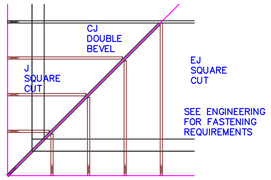
TYPICAL JACK CUTS

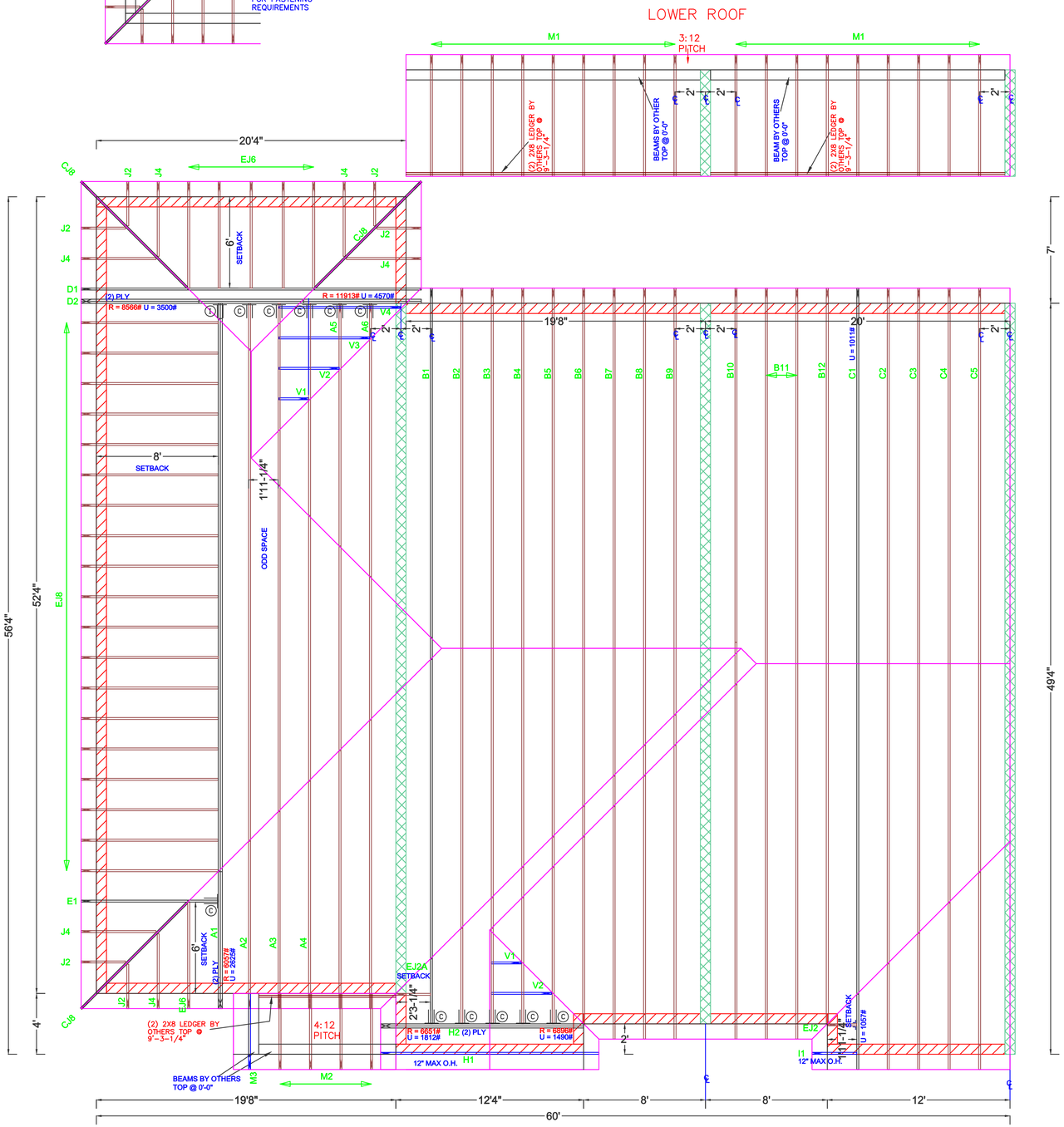


Engineer of Record for the Structure
Structural Systems of N. Fl, Inc.
Derek Bergener, PE 58552
1634 SE 47th Street #3
Cape Coral, FL 33904

This document has been reviewed for conformance with the design intent of the structure and specified design criteria.

☑ Accepted As-Is ☐ Accepted As Noted ☐ Revise and Resubmit

LOWER ROOF



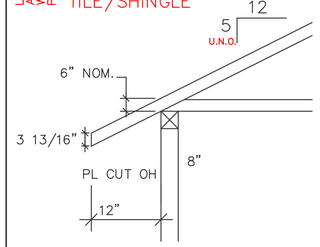
THIS SIDE IS A MIRROR IMAGE

DESIGN CRITERIA

LANAI AND ENTRY ARE EXPOSED TO WIND AND ENCLOSED PER CRITERIA SHOWN

TOP CHORD LIVE LOAD		20
TOP CHORD DEAD LOAD		20
BOTTOM CHORD LIVE LOAD	NON-CONCURRENT	10#
BOTTOM CHORD DEAD LOAD		10
TOTAL LOAD		50
DURATION FACTOR		1.25
WIND DESIGN SPEED (MPH)		160
ASCE 7-10 CAT II EXP C MWFRS CLOSED		
	FBC 2017	
MAX. WALL HT FOR WIND LOAD		18'-0"

TILE/SHINGLE



TYPICAL END DETAIL

UNLESS NOTED

REACTION VALUES ARE UNDER 5000#

UPLIFT VALUES ARE UNDER 1000#

ALL TRUSSES 24"o.c. UNLESS NOTED OTHERWISE

********CAUTION********

DO NOT ATTEMPT TO ERECT TRUSSES WITH-OUT REFERRING TO THE ENGINEERING DWGS.

IT IS NECESSARY TO REFER TO THE ENGINEERING DRAWINGS FOR NUMBER OF MEMBERS, BEARING LOCATION, ORIENTATION AND WEB BRACING

REFER TO WTCA/TPI BSCI-B1 SUMMARY SHEET FOR HANDLING METHODS & TEMPORARY BRACING, WHICH IS ALWAYS REQUIRED

BEARING HEIGHTS BASED ON PLANS PROVIDED TO SCOSTA CORP. "+/-" BEARING DIFFERENCES SHOWN ARE CRITICAL. IF ANY HEIGHTS DEVIATE - INFORM SCOSTA CORP.

BEARING WALL & BEAM HEIGHTS

8'-8" A.F.F.		0'-0"	ELEV.
18'-0" A.F.F.		+9'-4"	ELEV.
		RAKED WALL BY OTHERS	ELEV.
			ELEV.
			ELEV.
			ELEV.
			ELEV.

TYPICAL HANGER SCHEDULE

C	SIMPSON HUS 26	M	SIMPSON HGUS 28-3
F	SIMPSON HUS 28	N	SIMPSON HHUS 48
H	SIMPSON HGUS 28	P	SIMPSON LUS 24
I	SIMPSON HGUS 28-2	B	SIMPSON THA 422
W	SIMPSON THJA26	X	

HANGER VALUES HAVE BEEN BASED ON 16D COMMON NAILS EXCEPT THE FOLLOWING
LUS24 - 10D COMMON THJA26 - 10D x 1-1/2

*******ATTENTION*******

APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY BEFORE FABRICATION CAN BEGIN. VERIFY DIMENSIONS, PITCHES, OVERHANGS, ELEVATIONS, CEILING & BEARING CONDITIONS. SCOSTA CORPORATION IS RESPONSIBLE FOR ACCURACY IN ACCORDANCE WITH PLANS AND/OR INFORMATION PROVIDED BY CUSTOMER, WITH ANY DEVIATIONS NOTED HEREIN. CUSTOMER IS RESPONSIBLE TO VERIFY ACCURACY OF INFORMATION AND PLANS PROVIDED TO SCOSTA CORPORATION, AND TO VERIFY CONFORMANCE TO FIELD CONDITIONS, AND/OR OWNER CHANGES. TRUSSES WILL BE BUILT IN ACCORDANCE WITH THE APPROVED LAYOUT.

APPROVED BY: _____

DATE: _____ REQUESTED DELIVERY DATE: _____

JOBSITE CONTACT NAME: _____

PHONE #: _____

E-MAIL: _____

SCOSTA CORP.

WOOD, STEEL OR TIMBER
ROOF & FLOOR TRUSSES

3670 COMMERCE CENTER DRIVE
SEBRING, FL 33870
(863) 385-8242

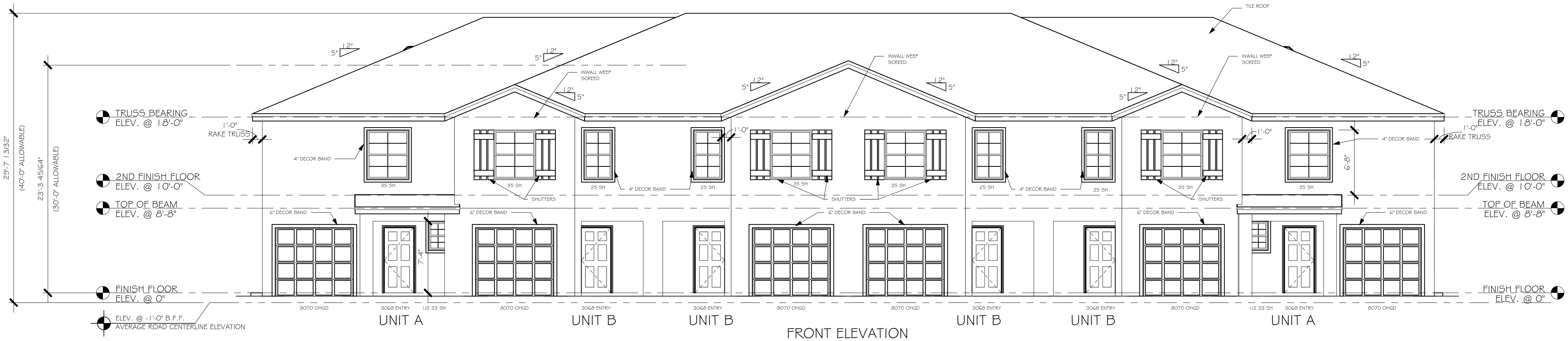
SCALE:	DATE:	REVISED BY:	DRAWN BY:
1/4"=1'-0"	12/07/18	KD 12/16/19	CD

JOB ADDRESS: MEADOWOOD 6 UNIT UPR/LWR RF

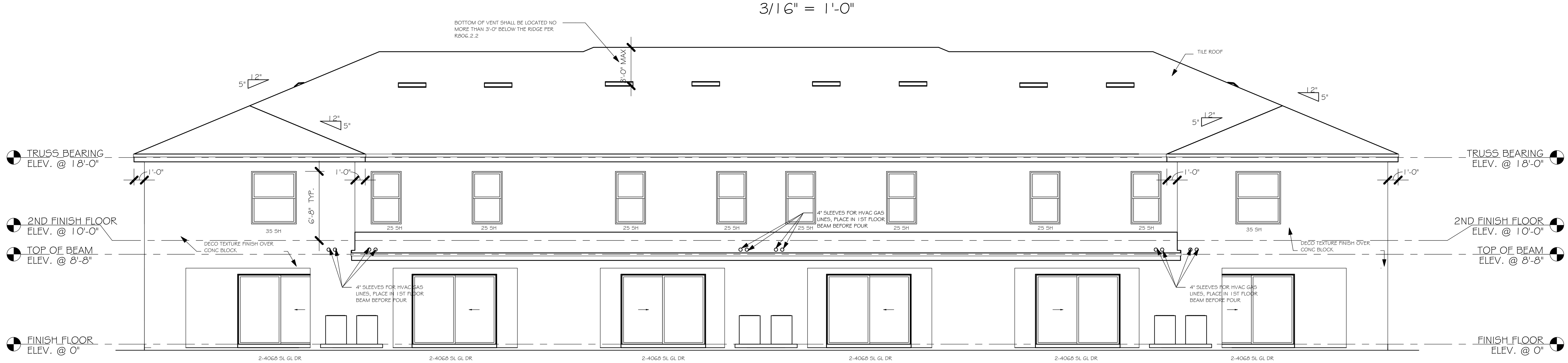
1 OF 1

CUSTOMER: D.R. HORTON

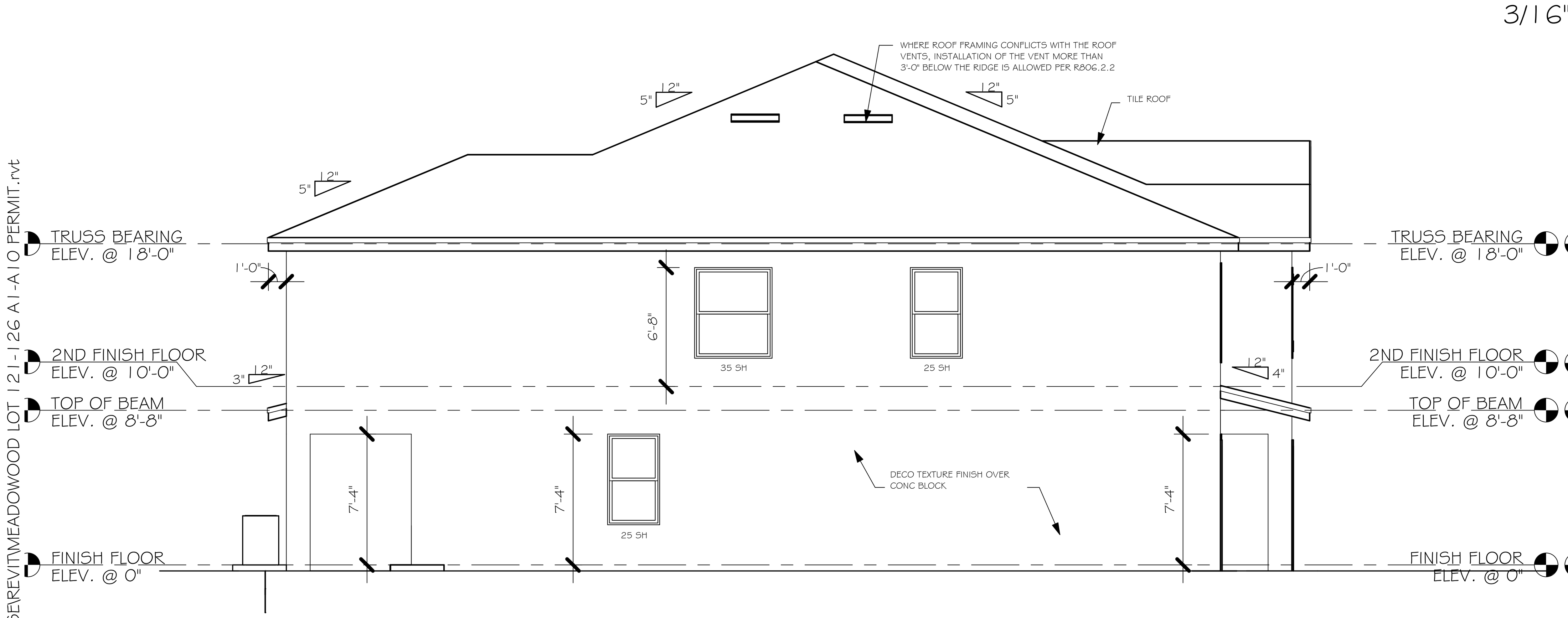
JOB #: 44192U



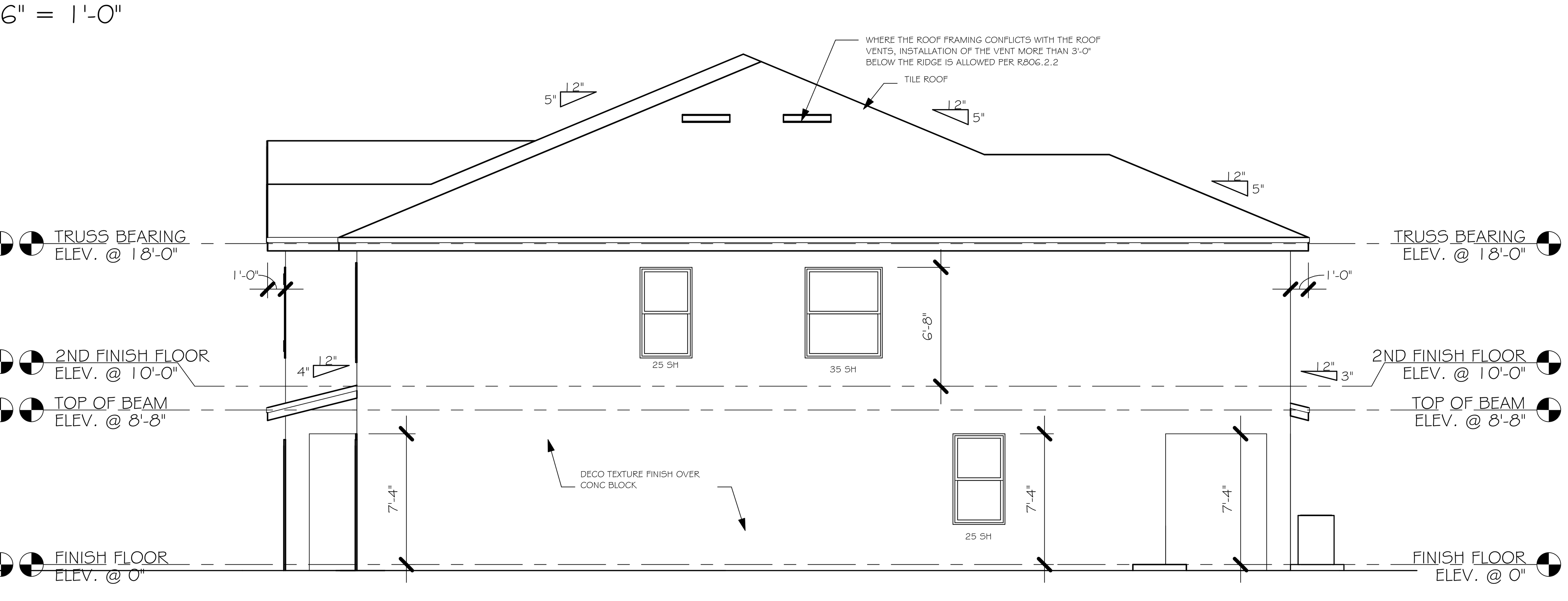
FRONT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



LEFT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

D·R·HORTON America's Builder

Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

STRUCTURAL SYSTEMS OF NORTH FLORIDA

This is a multi-page document. I performed structural engineering only on those pages which contain my seal, Derek Bergener, and company name Structural Systems.

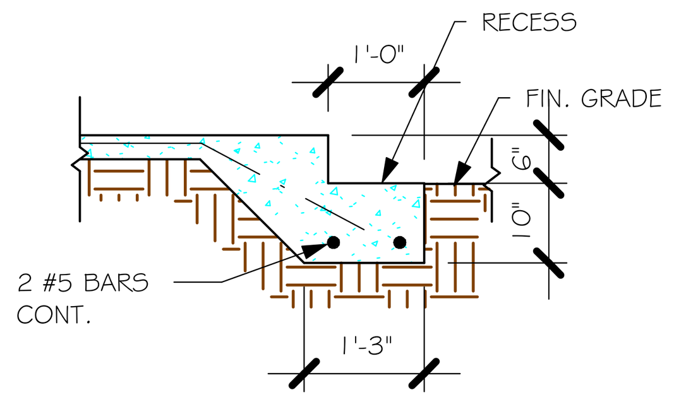
DEREK V. BERGENER LICENSE No. 58552 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025, 15021, 15017, 15013, 15009, 15005 WILD FLOWER CIR.
D.R.H. #: 579630121-122-123-124-125-126

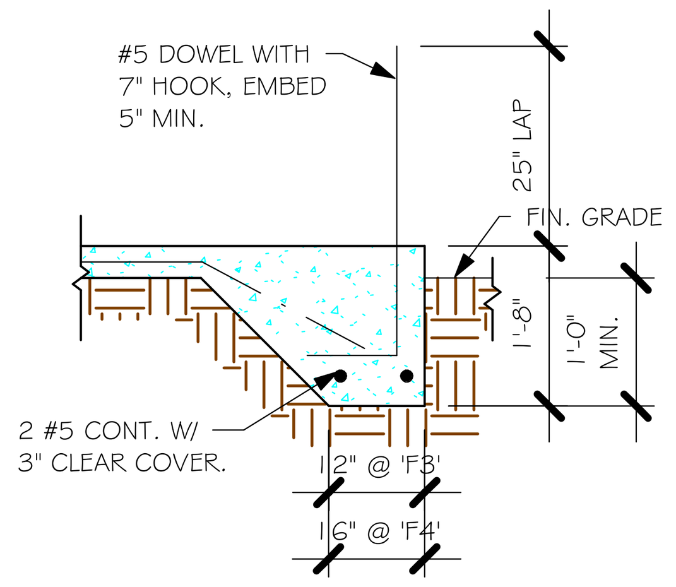
MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELEVATION
SCALE: 3/16" = 1'-0"

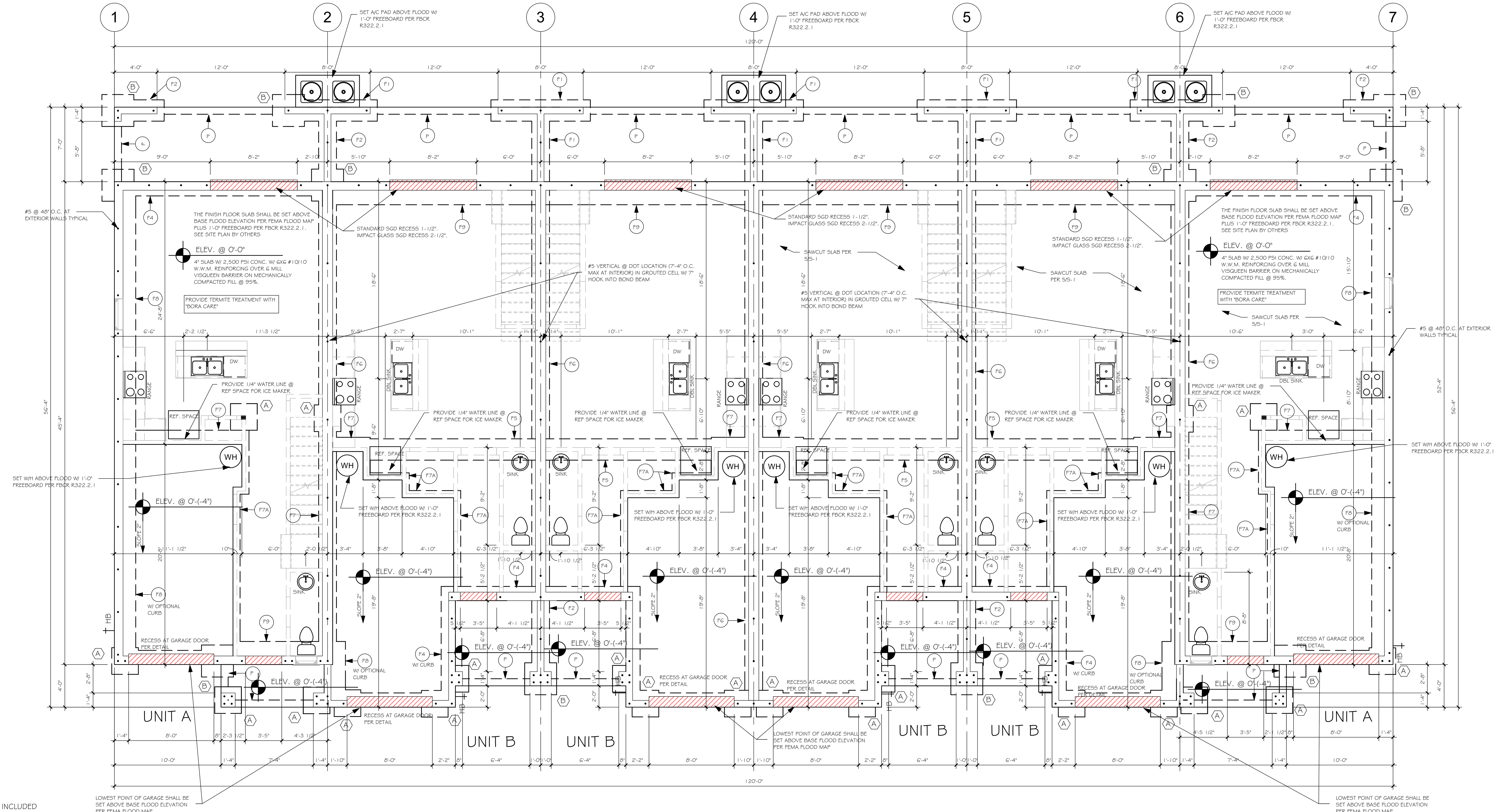
A-1



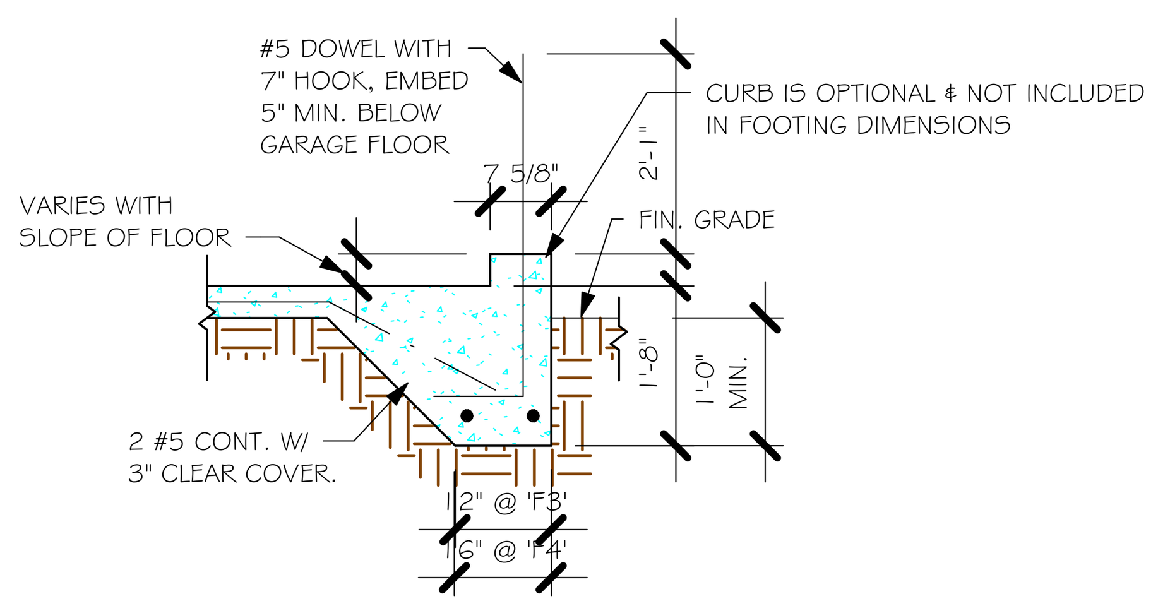
GARAGE DOOR RECESS
1/2" = 1'-0"



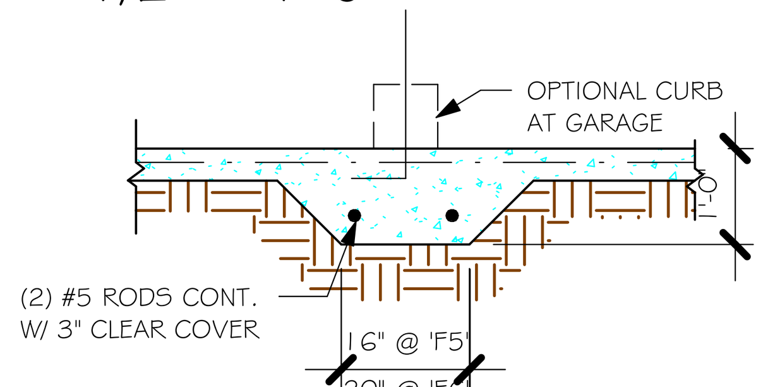
'F3' OR 'F4' FOOTING
1/2" = 1'-0"



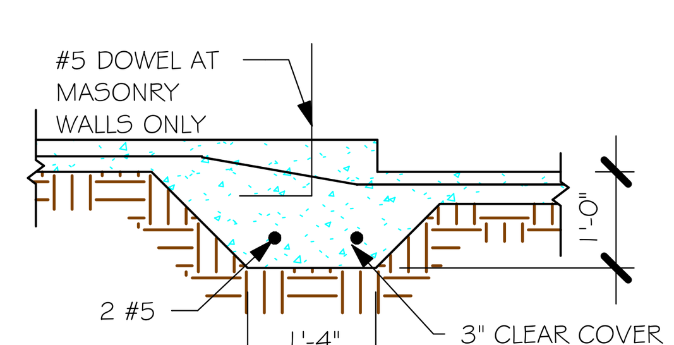
FOUNDATION PLAN
3/16" = 1'-0"



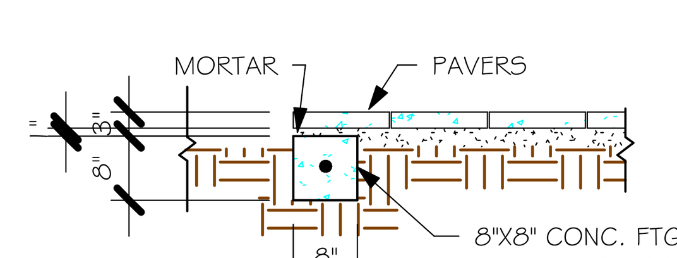
'F3' OR 'F4' W/ CURB AT GARAGE
1/2" = 1'-0"



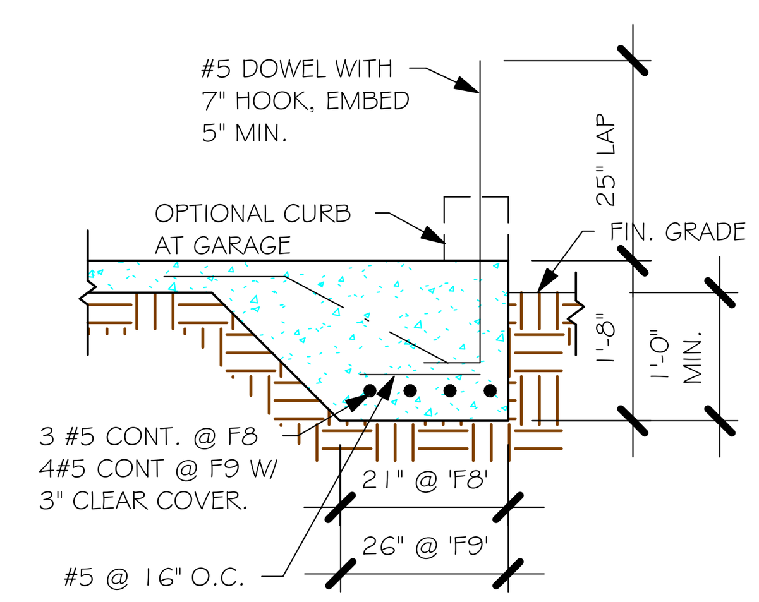
'F5' OR 'F6' FOOTING
1/2" = 1'-0"



'F7' STEP DOWN
1/2" = 1'-0"



'P' PAVERS DETAIL ENTRY/ LANAI
1/2" = 1'-0"



'F8' OR 'F9' FOOTING
1/2" = 1'-0"

PAD FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF. LONG WAY	BOTTOM REINF. SHORT WAY	REMARKS
X	A	2'-6"	2'-6"	1'-0"	3-#5	3-#5	-
X	B	3'-0"	3'-0"	1'-0"	4-#5	4-#5	-
X	C	3'-6"	3'-6"	1'-0"	4-#5	4-#5	-
	D	4'-0"	4'-0"	1'-2"	5-#5	5-#5	-
	E	5'-0"	5'-0"	1'-2"	6-#5	6-#5	-

FOUNDATION PLAN

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

PLAN NOTES:

1. TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0"
2. FOOTING MAY BE STEPPED DOWN TO ACCOMODATE SLOPE IN FINISHED GRADE PER DETAIL 6/S-1.
3. "F#" DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
4. (#) DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
5. PROVIDE #5 VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO TIE BEAM.
6. ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
7. FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/ DOOR SUPPLIER.
8. PROVIDE PRESSURE TREATED BUCKS AT WINDOWS/ DOORS PER DETAIL 7/S-1.

WALL FOOTING SCHEDULE

USED	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINFORCING	SHAPE
X	F1	CONT.	1'-4"	0'-8"	2-#5	
	F2	CONT.	1'-8"	0'-10"	2-#5	
	F3	CONT.	1'-0"	1'-8"	2-#5	ADD CURB TO GARAGE, SEE DETAIL
X	F4	CONT.	1'-4"	1'-8"	2-#5	
X	F5	CONT.	1'-4"	1'-0"	2-#5	
X	F6	CONT.	1'-8"	1'-0"	2-#5	
X	F7	CONT.	1'-8"	1'-0"	2-#5	
X	F7A	CONT.	0'-8"	0'-8"	1-#5	
X	F8	CONT.	1'-9"	1'-8"	3-#5	
X	F9	CONT.	2'-2"	1'-8"	4-#5	

NOTE: REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. ADD CORNER BARS 25"X25" AT EACH LONGITUDINAL SEE BAR 6/S-1.

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

D.R. HORTON America's Builder

Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

STRUCTURAL SYSTEMS OF SOUTH FLORIDA
STRUCTURAL ENGINEERING

DEREK W. BERGENER, P.E. LICENSE No. 58552, STATE OF FLORIDA, PROFESSIONAL ENGINEER

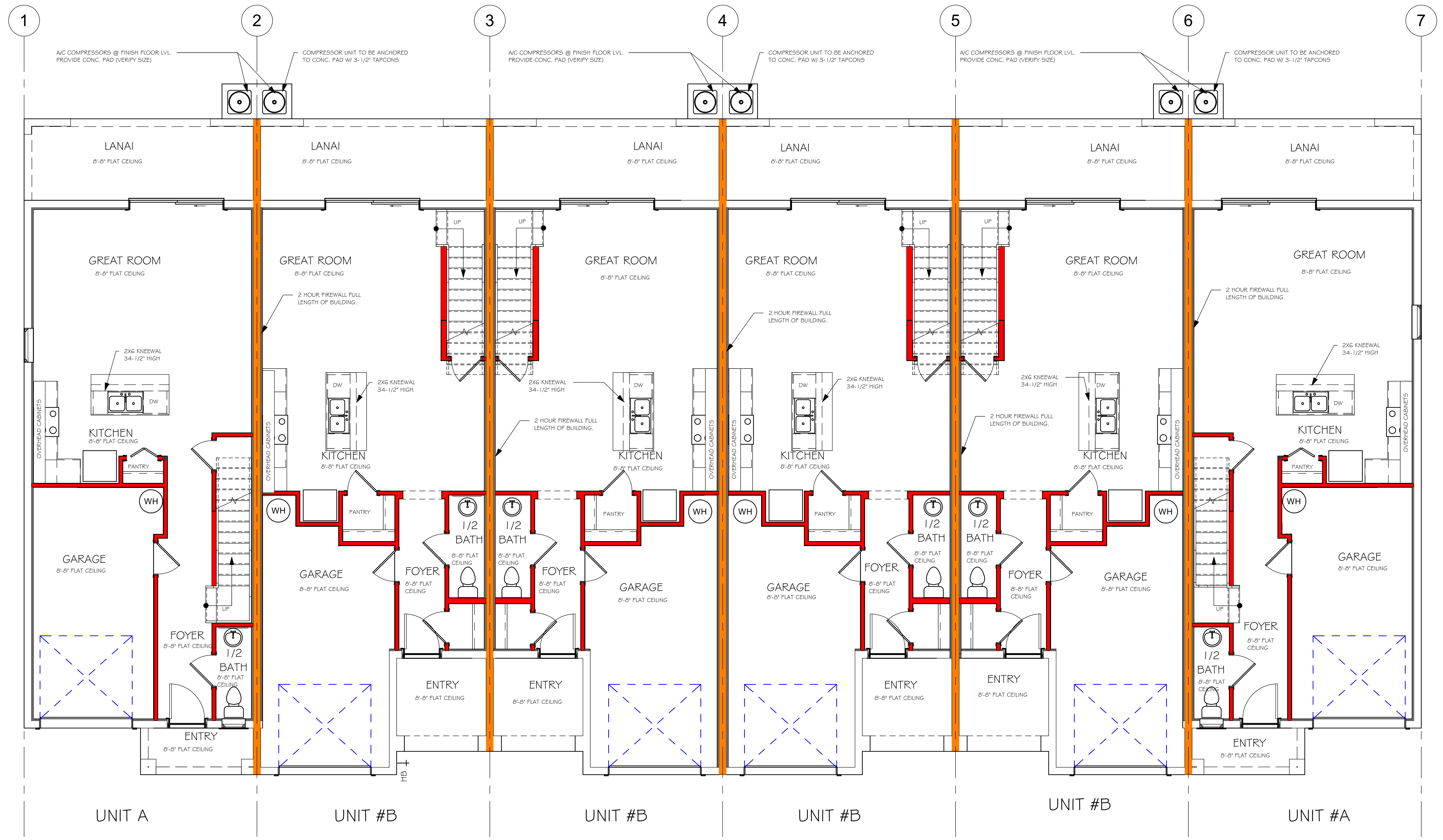
LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025, 15021, 15017, 15013, 15009, 15005 WILD FLOWER CIR.
D.R.H. #: 579630121-122-123-124-125-126

MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FOUNDATION
SCALE: As indicated

A-2

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

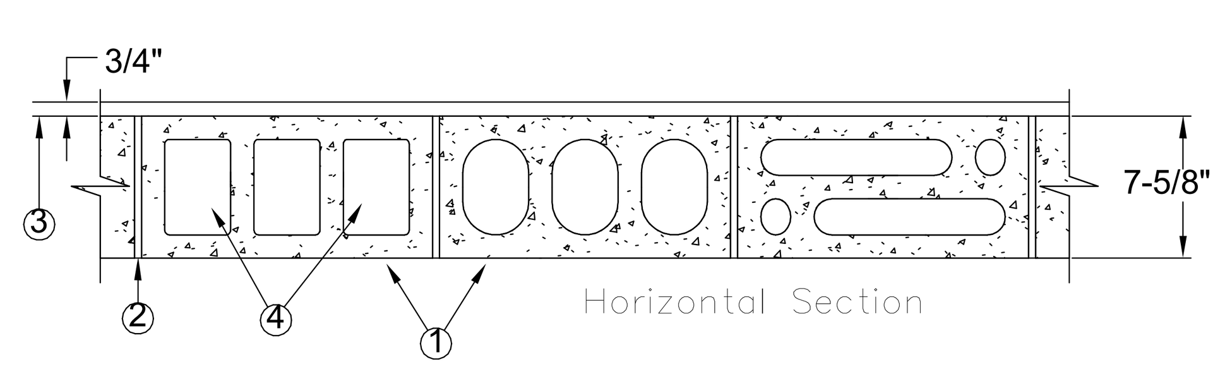


1 ST FLOOR PLAN
3/16" = 1'-0"

NOTE: 2 HR FIREWALLS NO GAPS OVER 1/4" ARE PERMITTED IN THE TOP, BOTTOM, OR END. ALL GAPS TO BE CAULKED WITH FIRE CAULK

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1. **Concrete Blocks*** - Various designs. Classification D-2 (2 hr.)
See **Concrete Blocks** category for list of eligible manufacturers.
2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). vertical joints staggered.
3. **Portland Cement Stucco or Gypsum Plaster** - Add 1/2 hr to classification if used. where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
5. **Foamed Plastic*** - (Optional-Not Shown) - 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

ATLAS ROOFING CORP - "EnergyShield Pro Wall Insulation" and EnergyShield Pro 2 Wall Insulation."

HUNTER PANELS - Type Xci-Class A, Xci 286

THE DOW CHEMICAL CO - Type Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel and Thermax Heavy Duty Plus (HDP)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)

[illegible]

BUILDING CODE ANALYSIS

APPLICABLE CODES:
FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL

I. OCCUPANCY CLASSIFICATION — R-3
TYPE OF CONSTRUCTION — V-B
FIRE SEPARATION DISTANCE = 5' TO PROPERTY LINE
10'-0" BUILDING SEPERATION

II. WIND DESIGN CRITERIA ASCE7-10, 160 MPH (Vasd = 124 MPH), EXPOSURE C.

III. ALLOWABLE HEIGHTS & BUILDING AREAS (PER FCB-B 504.3-504.4-506.2)

	ALLOWED	PROPOSED
BUILDING HEIGHT	40	28.0'
# OF STORIES	3	2
AREA: PER STORY	U	

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

D·R·HORTON America's Builder

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PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

STRUCTURAL SYSTEMS

DEREK W. BERGENER LICENSE No. 58552 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025, 15021, 15017, 15013, 15009, 15005 WILD FLOWER CIR.
D.R.H. #: 579630121-122-123-124-125-126

MEADOWOOD TOWNHOMES
G.C.D. 11549

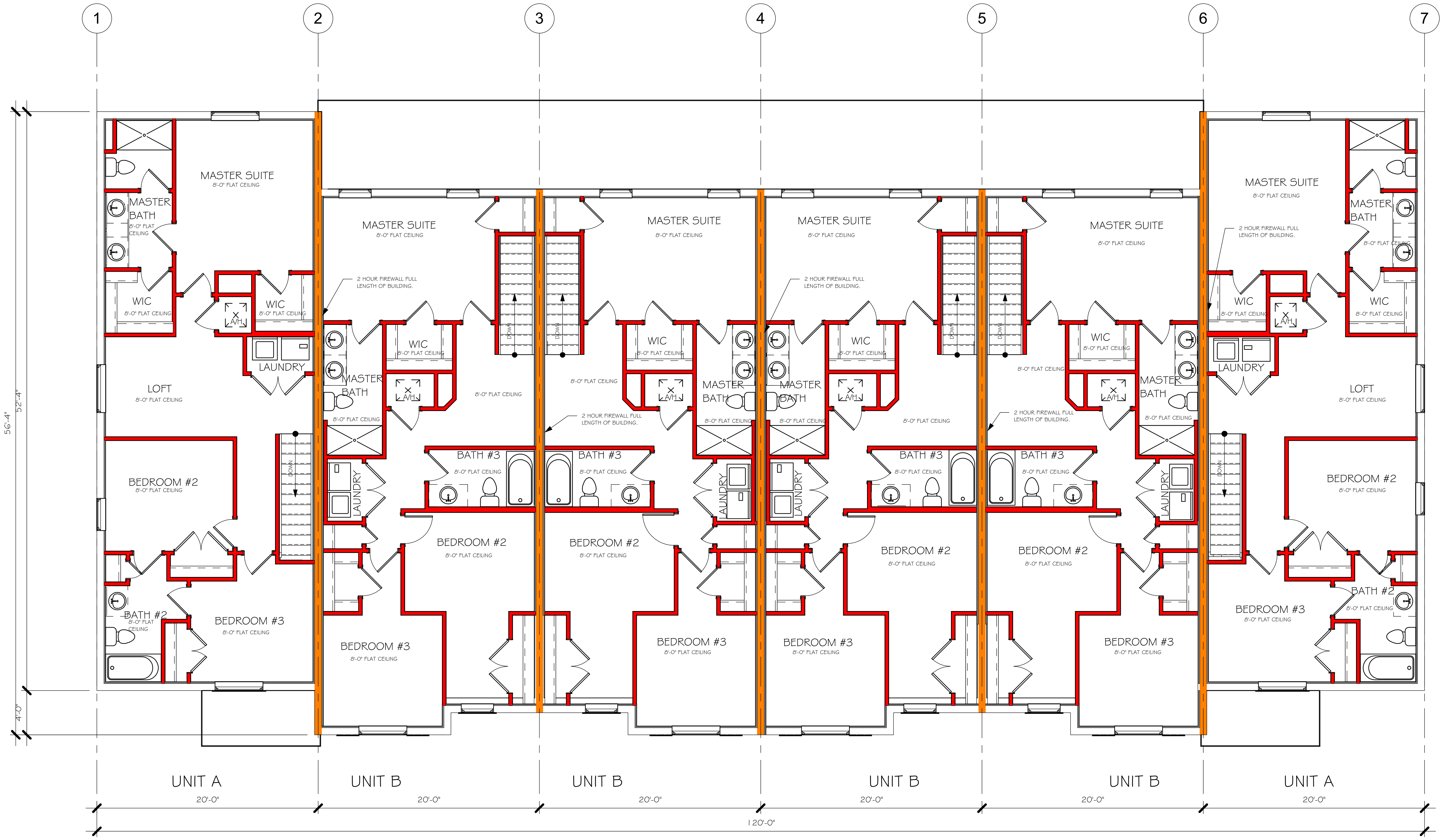
DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16" = 1'-0"

A-3.1

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

NOTE:
DRYER VENT EXTENDING MORE THAN 25'-0" TO HAVE A BOOSTER FAN.

NOTE:
HIGH OUTPUT CLOTHES DRYER TO BE USED REFER TO ATTAHCED CUTSHEETS
ALL METAL CHIMNEYS FOR LOW-HEAT APLANCES EXTEND 3' ABOVE THE ROOF



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

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

D.R.HORTON America's Builder

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STRUCTURAL SYSTEMS

LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025,15021,15017,15013,15009,1500? WILD FLOWER CIR.
D.R.H. #: 579630121-122-123-124-125-126

MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: 3/16" = 1'-0"

A-3.2

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

DOOR SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COMMENTS	QTY
1	3068 ENTRY	6'-8"	3'-0"		6
2	8070 OHGD	7'-0"	8'-0"		6
3	2-4068 SL GL DR	6'-8"	8'-0"		6

WINDOW SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	COMMENTS	QTY
A	35 SH	4'-6"	5'-3"		10
B	1/2 33 SH	2'-2"	3'-2"		2
C	25 SH	3'-1"	5'-3"		16

VINYL SHELF NOTES:

1. ALL CLOSET SHELVES TO BE 12"
2. AL PANTRY & LINEN TO BE (4) 16" SHELVES 18" A.F.F. W/ 15" INCREMENT.

CABINET BACKING

KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE TOP @ 35"
GUEST BATH	UPPER	BASE TOP @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE

INTERIOR DOOR SCHEDULE

MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-10"	B.F. = BI-FOLD DOOR
3	2'-8"	B.P. = BI-PASS DOOR
4	2'-6"	L.V. = LOUVERED DOOR
5	2'-4"	
6	2'-0"	
7	1'-8"	
8	1'-6"	

PLAN NOTES

1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS

2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.

3) PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.

4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)

5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE

6) 2X6 KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.

7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS

8) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5

9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATIION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARTION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT

10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.

11) ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PRVENTION DEVICE

12) DOOR FROM GARAGE TO HOUSE: 83-1/2" HEADER.

13) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

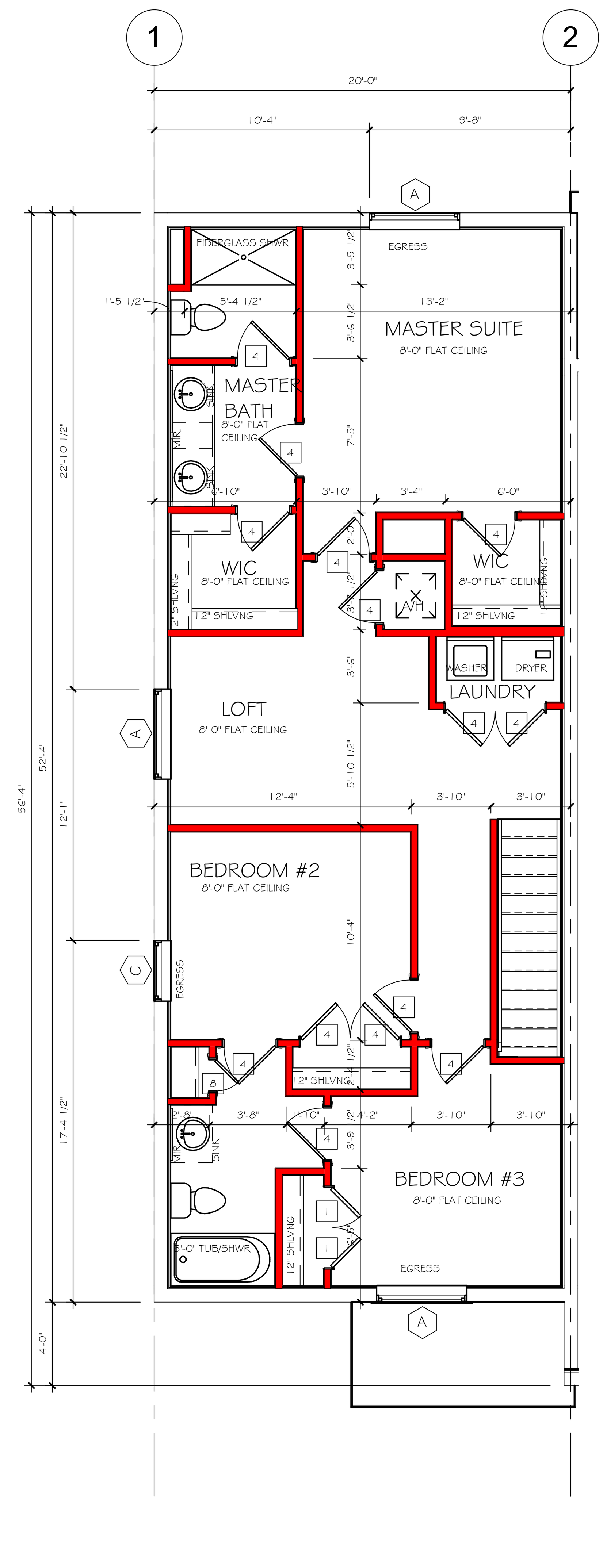
DOOR HEADERS

6'-8" BI-FOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.

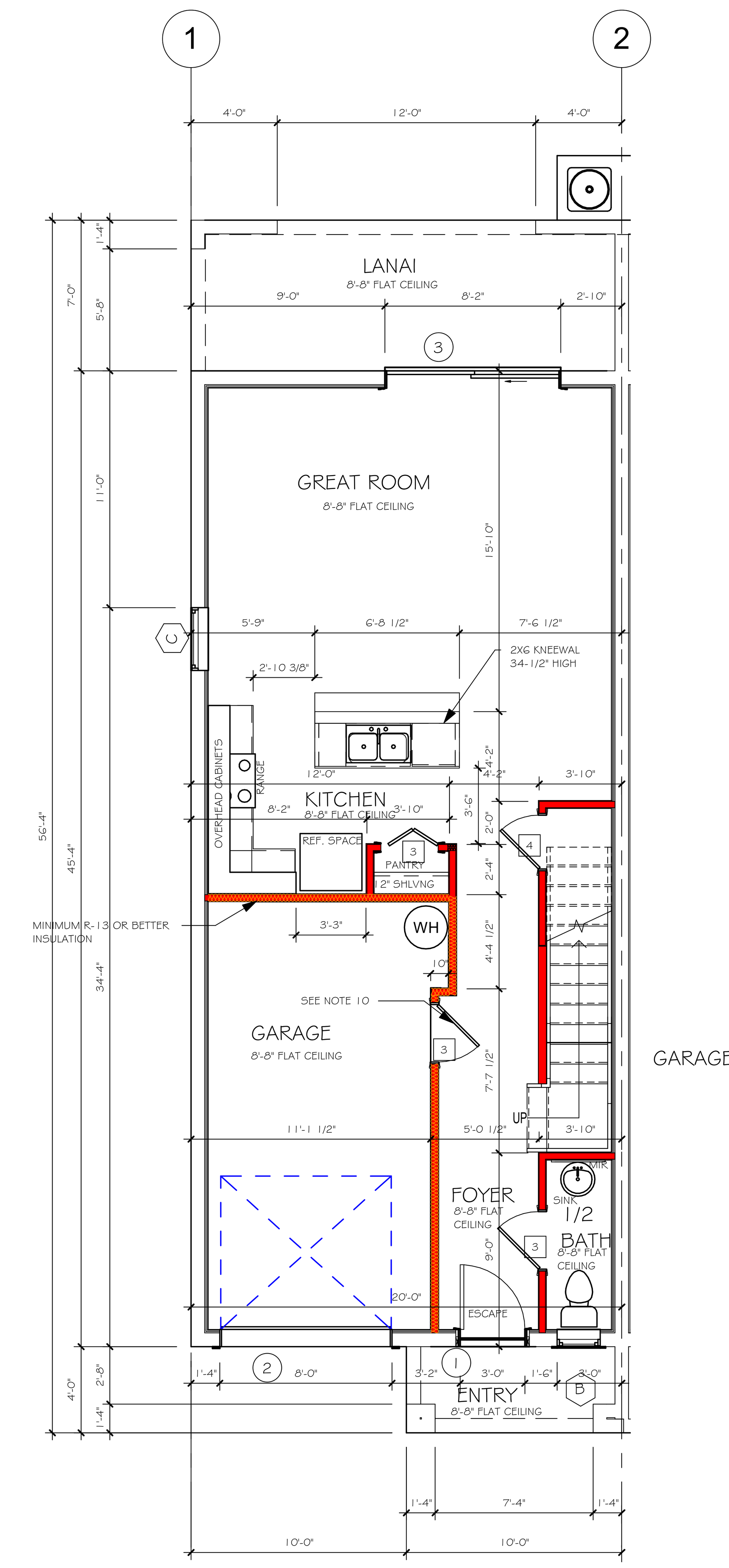
UNIT A

UNIT A ENTRY	40 SF
UNIT A LANAI	140 SF
UNIT A GARAGE	234 SF
UNIT A 1ST FLOOR LIVING	673 SF
UNIT A 2ND FLOOR LIVING	1007 SF
GRAND TOTAL	2094 SF

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON
2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD
THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt



2ND FLOOR PLAN - UNIT A
3/16" = 1'-0"



1ST FLOOR PLAN - UNIT A
3/16" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

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1515 SE 47TH ST. CAPE CORAL, FL 33904

STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 SE. 47th ST SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

DEREK W. BERGENER LICENSE No. 58552 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025,15021,15017,15013,15009,15005 WILD FLOWER CIR.
D.R.H. #: 579630121-122-123-124-125-126

MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: As indicated

A-3.3

DOOR SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COMMENTS	QTY
1	3068 ENTRY	6'-8"	3'-0"		6
2	8070 OHGD	7'-0"	8'-0"		6
3	2-4068 SL GL DR	6'-8"	8'-0"		6

WINDOW SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	COMMENTS	QTY
A	35 SH	4'-6"	5'-3"		10
B	1/2 33 SH	2'-2"	3'-2"		2
C	25 SH	3'-1"	5'-3"		16

VINYL SHELF NOTES:

1. ALL CLOSET SHELVES TO BE 12"
2. AL PANTRY & LINEN TO BE (4) 16" SHELVES 18" A.F.F. W/ 15" INCREMENT.

CABINET BACKING

KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE TOP @ 35"
GUEST BATH	UPPER	BASE TOP @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE

INTERIOR DOOR SCHEDULE

MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-10"	B.F. = BI-FOLD DOOR
3	2'-8"	B.P. = BI-PASS DOOR
4	2'-6"	L.V. = LOUVERED DOOR
5	2'-4"	
6	2'-0"	
7	1'-8"	
8	1'-6"	

PLAN NOTES

1) VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS

2) PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.

3) PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.

4) NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)

5) PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE

6) 2X6 KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.

7) INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS

8) WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5

9) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATIION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARTION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT

10) INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.5.1.

11) ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PRVENTION DEVICE

12) DOOR FROM GARAGE TO HOUSE: 83-1/2" HEADER.

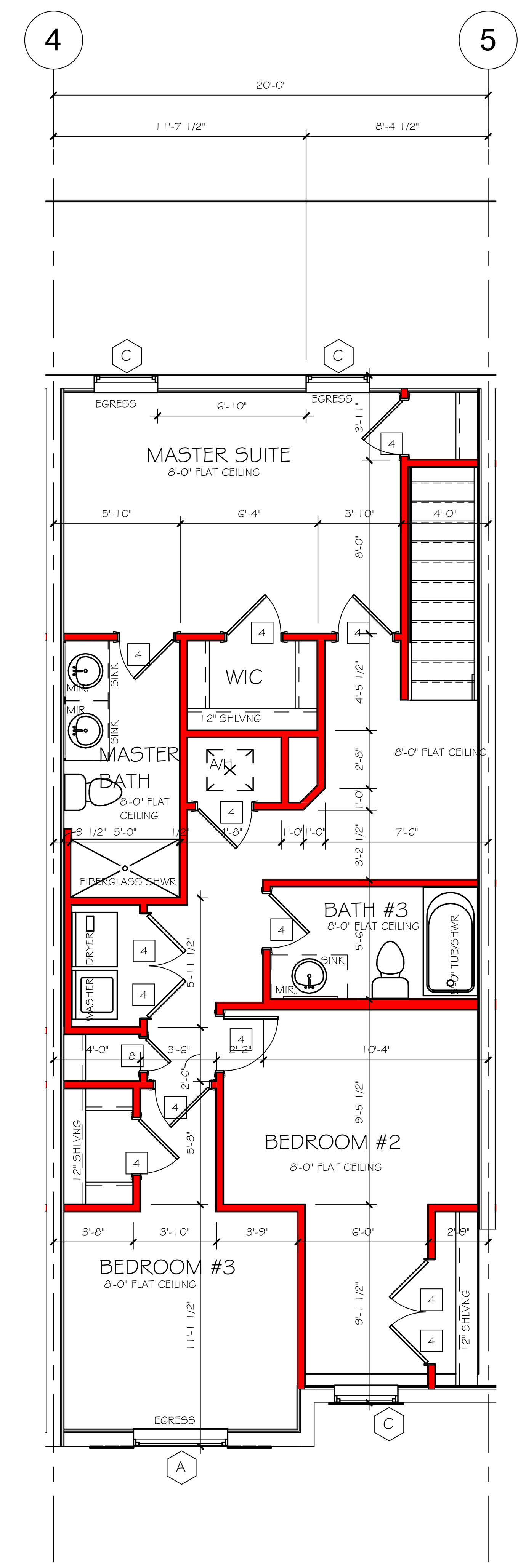
13) ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

DOOR HEADERS

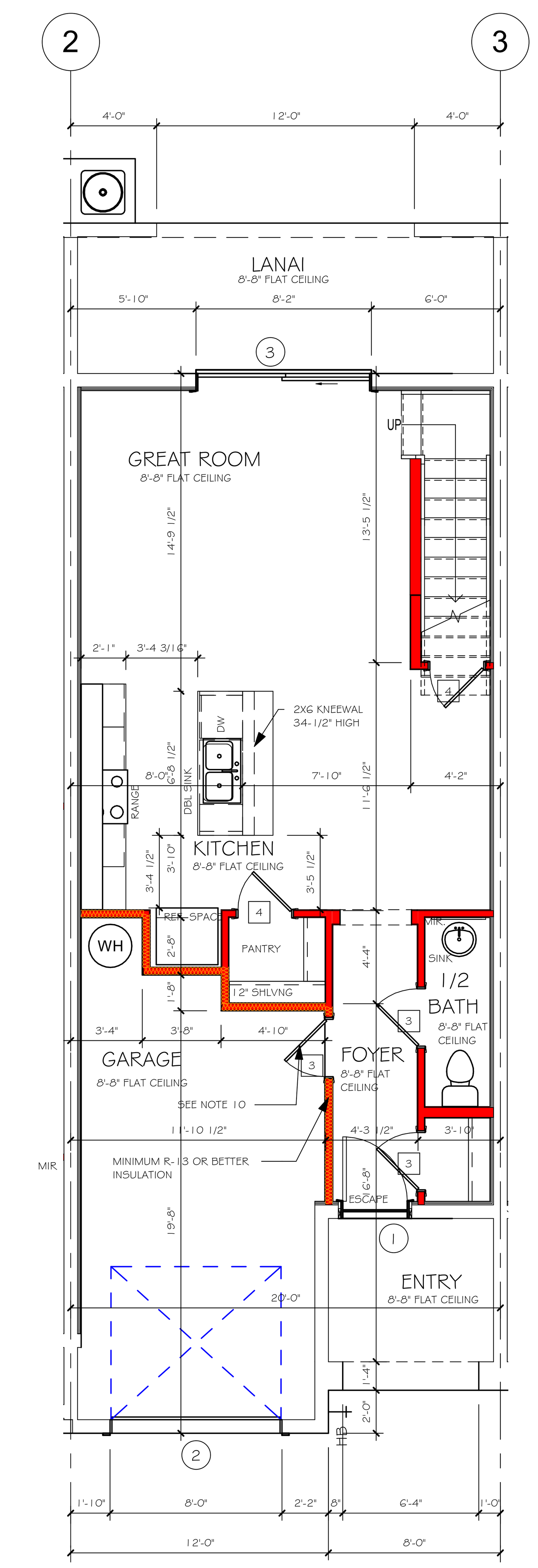
6'-8" BI-FOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.

UNIT B

UNIT B ENTRY	64 SF
UNIT B LANAI	140 SF
UNIT B GARAGE	256 SF
UNIT B 1ST FLOOR LIVING	650 SF
UNIT B 2ND FLOOR LIVING	933 SF
GRAND TOTAL	2044 SF



2ND FLOOR PLAN - UNIT B
3/16" = 1'-0"



1ST FLOOR PLAN - UNIT B
3/16" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

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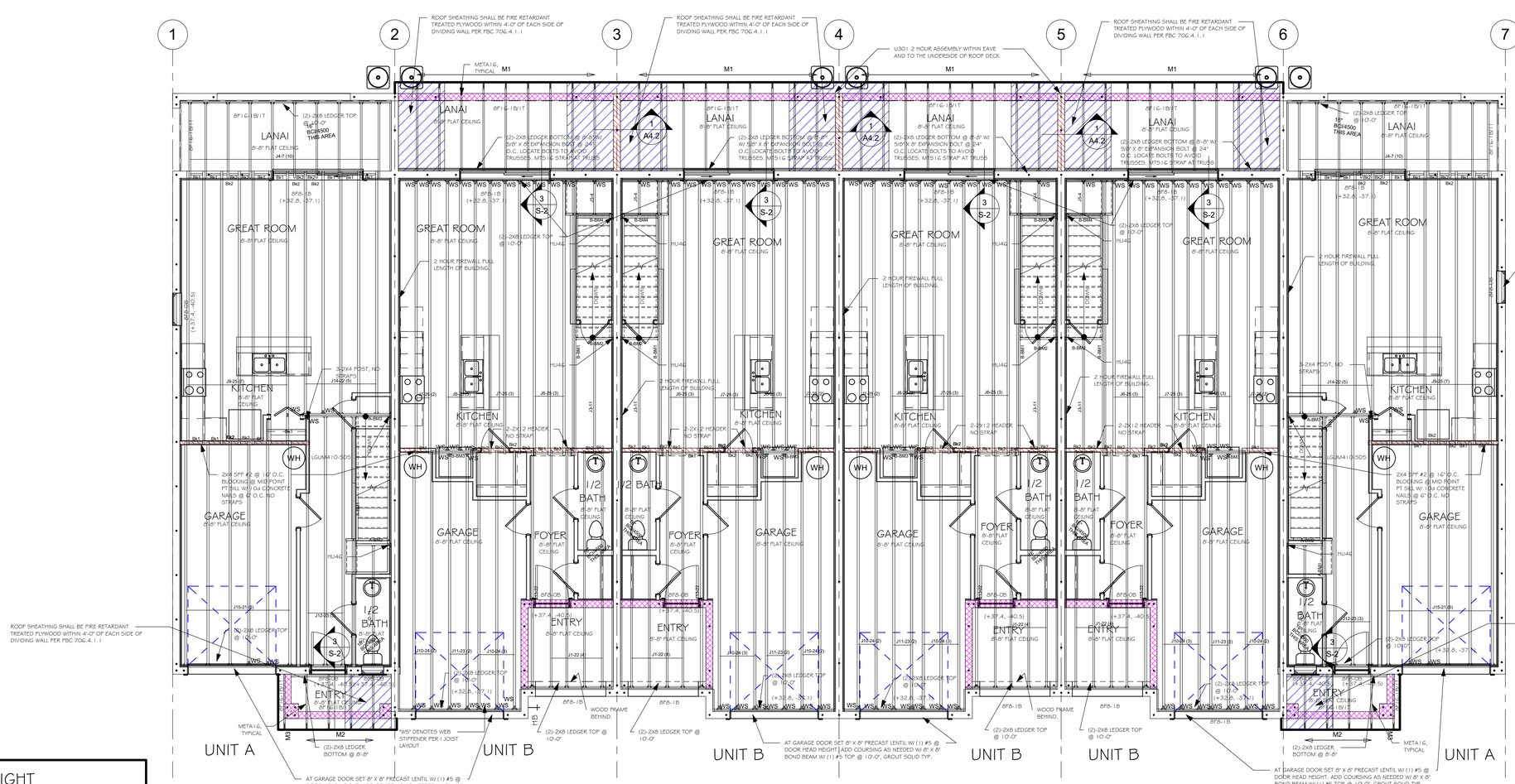
MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: FLOOR
SCALE: As indicated

A-3.4



2ND FLOOR AND LOW ROOF FRAMING PLAN

3/16" = 1'-0"

NOTES FOR I-JOISTS

SEE SCHEDULES ON JOIST LAYOUT

1) BK1 AND BK2 DENOTES BLOCKING BETWEEN JOISTS.
2) WS DENOTES WEB STIFFENER INSTALLED ON THE I-JOIST.

(+37.4, -40.5) WIND PRESSURES PER ASCE7-10, 160 MPH EXPOSURE C AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vasd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85,H=25')

ROOF SHEATHING SHALL BE FIRE RETARDANT TREATED PLYWOOD WITHIN 4'-0" OF EACH SIDE OF DIVIDING WALL PER FBC 706.4.1.1

BEARING HEIGHT

☐	= TOP OF BOND BEAM @ 10'-0" AND @ 18'-0"
▨	= BEARING @ 8'-8" W/ U301 TO UNDERSIDE OF ROOF DECK
▩	= BEARING @ 8'-8"

1.

F.B.C. TABLE 722.3.2

MINIMUM EQUIVALANT THICKNESS (IN) BEARING OR NON-BEARING CONCRETE MASONRY WALLS

TYPE OF AGGREGATE	FIRE - RESISTANCE RATING (HOURS)			
			2 HR	
PUMICE OR EXPANDED SLAG			3.2"	
EXPANDED SHALE, CLAY OR SLATE			3.6"	
LIMESTONE, CINDERS, OR UNEXPANDED SLAG			4.0"	
CALCAREOUS OR SILICEOUS GRAVEL			4.2"	

FOR THE 2 HOUR FIREWALL, PURCHASE ONLY BLOCK WITH 2 HOUR FIRE RATED MARKING, LABEL OR DOCUMENTATION.

2.

WALL ABOVE WITH BOND BEAM AT TOP

#5 VERTICAL, ABOVE LINTEL ONLY WHERE NOTED ON PLAN

'1B' DENOTES 1#5 BOTTOM WITH 7" HOOK EACH END OR EXTEND 24" BEYOND OPENING.

'OB' DENOTES "NO REBAR"

8" PRECAST LINTEL

PRECAST LINTEL SCHEDULE

AT SWING DOORS, USE 2" RECESS STYLE LINTEL IF NEEDED FOR ROUGH OPENING.

LINTELS BEAR 4" MIN. EACH END

INSTALL META16 AT ALL TRUSSES TO 1450 lb UPLIFT. FOR HIGHER UPLIFTS, SEE NOTES ON PLAN.

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1450	(1) META16 TO 40	8-0.148x1 1/2 ", EMBED 4"
1810	(1) HETA16 TO 40	9-0.148x1 1/2", EMBED 4"
2120	(1) HHETA16 TO 40	10-0.148x1 1/2", EMBED 4"
1875 (1 PLY)	(2) META16 TO 40	10-0.148x1 1/2", EMBED 4"
1795 (2 PLY)	(2) META16 TO 40	14-0.162x3 1/2", EMBED 4"
2365 (2 PLY)	(2) HETA16 TO 40	12-0.162x3 1/2", EMBED 4"
2365 (2 PLY)	(2) HHETA12 TO 40	12-0.162x,3 1/2" EMBED 4"
3965/SYP 3330/SPF	MGT (2 PLY)	22.0148x3" ATR, EPOXY 12"
4235/SYP 3640/SPF	HTT4	18-0.162x2 1/2", 5/8" ATR, EPOXY 12"
4670/SYP 4015/SPF	HTT5	26-0.148x3", 5/8", ATR, EPOXY 12"
5445/SYP 5360/SPF	HTT5KT	26-SD#10x2 1/2, 5/8," ATR, EPOXY 18"
10690/SYP 10690/SPF	(1)HGT - 2	16-0.148x3" TO GIRDER, (2)3/4" ATR, EPOXY 12"
10790/SYP 10790/SPF	(1)HGT - 3	16-0.148x3" TO GIRGER, (2)3/4" ATR, EPOXY 12"

NOTES:
1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON -C OF WALL.
2. CONNECTORS ARE SIMPSON STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTUCTIONS. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
3. WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 10/S-3.

R4-021020

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON I JOIST LAYOUT LAYOUT PREPARED BY DIXIEPLY, DATE: 03/27/19 REVISED: 12/18/19

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA CORP, JOB# 44192U DATE: 12/07/18 REVISED: 12/16/19

DRAFTSTOPPING

R302.12 DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR /CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9m^2). DRAFTSTOPPING SHALL DIVIDE THE COCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.

R302.12.1 MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" (12.7mm) GYPSUM BOARD, 3/8" (9.5mm) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

PLAN NOTES:

1. ROOF AND FLOOR TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2. ROOF AND FLOOR FRAMING SHALL BE WOOD TRUSSES DESIGNED BYA DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON S-3.
5. 8F8-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 11/S-3.
7. "SW" DENOTES PLYWOOD SHEARWALL PER SCHEDULE THIS SHEET.

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

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2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD
THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

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This signature and seal is for work performed by the Structural Engineer of Record (SER) related to Structural Engineering only. No work was performed by the SER in other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, site work, civil, or geotechnical.

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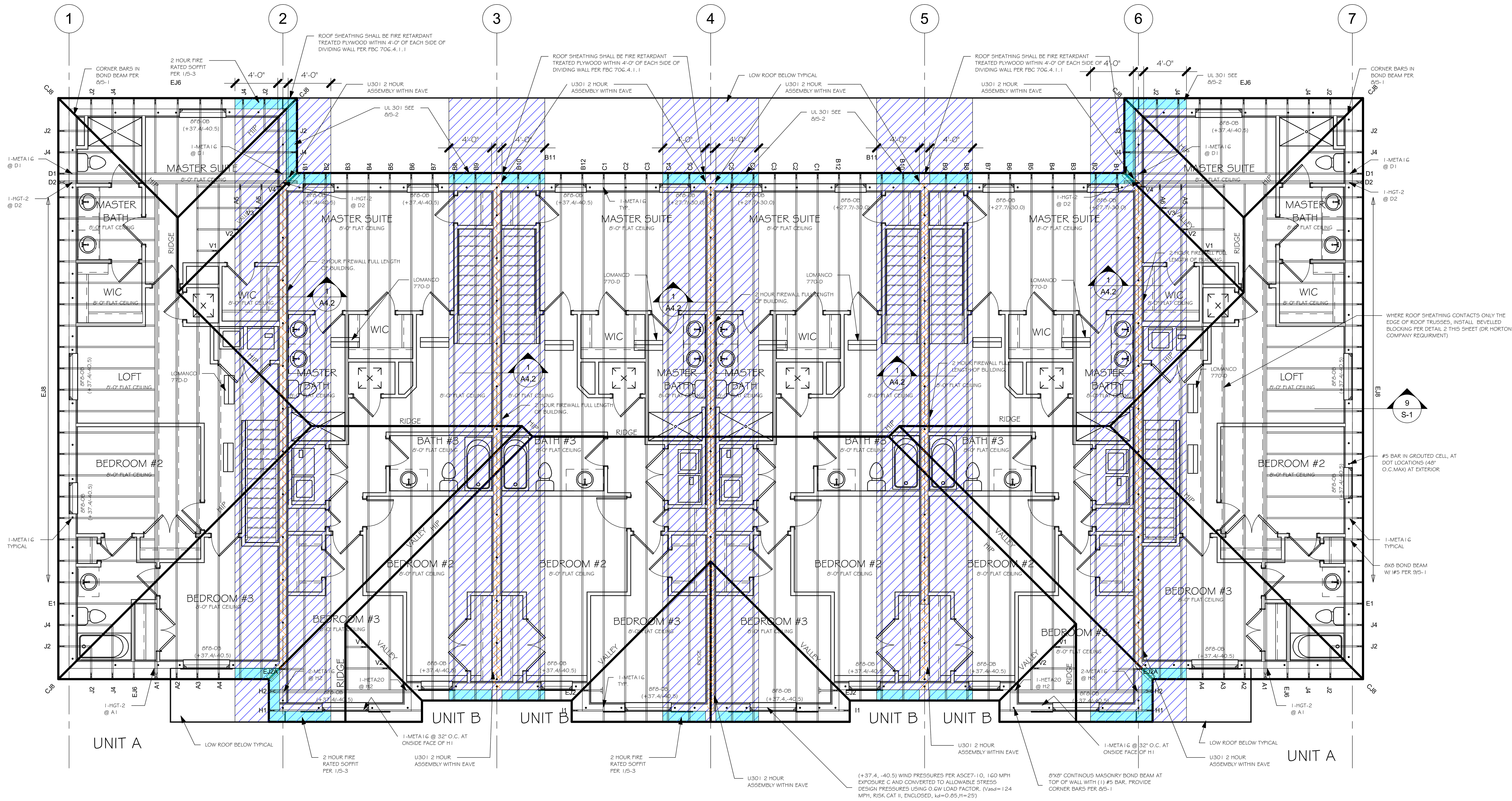
MEADOWOOD TOWNHOMES

G.C.D. 11549

DATE:	03/11/20
DRAWN BY:	JSL
CHECKED BY:	JWC
REVISED:	
PLAN:	FLOOR FRAMING
SCALE:	As indicated

A-4.1

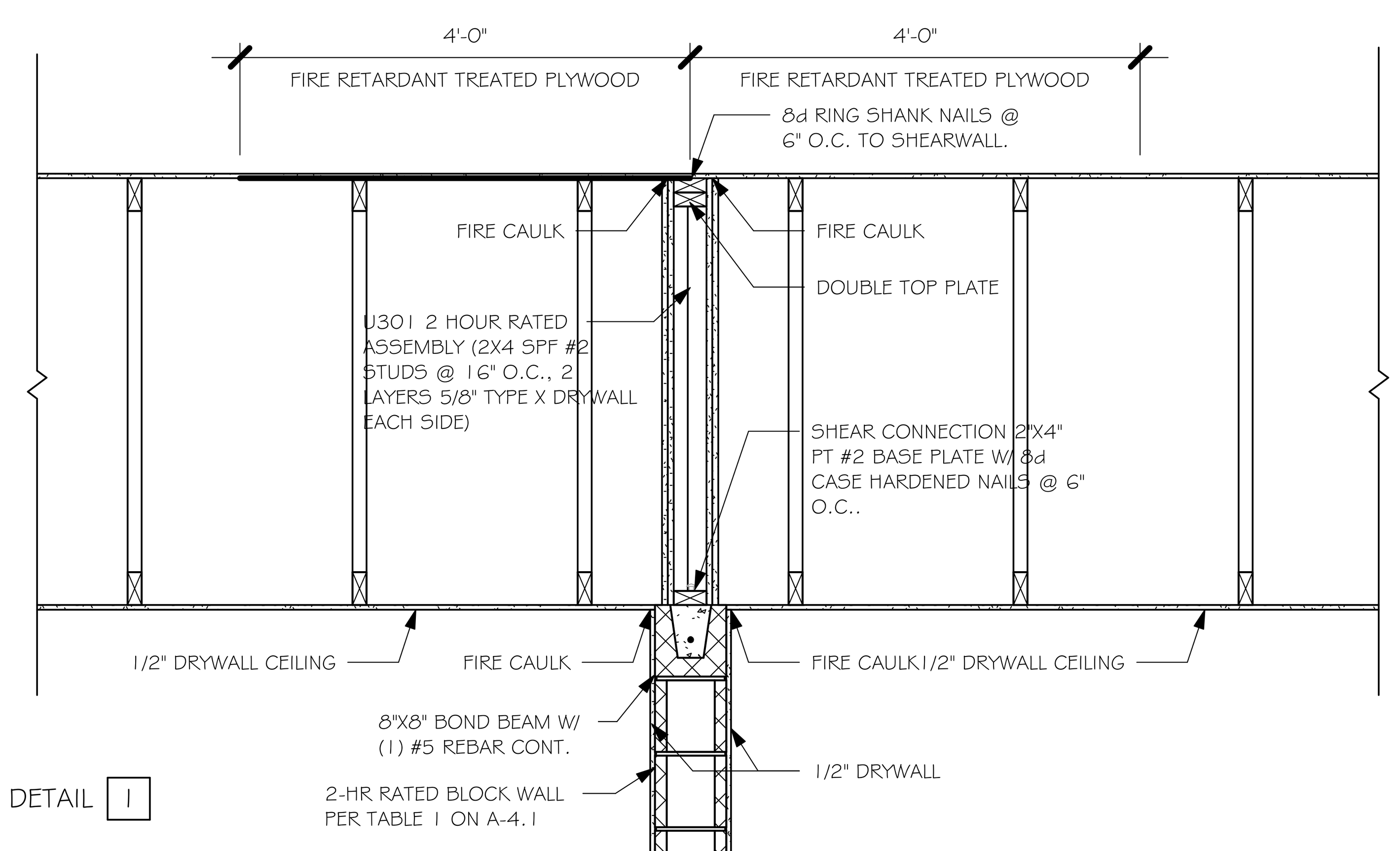


2ND FLOOR ROOF PLAN

3/16" = 1'-0"

ALL SOFFITS SHALL BE ACM QUAD, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW.
ROOF VENTS-INSTALL 2 LOMANCO 770-D ROOF VENTS (0.97 SQ. FT FREE AIR) AT EACH UNIT AT EACH LOCATION SHOWN.
ROOF VENTS SHALL NOT PENETRATE THE FIRE RETARDANT PLYWOOD.

PROVIDE DOUBLE-FUR AT ALL ELECTICAL BOXES TO BE INSTALLED ON 2 HR FIREWALL. NO PENETRATION OF WALL PERMITTED.



DETAIL 1

2HR FIRE RATED WALL

3/4" = 1'-0"

BEARING HEIGHT

(open rectangle)	= BEARING @ 18'-0"
(hatched rectangle)	= BOND BEAM @ 18'-0", U301 ASSEMBLY TO UNDERSIDE OF ROOF DECK

PLAN NOTES:

1. ROOF AND FLOOR TRUSS BEARING ELEVATION VARIES, SEE LEGEND.
2. ROOF AND FLOOR FRAMING SHALL BE WOOD TRUSSES DESIGNED BYA DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON S-3.
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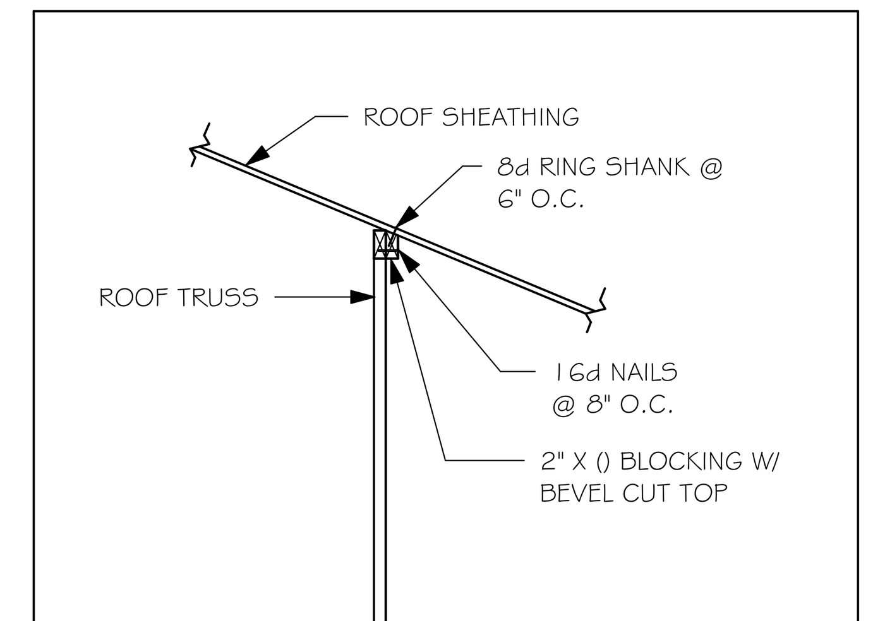
7. "SW" DENOTES PLYWOOD SHEARWALL PER SCHEDULE THIS SHEET.

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA CORP, JOB # 44192U DATE: 12/07/18 REVISED: 12/16/19



2 BEVELLED BLOCKING DETAIL

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MEADOWOOD TOWNHOMES

G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ROOF
SCALE: As indicated

A-4.2

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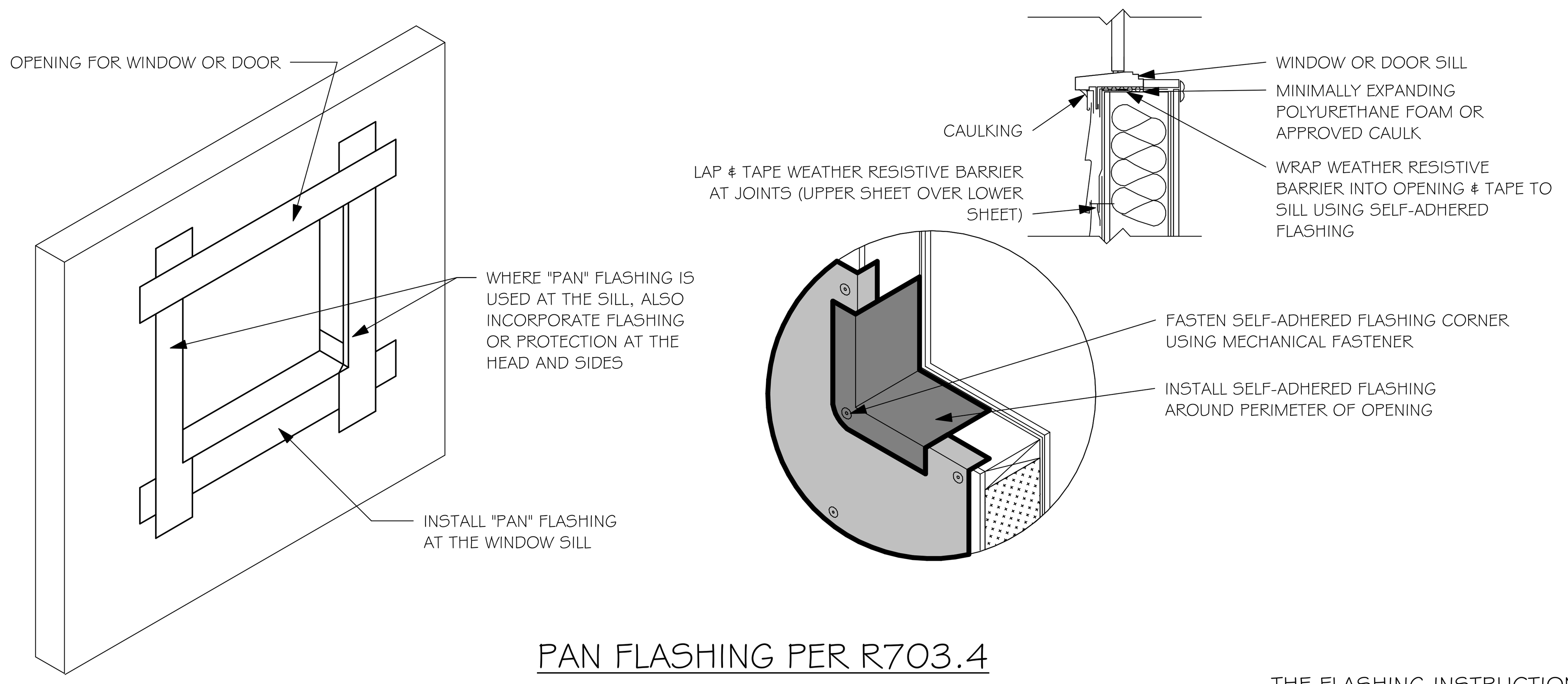


R703.4 - WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED BY THE WINDOW OR DOOR MANUFACTURER OR BY THE FLASHING MANUFACTURER, "PAN FLASHING" SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED AND SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OF PROTECTION AT THE HEAD AND SIDES. PROVIDE CAULKING

"PAN FLASHING" IS A GENERIC TERM THAT USED TO REFER TO "METAL PAN FLASHING". HOWEVER MANY MODERN MATERIALS HAVE BEEN DEVELOPED FOR THE SAME FUNCTION SUCH AS:
- FLEXIBLE PEEL AND STICK FLASHING MEMBRANE
-FLUID APPLIED FLASHING
FOR SUCH PRODUCTS FOLLOW THE MANUFACTURER'S INSTALLATION REQUIREMENTS

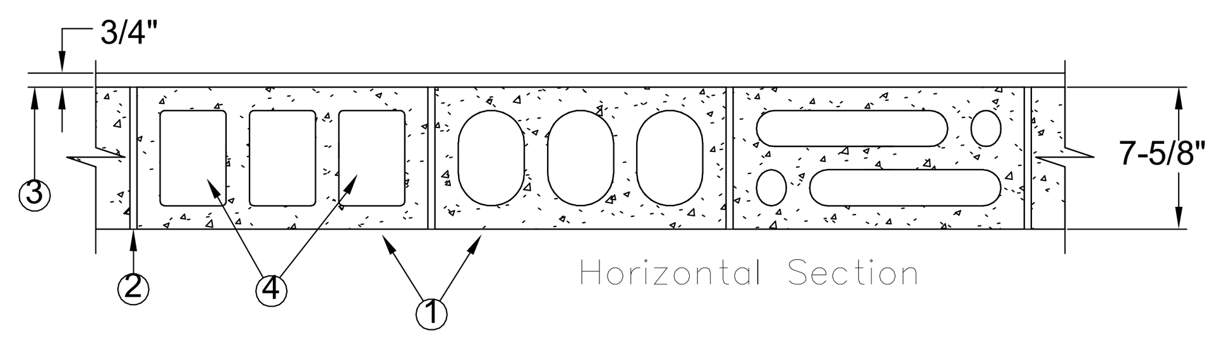
FOR IN-DEPTH FLASHING INSTRUCTIONS, REFER TO THE FOLLOWING PUBLICATIONS:
FMA/AAMA 100
FMA/AAMA 200
FMA/WDMA 250
FMA/AAMA/WDMA 300

PAN FLASHING PER R703.4
SCALE: N.T.S.

THE FLASHING INSTRUCTIONS FROM THE WINDOW/ DOOR MFR., OR THE FLASHING MFR., SHALL SUPERCEDE THIS DETAIL

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1. **Concrete Blocks*** - Various designs. Classification D-2 (2 hr.)

See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** - Add 1/2 hr to classification if used. where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic*** - (Optional-Not Shown) - 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

ATLAS ROOFING CORP - "EnergyShield Pro Wall Insulation" and EnergyShield Pro 2 Wall Insulation."

HUNTER PANELS - Type Xci-Class A, Xci 286

THE DOW CHEMICAL CO - Type Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel and Thermax Heavy Duty Plus (HDP)

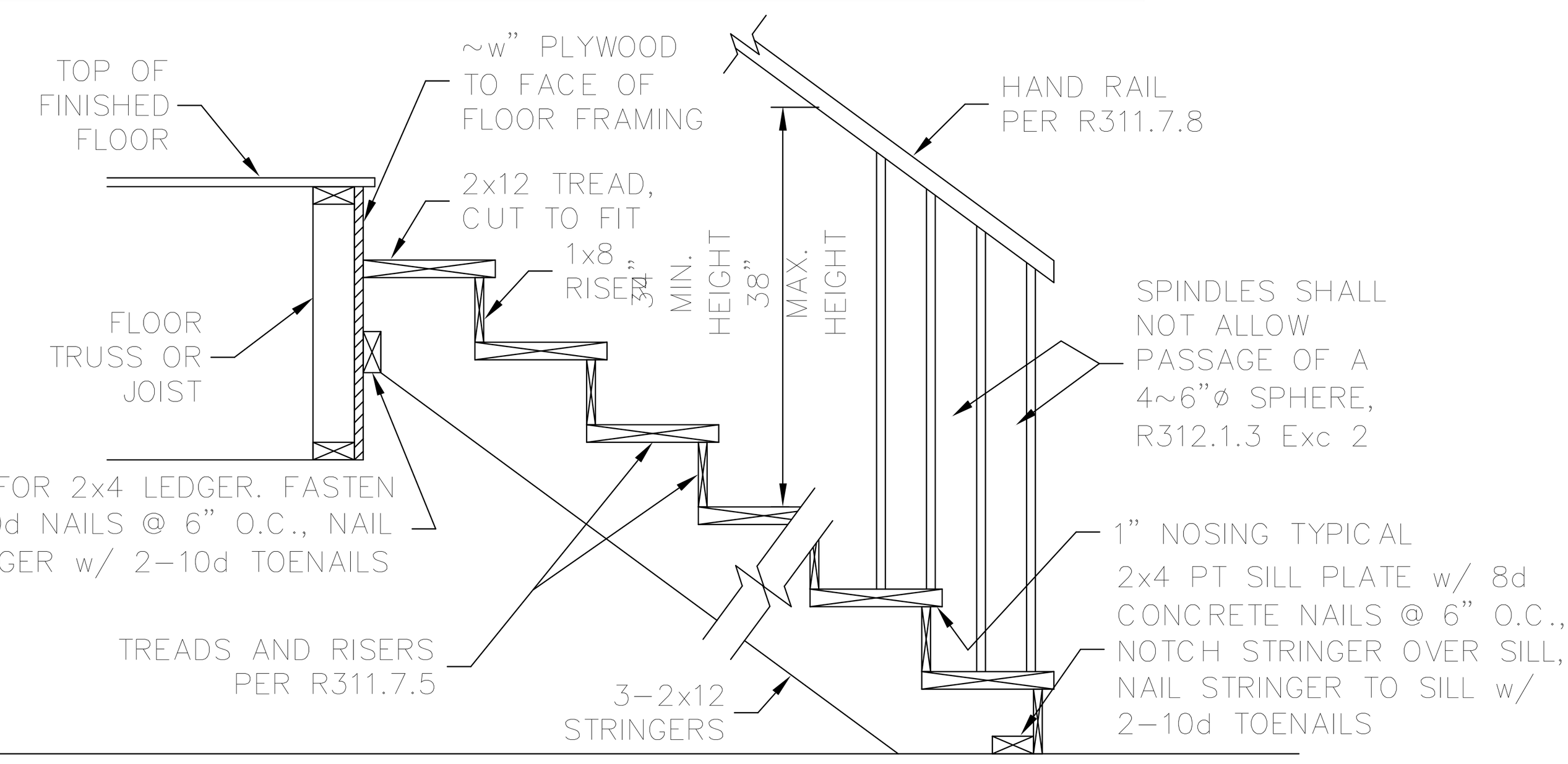
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

STAIR AND HANDRAILS SHALL COMPLY WITH ALL REQUIREMENTS OF R311.7 (THIS CHAPTER IS TOO LENGTHY TO REPEAT HERE, CONSULT THE CODE FOR FULL REQUIREMENTS FOR WIDTH, HEADROOM, VERTICAL RISE, WALKLINE, TREADS & RISERS, LANDINGS, WALKING SURFACE, HANDRAILS, ILLUMINATION, SPECIAL STAIRWAYS AND ALTERNATING TREAD DEVISES).

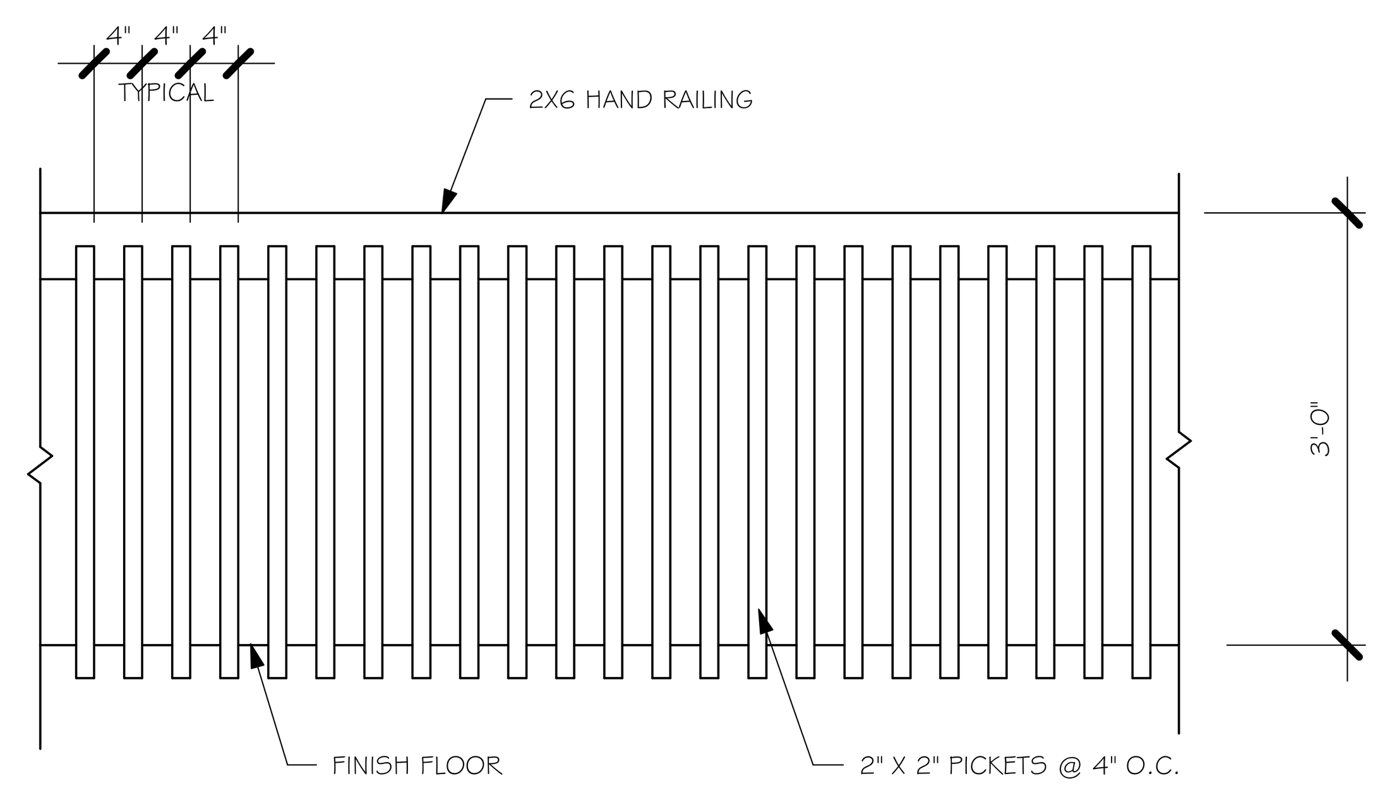
R311.7.8 HANDRAILS – HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. ALL REQUIREMENTS FOR HEIGHT, CONTINUITY AND GRIP SIZE PER THIS CODE SECTION.

THIS 3 STRINGER DETAIL SHOWN HERE IS FOR HAND FRAMING OF THE STAIRS IN THE FIELD. THE CONTRACTOR MAY CHOOSE TO PURCHASE A PRE–MANUFACTURED STAIR INSTEAD AND INSTALL PER MFR INSTRUCTIONS.

A BOTTOM RAIL OR CURB IS NOT REQUIRED ON GUARDRAILS WITHIN DWELLINGS

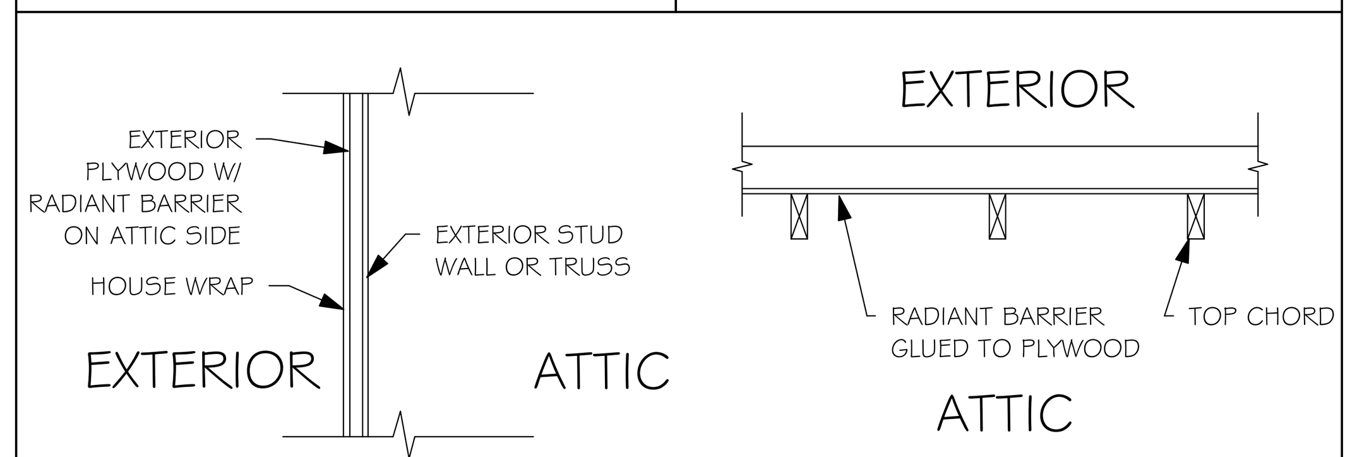


4 STAIR FRAMING DETAIL PER R311.7
SCALE: 3/4" = 1'–0"



INTERIOR RAILING
3/4" = 1'-0"

GABLE WALL	ROOF



RADIANT BARRIER: SCALE: N.T.S.

NOTE: EXTERIOR WALLS ADJACENT TO ATTIC SPACE, INCLUDING KNEEWALLS AND GABLE END WALLS, MUST HAVE RADIANT BARRIER AND HOUSE WRAP.

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD THOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

D·R·HORTON® DHI NYSE America's Builder

Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

This signature and seal is for work performed by the Structural Engineer of Record (SER) related to Structural Engineering only. No work was performed by the SER in other disciplines such as architectural, mechanical, plumbing, electrical, fire, life safety, accessibility, energy, site work, civil, or geotechnical.
STRUCTURAL ENGINEERING
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th ST SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

DEREK W. BERGENER LICENSE No. 58552 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025,15021,15017,15013,15009,15005 WILD FLOWER CIR.
D.R.H. #: 579630121-122-123-124-125-126

MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: NOTES
SCALE: As indicated

A-5

1

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPENCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT MOPED DIPPED GALVANIZED OR STAINLESS STEEL CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. TREATED WOOD REQUIREMENTS:- ALL TREATED WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.
9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.
11. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1-1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY, ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.

2

DOOR AND WINDOW ANCHORAGE

ANCHORAGE REQUIREMENTS

ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURERES LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND APPROVED BY THE FLORIDA BUILDING CODE.

MASONRY OPENINGS

WHERE WINDOW FRAME IS DESIGN TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MASONRY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH "T" NAILS OR ANY SUITABLE FASTENER TO TACK IT INTO POSITION PRIOR TO WINDOW INSTALLATION. FASTEN WINDOW FRAME PER MFR. INSTRUCTIONS. A WINDOW FASTENER SHALL PENETRATE MASONRY BY 2-1/4" MIN.

WHERE WINDOW FRAME IS DESIGNED TO FASTEN ONLY TO THE WOOD BUCK (IE, FLANGED FRAME WITH WOOD SCREWS) THE BUCKS SHALL BE 2X WOOD WITH STRUCTURAL FASTENING TO THE MASONRY WITH 1/4" X 3-3/4" MASONRY SCREWS @ 24" O.C. AND 6" FROM EACH END.

WOOD FRAMED OPENING

ALL DOORS AND WINDOWS SHALL NE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURES LITERATURE OF THE ASSEMBLY BEING INSTALLED TO THE ROUGH SUBSTRATE OPENING. SHIMS SHALL BE MADE OF MATERIALS CAPABLE OF RESISTING THE APPLIED LOADS AND SHALL BE LOCATED NEAR EACH FRAME FASTENER TO MINIMIZE DISTORTION OF THE FRAME AS THE FASTENERS ARE TIGHTENED.

3

GENERAL ROOF ASSEMBLY

ROOF SHEATHING

SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED . INSTALL "H" CLIPS AT UNSUPPORTED PANEL EDGES. THE ROOF SHEATHING SHALL BE NAILED WITH 8d RING SHANK NAILS @ 4" O.C. EDGE AND 6" O.C. FIELD. ENSURE THAT ALL NAILS PENETRATE THE TOP CHORD OF THE TRUSSES WITHOUT SPLITTING. RING SHANK NAILS PER R803.2.3.1 - 0.113" NOMINAL SHANK DIAMETER, RING DIAMETER OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH.

FLASHING

FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE AZ50 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE ZINC COATED G90. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURES PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).

DRIP EDGE

DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES ROOFS, LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". DRIP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

4

WOOD FRAMING

1. ALL WOOD FARMING SHALL BE FABRICATED AND INSTALLED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION
2. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:

   A. INTERIOR BEARING WALLS SPF #2

   B. RAFTERS, JOISTS, HEADERS AND BEAMS, EXTERIOR BEARING WALLS SYP #2
3. TREATED WOOD REQUIREMENTS: ALL WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, PRESSURE TREATED.
4. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENING SUBJECT TO MOISTURE SHALL BE HOT DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
5. ALL METAL CONECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
6. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
7. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE WOOD TRUSSES AND ATTIC 100.
8. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURE'S STATE OF FLORIDA REGISTERED ENGINEER.
9. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
10. TRUSS MANUFACTURE SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
11. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
12. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWY-76.
13. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 26 GA. MIN. GALVANIZED STEEL FLASHING.
14. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.
15. SPACE FRAMING OF ARCHES UNDDER TIE BEAM SHALL BE FILL IN FRAME UNLESS NOTED OR CONSTRUCTED OTHERWISE.

5

EXTERIOR WALL SHEATHING

SHALL BE 7/16" THICK "ZIP SYSTEM WALL SHEATHING" MANUFACTURED BY HUBER ENGINEERED WOODS LLC. INSTALL PANELS WITH AN 1/8" GAP BETWEEN EDGES AND FASTEN WITH 8d COMMON NAILS @ 6" O.C. EDGE AND FIELD. IF PANELS ARE INSTALLED HORIZONTALLY, BLOCKING SHALL BE INSTALLED BEHIND PANEL JOINTS. ALL SEAMS IN THE SHEATHING SHALL BE SEALED WITH ZIP SYSTEM SELF-ADHERING SEAM TAPE USING THE ZIP SYSTEM APPLICATOR GUN. THE USUAL TYVEK HOUSE WRAP IS NOT REQUIRED.

6

ASPHALT SHINGLE ROOF SPEC'S

SHINGLES

15# FELT SHALL BE INSTALLED UNDER ASPHALT SHINGLES. ALL ASPHALT SHINGLES SHALL HAVE SELD-SEALING STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462, AND SHALL BE SECURED TO THE ROOF WITH NO LESS THAN 6 FASTENERS PER SHINGLE STRIP, OR A MINIMUM OF 2 FASTENERS PER SHINGLE TAB, AND SHALL IN NO CASSE BE FASTENED WITH LESS FASTENERS THAN THAT REQUIRED BY THE MANUFACTURE. INSTALLATION SHALL COMPLY WITH MANUFACTURES REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161.

FASTENERS

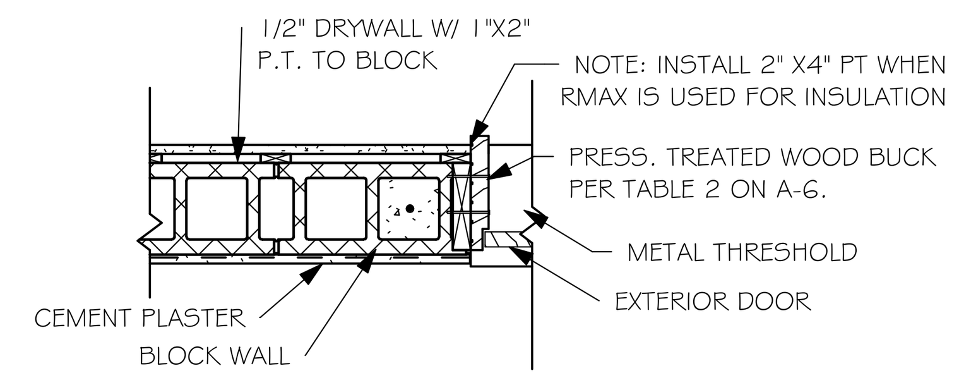
FASTENERS FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM F 1667, AND SHALL BE MADE WITH GALVANIZED STEEL, STAINLESS STEEL OR ALUMINUM WITH A MINIMUM SIZE OF 12 GAUGE (0.105") WITH A MINIMUM 3/8" DIAMETER HEAD SHANK AND SHALL BE A LENGTH TO PENTRATE THE SHEATHING

THE NAIL COMPONENT OF PLASTIC CAP NAILS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A 641, CLASS 1, OR EQUAL, AND SHALL BE CORROSION RESITANT BY ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION OR SHALL BE MADE OF STAINLESS STEEL, NON-FERROUS METAL

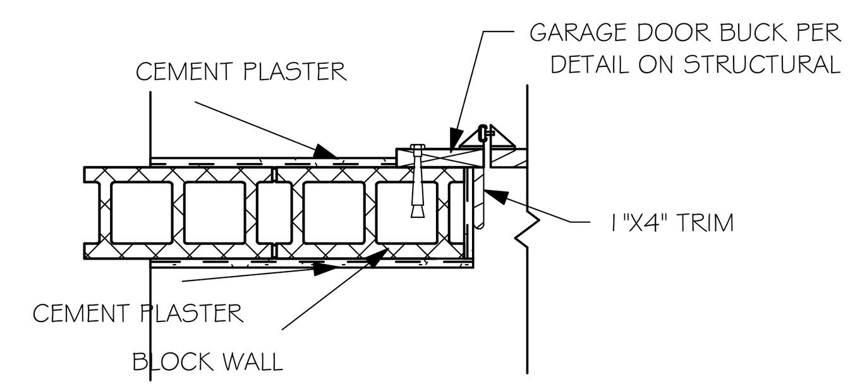
7

CLAY AND CONCRETE TILE ROOF SPEC'S

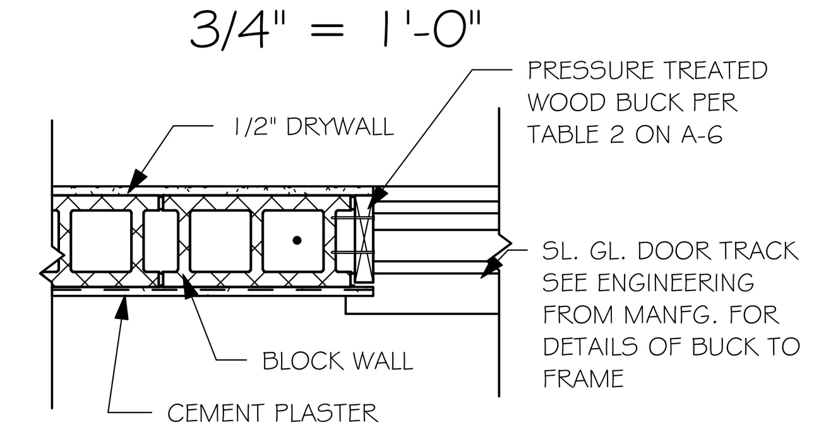
INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF.
THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY T=WITH THE PROVISIONS OF R905.3 F.B.C.
MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURER'S IDENTIFICATION MARK.
APPLICATION SPECIFICATIONS: THE TILE MANUFACTURER'S WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. TILE PLACEMENT AND SPACING,
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE,
   A. AMOUNT AND PLACEMENT OF MORTAR
   B. AMOUNT AND PLACEMENT OF ADHESIVE
C. TYPE, NUMBER, SIZE AND LENGTH OF FASTENERS AND CLIPS.
3. UNDERLAYMENT
4. SLOPE REQUIREMENT



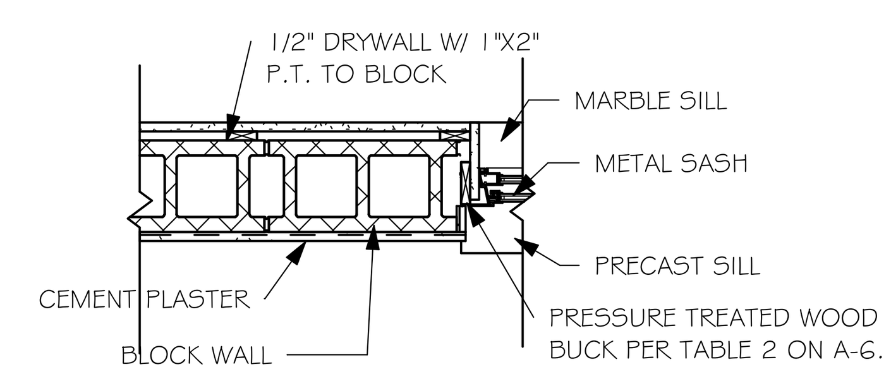
DOOR JAM TO BLOCK DETAIL
3/4" = 1'-0"



GARAGE DOOR JAM DETAIL
3/4" = 1'-0"

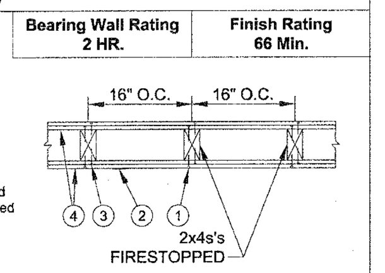


SL. GL. DR. JAM TO BLOCK DETAIL
3/4" = 1'-0"



WINDOW JAM TO BLOCK DETAIL
3/4" = 1'-0"

FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)		
Design No. U301	Bearing Wall Rating 2 HR.	Finish Rating 66 Min.



1. **Nailheads** - Exposed or covered with joint finisher.
2. **Joints** - Exposed or covered with fiber tape and joint finisher. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
3. **Nails** - 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
4. **Gypsum Board** - * - 5/8 in. thick , two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6" o.c. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8" o.c. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
When used in widths other than 48 in., gypsum board to be installed horizontally.
When Steel Framing Members* (Item 6) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max. 24 in. o.c.; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max. 12 in. o.c.
   AMERICAN GYPSUM CO - Types AG-C, AGX-11, AGX-C.
   BEIJING NEW BUILDING MATERIALS CO LTD - Type DBX-1.
   CERTAINTEED GYPSUM, INC.- Types 1, FRPC, EGRG, ProRoc Type C or ProRoc Type X.
   CERTAINTEED GYPSUM CANADA, INC. - ProRoc Type C, ProRoc Type X, ProRoc Type Abuse-Resistant.
   CANADIAN GYPSUM COMPANY - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
   G-P GYPSUM CORP, SUB OF
   GEORGIA-PACIFIC CORP - Types 5, 9, C, DAP, DD, DA, DGG, DS, GPFS6.
   LAFARGE NORTH AMERICA INC - Types LGFC-C, LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C/A.
   NATIONAL GYPSUM CO - Types FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-C, FSW-G.
   PABCO GYPSUM, DIV OF
   PACIFIC COAST BUILDING PRODUCTS INC - Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9 or PG-C.
   TEMPLE-INLAND FOREST PRODUCTS CORP - Type TG-C.
   SIAM GYPSUM INDUSTRY (SARABURI) CO LTD - Type EX-1.
   STANDARD GYPSUM L L C - Types SGC, SG-C or SGC-G.
   UNITED STATES GYPSUM CO - Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
   USG MEXICO S A DE C V - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.

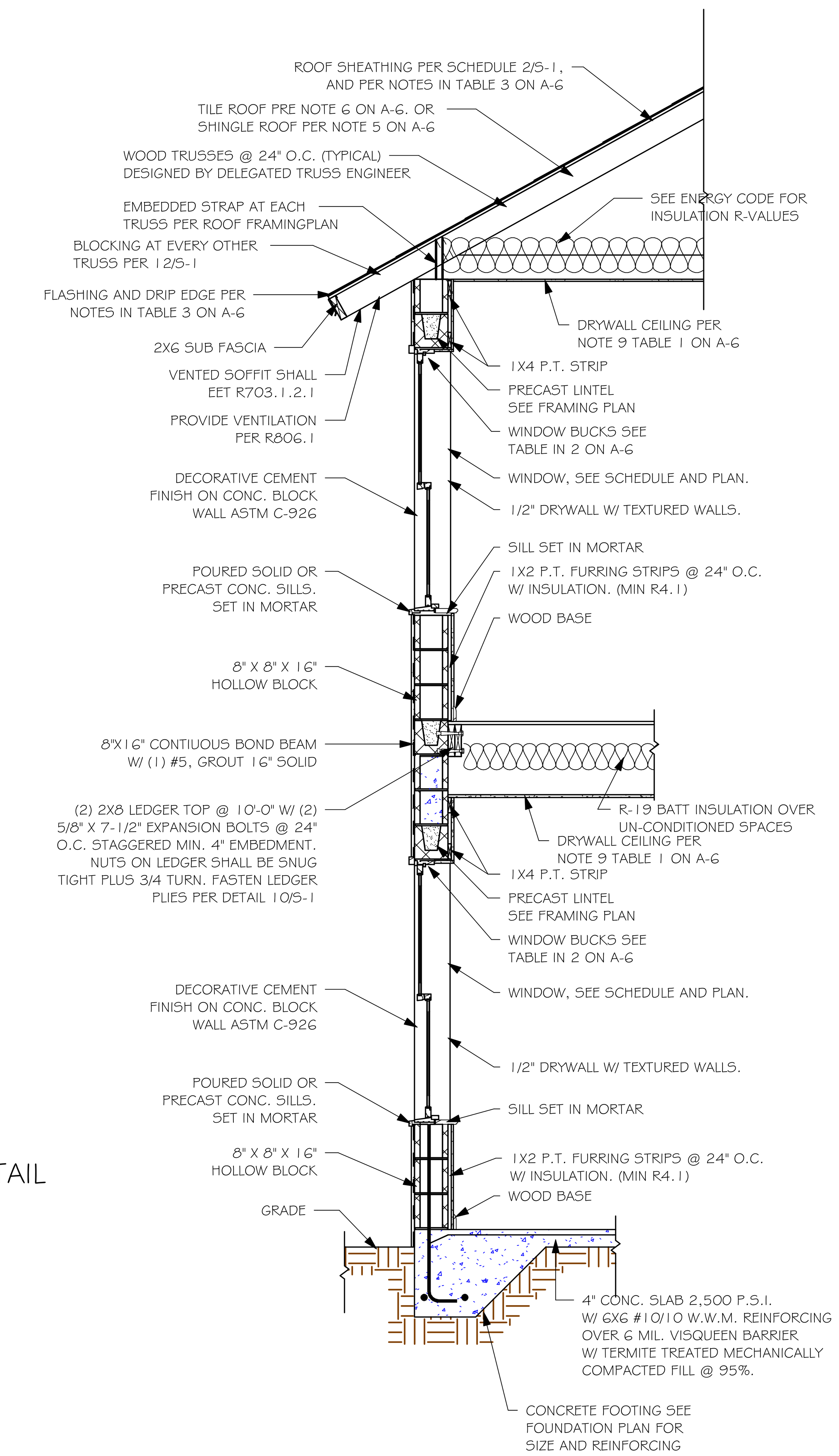
4A. **Gypsum Board*** - (As an alternate to Item 4) - Nom. 3/4 in. thick , installed as described in Item 4.
   CANADIAN GYPSUM COMPANY - Types AR, IP-AR.
   UNITED STATES GYPSUM CO - Types AR, IP-AR.
   USG MEXICO S A DEV C V - Types AR, IP-AR.

4B. **Gypsum Board*** - (As an alternate to Items 4 and 4A) - 5/8 in. thick , 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.
   CANADIAN GYPSUM COMPANY - Types SHX.
   UNITED STATES GYPSUM CO - Types SHX.
   USG MEXICO S A DEV C V - Types SHX.

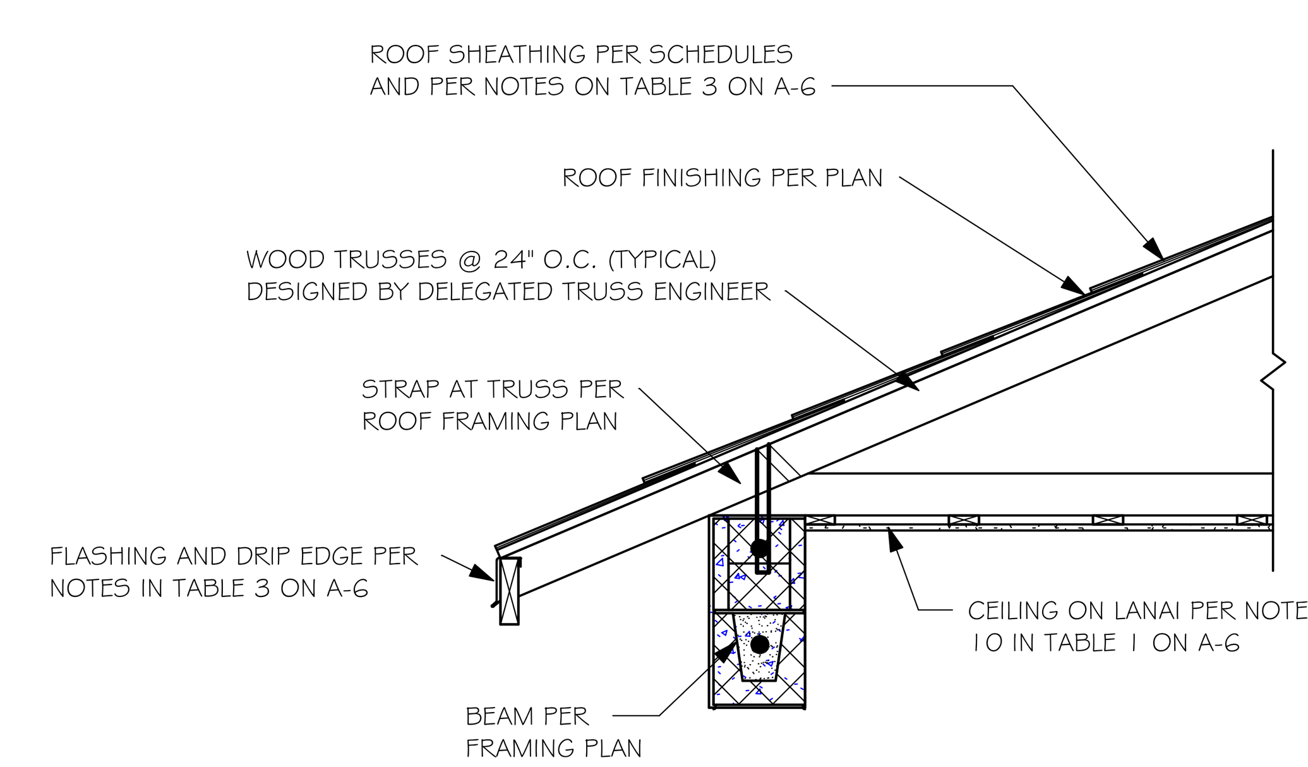
5. **Molded Plastic*** - Not shown, Optional - Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.
   ASSOCIATED MATERIALS INC
   ALSIDE, DIV OF
   GENTEK BUILDING PRODUCTS LTD
   HEARTLAND BUILDING PRODUCTS INC
   VYTEC CORP
   NEBRASKA PLASTICS INC
6. **Steel Framing Members** - (Optional, Not shown)* - Furring channels and resilient sound isolation clip as described below:
   A. **Furring Channels** - Formed of No. 25 MSG galv. steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. o.c. perpendicular to studs. Channels secured to studs as described in Item B. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv. steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.
   B. **Steel Framing Members*** - Resilient sound isolation clip used to attach furring channels (Item 6A) to studs. Clips spaced 48 in. o.c. and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

      PAC INTERNATIONAL INC - Type RSIC-1.

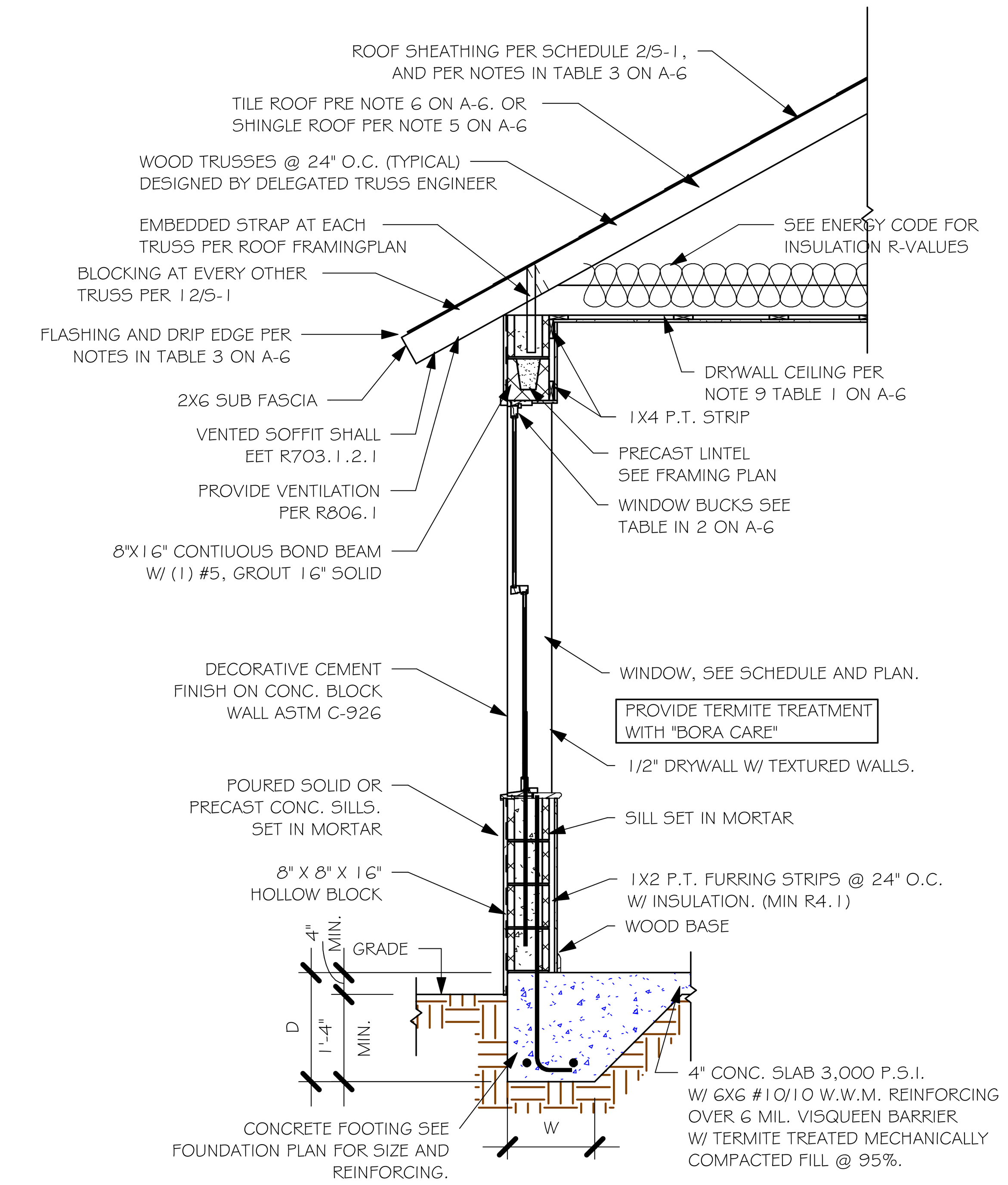
*Bearing the UL Classification Mark



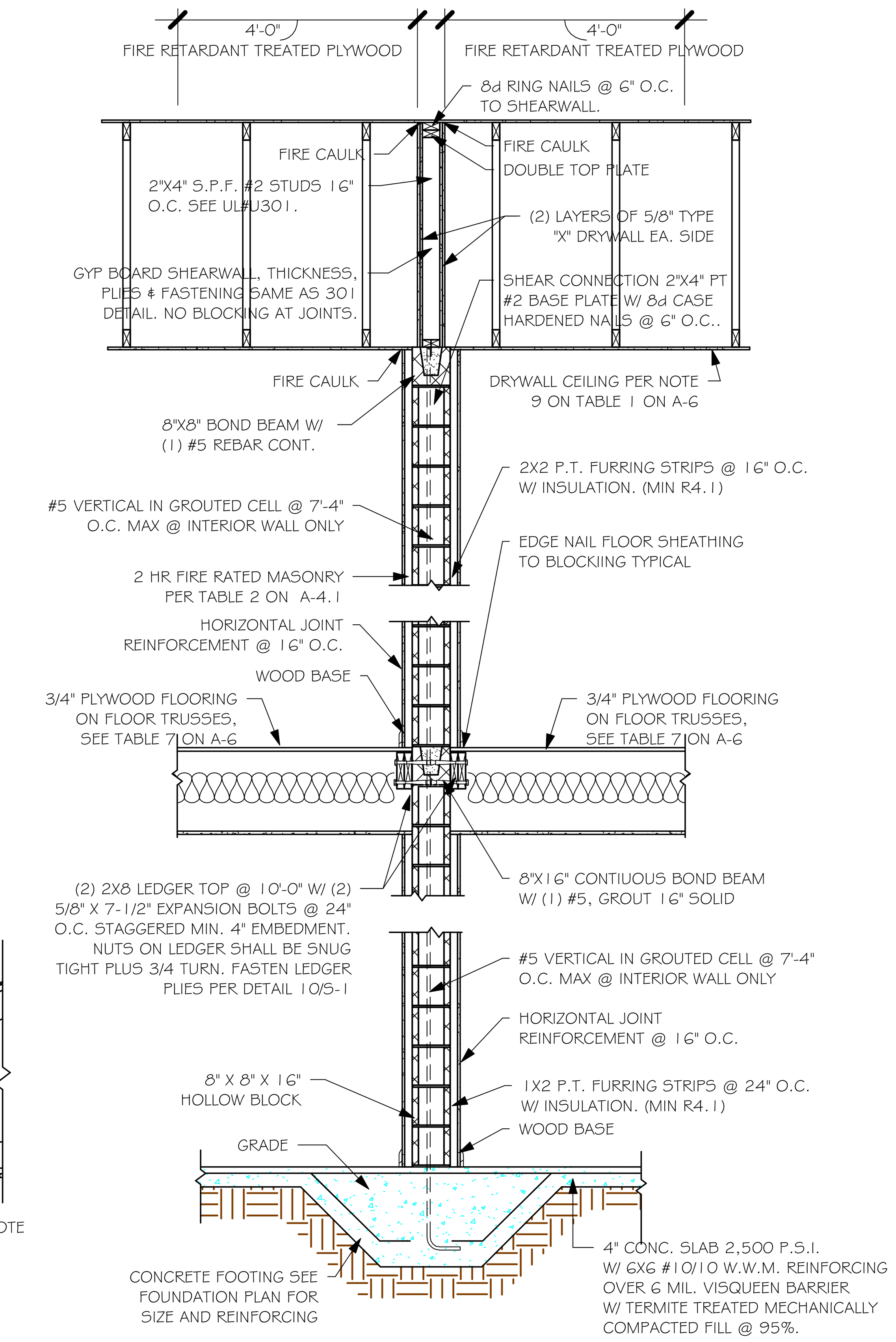
WALL SECTION 2 STORY
1/2" = 1'-0"



LANAI/ ENTRY ROOF ASSEMBLY1
3/4" = 1'-0"



CBS WALL SECTION (MONO)
1/2" = 1'-0"



2 HR FIRE WALL SECTION
1/2" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

D.R. HORTON® America's Builder

Gulf Coast Drafting & Design, Inc.
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PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904

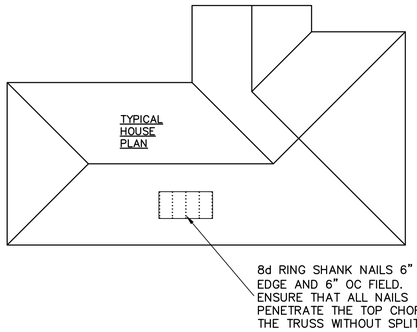
STRUCTURAL SYSTEMS

LOT: 121-122-123-124-125-126
SUBDIVISION: MEADOWOOD
ADDRS: 15025,15021,15017,15013,15009,15...
WILD FLOWER CIR.
D.R.H. #: 57963012 1-122-123-124-125-126

MEADOWOOD TOWNHOMES
G.C.D. 11549

DATE: 03/11/20
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: SECTIONS
SCALE: As indicated
A-6

L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\SUBDIVISIONS\MEADOWOOD TOWN HOMES\11549 LOT 121-126 MEADOWOOD TOWNHOUSE\REVIT\MEADOWOOD LOT 121-126 A1-A10 PERMIT.rvt



1 ROOF DECK NAILING PATTERN
SCALE: NTS

SHEATHING SCHEDULE

EXTERIOR STUD WALL	FLOOR
7/16" ZIP SYSTEM WALL SHEATHING BY HUBER ENGINEERED WOODS LLC, NAILED W/ 8d COMMON WIRE @ 6" O.C. EDGE AND 6" O.C. FIELD. PROVIDE 2x4 BLOCKING AT ALL JOINTS. INSTALL SHEATHING AND SEAM TAPE IN STRICT ACCORDANCE WITH MFR. WRITTEN INSTRUCTIONS.	APA RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES, SPAN RATING 48/24 OR BETTER, GLUE AND NAIL W/ 10d COMMON @ 6" O.C. EDGE & FIELD
ROOF	**EXTERIOR CEILING AND SOFFIT**
A.P.A. RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. FASTEN WITH 8d RING SHANK NAILS @ 6" O.C. EDGE AND 6" O.C. FIELD. (WHEN 1/2" ZIP BRAND ROOF SHEATHING IS USED, H-CLIPS ARE NOT REQUIRED) (RING SHANK NAILS PER R803.2.3.1: 0.113" NOMINAL SHANK DIAMETER, RING DIA. OF 0.012" OVER SHANK DIAMETER, 16 TO 20 RINGS PER INCH, 0.280" DIAMETER FULL ROUND HEAD, 2" NAIL LENGTH)	OPTIONS: 1) 1x4 STRIPPING @ 16"OC w/ 2-8d NAILS TO EACH TRUSS, 5/8" EXTERIOR GYPBOARD CEILING, FASTEN w/8d NAILS OR 1 5/8" DRYWALL SCREWS @ 6"OC EDGE & FIELD. 2) 3/8" BC PLYWOOD NAILED w/ 6d COMMON @ 6" OC EDGE & FIELD. 3) VINYL OR ALUMINUM PERFORATED SOFFIT INSTALLED PER MANUFACTURER INSTRUCTIONS TO MEET WIND PRESSURES PER R703.1.2.1.

NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.

2

WINDOW/DOOR/SOFFIT DESIGN WIND PRESSURES

WIND PRESSURES PER ASCE7-10, 160 MPH, EXPOSURE C, AND CONVERTED TO ALLOWABLE STRESS DESIGN PRESSURES USING 0.6W LOAD FACTOR. (Vasd=124 MPH, RISK CAT II, ENCLOSED, kd=0.85, h = 25')

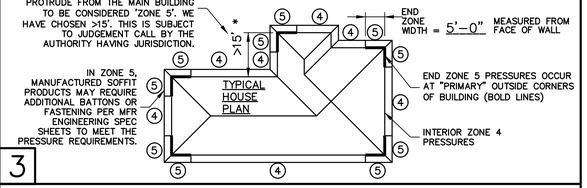
TYPE	INTERIOR ZONE 4	END ZONE 5
SOFFIT	+37.4 -40.5	+37.4 -50.0
TYPICAL WINDOWS & DOORS	+37.4 -40.5	+37.4 -50.0
8' OR 9' GARAGE DOORS	+32.8 -37.1	
16' OR 18' GARAGE DOORS	+31.5 -35.1	

(SEE PLAN FOR OTHER SPECIFIC PRESSURES)

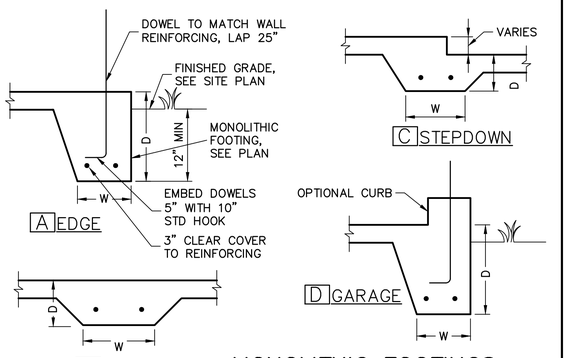
1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.
2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN.
3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS.
4) SUBMIT PRODUCT APPROVALS TO THE BUILDING DEPARTMENT AS REQUIRED BY THE LOCAL JURISDICTION.
5) MANUFACTURED SOFFIT PRODUCTS SHALL BE INSTALLED PER MFR ENGINEERING SPEC SHEETS.

* ON IRREGULAR SHAPED BUILDINGS, THERE IS NO GUIDANCE IN THE CODE FOR HOW FAR A CORNER MUST PROTRUDE FROM THE MAIN BUILDING TO BE CONSIDERED 'ZONE 5'. WE HAVE CHOSEN >15'. THIS IS SUBJECT TO JUDGEMENT CALL BY THE AUTHORITY HAVING JURISDICTION.

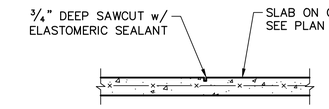
IN ZONE 5, MANUFACTURED SOFFIT PRODUCTS MAY REQUIRE ADDITIONAL BATTONS OR FASTENING PER MFR ENGINEERING SPEC SHEETS TO MEET THE PRESSURE REQUIREMENTS.



3

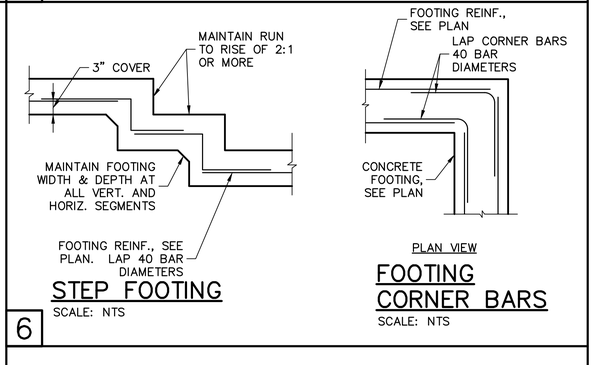


4 MONOLITHIC FOOTINGS
SCALE: 3/4" = 1'-0"



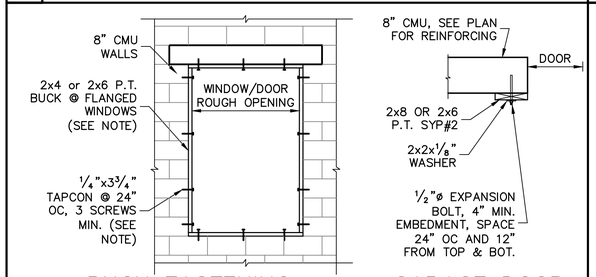
NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 20' X 20' MAXIMUM SQUARES.
2) SAWCUT CONCRETE SLAB WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT.

5 SLAB SAWCUT DETAIL
SCALE: NTS



6 STEP FOOTING
SCALE: NTS

FOOTING CORNER BARS
SCALE: NTS

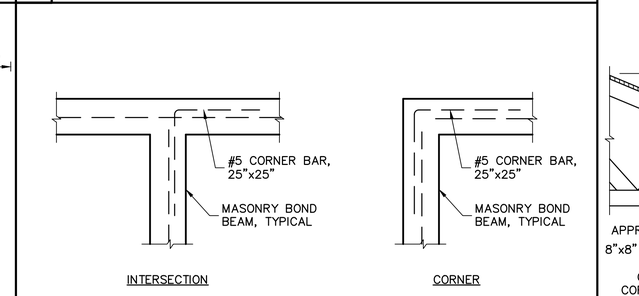


BUCK FASTENING

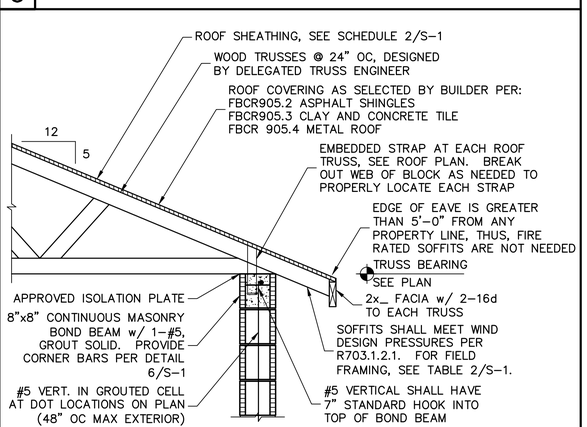
GARAGE DOOR

NOTE: THIS BUCK FASTENING DETAIL IS INTENDED FOR FLANGED WINDOW/DOOR PRODUCTS THAT FASTEN THRU THE FLANGE WITH WOOD SCREWS TO THE BUCK. FOR WINDOW/DOOR PRODUCTS THAT DO NOT HAVE A FLANGE AND FASTEN INSTEAD OUTWARD THRU THE FRAME, USE MASONRY SCREWS PER MFR. THAT ARE LONG ENOUGH TO PENETRATE 2-1/4" INTO THE MASONRY. IN THIS CASE, THE BUCK MATERIAL IS SIMPLY A SPACER AND MAY BE 1x4 OR 1x6 OR OMITTED ENTIRELY AND THE SPACER MAY BE TACKED IN PLACE WITH MASONRY NAILS OR PINS.

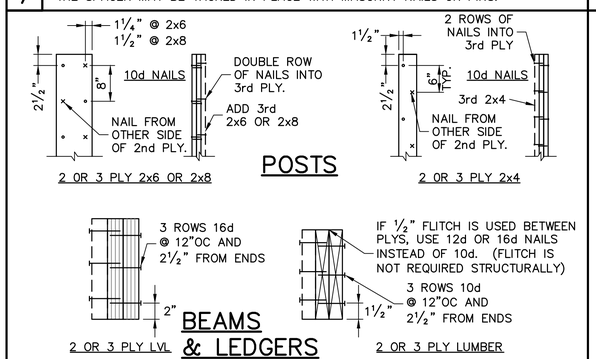
7



8 CORNER BAR DETAIL IN BOND BEAMS
SCALE: 3/4" = 1'-0"



9 TRUSS STRAP TO BOND BEAM
SCALE: 3/4" = 1'-0"



10 NAILING OF MULTI-PLY POST AND BEAMS & LEDGERS
SCALE: NTS

RETROFIT STRAPS TO CONCRETE/MASONRY

TRUSS UPLIFT (LBS) @ 24" OC	CONNECTOR	
TO 840	1-MTSM16 or 20	7-10dx1 1/2", 4-1 1/4x2 1/4 TITEN
TO 1045	1-HTSM16 or 20	8-10dx1 1/2", 4-1 1/4x2 1/4 TITEN
TO 2090	2-HTSM16 or 20	8-10dx1 1/2", 4-1 1/4x2 1/4 TITEN
TO 4300	2-LGT2	16-16d, 7-1 1/4"x2 1/4" TITEN
TO 3480	HTT16	18-16d, 5/8"ø ALLTHREAD, DRILL & EPOXY 10" EMBED w/ SIMPSON SET.
TO 10530	HGT-2/3	TWO 3/4"ø ALTHREAD, DRILL & EPOXY 12" EMBED WITH SIMPSON SET.

NOTES:
1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

11 RETROFIT UPLIFT CONNECTOR SCHEDULE

DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL.

1. FLOOR JOISTS & ROOF TRUSS UNIFORM LOADS:
   - FLOORS: LIVE LOAD 40 PSF
   - DEAD LOAD 15 PSF
   - ROOF: TOP CHORD LIVE LOAD 20 PSF
   - TOP CHORD DEAD LOAD (TILE OR SHINGLE) 20 PSF
   - BOTTOM CHORD LIVE LOAD NON-CONCURRENT 10 PSF
   - BOTTOM CHORD DEAD LOAD 10 PSF
   - TOTAL LOAD 50 PSF

   DEFLECTION CRITERIA:
   - FLOOR L/480 LIVE, L/360 TOTAL
   - ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:
   WIND DESIGN PER ASCE7-10
   - BASIC WIND SPEED (ASCE7-10) 160 MPH
   - NOMINAL WIND SPEED (Vasd TABLE R301.2.1.3) 124 MPH
   - BUILDING CATEGORY II
   - IMPORTANCE FACTOR 1.00
   - EXPOSURE C
   - MEAN ROOF HEIGHT = 25 FT
   - ROOF PITCH 3/12, 4/12 & 5/12
   - ENCLOSURE CLASS. ENCLOSED
   - INTERNAL PRES. COEFF. +/- 0.18

   WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE IN DETAIL 3.
   SOFFITS - PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2) FOR WALLS. PER R616.4, SOFFIT TESTING SHALL USE ASCE7 DESIGN PRESSURES USING 0.6W LOAD FACTOR.

3. REINFORCED CONCRETE:
   DESIGN AS PER ACI 318-14
   - REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
   - SLAB ON GRADE f'c = 2500 PSI

   3 1/2" MINIMUM THICKNESS REINFORCED WITH 6x6 w1.4xw1.4 WWF OR FIBERMESH.
   - CONVENTIONAL SHALLOW FOOTINGS f'c = 2500 PSI
   - BEAMS AND COLUMNS f'c = 3000 PSI
   - ALL OTHER CONCRETE (U.N.O.) f'c = 3000 PSI

   UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
   - FOOTINGS 3"
   - SLAB ON GRADE CENTERED
   - BEAMS 1 1/2"
   - COLUMNS 1 1/2"

   ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
   - REINFORCING STEEL - ASTM A615 GRADE 40 FOR #3
     GRADE 60 FOR #4 TO #11
   - WELDED WIRE FABRIC - ASTM A185

   SPLICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.

   FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.

4. REINFORCED MASONRY:
   DESIGN PER ACI 530-13
   REQUIRED COMPRESSIVE STRENGTHS:
   - MASONRY WALLS f'm = 1500 PSI

   REINFORCING STEEL - ASTM A615 GRADE 60.
   SPLICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.
   ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW FINISHED GRADE SHALL BE GROUTED SOLID. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.

5. DELEGATED-ENGINEERED WOOD ROOF & FLOOR TRUSSES:
   ALL WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY A DELEGATED TRUSS ENGINEER PER RULE 61G15-31.003 OF THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." FOR OTHER BRACING REQUIREMENTS, NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS MFR. SHOP DRAWINGS. IF PERMANENT BRACING IS NOT SPECIFIED, CONTACT ENGINEER.

6. FOUNDATION:
   CONVENTIONAL SHALLOW CONCRETE FOOTINGS
   - SOIL BEARING CAPACITY 2000 PSF

   THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS RECOMMENDED THAT A GEOTECHNICAL FIRM BE HIRED TO PERFORM A SITE EVALUATION.

7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.

8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15-30.005 AND 61G15-31.003.

FOR DIMEPLY JOIST LAYOUT, 6 UNIT, A, B, B, B, A, DATED: 03/27/19, REVISED: 12/18/19, SCOSTA ROOF TRUSS JOB # 44192U, DATED: 12/07/18, REVISED: 12/16/19

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL

REVISIONS	BY

STRUCTURAL ENGINEERING:
STRUCTURAL SYSTEMS OF NORTH FLORIDA
1634 S.E. 47th STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829

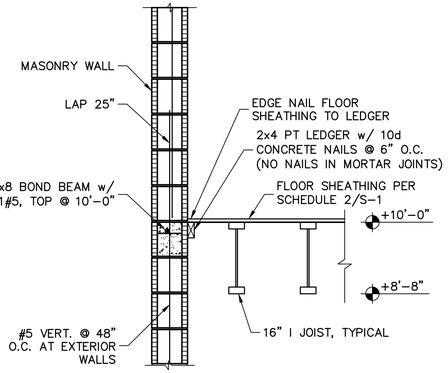
DEREK W. BERGENER LICENSE No. 58552 STATE OF FLORIDA PROFESSIONAL ENGINEER

BUILDER:
D·R HORTON America's Builder

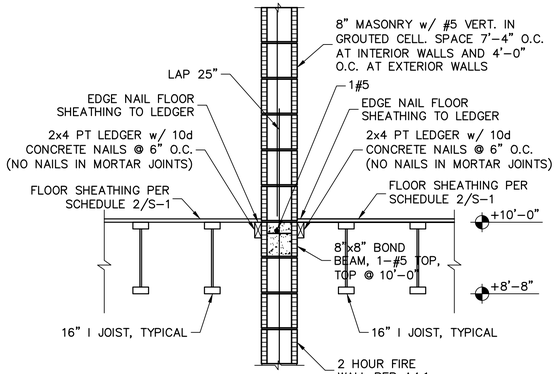
STRUCTURAL DETAILS
MEADOWOOD TOWNHOMES
6 UNIT ABBBBA BLDG 21
15005, 15009, 15013, 15017, 15021 & 15025
WILDFLOWER CIRCLE
NAPLES, FLORIDA
LOTS: 121-126 SUBDIVISION: MEADOWOOD

DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	03/11/20
SCALE	VARIES
JOB	DR11549
SHEET	S-1

SHEET 1 OF 2

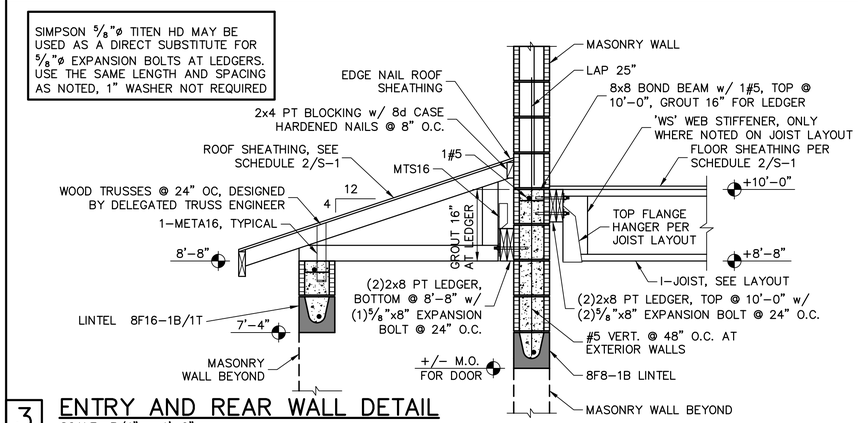


1 SIDE WALL
SCALE: 3/4" = 1'-0"

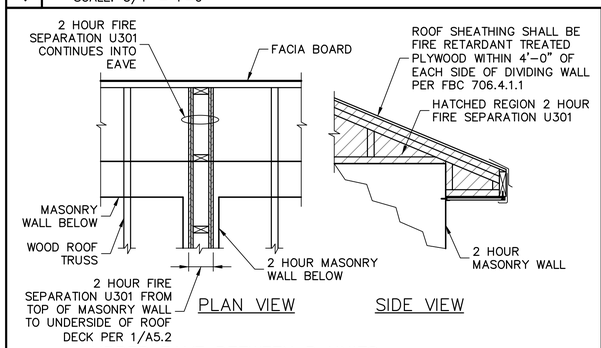


2 INTERIOR WALL
SCALE: 3/4" = 1'-0"

SIMPSON $\frac{5}{8}$"ø TITEN HD MAY BE USED AS A DIRECT SUBSTITUTE FOR $\frac{5}{8}$"ø EXPANSION BOLTS AT LEDGERS. USE THE SAME LENGTH AND SPACING AS NOTED, 1" WASHER NOT REQUIRED

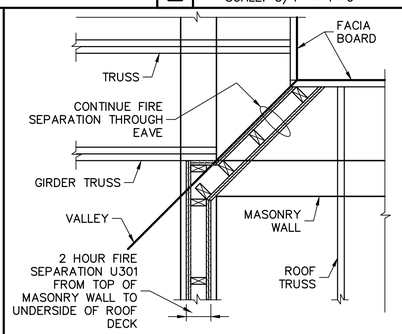


3 ENTRY AND REAR WALL DETAIL
SCALE: 3/4" = 1'-0"



UPPER EAVE BETWEEN B UNITS

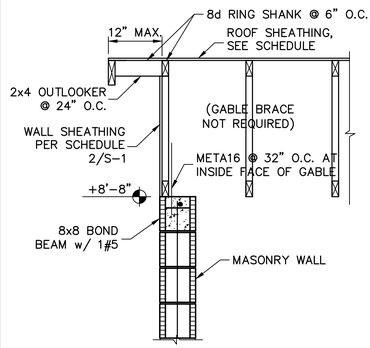
4 2 HOUR FIRE SEPARATION DETAILS
SCALE: 3/4" = 1'-0"



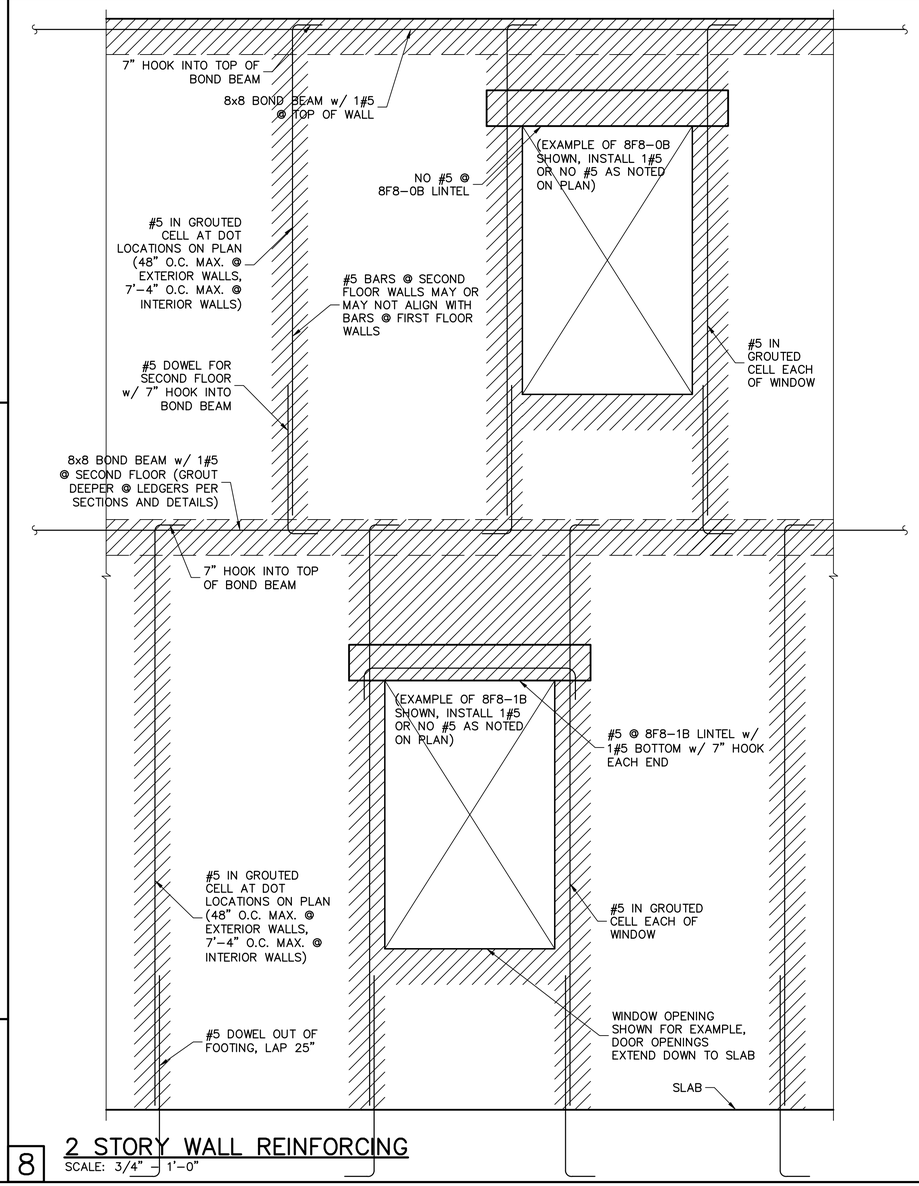
PLAN VIEW

REAR EAVE BETWEEN UNITS A & B
2 HOUR FIRE SEPARATION DETAIL

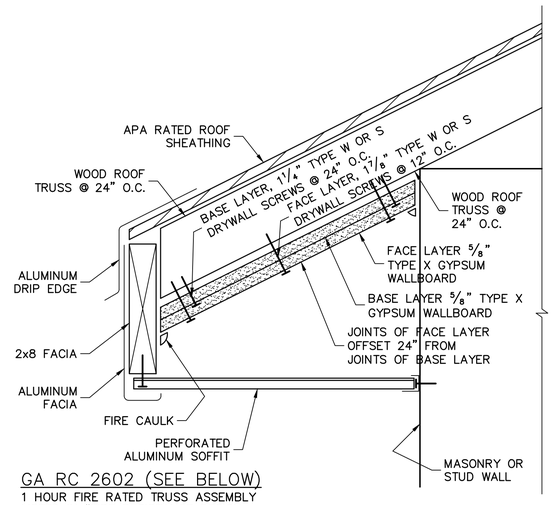
5



6 OUTLOOKER AT GABLES
SCALE: 3/4" = 1'-0"



8 2 STORY WALL REINFORCING
SCALE: 3/4" = 1'-0"



GA RC 2602 (SEE BELOW)
1 HOUR FIRE RATED TRUSS ASSEMBLY LISTED IN "FIRE RESISTANCE DESIGN MANUAL" BY GYPSUM ASSOCIATION

7 FIRE RATED SOFFIT DETAIL
SCALE: 3" = 1'-0"

REVISIONS	BY

STRUCTURAL ENGINEERING:
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DEREK W. BERGENER LICENSE No. 58552 STATE OF FLORIDA PROFESSIONAL ENGINEER

BUILDER: D·R·HORTON America's Builder

DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL

FOR DIXIEPLY JOIST LAYOUT, 6 UNIT, A, B, B, B, A, DATED: 03/27/19, REVISED: 12/18/19, SCOSTA ROOF TRUSS JOB # 44192U, DATED: 12/07/18, REVISED: 12/6/19

STRUCTURAL DETAILS
MEADOWOOD TOWNHOMES
6 UNIT ABBBBA BLDG 21
15005, 15009, 15013, 15017, 15021 & 15025
WILDFLOWER CIRCLE
NAPLES, FLORIDA
LOTS: 121-126 SUBDIVISION: MEADOWOOD

DESIGN/DRAWN	DWB/GH
CHECKED	DWB
DATE	03/11/20
SCALE	VARIES
JOB	DR11549
SHEET	S-2

SHEET 2 OF 2

6 UNIT MATERIAL LISTS

LBW = Load Bearing Wall

Connector Summary

PlotID	Qty	Manuf	Product	Flange	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners	Backer Blocks	Web Stiff	Skew	Slope	Supporting Mtl	Supported Mtl
H1	42	Simpson	ITS1.81/16	None	2- Strong-Grip	4- 10d	2- 10d	No	No	-	-	DIMENSION_LUMBER_DF	16" BCI® 4500s-1.8
H2	36	Simpson	ITS2.37/16	None	2- Strong-Grip	4- 10d	2- 10d	No	No	-	-	SCL	16" BCI® 60s-2.0
H3	94	Simpson	ITS2.37/16	None	2- Strong-Grip	4- 10d	2- 10d	No	No	-	-	DIMENSION_LUMBER_DF	16" BCI® 60s-2.0
H4	2	Simpson	ITS3.56/16	None	2- 10dx1.5	4- 10d	2- 10d	No	Yes	-	-	SCL	2- 16" BCI® 4500s-1.8
H5	6	Simpson	ITS3.56/16	None	2- 10dx1.5	4- 10d	2- 10d	No	Yes	-	-	DIMENSION_LUMBER_DF	2- 16" BCI® 4500s-1.8
H6	4	Simpson	IUS1.81/11.88	None	2- 10dx1.5	-	10- 10d	No	Yes	-	-	SCL	16" BCI® 4500s-1.8
H7	6	Simpson	IUS1.81/11.88	None	2- 10dx1.5	-	10- 10d	2 and Filler	Yes	-	-	SCL	16" BCI® 4500s-1.8
H8	6	Simpson	IUS1.81/11.88	None	2- 10dx1.5	-	10- 10dx1.5	2	Yes	-	-	SCL	16" BCI® 4500s-1.8
H9	4	Simpson	IUS3.56/11.88	None	2- 10dx1.5	-	12- 10d	No	No	-	-	SCL	2- 1-3/4" x 16" VERSA-LAM® 2.0 3100 SP

Products

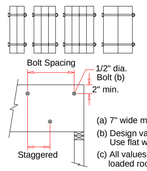
PlotID	Net Qty	Product	Length	Plies
J1-22	16	16" BCI® 4500s-1.8	22' 0"	1
J2-11	2	16" BCI® 4500s-1.8	11' 0"	1
J3-11	4	16" BCI® 4500s-1.8	11' 0"	1
J4-7	20	16" BCI® 4500s-1.8	7' 0"	1
J5-4	4	16" BCI® 4500s-1.8	4' 0"	1
J6-25	12	16" BCI® 60s-2.0	25' 0"	1
J7-25	20	16" BCI® 60s-2.0	25' 0"	1
J8-25	12	16" BCI® 60s-2.0	25' 0"	1
J9-25	14	16" BCI® 60s-2.0	25' 0"	1
J10-24	20	16" BCI® 60s-2.0	24' 0"	1
J11-23	8	16" BCI® 60s-2.0	23' 0"	1
J12-23	4	16" BCI® 60s-2.0	23' 0"	1
J13-22	4	16" BCI® 60s-2.0	22' 0"	1
J14-22	10	16" BCI® 60s-2.0	22' 0"	1
J15-21	12	16" BCI® 60s-2.0	21' 0"	1
B-BM1	8	16" BCI® 4500s-1.8	25' 0"	2
A-BM1	4	16" BCI® 4500s-1.8	23' 0"	2
A-BM2	2	16" BCI® 4500s-1.8	4' 0"	1
B-BM2	4	16" BCI® 4500s-1.8	4' 0"	1
A-BM3	4	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	8' 0"	2
B-BM3	8	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
B-BM4	8	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	4' 0"	2
Bk1	32	16" BCI® 4500s-1.8	2' 0"	1
Bk2	56	16" BCI® 4500s-1.8	1' 0"	1

Accessories — ALL ACCESSORIES ARE BY OTHERS

PlotID	Net Qty	Product	Length	Plies
	12	Web Stiffeners (16" BCI® 4500s-1.8)		1
	204	Web Stiffeners (16" BCI® 60s-2.0)		1

B12-B

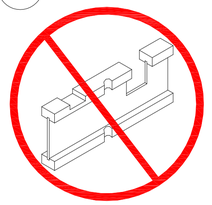
Side Loaded Connection
Double & triple 1-3/4" Versa-Lam®
1/2" dia. Bolt (b)

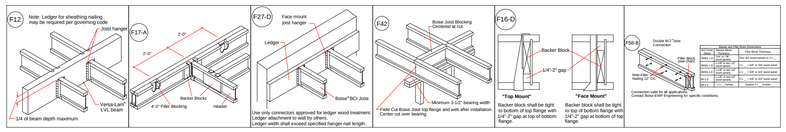


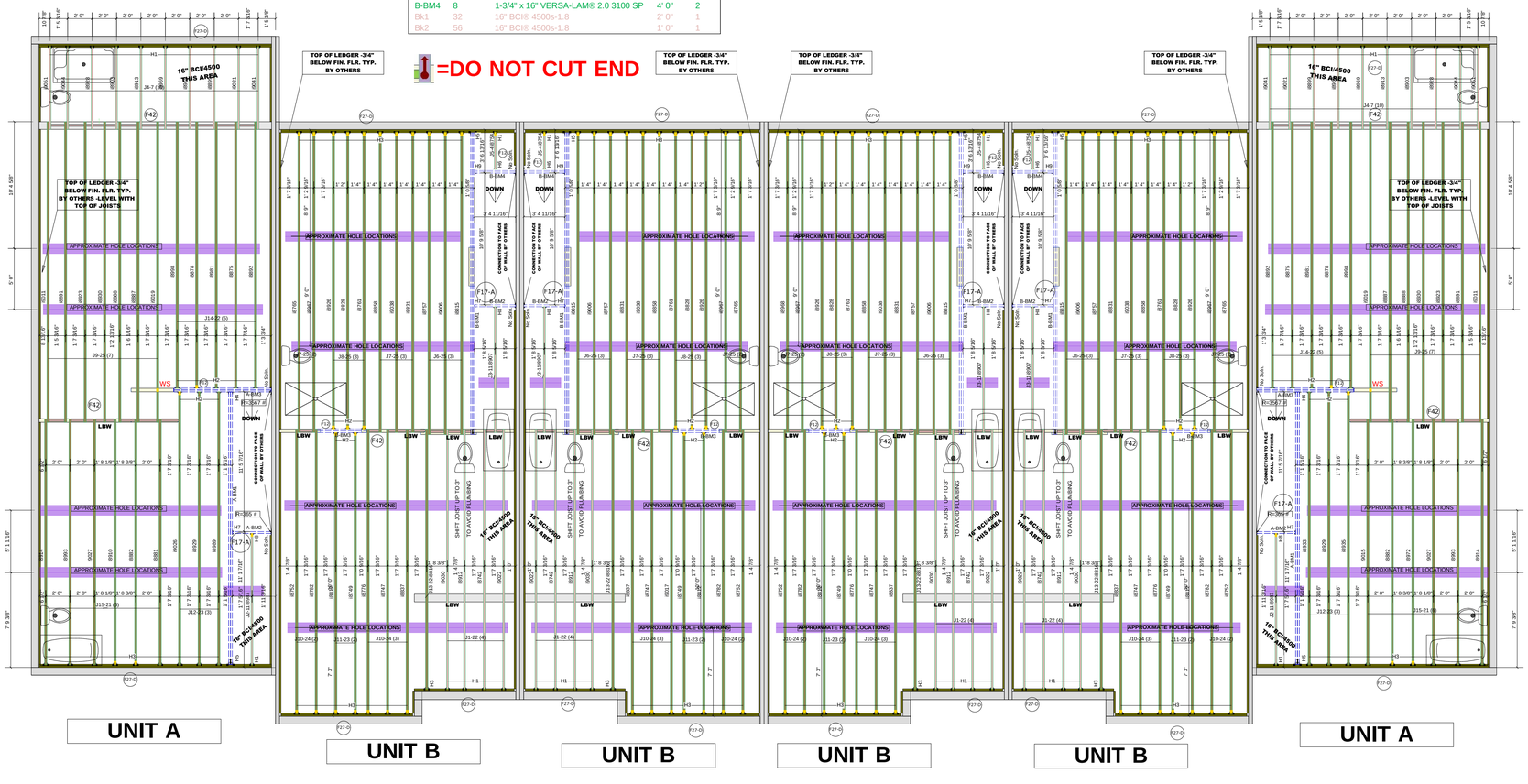
Number of Members	Max. Uniform Load (lbs. per lin. ft.) 24" o.c.	12" o.c.	6" o.c.
1-3/4" Versa-Lam®			
2	505	1010	2020
3	375	755	1515
4 (a)	335	670	1345
3-1/2" Versa-Lam®			
2	855	1715	N/A

(a) 7" wide members must be loaded from both sides.
(b) Design values apply to common bolts (grade A&B, 1 or 2) Use flat washers each side and drill holes 1/2" dia.
(c) All values in the table above may be increased 15% for snow loaded roofs and 25% for non-snow load roofs where code allows.

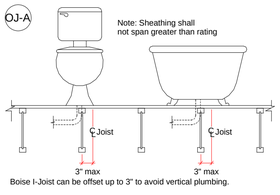
DN01 **DO NOT** cut, notch or drill flanges







MEADOWOOD



Boise I-Joist can be offset up to 3" to avoid vertical plumbing.

**********IMPORTANT INFORMATION**********

NOTE: NEVER CUT HOLES IN VERSA-LAM OR GLUE-LAM BEAMS. AVOID CUTTING TOP AND BOTTOM FLANGES OF ANY BCI JOIST

IMPORTANT

DIXIEPLY HAS PREPARED THIS JOIST PLACEMENT PLAN EXCLUSIVELY FOR BCI JOIST & VERSA-LAM LVL DEALERS.
THIS PLAN APPLIES EXCLUSIVELY TO THE USE OF BOISE CASCADE BCI JOIST AND VERSA-LAM LAMINATED VENEER LUMBER IN THE BUILDING SYSTEM.
BOISECASCADE AND DIXIEPLY WILL NOT ACCEPT RESPONCIBILITY FOR THE PERFORMANCE OF ANY PRODUCT SUBSTITUTED FOR THOSE SPECIFIED ON THIS PLAN

NOTE: BCI JOIST CAN MOVE 2" TO 3" FOR PLUMBING

NOTE: ALL 2ND STORY WALLS W/OUT BLOCKING BELOW ARE NOT TO BE USED AS LOAD BEARING WALLS. WALLS W/ BLOCKING MAY BE USED AS LOAD BEARING. BUT MUST AVOID ANY CONCENTRATED LOADS.

NOTE: RECOMMENDED A/C HOLE IS IN CENTER LINE OF 2 WALLS

CUSTOMER APPROVAL:

DATE:_____ SIGNED:_____

PRINTED: _____

CUSTOMER MUST REVIEW ALL DETAILS, DIMENSIONS, AND CONDITIONS BEFORE SIGNING THIS FOR FINAL RELEASE. ONLY THE ITEMS SHOWN/LISTED WILL BE PROVIDED U.O.N.

Engineer of Record for the Structure
Structural Systems of N. Fl, Inc.
Derek Bergener, PE 58552
1634 SE 47th Street #3
Cape Coral, FL 33904

This document has been reviewed for conformance with the design intent of the structure and specified design criteria.

☑ Accepted As-Is ☐ Accepted As Noted ☐ Revise and Resubmit

NOTES
1. ALL CONNECTORS TO BE SIMPSON CONNECTORS. NO SUBSTITUTIONS ARE ALLOWED.
2. DESIGN LOADS & JOIST AND BEAM SIZES ARE FOR THE SPECIFIED BOISE CASCADE ENGINEERED WOOD PRODUCTS ONLY. ANY USE OF THIS DRAWING WITH MATERIALS OTHER THAN THOSE SPECIFIED HEREIN IS STRICTLY PROHIBITIED. NO SUBSTITUTIONS ALLOWED.
3. FLOOR LOADING 40PSF LIVE AND 15 DEAD - U.O.N.
4. LATERAL BRACING IS REQUIRED ALONG THE BOTTOM FLANGES OF BCI JOIST @ 8'-0"o.c. IF A RIGID CEILING IS NOT APPLIED.
5. DIXIEPLYWOOD & LUMBER CO. BEARS NO RESPOSIBILITY FOR THE PERFORMANCE OF ANY SUBSTITUTIONS OR ALTERNATE PRODUCTS.

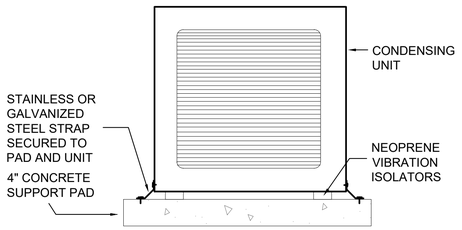
Revisions:	BY:
7-26-2019	B.H.
12-18-2019	B.H.

NOTE:
ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD.

Scosta Corporation
DR Horton Homes
Meadowood Townhomes - Six Unit-
DIXIE PLYWOOD
ORLANDO / TAMPA, FL

BC FRAMER
8.2.4.272
Scale: as noted
N.T.S.
Date: 3/27/2019
By: BILL HEINE
File:
REVISED FLOOR
SCOSTA-DR HORTON
MEADOWOOD TOWNHOMES
Sheet: 1/1

GROUND MOUNTED UNITS SHALL BE ANCHORED WITH #14 STAINLESS STEEL SCREWS WITH GASKETED WASHERS ACCORDING TO THE FOLLOWING:
1. UNITS WITH SIDES LESS THAN 12 INCHES: ONE SCREW EACH SIDE.
2. UNITS BETWEEN 12 AND 24 INCHES, TWO SCREWS EACH SIDE.
3. UNITS BETWEEN 24 AND 36 INCHES, THREE SCREWS EACH SIDE.
4. UNITS GREATER THAN 36 INCHES OR 5 TONS, ANCHORAGE SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT FBC SECTION 301.15.



A/C UNIT STRAP DETAIL
N.T.S.

1
M-1

LEGEND

REVISION #
FLEZIBLE DUCT
REFRIGERANT LINES — REF
THERMOSTAT — T
THERMOSTAT SENSOR — S
DIFFUSER, REGISTER, OR GRILLE SYMBOL, LETTER DENOTES TYPE, LOWER NUMBER INDICATES CFM — MARK cfm
FLUSH MOUNT SUPPLY DIFFUSER
SIDEWALL DIFFUSER
MOTORIZED DAMPER — MD
WALL CAP
CEILING EXHAUST FAN — EF - # — S
IN-LINE EXHAUST FAN — EF - #
FLUSH MOUNT RETURN GRILLE

ABBREVIATIONS

INSUL	INSULATION
KW	KILOWATT
MFG.	MANUFACTURER
TMBH	TOTAL BTUH X 1000
MECH	MECHANICAL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
OA	OUTSIDE AIR
RA	RETURN AIR
REFG.	REFRIGERANT
REQ'D	REQUIRED
SA	SUPPLY AIR
SBCCI	SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SP	STATIC PRESSURE
TSTAT	THERMOSTAT
UL	UNDERWRITERS LABRATRORIES
VOL	VOLUME
W/	WITH
W/0	WITHOUT
ø	ROUND
A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ASHRAE	AMERICAN SOCIETY OF HEATING, FEFRIGERATING, AND AIR CONDITIONING ENGINEERS
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CU	CONDENSING UNIT
DPR	DAMPER
DWG	DRAWING
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
EXH	EXHAUST
FD	FIRE DAMPER
HVAC	HEATING VENTILATING AND AIR CONDITIONING

HVAC NOTES:

THESE MECHANICAL DRAWINGS CONFORM TO ALL REQUIREMENTS OUTLINED IN THE 6TH EDITION 2017 FLORIDA BUILDING CODE.

A. THE HVAC CONTRACTOR SHALL INCLUDE THE FURNISHING OF ALL LABOR AND MATERIALS TO COMPLETE THE AIR CONDITIONING, HEATING, AND VENTILATING WORK AS SHOWN ON THE DRAWINGS TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. ALL PERMIT FEES
2. ALL AIR CONDITIONING EQUIPMENT
3. EXHAUST FANS AND SYSTEMS
4. MOTORS AND STARTERS FOR EQUIPMENT FURNISHED UNDER THIS WORK
5. SUPPLY AND RETURN DUCTWORK
6. OUTSIDE AIR AND EXHAUST AIR DUCTWORK
7. SUPPLY AND RETURN AIR GRILLES, REGISTERS, WEATHERPROOF LOUVERS AND DAMPERS.
8. FILTERS AND STARTERS, ETC.
9. CONDENSATE DRAIN PIPING.
10. CONTROLS INCLUDING THERMOSTATS AND LOW VOLTAGE WIRING.
11. EQUIPMENT SUPPORTS, HANGERS, ETC.
12. TEST AND BALANCE OF ALL SYSTEMS.

B. CONDENSATE PIPING:
1. ALL AIR HANDLERS SHALL HAVE PRIMARY DRAIN LINE EXTENDED TO THE EXTERIOR OF THE BUILDING TO AN APPROVED FRENCH DRAIN OR APPROVED GREEN AREA. AUXILIARY DRAIN PANS EQUIPPED WITH A FLOAT SWITCH IN LIEU OF AUXILIARY DRAIN LINE. INSULATE CONDENSATE PIPE WITH 1/2" ARMAFLEX.
2. CONDENSATE AND EMERGENCY CONDENSATE DRAINS SHALL BE SCHEDULE 40 PVC ASTM 2665
3. SLOPE HORIZONTAL CONDENSATE DRAINS A MINIMUM OF 1/8" PER FOOT.

C. SUPPLY AND RETURN DUCTWORK:
1. PROVIDE AND INSTALL ALL HEATING AND AIR CONDITIONING DISTRIBUTION DUCTWORK FABRICATED OF UL CLASS DUCT LISTING FOR UL TEST 181 AND MEETING NFPA 90A STANDARD, MADE OF RIGID DUCTBOARD WITH GLASS SCRIM REINFORCED VAPOR BARRIER FACING, WITH THERMAL CONDUCTIVITY OF 0.163 (R-6.0) AND 1 ½" MINIMUM THICKNESS. DUCT SHALL BE EQUAL TO CertainTeed "ToughGuard" FIBERGLASS RECTANGULAR DUCT SYSTEM TYPE 800-FRK.
2. ALL SUPPLY AND RETURN FLEXIBLE DUCT SHALL BE 1 ½" R-6.0 VINYL VAPOR BARRIER.
3. FRESH AIR INTAKE AND EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL. PROVIDE 1-1/2" DUCT WRAP INSULATION ON ALL OUTDOOR AIR DUCT AND NO INSULATION EXCEPT AS NOTED IN THE EXHAUST FAN SCHEDULE FOR EXHAUST DUCT.
4. ALL SUPPLY COLLARS OFF MAIN TRUNK LINES SHALL HAVE MANUAL VOLUME DAMPERS.
5. ALL DUCT SHALL BE CONSTRUCTED AS PER THE LATEST ADDITION OF SMACNA FIBERGLASS DUCT MANUAL.
6. ALL OUTSIDE AIR CONNECTIONS TO EACH SYSTEM SHALL BE PROVIDED WITH A VOLUME DAMPER.
7. OUTSIDE AIR SHALL COMPLY WITH ASHRAE 62.

D. EXHAUST SYSTEMS:
1. EXHAUST OUTLETS FOR DUCTS CONVEYING NOXIOUS GASES, FLAMMABLE VAPORS, CORROSIVE VAPORS, AND DUCTS SERVING COMMERCIAL FOOD COOKING AND PROCESSING EQUIPMENT, SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE LOCATED 10' FROM ANY ADJACENT BUILDING, PARKING AREA, ADJACENT PROPERTY LINE, WINDOW, DOOR OR AIR INTAKE OPENING AND SHALL BE LOCATED AT LEAST 10' ABOVE THE ADJOINING GRADE.

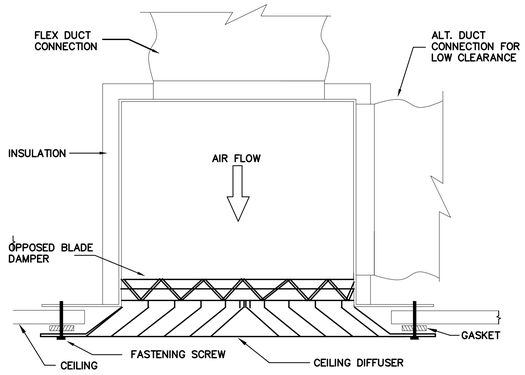
E. REFRIGERANT LINES:
1. SIZE ALL REFRIGERANT LINES TO MEET THE MANUFACTURERS RECOMMENDATIONS.
2. INSULATE ALL SUCTION LINES WITH ½" ARMAFLEX INSULATION, INSTALLED TO MEET THE MANUFACTURERS INSTRUCTIONS.
3. ANY REFRIGERANT LINES RUNNING UNDERGROUND SHALL BE WITHIN A PVC PIPE CHASE.

F. CEILING AND WALL DIFFUSERS:
1. ALL CEILING AND WALL SUPPLY AND RETURN AIR DIFFUSERS SHALL BE OF ALUMINUM CONSTRUCTION, EXCEPT WHEN PENETRATING A RATED WALL OR CEILING ASSEMBLY WHEN STEEL DIFFUSERS RATED FOR THE PARTICULAR APPLICATION ARE REQUIRED.
2. ALL AIR DISTRIBUTION SHALL BE EQUAL TO THAT INDICATED ON THE DRAWINGS..

G. THERMOSTATS:
1. EACH AIR CONDITIONING SYSTEM SHALL HAVE A 24 VOLT THERMOSTAT MOUNTED AT 5'-0" ABOVE FINISHED FLOOR. THERMOSTATS SHALL BE ONE STAGE COOL, ONE STAGE HEAT, WITH "AUTO-ON" FAN SWITCH AND "HEAT-OFF COOL" SYSTEM SWITCH. PROVIDE TWO STAGE COOL AND TWO STAGE HEAT THERMOSTATS FOR TWO STAGE UNITS, WHERE REQUIRED. PROVIDE LISTED THERMOSTATS THAT ARE SHOWN ON THE EQUIPMENT SCHEDULE.
2. HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL WIRING AND CONDUIT AS REQUIRED.

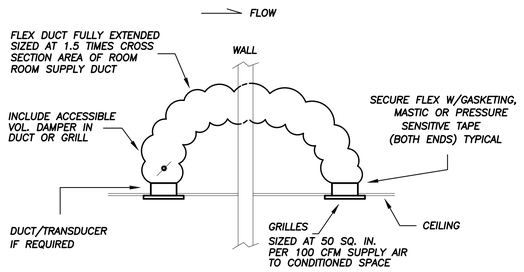
H. TESTING AND BALANCING:
1. HVAC SUBCONTRACTOR SHALL PROVIDE AN INDEPENDENT (NOT EMPLOYED BY THE SUBCONTRACTOR) TEST AND BALANCE FIRM WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS. THEY SHALL BALANCE AND ADJUST AIR MOVING EQUIPMENT AND AIR DISTRIBUTION AND EXHAUST SYSTEMS TO THE FLOW RATES INDICATED ON THE HVAC SCHEDULES AND PLANS. REPORTS SHALL BE ON STANDARD SMACNA OR ASSOCIATED AIR BALANCE COUNCIL FORMS AND SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO APPLICATION FOR FINAL PAYMENT.
2. TESTING AND BALANCE PERSONNEL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND SHALL BE NEEB CERTIFIED AND SHALL PROVIDE PROOF OF HAVING SUCCESSFULLY COMPLETE AT LEAST FIVE (5) PROJECT OF SIMILAR SIZE AND SCOPE.
3. AIR BALANCE TESTING SHALL NOT BEGIN UNTIL SYSTEMS HAVE BEEN COMPLETED AND ARE IN FULL WORKING ORDER. THE HVAC CONTRACTOR SHALL MAKE ALL PRELIMINARY TESTS AND ADJUSTMENTS, SHALL PLACE ALL SYSTEMS AND EQUIPMENT INTO FULL OPERATION AND CONTINUE THE OPERATION DURING EACH WORKING DAY OF THE TESTING AND BALANCING. IF IT IS DETERMAINED THAT ADDITIONAL BALANCING DAMPERS ARE REQUIRED IT WILL BE THE RESPONSABILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE NEEDED DAMPERS TO PROVIDE THE DESIGN BALANCE CONDITIONS.
4. INCLUDE AN EXTENDED WARRANTY OF TWELVE (12) MONTHS AFTER COMPLETION OF THE TEST AND BALANCE WORK, DURING WHICH TIME, REQUESTS MAY BE MADE TO RECHECK, OR FOR RESETTING OF ANY OUTLETS, SUPPLY FAN, OR EXHAUST AS LISTED IN THE TEST REPORT. PROVIDE ANY TECHNICIANS TO ASSIST IN MAKING ANY TEST REQUIRED. IF SYSTEM IS NOT WORKING PROPERLY, IT SHALL BE REBALANCED ANY TIME DURING THE FIRST YEAR OF OPERATION. AFTER THE SPACE IS OCCUPIED, ADDITIONAL BALANCING WILL BE REQUIRED TO ACCOMMODATE THE ACTUAL OCCUPANCY REQUIREMENTS. ALSO, PROVIDE FOR BALANCING DURING WINTER OR SUMMER OPERATION. ALL OF THE ABOVE SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. REPLACEMENT OF ADJUSTABLE PULLEYS, ADDITIONAL BALANCING DAMPERS, PRESSURE PORTS, AND FITTINGS, ETC., REQUIRED TO EFFECT PROPER AIR BALANCE SHALL BE FURNISHED AND INSTALLED BY THE HVAC SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE FINAL TEST AND BALANCE REPORT FURNISHED TO THE GENERAL CONTRACTOR SHALL INCLUDE A LIST OF ITEMS THAT REQUIRE REPAIR OR ADJUSTMENT.
6. ALL AIR FILTERS AND STRAINERS SHALL BE CLEANED OR REPLACED BY THE HVAC SUBCONTRACTOR BEFORE PROCEEDING WITH THE TEST AND BALANCE.
7. ALL PROGRAMMABLE THERMOSTATS SHALL BE SET SO THAT THE BLOWER OPERATES CONTINUOUSLY DURING ALL OCCUPIED TIMES TO INSURE THE PROPER AMOUNT OF VENTILATION AIR IS PROVIDED. THE BLOWER SHALL BE SET IN THE AUTO POSITION FOR ALL UNOCCUPIED PERIODS.

NOTICE TO CONTRACTOR: REVISIONS TO THESE DRAWINGS AND CERTIFICATION THERETO WHICH MAY BE REQUIRED BECAUSE OF CONTRACTOR OPTED REVISIONS, SHALL BE COMPENSATED TO THE ENGINEER BY THE REQUESTING CONTRACTOR. PAYMENT SHALL BE REQUIRED AT THE TIME OF CERTIFICATION DELIVERY.



CEILING FLUSH MT. GRILL
N.T.S.

2
M-1



TYPICAL TRANSER DUCT
N.T.S.

3
M-1

MECHANICAL EQUIPMENT SCHEDULE

MARK	MODEL	CFM	O.A.	VOLTAGE	MCA	SEER	SENS. CAP.	TOTAL CAP.	EAT	WGT.	HSPF	KW	FUSE	NOTES
A/H_1,6	FB4CNP030L	955	----	208/240/1/60	26.0/28.4	14.0	20.0	28.6	80/67	122	8.2	5.0	30/30	1, 2
A/H_2,3,4,5	FB4CNP024L	597	----	208/240/1/60	25.5/26.5	14.0	12.5	17.9	80/67	120	8.2	5.0	30/30	1, 2
C/U_1,6	CH14NB030	----	----	208/240/1/60	18.3	14.0	----	28.6	95	180	8.2	----	30	----
C/U_2,3,4,5	CH14NB018	----	----	208/240/1/60	11.8	14.0	----	17.9	95	140	8.2	----	20	----

1. Provide manufacturers programmable thermostat.
2. Size refrigerant piping to meet the manufacturers recommendations.

EXHAUST FAN SCHEDULE

MARK	MFG.	MODEL	TYPE	C.F.M.	S.P.	H.P.	R.P.M.	VOLT.	CURB	B.D.D.	REMARKS
EF-1	AIR KING	AS50MBG	CEILING	50	.25	0.5 AMPS	----	120	NO	YES	SWITCH WITH LIGHTS

SUPPLY AIR DISTRIBTION SCHEDULE

MARK	MFG.	MODEL	SIZE	DIRECTION	NOTES
1	METALAIRE	LMH	8 x 4	1 WAY	1
2	METALAIRE	LMH	10 x 6	1 WAY	1
3	METALAIRE	LMH	12 x 6	1 WAY	1
4	METALAIRE	LMH	14x8	1 WAY	1

1. PRICE IS AN ACCEPTABLE ALTERNATE MANUFACTURER.

RETURN/TRANSFER AIR DISTRIBTION SCHEDULE

MARK	MFG.	MODEL	SIZE	DIRECTION	NOTES
A	METALAIRE	RH-1	14 x 14	TRANSFER	1
B	METALAIRE	RH-1	16 x 16	TRANSFER	1
C	METALAIRE	RH-1	20 x 6	TRANSFER	1
D	METALAIRE	RH-1	24 x 6	TRANSFER	1
E	METALAIRE	RH-1	30 x 10	TRANSFER	1
F	METALAIRE	DGSF	18 x 18	RETURN	1
G	METALAIRE	DGSF	24 x 18	RETURN	1

1. PRICE IS AN ACCEPTABLE ALTERNATE MANUFACTURER.

D.R. HORTON America's Builder

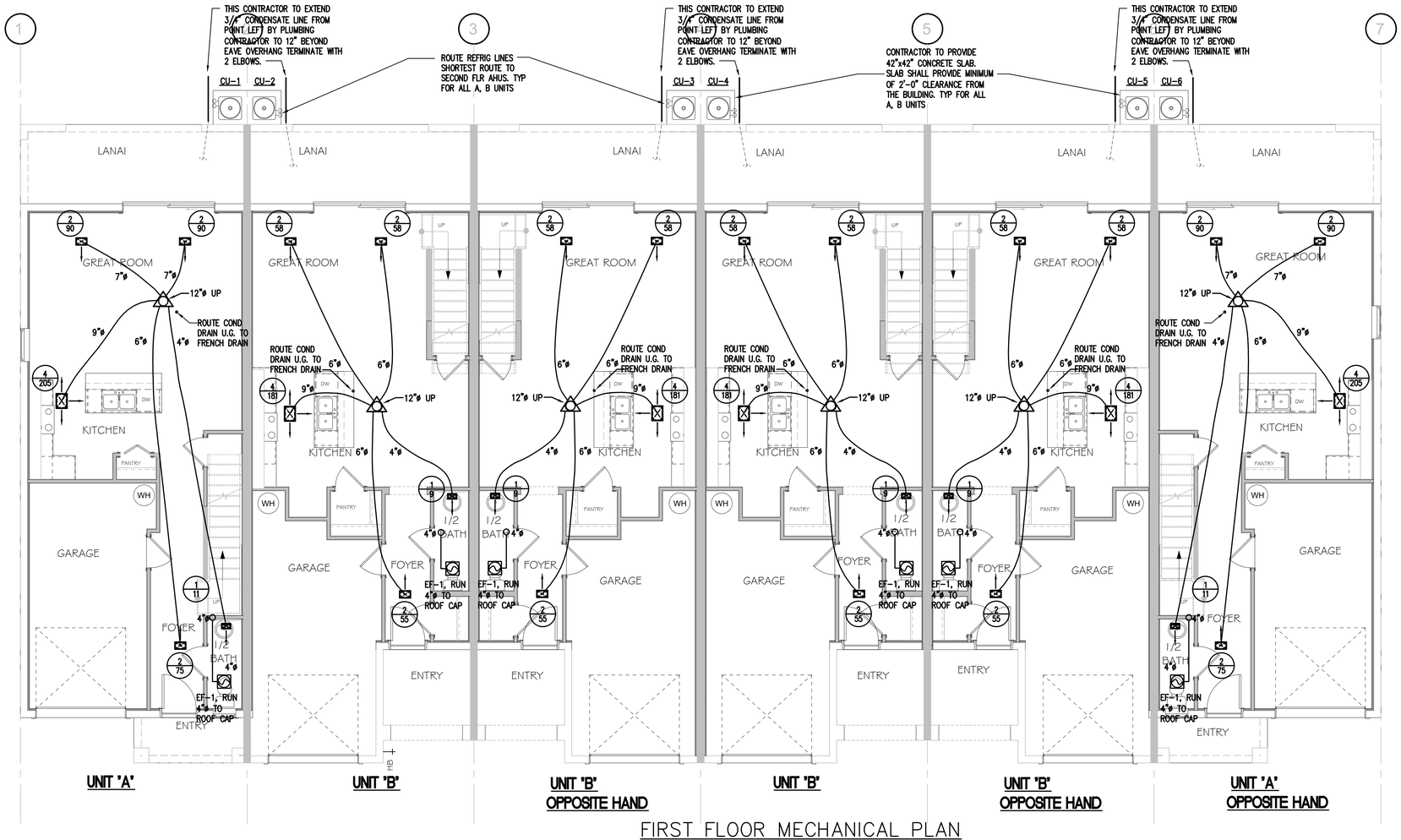
CHARLES P. STELMAN LICENSE No 34925 STATE OF FLORIDA PROFESSIONAL ENGINEER

Spelman Engineering, Inc.
8280 CORPORATE COURT BLD A SUITE 201 FORT MYERS FL 33919
MAILING: PO BOX 3519 NORTH FORT MYERS FL 33918
PHONE (239) 770-2830
FLORIDA CA-#26856 cpelman@spelmanengineering.com

BUILDING 21_LOTS: 121-126
ADDRESSES: 15025/15021/15017/15013/15009/15005 WILDFLOWER CIRCLE, NAPLES, FLORIDA 34119
SUBDIVISION: MEADOWOOD
FCD JOB # 11549

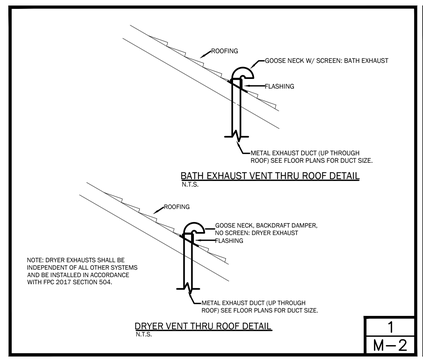
MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

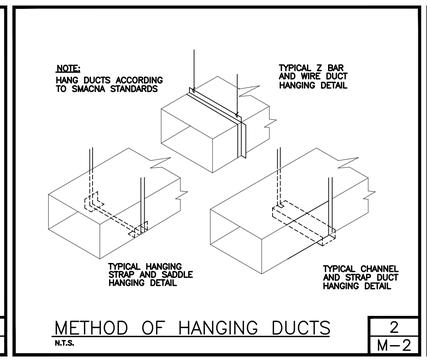
DATE: 02-10-20
DRAWN BY: KM
CHECKED BY: CS
REVISED:
PLAN: NOTES/DETAILS
SCALE: 3/16" = 1'-0"
SHEET# M-1

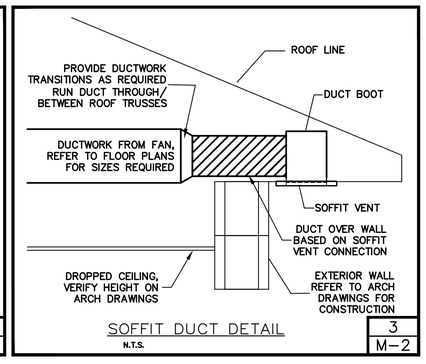


FIRST FLOOR MECHANICAL PLAN

SCALE 3/16" = 1'-0"







D·R·HORTON America's Builder

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6267 CORPORATE COURT BIG A SUITE 201 FORT MYERS FL 33919
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FLORIDA CA-26855 cspelman@spelmanengineering.com
CHARLES P. SPELMAN, PE
FLORIDA LICENSE #34925

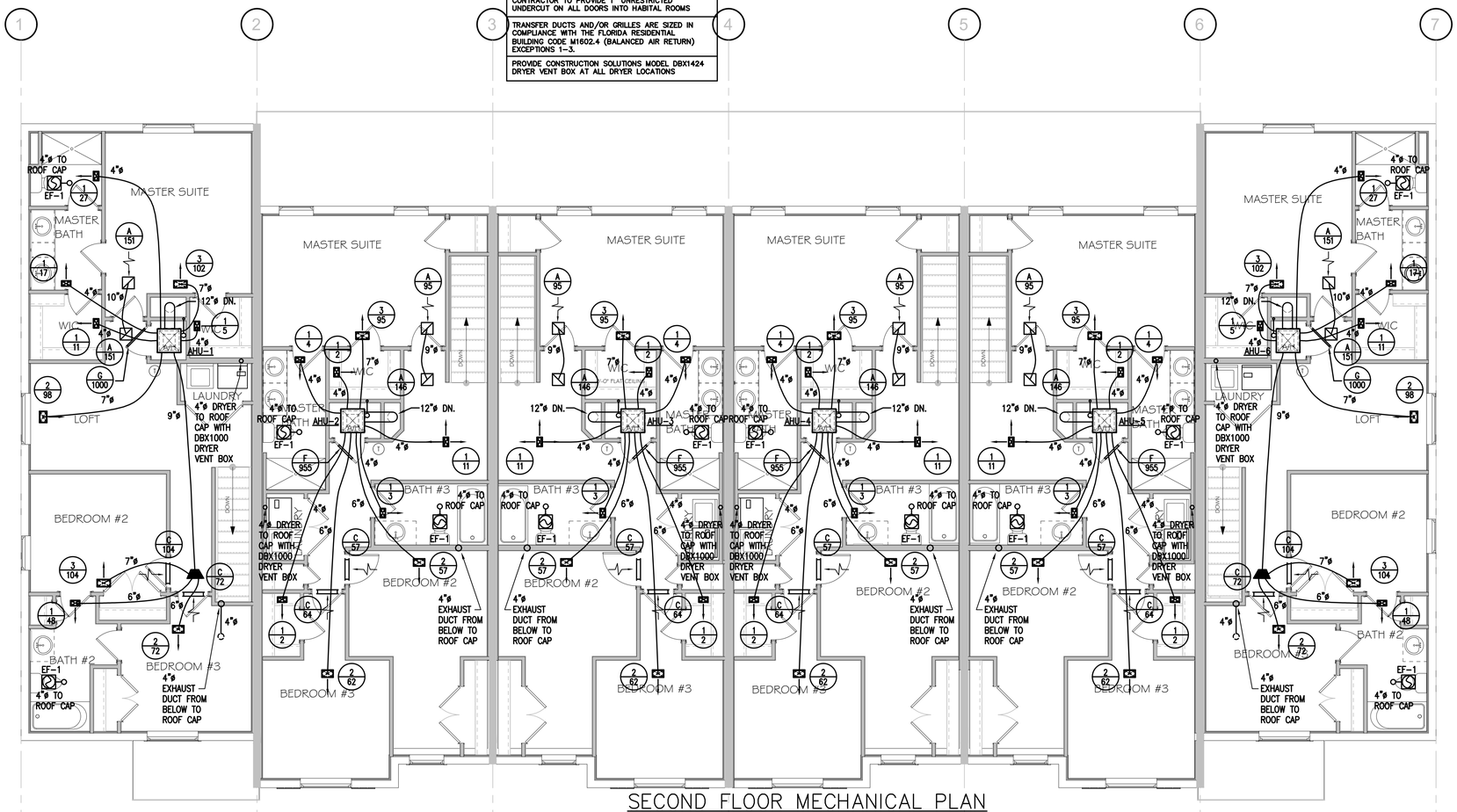
BUILDING 21_LOTS: 121-126
ADDRESSES: 15025/15021/15017/15013/15009/15005 WILDFLOWER CIRCLE, NAPLES, FLORIDA 34119
SUBDIVISION: MEADOWOOD
FCD JOB # 11549

MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

DATE:	02-10-20
DRAWN BY:	KM
CHECKED BY:	CS
REVISED:	
PLAN:	1ST FLOOR HVAC
SCALE:	3/16" = 1'-0"
SHEET#	M-2

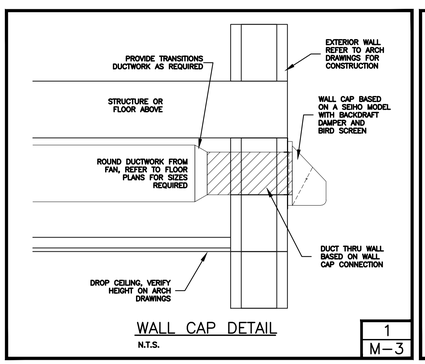
DESIGN PARAMETERS

THE HVAC DESIGN ON THIS PROJECT IS BASED UPON OUTDOOR CONDITIONS OF 93°F D.B. AND 78°F W.B. WITH INDOOR CONDITIONS OF 75°F D.B., 62.5° W.B. AND A RELATIVE HUMIDITY OF 50%. OUTDOOR WINTER CONDITIONS BASED UPON 46°F D.B. WITH INDOOR CONDITIONS OF 70°F D.B.
EVERY AIR CONDITIONING UNIT ON THIS PROJECT IS TO BE EQUIPPED WITH AN ELECTRIC HEATER. SEE SCHEDULE OF EQUIPMENT
CONTRACTOR TO PROVIDE 1" UNRESTRICTED UNDERCUT ON ALL DOORS INTO HABITAL ROOMS
TRANSFER DUCTS AND/OR GRILLES ARE SIZED IN COMPLIANCE WITH THE FLORIDA RESIDENTIAL BUILDING CODE M1502.4 (BALANCED AIR RETURN) EXCEPTIONS 1–3.
PROVIDE CONSTRUCTION SOLUTIONS MODEL DBX1424 DRYER VENT BOX AT ALL DRYER LOCATIONS



SECOND FLOOR MECHANICAL PLAN

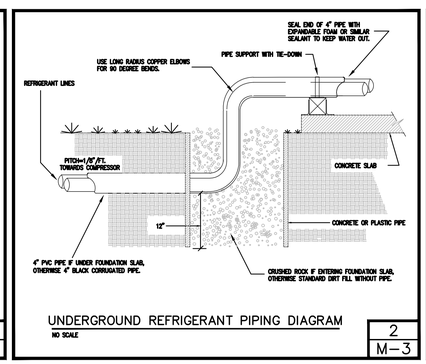
SCALE 3/16" = 1'-0"



WALL CAP DETAIL

N.T.S.

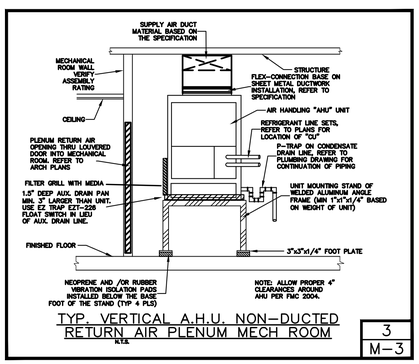
1 M-3



UNDERGROUND REFRIGERANT PIPING DIAGRAM

NO SCALE

2 M-3



TYP. VERTICAL A.H.U. NON-DUCTED RETURN AIR PLENUM MECH ROOM

N.T.S.

3 M-3

D·R·HORTON America's Builder

Spelman Engineering, Inc.
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CHARLES P. SPELMAN, PE
FLORIDA LICENSE #34925

BUILDING 21_LOTS: 121-126

ADDRESSES: 15025/15021/15017/15013/15009/15005
WILDFLOWER CIRCLE, NAPLES, FLORIDA 34119

SUBDIVISION: MEADOWOOD

FCD JOB # 11549

MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

DATE:	02-10-20
DRAWN BY:	KM
CHECKED BY:	CS
REVISED:	
PLAN:	2ND FLOOR HVAC
SCALE:	3/16" = 1'-0"
SHEET#	M-3

FIXTURE CONNECTION SCHEDULE

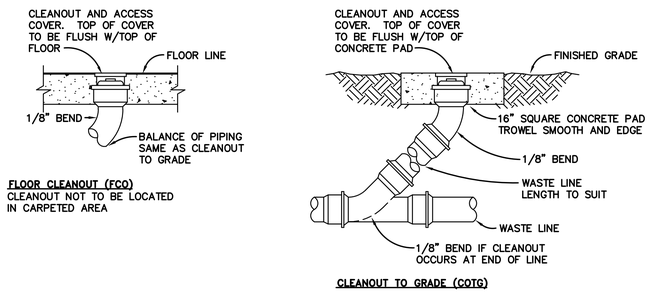
FIXTURE		MOUNTING	BRANCH SIZE DRAINAGE WASTE	BRANCH SIZE DRAINAGE VENT	BRANCH SIZE WATER COLD	BRANCH SIZE WATER HOT	REMARKS
WATER CLOSET	(WC)	FLOOR	3"	WET	1/2"	-----	WHITE, VITREOUS CHINA, FLOOR MOUNTED, FLUSH TANK, 1.6 GPF WATER SAVER
SHOWER	(SH)	FLOOR	2"	WET	1/2"	1/2"	FLOOR MOUNT, SINGLE HANDLE FAUCET, GRID DRAIN, 2.5 GPM WATER SAVER
BATHTUB	(BT)	FLOOR	2"	WET	1/2"	1/2"	FLOOR MOUNT, ENAMELED CAST IRON, OVERFLOW, SINGLE HANDLE, SHOWER DIVERTER, LEVER OPERATED DRAIN, 2.5 GPM WATER SAVER
LAVATORY	(LAV)	COUNTER	1 1/2"	1 1/2"	1/2"	1/2"	COUNTER MOUNT, WHITE VITREOUS CHINA, FRONT OVERFLOW, SELF RIMMING, SINGLE HANDLE FAUCET, POP UP DRAIN, A.A.V. 1ST FLOOR
KITCHEN SINK	(KS)	COUNTER	1 1/2"	A.A.V.	1/2"	1/2"	DOUBLE BOWL, STAINLESS STEEL, SELF RIMMING, WATER SAVER, SINGLE HANDLE SWIVEL SPOUT FAUCET W/PULL-UP SPRAY, CRUMB CATCHER DRAIN BASKET, SHOCK ABSORBER AT D/W

PLUMBING FIXTURE UNITS CALCULATION TABLE

LOCATION DESCRIPTION	QUANTITY	DESCRIPTION / SANITARY DFUS	TOTAL DFUS	RECOMMENDED LINE SIZE SANITARY	DESCRIPTION / SUPPLY SFUS	TOTAL SFUS	RECOMMENDED LINE SIZE DOMESTIC WATER
UNIT "A"	2	BATHROOM GROUP 5 DFUS / BATHROOM GROUP	10	ACTUAL SIZE 3"	BATHROOM GROUP 3.6 SFUS / BATHROOM GROUP	7.2	1/2"
	1	WATER CLOSET	3	ACTUAL SIZE 3"	WATER CLOSET	2.2	1/2"
	1	LAV	1	ACTUAL SIZE 2"	LAV	0.7	1/2"
	1	WASHING MACHINE	2	ACTUAL SIZE 2"	WASHING MACHINE	1.4	1/2"
	1	KITCHEN SINK W/GRINDER AND DISHWASHER	2	ACTUAL SIZE 2"	KITCHEN SINK	1.4	1/2"
					DISHWASHER	1.4	1/2"
UNIT "A" TOTAL FIXTURE UNITS			18	ACTUAL SIZE 3"		14.3	3/4", 18 GPM @ 50 PSI MIN
UNIT "B"	2	BATHROOM GROUP 5 DFUS / BATHROOM GROUP	10	ACTUAL SIZE 3"	BATHROOM GROUP 3.6 SFUS / BATHROOM GROUP	7.2	1/2"
	1	WATER CLOSET	3	ACTUAL SIZE 3"	WATER CLOSET	2.2	1/2"
	1	LAV	1	ACTUAL SIZE 2"	LAV	0.7	1/2"
	1	WASHING MACHINE	2	ACTUAL SIZE 2"	WASHING MACHINE	1.4	1/2"
	1	KITCHEN SINK W/GRINDER AND DISHWASHER	2	ACTUAL SIZE 2"	KITCHEN SINK	1.4	1/2"
					DISHWASHER	1.4	1/2"
UNIT "B" TOTAL FIXTURE UNITS			18	ACTUAL SIZE 3"		14.3	3/4", 18 GPM @ 50 PSI MIN

NOTES

1. PLEASE REFER TO PLUMBING SPECIFICATIONS FOR PIPE MATERIAL REQUIREMENTS.
2. PROVIDE SHUT OFF VALVES IN WATER DISTRIBUTION PIPES AS SHOWN ON PLUMBING FLOOR PLANS, DETAILS, AND SPECIFICATIONS.
3. DRAINAGE FIXTURE UNITS BASED ON FLUSH TANK WATER CLOSETS.
4. THIS TABLE BASED FPC 2014 TABLES 709.1 BUILDING DRAINS/SEWERS AND E103.3 WATER SUPPLY.



FLOOR CLEANOUT (FCO)
CLEANOUT NOT TO BE LOCATED IN CARPETED AREA

CLEANOUT TO GRADE (COTG)

CLEANOUT DETAILS

SCALE: NTS

PLUMBING NOTES AND SPECIFICATIONS

1. THE PLUMBING PLAN SHALL COMPLY WITH THE 6TH EDITION 2017 FLORIDA BUILDING CODE AND PLUMBING CODE, AND ALL LOCAL CODES AS MAY BE APPLICABLE. SIX SHOP DRAWINGS SUBMITTALS OF ALL MAJOR EQUIPMENT SHALL BE REQUIRED FOR APPROVAL PRIOR TO ORDERING AND PROCUREMENT OF SAME.
2. PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT, BUT NOT EXACT DETAILS OF CONSTRUCTION. THE FACT THAT ONLY CERTAIN FEATURES OF THE INSTALLATION ARE INDICATED MUST NOT BE TAKEN TO MEAN THAT OTHER SIMILAR OR DIFFERENT FEATURES WILL NOT BE REQUIRED.
3. THIS CONTRACTOR SHALL COORDINATE WITH THE OTHER CONTRACTORS TO INSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL WORK, ETC.).
4. IN GENERAL, ALL PIPING SHALL BE RUN CONCEALED IN CEILING AND PIPE SPACES PROVIDED UNLESS NOTED OTHERWISE.
5. VERIFY ALL DIMENSIONS FORM ARCHITECTURAL PLANS FOR FIELD DIMENSIONS.
6. PROVIDE STOP OR ANGLE VALVES ON EACH WATER CONNECTION TO EACH PLUMBING FIXTURE.
7. BURIED PIPING NEAR FOUNDATION SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD PLUMBING CODE INSTRUCTIONS ON PROTECTION OF PIPES.
8. PLUMBING SYSTEM INSTALLER SHALL PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC., REQUIRED TO INSTALL A COMPLETE SYSTEM.
9. AN AIR CHAMBER/SHOCK ABSORBER WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE USED TO PREVENT WATER HAMMER, SUCH AS ON WASHING MACHINES, ICE MAKERS, DISHWASHERS, AND DRINKING FOUNTAINS. THE ARRESTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, BE ACCESSIBLE, AND SHALL CONFORM TO ASSE 1010.
10. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE NEW, COMPLETE, INCLUDE MANUFACTURER'S WARRANTY AND SHALL BE U.L. APPROVED IF APPLICABLE. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
11. ALL RISES AND DROPS IN PIPING NOT NECESSARILY SHOWN.
12. CONTRACTOR SHALL VERIFY ELEVATIONS OF UTILITY CONNECTIONS ON SITE PRIOR TO COMMENCING WORK.
13. COLD PIPING SHALL BE TYPE "L" COPPER OR CPVC ABOVE GRADE AND SCHEDULE 40 SOLID PVC BELOW GRADE IN ACCORDANCE WITH FPC TABLES 605.3 AND 605.4.
14. BELOW GRADE DRAINAGE PIPING SHALL BE MINIMUM SCHEDULE 40 SOLID PVC TYPE DWV. UNDER VEHICLE TRAFFIC ALL WASTE, VENT, SEWER AND STORM LINES SHALL BE OF CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI STANDARD 301 OR ASTM A 888 FOR ALL PIPE AND FITTINGS. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSITITUTE OR RECEIVE PRIOR APPROVAL OF THE ENGINEER.

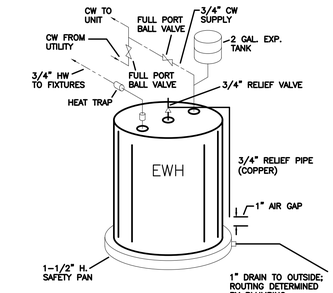
    ABOVE GRADE DWV PIPING SHALL BE AT A MINIMUM SCHEDULE 40 SOLID PVC TYPE DWV OR COEXTRUDED PIPING WITH CELLULAR CORE. ALL UNDER GROUND OR ABOVE GROUND DRAINAGE PIPING SHALL BE IN ACCORDANCE TO FPC TABLES 702.1 AND 702.2.
15. FIXTURES SHALL BE AS SCHEDULED OR AS SELECTED BY ARCHITECT. SEE LIST OF ACCEPTABLE MANUFACTURERS.
    A. LAVS, SERVICE SINKS, WATER CLOSETS, URINALS, BATH TUBS: AMERICAN STANDARD, CRANE CO., ELJER PLUMBING WARE DIV., KOHLER CO.
    B. STAINLESS STEEL SINKS: AMERICAN STANDARD, ELKAY MFG. CO., DAYTON
    C. FAUCETS: AMERICAN STARDARD, CHICAGO FAUCET CO., DELTA FAUCET CO., ELJER PLUMBING WARE DIV., KOHLER CO., T&S BRASS, SPEAKER MAN.
    D. FLUSH VALVES: COYONE & DELNAY CO., SLOAN VALVE CO.
    E. WATER CLOSET SEATS: BEMIS MFG. CO., KOHLER CO., BENEKE CORP., FORBES-WRIGHT INDUSTRIES, INC., CHURCH PRODUCTS, OLSONITE CORP., OLSONITE SEATS.
    F. FIXTURE SUPPORTS: JOSAM MFG. CO., KOHLER CO., TYLER PIPE, ZURN INDUSTRIES INC., HYDROMECHANICS DIV.
    G. ROOF DRAINS: ZURN OR SIOUX CHIEF.
16. THIS CONTRACTOR IS RESPONSIBLE FOR ALL HVAC CONDENSATE DRAINS INCLUDING PIPING, INSULATION THEREOF, AND DRYWELLS/RECEPTORS.
17. PLUMBING CONTRACTOR RESPONSIBILITY TO BE TO 5' BEYOND BUILDING LINE FINAL CONNECTION TO SITE UTILITIES TO BE PLUMBER'S RESPONSIBILITY.
18. PROVIDE CLEAN-OUTS AT EACH STACK RISER, AT EACH 90 DEGREE CHANGE IN HORIZONTAL DIRECTION, AND AT EACH EXIT FROM BUILDING.
19. PROVIDE MAIN SHUTOFF VALVE, RUBBER FACED CHECK VALVE, VACUUM, BREAKER AND HOSE BIB ON COLD WATER MAIN ENTERING THE BUILDING. PROVIDE SHUTOFF VALVE ON THE WATER SUPPLY PIPE TO EVERY WATER HEATER.
20. SILLCOCKS, HOSE BIBS, AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE VACUUM BREAKER OR PERMANANTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.
21. CONNECT WATER MAIN TO VALVE OR STUB PROVIDED BY SITE UTILITY CONTRACTOR. PROVIDE FOR CHLORINATION OF FINAL WATER CONNECTION.
22. PROVIDE AT LEAST ONE 3" MAIN VENT-THRU-ROOF IN BUILDING.
23. PROVIDE AT ALL REFRIGERATOR LOCATIONS A MINIMUM 3/8" C.W. LINE TO 1/4" PETCOCK 6" ABOVE FLOOR. FURNISH 48" OF 1/4" SOFT COPPER TUBING FOR CONNECTION TO REFRIGERATOR.
24. INSULATE ALL DOMESTIC HOT WATER LINES WITH ARMAFLEX RUBBER INSULATION EXCEPT FOR CPVC PIPING.
25. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS ARE NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING SYSTEM.
26. ALL EQUIPMENT FIXTURES, ETC. SHALL BE TESTED, ADJUSTED AND OPERATED AS INDICATED ON THE PLANS AND PLACED IN SATISFACTORY OPERATIONAL CONDITION BY THE PLUMBING CONTRACTOR. THIS CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP. MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY. THIS IS IN ADDITION TO ANY WARRANTY OR GUARANTEE FROM THE EQUIPMENT MANUFACTURER. FURNISH THE OWNER WITH THE MANUFACTURER'S WRITTEN CERTIFICATES.
27. NOTICE TO CONTRACTOR: REVISIONS TO THESE DRAWINGS AND CERTIFICATION THERETO WHICH MAY BE REQUIRED BECAUSE OF CONTRACTOR OPTED REVISIONS, SHALL BE COMPENSATED TO THE ENGINEER BY THE REQUESTING CONTRACTOR. PAYMENT SHALL BE REQUIRED AT THE TIME OF CERTIFICATION DELIVERY.

SYMBOLS

S — SANITARY DRAIN	BALL VALVE
SW — STORM WATER	CHECK VALVE OR BACKWATER VALVE
- - - - - - - - - VENT (V)	SHOCK ABSORBER (SA)
COLD WATER (CW)	PIPE TURNING UP
HOT WATER (HW)	PIPE TURNING DOWN
HOT WATER CIRCULATING (HWC)	CONNECTION TO EXISTING

ABBREVIATIONS

℄	CENTER LINE	EA	EACH	LAV	LAVATORY
AAV	AIR ADMITTANCE VALVE	ELEC	ELECTRICAL	MBTU	THOUSAND BTU
ABV	ABOVE	FS	FLOOR SINK	MECH	MECHANICAL
AFF	ABOVE FINISHED FLOOR	FCO	FLOOR CLEAN-OUT	MS	MOP SINK
ARCH	ARCHITECTURAL	FF	FINISHED FLOOR	PLBG	PLUMBING
CLG	CEILING	FD	FLOOR DRAIN	RM	ROOM
CO	CLEANOUT	GCO	GRADE CLEAN-OUT	SA	SHOCK ABSORBER
CONC	CONCRETE	GPF	GALLONS PER FLUSH	SAN	SANITARY
CONT	CONTINUATION	HWC	HOT WATER CIRCULATOR	TYP	TYPICAL
CW	COLD WATER	HS	HAND SINK	UR.	URINAL
DFU	DRAINAGE FIXTURE UNITS	HB	HOSE BIBB	V	VENT
DN	DOWN	HW	HOT WATER	VTR	VENT-THRU-ROOF
DW	DOMESTIC WATER	INV ELEV.	INVERT ELEVATION	W/	WITH
EX	EXISTING	KW	KILOWATT	WC	WATER CLOSET



WATER HEATER DETAIL

N.T.S.

WATER HEATER SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	CAPACITY (GALLONS)	ELEMENTS	CW	HW	ENERGY FACTOR	NOTES
EWH-1	ELECTRIC WATER HEATER	RHEEM	BY OWNER	50	TWO 4500 WATTS	3/4"	3/4"	0.95	--

NOTES:
ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE RUUD, AND AMERICAN STANDARD

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FCD JOB # 11549

MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

DATE:	02-10-20
DRAWN BY:	KM
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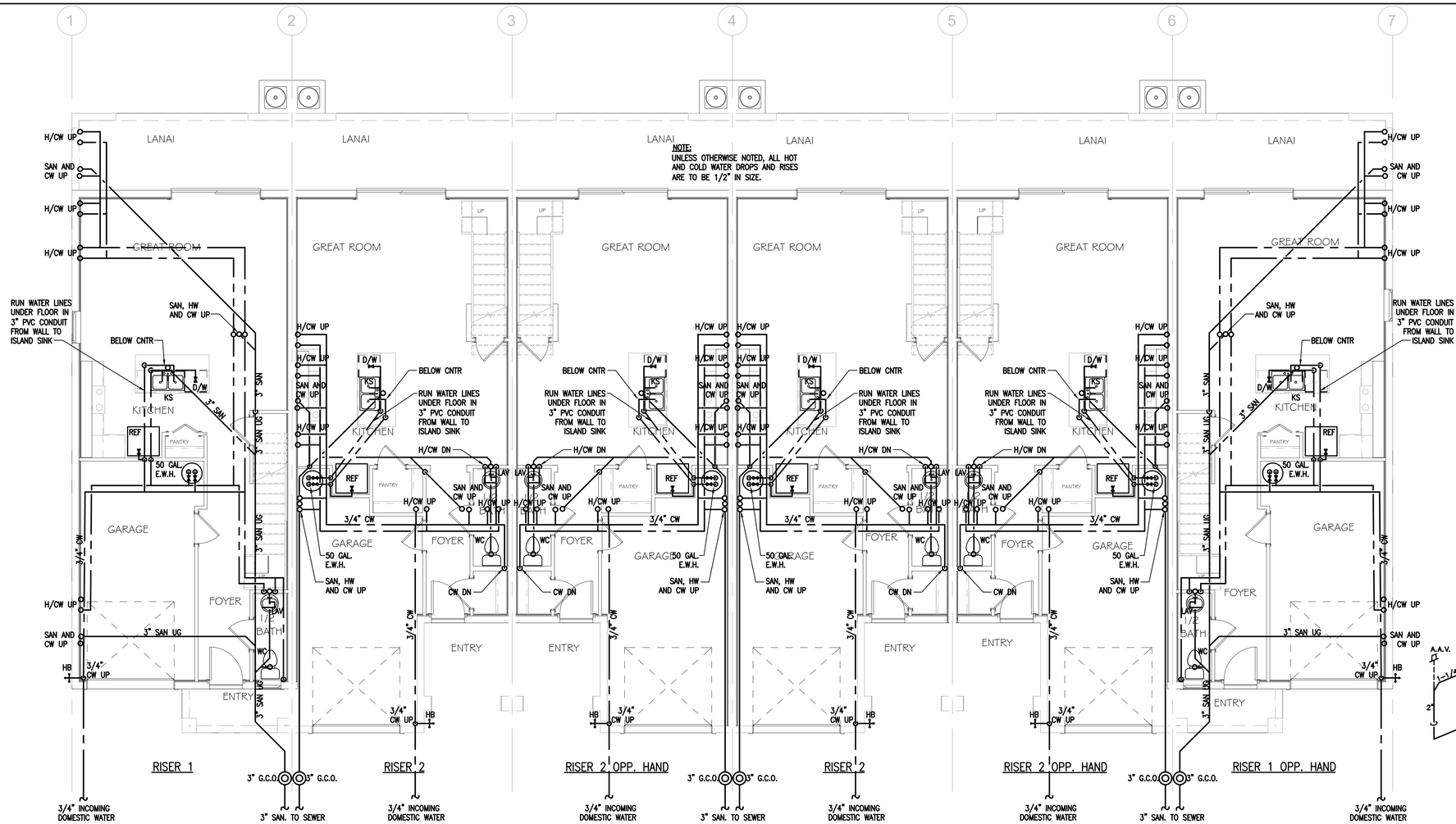
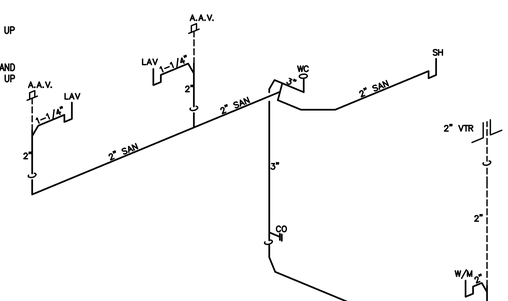
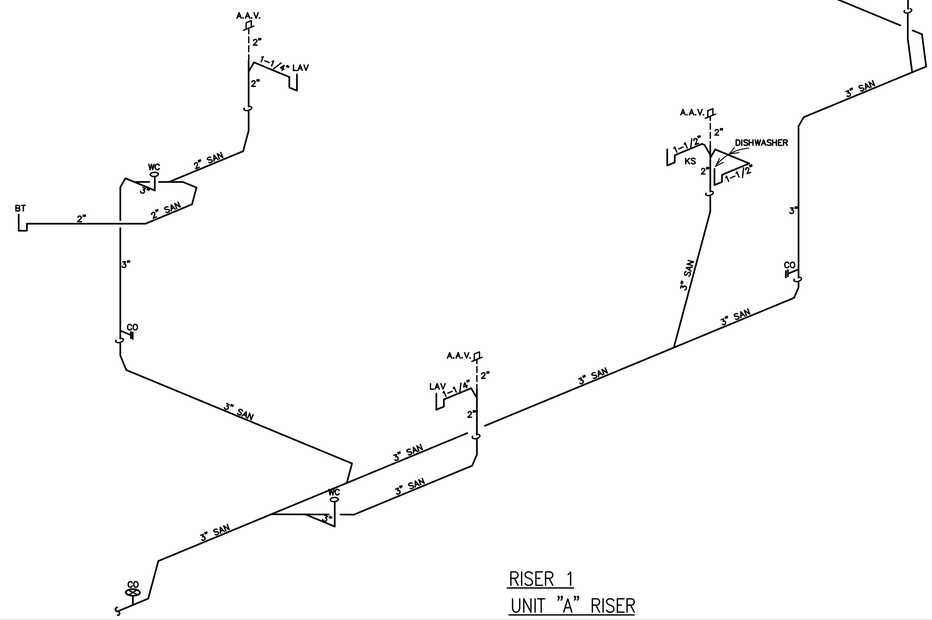
REVISED:	
PLAN:	NOTES/DETAILS
SCALE:	NONE
SHEET#	P-1



FIRST FLOOR PLUMBING PLAN
SCALE: 3/16"=1'-0"





RISER 1
UNIT "A" RISER

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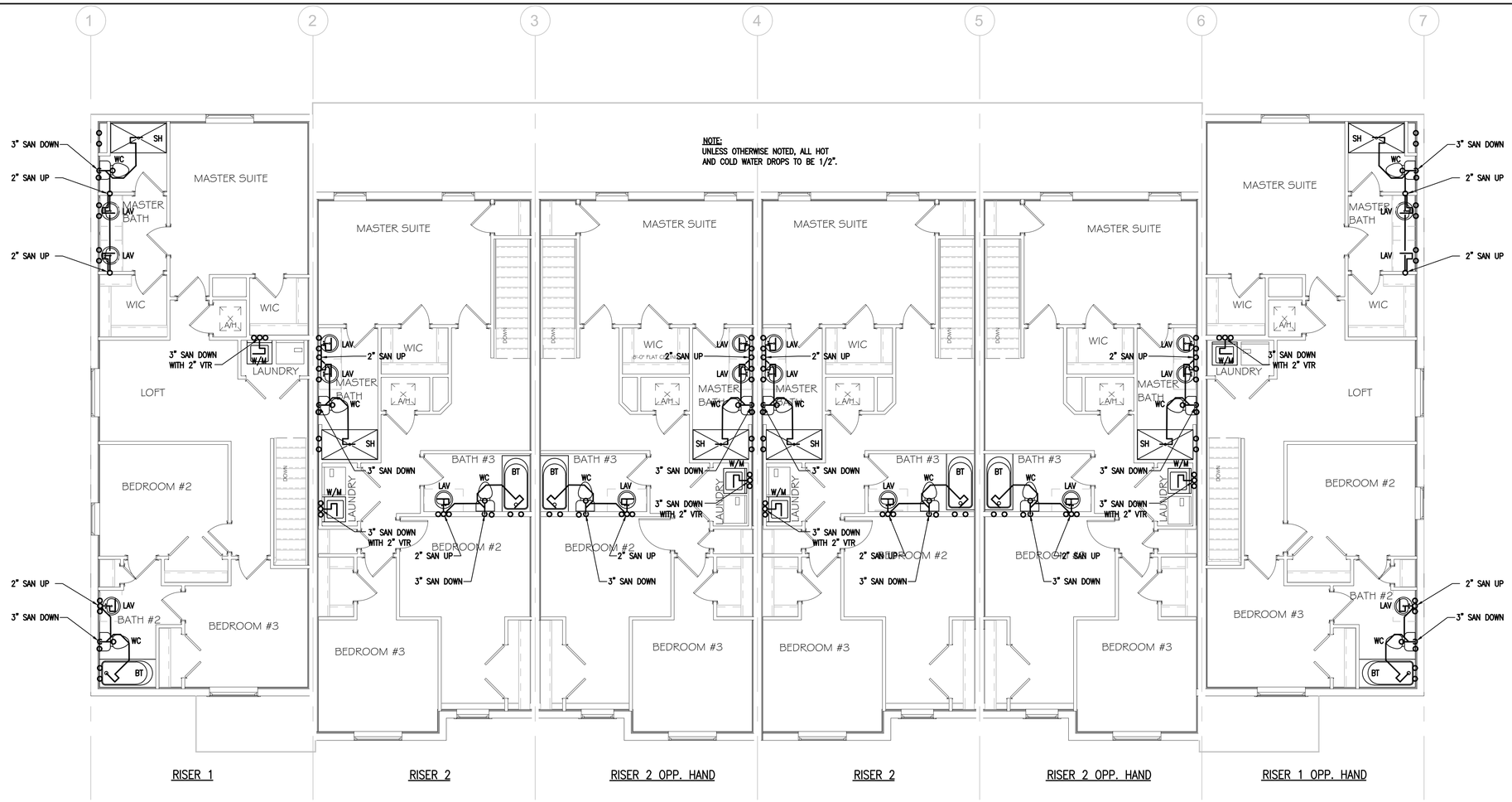
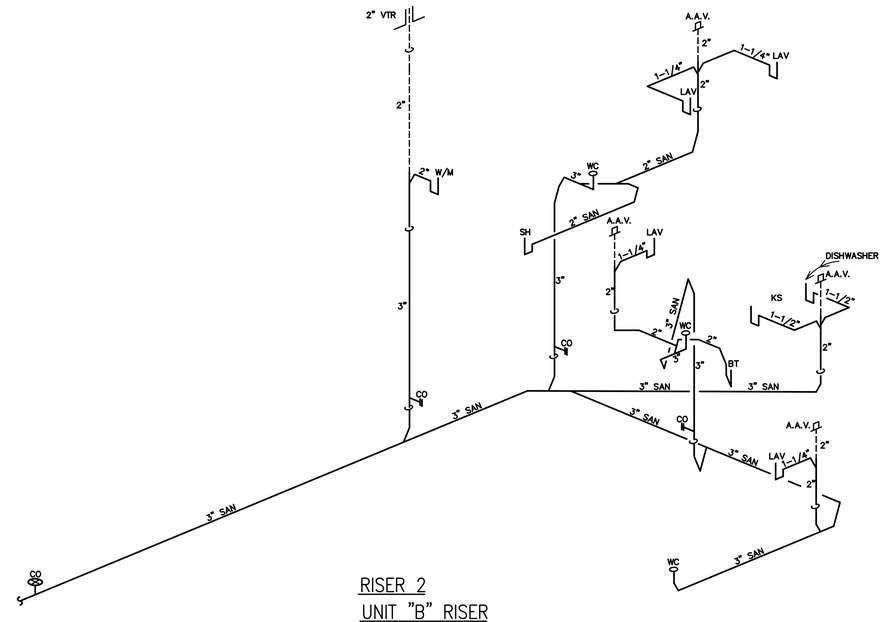
FCD JOB # 11549

MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

DATE:	02-10-20
DRAWN BY:	KM
CHECKED BY:	CS
REVISED:	
PLAN:	1st FLOOR PLUMBING
SCALE:	3/16" = 1'-0"
SHEET#	P-2



SECOND FLOOR PLUMBING PLAN
SCALE: 3/16"=1'-0"



RISER 2
UNIT "B" RISER

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WILDFLOWER CIRCLE, NAPLES, FLORIDA 34119

SUBDIVISION: MEADOWOOD

FCD JOB # 11549

MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

DATE:	02-10-20
DRAWN BY:	KM
CHECKED BY:	CS
REVISED:	
PLAN:	2nd FLOOR PLUMBING
SCALE:	3/16" = 1'-0"
SHEET#	P-3

ELECTRICAL LEGEND

	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
AFF	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
S	SINGLE POLE SWITCH
S 3	3 WAY SWITCH
S D	DIMMER SWITCH
S MS	MOTION SENSOR SWITCH
SD	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 9B-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/SMOKE)
SCD	
	TELEPHONE OUTLET
TV	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
PB	PUSH BUTTON (PB) / DOOR BELL (DB)
IC	INTERCOM
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.

ELECTRICAL NOTES:

ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 406.11

ALL ELECTRIC, ELECTRICAL EQUIPMENT AND APPLIANCES TO BE SET AT OR ABOVE BASE FLOOD ELEVATIONS PLUS 1'-0" FREEBOARD.

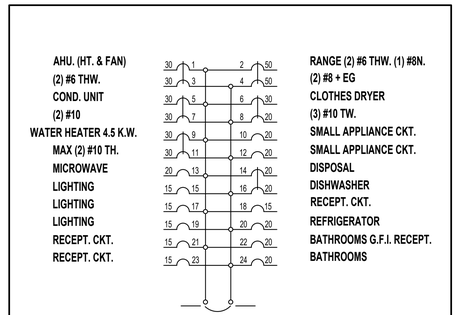
ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFI'S.

INSTALL PHONE AND T.V. PER CONTRACT.

LIGHTING SCHEDULE UNIT A

200 AMP SERVICE

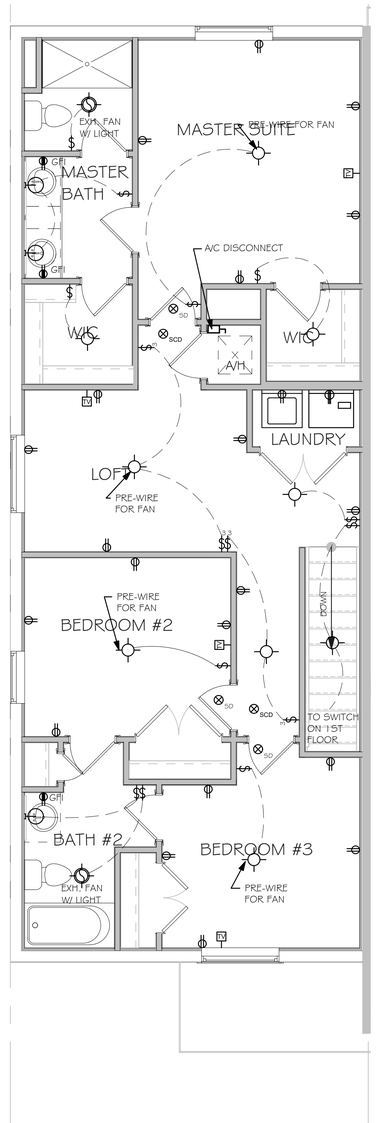
TAG	QUANTITY	PRODUCT
A	(5)	(FLUSH MOUNTED LT)
B	(X)	(VAPORS)
C	(X)	(PENDANT LIGHT
D	(17)	(10" MUSHROOMS)
E	(4)	(24" 3 LT)
F	(X)	(36" 4 LT)
G	(X)	(NOT USED)
H	(11)	(COACH LIGHTS)
I	(X)	(COACH LIGHTS)
J	(X)	(J BOX)
K	(X)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(5LT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



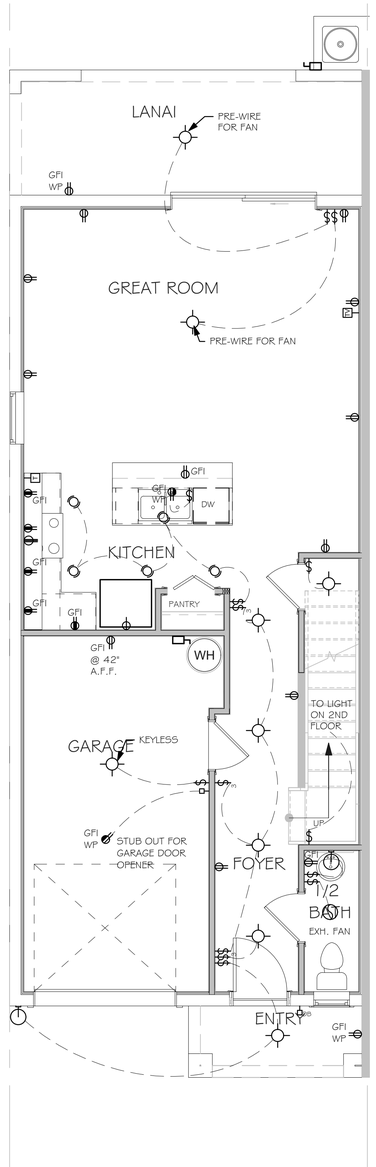
PANEL SCHEDULE 'UNIT #1'

125 AMP. MCB ONLY 120/240 VOLT S/N

24 CIRCUIT FLUSH MTD. LOAD CENTER (INDOOR)
22,000 A.I.C. RATED



2ND FLOOR ELECTRICAL PLAN - UNIT A
1/4" = 1'-0"



1ST FLOOR ELECTRICAL PLAN - UNIT A
1/4" = 1'-0"

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A-B-B-B-B-A

DATE: 02-10-20
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REVISED:
PLAN: ELECTRICAL PLAN UNIT A
SCALE: AS INDICATED
SHEET# E1.1

ELECTRICAL LEGEND

Symbol	Description
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
AFF	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
3	3 WAY SWITCH
D	DIMMER SWITCH
MS	MOTION SENSOR SWITCH
SD SCD	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER RULE 9B-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/SMOKE)
T	TELEPHONE OUTLET
TV	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON (PB) / DOOR BELL (DB)
IC	INTERCOM
K P	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT

NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.

ELECTRICAL NOTES:

ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 406.11

ALL ELECTRIC, ELECTRICAL EQUIPMENT AND APPLIANCES TO BE SET AT OR ABOVE BASE FLOOD ELEVATIONS PLUS 1'-0" FREEBOARD.

ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFI'S.

INSTALL PHONE AND T.V PER CONTRACT.

LIGHTING SCHEDULE UNIT B

200 AMP SERVICE

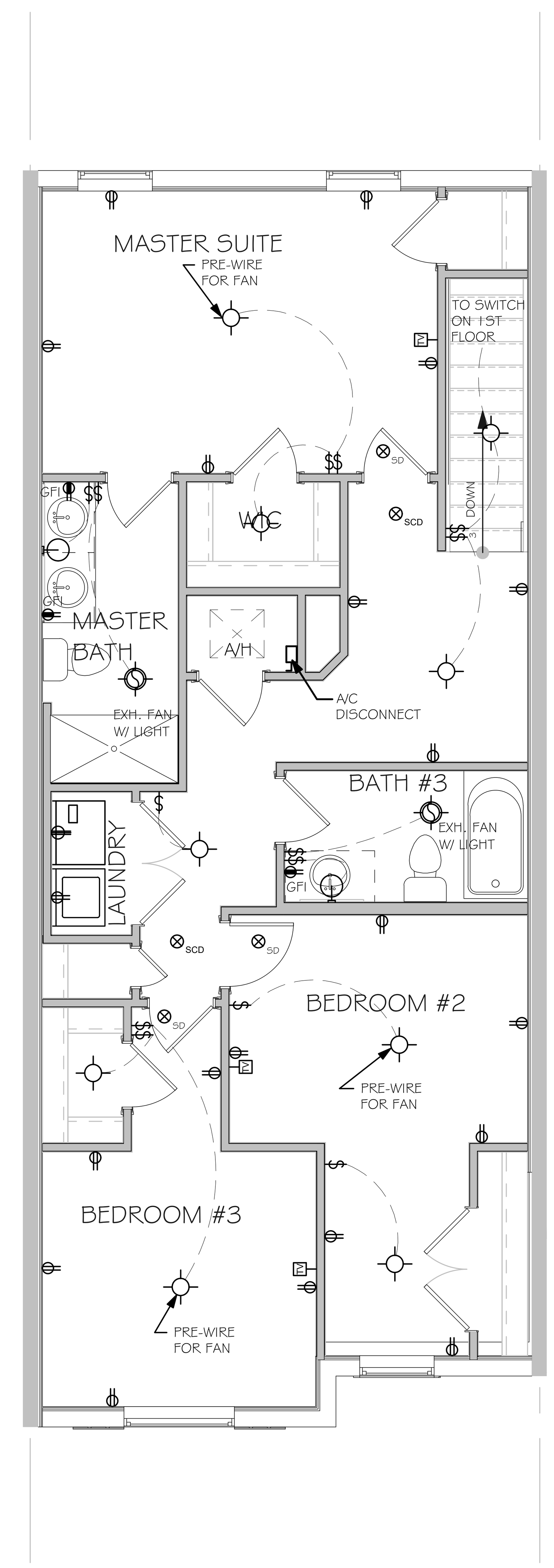
TAG	QUANTITY	PRODUCT
A	(5)	(FLUSH MOUNTED LT)
B	(X)	(VAPORS)
C	(X)	(PENDANT LIGHT
D	(17)	(10" MUSHROOMS)
E	(4)	(24" 3 LT)
F	(X)	(36" 4 LT)
G	(X)	(NOT USED)
H	(1)	(COACH LIGHTS)
I	(X)	(COACH LIGHTS)
J	(X)	(J BOX)
K	(X)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(5LT CHANDELIER)
N	(X)	(3 LT)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)

PANEL SCHEDULE UNIT #2

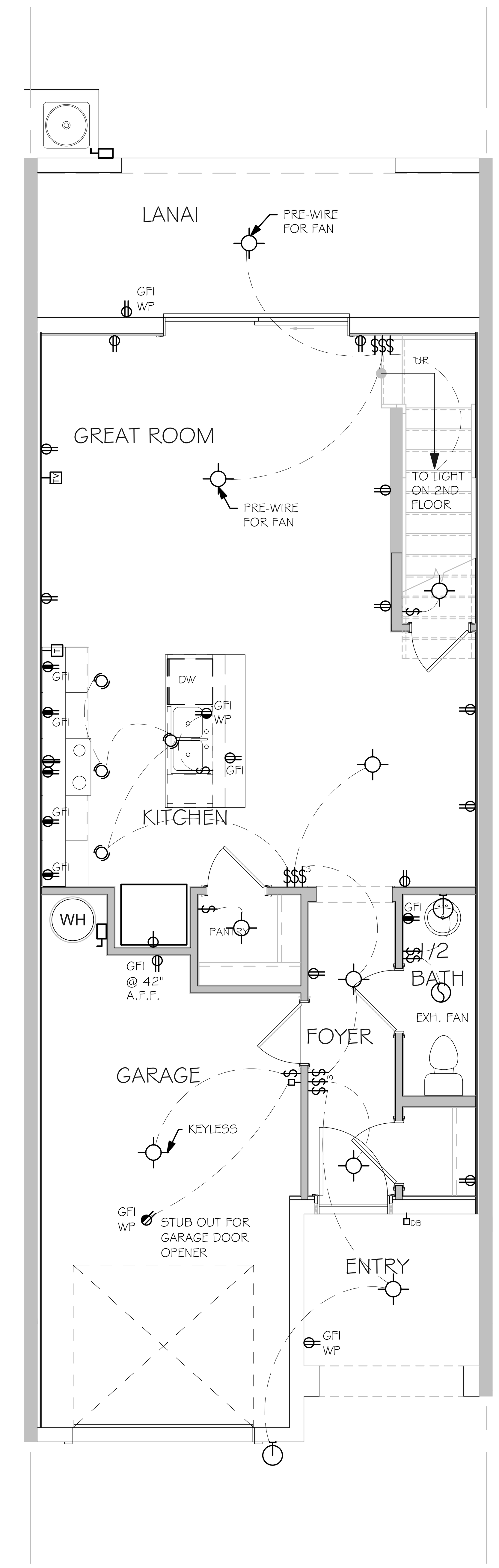
Description	Amps	Circuit	Circuit	Amps	Description
AHU. (HT. & FAN)	30	1	2	50	RANGE (2) #6 THW. (1) #8N.
(2) #6 THW.	30	3	4	50	(2) #8 + EG
COND. UNIT	30	5	6	30	CLOTHES DRYER
(2) #10	30	7	8	20	(3) #10 TW.
WATER HEATER 4.5 K.W.	30	9	10	20	SMALL APPLIANCE CKT.
MAX (2) #10 TH.	30	11	12	20	SMALL APPLIANCE CKT.
MICROWAVE	20	13	14	20	DISPOSAL
LIGHTING	15	15	16	20	DISHWASHER
LIGHTING	15	17	18	15	RECEPT. CKT.
LIGHTING	15	19	20	20	REFRIGERATOR
RECEPT. CKT.	15	21	22	20	BATHROOMS G.F.I. RECEPT.
RECEPT. CKT.	15	23	24	20	BATHROOMS

125 AMP. MCB ONLY 120/240 VOLT S/N

24 CIRCUIT FLUSH MTD. LOAD CENTER (INDOOR)
22,000 A.I.C. RATED



2ND FLOOR ELECTRICAL PLAN - UNIT B
1/4" = 1'-0"



1ST FLOOR ELECTRICAL PLAN - UNIT B
1/4" = 1'-0"

CHARLES P. SPELMAN, PE
FLORIDA LICENSE #34925

Spelman Engineering, Inc.
6296 CORPORATE COURT BG A SUITE 201 FORT MYERS FL 33919
MAILING: PO BOX 3519 NORTH FORT MYERS FL 33918
PHONE (239) 770-2930
FLORIDA CA #26955 cspelman@spelmanengineering.com

BUILDING 21_LOTS: 121-126

ADDRESSES: 15025/15021/15017/15013/15009/15005 WILDFLOWER CIRCLE, NAPLES, FLORIDA 34119

SUBDIVISION: MEADOWOOD

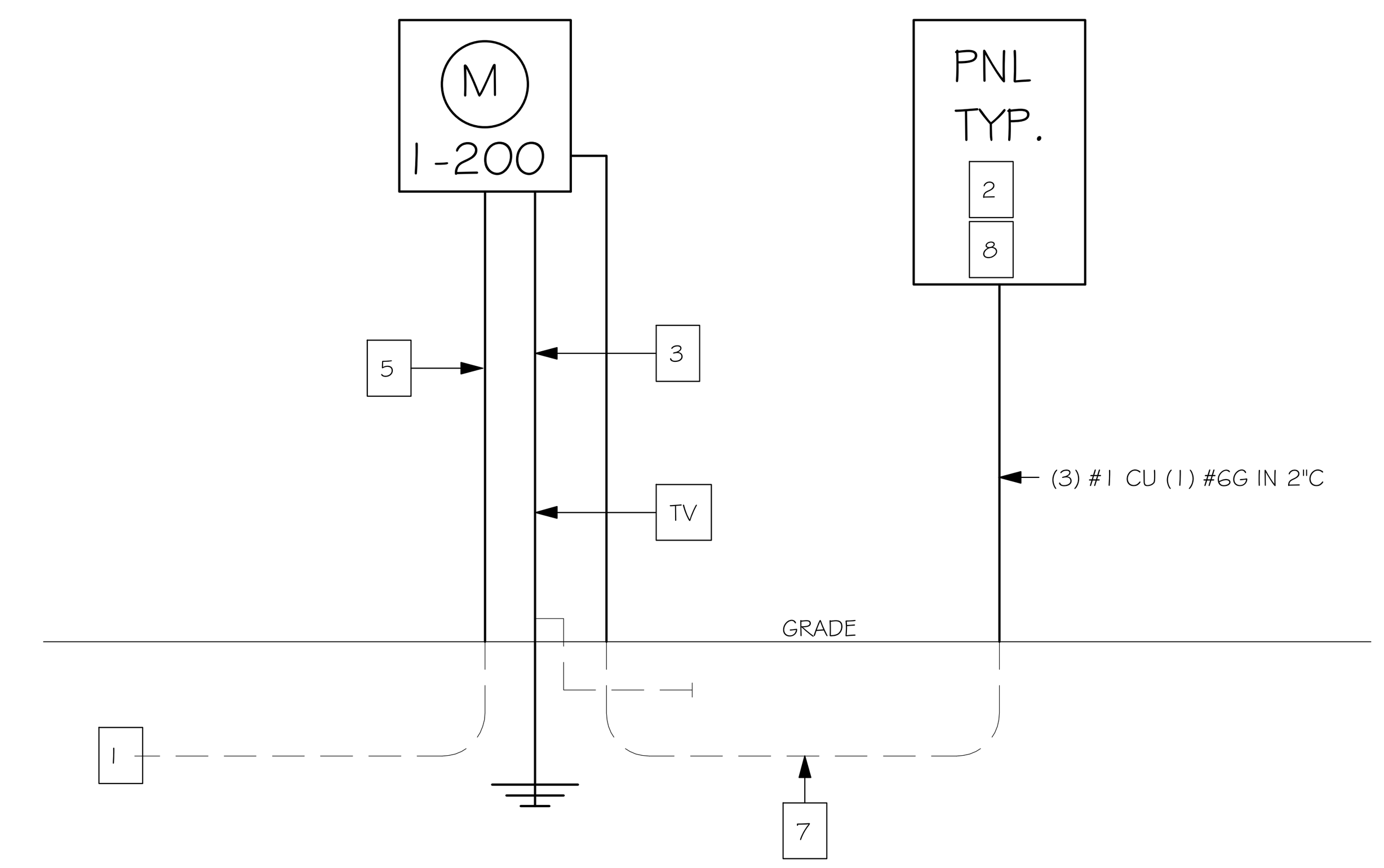
FCD JOB # 11549

MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-A

DATE:	02-10-20
DRAWN BY:	KM
CHECKED BY:	CS
REVISED:	
PLAN:	ELECTRICAL PLAN UNIT B
SCALE:	AS INDICATED
SHEET#	E1.2

LOAD CALCULATIONS	:	"A" -	1,680		120/240-1Ø-3W-125A MCB				
LIGHTING	:	3	VA	x	1,680	SQFT	=	5,040	VA
APPLIANCES	:	1,500		x	2	EA	=	3,000	
REFRIGERATOR	:	1,000		x	1		=	1,000	
DISHWASHER	:	1,500		x	1		=	1,500	
DISPOSAL	:	1,000		x	1		=	1,000	
RANGE (TABLE220.19)	:	8,000		x	1		=	8,000	
MICROWAVE	:	1,500		x	1		=	1,500	
WATER HEATER	:	4,500		x	1		=	4,500	
CLOTHES WASHER	:	1,500		x	1		=	1,500	
CLOTHES DRYER	:	5,000		x	1		=	5,000	
TOTAL	:						=	32,040	VA
DEMAND CALCULATION									
1ST 10,000	:	10,000	VA	x	1.00	VA	=	10,000	
BALANCE	:	22,040		x	0.40		=	8,816	
HEAT (- X - KW)	:	10,000		x	0.65		=	6,500	
FANS (- X - KW)	:	1,000		x	1.00		=	1,000	
TOTAL	:						=	26,316	VA
AMPACITY DEMAND	:			@	240-1	V	=	109.6	AMPS
AMPACITY DESIGN	:			@	240-1	V	=	125.0	AMPS

LOAD CALCULATIONS	:	"B" -	1,582		120/240-1Ø-3W-125A MCB				
LIGHTING	:	3	VA	x	1,582	SQFT	=	4,746	VA
APPLIANCES	:	1,500		x	2	EA	=	3,000	
REFRIGERATOR	:	1,000		x	1		=	1,000	
DISHWASHER	:	1,500		x	1		=	1,500	
DISPOSAL	:	1,000		x	1		=	1,000	
RANGE (TABLE220.19)	:	8,000		x	1		=	8,000	
MICROWAVE	:	1,500		x	1		=	1,500	
WATER HEATER	:	4,500		x	1		=	4,500	
CLOTHES WASHER	:	1,500		x	1		=	1,500	
CLOTHES DRYER	:	5,000		x	1		=	5,000	
TOTAL	:						=	31,746	VA
DEMAND CALCULATION									
1ST 10,000	:	10,000	VA	x	1.00	VA	=	10,000	
BALANCE	:	21,746		x	0.40		=	8,698	
HEAT (- X - KW)	:	10,000		x	0.65		=	6,500	
FANS (- X - KW)	:	1,000		x	1.00		=	1,000	
TOTAL	:						=	26,198	VA
AMPACITY DEMAND	:			@	240-1	V	=	109.2	AMPS
AMPACITY DESIGN	:			@	240-1	V	=	125.0	AMPS



SPECIFICATIONS

DIVISION 16000 - ELECTRICAL

16000 - GENERAL:

1. ALL ELECTRICAL WORK FOR THE ENTIRE PROJECT SHALL BE PERFORMED IN A NEAT AND CRAFTSMANLIKE MANNER BY PERSONS SKILLED IN THE TRADE, AND SHALL BE DONE UNDER THE SUPERVISION OF A MASTER ELECTRICIAN LICENSED TO DO WORK IN THE AREA WHERE THE PROJECT IS TO BE CONSTRUCTED. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST COPY OF THE NATIONAL ELECTRIC CODE PRESENTLY ENFORCED AND AS ATTENDED TO BY LEE COUNTY, FLORIDA.

16100 - SCOPE:

1. THE PROJECT INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION INCLUDING, BUT NOT LIMITED TO, POWER SERVICES (TEMPORARY, NORMAL, AND STAND-BY OR EMERGENCY), AUTOMATIC TRANSFER SWITCHES, SERVICE ENTRANCE(S), DISCONNECTS, DISTRIBUTION PANELS, CONDUIT, WIRING, JUNCTION AND OUTLET BOXES, WIRING DEVICES AND COVER PLATES, LIGHTING FIXTURES, CONNECTION CHORDS, SPECIAL CONNECTIONS AND OUTLETS, ALL AS ILLUSTRATED ON THE PLANS. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, UTILITY COMPANIES, AND GOVERNING AUTHORITIES.

2. THE ELECTRICAL CONTRACTOR TO FURNISH A MINIMUM 100 AMP SINGLE PHASE TEMPORARY SERVICE. POWER COMPANY FEES AND MONTHLY ELECTRIC BILL TO BE PAID BY THIS CONTRACTOR.

16110 - CODES:

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ANSI, NFPA70, STATE OF FLORIDA LAWS, AND ALL LOCAL RULES AND REGULATIONS, INCLUDING THE NATIONAL ELECTRIC CODE 2014 AND THE 2017 FLORIDA ENERGY CODE

16120 - PERMITS:

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES ASSOCIATED THEREWITH. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INSPECTIONS, INCLUDING ALL FEES ASSOCIATED WITH REINSPECTIONS.

16130 - DRAWINGS:

1. THE DRAWINGS ARE DIAGRAMMATIC, AND DO NOT SHOW ALL CHANGES IN HEIGHT, STRUCTURAL MEMBERS, DUCTWORK, PIPING, BRACKETS AND ANY OTHER NUMBER OF ITEMS WHICH MIGHT CAUSE A CONFLICT. THIS CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OTHER TRADES AS TO THE LOCATION OF HIS DEVICES AND NECESSARY AREAS FOR PANELS AND CONDUIT/WIRING RUNS. VERIFY AND COORDINATE ALL ELECTRICAL WORK WITH ALL TRADES TO PROVIDE A TIMELY INSTALLATION. ADDITIONAL CHARGES DUE TO LACK OF COORDINATION WILL NOT BE APPROVED.

16200 - MATERIAL:

1. ALL MATERIALS SHALL BE NEW, FREE FROM DEFECTS, AND SHALL BE LISTED BY AND BEAR THE U.L. LABEL WHERE SUBJECT TO APPROVAL. MATERIALS SHALL BE OF THE SAME MANUFACTURER OR BRAND FOR EACH TYPE OF MATERIAL, UNLESS DESIGNATED OTHERWISE.

16210 - FIXTURES:

1. ALL FIXTURES SHALL BE AS LISTED IN THE LIGHTING FIXTURE SCHEDULES/ RECOMMENDATIONS.

2. LIGHTING FIXTURES ARE TO BE FURNISHED, INSTALLED, AND LAMPED UNDER THIS CONTRACT.

16220 - PANELS:

1. ALL PANELS TO BE FURNISHED AS PER PANEL SCHEDULE. SQUARE D, CUTLER HAMMER AND ITE ARE ACCEPTABLE MANUFACTURERS.

2. ALL OVERCURRENT DEVICES SHALL BE SERIES-RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT; VERIFY WITH LOCAL UTILITY COMPANY. SEE PANEL SCHEDULE.

16230 - DEVICES:

1. EXTERIOR DISCONNECT SWITCHES SHALL BE NEMA 3R ENCLOSURES AND ELECTRICALLY PROTECTED AS PER MANUFACTURER'S SPECIFICATIONS. (SEE MECHANICAL).

2. INTERIOR DISCONNECT SWITCHES SHALL BE NEMA 1 ENCLOSURES AND ELECTRICALLY PROTECTED AS PER MANUFACTURERS SPECIFICATAIONS. (SEE MECHANICAL).

3. SWITCHES SHALL BE 20 AMP, SPECIFICATION GRADE TOGGLE SWITCHES, SIDE WIRED WITH GROUNDING TERMINAL; COLOR SHALL BE WHITE (UNLESS NOTED OTHERWISE) WITH MATCHING COVERPLATE; MOUNTING HEIGHT SHALL BE +48" AFF TO BOTTOM.

4. RECEPTACLES SHALL BE 20 AMP (MINIMUM), SPECIFICATION GRADE, SIDE WIRED WITH GROUNDING TERMINAL; COLOR SHALL BE WHITE (UNLESS NOTED OTHERWISE) WITH MATCHING COVERPLATE; MOUNTING HEIGHT NOTED IN SYMBOL LEGEND OR ON DRAWING.

5. ALL RECEPTACLES INSTALLED IN KITCHENS, OR WITHIN 6 FEET (6') OF A WATER SUPPLY (i.e.: SINK), SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (G.F.C.I.) DEVICES WITH DOWNSTREAM DEVICES IDENTIFIED.

6. ALL 120-VOLT, SINGLE PHASE, 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

16240 - BRANCH CIRCUIT WIRING:

1. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE SPECIFIED ON PLANS.

2. MINIMUM BRANCH CIRCUIT WIRING SHALL BE #12 AWG THWN COPPER.

EXCEPTION NO. 1: BRANCH CIRCUIT WIRING FOR DEDICATED LOADS, SUCH AS A PERMENANTLY INSTALLED APPLIANCE OR OTHER EQUIPMENT, SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS FOR THAT APPLIANCE OR EQUIPMENT, OR BY THE N.E.C. PRESENTLY IN EFFECT, WHICHEVER IS GREATER. REFER TO PANEL SCHEDULES.

16300 - INSTALLATION:

16310 - GENERAL:

1. ROUGH-IN LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS, AS WELL AS EQUIPMENT SIZE, TO AVOID CONFLICT WITH OTHER TRADES.

2. PRIOR TO ROUGH-IN, THE ELECTRICAL CONTRACTOR SHALL RELOCATE, AS DIRECTED BY THE OWNER/ARCHITECT, ANY PIECE OF EQUIPMENT IN THE VERTICAL AND/OR HORIZONTAL DIRECTION UP TO 15'-0" FROM THE LOCATION SHOWN ON THE DRAWINGS AT NO ADDITIONAL COSTS TO THE OWNER.

16320 - WIRING METHODS:

1. BELOW GRADE SINGLE- OR MULTI-CONDUCTOR COPPER WIRE WITH GROUND, MEETING N.E.C. AND NEMA REQUIREMENTS, IN APPROVED NONMETALLIC CONDUIT. CONDUIT MAY BE RUN IN OR BELOW CONCRETE, AND CONCEALED IN WALLS TO FIRST BOXES. ALL PVC COMPONENTS (PIPING, FITTINGS, CEMENT, ETC.) SHALL BE FROM THE SAME MANUFACTURER.

2. EXTERIOR ABOVE GRADE SINGLE- OR MULTI-CONDUCTOR COPPER WIRE WITH GROUND, MEETING N.E.C. AND NEMA REQUIREMENTS, IN APPROVED METALLIC OR NONMETALLIC CONDUIT. ALL COMPONENTS (PIPING, FITTINGS, ETC.) SHALL BE FROM THE SAME MANUFACTURER.

NOTE: MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL BE SIX FEET (6).

3. EXTERIOR EQUIPMENT: SINGLE- OR MULTI-CONDUCTOR COPPER WIRE WITH GROUND, MEETING N.E.C. AND NEMA REQUIREMENTS, IN APPROVED LIQUIDTIGHT FLEXIBLE METALLIC OR NONMETALLIC CONDUIT (MINIMUM 3/4"). ALL COMPONENTS (PIPING, FITTINGS, ETC.) SHALL BE FROM THE SAME MANUFACTURER.

NOTE: MAXIMUM LENGTH OF FLEXIBLE CONDUIT BETWEEN MEANS OF DISCONNECT (OR JUNCTION BOX) AND EQUIPMENT SHALL BE THREE FEET (3).

4. INTERIOR: SINGLE- OR MULTI-CONDUCTOR COPPER WIRE WITH GROUND, MEETING N.E.C. AND NEMA REQUIREMENTS, IN APPROVED METALLIC (EMT) CONDUIT. ALL COMPONENTS (PIPING, FITTINGS, ETC.) SHALL BE FROM THE SAME MANUFACTURER. CONDUITS SHALL BE CONCEALED IN OR BEHIND CEILINGS, WALLS, OR FLOORS, EXCEPT WHERE EXPOSED RACEWAYS ARE SPECIFICALLY PERMITTED.

NOTE: EMT SHALL NOT BE INSTALLED IN LOCATIONS (1) SUBJECT TO SEVERERE DAMAGE, (2) IN CONTACT WITH EARTH, (3) IN CONCRETE SLABS ON GRADE, (4) OTHER LOCATIONS AS LISTED IN N.E.C. 2008, ARTICLE 358.12.

5. ELECTRICAL SYSTEM EXPANSION ANY PANELBOARD MOUNTED SO THAT ITS FRONT FACE IS FLUSH WITH THE FINISHED WALL SHALL HAVE ONE (1) 3/4" EMT CONDUIT INSTALLED FROM PANELBOARD TO ACCESSABLE CEILING SPACE FOR EVERY FOUR (4) OR MAJOR FRACTION THEREOF, POLES INDICATED AS "SPACE" OR "SPARE" IN THE PANELBOARD SCHEDULE PER THESE DOCUMENTS.

EXCEPTION NO. 1: PANELBOARDS INSTALLED ON A WALL SURFACE, WHERE AT LEAST THREE (3) SIDES, NOT INCLUDING THE FRONT, REMAIN ACCESSABLE AFTER CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUIRED TO MEET #16320.5.

5. ELECTRICAL BOXES ALL OUTLET, DEVICE, AND JUNCTION BOXES SHALL BE STANDARD 4" SQUARE GALVANIZED STEEL OR APPROVED PLASTIC, 1-1/2" DEEP, WITH DEVICE RINGS OF THE SAME MATERIAL, UNLESS OTHERWISE NOTED. GALVANIZED BOXES SHALL BE MANUFACTURED BY APPLETON, NATIONAL, STEEL CITY, RACO OR APPROVED EQUAL. PLASTIC BOXES SHALL BE ALLIED, NELCO, CARLON, OR EQUAL. ALL ELECTRICAL BOXES MUST BE ACCESSABLE AFTER CERTIFICATE OF OCCUPANCY.

6. THRU-FEEDS: MAINTAIN THRU-FEEDS ON ALL ELECTRICAL DEVICES AT C.O.

16330 - EQUIPMENT:

1. WIRE TO, AND MAKE CONNECTIONS TO, ALL PIECES OF EQUIPMENT FURNISHED BY OTHERS FOR COMPLETE AND SATISFACTORY OPERATION BY OTHERS.

2. THIS CONTRACT TO INCLUDE CONNECTION OF LINE VOLTAGE ONLY. CONTROL WIRING TO BE BY THE HVAC CONTRACTOR.

16340 - GROUNDING:

1. THE ENTIRE ELECTRICAL GROUNDING SYSTEM SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF SECTION 250.66 AND 250.122 OF THE NATIONAL ELECTRIC CODE, INCLUDING BUT NOT LIMITED TO, THE ELECTRICAL SERVICE, ITS EQUIPMENT AND ENCLOSURE, CONDUITS AND OTHER CONDUCTIVE ENCLOSURES, NEUTRAL OR IDENTIFIED CONDUCTOR OF INTERIOR WIRING SYSTEM, MAIN PANELBOARD, POWER AND LIGHTING PANELBOARDS, NON-CURRENT-CARRYING METAL PARTS OF FIXED EQUIPMENT SUCH AS MOTORS, STARTER AND CONTROLLER CABINETS, INSTRUMENT CASES AND LIGHTING FIXTURES.

2. PROVIDE A SERVICE GROUND ACCORDING TO N.E.C. ARTICLE 250. THE MINIMUM INSTALLATION TO INLCLUDE: BUILDING FOOTER/FOUNDATION REINFORCING STEEL TURNED UP OR OTHERWISE EXPOSED AT THE SERVICE LOCATION WITH APPROVED CONNECTOR TO BOND A GROUNDING CONDUCTOR SIZED PER TABLE 250 TO THE STEEL AND A DRIVEN ROD GROUND (MINIMUM 5/8" BY 8' DEEP) WITH #6 COPPER GROUNDING CONDUCTOR. IF AVAILABLE ON THE PREMISES, ALSO BOND METAL COLD WATER PIPING, METAL BUILDING FRAME AND GROUND RING WITH JUMPERS SIZED FROM 250-94.

3. ALL TELEPHONE, DATA, TELEVISION, AND OTHER TERMINAL EQUIPMENT SHALL BE BONDED TO THE GROUNDING ELECTRODE WITH MINIMUM #6 AWG-CU.

16350 - WARRANTY: NOTE

1. ELECTRICAL CONTRACTOR TO PROVIDE FULL WARRANTY (PARTS AND LABOR) ON ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THE SCOPE OF WORK FOR A PERIOD OF ONE YEAR FROM THE CERTIFICATE OF OCCUPANCY.

2. E.C. SHALL PROVIDE OWNER AND ENGINEER (A#E SUPPORT SERVICES, INC.) WITH REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING ALL REQUIRED MODIFICATIONS THAT HAVE OCCURRED IN THE FIELD.

GENERAL NOTES: ELECTRICAL

THE ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL ELECTRICAL SERVICE ROUGH-IN AND INSTALLATION DETAILS, FEES, WITH THE LOCAL POWER COMPANY/UTILITY FIELD ENGINEER PRIOR TO AND INCLUDE IN BID!

THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH ALL STATE/LOCAL BUILDING CODES/ORDINANCES/REGULATIONS PRESENTLY IN EFFECT. IN ADDITION, COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) PRESENTLY IN EFFECT.

THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE IN ORDER TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, FAILURE TO DO SO WILL NOT WARRANT ANY ADDITIONAL CHARGES TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID, ANY CUTTING OR PATCHING OF CONCRETE/ASPHALT PAVEMENTS, ETC. TO RUN ELECTRICAL.

ALL EQUIPMENT, FIXTURES, ETC. SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION. THIS CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY (C.O.), AND SHALL REPAIR ANY SUCH DEFECTS WITHOUT COST TO THE OWNER. ALL EQUIPMENT SHALL BE COVERED FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY. THIS CONTRACTOR SHALL FURNISH THE OWNER WITH ALL MANUFACTURER'S GUARANTEE AND WARRANTIES.

"WAFER" OR "PIGGYBACK" BREAKERS SHALL NOT BE PERMITTED.

THE ELECTRICAL CONTRACTOR IS TO INSTALL METERING SERVICE EQUIPMENT EITHER PROVIDED BY THE GOVERNING UTILITY COMPANY OR OF A TYPE APPROVED BY THE UTILITY COMPANY AND U.L. LISTED. IMMEDIATELY AFTER SUB-CONTRACT AWARD, CONTACT WITH THE UTILITY COMPANY SHALL BE MADE FOR COORDINATION OF SERVICE AND METERING DETAILS.

HVAC AIR HANDLER AND CONDENSING UNIT CIRCUIT BREAKERS MUST BE U.L. LISTED AS "HACR" RATED IN ORDER TO USE NON-AUTO DISCONNECTS AT HVAC EQUIPMENT. IF NOT LISTED, THEN A FUSED DISCONNECT IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S NAMEPLATE REQUIREMENTS MUST BE INSTALLED AT THE EQUIPMENT.

THE ELECTRICAL, GENERAL, HVAC, AND PLUMBING CONTRACTOR(S) SHALL STRICTLY ADHERE TO THE FOLLOWING ITEMS WHEN DEALING WITH ELECTRICAL EQUIPMENT CLEARANCES:

A.) NO PIPING OR DUCTWORK OF ANY KIND SHALL BE INSTALLED ABOVE ANY SWITCHBOARD OR PANELBOARD. THIS AREA TO REMAIN CLEAN FROM THE EQUIPMENT TO 25' ABOVE OR TO THE BOTTOM OF THE STRUCTURAL SLAB.

B.) A CLEARANCE OF 36" MINIMUM SHALL BE MAINTAINED IN FRONT OF ELECTRICAL EQUIPMENT FOR THE ENTIRE WIDTH OF THE EQUIPMENT, PLUS A MINIMUM OF 30" TOTAL LEFT/RIGHT CLEARANCE.

ALL "WEATHERPROOF" ("WP") DEVICES ARE TO BE INSTALLED WITH A WEATHER-SHIELDING COVER

ALL ELECTRICAL CONDUITS NOT CONTAINING SPECIFIED CONDUCTORS SHALL HAVE A PULL WIRE INSTALLED.

DO NOT SCALE THE ELECTRICAL DRAWINGS; REFER TO THE ARCHITECTURAL PLANS FOR EQUIPMENT LOCATIONS, CABINETRY, CEILING GRIDS, DOOR SWINGS, ETC.

THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL INSTALLATION.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS SUCH AS HARDWARE, J-BOXES, CONDUIT FITTINGS, ETC., AS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM INSTALLATION.

TECHNICIANS SKILLED IN THEIR TRADE SHALL PERFORM ALL ELECTRICAL INSTALLATIONS IN A PROFESSIONAL MANNER.

WIRE TO, AND MAKE CONNECTIONS AS NECESSARY, TO ALL PIECES OF EQUIPMENT (FURNISHED BY OTHERS), FOR COMPLETE AND SATISFACTORY OPERATION BY THE OWNER.

PROVIDE CIRCUIT BREAKERS, AS NECESSARY, TO ACCOMMODATE ALL NEW CIRCUITS INSTALLED.

ALL SERVICE AND FEEDER CONDUITS SHALL HAVE EXPANSION FITTINGS WHEN PENETRATING SLABS, ETC. TO ALLOW FOR STRUCTURAL SETTLEMENT.

PROVIDE "PVC" CONDUITS STUBBED OUT, BELOW GRADE FOR ADDITIONAL SERVICES, IN ORDER TO PROVIDE CONCEALED TELEPHONE AND/OR DATA SERVICE ENTRANCE.

PROVIDE TIME CLOCKS WITH BATTERY BACK-UP TO CONTROL ALL SIGNAGE AND EXTERIOR LIGHTING CIRCUITS; SEE POWER RISER DIAGRAM FOR ADDITIONAL DETAILS.

ALL CONDUCTORS SHALL BE TYPE THHN/THWN, COPPER (CU) UNLESS OTHERWISE CALLED FOR ON THESE DOCUMENTS. SEE PANEL SCHEDULE.

ALL LIGHTING FIXTURES (INCLUDING THOSE PROVIDED BY OTHERS) ARE TO BE INSTALLED UNDER THIS CONTRACT. SEE SCHEDULE FOR FIXTURE RECOMMENDATIONS, LAMPS, ETC.

NOTICE TO CONTRACTOR: REVISIONS TO THESE DRAWINGS AND CERTIFICATION THEREOF WHICH MAY BE REQUIRED BECAUSE OF CONTRACTOR OPTED REVISIONS SHALL BE COMPENSATED TO THE ENGINEER(S) BY THE REQUESTING CONTRACTOR. PAYMENT SHALL BE REQUIRED AT THE TIME OF CERTIFICATION DELIVERY.

NOTES - POWER RISER DIAGRAM

1. INCOMING POWER COMPANY " UG " SERVICE LATERAL. EXTEND CONDUIT TO SERVICE POINT OF ORIGIN: SEE SITE PLAN AND GENERAL NOTES.
2. MAIN DEVICE: (1) 125 AMP-240 V-2 P METERING DEVICE WITH MAIN CIRCUIT BREAKERS WITH NEMA-3R ENCLOSURES (UNITS 1-6). 2A. WIREWAY: SIZE PER N.E.C.
3. SERVICE GROUNDING CONDUCTOR: PROVIDE MINIMUM (1) #6 TO GROUNDING ELECTRODE. SEE SPECIFICATIONS 16340-2. 3A. ALL COMMUNICATION, RADIO, TELEPHONE ANTENNA AND TELEVISION SYSTEMS SHALL BE BONDED TO BUILDING SERVICE GROUND WITH #6 AWG MINIMUM.
4. GROUNDING ELECTRODE: PROVIDE (2) 5/8"⌀ X 8' DRIVEN RODS. PROVIDE A SERVICE GROUND ACCORDING TO N.E.C. ARTICLE 250. THE MINIMUM INSTALLATION TO INLCLUDE: BUILDING FOOTER/FOUNDATION REINFORCING STEEL TURNED UP OR OTHERWISE EXPOSED AT THE SERVICE LOCATION WITH APPROVED CONNECTOR TO BOND A GROUNDING CONDUCTOR SIZED PER TABLE 250 TO THE STEEL AND A DRIVEN ROD GROUND (MINIMUM 5/8" BY 8' DEEP) WITH #6 COPPER GROUNDING CONDUCTOR. IF AVAILABLE ON THE PREMISES, ALSO BOND METAL COLD WATER PIPING, METAL BUILDING FRAME AND GROUND RING WITH JUMPERS SIZED FROM 250-94.
5. ELECTRIC SERVICE ENTRANCE: SEE LOAD CALCULATIONS. (3) #1 CU IN 2" CONDUIT
6. NOT USED.
7. PANEL FEEDER: SEE LOAD CALCULATIONS AND PANEL SCHEDULES. (1) 125 AMP-240 V-2P
8. ELECTRIC PANEL: . MCB SEE PANEL SCHEDULE FOR SIZE, CIRCUIT IDENTIFICATION, LOADING, ETC.
9. NOT USED
10. NOT USED
11. NOT USED
12. SEPARATE 1" CONDUITS STUBBED DOWN TO PROVIDE SECURED TELEPHONE AND TELEVISION SERVICE ENTRANCE.
13. OPTION: OVERHEAD SERVICE LATERAL. VERIFY AND COORDINATE W/ ARCHITECT/OWNER.
14. AVAILABLE FAULT CURRENT: ALL SERVICE EQUIPMENT SHALL BE RATED FOR 22,000 AIC MINIMUM. SEE SPECIFICATION #16220-2. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE WITH POWER COMPANY REPRESENTATIVE.

TYPICAL NOTES

1. SWITCHED RECEPTACLES: SWITCH TOP HALF OF RECEPTACLE; BOTTOM SHALL REMAIN HOT!

2. EQUIPMENT FURNISHED AND PHYSICALLY INSTALLED BY "OTHERS". ALL ELECTRICAL CONNECTIONS EXTERNAL TO THE EQUIPMENT SHALL BE MADE BY THE ELECTRICAL CONTRACTOR. WIRE, CONDUIT, LUGS, RECEPTACLES, PIGTAILS, DISCONNECTS, ETC. AS MAY BE REQUIRED SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR.
NOTE: INCLUDE WORSE CONDITION IN PRICING. VERIFY ROUGH-IN LOCATIONS, TYPE OF CONNECTION AND AMPACITY REQUIRED FROM APPLICABLE EQUIPMENT DRAWINGS PRIOR TO INSTALLING ANY CONDUIT, CONDUCTORS OR BOXES.

3. PROVIDE INCANDESCENT WALL DIMMER WITH TUNGSTEN SURGE AND RFI PROTECTION. SLIDE ACTION WITH "OFF" POSITION AT BOTTOM.

4. PROVIDE LIGHT FIXTURE AND RECEPTACLE AT LOCATIONS INDICATED FOR HVAC MAINTENANCE LIGHTING. USE COMBINATION SWITCH AND RECEPTACLE FOR LIGHT CONTROL. FIELD DETERMINES EXACT LOCATION AND HEIGHT.

D·R·HORTON America's Builder

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MEADOWOOD
6 UNIT TOWNHOUSE
A-B-B-B-B-A

DATE: 02-10-20
DRAWN BY: KM
CHECKED BY: CS
REVISED:
PLAN: ELECTRICAL RISER SPECIFICATIONS
SCALE: NTS
SHEET# E1.3