



SOLID MASTER
LEFT
New Single Family
Residential

VISTA EQUITY REAL
ESTATE LLC
7512 DR PHILLIPS BLVD STE 50-958,
ORLANDO, FL, 32819

OWNER	REVISIONS:	DESCRIPTION	DATE

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CS1.1

COVER SHEET	
DATE:	11-16-2023
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DRAWING INDEX				
	DESCRIPTION	SHEET NO.	SHEET NAME	REVISION
1	GENERAL NOTES	CS1.1	COVER SHEET	
2	ARCHITECTURAL	A2.1	FLOOR PLANS	
3	ARCHITECTURAL	A2.2	ELEVATIONS	
4	ARCHITECTURAL	A2.3	ELEVATIONS	
5	ARCHITECTURAL	A2.4	SECTIONS	
6	ARCHITECTURAL	A2.5	ROOF PLAN	
7	MEP	M3.1	ELECTRICAL PLAN	
8	MEP	M3.2	PLUMBING PLAN	
9	STRUCTURAL	S4.1	FOUNDATION PLAN	
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11	STRUCTURAL	S4.3	LINTEL AND DOWEL PLAN	
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13	GENERAL NOTES	D1	DETAILS	
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15	GENERAL NOTES	D3	DETAILS	

APPLICABLE CODES: INCLUDING ALL REVISIONS

- FLORIDA BUILDING CODE 2020
- FLORIDA BUILDING CODE RESIDENTIAL 2020
- ELECTRICAL CODE, NEC 2017
- FLORIDA BUILDING CODE, PLUMBING 2020
- FIRE CODE, NFPA 70
- LIFE SAFETY CODE, NFPA 101
- ACCESSIBILITY CODE, FLORIDA BUILDING CODE, BUILDING 2020
- ENERGY CODE, FLORIDA BUILDING CODE, BUILDING 2020

BUILDING OCCUPANCY CLASSIFICATION:

- GROUP A - ASSEMBLY
- GROUP B - BUSINESS
- GROUP C - DAY CARE CENTER
- GROUP D - EDUCATIONAL
- GROUP E - FACTORY INDUSTRIAL
- GROUP F - HAZARDOUS
- GROUP G - INSTITUTIONAL
- GROUP H - MERCANTILE
- GROUP I - RESIDENTIAL
- GROUP J - STORAGE

BUILDING CONSTRUCTION TYPE:

- TYPE I
- TYPE II
- TYPE III
- TYPE IV
- TYPE V:B

PRODUCT CONTROL APPROVAL

Product Control Approval for permits

shall be required for the following

items:

- WINDOWS
- DOORS
- ROOF

WIND LOADS

1.BASIC WIND SPEED - 140 MPH (@ 3 SEC GUST.)

2. RISK CATEGORY II

3.WIND EXPOSURE: CATEGORY C

4. INTERNAL PRESSURE COEFFICIENT +/- 0.18

5. COMPOUND CLADDING DESIGN WIND PRESSURE +47.7/-51.6

(FOR DOORS, WINDOWS, & TRANSOMS) U.N.O

(INTERNAL PRESSURE COEFFICIENT +/- 0.18 INCLUDED).

DESIGN LIVE LOADS (MINIMUM)

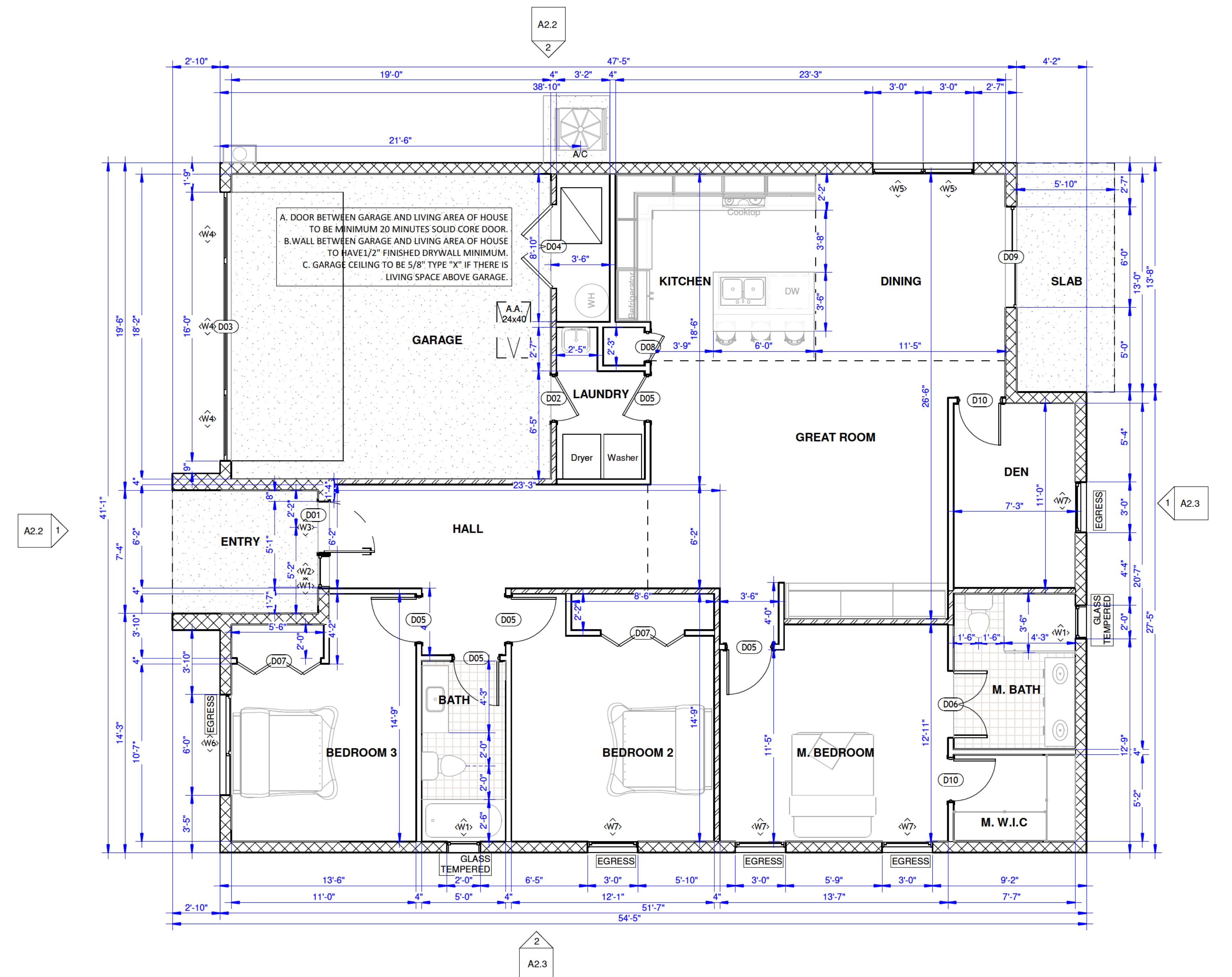
A) FLOORS : 40 PSF

B) BALCONIES : 40 PSF

C) DECKS : 40 PSF

D) STAIRS : 40 PSF

E) ROOFS : 30 PSF



WINDOWS SCHEDULE					
Type	Mark	Width	Height	Type	QTY
W1	2424 FX	24"	24"	Windows Fixed for CMU Wall - Tempered Glass	3
W2	2480 FX	24"	83"	Windows Fixed for CMU Wal	1
W5	3660FX	36"	60"	Windows Fixed for CMU Wal	2
W3	4024 FX	41"	24"	Windows Fixed for CMU Wal	1
W4	6612 FX	66"	12"	Windows Fixed for CMU Wal	3
W6	7260 CS	72"	60"	Casement Egress + Fixed	1
W7	SH 25	36"	60"	Windows SH for CMU Wall - Egress	4
Total Windows					15

DOOR SCHEDULE					
MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENTS	QTY
D01	36"	80"	Solid Door Entry		1
D02	32"	80"	Solid Wood Door	Solid wood doorss than 13/8 inches (35 mm) in thickness or 20-minute fire-rated doors.	1
D03	192"	84"	Garage Door		1
D04	60"	80"	Double Flush Door		1
D05	32"	80"	Door Interior-Single		5
D06	48"	80"	Double Flush Door		1
D07	60"	80"	Bifold-4 Panel		2
D08	20"	80"	Door Interior-Single		1
D09	72"	80"	Sliding Exterior		1
D10	30"	80"	Door Interior-Single		2
TOTAL DOORS					16

AREA BUILDING	
NAME	AREA
VING	
LIVING	1645 ft ²
O LIVING	
GARAGE	375 ft ²
ENTRY	69 ft ²
TOTAL AREA	2089 ft ²

THESE CONTRACT DOCUMENTS PREPARED UNDER MY DIRECT SUPERVISION, COMPLY WITH THE APPLICABLE MINIMUM CODE REQUIREMENTS AND THE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.	
BUILDING CRITERIA:	
CONSTRUCTION TYPE: B	
WIND SPEED(Vult) = 140 MPH - 3SEC GUST	COMPONENTS AND CLADDING
RISK CATEGORY: II	ROOF=+32.3 / -33.0
INTERNAL PRESSURE COEFF= +/- 0.18	WALL=+35.3 / -47.2
LIVE LOADS	
1 ATTIC WITHOUT STORAGE = 10 PSF.	
2 PASSENGER VEHICLE GARAGES = 50 PSF.	
3 ROOMS OTHER THAN SLEEPING ROOM = 40 PSF.	
4 SLEEPING ROOMS = 30 PSF.	
2020/140 MPH REQUIREMENTS	
WINDOWS	
A. EXTERIOR WINDOWS AND GLASS DOORS MUST MEET REQUIREMENTS OF TABLE R301.2(2) OF FLORIDA BUILDING CODE 2020 RESIDENTIAL EDITION.	
B. TESTING AND LABELING EXTERIOR WINDOWS AND GLASS DOOR SHAL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE SPECIFICATION.	
EXTERIOR DOOR	
A. EXTERIOR DOORS SHALL BE CAPABLE OF WITHSTANDINGS POSITIVE AND NEGATIVE WIND PRESSURES AS DETERMINED BY FBCR TABLE R301.2(2).	
B. EXTERIOR DOORS MUST BE MEET OR EXCEED MIN REQ. OF +15.58 PSF / -19.60 PSF	
C. GARAGE DOOR SHALL BE TESTED IN ACCORDANCE WITH ANSI/DASMA 108 OR TAS202. FBC R301 2(4) OVERHEAD DOORS MUST MEET OR EXCEED MIN REQ. OF +14.52 PSF / -16.16 PSF.	
NOTES	
1 ALL INTERIOR DOORS AT 6'-8" UNLESS NOTED OTHERWISE.	
2 DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MINUTE SOLID CORE DOOR WITH SELF CLOSING MECHANISM.	
3 ANCHOR THE CONDENSER UNIT TO SLAB PER CODE M307.3 + 1307.3.1.	
4 WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.	
5 ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.	
6 ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 5/8" UNLESS NOTED OTHERWISE.	
7 PER F.B.C.R. 2020 7th EDITION - R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH (12.7mm) GYPSUM BOARD.	
8 FURRING TO BE PROVIDED AT 24" O.C. UNLESS NOTED OTHERWISE.	
9 PROVIDE BLOCKING IN WALLS AS REQUIRED FOR KICTHEN CABINETS AND CLOSED SHELVING FER DETAILS.	
10 ALL WET WALLS TO BE 16" O.C. FRAMING OR FURRING.	
11 ALL EXTERIOR DIMENSIONS ARE MEASURED FROM THE OUTER FACE OF CMU WALL.	
12 ALL INTERIOR DIMENSIONS ARE MEASURED FROM THE INNER FACE OF EXTERIOR CMU WALL AND THE FACE OF THE STUD WALLS.	
13 ALL INTERIOR DOORS ARE 6'-8" TALL.	
14 PROVIDE WINDOW GUARDS TO ALL OPERABLE WINDOWS WITH SILL HEIGHT LOWER THAN 24" A.F.F. WHEN ABOVE 6 FT HIGH. (FBCR 312.2.1)	
15 ALL STRUCTURAL FRAMING - BEAMS, COLUMMS, HEADERS TO BE SYP. BUILT UP COLUMMS TO BE 2x4 SYP NAILED @8" O.C. W/10d STAGGERED ALONG THE LENGTH OF THE COLUMM, EACH LAYER.	
16 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM N° 26 GAGE SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (FBCR 302.5.2)	
17 THE BUILDING CONTRACTOR(S)/OWNER SHALL CHECK SETBACKS AND ZONING REQUIREMENTS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL DRAWINGS FOR OPENINGS, WINDOWS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, DIMENSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT AND CONDITION APPLY - ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR OR OWNER.	
18 STRUCTURAL DESIGN SERVICES MUST BE NOTIFIED IN WHITING OF ANY VARIATION OR DEVIATION IN THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS ON THESE PLANS.	
19. MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (f'c)=2500.	
20. (F'C)=3000 BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER.	

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<u>DWELLING/ GARAGE SEPARATION PER R302.6 FBC 2020 7TH EDITION</u>	
SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM BOARD OF EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

WITHIN THIS AREA

TYPE WALL

 DENOTES C.M.U WALL

 DENOTES 2"x4" FRAME WALL

REVIEWER NAME

 DENOTES 2"x4" FRAMED LOAD
BEARING WALL

 DENOTES 2"x6" FRAME WALL

THE BUILDING CONTRACTOR(S)/OWNER SHALL CHECK SETBACKS AND ZONING

REQUIREMENTS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL

DRAWINGS FOR OPENINGS, WINDOWS, SLEEVES, ANCHORS, HANGERS, SLAB EXPRESSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY

EXPRESSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT AND CONTINUITY AND BEARING POINT

ROOF AND FLOOR TRUSS PLANS TO BE REFLECTED ON FOUNDATION IF EXISTING

CONDITION APPLY - ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR OWNER. STRUCTURAL DESIGN SERVICES MUST BE NOTIFIED IN WRITING OF ANY

OWNER. STRUCTURAL DESIGN SERVICES MUST BE NOTIFIED IN WRITING OF ANY VARIATION OR DEVIATION IN THE DIMENSION, CONDITION, AND SPECIFICATIONS OF

THESE PLANS.

A2

FLOOR PLANS

ANSWER

11-15-20

DATA CENTER | [Futura Data](#)

AS INDICATED



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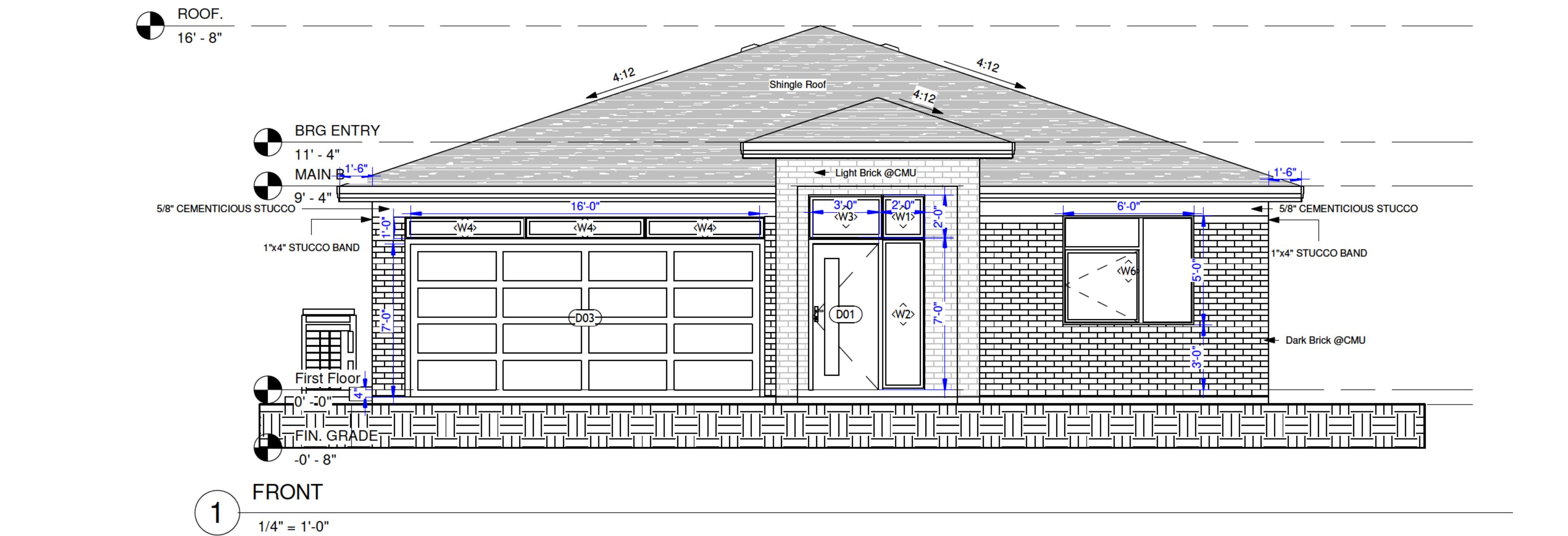
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UNDERLAYMENT APPLICATION FBC R905.1.1

1 - THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. EXCEPTION:

2 - FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33- PERCENT SLOPE),

A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM); END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.

3 - FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:

A. A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LB/F IN ACCORDANCE WITH ASTM D5035 AND A MINIMUM TENSILE STRENGTH OF 20 LB/F INCH IN ACCORDANCE WITH ASTM D533 AND A MINIMUM TENSILE STRENGTH OF 20 LB/F INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LATH FBC R703.7.1

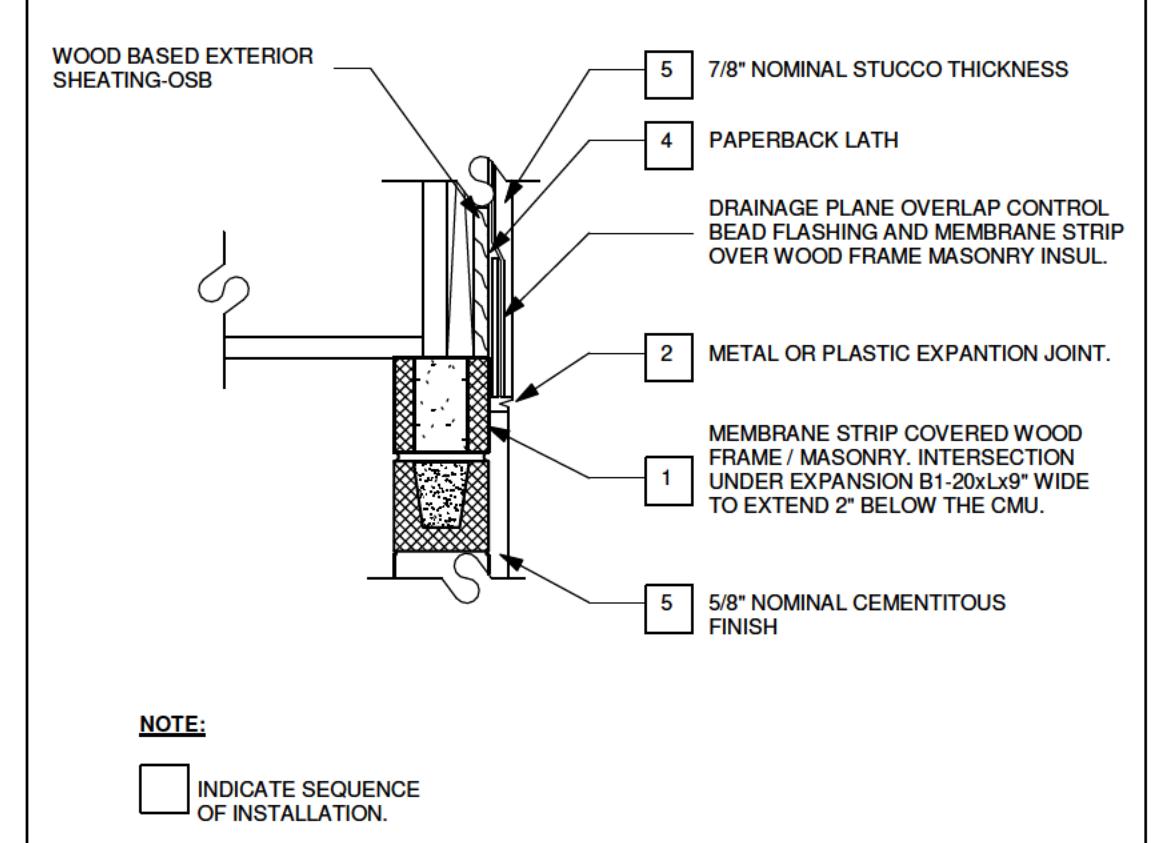
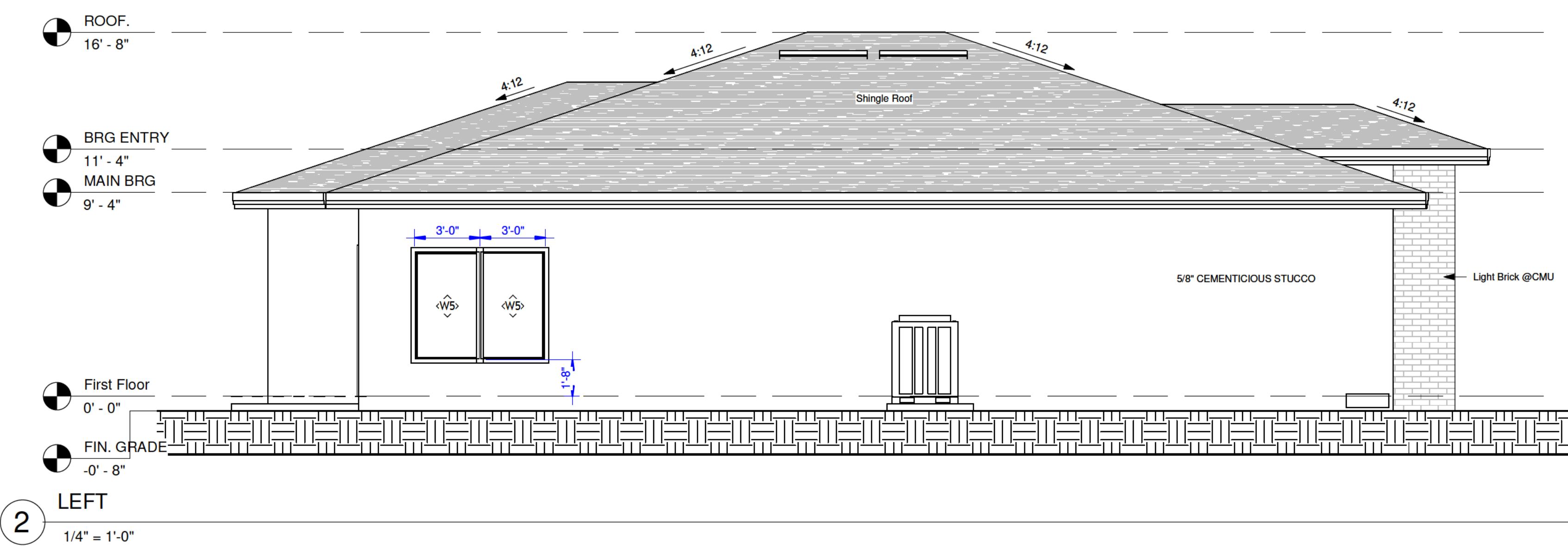
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WATER-RESISTIVE BARRIERS FBC R703.7.1

1 - WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH AS EACH LAYER PROVIDES SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTLY BETWEEN THE LAYERS.

EXCEPTION:

1 - WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60- MINUTE GRADE D PAPER AND IS SEPARATED FROM STUCCO BY AN INTERVENING, SUBSTANTIALLY NON WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.



E1 STUCCO FLASHING DETAIL - NTS
1/4" = 1'-0"

A2.2

ELEVATIONS

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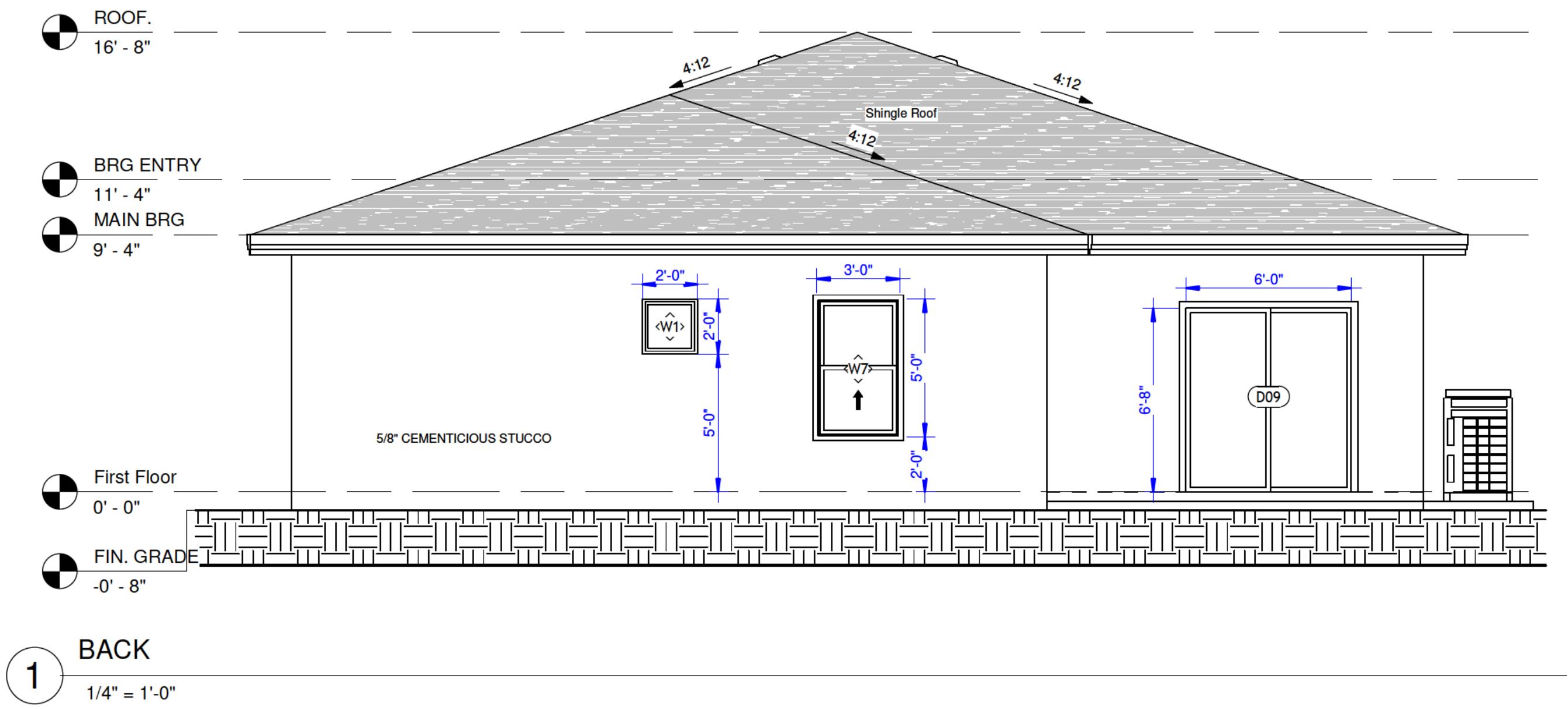
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LATH FBC R703.7.1

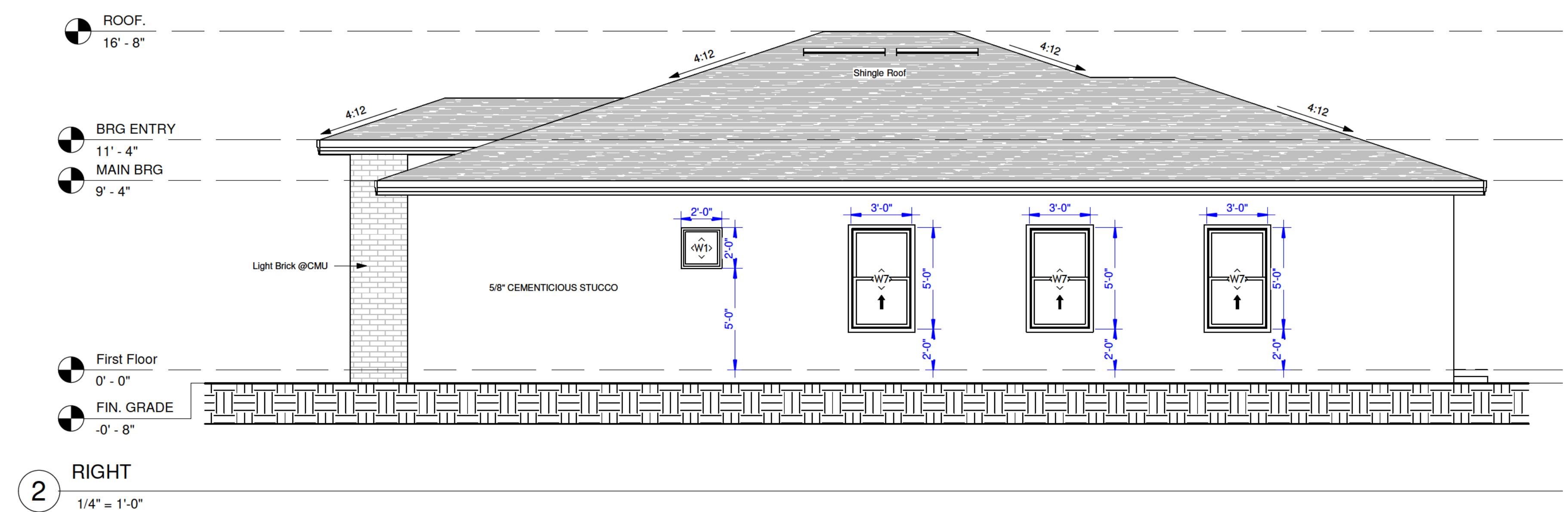
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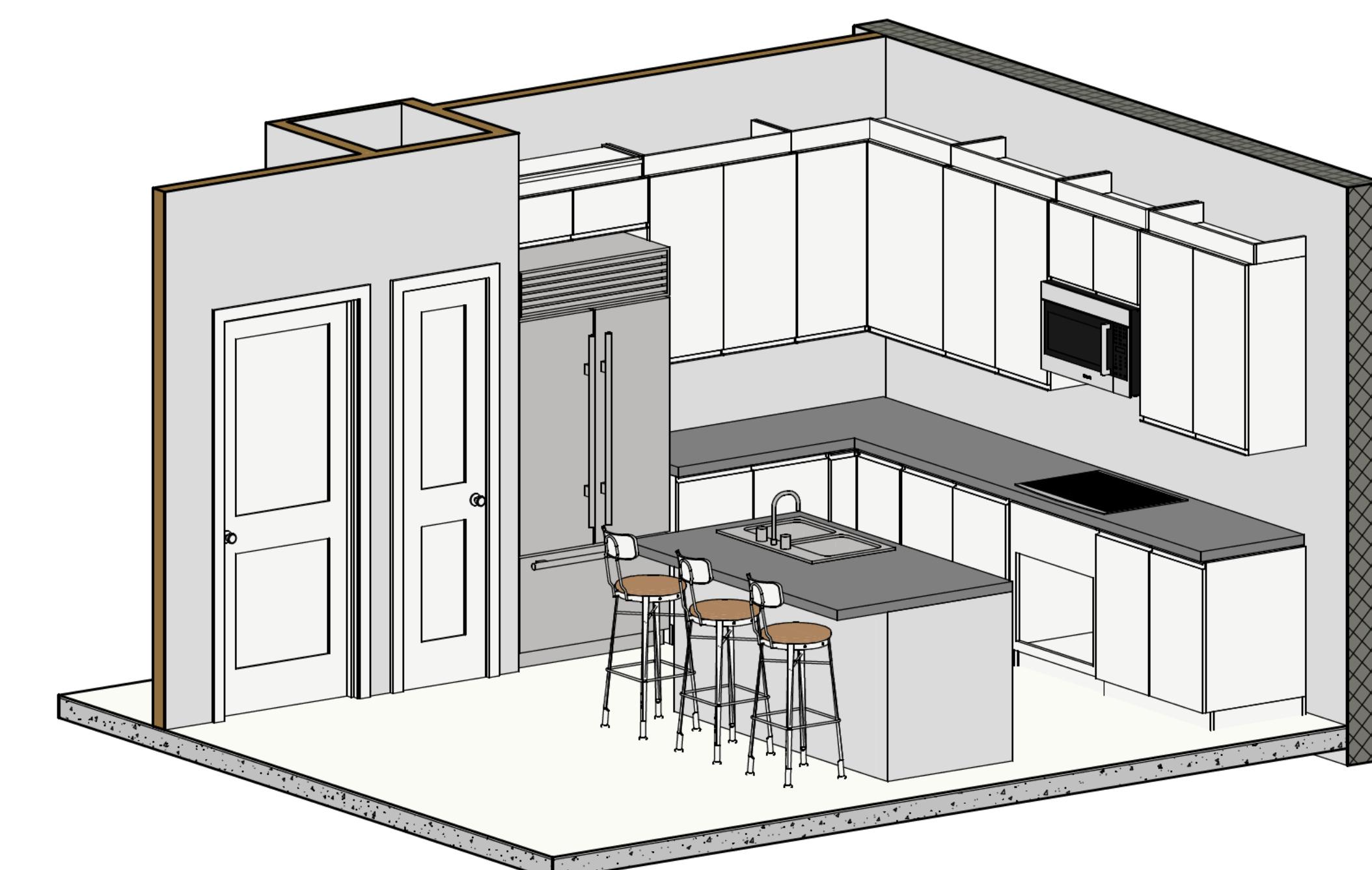
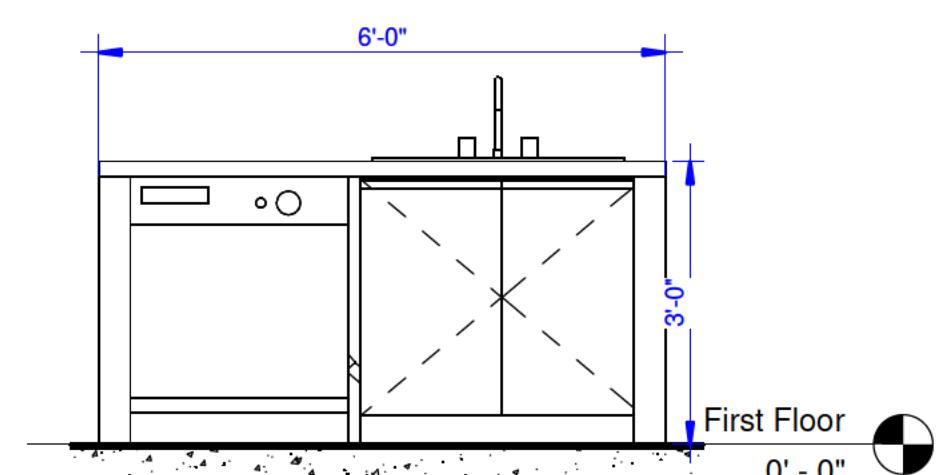
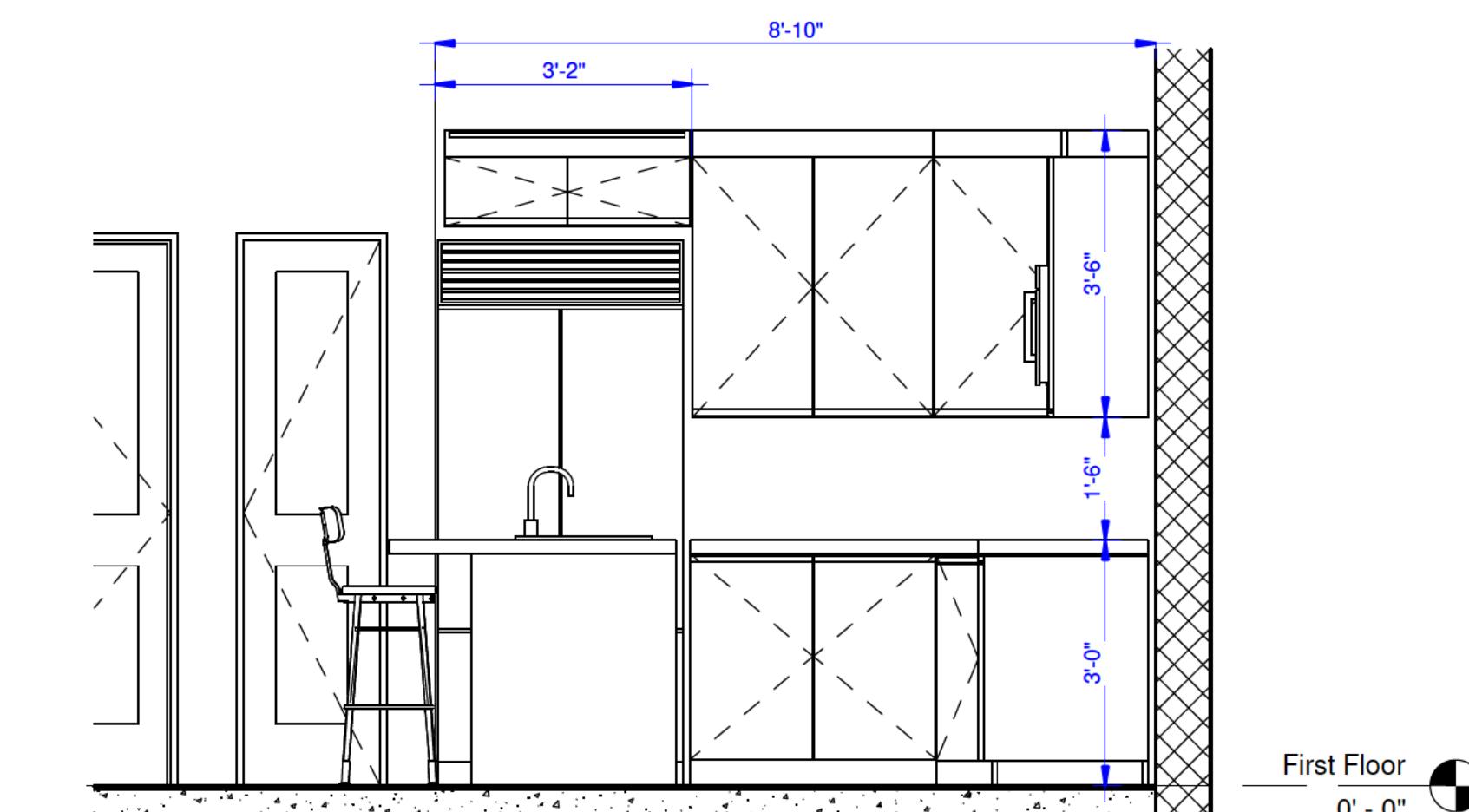
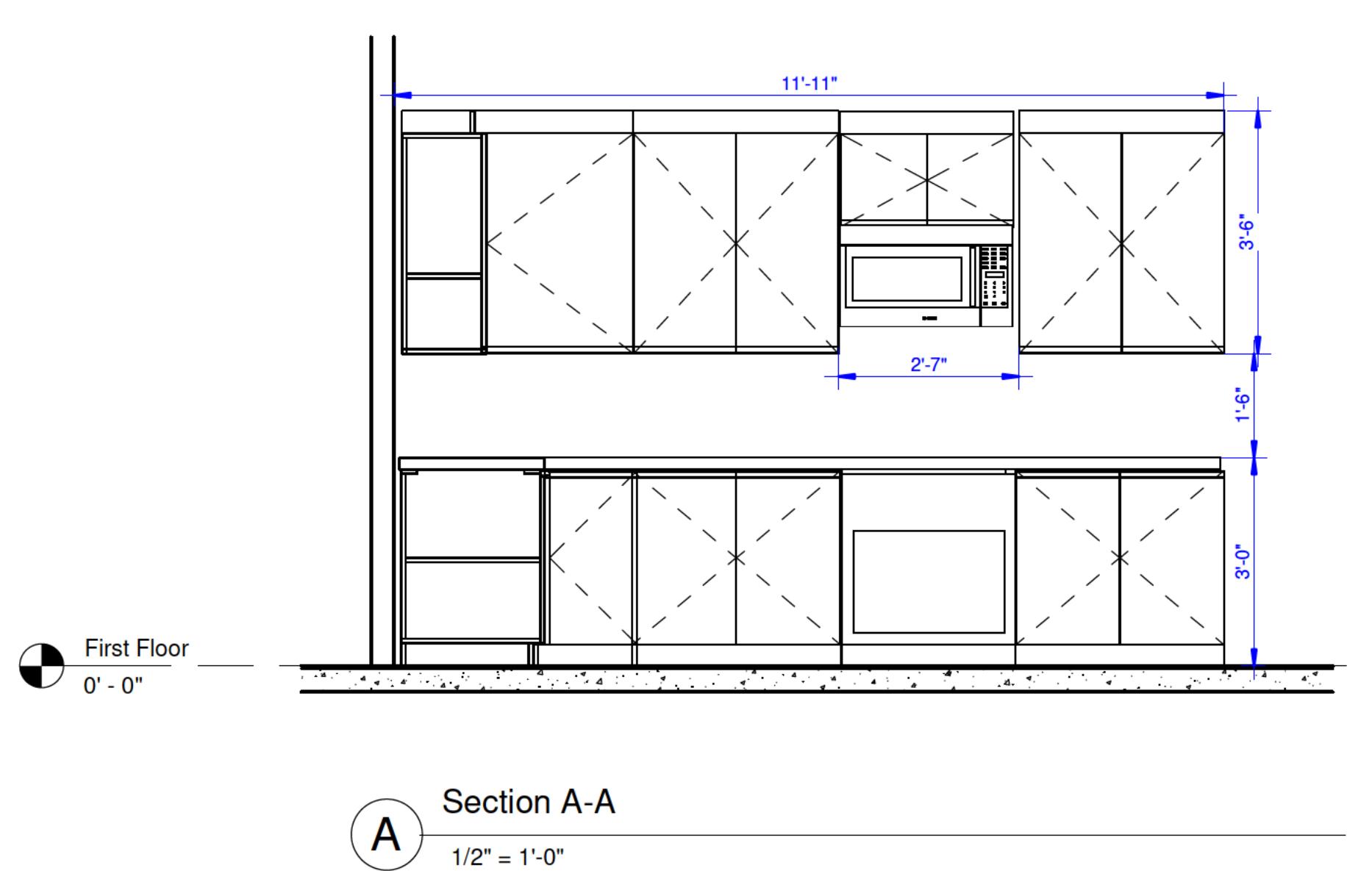
SECTIONS

11-16-20

W/N BY: Taiane Dale

E: AS INDICATED

SIZE ARCH



3D KITCHEN

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ROOF PLAN

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R806.2 Minimum Vent Area

The minimum net free ventilation area shall be 1/150 of the area of the vented space
2384F / 150SF = 15.89 - Provide (4) 4' x 1' Roof Vents - Total of 16 LF of Vents Area

NOTES

- 1 - PREFAB, PRE-ENGINEERED ROOF TRUSS SHALL BE SPACED AT 2' 0" ON CENTER.
- 2 - TYPICAL ROOF PITCH SHALL BE 4:12 U.N.O.
- 3 - TYPICAL ROOF OVERHANG SHALL BE 1' 6".
- 4 - SBCCI APPROVED ANCHORS CAPABLE OF MEETING UNLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS TO PROVIDE A CONTINUOUS TRANSFER OF UNLIFT LOADS FROM TRUSS TO FOUNDATIONS.
- 5 - TRUSS MANUFACTURER SHALL SUBMIT PROFILES AND PLANS, PRIOR TO FABRICATION, TO THE CONTRACTOR APPROVAL, SAID PLANS SHALL BEAR THE SEAL OF A REGISTERED ENGINEER.
- 6 - ENGINEERED TRUSS MANUFACTURER DRAWINGS INDICATING BEARING POINTS, GRAVITY LOADS, UNLIFT LOADS, AND REQUIRED CONNECTORS SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR QUESTIONS SHALL BE DIRECTED TO THE BUILDER OR HIS AGENT BEFORE PROCEEDING.
- 7 - ROOF PLAN FOR DESIGN PURPOSES ONLY.

ROOF NOTES

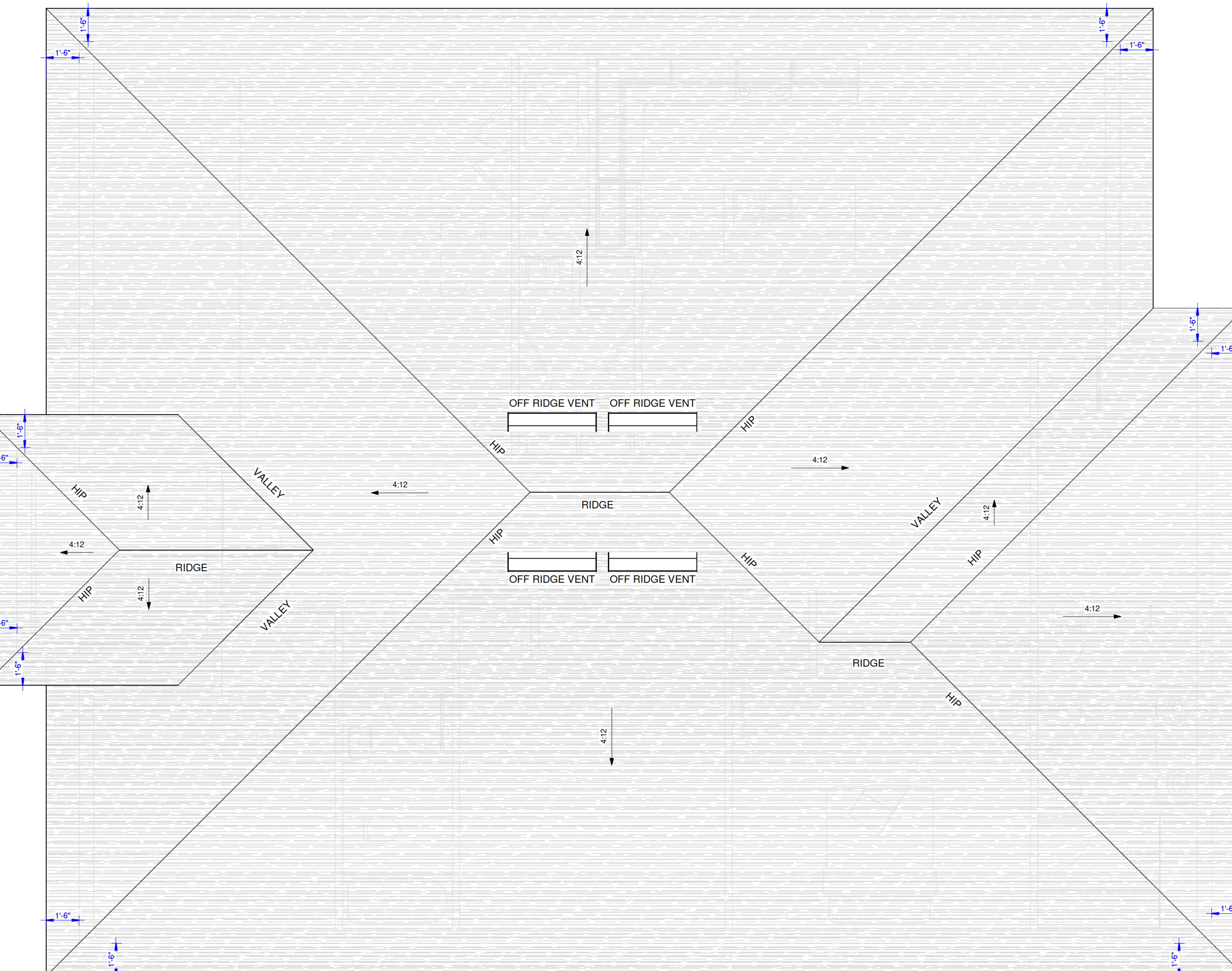
1. WHERE MULTIPLE TIES ARE AT ONCE BEARING PLATE: TIES TO BE ANCHORED AT OPPOSING SIDES OF THE BEARING PLATE TO MAXIMIZE SEPARATION OF NAILING PATTERNS
2. TIE TOP OF WALL TO 2X4 BLOCKING OR TO BTM CORD OF TRUSS W/ SIMPSON META 16 OR MTS 12 TIE @ 24" O.C.

SHEATHING NAILING SCHEDULE @ GABLE TRUSS

15/32" C-D PLYWOOD OR 7/16" O.S.B. SHEATHING W/ 8d NAILED AS FOLLOWS:

4" O.C.

6" O.C.



1 ROOF PLAN - FIRST FLOOR

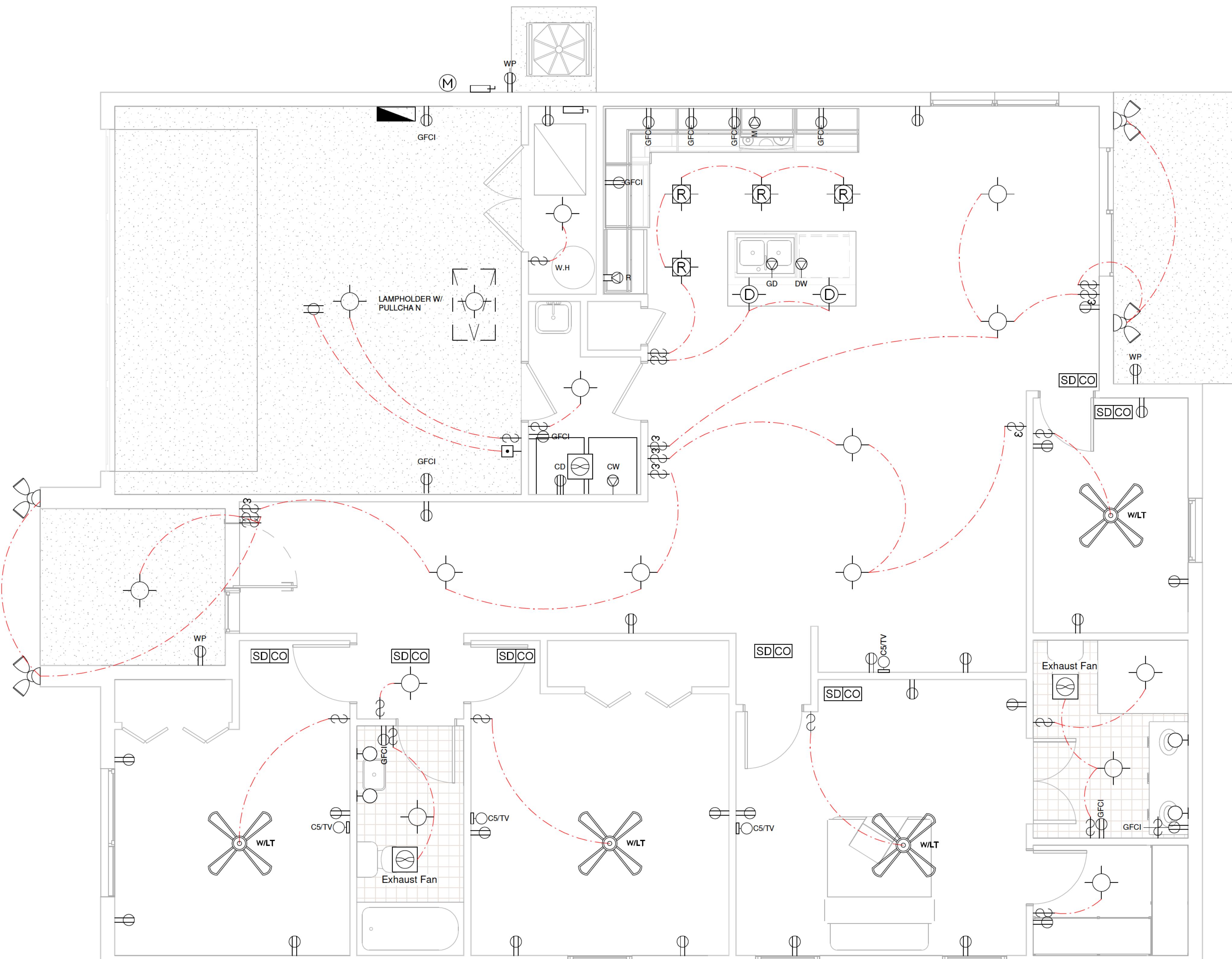
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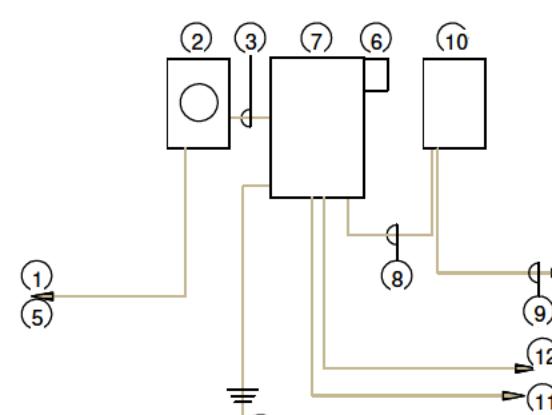
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ELECTRICAL PLAN

1
3/8" = 1'-0"

REFERENCED ELECTRICAL NOTES:

1. TO UTILITY POINT OF CONNECTION 240V, 10' POLE & TRANSFORMER 3-3/0 CU IN 2" C OR EQUIVALENT.
2. 200AMP. SELF CONTAINED POWER COMPANY METER, 120/240V, 10' 3-30. CU AND #6 CU GROUND IN 2" C OR EQUIVALENT.
3. PROVIDED BY OWNER PERCODE PER N.E.C. M.N.(2) 10' X 5/8" ROD CU. TO ACHIEVE 25 OHM OR LESS EXTEND TO UTILITY POLE WHEN APPLICABLE ADD PIPE SECTIONS ON THE POLE PER UTILITY REQUIREMENT LIGHTNING ARRESTOR.
4. NEW PANEL 200 AMP M.C.B., 120/240, 10' IN NEMA 3R ENCLOSURE 3-#30 CU AND #6 CU GROUND IN 2" C OR EQUIVALENT.
5. CIRCUITS TO LIGHTING FIXTURE & APPLIANCES SUB PANEL, 200A, MLO, 120/240, 10', 42 POSITIONS, 10K A/C TO IRIGATION CONTROLLER (WHERE REQUIRED), SEE PLANS A/C COMPRESSOR, MIN #8 WITH GRD & DISCONNECT SWITCH
6. 12.

RISER DIAGRAM 200A SERVICE
E1 NTS SCALE

NOTES	
1.	ALL ELECTRICAL TO COMPLY WITH NEC 2017
2.	ALL RECEPTACLES TO BE TAMPER PROOF RECEPTECLES ARC FAULT PROTECTION PER NEC 2017
3.	ALL SMOKE DETECTORS TO BE SMOKE AND CARBON MONOXIDE DETECTORS
4.	ALL COUNTER TOP OUTLETS TO BE GFI.
5.	2 LEG SURGE PROTECTION.
6.	PROVIDE VAPOUR BARRIER LT. FIXTURE ABOVE TUB OR SH.
7.	ALL D MENSIONS ARE NOMINAL AND MAY VARY TO CONSTRUCTION. CONFIRM ALL R/O SIZES WITH SUPPLIER OF PRODUCTS (WINDOWS, DOORS, CABINETS, FIXTURES, ETC.). ADJUST AT CONSTRUCTION AS REQ'D RED.
8.	PLUMBING PLAN IS SCHEMATIC. ACTUAL LOCATION AND SIZE OF RISER VENTS SHALL BE DETERMINED BY A LICENSED FLORIDA PLUMBER. NO PLUMBING REQUIREMENTS SHALL INTERRUPT THE STRUCTURAL INTEGRITY OF THE BUILDING.
9.	ELECTRICAL PLANS AS SHOWN MAY VARY. ACTUAL LAYOUT AND ELECTRICAL SERVICE TO BE DETERMINED BY A LICENSED FLORIDA ELECTRICIAN. PANEL SIZE AND LOCATION TO BE DETERMINED BY BUILDER AND ELECTRICIAN.
10.	A/C PLAN IS SCHEMATIC. ACTUAL LAYOUT OF UNITS, DUCTS, R/A AND VENTS, ETC. SHALL BE DETERMINED BY A LICENSED FLORIDA HVAC CONTRACTOR.
11.	CABINET DESIGNS AND DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN. REFER TO CABINETS MTG DETAIL DRAWINGS FOR EXACT DIMENSIONS AND INSTALLATIONS.
12.	VARIATIONS ARE CONCEPTUAL. ACTUAL CONSTRUCTION MAY VARY SLIGHTLY

ELECTRICAL LEGEND	
○	CEILING FIXTURE
□ R	RECESSED CEILING FIXTURE
□ D	DROP CORD CEILING FIXTURE
□ O	DROP CORD CEILING FIXTURE
\$	SINGLE POLE SWITCH
△	THREE WAY SWITCH
∅	DUPLEX OUTLET
∅	DUPLEX 220V
GFCI	WEATHER PROOF DUPLEX OUTLET
WP	DUPLEX OUTLET -42" CLEAR FLOOR TO BOTTOM
CD	CLOTHES DRYER
FR	REFRIGERATOR
ER	ELECTRIC RANGE
CW	CLOTHES WASHER
DW	DISH WASHER
GD	GARBAGE DISPOSAL
M	MICROWAVE
CS/TV	TELEPHONE OUTLET
T	THERMOSTAT
B	BUZZER / GARAGE DOOR
CS/TV	TELEVISION OUTLET / CATS CABLE
CHIMES	CHIMES
SD	SMOKE DETECTOR
SDCO	COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
200	200 AMP PANEL 120/240 1Ø
M	METER (VEREFY LOCATION W/UTILITY CO.)
DIS	DISCONNECTING SWITCH
MSL	MOTION SENSOR LIGHT
EF	EXHAUST FAN
WLT	CEILING FAN WITH LIGHT
CH	CHANDELIER
FL3	FLUORESCENT FIXTURE 3-BULBS
FL4	FLUORESCENT FIXTURE 4-BULBS
FL8	FLUORESCENT FIXTURE 8-BULBS

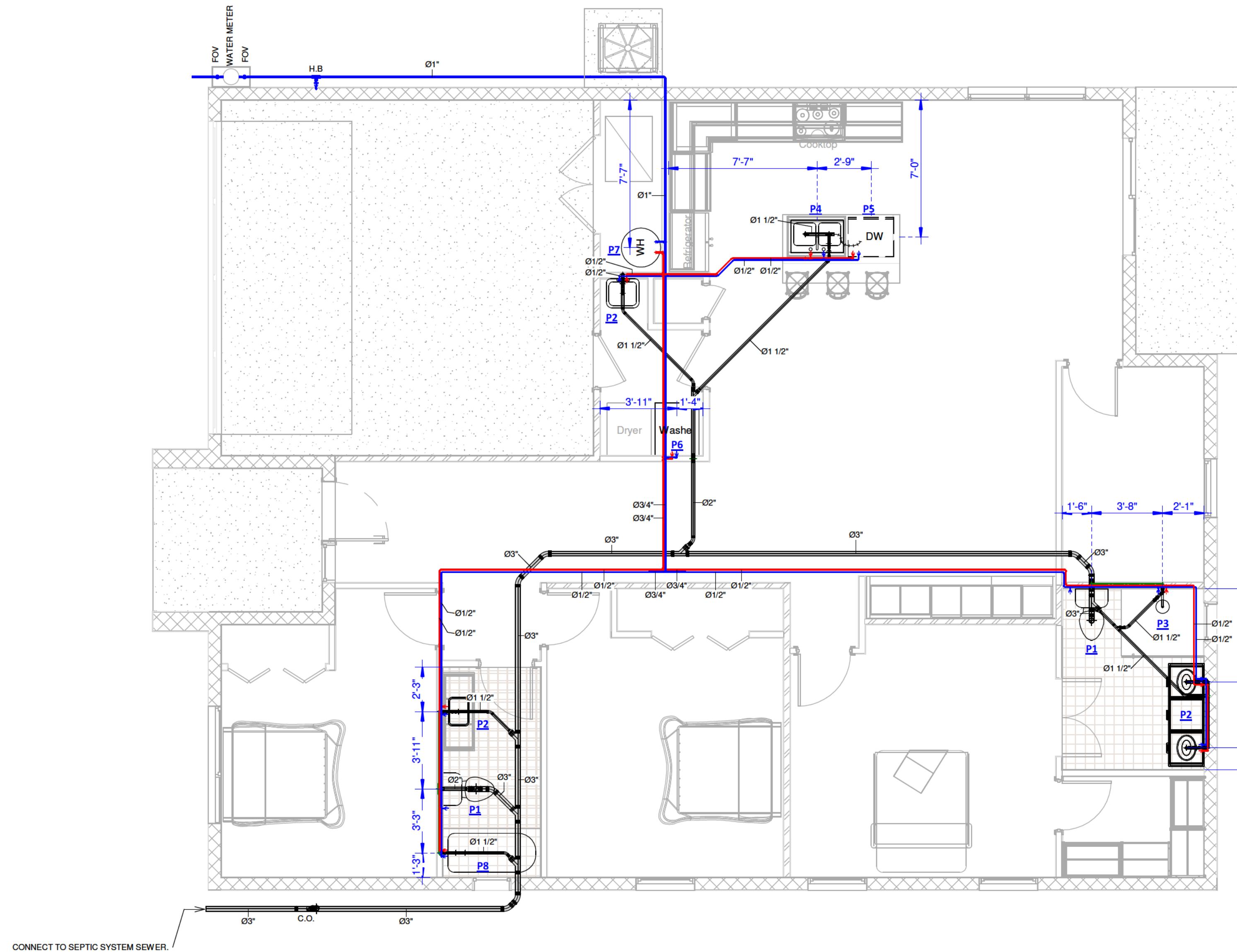
M3.1
ELECTRICAL PLAN

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2 SANITARY RISER DIAGRAM
NTS SCALE

2

3

WATER RISER DIAGRAM
NTS SCALE

3

4 ELECTRIC WATER HEATER DETAIL
NTS SCALE

4

NOTES

1 - COORDINATE ALL PIPE ROUTING WITH ALL OTHER TRADES PRIOR TO INSTALLATION. ROUTE ALL PIPING TO AVOID DUCTWORK, ELECTRICAL RACEWAYS AND BUILDING STRUCTURE. IF PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE REQUIRED FOR PLUMBING INSTALLATIONS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION TO INSURE THAT STRUCTURAL INTEGRITY IS MAINTAINED.

2 - PIPE ROUTING IS DIAGRAMMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN.

3 - ALL PLUMBING INSTALLATIONS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FLORIDA PLUMBING CODE 2020, ADA, AND FEDERAL CODES, REGULATIONS, APPLICABLE STANDARDS AND AUTHORITY HAVING JURISDICTION OVER THIS PROJECT

4 - WATER HAMMER ARRESTERS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD PDI-WH201

PIPING SPECIFICATION

SOIL PIPING = P.V.C. DWV SCH.40 ASTM D 2665-67

VENT PIPING = P.V.C. DWV SCH.40 ASTM D 2665-67

STORM PIPING = P.V.C. DWV SCH.21 ASTM D 2665-67

WATER PIPING = CPVC PIPE ASTM D2846 (INSIDE)

WATER PIPING = CPVC PIPE ASTM D2846 (OUTSIDE)

ELECTRICAL CONDUIT

HEAT TRAP

UNIONS (TYP.)

H.W.

SHT - OFF VALVE

C.W.

EXPANSION CONTROL VALVE MOUNT ON C.W. INLET - MODEL - 40 GAL

TEMPERATURE - 6 PRESSURE RELIEF VALVE

RELIEF VALVE DISCHARGE LINE

REMOVABLE ELEMENT COVERS FOR ACCESS TO THERMOSTATS AND HEATING ELEMENTS

16 GA. GALV. PAN 2" HIGH OR APPROVED EQUAL

3/4" P&T RELIEF DRAIN IN TO SAFE LOCATION OUTSIDE BLDG. 6' A.F.F.

DRAIN VALVE

1" PVC OVER FLOW DRAIN LINE TO EXIT.

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16 GA. GALV. PAN 2" HIGH OR APPROVED EQUAL

SOLID MASTER
LEFT

New Single Family Residential

VISTA EQUITY REAL
ESTATE LLC

7512 DR PHILLIPS BLVD SITE 50-568,
ORLANDO, FL, 32819

OWNER

VISTA EQUITY REAL
ESTATE LLC

7512 DR PHILLIPS BLVD SITE 50-568,
ORLANDO, FL, 32819

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11-16-2023

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Taiane Dalcin

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**FOUNDATION
PLAN**

DATE: 11-16-2023

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NOTES

1-CODES

- 1.1 - FLORIDA BUILDING CODE 2020 7th EDITION.
- 1.2 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02).
- 1.3 - AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16).

2-CONCRETE

- 2.1 - CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS
- A. PRE-CAST W/ STANDARD REINFORCEMENT-4000 PSI MIN.
- B. PRE-CAST W/ PRESTRESS REINFORCEMENT-6000 PSI MIN.
- C. GROUT PER ASTM C476 - 3000 PSI W/ MAX. 3/8" AGGREGATE, 8" TO 11" SLUMP.

2.2 - REINFORCING BARS

- A. STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60).
- B. STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 GRADE 40.

- 2.3 - PRESTRESS STRANDS ASTM A416 7-WIRE, STRESS RELIEVED 270 KSI

- 2.4 - DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.

- 2.5 - CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.

- 2.6 - VERTICAL AND HORIZONTAL WALL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE IN ACCORDANCE WITH TABLE R608.5.4(1). THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES.

3-MASONRY

- 3.1 - DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530-02.
- 3.2 - MINIMUM MASONRY UNIT STRENGTH: F'M 1500 PSI.
- 3.3 - MORTAR SHALL BE TYPES.

4-STRUCTURAL

- 4.1 - SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" PER THE FLORIDA BUILDING CODE 2020).

- 4.2 - FOR LINTELS THAT ARE GREATER THAN 14'-0" CLEAR SPAN THEY SHALL BE PROVIDED A TEMPORARY SUPPORT AND THE TEMPORARY SUPPORT SHALL NOT BE REMOVED UNTIL 2 DAYS AFTER GROUT PLACEMENT.

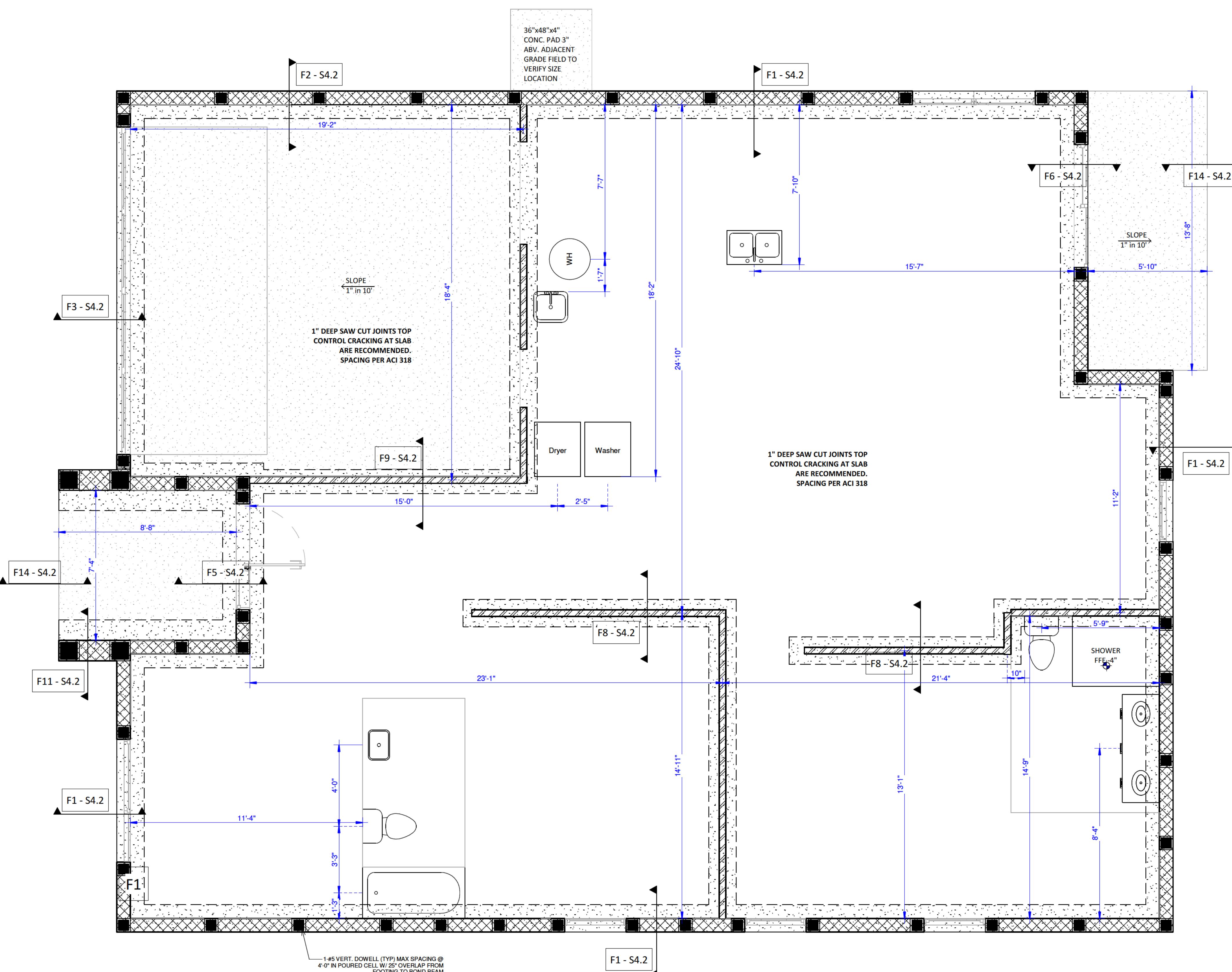
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S4.1



**FOUNDATION
PLAN**

1

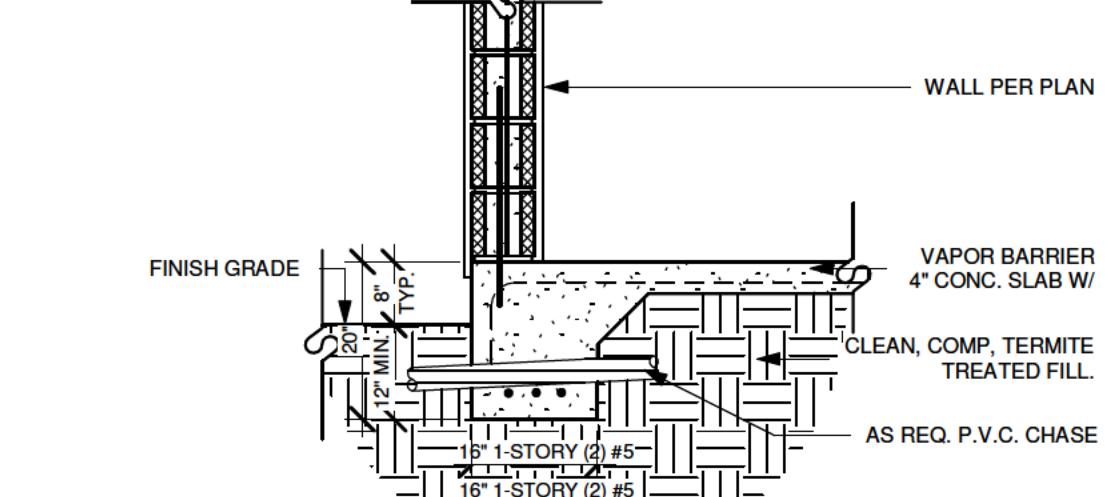
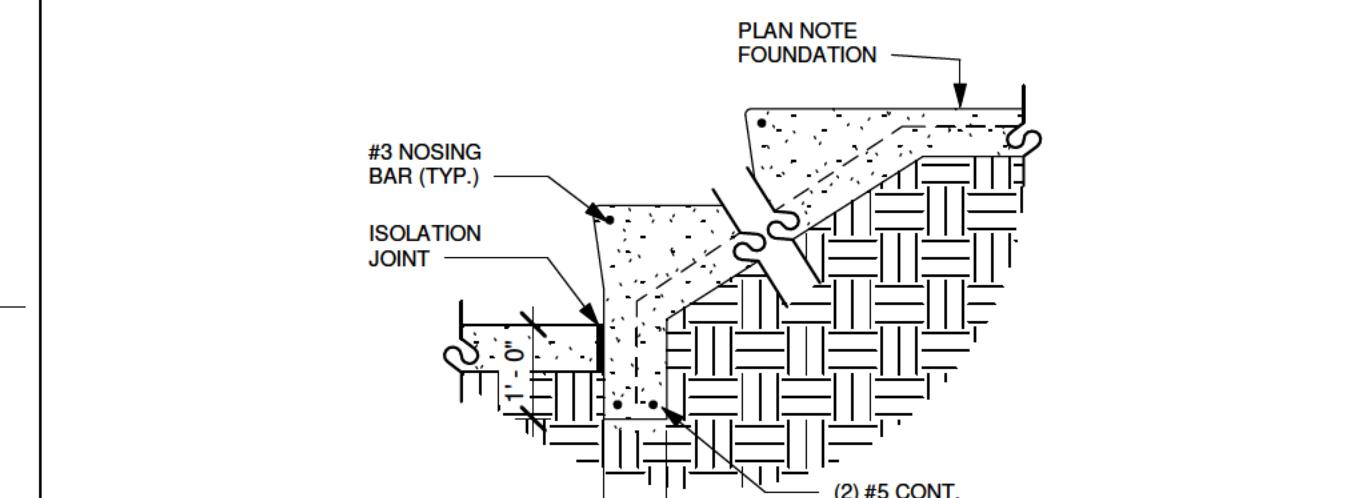
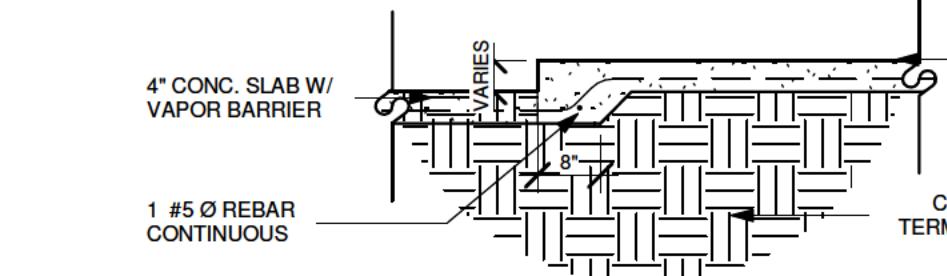
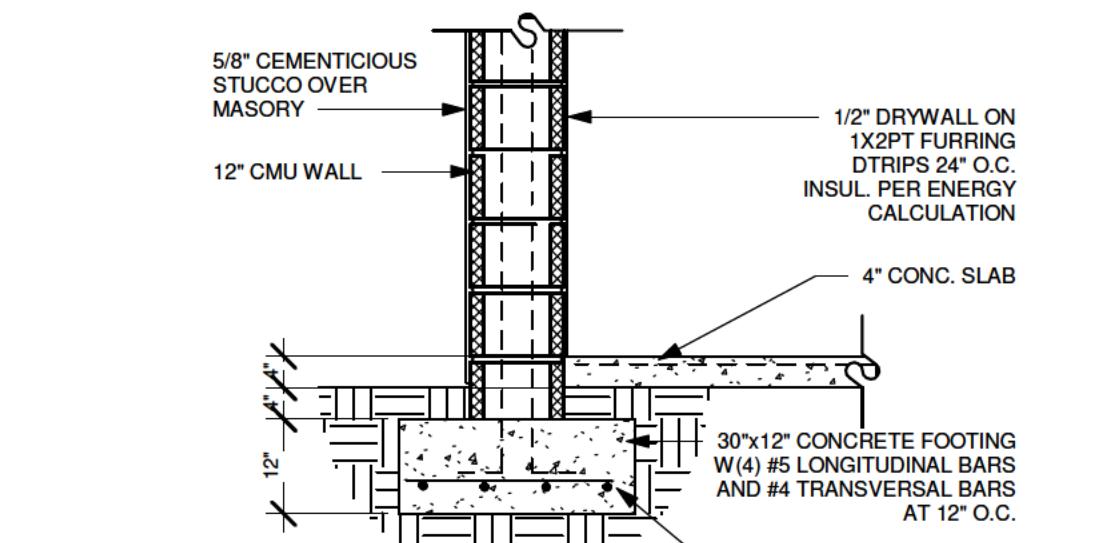
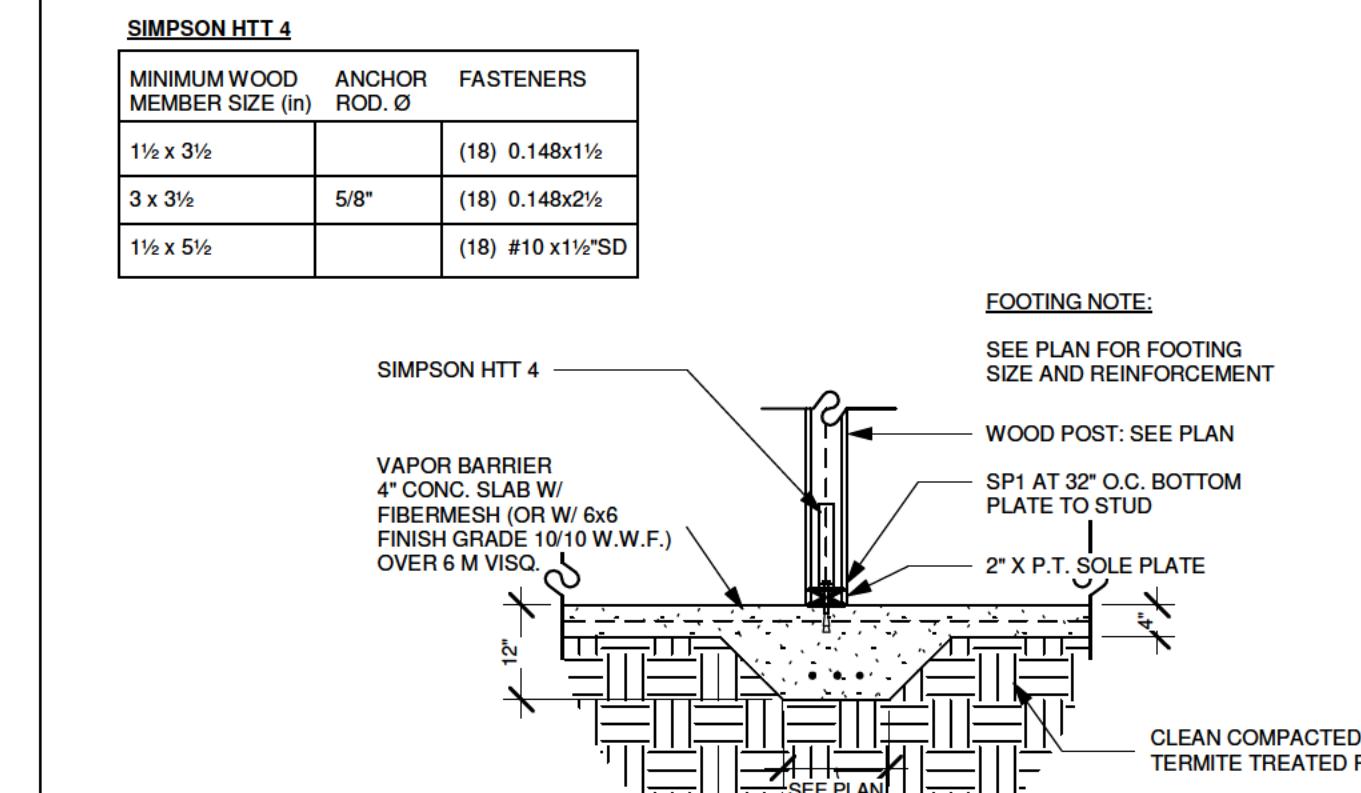
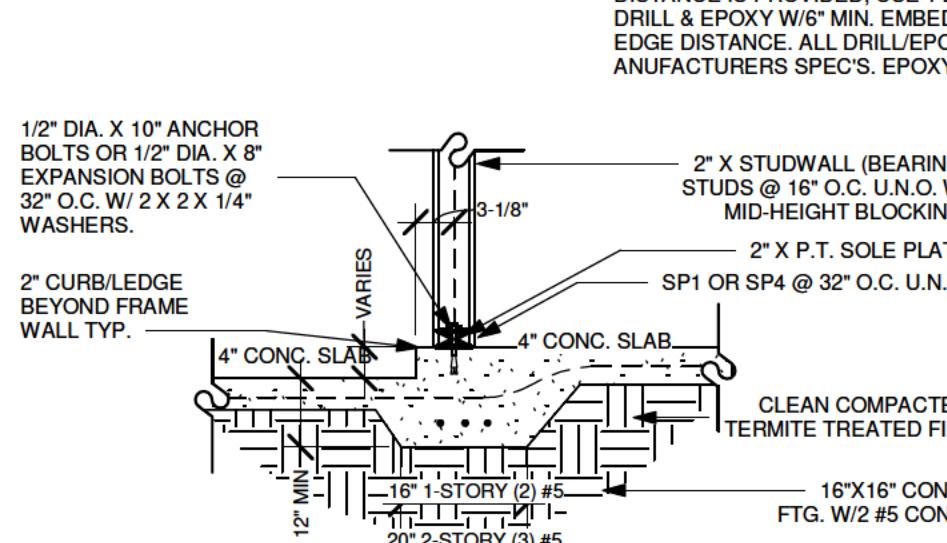
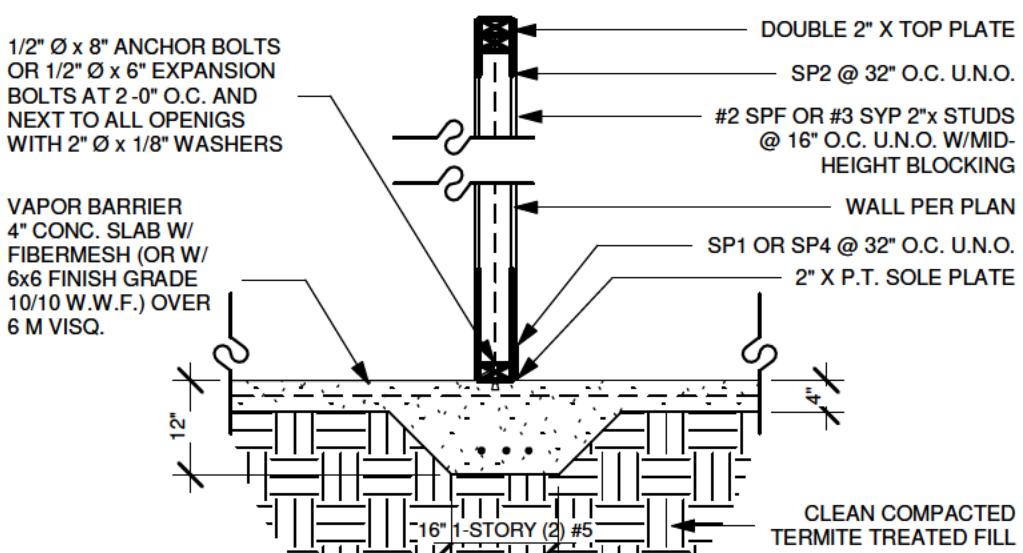
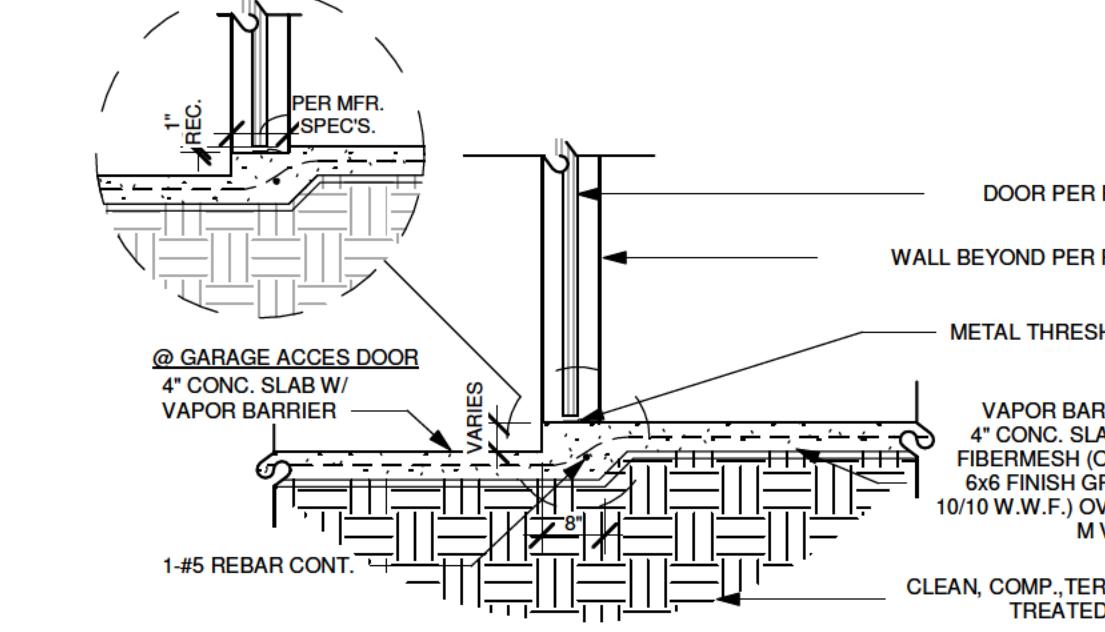
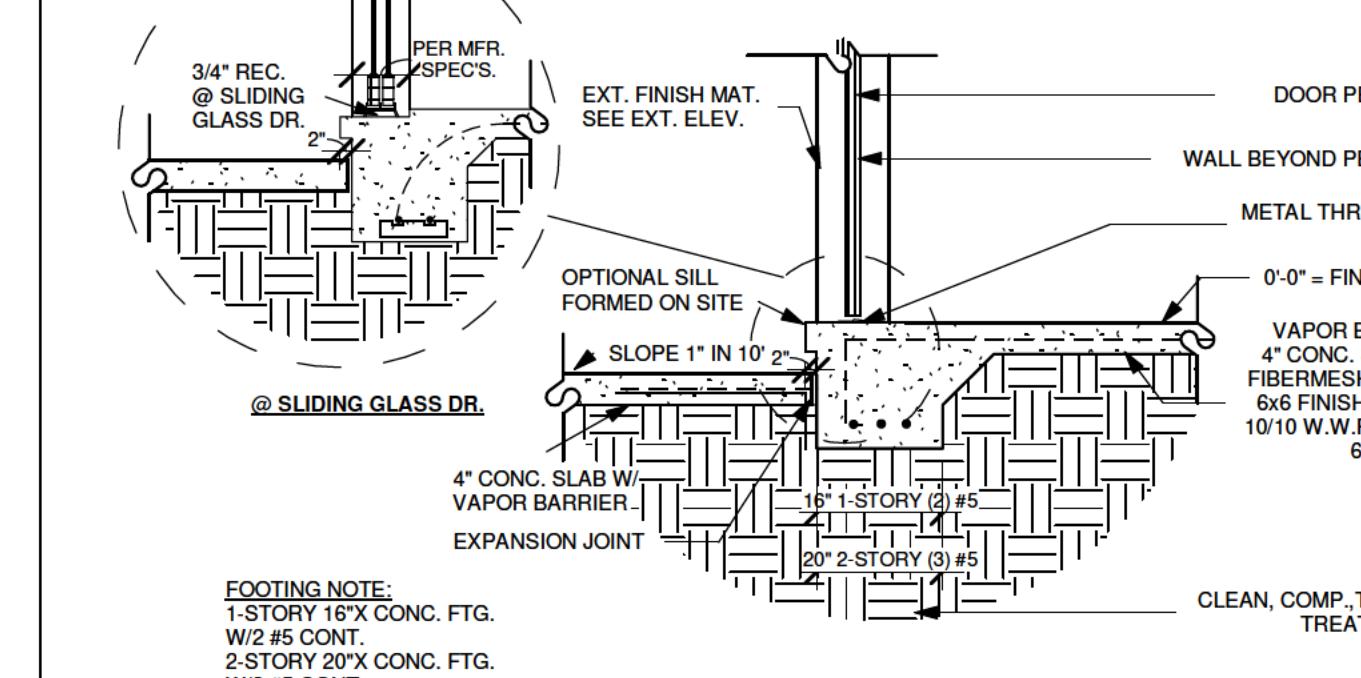
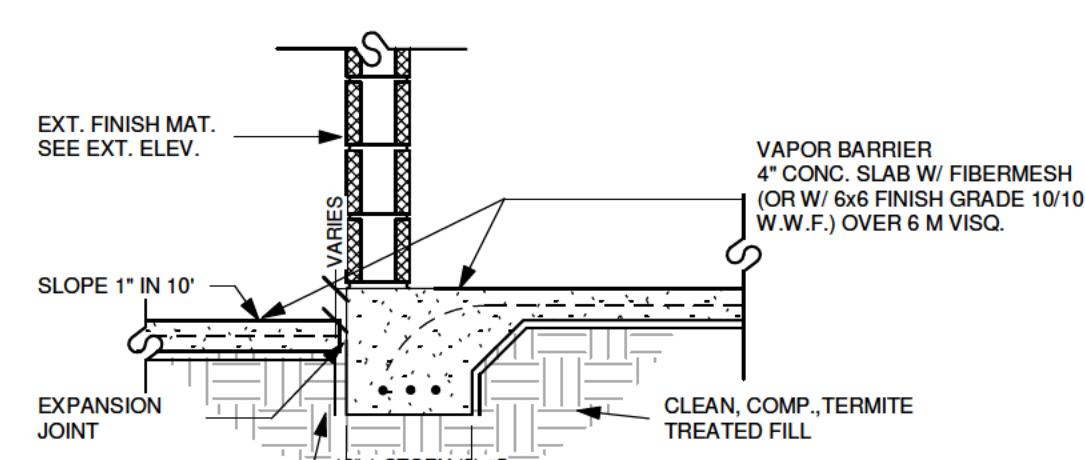
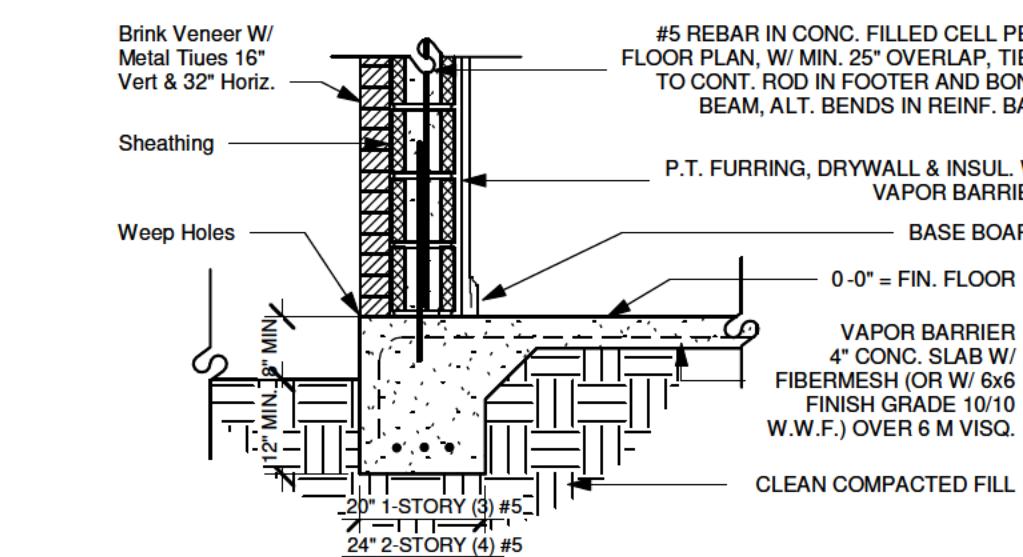
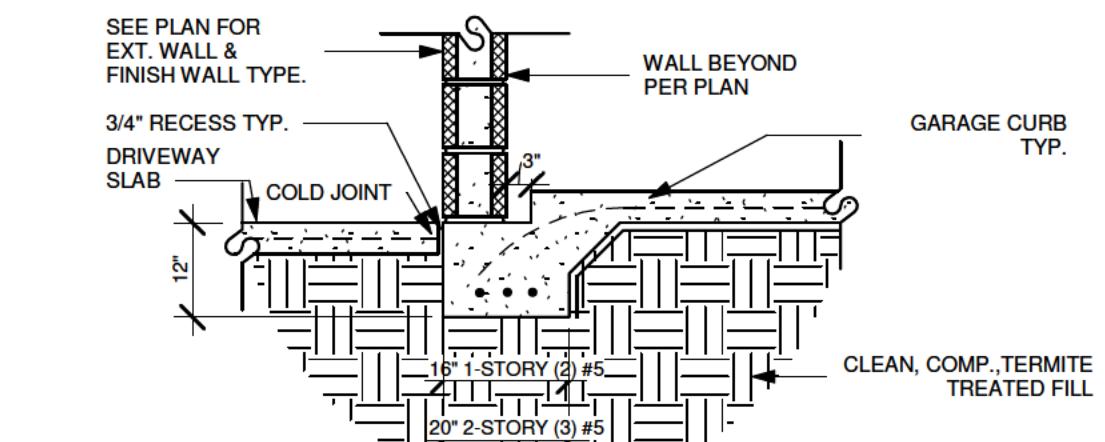
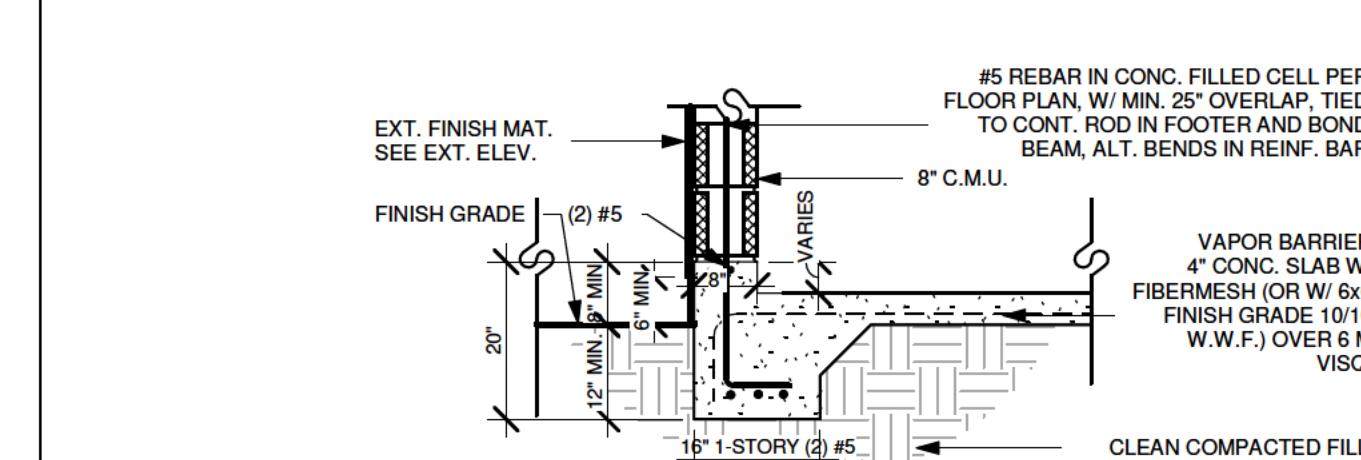
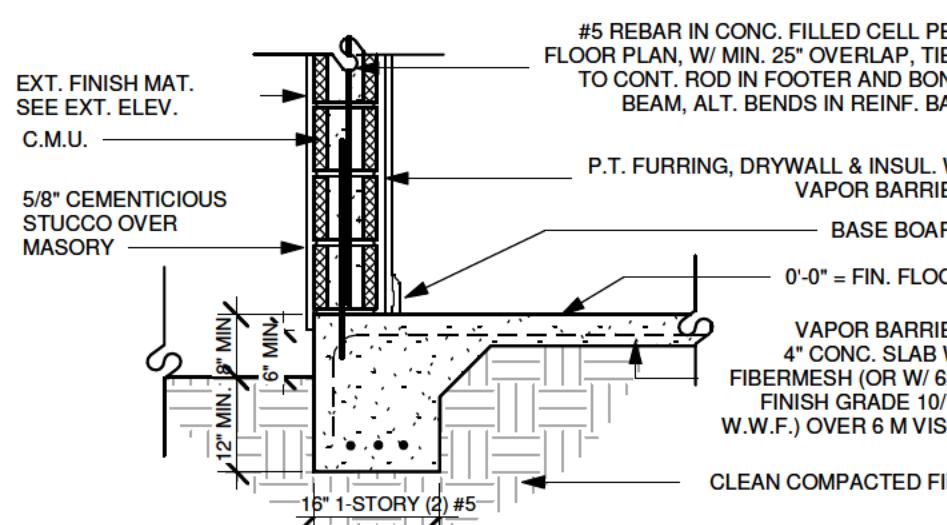
3/8" = 1'-0"

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S4.2

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OWNER		
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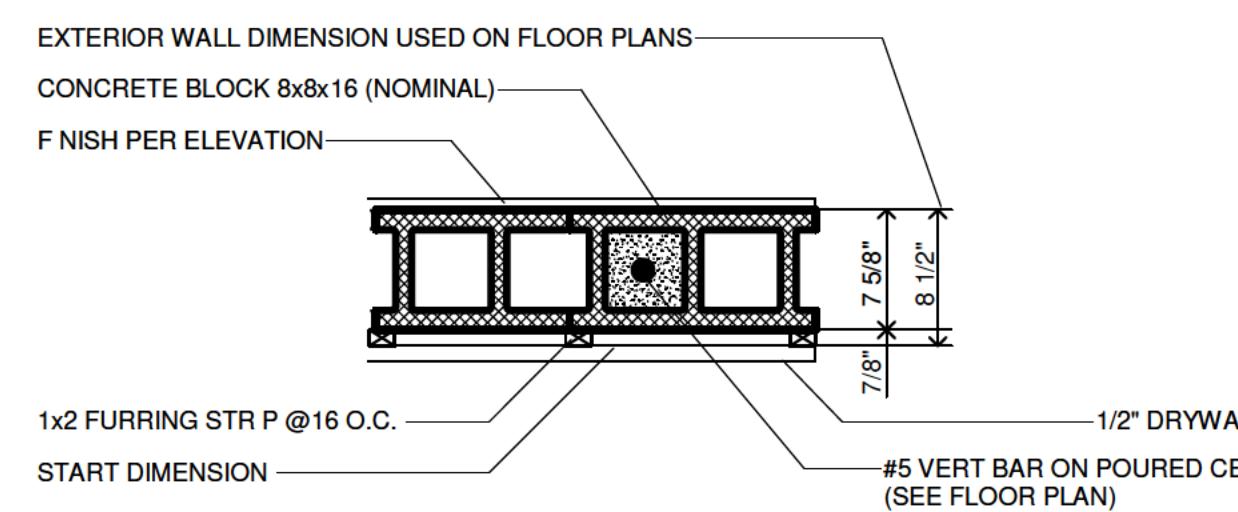
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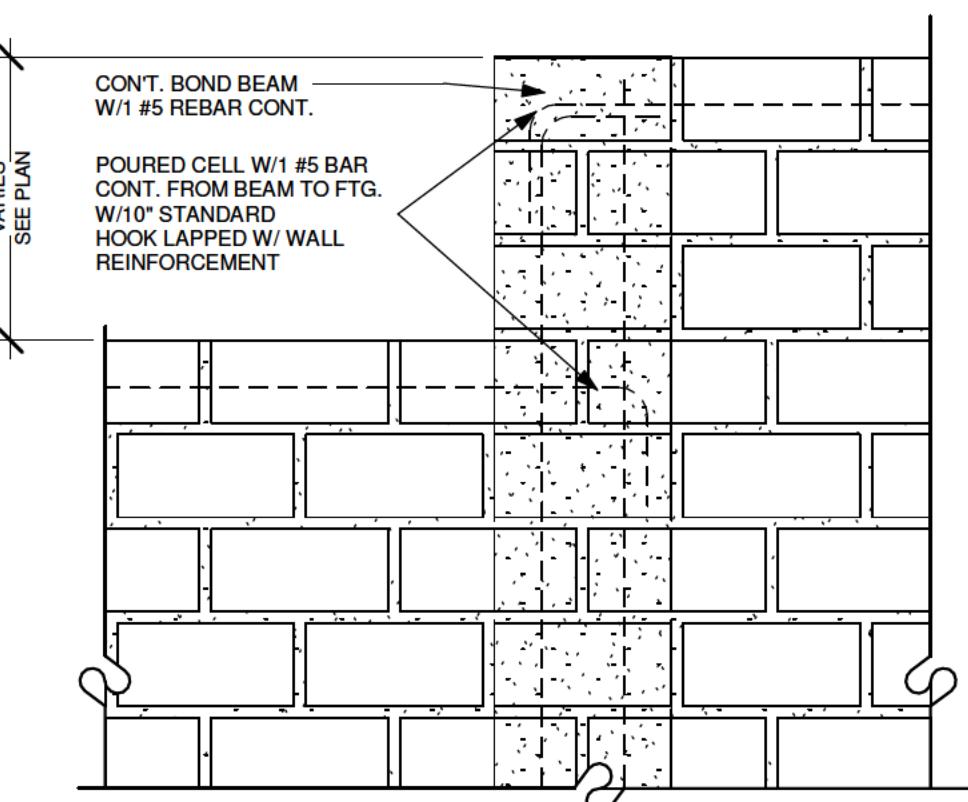
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DETAILS

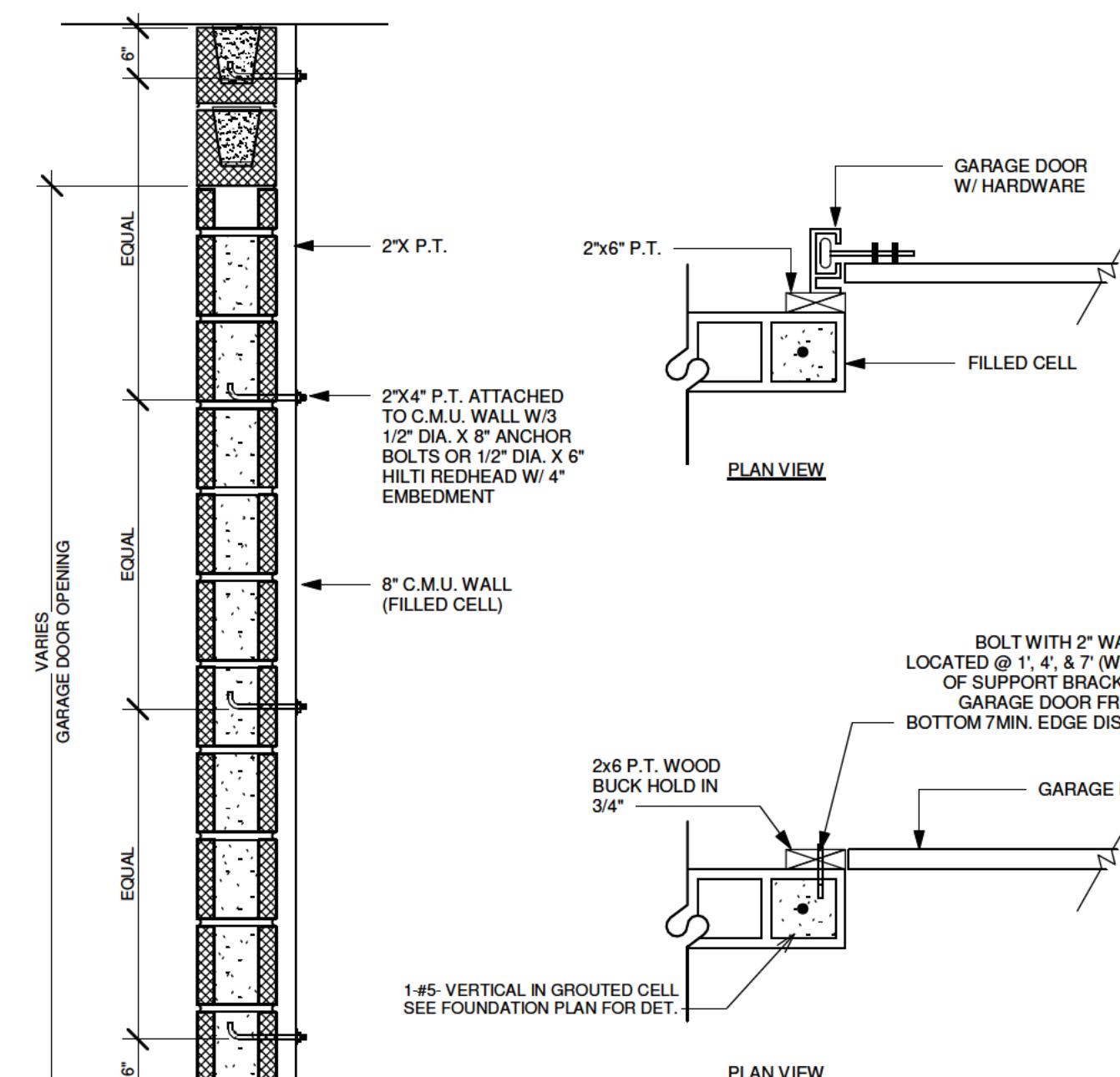
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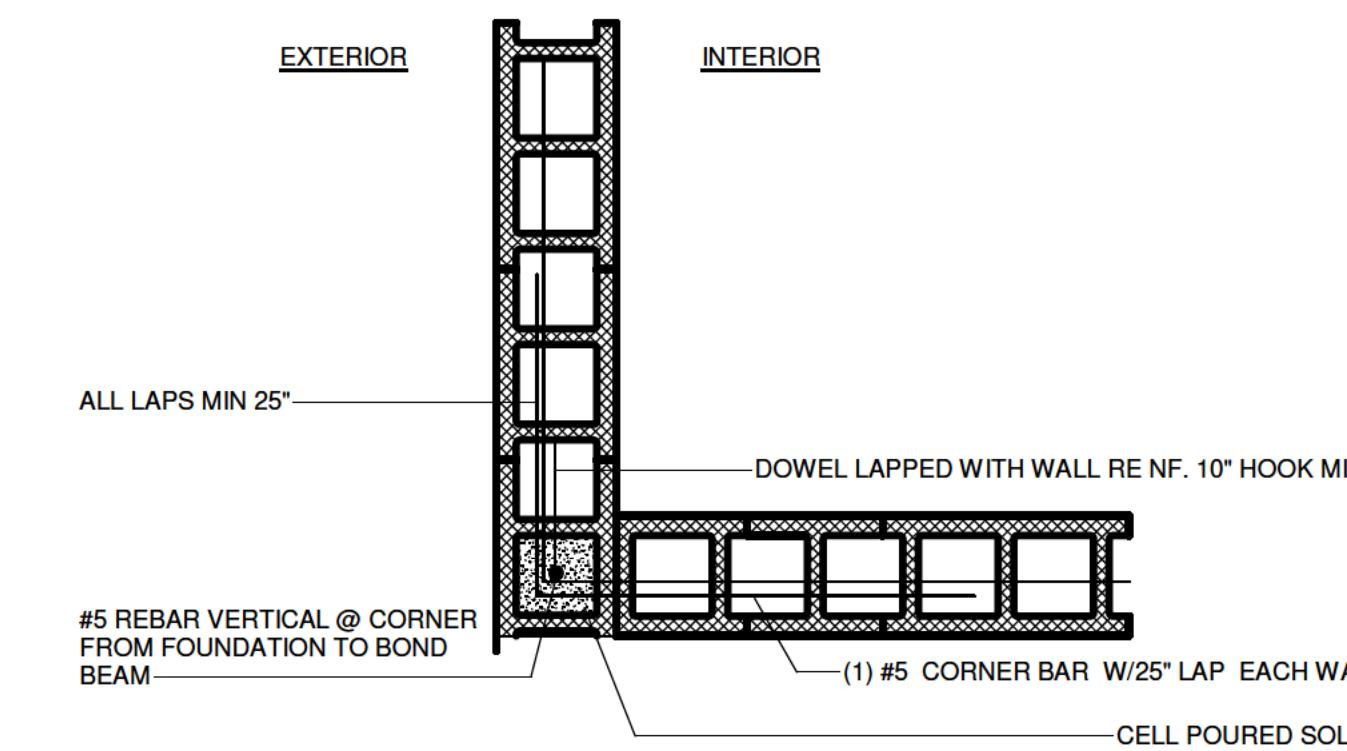
1 CONCRETE BLOCK WALL



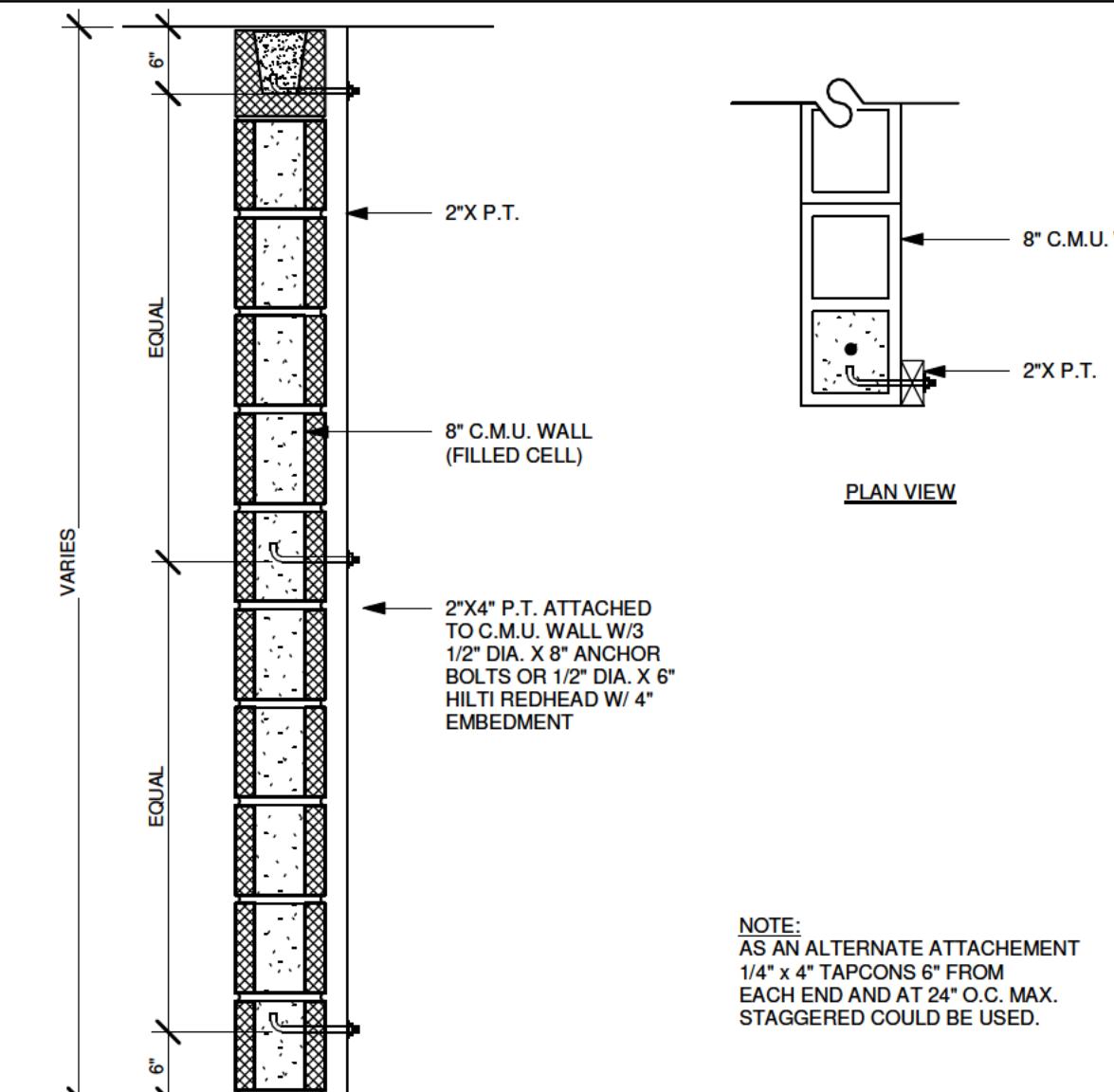
4 STEP DOWN TIE BEAM



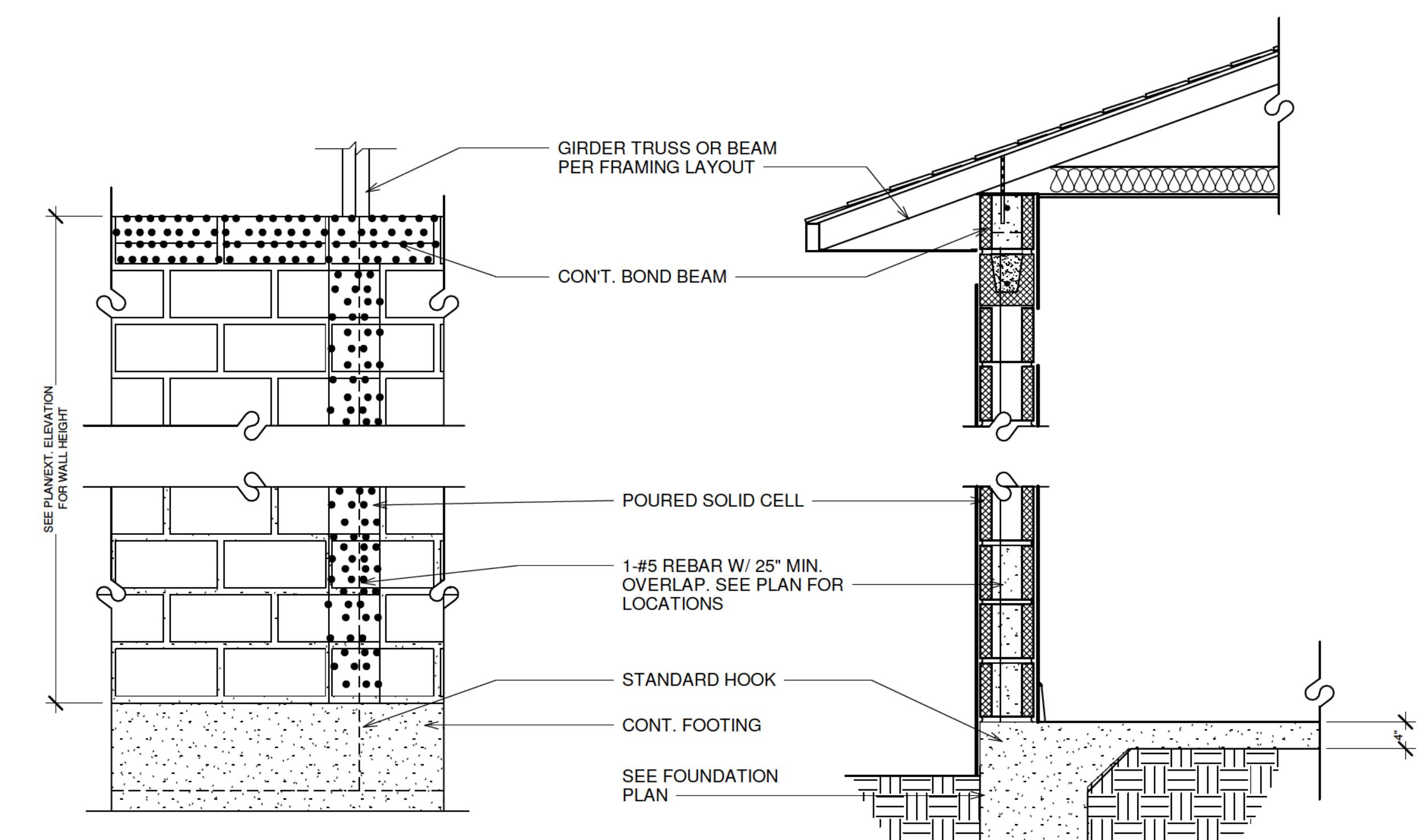
7 GARAGE DOOR BUCK



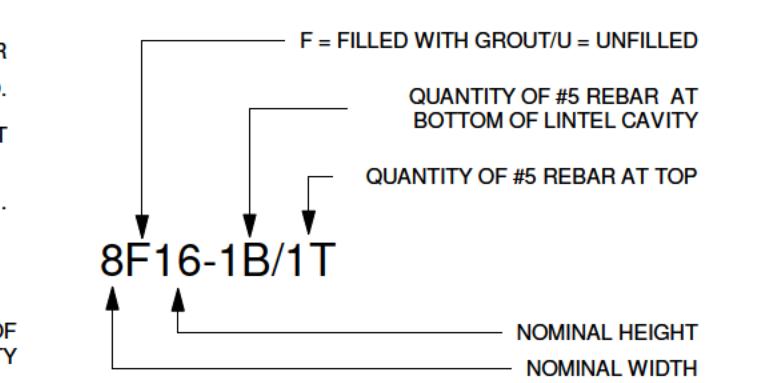
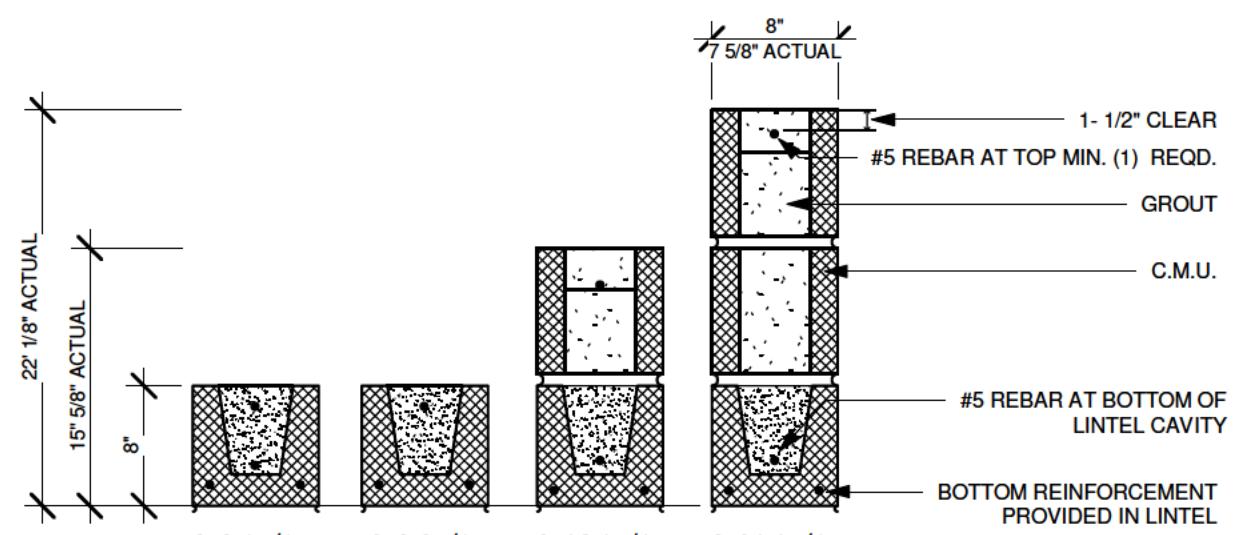
2 LINTEL BEAM CORNER DETAIL



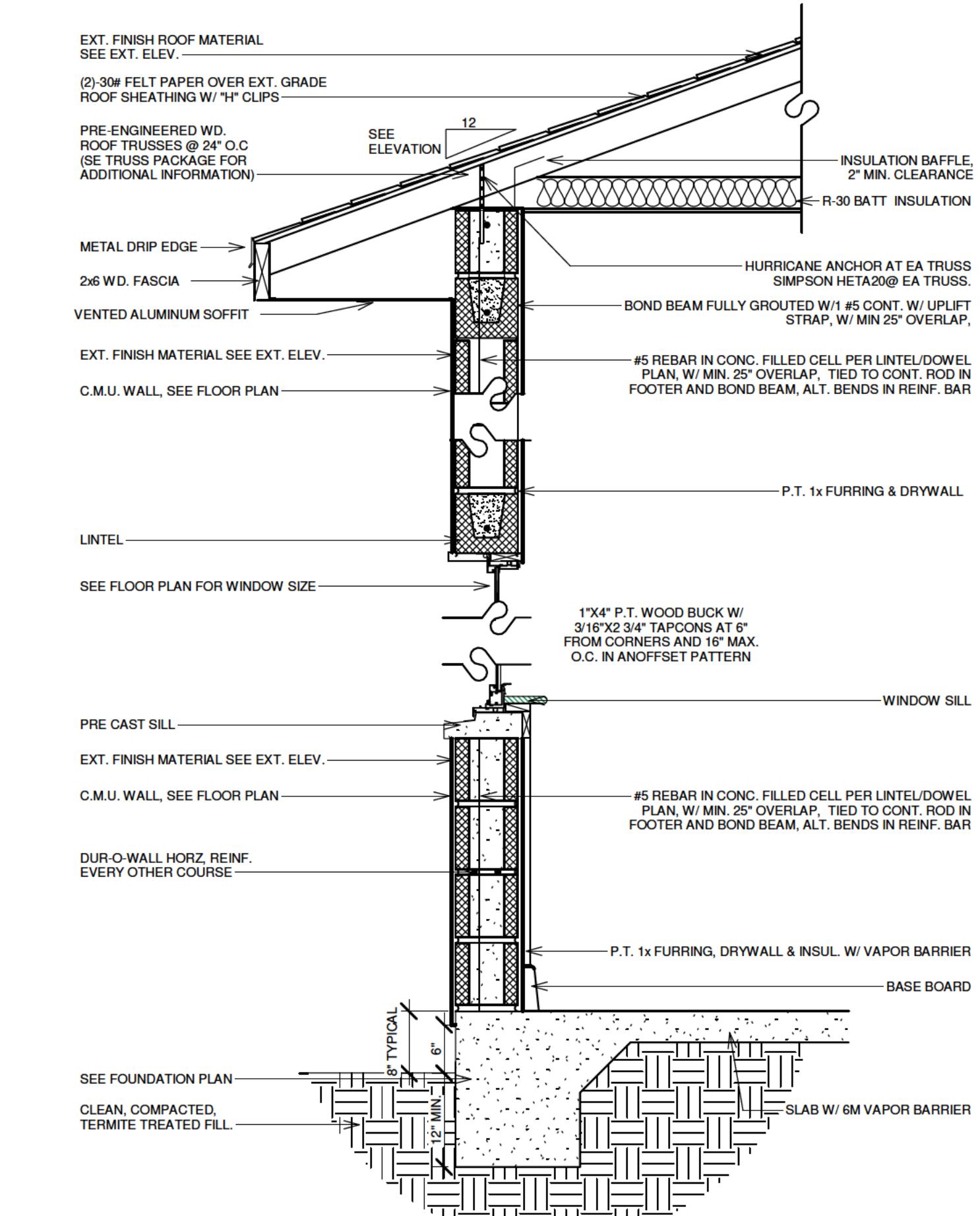
5 MASONRY/FRAME ATTACHMENT



8 POST IN EXTERIOR BLOCK WALL



9 TYPICAL WALL SECTION



9 TYPICAL WALL SECTION

SOLID MASTER
LEFT

New Single Family
Residential

VISTA EQUITY REAL
ESTATE LLC
7512 DR PHILLIPS BLVD STE 50-958,
ORLANDO, FL, 32819

OWNER
REVISIONS:
DESCRIPTION DATE
[REVISIONS TABLE]

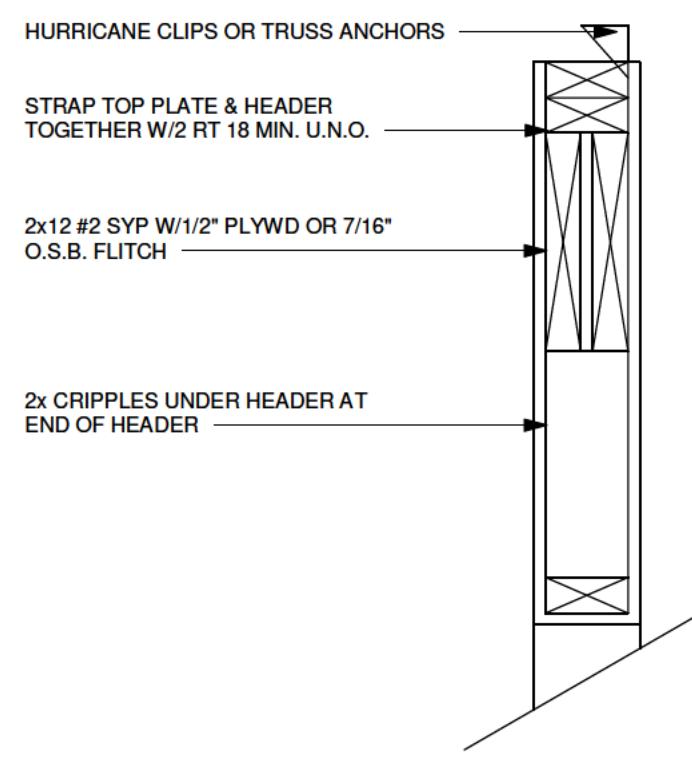
SIGNED:

This item has been
electronically signed and
sealed by JEFFREY M.
SANON #70946 using a
Digital Signature. Printed
copies of this document
are not considered signed
and sealed and the
signature must be verified
on any electronic copies
as per FBC 107

D2

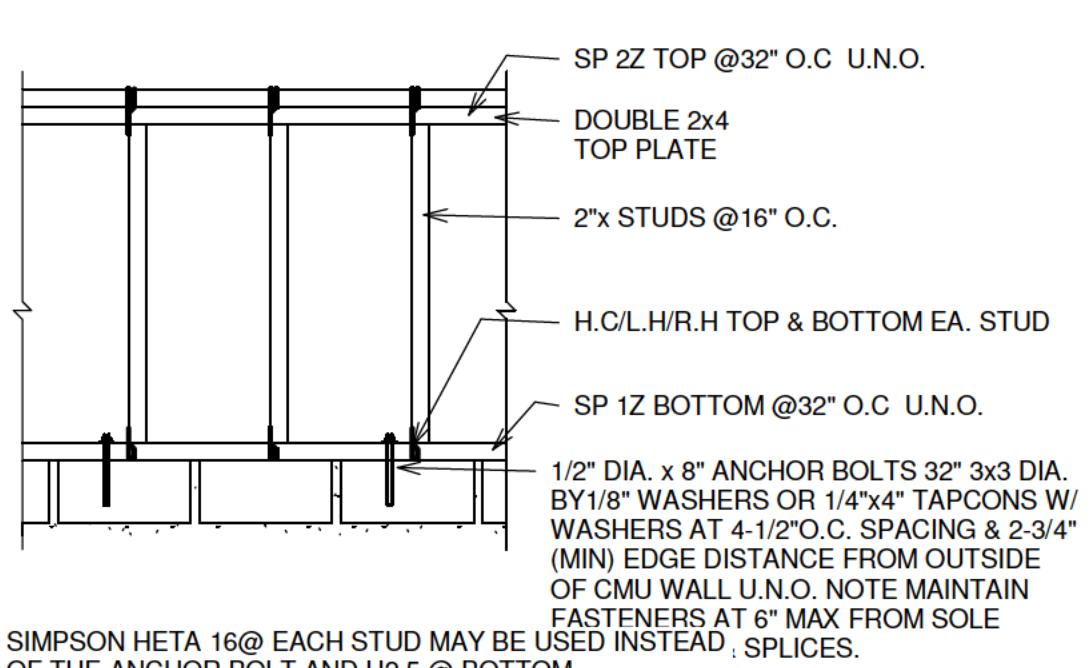
DETAILS

DATE: 11-16-2023
DRAWN BY: Taiane Dalcin
SCALE: AS INDICATED
PAGE SIZE ARCHD



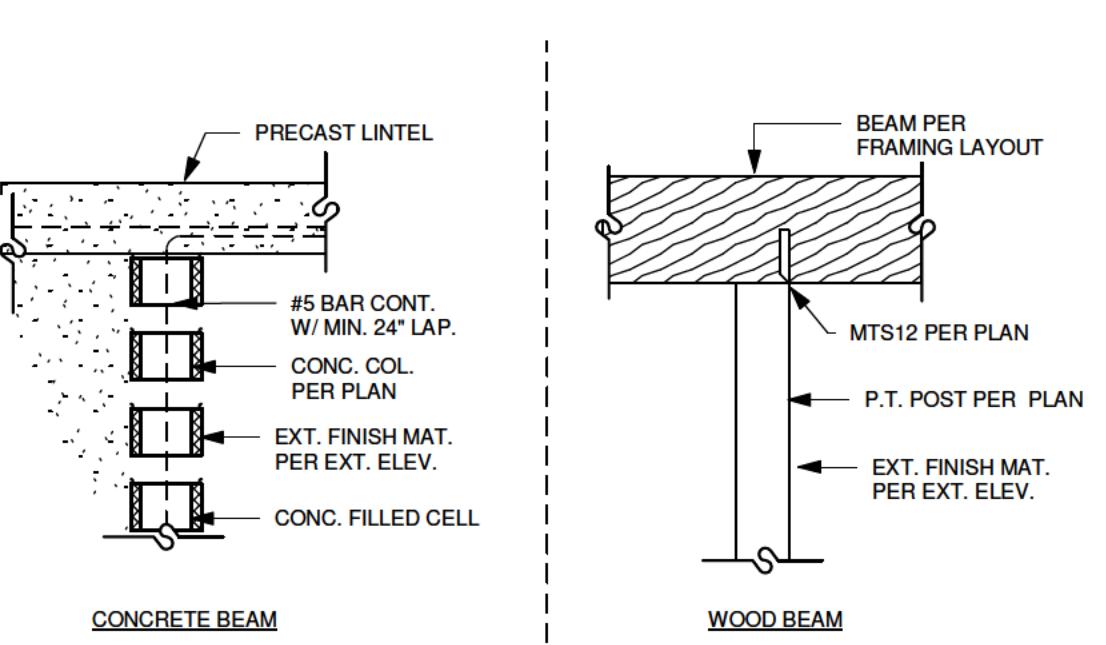
MINIMUM WALL AND HEADER STUD REQUIREMENTS									
Maximum Header Span (ft)									
Number of Header Studs Supporting End of Header									
3'	6'	9'	12'	15'	18'				
1'	2'	2'	2'	2'	2'				

Unsupported Wall Height	Stud Spacing	Number of Full-Length Studs at Each End of Header
10' or less	12 in.	2 2 3 3 3 3
	16 in.	2 2 3 3 3 3
	24 in.	1 2 2 2 2 2
Greater than 10'	12 in.	2 2 3 4 5 2
	16 in.	2 2 3 3 4 4
	24 in.	1 2 2 2 3 3



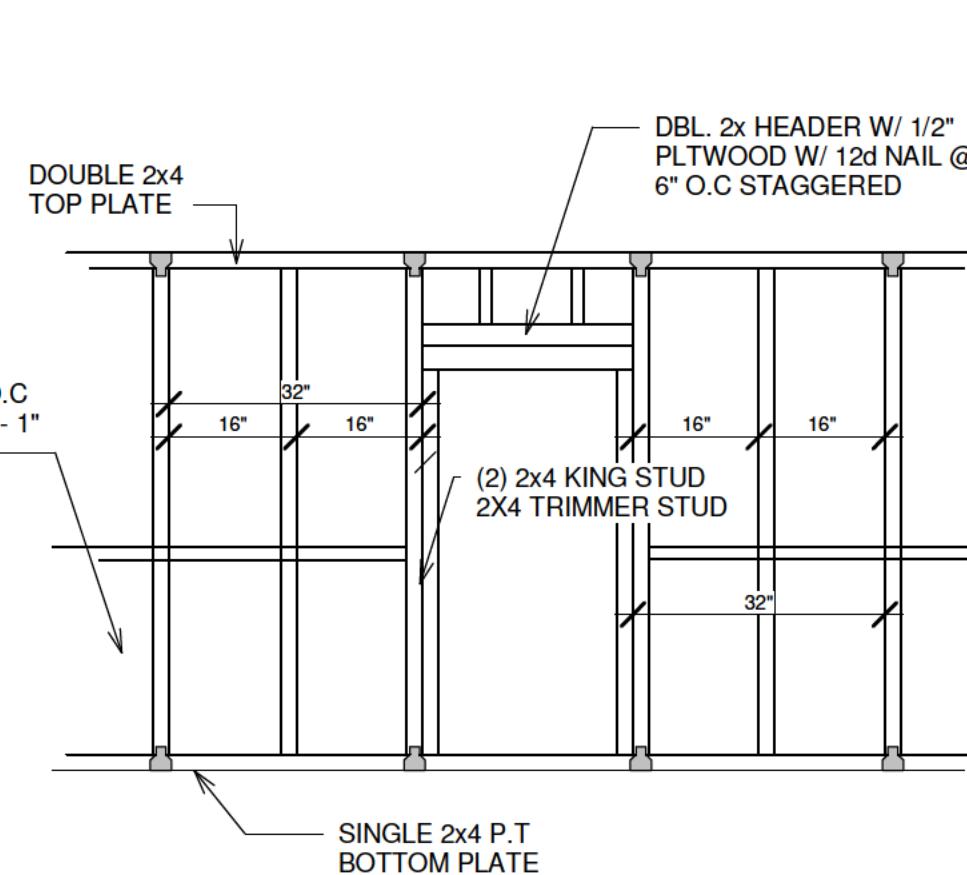
12 KNEE WALL TO MASONRY

NTS SCALE

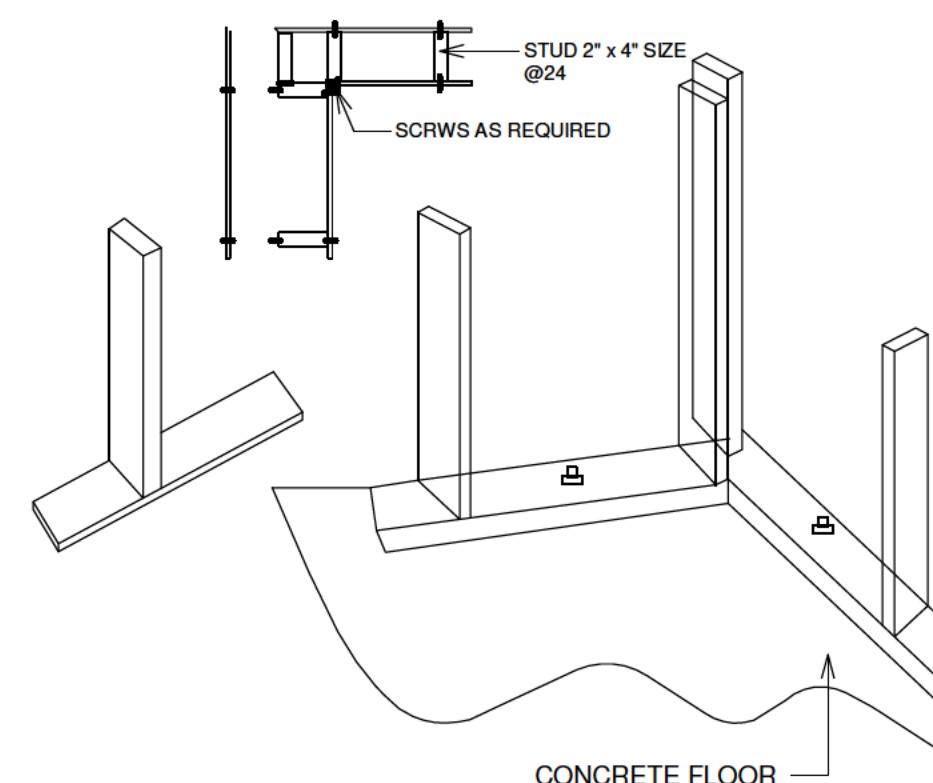


13 POST/BEAM CONNECTION

NTS SCALE

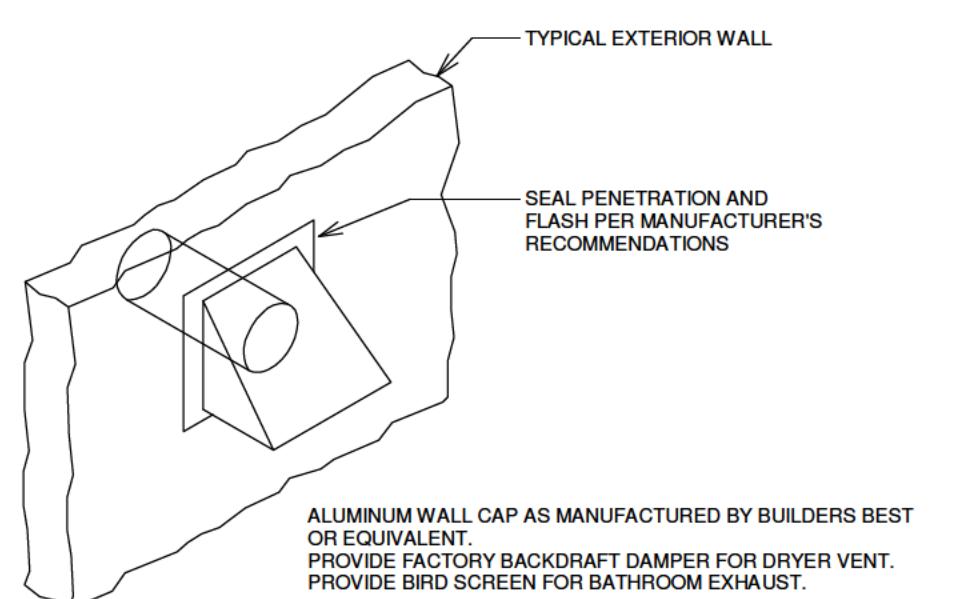


CORNER FRAMING/ STUD TO TRACK CONNECTION



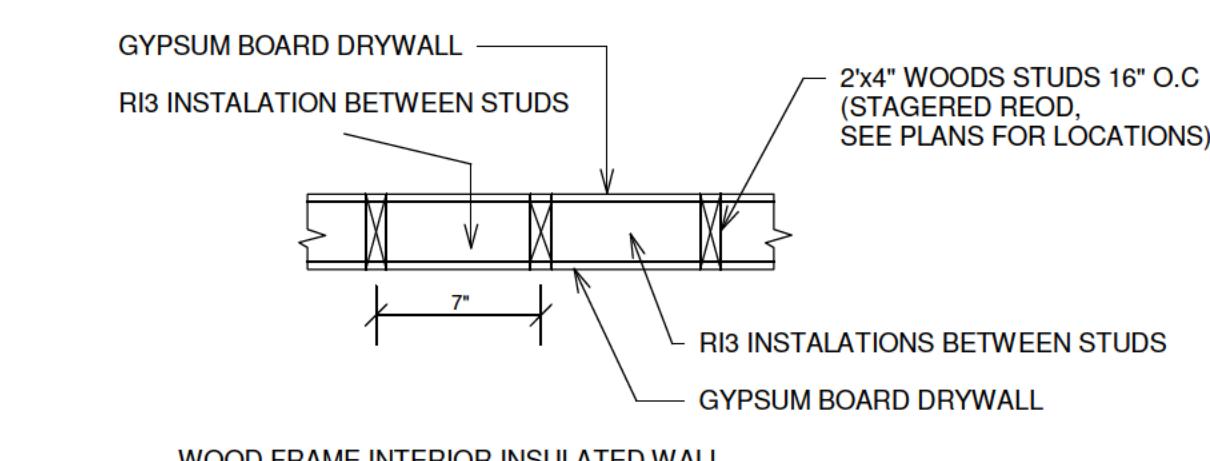
15 FRAME WALL TO MASONRY

NTS SCALE



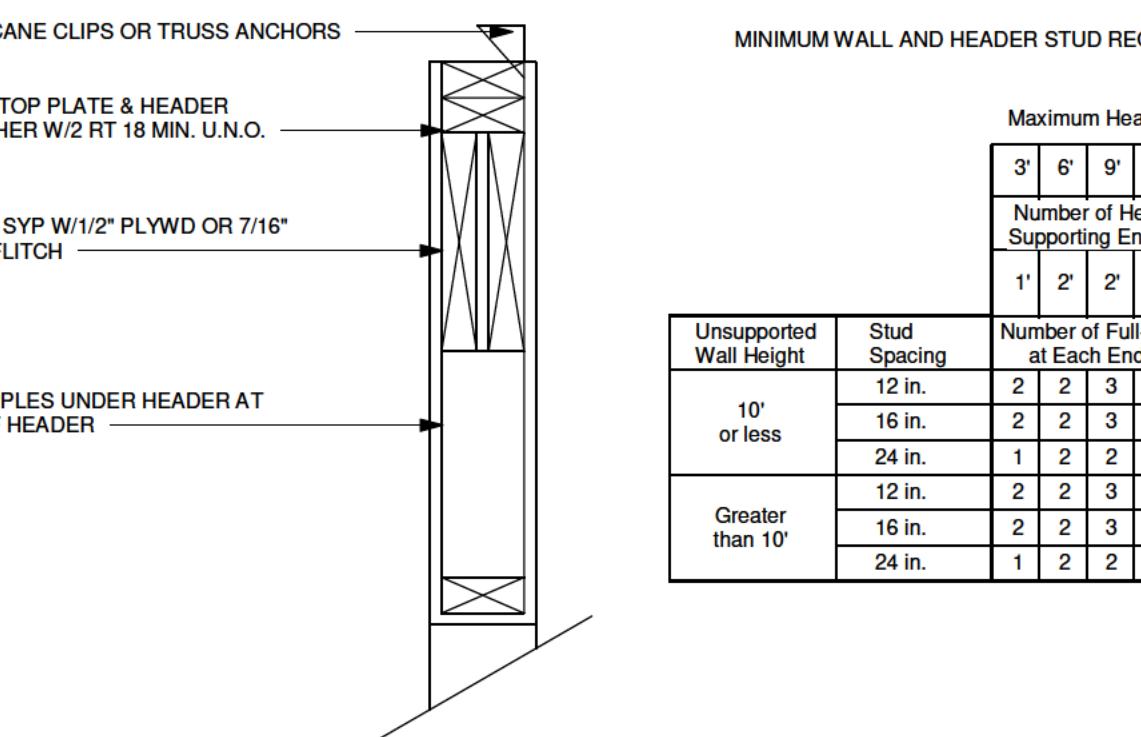
16 TYPICAL WALL CAP

NTS SCALE



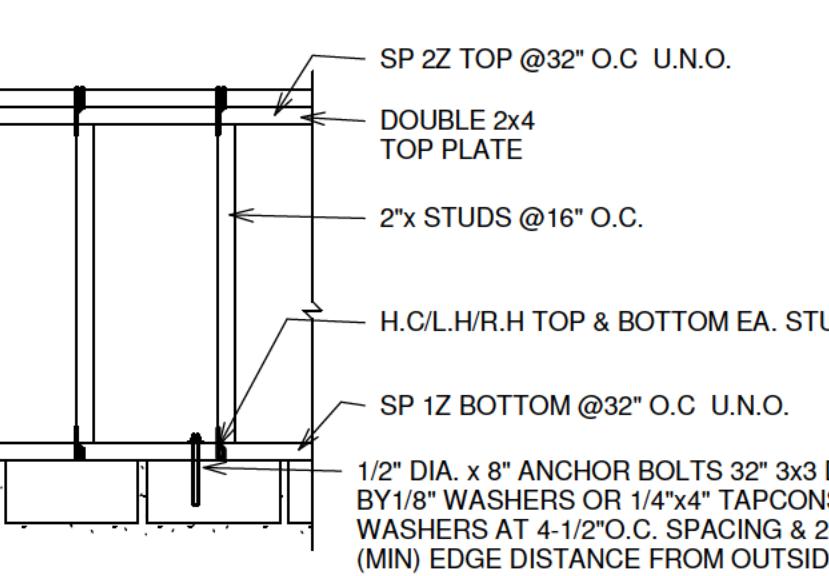
17 NON LOAD BEARING - OPENING

NTS SCALE



18 BUCK DETAIL

NTS SCALE



19 SOFFIT

NTS SCALE

REVISIONS:	DESCRIPTION	DATE

SIGNED:
This item has been electronically signed and sealed by JEFFREY M. SANON #70946 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies as per FBC 107

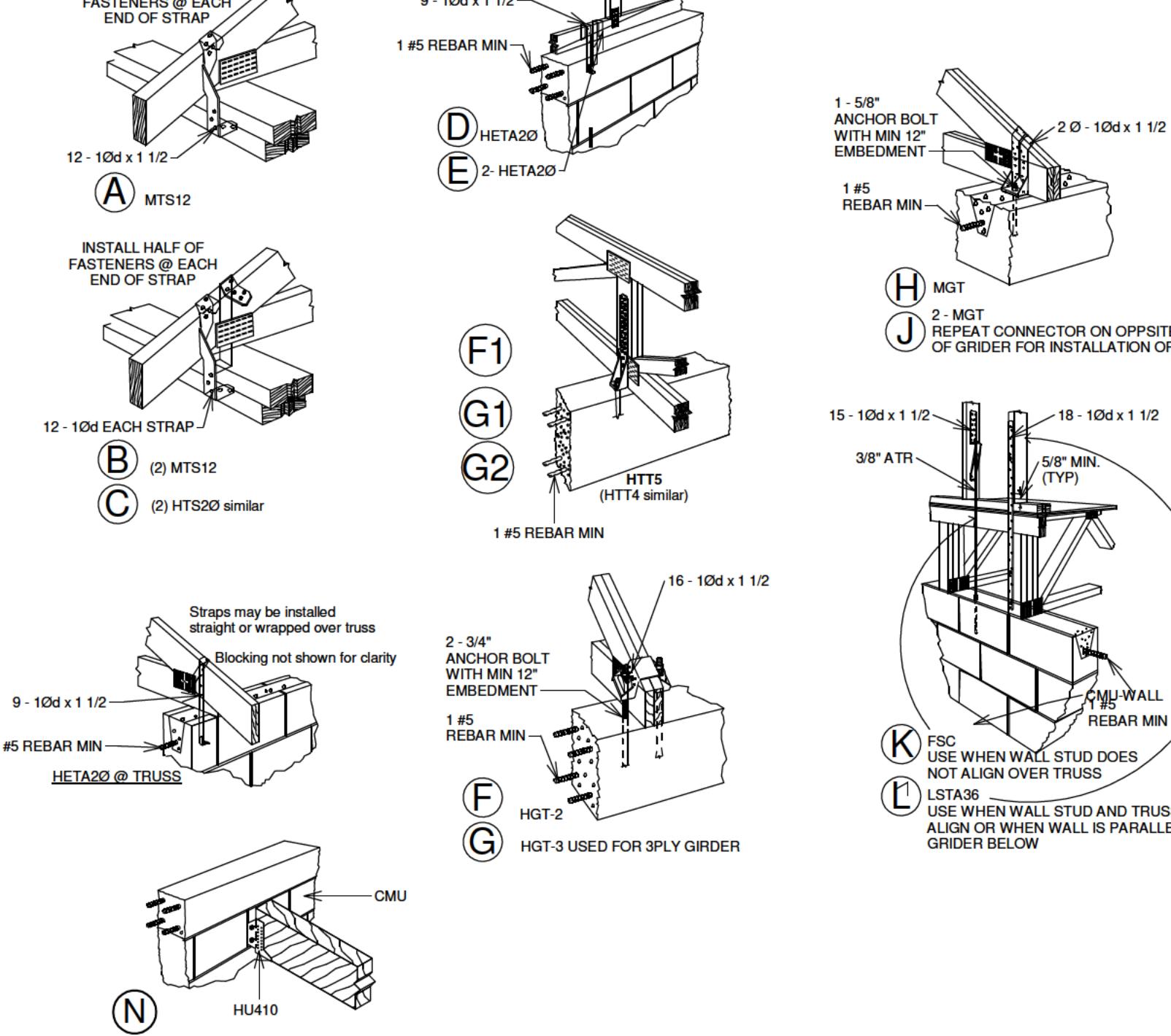
SIMPSON HURRICANE CONNECTOR SCHEDULE					
MARK	USE / LOCATION	SIMPSON NUMBER	CONNECTOR UPLIFT CAPACITY	FASTENERS TO TRUSS/BEAM	TO WALL / COL / STRUCTURE
A	ROOF TRUSS - TO - WOOD TOP PLATE	MTS 12	3600	12- 10d x 1 1/2	
B	ROOF TRUSS - TO - WOOD TOP PLATE	2 - MTS 12	1220	12- 10d x 1 1/2	
C	ROOF TRUSS - TO - WOOD TOP PLATE	2 - HTS 20	2900	24- 10d x 1 1/2	
D	ROOF TRUSS - TO - CMU	HETA 20	1810	9- 10d x 1 1/2	EMBED
E	ROOF TRUSS - TO - CMU	HETA 20 EA. SIDE	2500	12- 16d	EMBED
F	2 PLY G RIDER - TRUSS - TO - CMU	HGT - 2	10980	16- 10d x 1 1/2	2 - % ANCHOR BOLT WITH MIN. 12" EMBEDMENT.
G	2 PLY G RIDER - TRUSS - TO - CMU	HTT4	4235	18- 16d x 2 1/2	1 - 3/4" ANCHOR BOLT
H	2 PLY G RIDER - TRUSS - TO - CMU	HGT - 3	10530	16- 10d x 1 1/2	2 - 3/4" ANCHOR BOLT WITH MIN. 12" EMBEDMENT.
I	3 PLY G RIDER - TRUSS - TO - CMU	HTT5	5090	26- 16d x 2 1/2	1 - 3/4" ANCHOR BOLT
J	4 PLY G RIDER - TRUSS - TO - CMU	HTT5	5090	26- 16d x 2 1/2	1 - 3/4" ANCHOR BOLT
K	TRUSS/GIRDER - TO - CMU (USE WHEN TRUSS HEAL IS PRESENT)	MGT	3965	20- 10d x 1 1/2	1 - 3/4" ANCHOR BOLT WITH MIN. 12" EMBEDMENT.
L	TRUSS/GIRDER - TO - CMU (USE WHEN TRUSS HEAL IS PRESENT)	2 - MGT	7930	20- 10d x 1 1/2 EACH	2 - 3/4 ANCHOR BOLT WITH MIN. 12" EMBEDMENT.
M	2ND FLO WALL - TO - GIRDERS USE AT 48° O.C.	LSTA 36	1640	24- 10d	
N	HEADER - TO - CMU	HU410	1795	(10) 0.148 x 3	SCREW ANCHORS GFCMU (1/4" x 2 3/4") AND FOR CONCRETE (1/4" x 1 3/4")

1. USE HETA 20 CMU TO TRUSSES, JOISTS AND BEAMS.
 2. USE LSTA 36 OR HTS20 FRAME TO JOISTS AND BEAMS.
 3. USE MTS12 FRAME TO TRUSSES.
 4. USE HUS26 AS 1 PLY HANGER AND HGUS26 - 2 AS 2 PLY HANGER.
 5. UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PLYES IN GIRDERS OR BEAMS, UNLESS NOTE OTHERWISE.
 6. ALL STUDS TO BE TREATED AS BEARING WALLS.
 7. A LATEL STRAP IS REQUIRED. APPLY (1) HTSM16 W (4) 1/4" x 2 1/2" TAPCON FOR 1.175 LBS UPLIFT AND (2) HTMS16 FOR 2.350LB UPLIFT.
 8. MSTA36 AND HTS20 MAY BE INTERCHANGED.
 9. ALL CHANGED (MULTI PLY) STUDS TO HAVE SP4.
 10. ALSO SP4 MAY BE USED IN LIEU OF SP1 & SP2.
- ALL ATTAPPING HARDWARE TO PT LUMBER TO BE GALVANIZED.
- CONNECT ALL 3-PLY & 4-PLY WOOD BEAM WITH (3) ROWS OF 1/4" DIAMETER SDS SCREWS AT 12" O.C. STAGGERED ON BOTH FACES OF BEAM OR 1/2" THRU BOLTS AT 24" O.C. STAGGERED.

CONNECTOR DETAILS

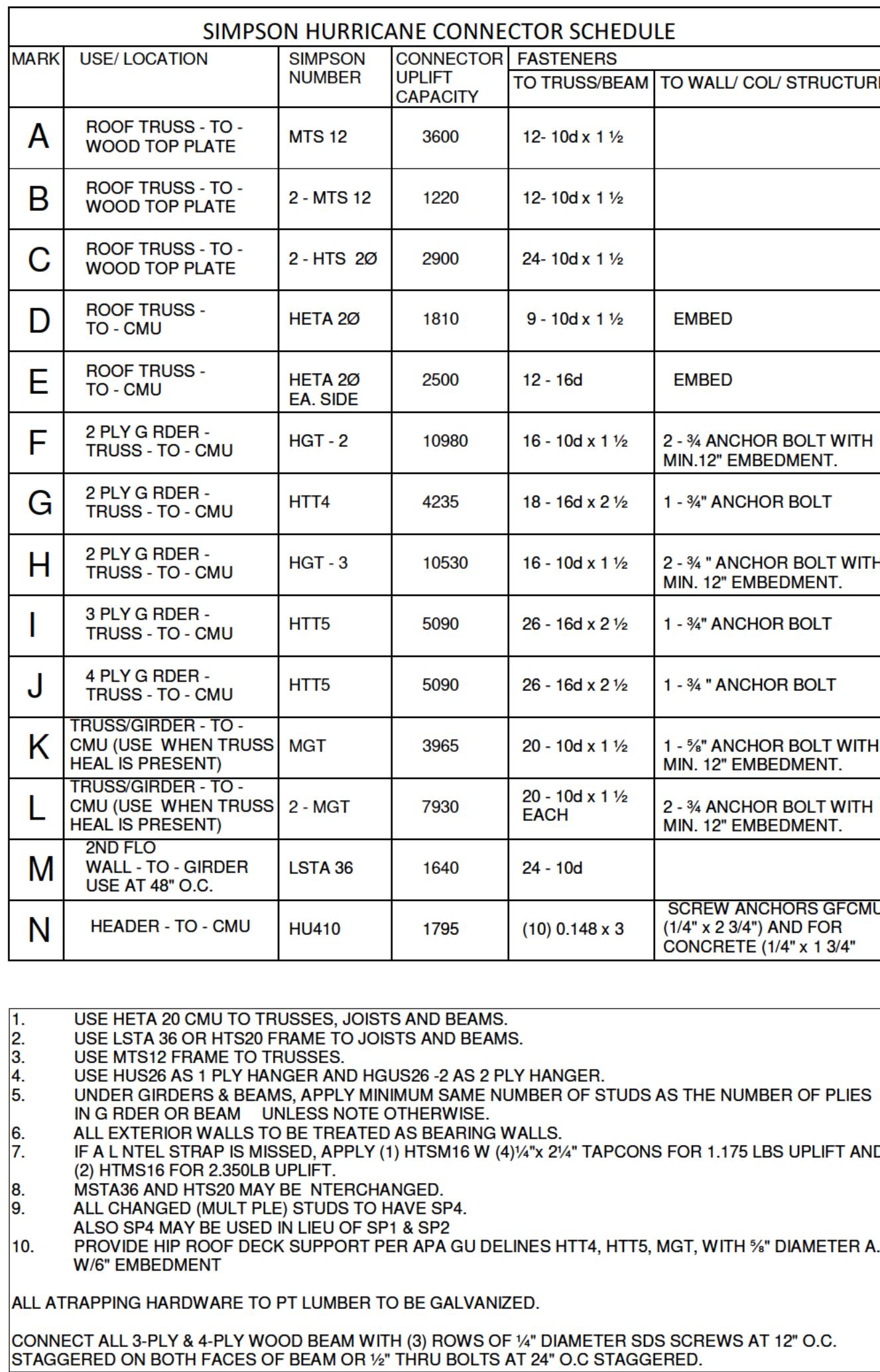
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NTS SCALE



STRUCTURAL HEADER SCHEDULE			
	CLEARSPAN OPENING	HEADER SIZE	JACK STUDS
H1	UP TO 42"	6" NOMINAL	1
H2	42" TO 60"	6" NOMINAL	1
H3	60" TO 96"	8" NOMINAL	2
H4	96" TO 126"	10" NOMINAL	2
H5	126" TO 144"	10" NOMINAL	3
H6	144" TO 168"	12" NOMINAL	3
H7	168" TO 240"	1.75" x16" LVL	4

ALL HEADERS IN 2x4 STUD WALLS SHALL BE MINIMUM 2 - PLY WITH 1 - 1/2" W.S.P. FLITCH PLATE.
ALL HEADERS IN 2x6 STUD WALLS SHALL BE MINIMUM 3 - PLY WITH 2 - 1/2" W.S.P. FLITCH PLATE.



ROOF SHEATHING

1. ROOF SHEATHING TO BE 19/32" STRUCTURAL SHEATHING RATED 40-20 (MINIMUM)
2. ROOF NAILING PATTERN (19/32" ROOF SHEATHING, SPAN RATED 40/20)
 - ZONE 1- ROOF SHEATHING RING SHANK-03 (2 1/2" x 131") OR RSRS-04 (3" x 120") @ 4" O.C. @ EDGES. 6" @ FIELD
 - ZONE 2- ROOF SHEATHING RING SHANK-03 (2 1/2" x 131") OR RSRS-04 (3" x 120") @ 4" O.C. @ EDGES. 6" @ FIELD
 - ZONE 3- ROOF SHEATHING RING SHANK-03 (2 1/2" x 131") OR RSRS-04 (3" x 120") @ 4" O.C.
3. NOTE CONTRACTOR OPTION: PROVIDE 'ZIP' SYSTEM - 19/32" (MINIMUM) ROOF SHEATHING - SPAN RATED 40/20 - NAILING PER NOTES #2 - INSTALL PER MANUFACTURERS SPECIFICATIONS

WALL SHEATHING

1. EXTERIOR FRAME WALLS NAIL PATTERN PLYWOOD (MIN. 1/2" 4-PLY CDX OR 7/16" OSB SPAN RATED 24/16):
 - (FIELD) USE 8d COMMON NAILS @ 6" O.C./EDGE USE 8d NAILS @ 4" O.C.
2. NOTE CONTRACTOR OPTION: PROVIDE 'ZIP' SYSTEM - 7/16" (MINIMUM) SPAN RATED 24/16 WALL SHEATHING NAILING PER NOTES #1 - INSTALL PER MANUFACTURERS SPECIFICATIONS

GENERAL NOTES

1. TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS
2. TRUSSES, GIRDERS, AND BEAM TIE DOWNS TO BE SIZED PER TRUSS MANUFACTURER'S UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A NAIL, STRAP, OR CLIP SHOULD BE VERIFIED BY THE STRUCTURAL ENGINEER.
3. HEADER STUD REQUIREMENT: (SEE CHART THIS SHEET)
4. 1/2" GYPSUM CEILING: USE 5d NAILS @ 7" O.C.

