COMPONENTS OF CONTRACT PLANS SET

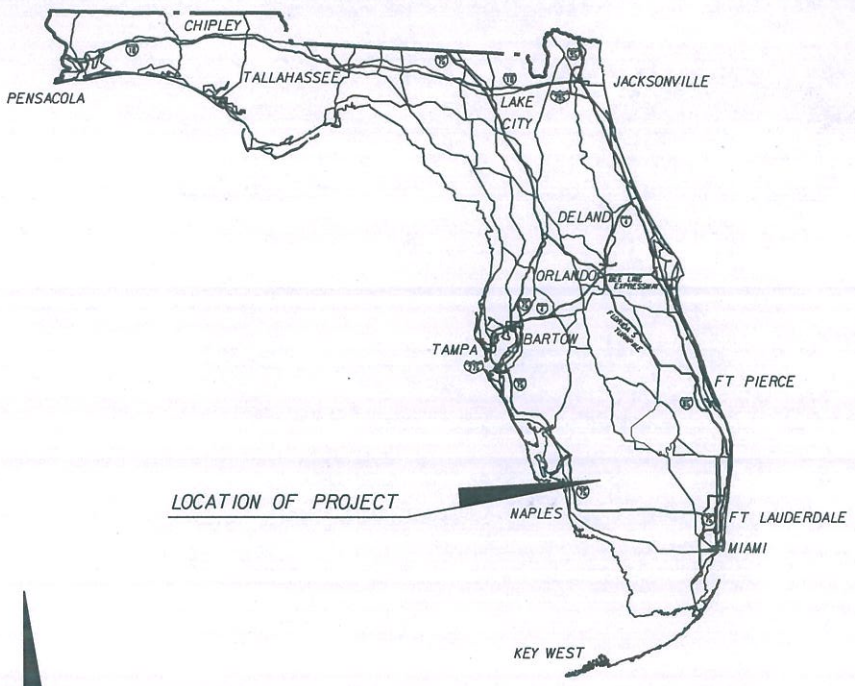
ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS
WATER AND SEWER PLANS
LIGHTING PLANS

A DETAILED INDEX APPEARS ON THE KEY SHEET OF EACH COMPONENT

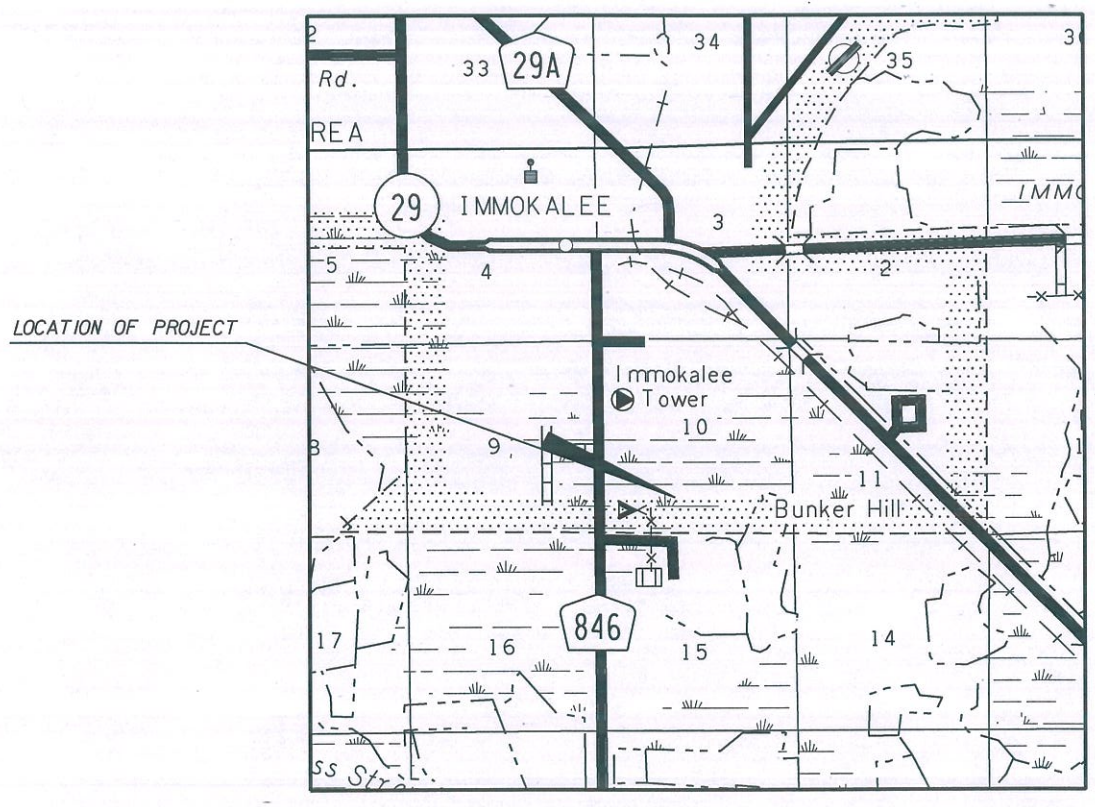
SEMINOLE TRIBE OF FLORIDA

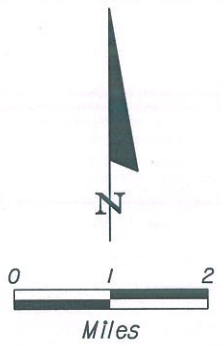
CONTRACT PLANS

IMMOKALEE RESIDENTIAL DEVELOPMENT (PHASE I)
COLLIER COUNTY



INDEX OF ROADWAY PLANS





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

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

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

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

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

KEY SHEET REVISIONS		
DATE	BY	DESCRIPTION

ROADWAY PLANS
ENGINEER OF RECORD: S. MARK KLINE
P.E. NO.: 44016
5/26/15

FISCAL YEAR	SHEET NO.
	1

SEMINOLE TRIBE PROJECT MANAGER: FRED BARRIOS

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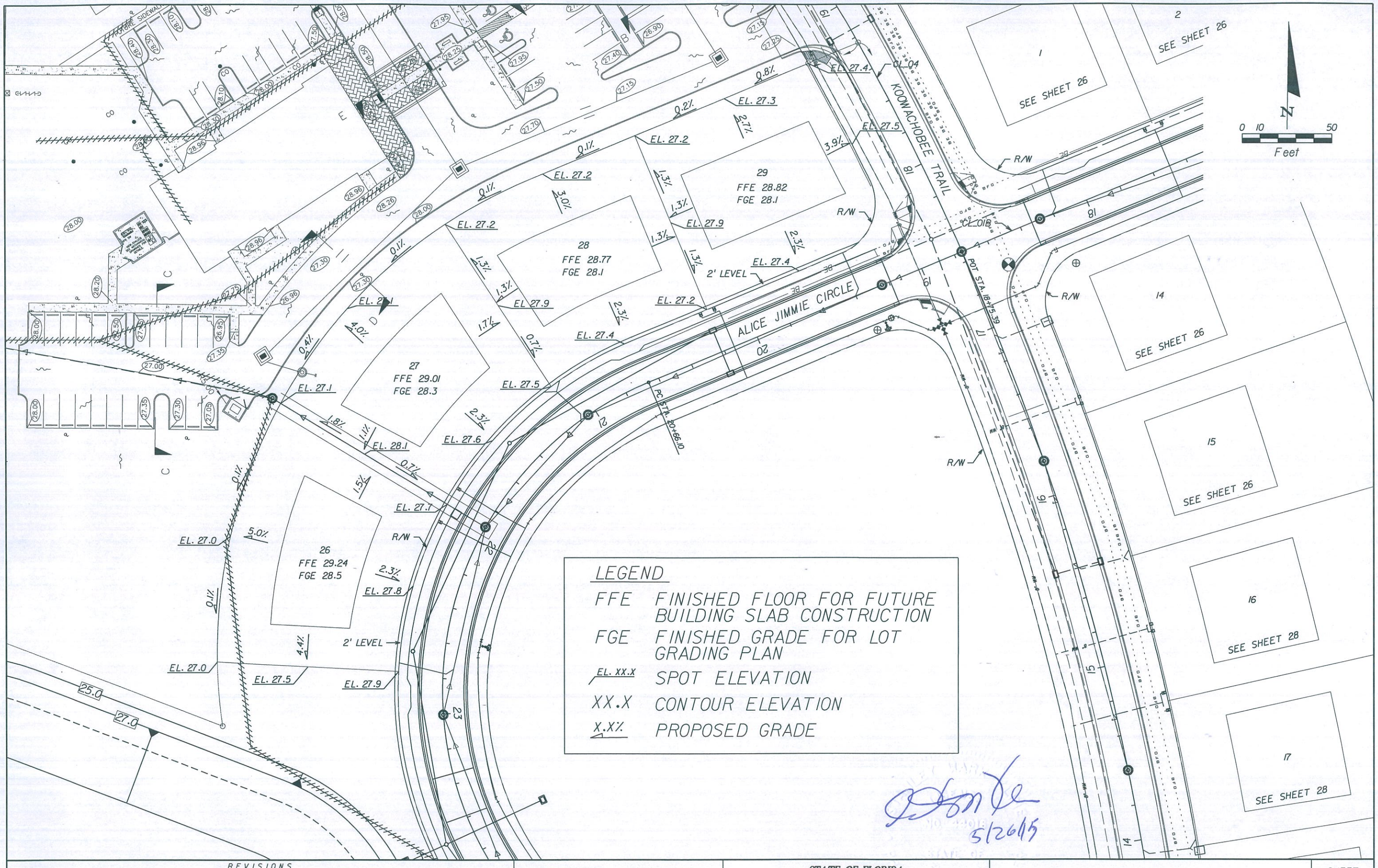

LEGEND

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

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

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

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
ACCESS	COLLIER	N/A

LOT GRADING PLAN

SHEET NO. 27

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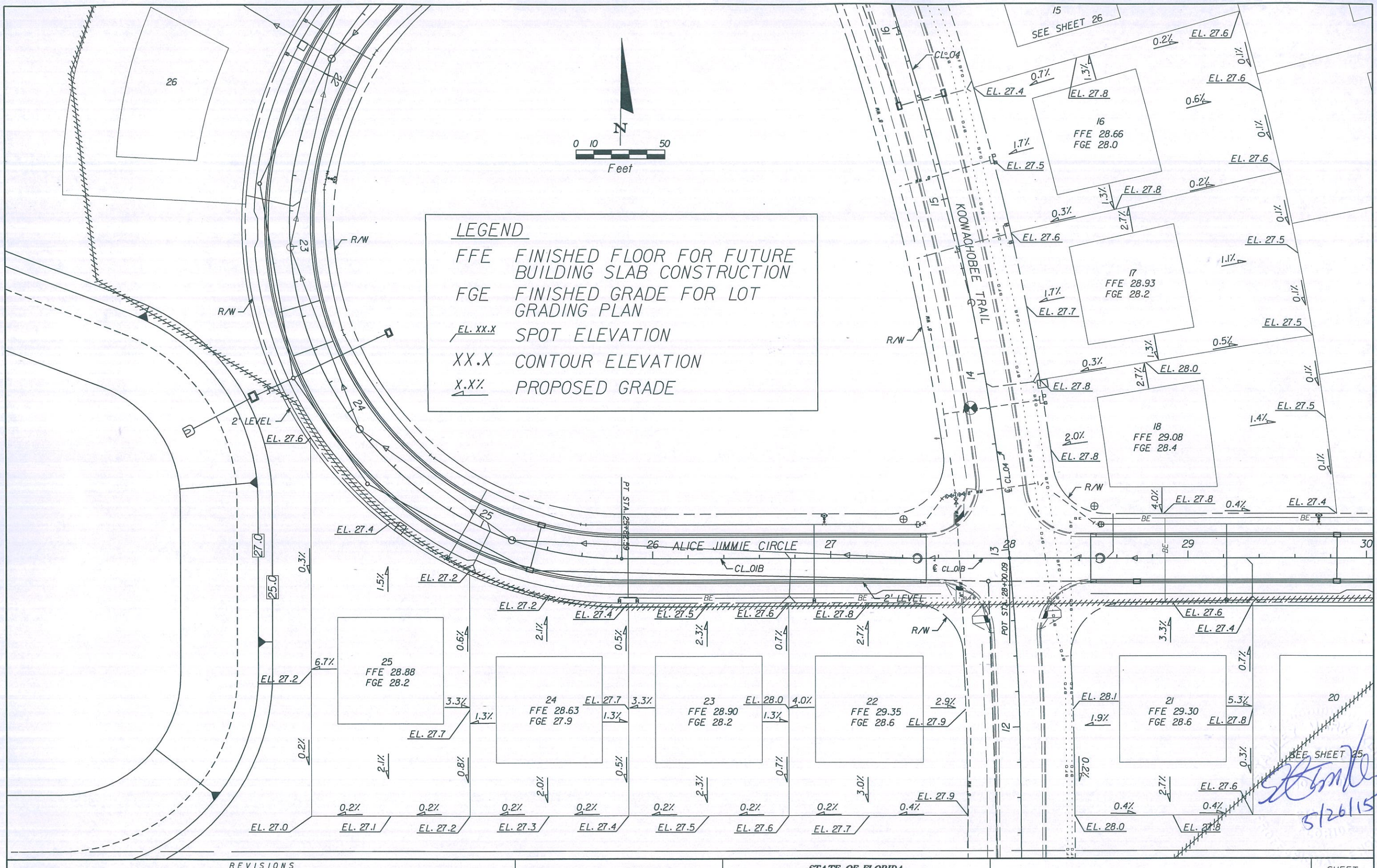

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
5/11/15		⚠ REVISED GRADING PLAN			

KEITH and SCHNARS, P.A.
ENGINEERS · PLANNERS · SURVEYORS
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CERTIFICATE OF AUTHORIZATION NO. 1337
S. MARK KLINE, P.E. PE NO. 44016

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
ACCESS	COLLIER	N/A

LOT GRADING PLAN

SHEET NO. 28

5/26/15

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SEMINOLE TRIBE OF FLORIDA

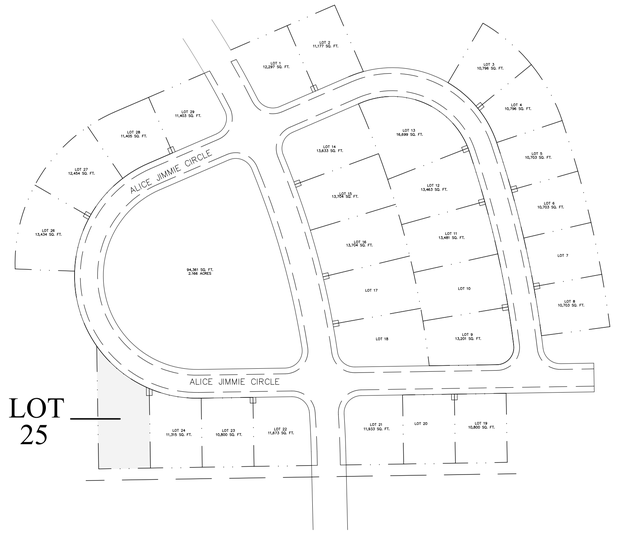
IMMOKALEE RESERVATION

COLLIER COUNTY, FLORIDA

WEST ALICE JIMMIE DEVELOPMENT

3 BEDROOM RESIDENCE

LOT-25



LOT 25

LOCATION PLAN

NTS

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 SPECIFICTIONS		
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-025 / 719 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-25** | DRAWN BY:

DATE: **10 . 09 . 15** | CHECKED BY:

SHEET:

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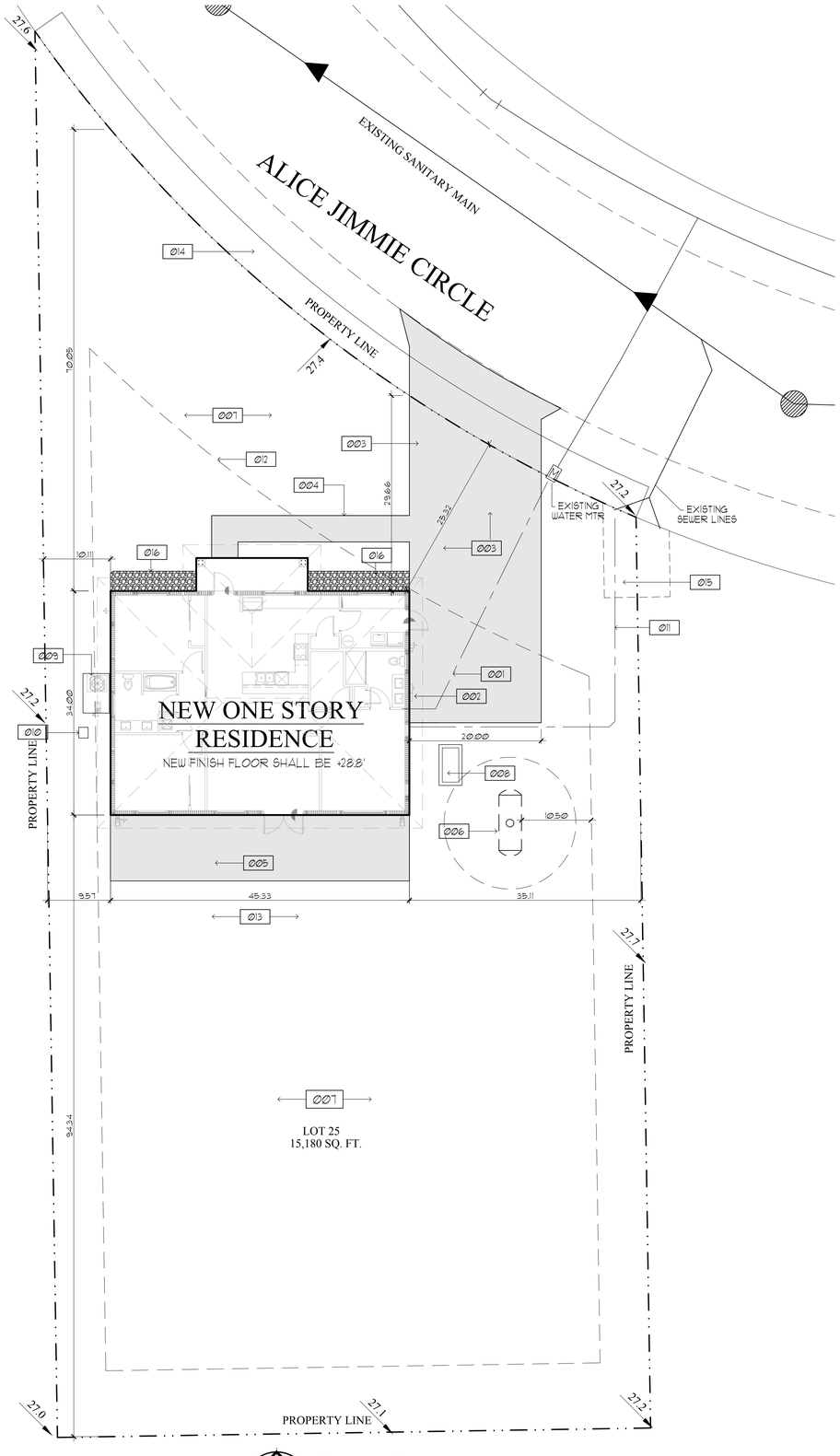
Florida License No.
AR 0011828



SITE PLAN
1"=10'-0"

SITE WORK NOTES

- Ø01 1" WATER SERVICE LINE PROVIDE MIN. 12' COVERAGE, CONNECT TO EXISTING WATER METER AT PROPERTY LINE, FIELD VERIFY LOCATION
- Ø02 NEW ELECTRICAL METER LOCATION - PROVIDE NEW UNDERGROUND SERVICE TO ADJACENT POWER POLE
- Ø03 NEW CONCRETE DRIVEWAY AND APRONS SEE EDGE DETAIL-6/ SHT-6
- Ø04 NEW 4" THICK CONCRETE WALKWAY w/ BROOM FINISH
- Ø05 NEW CONCRETE PATIO SLAB SEE EDGE DETAIL-6/ SHT-6
- Ø06 500 GALLON UNDERGROUND LP GAS TANK
- Ø07 NEW ST. AUGUSTINE SOD COVERAGE TO PROPERTY LINE, TYPICAL
- Ø08 GENERATOR ON CONCRETE PAD
- Ø09 A/C CU ON CONCRETE PAD
- Ø10 IRRIGATION IN GROUND CONTROL BOX
- Ø11 4"ø SANITARY LINE & CLEAN OUT
- Ø12 DENOTES SETBACK LIMIT LINE
- Ø13 SET NEW GRADE -6" BELOW FINISH FLOOR SURROUNDING HOUSE, SEE CIVIL DRAWINGS FOR GRADING, TYPICAL
- Ø14 NEW 5' WIDE CONCRETE SIDEWALK
- Ø15 5' UTILITY EASEMENT
- Ø16 PROVIDE DECORATIVE ROCK BED 36" WIDE ALONG FRONT OF HOME

LOT-025 / 719 W. ALICE JIMMIE CIR.

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

SEVER DESIGN
ARCHITECTS
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Florida License No.
AR 0011828

COMM: 15-WAJ	DRAWN BY:
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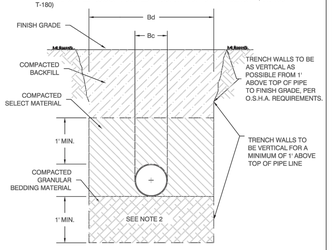
SHEET:
SP.01 of 2

NOTES: FOR BEDDING AND TRENCHING

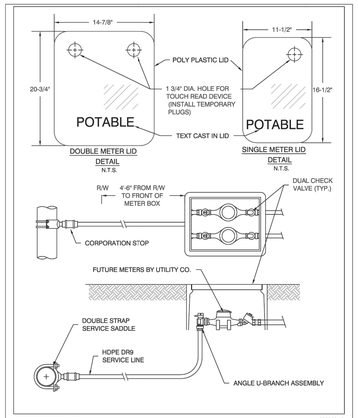
1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON-CUSHIONING MATERIAL, DEPTH SHALL BE 12" BELOW BOTTOM OF UTILITY.
3. ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. (AASHTO T-180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12' ABOVE TOP OF PIPE - 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL - 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)



LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

STANDARD BEDDING DETAIL NORMAL CONDITIONS — SS-12

FILE NAME: 00 - SANITARY DETAILS



LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

TYPICAL LOT WATER METER ASSEMBLY DETAIL — W-15

FILE NAME: W-TYPICAL WATER DETAILS

GENERAL WATER NOTES

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, TESTED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555, FLORIDA ADMINISTRATIVE CODE.

2. ALL PIPE SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.

3. WATER MAINS SHALL BE BLUE PVC CONFORMING TO AWWA C-900, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION FOR LAYING, SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS.

4. DEPTH OF WATER LINES FROM CROWN OF PIPE TO FINISHED GRADE SHALL BE 36".

5. WATER MAINS TO BE LOCATED 3' FROM RIGHT OF WAY, UNLESS OTHERWISE NOTED.

6. WHEN POOL EQUIPMENT IS TO BE INSTALLED AN AIR-GAP OF 3" MINIMUM SHALL BE MAINTAINED BETWEEN EQUIPMENT AND WATER AND SANITARY SYSTEMS.

7. ALL POTABLE WATER MAINS THAT ARE NOT BLUE PVC SHALL BE INSTALLED WITH IDENTIFIER TAPE LOCATED ON TOP OF PIPE & SECURED TAPE SHALL BE 3" VINYL BLUE IN COLOR WITH LETTERING INDICATING "POTABLE WATER" AT TWO FOOT INTERVALS ALONG TAPE.

GENERAL REUSE AND NON-POTABLE IRRIGATION NOTES

1. ALL REUSE AND NON-POTABLE IRRIGATION PIPING TO BE A SOLID PURPLE COLOR.

2. REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.

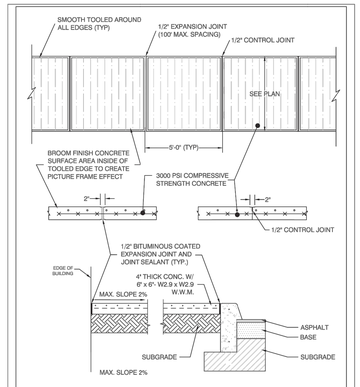
3. DEPTH OF REUSE AND NON-POTABLE IRRIGATION LINES TO BE 48" BELOW FINISHED GRADE.

4. ALL REUSE AND NON-POTABLE IRRIGATION MAINS THAT ARE NOT PURPLE PVC SHALL BE INSTALLED WITH IDENTIFIER TAPE LOCATED ON TOP OF PIPE & SECURED TAPE SHALL BE 3" VINYL PURPLE IN COLOR WITH LETTERING INDICATING "REUSE" OR "NON-POTABLE IRRIGATION" AT TWO FOOT INTERVALS ALONG TAPE.

LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

TYPICAL UTILITY NOTES (1 OF 3) — W-02

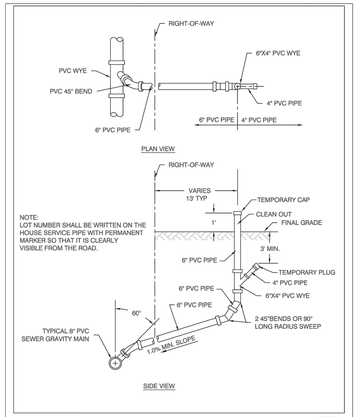
FILE NAME: W-TYPICAL WATER DETAILS



LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

TYPICAL CONCRETE SIDEWALK DETAIL — R-05

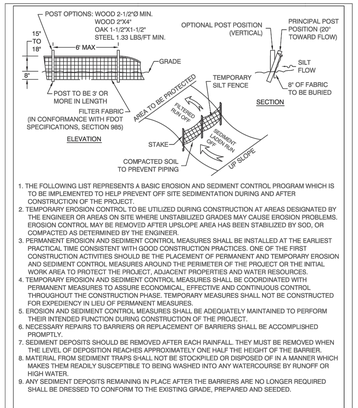
FILE NAME: R-ROADWAY DETAILS.DWG



LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

SANITARY SEWER SINGLE SERVICE — SS-03

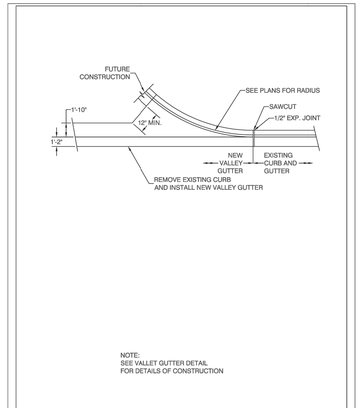
FILE NAME: 00 - SANITARY DETAILS



LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

SILT FENCE AND EROSION CONTROL DETAIL — SD-27

FILE NAME: SD - STORM DRAINAGE DETAILS.DWG



LATEST REVISION DATE : 5/6/13 — NOT TO SCALE

DRIVEWAY CONSTRUCTION DETAIL — R-06

FILE NAME: R-ROADWAY DETAILS.DWG

GENERAL CONSTRUCTION NOTES

IF HISTORICAL OR ARCHEOLOGICAL ARTIFACTS OR POSSIBLE CULTURALLY IMPORTANT ITEMS OR AREAS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE CONTRACTOR SHALL CEASE WORK IN THE AREA AND IMMEDIATELY NOTIFY THE ERMD AT 954-965-4380 OR 863-763-4128 AND THE TRIBAL HISTORIC PRESERVATION OFFICE AT 863-983-6549.

ANYONE WORKING IN THE FIELD MUST WATCH A VIDEO ON HOW TO DEAL WITH ENDANGERED SPECIES AND THEIR HABITAT. THE CONTRACTOR MUST SEND THE SIGN IN SHEET TO ERMDrequest@semtribe.com. THE CONTRACTOR MUST KEEP THE ENDANGERED SPECIES BROCHURES (ATTACHED) ON SITE AT ALL TIME. IF WORKERS ENCOUNTER ENDANGERED SPECIES OR IF CONSTRUCTION CAUSES INJURY OR DEATH TO ANY ENDANGERED ANIMAL CEASE WORK IMMEDIATELY AND CONTACT ERMD AT 954-965-4380 OR 863-763-4128 OR THE WILDLIFE BIOLOGIST AT 954-410-7073.

EASTERN INDIGO SNAKE: THE FOLLOW MEASURES MUST BE FOLLOWED DURING CONSTRUCTION:

STANDARD PROTECTION MEASURES

THE SEMINOLE TRIBE OF FLORIDA IS REQUIRED BY THE FEDERAL ENDANGERED SPECIES ACT TO ABIDE BY STANDARD MEASURES ADOPTED TO PROTECT THIS ENDANGERED SNAKE. BRIGHTON RESERVATION POSTER OF THREATENED AND ENDANGERED SPECIES SHALL BE POSTED AND VISIBLE ON SITE DURING CONSTRUCTION

1. AN EASTERN INDIGO SNAKE PROTECTION/EDUCATION PLAN HAS BEEN DEVELOPED WHICH REQUIRES TRAINING FOR ALL CONSTRUCTION CREWS.

2. A QUALIFIED OBSERVER/BIOLOGIST WILL BE ON-SITE FOR NOTIFICATION BY CONSTRUCTION PERSONNEL IF A POTENTIAL INDIGO SNAKE IS SIGHTED.

3. IF AN INDIGO SNAKE IS FOUND ON THE CONSTRUCTION SITE, ALL ACTIVITY MUST CEASE IMMEDIATELY, THE QUALIFIED OBSERVER MUST BE NOTIFIED, AND THE SNAKE ALLOWED TO MOVE AWAY FROM ANY DANGEROUS AREA ON ITS OWN.

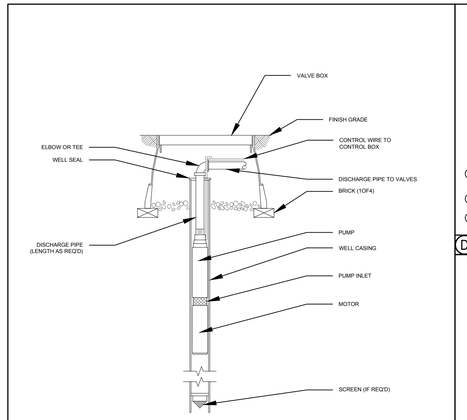
IF A FLORIDA PANTHER IS SEEN AT ANY TIME DURING CONSTRUCTION WORK MUST STOP IMMEDIATELY AND THE WILDLIFE BIOLOGIST MUST BE CONTACTED (954-410-7073). IF THE WILDLIFE BIOLOGIST CANNOT BE CONTACTED PLEASE CONTACT THE ERMD AT 954-965-4380 OR 863-763-4128.

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

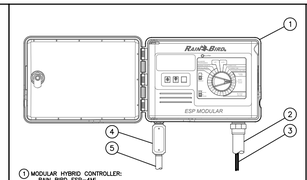
SEVER DESIGN
ARCHITECTS
Mark Sever Architect
5580 N.E. 28th Ave Fort Lauderdale, Florida 33308
(954) 270-4062 Fax (954) 489-0822 EMail: SeverArch@AOL.Com
Florida License No. AR 0011828

COMM: 15-WAJ — DRAWN BY:
DATE: 10 . 09 . 15 — CHECKED BY:

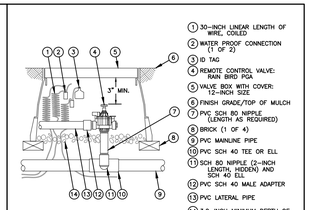
SHEET: SP.02 of 2



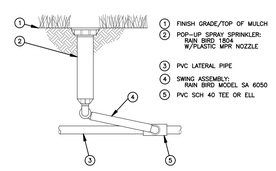
SUBMERSIBLE PUMP SCHEMATIC



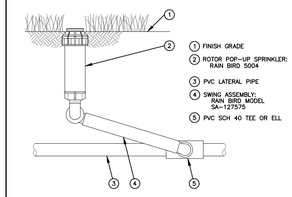
D HYBRID CONTROLLER



REMOTE CONTROL VALVE



D POP-UP SPRAY SPRINKLER



D ROTOR POP-UP SPRINKLER

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'
◠	1804-12H	4" pop-up spray	30	1.30	12'
◔	1804-12TQ	4" pop-up spray	30	1.95	12'
○	1804-12F	4" pop-up spray	30	2.60	12'
◁	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'

GENERAL IRRIGATION NOTES

1. 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.

2. 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.

3. All sprinkler equipment not otherwise detailed or specified shall be installed as per the manufacturer's recommendations and specifications.

4. 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.

5. 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.

6. 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.

7. 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.

8. All pipe and wire installed beneath paving shall be sleeved in Schedule 40 PVC pipe.

9. 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.

10. All above ground piping shall be schedule 40PVC, unless other wise specified.

11. 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.

12. 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.

13. 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.

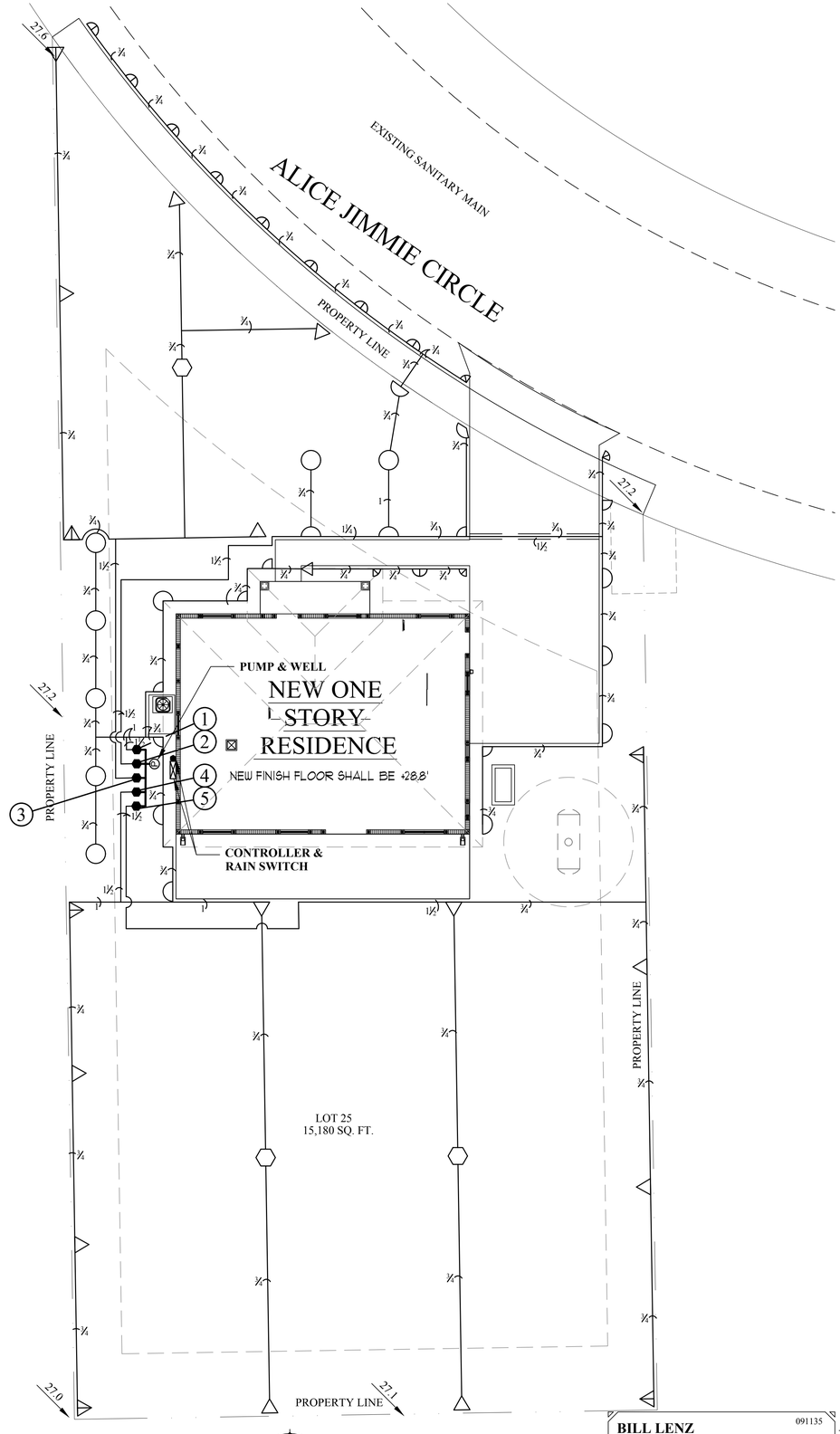
SPRINKLER ZONE SUMMARY

Zone No.	Head Type	GPM	Valve Size
1	Spray	25	1"
2	Spray	22	1"
3	Rotor	23	1"
4	Rotor	21	1"
5	Rotor	21	1"

Total head count: 39 Sprays
21 Rotors

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 & ESMSM3	Controller-mount at location shown or as directed.
●	Hunter	Mini-Clik 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.



Irrigation Plan

1"=10'-0"

091135

BILL LENZ
IRRIGATION DESIGN, INC.

9932 N.W. 52nd Street
Sunrise, Florida 33351

(954) 742-5735
Email: bld@bellsouth.net

LOT-025 / 719 W. ALICE JIMMIE CIR.

WEST ALICE JIMMIE DEVELOPMENT
NEW THREE BEDROOM RESIDENCE

IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

SEVER DESIGN
ARCHITECTS
Mark Sever Architect
5580 N.E. 28th Ave Fort Lauderdale, Florida 33308
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COMM: **15-WAJ**
DRAWN BY:
DATE: **10 . 09 . 15**
CHECKED BY:

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IR-1 of 1

Florida License No.
AR 0011828

GENERAL NOTES

1. 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
2. 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.
3. COORDINATE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND SITE DRAWINGS FOR FINISHES, OPENINGS, SLOPES, AND DEPRESSIONS.
4. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS, OMMISSIONS, OR CONFLICTS ON THE PLANS.
5. 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, Vasd	=	116 MPH	(AS DETERMINED IN ACCORDANCE WITH TABLE R301.2.1.3)
EXPOSURE CATEGORY	=	"C"	
RISK CAT.	=	II	
ENCLOSED, GCpi	=	Ø.18	

FOUNDATIONS AND GROUND FLOOR SLABS

1. 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.)
2. 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.
3. 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 1812. 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.
4. UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE 4" MINIMUM THICK AND REINFORCED WITH 6x6-W2.9xW2.9 WWF, PLACED AT MID-DEPTH. PROVIDE A 6 MIL. VISQUEEN VAPOR BARRIER UNDER ALL SLABS ON GRADE. SOIL UNDER ALL SLABS SHALL BE TERMITE TREATED

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, UNLESS OTHERWISE NOTED
2. ALL CONCRETE SHALL CONFORM TO ACI 318-11, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f' c =3000 PSI. AT 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE ASTM A 615-09 , GRADE 60.
4. ALL LAPS AND SPLICES SHALL CONFORM TO ACI 318-11.
5. CONCRETE COVER FOR REINFORCEMENT SHALL CONFORM TO ACI 318-11.
6. ALL DETAILING OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318-11.
7. ALL WELDED WIRE FABRIC, WWR, SHALL CONFORM TO ASTM A-185-07.
8. 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.
9. 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 COMPONENTS DETAILS, CALCULATIONS, AND FABRICATION & ERECTION DRAWINGS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL AND ERECTION SHALL CONFORM TO AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AISC 360-10, (U.N.O.).
2. 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.
3. ALL WELDS SHALL CONFORM TO AWS STANDARDS. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS. ALL ELECTRODES SHALL BE E70XX.
4. 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.
5. ALL HEADED CONCRETE ANCHORS, (STUDS), SHALL BE TYPE B AND SHALL CONFORM TO THE MATERIAL AND CONNECTION REQUIREMENTS OF AWS D1.1 SPECIFICATIONS.
6. ALL WELDING AND HIGH STRENGTH BOLTING SHALL BE INSPECTED FOR CONFORMANCE WITH AISC AND AWS SPECIFICATIONS BY A FLORIDA REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER IN ACCORDANCE WITH FBC 2218.2
7. ALL ROUND AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS, (HSS), SHALL CONFORM TO AISC SPECIFICATION FOR THE DESIGN OF STEEL HOLLOW STRUCTURAL SECTION.
8. ALL RECTANGULAR HSS COLUMNS SHALL CONFORM TO ASTM 500, GR. B, WITH F_y = 46 KSI
9. ALL ROUND HSS COLUMNS SHALL CONFORM TO ASTM 500, GR. B, WITH F_y = 42 KSI
10. TUBULAR AND PIPE MEMBERS WHEN FILLED WITH CONCRETE SHALL CONFORM TO THE FLORIDA BUILDING CODE, SECTION 2218.2.
11. ALL STEEL SHALL BE SHOP PAINT PRIMED WITH AN APPROVED PRIMER.
12. ALL STEEL SHALL BE PAINTED WITH AN APPROVED CORROSION INHIBITING PAINT.
13. ALL PAINTING SHALL BE IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE", PRACTICE", LATEST EDITION.
14. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CONTRACTOR, ARCHITECT, AND ENGINEER PRIOR TO FABRICATION.

ENGINEERED UNIT MASONRY NOTES:

GENERAL

1. ALL ENGINEERED MASONRY WORK & DESIGN SHALL CONFORM TO ACI-530-11/ASCE 5-11/TMS 402-11 , ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ACI 530.1-11/ASCE 6-11/TMS 602-11.
2. THE COMPRESSIVE STRENGTH OF THE MASONRY SHALL BE f'm=1500 PSI.
3. 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 530.1-11.
4. ALL MASONRY SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.
5. THE CONNECTION OF INTERSECTING EXTERIOR WALLS SHALL BE CONSTRUCTED SO THAT FIFTY PERCENT OF THE MASONRY UNITS AT THE INTERFACE SHALL INTERLOCK.

CONCRETE UNITS

1. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C 90-06 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI.
2. 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

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

GROUT

1. GROUT SHALL CONFORM TO ASTM DESIGNATION C 476-02 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. @ 28 DAYS
2. THE MIX DESIGN SHALL BE REVIEWED BY THE ENGINEER.
3. ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" +/- 1".
4. N/A
5. CONSOLIDATE AND RECONSOLIDATE POURS BY MECHANICAL VIBRATION.
6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
7. PROVIDE COARSE GROUT, MAXIMUM AGGREGATE SIZE IS 3/8".

REINFORCEMENT

1. VERTICAL-
   a. ASTM A 615-09 PER REINFORCING SECTION (GRADE 60).
   b. WHEN A FOUNDATION DOWEL 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.
   c. VERTICAL REINFORCEMENT STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
   d. VERTICAL REINFORCEMENT SHALL BE AS SHOWN ON PLANS
   e. VERTICAL REINFORCEMENT ON EACH SIDE OF ANY OPENING SHALL BE CONTINUOUS TO TIE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
   f. AT LAP SPLICES: LAP #5 BARS 30 INCHES, LAP #6 BARS 43 INCHES, LAP #7 BARS 60 INCHES.
   g. PROVIDE STANDARD HOOK END FOR ALL VERTICAL REINFORCEMENT.

2. HORIZONTAL-
   a. UNLESS NOTED OTHERWISE, HORIZONTAL REINFORCEMENT SHALL BE PROVIDED. SEE THE TYPICAL WALL SECTION AND NOTE "c" BELOW FOR ADDITIONAL INFORMATION.
   b. REINFORCEMENT BARS SHALL CONFORM TO ASTM A 615-09 AND SHALL BE GRADE 60, (F_y = 60 KSI).
   c. 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.

3. UNIT MASONRY BOND BEAMS-
   a. ALL REINFORCEMENT SHALL BE CONTINUOUS. CONTINUITY SHALL BE PROVIDED BY LAP SPLICES. AT LAP SPLICES: LAP #5 BARS 30 INCHES, LAP #6 BARS 43 INCHES, LAP #7 BARS 60 INCHES.
   b. 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.
   c. AT BEAM ENDS OTHER THAN CORNERS, THE REINFORCEMENT SHALL BE BENT AND EXTEND INTO THE ADJOINING COLUMN 18 INCHES MINIMUM.
   d. REINFORCEMENT SHALL BE CONTINUOUS THRU COLUMNS.

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE #1 GRADE SOUTHERN PINE OR DOUGLAS FIR-LARCH OR BETTER WITH A MINIMUM ALLOWABLE EXTREME FIBER STRESS IN BENDING, F_b=1200 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 F_b= 1000 PSI.
2. WOOD SHALL NOT BE PLACED IN DIRECT CONTACT WITH CONCRETE UNLESS THE WOOD HAS BEEN TREATED WITH AN APPROVED PRESERVATIVE METHOD.
3. PRESSURE TREATED LUMBER USED FOR STRUCTURAL FRAMING MEMBERS ABOVE GROUND AND PROTECTED FROM LIQUID WATER, (LEDGERS, BLOCKING, PLATES, ETC.) SHALL BE "ADVANCE GUARD PTU" BORATE PRESERVATIVE TREATED WOOD AS MANUFACTURED BY OSMOSE, INC. CONFORMING TO AWPA STANDARDS "P5" AND "C31". THE DELIVERY, HANDLING, STORAGE AND INSTALLATION OF "ADVANCE GUARD PTU" SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS, BULLETINS AND RECOMMENDATIONS.
4. 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.
5. 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.
6. ALL MANUFACTURED WOOD BEAMS SHALL BE GEORGIA PACIFIC "GP LAM 2.0 E" PROVIDING ALLOWABLE F_b = 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

1. ALL WOOD TRUSSES AND THE TRUSS SYSTEM SHALL BE DESIGNED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER, (DELEGATED ENGINEER)
   a. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE, RESIDENTIAL SECTION R802.1.6, ANSI/TPI 1-2007, AND FLORIDA ADMINISTRATIVE CODE 61G15-31.00
   b. 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).
2. TRUSS DESIGN LOADS:
   a. WIND AND GRAVITY LOADS SHALL CONFORM TO FBC 10, TPI 1-2007 AND ASCE 7-10.
   b. WIND CRITERIA

BASIC WIND SPEED,	150 mph (3 SECOND GUST SPEED, ULTIMATE)
EXPOSURE CATEGORY	"C"
RISK CAT.	II
ENCLOSED, GCpi	Ø.18

   c. GRAVITY, (NO ATTIC STORAGE)

ROOF:	TOP CHORD	BOTTOM CHORD
DEAD	15	10
LIVE	20	10

3. 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.
4. 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.
5. 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 R802.1.6
6. 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.

3-25-15

STRUCTURAL NOTES

SCALE: NTS

- -

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

SEVER DESIGN
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A.01 of 7

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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 V-B
AREAS

TOTAL LIVING FLOOR AREA+	1541.0 SF
COVERED PORCH AREA+	85.0 SF
TOTAL FLOOR AREA+	1626.0 SF

WALL LEGEND

8" REINFORCED CMU , REFER TO STRUCTURAL NOTES & REFER TO WALL SECTION-A

NEW 3⅝" METAL STUDS AT 24" O/C WITH ½" GWB EACH SIDE REFER TO WALL SECTION-B

SECONDARY MEANS OF EGRESS

NFPA 101 24.2.2.3.(C)
AN OUTSIDE WINDOW USED AS A SECONDARY MEAN SOF 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 OPENIGN 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	NOA
PGT - FIXED ALUMINUM WINDOWS - IMPACT GLASS	15-0528.26
PGT - SINGLE HUNG WINDOWS - IMPACT GLASS	15-0519.08
DOORS	
PGT - FRENCH DOORS - IMPACT GLASS	14-1117.05
JELD-WEN - PREMIUM STEEL - 6 PANEL	FL-13940-R3
ROOFING	
METAL STANDING SEAM GULF COAST METALS 24 GA. STANDING SEAM ROOF, 1.5 SNAP LOCK 24 GA. ROOF PANEL OVER 19/32" PLYWOOD ROOF COLOR: GALVALUME	FL# 11651-TR1

GENERAL FINISH NOTES:

1. SMOOTH DRYWALL FINISH ON WALLS
2. SMOOTH DRYWALL FINISH ON CEILINGS
3. TILE BASE THRU-OUT
4. PROVIDE BACKING IN SHOWER FOR FUTURE GRAB BARS
5. WINDOW FRAMES SHALL BE WHITE

(000) DOOR SCHEDULE

mark	size			type	material	remarks	wind load	
	width	height					neg	pos
001	3'-0"	6'-8"		SWING /6 PNL.	FIBERGL.	IMPACT RATED	30.6	28.1
002	3'-0"	6'-8"		SWING /6 PNL.	FIBERGL.	IMPACT RATED	36.7	28.1
003	2-3'-0"	6'-8"		FRENCH	ALUM	IMPACT RESISTANT	29.3	26.8
004	3'-0"	6'-8"		SWING	SC WOOD			
005	3'-0"	6'-8"		SWING	SC WOOD			
006	3'-0"	6'-8"		SWING	SC WOOD			
007	2'-0"	6'-8"		SWING	SC WOOD	FULL LOUVERED		
008	3'-0"	6'-8"		SWING	SC WOOD			
009	3'-0"	6'-8"		SWING	SC WOOD			
010	3'-0"	6'-8"		SWING	SC WOOD			
011	2'-8"	6'-8"		SWING	SC WOOD			
012	2'-6"	6'-8"		SWING	SC WOOD			
013	3'-0"	6'-8"		SWING	SC WOOD			
014	6'-0"	6'-8"		BI-PASS	SC WOOD			
015	6'-0"	6'-8"		BI-PASS	SC WOOD			

EXTERIOR DOORS SHALL BE MANUFACTURED BY PGT AND JELD- WEN 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

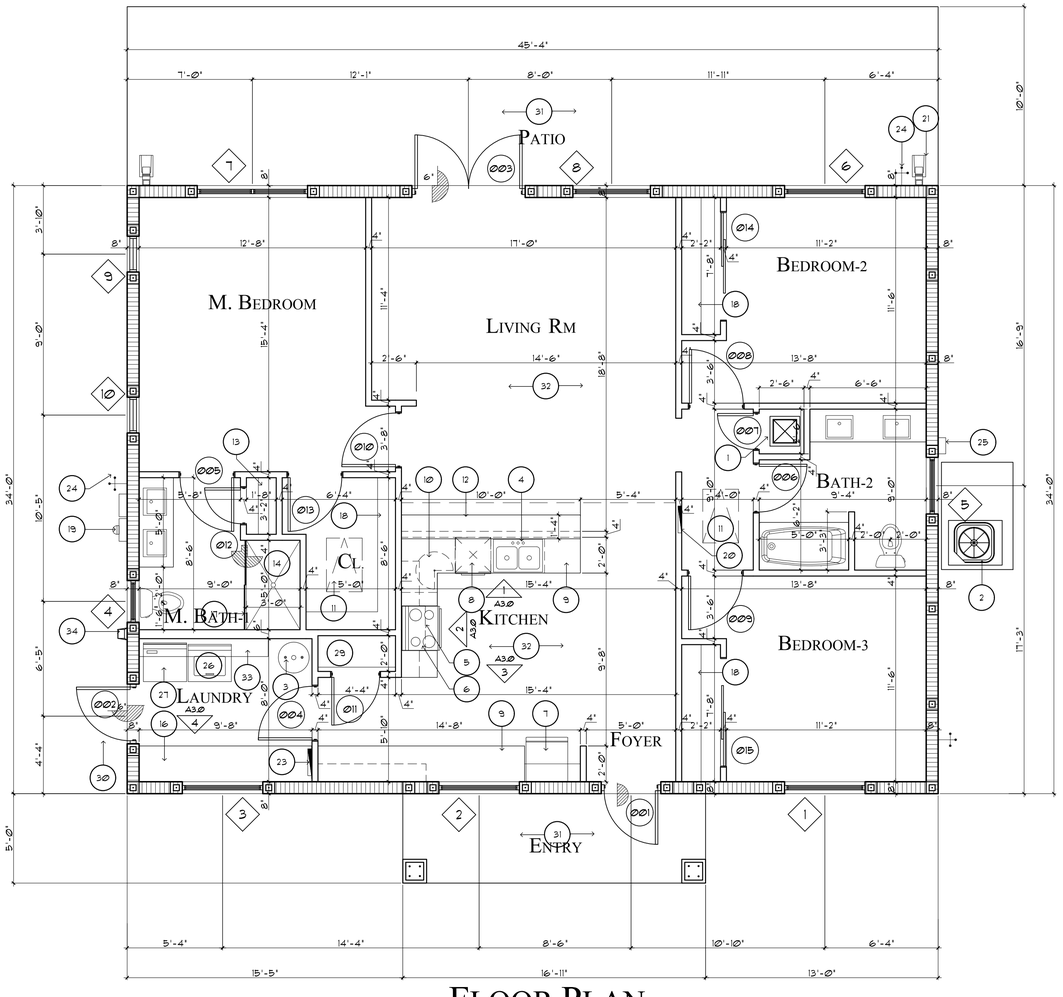
(xx) WINDOW SCHEDULE

mark	size	m.o./r.o.	type	mat.	wind load		remarks	
					neg	pos		
1	3S	53⅜" x 63"	SH	ALUM	31.9	29.4	EGRESS	IMPACT RESISTANT
2	33	53⅜" x 38⅜"	SH	ALUM	39.4	29.4		IMPACT RESISTANT
3	33	53⅜" x 38⅜"	SH	ALUM	31.9	29.4		IMPACT RESISTANT
4	H23	27¼" x 38⅜"	SH	ALUM	31.9	29.4		IMPACT RESISTANT
5	23	33¾" x 38⅜"	SH	ALUM	31.9	29.4		IMPACT RESISTANT
6	3S	53⅜" x 63"	SH	ALUM	31.9	29.4	EGRESS	IMPACT RESISTANT
7	2-2S	72¾" x 63"	SH	ALUM	31.9	29.4	EGRESS	IMPACT RESISTANT
8	34	53⅜" x 50⅝"	SH	ALUM	31.9	29.4		IMPACT RESISTANT
9	H24	27¼" x 50⅝"	FIXED	ALUM	39.4	29.4		IMPACT RESISTANT
10	H24	27¼" x 50⅝"	FIXED	ALUM	31.9	29.4		IMPACT RESISTANT

WINDOWS SHALL BE MANUFACTURED BY PGT 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

1. AHU ¶ ON METAL STAND, MANUFACTURED BY GOODMAN (SEE AIR CONDITIONING PLAN)
2. A/C COND'S. ON 4" CONCRETE SLAB (TOP OF SLAB TO EQUAL MIN. BASE FLOOD ELEVATION)
3. 50 GALLON HWH
4. DOUBLE SINK WITH DISPOSAL
5. MICRO/HOOD ABOVE
6. ELECTRIC RANGE/ OVEN
7. REFRIGERATOR
8. DISHWASHER
9. KITCHEN COUNTERS AND CABINETS WITH GRANITE COUNTER TOPS
10. LAZY SUSAN CABINET CORNER
11. 22"X36" ATTIC ACCESS w/ LIGHT AND SWITCH
12. 42" HIGH KITCHEN COUNTER TOP
13. LINEN CLOSET w/ 5 VINYL COATED WIRE SHELVES
14. ROLL IN SHOWER WITH FULL HEIGHT TILE FINISH OVER ½" CEMENT BOARD.
15. BATH TUB w/ FULL HEIGHT TILE FINISH OVER ½" CEMENT BOARD
16. UTILITY ROOM COUNTER WITH LOWER AND UPPER CABINETS
17. SAFETY GLASS, CATEGORY TYPE-II, SHOWER ENCLOSURE PANEL AND DOOR
18. CLOSET SHELVING-VINYL COATED WIRE, TOP MOUNTED 6'6" AFF. SINGLE ROW
19. UNDERGROUND ELECTRICAL SERVICE AND METER (200 AMP SERVICE) REFER TO SITE PLAN FOR EXACT LOCATION
20. ELECTRICAL PANEL 'A', 200 AMPS, REFER TO ELECTRICAL PLANS
21. ALUM GUTTER DOWN SPOUTS AND CONCRETE SPLASH BLOCKS, VERIFY EXACT LOCATIONS
22. BACKUP GENERATOR BY 'GENERAC' SEE ELECTRICAL PLANS FOR ADDITIONAL INFO. (LP GAS)
23. SMART PANEL
24. HOSE BIB
25. IRRIGATION SYSTEM- DESIGNED FOR MINIMUM ZONES, PROVIDE SUBMERSIBLE PUMP, SEE IRRIGATION PLANS
26. DRYER, PROVIDE RECESSED METAL VENT BOX-VENT TO EXTERIOR THRU WALL WITH w/ 4" DIAMETER METAL DRYER EXHAUST DUCT, MINIMUM Ø.16" THICKNESS PER FBC R-M1502.4.1 , WASHER
27. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR FUTURE GRAB BARS AT THREE SIDES.
28. PANTRY CLOSET w/ 5 VINYL COATED WIRE SHELVES
29. CONCRETE DRIVEWAY WITH BROOM FINISH, SEE SITE PLAN FOR ADDITIONAL INFORMATION
30. CONCRETE PATIO SLAB WITH BROOM FINISH, SEE FOUNDATION PLAN
31. VAULTED CEILING, SEE ROOF FRAMING PLAN
32. VINYL COATED WIRE SHELF ABOVE WASHER AND DRYER, PROVIDE SOLID WOOD BLOCKING IN WALL
33. DRYER VENT CAP



FLOOR PLAN

1/4" = 1'- 0"

SEVER DESIGN
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WEST ALICE JIMMIE DEVELOPMENT
NEW THREE BEDROOM RESIDENCE
IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

COMM: 15-WAJ	DRAWN BY:
DATE: 10 . 09 . 15	CHECKED BY:

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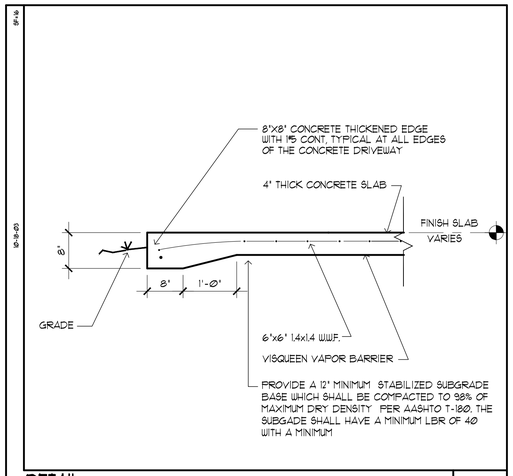
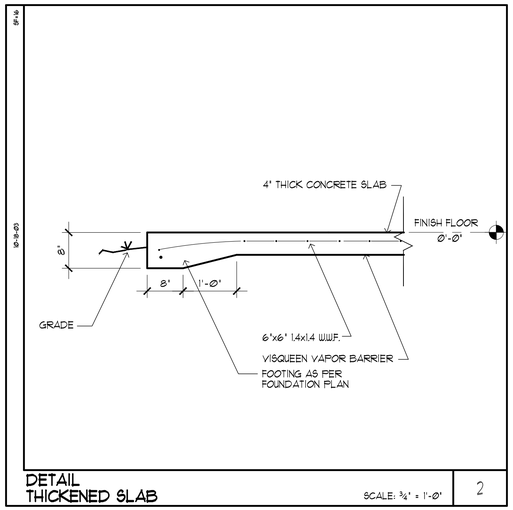
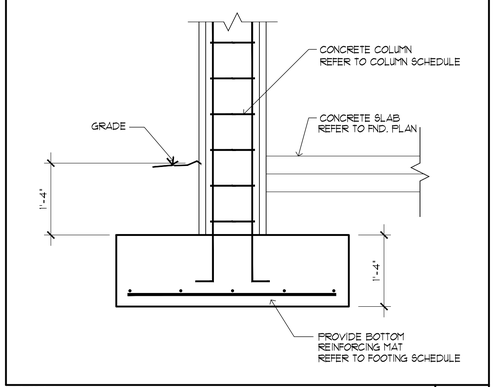


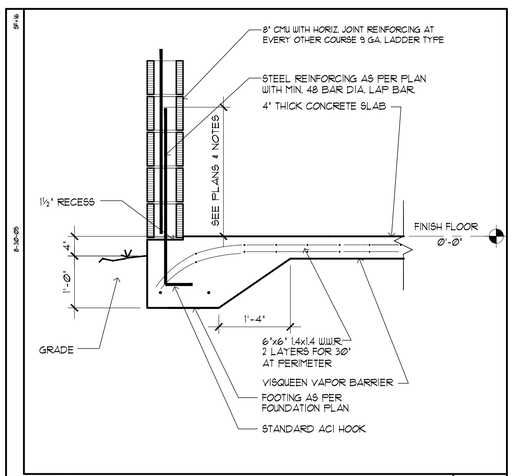
DETAIL
CONCRETE DRIVEWAY & THCKENED EDGE SCALE: ¾" = 1'-Ø" 3



DETAIL
THICKENED SLAB SCALE: ¾" = 1'-Ø" 2



DETAIL
COLUMN FOOTING SCALE: ¾" = 1'-Ø" 4



DETAIL
THICKENED SLAB AT WALL SCALE: ¾" = 1'-Ø" 1

COLUMN SCHEDULE

column	size	reinforcing		remarks
		continuous	#3 ties, o.c.	
TD	8"x8" FILLED CMU CELL	1-#5	---	
C-1	16"x16"	4-#5	8"	CMU COLUMN

NOTES:
1. BLOCK WALL VERTICAL REINFORCING SPACING IS BASED ON TABLE R6Ø3.3.3A-1 WITH NOMINAL DESIGN WIND SPEED Vasd OF 116 MPH PER TABLE R3Ø1.2.1.3
2. COLUMN SHALL BE EXTENDED TO TOP OF BOND BEAM. BEAM REINFORCING SHALL BE CONTINUOUS THRU COLUMN.

FOOTING SCHEDULE

mark	size			reinforcing		remarks
	width	length	depth	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
F-3	36'	36'	16"	4- #5 B	4- #5 B	ISOLATED FOOTING TOP OF FOOTING SHALL BE 16" MIN. BELOW FINISH GRADE

SOIL STATEMENT

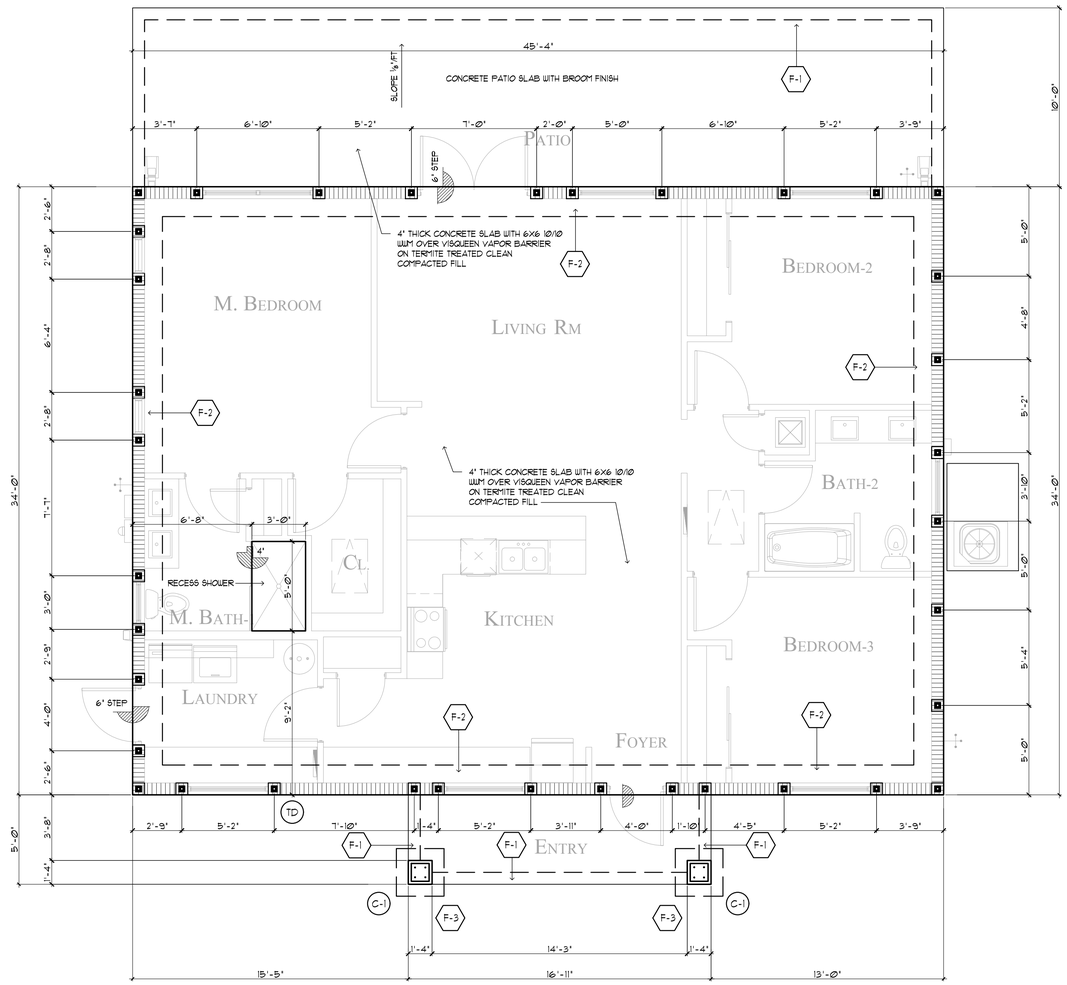
1. THE FOUNDATION IS DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 P.S.F.
2. AN INVESTIGATIVE SOILS REPORT CONTAINING THE CERTIFIED ALLOWABLE BEARING CAPACITY OF THE SITE SHALL BE PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER. THE REPORT SHALL INCLUDE A STATEMENT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE' SECTION R4Ø1.4 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 R32Ø.1. 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 N.O.A. 94-0829.08



FOUNDATION PLAN

1/4" = 1'- 0"

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

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TRUSS CONNECTOR SCHEDULE

strap id no. | 123 | load in kips | uplift load

mark	manuf.	id. number	ga.	fasteners (size # number) nails/bolts in truss	nails/bolts in seat plate	anchors in Concrete beam	(max) uplift capacity at this location	F1 capacity at this location	F2 capacity at this location	remarks/ notes
1.	SIMPSON	HETAL16	16	(9) 10dx1.5	(5) 10dx1.5		1810	415	1100	
2.	SIMPSON	HETA X2	18	(7) 16d EA. STRAP			2500	1225	1520	NOTE:1
3.	SIMPSON	METAL16 w/TSS	18	(7) 10dx 1.5 EA. STRAP			1450	340	725	NOTE:1

NOTES:
NOTE 1: PROVIDE MOISTURE BARRIER PLATE TSS AS REQUIRED

ROOF BEAM SCHEDULE

MARK	ELEV	SIZE	REINFORCING BOT.	INT.	TOP.	#3 STIR. 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"x30"	(4) #5	---	(4) #5	10" closed	---	--	CONCRETE BEAM	
B-2	9'-6"	16"x16'/30"	(4) #5	---	(4) #5	10" closed	---	--	CONCRETE BEAM ARCH BEAM-SEE DETAIL	

BEAM NOTES:
1. ALL BOTT. REINF. SHALL BE CONTINUOUS w/ 25" LAP SPLICE AND EXTEND 4" INTO SUPPORT.
2. ALL TOP REINF. SHALL BE CONTINUOUS w/ 25" LAP SPLICES
3. HOOK BOTT. REINF. @ COL. SUPPORTS.
4. ADD (2) #5 50" LONG BENT @ CORNERS OF BOND BEAMS
5. 14'-0" IS THE MAXIMUM SPAN FOR PRE-CAST LINTEL.
   ANY SPAN OVER 14'-0" MUST USE A PRE-CAST/PRE-STRESSED LINTEL.
6. PRE - STRESSED LINTEL (FILLED)
7. COMPOSITE REINFORCED MASONRY BEAM SECTIONS SHALL HAVE THE FOLLOWING MINIMUM LOADS SAFE CAPACITY AS CERTIFIED BY MANUFACTURER.

	GRAVITY	UPLIFT	LATERAL
a. 8365	PLF	2280 PLF	411 PLF
b. 2661	PLF	1634 PLF	534 PLF
c. Ø127	PLF	4924 PLF	411 PLF

PERMANENT TRUSS BRACING NOTE

PERMANENT TRUSS BRACING SHALL BE PROVIDED BY 1"X3" CEILING STRIPPING AT 16" Ø.C. GABLE END BRACING AND ANY OTHER BRACING REQUIRED BY TRUSS MANUFACTURER.
SEE DETAILS SHEET A-2 FOR ADDITIONAL REQUIREMENTS

NOTE:

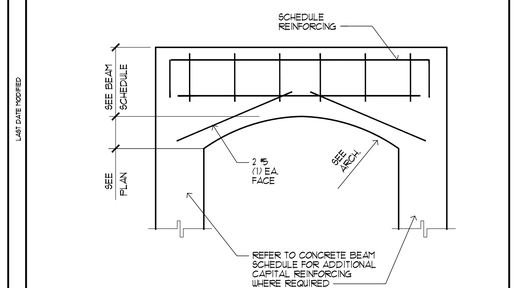
THE TRUSS FRAMING LAYOUT, INCLUDING SPAN DIRECTIONS, TRUSS LOCATIONS, AND BEARING LOCATIONS, SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER. THE DESIGN, FABRICATION, AND ERECTION OF ALL WOOD TRUSSES SHALL CONFORM TO THE REQUIREMENTS OF ANSI/TPI 1-2002 AND THE FLORIDA BUILDING 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.

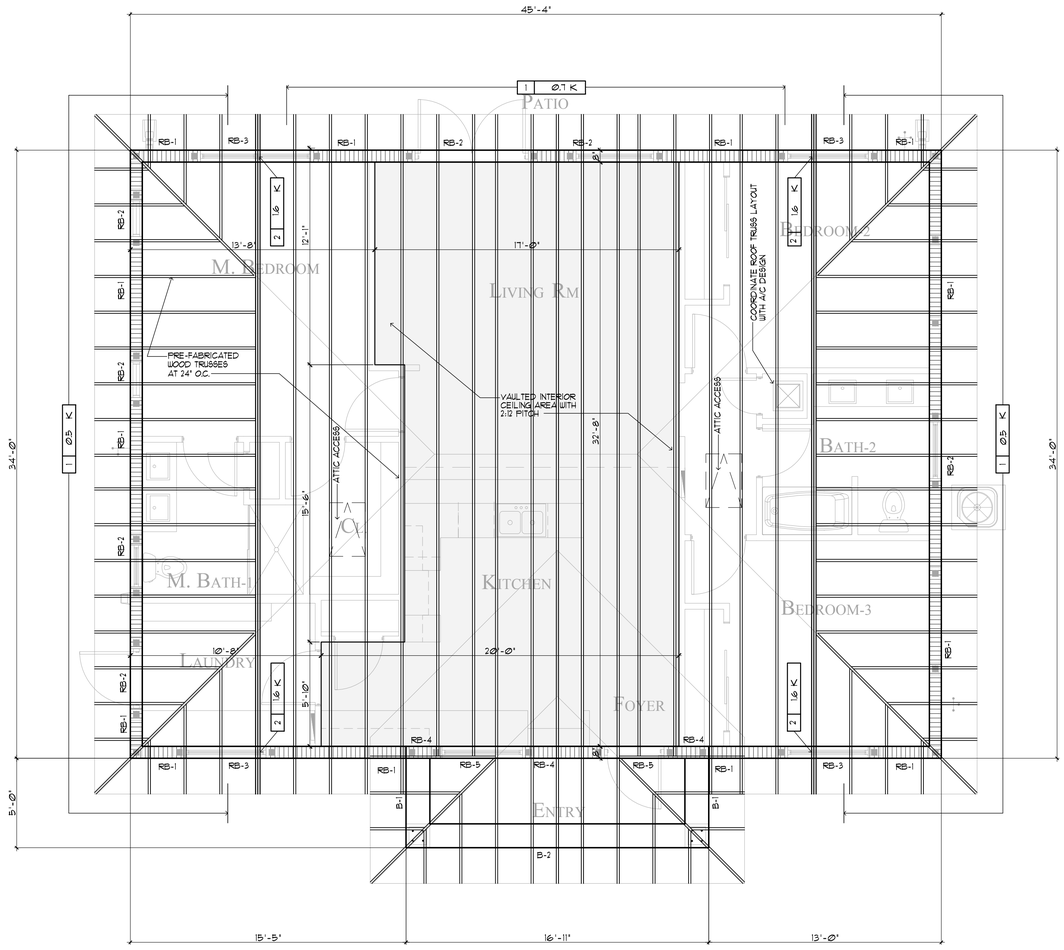
REFER TO ADDITIONAL TRUSS NOTES SHEET NO. 2

ROOF SHEATHING & NAILING NOTES

1. ALL ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE
2. 8 d RING-SHANK NAILS SHALL BE, Ø.113 INCH NOMINAL SHANK DIAMETER, RING DIAMETER OF Ø.012 INCH OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, Ø.28 INCH FULL ROUND HEAD DIAMETER, AND 2" NAIL LENGHT, TYPICAL
3. ROOF SHEATHING TO BE NAILED WITH 8 d RING-SHANK NAILS OVER ALL SUPPORTS AT 6" O.C.(U.O.N.)
4. ROOF SHEATHING TO BE NAILED WITH 8d RING-SHANK NAILS AT OVERHANG EDGES @ 2"X SUB FASCIA OR 2" FASCIA AT 4" O.C.
5. PROVIDE EDGEWISE BLOCKING AT ALL SHEATHING JOINTS WITHIN 4'-0" FROM EDGES OF GABLE ENDS, USE 8d RING-SHANK NAILS AT 4" O.C.
6. PROVIDE 2" X EDGEWISE BLOCKING AT RIDGE POINTS AND NAIL SHEATHING WITH 8d RING-SHANK NAILS 4" O.C.
7. BLOCKING DIAPHRAGM ALL ADJACENT SHEATHING EDGES SHALL BE SUPPORTED BY EITHER COMMON FRAMING, (i.e. WOOD TRUSSES), OR COMMON BLOCKING, (i.e. 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.



DETAIL
CONCRETE FORMED ARCHWAY
SCALE: NTS | 1/4.0



ROOF FRAMING PLAN

1/4" = 1'- 0"

NOTE:
COORDINATE ROOF TRUSS LAYOUT / DESIGN WITH MECHANICAL PLANS

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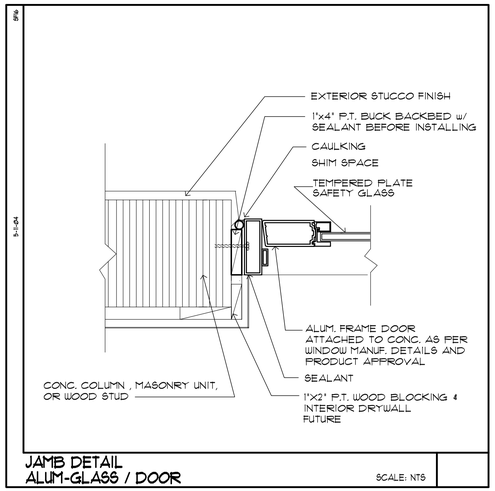
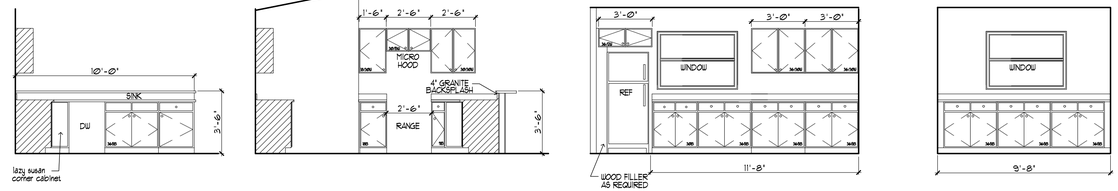


JAMB DETAIL
ALUM-GLASS / DOOR

SCALE: NTS

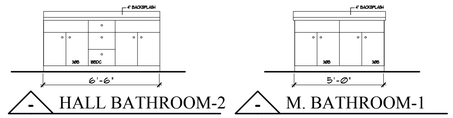


1 KITCHEN

2 KITCHEN

3 KITCHEN

4 LAUNDRY RM



- HALL BATHROOM-2

- M. BATHROOM-1

CABINET ELEVATIONS

1/4" = 1'- 0"

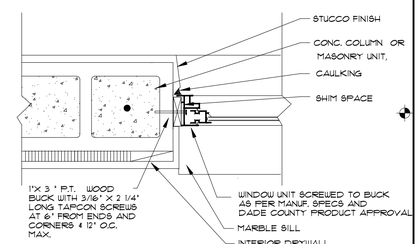
JAMB DETAIL
DOOR

SCALE: NTS

WALL SECTION
TYPICAL ONE STORY

SCALE: ¾"=1'-0"

C



JAMB DETAIL
WINDOW

SCALE: NTS

WALL SECTION
INTERIOR NON BEARING

SCALE: ¾"=1'-0"

B

WALL SECTION
TYPICAL ONE STORY

SCALE: ¾"=1'-0"

A

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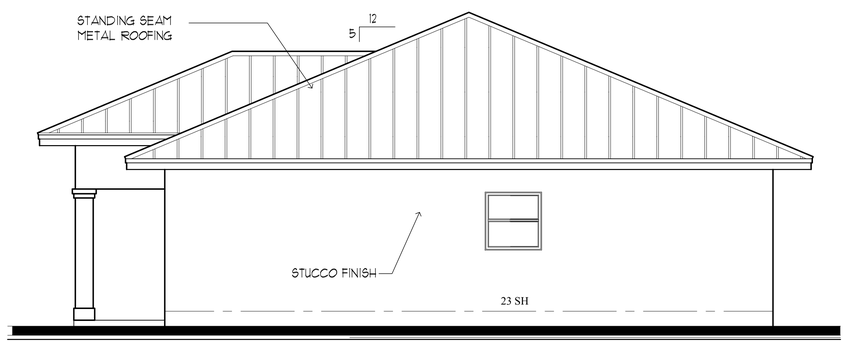
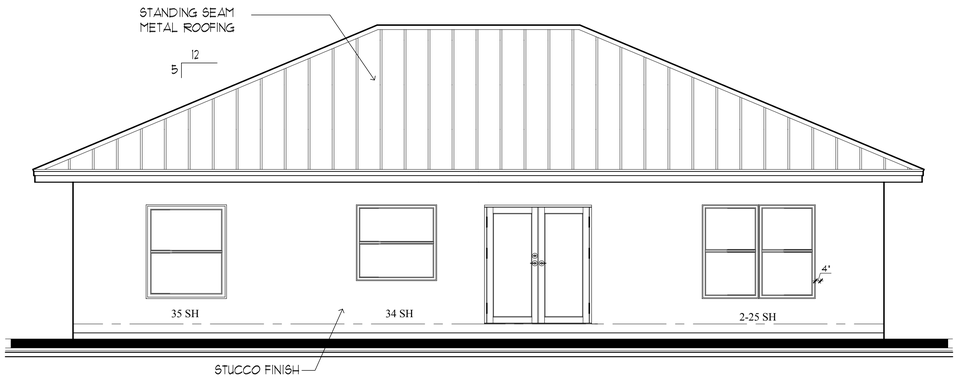


SIDE ELEVATION

1/4" = 1'- 0"



REAR ELEVATION

1/4" = 1'- 0"

SIDE ELEVATION

1/4" = 1'- 0"

FRONT ELEVATION

1/4" = 1'- 0"

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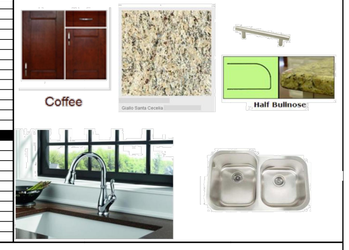
WEST ALICE JIMMIE CIRCLE 3 BEDROOM RENTAL

EXTERIOR		
Front Door		
Mfr:	Jeld-Wen	
Type:	6-panel	
Model:	See plans	
Paint Color:	TBD	
Utility Door		
Mfr:	Jeld-Wen	
Type:	6-panel	
Model:	See plans	
Paint Color:	TBD	
French Door		
Mfr:	PGT	
Type:	See plans	
Glass:	Tinted	
Door Hardware		
Mfr:	Kwikset	
Style:	Commonwealth	
Finish:	Satin Nickel	
Model:	740CHL (*) **"NO SMART KEY" Non locking hand lever w/ deadbolt**	
Roof		
Type:	Metal	
Mfr.:	See plans	
Color:	Galvalume	
Paint Schemes		
Mfr.:	Sherwin Williams	
Wall:	Gold Body (custom color)	
Trim:	SW 6083 Sable	
Windows - PGT Impact		
X	No Muntins (Clear Glass Only)	
X	White Frames	
X	Horizontal Roller	
X	Glass Tint	
Wall Sconce	Mfr:	Bel Air Lighting
	Style:	White Outdoor LED Wall Lantern
	Type:	Manual
	Model:	4420-1WHT-LED
Covered entrance, patio, walkway, driveway and apron	BRUSH BROOM FINISH	

INTERIOR		
General - LED BULBS ARE TO BE USED FOR ALL INTERIOR & EXTERIOR FIXTURES		
Interior Door Selection	Mfr:	Jeld-Wen
	Type:	Wood grain 6-panel hollow core
Door Hardware	Mfr:	Kwikset
	Style:	Commonwealth
	Finish:	Satin Nickel
	Model:	740CHL (*) "NO SMART KEY"
Notes:		
All Fan Fixtures	Mfr:	Hampton Bay
	Style:	Gazebo 52 in.
	Type:	Brushed Nickel
	Model:	YG188-BN
All Flushmount Fixtures Throughout	Mfr:	Commercial Electric
	Style:	Brushed Nickel or Bronze
	Type:	Flushmount
	Model:	HB1022-35 OR HB1022-34
Wall & Ceiling Textures		
Wall Texture		
	x	Smooth
Notes:		
Ceiling Texture		
	x	Smooth
Notes:		
Colors throughout		
Ceiling	Finish:	Flat
	Color:	White
All Walls	Finish:	Satin
	Color:	SW6364 - EGGSHELL
Trim:	Color:	White
	Finish:	Semi-Gloss
	Baseboard:	6" Tile baseboard
	Casing:	2-1/4" colonial (WM 366)
Notes:	ALL TRIM TO BE PRIMED FINGER JOINT MATERIALS	
Living Room		
Wall Color	Mfr.:	Sherwin Williams
	Color:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
Note:		

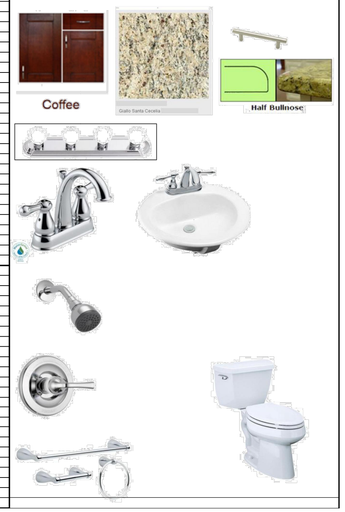
Kitchen		
Wall Color	Mfr.:	Sherwin Williams
	Color:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
Note:		
Cabinets (to match)	Mfr.:	Custom - SEE SPECIFICATIONS
	Wood:	Maple
	Style:	Shaker
	Color:	Coffee
Hardware	Mfr.:	BY BUILDER
	Type:	4" Stainless Steel Bar Pull
	Model:	N/A
Countertops	Type:	Granite
	Color:	Giallo Santa Cecelia or approved equivalent
	Edge:	Half Bullnose
Backsplash	x	Full Height
Note:		
Sink	Mfr:	Duro Premium
	Type:	16G Undermount Sink
	Model:	Double Equal Width Bowl L / 16G / 8"
	Color:	Stainless Steel
Note:	Without disposal	
Faucet	Mfr:	Delta
	Type:	Leland Single-handle pull-down
	Model:	9178-DST
	Finish:	Chrome



Kitchen Appliances		
Refrigerator	Mfr:	**GE**
	Model:	**GTS18GTHWW**
Range	Mfr:	**GE**
	Model:	**JBS27DFWW**
Micro/Hood	Mfr:	**GE**
	Model:	**JVM7195DFWW**
Dishwasher	Mfr:	**GE**
	Model:	**GDT550HGDWW**

Laundry		
Wall Color	Mfr.:	Sherwin Williams
	Color:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
Laundry Appliances		
Washer	Mfr:	GE
	Model:	GTWN2800DWW
Dryer	Mfr:	GE
	Model:	GTDP280EDWW

Master Bathroom		
Wall Color	Mfr.:	Sherwin Williams
	Color:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
	Grout Color:	TBD
Vanity		
Cabinets (to match)	Mfr.:	Custom - SEE SPECIFICATIONS
	Wood:	Maple
	Style:	Shaker
	Color:	Coffee
Countertops	Type:	Granite
	Color:	Giallo Santa Cecelia or approved equivalent
	Edge:	Half Bullnose
	Backsplash:	4"
Vanity Light Fixture	Mfr:	Hampton Bay
	Style:	4-Light Chrome Raceway Bath Light
	Type:	4-light fixture
	Model:	EW554CH
Note:		
Hardware	Mfr.:	BY BUILDER
	Type:	4" Stainless Steel Bar Pull
	Model:	N/A
Sink	Mfr:	Glacier Bay
	Style:	Drop-In
	Model:	19" China Sink
	Finish:	White
Sink Faucet	Mfr:	Delta
	Style:	Leland J 4" 2-handle high arc bathroom faucet
	Model:	2575LF-MPU
	Finish:	Chrome
Shower		
Wall Tile	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
	Grout Color:	TBD
Note		
Shower Floor Tile	Mfr.:	Daltile or approved equivalent
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	Mosaic
	Grout Color:	TBD
Shower Faucet	Mfr:	Delta
	Style:	Foundations 1-Handle Shower
	Model:	B112900
	Finish:	Chrome
Toilet	Mfr:	Kohler
	Style:	Highline Classic - The Complete Solution
	Color:	White
	Model:	K-11499-0
Accessories	Mfr:	Delta
	Style:	Foundations 3-Piece
	Finish:	Chrome
	Model:	FND63-PC



Bathroom 2		
Wall Color	Mfr.:	Sherwin Williams
	Size:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
	Grout Color:	TBD
Note:		
Vanity		
Cabinets (to match)	Mfr.:	Custom - SEE SPECIFICATIONS
	Wood:	Maple
	Style:	Shaker
	Color:	Coffee
Countertops	Type:	Granite
	Color:	Giallo Santa Cecelia or approved equivalent
	Edge:	Half Bullnose
	Backsplash:	4"
Vanity Light Fixture	Mfr:	Hampton Bay
	Style:	4-Light Chrome Raceway Bath Light
	Type:	4-light fixture
	Model:	EW554CH
Hardware	Mfr.:	BY BUILDER
	Type:	4" Stainless Steel Bar Pull
	Model:	N/A
Sink	Mfr:	Glacier Bay
	Style:	Drop-In
	Model:	19" China Sink
	Finish:	White
Sink Faucet	Mfr:	Delta
	Style:	Leland J 4" 2-handle high arc bathroom faucet
	Model:	2575LF-MPU
	Finish:	Chrome
Tub		
Tub Wall Tile	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
	Grout Color:	TBD
Tub Faucet	Mfr.:	Delta
	Type:	Foundations 1-Handle Tub & Shower Faucet
	Model:	B114900
	Finish:	Chrome
Tub	Mfr:	Kohler
	Style:	Devonshire 5' tub
	Model:	K-1184 with integral flange
	Color:	White
	Size:	60x32
Toilet	Mfr:	Kohler
	Type:	Highline Classic - The Complete Solution
	Color:	White
	Model:	K-11499-0
Accessories	Mfr:	Delta
	Style:	Foundations 3-Piece
	Finish:	Chrome
	Model:	FND63-PC

Master Bedroom		
Wall Color	Mfr.:	Sherwin Williams
	Size:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
Bedroom 2		
Wall Color	Mfr.:	Sherwin Williams
	Size:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18
Bedroom 3		
Wall Color	Mfr.:	Sherwin Williams
	Size:	SW6364 - EGGSHELL
Floors	Mfr.:	Daltile
	Type:	Ceramic
	Color:	CA20 Crema
	Size:	18X18

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

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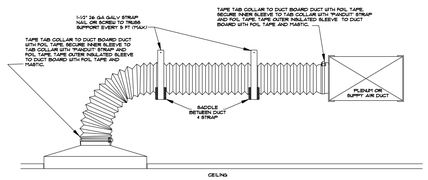
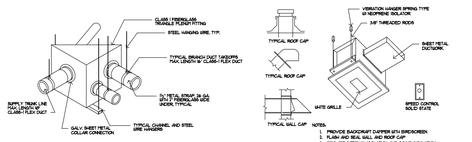


TYPICAL FLEX DUCT SUPPORT DETAILS

NTS



FLEX DUCT SYSTEM DETAIL

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CABINET CEILING FAN DETAIL

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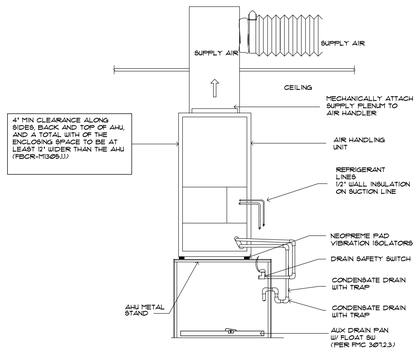

AIR HANDLER DETAIL

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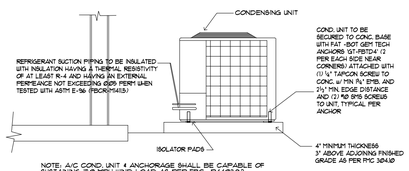


NOTE: A/C COND. UNIT * ANCHORAGE SHALL BE CAPABLE OF SUSTAINING 150 MPH WIND LOAD AS PER FBC -R44613.9.2

CONDENSING UNIT MOUNTING DETAILS

NTS

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

EQUIPMENT SCHEDULE

COND UNIT	A/C #		
	ZONE	NEW ZONE-1	
	MODEL	D8XC160361	
	HP	3	
	TOTAL BTUH:	34400	
	SENSIBLE BTUH:	26250	
	E.A.T	75/63	
	ELECTRICAL REQUIRMENTS - CU:	240-60-1	
	MCA:	21.8	
	FUSE SIZE:	35	
AHU	MANUF.	GOODMAN	
	MODEL	AVPTA36C	
	CFM	1200	
	ESP"	0.40"	
	SEER	16.0	
	BL MTR'	½ HP	
	REFRIGERANT PIPING SIZE:	LIQ. LINE - 3/8", SUCTION LINE - ⅞"	
	HEAT STRIP:	8 KW	
	FUSE SIZE:	MAX - 50 A	

EXHAUST FAN SCHEDULE

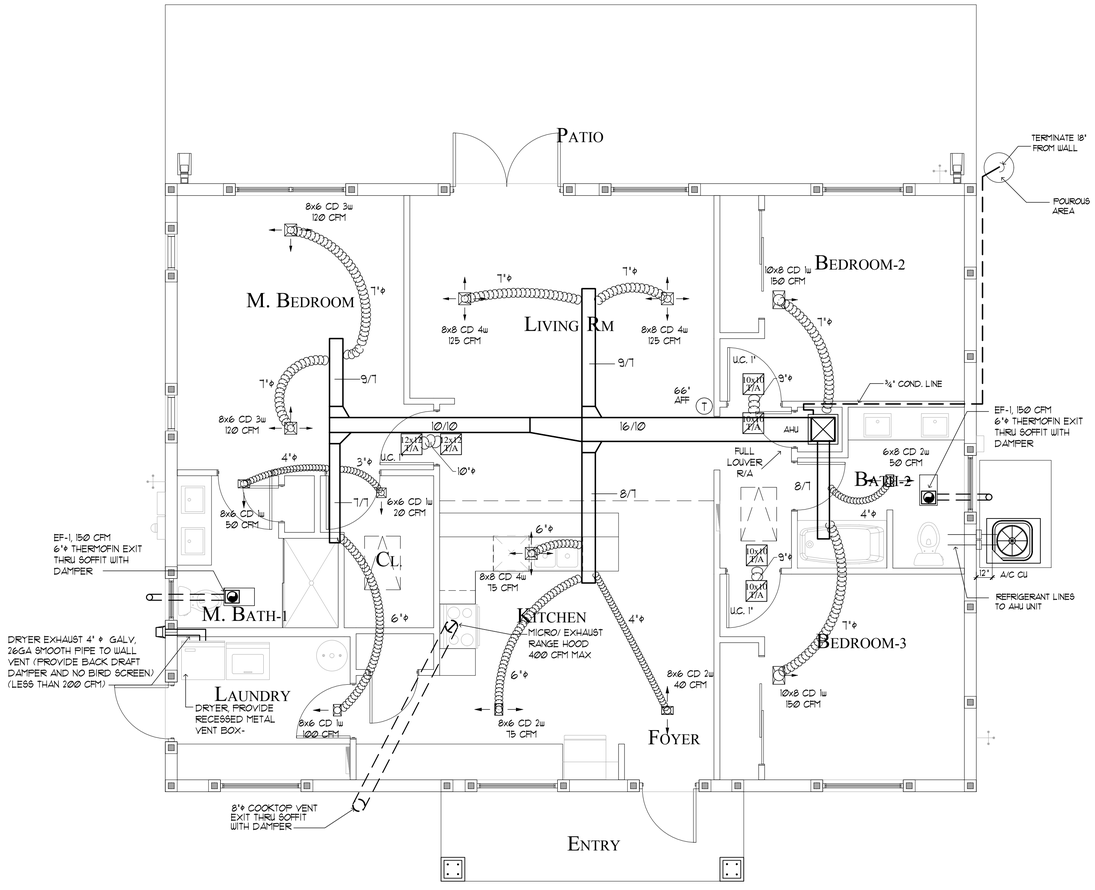
EF-1		
NUTONE (or equiv)		
MODEL - QTXEN80FLT		
150 CFM		
VOLTS - 120-1-60		
ESP .010		
14 ZONES		
6" GALV DUCT		

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 C.U. SLAB MUST BE EQUAL TO OR ABOVE THE FLOOD PLAIN 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
5. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION
7. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK
8. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE & LOCAL CODES, RULES AND OED.
9. INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE
10. ALL MATERIALS SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS LABEL WHERE APPLICABLE
11. DUCTWORK: FABRICATE & INSTALL IN STRICT ACCORDANCE WITH THE MANUF. PUBLISHED INSTRUCTIONS. DUCT SIZES ARE NET INTERNAL
12. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT & OBTAIN APPROVAL PRIOR TO INSTALLATION
13. AIR HANDLERS SHALL HAVE A CONDENSE FLOAT DEVICE TO CONTROL OVERFLOW THAT WILL AUTOMATICALLY SHUT DOWN THE A/C SYSTEM. THE DEVISE SHALL BE ATTACHED TO THE SECONDARY DRAIN OUTLET ON THE AIR HANDLER (BECKETT MODEL # 4NUST) PER FBC 307.2.3
14. CONDENSING UNITS SHALL BE ANCHORED IN ACCORDANCE WITH FBC 301.13 AND HVHZ 2003 REVISIONS
15. THE AIR DISTRIBUTION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH 610.ABC.1 OF THE FBC, THE STATIC PRESSURE FOR DUCT SIZING IS CALCULATED @ 0.07" PD/100'
16. BALANCED RETURN AIR DESIGNED IN ACCORDANCE WITH FBC 601.4 WITH TRANSFER DUCTS 1½ TIMES THE CROSS SECTION OF SUPPLY DUCT, AND TRANSFER GRILLES 100 CFM/300 INS. AND UNDERCUTTING DOORS UNRESTRICTED BY 1"
17. 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-4.2, (FBC TABLE 13-503.2.1.)
18. UNDERCUT BEDROOM DOORS 1" (FBCR-M1601.4)
19. HABITABLE SPACE WITH INTERIOR DOORS TO COMPY WITH BALANCED RETURN AIR AS SPECIFIED IN FBCR-M1601.4 TO AVOID UNBALANCED AIR FLOWS AND PRESSURE DIFFERENTIALS CAUSED BY RESTRICTED RETURN AIR
20. ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN UNCONDITIONED AREAS SHALL BE INSULATED (FPC 307.2.9.)
21. 4" MINIMUM CLEARANCE REQUIRED AROUND AIR HANDLER (SEE AIR HANDLER DETAIL)
22. OUTDOOR EQUIPMENT MUST BE AT OR ABOVE FLOOD ELEVATION (SEE CONDENSER DETAIL)
23. BATHROOM EXHAUST DUCT SYSTEM MUST BE PROVIDED WITH A BACKDRAFT DAMPER. DRYER EXHAUST WALL CAP WITHOUT SCREEN TO BE USED (FBCR-M1801.3.)
24. 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-M1803.4)



A/C PLAN

1/4" = 1'- 0"

WEST ALICE JIMMIE DEVELOPMENT
NEW THREE BEDROOM RESIDENCE

IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

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ELECTRICAL LEGEND

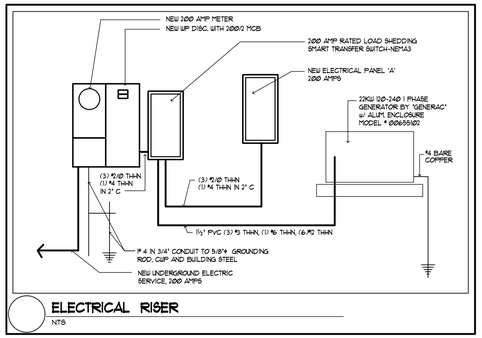
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	SPECIAL 220 v RECEPTACLE
	HI-HAT LIGHT
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	CABLE OUTLET
	PHONE JACK
	TOGGLE SWITCH, 3-WAY, 4-WAY
	EXHAUST FAN
	DISCONNECT SWITCH
	CEILING FAN WITH LIGHT
	CEILING FAN
	ELECTRICAL PANEL
	ALARM KEY PAD
	110v SMOKE DETECTOR
	1'X4' (2) BULB FLUORESCENT LIGHT
	HANGING PEDANT LIGHT
	4' LONG (2) BULB FLUORESCENT LIGHT
	110v APPLIANCE RECEPTACLE
	JUNCTION BOX
D	DATA
	DUPLEX FLOOR RECEPTACLE
	HALOGEN PIN LIGHTS
	METER AND DISCONNECT
	UNDER CABINET LIGHTING
	RECESS DIRECTIONAL SPOT HI HAT LIGHT
v	RECESS LOW VOLTAGE LIGHTING
	WALL MOUNT SCONCE LIGHT
	INTERCOM
	MUSIC SPEAKERS, BY OTHERS
B	BUZZER
	EXTERIOR FLOOD LIGHT
	CLOSET HEADER FLUORESCENT LIGHT
pc	PHOTOCELL CONTROLLED LIGHTING
pc /ms	PHOTOCELL & MOTION SENSOR CONTROLLED LIGHTING
gfci	GROUND FAULT CIRCUIT INTERRUPTOR
gfci-up	GROUND FAULT CIRCUIT INTERRUPTOR & WEATHERPROOF

ELECTRICAL NOTES

1. ALL WIRE SHALL BE THHN OR THJN COPPER
2. VERIFY LOCATION OF LIGHTS AND OUTLETS WITH OWNERS PRIOR TO ROUGH IN
3. ELECTRICAL EQUIPMENT INSTALLED OUTDOORS OR IN WET OR DAMP LOCATIONS SHALL BE LISTED AS APPROVED FOR INSTALLATION IN SUCH LOCATION.
4. ALL 120V CIRCUITS SHALL HAVE ARC FAULT PROTECTION EXCEPT SMALL APPLIANCE & GFCI PROTECTED CIRCUITS PER NEC 210.12
5. ROMEX MAYBE USED IN ACCESSIBLE AREAS
6. ELECTRICAL CONTRACTOR TO COORDINATE SERVICE WITH FPL
7. ELECTRICAL METER AND PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION
8. MAXIMUM NUMBER OF OUTLETS PER CIRCUIT SHALL COMPLY WITH FBC
9. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION
10. A/C COMPRESSORS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION
11. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION
12. ELECTRICAL OUTLETS (RECEPTACLES & LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITABLE AREAS.
13. ALL 120V RECEPTACLES SHALL BE TAMPER RESISTANT PER NEC406.11

SMOKE DETECTOR NOTES

1. SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BATH OR KITCHEN DOORS AND WASHER-DRIERS
2. SMOKE DETECTOR HARDWIRED TO COMPLY WITH 2002 NEC 210.12(B) NON-SWITCHABLE NO GFCI LIGHTING CIRCUIT, INTERCONNECTED AND WITH BATTERY BACK UP & ALSO SHALL BE ARRANGED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL CAUSE THE ALARM IN ALL SMOKE DETECTORS WITHIN THE DWELLING UNIT TO SOUND SIMULTANEOUSLY
3. CEILING AREA SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM AC SUPPLIES AND RETURNS
4. SMOKE DETECTORS INSTALLED WITHIN 20' OF A COOKING APPLIANCE SHALL BE PHOTOELECTRIC TYPE.
5. SMOKE DETECTORS SHALL BE COMBINATION CARBON MONOXIDE DETECTORS



ELECTRICAL RISER
NTS

ELECTRICAL PANEL SCHEDULE "A"

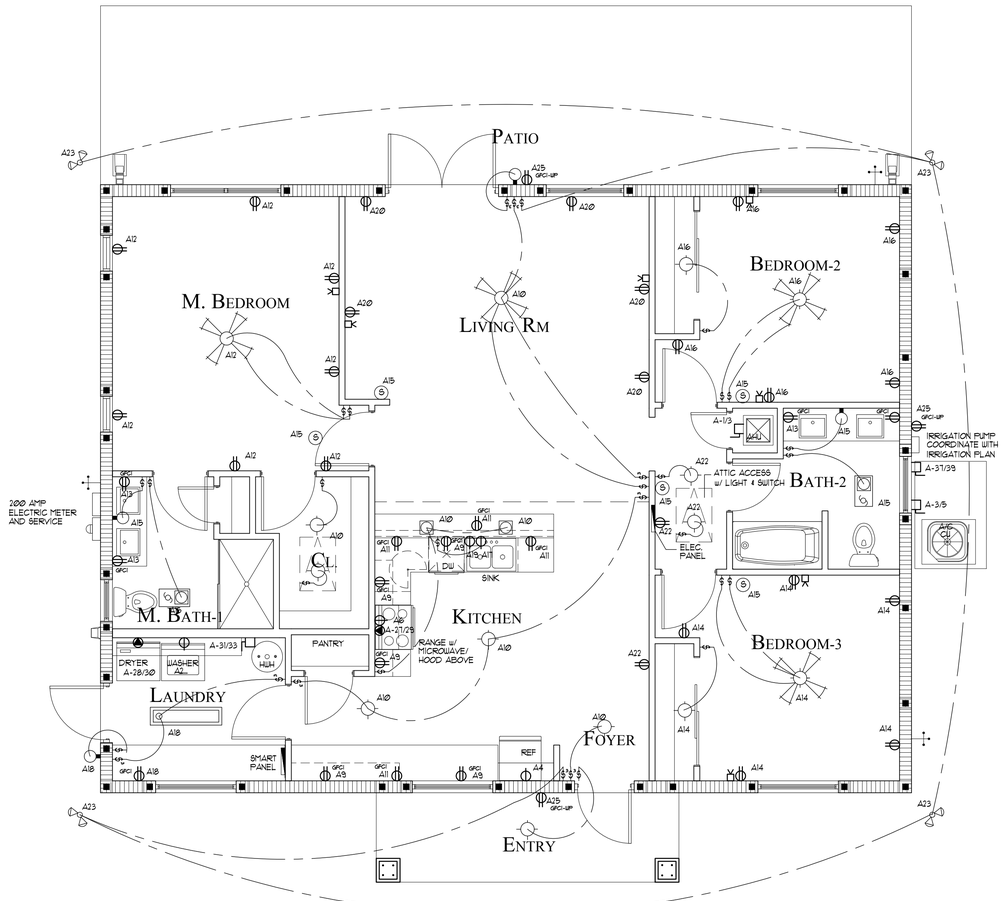
TYPE: 200 AMP
SERVICE: 120/240 1ø 3W
MOUNTING: FLUSH
POLES: 42

DISPT. KVA	TRIP RUS	COND.	WIRE	ITEM	CKT.	CKT.	ITEM	WIRE	COND.	TRIP RUS	DISPT. KVA
8.1	50	1	6	AHU #1	1	2	WASHER	12	1/2	20	1.5
					3	4	REF.	12	1/2	20	1.2
4.8	35	3/4	8	CU #1	5	6	MICRO/ HOOD	12	1/2	20	1.8
					7	8	ALARM PNL	12	1/2	20	1.0
1.5	20	1/2	12	SMALL APPLIANCE	9	10	GENERAL PURPOSE	12	1/2	20	**
1.5	20	1/2	12	SMALL APPLIANCE	11	12	GENERAL PURPOSE	12	1/2	20	**
1.2	20	1/2	12	BATHROOM OUTLET	13	14	GENERAL PURPOSE	12	1/2	20	**
**	20	1/2	12	BATH LIGHTS & SD	15	16	GENERAL PURPOSE	12	1/2	20	**
1.0	20	1/2	12	DISPOSAL	17	18	GENERAL PURPOSE	12	1/2	20	**
1.2	20	1/2	12	DISHWASHER	19	20	GENERAL PURPOSE	12	1/2	20	**
1.0	20			SPARE	21	22	GENERAL PURPOSE	12	1/2	20	**
**	15	1/2	14	EXTERIOR LIGHTING	23	24	GENERAL PURPOSE	12	1/2	20	**
**	15	1/2	14	EXTERIOR GFCI	25	26	SMART PANEL	12	1/2	20	1.0
12.0	50	1"	6	RANGE	27	28	DRYER	10	1/2	30	5.0
					29	30					
4.5	25	1/2	10	HUH	31	32	GENERAL PURPOSE	12	1/2	20	**
					33	34	GENERAL PURPOSE	12	1/2	20	**
1.0	15	1/2	14	LANDSCAPE LIGHTING	35	36	GENERAL PURPOSE	12	1/2	20	**
2.2	20	1/2	12	IRRIGATION PUMP	37	38	GENERAL PURPOSE	12	1/2	20	**
					39	40	SPARE		2	20	1.0
					41	42					

** DENOTES GENERAL PURPOSE LOADING AT 3W/ SF= 1626 SF x 3= 4.9 KVA

TOTAL DEMAND = 52.60 KVA

SUMMARY
A/C AT 100% = 8.1 KVA
FIRST 10.0 KVA AT 100% = 10.0 KVA
REMAINING KVA AT 40% = 13.80 KVA
TOTAL = 31.90 KVA /240= 132.9 AMPS



ELECTRICAL FLOOR PLAN

1/4" = 1'- 0"

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MAXIMUM FLOW RATES & CONSUMPTION FOR PLUMBING FIXTURES & APPLIANCES

ITEM	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY-PRIVATE	1.5 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	1.28 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR / WATER SENSE CERTIFIED)
DISHWASHER (COMMERCIAL)	LESS THAN 1.2 GALLONS PER RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.9 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
DISHWASHER (UNDER THE COUNTER MACHINES -COMMERCIAL)	1.0 GALLONS PER RACK FOR HIGH TEMPERATURE MACHINES AND 1.73 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 SI: 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 = 1.5 GALLON PER FLUSH

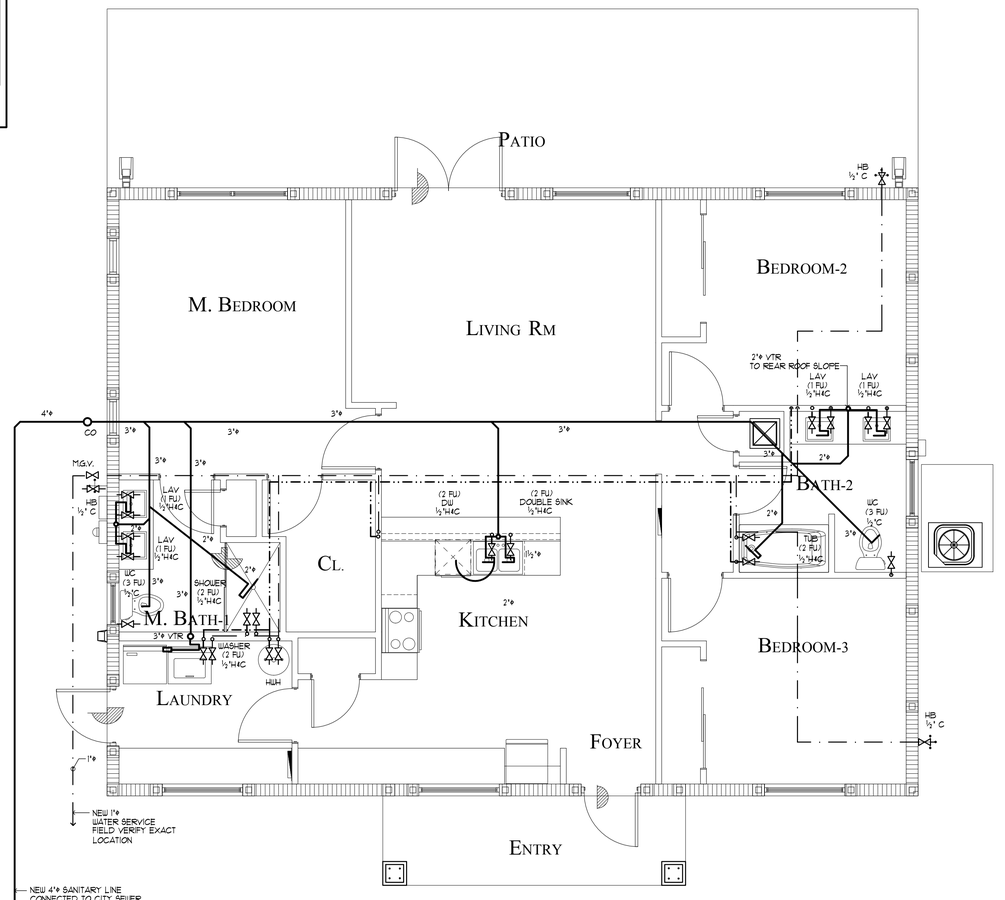
FIXTURE SCHEDULE

ITEM	FIXTURE UNITS	CALCULATED	
		FIXTURES PROVIDED	TOTAL F.U.
WATER CLOSET	@ 3	2	6
TUB	@ 2	1	2
DISH WASHER	@ 2	1	2
LAVATORY	@ 1	4	4
SHOWER (5.7 gpm)	@ 2	1	2
KIT SINK	@ 2	1	2
WASHER	@ 2	1	2
UTILITY SINK	@ 2	@	@
			20

WC = 1.5 GALLON PER FLUSH

PLUMBING NOTES:

1. ALL PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSUMPTION STANDARDS, TABLE 604.4 OF FLORIDA BUILDING CODE 2010
2. ALL PLUMBING FIXTURES SHALL COMPLY WITH FBC-P2903.2.a AND FBC-P2903.2
3. SHOWER AND TUB VALVES TO BE ANTI-SCALD TYPE
4. THE WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH FBC P-TABLE 605.1 AND TABLE 605.3
5. LAVATORY CLEARANCE SHALL BE 1'-3" FROM WALLS AND SHOWER ENCLOSURES TO CENTERLINE OF LAVATORY
6. WATER CLOSET CLEARANCE SHALL BE 1'-6" FROM THE CENTERLINE OF WATER CLOSET TO WALL AND SHOWER ENCLOSURE
7. PROVIDE CERAMIC TILE WALL FINISH AT TUB AND SHOWER ENCLOSURE WALLS.
8. BATHROOM FLOOR AND BASE TO BE IMPERVIOUS TYPE TILE
9. SHOWERS TO HAVE 4" CURB WITH FULL HEIGHT TILE
10. SHOWER AND TUB GLASS ENCLOSURES TO BE SAFETY GLASS
11. PROVIDE COPPER WATER LINES FROM SHOWER VALVE TO SHOWER HEAD
12. HOT WATER LINES IN ATTIC SPACE SHALL BE INSULATED
13. ALL WATER LINES TO BE ABOVE GRADE



PLUMBING PLAN

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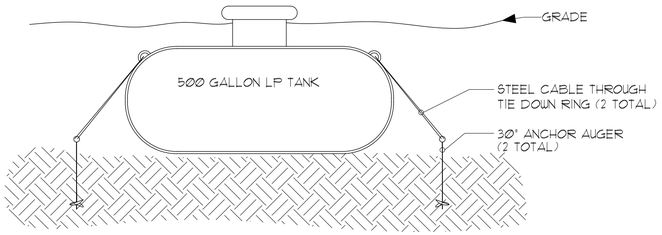
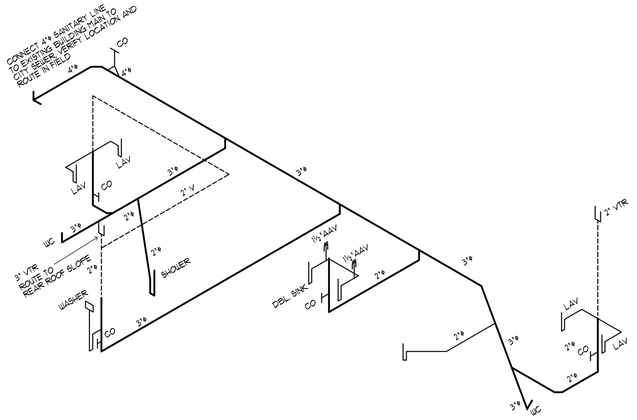


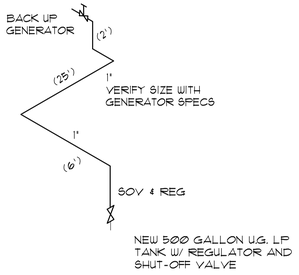
UNDERGROUND LP TANK ANCHORING DETAIL

NTS



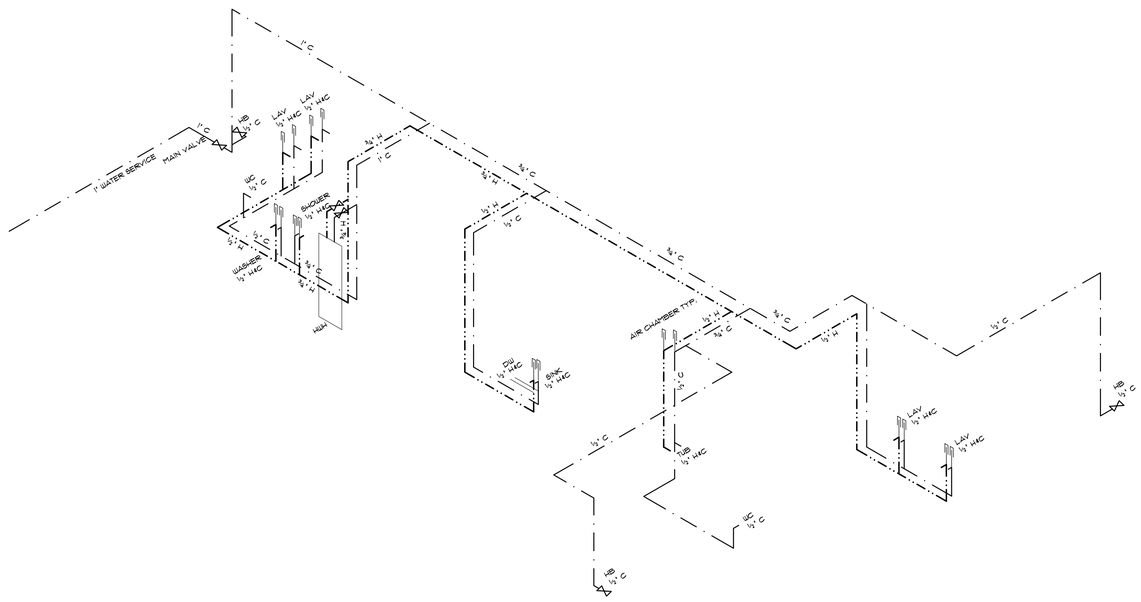
SANITARY RISER

NTS



GAS RISER

NTS



WATER RISER

NTS

SEVER DESIGN
ARCHITECTS
Mark Sever Architect
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WEST ALICE JIMMIE DEVELOPMENT
NEW THREE BEDROOM RESIDENCE
IMMOKALEE RESERVATION - OKEECHOBEE, FLORIDA

COMM: 15-WAJ	DRAWN BY:
DATE: 10 . 09 . 15	CHECKED BY:

SHEET:

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