

COMPONENTS OF CONTRACT PLANS SET  
 ROADWAY PLANS  
 SIGNING AND PAVEMENT MARKING PLANS  
 WATER AND SEWER PLANS  
 LIGHTING PLANS

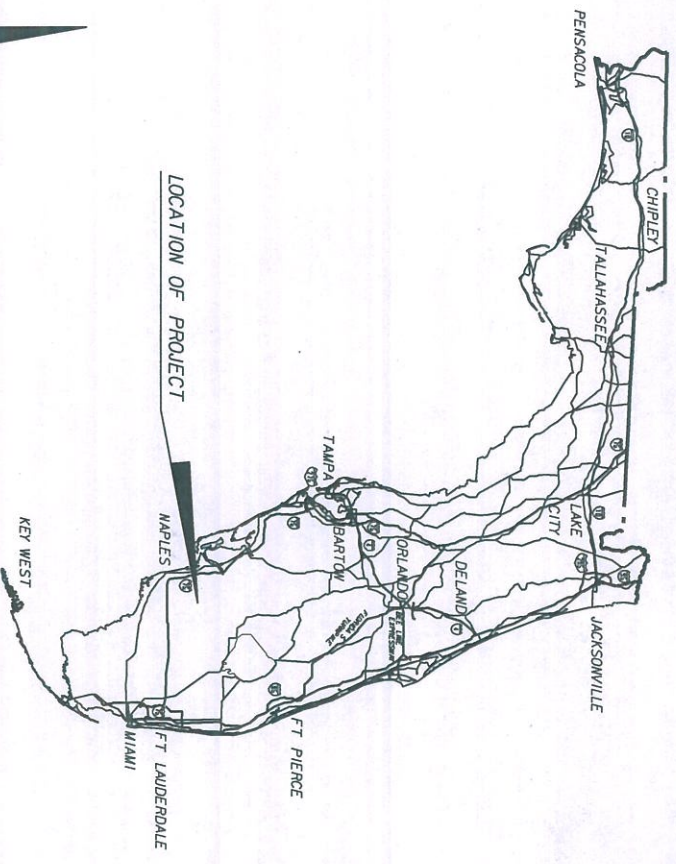
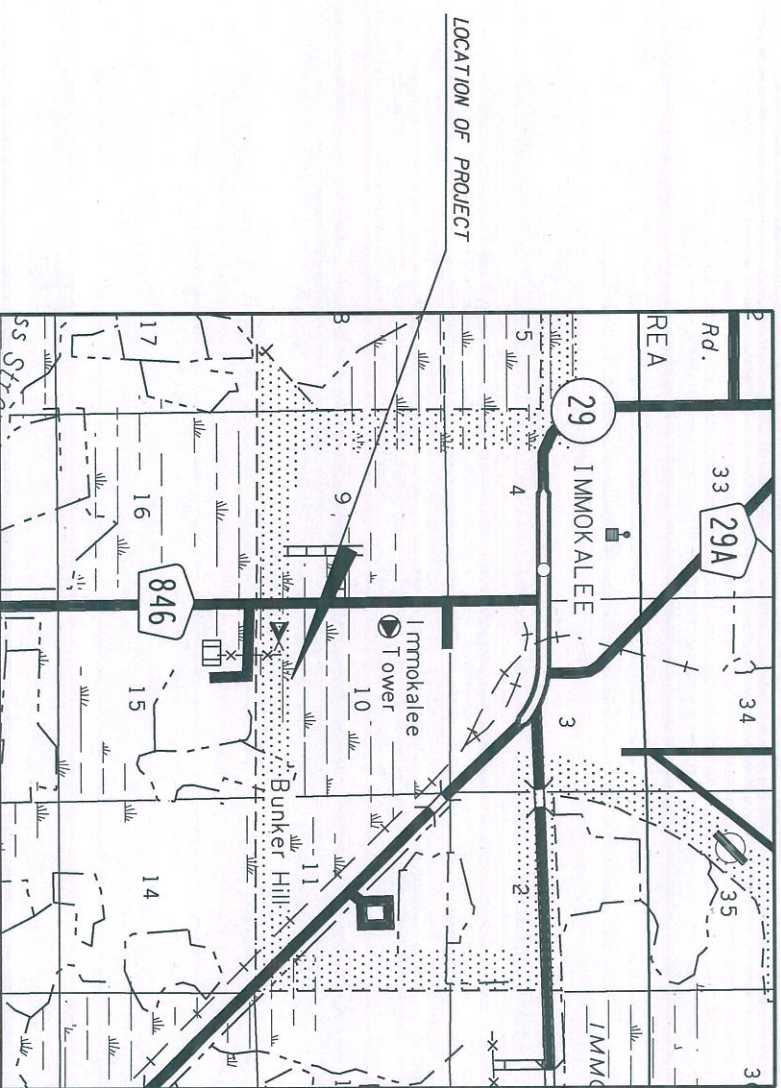
A DETAILED INDEX APPEARS ON THE  
 KEY SHEET OF EACH COMPONENT

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	TYPICAL SECTION
3	DRAINAGE DETAIL
4	TABULATION OF QUANTITIES
5-6	SUMMARY OF DRAINAGE STRUCTURES
7	GENERAL NOTES & SIDEWALK DETAIL
8	SPEED HUMP DETAILS
9	LAYOUT SHEET
10-14	PLAN-PROFILE SHEETS
15	INTERSECTIONS DETAIL SHEET
16	WET DETENTION TYPICAL SECTION
17	WET DETENTION PLAN
18-23	CROSS SECTIONS
24	BERM TYPICAL SECTION
25-28	LOT GRADING PLAN SHEETS

SEMINOLE TRIBE OF FLORIDA  
 CONTRACT PLANS

IMMOKALEE RESIDENTIAL DEVELOPMENT (PHASE 1)  
 COLLIER COUNTY



GOVERNING STANDARDS AND SPECIFICATIONS:  
 Florida Department of Transportation, 2014 Design Standards and  
 Revised Index Drawings as appended herein, and 2014 Standard  
 Specifications for Road and Bridge Construction, as amended by  
 Contract Documents.  
 For Design Standards click on the "Design Standards" link at the  
 following web site:  
<http://www.dot.state.fl.us/rddesign/>  
 For the Standard Specifications for Road and Bridge Construction  
 click on the "Specifications" link at the following web site:  
<http://www.dot.state.fl.us/specificationsoffice/>

REVISIONS

△ LOT GRADING PLAN SHEETS 25, 26, 27, 28, (REVISED 5-11-2015)



PLANS PREPARED BY:  
**KEITH and SCHNARS, P.A.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 6500 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FL 33309-2132  
 CERTIFICATE OF AUTHORIZATION NO. 1337

ROADWAY SHOP DRAWINGS  
 TO BE SUBMITTED TO:  
 S. MARK KLINE, P.E.  
 KEITH & SCHNARS, P.A.  
 6500 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FL 33309-2132

NOTE: THE SCALE OF THESE PLANS MAY  
 HAVE CHANGED DUE TO REPRODUCTION.

ROADWAY PLANS  
 ENGINEER OF RECORD:

S. MARK KLINE

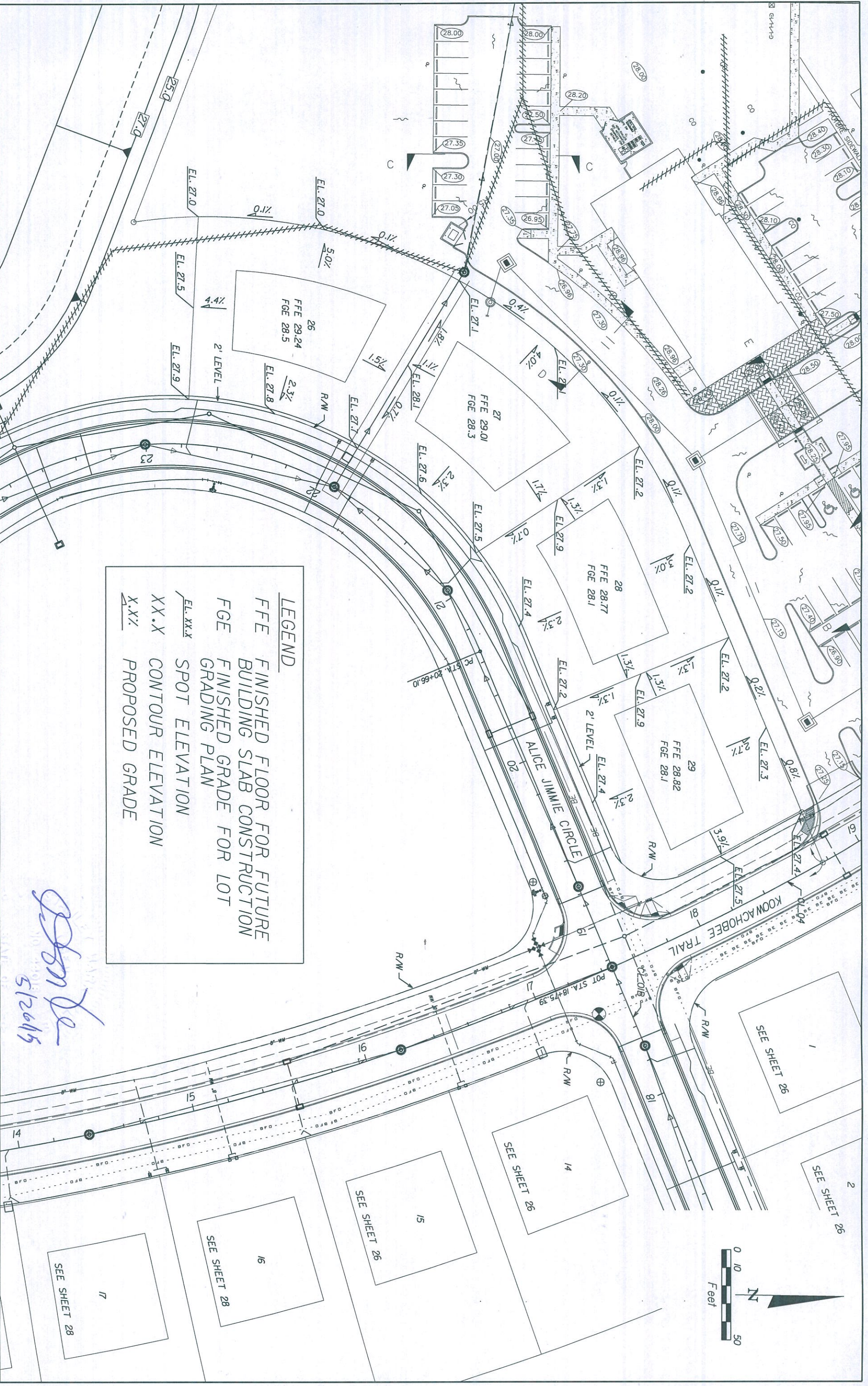
P.E. NO. 44016

5/26/15

KEY SHEET REVISIONS	
DATE	BY DESCRIPTION

FISCAL YEAR	SHEET NO.
	1

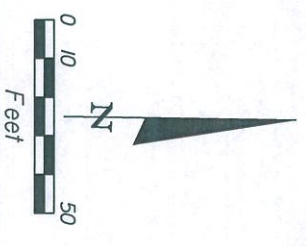
SEMINOLE TRIBE PROJECT MANAGER: FRED BARRIOS



**LEGEND**

- FFE FINISHED FLOOR FOR FUTURE BUILDING SLAB CONSTRUCTION
- FGE FINISHED GRADE FOR LOT GRADING PLAN
- EL.XX.X SPOT ELEVATION
- XX.X CONTOUR ELEVATION
- X.X% PROPOSED GRADE

*5/26/15*  
*ASB*



DATE		BY	DESCRIPTION	REVISIONS		DATE	BY	DESCRIPTION
5/11/15			REVISSED GRADING PLAN					

<b>STATE OF FLORIDA</b>			
<b>DEPARTMENT OF TRANSPORTATION</b>			
ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
ACCESS	COLLIER	N/A	

<b>LOT GRADING PLAN</b>	<b>SHEET NO. 27</b>
-------------------------	---------------------

**KEITH and SCHNARS, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 6500 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FL 33309-2132  
 CERTIFICATE OF AUTHORIZATION NO. 1337  
 PE NO. 44016  
 S. MARK KLINE, P.E.

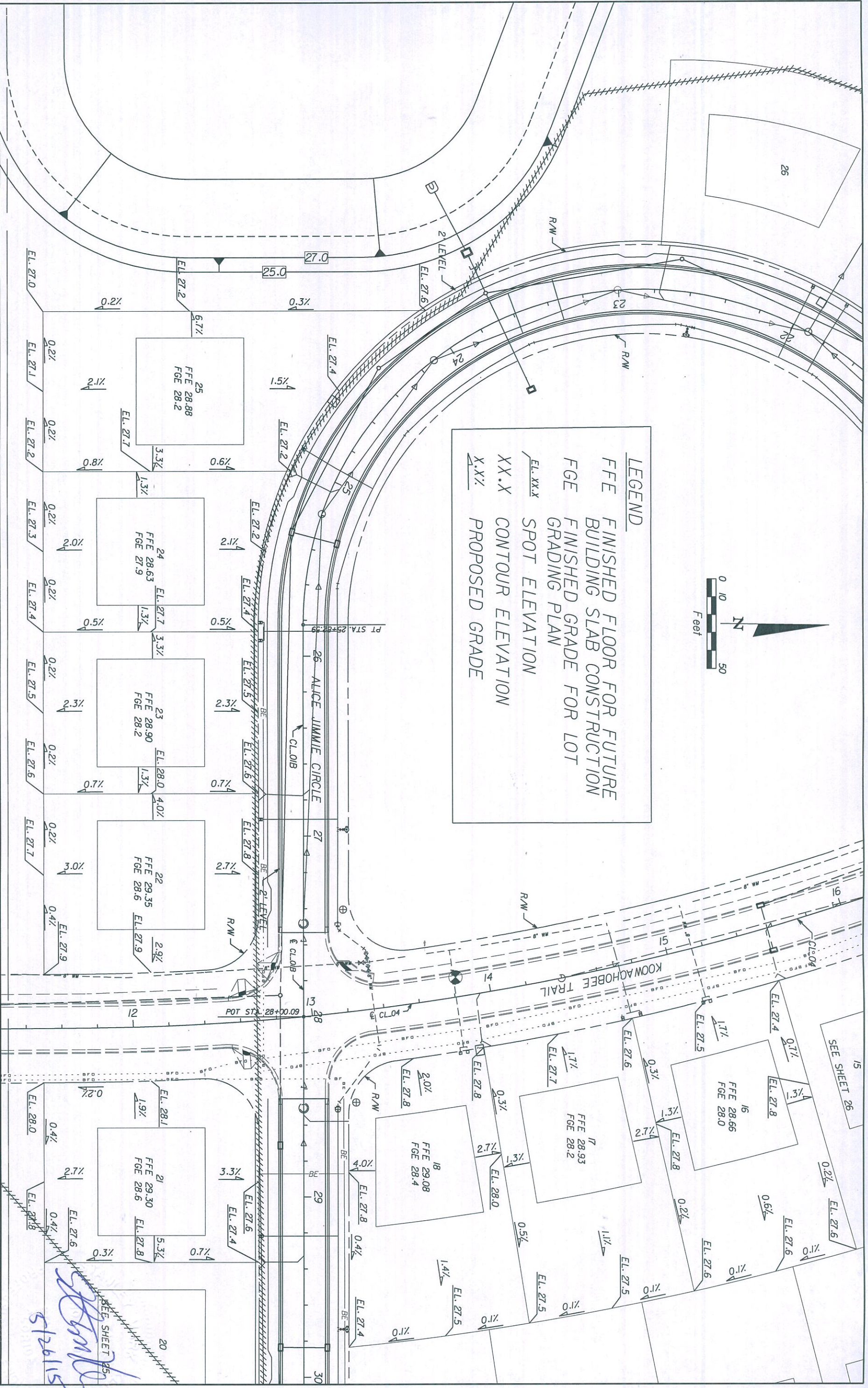
REVISIONS		DATE	BY	DESCRIPTION
5/11/15	BR			REVISED GRADING PLAN

DATE	BY	DESCRIPTION
5/11/15	BR	REVISED GRADING PLAN

STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION
ROAD NO.	COUNTY
ACCESS	COLLIER
FINANCIAL PROJECT ID	N/A



**LEGEND**

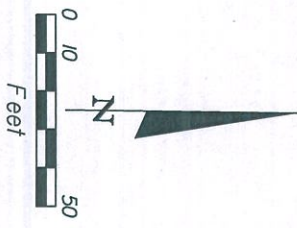
FFE FINISHED FLOOR FOR FUTURE BUILDING SLAB CONSTRUCTION

FGE FINISHED GRADE FOR LOT GRADING PLAN

EL.XX.X SPOT ELEVATION

XX.X CONTOUR ELEVATION

X.X.X PROPOSED GRADE



SEE SHEET 25  
5/12/15

**KEITH and SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE 2132  
FORT LAUDERDALE, FL 33308  
CERTIFICATE OF AUTHORIZATION NO. 1337  
S. MARK KLINE, P.E. PE NO. 44016

**LOT GRADING PLAN**

SHEET NO. 28

# SEMINOLE TRIBE OF FLORIDA

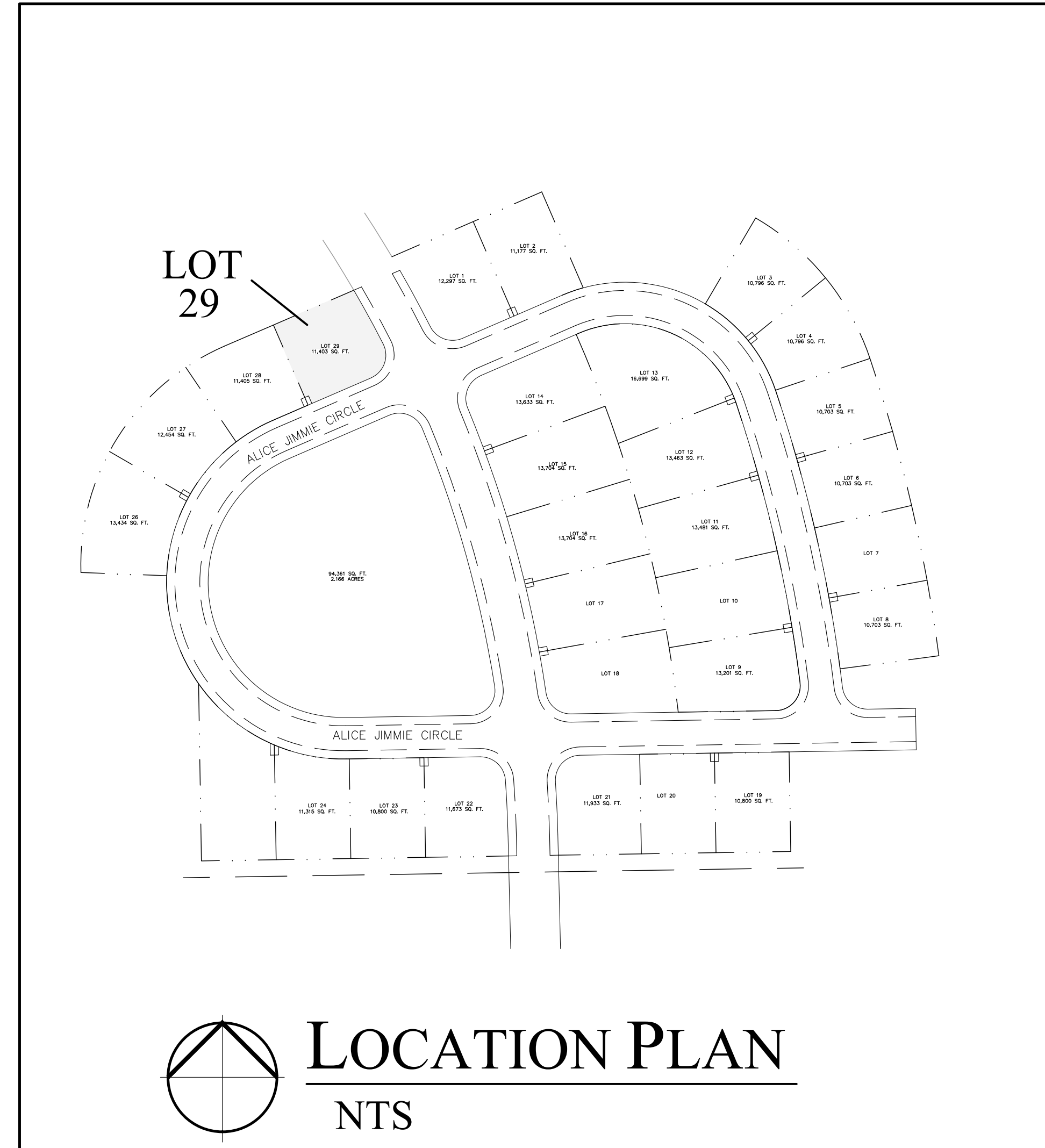
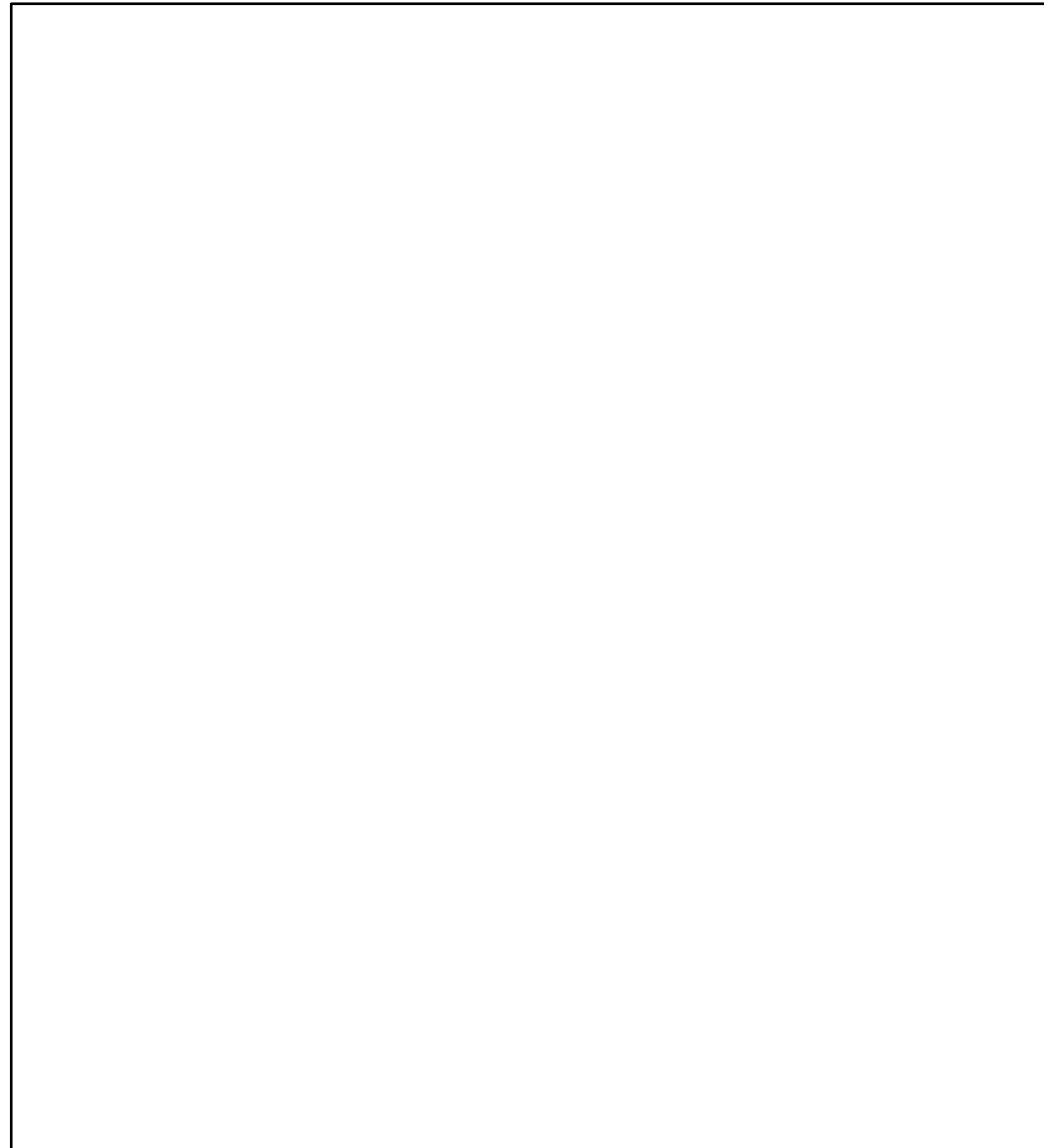
## IMMOKALEE RESERVATION

COLLIER COUNTY, FLORIDA

### WEST ALICE JIMMIE DEVELOPMENT

### 4 BEDROOM RESIDENCE

# LOT-29



### SHEET INDEX:

NO.	TITLE	ISSUE DATE	REVISED
SP.01	SITE PLAN		
SP.02	SITE DETAILS AND NOTES		
IR.01	SITE IRRIGATION PLAN		
A.01	STRUCTURAL NOTES		
A.02	ARCHITECTURAL FLOOR PLAN		
A.03	FOUNDATION PLAN		
A.04	ROOF FRAMING PLAN		
A.05	SECTIONS AND DETAILS		
A.06	BUILDING ELEVATIONS		
A.07	FINISH SPECIFICATIONS		
M.01	A/C FLOOR PLAN - A/C SPECS AND DETAILS		
E.01	ELECTRICAL FLOOR PLAN & SCHEDULES		
P.01	PLUMBING FLOOR PLAN-		
P.02	RISERS		

LOT-029 / 749 W. ALICE JIMMIE CIR.

WEST ALICE JIMMIE DEVELOPMENT

IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

SEVER DESIGN

ARCHITECTS

Mark Sever Architect

5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

COMM: 15-WAJ-29

DATE: 10.09.15

CHECKED BY:

SHEET:

of

of

of

of

of

of

of

of

of

of

of

of

of

of

of

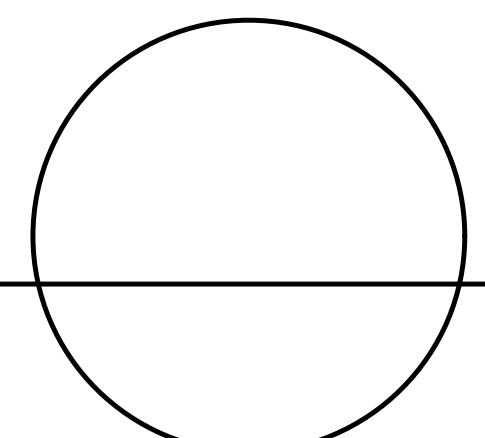
of

of

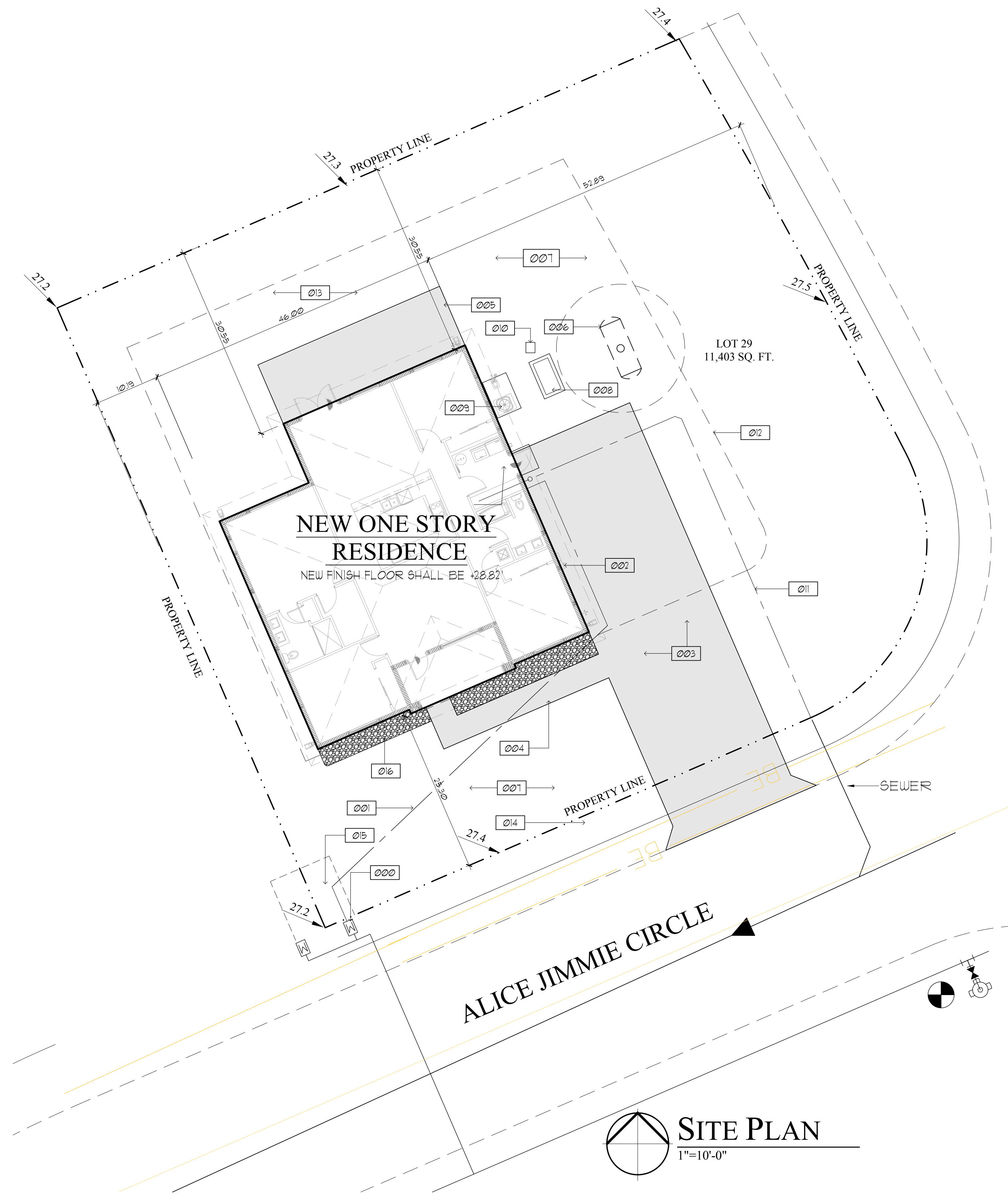
of

of

Florida License No.  
AR 0011828



SITE WORK NOTES	
001	1" WATER SERVICE LINE PROVIDE MIN. 12' COVERAGE, CONNECT TO EXISTING WATER METER AT PROPERTY LINE, FIELD VERIFY LOCATION
002	NEW ELECTRICAL METER LOCATION - PROVIDE NEW UNDERGROUND SERVICE TO ADJACENT POWER POLE
003	NEW CONCRETE DRIVEWAY AND APRONS SEE EDGE DETAIL-6/ SHT-6
004	NEW 4" THICK CONCRETE WALKWAY w/ BROOM FINISH
005	NEW CONCRETE PATIO SLAB SEE EDGE DETAIL-6/ SHT-6
006	500 GALLON UNDERGROUND LP GAS TANK
007	NEW ST. AUGUSTINE SOD COVERAGE TO PROPERTY LINE, TYPICAL
008	GENERATOR ON CONCRETE PAD
009	A/C CU ON CONCRETE PAD
010	IRRIGATION IN GROUND CONTROL BOX
011	4" SANITARY LINE & CLEAN OUT
012	DENOTES SETBACK LIMIT LINE
013	SET NEW GRADE -6" BELOW FINISH FLOOR SURROUNDING HOUSE, SEE CIVIL DRAWINGS FOR GRADING, TYPICAL
014	NEW 5' WIDE CONCRETE SIDEWALK
015	5' UTILITY EASEMENT
016	PROVIDE DECORATIVE ROCK BED 36" WIDE ALONG FRONT OF HOME



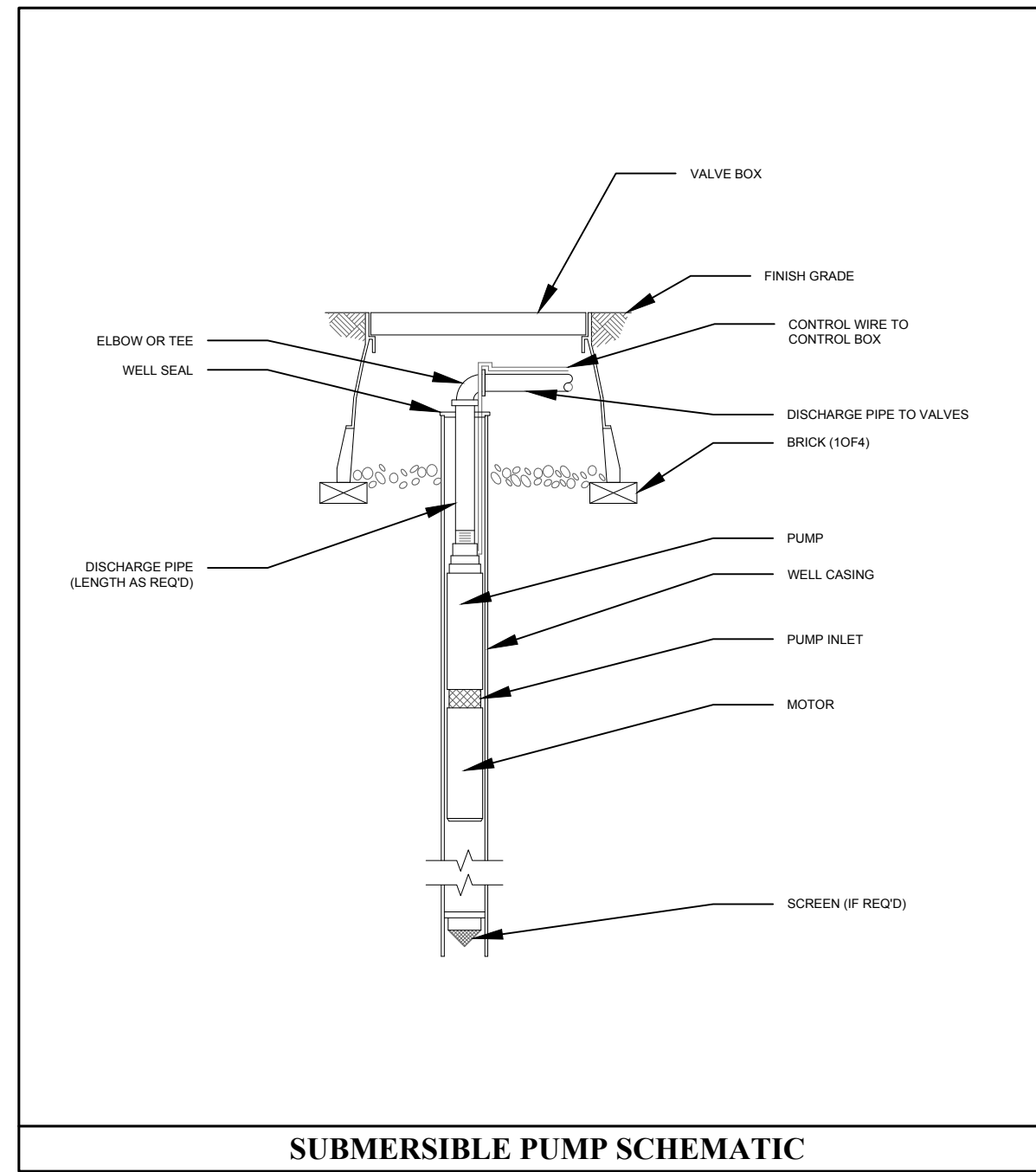
<b>SEVER DESIGN</b> ARCHITECTS Mark Sever Architect 5580 N.E. 28th Ave Fort Lauderdale, Florida 33308 (954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com
LOT-029 / 749 W. ALICE JIMMIE CIR. <b>WEST ALICE JIMMIE DEVELOPMENT</b> <b>NEW FOUR BEDROOM RESIDENCE</b> <small>INMOKALEE RESERVATION - OKEECHOBEE, FLORIDA</small>
COME: <b>15-WAJ</b> DRAWN BY: DATE: <b>10.09.15</b> CHECKED BY: SHEET: <b>SP.01 of 2</b>
Florida License No. AR 0011828

**SITE PLAN**  
 1"=10'-0"

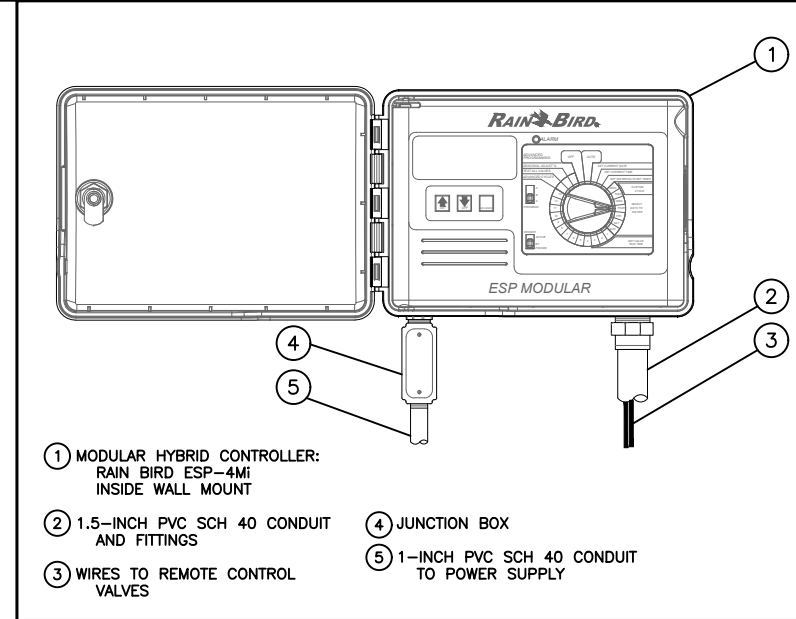


**GENERAL IRRIGATION NOTES**

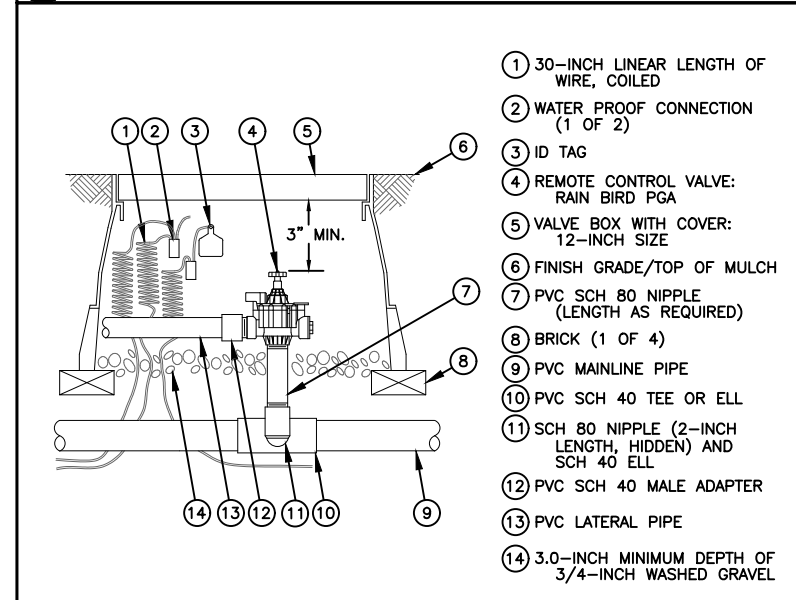
- This design is diagrammatic. All piping, valves, etc., shown within paved areas or outside property lines is for design clarification only and shall be installed in landscaped areas within the property boundaries where possible. No irrigation equipment may be installed outside property lines unless otherwise directed.
- This system has been designed to conform with the requirements of the applicable codes. Should any conflict exist, the requirements of the codes shall prevail.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per the manufacturer's recommendations and specifications.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of the larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The Irrigation Contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc. The Irrigation Contractor shall also familiarize himself with the landscape plan and coordinate the installation with the Landscape Contractor.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any changes necessary.
- The Irrigation Contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no overspray on to walks, streets, walls, etc. To eliminate overspray, low angle and variable arc nozzles may be substituted for standard spray nozzles.
- All pipe and wire installed beneath paving shall be sleeved in Schedule 40 PVC pipe.
- All threaded PVC joints shall be made using Schedule 80 PVC nipple stubs and solvent weld couplings. No threaded adapters will be allowed. All other PVC joints shall be of the same type as the specified pipe, i.e., 'O' ring or solvent weld.
- All above ground piping shall be schedule 40PVC, unless otherwise specified.
- All sprinkler heads with flow rates of 7 GPM or less shall be mounted on flex type swing joints. Flex type pipe shall be used for swing joints only and not lateral lines. All sprinkler heads with flow rates greater than 7 GPM shall be mounted on PVC swing joints of the same size as the sprinkler head inlet.
- Unless otherwise specified shrub type heads may be substituted for 4" (or less) pop-up heads as landscaping dictates. Riser extenders may be used on pop-up heads. All shrub risers shall be Schedule 40 PVC and painted flat or satin black. Risers shall be supported with rebar or angle iron secured by stainless steel clamps.
- This system has been designed to provide a 100% coverage with 100% overlap. All water used for irrigation shall be rust free. If a chemical injection system is used in a well water system, the well shall be protected in accordance with Florida state law.



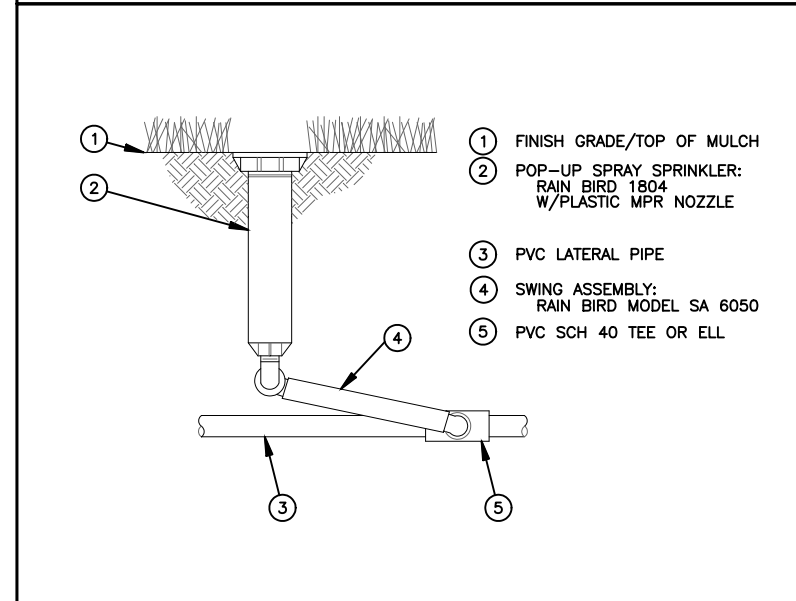
**SUBMERSIBLE PUMP SCHEMATIC**



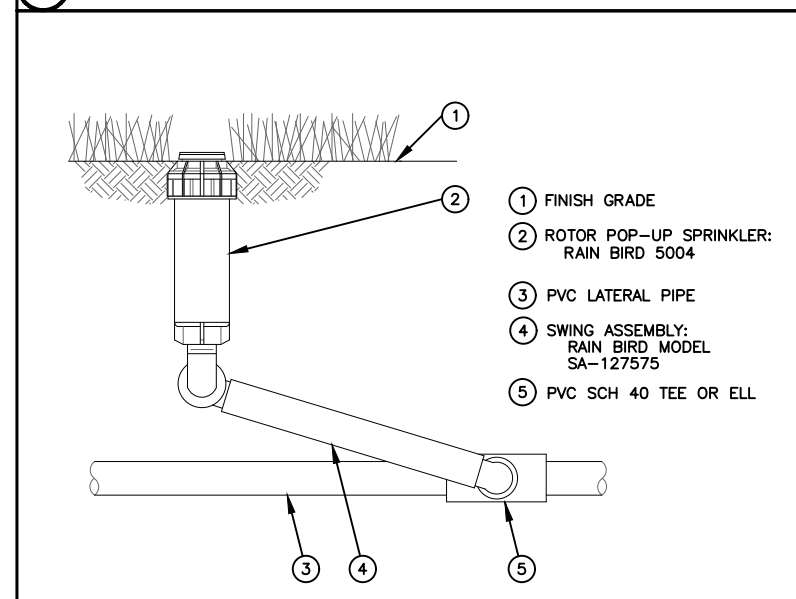
**HYBRID CONTROLLER**



**REMOTE CONTROL VALVE**



**POP-UP SPRAY SPRINKLER**



**ROTOR POP-UP SPRINKLER**

**LEGEND**

Symbol	Manufacturer	Part No.	Description
○		4"	Supply well with 4"x2" well seal capable of continuously producing 45gpm free of sand and debris (Loc. Approx.)
P	Sta-Rite	L50P4GH	2 hp submersible turbine pump with P43B0020A2-C motor and SMC-CR-2021 control box. Mount control box as directed. Contractor to determine pump setting in the field (60' Max).
Not Shown			Rust inhibiting system (if required).
☒	Rain Bird	ESP-4M & ESMSM5	Controller-mount at location shown or as directed.
●	Hunter	Mini-Click II	Rain switch-mount at location shown or as directed.
●	Rain Bird	100-PGA	1" solenoid valve with valve box.
—		SDR26 / Class160	PVC pipe (except for pipe between solenoid valve and meter which shall be schedule 40).
==		Schedule 40	PVC sleeves
Not Shown		14AWG Type UF	Direct burial irrigation wire.

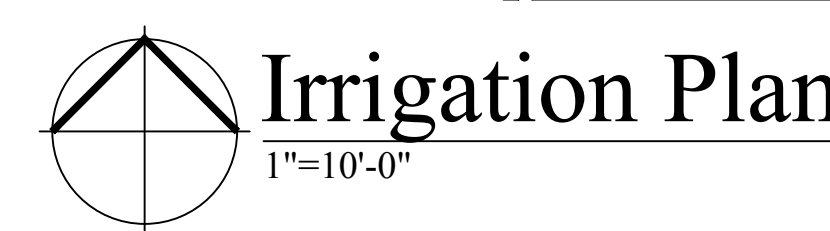
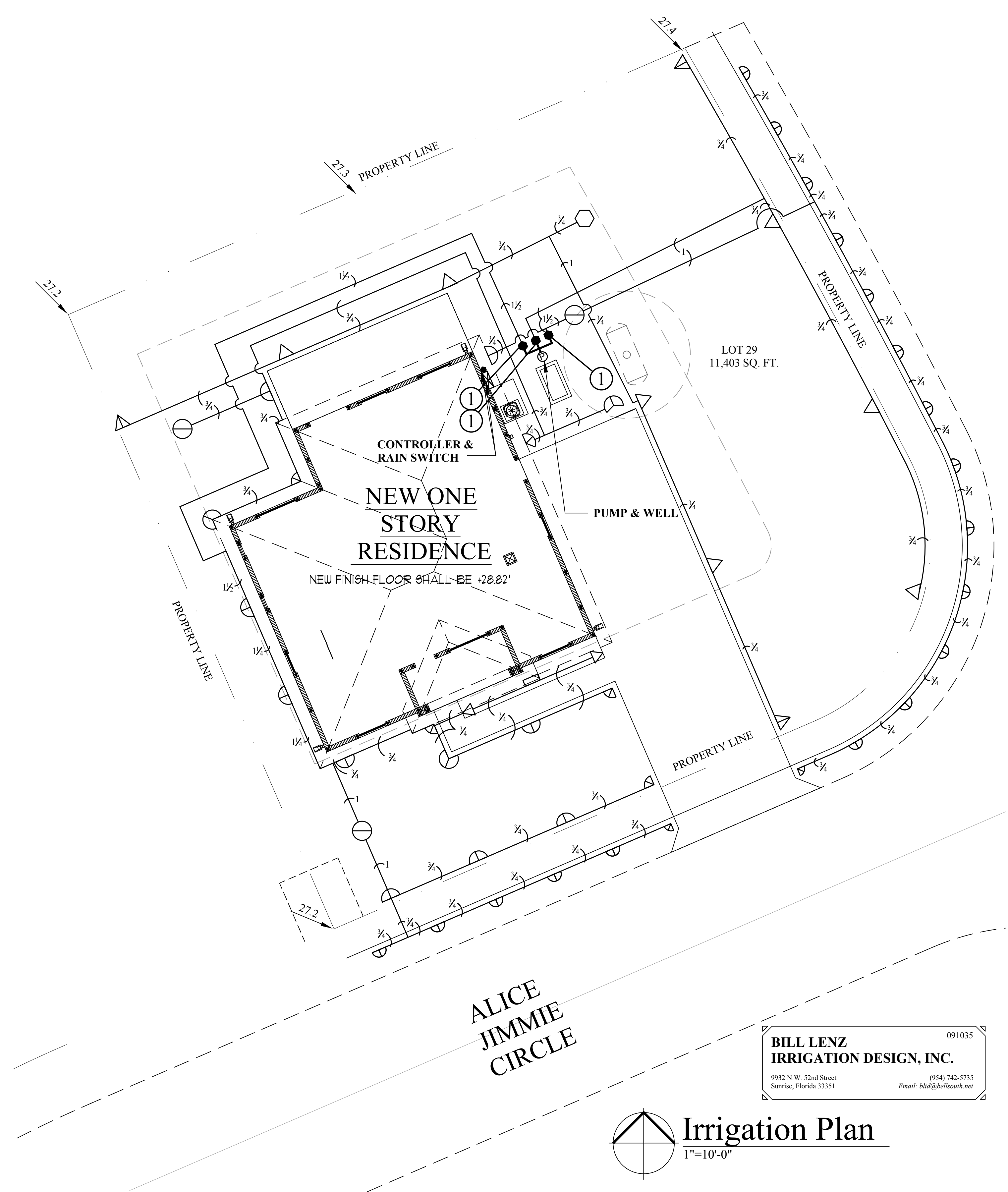
**SPRINKLER HEAD SCHEDULE**

Symbol	Rain Bird Part No.	Type	PSI	GPM	Rad.
⊖	1804-10Q	4" pop-up spray	30	.39	10'
⊖	1804-10H	4" pop-up spray	30	.79	10'
⊖	1804-12Q	4" pop-up spray	30	.65	12'
⊖	1804-12T	4" pop-up spray	30	.87	12'
⊖	1804-12H	4" pop-up spray	30	1.30	12'
⊖	1804-12F	4" pop-up spray	30	2.60	12'
⊖	1804-15Q	4" pop-up spray	30	.92	15'
⊖	1804-15T	4" pop-up spray	30	1.23	15'
⊖	1804-15H	4" pop-up spray	30	1.85	15'
⊖	1804-15TT	4" pop-up spray	30	2.48	15'
⊖	1804-15TQ	4" pop-up spray	30	2.78	15'
⊖	1804-15F	4" pop-up spray	30	3.70	15'
⊖	1804-15EST	4" pop-up spray	30	.61	4' X 15'
⊖	1804-15SST	4" pop-up spray	30	1.21	4' X 30'
⊖	5004-PL-PC-1.5	Pop-up-rotor	45	1.54	35'
⊖	5004-PL-PC-3.0	Pop-up-rotor	45	3.09	40'
⊖	5004-PL-FC-6.0	Pop-up-rotor	45	6.01	45'

**SPRINKLER ZONE SUMMARY**

Zone No.	Head Type	GPM	Valve Size
1	Spray	29	1"
2	Rotor	32	1"
3	Spray	29	1"

Total head count: 39 Sprays  
21 Rotors



**BILL LENZ**  
IRRIGATION DESIGN, INC.  
091035  
9932 N.W. 52nd Street  
Sunrise, Florida 33351  
(954) 742-5735  
Email: [bl@bellouth.net](mailto:bl@bellouth.net)

LOT-029 / 749 W. ALICE JIMMIE CIR.  
WEST ALICE JIMMIE DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
INMOKALEE RESERVATION - OKECHOBEE, FLORIDA

**SEVER DESIGN**  
ARCHITECTS  
Mark Sever Architect  
5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: [SeverArch@AOL.Com](mailto:SeverArch@AOL.Com)

COMPL: 15-WAJ  
DATE: 10.09.15  
SHEET: IR-1 of 1

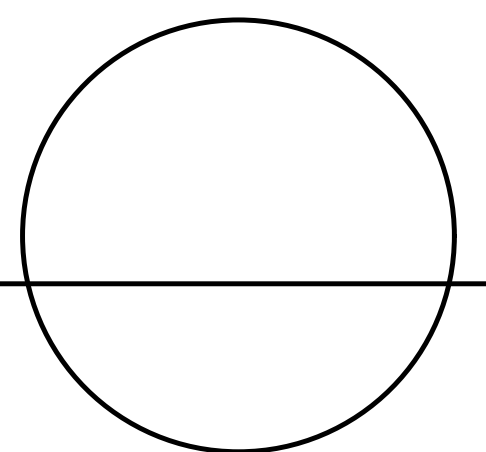
Florida License No. AR 0011828

CONTRACT NO:	15-WAJ	DRAWN BY:	
DATE:	10.09.15	CHECKED BY:	

SHEET:

**A.01 of 7**

Florida License No.  
 AR 0011828



ENGINEERED UNIT MASONRY NOTES:

GENERAL

- ALL ENGINEERED MASONRY WORK DESIGN SHALL CONFORM TO ACI 530-11/ASCE 5-11/MS 402-II. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH ACI 530-11/ASCE 6-11/MS 602-II.
- THE COMPRESSIVE STRENGTH OF THE MASONRY SHALL BE Fm=1500 PSI.
- ALL UNIT MASONRY WORK SHALL BE INSPECTED BY A FLORIDA REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER. THE INSPECTOR SHALL PROVIDE INSPECTIONS, VERIFICATIONS, AND OBSERVATIONS OF THE CONSTRUCTION IN ACCORDANCE WITH TABLE 4, LEVEL B QUALITY ASSURANCE, ACI 530-11.
- ALL MASONRY SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.
- THE CONNECTION OF INTERSECTING EXTERIOR WALLS SHALL BE CONSTRUCTED SO THAT FIFTY PERCENT OF THE MASONRY UNITS AT THE INTERFACE SHALL INTERLOCK.

CONCRETE UNITS

- CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C 90-06 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1800 PSI.
- ALL PRE-CAST LINTELS SHALL BE PRE-CAST OR PRE-CAST/PRE-STRESSED CONCRETE UNITS MANUFACTURED BY 'CAST-CRETE' (OR EQUAL). INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS' SPECS. SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. END BEARING SHALL NOT BE LESS THAN FOUR (4) INCHES.

MORTAR TYPE

- M OR S PER ASTM C 270-08a. (CEMENT/LIME)
- MORTAR FOR GLASS BLOCK SHALL BE TYPE S, PER ASTM C 270-08a.

GROUT

- GROUT SHALL CONFORM TO ASTM DESIGNATION C 476-02 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. # 28 DAYS
- THE MIX DESIGN SHALL BE REVIEWED BY THE ENGINEER.
- ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" +/- 1".
- N/A
- CONSOLIDATE AND RECONSOLIDATE POURS BY MECHANICAL VIBRATION.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REINFORCEMENT

- VERTICAL-
  - ASTM A 615-09 PER REINFORCING SECTION (GRADE 60).
  - WHEN A FOUNDATION DOSEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
  - VERTICAL REINFORCEMENT STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
  - VERTICAL REINFORCEMENT SHALL BE AS SHOWN ON PLANS.
  - VERTICAL REINFORCEMENT ON EACH SIDE OF ANY OPENING SHALL BE CONTINUOUS TO THE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
  - AT LAP SPICES: LAP #5 BARS 30 INCHES, LAP #6 BARS 43 INCHES, LAP #1 BARS 60 INCHES.
  - PROVIDE STANDARD HOOK END FOR ALL VERTICAL REINFORCEMENT.
- HORIZONTAL-
  - UNLESS NOTED OTHERWISE, HORIZONTAL REINFORCEMENT SHALL BE PROVIDED; SEE THE TYPICAL WALL SECTION AND NOTE 'c' BELOW FOR ADDITIONAL INFORMATION.
  - REINFORCEMENT BARS SHALL CONFORM TO ASTM A 615-09 AND SHALL BE GRADE 60 (Fy = 60 KSI).
  - HORIZONTAL JOINT REINFORCEMENT SHALL CONFORM TO ASTM A 951-02. ALL WALLS SHALL BE REINFORCED WITH 9 GAUGE GALVANIZED LADDER TYPE REINFORCEMENT, (DUR-O-WALL OR EQUAL) PLACED IN EVERY OTHER HORIZONTAL JOINT. (16" VERTICAL). ALL JOINT REINFORCEMENT SHALL BE CONTINUOUS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATION.
- UNIT MASONRY BOND BEAMS-
  - ALL REINFORCEMENT SHALL BE CONTINUOUS. CONTINUITY SHALL BE PROVIDED BY LAP SPICES. AT LAP SPICES: LAP #5 BARS 30 INCHES, LAP #6 BARS 43 INCHES, LAP #1 BARS 60 INCHES.
  - CONTINUITY SHALL BE PROVIDED AT CORNERS BY ADDING 1-5 BENT BAR 'CORNER BAR', WHICH EXTENDS 30 INCHES EACH WAY FROM THE CORNER, UNLESS SHOWN OTHERWISE.
  - AT BEAM ENDS OTHER THAN CORNERS, THE REINFORCEMENT SHALL BE BENT AND EXTEND INTO THE ADJOINING COLUMN 8 INCHES MINIMUM.
  - REINFORCEMENT SHALL BE CONTINUOUS THRU COLLUMS.

WOOD

- ALL STRUCTURAL LUMBER SHALL BE #2 GRADE SOUTHERN PINE OR DOUGLAS FIR-LARCH OR BETTER WITH A MINIMUM ALLOWABLE EXTREME FIBER STRESS IN BENDING, Fb=1000 PSI. LUMBER USED FOR STUDS IN EXTERIOR WALLS ALL OTHER LUMBER SHALL BE OF STUD GRADE SOUTHERN PINE OR DOUGLAS FIR-LARCH OR BETTER WITH A MINIMUM ALLOWABLE EXTREME FIBER STRESS IN BENDING OF Fb= 1000 PSI.
- WOOD SHALL NOT BE PLACED IN DIRECT CONTACT WITH CONCRETE UNLESS THE WOOD HAS BEEN TREATED WITH AN APPROVED PRESERVATIVE METHOD.
- PRESSURE TREATED LUMBER USED FOR STRUCTURAL FRAMING MEMBERS ABOVE GROUND AND PROTECTED FROM LIQUID WATER (LEDGERS, BLOCKING, FLATES, ETC) SHALL BE 'ADVANCE GUARD PTU' BORATE PRESERVATIVE TREATED WOOD AS MANUFACTURED BY OMOSE, INC. CONFORMING TO AIAA STANDARDS '95' AND '02'. THE DELIVERY, HANDLING, STORAGE AND INSTALLATION OF 'ADVANCE GUARD PTU' SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS, BULLETINS AND RECOMMENDATIONS.
- ANCHORAGE SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE ROOF. EACH ROOF JOIST, RAFTER, BEAM, TRUSS, COLUMN AND STUD SHALL BE ANCHORED TO THE SUPPORT TO RESIST UPLIFT WITH AN APPROVED ANCHORING DEVICE.
- ALL ANCHORS SHALL BE INSTALLED IN HOLES DRILLED WITH CARBIDE TIPPED DRILL BITS. ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND/OR THE ACCEPTABLE PRODUCT APPROVALS.
- ALL MANUFACTURED WOOD BEAMS SHALL BE GEORGIA PACIFIC 'GP LAM 2.0 E' PROVIDING ALLOWABLE Fb = 2850 PSI AND MODULUS OF ELASTICITY, E= 2000 KSI. BUILT UP MEMBERS SHALL BE COMBINED WITH NAILING AS SPECIFIED BY MANUFACTURER, UNLESS NOTED OTHERWISE ON DESIGN DRAWINGS.

WOOD TRUSSES

- ALL WOOD TRUSSES AND THE TRUSS SYSTEM SHALL BE DESIGNED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER, (DELEGATED ENGINEER).
  - DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE, RESIDENTIAL SECTION R802.16, ANSI/TPI 1-2007, AND FLORIDA ADMINISTRATIVE CODE 61G5-3100
  - THE DELEGATED ENGINEERING DOCUMENTS FOR BOTH THE TRUSS DESIGN AND TRUSS SYSTEM SHALL BE PREPARED, SIGNED, AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER, (DELEGATED ENGINEER).
- TRUSS DESIGN LOADS:
  - WIND AND GRAVITY LOADS SHALL CONFORM TO FBC '10, TPI 1-2007 AND ASCE 7-10.
  - WIND CRITERIA
 

BASIC WIND SPEED	150 mph (3 SECOND GUST SPEED, ULTIMATE)
EXPOSURE CATEGORY	'C'
RISK CAT.	II
ENCLOSED, Gcpi	0.18
  - GRAVITY: ( NO ATTIC STORAGE)
 

ROOF:	TOP CHORD	BOTTOM CHORD
	DEAD	15
	LIVE	20
- SHOP DRAWINGS AND DESIGN CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION. REVIEW AND APPROVAL SHALL BE ONLY FOR COMPLIANCE WITH THE DESIGN CONCEPTS AND INTENT OF THE DESIGN DRAWINGS.
- THE SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED TO THE ARCHITECT AND ENGINEER.
- THE TRUSS FRAMING LAYOUT, INCLUDING SPAN DIRECTIONS, TRUSS LOCATIONS, AND BEARING LOCATIONS, SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER. THE DESIGN, FABRICATION, AND ERECTION OF ALL WOOD TRUSSES SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, RESIDENTIAL SECTION R802.16
- THE FINAL DESIGN OF ALL 'TRUSS TO STRUCTURE' CONNECTIONS SHALL BE COMPLETED AFTER THE TRUSS MANUFACTURER'S DESIGN AND SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND ENGINEER.

GENERAL NOTES

- ALL CONSTRUCTION AND DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 5th EDITION 2014, RESIDENTIAL 2014 EDITION, AND TO OTHER APPLICABLE LOCAL CODES, INCLUDING THE FLORIDA BUILDING CODE, RESIDENTIAL PLUMBING 2014 EDITION, THE FLORIDA BUILDING CODE, RESIDENTIAL MECHANICAL 2014 EDITION AND NEC 2008 EDITION
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK. FIGURE DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS AT ALL TIMES.
- COORDINATE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND SITE DRAWINGS FOR FINISHES, OPENINGS, SLOPES, AND DEPRESSIONS.
- THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR CONFLICTS ON THE PLANS.
- THE CONTRACTOR SHALL SUBMIT THE REQUIRED SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. THE APPROVAL IS FOR SHOP DRAWING CONFORMANCE WITH THE DESIGN CONCEPTS AND INTENT ONLY. BEFORE THE SHOP DRAWINGS ARE SUBMITTED TO THE ARCHITECT AND ENGINEER, THEY SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

DESIGN LOADS

THE FOLLOWING SUPERIMPOSED LOADS HAVE BEEN USED IN THE DESIGN OF THE STRUCTURE: (REFER TO FRAMING PLANS FOR ADDITIONAL REQUIREMENTS AND INFORMATION)

ROOF:	LIVE LOAD-	30	PSF
	DEAD LOAD-	25	PSF

WIND LOADS PER ASCE 7-10 AND FBC 2010 HAVE BEEN DETERMINED USING THE FOLLOWING CRITERIA:  
 BASIC WIND SPEED, V = 150 MPH (3 SECOND GUST SPEED, ULTIMATE)  
 NOMINAL DESIGN WIND SPEED, Vwind = 116 MPH (AS DETERMINED IN ACCORDANCE WITH TABLE R302.13.)

EXPOSURE CATEGORY	=	'C'
RISK CAT.	=	II
ENCLOSED, Gcpi	=	0.18

FOUNDATIONS AND GROUND FLOOR SLABS

- THE FOOTINGS AND SLABS HAVE BEEN DESIGNED USING AN ALLOWABLE SAFE BEARING CAPACITY OF 2500 PSF. THE ALLOWABLE BEARING CAPACITY SHALL BE VERIFIED PRIOR TO CONSTRUCTION. (SEE NOTE 3).
- ALL SLABS SHALL BE PLACED ON CLEAN FILL. THE FILL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557. THE FILL PLACEMENT SHALL BE COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES. THE FILL PLACEMENT AND COMPACTION SHALL BE CERTIFIED BY A REGISTERED GEOTECHNICAL ENGINEER.
- AN INVESTIGATIVE SOILS REPORT CONTAINING THE CERTIFIED ALLOWABLE BEARING CAPACITY OF THE SITE SHALL BE PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER. THE REPORT SHALL INCLUDE A STATEMENT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 808.2, THE REQUIREMENTS FOR THE PREPARATIONS AND MODIFICATIONS TO THE EXISTING SOIL CONDITIONS NECESSARY TO PROVIDE AN ALLOWABLE BEARING CAPACITY OF 2500 PSF SHALL BE PREPARED BY THE REGISTERED GEOTECHNICAL ENGINEER AND BE INCLUDED IN THE REPORT.
- UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE 4" MINIMUM THICK AND REINFORCED WITH 6x6-W/4X14 W/F. PLACED AT MID-DEPTH. PROVIDE A 6 MIL. VIBROEEN VAPOR BARRIER UNDER ALL SLABS ON GRADE. SOIL UNDER ALL SLABS SHALL BE TERRITE TREATED.

CONCRETE

- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, UNLESS OTHERWISE NOTED
- ALL CONCRETE SHALL CONFORM TO ACI 318-II, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f'c = 3000 PSI. AT 28 DAYS.
- ALL REINFORCING STEEL SHALL BE ASTM A 615-09, GRADE 60.
- ALL LAPS AND SPICES SHALL CONFORM TO ACI 318-II
- CONCRETE COVER FOR REINFORCEMENT SHALL CONFORM TO ACI 318-II
- ALL DETAILING OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318-II
- ALL WELDED WIRE FABRIC W/WR SHALL CONFORM TO ASTM A-185-07
- THE CONTRACTOR SHALL VERIFY REQUIRED MASONRY OPENING WIDTHS AND HEADER HEIGHTS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH HEADER BEAM SIZE SHALL BE REPORTED TO ARCHITECT/ENGINEER.
- ALL PRE-CAST CONCRETE STRUCTURAL COMPONENTS SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER. MANUFACTURER SHALL SUBMIT ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE STRUCTURAL SUBMITTALS SHALL INCLUDE ALL STRUCTURAL COMPONENT DETAILS, CALCULATIONS, AND FABRICATION & ERECTION DRAWINGS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL AND ERECTION SHALL CONFORM TO AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AISC 360-10, (UNO).
- ALL STRUCTURAL STEEL HOT ROLLED W-SHAPES SHALL BE ASTM A992 WITH A MINIMUM YIELD STRESS OF 50 KSI. ALL STEEL ANGLE AND PLATE SHALL BE ASTM A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL SHALL CONFORM TO AISC STANDARDS AND SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL.
- ALL WELDS SHALL CONFORM TO AISC STANDARDS. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS. ALL ELECTRODES SHALL BE E70XX.
- ALL BOLTS SHALL BE ASTM A325-N, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL NUTS, BOLTS, AND WASHERS SHALL BE GALVANIZED. NUTS SHALL BE SNUG TIGHT PRIOR TO THE LOAD APPLICATION. AFTER SYSTEM LOAD IS APPLIED THE NUTS SHALL RECEIVE AN ADDITIONAL 1/3 TURN. TIGHTENED NUTS SHALL BE TACK WELDED, TYP.
- ALL HEADED CONCRETE ANCHORS, (STUDS) SHALL BE TYPE B AND SHALL CONFORM TO THE MATERIAL AND CONNECTION REQUIREMENTS OF AISC D11 SPECIFICATIONS.
- ALL WELDING AND HIGH STRENGTH BOLTING SHALL BE INSPECTED FOR CONFORMANCE WITH AISC AND AISC SPECIFICATIONS BY A FLORIDA REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER IN ACCORDANCE WITH FBC 2282
- ALL ROUND AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS, (HSS) SHALL CONFORM TO AISC SPECIFICATION FOR THE DESIGN OF STEEL HOLLOW STRUCTURAL SECTION.
- ALL RECTANGULAR HSS COLUMNS SHALL CONFORM TO ASTM 500, GR. B, WITH Fy = 46 KSI
- ALL ROUND HSS COLUMNS SHALL CONFORM TO ASTM 500, GR. B, WITH Fy = 42 KSI
- TUBULAR AND PIPE MEMBERS WHEN FILLED WITH CONCRETE SHALL CONFORM TO THE FLORIDA BUILDING CODE, SECTION 2282.
- ALL STEEL SHALL BE SHOP PAINT PRIMED WITH AN APPROVED PRIMER.
- ALL STEEL SHALL BE PAINTED WITH AN APPROVED CORROSION INHIBITING PAINT.
- ALL PAINTING SHALL BE IN ACCORDANCE WITH AISC 'CODE OF STANDARD PRACTICE', 'PRACTICE', LATEST EDITION.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CONTRACTOR, ARCHITECT, AND ENGINEER PRIOR TO FABRICATION.

**STRUCTURAL NOTES**



**DESIGN NOTE:**

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH ASCE 7-10 AND THE 2014 FLORIDA BUILDING CODE  
REFER TO STRUCTURAL NOTES SHEET A-1 FOR ADDITIONAL NOTES AND INFORMATION

**BUILDING NOTES**

GROUP R-3  
TYPE OF CONSTRUCTION 5-B  
AREAS  
TOTAL LIVING FLOOR AREA+ 13110 SF  
COVERED PORCH AREA+ 1210 SF  
TOTAL FLOOR AREA+ 2,038.0 SF

**WALL LEGEND**

8" REINFORCED CMU, REFER TO STRUCTURAL NOTES & REFER TO WALL SECTION-A  
NEW 3/8" METAL STUDS AT 24" O/C WITH 1/2" GUB EACH SIDE REFER TO WALL SECTION-B

**SECONDARY MEANS OF EGRESS**

NFPA 101(242.2.3)(C)  
AN OUTSIDE WINDOW USED AS A SECONDARY MEAN OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SF IN AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES AND A HEIGHT NO LESS THAN 24 INCHES AND THE BOTTOM OF WINDOW NO MORE THAN 44" ABOVE THE FLOOR

**PRODUCT APPROVAL SCHEDULE**

WINDOWS  
FGT - FIXED ALUMINUM WINDOWS - IMPACT GLASS NOA  
15-052826  
FGT - SINGLE HUNG WINDOWS - IMPACT GLASS 15-0519208  
DOORS  
FGT - FRENCH DOORS - IMPACT GLASS 14-111105  
JELD-UEN - PREMIUM STEEL - 6 PANEL FL-13540-R3  
ROOFING  
METAL STANDING SEAM GULF COAST METALS 24 GA. STANDING SEAM FL\* 11651-TR1  
ROOF, 15 SNAP LOCK 24 GA. ROOF PANEL OVER 1/2" PLYWOOD  
ROOF COLOR: GALVALUME

**GENERAL FINISH NOTES:**

- SMOOTH DRYWALL FINISH ON WALLS
- SMOOTH DRYWALL FINISH ON CEILING
- TILE BASE THRU-OUT
- PROVIDE BACKING IN SHOWER FOR FUTURE GRAB BARS
- WINDOW FRAMES SHALL BE WHITE

**DOOR SCHEDULE**

mark	size	width	height	type	material	remarks	wind load	neg	pos
001	3'-0"	6'-0"	6'-0"	SWING /6 FNLL	FIBERGL	IMPACT RATED	306	281	
002	3'-0"	6'-0"	6'-0"	SWING /6 FNLL	FIBERGL	IMPACT RATED	306	281	
003	2'-3"	6'-0"	6'-0"	FRENCH	ALUM	IMPACT RESISTANT	341	26.8	
004	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
005	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
006	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
007	2'-4"	6'-0"	6'-0"	SWING	SC WOOD	FULL LOUVERED			
008	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
009	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
010	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
011	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
012	2'-6"	6'-0"	6'-0"	SWING	SC WOOD				
013	3'-0"	6'-0"	6'-0"	SWING	SC WOOD				
014	6'-0"	6'-0"	6'-0"	B1-PASS	SC WOOD				
015	6'-0"	6'-0"	6'-0"	B1-PASS	SC WOOD				
016	6'-0"	6'-0"	6'-0"	B1-PASS	SC WOOD				

EXTERIOR DOORS SHALL BE MANUFACTURED BY FGT AND JELD-UEN PER PRODUCT APPROVAL SCHEDULE  
MASONRY OPENING NOTE:  
VERIFY MO'S FOR ALL WINDOW OPENINGS WITH MANUFACTURE SPECS PRIOR TO CONSTRUCTION  
GLAZING NOTE:  
1. ALL GLAZING FOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT. REFER TO PRODUCT APPROVALS  
2. U-FACTOR DOUBLE GLASS U+ 0.65 / SHADING COEFFICIENT SHGC+ 0.30  
REFER TO ENERGY CALCULATION FOR ADDITIONAL INFORMATION

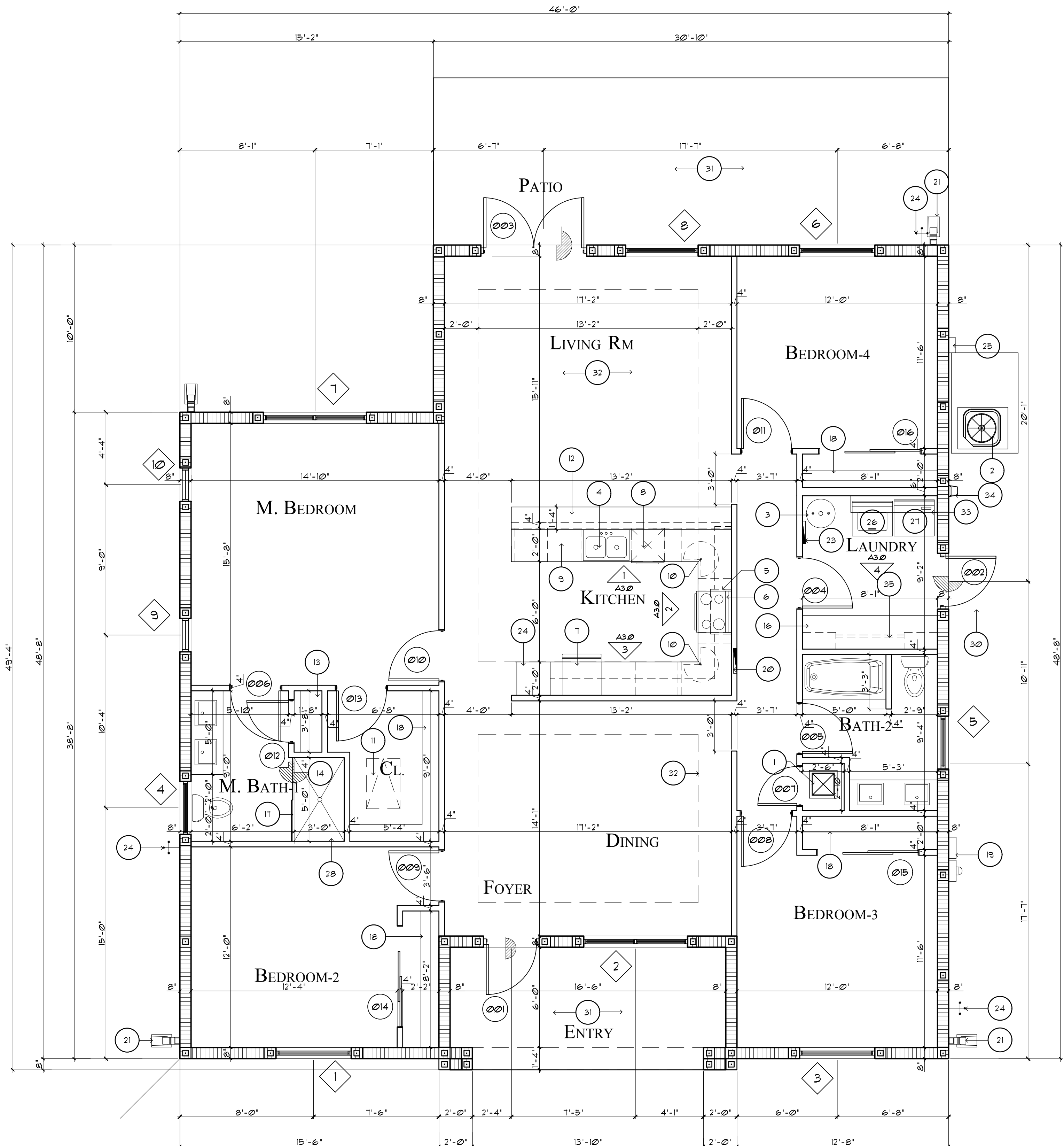
**WINDOW SCHEDULE**

mark	size	m.o.r.o.	type	mat.	wind load	neg	pos	remarks
1	35	53 1/4" x 63"	9H	ALUM	319	29.4	29.4	EGRESS IMPACT RESISTANT
2	2-24	72 1/4" x 50 1/2"	9H	ALUM	319	29.4	29.4	IMPACT RESISTANT
3	35	53 1/4" x 63"	9H	ALUM	319	29.4	29.4	EGRESS IMPACT RESISTANT
4	23	37 1/4" x 38 1/2"	9H	ALUM	319	29.4	29.4	IMPACT RESISTANT
5	23	37 1/4" x 38 1/2"	9H	ALUM	319	29.4	29.4	IMPACT RESISTANT
6	35	53 1/4" x 63"	9H	ALUM	319	29.4	29.4	EGRESS IMPACT RESISTANT
7	2-25	72 1/4" x 63"	9H	ALUM	319	29.4	29.4	EGRESS IMPACT RESISTANT
8	34	53 1/4" x 50 1/2"	9H	ALUM	319	29.4	29.4	IMPACT RESISTANT
9	H24	27 1/4" x 50 1/2"	FIXED	ALUM	319	29.4	29.4	IMPACT RESISTANT
10	H24	27 1/4" x 50 1/2"	FIXED	ALUM	319	29.4	29.4	IMPACT RESISTANT

WINDOWS SHALL BE MANUFACTURED BY FGT WINDOWS AND DOORS  
WINDOWS FRAMES SHALL HAVE WHITE FINISH  
MASONRY OPENING NOTE:  
VERIFY MO'S FOR ALL WINDOW OPENINGS WITH MANUFACTURE SPECS PRIOR TO CONSTRUCTION  
GLAZING NOTE:  
1. ALL GLAZING FOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT. REFER TO PRODUCT APPROVALS  
2. U-FACTOR DOUBLE GLASS U+ 0.65 / SHADING COEFFICIENT SHGC+ 0.30  
REFER TO ENERGY CALCULATION FOR ADDITIONAL INFORMATION  
3. ALL GLAZING FOR BATHROOM WINDOWS SHALL BE OBSCURE TYPE GLASS

**FLOOR PLAN NOTES**

- AHU #1 ON METAL STAND, MANUFACTURED BY GOODMAN (SEE AIR CONDITIONING PLAN)
- A/C COND'S ON 4" CONCRETE SLAB (TOP OF SLAB TO EQUAL MIN. BASE FLOOD ELEVATION)
- 50 GALLON HUB
- DOUBLE SINK WITH DISPOSAL
- MICROWAVE ABOVE
- ELECTRIC RANGE/ OVEN
- REFRIGERATOR
- DISHWASHER
- KITCHEN COUNTERS AND CABINETS WITH GRANITE COUNTER TOPS
- LAZY SUSAN CABINET CORNER
- 22"x36" ATTIC ACCESS w/ LIGHT AND SWITCH
- 42" HIGH KITCHEN COUNTER TOP
- LINEN CLOSET w/ 5 VINYL COATED WIRE SHELVES
- ROLL IN SHOWER WITH FULL HEIGHT TILE FINISH OVER 1/2" CEMENT BOARD
- BATH TUB w/ FULL HEIGHT TILE FINISH OVER 1/2" CEMENT BOARD
- UTILITY ROOM COUNTER WITH LOWER AND UPPER CABINETS WITH HANGING ROD BETWEEN
- SAFETY GLASS CATEGORY TYPE-I SHOWER ENCLOSURE PANEL AND DOOR
- CLOSET SHELVEING-VINYL COATED WIRE, TOP MOUNTED 60" AFF, SINGLE ROW
- UNDERGROUND ELECTRICAL SERVICE AND METER (200 AMP SERVICE) REFER TO SITE PLAN FOR EXACT LOCATION
- ELECTRICAL PANEL 'A', 200 AMPS, REFER TO ELECTRICAL PLANS
- ALUM GUTTER DOWN SPOUTS AND CONCRETE SPLASH BLOCKS, VERIFY EXACT LOCATIONS
- BACKUP GENERATOR BY 'GENERAC' SEE ELECTRICAL PLANS FOR ADDITIONAL INFO. (LP GAS)
- SMART PANEL
- HOSE BIB
- IRRIGATION SYSTEM- DESIGNED FOR MINIMUM ZONES, PROVIDE SUBMERSIBLE PUMP, SEE IRRIGATION PLANS
- DRYER, PROVIDE RECESSED METAL VENT BOX-VENT TO EXTERIOR THRU WALL WITH 4" DIAMETER METAL DRYER EXHAUST DUCT, MINIMUM 1/16" THICKNESS PER FBC R-1102.4.1
- WASHER
- PROVIDE BLOCKING IN WALLS AS REQUIRED FOR FUTURE GRAB BARS AT THREE SIDES
- PANTRY CABINET
- CONCRETE DRIVEWAY WITH BROOM FINISH, SEE SITE PLAN FOR ADDITIONAL INFORMATION
- CONCRETE PATIO SLAB WITH BROOM FINISH, SEE FOUNDATION PLAN
- DENOTES 12" DEEP RECESS TRAY IN CEILING, SEE ROOF FRAMING PLAN
- VINYL COATED WIRE SHELF ABOVE WASHER AND DRYER, PROVIDE SOLID WOOD BLOCKING IN WALL
- DRYER VENT CAP
- UPPER CABINETS WITH HANGING ROD



**FLOOR PLAN**

1/4" = 1'-0"

WEST ALICE JIMMIE DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
INMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

SEVER DESIGN  
ARCHITECTS

Mark Sever Architect

5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

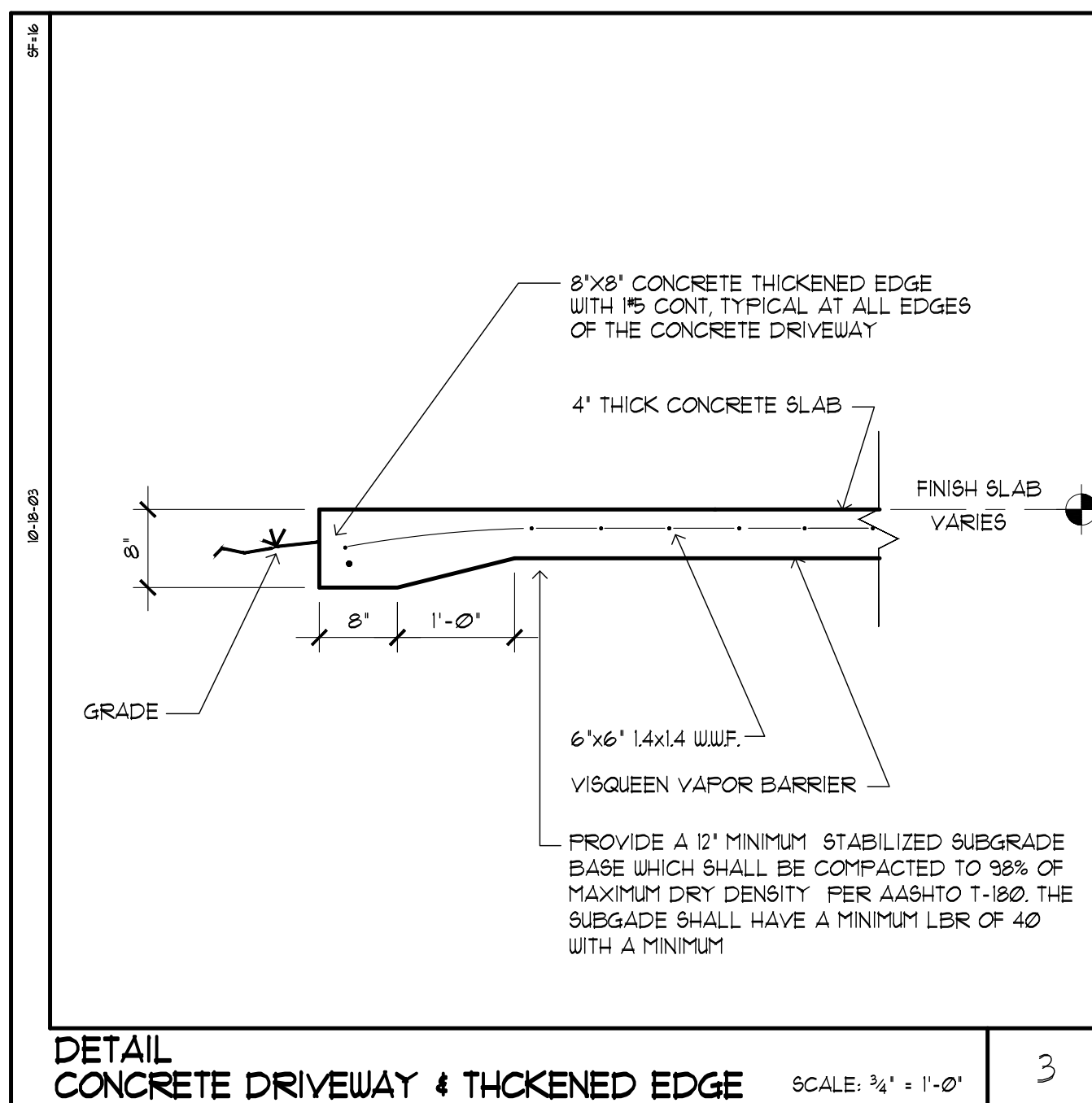
COMPL: 15-WAJ DRAWN BY:

DATE: 10.09.15 CHECKED BY:

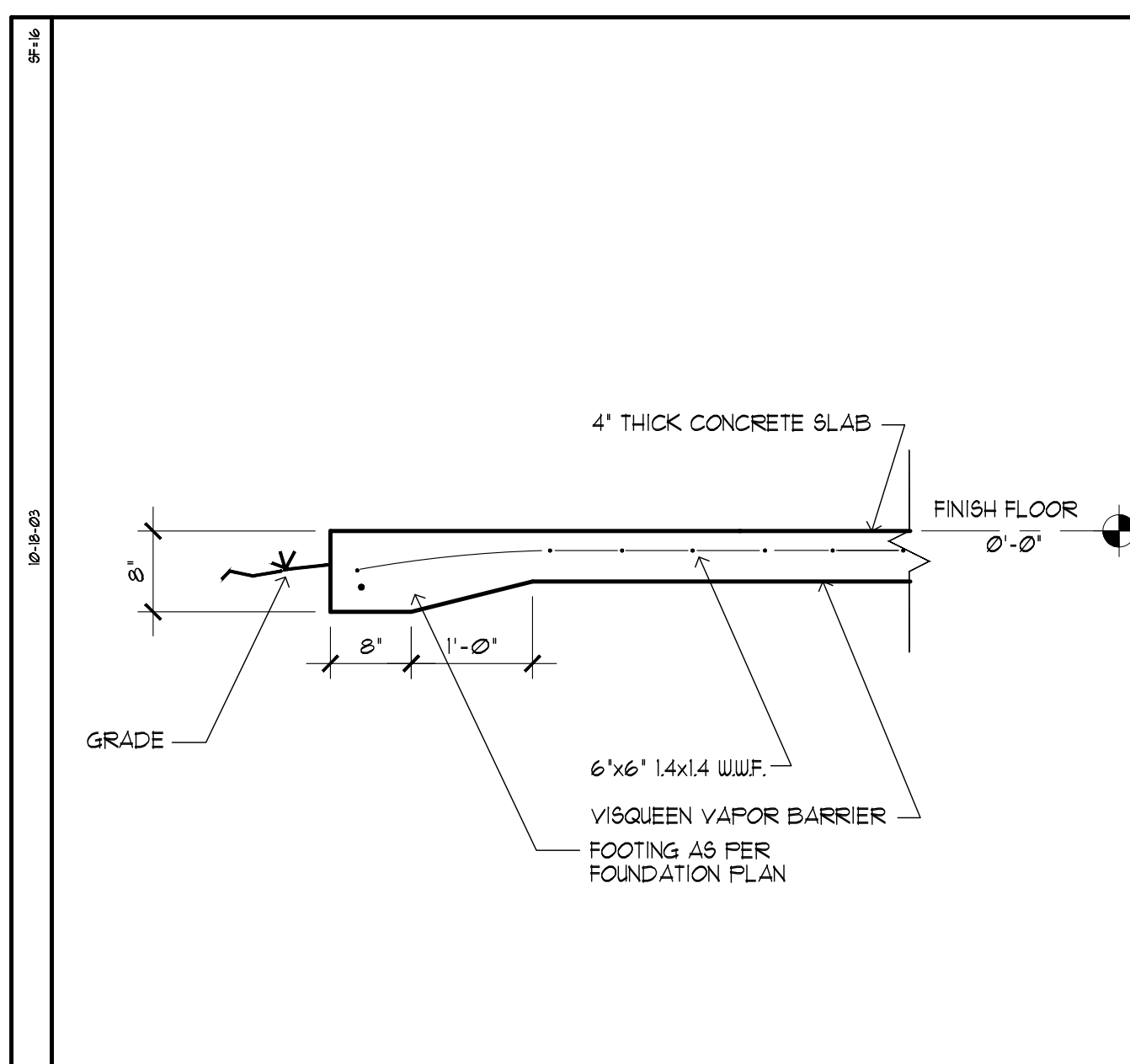
SHEET:

A.02 of 7

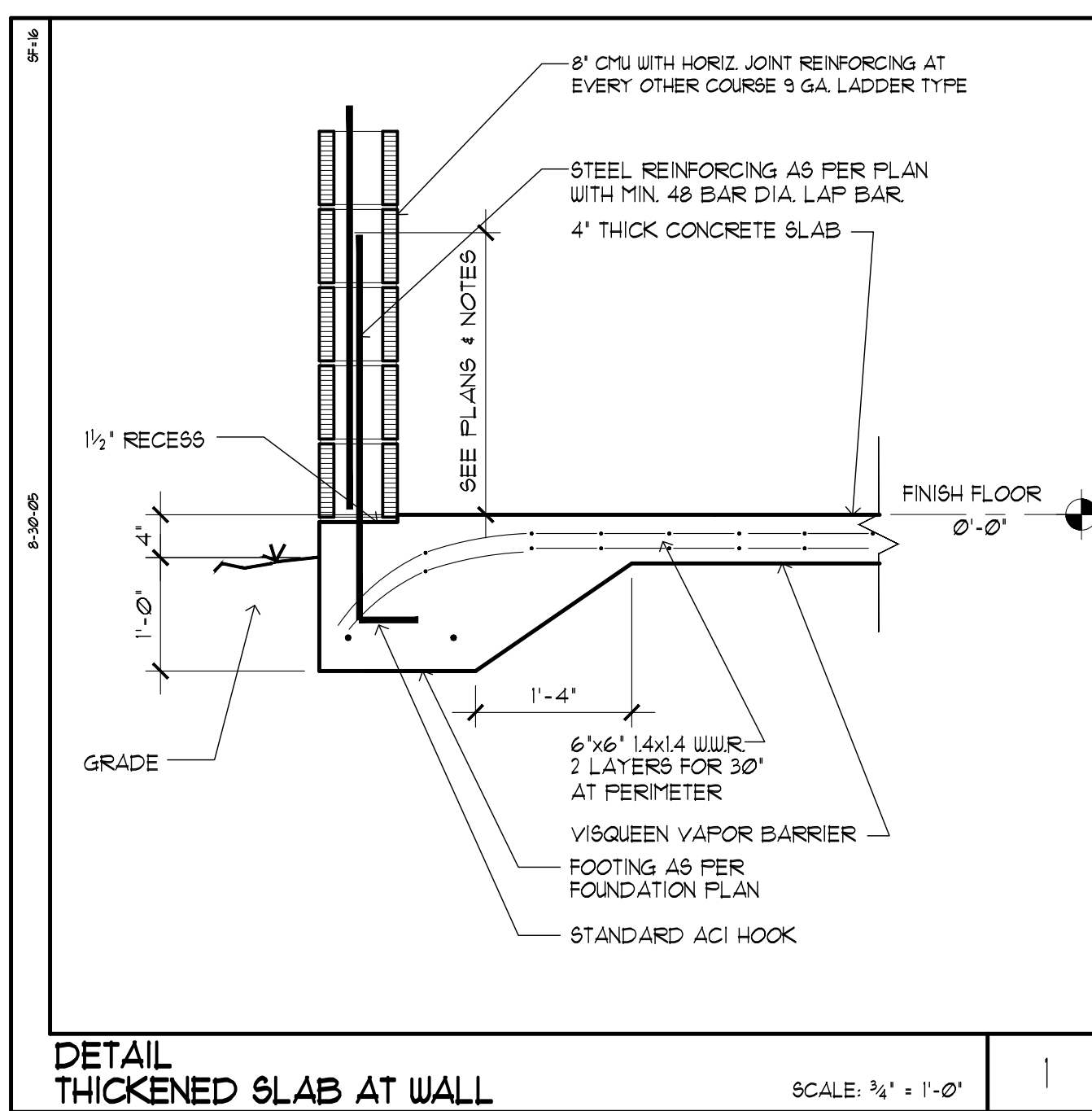
Florida License No. AR 0011828



DETAIL CONCRETE DRIVEWAY & THICKENED EDGE SCALE: 3/4" = 1'-0" 3



DETAIL THICKENED SLAB SCALE: 3/4" = 1'-0" 2



DETAIL THICKENED SLAB AT WALL SCALE: 3/4" = 1'-0" 1

### COLUMN SCHEDULE

column	size	reinforcing		remarks
		continuous	1/2 dia. o.c.	
TD	8'x8' FILLED CMU CELL	1-#5	---	□

- NOTES:
- BLOCK WALL VERTICAL REINFORCING SPACING IS BASED ON TABLE R60933A-1 WITH NOMINAL DESIGN WIND SPEED  $V_{base}$  OF 116 MPH PER TABLE R301213
  - COLUMN SHALL BE EXTENDED TO TOP OF BOND BEAM. BEAM REINFORCING SHALL BE CONTINUOUS THRU COLUMN.

### FOOTING SCHEDULE

mark	size	width	length	depth	reinforcing		remarks
					long	short	
F-1	8'	CONT	8'	1'-5"	---	---	THICKENED EDGE
F-2	16'	CONT	16'	2'-5"	---	---	MONOLITHIC FOOTING BOTTOM OF FOOTING SHALL BE 12" MIN. BELOW FINISH GRADE

### SOIL STATEMENT

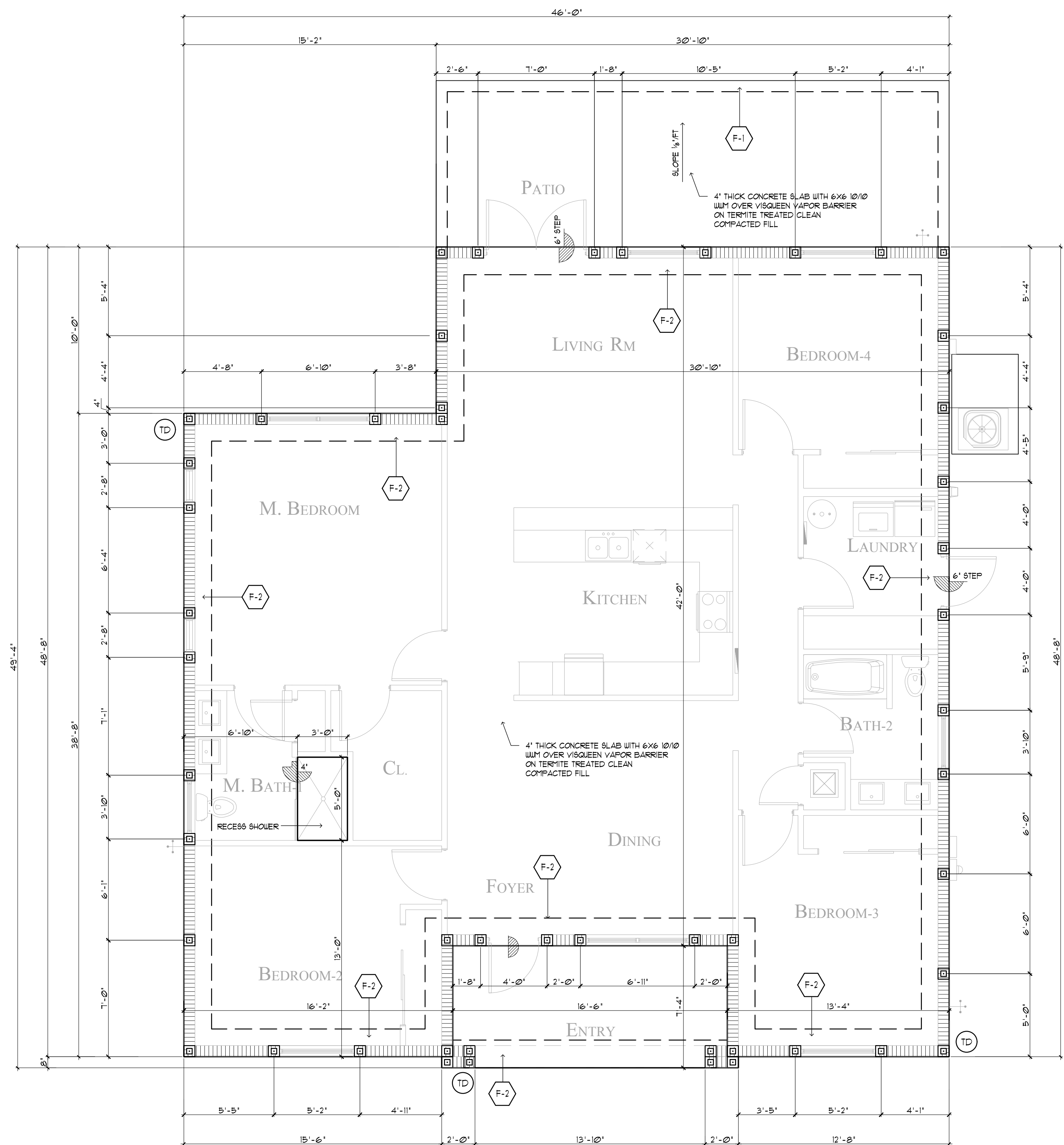
- THE FOUNDATION IS DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 PSF.
- AN INVESTIGATIVE SOILS REPORT CONTAINING THE CERTIFIED ALLOWABLE BEARING CAPACITY OF THE SITE SHALL BE PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER. THE REPORT SHALL INCLUDE A STATEMENT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION R4014. THE REQUIREMENTS FOR THE PREPARATIONS AND MODIFICATIONS TO THE EXISTING SOIL CONDITIONS NECESSARY TO PROVIDE AN ALLOWABLE BEARING CAPACITY OF 2500 PSF, MIN. SHALL BE PREPARED BY THE REGISTERED GEOTECHNICAL ENGINEER AND BE INCLUDED IN THE REPORT.

### NOTE:

NOTE TO CONTRACTOR: CONCRETE COLUMNS AND FILLED CELL LOCATIONS SHALL BE COORDINATED WITH THE WINDOW AND DOOR SUPPLIER FOR REQUIRED MASONRY OPENINGS. SEE ARCHITECTURAL FLOOR PLANS FOR WINDOW AND DOOR LOCATIONS. THE CONTRACTOR SHALL LOCATE AND PLACE ALL REINFORCEMENT DOUELS PRIOR TO CONCRETE FOUNDATION POUR. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, OMISSIONS, OR CONFLICTS ON THE PLANS.

### TERMITE TREATMENT NOTE:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC SECTION R3101. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PROTECTION OF SUBTERRANEAN TERMITES. TREATMENT IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DADE NO.A. 94-0819.08



## FOUNDATION PLAN

1/4" = 1'-0"

WEST ALICE JIMMIE DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
INMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

SEVER DESIGN  
ARCHITECTS

Mark Sever Architect

5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

COMPL: 15-WAJ  
DATE: 10.09.15  
SHEET:

A.03 of 7

Florida License No.  
AR 0011828

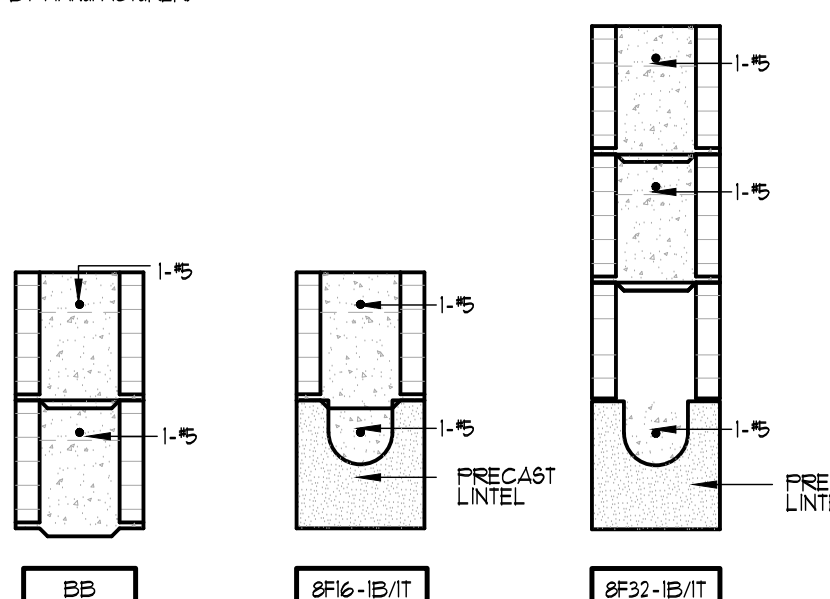
TRUSS CONNECTOR SCHEDULE										
mark	manuf.	id. number	ga.	fasteners (size & number)	fasteners in steel plate	fasteners in concrete beam	max. uplift capacity at this location	in capacity at this location	in capacity at this location	remarks/notes
1	SIMPSON	METAL6	16	(9) 10gx15	(5) 10gx15		1800	415	1000	
2	SIMPSON	META4 X2	18	(1) 16d EA STRAP			2500	1025	1510	NOTE:1
3	SIMPSON	META16 w/156	18	(1) 10gx15 EA STRAP			1450	340	125	NOTE:1
4	SIMPSON	FG1R		(8) 1/4" x 3" SDS SCREWS		(2) 1/2" x 5" TITEN HD ANCHORS	5000			NOTE:1

strap id no. 123 load in kIbs uplift load

NOTE:1: PROVIDE MOISTURE BARRIER PLATE 156 AS REQUIRED

ROOF BEAM SCHEDULE									
MARK	ELEV	SIZE	REINFORCING BOT. INT. TOP	# 5 STR. SPACE	SEE NOTE	REMARKS	SEE DESIGNATION MARK		
RB-1	8'-2"	8'x16'	(1) 5	---	(1) 5	---	---	BOND BEAM	BB
RB-2	8'-2"	8'x16'	(1) 5	---	(1) 5	---	a	COMPOSITE LINTEL	8F16-1B/IT
RB-3	8'-2"	8'x16'	(1) 5	---	(1) 5	---	b	COMPOSITE LINTEL	8F16-1B/IT
RB-4	9'-6"	8'x16'	(1) 5	---	(1) 5	---	---	BOND BEAM	BB
RB-5	9'-6"	8'x32'	(1) 5 (1) 5	(1) 5	---	---	c	COMPOSITE LINTEL	8F32-1B/IT
B-1	9'-6"	16'x16'132'	(4) 5	10'	closed	---	---	CONCRETE BEAM ARCH BEAM-SEE DETAIL	

- BEAM NOTES:**
- ALL BOT. REIN. SHALL BE CONTINUOUS w/ 25' LAP SPLICE AND EXTEND 4' INTO SUPPORT.
  - ALL TOP REIN. SHALL BE CONTINUOUS w/ 25' LAP SPLICES
  - HOOK BOT. REIN. @ COL. SUPPORTS.
  - ADD (2) 5 30" LONG BENT @ CORNERS OF BOND BEAMS
  - 14'-0" IS THE MAXIMUM SPAN FOR PRE-CAST LINTEL
  - ANY SPAN OVER 14'-0" MUST USE A PRE-CAST/PRE-STRESSED LINTEL.
  - PRE - STRESSED LINTEL (FILLED)
  - COMPOSITE REINFORCED MASONRY BEAM SECTIONS SHALL HAVE THE FOLLOWING MINIMUM LOADS SAFE CAPACITY AS CERTIFIED BY MANUFACTURER
    - GRAVITY UPLIFT LATERAL
    - a. 5365 PLF 2250 PLF 411 PLF
    - b. 2661 PLF 1634 PLF 534 PLF
    - c. 6412 PLF 3508 PLF 534 PLF



**PERMANENT TRUSS BRACING NOTE**

PERMANENT TRUSS BRACING SHALL BE PROVIDED BY 1'x3' CEILING STRIPPING AT 16' O.C. GABLE END BRACING AND ANY OTHER BRACING REQUIRED BY TRUSS MANUFACTURER. SEE DETAILS SHEET A-2 FOR ADDITIONAL REQUIREMENTS

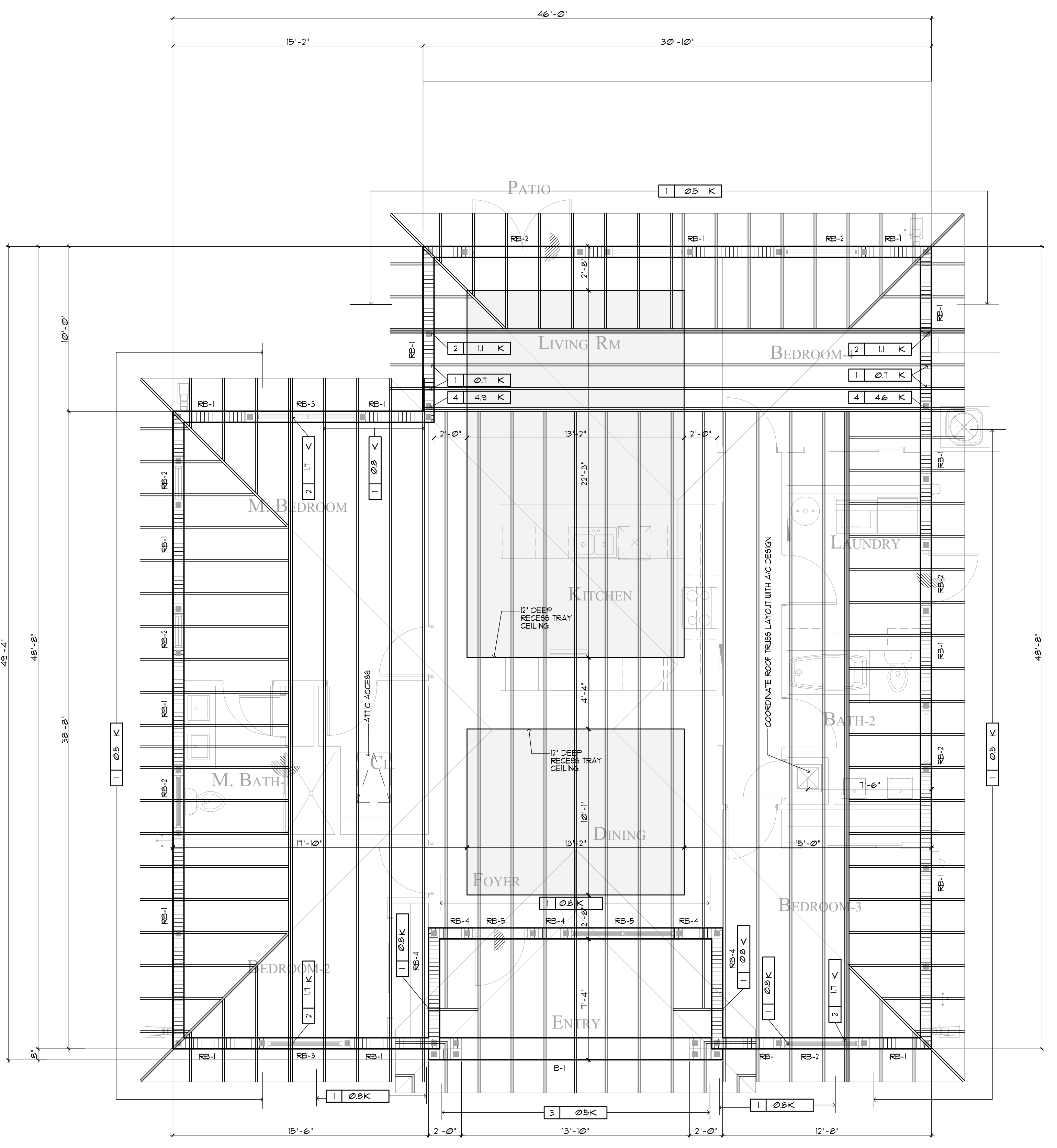
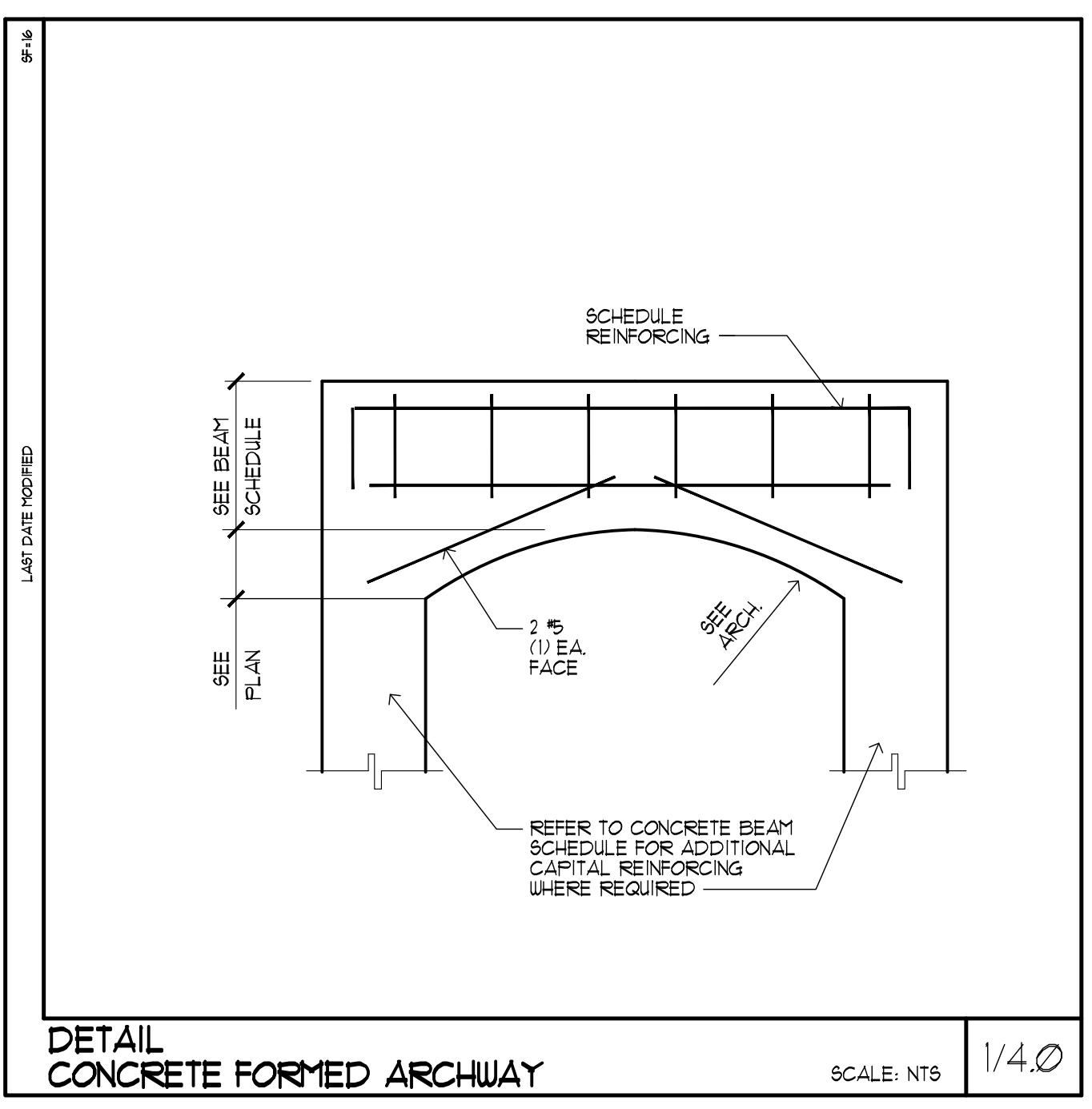
**NOTE:**

THE TRUSS FRAMING LAYOUT, INCLUDING SPAN DIRECTIONS, TRUSS LOCATIONS, AND BEARING LOCATIONS, SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER. THE DESIGN, FABRICATION, AND ERECTION OF ALL WOOD TRUSSES SHALL CONFORM TO THE REQUIREMENTS OF ANSI/APA 1-2007 AND THE FLORIDA BUILDING CODE, RESIDENTIAL 2010 EDITION.

THE FINAL DESIGN OF ALL 'TRUSS TO STRUCTURE' CONNECTIONS SHALL BE COMPLETED AFTER THE TRUSS MANUFACTURER'S DESIGN AND SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND ENGINEER.

REFER TO ADDITIONAL TRUSS NOTES SHEET NO. 2

- ROOF SHEATHING & NAILING NOTES**
- ALL ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE
  - 8 d RING-SHANK NAILS SHALL BE .013 INCH NOMINAL SHANK DIAMETER, RING DIAMETER OF .012 INCH OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, .028 INCH FULL ROUND HEAD DIAMETER, AND 2" NAIL LENGTH, TYPICAL
  - ROOF SHEATHING TO BE NAILED WITH 8 d RING-SHANK NAILS OVER ALL SUPPORTS AT 6" O.C./W/O.N.
  - ROOF SHEATHING TO BE NAILED WITH 8 d RING-SHANK NAILS AT OVERHANG EDGES @ 2'x SUB FASCIA OR 2' FASCIA AT 4' O.C.
  - PROVIDE EDGEWISE BLOCKING AT ALL SHEATHING JOINTS WITHIN 4'-0" FROM EDGES OF GABLE ENDS, USE 8d RING-SHANK NAILS AT 4' O.C.
  - PROVIDE 2" X EDGEWISE BLOCKING AT RIDGE POINTS AND NAIL SHEATHING WITH 8d RING-SHANK NAILS 4' O.C.
  - BLOCKING DIAPHRAGM ALL ADJACENT SHEATHING EDGES SHALL BE SUPPORTED BY EITHER COMMON FRAMING, (1& WOOD TRUSSES), OR COMMON BLOCKING, (1& MINIMUM 2'x4" WOOD ATTACHED TO MAIN FRAMING MEMBER USING (2)- 16d NAILS AT EACH END, TYPICAL) DIAPHRAGM BLOCKING MAY BE INSTALLED EDGEWISE OR FLATWISE.



**ROOF FRAMING PLAN**

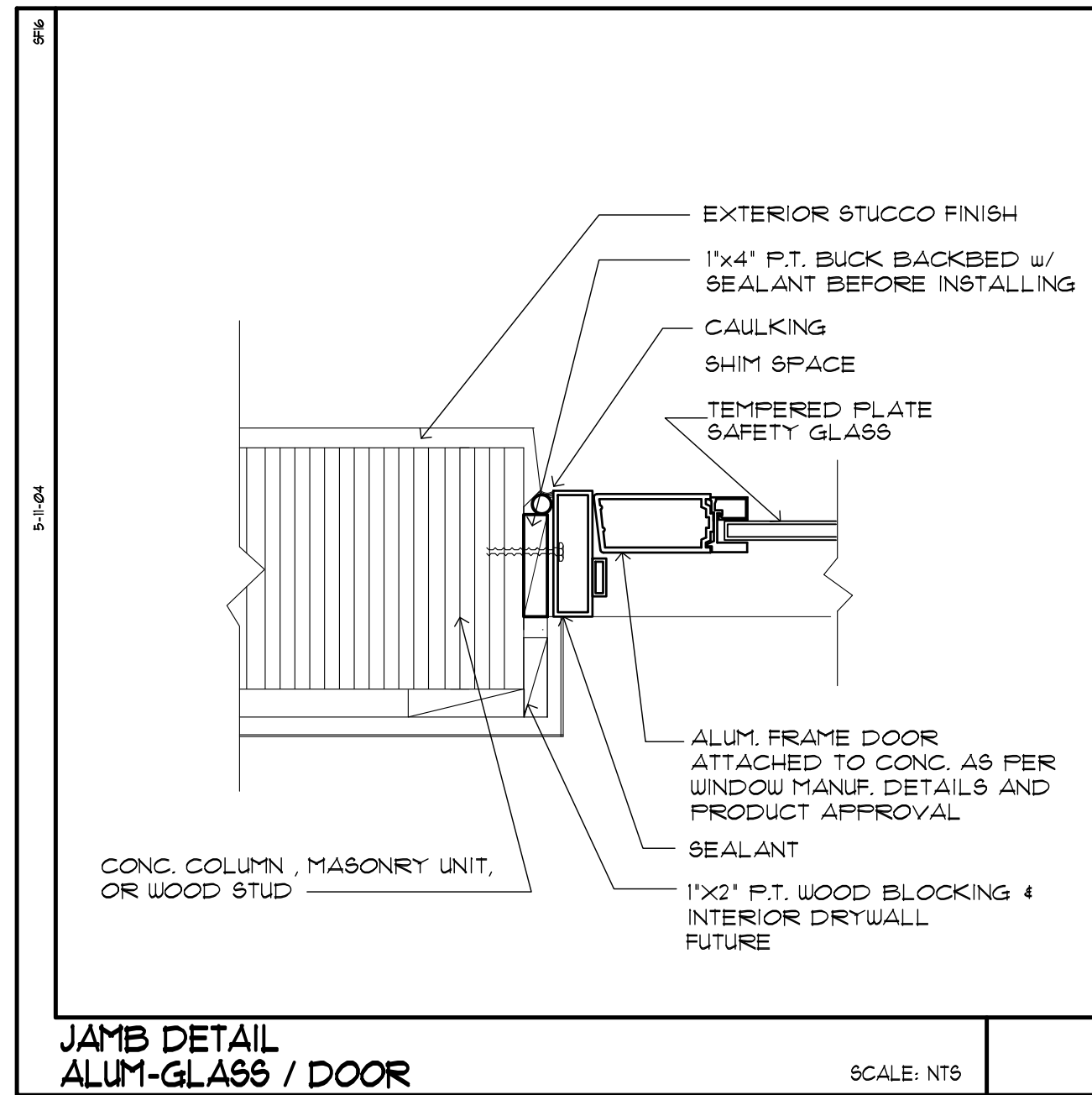
1/4" = 1'- 0"

NOTE: COORDINATE ROOF TRUSS LAYOUT / DESIGN WITH MECHANICAL PLANS

WEST ALICE JIMMIE DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
INMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

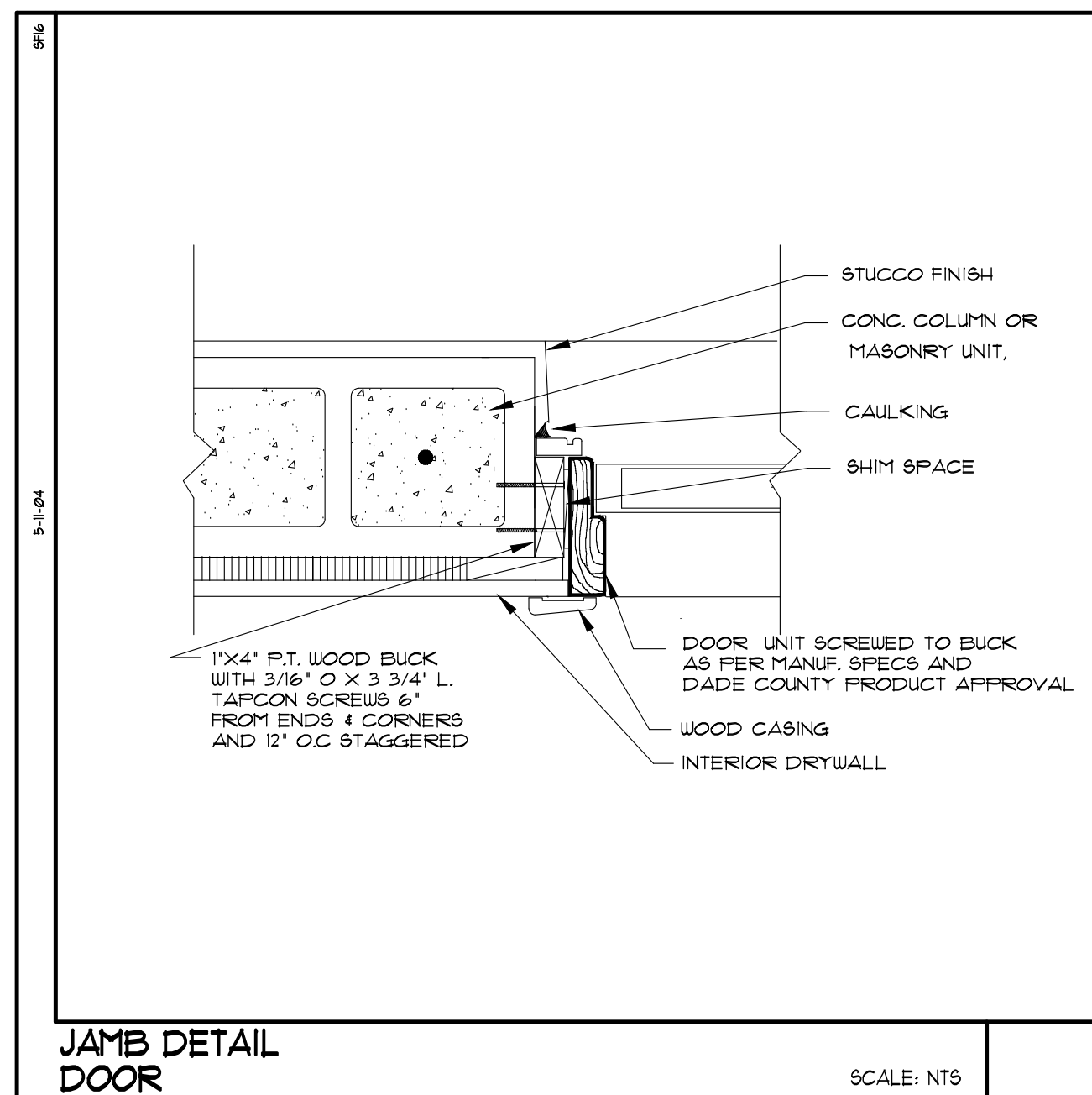
**SEVER DESIGN**  
ARCHITECTS  
Mark Sever Architect  
5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

COMPL: 15-WAJ DRAWN BY:  
DATE: 10.09.15 CHECKED BY:  
SHEET: A.04 of 7  
Florida License No. AR 0011828



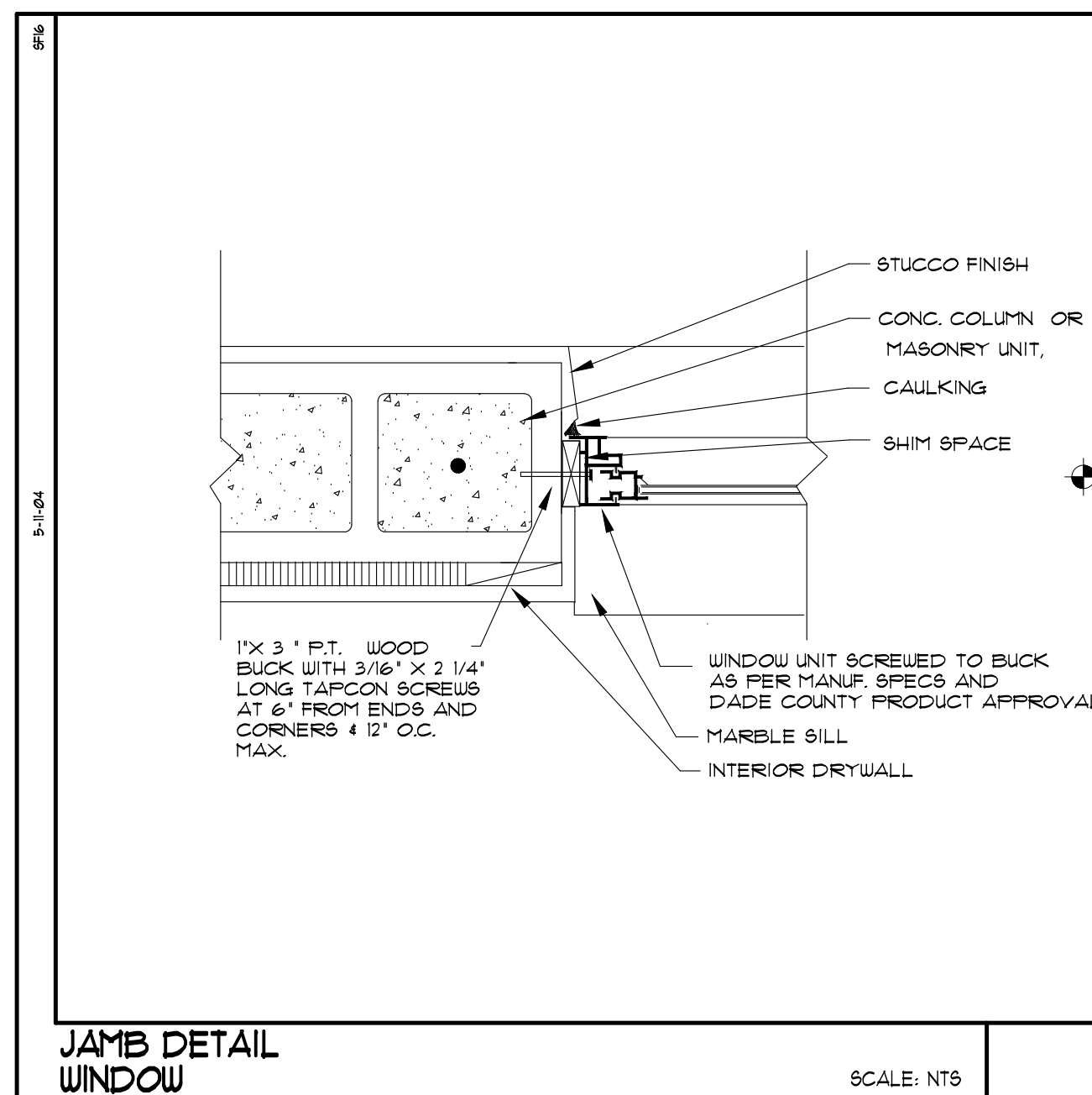
JAMB DETAIL  
ALUM-GLASS / DOOR

SCALE: NTS



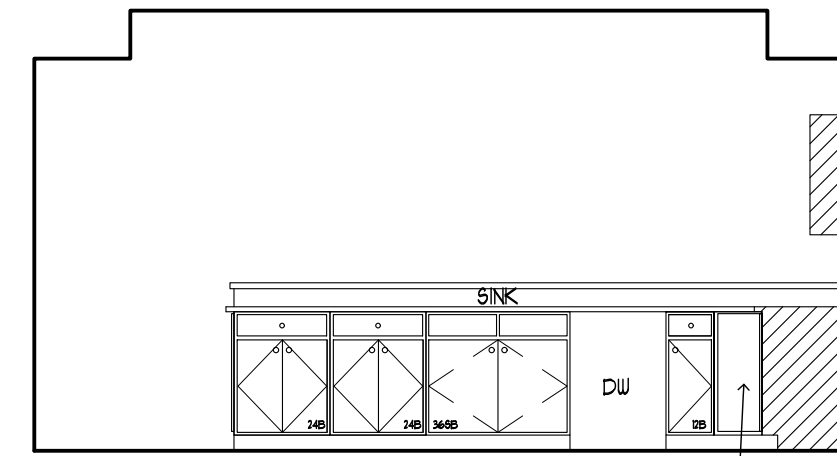
JAMB DETAIL  
DOOR

SCALE: NTS

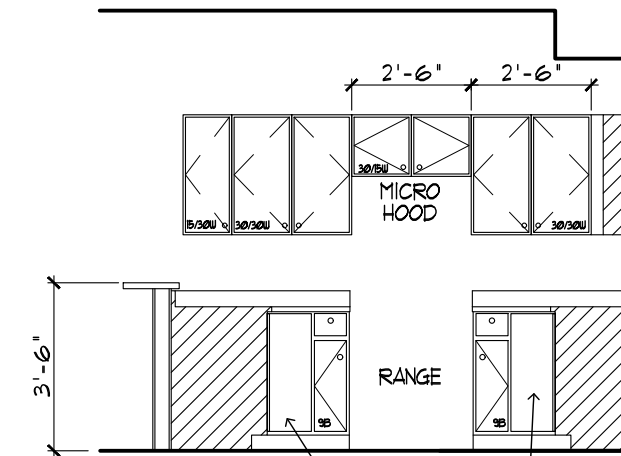


JAMB DETAIL  
WINDOW

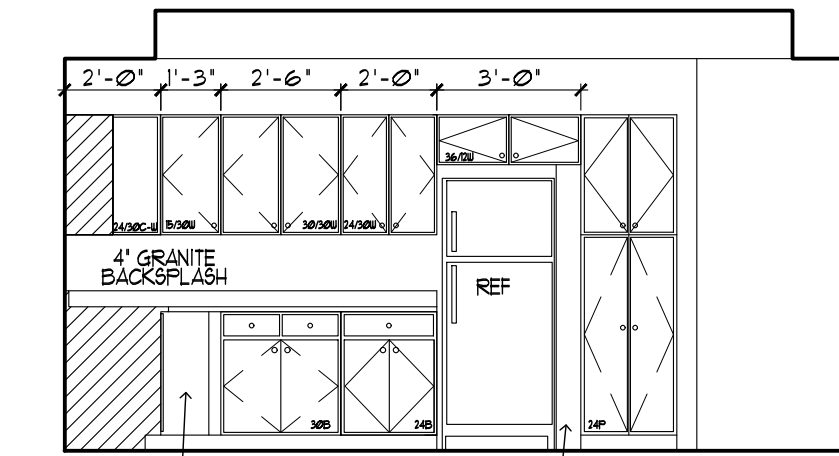
SCALE: NTS



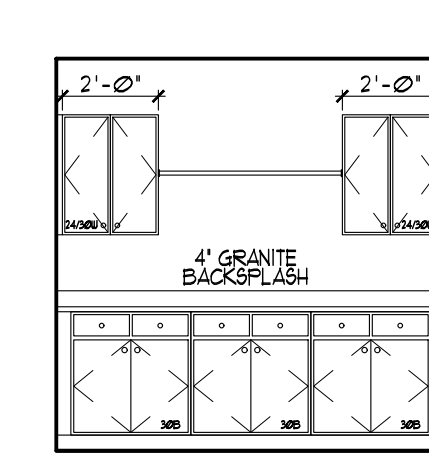
1 KITCHEN



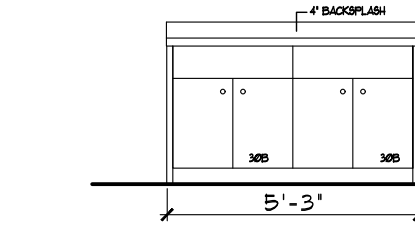
2 KITCHEN



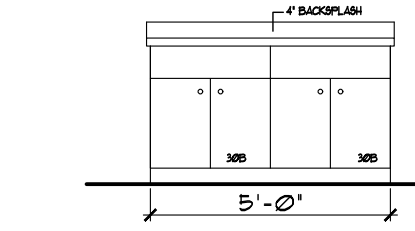
3 KITCHEN



4 LAUNDRY RM



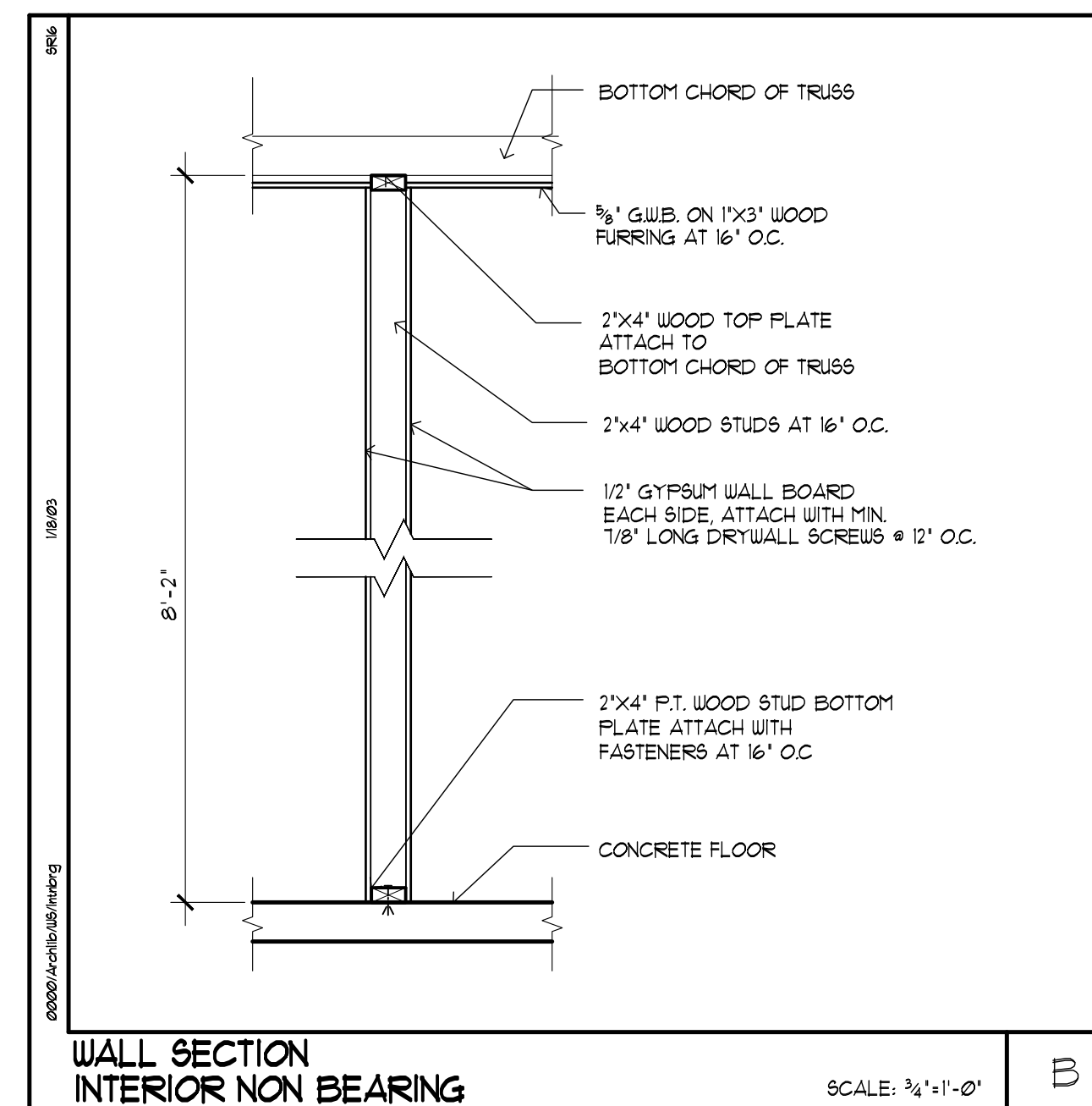
5 HALL BATHROOM-2



6 M. BATHROOM-1

### CABINET ELEVATIONS

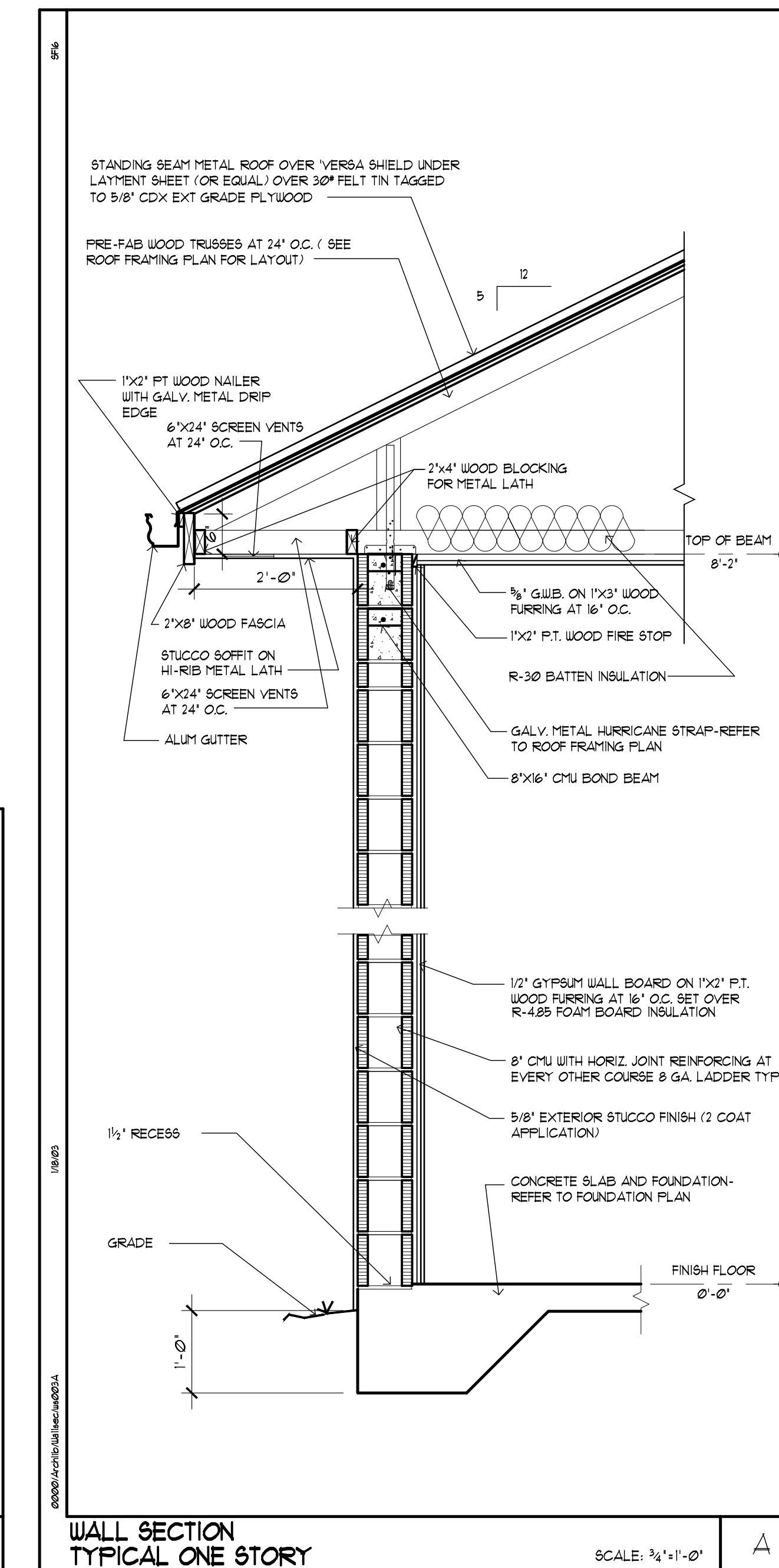
1/4" = 1'-0"



WALL SECTION  
INTERIOR NON BEARING

SCALE: 3/4"=1'-0"

B



WALL SECTION  
TYPICAL ONE STORY

SCALE: 3/4"=1'-0"

A

MABEL T. FRANK WAY DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
BIG CYPRESS RESERVATION - OKEECHOBEE, FLORIDA

SEVER DESIGN  
ARCHITECTS

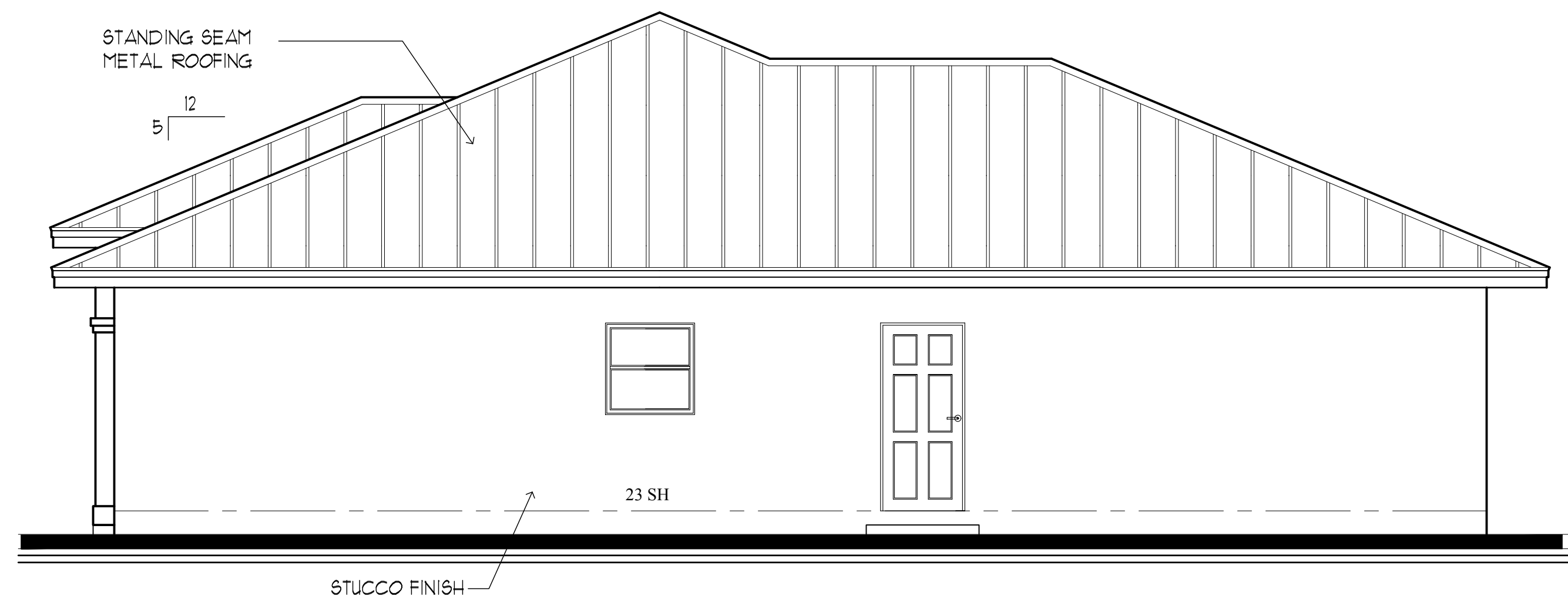
Mark Sever Architect

5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

COMPL: 150  
DATE: 08.02.15  
SHEET:

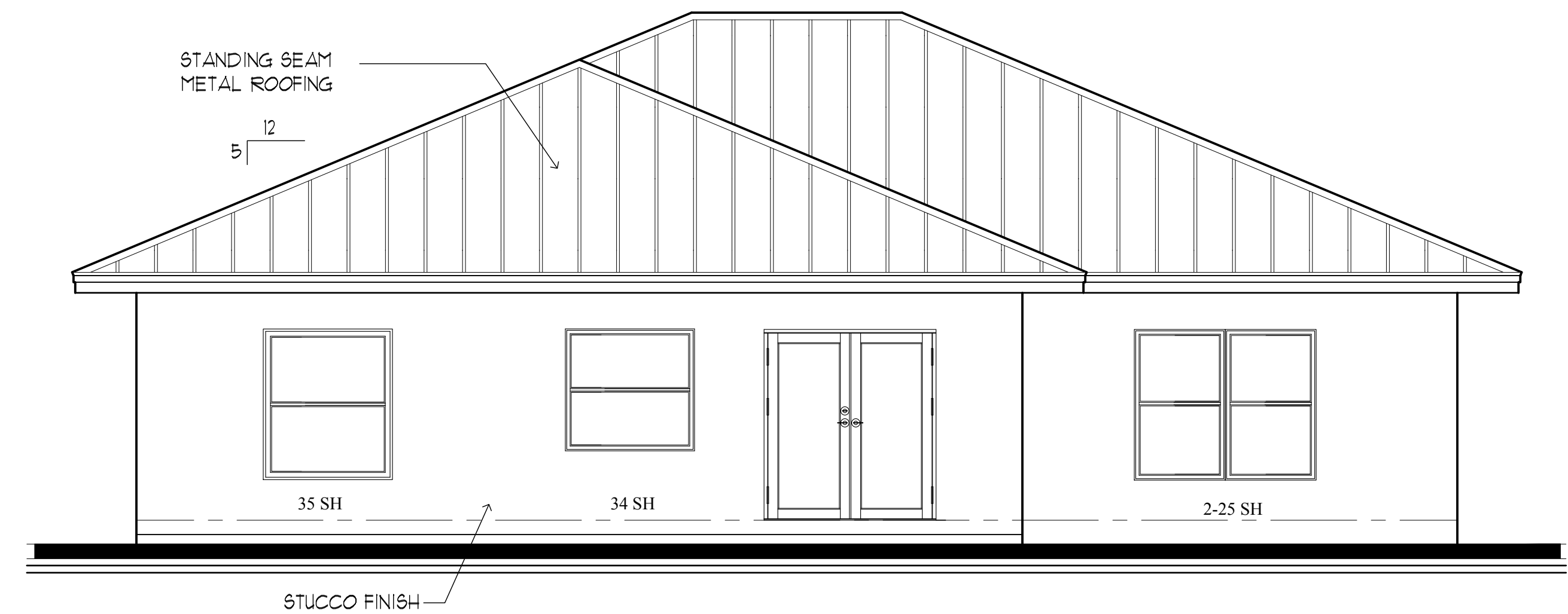
A.05 of 7

Florida License No. AR 0011828



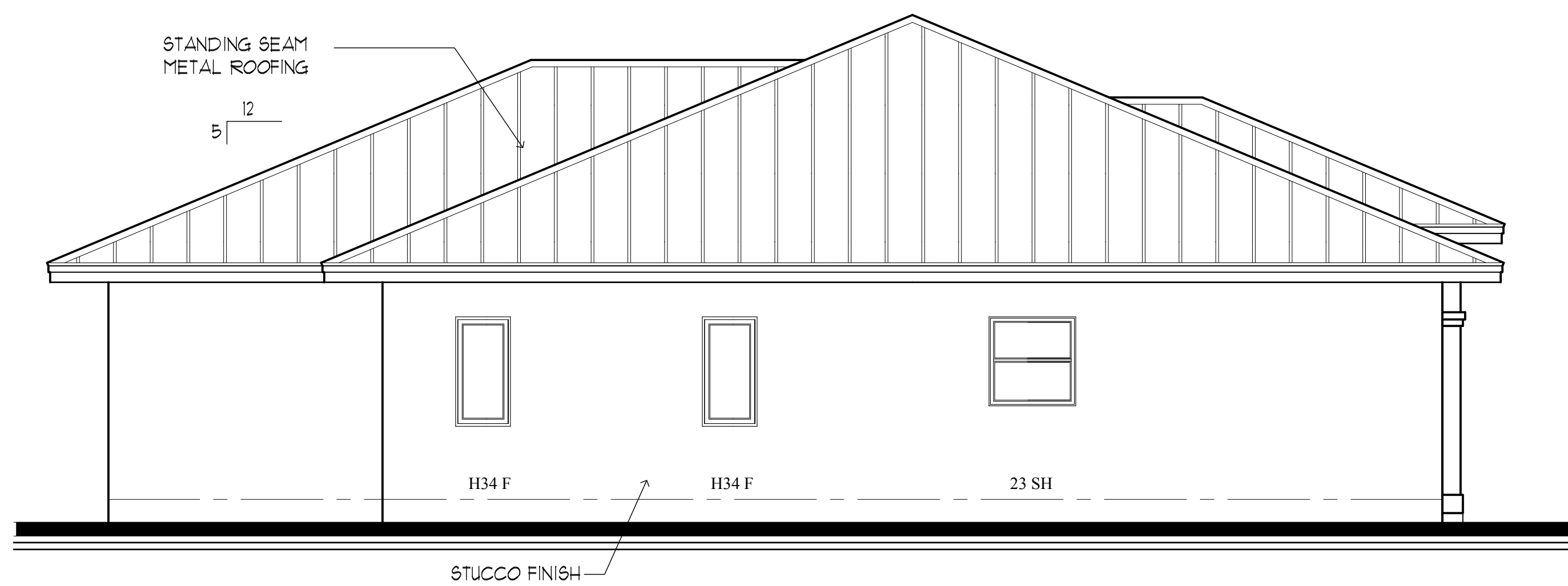
**SIDE ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"



**SIDE ELEVATION**

1/4" = 1'-0"



**FRONT ELEVATION**

1/4" = 1'-0"

WEST ALICE JIMMIE DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

**SEVER DESIGN**  
ARCHITECTS

Mark Sever Architect

5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

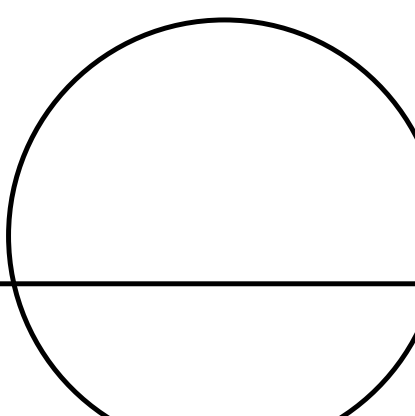
COMPL: 15-WAJ DRAWN BY:

DATE: 10.09.15 CHECKED BY:

SHEET:

**A.06 of 7**

Florida License No.  
AR 0011828



WEST ALICE JIMMIE CIRCLE 4 BEDROOM RENTAL		
<b>EXTERIOR</b>		
<b>Front Door</b>	Mfr.: Jeld-Wen Type: 6-panel Model: See plans Paint Color: TBO	
<b>Utility Door</b>	Mfr.: Jeld-Wen Type: 6-panel Model: See plans Paint Color: TBO	
<b>French Door</b>	Mfr.: PGT Type: See plans Glass: Tinted	
<b>Door Hardware</b>	Mfr.: Kwikset Style: Commonwealth Finish: Satin Nickel Model: 740CHL (1" NO SMART KEY" Non locking hand lever w/ deadbolt)	
<b>Roof</b>	Mfr.: Metal Color: Galvalume	
<b>Paint Schemes</b>	Mfr.: Sherwin Williams Wall: Gold Body (custom color) Trim: SW 6083 Sable	
<b>Windows - PGT Impact</b>	<input checked="" type="checkbox"/> No Mullins (Clear Glass Only) <input checked="" type="checkbox"/> White Frames <input checked="" type="checkbox"/> Horizontal Roller <input checked="" type="checkbox"/> Glass Tint	
<b>Wall Sconce</b>	Mfr.: Bad Air Lighting Style: White Outdoor LED Wall Lantern Type: Manual Model: 1420-1WHF-LED	
<b>Covered entrance, patio, walkway, driveway and apron</b>	BRUSH BROOM FINISH	
<b>INTERIOR</b>		
<b>General - LED BULBS ARE TO BE USED FOR ALL INTERIOR &amp; EXTERIOR FIXTURES</b>		
<b>Interior Door Selection</b>	Mfr.: Jeld-Wen Type: Wood grain 6-panel hollow core Mfr.: Kwikset Style: Commonwealth Finish: Satin Nickel Model: 740CHL (1" NO SMART KEY"	
<b>Door Hardware</b>	Mfr.: Hampton Bay Style: Chesbro 52 in. Type: Brushed Nickel Model: PG188-IN Mfr.: Commercial Electric Style: Brushed Nickel or Bronze Type: Flushmount Model: HB1022-3L OR HB1022-34	
<b>All Fan Fixtures</b>	Mfr.: Hampton Bay Style: Chesbro 52 in. Type: Brushed Nickel Model: PG188-IN	
<b>All Flushmount Fixtures</b>	Mfr.: Commercial Electric Style: Brushed Nickel or Bronze Type: Flushmount Model: HB1022-3L OR HB1022-34	
<b>Wall &amp; Ceiling Textures</b>	Wall Texture: <input checked="" type="checkbox"/> Smooth Ceiling Texture: <input checked="" type="checkbox"/> Smooth	
<b>Colors throughout</b>	Finish: Flat Color: White All Walls: Finish: Satin Color: SW6364 - EGGSHELL Color: White Trim: Finish: Semi-Gloss 6" Tile baseboard Casing: 2 1/4" colonial (WM 366) Notes: ALL TRIM TO BE PRIMED FINGER JOINT MATERIALS	
<b>Living Room</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Kitchen</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Cabinets (to match)</b>	Mfr.: Custom - SEE SPECIFICATIONS Wood: Maple Style: Shaker Color: Coffee Type: Granite Color: Giallo Santa Cecilia or approved equivalent Edge: Half Bullnose Backsplash: 4" Full Height	
<b>Hardware</b>	Mfr.: BY BUILDER Type: 4" Stainless Steel Bar Pull	
<b>Countertops</b>	Type: Granite Color: Giallo Santa Cecilia or approved equivalent Edge: Half Bullnose	
<b>Sink</b>	Mfr.: Delta Type: 166 Undermount Sink Model: Double Equal Width Bowl L / 166 / 8" Color: Stainless Steel	
<b>Faucet</b>	Mfr.: Delta Type: Leiland Single-handle pull-down Model: 9178-201 Finish: Chrome	
<b>Kitchen Appliances</b>	Refrigerator: Mfr.: GE Model: GT518GTHWW Range: Mfr.: GE Model: JKS27DFWW Micro/Hood: Mfr.: GE Model: JNM135DFWW Dishwasher: Mfr.: GE Model: GDT559HGDDWW	
<b>Laundry</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Laundry Appliances</b>	Washer: Mfr.: GE Model: GTWN2800DWW Dryer: Mfr.: GE Model: GTDP280EDWW	

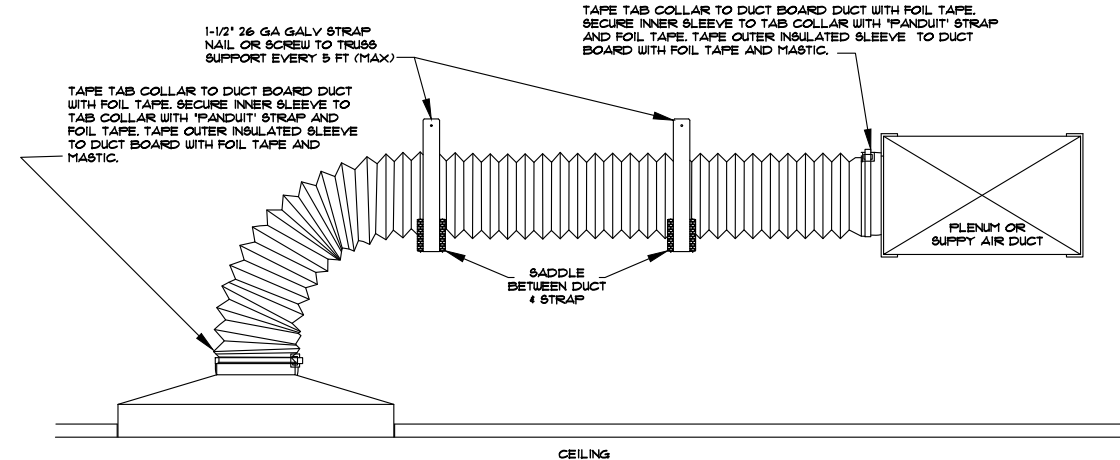
<b>Master Bathroom</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Floors</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Vanity</b>	Mfr.: Custom - SEE SPECIFICATIONS Wood: Maple Style: Shaker Color: Coffee Type: Granite Color: Giallo Santa Cecilia or approved equivalent Edge: Half Bullnose Backsplash: 4"	
<b>Vanity Light Fixture</b>	Mfr.: Hampton Bay Style: 4 Light Chrome Raceway Bath Light Type: 4 light fixture Model: EW554CH	
<b>Hardware</b>	Mfr.: BY BUILDER Type: 4" Stainless Steel Bar Pull Model: N/A Mfr.: Glacier Bay Style: Drop-In Model: 18" China Sink Finish: White	
<b>Sink</b>	Mfr.: Delta Type: Leiland 4" 2-handle high arc bathroom faucet Model: 2575LF-MPU Finish: Chrome	
<b>Shower</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Shower Floor Tile</b>	Mfr.: Daltile or approved equivalent Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Shower Faucet</b>	Mfr.: Delta Style: Foundations 1-Handle Shower Model: B112900 Finish: Chrome Mfr.: Kohler Style: Highline Classic - The Complete Solution Color: White Model: K-11499-O Mfr.: Delta Style: Foundations 3-Piece Finish: Chrome Model: FND63-PC	
<b>Toilet</b>	Mfr.: Delta Style: Foundations 3-Piece Finish: Chrome Model: FND63-PC	
<b>Accessories</b>	Mfr.: Delta Style: Foundations 3-Piece Finish: Chrome Model: FND63-PC	
<b>Bedroom 2</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Floors</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Vanity</b>	Mfr.: Custom - SEE SPECIFICATIONS Wood: Maple Style: Shaker Color: Coffee Type: Granite Color: Giallo Santa Cecilia or approved equivalent Edge: Half Bullnose Backsplash: 4"	
<b>Vanity Light Fixture</b>	Mfr.: Hampton Bay Style: 4 Light Chrome Raceway Bath Light Type: 4 light fixture Model: EW554CH	
<b>Hardware</b>	Mfr.: BY BUILDER Type: 4" Stainless Steel Bar Pull Model: N/A Mfr.: Glacier Bay Style: Drop-In Model: 18" China Sink Finish: White	
<b>Sink</b>	Mfr.: Delta Type: Leiland 4" 2-handle high arc bathroom faucet Model: 2575LF-MPU Finish: Chrome	
<b>Tub</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Tub Wall Tile</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Tub Faucet</b>	Mfr.: Delta Type: Foundations 1-Handle Tub & Shower Faucet Model: B114900 Finish: Chrome Mfr.: Kohler Style: Devonshire 5' tub Model: K-1184 with integral flange Color: White Size: 60x32 Mfr.: Kohler Type: Highline Classic - The Complete Solution Color: White Model: K-11499-O Mfr.: Delta Style: Foundations 3-Piece Finish: Chrome Model: FND63-PC	
<b>Toilet</b>	Mfr.: Delta Style: Foundations 3-Piece Finish: Chrome Model: FND63-PC	
<b>Accessories</b>	Mfr.: Delta Style: Foundations 3-Piece Finish: Chrome Model: FND63-PC	
<b>Master Bedroom</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Floors</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Bedroom 2</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Floors</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Bedroom 3</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Floors</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	
<b>Bedroom 4</b>	Wall Color: Mfr.: Sherwin Williams Color: SW6364 - EGGSHELL Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18	
<b>Floors</b>	Mfr.: Daltile Type: Ceramic Color: CA20 Crema Size: 18X18 Grout Color: TBO	

**WEST ALICE JIMMIE DEVELOPMENT**  
**NEW FOUR BEDROOM RESIDENCE**  
IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

**SEVER DESIGN**  
ARCHITECTS  
Mark Sever Architect  
5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.Com

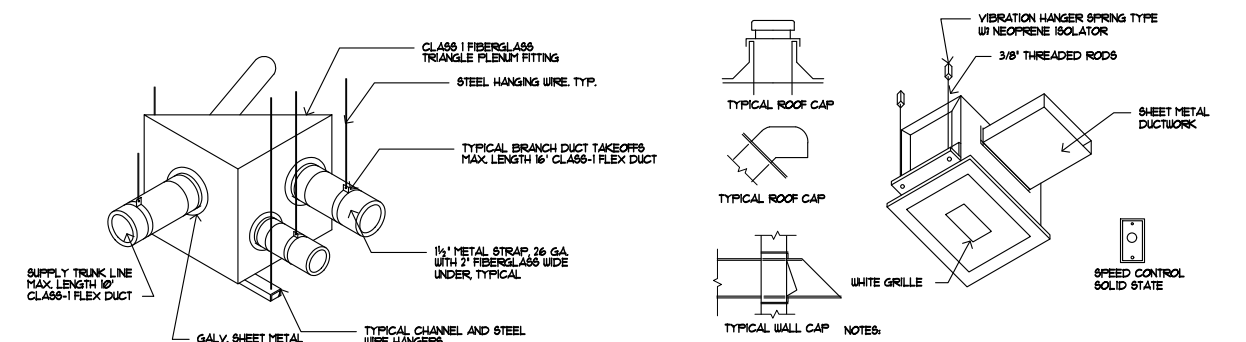
COMPL: 15-WAJ  
DATE: 10.09.15  
DRAWN BY:  
CHECKED BY:  
SHEET:  
**A.07 of 7**

Florida License No.  
AR 0011828



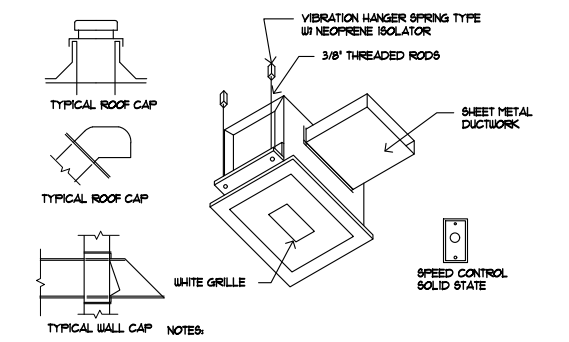
TYPICAL FLEX DUCT SUPPORT DETAILS

NTS



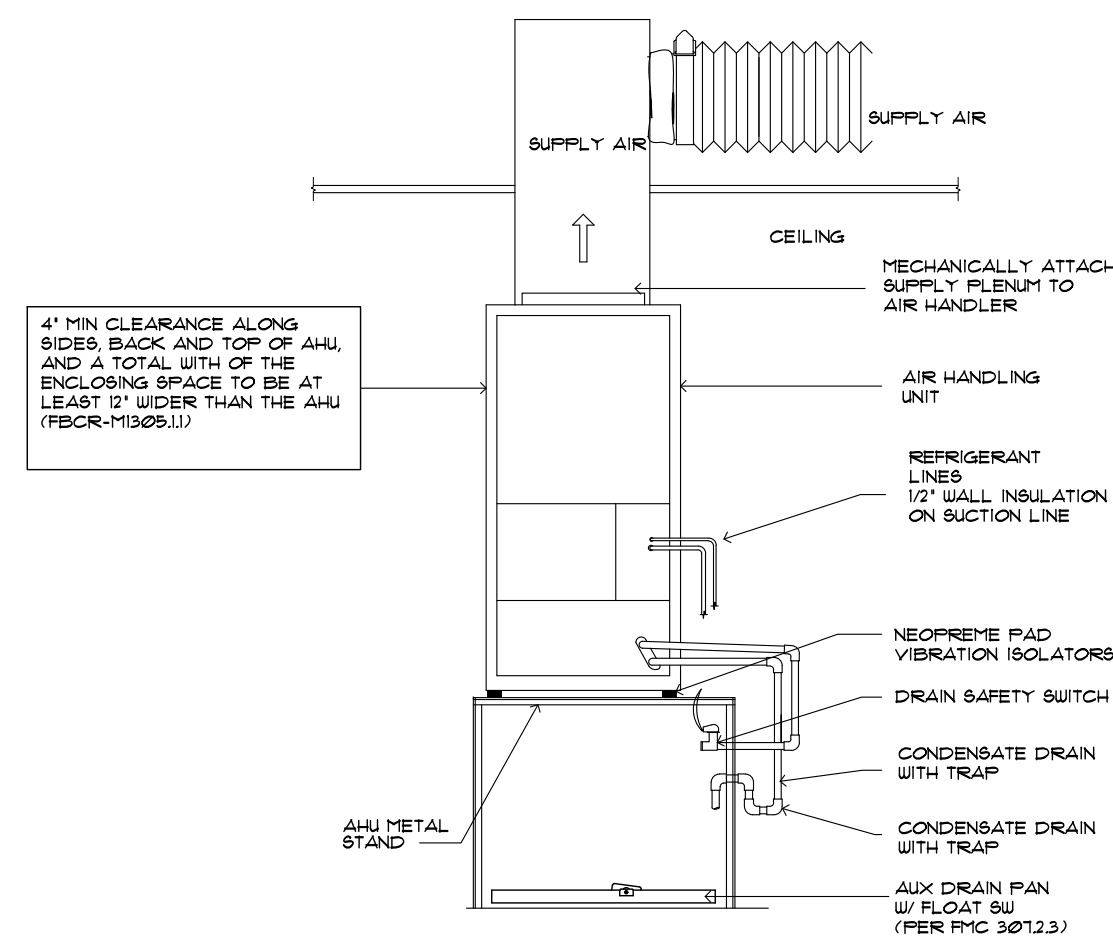
FLEX DUCT SYSTEM DETAIL

NTS



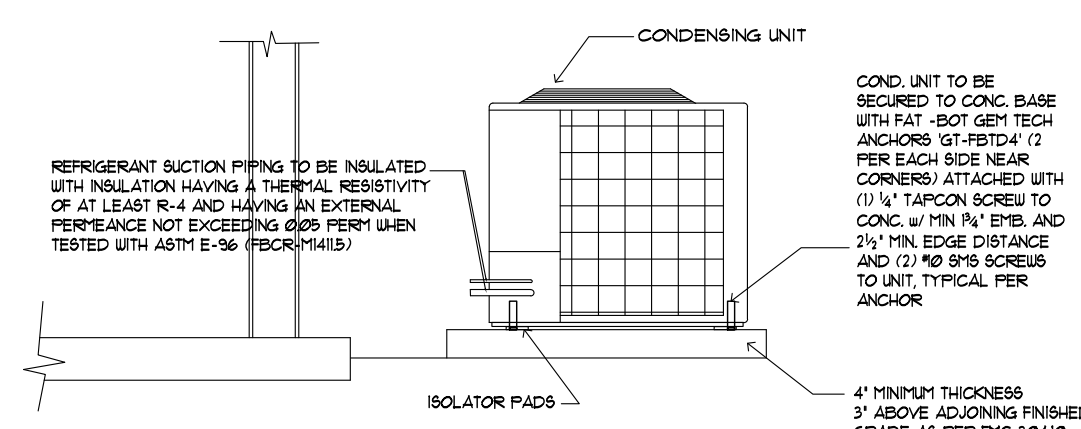
CABINET CEILING FAN DETAIL

NTS



AIR HANDLER DETAIL

NTS



CONDENSING UNIT MOUNTING DETAILS

NTS

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH ASCE 7-10 AND THE 2014 FLORIDA BUILDING CODE

EQUIPMENT SCHEDULE

A/C *	
ZONE	NEW ZONE-1
MODEL	D5XC16041
HP	3 1/2
TOTAL BTUH	36550
SENSIBLE BTUH	29600
E.A.T	75/63
ELECTRICAL REQUIREMENTS - CU	240-60-1
MCA	211
RUSE SIZE	45
MANUF.	GOODMAN
MODEL	AVPTA48C
CFM	1400
ESP*	0.40'
SEER	16.0
BL. MTR*	1/2 HP
REFRIGERANT PIPING SIZE:	LIQ. LINE - 3/8", SUCTION LINE - 1/2"
HEAT STRIP:	8 KW
RUSE SIZE:	MAX - 50 A

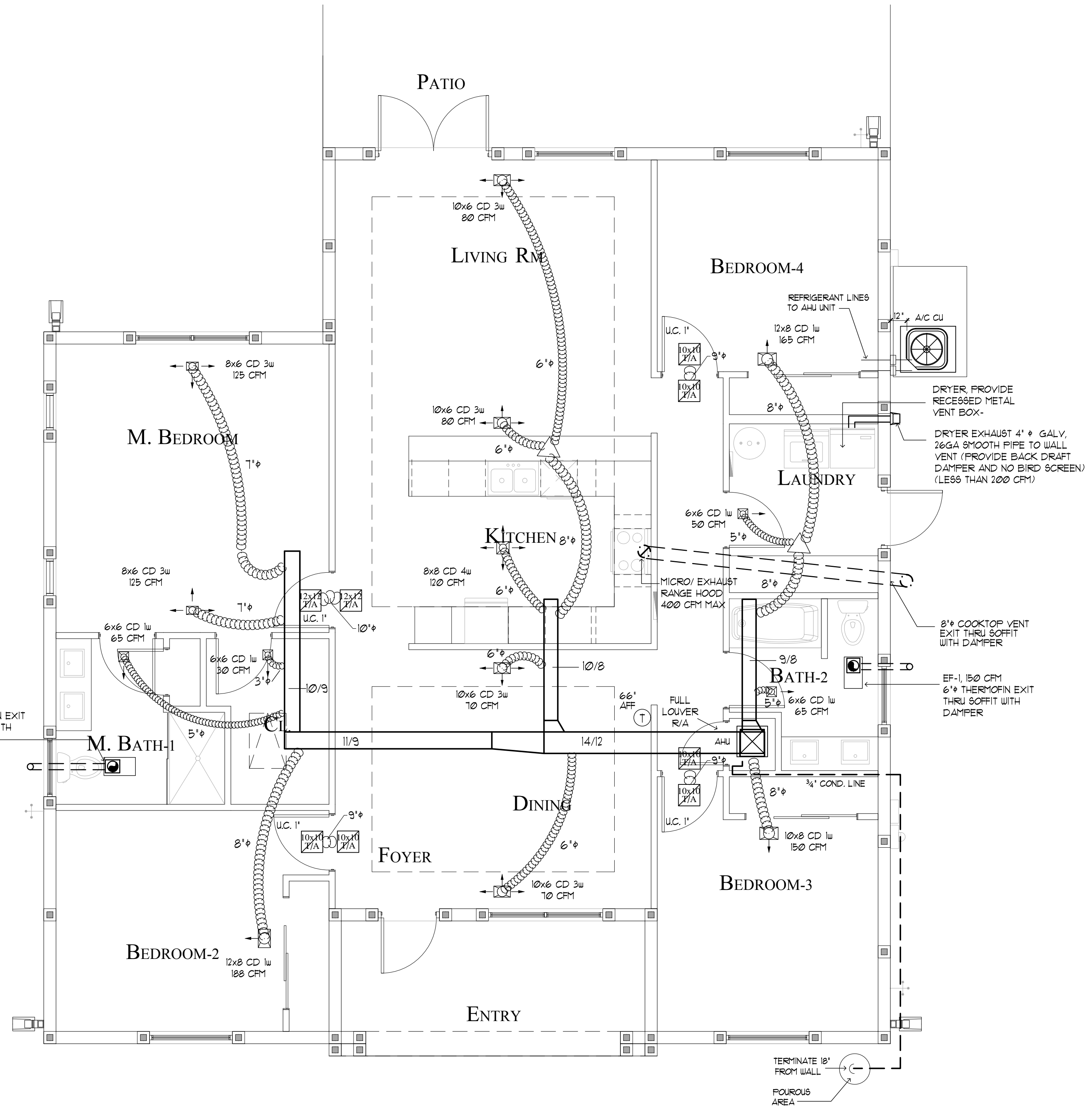
EF-1	
NUTONE (or equiv)	
MODEL - QTEN50FT	
50 CFM	
VOLTS - 120-1-60	
ESP 0.10	
14 ZONES	
6" GALV DUCT	

MECHANICAL NOTES

1. PROVIDE MINIMUM 4" CLEARANCE AROUND AHU
2. PROVIDE FLOAT SWITCH AS SECONDARY DRAIN
3. DUCT WORK INSULATION SHALL BE R-6
4. BATHROOM EXHAUST FANS - REFER TO SCHEDULE
5. THE CU SLAB MUST BE EQUAL TO OR ABOVE THE FLOOD PLAN PER F.B.C. 3011.4
6. A/C GRILLES SHALL HAVE DAMPERS

AIR CONDITIONING SPECIFICATIONS

1. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATIONS OF EQUIPMENT, PIPING, DUCTWORK ETC.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY DETAIL, BUT THE CONTRACTOR SHALL FURNISH & INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACT.
4. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS WITH ALL EXISTING CONDITIONS.
5. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
6. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE & LOCAL CODES, RULES AND ORD.
8. INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE
9. ALL MATERIALS SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS LABEL WHERE APPLICABLE
10. DUCTWORK FABRICATE & INSTALL IN STRICT ACCORDANCE WITH THE MANUF. PUBLISHED INSTRUCTIONS. DUCT SIZES ARE NET INTERNAL
11. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT & OBTAIN APPROVAL PRIOR TO INSTALLATION
12. AIR HANDLERS SHALL HAVE A CONDENSE FLOAT DEVICE TO CONTROL OVERFLOW THAT WILL AUTOMATICALLY SHUT DOWN THE A/C SYSTEM. THE DEVICE SHALL BE ATTACHED TO THE SECONDARY DRAIN OUTLET ON THE AIR HANDLER (BECKETT MODEL # ANJ81) PER FBC 3012.3
13. CONDENSING UNITS SHALL BE ANCHORED IN ACCORDANCE WITH FBC 301.3 AND HVHZ 2003 REVISIONS
14. THE AIR DISTRIBUTION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH 610.1.1 OF THE FBC. THE STATIC PRESSURE FOR DUCT SIZING IS CALCULATED @ 0.01" PD/100'
15. BALANCED RETURN AIR DESIGNED IN ACCORDANCE WITH FBC 601.4 WITH TRANSFER DUCTS 1/2 THE CROSS SECTION OF SUPPLY DUCT, AND TRANSFER GRILLES 100 CFM/50" INS. AND UNDERCUTTING DOORS UNRESTRICTED BY 1"
16. DUCTWORK SHALL HAVE R-6 FIBERGLASS INSULATION AND BE INSTALLED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS, LATEST EDITION. EXCEPTION: DUCT IN CONDITIONED SPACE (SUCH AS BETWEEN FLOORS OF CONDITIONED SPACES) MAY BE R-42, (FBC TABLE 15-503.2.11)
17. UNDERCUT BEDROOM DOORS 1" (FBCR-116.02.4)
18. HABITABLE SPACE WITH INTERIOR DOORS TO COMPLY WITH BALANCED RETURN AIR AS SPECIFIED IN FBCR-116.02.4 TO AVOID UNBALANCED AIR FLOW AND PRESSURE DIFFERENTIALS CAUSED BY RESTRICTED RETURN AIR
19. ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN UNCONDITIONED AREAS SHALL BE INSULATED (FBC 3012.3)
20. 4" MINIMUM CLEARANCE REQUIRED AROUND AIR HANDLER (SEE AIR HANDLER DETAIL)
21. OUTDOOR EQUIPMENT MUST BE AT OR ABOVE FLOOD ELEVATION (SEE CONDENSER DETAIL)
22. BATHROOM EXHAUST DUCT SYSTEM MUST BE PROVIDED WITH A BACKDRAFT DAMPER. DRYER EXHAUST WALL CAP WITHOUT SCREEN TO BE USED (FBCR-115.02.3)
23. RANGE EXHAUST HOODS EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE AND SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM (SEE FBCR-115.02.4)



A/C PLAN

1/4" = 1'-0"

WEST ALICE JIMMIE DEVELOPMENT  
NEW FOUR BEDROOM RESIDENCE  
INMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

SEVER DESIGN  
ARCHITECTS  
Mark Sever Architect  
5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 489-0822 Email: SeverArch@AOL.com

DATE	10.09.15
CHECKED BY	
DRAWN BY	15-WAJ
CHECKED BY	
SHEET	M.01 of 1

Florida License No. AR 0011828





MAXIMUM FLOW RATES & CONSUMPTION  
 FOR PLUMBING FIXTURES & APPLIANCES

ITEM	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY-PRIVATE	15 GPM @ 60 psi
LAVATORY-PUBLIC (METERING)	0.25 GALLON PER METERING CYCLE
LAVATORY-PUBLIC (OTHER THAN METERING)	0.5 GPM @ 60 psi
SHOWER HEAD	2.0 GPM @ 80 psi
SINK FAUCET	2.2 GPM @ 60 psi
URINAL	0.5 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.20 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR / WATER SENSE CERTIFIED)
DISHWASHER (COMMERCIAL)	LESS THAN 12 GALLONS PER RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.5 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
DISHWASHER (UNDER THE COUNTER MACHINES -COMMERCIAL)	10 GALLONS PER RACK FOR HIGH TEMPERATURE MACHINES AND 1.5 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
WASHING MACHINES	WATER FACTOR OF 8 OR LOWER (ENERGY STAR / WATER SENSE CERTIFIED) WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT

FOR 50: 1 GALLON = 3.785 L, 1 GALLON PER MINUTE = 3.785 L/m

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3" @ 1/8" /FT	1/2"	---
TUB	2" @ 1/4" /FT	1/2"	1/2"
WHIRLPOOL	2" @ 1/4" /FT	1/2"	1/2"
LAVATORY	1 1/4" @ 1/4" /FT	1/2"	1/2"
HOSE BIB		1/2"	---
SHOWER	2" @ 1/4" /FT	1/2"	1/2"
KIT SINK	2" @ 1/4" /FT	1/2"	1/2"
WASHER	3" @ 1/4" /FT	1/2"	1/2"
LAUNDRY SINK	2" @ 1/4" /FT	1/2"	1/2"

WC = 15 GALLON PER FLUSH

FIXTURE SCHEDULE

ITEM	FIXTURE UNITS	CALCULATED	
		FIXTURES PROVIDED	TOTAL FU
WATER CLOSET	# 3	2	6
TUB	# 2	1	2
DISH WASHER	# 2	1	2
LAVATORY	# 1	4	4
SHOWER (5.1 gpm)	# 2	1	2
KIT SINK	# 2	1	2
WASHER	# 2	1	2
UTILITY SINK	# 2	0	0
			20

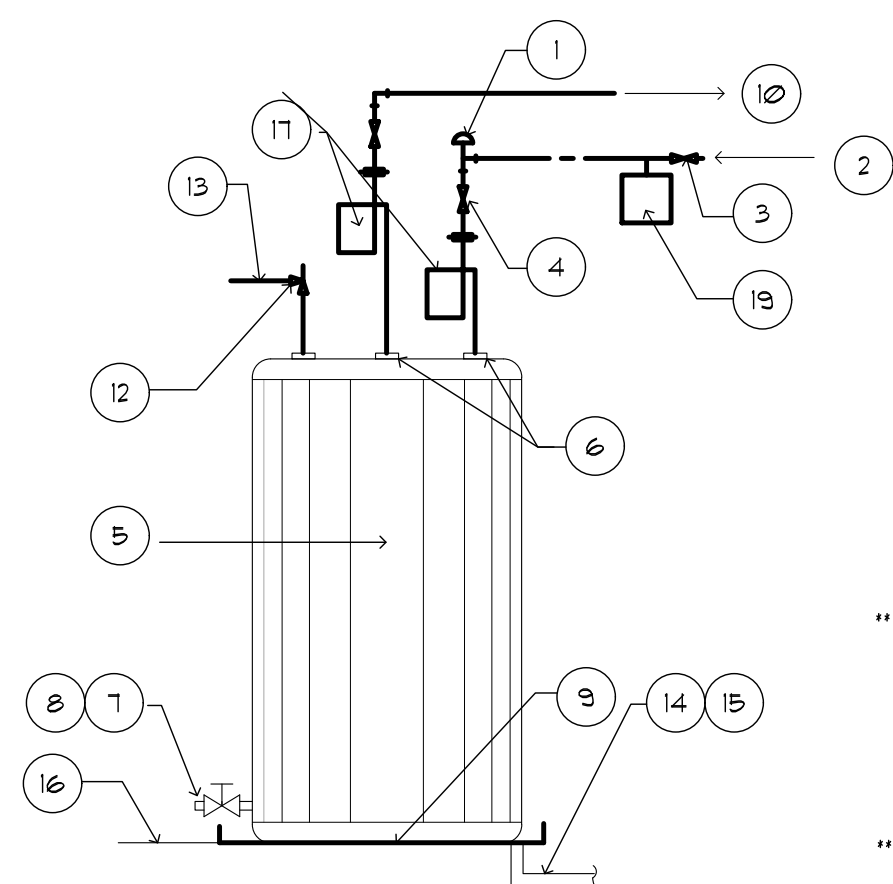
WC = 15 GALLON PER FLUSH

PLUMBING NOTES:

- ALL PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSUMPTION STANDARDS, TABLE 604.4 OF FLORIDA BUILDING CODE 2010
- ALL PLUMBING FIXTURES SHALL COMPLY WITH FBC-P2303.20 AND FBC-P2303.22
- SHOWER AND TUB VALVES TO BE ANTI-SCALD TYPE
- THE WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH FBC P-TABLE 603.1 AND TABLE 604.5
- LAVATORY CLEARANCE SHALL BE 11-3/4" FROM WALLS AND SHOWER ENCLOSURES TO CENTERLINE OF LAVATORY
- WATER CLOSET CLEARANCE SHALL BE 11-4" FROM THE CENTERLINE OF WATER CLOSET TO WALL AND SHOWER ENCLOSURE
- PROVIDE CERAMIC TILE WALL FINISH AT TUB AND SHOWER ENCLOSURE WALLS.
- BATHROOM FLOOR AND BASE TO BE IMPERVIOUS TYPE TILE
- SHOWERS TO HAVE 4" CURB WITH FULL HEIGHT TILE
- SHOWER AND TUB GLASS ENCLOSURES TO BE SAFETY GLASS
- PROVIDE COPPER WATER LINES FROM SHOWER VALVE TO SHOWER HEAD
- HOT WATER LINES IN ATTIC SPACE SHALL BE INSULATED
- ALL WATER LINES TO BE ABOVE GRADE

DETAIL NOTES:

- VACUUM BREAKER WHEN CW HAS SIDE ENTRY AND/OR WHEN REQUIRED BY AUTHORITY HAVING JURISDICTION
- CW FROM COLD WATER SYSTEM
- GATE VALVE - TYPICAL
- UNION FITTING, TYPICAL
- WATER HEATER, REFER TO PLANS AND RISER
- DIELECTRIC FITTING WHEN REQUIRED, TYPICAL
- HEATER DRAIN, ANTI SIPHON TYPE WITH HOSE CONNECTION
- HEATER DRAIN TO BE WITHIN FOOTPRINT OF DRAIN PAN WHERE APPLICABLE
- DRAIN PAN MIN. 1/2" DEEP WITH MIN. 1/2" CLEARANCE BETWEEN HEATER AND DRAIN PAN. IF DRAIN PAN IS FERROUS METAL, IT MUST BE GALVANIZED AFTER FABRICATION. METAL PAN MIN. 24 GAUGE.
- INSULATED HUI TO HOT WATER PIPING SYSTEM
- GALVANIZED STEEL NOT ALLOWED IN HOT WATER PIPING SYSTEM
- SPRING LOADED, ASME RATED TEMPERATURE AND PRESSURE RELIEF VALVE.
- RELIEF VALVE, PIPED SEPARATE FROM PAN DRAIN, SHALL DISCHARGE FULL SIZE WITHOUT TRAPS VIA AIR GAP WITHIN WATER HEATER ROOM TO INDIRECT WASTE RECEPTOR OR SHALL DISCHARGE TO 6" ABOVE GRADE AT BLDG. EXTERIOR AS INDICATED ON PLAN. 6" MIN. DROP WHEN CONNECTING TO RISER. SEE RISER DIAGRAM FOR COMMON MANIFOLD RISERS WHERE INDICATED.
- PAN DRAIN SHALL BE MIN. 3/4"
- DISCHARGE PAN DRAIN SYSTEMS INDEPENDENTLY AS PER RELIEF VALVE FOR ALL UNITS ABOVE GROUND FLOOR SPACE, REFER TO PLANS
- MOUNTING SURFACE (FLOOR OR CABINET BOTTOM)
- INSULATED EXTERNAL HEAT TRAP (CU & HU) WHEN NOT INTEGRAL WITH HEATER EXCEPT FOR HEATERS USED TO SUPPLY CIRCULATING SYSTEMS.
- MATERIALS & INSULATION TO BE AS INDICATED & PER AUTHORITY HAVING JURISDICTION
- THERMAL EXPANSION TANK WHERE CHECK VALVE OR PRESSURE REDUCING VALVE IS USED ON DOMESTIC WATER SUPPLY LINE.
- UNITS WITH SIDE CONNECTIONS PIPED SIMILAR
- VERIFY CU, HU & TEMPERATURE / PRESSURE RELIEF CONNECTION W/ ACTUAL EQUIPMENT FURNISHED
- DENOTES UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION

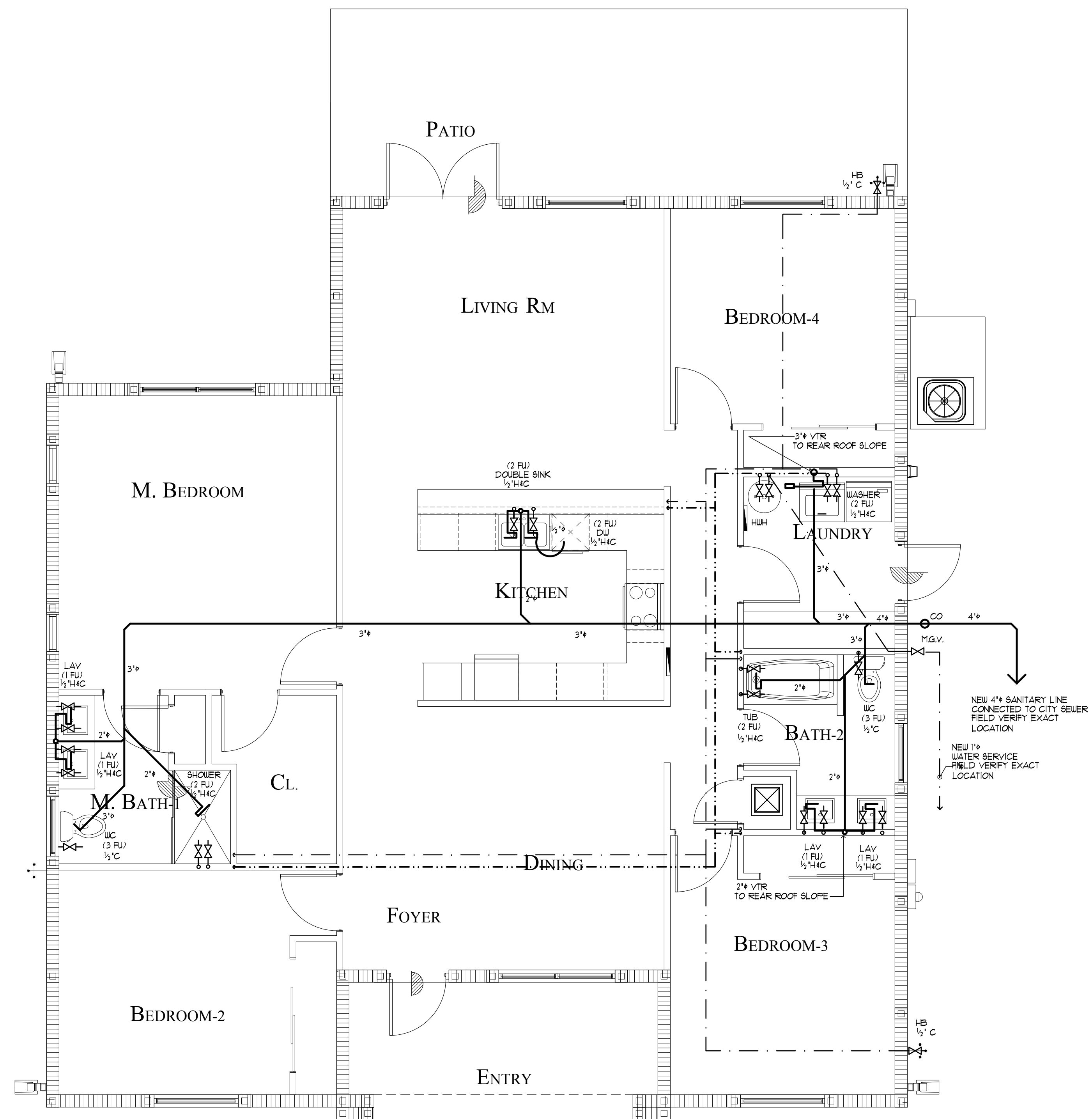


GENERAL NOTES:

- REFER TO ARCH/ STRUCTURAL DWGS FOR SUPPORT DETAILS AND ELEVATIONS WHERE APPLICABLE
- ON MULTIPLE CONNECTIONS, EACH PAN DRAIN SHALL RUN MIN. 6" DOWN BEFORE INTERFACE WITH MAIN RISER
- COMMON RISER WHERE INDICATED; 2-3 CONNECTIONS 1" MIN. RISER, 4-10 CONNECTIONS 1/2" MIN. RISER, GREATER THAN 10 CONNECTIONS 1/2" MIN. RISER
- DRAIN PAN (C) AND PAN DRAIN (D) NOT REQUIRED ON FLOOR MOUNTED UNITS ON GROUND FLOOR ONLY

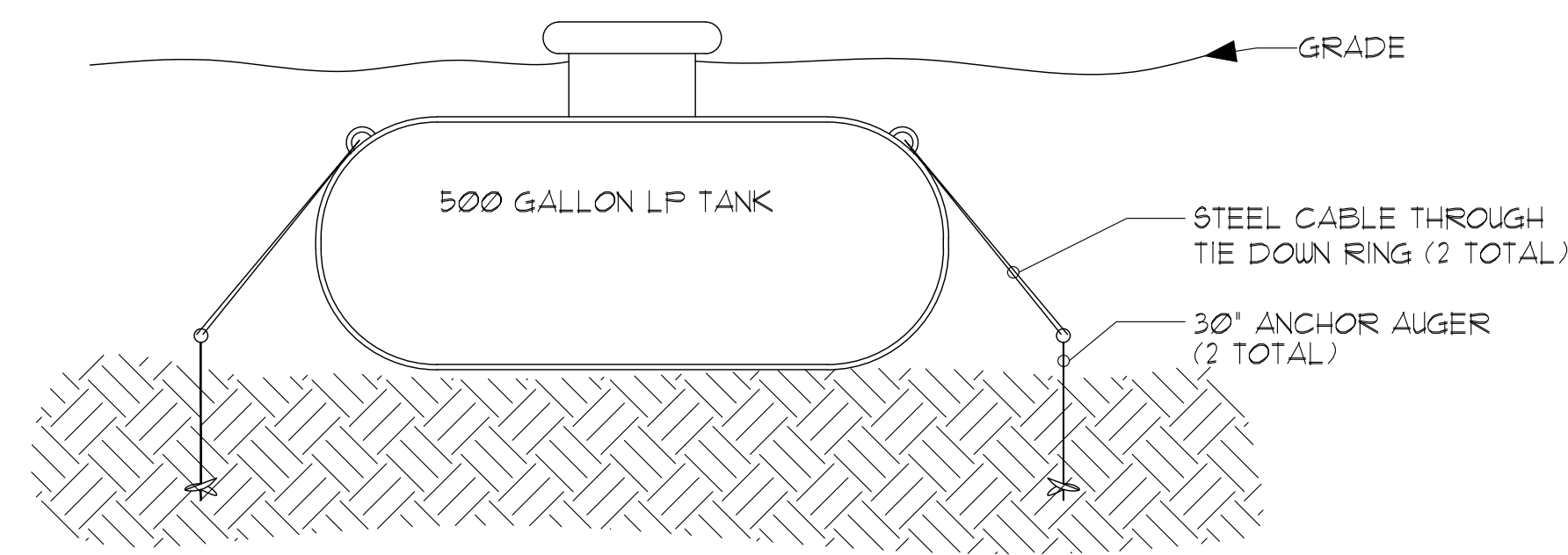
DETAIL  
 WATER HEATER

SCALE: NTS

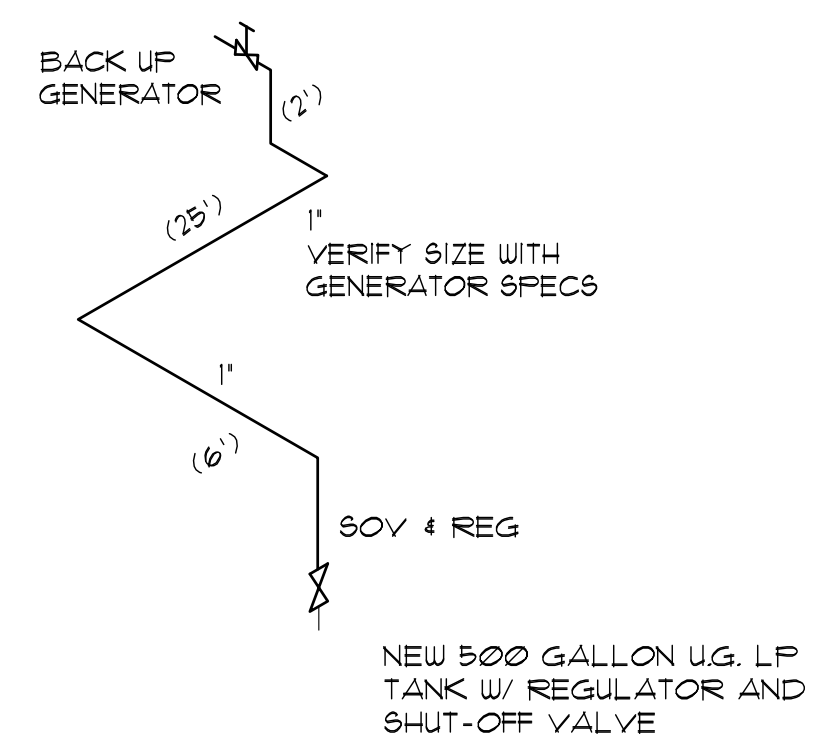


PLUMBING PLAN

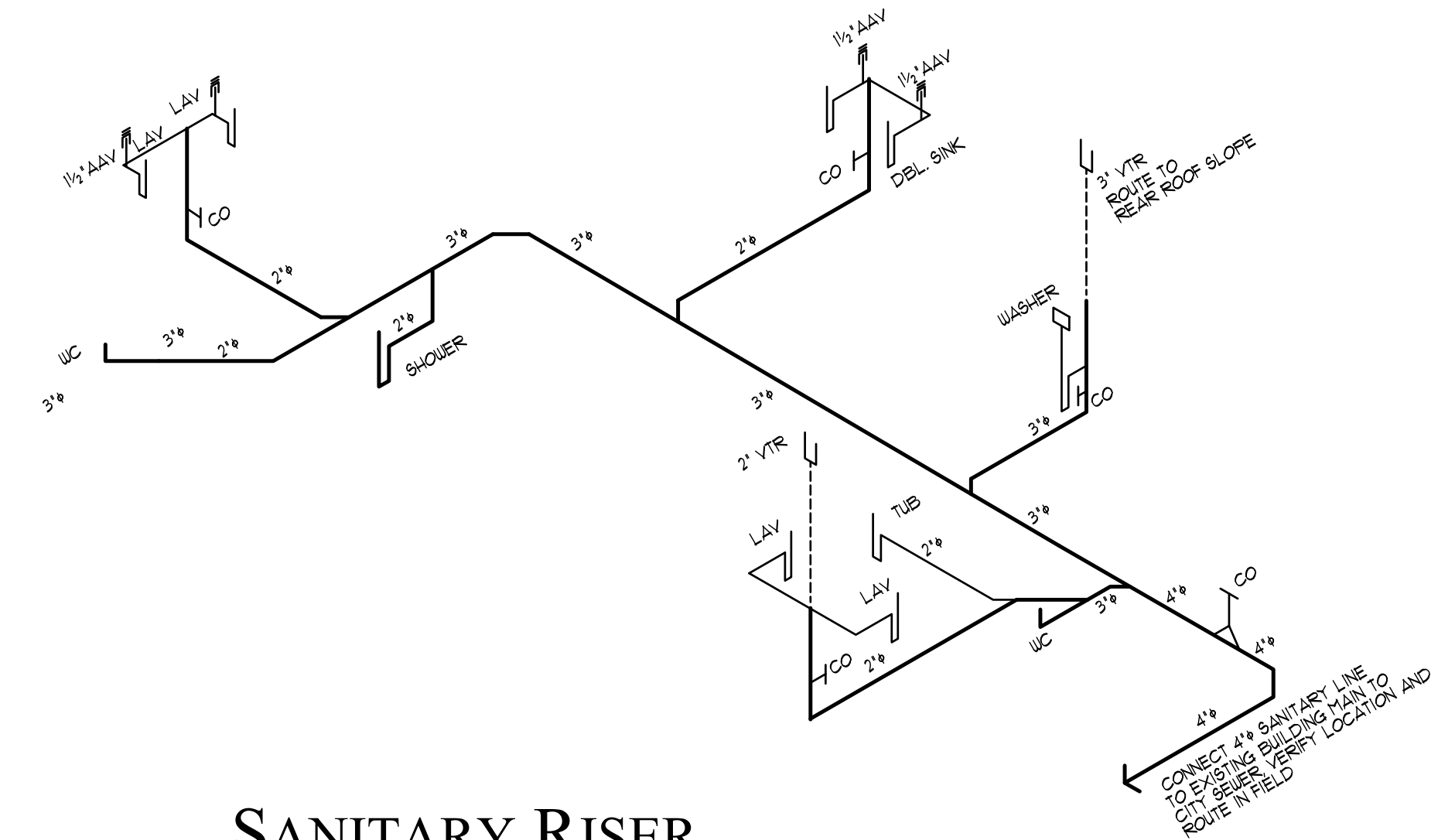
1/4" = 1'- 0"



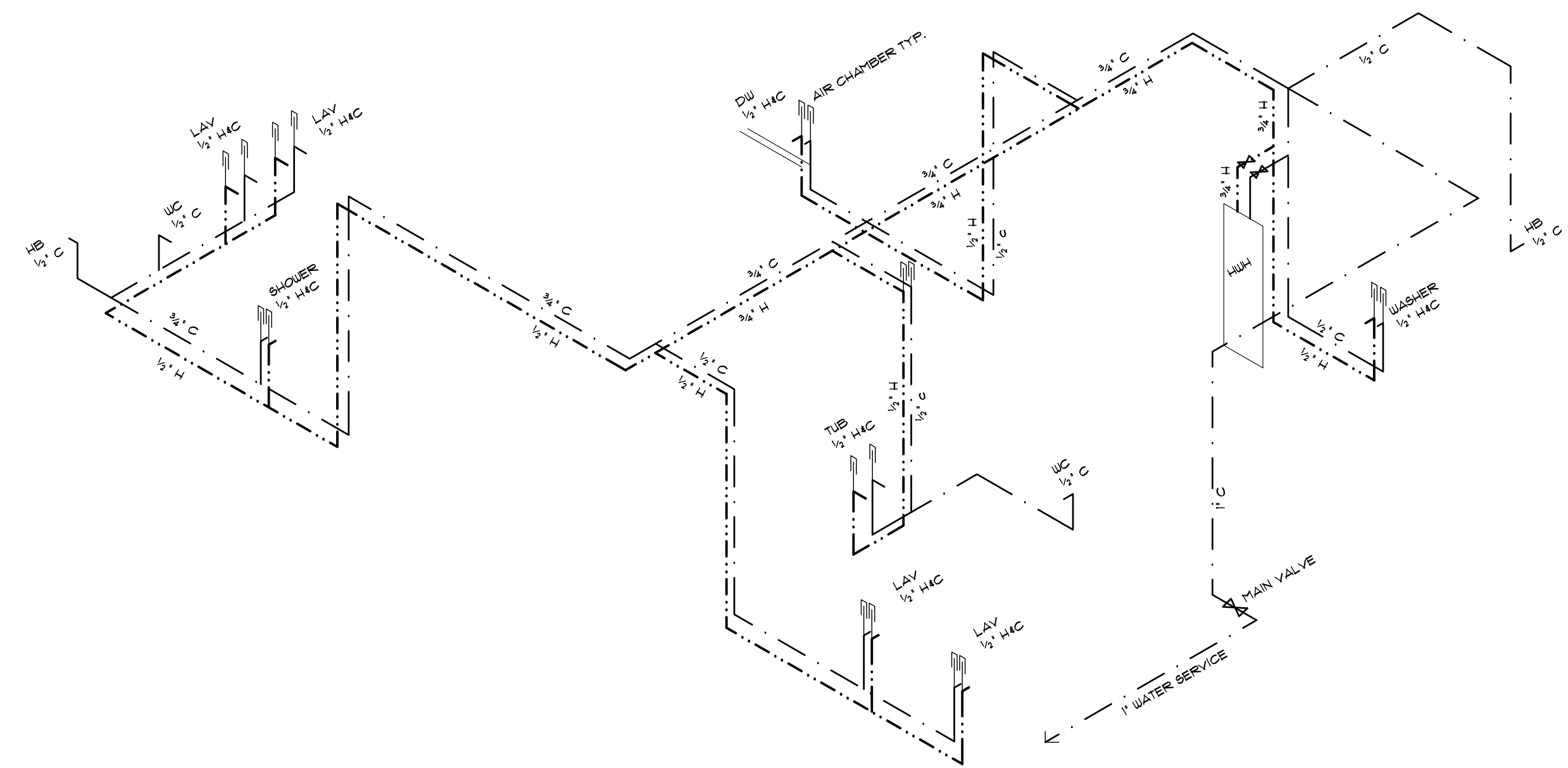
**UNDERGROUND LP TANK ANCHORING DETAIL**  
NTS



**GAS RISER**  
NTS



**SANITARY RISER**  
NTS



**WATER RISER**  
NTS

