

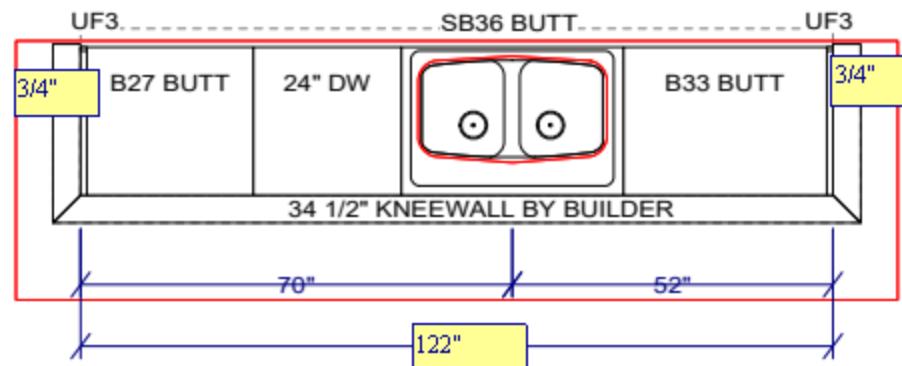
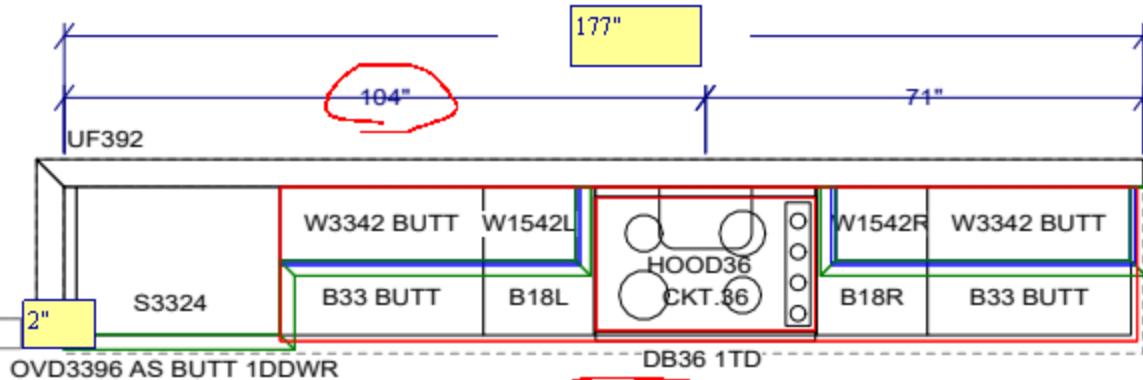
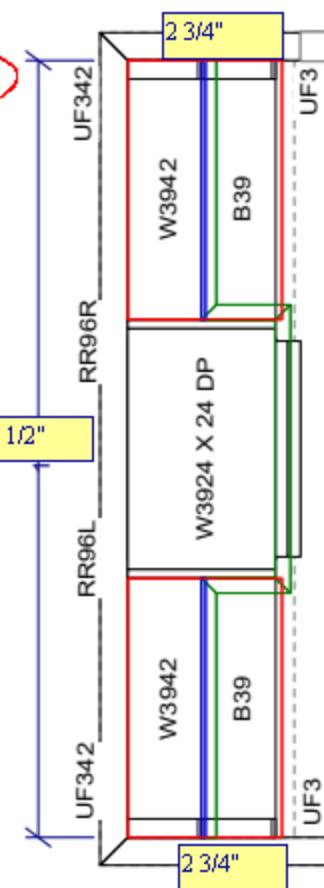
SPIRE HOMES DARTMOUTH  
PLAN-GL  
42" UPERS KITCHEN  
1951 CABINETRY

08.15.24 (SH)

PARTS:

5-BTK8  
5-SHM8 (SHOE, NO INSTALL)  
7-SM8  
5-SCVM8 (CROWN)  
5-HWC 1X2X94  
4-CTM8 (LIGHT RAIL)  
1-TOUCHUP KIT  
1-SPRAY STAIN TINTED  
51-OPT HARDWARE

FS MELISSA  
(813)770-9852



SET UPERS @54"

**SITE SUPER DAVE CELANI 352-803-6483**

**PINE RIDGE LOT 2**  
**5337N MALLOWS CIRCLE**  
**BEVERLY HILLS FL 34465**  
**CANYON 5PC PAINTED LINEN**  
**DT/SC DOORS/DRAWERS**  
**HARDWARE 859-128SN**

All dimensions \_size designations given are subject to verification on job site and adjustment to fit job conditions.



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Designed: 6/26/2024  
Printed: 8/15/2024

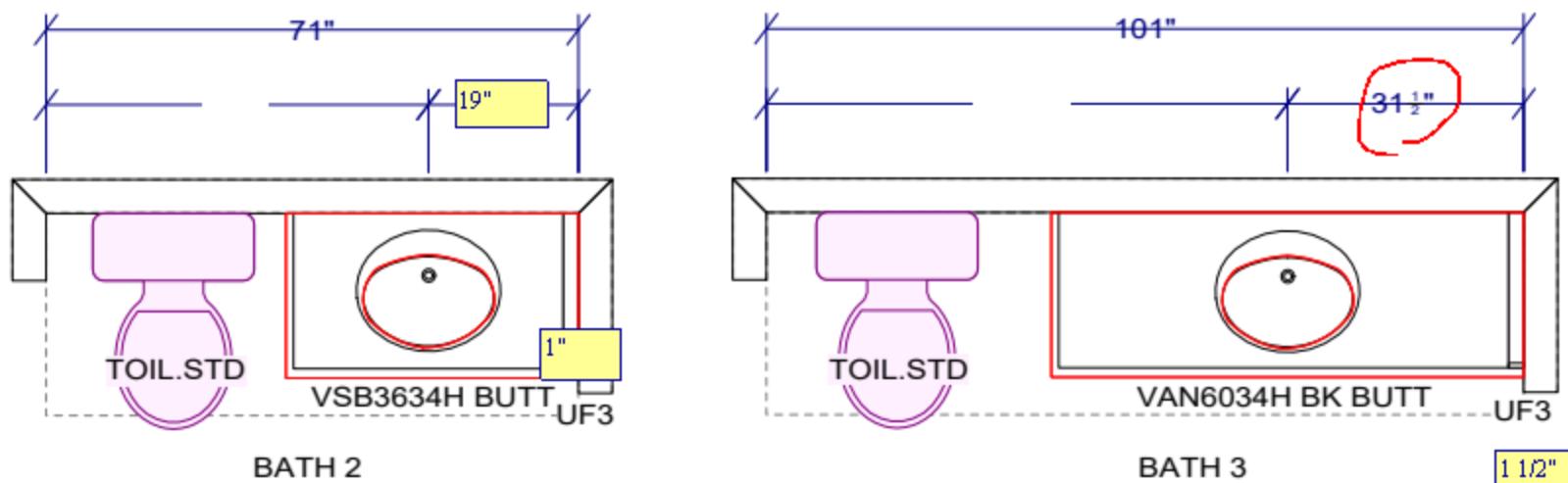
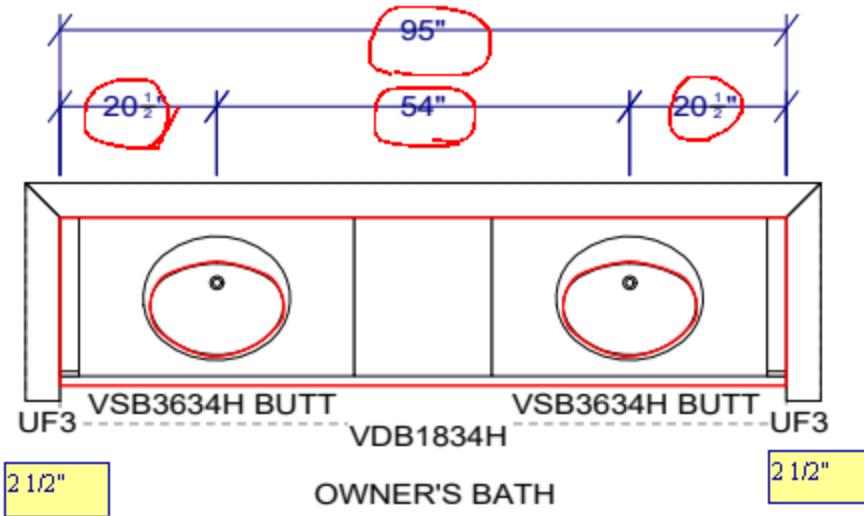
SPIRE HOMES  
DARMMOUTH PLAN-GL  
BATHS  
1951 CABINETRY

08.15.24 (SH)

OWNER'S BATH:  
1-BTK8  
2-SM8  
8-OPT HARDWARE

BATH 2:  
1-BTK8  
2-SM8  
5-OPT HARDWARE

BATH 3:  
1-BTK8  
2-SM8  
7-OPT HARDWARE



**SITE SUPER DAVE CELANI 352-803-6483**

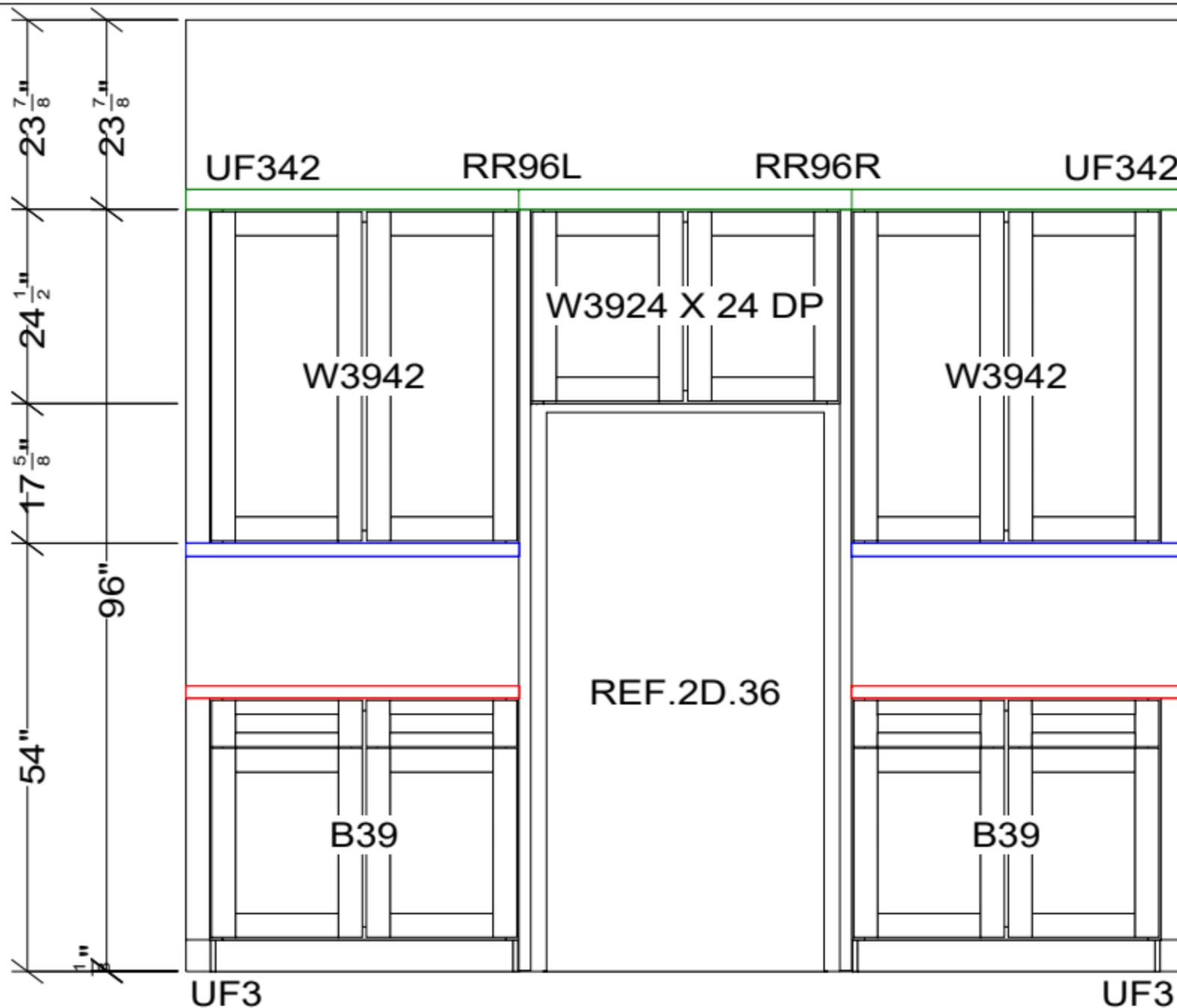
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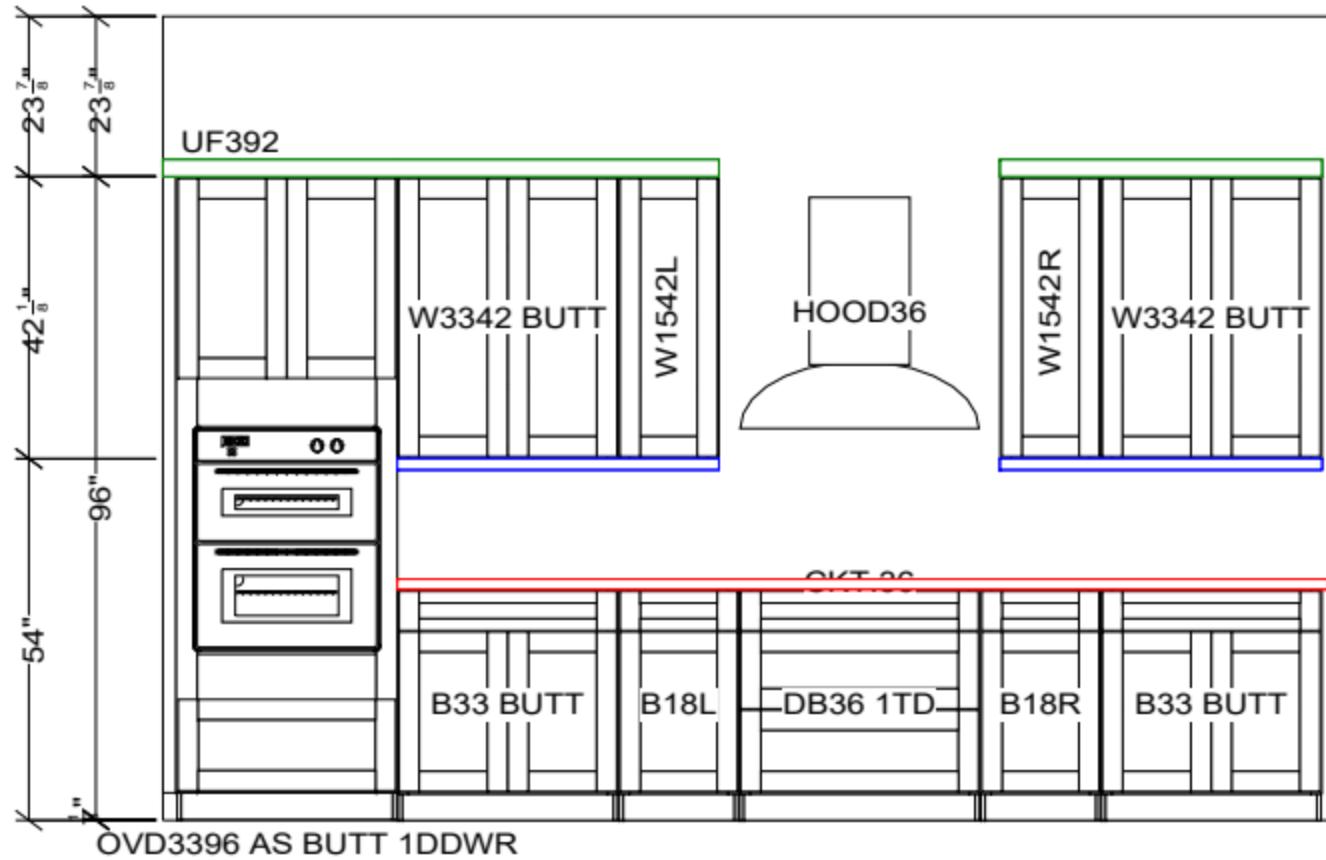


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B33 BUTT

SB36 BUTT

24" DW

B27 BUTT

UF3

UF3

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# OWNER'S BATH

61  $\frac{1}{2}$ "

34  $\frac{1}{2}$ "

VSB3634H BUTT

VSB3634H BUTT

UF3

VDB1834H

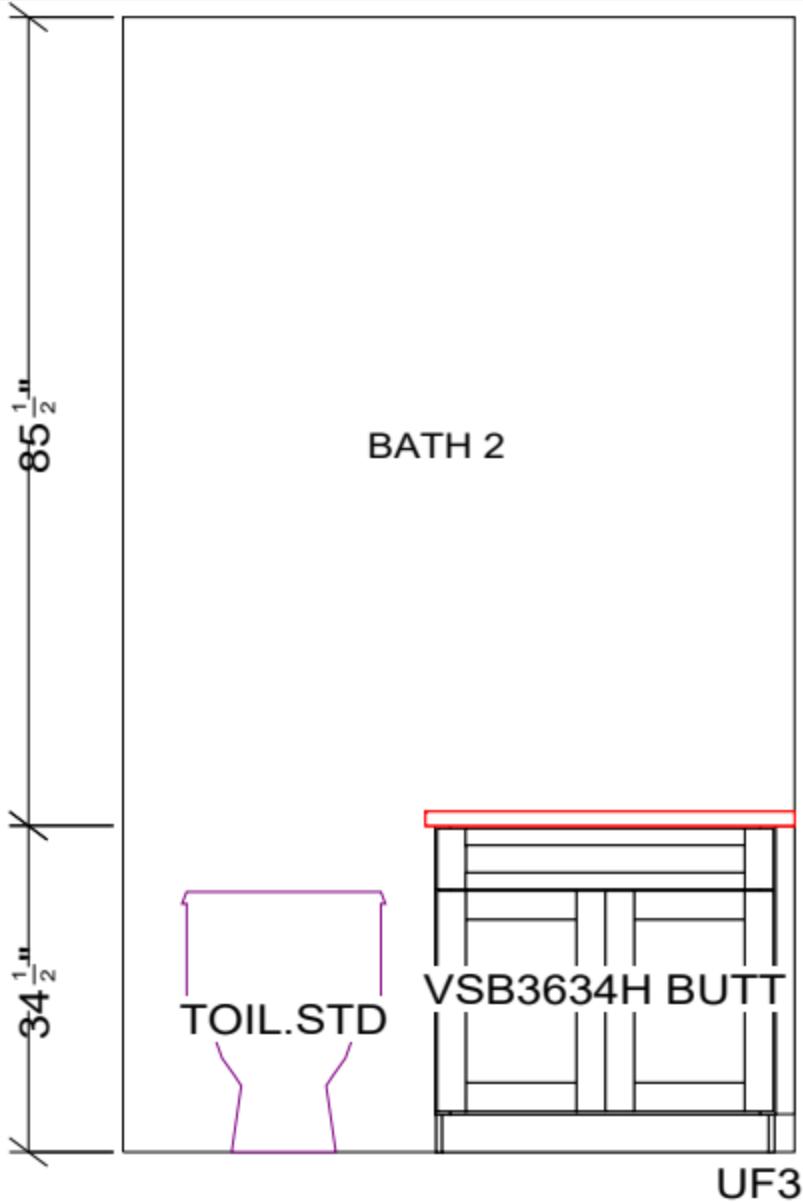
UF3

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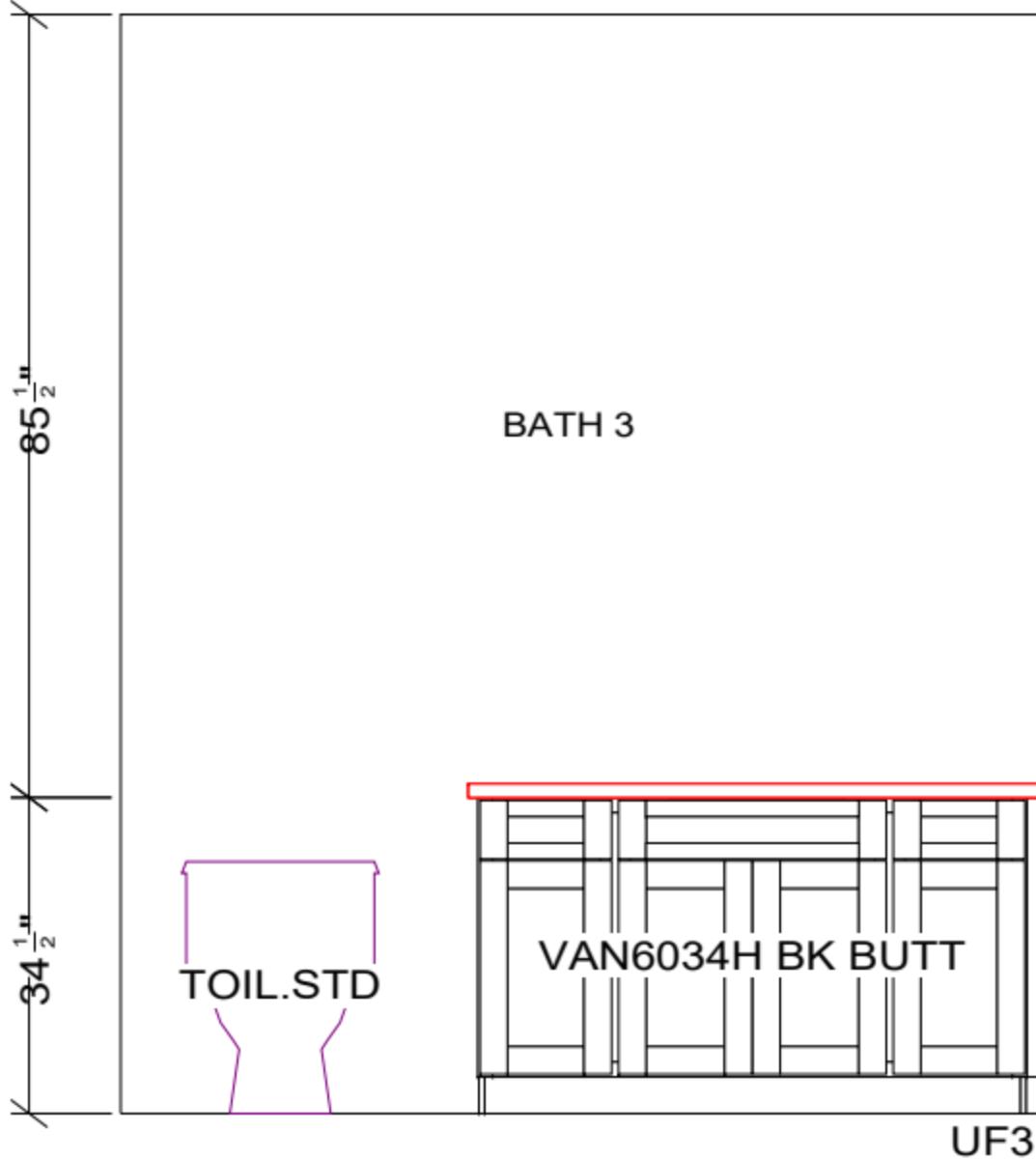


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# MICROWAVE/ WALL OVEN COMBINATION INSTALLATION INSTRUCTIONS

**INSTALLATION AND SERVICE MUST BE PERFORMED BY A QUALIFIED INSTALLER.**  
**IMPORTANT: SAVE FOR LOCAL ELECTRICAL INSPECTOR'S USE.**  
**READ AND SAVE THESE INSTRUCTIONS FOR FUTURE REFERENCE.**

**A WARNING FOR YOUR SAFETY:** Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.



Your new wall oven has been designed to fit a limited variety of cutout sizes to make the job of installing easier. The first step of your installation should be to measure your current cutout dimensions and compare them to the cutout dimensions chart below for your model. You may find little or no cabinet work is necessary.

**A WARNING** Do not remove spacers (if equipped) on the side walls and/or on the back of the built-in oven. These spacers center the oven in the space provided. The oven must be centered to prevent excess heat buildup that may result in heat damage or fire.

## NOTES:

1. Base must be capable of supporting 225 pounds (102 kg).
2. Allow at least 21" (53.3cm) clearance in front of oven for door depth when it is open.
3. Dimension G (cutout depth) is critical to the proper installation of the built-in oven. If the oven decorative trim does not butt against the cabinet verify dimension G to assure it is the required depth.

\* Suggested distance from floor is 11½" (29.2 cm). Minimum required distance is 4 ½" (11.4 cm)

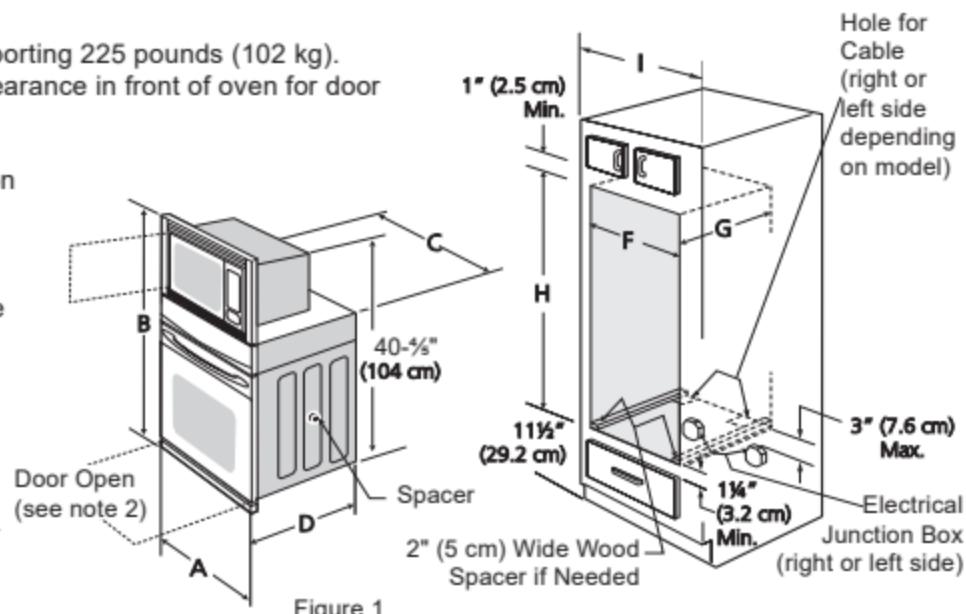


Figure 1

## PRODUCT DIMENSIONS

MODEL	A	B	C	D
27" (68.8cm) Wall Oven	27 (68.6)	42⅓ (108.8)	24⅔ (62.5)	24¾ (62.9)
30" (76.2cm) Wall Oven	30 (76.2)	42⅓ (107.7)	28⅓ (71.8)	24¾ (62.9)

## CUTOUT DIMENSIONS AND CABINET WIDTH

MODEL	F Min.	F Max.	G. Min.	H Min.	H Max.	I
27" (68.8cm) Wall Oven	24⅞ (63.2)	25⅓ (64.1)	23⅓ (60.3)	41⅛ (104.5)	41⅓ (104.8)	27⅛ (68.9) Min
30" (76.2cm) Wall Oven	28⅓ (72.4)	29 (73.7)	23⅓ (60.3)	41⅛ (104.5)	41⅓ (104.8)	30⅓ (76.5) Min

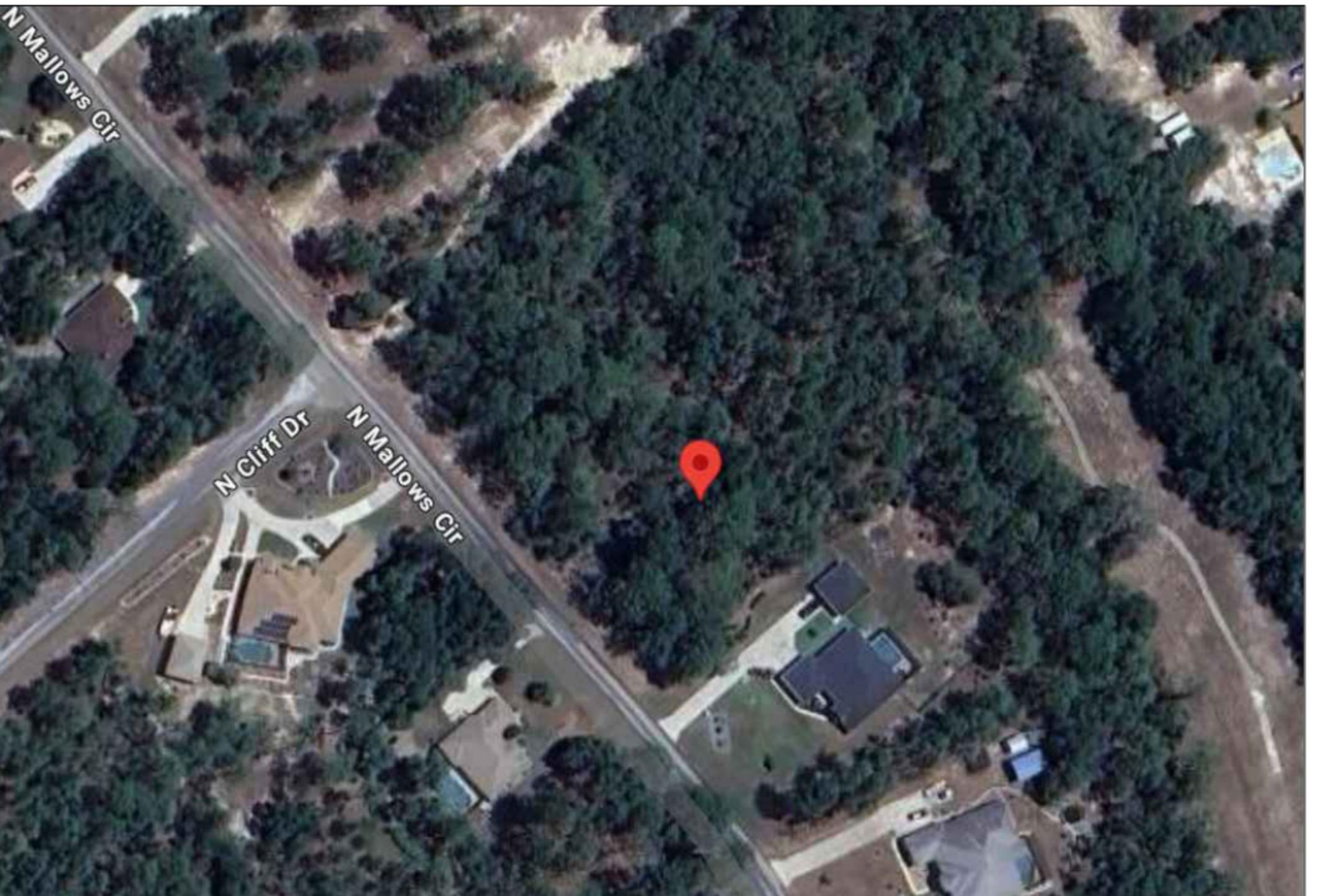
All dimensions are stated in inches and (cm).

WINDOWS & DOORS	
<b>TESTING AND LABELING</b> EXTERIOR WINDOWS AND GLASS DOORS SHALL BE LABELED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY. TESTING LABORATORY EVALUATION ENTITY OR MIAMI-DADE PRODUCT APPROVAL TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:  ANSI/AAMA/NWDA 101/S.2 OR 101/S.2/NAFS OR AAMA/WDMA/CSA 101/S.2/440 OR TAS 202 (HNVZ SHALL COMPLY WITH TAS 202 UTILIZING ASTM E 1300-98 OR ASTM E 1300-02)	
<b>EXCEPTIONS:</b> 1. DOOR ASSEMBLIES INSTALLED IN NON-HABITABLE AREAS WHERE THE DOOR ASSEMBLY AND AREA ARE DESIGNATED TO NOT REQUIRE WATER INFILTRATION NEED NOT BE TESTED FOR WATER INFILTRATION. 2. DOOR ASSEMBLIES INSTALLED WHERE THE OVERHANG (OH) RATIO IS EQUAL TO OR MORE THAN 1 NEED NOT BE TESTED FOR WATER INFILTRATION. THE OVERHANG RATIO SHALL BE CALCULATED BY THE FOLLOWING EQUATION: OH RATIO = OH LENGTH/ OH HEIGHT  WHERE:  <b>OH LENGTH:</b> THE HORIZONTAL MEASURE OF HOW FAR AN OVERHANG OVER A DOOR PROJECTS OUT FROM DOOR SURFACE  <b>OH HEIGHT:</b> THE VERTICAL MEASURE OF THE DISTANCE FROM THE DOOR SILL TO THE BOTTOM OF THE OVERHANG OVER A DOOR.	
3. PASS-THROUGH WINDOWS FOR SERVING FROM A SINGLE-FAMILY KITCHEN WHERE PROTECTED BY A ROOF OVERHANG OF 5 FEET (1.5 M) OR MORE SHALL BE TESTED FOR THE REQUIREMENTS OF THE WATER INFILTRATION TEST.	
<b>PERMANENT LABEL</b> THE PERMANENT LABEL IS LIMITED TO ONLY ONE DESIGN PRESSURE PER REFERENCE STANDARD PER LABEL  EXTERIOR WINDOWS AND GLASS DOORS SHALL BE LABELED WITH A TEMPORARY SUPPLEMENTAL LABEL PRINTED AND APPLIED BY THE MANUFACTURER. THE SUPPLEMENTAL LABEL WILL FURNISH POSITION AND NEGATIVE DESIGN PRESSURE RATING, PRODUCTS MAXIMUM SIZE, GLAZING THICKNESS, INDICATE IMPACT RATED IF APPLICABLE, FLORIDA PRODUCT APPROVAL OR MIAMI-DADE PRODUCT APPROVAL NUMBER IF APPLICABLE, AND APPLICABLE TEST STANDARD. THE SUPPLEMENTAL LABEL IS LIMITED TO ONLY ONE DESIGN PRESSURE RATING PER REFERENCE STANDARD PER LABEL. THIS SUPPLEMENTAL LABEL SHALL REMAIN ON THE WINDOW UNTIL FINAL APPROVAL BY THE BUILDING OFFICIAL  THE PERMANENT LABEL SHALL ALWAYS BE THE DEFAULT LABEL IN CASE THE TEMPORARY LABEL IS MISSING OR NO LONGER LEGIBLE FOR FINAL APPROVAL BY THE BUILDING OFFICIAL	
<b>GLASS STRENGTH</b> GLASS SHALL BE LABELED AS CONFORMING TO ANSI/AAMA/NWDA 101/S.2 OR 101/S.2/NAFS OR AAMA/WDMA/CSA 101/S.2/440 OR TAS 202 SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2403.2 OR 2403.3 OR 2404.1. DETERMINATION OF LOAD RESISTANCE OF GLASS FOR SPECIFIC LOADS OF PRODUCTS NOT TESTED AND CERTIFIED IN ACCORDANCE WITH SECTION 174.5.2.1 SHALL BE DESIGNED AND LABEL TO COMPLY WITH ASTM E 1300 IN ACCORDANCE WITH SECTION 2404. THE SUPPLEMENTAL LABEL SHALL DESIGNATE THE TYPE AND THICKNESS OF GLASS OR GLAZING MATERIAL.	
<b>MAXIMUM HEIGHT FROM FLOOR</b> THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL WITH CLEAR OPENING HEIGHT OF NOT MORE THAN 44 INCHES (118 MM) ABOVE THE FLOOR	
<b>MINIMUM SIZE</b> EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET	
<b>EXCEPTIONS:</b> 1. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE-FLOOR OPENINGS SHALL BE 5 SQ. FT.	
<b>OPERATIONAL CONSTRAINTS</b> EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLETES WITH SECTION 1028.2 AND SUCH DEVICES SHALL BE RELEASEABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING	
<b>FALL PROTECTION</b> WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW THE LOWEST POINT OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24 INCHES (61 MM) SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH (102 MM) DIAMETER SPHERE CANNOT PASS	
<b>EXCEPTION:</b> 1. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090	
<b>GLAZING AND WET ENCLOSURES</b> GLAZING IN WALLS, ENCLOSURES, OR FENCES OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60° MEASURED VERTICALLY ABOVE ANY STANDING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING	
<b>EXCEPTION:</b> 1. GLAZING THAT IS MORE THAN 60° MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER	

CODE COMPLIANCE	
<b>THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF:</b>	
FLORIDA BUILDING CODE - RESIDENTIAL 2023-8TH EDITION AS FOLLOWED BELOW: FBC: ACCESSIBILITY - 2023 FBC: BUILDING - 2023 FBC: ENERGY CONSERVATION - 2023 FBC: EXISTING BUILDING - 2023 FBC: FUEL GAS - 2023 FBC: MECHANICAL - 2023 FBC: PLUMBING - 2023 FBC: RESIDENTIAL - 2023 NEC - 2020 OCCUPANCY: R3 CONSTRUCTION TYPE: VB DESIGN CRITERIA - REFER TO SHEET SC	
<b>STAIR NOTES</b>	
<b>TREADS AND RISERS</b> IN GROUP R-3 THE MAXIMUM RISER HEIGHT SHALL BE 7.75" AND THE MINIMUM TREAD DEPTH, EXCLUSIVE OF NOSING, SHALL BE NOT LESS THAN 10", AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6". TREADS AND RISERS OF STAIRS SHALL BE PERMITTED TO BE SO PROPORTIONED THAT THE SUM OF TWO RISERS AND A TREAD, EXCLUSIVE OF PROJECTION NOSING, IS NOT LESS THAN 24" NOR MORE THAN 25". EVERY TREAD LESS THAN 10" WIDE SHALL HAVE A NOSING, OR EFFECTIVE PROJECTION, OF APPROXIMATELY 1" OVER THE LEVEL IMMEDIATELY BELOW THE TREAD	
<b>HANDRAILS</b> STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. IN GROUP R-3 OCCUPANCIES, STAIRWAYS HAVING FOUR OR MORE RISERS ABOVE A FLOOR OR FINISHED GROUND LEVEL SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE LEADING EDGE OF A TREAD	
<b>HANDRAIL HEIGHT</b> HANDRAIL HEIGHT IS MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP. SLOPE SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38"	
<b>HANDRAIL CONTINUITY</b> GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS	
<b>EXCEPTIONS:</b> 1. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A STAIR OR RAMP LANDINGS. 2. WHERE A DRAUGHT IS USED INSTEAD OF A VOLUTE, TURN OUT OR STARTING EASING IS ALLOWED ON THE LOWEST TREAD. 3. THEY DO NOT PROJECT HORIZONTALLY BEYOND THE SIDES OF THE HANDRAIL WITHIN 1 1/2" OF THE BOTTOM OF THE HANDRAIL AND PROVIDED THAT, FOR EACH 1/2" OF ADDITIONAL HANDRAIL PERIMETER DIMENSION ABOVE 4", THE VERTICAL CLEARANCE DIMENSION OF 1 1/2" CAN BE REDUCED BY 1/8". 4. THEY HAVE EDGES WITH RADIUS OF NOT LESS THAN 0.1. 5. THEY OBSTRUCT NOT IN EXCESS OF 20% OF THE HANDRAIL LENGTH	
<b>HANDRAIL EXTENSIONS</b> HANDRAILS RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. WHERE A RAIL IS USED INSTEAD OF A VOLUTE, CONTINUOUS BETWEEN FLIGHTS, HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS, WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS	
<b>EXCEPTIONS:</b> 1. HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO BE ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.	
<b>HANDRAIL CLEARANCE</b> CLEAR SPACE BETWEEN A HANDRAIL AND WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5". A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS	
<b>GUARDS</b> SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, PLATFORMS, STAIRWAYS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD	
<b>EXCEPTIONS:</b> 1. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" FROM THE LEADING EDGE OF THE STAIR TREAD	
<b>OPENING LIMITATIONS</b> OPEN GUARD SPACES SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING TO A HEIGHT OF 34" FROM A HEIGHT OF 34" TO 42" ABOVE THE ADJACENT WALKING SURFACE. A SPHERE OF 8" DIAMETER SHALL NOT PASS	
<b>EXCEPTIONS:</b> 1. THE TRIANGULAR OPENINGS FORMED BY THE RIDGE, THE GUTTER, AND THE OPEN SIDE OF A STAIRWAY, SHALL BE A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING	
2. WITHIN INDIVIDUAL DWELLING UNITS AND SLEEPING UNITS IN GROUP R-2 AND R-3 OCCUPANCIES, OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE OF 4.375" TO PASS THROUGH	
<b>SCREEN PORCHES</b> PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW	
<b>FIRE PROTECTION</b> FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS	

# Proposed Residence

5337 N MALLOWS CIRCLE  
BROOKSVILLE, FLORIDA 34601



① VICINITY MAP  
N.T.S.

PRODUCT APPROVALS			
PRODUCT APPROVAL NO.	MANUFACTURER	COMPONENT	EXPIRATION
FL 17894.2	MI	SINGLE HUNG WINDOW	05/02/2026
FL 17894.1	MI	ALUM. FIXED WINDOW	05/02/2026
FL 17894.1	MI	SLIDING GLASS DR	05/02/2026
FL 14396-R5	CLOPAY	OVHD GARAGE DOOR	06/21/2026
FL2847-R18	LOMANCO	OFF RIDGE VENT	08/16/2026
FL13223-R8	JAMES HARDIE B.P.	SIDING	12/31/2026
FL158-R17	CAST-CRETE USA	8" PRECAST LINTEL	VALIDATED
FL10860-R8	SIMPSON STRONG TIE	ABU44, ABU66	12/31/2026
FL10852-R5	SIMPSON STRONG TIE	CS18 & CS20	12/31/2026
FL10456-R8	SIMPSON STRONG TIE	HETA20	12/31/2026
FL10456-R8	SIMPSON STRONG TIE	HHETA24	12/31/2026
FL10531-R7	SIMPSON STRONG TIE	LUS210	12/31/2026
FL10456 - R5	SIMPSON STRONG TIE	SP4	12/08/2023
FL10456 - R5	SIMPSON STRONG TIE	SPH4	12/08/2023
FL9589.8-R6	SIMPSON STRONG TIE	1/4"x3-1/2" SDS SCREW	12/07/2023

STRUCTURAL NOTES	
REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR FOUNDATIONS, CONCRETE SPECIFICATIONS, DESIGN LOAD CRITERIA INCLUDING BUT NOT LIMITED TO ROOF LIVE AND DEAD LOADS, FLOOR LIVE AND DEAD LOADS, AND WIND LOADS	
REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR FRAMING NOTES AND TYPICAL WOOD TRUSS NOTES AND DETAILS	

INSPECTION NOTES	
<b>FOUNDATION INSPECTION NOTES</b> A FOUNDATION INSPECTION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE INSPECTOR'S USE. OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS	

GARAGE DOORS	
GARAGE DOOR MANUFACTURER SHALL PROVIDE GARAGE DOORS THAT MEET WIND LOADS AS SPECIFIED ON THE COVER SHEET	
<b>GARAGE DOOR LABELING</b> GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE MANUFACTURER. THE LABEL SHALL IDENTIFY THE MANUFACTURER, THE DOOR MODEL/ SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN PRESSURE RATING, INDICATE IMPACT RATED IF APPLICABLE, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, THE FLORIDA PRODUCT APPROVAL NUMBER IF APPLICABLE, AND APPLICABLE TEST STANDARDS	
THE REQUIRED GARAGE DOOR COMPONENTS FOR AN APPROVED GARAGE DOOR ASSEMBLY MAY BE INDICATED USING A CHECKLIST FORMAT ON THE LABEL. IF A CHECKLIST FORMAT IS USED ON THE LABEL, THE SELECTED COMPONENTS ON THE CHECKLIST THAT ARE REQUIRED TO ASSEMBLE AN APPROVED GARAGE DOOR SYSTEM	
THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED AND AVAILABLE ON THE JOB SITE	

TERMITE TREATMENT	
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE EARTHWORK, THE PESTICIDE APPLICATOR SHALL ISSUE TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."	

TABLE OF CONTENTS	

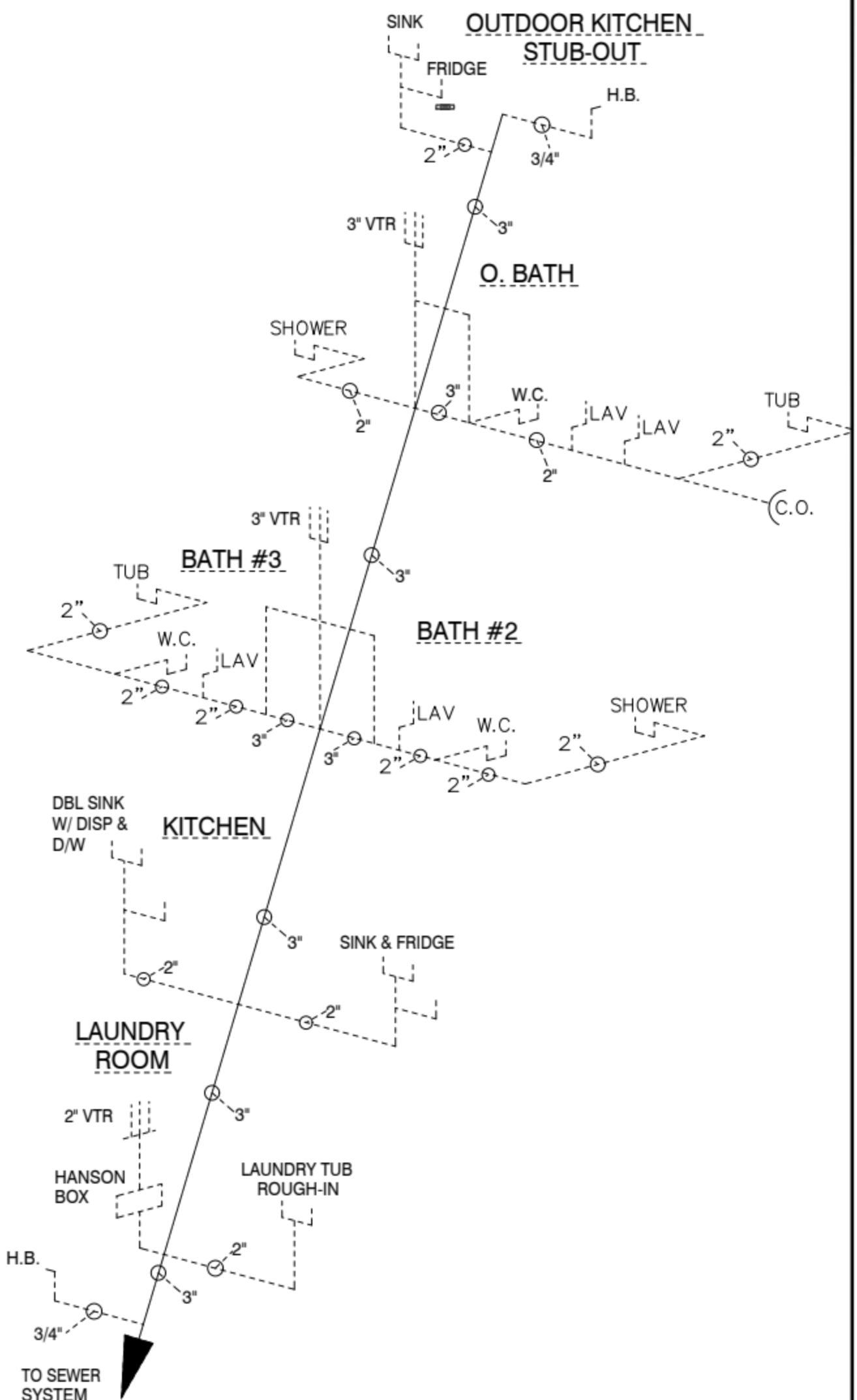
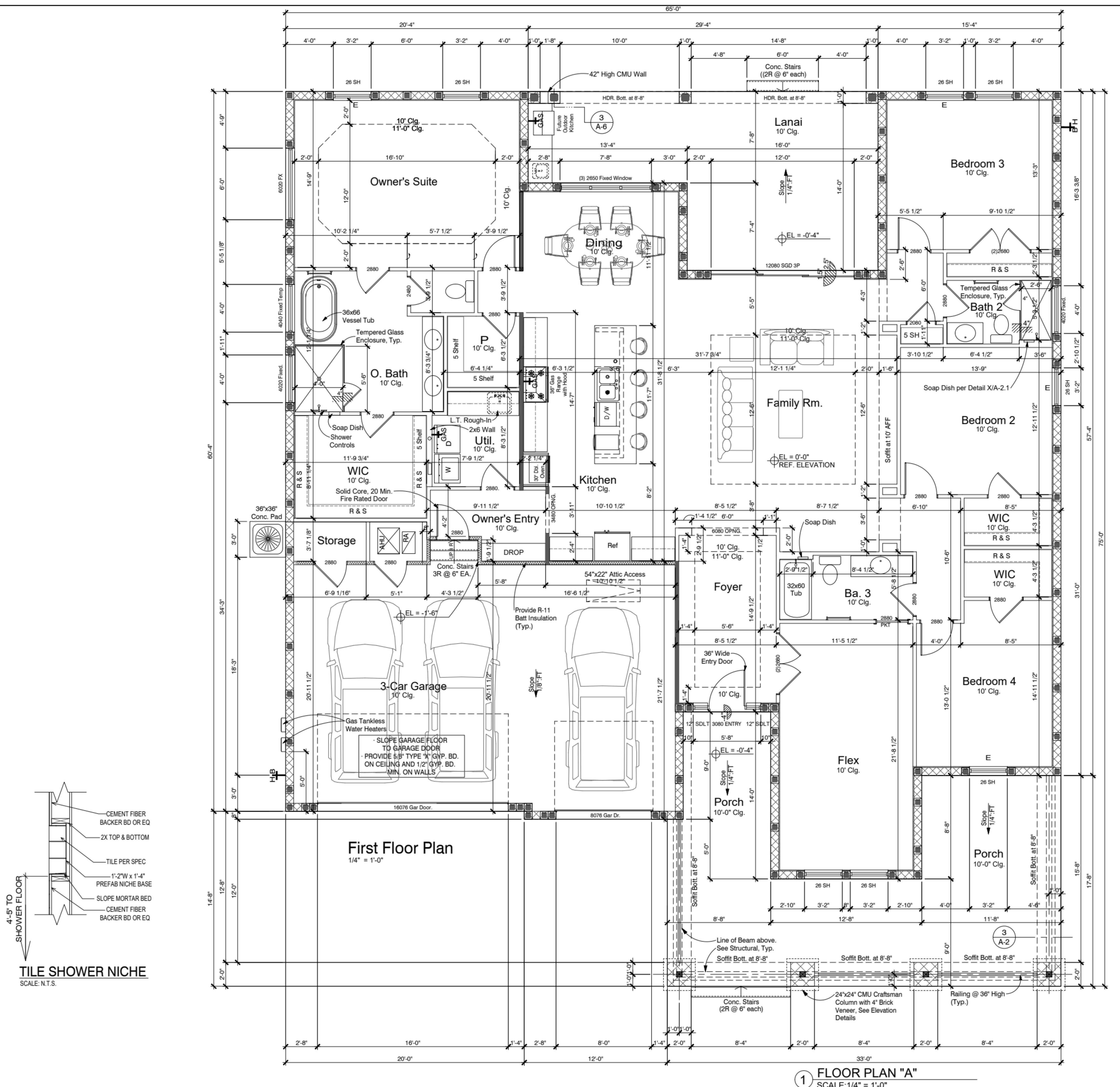




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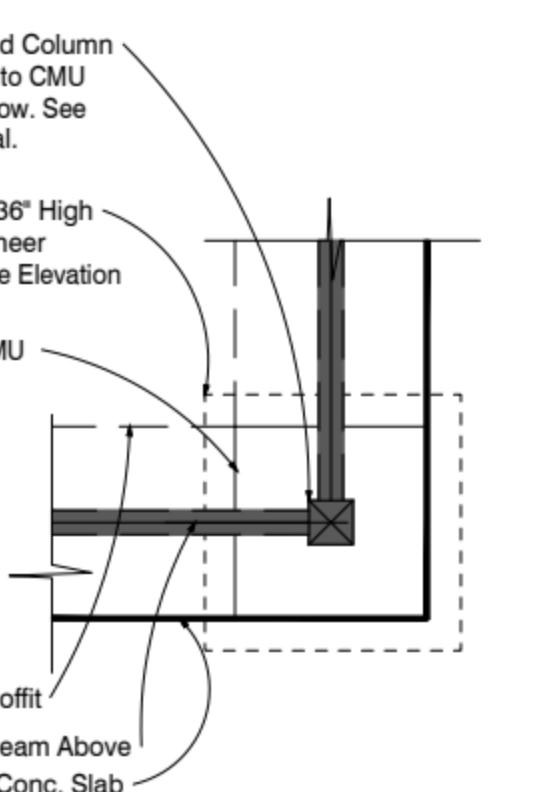


**47-2 - DARTMOUTH - ELEV. A-LH  
5337 N MALLOWS CIR, B. HILLS  
FLOOR PLAN "A"**



**2** PLUMBING RISER DIAGRAM  
NOT TO SCALE

AREA SCHEDULE A	
NAME	AREA
First Floor A/C	2,823 sq ft.
Porch	507 sq ft.
3-Car Garage	741 sq ft.
Lanai	342 sq ft.
Total Under Roof	4,413 sq ft.



**Floor Plan "A" Column Detail**

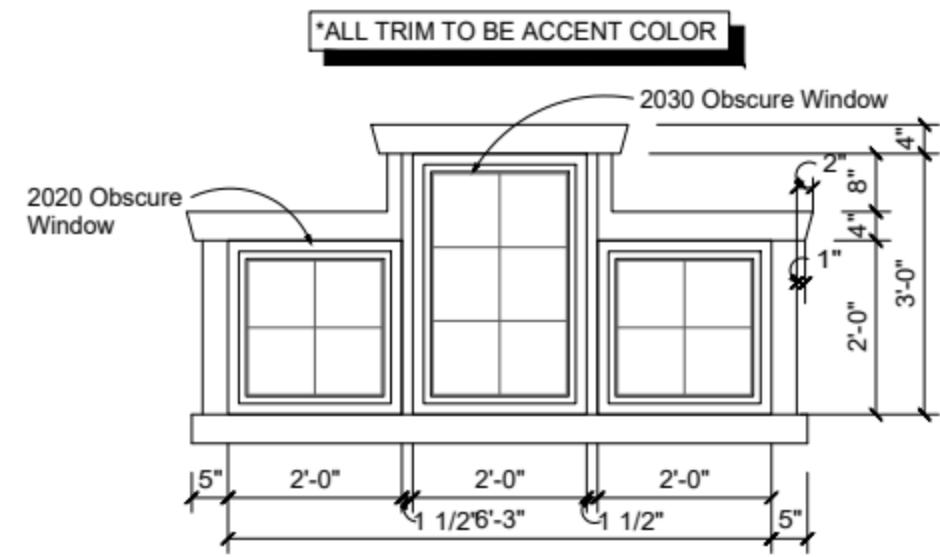
**A-1A**



FRONT ELEVATION "A"

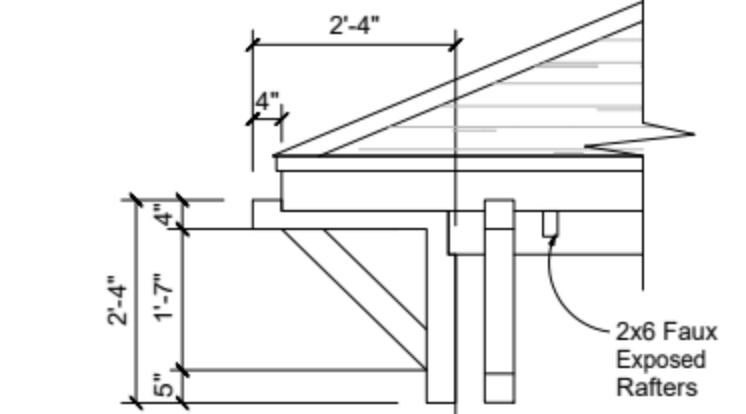
1 SCALE:1/4" = 1

<p><u>STUCCO AND PORTLAND CEMENT PLASTER SHALL</u> BE INSTALLED PER THE CURRENT ASTM C926 &amp; C1063 REQUIREMENTS &amp; PROVISIONS OF THE FLORIDA BUILDING CODE</p>
<p><u>STUCCO</u> SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL OR WIRE LATH AND SHALL NOT BE LESS THAN 2 COATS WHEN APPLIED OVER MASONRY</p>
<p><u>CONTROL JOINTS</u> IN 3-COAT STUCCO SHALL BE USED TO DELINEATE STUCCO AREAS NOT GREATER THAN 144 SQ. FT. OR AT A MAXIMUM DISTANCE OF 18' BETWEEN JOINTS PER ASTM C1063 (CURRENT EDITION)</p>
<p><u>WEEP SCREED</u> SHALL BE INSTALLED AT <u>ALL</u> STUCCO TRANSITIONS BETWEEN WOOD AND MASONRY AS REQUIRED BY ASTM C1063 (CURRENT EDITION)</p>
<p><u>STUCCO INSTALLATION ON FRAME WALL:</u> ROLL-ON PAPERBACK METAL LATH, ATTACH WITH 1.5" DEEP x 1" WIDE STAPLES AT 16" O.C. ALONG STUDS AND 6" ON CENTER VERTICALLY. INSTALL LATH WITH A MINIMUM 1" OVERLAP ON HORIZONTAL AND VERTICAL SEAMS. LATH ON INSIDE AND OUTSIDE CORNERS SHOULD BE WRAPPED COMPLETELY AROUND THE CORNER TO THE NEXT STUD AND ATTACHED EVERY 6". NOTE: BEFORE NAILING DOWN THE LATH, BE SURE BUILDING PAPER IS INSTALLED SMOOTH.</p>



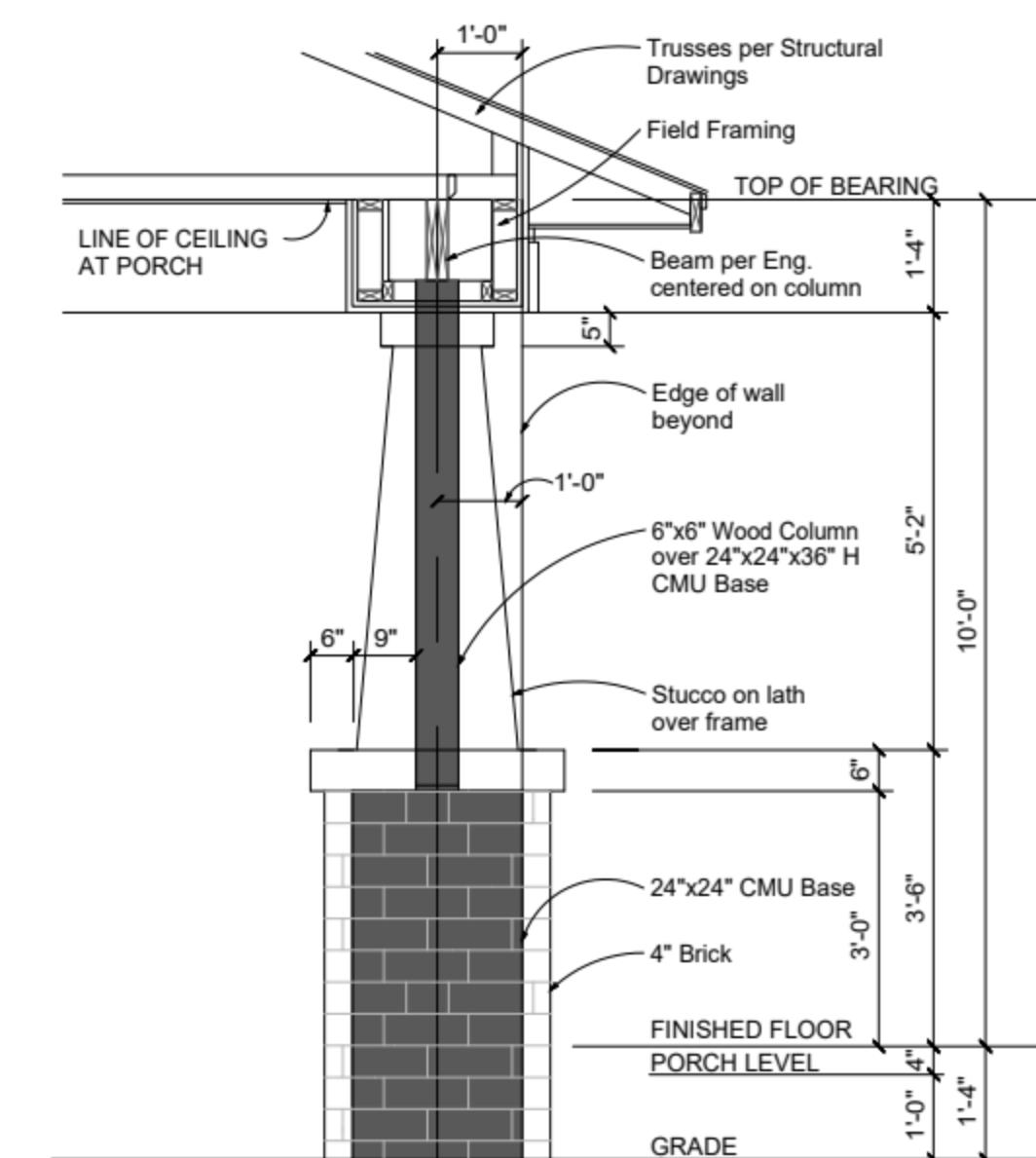
## 1 Decorative Windows @ Gable

Scale: 1/2" = 1'-0"



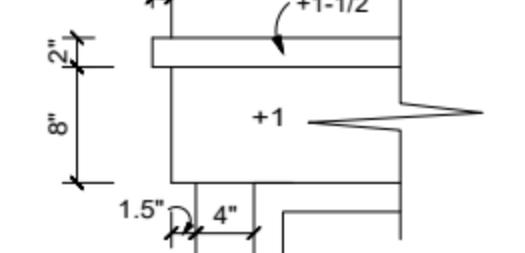
SIDE FRONT

ale: NTS



## **3 Craftsman Column Detail**

4



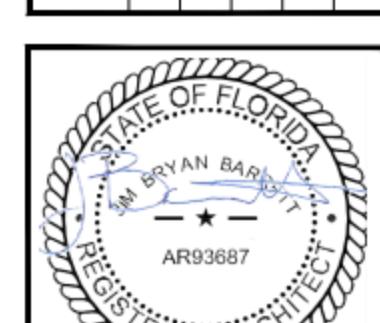
**4** Garage Door Trim  
Scale: 1" = 1'-0"

Scallop 1

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION 2023. ALL OTHER ELEMENTS AND ASSEMBLIES ARE THE RESPONSIBILITY OF OTHERS.

47-2 - DARTMOUTH - ELEV. A-LH  
5337 N MALLOWS CIR, B. HILLS  
FRONT & REAR ELEVATIONS "A"

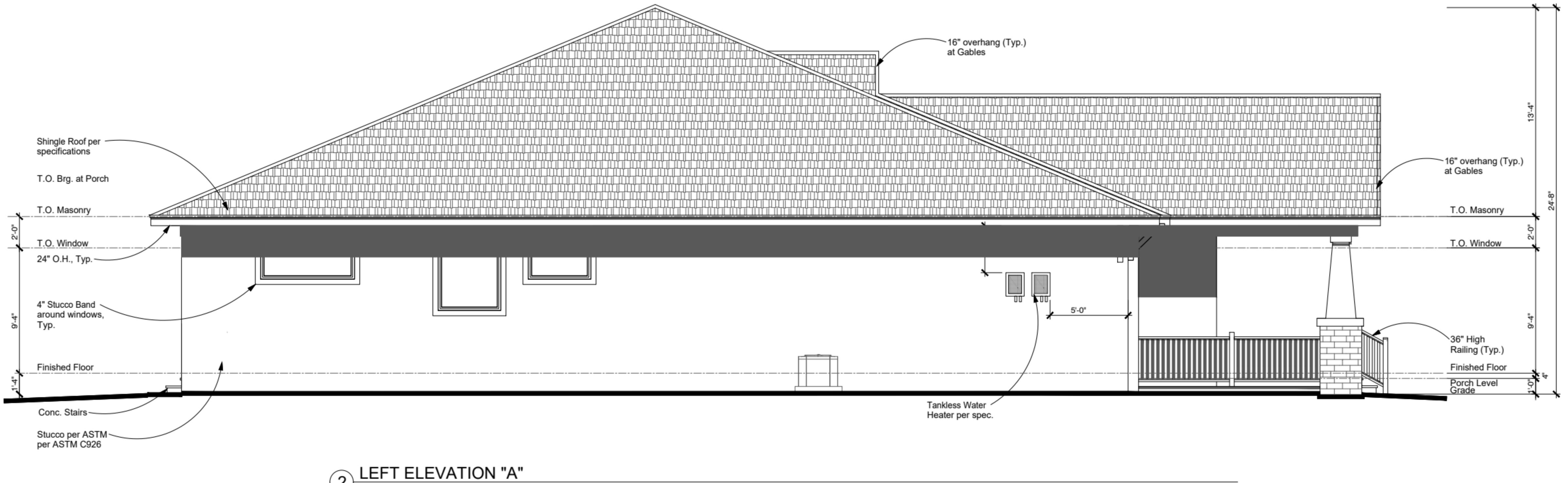
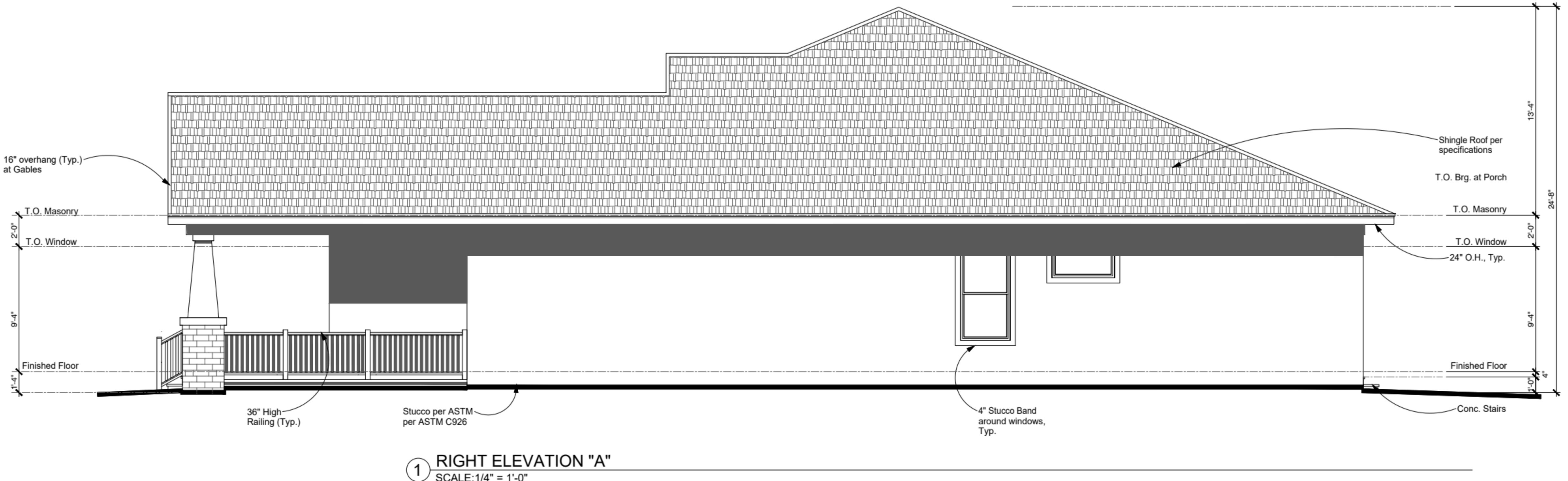
#	DATE:	DESCRIPTION OF CHANGE:
	10-15-2024	BASE PLAN UPDATE
	01-14-2025	REVIEW COMMENTS



SHEET  
**A-2A**

47-2 - DARTMOUTH - ELEV. A-LH  
5337 N MALLOWS CIR, B. HILLS  
LEFT & RIGHT ELEVATIONS "A"

STUCCO AND PORTLAND CEMENT PLASTER SHALL BE INSTALLED PER THE CURRENT ASTM C926 & C1063 REQUIREMENTS & PROVISIONS OF THE FLORIDA BUILDING CODE  
STUCCO SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL WIRE LATH AND SHALL NOT BE LESS THAN 2 COATS WHEN APPLIED OVER MASONRY  
CONTROL JOINTS IN 3-COAT STUCCO SHALL BE USED TO DELINATE STUCCO AREAS NOT GREATER THAN 144 SQ. FT. OR AT A MAXIMUM DISTANCE OF 18' BETWEEN JOINTS PER ASTM C1063 (CURRENT EDITION)  
WEEP SCREED SHALL BE INSTALLED AT ALL STUCCO TRANSITIONS BETWEEN WOOD AND MASONRY AS REQUIRED BY ASTM C1063 (CURRENT EDITION)  
STUCCO INSTALLATION ON FRAME WALL:  
ROLL-ON PAPERBACK METAL LATH, ATTACH WITH 1/2" DEEP x 1" WIDE STAPLES AT 16" O.C. ALONG STUDS AND 6" ON CENTER VERTICALLY. INSTALL LATH WITH A MINIMUM 1" OVERLAP ON HORIZONTAL AND VERTICAL SEAMS. LATH ON INSIDE AND OUTSIDE CORNERS SHOULD BE WRAPPED COMPLETELY AROUND THE CORNER TO THE NEXT STUD AND ATTACHED EVERY 6". NOTE: BEFORE NAILING DOWN THE LATH, BE SURE BUILDING PAPER IS INSTALLED SMOOTH.

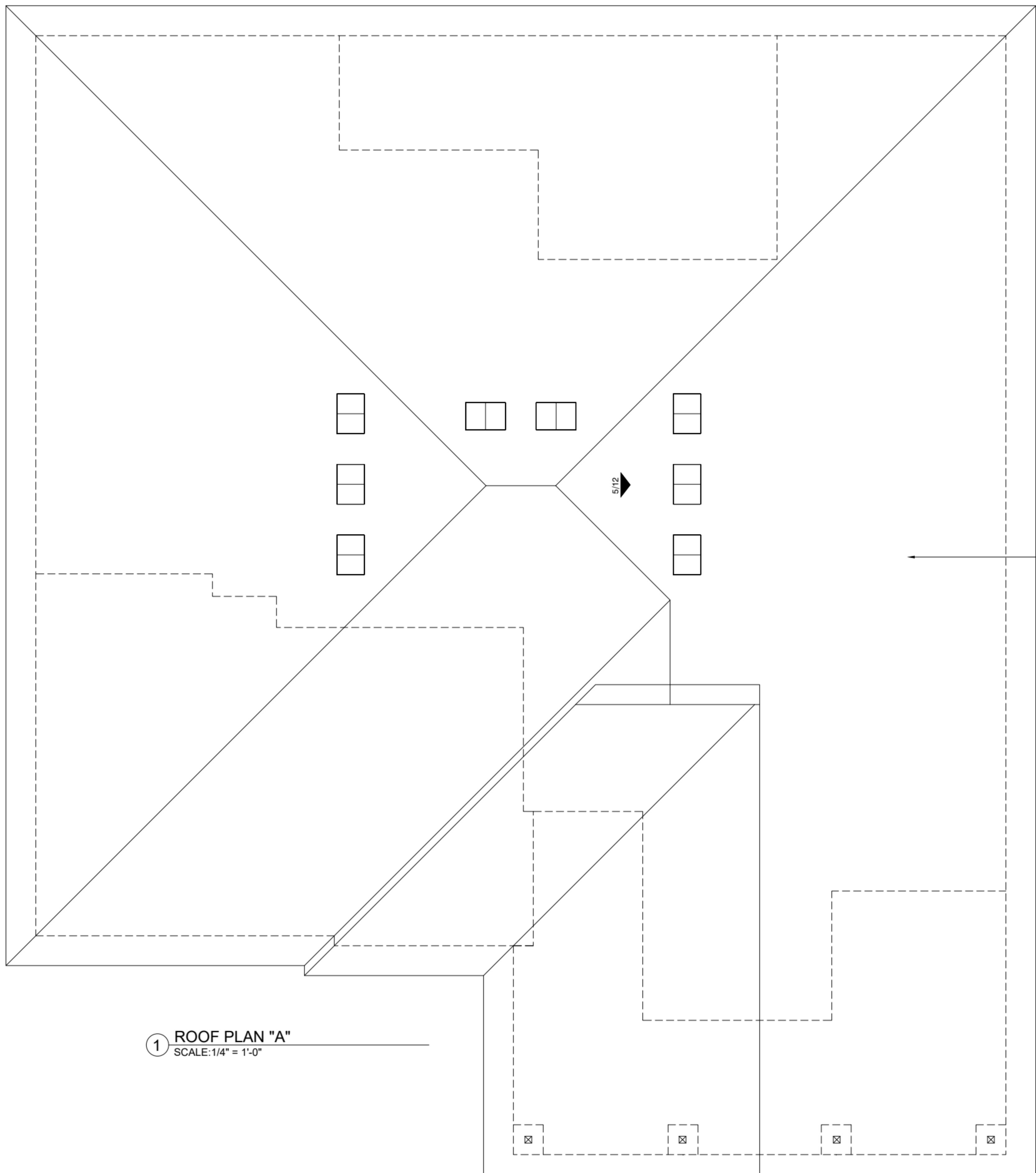
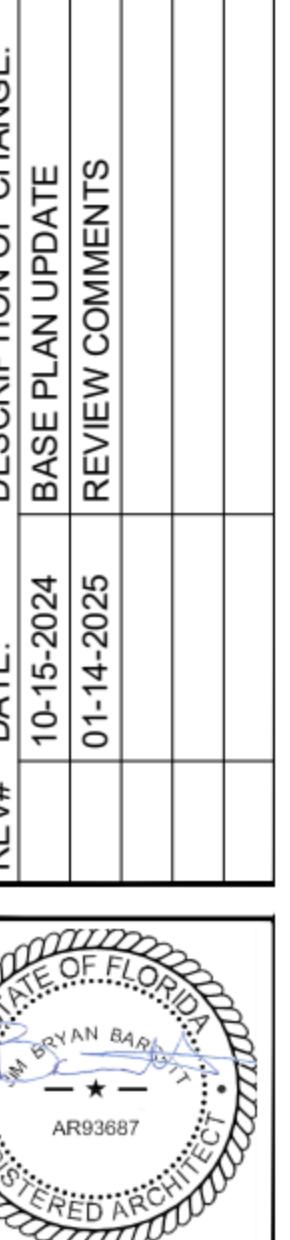


REV#	DATE:	DESCRIPTION OF CHANGE:
	10-15-2024	BASE PLAN UPDATE
	01-14-2025	REVIEW COMMENTS



SHEET  
**A-3A**

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION 2023. ALL OTHER ELEMENTS AND ASSEMBLIES ARE THE RESPONSIBILITY OF OTHERS.



ROOF NOTES:  
 1- Shingle roof on Pre-Engineered Wood Trusses, Typ.  
 2- All overhangs to be 2'-0" at Hips and 16" at Gables  
 3- All slopes to be 5:12 unless noted otherwise.  
 4-All Bearing heights to be @ 10'-0" top of Wall, Typ.

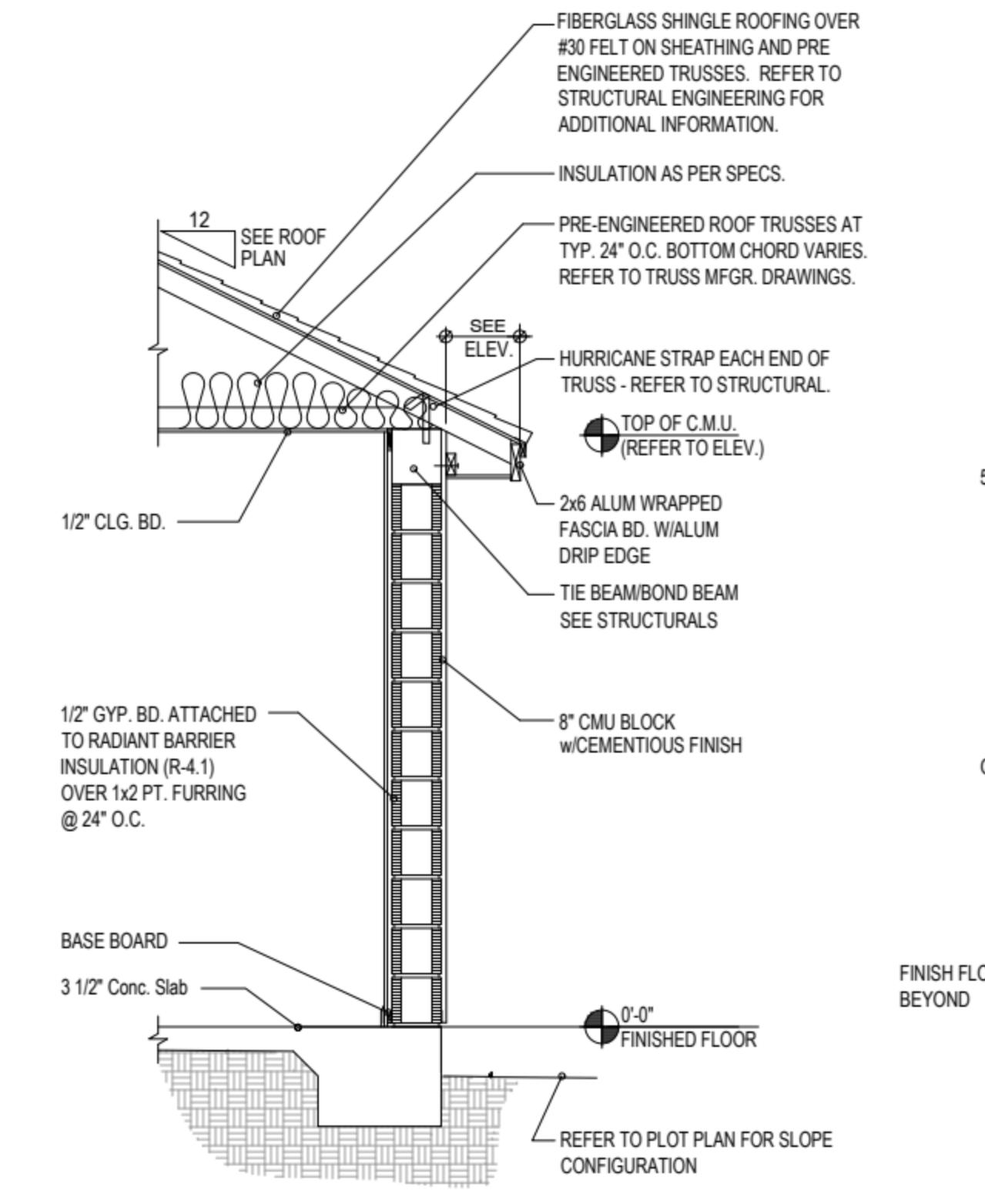
TOTAL ATTIC AREA (SQ.FT.) 4,413 SQ FT  
 TOTAL NEW FREE VENTILATION AREA IS:  
 $4,413/300 = 14.71 \text{ SQ FT} \times 144 = 2,118 \text{ SQ IN}$   
 50% PROVIDED BY SOFFIT VENTING 50% PROVIDED BY OFF RIDGE VENTS  
 $0.5 \times 2118 = 1,059 \text{ SQ IN}$   
 LOMANCO 770D = 140 SQ IN  
 $1,059 \text{ SQ IN}/140 \text{ SQ IN} = 7.56$   
 8 VENTS REQUIRED

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION 2023. ALL OTHER ELEMENTS AND ASSEMBLIES ARE THE RESPONSIBILITY OF OTHERS.

SHEET  
**A-5A**

**TYP. 1-STORY WALL SECTION**

SCALE: 1/2" = 1'-0"

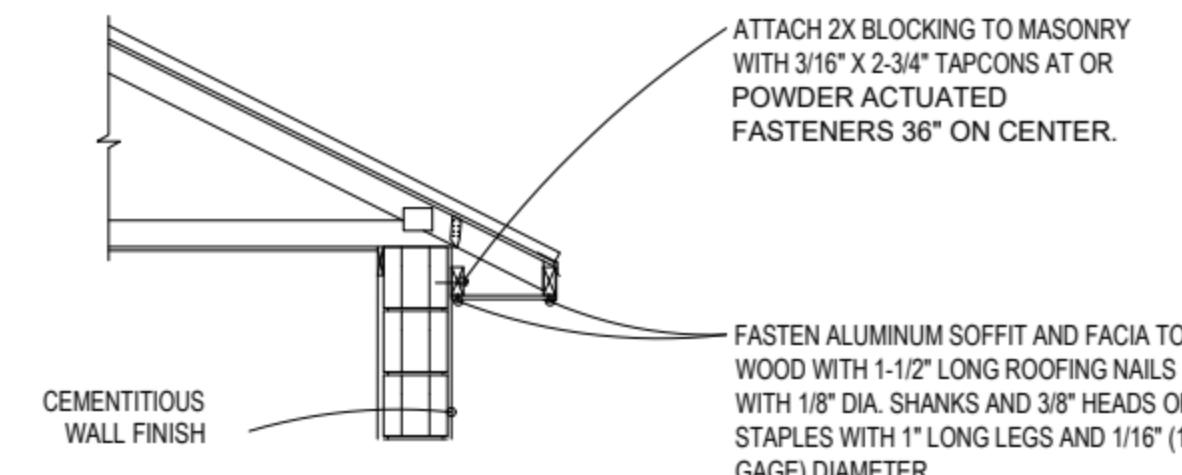


**WALL SECTION @ GARAGE DOOR**

SCALE: 1/2" = 1'-0"

**TYP. SOFFIT DETAIL**

SCALE: 1/2" = 1'-0"

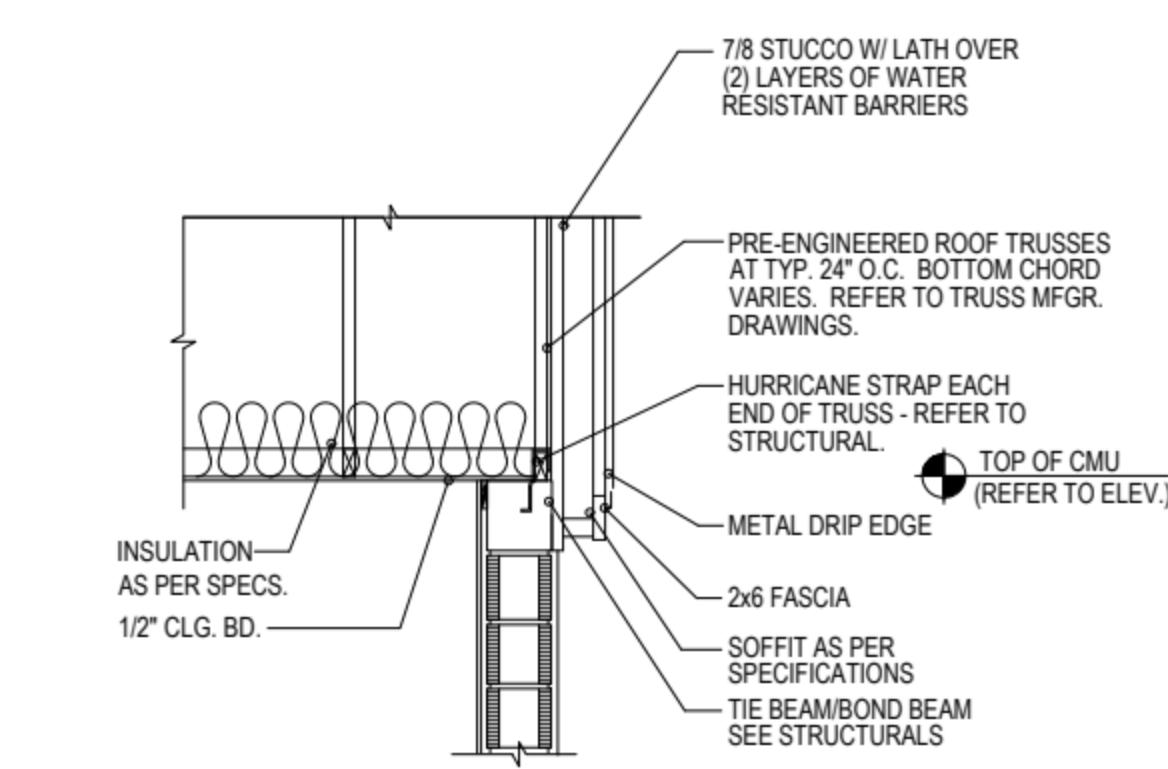


**CMU COLUMN @ LANAI/PORCH**

SCALE: 1/2" = 1'-0"

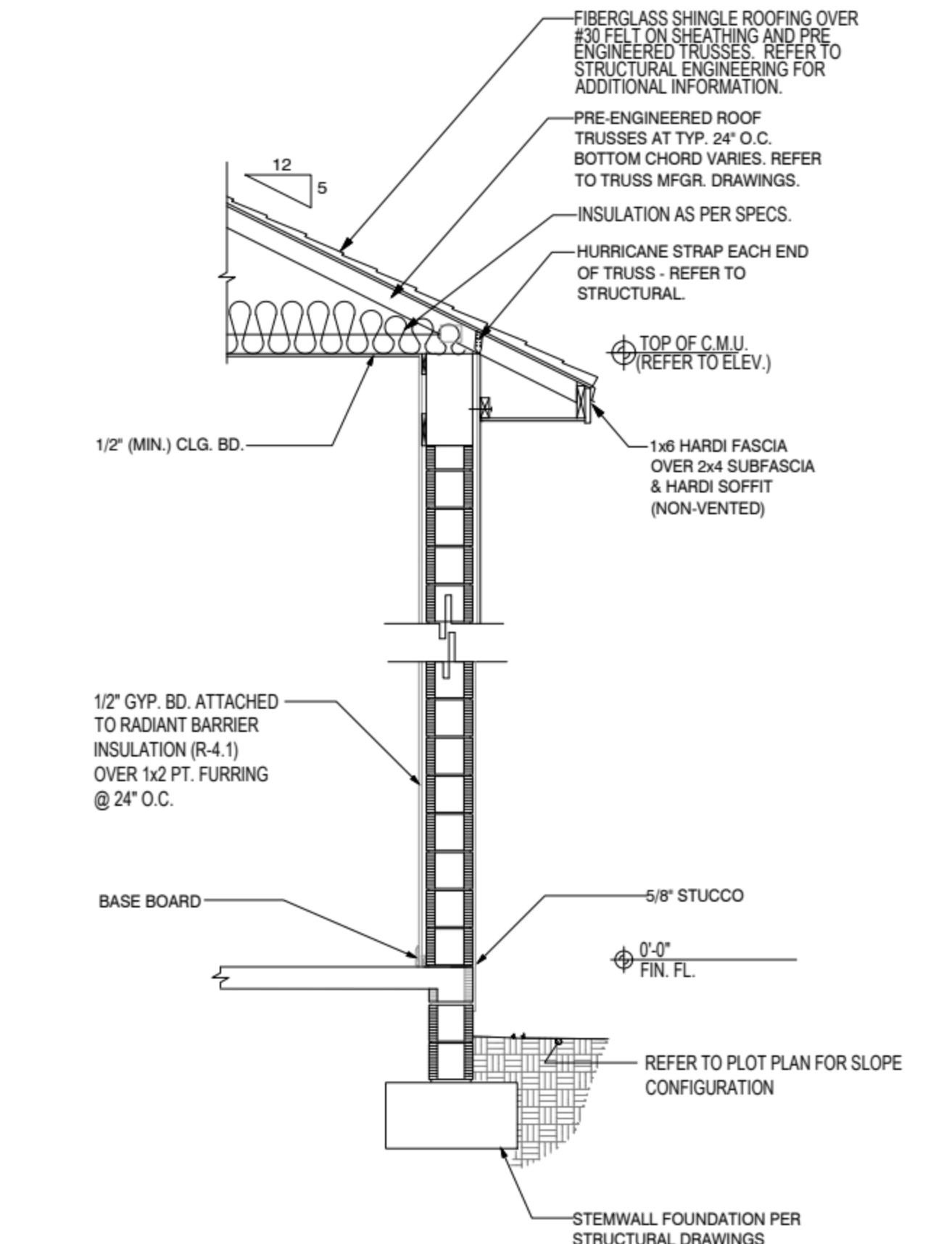
**TYP. GABLE END DETAIL**

SCALE: 1/2" = 1'-0"



**ALT. 1-STORY WALL SECTION**

SCALE: 1/2" = 1'-0"



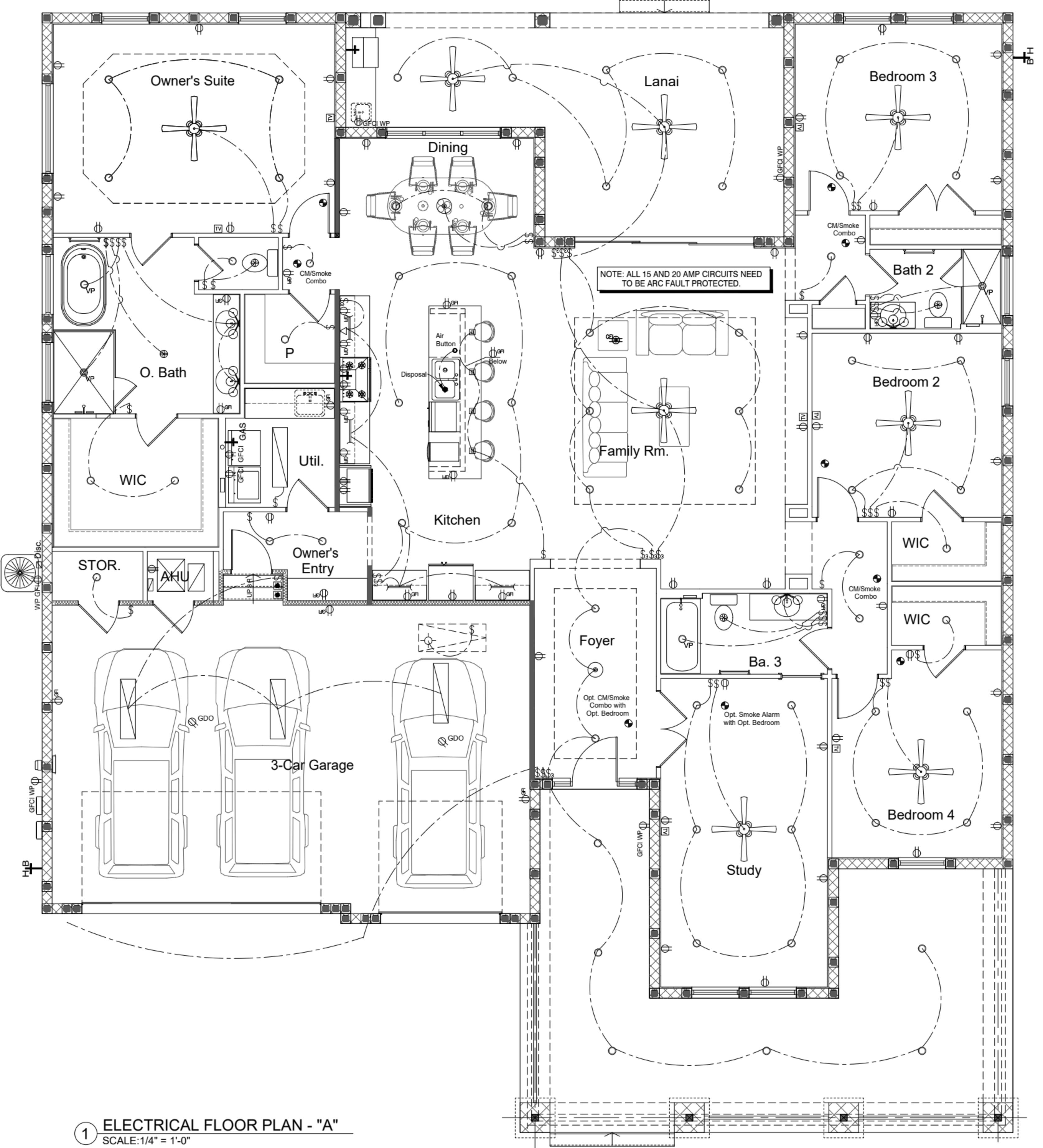
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION 2023. ALL OTHER ELEMENTS AND ASSEMBLIES ARE THE RESPONSIBILITY OF OTHERS.

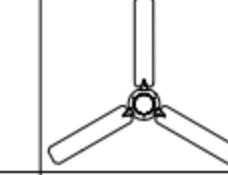


SHEET

**A-7**

REV#	DATE:	DESCRIPTION OF CHANGE:
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	01-14-2025	REVIEW COMMENTS



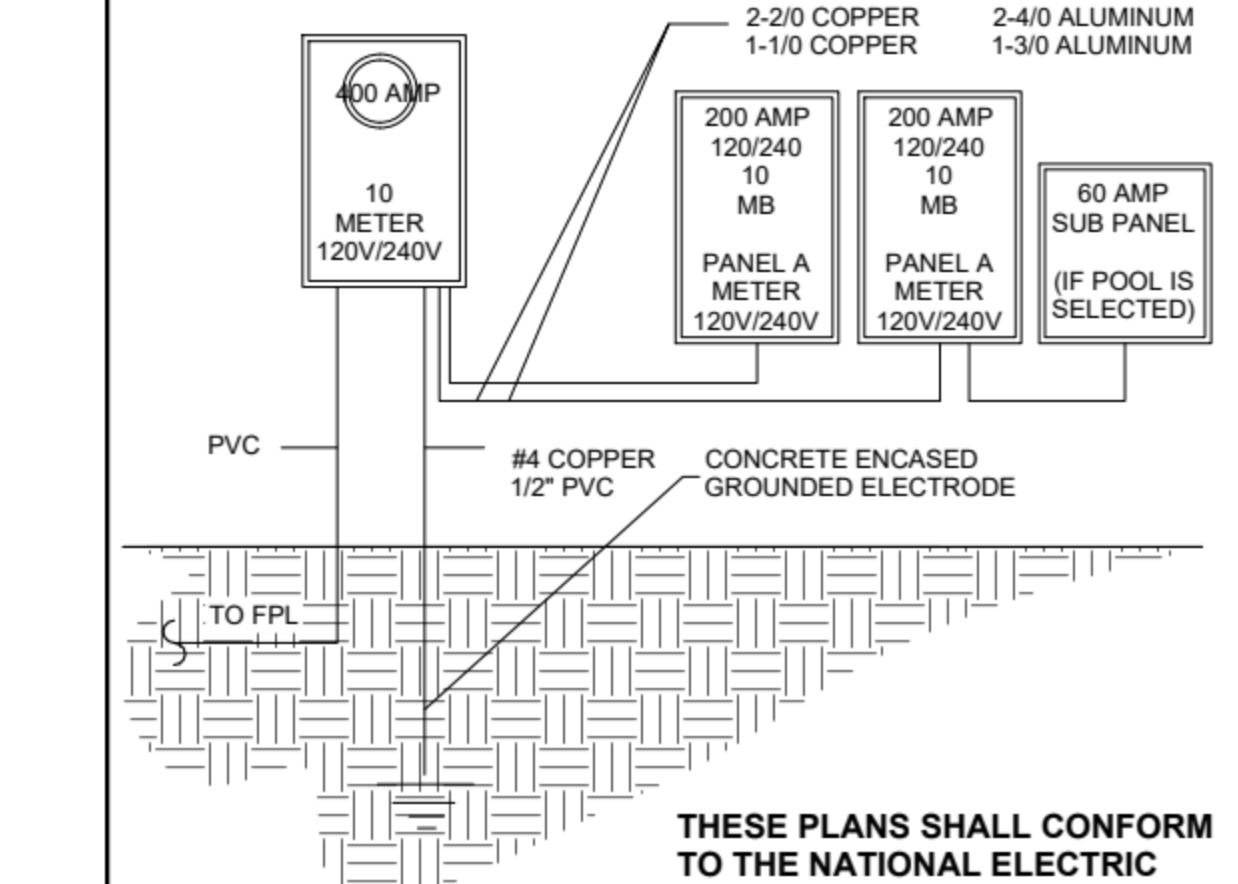
ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
CEILING FAN 3 BLADED LARGE	
CEILING LIGHT	
CEILING LIGHT	
PENDANT CUBE	
WALL MOUNT PRESTON	
2" LED FIXTURE	
UNDER-CABINET LIGHT	
GARAGE DOOR OPENER with track	
OUTLET WEATHER PROOF	 WP
CHIME	
DOORBELL PUSHBUTTON	
20 OUTLET	 220V
CAN	
GARAGE DOOR OPENER	 D
20V OUTLET	
ELECTRICAL PANEL	
OUTLET GFI	 GFI
MOKE DETECTOR	
MOKE/CARBON MONOXIDE DETECTOR	 SM/CO
WITCH	\$
WITCH 3 WAY	\$ <sub>3</sub>
ANITY BAR LIGHT	
ANITY BAR LIGHT	
CABLE TV OUTLET	 TV
LOOR RECEPTACLE XP SINGLE	 XP
URFACE MOUNTED CEILING LIGHT	
LED CAN LIGHT 6INCH VP	 VP
DISCONNECT	
WP - 220 GFCI OUTLET	 GFCI WP

## **ELECTRICAL NOTES**

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTORS (GFI) AS INDICATED ON PLANS
  2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR  

SWITCHES -	42" AFF
OUTLETS -	14" AFF
TELEPHONE-	14" AFF
TELEVISION-	14" AFF
  3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACK-UP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS
  4. ELECTRICAL INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS FOR OUTLET AND LIGHTING RECEPTACLES FOR ALL DWELLING ROOMS, WITH THE EXCEPTION OF KITCHENS, BATHROOMS, AND GARAGES WHICH SHALL REQUIRE GFCI PROTECTION
  5. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO INSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE FBC 8th EDITION 2023, NEC 2020 AND ALL APPLICABLE LOCAL STANDARDS, CODES AND ORDINANCES
  6. ALL RECESSED CANS (INCLUDING VP) ARE TO BE LED

# ELECTRICAL RISER DIAGRAM



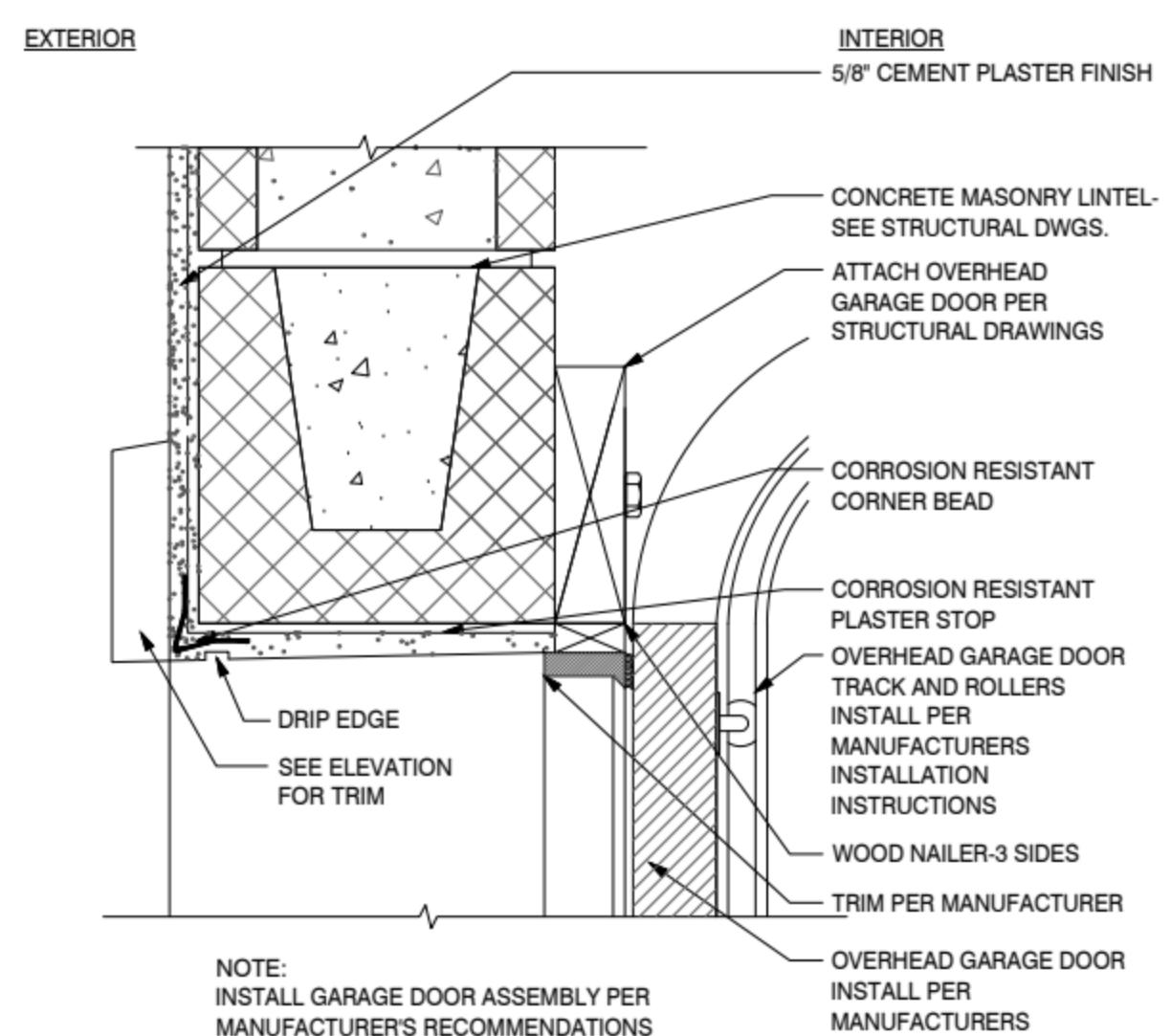
THESE PLANS SHALL CONFORM  
TO THE NATIONAL ELECTRIC  
CODE 2020

E-1A

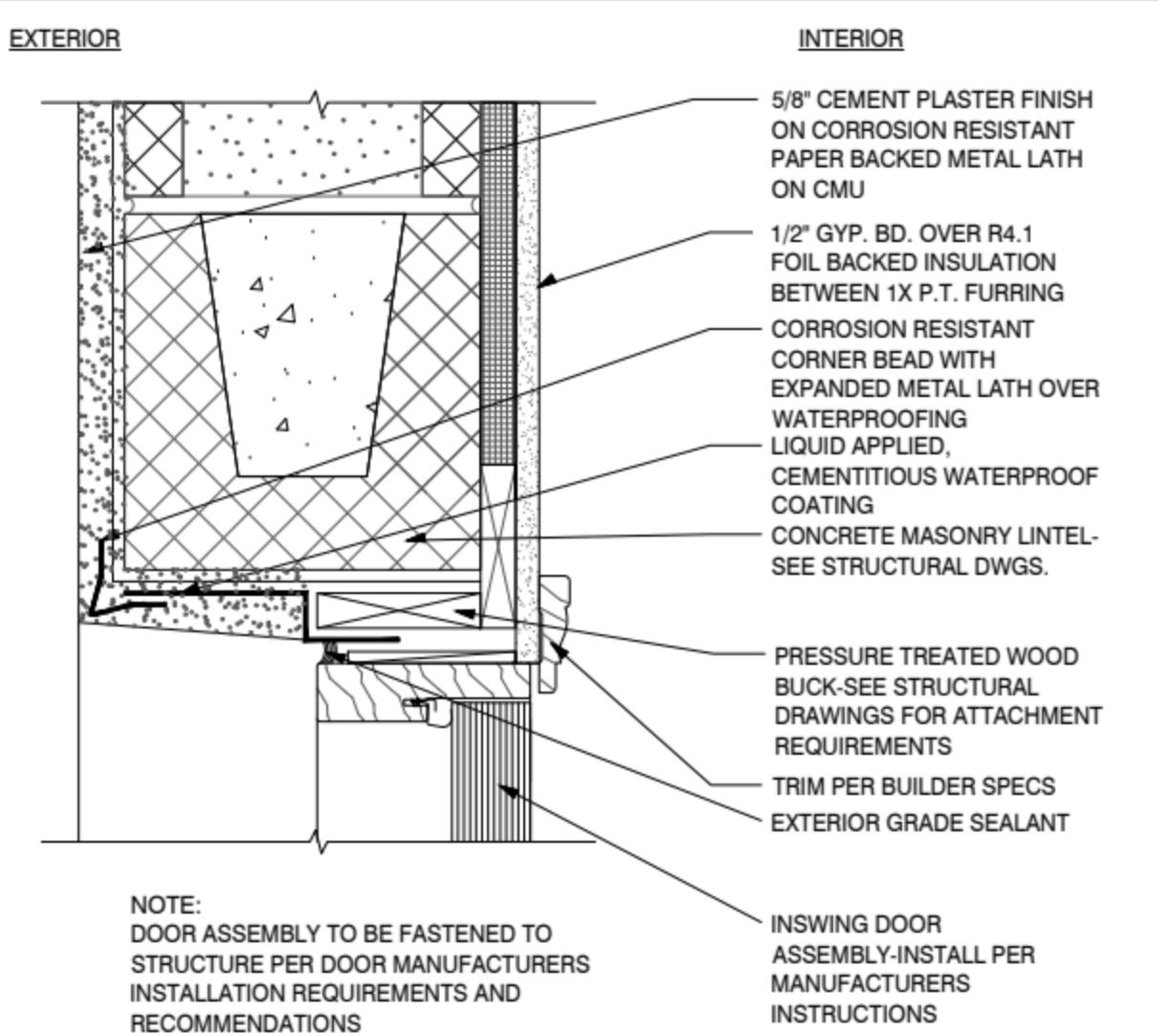


SHEET

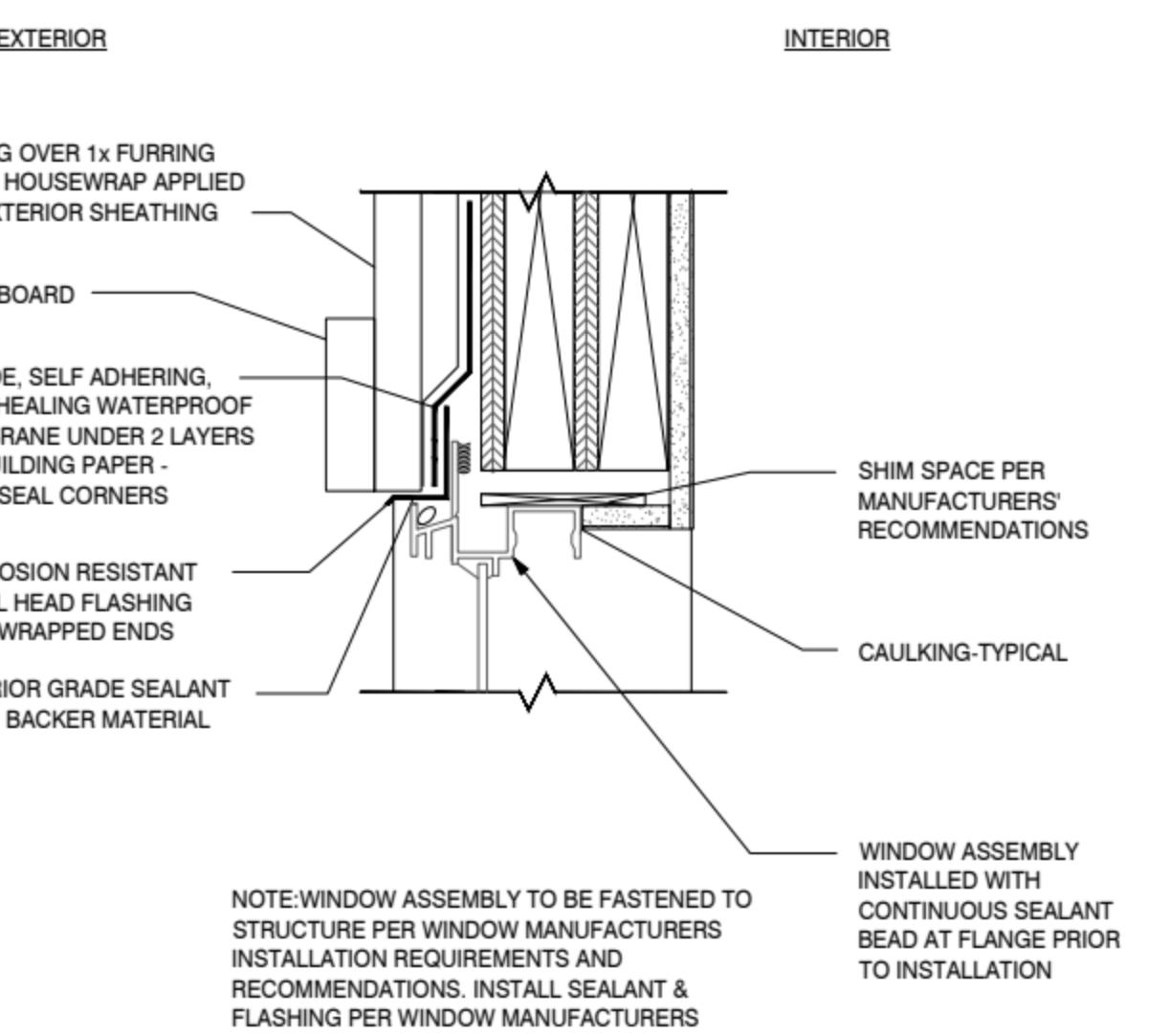
E-1 A



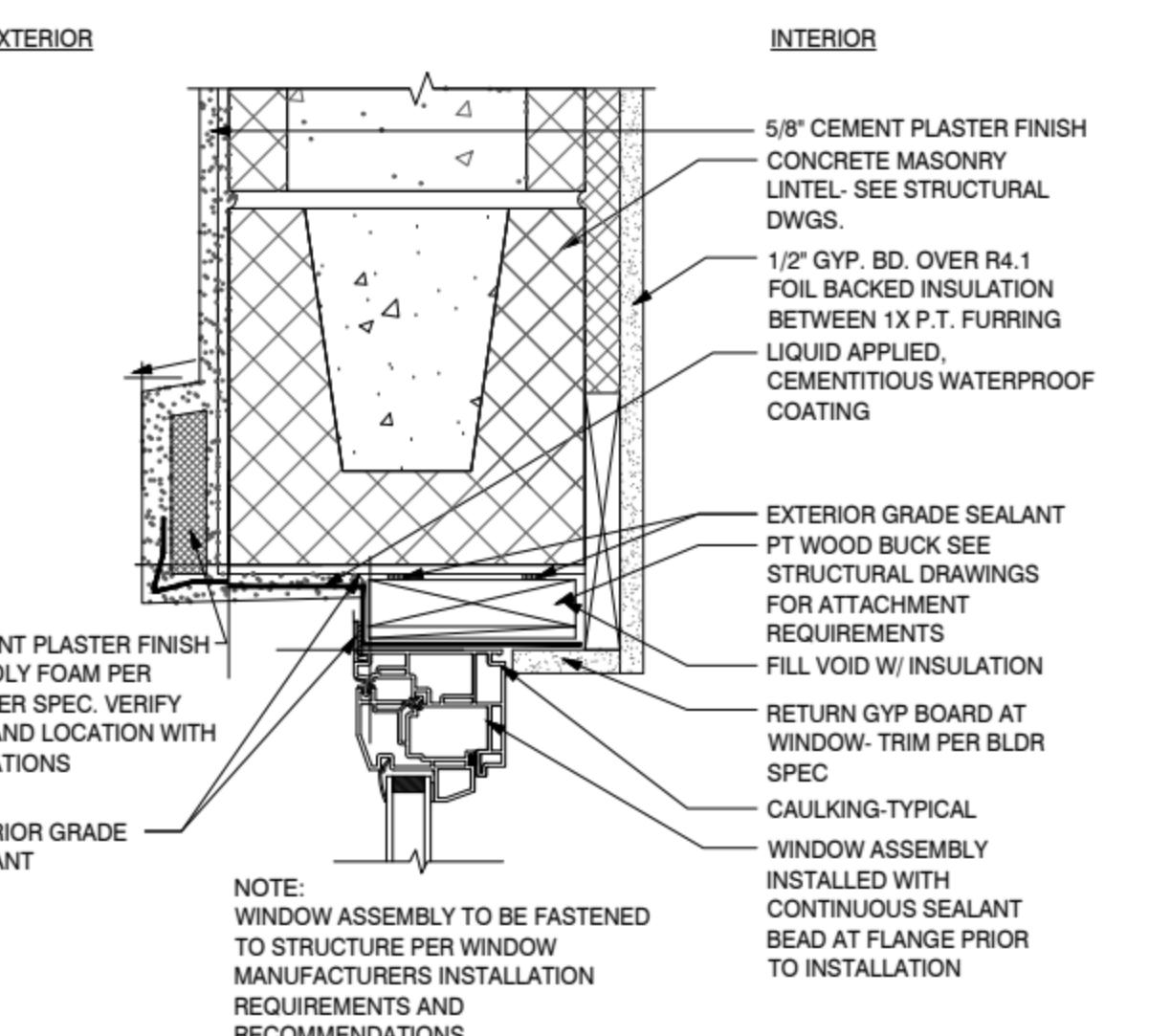
12 Garage Door Head at CMU  
Cementitious Finish



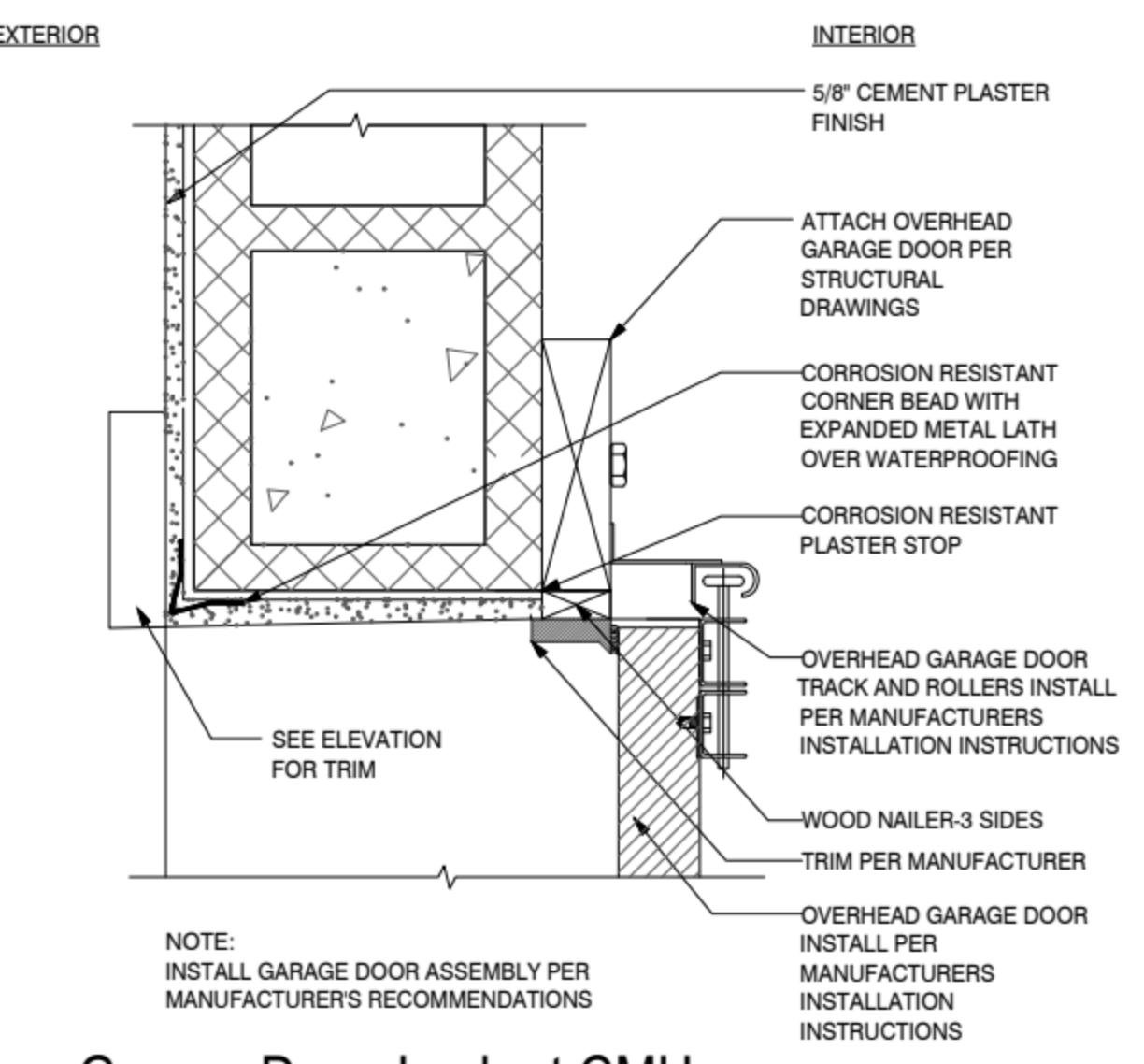
9 Exterior Door Head at CMU  
Cementitious Finish



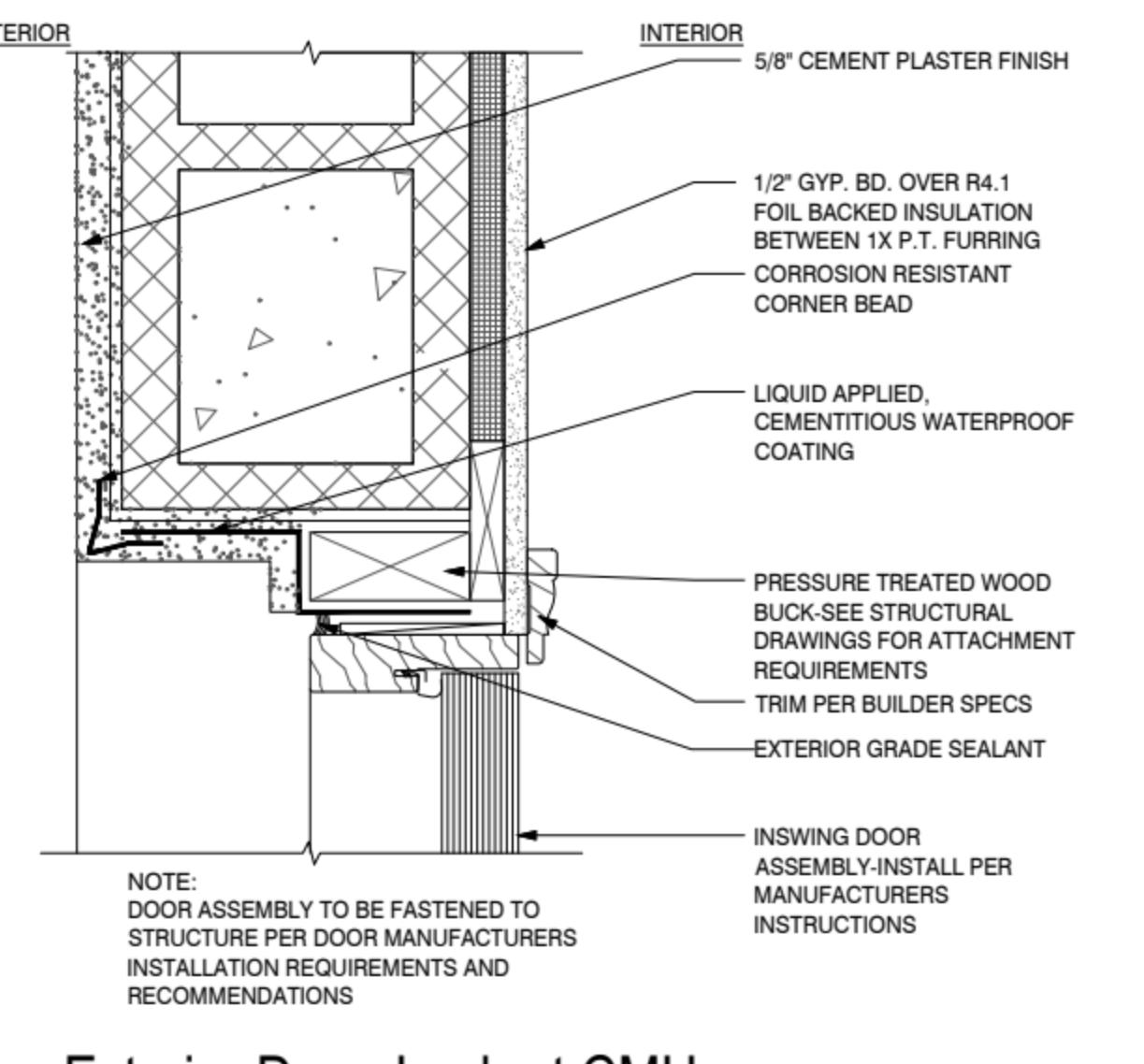
6 Window Head Frame Wall - Siding  
Cementitious Finish



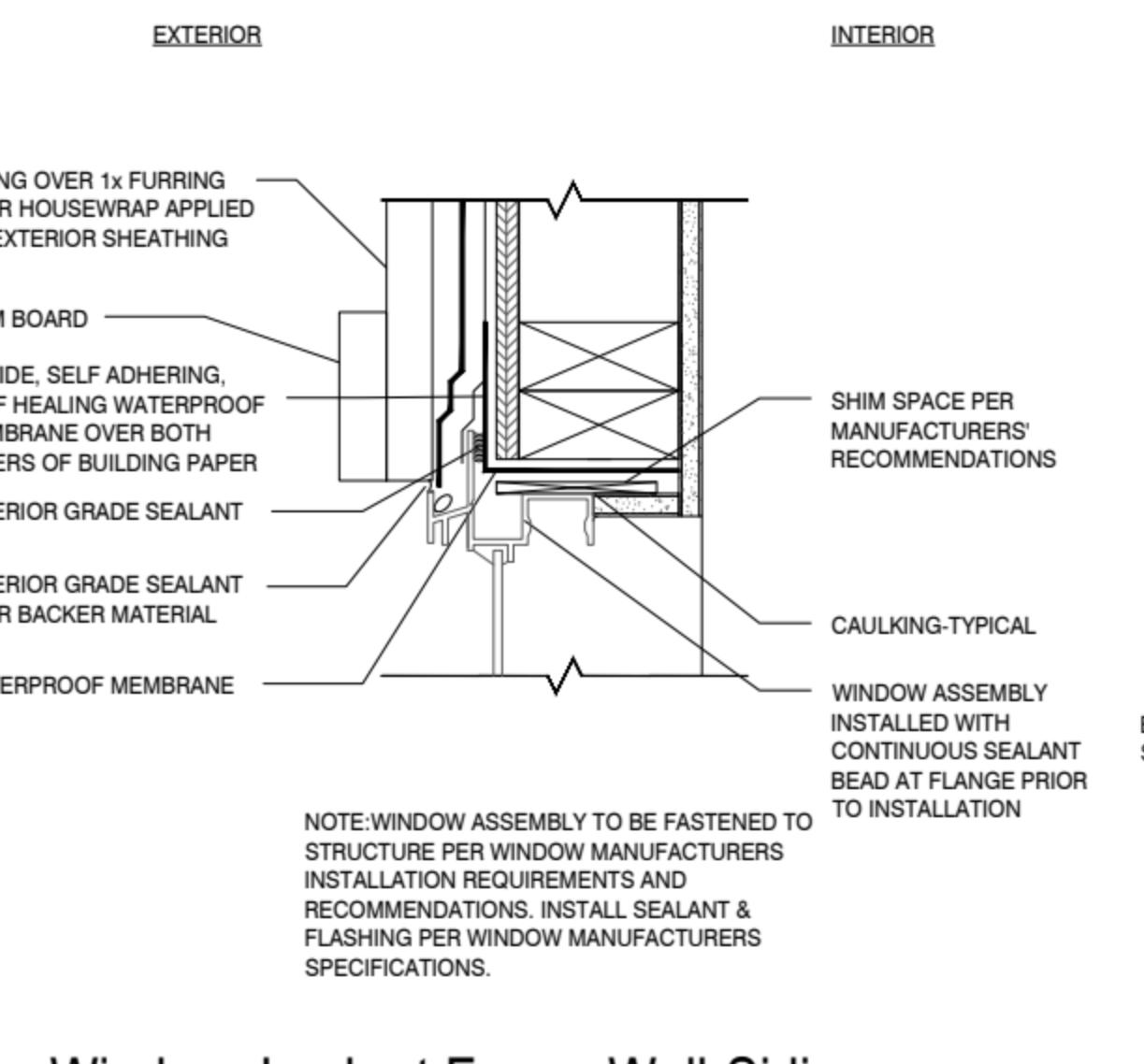
3 Window Head at CMU  
Cementitious Finish



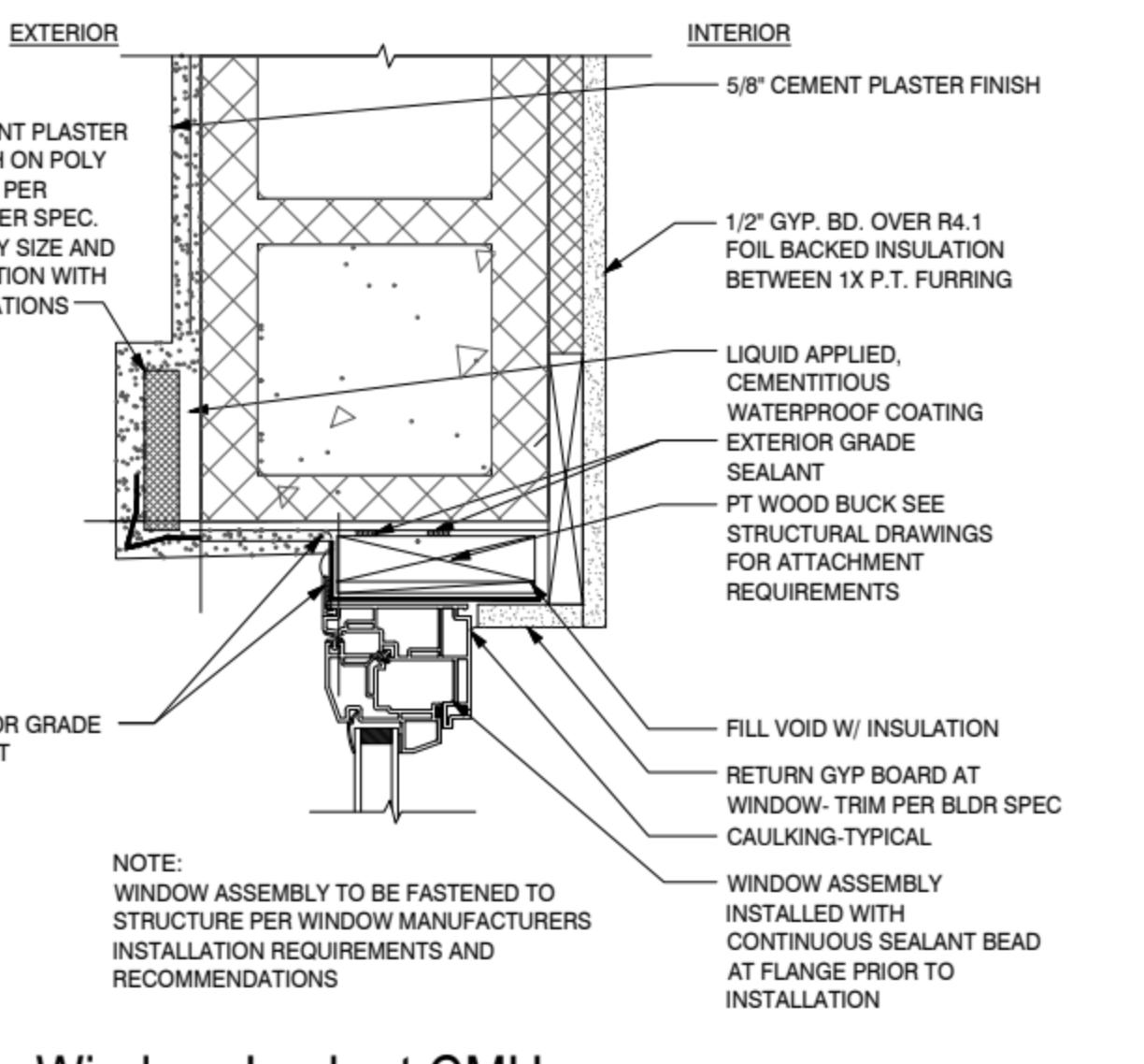
11 Garage Door Jamb at CMU  
Cementitious Finish



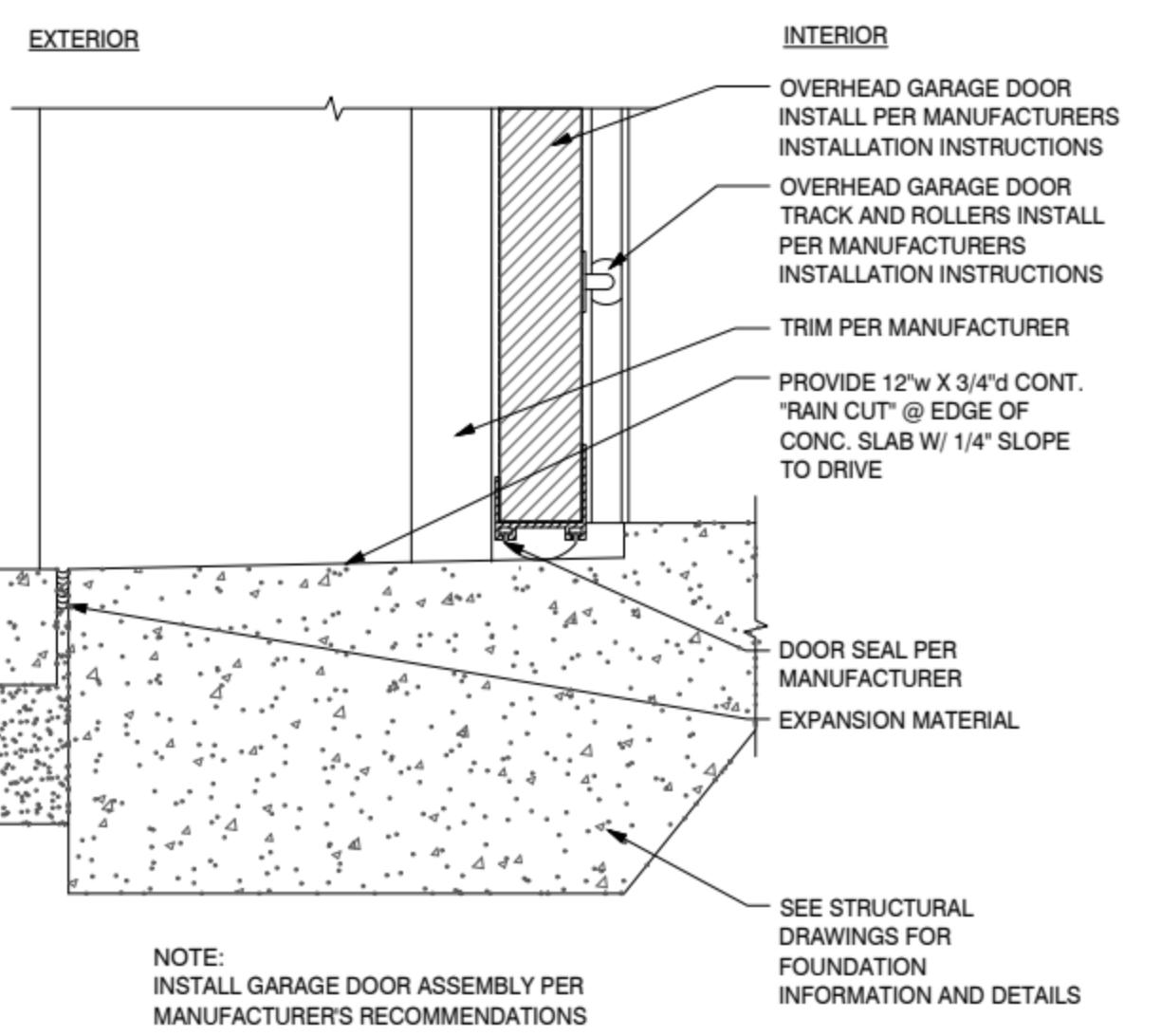
8 Exterior Door Jamb at CMU  
Cementitious Finish



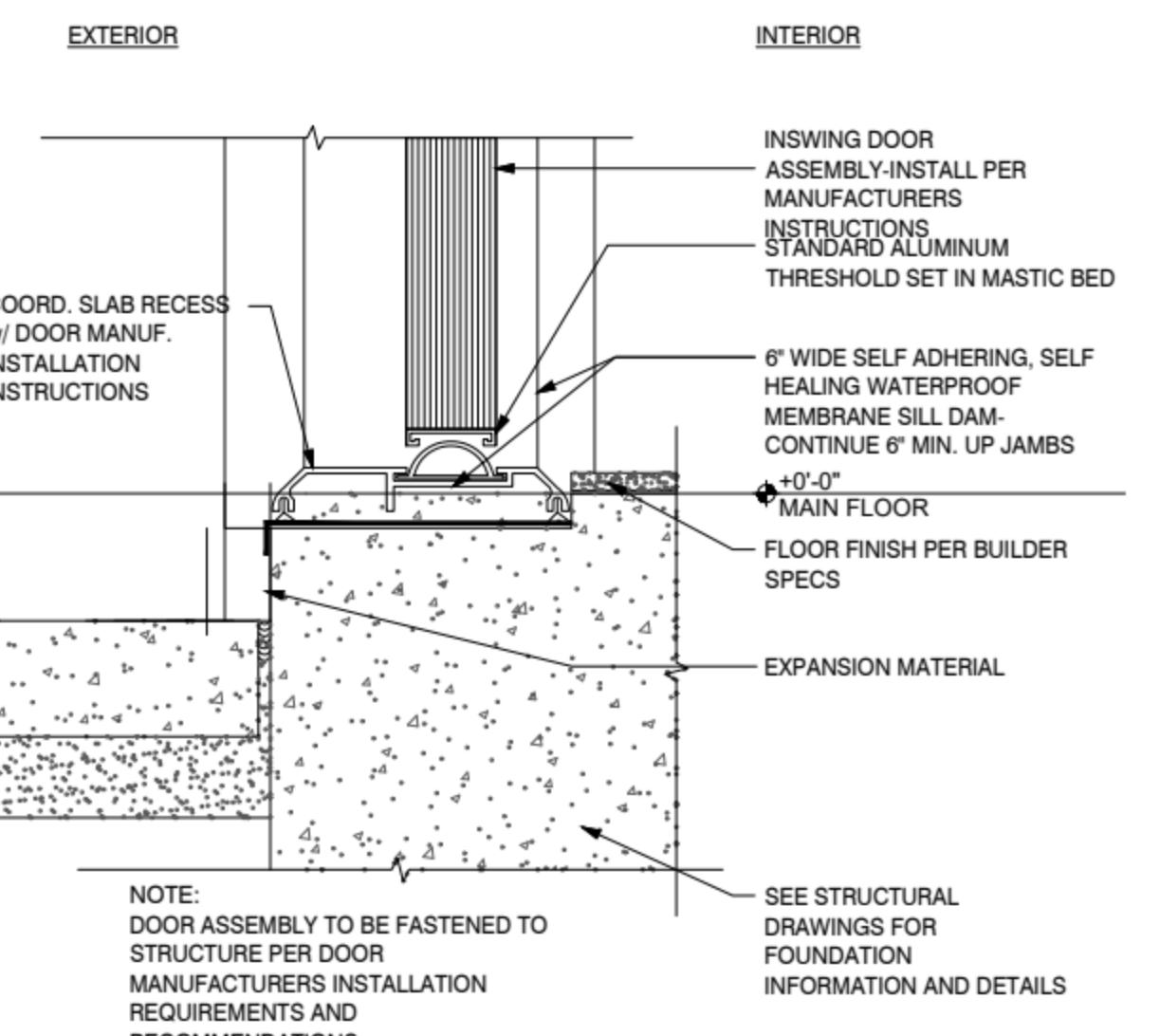
5 Window Jamb at Frame Wall-Siding  
Cementitious Finish



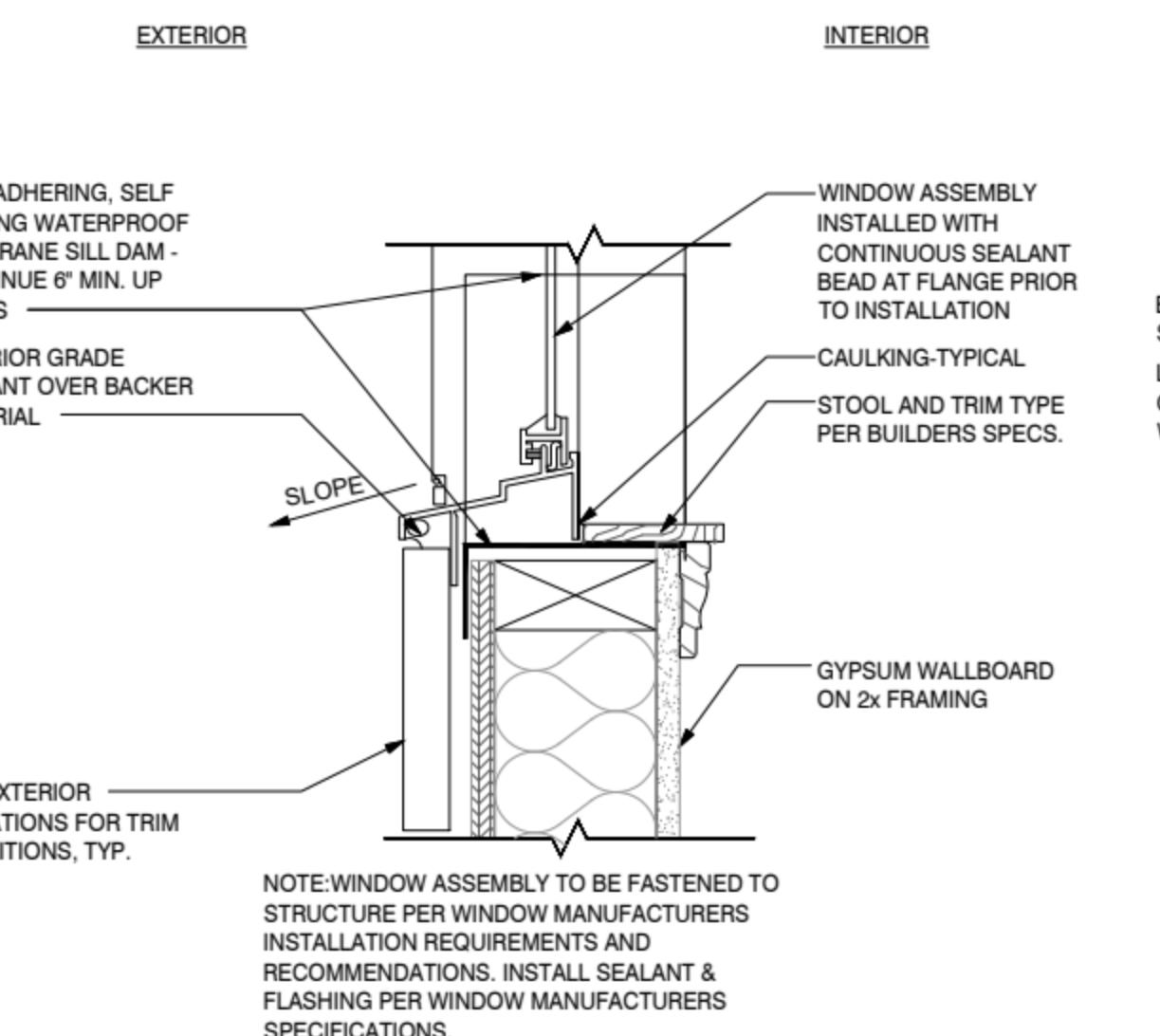
2 Window Jamb at CMU  
Cementitious Finish



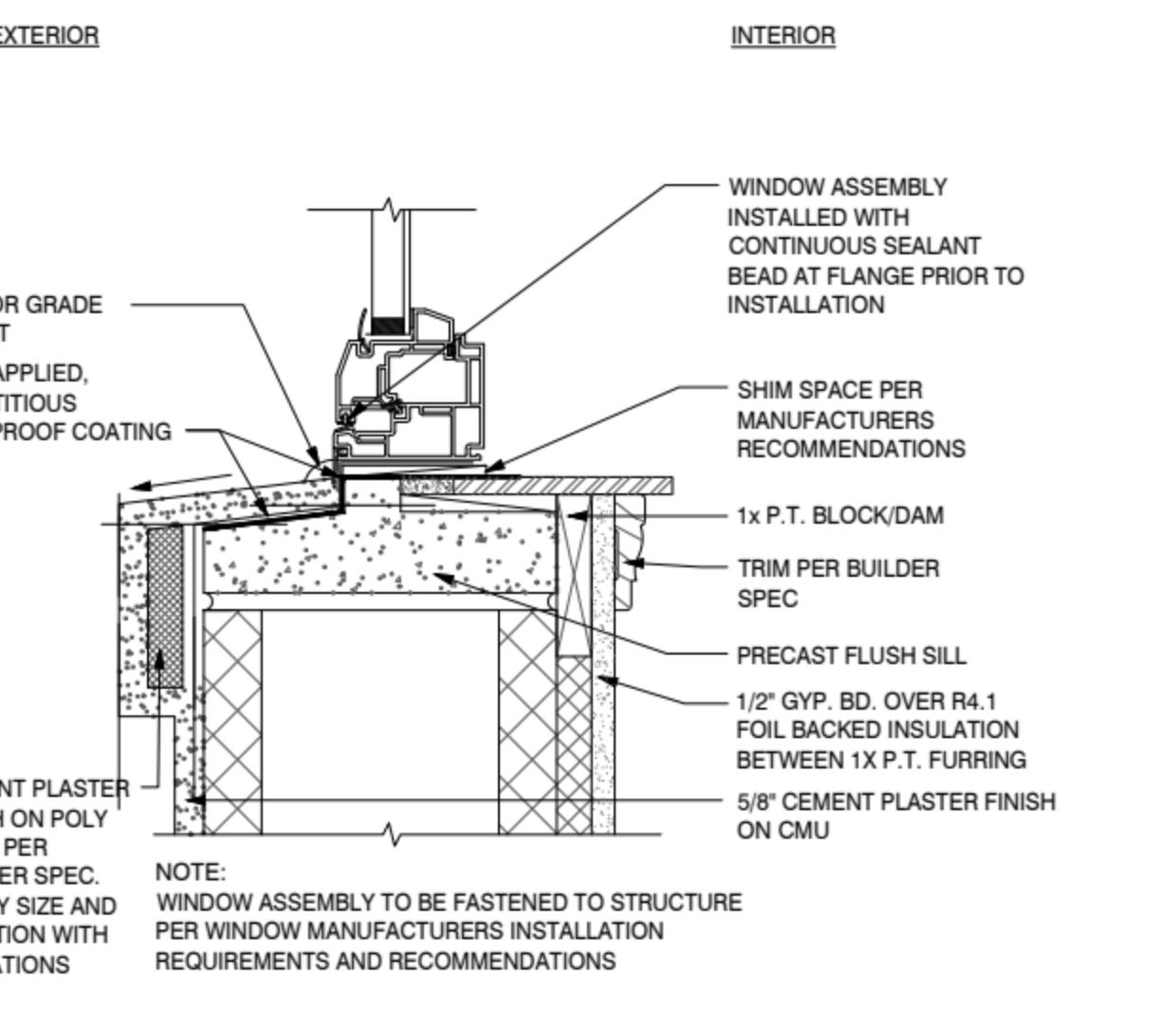
10 Garage Door Rain Cut  
Cementitious Finish



7 Exterior Door Threshold  
Cementitious Finish

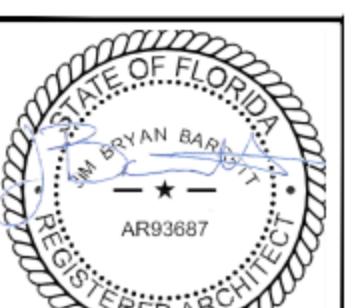


4 Window Sill at Frame Wall - Siding  
Cementitious Finish



1 Window Sill at CMU  
Cementitious Finish

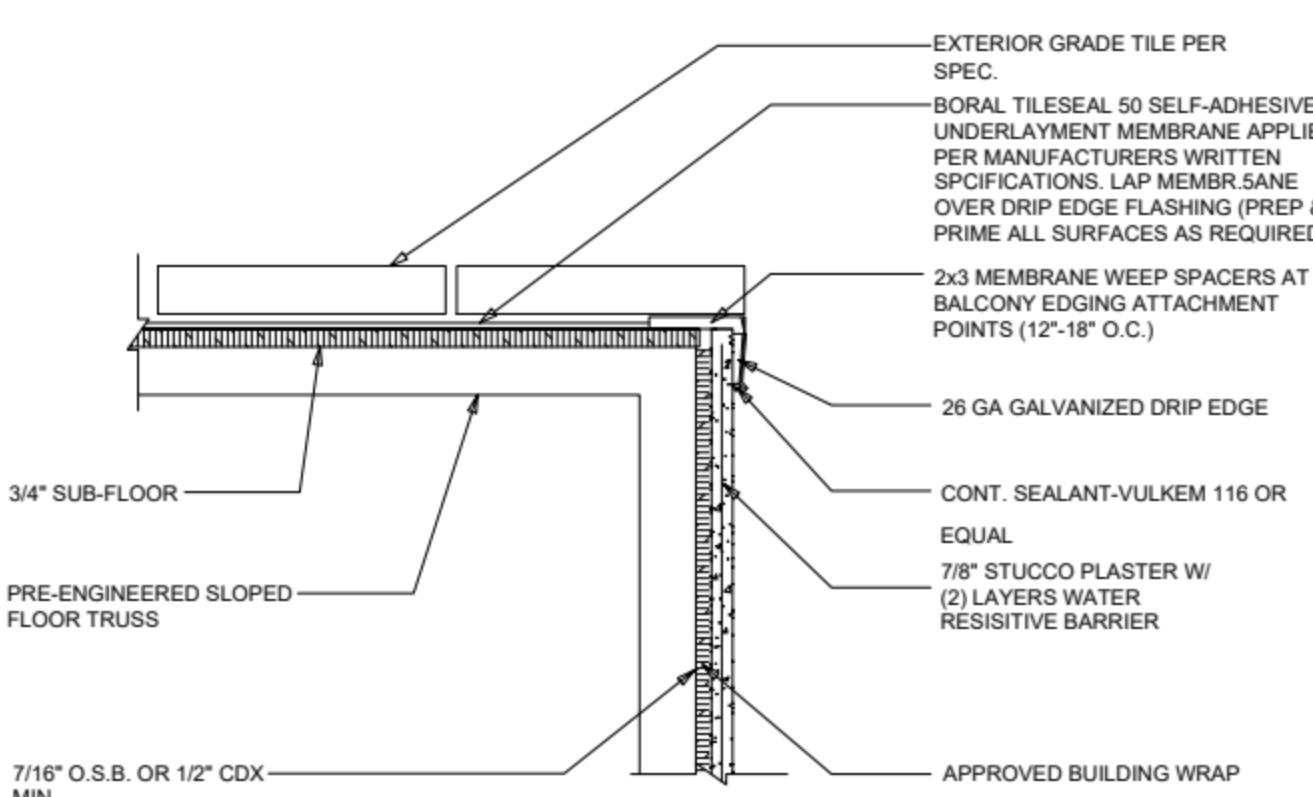
REV#	DATE:	DESCRIPTION OF CHANGE:
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	01-14-2025	REVIEW COMMENTS



SHEET

D-1

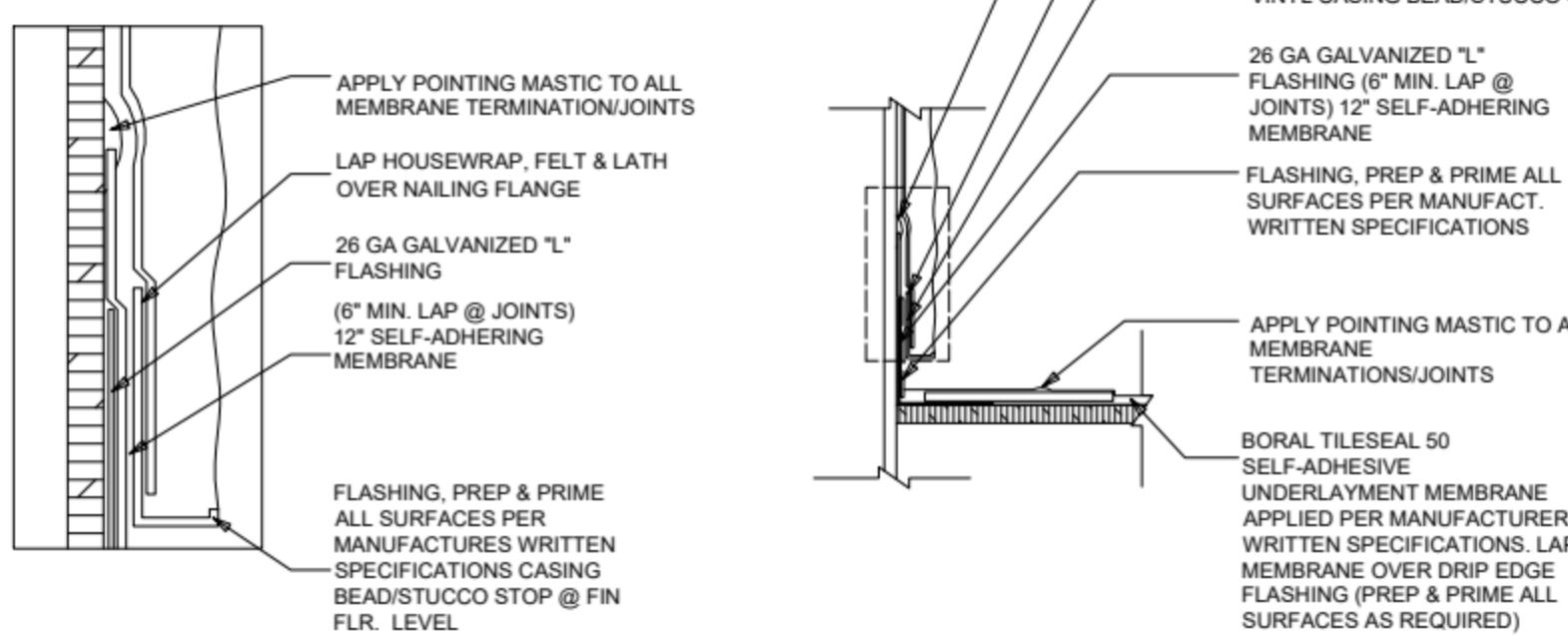
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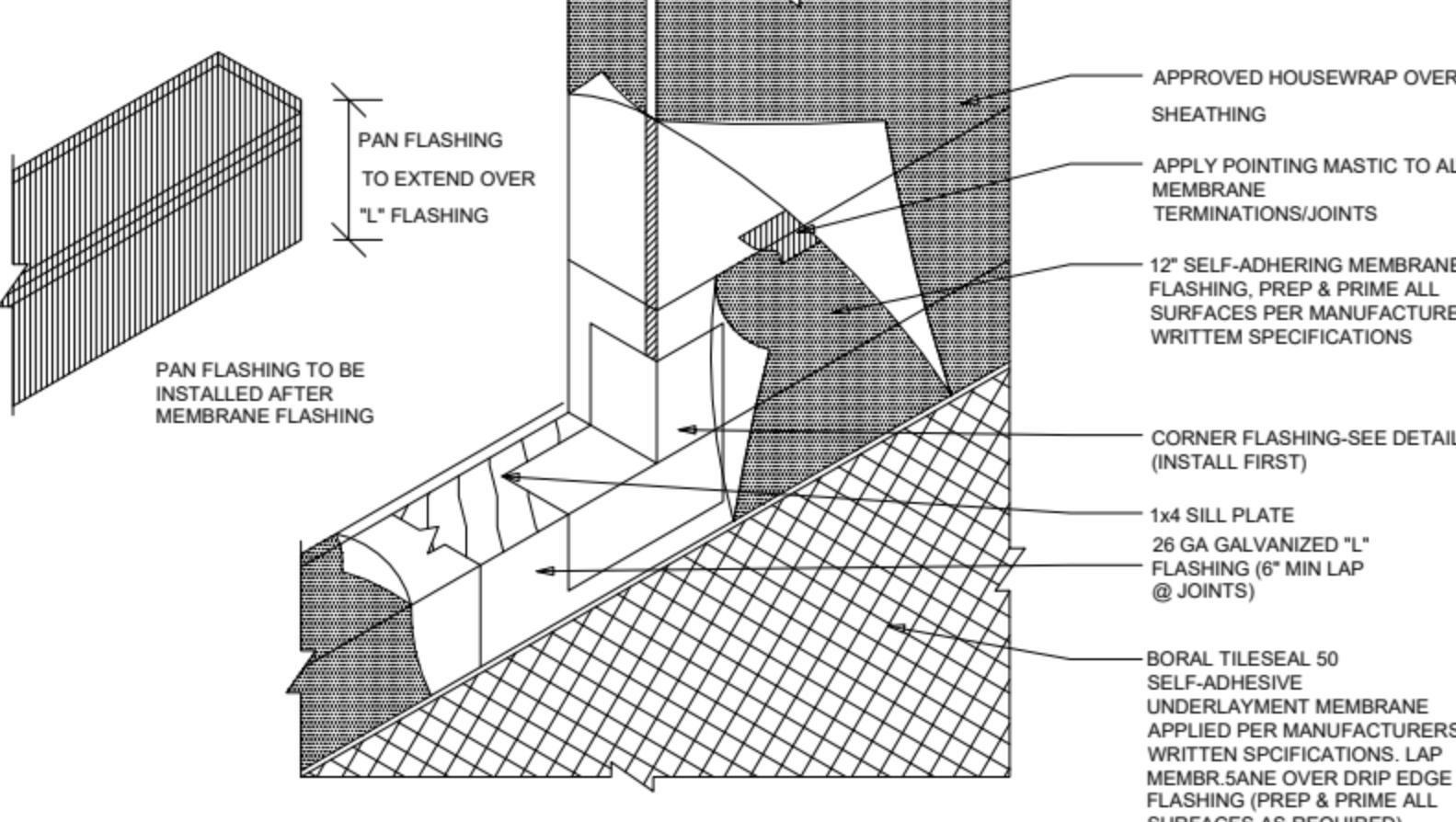
**1 BALCONY EDGE DETAIL**

**NOTE:**  
1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & FLEXIBLE FLASHING MATERIALS FOR CONSTRUCTION.  
2. INSTALL ALL MATERIALS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

**WARNING:**  
SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE



**2 BALCONY DETAIL AT WALL**



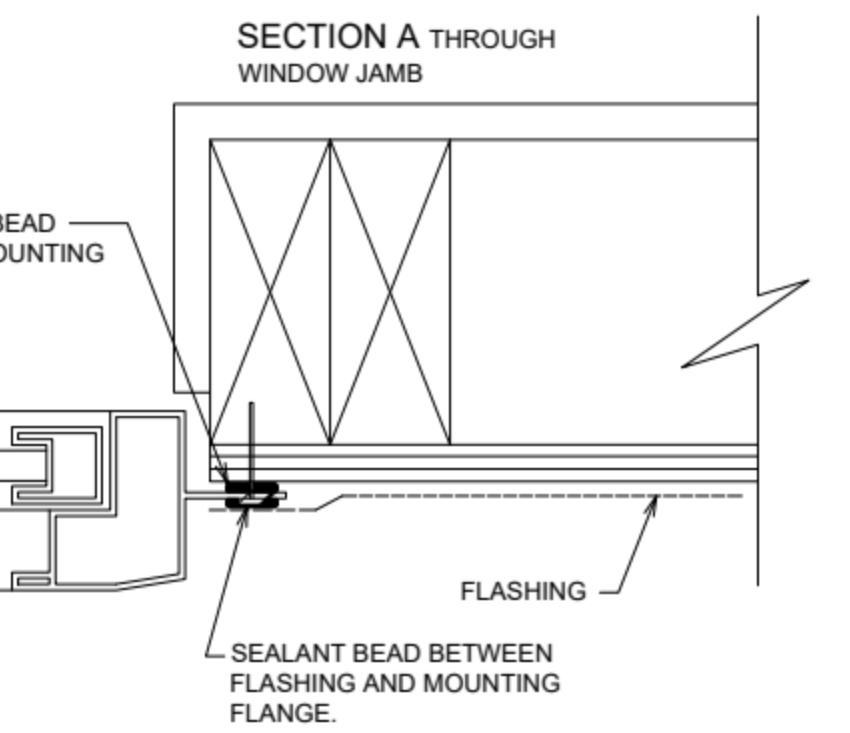
**3 BALCONY FLASHING AT DOOR**

**STEPS**

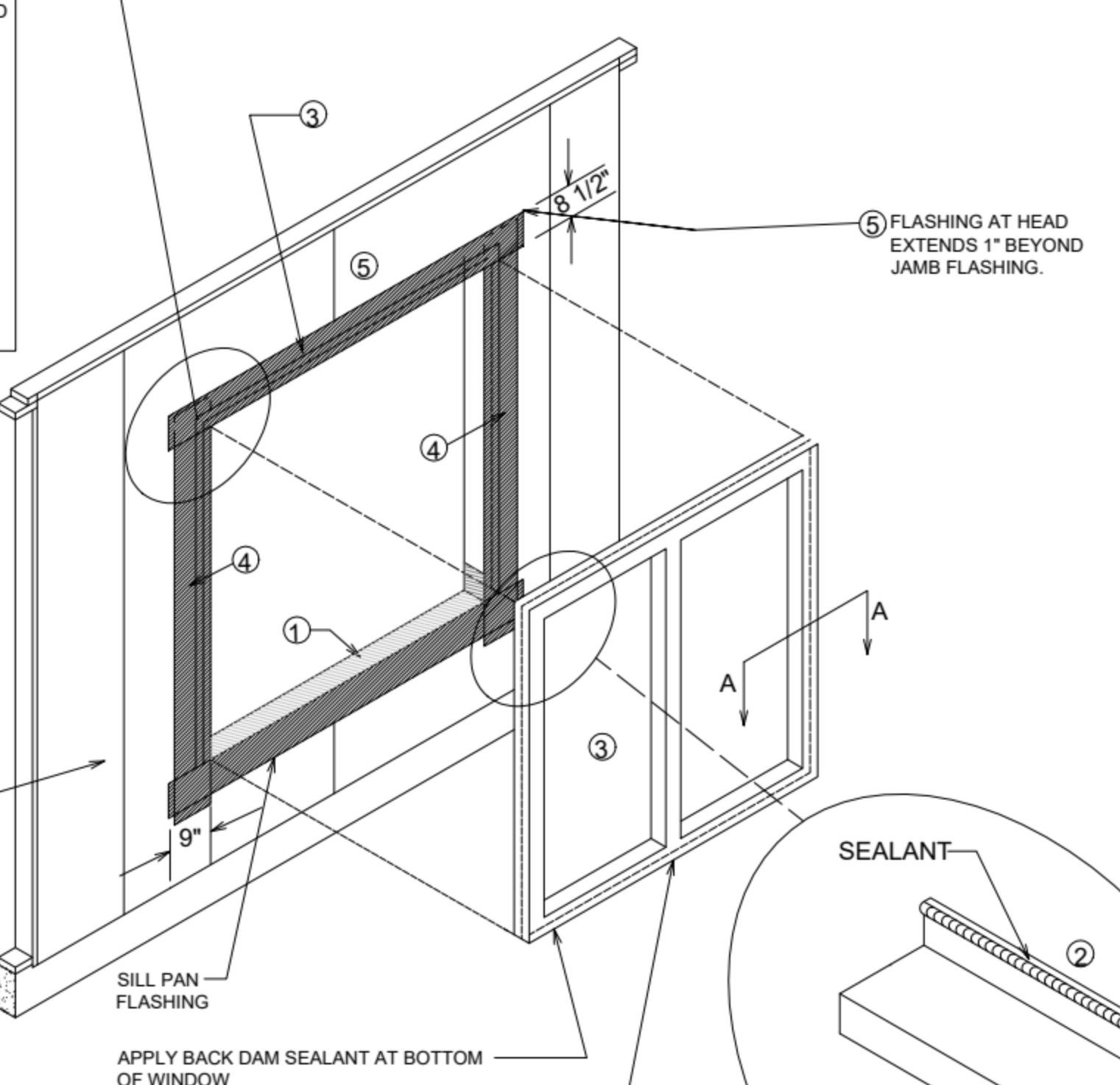
- 1 APPLY SELF-ADHESIVE SILL PAN FLASHING ADHERING UP BOTH JAMBS 4", BUT LEAVING THE ADHESIVE BACKING ON THE BOTTOM FACE TO PERMIT TUCKING OF THE WRB IN A LATER STEP.
- 2 APPLY BEAD OF SEALANT TO BOTH SIDES AND TOP WINDOW FLANGES (DO NOT APPLY SEALANT TO BOTTOM FLANGE)
- 3 SET WINDOW IN ROUGH OPENING AND INSTALL PER MANUFACTURES INSTALLATION INSTRUCTIONS. FASTEN WINDOW w/ PAN HEAD SCREWS TO FACILITATE INSPECTION.
- 4 APPLY SELF-ADHESIVE JAMB FLASHING COVERING THE SIDE WINDOW FLANGES, EXTENDING 8" BELOW THE WINDOW AND 8" ABOVE THE WINDOW.
- 5 APPLY SELF-ADHESIVE HEAD FLASHING ABOVE WINDOW, COVERING THE TOP WINDOW FLANGE AND EXTENDING BEYOND THE JAMB FLASHING.
- 6 APPLY HEAD FLASHING IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP. INSTALL THE WRB TO THE FACE OF THE SHEATHING. TUCK WRB UNDER SILL FLASHING, AND OVER JAMB & HEAD FLASHING. WITH SHEATHING TAPE, CONNECT THE WRB TO THE FLASHING (ALL 4 SIDES)
- 7 APPLY BACK DAM SEALANT

### WINDOW INSTALLATION (METHOD A)

8-15 PERM WEATHER RESISTIVE BARRIER (WRB) APPLIED AFTER THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

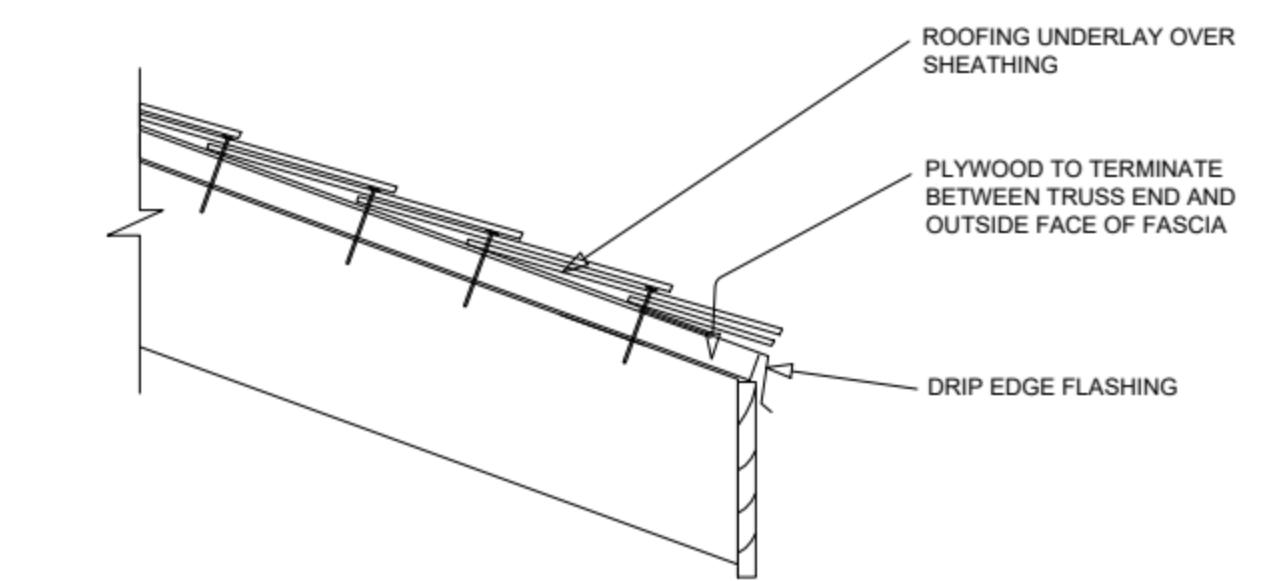


SEAL THE WINDOW FRAME TO OPENING. APPLY A 3/8" NOM. DIA. BEAD TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

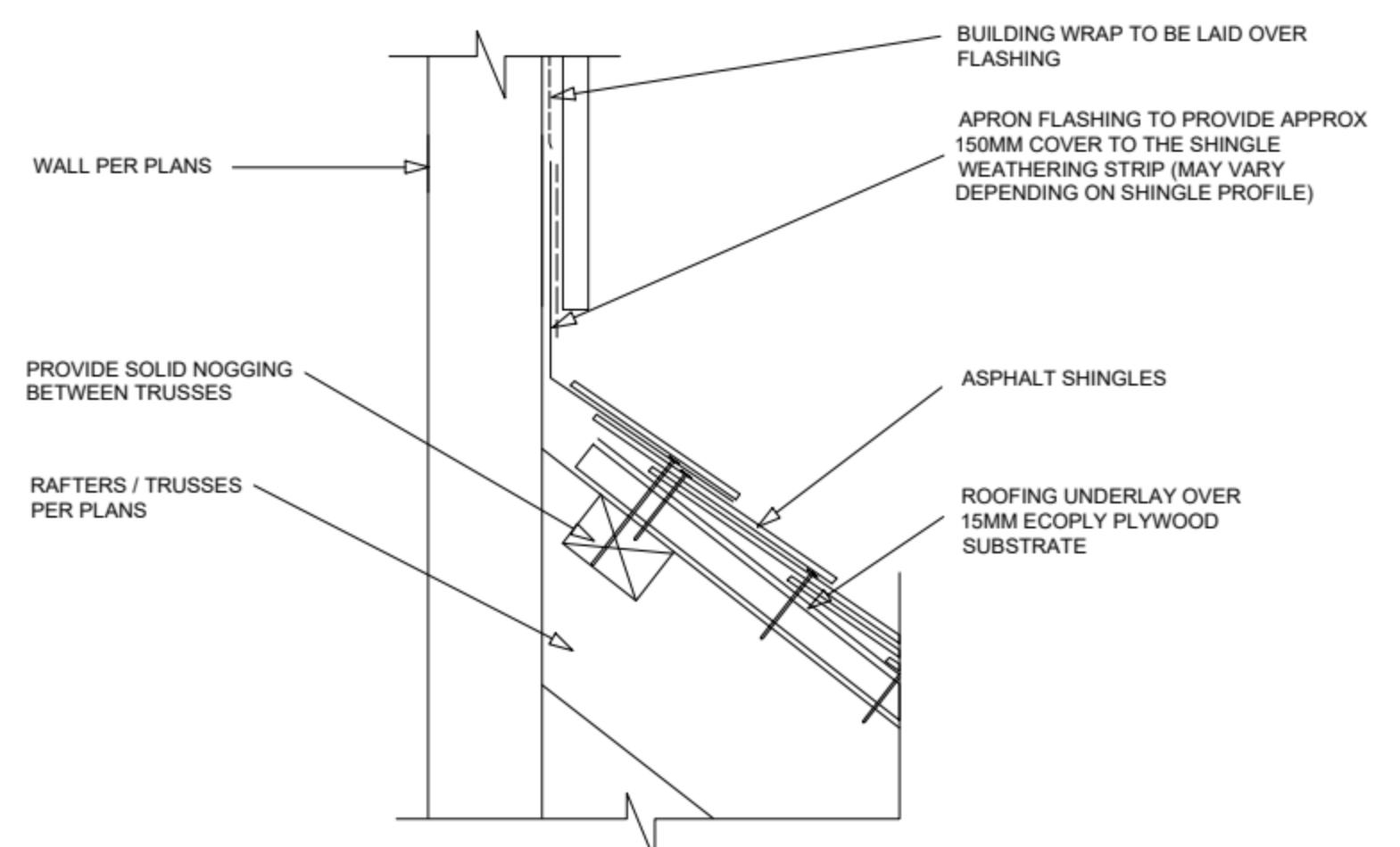


**INTERIOR VIEW**  
TOP LEFT CORNER OF WINDOW

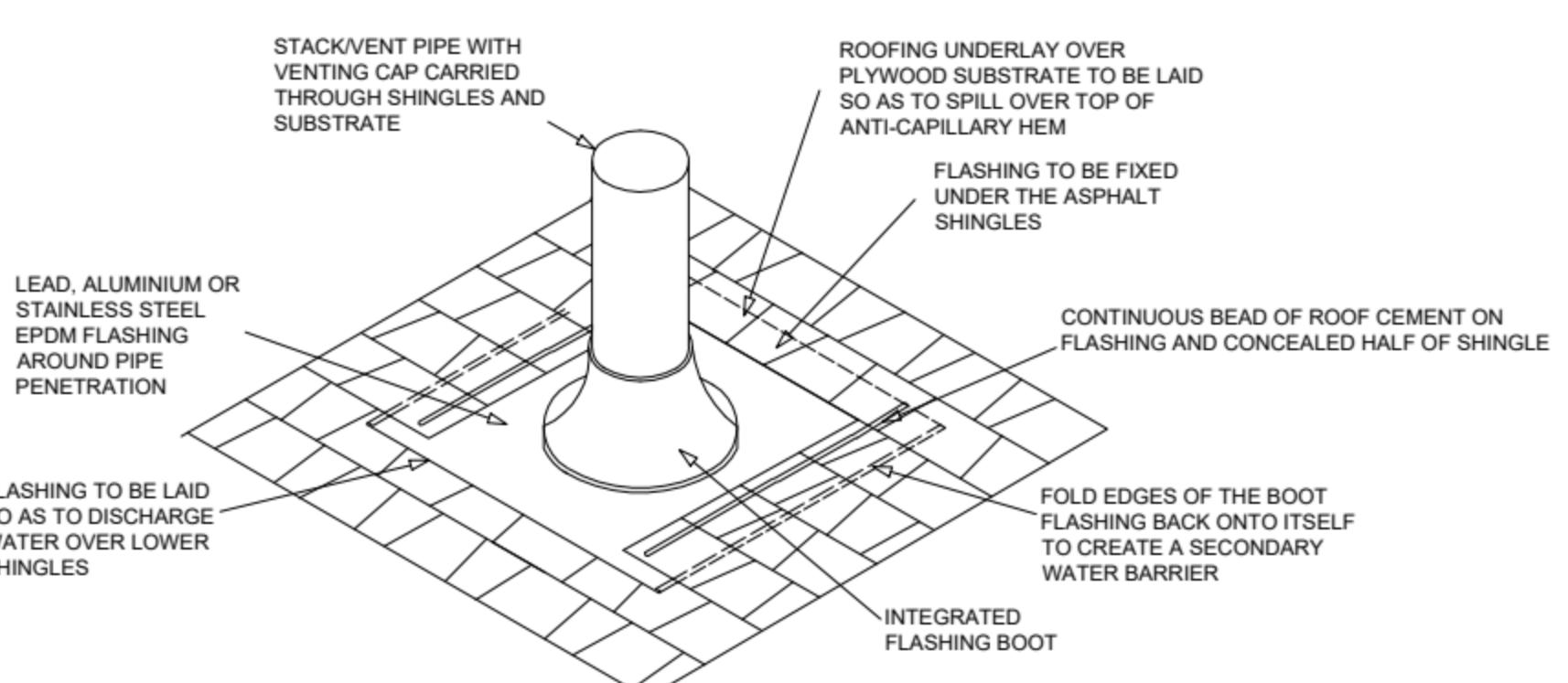
**4 STANDARD WINDOW FLASHING DETAIL**



**7 EAVE DETAIL - ASPHALT SHINGLE**



**6 THRU-WALL FLASHING - ASPHALT SHINGLES**



**5 VENT PENETRATION - ASPHALT SHINGLE**

## STRUCTURAL SPECIFICATIONS

### DESIGN CRITERIA

#### BASIS OF DESIGN

ALL CONSTRUCTION IS DESIGNED AS FOLLOWS:  
FBC BUILDING CODE 8TH EDITION 2023 AS FOLLOWED BELOW:

FBC, BUILDING-2023

FBC, EXISTING BUILDING-2023

FBC, RESIDENTIAL-2023

DEAD LOADS

ROOF 15 PSF

LIVE LOADS 40 PSF

FLOOR 20 PSF

ROOF

WIND LOADS

ASCE 7-22 TS MPH WIND (ULTIMATE), 105 MPH (NOMINAL)

BUILDINGS OF ALL HEIGHTS ANALYTICAL METHOD

RISK CATEGORY II

EXPOSURE CATEGORY E<sup>1</sup>

INTERIOR EXPOSURE COEFFICIENTS:

G<sub>C</sub>=+/-, 18 ENCLOSED STRUCTURE

BASIC WIND PRESSURE: q<sub>w</sub>= 39.2 P.S.F. (C4)

EDGE DISTANCE: a= 3 FT.

GUARDRAILS

LOAD CASE 1: 50 PLF APPLIED AT ANY POINT AND IN ANY DIRECTION

LOAD CASE 2: 50 PLF APPLIED HORIZONTALLY ALONG TOP GUARDRAIL AND A SIMULTANEOUS LOAD OF

100 PLF APPLIED VERTICALLY ALONG TOP GUARDRAIL.

CONTRACTOR RESPONSIBILITIES:

1. THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER'S SPECIFICATION AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION SHALL CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DOCUMENT DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO APPROVAL OR ERECTION.

2. AT CONSTRUCTION ISSUE, THESE DRAWINGS REPRESENT STRUCTURAL COMPONENTS IN THEIR FINAL AND FINISHED STATE. CONSTRUCTION PROCEDURES, BONDING, METHODS OF SAFETY PRECAUTIONS OR MECHANICAL REQUIREMENTS USED TO ERECT THE ITEM ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR DOING THE WORK.

3. CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED, APPROVED SHOP DRAWINGS.

4. NO COMMENT, NOTES IN THESE STRUCTURAL DOCUMENTS SHOULD BE MISCONSTRUED AS A DESIGN FOR SHOOTOUT OR DAMPPROOFING. SPECIAL DESIGN FOR MOISTURE CONTROL AND PERMANENT PROTECTION OF STRUCTURAL MATERIALS FROM ELEMENTS IS TO BE COMPLETED BY THE CONTRACTOR AND COORDINATED WITH THE STRUCTURAL DOCUMENTS.

5. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS INCLUDING ANY REVISIONS BEFORE STARTING CONSTRUCTION.

6. IT IS ASSUMED THAT THE CONTRACTOR HAS READ AND UNDERSTANDS THE NOTES, SPECIFICATIONS AND DESIGN INTENT CONTAINED HEREIN.

7. THE CONTRACTOR SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK.

8. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD.

9. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE S.E.O.R. THE S.E.O.R. WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.

10. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD IN WRITING PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS/DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.

13. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM.

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEODWS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A QUALIFIED STATE LICENSED PROFESSIONAL ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

15. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR ERECTING AND MAINTAINING THE STRUCTURE UNTIL THE END OF THE CONTRACT. THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS, (INCLUDING SLAB ON GRADE THICKNESS), TO HANDLE CONSTRUCTION LOADS.

16. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND PROTECTION OF ADJACENT PROPERTY, STREETS AND UTILITIES IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT.

17. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES.

18. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE IMMEDIATELY REPORTED TO ALL AFFECTED PARTIES INCLUDING THE ARCHITECT.

POST-INSTALLED ANCHOR NOTES

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

2. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.

3. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS EQUIVALENT TO THE SPECIFIED PRODUCT, USING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM OF THE SPECIFIED PRODUCT) USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

4. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR.

5. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT.

7. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

FOUNDATION/SLAB-ON-GRADE:

1. CONCRETE COMPRESSIVE STRENGTH SHALL CONFORM TO THE FOLLOWING:

FOOTINGS f<sub>c</sub> = 3,000 psi

SLAB-ON-GRADE f<sub>c</sub> = 3,000 psi

GRADE BEAMS f<sub>c</sub> = 4,000 psi

PILE CAPS f<sub>c</sub> = 5,000 psi

2. FOUNDATIONS AND SLAB ON GRADE SHALL COMPLY WITH "CONCRETE NOTES AND SPECIFICATION" SECTION.

3. GEOTECHNICAL INVESTIGATION REPORT TO BE PROVIDED TO ENGINEER OF RECORD. REPORT SHALL GOVERN ALL FILLCUTTING ACTIVITIES AND ALL SUB-GRADE PREPARATION. THE FOUNDATION DESIGN IS BASED OFF THE TECHNICAL INFORMATION PROVIDED WITHIN THE REPORT REFERENCED ABOVE.

4. FOUNDATION IS TO BE A (SHALLOW) FOUNDATION SYSTEM.

4.1. FOOTINGS HAVE BEEN DESIGNED WITH THE ALLOWABLE SOIL BEARING OF "2000 PSF" OR

5. TOPSOIL, VEGETATION, DEBRIS AND SURFACE SOILS CONTAINING ORGANIC MATERIALS SHALL BE REMOVED FROM THE BUILDING FOOTPRINT. THE BUILDING FOOTPRINT IS ASSUMED TO EXTEND AT MINIMUM 3' BEYOND THE EXTENTS OF EVERY EXTERIOR BUILDING ELEMENT.

6. THE EXPOSED SUBGRADE SHALL BE DENSIFIED PRIOR TO PLACING ANY FILL. REFER TO THE GEOTECHNICAL REPORT FOR DENSIFICATION CRITERIA. DENSITY TO 98% OF MODIFIED PROCTOR DENSITY.

7. CONTRACTOR SHALL TREAT SOIL BEATHOLDING FOR TERMITES, SEE TERMITE NOTES.

8. FOOTINGS SHALL BE PLACED IMMEDIATELY UPON EXCAVATION.

9. ALL EXTERIOR FOOTINGS SHALL BE EMBEDDED AT MINIMUM 12" BELOW LOWEST ADJACENT GRADE.

10. SEE CONCRETE SPECIFICATIONS FOR ALL CONCRETE COVER REQUIREMENTS.

11. ALL REINFORCEMENT MARKED AS CONTINUOUS SHALL BE LAPPED IN ACCORDANCE WITH "REINFORCING STEEL SPLICE NOTES". THERE SHALL BE NO PLUMBING LINES RUNNING PARALLEL TO, WITHIN OR UNDER ANY FOUNDATION BEAM.

12. SLAB-ON-GRADE SHALL COMPLY WITH ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" ACI 302.

13. ALL SLAB-ON-GRADE SHALL BE PLACED OVER 10 MIL (MINIMUM) POLYETHYLENE FILM VAPOR BARRIER.

14. MINIMUM ALLOWABLE THICKNESS FOR SLAB-ON-GRADE IS 4".

15. SLAB-ON-GRADE THAT IS ADJACENT TO AN EXISTING HARD SURFACE SHALL HAVE A BOND BREAKING EXPANSION OR PRE-MOLDED JOINT BETWEEN THE TWO MATERIALS.

16. CONTRACTOR TO SUBMIT TO EOR IN WRITING A SLAB SEQUENCING AND CURING PLAN WHICH ALSO INDICATES THE PLACEMENT CONTROL JOINTS. ANY REFERENCE TO CONTROL JOINT LAYOUT IN THIS PLAN SHALL BE DELETED AS IT IS NATUREL TO THE REQUIREMENTS OF THE CONTRACTOR.

17. NO CONTROL JOINT SHALL INTERSECT AN ADJACENT CONTROL JOINT AT AN ANGLE <90°.

18. CONTROL JOINTS SHALL ONLY INTERSECT A CURB OR OTHER STRUCTURAL MEMBER AT ANGLE OF 90°.

19. PREFERRED ASPECT RATIO FOR CONTROL JOINT SPACING IS 1.1 TO 1.5:1. AT NO TIME SHALL THE CONTROL JOINT SPACING ASPECT RATIO EXCEED 2:1.

20. SLAB-ON-GRADE SHALL BE REINFORCED SUFICIENTLY WITH WELDED WIRE REINFORCEMENT (W.W.R.) SEE TABLE, OR FIBER MESH PER MANUFACTURER'S REQUIREMENTS. CONTRACTOR TO SUBMIT TO EOR FOR APPROVAL.

21. BUILDINGS OF ALL HEIGHTS ANALYTICAL METHOD

RISK CATEGORY II

EXPOSURE CATEGORY E<sup>1</sup>

INTERIOR EXPOSURE COEFFICIENTS:

G<sub>C</sub>=+/-, 18 ENCLOSED STRUCTURE

BASIC WIND PRESSURE: q<sub>w</sub>= 39.2 P.S.F. (C4)

EDGE DISTANCE: a= 3 FT.

GUARDRAILS

LOAD CASE 1: 50 PLF APPLIED AT ANY POINT AND IN ANY DIRECTION

LOAD CASE 2: 50 PLF APPLIED HORIZONTALLY ALONG TOP GUARDRAIL AND A SIMULTANEOUS LOAD OF

100 PLF APPLIED VERTICALLY ALONG TOP GUARDRAIL.

CONTRACTOR RESPONSIBILITIES:

1. THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER'S SPECIFICATION AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION SHALL CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DOCUMENT DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO APPROVAL OR ERECTION.

2. AT CONSTRUCTION ISSUE, THESE DRAWINGS REPRESENT STRUCTURAL COMPONENTS IN THEIR FINAL AND FINISHED STATE. CONSTRUCTION PROCEDURES, BONDING, METHODS OF SAFETY PRECAUTIONS OR MECHANICAL REQUIREMENTS USED TO ERECT THE ITEM ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR DOING THE WORK.

3. CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED, APPROVED SHOP DRAWINGS.

4. NO COMMENT, NOTES IN THESE STRUCTURAL DOCUMENTS SHOULD BE MISCONSTRUED AS A DESIGN FOR SHOOTOUT OR DAMPPROOFING. SPECIAL DESIGN FOR MOISTURE CONTROL AND PERMANENT PROTECTION OF STRUCTURAL MATERIALS FROM ELEMENTS IS TO BE COMPLETED BY THE CONTRACTOR AND COORDINATED WITH THE STRUCTURAL DOCUMENTS.

5. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS INCLUDING ANY REVISIONS BEFORE STARTING CONSTRUCTION.

6. IT IS ASSUMED THAT THE CONTRACTOR HAS READ AND UNDERSTANDS THE NOTES, SPECIFICATIONS AND DESIGN INTENT CONTAINED HEREIN.

7. THE CONTRACTOR SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK.

8. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD.

9. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE S.E.O.R. THE S.E.O.R. WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.

10. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD IN WRITING PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS/DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.

13. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM.

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEODWS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A QUALIFIED STATE LICENSED PROFESSIONAL ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

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5. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. PROVIDE CONTINUOUS SPECIAL INSPE

### LEGEND SYMBOLS

	#8 FILLED CELL W/ #5 REBAR
	#8 FILLED CELL W/ NO REBAR REQUIRED
	4# CMU - FILLED CELLS W/ #5 REBAR
	12# CMU FILLED CELL W/ #5 REBAR
	ELEVATION INDICATOR - ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'
	DETAIL INDICATOR

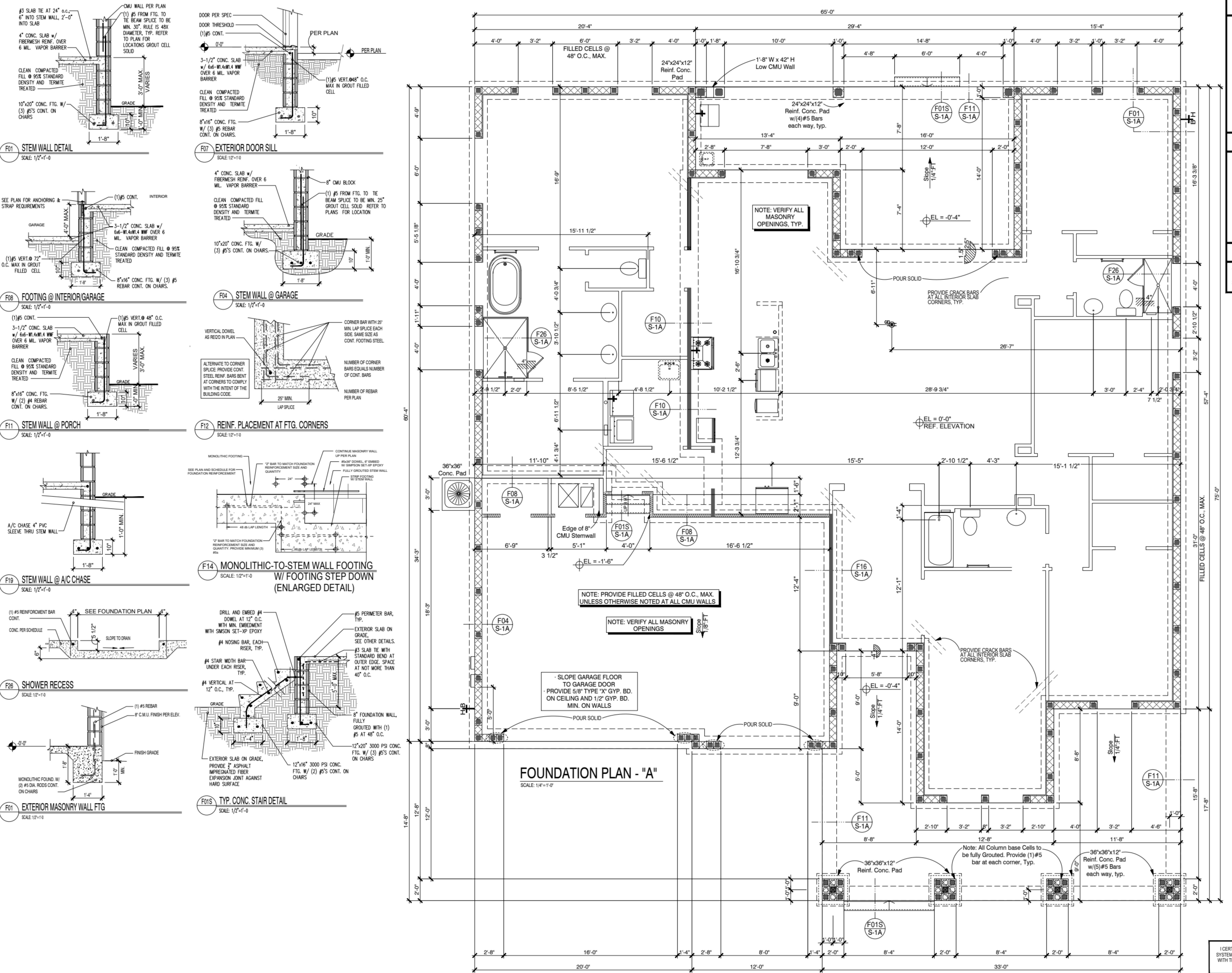
### FLOOR SLAB NOTES:

3 1/2" 2,500 PSI CONCRETE SLAB ON 6 MIL VAPOR BARRIER LAPPED 6" AND TAPERED OVER CLEAN COMPACTED SOIL.  
  
SLAB REINFORCEMENT:  
FLOOR SLABS SHALL BE REINFORCED BY STEEL REINFORCING BARS AT REENTRANT CORNERS SUCH AS INGS CORNERS OF AN L-SHAPE SLAB. REENTRANT CORNERS SHALL HAVE TWO PIECES OF REBAR, 36" (914mm) LONG, PLACED DIAGONALLY TO THE CORNER 12" (305mm) APART, WITH THE FIRST BAR PLACED 2" (51mm) FROM THE CENTER TO THE UPPER 10" OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.  
FIBER MESH REINFORCEMENT MAY BE USED IN LIEU OF VWF, 5 LBS OF STEEL PER ONE CUBIC YARD OF CONCRETE, MINIMUM.

### PLUMBING NOTES:

1. REFER TO ARCHITECTURAL PLUMBING FIXTURE PLANS FOR ALL FIXTURE LOCATIONS
2. NO PIPES LESS THAN 2" Dia. TO BE LOCATED UNDER SLAB.

### 47-2 - DARTMOUTH - ELEV. A-LH 5337 N MALLOWS CIR, B. HILLS FOUNDATION PLAN - "A"



REV#	DATE:	DESCRIPTION OF CHANGE:
10-15-2024	01-14-2025	BASE PLAN UPDATE REVIEW COMMENTS

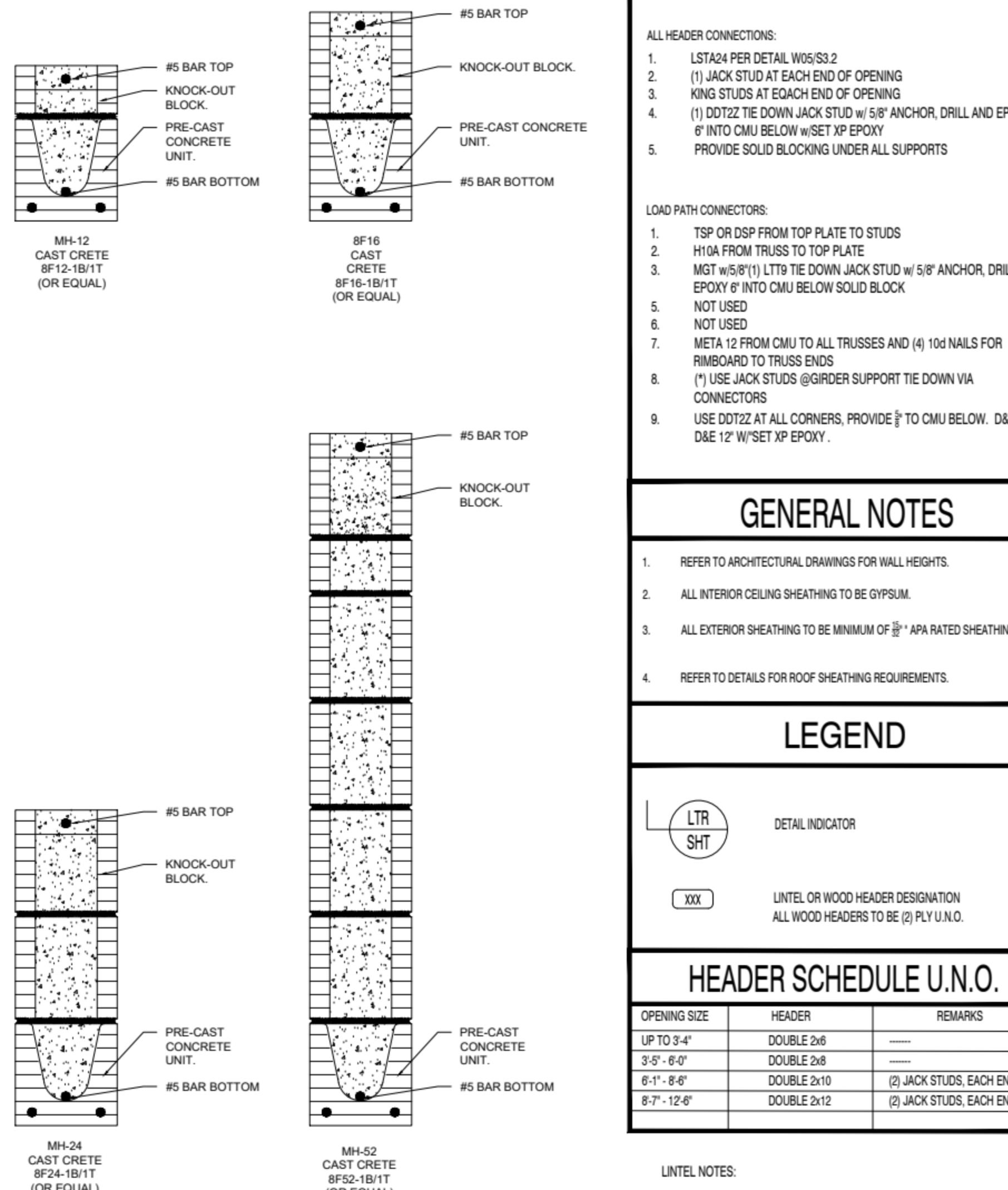
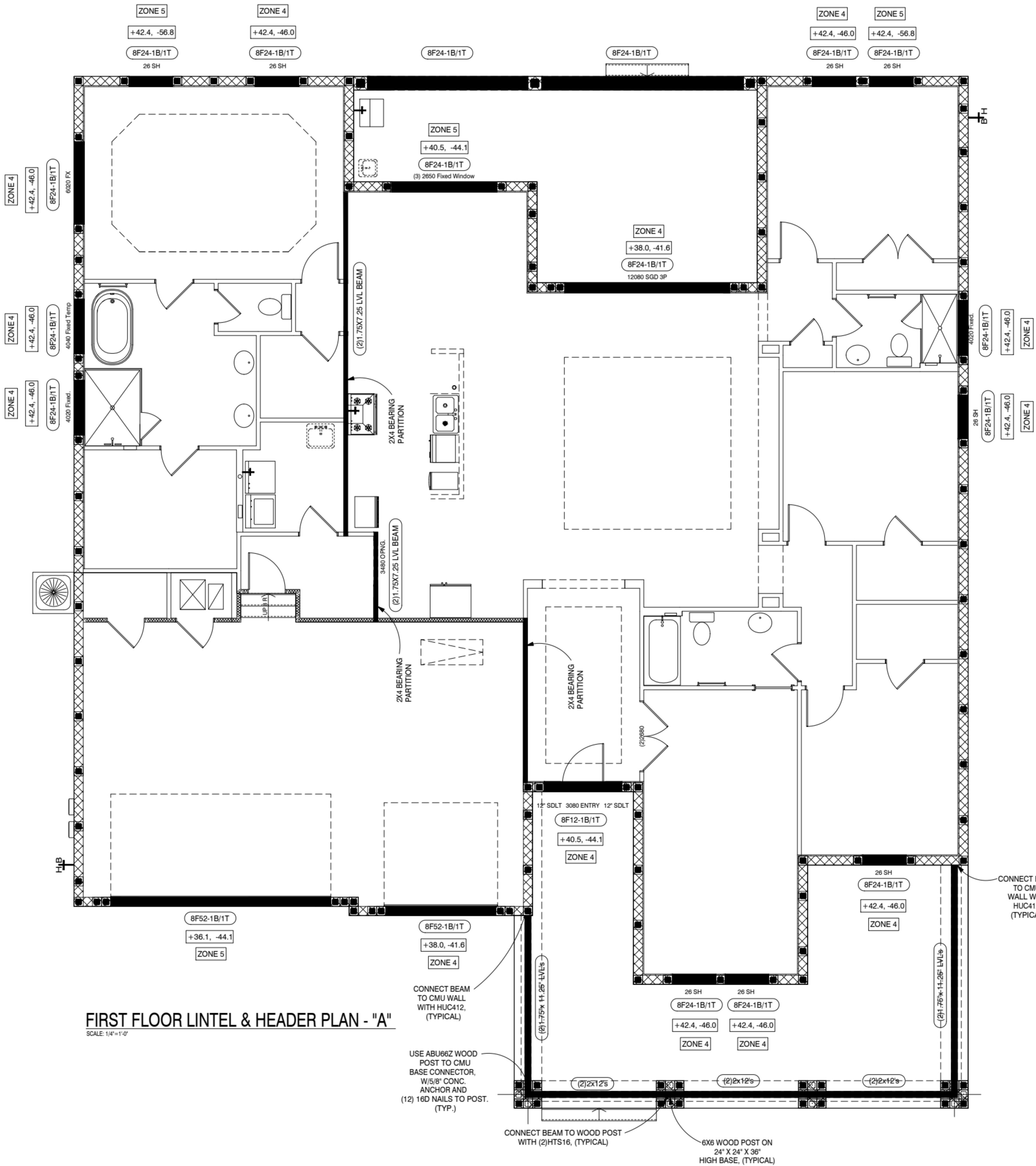
J. BRYAN BARRETT, NCARB, AR93687  
REGISTERED ARCHITECT  
THE STATE OF FLORIDA

SHEET  
**S-1A**

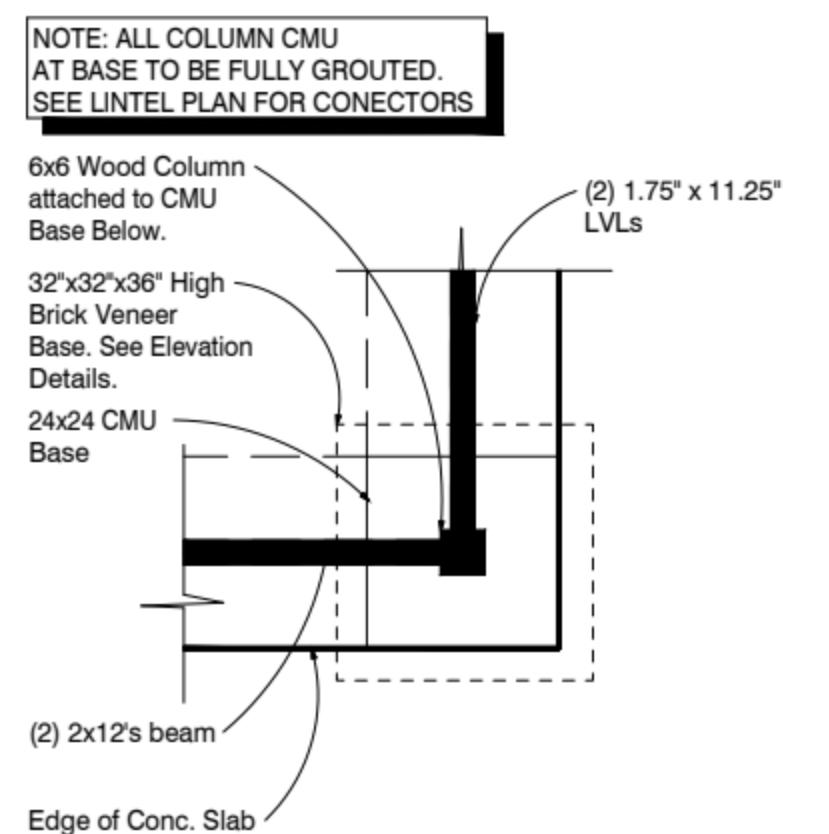
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023 EDITION. ALL OTHER ELEMENTS AND ASSEMBLIES ARE THE RESPONSIBILITY OF OTHERS.



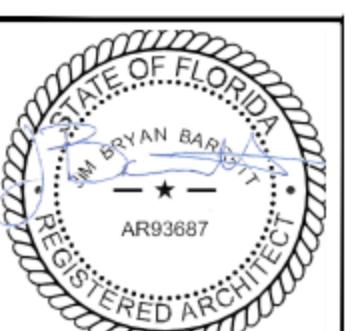
**47-2 - DARTMOUTH - ELEV. A-LH  
5337 N MALLOWS CIR, B. HILLS  
LINTEL PLAN - "A"**



**TYPICAL MASONRY HEADERS**



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**SHEET**  
**S-2.1A**



## GENERAL NOTES

- REFER TO ARCHITECTURAL DRAWINGS FOR WALL HEIGHTS.
- REFER TO STRUCTURAL DETAILS FOR STEPPED MASONRY WALL HEIGHT DETAIL.
- ALL INTERIOR CEILING SHEATHING TO BE GYPSUM.
- ALL ROOF SHEATHING TO BE MINIMUM 19/32" APA RATED SHEATHING.
- FLOOR SHEATHING (IF APPLICABLE) SHALL BE  $\frac{1}{2}$ " MIN.
- REFER TO DETAILS FOR ROOF SHEATHING REQUIREMENTS.
- U.L.C. INTERIOR SHEATHING TO BE GYPSUM AS REQUIRED IN ARCHITECTURAL DRAWINGS.
- PROVIDE SOLID BLOCKING FROM ALL BEAMS & GIRDERS TO FOUNDATION BELOW.

## TRUSS NOTES

THIS NOTE IS TO CERTIFY THAT I HAVE REVIEWED THE TRUSS MANUFACTURER'S TRUSS PACKAGE FOR USE AT THE ADDRESS ON THE TITLE BLOCK OF THIS PROJECT. THE DESIGN CRITERIA (INCLUDING TRUSS LOADS, LOAD PATHS AND BEARING POINTS) AND ROOF TRUSS LAYOUT MEETS OR EXCEEDS THE DESIGN INTENT SPECIFIED WITHIN THIS PLAN SET AND IS IN COMPLIANCE WITH THE 2023 FBC REQUIREMENTS.

ENGINEERING PACKAGE

SIGNED GENERAL TRUSS ENGINEERING DATED 05/09/2024

ROOF FRAMING PLANS DATED 01/07/2025

TRUSS LAYOUT PROVIDED IN THIS PLAN SET IS FOR REFERENCE. REFER TO TRUSS PACKAGE FOR ADDITIONAL INFORMATION.

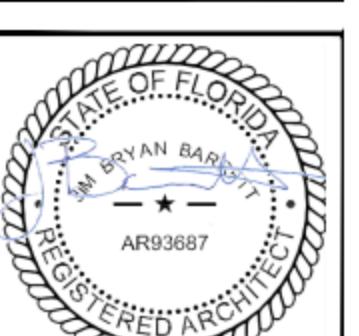
UNLESS OTHERWISE NOTED ON PLANS:

- ALL TRUSS STRAPS TO MASONRY ARE TO BE META16.
- ALL TRUSS STRAPS TO WOOD TO BE SIMPSON H10A OR MTS16 WHEN INSTALLED ON EXTERIOR WALLS SHALL BE CONNECTED THROUGH EXTERIOR SHEATHING. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS. (1) EACH SIDE w/8d NAILS MIN. SIMPSON H2.5A MAY BE USED ON JACK TRUSSES ON THE EXTERIOR OF THE WALL w/8d MIN.
- THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY THE DELEGATED TRUSS ENGINEER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ARCHITECT / ENGINEER OF RECORD.

CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING

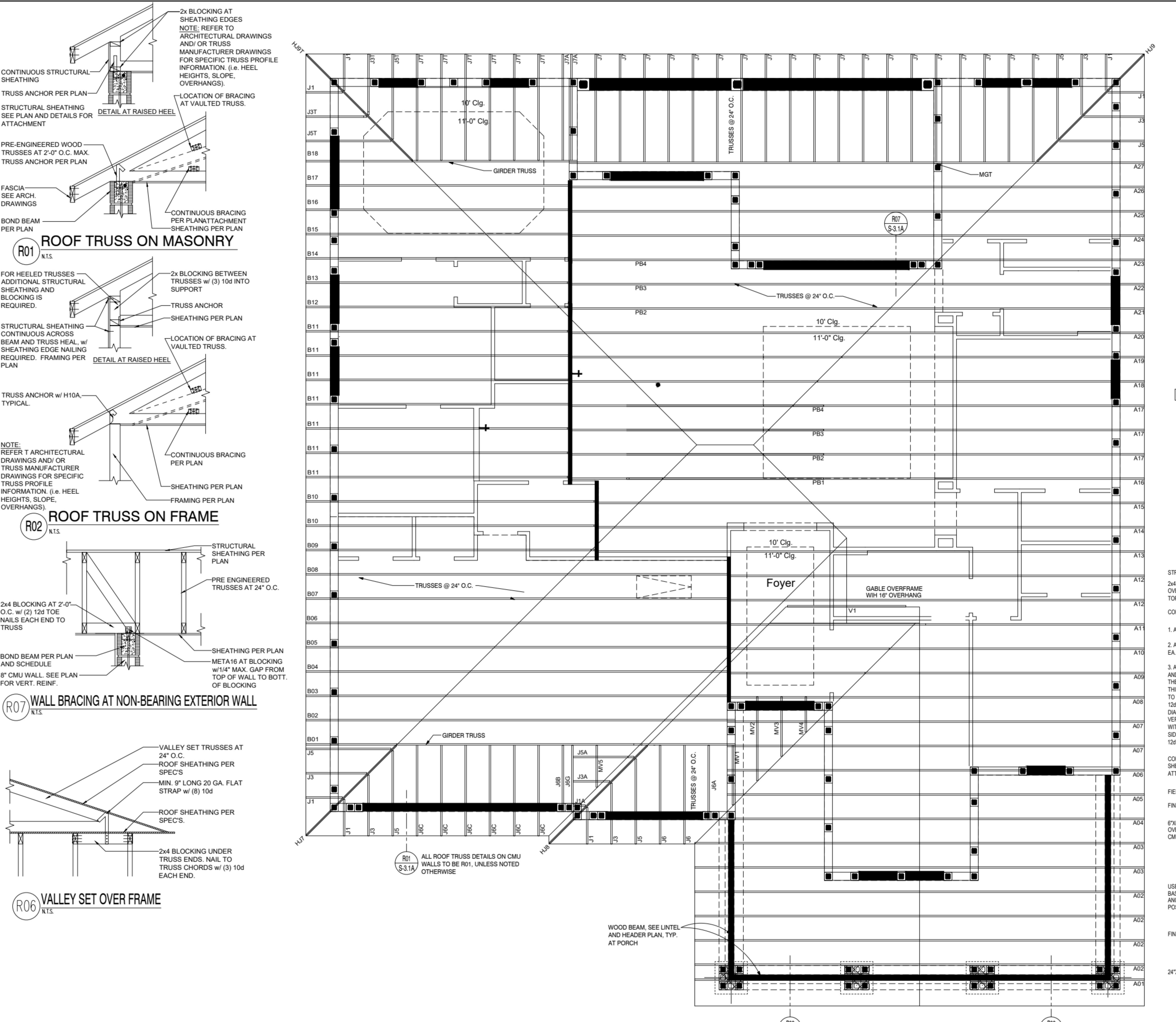
## 47-2 - DARTMOUTH - ELEV. A-LH 5337 N MALLOWS CIR, B. HILLS ROOF FRAMING PLAN - "A"

REV#	DATE:	DESCRIPTION OF CHANGE:
	10-15-2024	BASE PLAN UPDATE
	01-14-2025	REVIEW COMMENTS



SHEET

**S-3.1A**

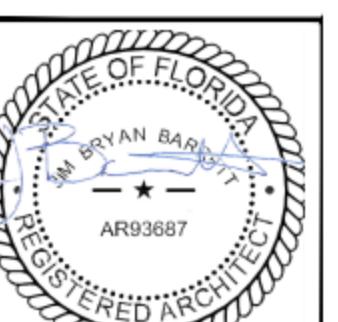


\*\* REVIEW ENGINEERING PRIOR TO SETTING TRUSSES TO ENSURE PROPER ORIENTATION \*\*

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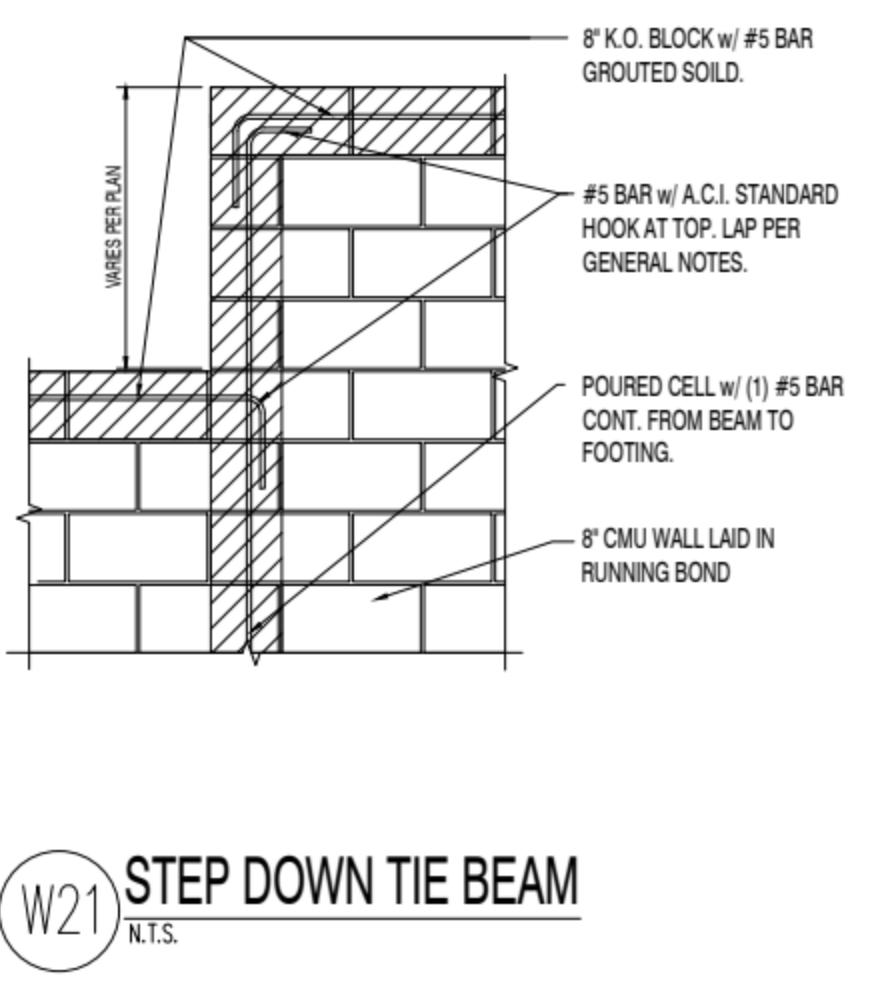
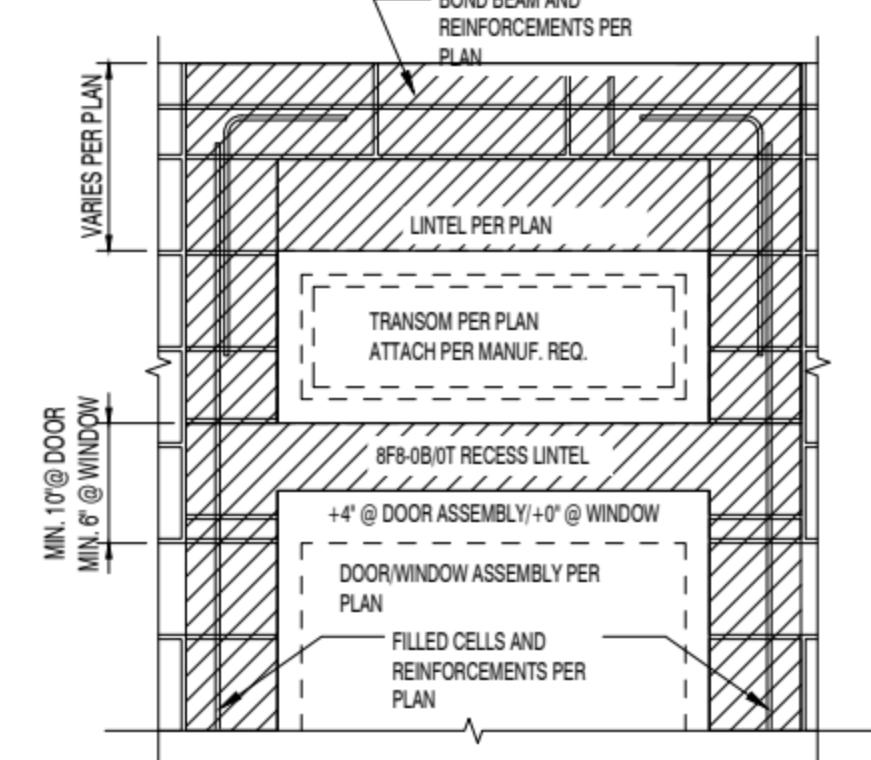
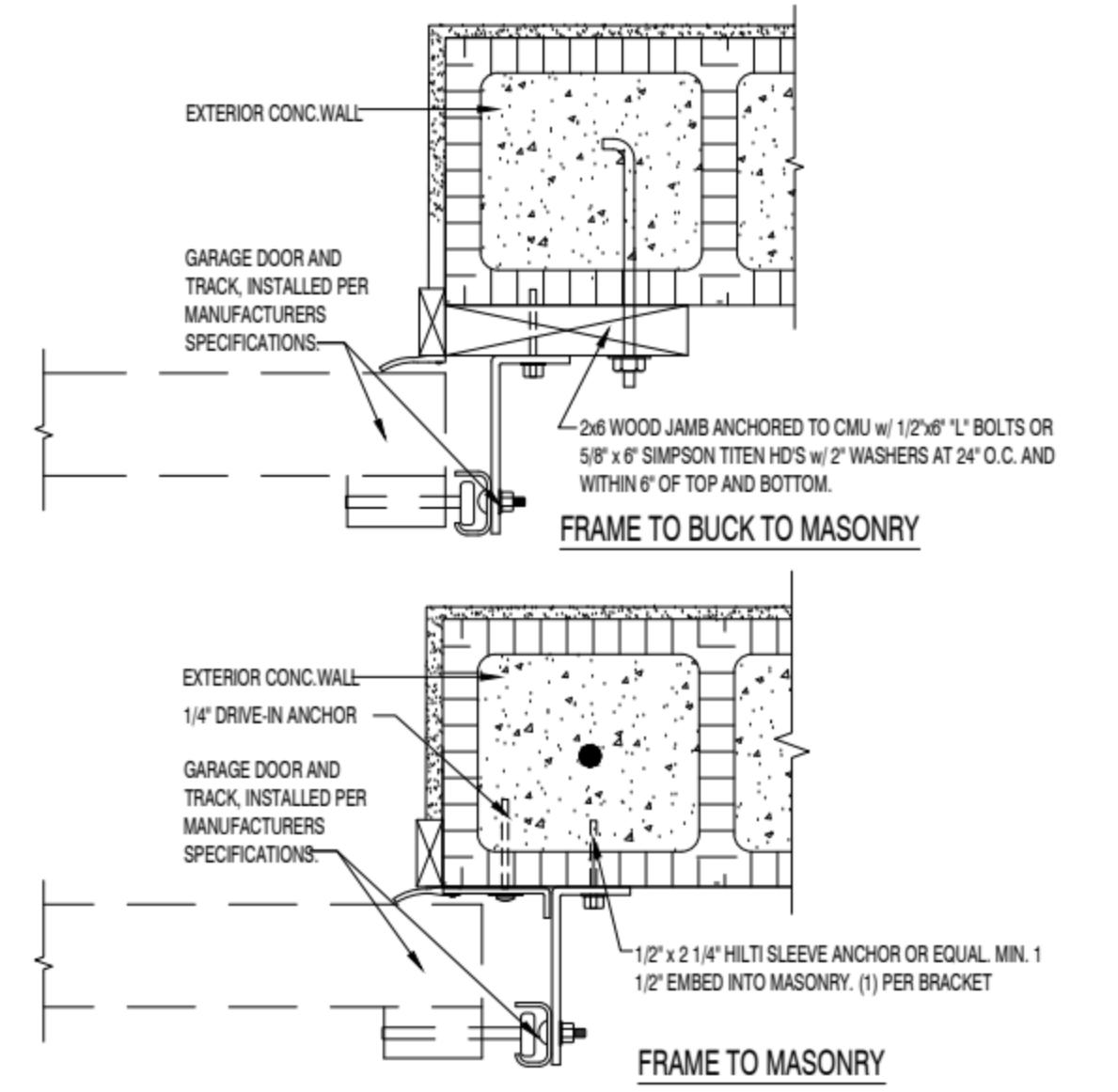
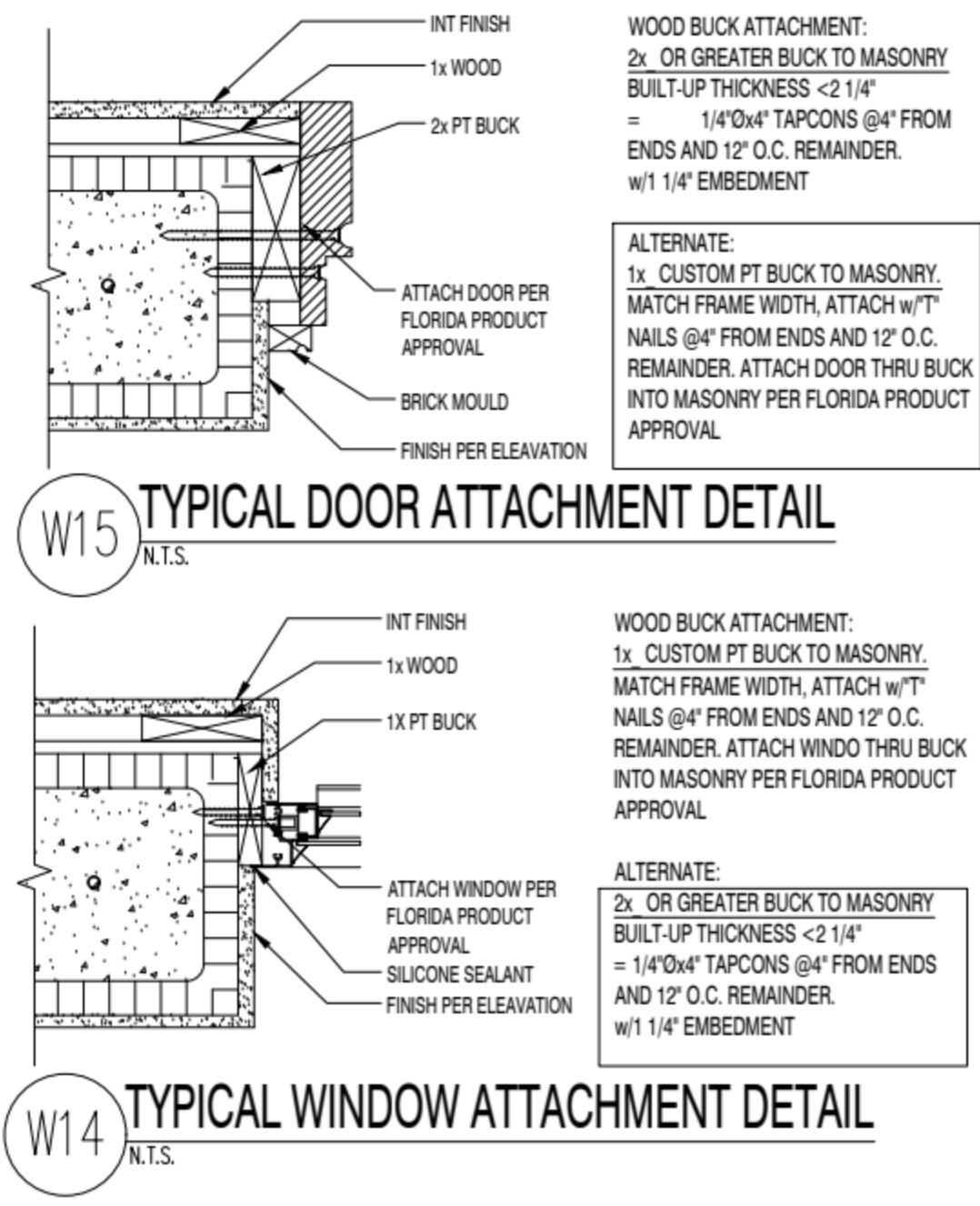
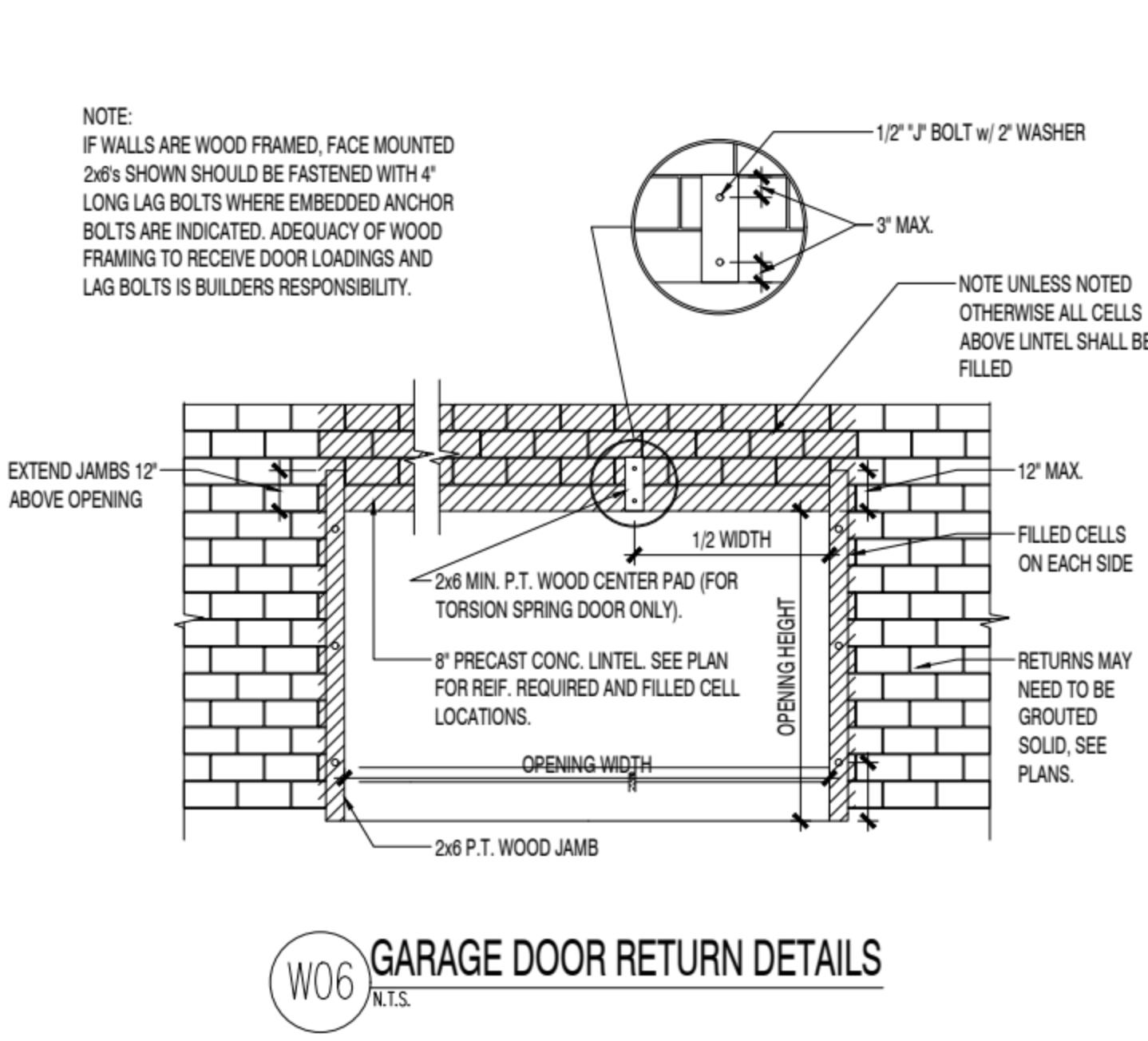
**47-2 - DARTMOUTH - ELEV. A-LH  
5337 N MALLOWS CIR, B. HILLS  
STRUCTURAL TYPICAL DETAILS**

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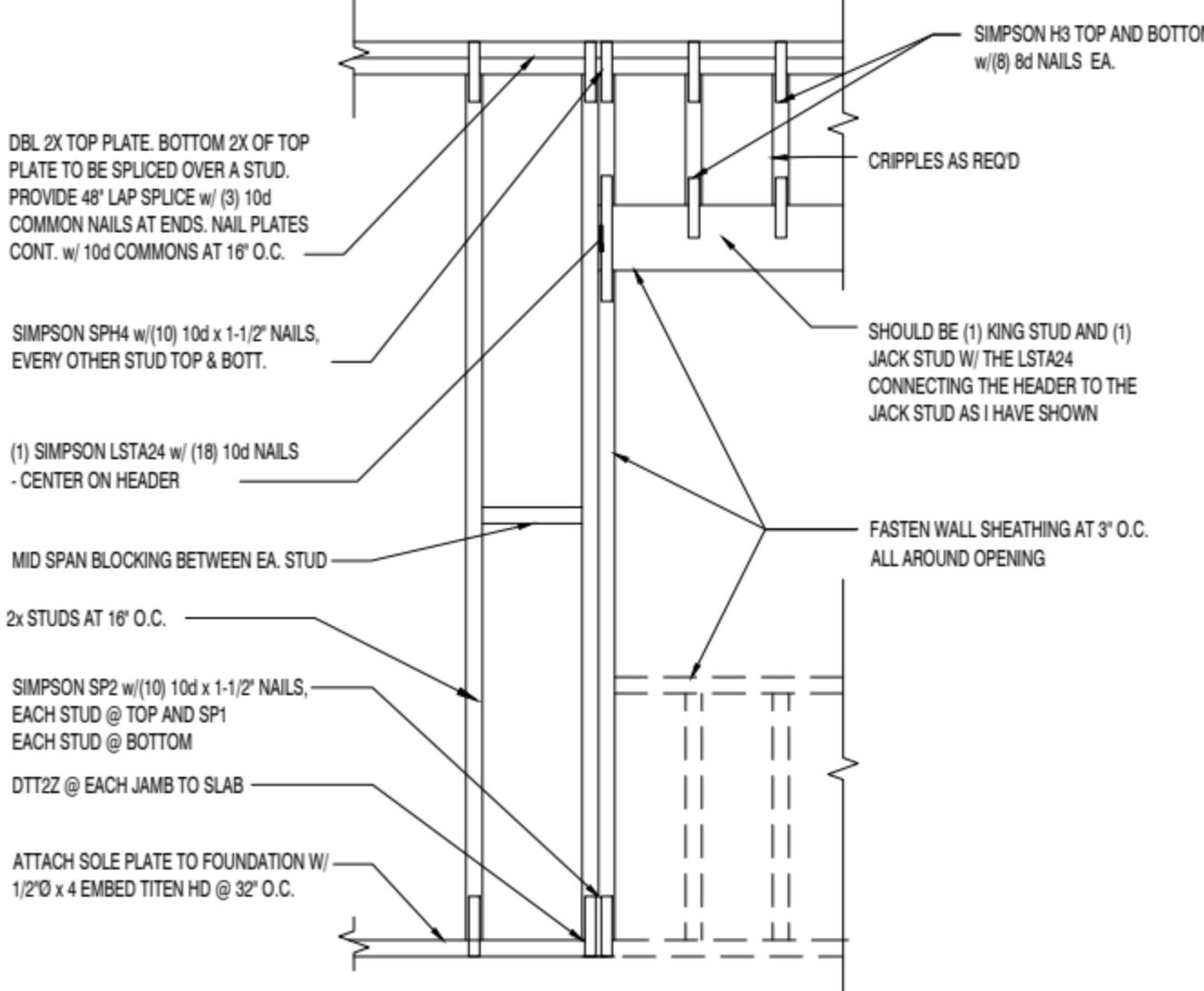
SHEET  
**S3.2**

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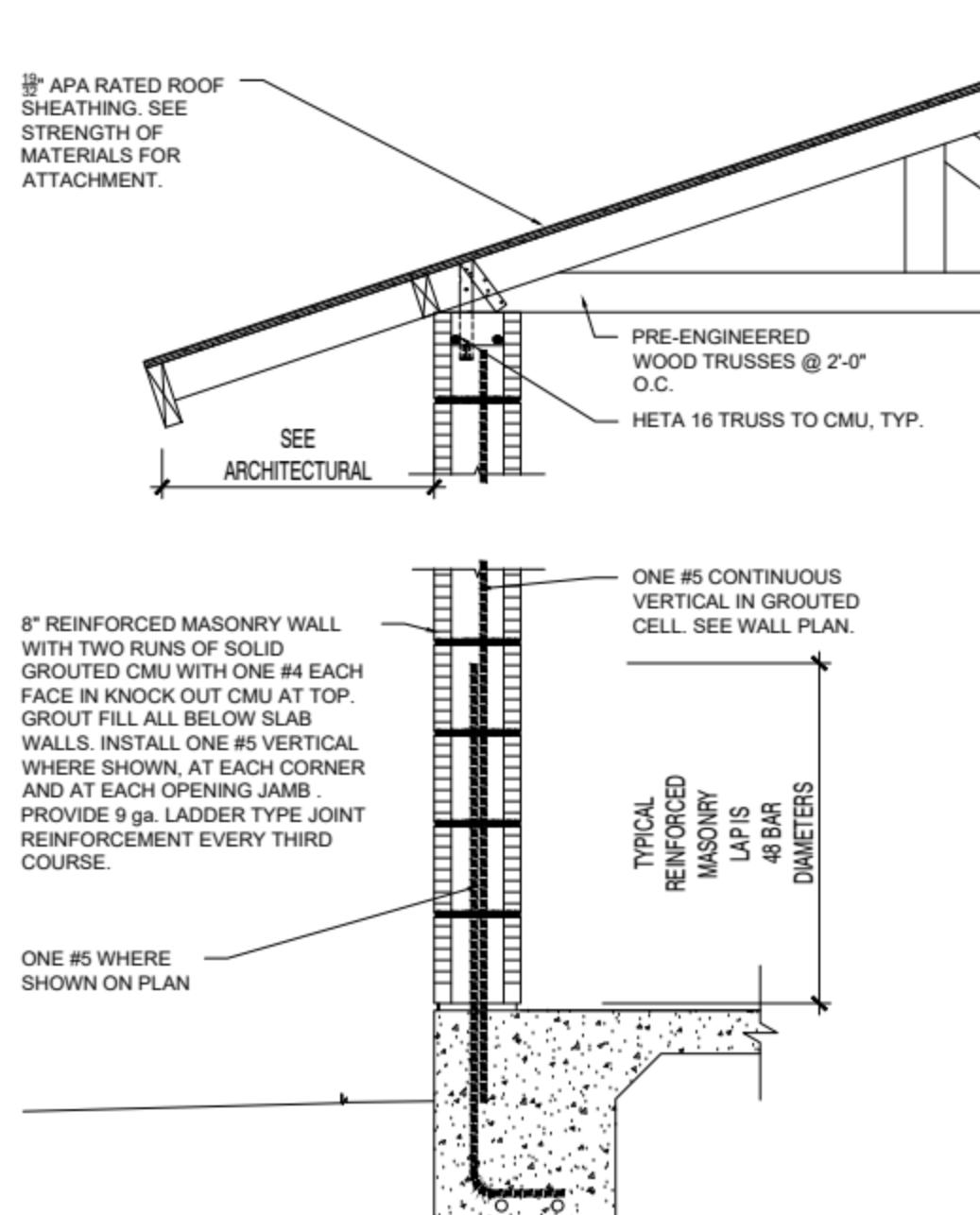
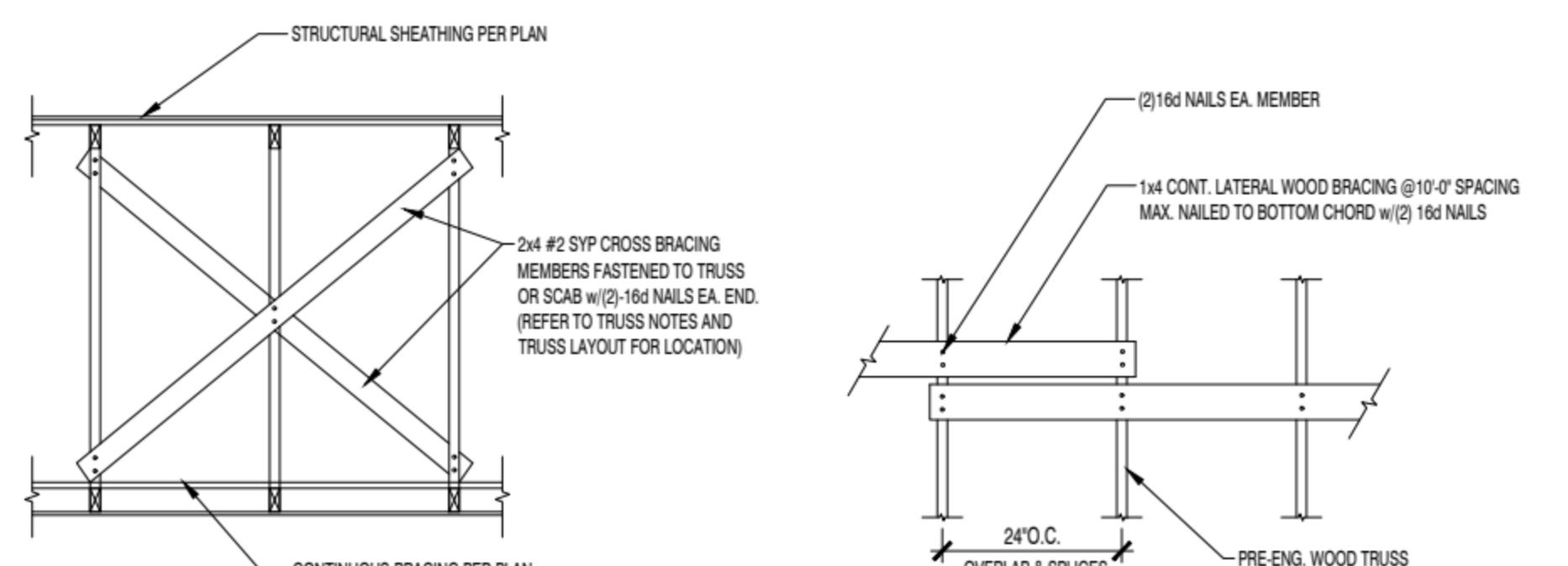
W06  
N.T.S.

GARAGE DOOR RETURN DETAILS



W14  
N.T.S.

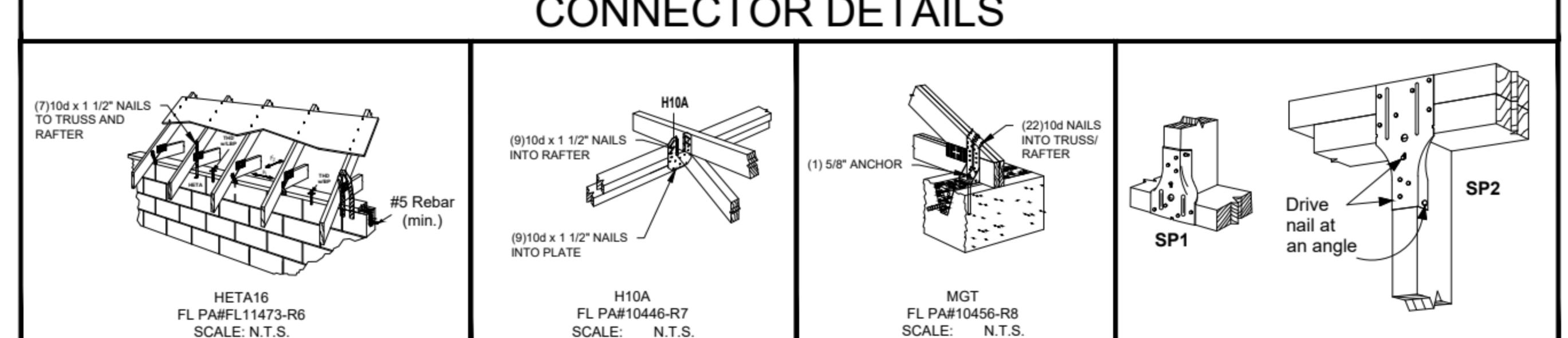
TYPICAL WINDOW ATTACHMENT DETAIL



WS1  
N.T.S.

TYPICAL WALL SECTION

CONNECTOR DETAILS



W10  
N.T.S.

INTERIOR LOAD BEARING WALL

