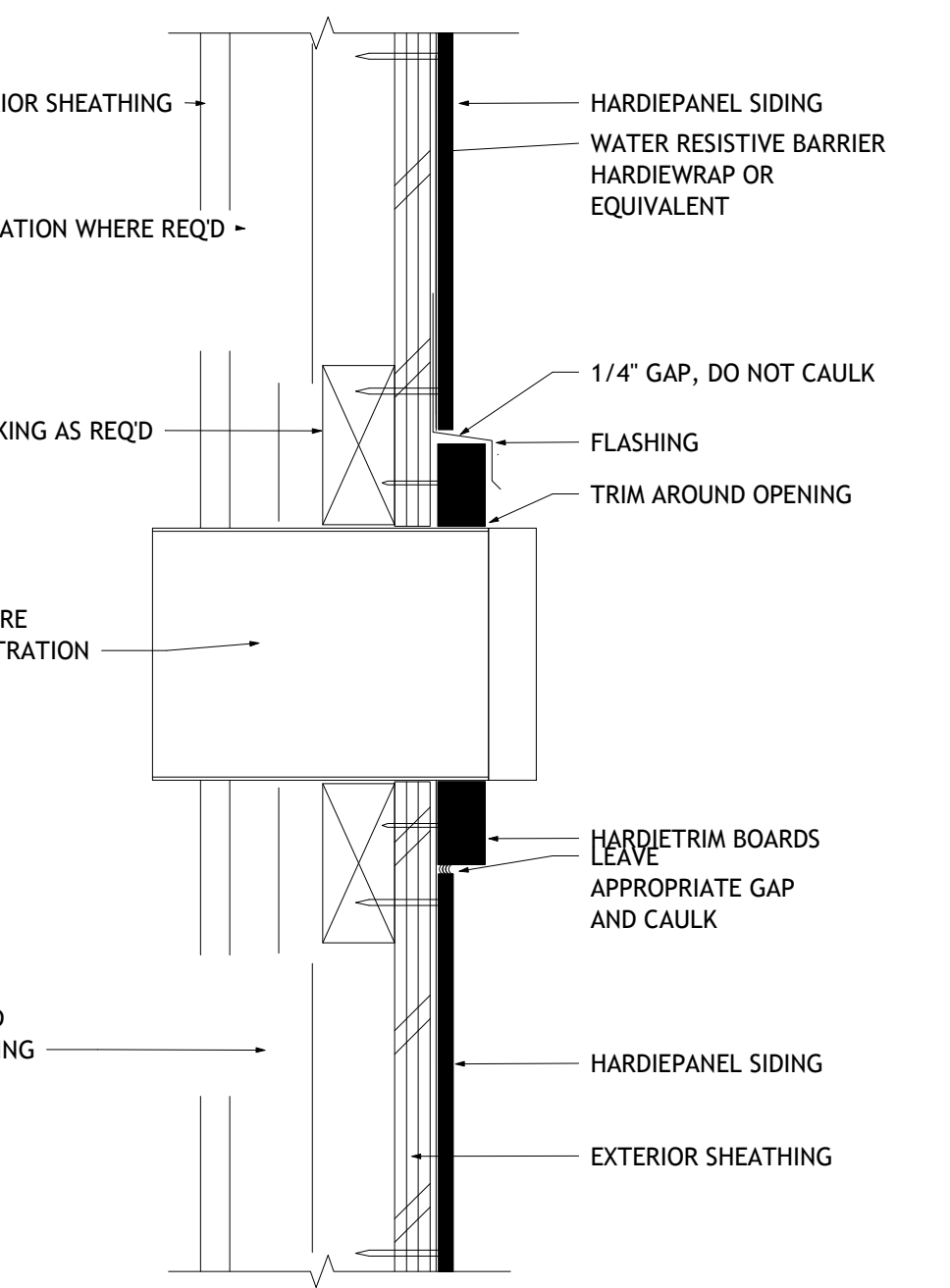


DETAILS - STAIR DETAIL

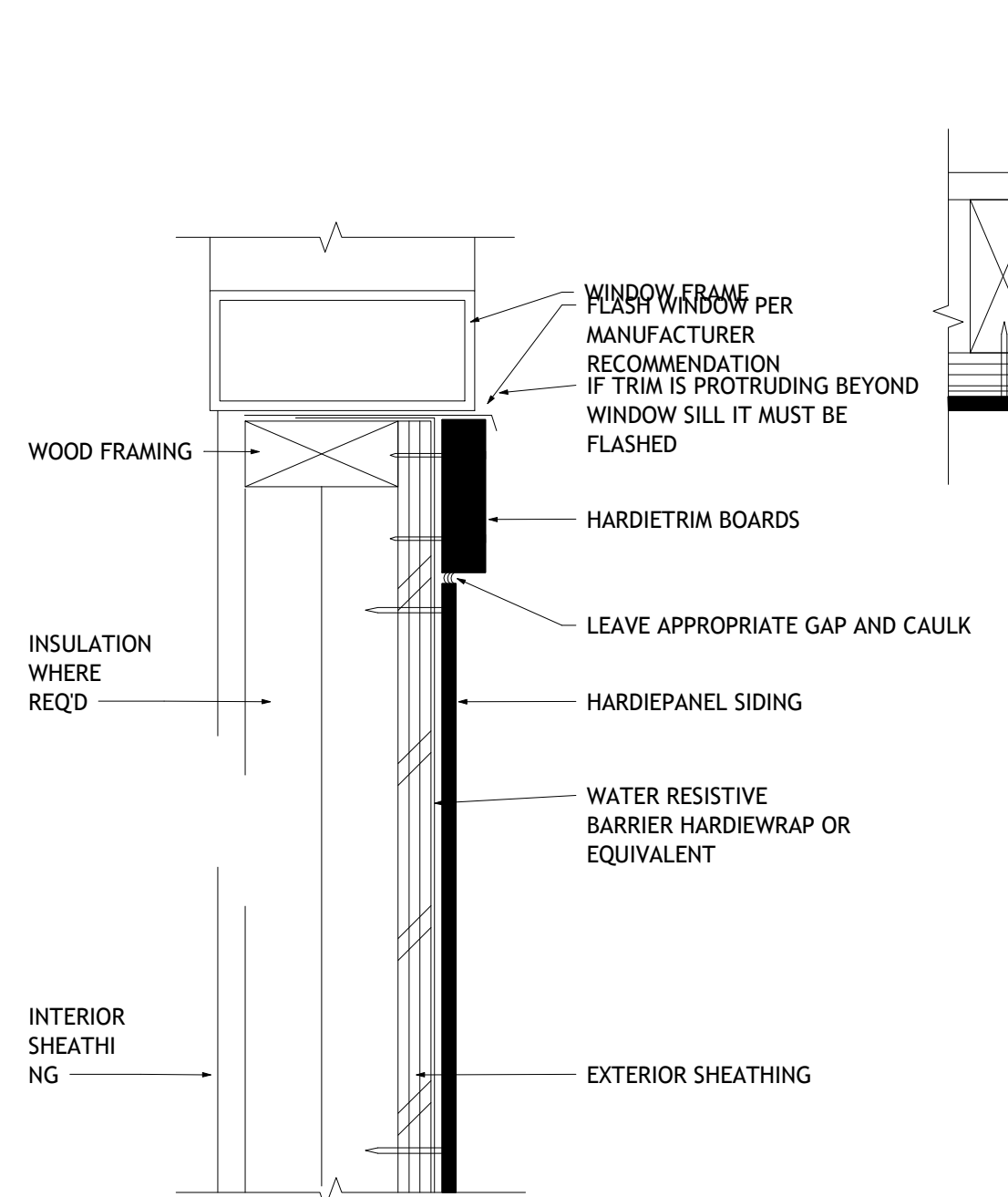
- NOTE: VERIFY FIELD AS BUILT CONDITIONS & CALCULATIONS PRIOR TO STAIR FABRICATION.**
1. STAIRS SHALL COMPLY W/ ALL PROVISIONS OF THE FLORIDA BUILDING CODE (FBC 2017 6TH EDITION)
 2. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT - FBC 311.7.1 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY - FBC 311.7.5
 3. THE TREAD WIDTHS, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9" & SHALL BE UNIFORM IN WIDTH.
 4. MINIMUM OF 6'-8" HEAD CLEARANCE REQD.
 5. ALL WINDOWS IN STAIRWAYS SHALL BE TMPD. GL. & 36" MIN. ABV. CLOSEST CORNER TO TREADS.
 6. HANDRAILS SHALL BE DESIGNED & FABRICATED TO WITHSTAND A 200 LB. CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION, GUARDRAILS SHALL BE AT THE TOP OF THE RAIL & RESIST A 200 LB. CONCENTRATED LOAD APPLIED ON A (1) SQ. FT AREA AT ANY POINT INCLUDING INTERMEDIATE RAILS.
 7. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL & BELOW THE REQD. HEADROOM HGT.



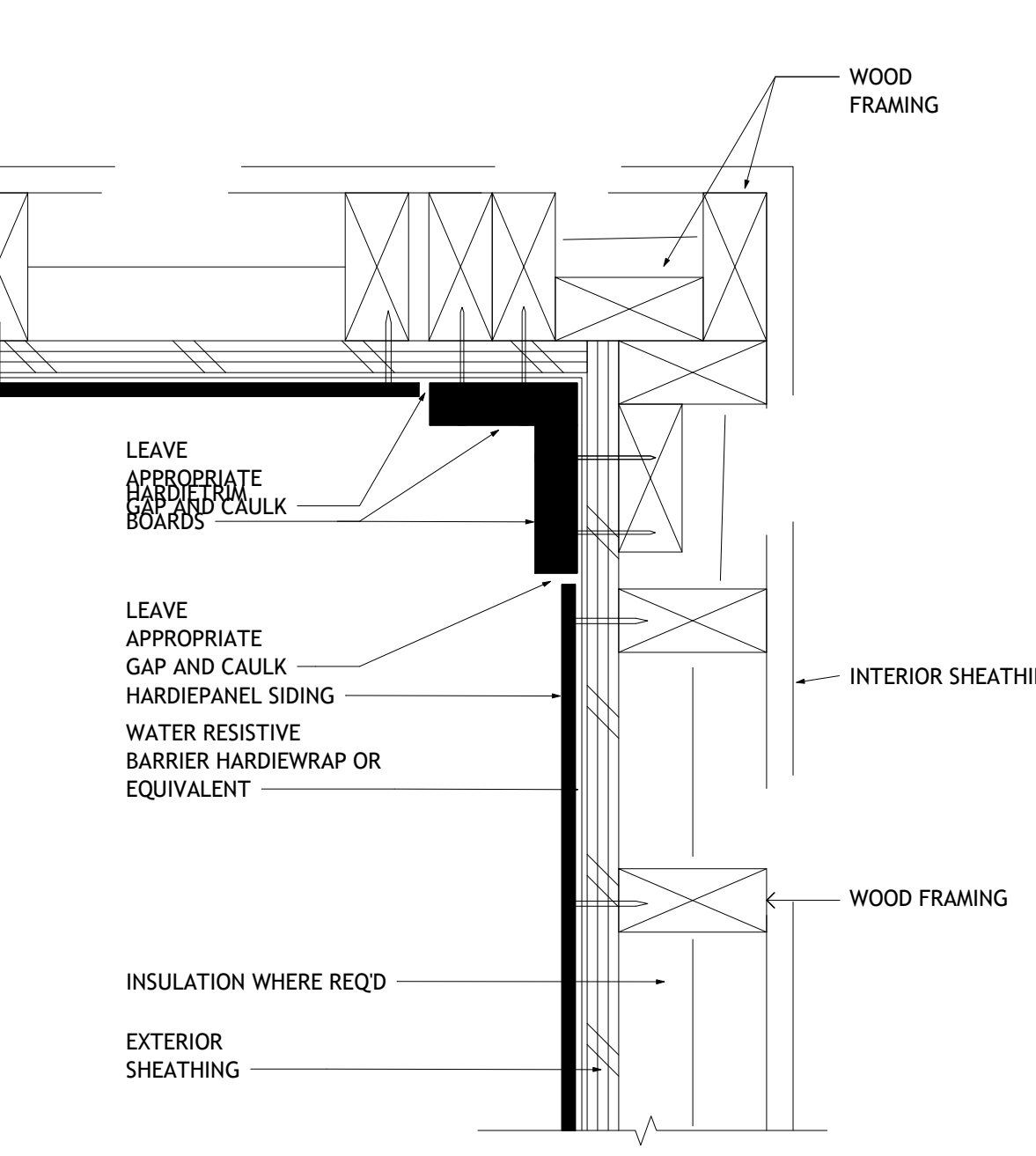
DETAILS - DOOR/WINDOW JAMB



DETAILS - FIXTURE PENETRATION

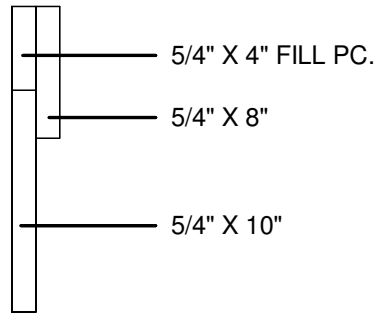


DETAILS - WINDOW SILL

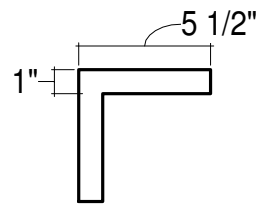


DETAILS - INSIDE CORNER

EXTERIOR WALL TRIM SCHEDULE					
TAG	TYPE	PROFILE	TOTAL LENGTH	TOTAL 8' BOARD COUNT	TOTAL 12' BOARD COUNT
BB-105	WALL TRIM	Exterior Trim - Band Board 106 (Coastal) : BB-106	149' - 3"	18.66	12.44
CT-106	WALL TRIM	Exterior Trim - Corner Board : 5/4" x 6"	162' - 5 3/16"	20.30	13.54

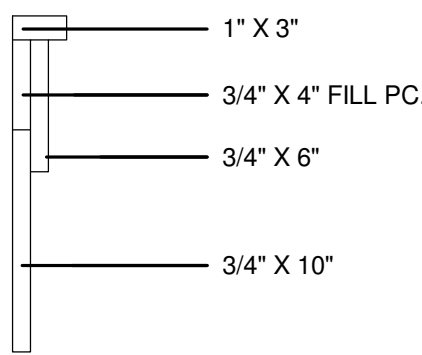


BAND BOARD (BB-105)
1 1/2" = 1'-0"

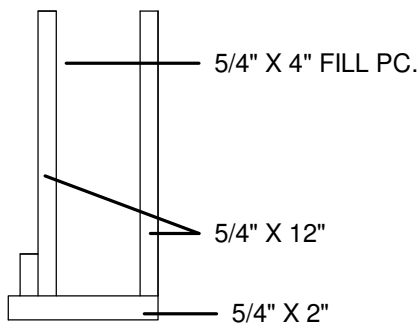


CORNER BOARD (CB-106)
1 1/2" = 1'-0"

EXTERIOR FLOOR TRIM SCHEDULE					
TAG	TYPE	COMMENT	PROFILE	TOTAL LENGTH	TOTAL 8' BOARD COUNT
DBT1	Deck Beam Trim		Exterior Trim - Band Board 106 (Coastal) : BB-106	152' - 4"	19.04
DBT3	Deck Beam Trim		Exterior Trim - Deck Beam 102 (Coastal) : Exterior Trim - Deck Beam 102 (Coastal)	117' - 8 1/4"	14.71
				TOTAL 12' BOARD COUNT	9.81

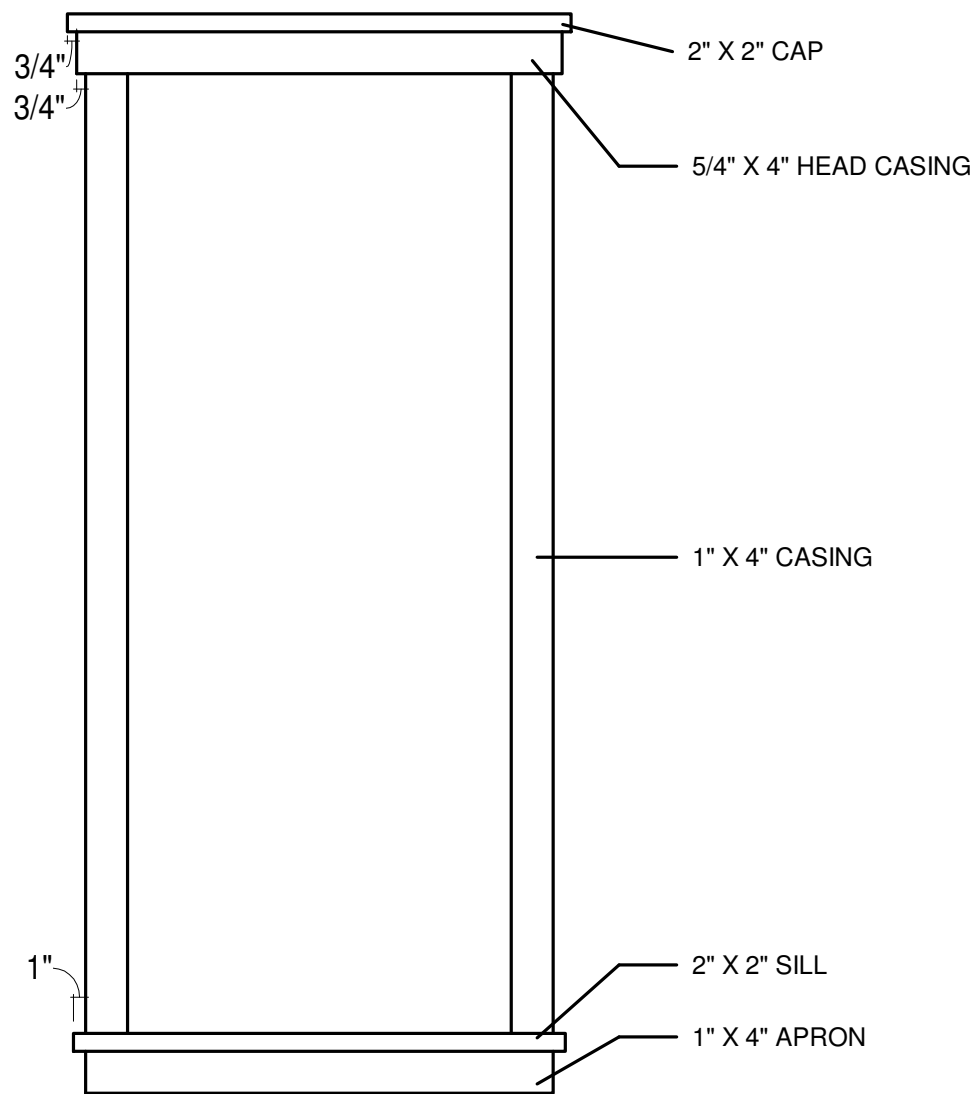


BAND BOARD (DBT1)
1 1/2" = 1'-0"



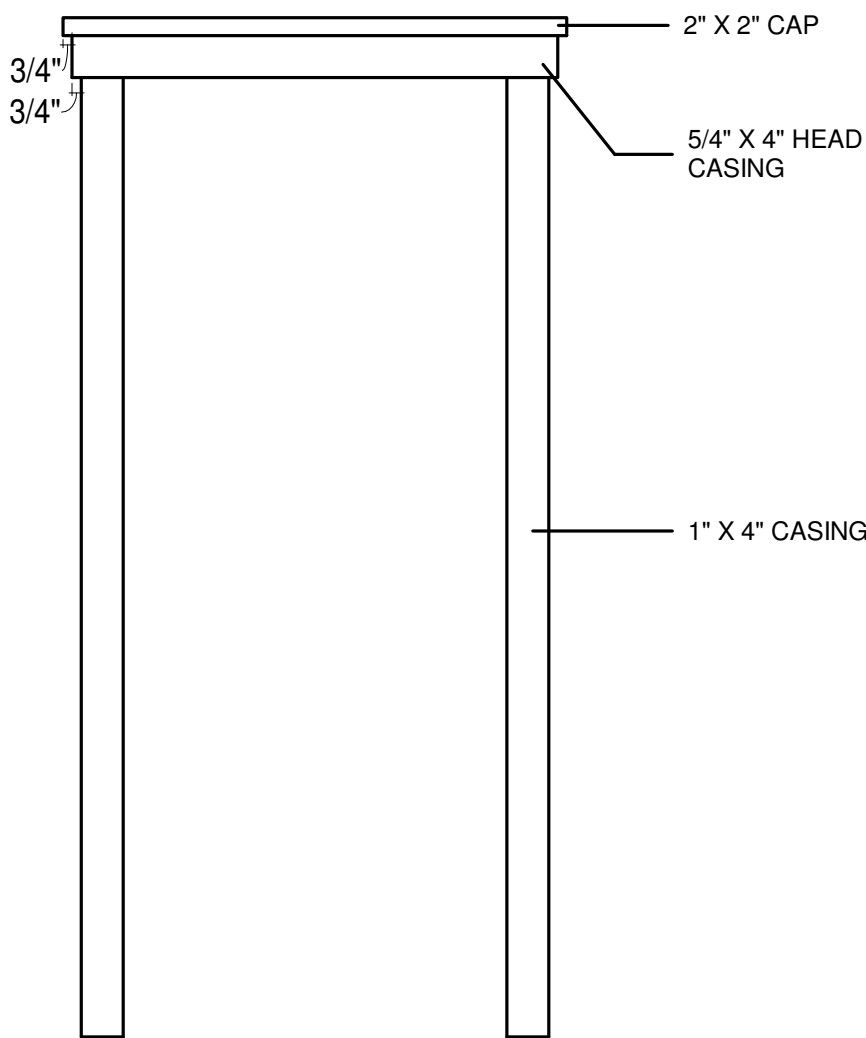
DECK BEAM (DBT3)
1 1/2" = 1'-0"

WINDOW TRIM TAKEOFF			
Family and Type	HEIGHT	WIDTH	COUNT
Exterior Trim - Window Trim - WT-100: WT-101 - 1"x4"	3' - 0"	3' - 0"	13
Casing, 5/4"x4" Head Casing, 1 1/2"x4" Sill			
Grand total: 13			

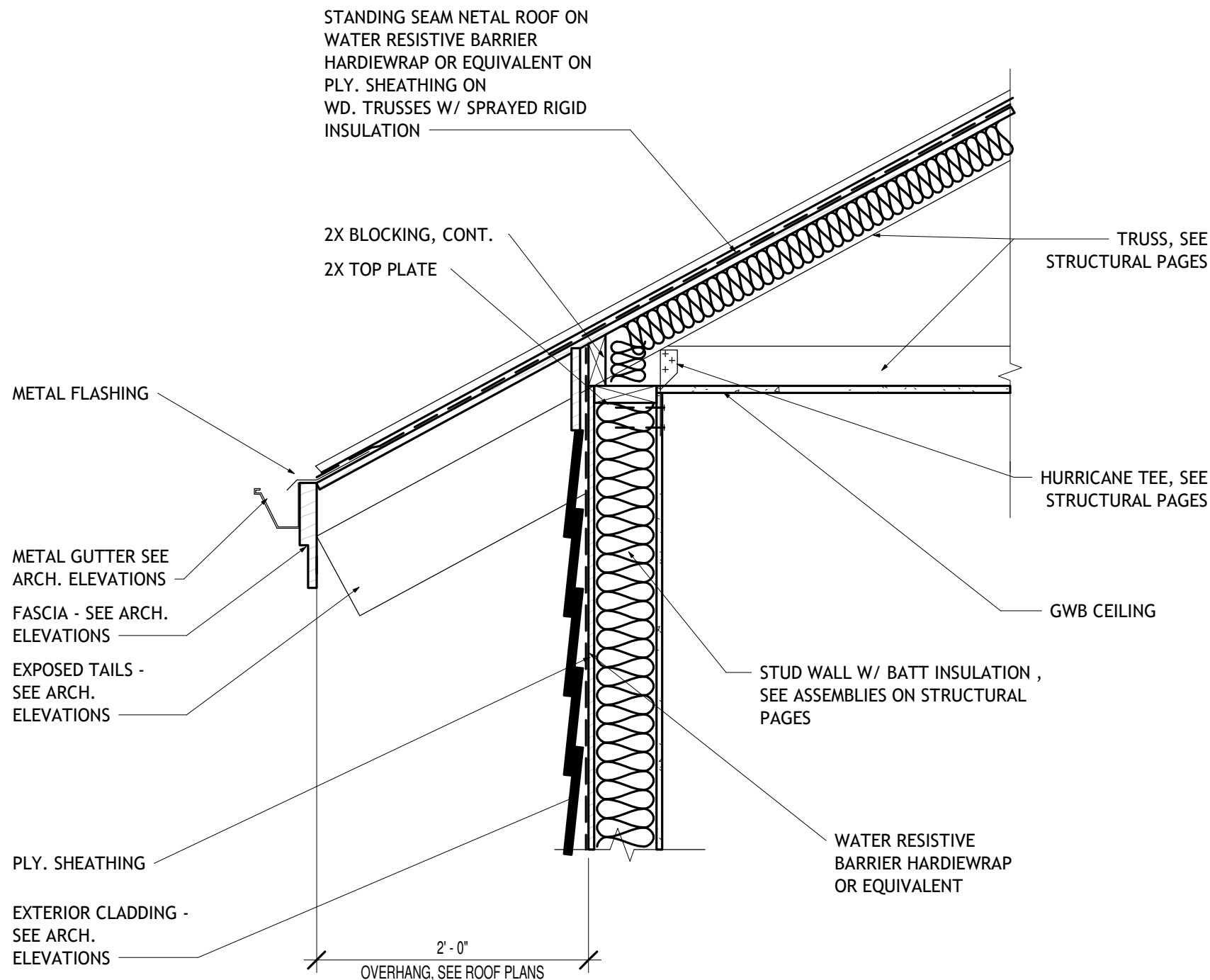


WINDOW TRIM (WT-101)
3/4" = 1'-0"

DOOR TRIM TAKEOFF			
Family and Type	HEIGHT	WIDTH	COUNT
Exterior Trim - Door Trim - DT-100: DT-101 - 1"x4"	6' - 8"	2' - 8"	4
Casing, 5/4"x4" Head Casing			
Grand total: 4			



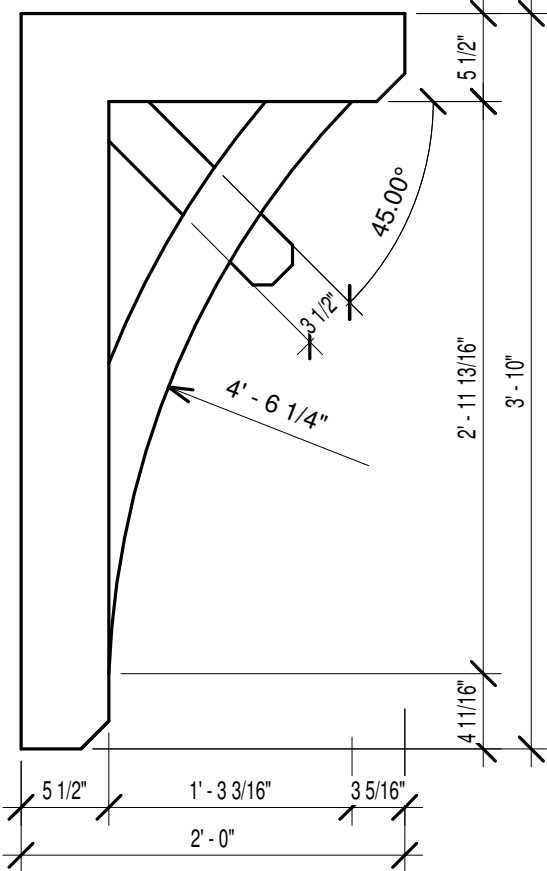
DOOR TRIM (DT-101)
3/4" = 1'-0"



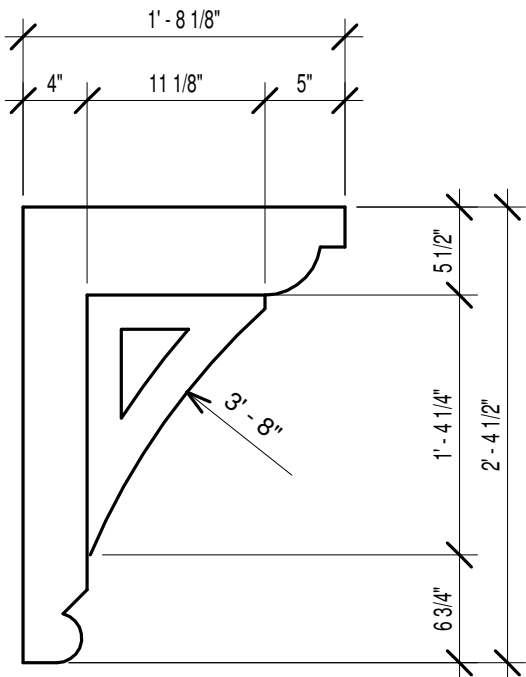
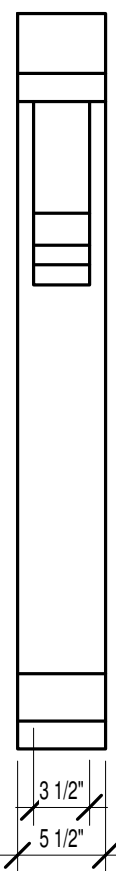
DETAILS - ROOF OVERHANG
1" = 1'-0"

FASCIA SCHEDULE				
TAG	PROFILE	TOTAL LENGTH	TOTAL 8' BOARD COUNT	TOTAL 12' BOARD COUNT
FA-105	Exterior Trim - Fascia (2 Piece) : 1" x 8" & 1" x 4"	607' - 10 3/8"	75.98	50.66

COVERED PATIO SOFFIT SCHEDULE		
TAG	DESCRIPTION	AREA
RS1	ROOF SOFFIT	585.16 SF
Grand total: 1		585.16 SF



BRACKET 01
1" = 1'-0"



BRACKET 03
1" = 1'-0"



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No.	Description	Date

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

ARCH
DETAILING

PROJECT #: 20-039
SHEET DATE:
DRAWN BY: AJB

6.1
SCALE As indicated

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













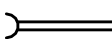
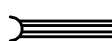





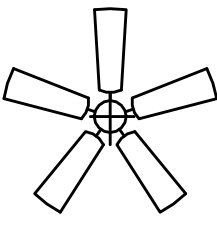
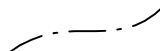








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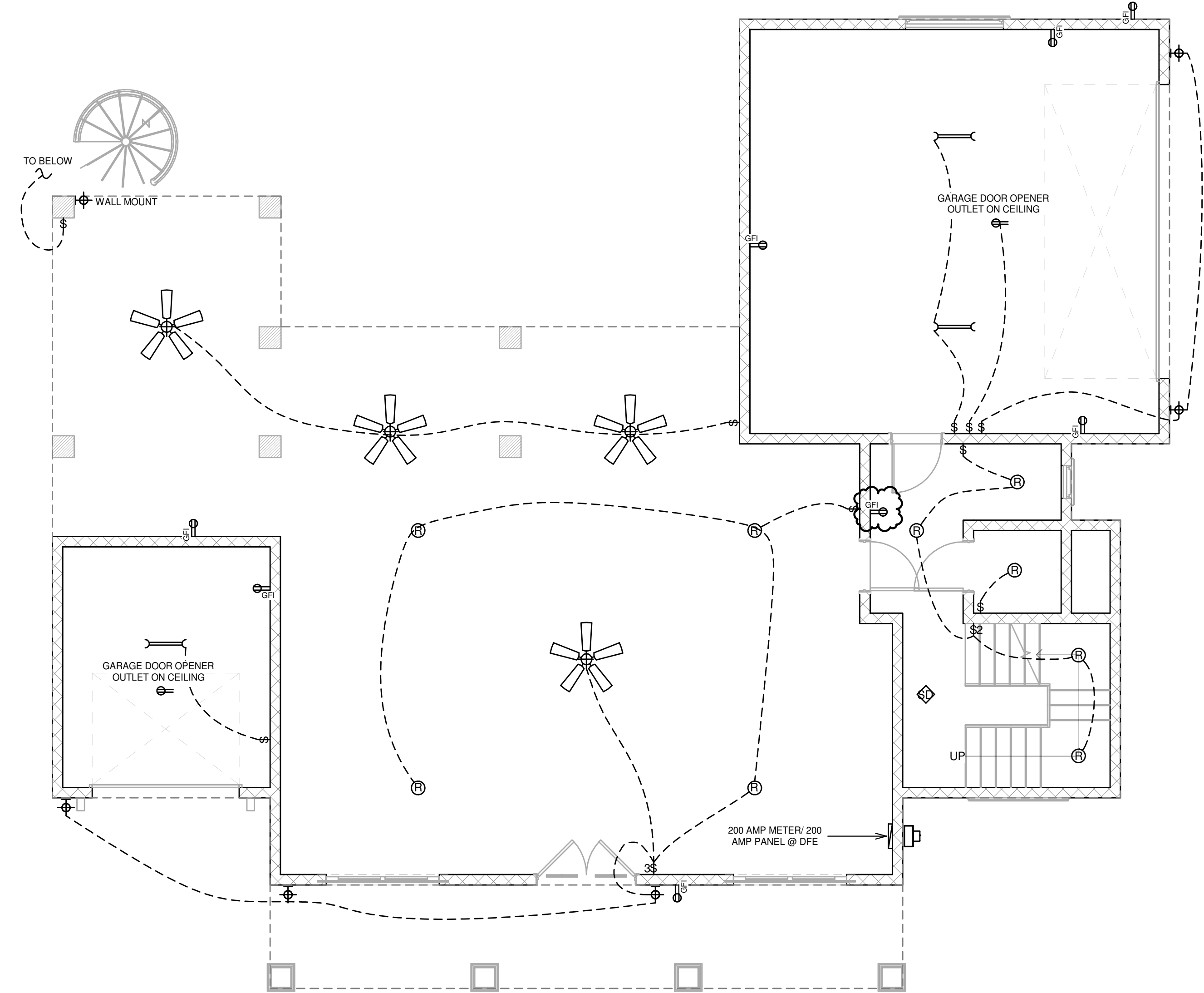
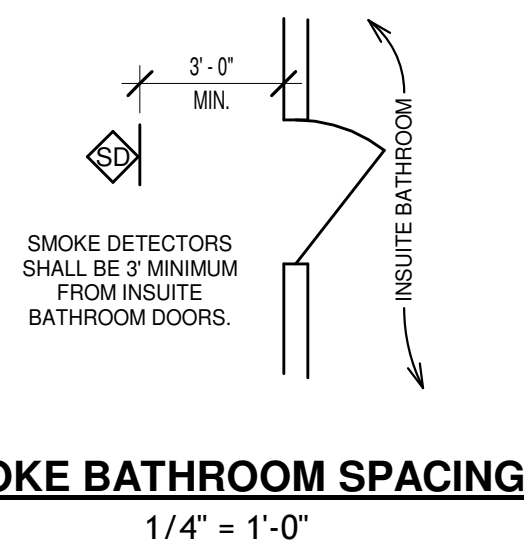
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GENERAL ELECTRICAL NOTES (APPLIES TO ALL DRAWINGS)

1. CODE:
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND COMPLY WITH NEC 2014 AND NFPA 70.
- B. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED.
2. FLOOD ZONE REQUIREMENTS/ STATE PERMITTING:
- A. ALL ELECTRIC TO BE MOUNTED ABOVE D.F.E.
- B. NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAKAWAY WALLS.
- C. COORDINATE ALL EXTERIOR LIGHTING WITH APPROVED STATE OF FLORIDA DEP PERMIT.
3. COORDINATION BETWEEN TRADES:
- A. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AS REQUIRED. CONNECTIONS FROM EQUIPMENT TO DISCONNECTS TO BE PROVIDED BY EACH RESPECTIVE TRADE (I.E. HVAC, PLUMBING, ETC)
- B. COORDINATE WITH OTHER TRADES FOR EXACT LOCATIONS OF ALL MOTORS AND OTHER EQUIPMENT TO BE INSTALLED AND/OR WIRED UNDER THIS DIVISION BUT FURNISHED UNDER ANOTHER DIVISION OF THE SPECIFICATIONS.
- C. COORDINATE WITH/ OWNER FOR EXACT LOCATIONS AND LOAD REQUIREMENTS FOR APPLIANCES.
4. COORDINATION WITH OWNER: CONTRACTOR TO COORDINATE WALK-THRU WITH OWNER, CONTRACTOR AND ELECTRICIAN PRIOR TO ROUGH IN OF ELECTRICAL AND PRIOR TO INSTALLING FINISHES. ALL FIXTURES, DEVICES AND ELECTRICAL FINISHES NOT SPECIFIED TO BE SELECTED BY OWNER.
- A. COORDINATE TELEPHONE SYSTEM INSTALLATION WITH OWNER'S REQUIREMENTS.
- B. COORDINATE SOUND SYSTEM WIRING AND OUTLET LOCATIONS WITH OWNER.
- C. COORDINATE COMPUTER WIRING AND OUTLET LOCATIONS WITH OWNER.
- D. COORDINATE TV OUTLET LOCATIONS WITH OWNER.
- E. COORDINATE ANNUNCIATOR SYSTEM (DOORBELL) WITH/ OWNER'S REQUIREMENTS.
- F. COORDINATE SECURITY SYSTEM WITH/ OWNER'S REQUIREMENTS.
- G. COORDINATE ELECTRICAL REQUIREMENTS FOR ELEVATOR WITH/ELEVATOR CONTRACTOR.
- H. COORDINATE POOL & POOL DECK LIGHTING WITH/ SWIMMING POOL SUB-CONTRACTOR.
- I. COORDINATE LOCATION OF LANDSCAPE LIGHTING FIXTURES AND CONTROLS WITH OWNER.
- J. COORDINATE CENTRAL VACUUM EQUIPMENT AND CONNECTIONS LOCATIONS IF REQ.
5. ARC FAULT: ALL 120 VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE DWELLING SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS APPLIES TO ALL AREAS EXCEPT BATHROOMS, AND GARAGES.
6. GFI/ ARC-FAULT: KITCHEN AND UTILITY ROOM OUTLETS SHALL BE GFI/ ARC-FAULT PROTECTED.
7. COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH PROVISIONS FBC R313 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE & CARBON MONOXIDE ALARMS SHALL BE HARD WIRED, INTERCONNECTED AND BATTERY SUPPLIED IN CASE OF POWER OUTAGE UNLESS EXEMPT UNDER R313.2.1 ALL SMOKE & CO ALARMS SHALL BE LISTED & LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND INSTALLED WITH IN 10 FEET OF EACH BEDROOM.
8. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER, AND ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER USING BOLTED LUGS AT TERMINALS.
9. PACK ALL SLEEVES FOR CONDUITS PASSING THROUGH FIRE RATED WALLS AND FLOOR SLABS WITH FIRE RESISTANT MATERIALS. ALL PENETRATIONS SHALL BE UL RATED.
10. ALL EMPTY CONDUITS (EC) SHALL BE PROVIDED WITH NYLON PULL WIRES.
11. COORDINATE THE REQUIRED SIZE OF ALL CIRCUIT BREAKERS FEEDING EQUIPMENT, (I.E. MOTORS, HVAC, KITCHEN EQUIPMENT, SPECIAL PURPOSE OUTLETS, ELEVATORS, OWNER FURNISHED EQUIPMENT, ETC.) WITH APPROVED EQUIPMENT SHOP DRAWINGS AND OWNER REPRESENTATIVES PRIOR TO ORDERING PANELBOARDS.
12. BREAKERS SHALL BE SIZED PER THE NEC 2014, THE EQUIPMENT NAME PLATE AND MANUFACTURER'S RECOMMENDATIONS.
13. SERVICE REQUIREMENTS: ELECTRICAL CONTRACTOR TO CONFIRM SERVICE SIZE.
14. ALL CONDUITS IN OR UNDER SLAB OR UNDERGROUND SHALL BE PVC SCHEDULE 40.
15. ALL CONDUITS SHALL BE PARALLEL AND PERPENDICULAR TO STRUCTURAL MEMBERS.
16. ALL BENDS SHALL BE MADE IN CONDUIT USING PROPER EQUIPMENT AND MEET NATIONAL ELECTRICAL CODE (NEC 2014) REQUIREMENTS.
17. ALL WIRE, INCLUDING BUT NOT LIMITED TO FEEDERS AND BRANCH CIRCUIT WIRING, SHALL BE COPPER.
18. ALL BREAKERS SHALL BE "FULL SIZE". NO TANDEM, PIGGY BACK, TWIN, OR HALF SIZE BREAKERS WILL BE ACCEPTED. BREAKER MUST BE APPROVED BEFORE INSTALLATION.
19. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER AND TEMPORARY LIGHTING DURING CONSTRUCTION. TEMPORARY POWER SHALL PROVIDE ADEQUATE POWER FOR NORMAL CONSTRUCTION USE. TEMPORARY LIGHTING SHALL PROVIDE ADEQUATE LIGHT SO THAT THE INDIVIDUAL TRADES WORK CAN BE COMPLETED.
20. CONTRACTOR SHALL PLACE STICKERS IN ELECTRICAL PANEL INDICATING PHYSICAL AIR HANDLER LOCATIONS AND BREAKER NUMBER.
21. ALL MATERIALS AND EQUIPMENT TO BE NEW, FREE OF DEFECTS AND BEAR THE MFR.'S NAME, TRADE NAME AND TESTING LAB LABEL. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS IN THE LISTING OR LABELING.
22. AT LEAST TWO (2) BRANCH CIRCUITS ARE PROVIDED IN THE KITCHEN OUTLET SPACING TO CONFORM TO THE NATIONAL ELECTRIC CODE.
23. PROVIDE SWITCH & SURFACE MOUNTED LIGHT FIXTURE IN ALL ATTIC ACCESS.
24. UNLESS NOTED OTHERWISE, INSTALL ELECTRICAL DEVICE RECEPTACLES AT THE FOLLOWING HEIGHTS A.F.F.:
SWITCHES 42"
OUTLETS 14" (EXCEPT OUTLETS AT COUNTERS TO BE DETERMINED)
TELEPHONE 14" (EXCEPT JACKS AT COUNTERS TO BE DETERMINED)
TELEVISION 14" (EXCEPT JACKS AT COUNTERS TO BE DETERMINED)
26. ALL OUTDOOR ELECTRICAL RECEPTACLES SHALL BE WEATHER RESISTANT GFI OUTLETS.
27. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
28. CHECK SITE PLAN AND/OR LANDSCAPE PLAN FOR LOW VOLTAGE OR EXTERIOR LIGHTING REQUIREMENTS.
29. GARAGE OUTLETS TO BE ON DEDICATED CIRCUIT AND THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE PER SECTION E3901.9 FRC 2017
30. SMOKE DETECTORS ARE INTERCONNECTED & HAVE A 10 YEAR BATTERY BACKUP
31. NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW-VOLTAGE LIGHTING
32. BATHROOMS VENT TO THE OUTSIDE
33. ALL EXTERIOR LIGHTING THAT CAN BE SEEN FROM THE BEACH MUST BE PROTECTED TURTLE LIGHTING

OPTIONAL METHOD RESIDENTIAL SERVICE CALCULATION (NEC 2014)			
FLOOR AREA = 3034 SQ FT			
LOAD TYPE	LOAD VALUE	MULTIPLIER/ DEMAND	TOTAL
GENERAL LIGHTING	3034 X 3 VA = 9102 VA	TOTAL LOAD VALUE = 55502 VA -10000 VA @ 100% = 45502 VA @ 40% =	10000 VA 18201 VA
SMALL APPLIANCE BRANCH CIRCUIT (2) MINIMUM	(4) CIRCUITS X 1500 VA = 6000 VA		
LAUNDRY CIRCUIT	(1) CIRCUIT X 1500 VA = 1500 VA		
ELECTRIC DRYER	(1) DRYER X 5000 VA = 5000 VA		
ELECTRIC RANGE	(1) RANGE X 11000 VA = 11000 VA		
GARBAGE DISPOSAL	(1) DISPOSAL X 800 VA = 800 VA		
MICROWAVE OVEN	(1) MICRO X 1500 VA = 1500 VA		
DISHWASHER	(1) D/W X 1200 VA = 1200 VA		
ELECTRIC WATER HEATER	(2) W/H X 4500 VA = 9000 VA		
POOL / SPA	(1) PUMP X 8000 VA = 8000 VA		
ELEVATOR	(1) ELEV X 2400 VA = 2400 VA		
TOTAL LOAD (SUM OF LOAD VALUES)	TOTAL LOAD VALUE = 55502 VA		28201 VA
AIR CONDITIONER (5 TONS)	(2) AC X 7000 VA = 14000 VA		14000 VA
SERVICE CONDUCTORS SHALL BE PROVIDED AS PER NEC Table 310.15(B)(7)		TOTAL CALCULATED LOAD	42201 VA
		MINIMUM SERVICE SIZE = 200 AMPS	/240 VOLTS = 176 AMPS

ELECTRICAL LEGEND	
	LIGHT SWITCH
	DUPLEX WALL RECEPTACLE NOTE: USE ARC FAULT AS PER FBCR E3902.12
	DEDICATED 220V RECEPTACLE
	DUPLEX WALL RECEPTACLE W/ GROUND FALT INTER. (PROVIDE WATER RESISTANT OUTLETS AT EXTERIOR LOCATIONS)
	220V OUTLET
	DUPLEX WALL RECEPTACLE - HALF SWITCH
	DED. CIRCUIT REC. ABOVE COUNTERTOP
	DUPLEX CEILING RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	TELEPHONE PRE-WIRE
	CABLE TV PRE-WIRE
	CEILING LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	PULL CHAIN LIGHT FIXTURE
	5" RECESSED LIGHT W/ WHITE BAFFLE TRIM
	RECESSED EYEBALL 4"
	LED UNDER CABINET OR CLOSET STRIP
	2 OR 4-FT. SURFACE MT. FLOURESCENT W/ 2 TUBES
	4-FT. SURFACE MT. FLOURESCENT W/4 TUBES
	EXHAUST FAN 740NT
	EXHAUST FAN
	SMOKE DETECTOR INTERCONNECTED
	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO. INTERCONNECTED
	ELECTRICAL DISCONNECT - VERIFY POWER REQ.
	CEILING FAN W/ LIGHT. PREPARE FOR 75LB WEIGHT
	DENOTES CIRCUIT
	WALL MOUNT CYLINDER TURTLE LIGHT
	LOW VOLTAGE PATH LIGHT
	5" RECESSED LIGHT W/ BLACK BAFFLE & TURTLE BULB
	CYLINDER UNDER LIGHT W/ TURTLE BULB
	LUTRON KEY PAD
	LUTRON MAESTRO SWITCH
	LUTRON CONTACT CLOSURE SWITCH
	A/C SUPPLY REGISTER
	A/C RETURN REGISTER



GROUND LEVEL ELECTRICAL PLAN

3/16" = 1'-0"



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No.	Description	Date
1	REVIEW COMMENTS	11-24-20

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

ELECTRICAL
PLAN

PROJECT #: 20-039
SHEET DATE:
DRAWN BY: AJB

7.0

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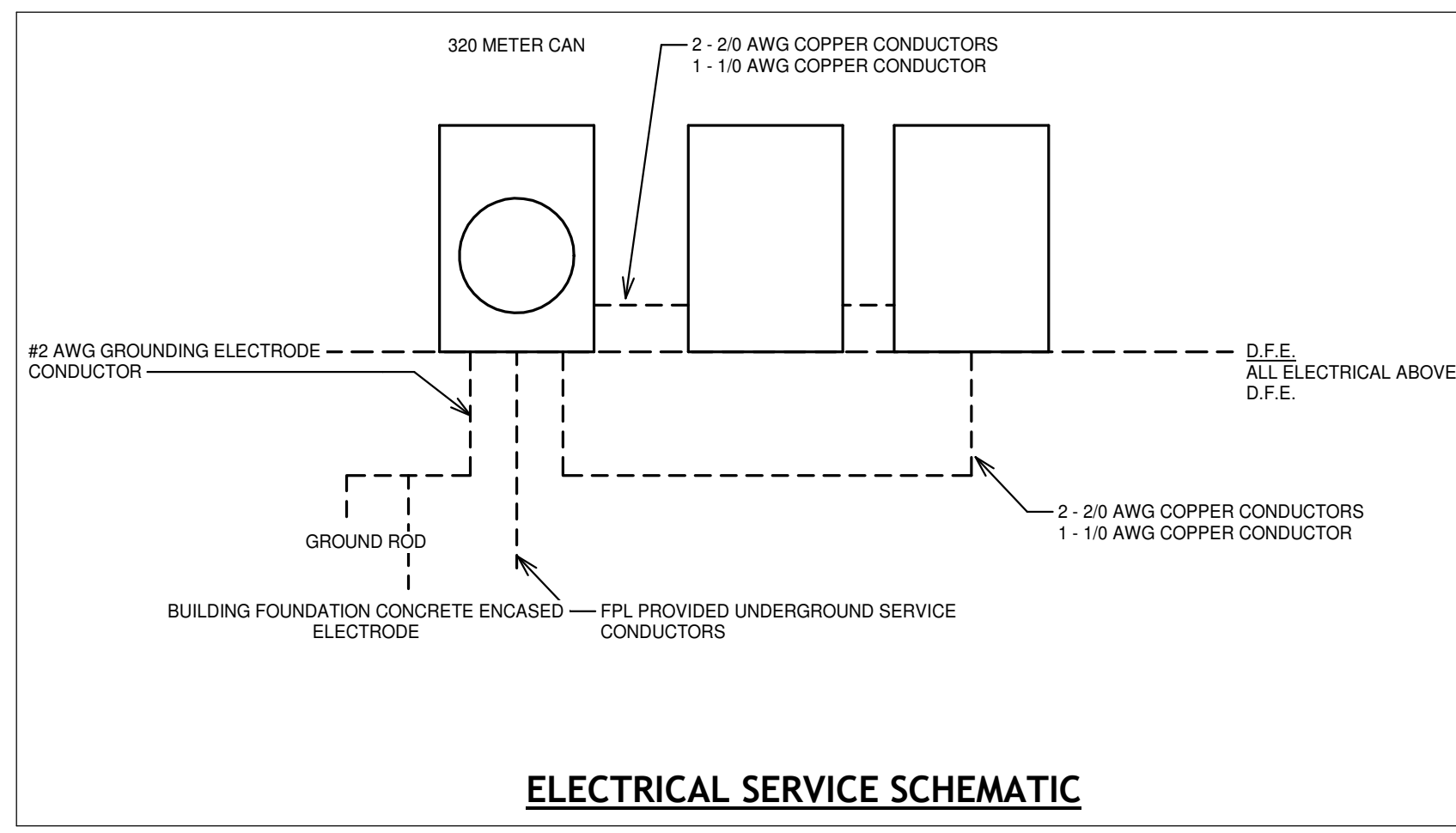
BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

ELECTRICAL
PLAN

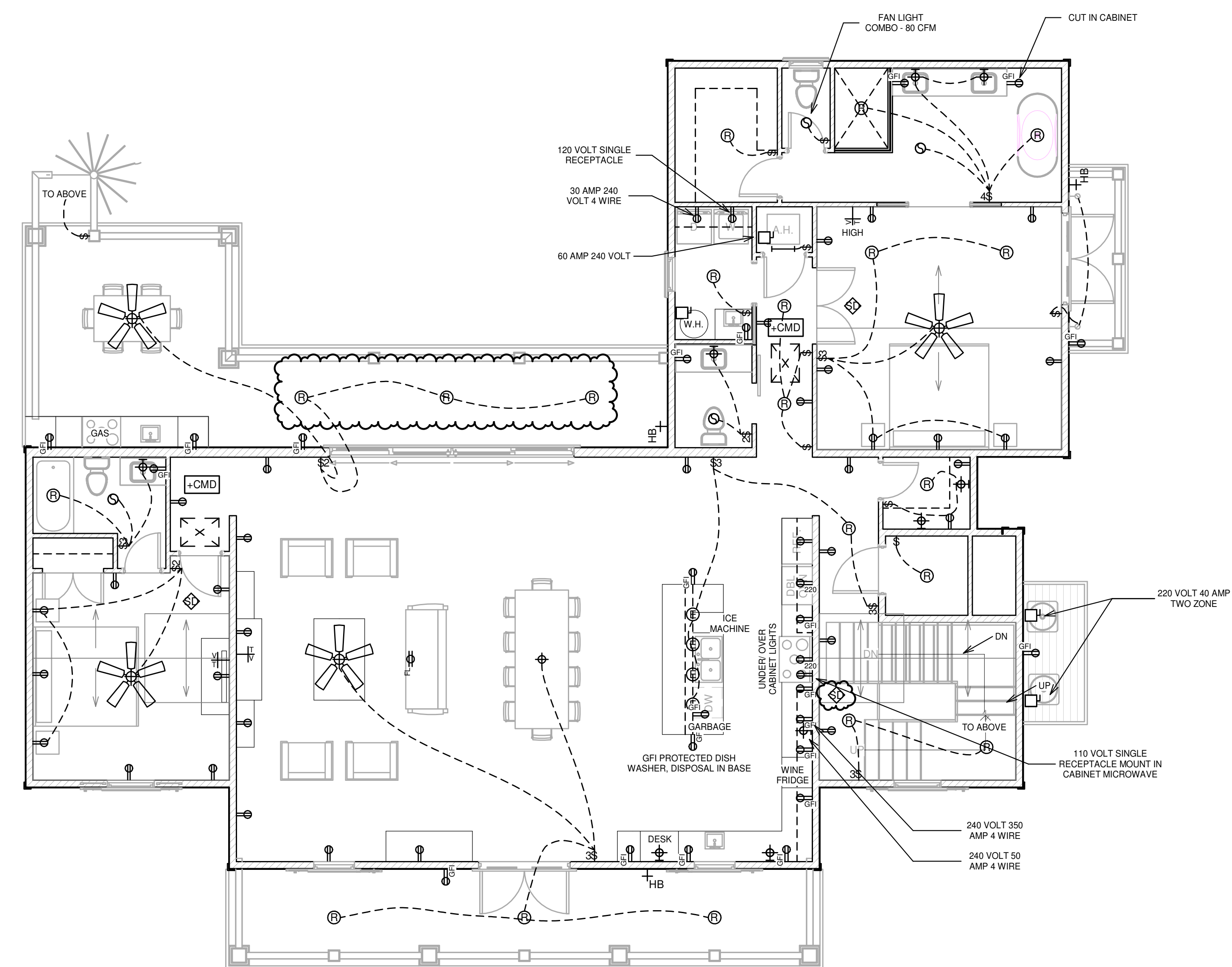
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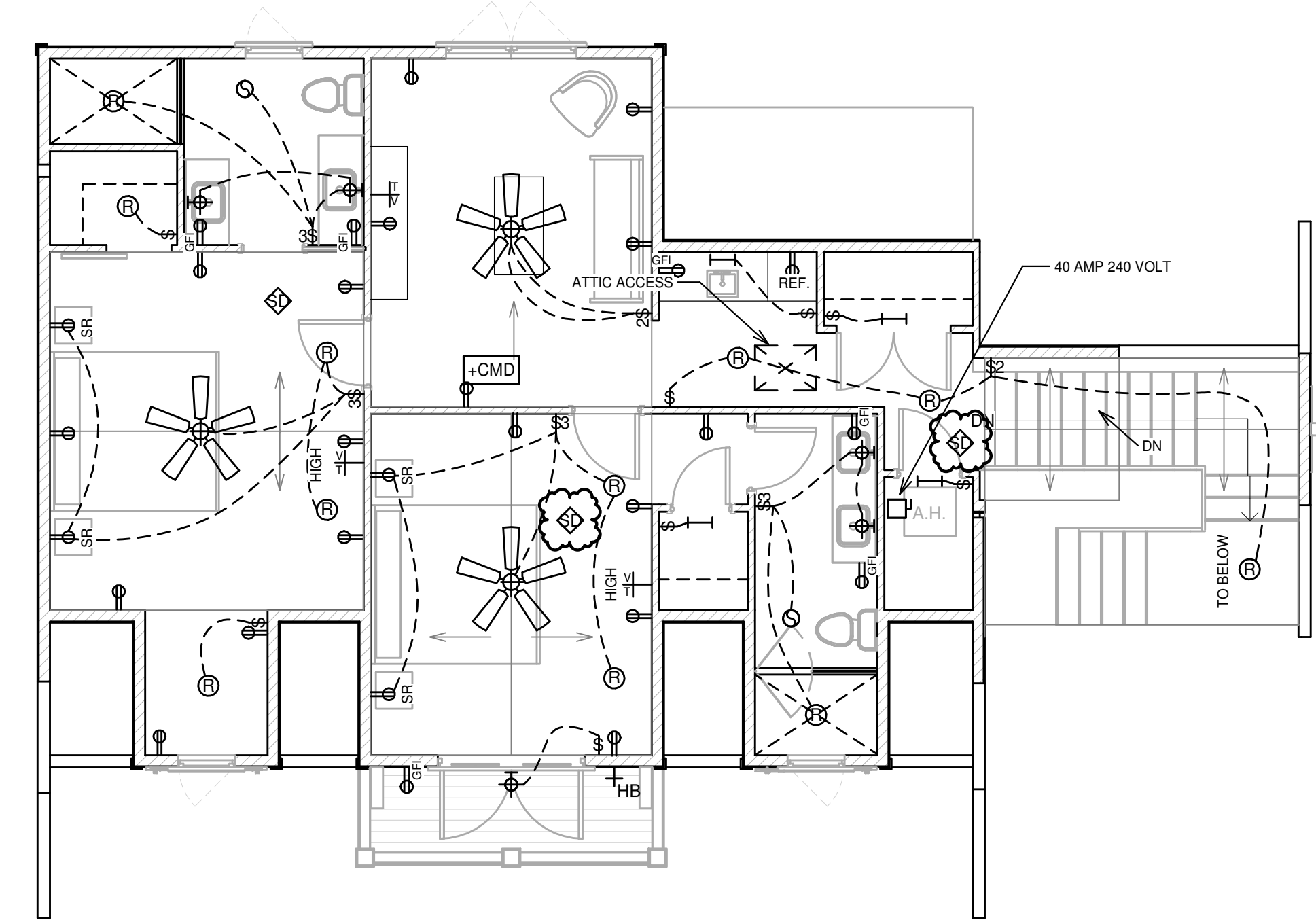
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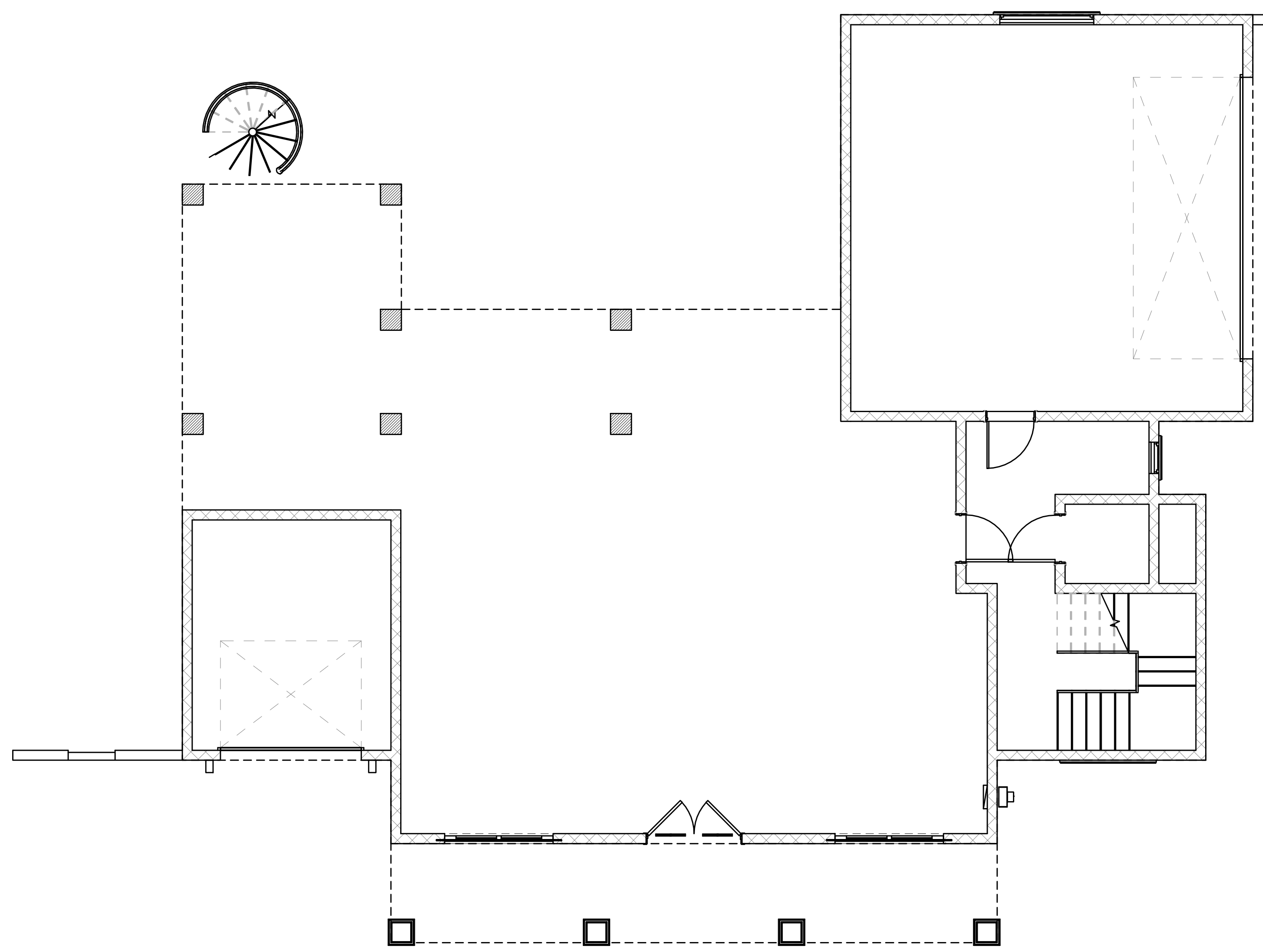
ELECTRICAL SERVICE SCHEMATIC



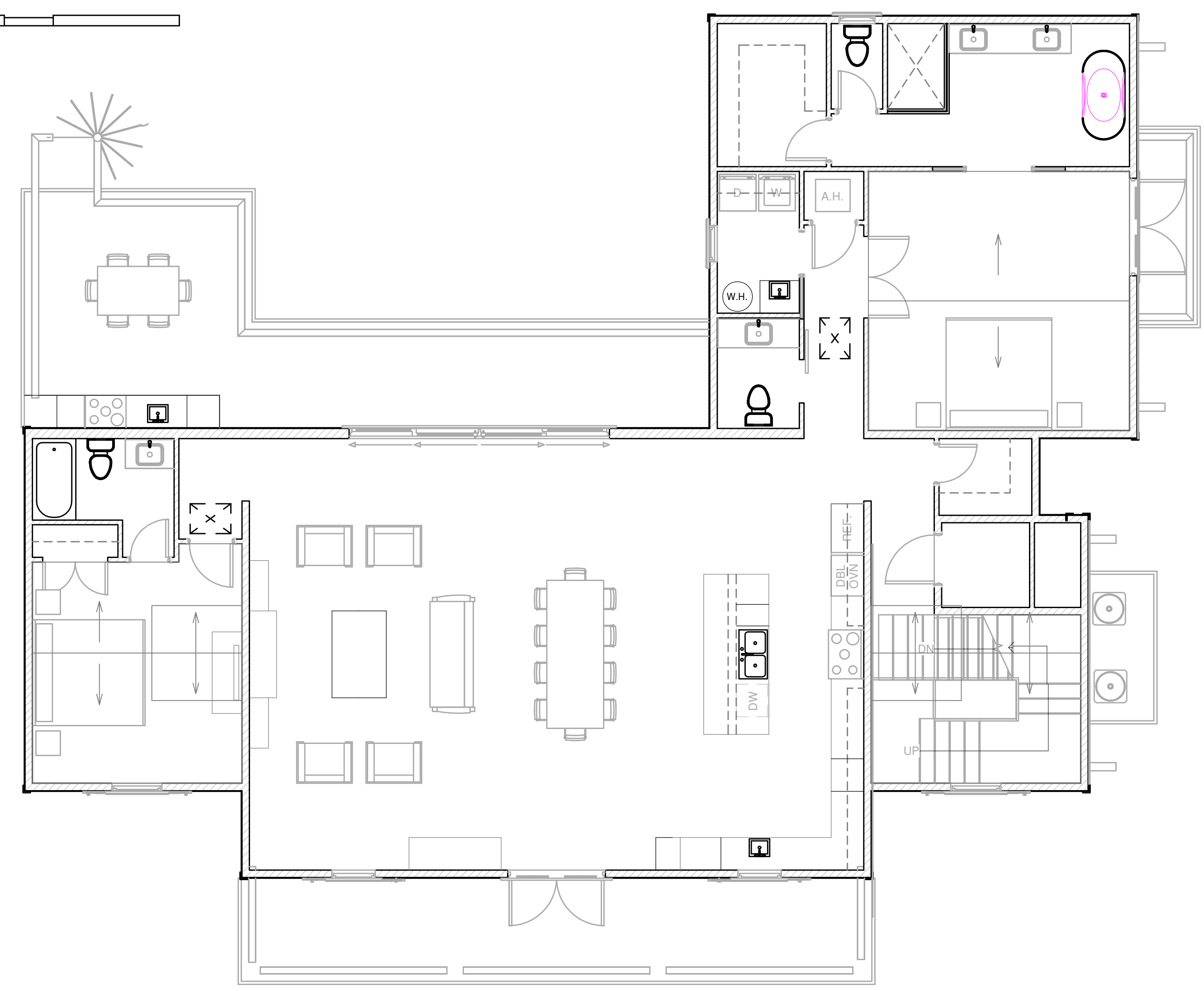
1ST LVL ELECTRICAL PLAN
3/16" = 1'-0"



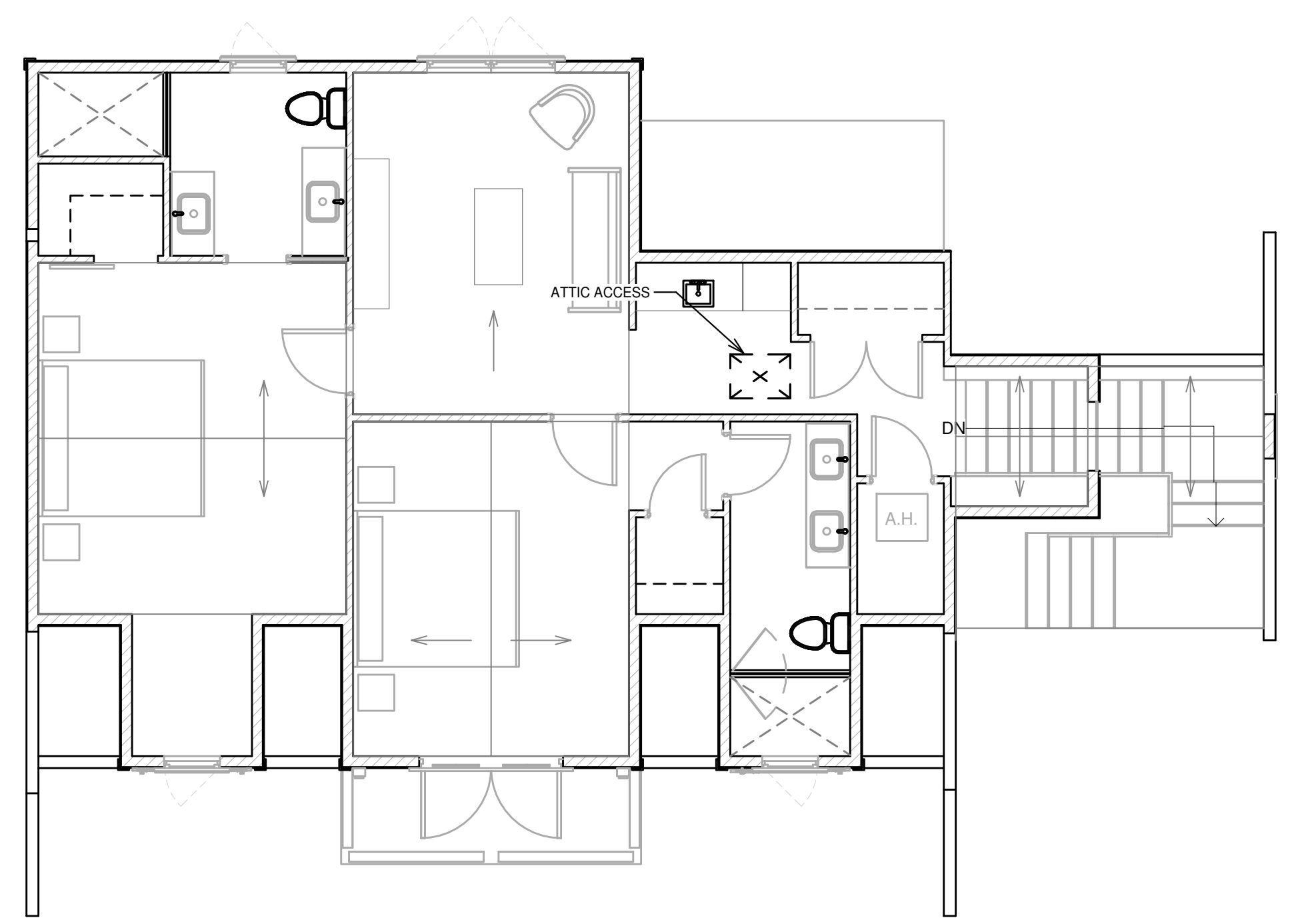
2ND LVL ELECTRICAL PLAN
3/16" = 1'-0"



GROUND LEVEL MECHANICAL PLAN
3/16" = 1'-0"



1ST LVL MECHANICAL PLAN
3/16" = 1'-0"



2ND LVL MECHANICAL PLAN
3/16" = 1'-0"

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No.	Description	Date

BAUMAN RESIDENCE
127 50TH ST
HOLMES BEACH, FL 34217

MECHANICAL PLANS

PROJECT #: 20-039
SHEET DATE:
DRAWN BY:

7.2

SCALE As indicated

PRINT DATE: 01/20/21 11:38:51 AM

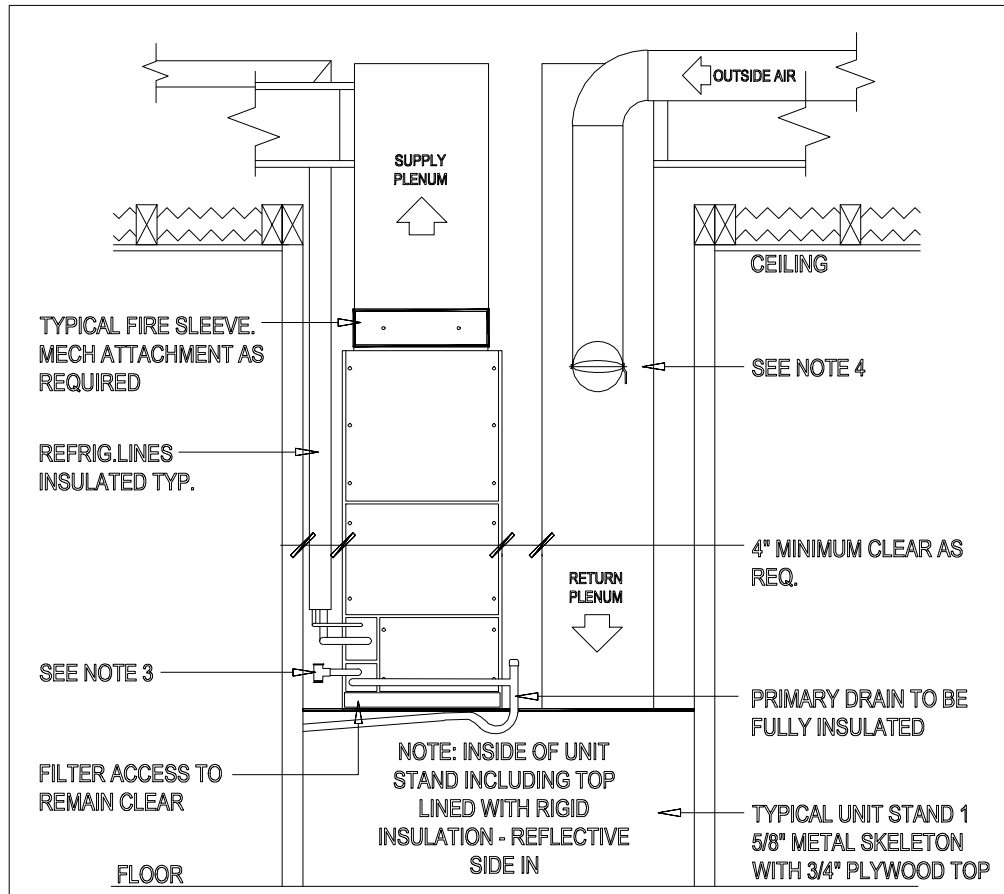
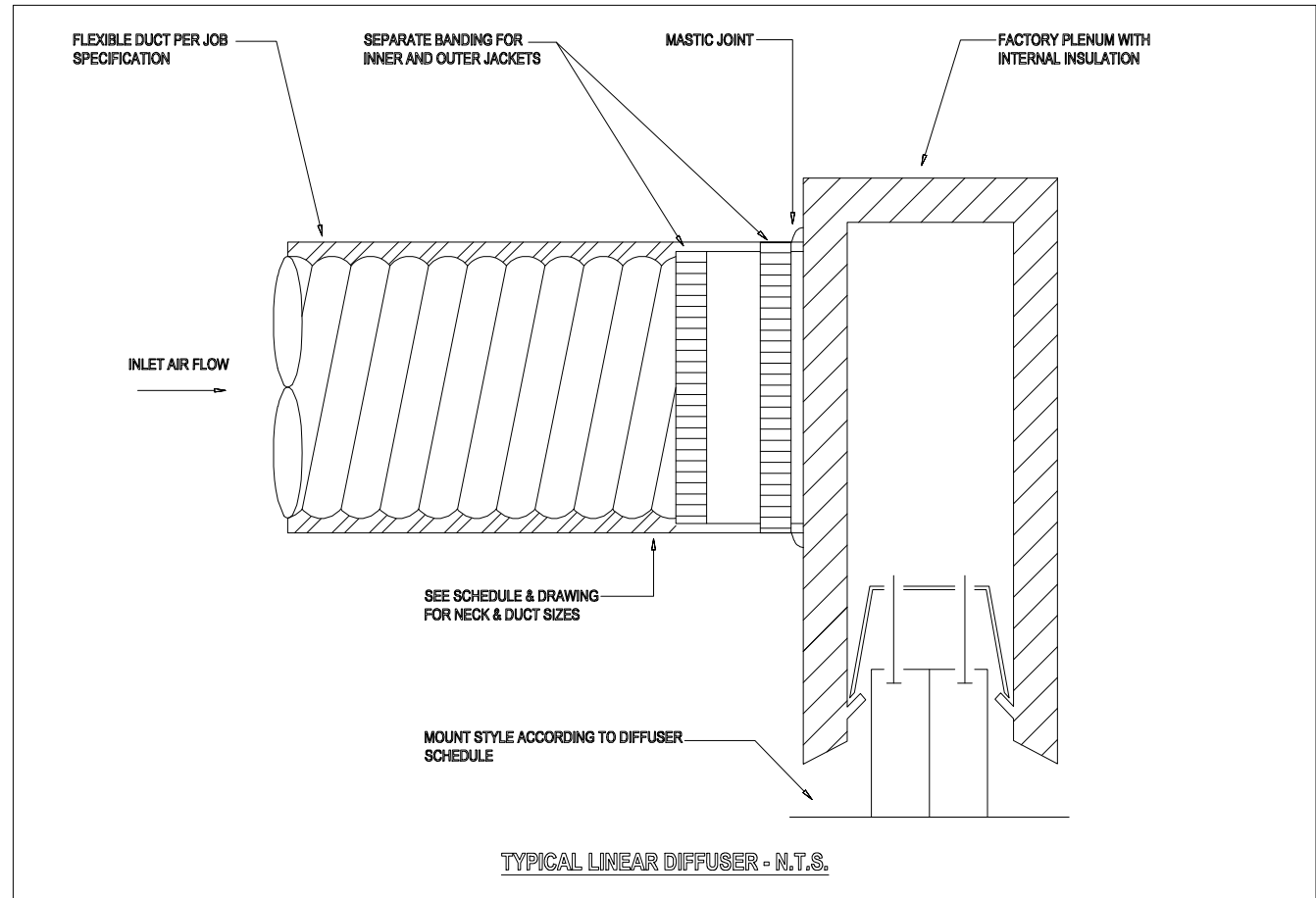
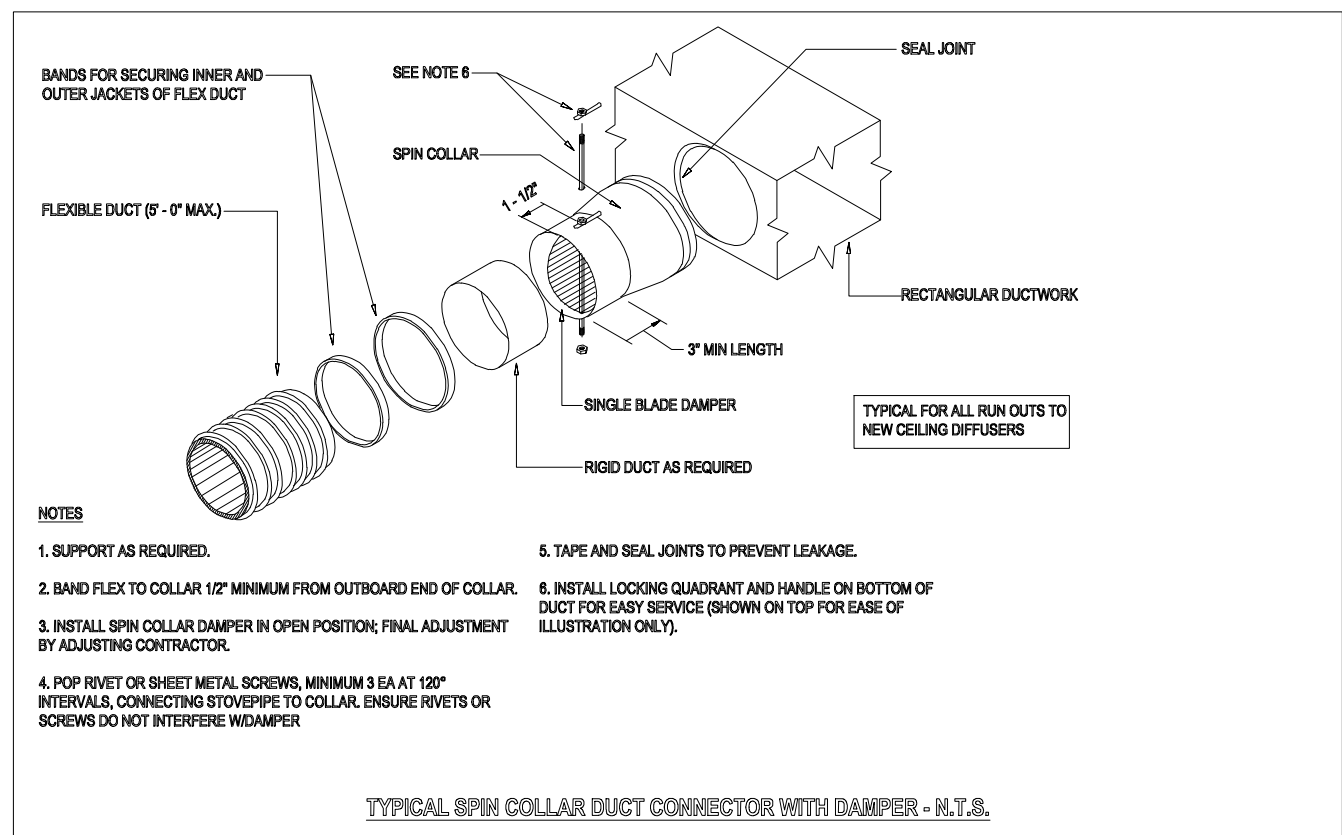
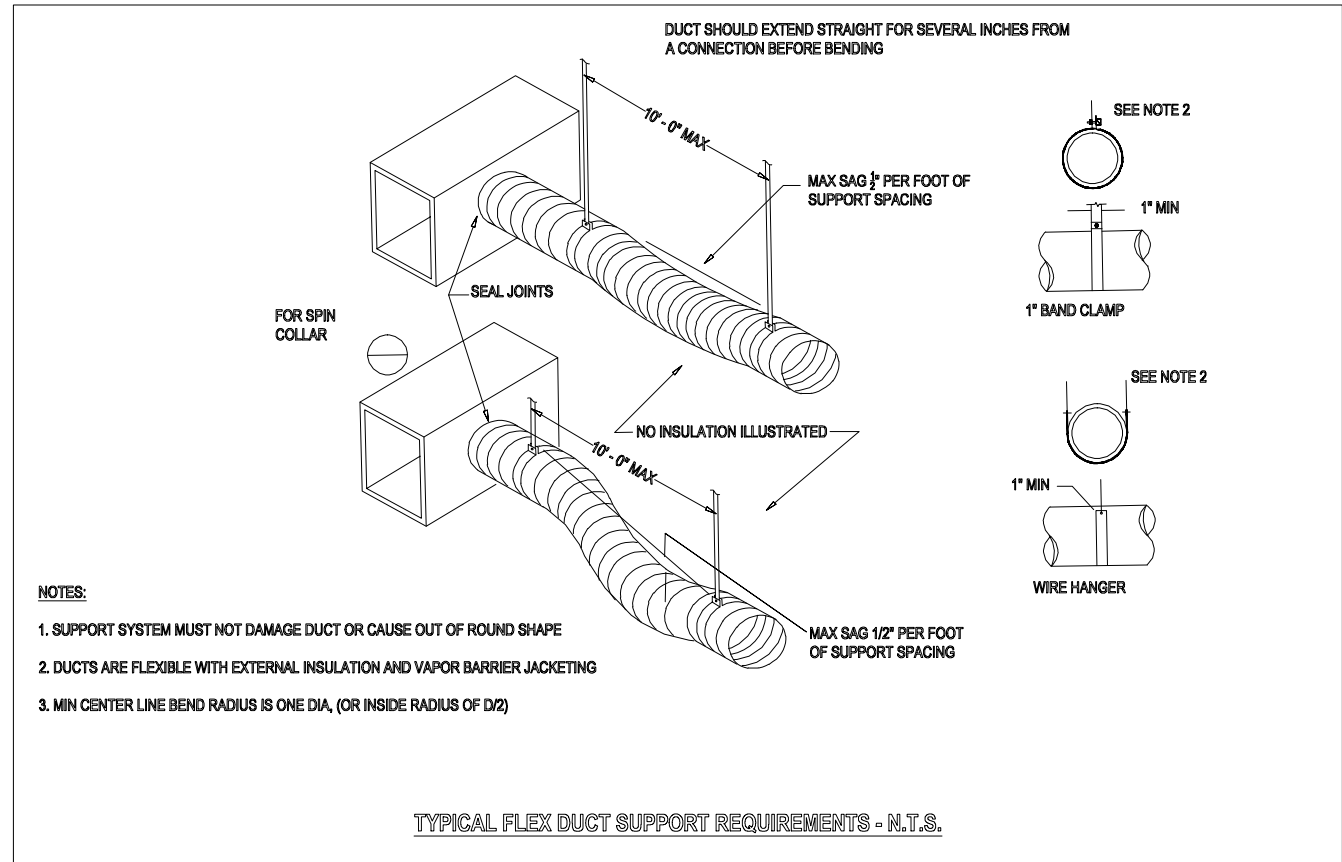
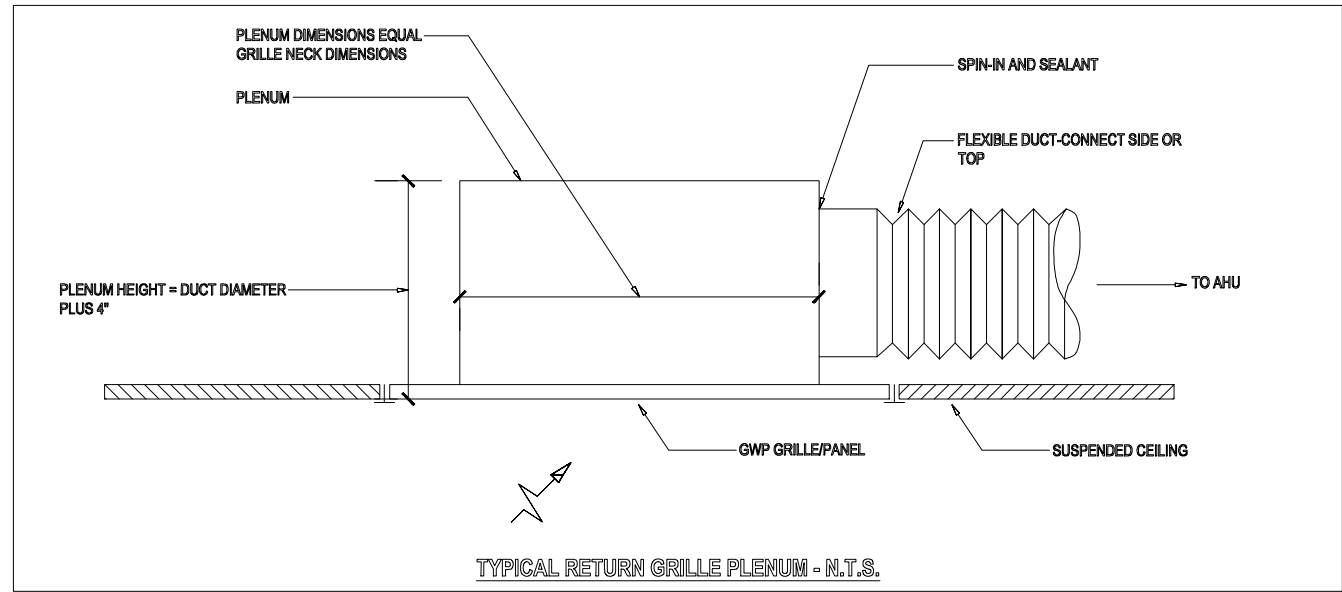
GENERAL HVAC NOTES (APPLIES TO ALL DRAWINGS)

- ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS, STATE, LOCAL, & NATIONAL CODES.
- THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL.
- THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE WORKING INSTALLATION.
- THE DUCT DESIGN AS SHOWN TAKES INTO ACCOUNT THE STATIC PRESSURES AND SYSTEM LOSSES FROM THE EQUIPMENT AND ACCESSORIES SHOWN AS SCHEDULED.
- VARIATIONS FROM THIS EQUIPMENT, DUCTWORK OR ROUTING LOCATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS REGISTERED OR CERTIFIED IN THE STATE OF FLORIDA.
- WHEN APPLICABLE -THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITHMANUFACTURERS RECOMMENDATIONS, SMACNA MANUALS AND THE FOLLOWING SCHEDULE:
 - RIGID RECTANGULAR DUCT** - GALVANIZED SHEET METAL DUCT SECTIONS, USE SMACNA APPROVED CONNECTION APPROACH. EXTERNALLY INSULATED WITH R6 FOIL BACKED INSULATION AND VAPOR BARRIER. ALL RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES. UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS.
 - FIBREBOARD RECTANGULAR DUCT** - FIBERGLASS DUCT BOARD, MINIMUM R6 INSULATION. ANY RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES OR UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS. BLACKBOARD WHERE VISIBLE.
 - RIGID ROUND DUCT** - GALVANIZED SHEET METAL, WRAPPED WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.
 - FLEXIBLE DUCTS** - FLEXIBLE WIRE REINFORCED DUCT WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.
 - EXHAUST DUCT** - GALVANIZED SHEET METAL, UNINSULATED.
- AIR DISTRIBUTION DEVICES TO BE AS SCHEDULED, REFER TO PLANS FOR AIR PATTERN AND DIRECTIONS AND PROVIDE PATTERN CONTROLLERS AS REQUIRED.
- ALL DUCT SIZES INDICATE INSIDE "FREE AREA" DIMENSIONS. THERMOSTATS SHALL BE PRGRAMMABLE TYPE, C/W INTEGRATED HUMIDISTAT OR APPROVED EQUAL & MOUNTED 54" ABOVE FINISHED FLOOR.
- THE HVAC CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' WITH PARTICULAR REFERENCE TO SECTIONS 4 THRU 6.
- THE HVAC CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED.
- ALL EQUIPMENT, THERMOSTATS, SENSORS AND CONTROL PANELS SHALL BE CLEARLY AND PERMANENTLY MARKED WITH THE SYSTEM NUMBER IT SERVES. EQUIPMENT TAGS SHALL BE ENGRAVED OR EMBOSSED AND SECURED BY EQUIPMENT NOTES:REWS

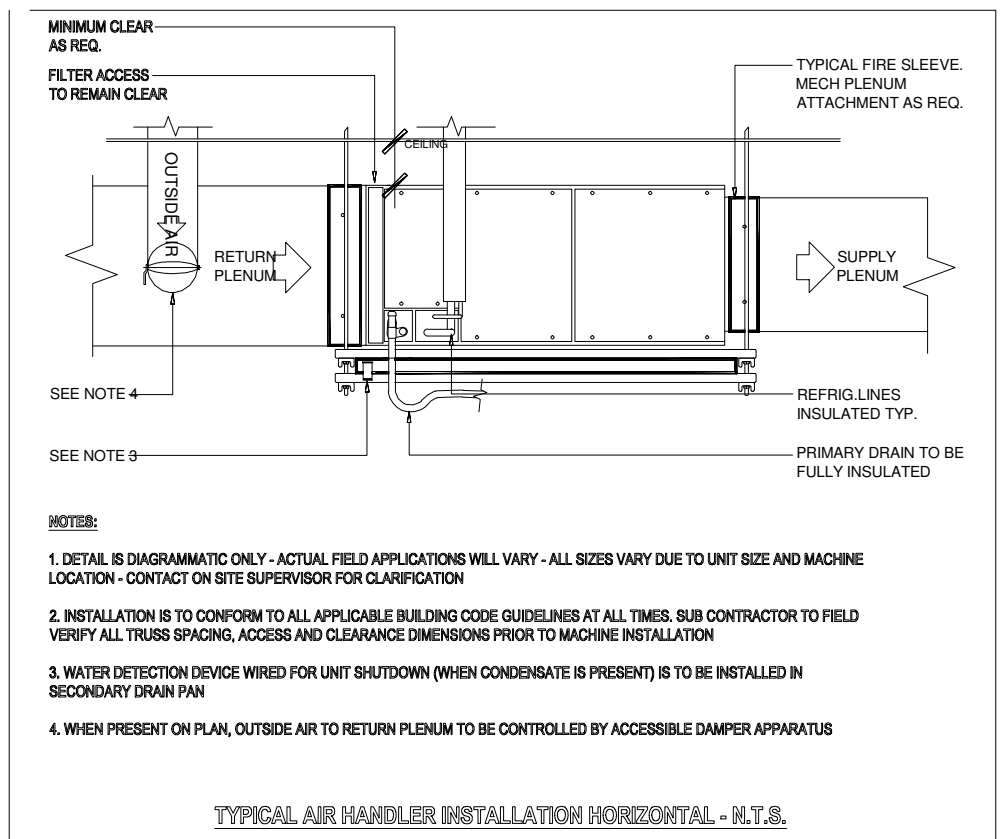
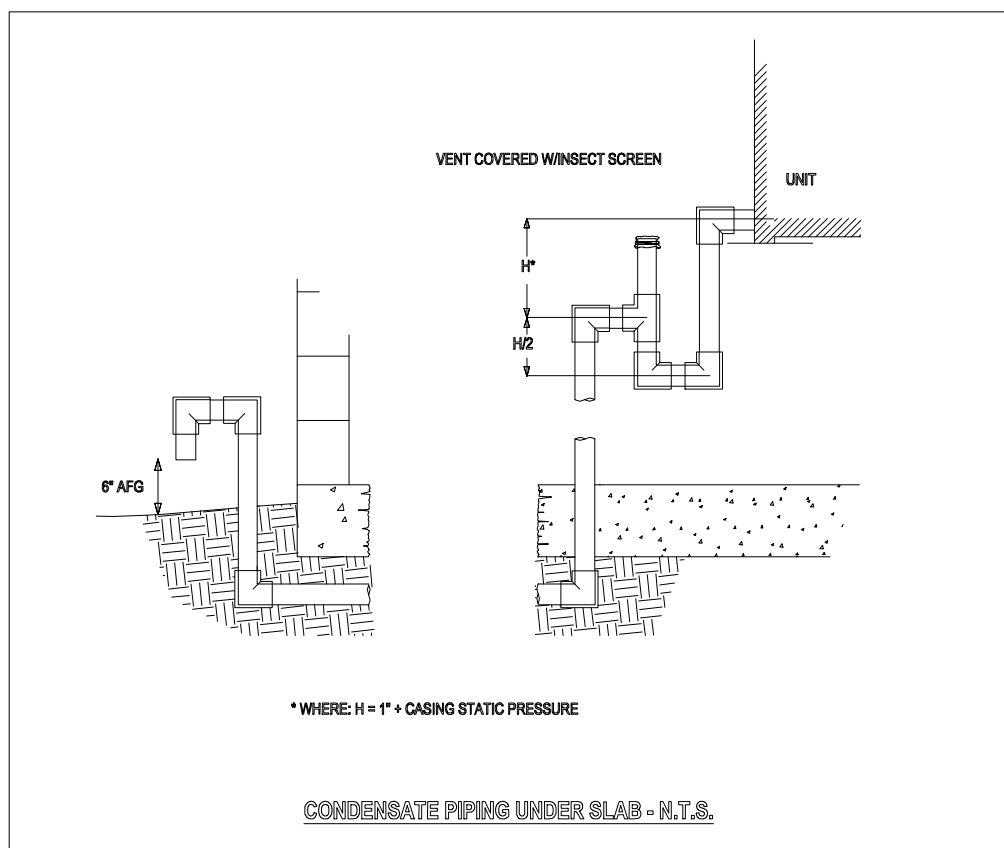
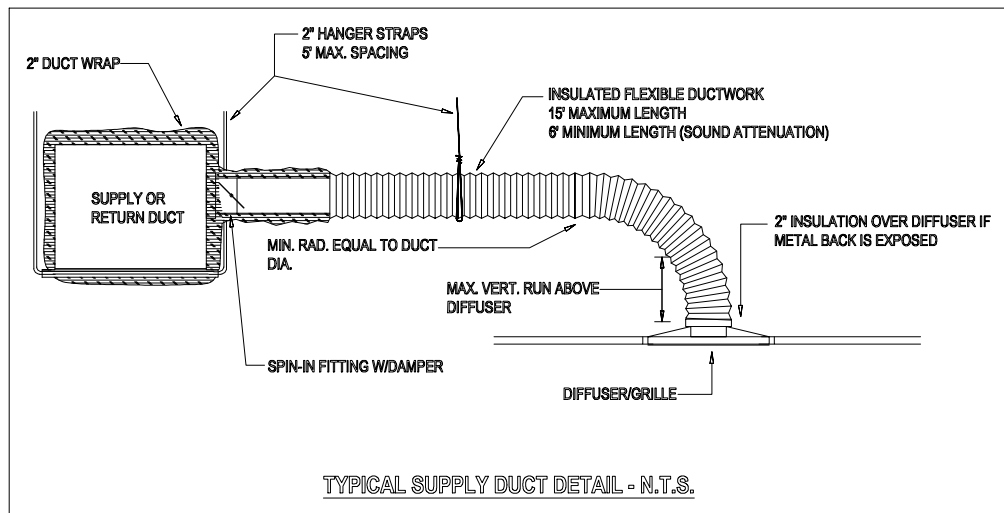
- THE MECHANICAL DESIGN AND EQUIPMENT SELECTION HAS BEEN COORDINATED WITH PLUMBING AND ELECTRICAL IALLED IN REQUIREMENTS AND WITH ARCHITECTURAL DRAWINGS THAT WERE AVAILABLE AT THE TIME OF DESIGN. THE MECHANICAL CONTRACTOR SHALL NOTIFY THE GC/CM OF FIELD CONDITIONS THAT MAY REQUIRE ALTERNATE DUCT SIZES OR ROUTING PRIOR TO MAKING SUCH CHANGES
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL NG CONTRACTOR/CONSTRUCTION MANAGER TO SUPERVISE THE COORDINATION ALL COMPONENTS OF THE BUILDING DESIGN, INCLUDING BUT NOT LIMITED TO THE ROOF TRUSSES, STRUCTURAL MEMBERS AND ARCHITECTURAL FEATURES, TO ENSURE FULL AND COMPLETE COMPLIANCE WITH THE DESIGN ON DOCUMENTS. THIS WILL REQUIRE THE REVIEW OF SHOP NDARD 5 DRAWINGS BEFORE MANUFACTURING OF THESE COMPONENTS. ANY FAILURE TO COORDINATE THE WORK IS SOLELY THE RESPONSIBILITY OF THE GC/CM

STANDARD MEP COORDINATION APPROACH

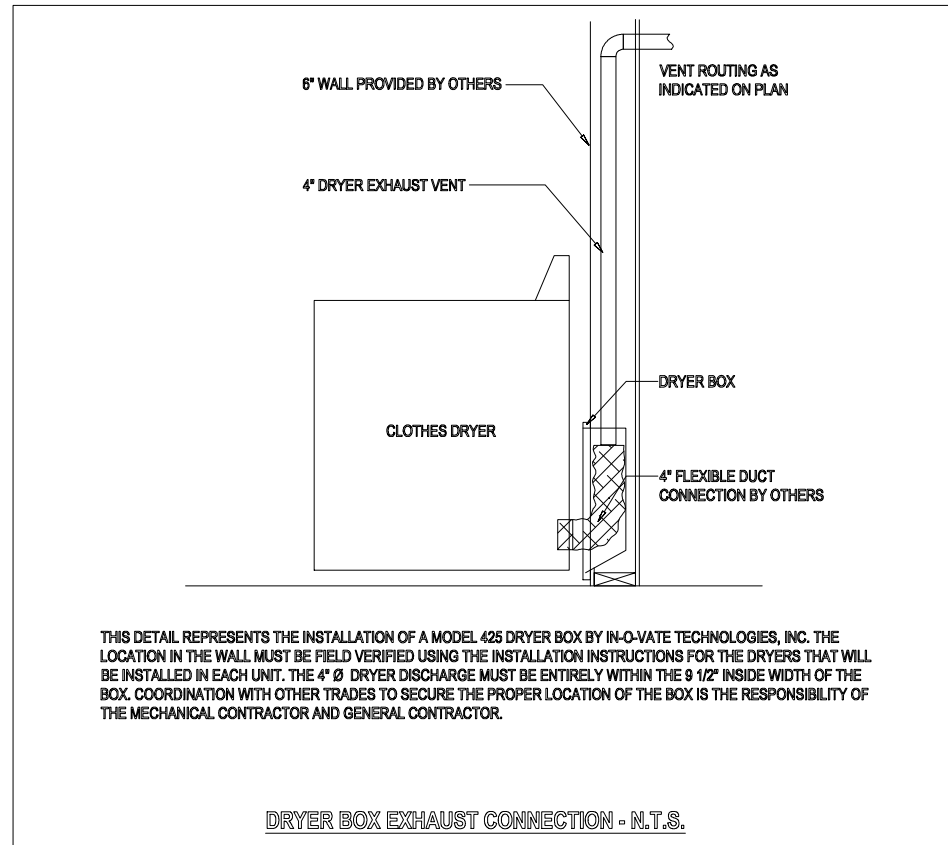
- COOLING CAPACITIES BASED ON 75°F DB, 63°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
- PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
- EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
- ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
- AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS



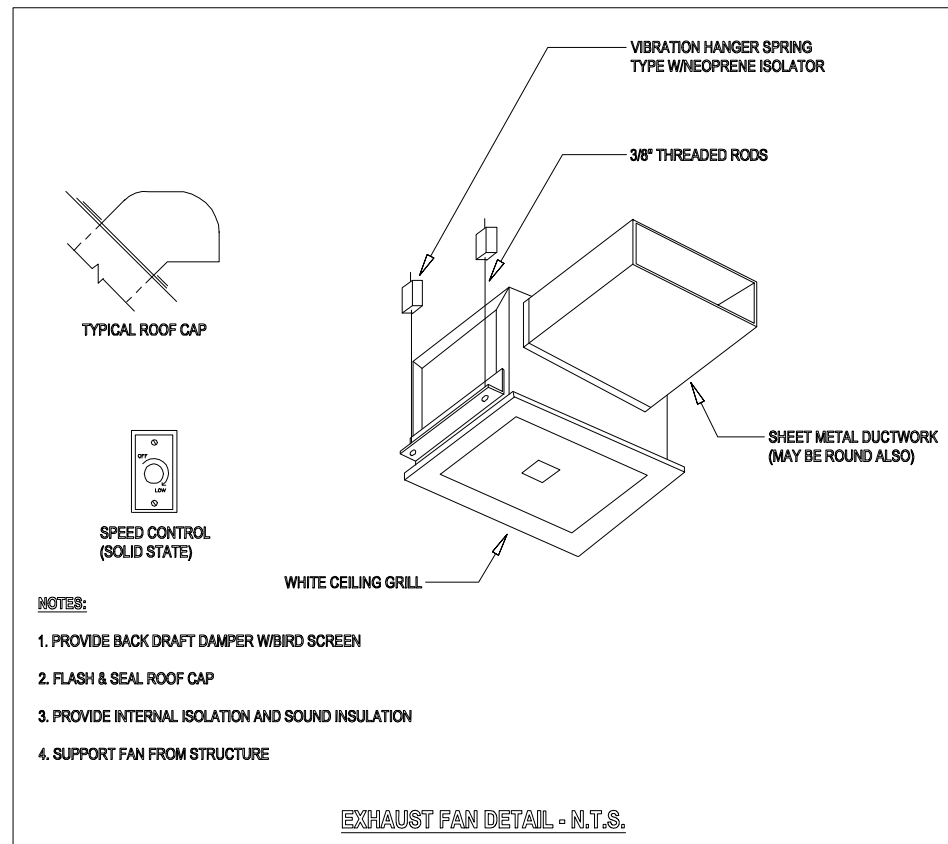
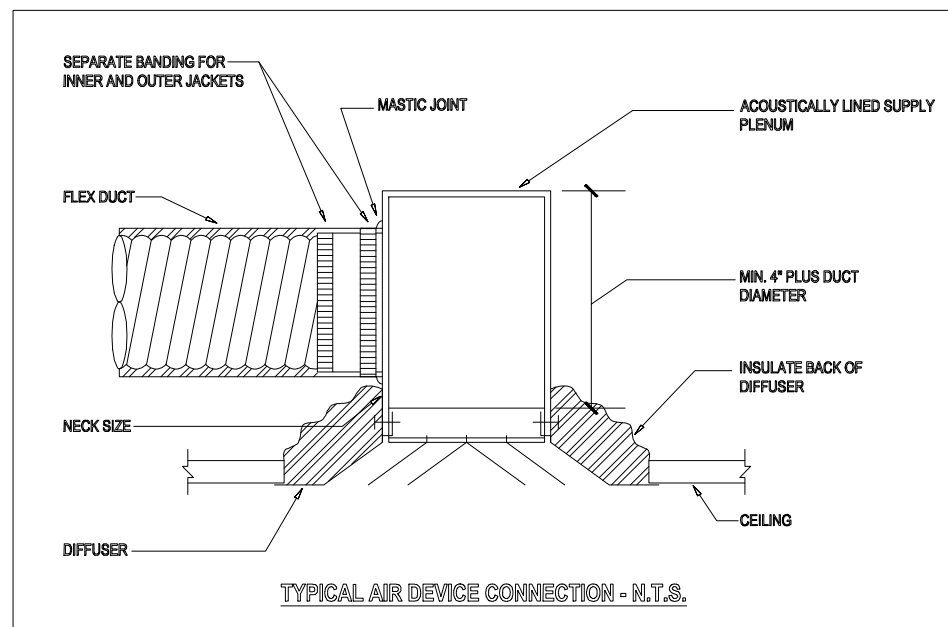
- TYPICAL VERTICAL AHU DETAIL**
- DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND HEIGHT OF STAND - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
 - INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY CLOSET/STAND DIMENSIONS PRIOR TO DRYWALL INSTALLATION
 - SECONDARY DRAIN LINE TO BE PROVIDED WITH WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN WHEN CONDENSATE IS PRESENT IN LINE
 - WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY DAMPER APPARATUS ACCESSIBLE FROM INTERIOR OF MECHANICAL UNIT CLOSET



TYPICAL AIR HANDLER INSTALLATION HORIZONTAL - H.T.S.



DRYER BOX EXHAUST CONNECTION - H.T.S.



EQUALIZER FAN DETAIL - H.T.S.

PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL 6TH EDITION (2017). PLANS WERE DESIGNED IN ACCORDANCE WITH FBC 2017 AND NEC 2014.

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BAUMAN RESIDENCE
127 50TH ST
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MECHANICAL NOTES

PROJECT #: 20-039
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No.	Description	Date

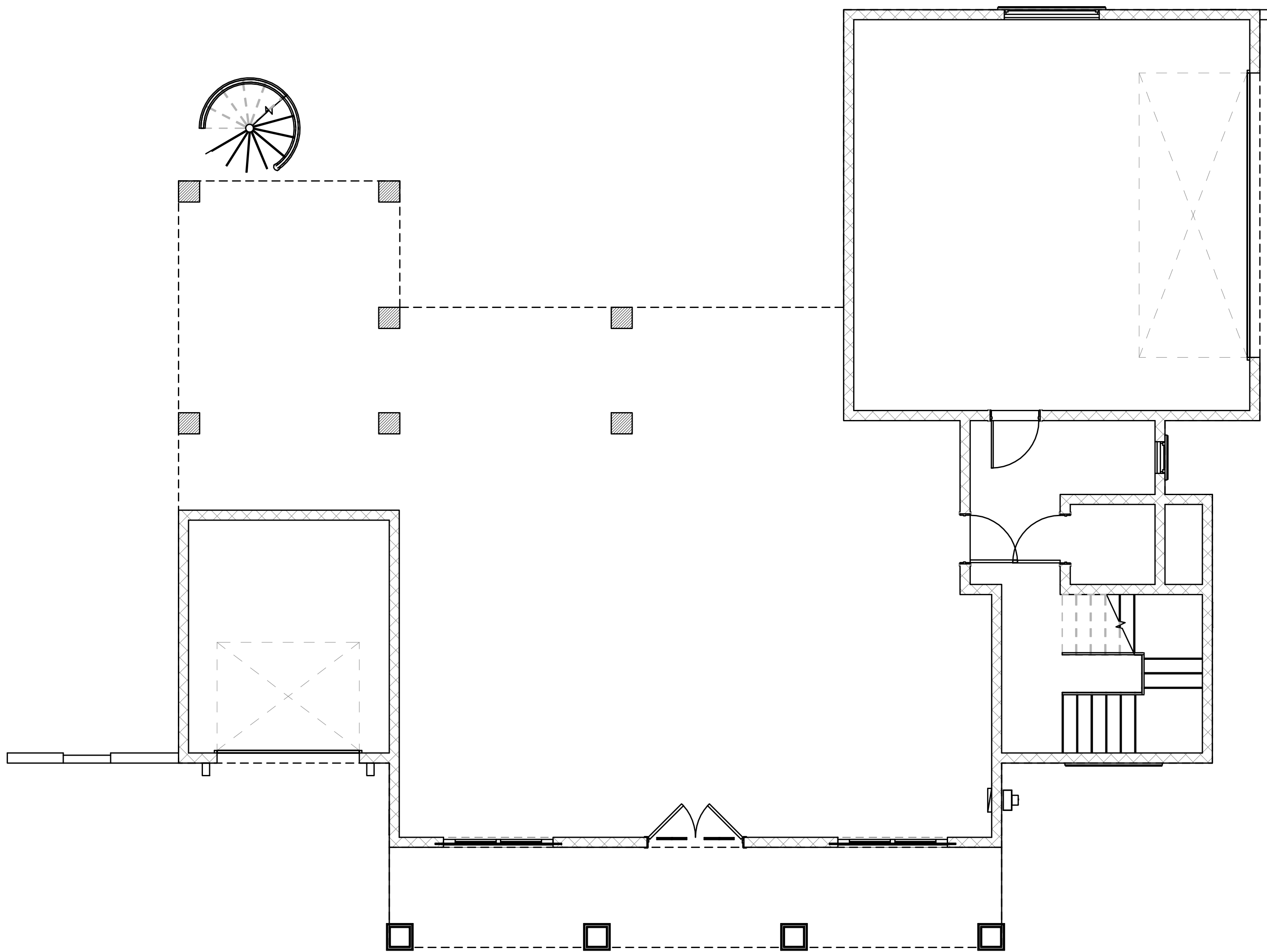
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PLUMBING

PROJECT #: 20-039
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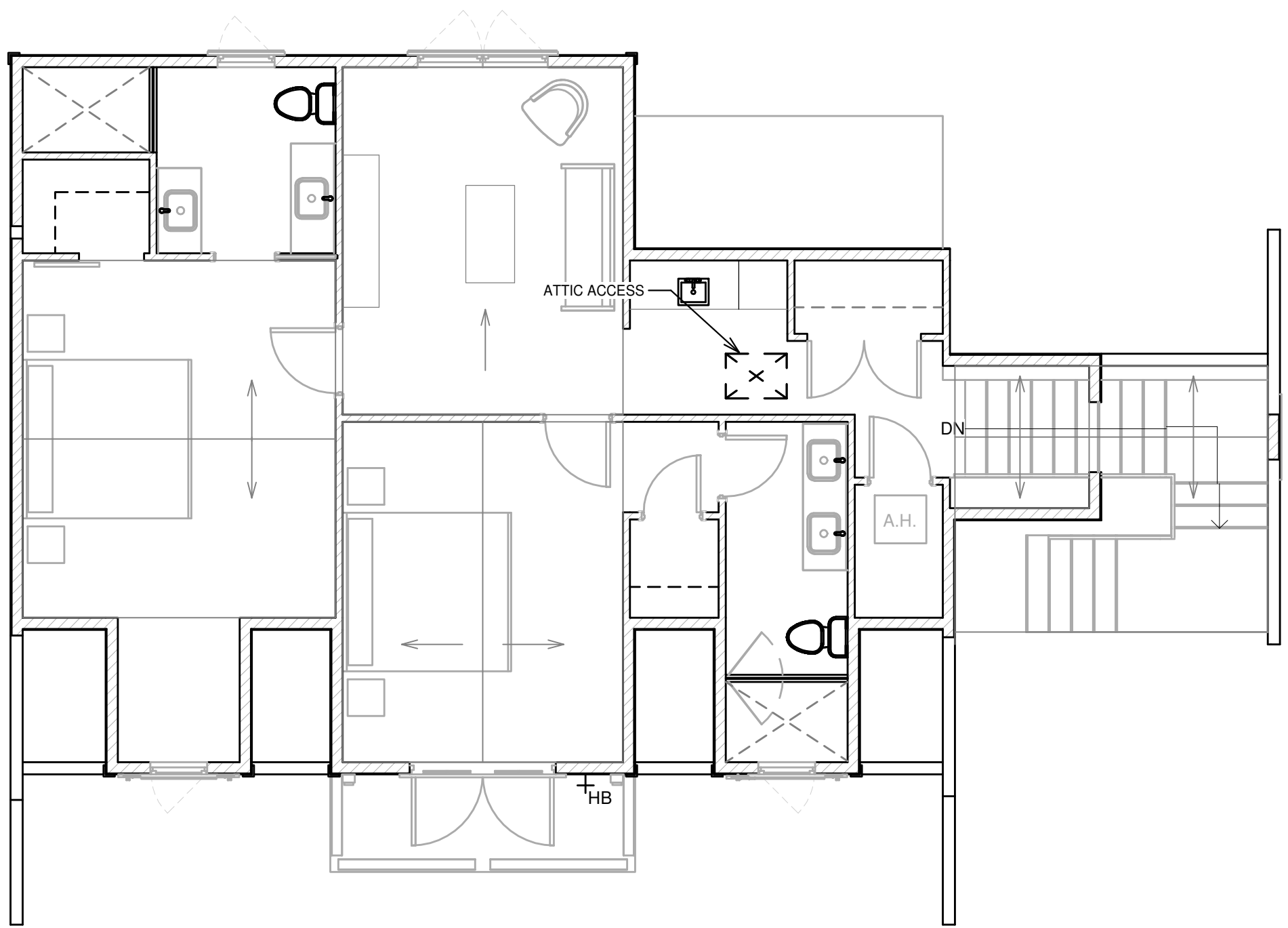
PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION 4S DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL 6TH EDITION (2017). PLANS WERE DESIGNED IN ACCORDANCE WITH FBC 2017 AND NEC 2014.



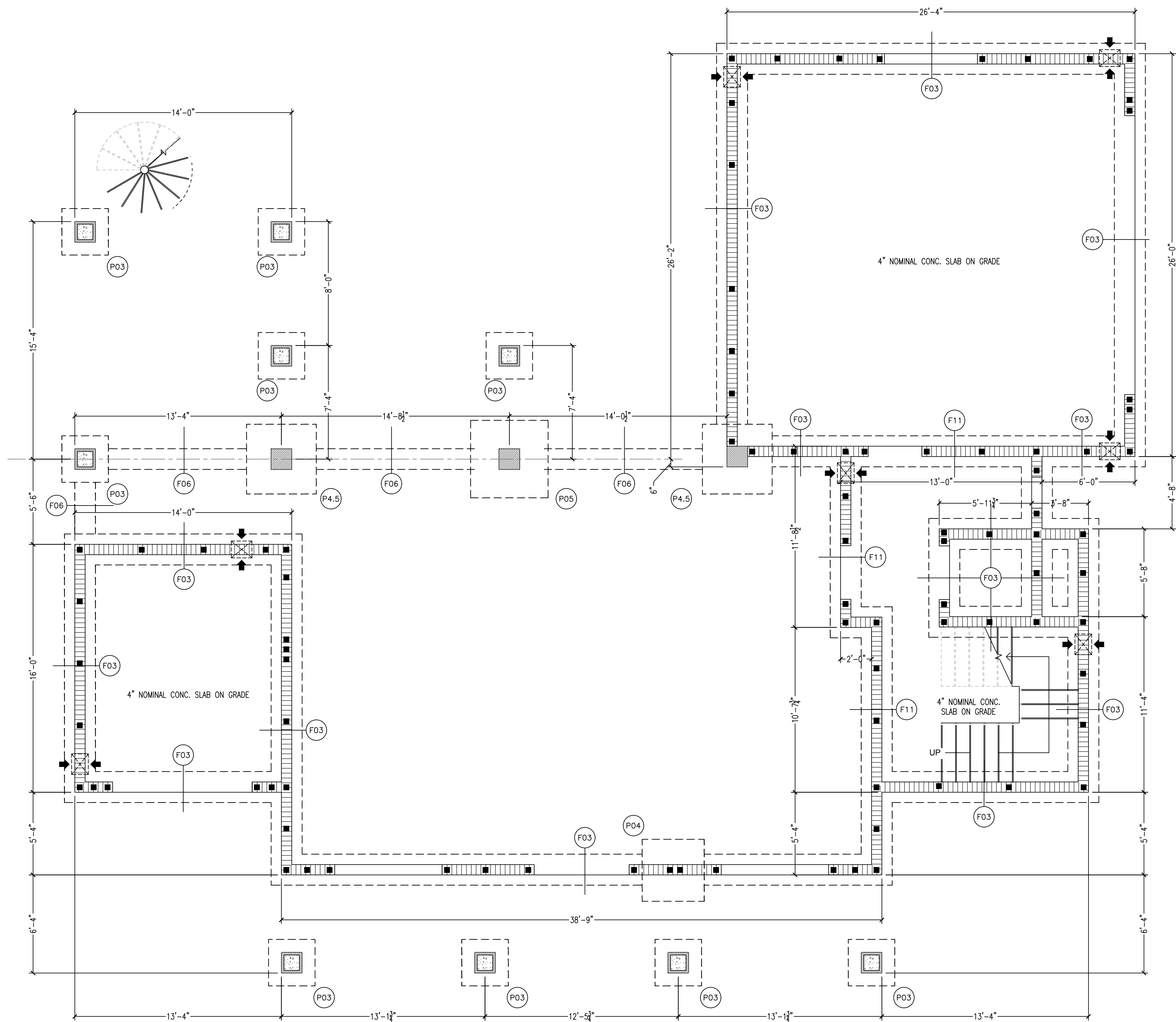
GROUND LEVEL PLUMBING PLAN
3/16" = 1'-0"



1ST LVL PLUMBING PLAN
3/16" = 1'-0"



2ND LVL PLUMBING PLAN
3/16" = 1'-0"



FLOW THRU CALCULATIONS

SEE ARCH PLANS FOR DETAILS AND LOCATIONS

HYDROSTATIC RELIEF: 200 Sq. Ft per Vent
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA

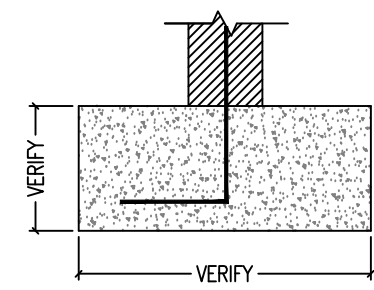
CALCULATIONS: $A / V = N$

A= TOTAL ENCLOSED AREA (Sq. Ft.) V= HYDROSTATIC RELIEF OF VENT N= NUMBER OF VENTS REQUIRED
[1218 Sq. Ft. / 200 Sq. Ft. = MIN. 7 VENTS REQUIRED]
(12) VENTS PROVIDED DUE TO INTERMEDIATE WALLS. 2,400 Sq. Ft. OF RELIEF.

FOUNDATION PLAN

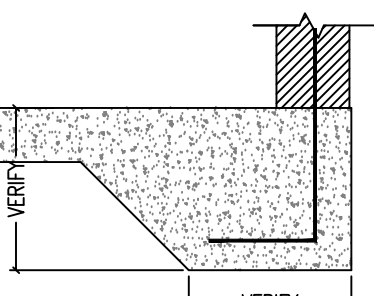
SCALE: $1/4" = 1'-0"$

LOAD BEARING
WALL



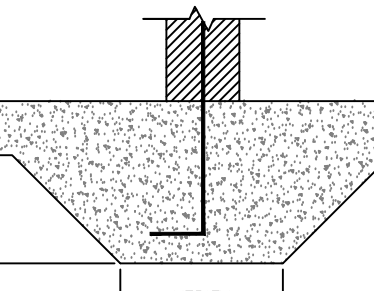
TYPICAL STEM WALL

LOAD BEARING
WALL



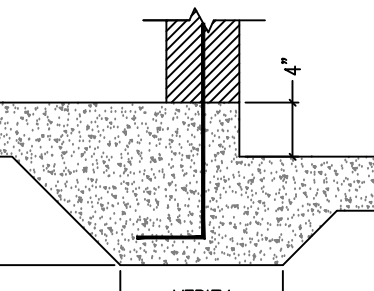
TYPICAL MONO FOOTER

LOAD BEARING
WALL



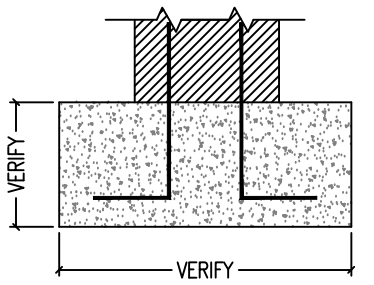
TYPICAL INTERIOR FOOTING

LOAD BEARING
WALL



TYPICAL STEP DOWN FOOTING

LOAD BEARING
COLUMN



TYPICAL CONC. PAD

FOOTING SCHEDULE

MARK	TYPE	SIZE (W x D)	REBAR
F01	STEM WALL	16" x 10"	(2) #5
F02	STEM WALL	20" x 10"	(3) #5
F03	STEM WALL	24" x 12"	(3) #5
F04	STEM WALL	30" x 12"	(4) #5
F05	MONO FOOTER	12" x 8"	(2) #5
F06	MONO FOOTER	16" x 12"	(2) #5
F07	MONO FOOTER	16" x 20"	(3) #5
F08	INTERIOR FOOTING	12" x 12"	(2) #5
F09	INTERIOR FOOTING	16" x 16"	(2) #5
F10	STEP DOWN FOOTING	12" x 12"	(2) #5
F11	STEP DOWN FOOTING	24" x 16"	(2) #5

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REBAR
P02	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. WAY
P04	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. WAY
P4.5	CONC. PAD	4'-6" x 4'-6" x 1'-4"	(6) #5 EA. WAY
P05	CONC. PAD	5'-0" x 5'-0" x 1'-4"	(6) #5 EA. WAY

WALL LEGEND:

- 4" FRAME WALL
- 6" FRAME WALL
- 8" CMU WALL

INDICATES POINT
LOAD FROM ABOVE:



REBAR LOCATION:

- ONE STORY BLOCK WALLS TO HAVE
#5 REBAR @ 6" O.C.
- TWO STORY BLOCK WALLS TO HAVE
#5 REBAR @ 4" O.C.

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS,
CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.
SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS

New Residence for:

127 50th St
Holmes Beach, FL 34217

REVISION

REASON

DATE

TAG

SEAL

Date: 11/12/2020

Drawn by: JAG

Job No.: 20-0386

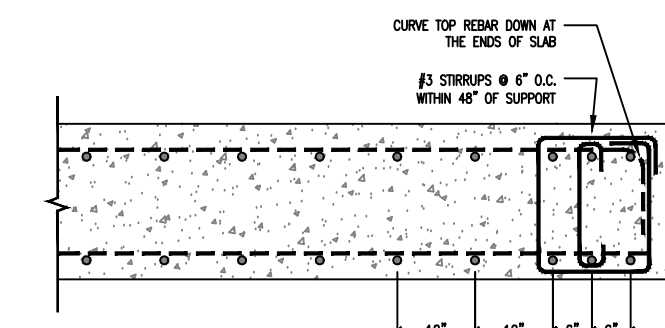
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S2.1

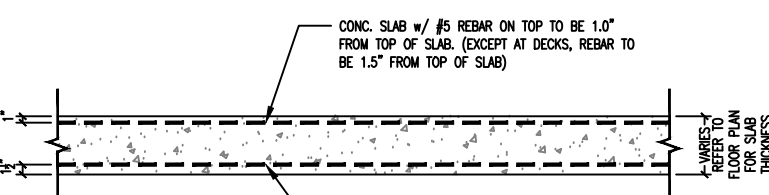
Diagram illustrating the 6 inch Slab Detail. The slab is shown in cross-section, resting on a vertical steel reinforcement cell in a shear wall. The slab thickness is indicated as 6 inches. The vertical steel reinforcement is turned down to top steel 4'-0" long on each side of the vertical reinforcement cell in the shear walls (typical). The slab edge is reinforced with (3) #5 bars at 6" O.C. The distance from the centerline of the slab to the edge of the slab is 48 inches. The vertical steel reinforcement is turned down to top steel 4'-0" long on each side of the vertical reinforcement cell in the shear walls (typical).

Labels and dimensions:

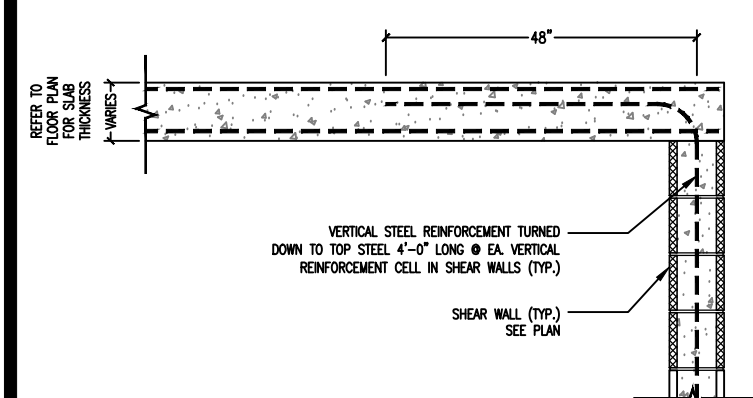
- 48"
- VARIES
- EDGE TO FLOOR PLAN FOR SLAB THICKNESS
- (3) #5 @ SLAB EDGE @ 6" O.C.
- VERTICAL STEEL REINFORCEMENT TURNED DOWN TO TOP STEEL 4'-0" LONG @ EA. VERTICAL REINFORCEMENT CELL IN SHEAR WALLS (TYP.)
- 6" SLAB DETAIL
- SCALE: N.T.S.
- SHEAR WALL (TYP.) SEE PLAN



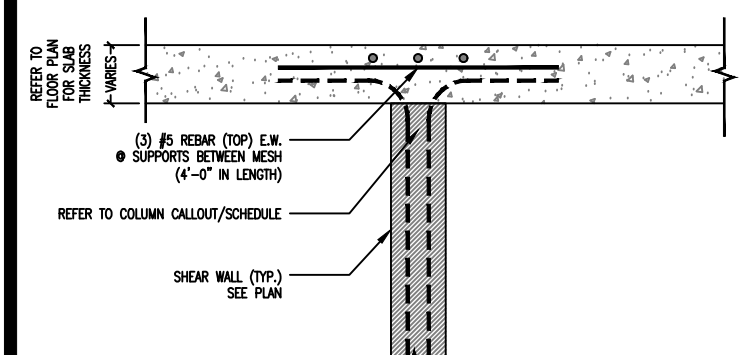
SLAB EDGE DETAIL
SCALE: N.T.S.



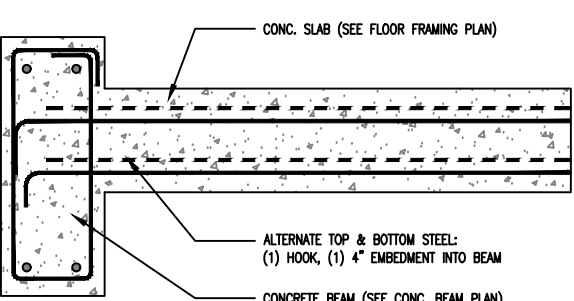
SLAB DETAIL
SCALE: N.T.S.



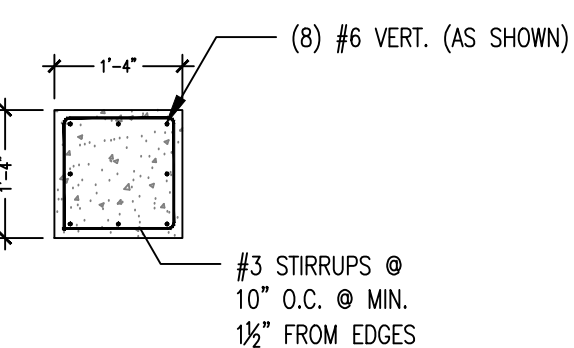
SLAB TO WALL DETAIL
SCALE: N.T.S.



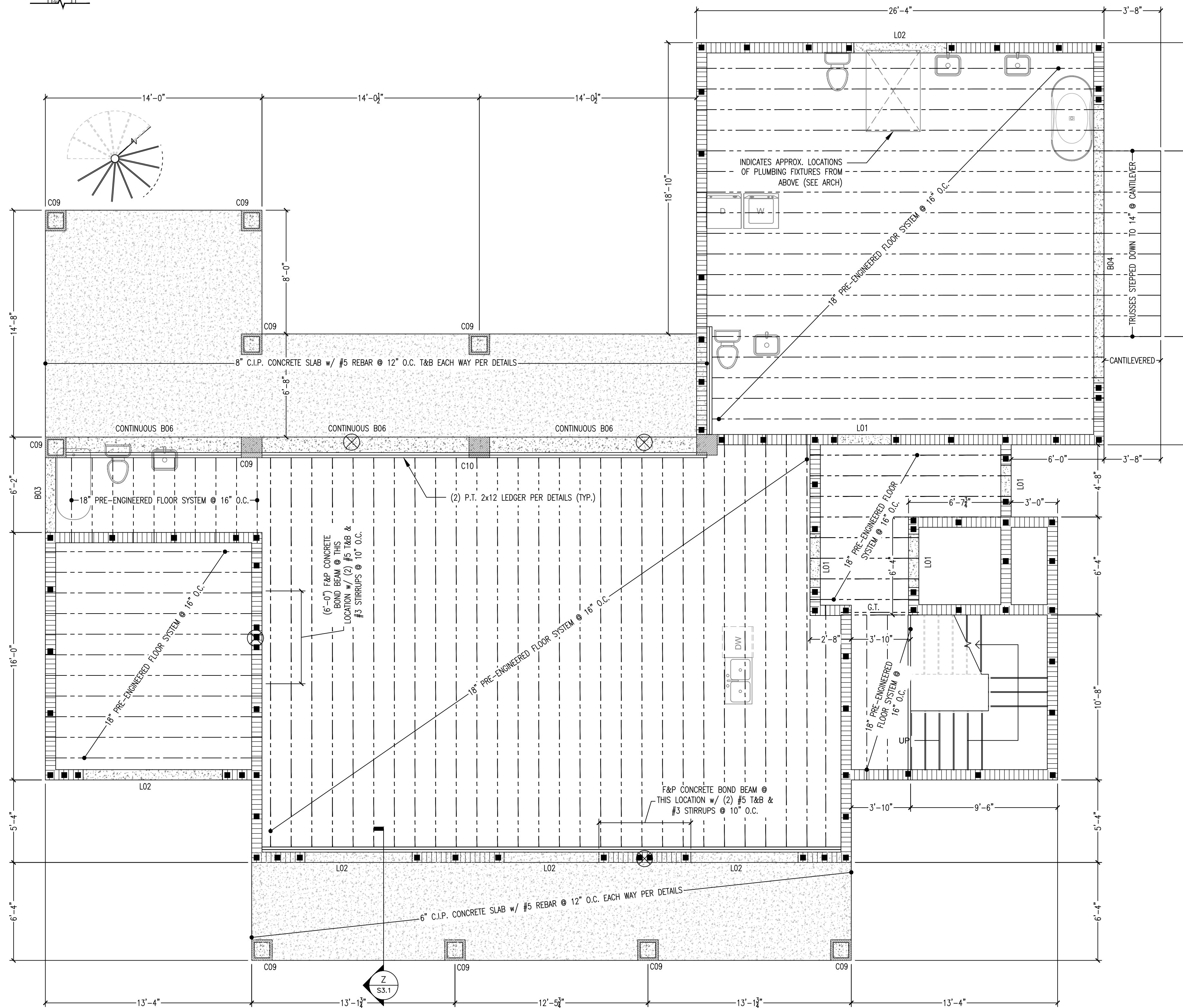
SLAB TO COLUMN DETAIL
SCALE: N.T.S.



SLAB TO BEAM DETAIL
SCALE: N.T.S.



"C10" F&P COLUMN DETAIL
SCALE: N.T.S.



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

8" WIDE PRECAST LINTEL
BLOCK =/

(1) #5 REBAR TOP & (1) #5
REBAR BOTTOM FILLED SOLID

*L01 LINTEL ONLY NEEDS (1)
#5 REBAR

The diagram shows a cross-section of a precast lintel block. The total width is 10 feet. The block is filled with solid material. The rebar specifications are as follows:

- (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID
- *L01 LINTEL ONLY NEEDS (1) #5 REBAR

The dimensions shown are:

- 1.01
- 1.15
- 1.02
- 1.03
- 1.35
- 1.04
- 1.45
- 1.05

The diagram shows a rectangular rebar mat with the following labels and dimensions:

- 3" COVER**: Indicated on the left side of the mat.
- H16**: Dimension for the height of the mat.
- B8**: Dimension for the width of the mat.
- Rebar layout**: A grid of rebar is shown within the mat, with four rebar labeled **B8**, **H16**, **5T**, and **5B (2)**.

Legend for the rebar labels:

- B8**: REBAR SIZE @ BOTTOM
- H16**: REBAR SIZE @ TOP
- 5T**: HEIGHT IN INCHES
- 5B (2)**: WIDTH IN INCHES
- # OF REBAR PER LAYER**: Indicated by the number in the label.

*EXAMPLE "B01"

MARK	TYPE	CONC. STRENGTH	STIRRUPS & SPACING	NOTES
B01	B8 H14 51 58 (2)	3000 psi	#3 @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE	
B02	B8 H14 51 58 (2)	3000 psi	#3 @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE	
B03	B8 H16 51 58 (2)	3000 psi	#3 @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE	
B04	B8 H16 77 78 (2)	3000 psi	#3 @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE	
B05	B8 H18 51 58 (2)	3000 psi	#3 @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE	
B06	B12 H18 81 88 (3)	3000 psi	#3 @ 4" O.C.	

W28 W210 W212 W310 W312

E2'2 E2'6 E3'12 E3'6 E4'16

HEIGHT IN INCHES
OF PLYS
W=LUMBER OR E=ENGINEERED WOOD

E *ALL EXPOSED WOOD TO BE
PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE	NOTES
W28	SOLID SAWN	2"x8"	2	No. 2	
W210	SOLID SAWN	2"x10"	2	No. 2	
W212	SOLID SAWN	2"x12"	2	No. 2	
W310	SOLID SAWN	2"x10"	3	No. 2	
W312	SOLID SAWN	2"x12"	3	No. 2	
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E	
E216	ENGINEERED WOOD	3.5"x16"		MIN. 1.9 E	
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E	
E316	ENGINEERED WOOD	5.25"x16"		MIN. 1.9 E	
E416	ENGINEERED WOOD	7.0"x18"		MIN. 1.9 E	

*ALL EXPOSED WOOD TO BE
PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZE (W
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	8"x8"
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	8"x12"
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (4) #6 VERT. & #3 STIRRUPS @ 10" O.C.	16"x16"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	F&P COLUMN w/ (4) #6 VERT. & #3 STIRRUPS @ 8" O.C.	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"

- 4" FRAME WALL
- 6" FRAME WALL
- 8" CMU WALL

INDICATES POINT
LOAD FROM ABOVE:



- BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C. (U.N.O.)

- BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C. (U.N.O.)

USE SIMPSON HTT5 OR (2)
ST6224 TO MAKE SHEAR
WALL (SEE FRAMING PLAN
FOR LOCATIONS)

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.

ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW

"THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (DEREK NEWCOMER, PE) USING A SHA-1 AUTHENTICATION CODE FOR STRUCTURAL COMPONENTS ONLY AND DOES NOT INCLUDE "E" SHEET(S) OR SHEETS WITHOUT THE APEX LOGO. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPY"

New Residence for:
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[illegible]

SEAL

Date: 11/12/2020

Drawn by: JAG

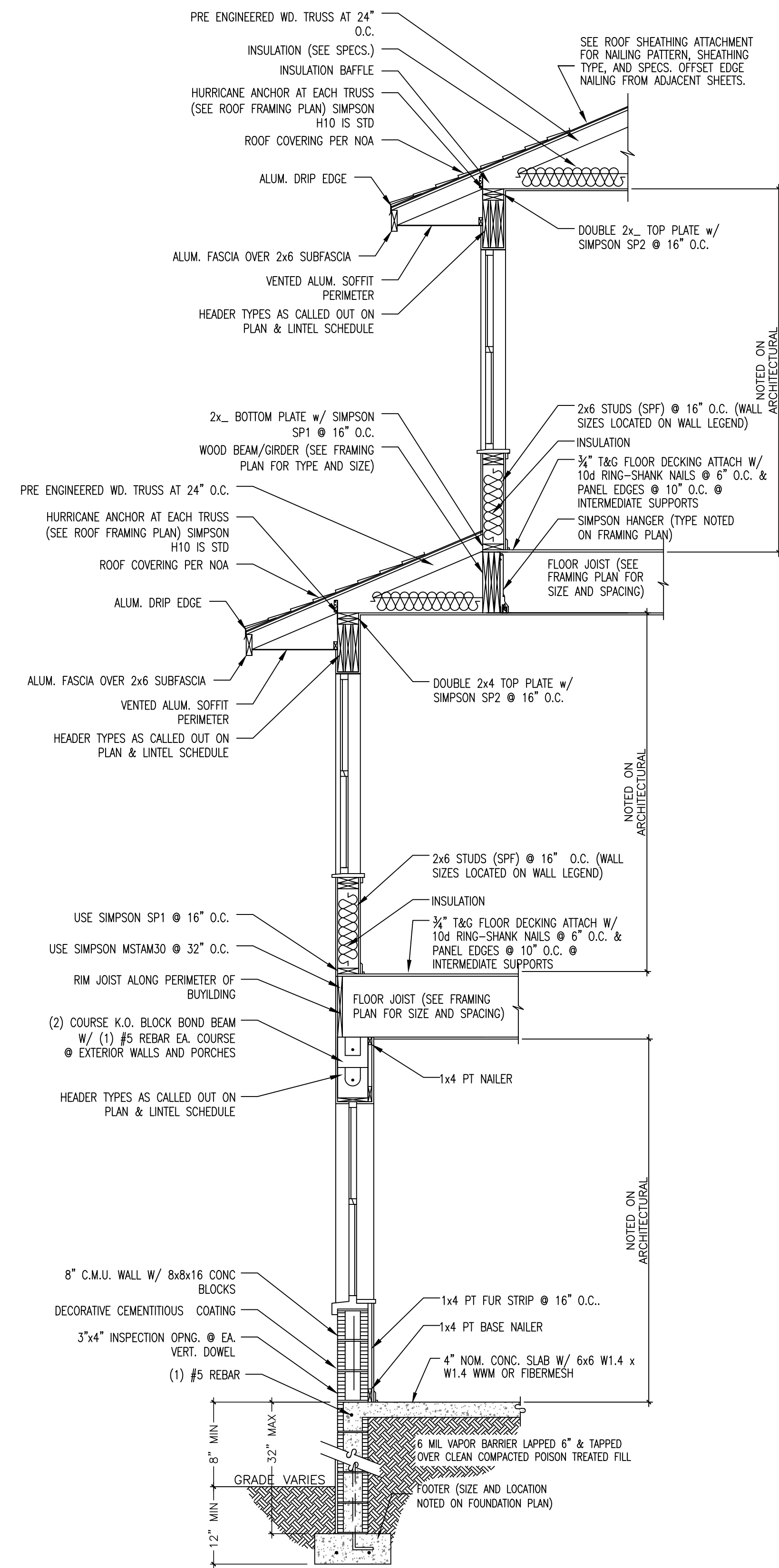
Job No.: 20-0386

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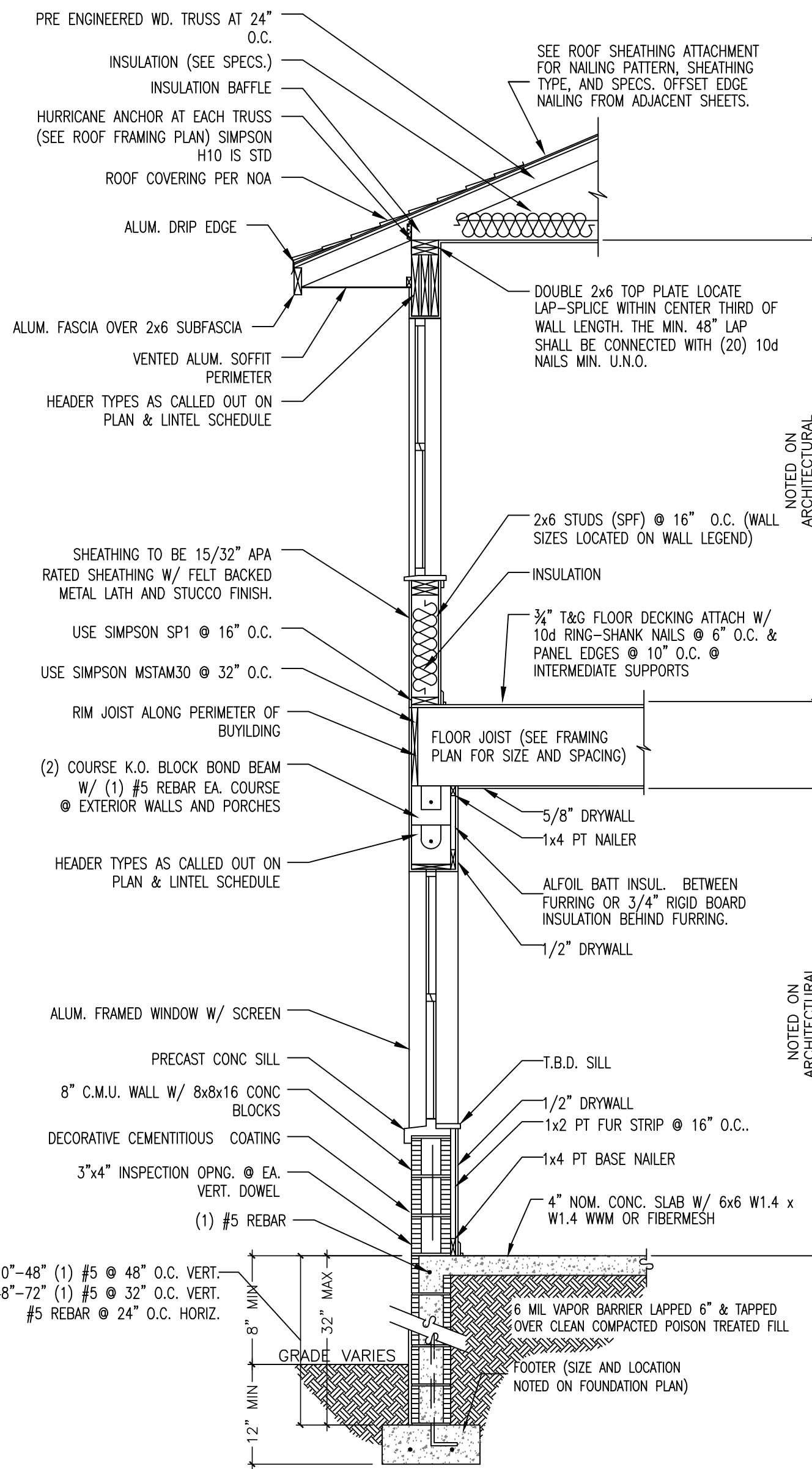
S3.1

S4.1

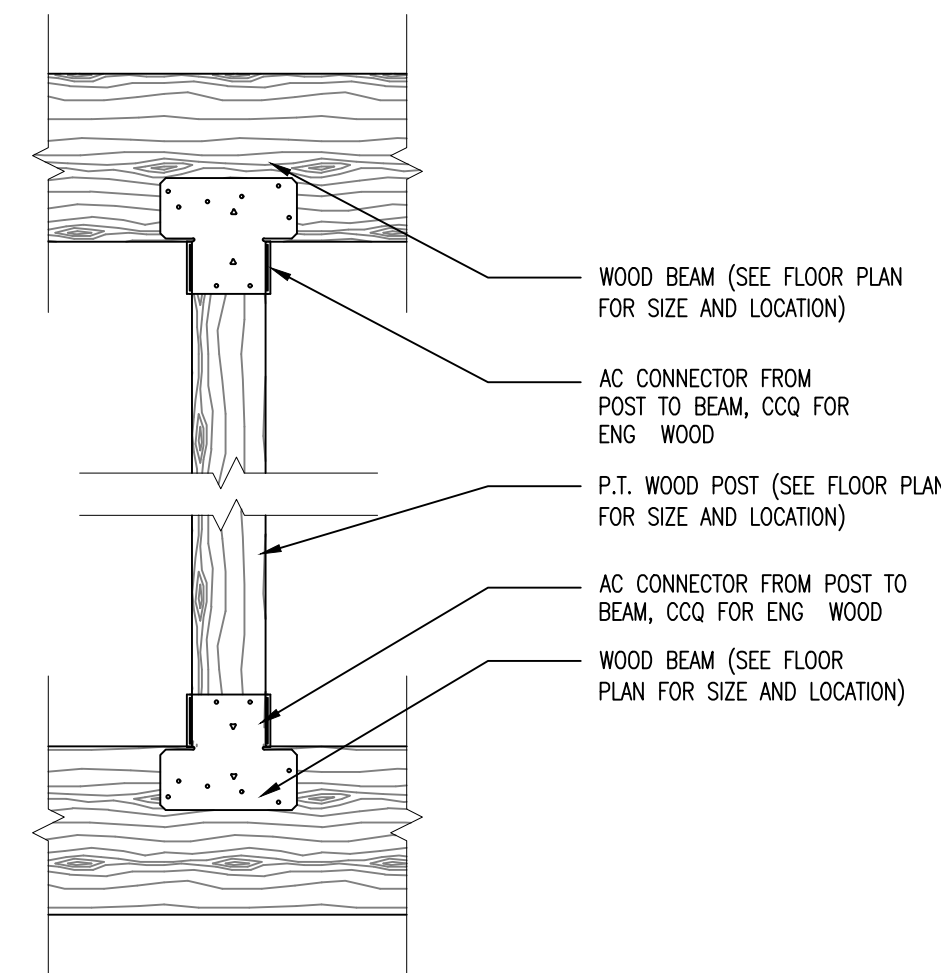
SIMPSON H14 = #1,350
SIMPSON LGT2 = #2,050
SIMPSON LGT3 = #3,685
SIMPSON LGT4 = #4,060
SIMPSON MGT = #5,965
(1) SIMPSON VGT = #4,940 FOR (2) PLY MEMBER
(2) SIMPSON VGT = #7,185 FOR (2) PLY MEMBER
(2) SIMPSON VGT = #8,890 FOR (3) PLY MEMBER
** ADDITIONAL HARDWARE REQUIRED AS NOTED **



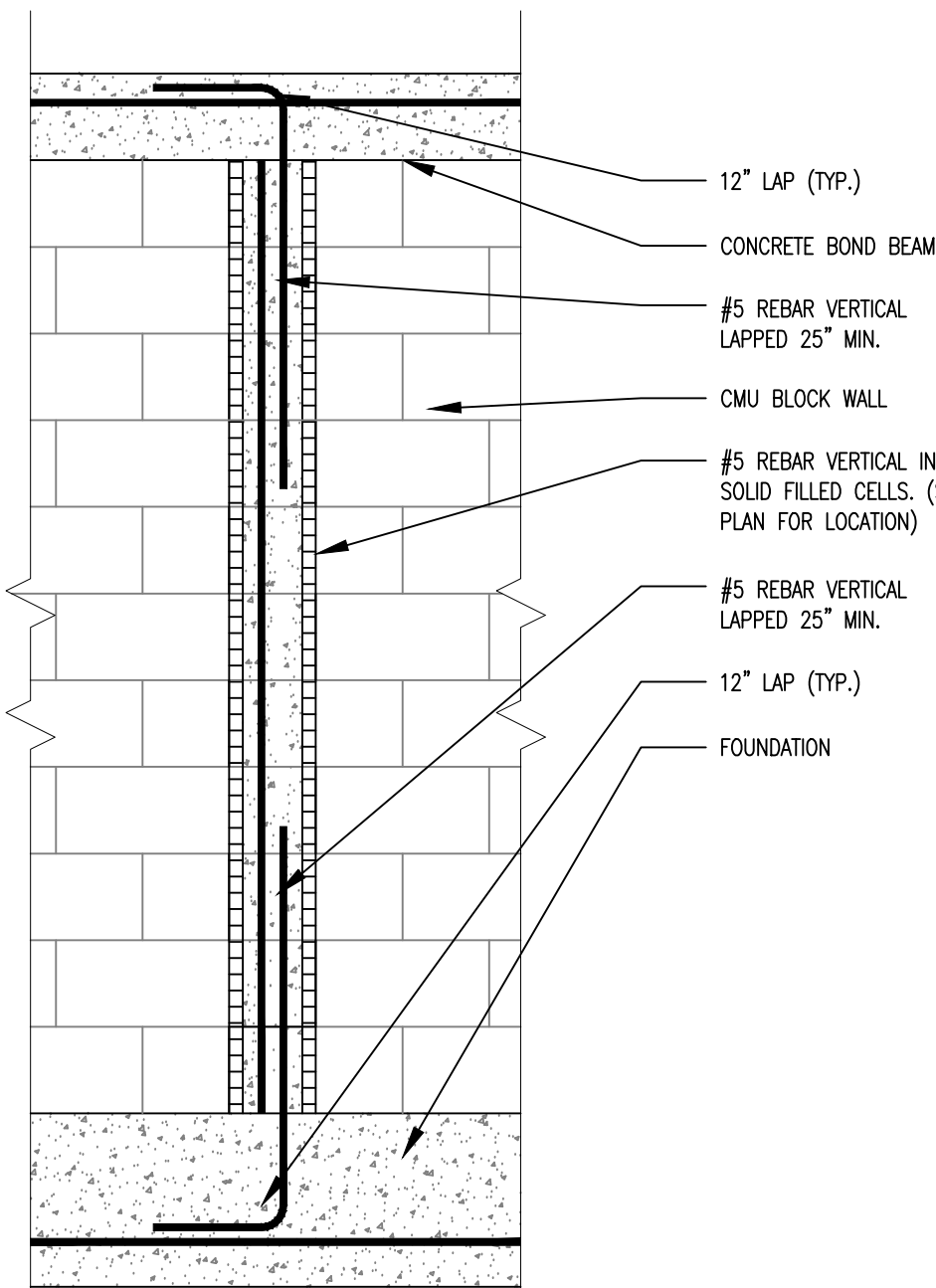
TYPICAL 3-STORY WALL SECTION
SCALE: N.T.S.



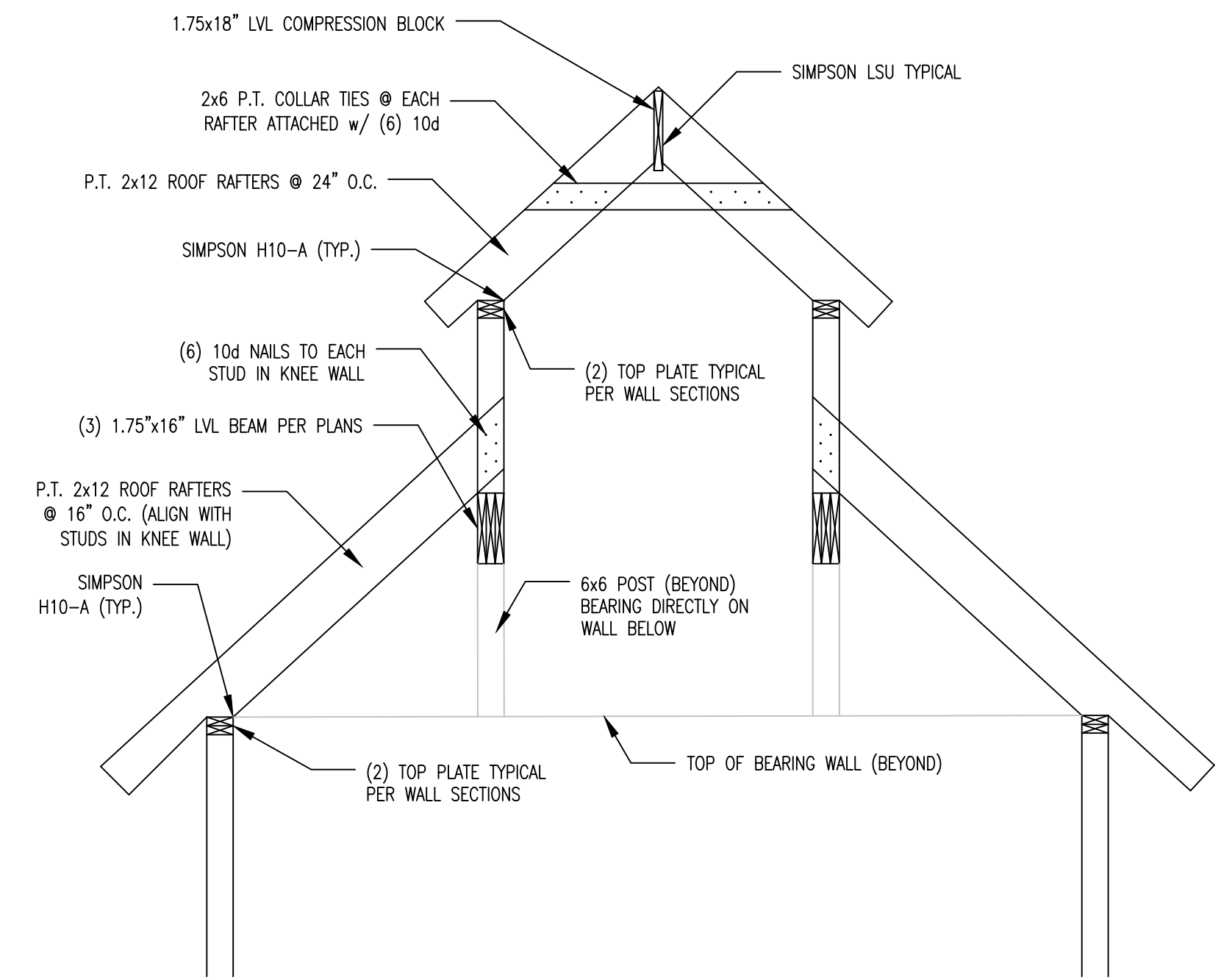
TYPICAL 2-STORY WALL SECTION
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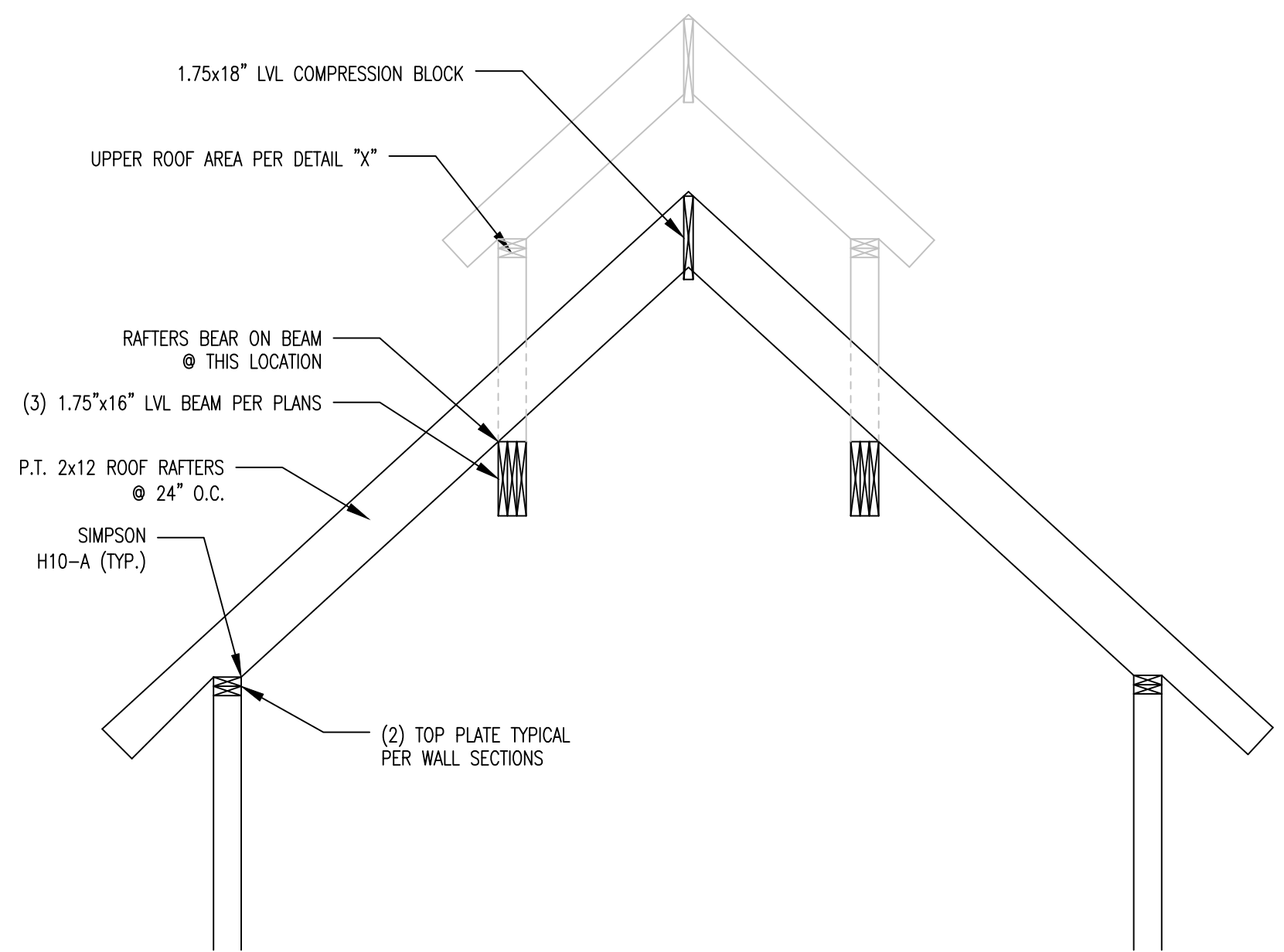
POST CONNECTION DETAIL
SCALE: N.T.S.



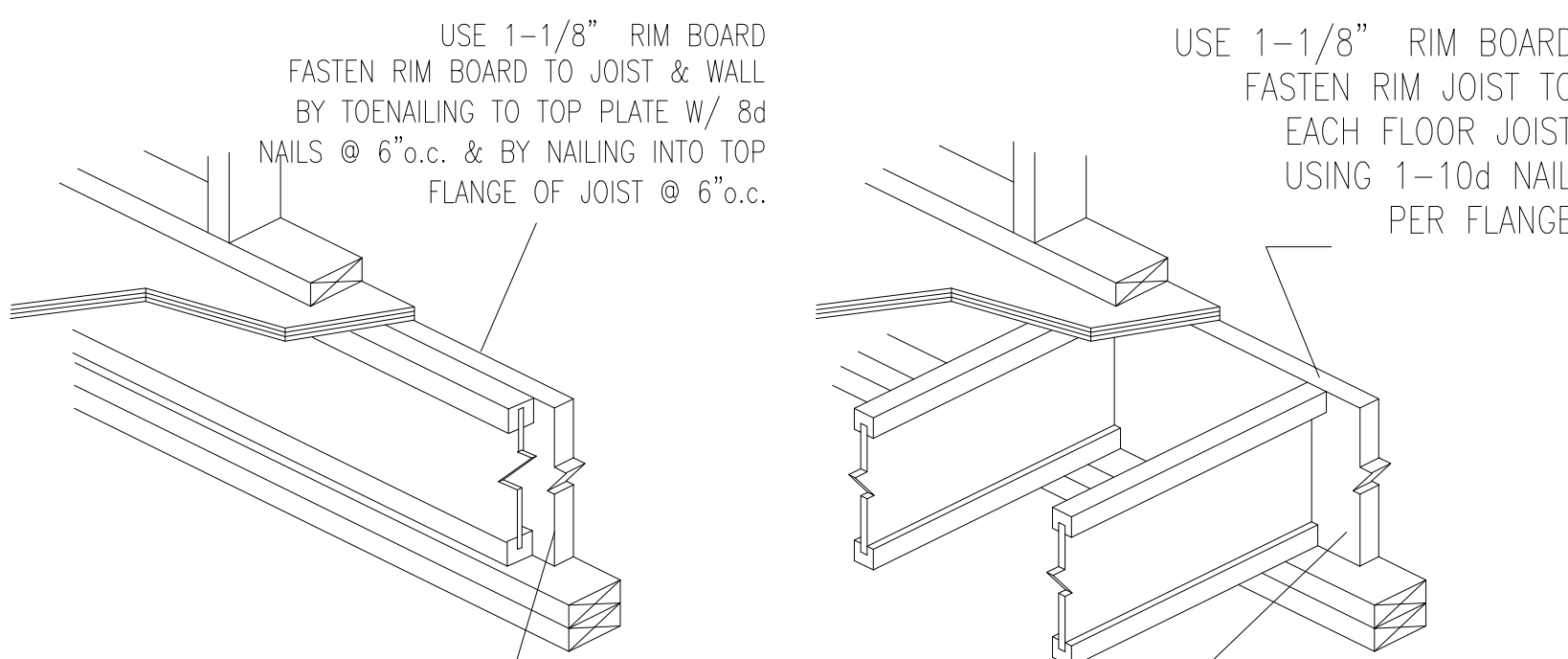
FILLED CELL DETAIL
SCALE: N.T.S.



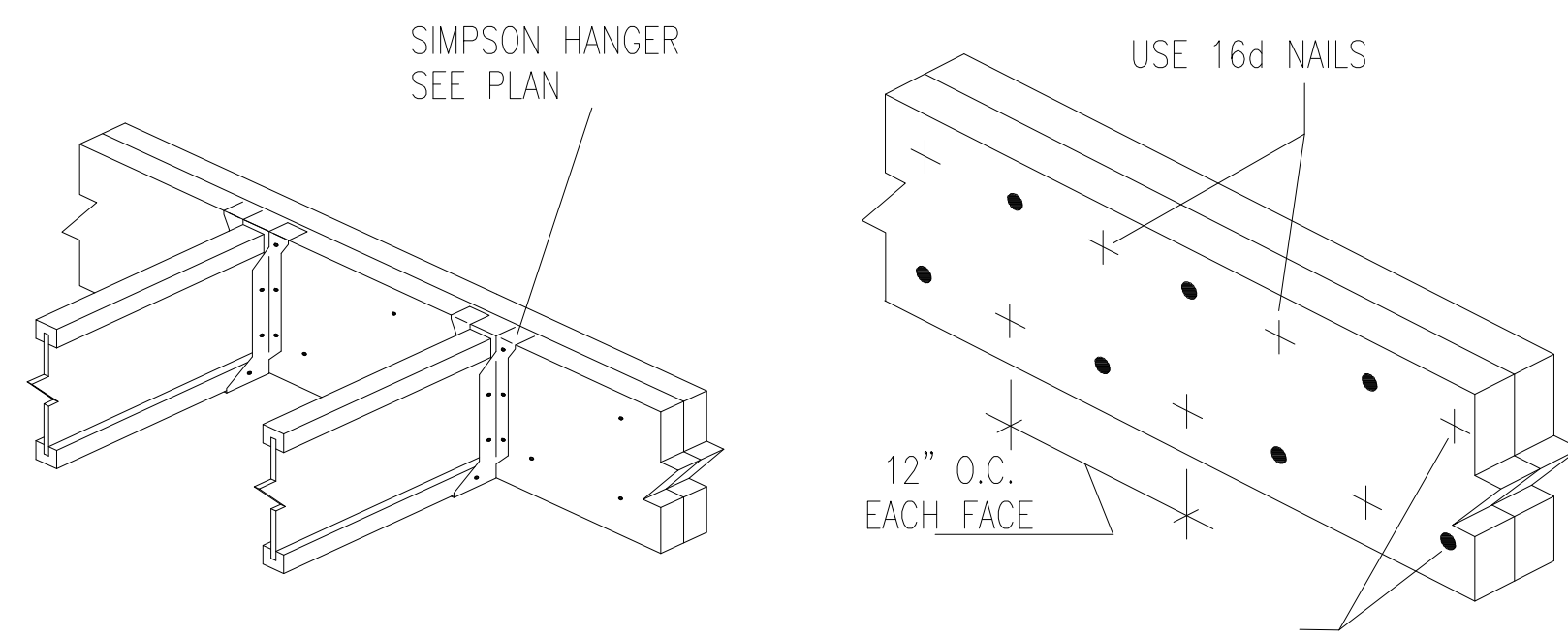
CONVENTIONAL FRAMING DETAIL
SCALE: N.T.S.



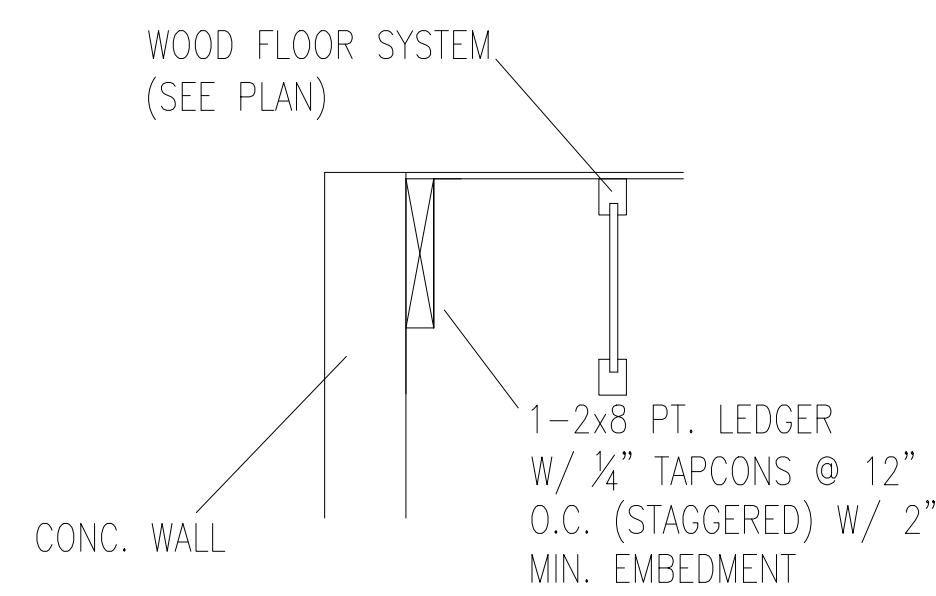
CONVENTIONAL FRAMING DETAIL
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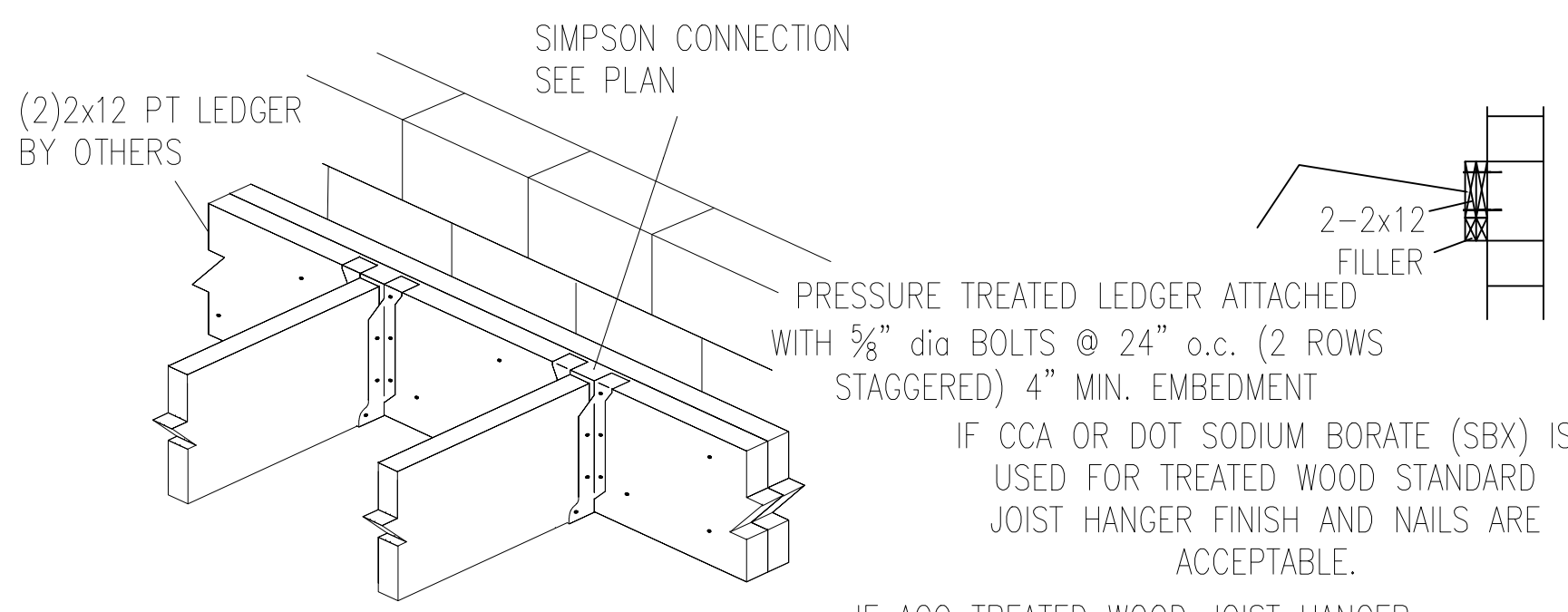
RIM BOARD
RIM JOIST SAME DEPTH AS FLOOR JOIST.



FLOOR BEAM
NAILED CONNECTION



LEDGER DETAIL



LEDGER BEARING

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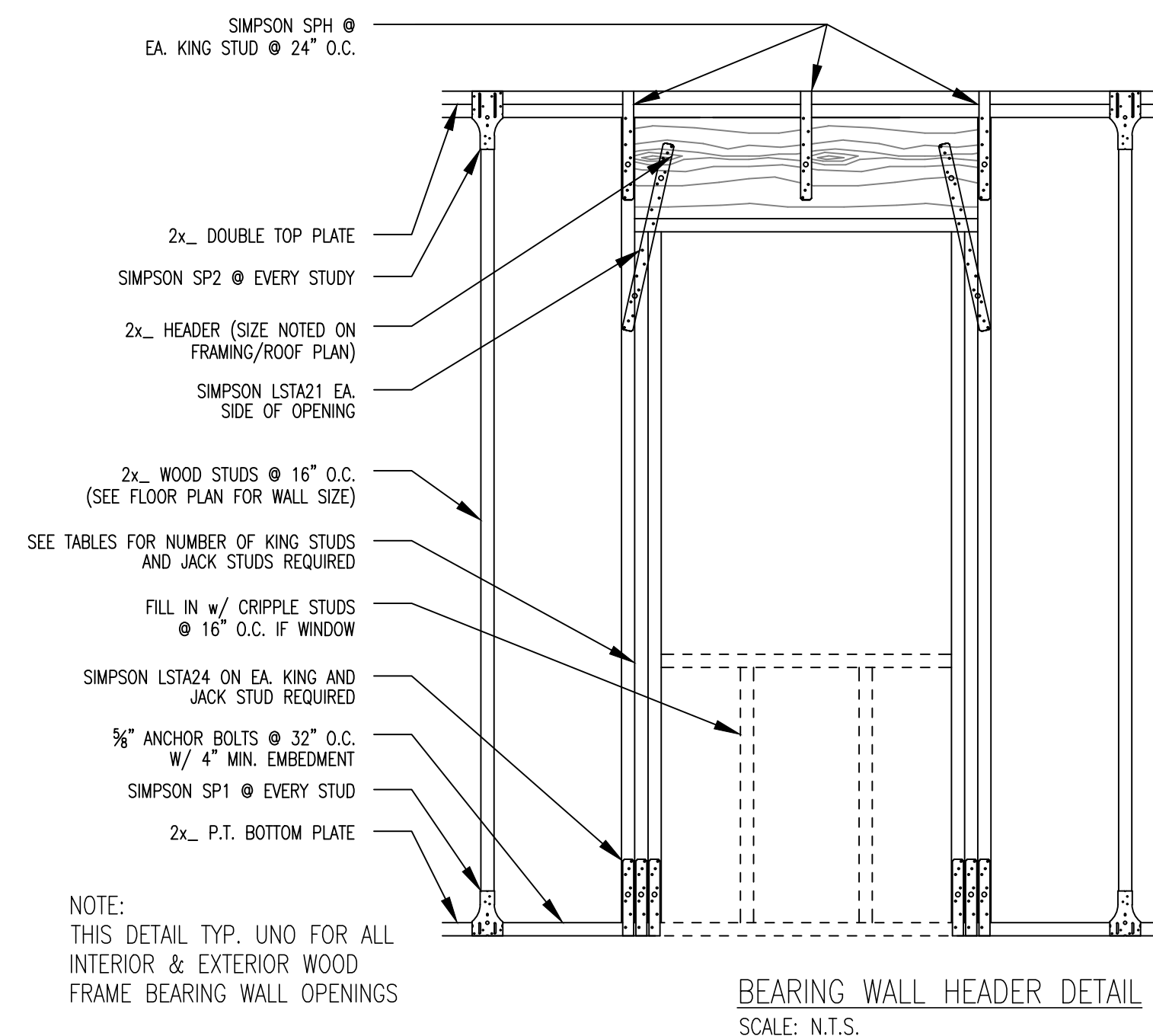
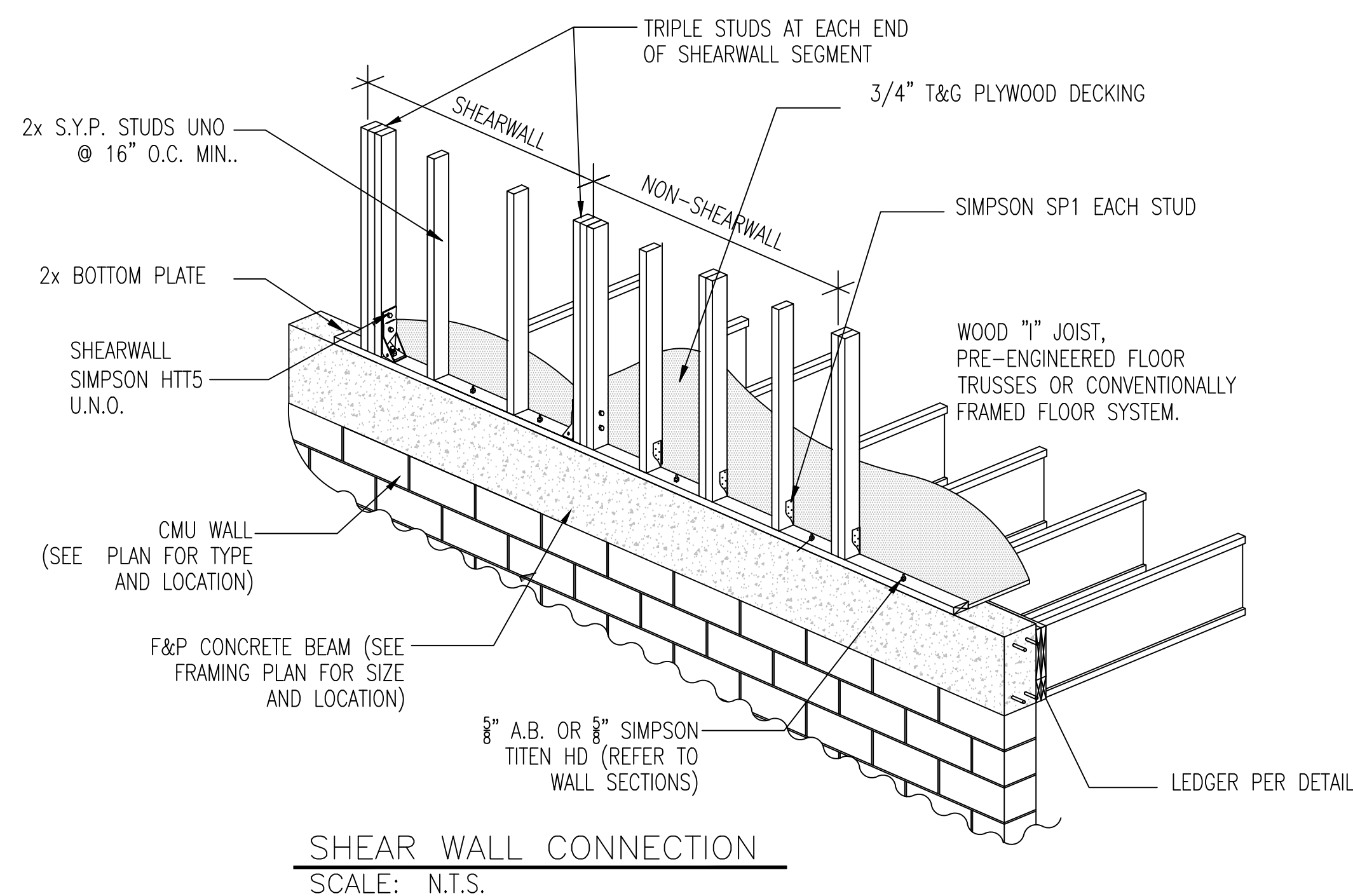
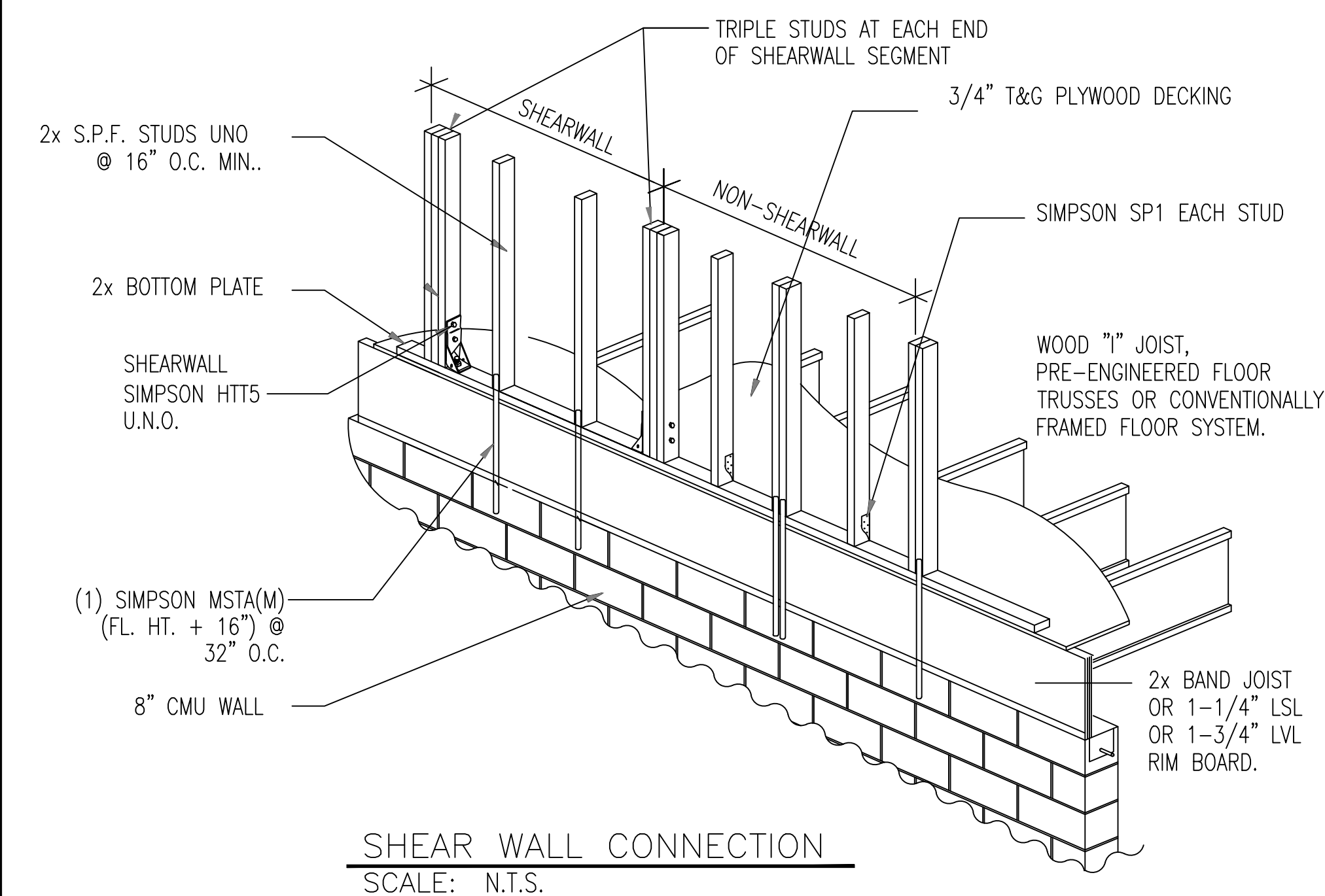
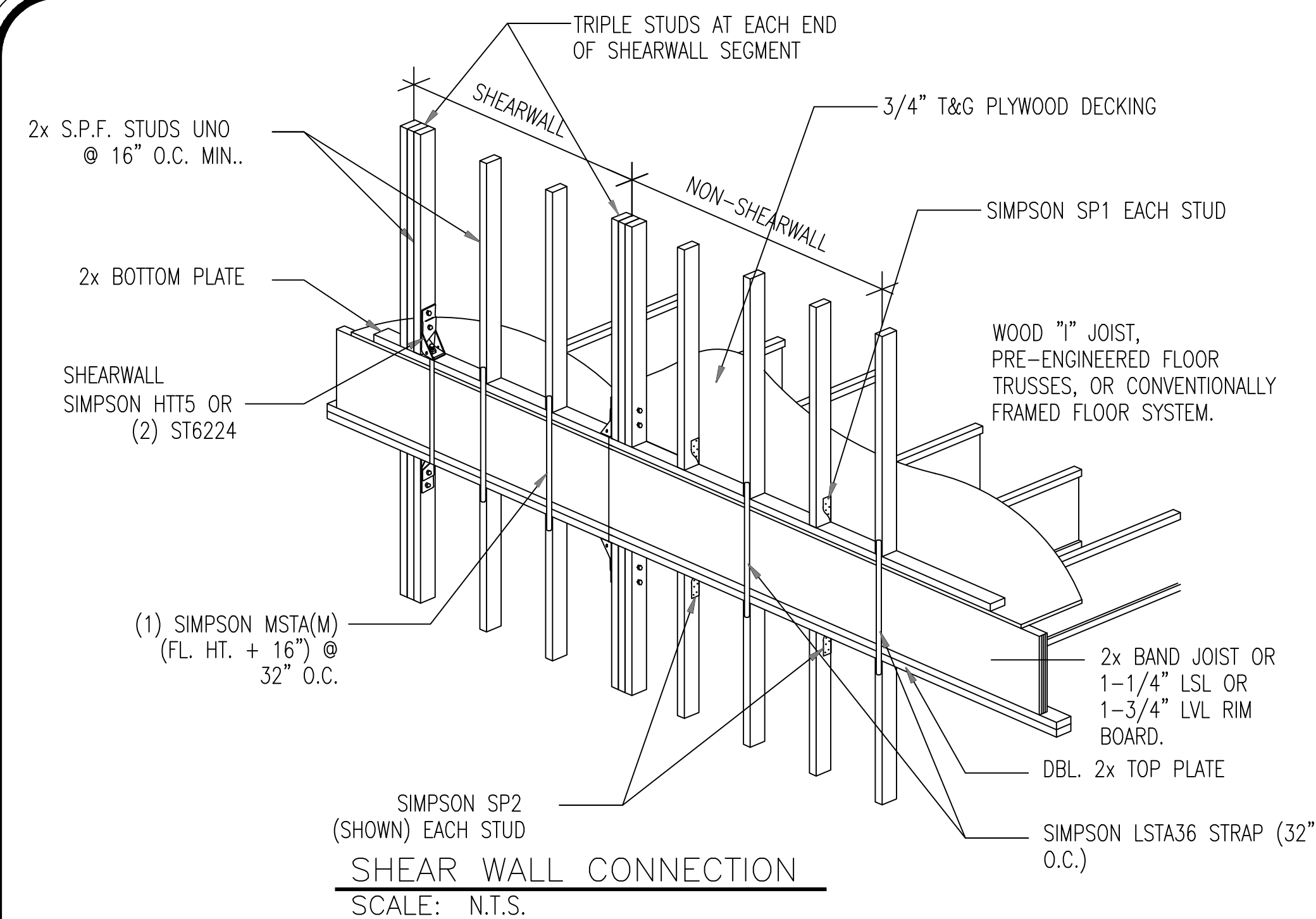
New Residence for:
127 50th St
Holmes Beach, FL 34217

REVISION	REASON
DATE	
TAG	

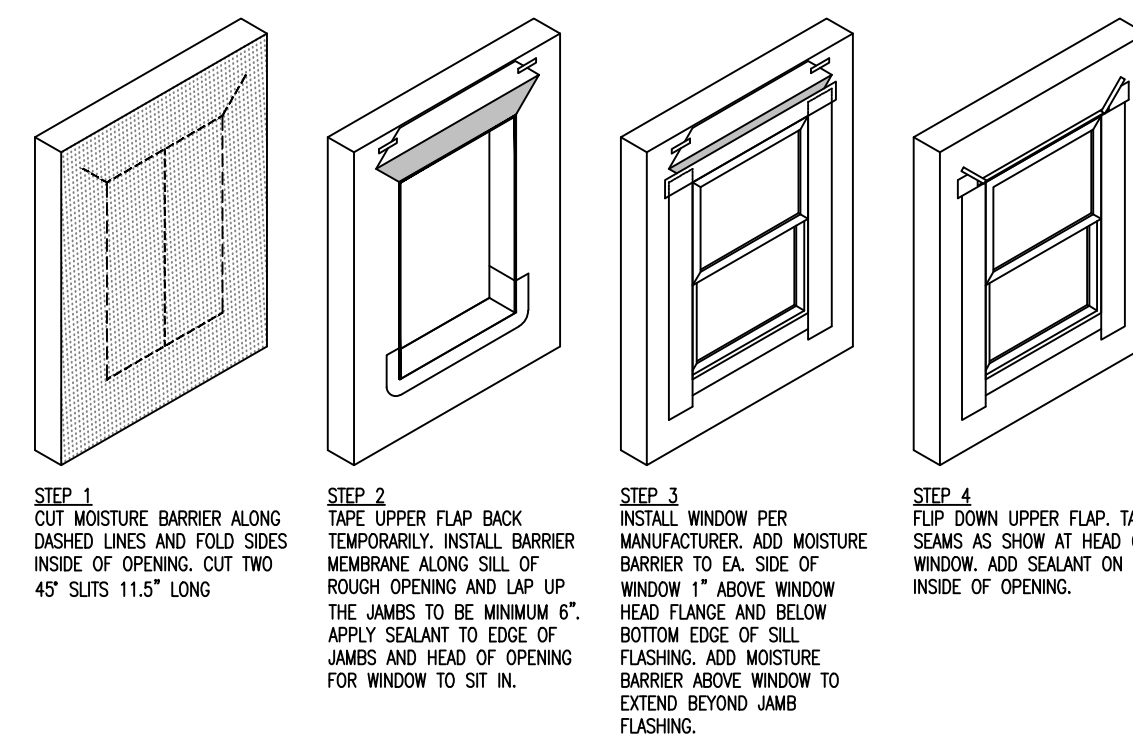
SEAL

Date: 11/12/2020
Drawn by: JAG
Job No.: 20-0386
Sheet:

S6.1

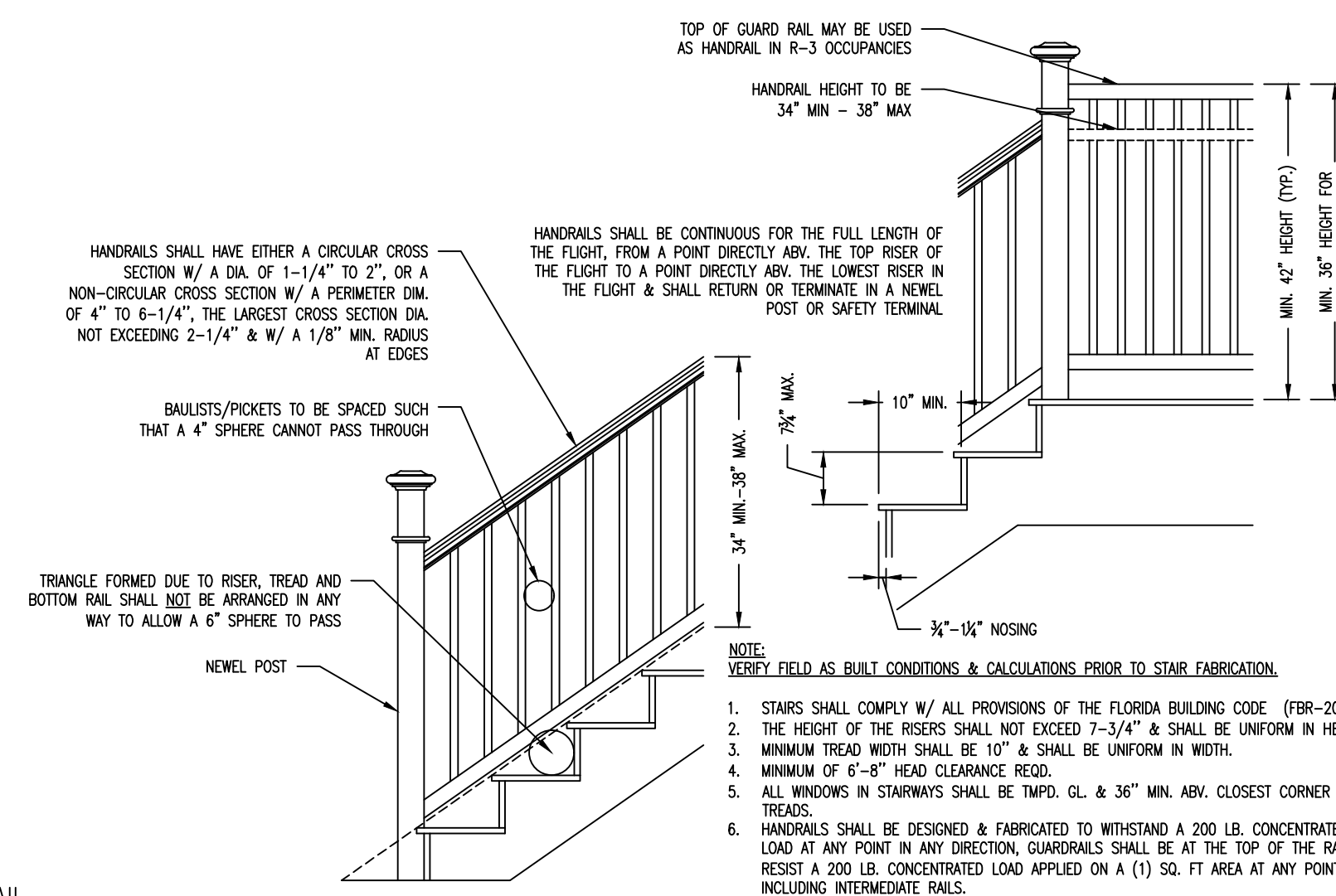


NO. OF REQ'D KING STUDS			NO. OF REQ'D JACK STUDS		
			(SUPPORTING ROOF & CEILING)	(SUPPORTING ROOF, CEILING & ONE BEARING FLOOR)	(SUPPORTING ROOF, CEILING & ONE CLEAR SPAN FLOOR)
NO. OF STUDS	10' WALL	8' WALL	NO. OF STUDS	NO. OF STUDS	NO. OF STUDS
0 to 2'	1	1	1	1	1
> 2' to 4'	1	1	1	1	2
> 4' to 6'	2	1	1	2	2
> 6' to 8'	2	2	2	2	3
> 8' to 10'	3	2	2	3	3
> 10' to 12'	3	2	2	3	4
> 12' to 14'	4	2	3	4	4
> 14' to 16'	4	3	3	4	5
> 16' to 18'	5	3	3	4	6
> 18' to 20'	5	3	3	5	6

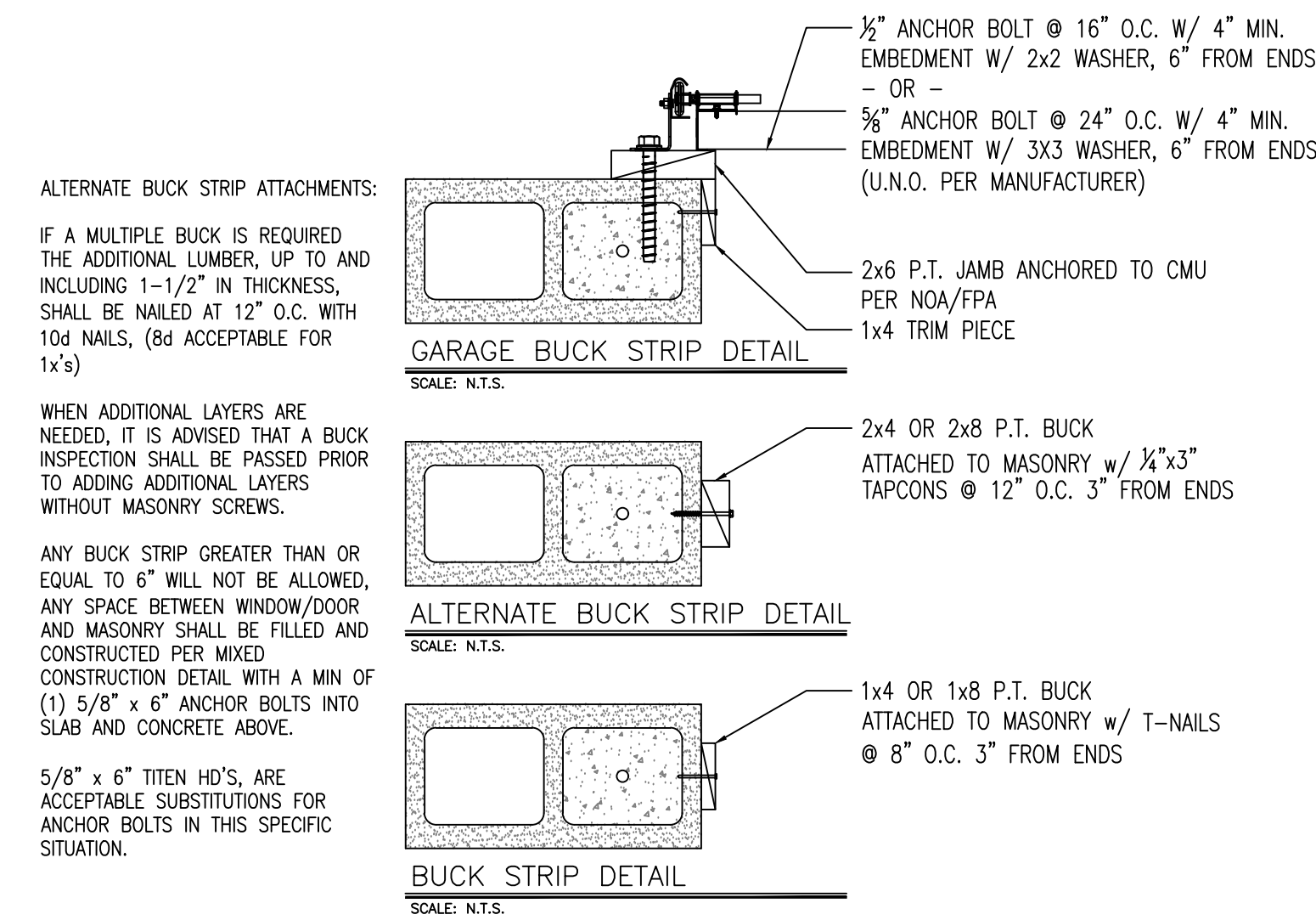


- GENERAL NOTES:**
- PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS OR FLASHING MANUFACTURER'S INSTRUCTIONS TO BE USED IF AVAILABLE. IF NONE ARE AVAILABLE THEN FLASHING MUST COMPLY WITH FMA/AMMA 100, 200, 250, 300 OR AS NOTED ABOVE.
 - PREPARE OPENINGS PRIOR TO INSTALLATION OF WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH ASSOCIATED SUBTRADES.
 - PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM & ACCESSORIES.
 - PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

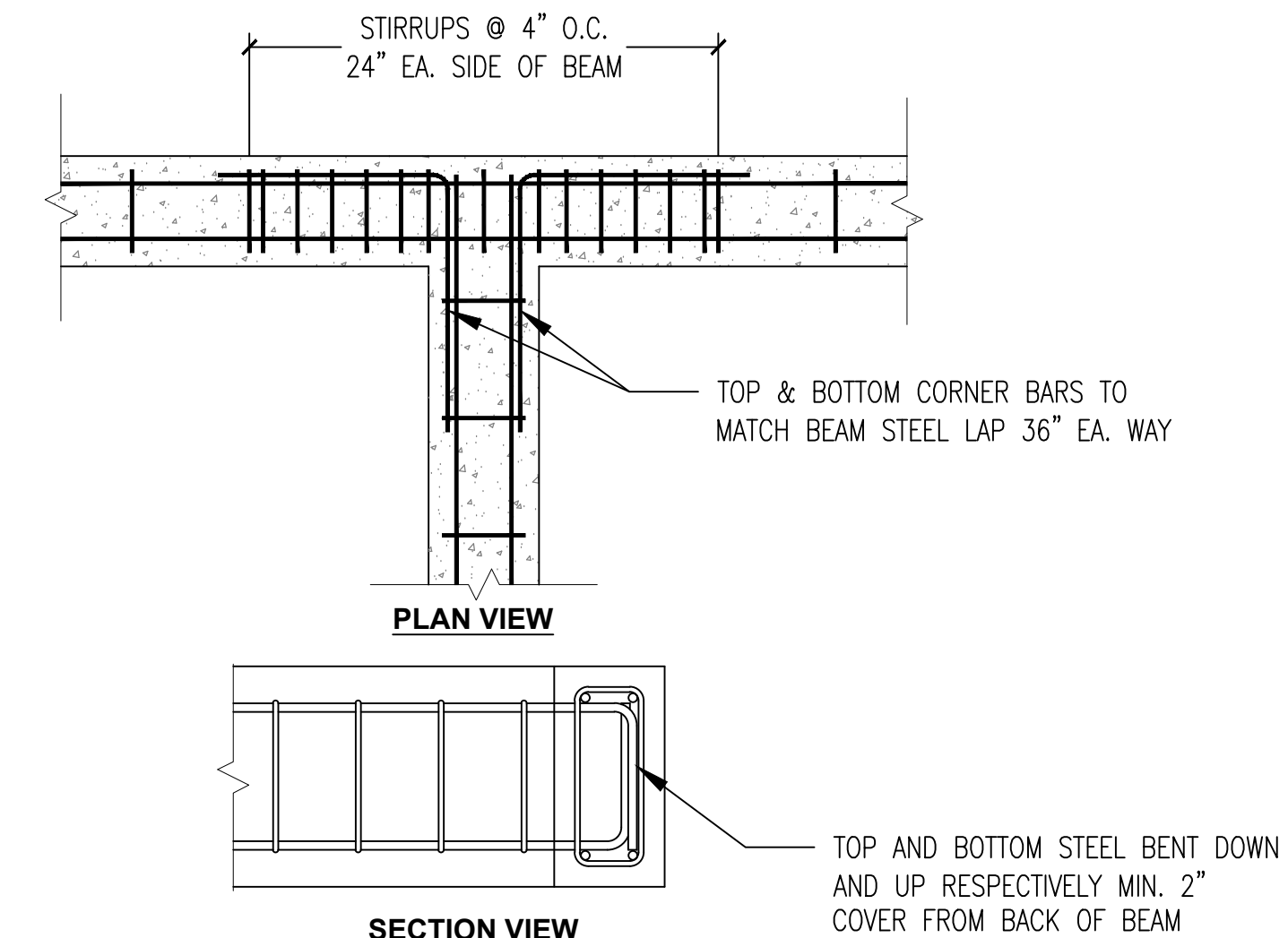
ROUGH OPENING PREP.
SCALE: N.T.S.



STAIR/RAILING DETAILS
SCALE: N.T.S.

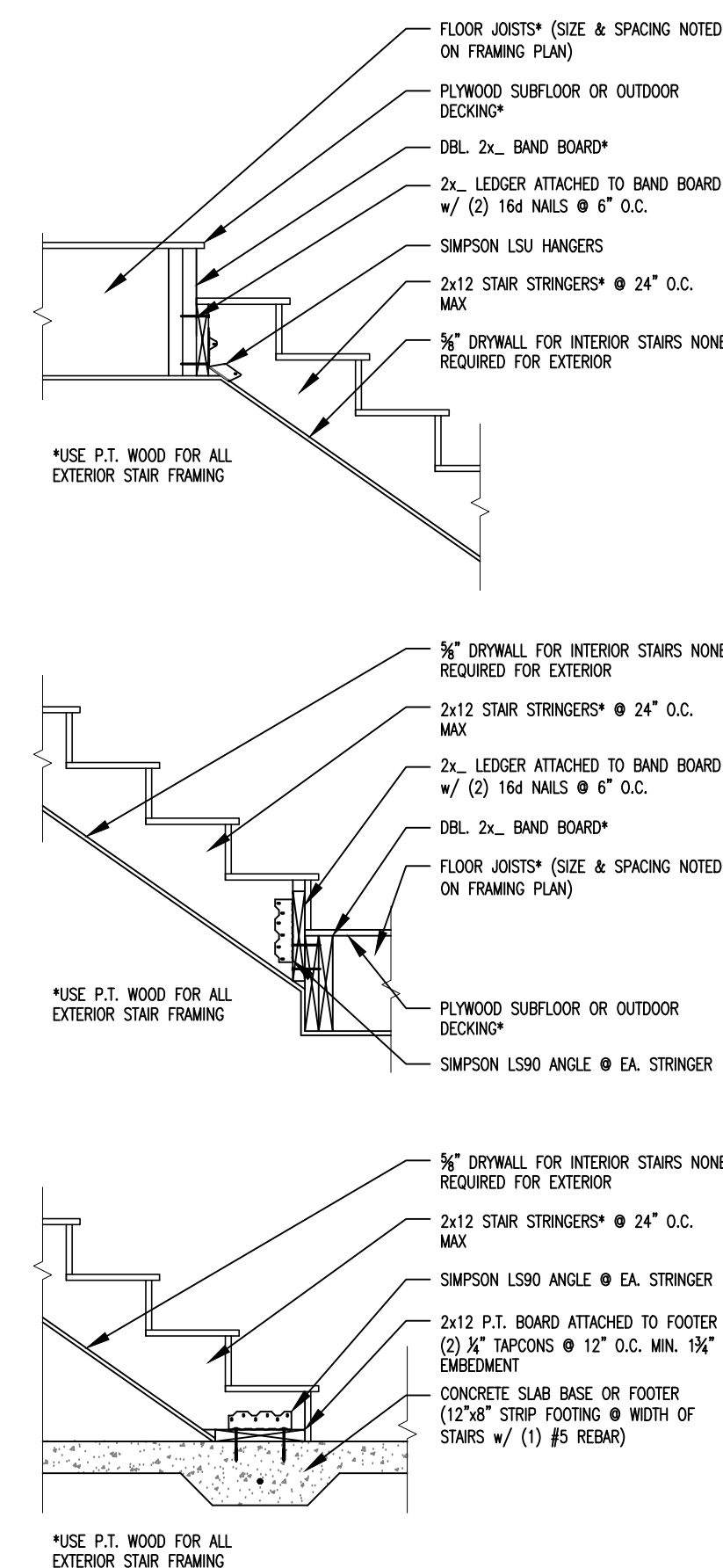


BUCKING DETAILS
SCALE: N.T.S.



ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
SEE PLAN FOR REINFORCING SIZES.
INTERSECTING BEAMS POURED AS ONE, NO JOINTS.

BEAM INTERSECTION DETAIL
SCALE: N.T.S.



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[illegible]

SEAL

Date: 11/12/2020

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Sheet:

S7.1