

1-STORY RESIDENTIAL

PROJECT DATA

APPLICABLE CODES:

2023	FLORIDA BUILDING CODE - RESIDENTIAL (8TH EDITION)
2023	FLORIDA ENERGY CONSERVATION CODE
2023	FLORIDA FIRE PROTECTION CODE
2020	NATIONAL ELECTRICAL CODE (NEC)
	ALL LOCAL AMENDMENTS

ZONING DISTRICT:

PHYSICAL ADDRESS:

23600 S 209TH PL,
HOMESTEAD, FLORIDA,
33031

LAND USE: RESIDENTIAL

RISK CATEGORY: II

BUILDING CONSTRUCTION TYPE:

II - B (PER STRUCTURAL ENGINEER

FLOOR AREA:

EXISTING USEABLE FLOOR AREA (USF) 856 SF
EXISTING OCC. FLOOR AREA (NO WALLS) 1008 SF

FIRE RESISTANCE:

STRUCTURAL FRAME
BEARING WALL - EXTERIOR
BEARING WALL- INTERIOR
NON-BEARING - INTERIOR
FLOOR CONSTRUCTION
ROOF CONSTRUCTION

HR
HR
HR
HR
HR

R-13

WIND DESIGN (PER STRUCTURAL S/01:

ULTIMATE WIND SPEED (VULT): 160 MPH
EXPOSURE CATEGORY: C
ENCLOSURE CLASSIFICATION: PARTIALLY
ENCLOSED
ROOF PITCH: 3:12

FIRE PROTECTION:

FULLY PROTECTED WET SPRINKLER SYSTEM
ACROSS ENTIRE BUILDING/ LEASING AREAS
PROVIDED BY SHELL BUILDING DESIGN

TENANT TO MODIFY EXISTING FIRE SUPPRESSION
MAIN LINES CURRENTLY IN SPACE PROVIDED BY
DESIGN BUILD F/S ENG.

PARKING:

SOIL BEARING CAPACITY:

2500 PSF MINIMUM (PER GEOTECHNICAL REPORT

LIFE SAFETY

* FULL AUTOMATIC FIRE SUPPRESSION SYSTEM

FEMALE REQUIRED
FEMALE EXISTING/ PROVIDED

MAXIMUM COMMON PATH OF TRAVEL:
ALLOWABLE CPT:
MAXIMUM TRAVEL DISTANCE:
ALLOWABLE MTD:

47' - 9"
100' - 0"
155' - 8"
300' - 0"

SHOWER/L BATH TUBS:
REQUIRED
EXISTING/ PROVIDED

NUMBER OF EXITS REQUIRED:
NUMBER OF EXITS PROVIDED:

DRINKING FOUNTAINS:
REQUIRED**
EXISTING/ PROVIDED

MINIMUM EGRESS WIDTH: (STAIRWAY)
PROVIDED EGRESS WIDTH:

SERVICE SINK:
REQUIRED
EXISTING/ PROVIDED

FIRE EXTINGUISHERS REQUIRED:
EXISTING/ PROVIDED: (COORD w/ F.D.)

SIRENS, STROBES, EMERGENCY LIGHTING, & EXIT
SIGNS PROVIDED PER CODE

NOTES:

** ROANOKE CODE OF ORDINANCES, SECTION 2902, TABLE 2902.1
STATES "DRINKING FOUNTAINS ARE NOT REQUIRED IN M
OCCUPANCIES WITH AN OCCUPANT LOAD OF 100 OR LESS, _!
OCCUPANCIES WITH AN OCCUPANT LOAD OF 25 OR LESS, AND FOOD
AND/OR DRINKING ESTABLISHMENTS.

FLAME SPREAD & SMOKE DEVELOPMENT

WALLS & CEILING FINISHES:

CLASS A:	FLAME SPREAD:	0 - 25	SMOKE DEVELOPMENT:	0-450
CLASS B:	FLAME SPREAD:	26 - 75	SMOKE DEVELOPMENT:	0-450
CLASS C:	FLAME SPREAD:	76 - 200	SMOKE DEVELOPMENT:	0-450

GROUPINGS:

GROUP	CLASS
EXIT ENCLOSURES/ PATHWAYS:	B
CORRIDORS:	C
ROOMS AND ENCLOSED SPACES:	C

* FINISH REQUIREMENT DERIVED WITH FULLY SPRINKLERED BUILDING EXCEPTIONS

GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, WARRANTIES, AND CERTIFICATIONS OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR NON-COMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER, OR ITS REPRESENTATIVE, WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR THE AMENDED PLANS.
- THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THE ARCHITECT.
- THESE DOCUMENTS DO NOT SHOW EVERY CONDITION OF WATER AND WEATHER PROOFING. CONTRACTOR RESPONSIBLE FOR INSTALLING MATERIALS AND COMMENCING CONSTRUCTION TO MATCH THE REQUIREMENTS SET FORTH IN THE OUTLINE SPECIFICATIONS AND PER MANUFACTURERS RECOMMENDATIONS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANICS, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL MANUFACTURERS AND INDUSTRY STANDARD PRODUCT WARRANTIES, CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT, LABOR, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS REQUIRED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL WALL SYSTEMS MUST BE VAPOR PERMEABLE - ABLE TO DRY TO INTERIOR AND EXTERIOR IF MOISTURE PENETRATES THE WEATHER RESISTIVE BARRIER.
- ALL EXISTING CONDITION DIMENSIONS IN THE DOCUMENT SET ARE FOUND TO BE ACCURATE TO THE BEST KNOWLEDGE OF THE ARCHITECT BUT SHALL BE VERIFIED IN THE FIELD PRIOR TO COMMENCING NEW CONSTRUCTION DIMENSIONS SHALL BE TAKEN BY EACH SUB-CONTRACTOR TO ENSURE SEAMLESS INSTALL.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THE DRAWINGS. ANY CRUCIAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR SUPPLYING.
- ALL DIMENSIONS SHOWN ON THE PLAN ARE TO THE FACE OF STRUCTURAL STUD, UNO.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS AND SUPERINTENDENTS OR PERSON IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING.
- CONTRACTOR SHALL CLEAN UP THE CONSTRUCTION AREAS AFFECTED BY THE DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS AND TO THE OWNER AND CITY APPROVED DUMP AREAS ONLY.
- ALL WINDOWS WILL BE DIMENSIONED TO THE CENTERLINE, UNLESS SPECIFICALLY NOTED OTHERWISE. GLASS SIZE SHALL BE VERIFIED AND INSTALLED PER MANUFACTURERS SPECS. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS PER CODE.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- PROVIDE IN-WALL BLOCKING FOR STAIR HANDRAILS, CEILING FANS, MOUNTED TVs, LIGHT KITS, MILLWORK, TOILET ACCESSORIES, TOWEL BARS, MIRRORS, ETC. AS NEEDED PER DRAWINGS.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS BEFORE COMMENCING CONSTRUCTION ACTIVITIES SURROUNDING OR RELATING TO THE UNITS.
- PROVIDE CONTRACTION AND EXPANSION JOINTS AS REQUIRED ON MASONRY UNITS PER ASTM SPECIFICATIONS.
- ALL VISIBLE INTERIOR UTILITY MEMBERS SHALL BE PAINTED, AS ALLOWED BY CODE, TO MATCH BLACK STRUCTURAL MEMBERS, INCLUDING, BUT NOT LIMITED TO FIRE SUPPRESSION LINES, WATER & SANITARY LINES, ELECTRICAL AND DATA CONDUIT, CABLE TRAYS, ETC.

- CONTRACTOR TO PROVIDE OR CONFIRM EXISTENCE OF ADDRESS NUMBERS AT FRONT OF BUILDING IN ACCORDANCE WITH IBC, SECTION 501.2. NUMBERS SHALL MATCH FONT, STYLE, AND HEIGHT OF ADJACENT TENANT SPACES AS REQUIRED BY BUILDING OWNER, ASSUMING SUCH LETTERS ADHERE TO IBC, SECTION 501.2.
- ALL WORK PERFORMED MUST ABIDE BY CONSTRUCTION SAFETY PROVISIONS SHOWN IN IBC, SECTION 3306 AND 3309-3313. CONTRACTOR IS FULLY RESPONSIBLE FOR JOB SITE SAFETY. ARCHITECT TAKES NO LIABILITY OF JOB SITE SAFETY.
- ALL DEMOLITION WORK MUST NOT COMMENCE UNTIL PROPER PEDESTRIAN PROTECTION IS PROVIDED, AS REQUIRED, PER IBC, SECTION 3306.
- CONTRACTOR TO PROVIDE NOT LESS THAN ONE APPROVED PORTABLE ABC FIRE EXTINGUISHER, SIZED NOT LESS THAN ORDINARY HAZARD PER IBC, SECTION 3309.
- CONTRACTOR TO MAINTAIN MEANS OF EGRESS OF TENANT AND SHELL BUILDING SPACES THROUGHOUT CONSTRUCTION OF THE PROJECT. TEMPORARY MEANS OF EGRESS CAN BE PROVIDED ONLY IF APPROVED BY CITY OFFICIALS AND FIRE DEPARTMENT, PER IBC, SECTION 3310.
- AUTOMATIC SPRINKLER SYSTEM MUST BE TESTED AND APPROVED FOR USE PRIOR TO OCCUPANCY OF THE BUILDING. SYSTEM MUST BE TESTED AND RECORDED WITH CITY OFFICIALS. OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY PROPERLY AUTHORIZED PERSONNEL AND SHALL BE ACCOMPANIED BY NOTIFICATION OF DULY DESIGNATED PARTIES, PER IBC SECTION 3312.
- CONTRACTOR TO PROVIDE AN APPROVED WATER SUPPLY FOR FIRE PROTECTION MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE, PER IBC, SECTION 3313.1.

PROJECT SCOPE

NEW SINGLE-FAMILY RESIDENCE WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN. EXISTING AGRICULTURAL STRUCTURES ARE TO REMAIN AND ARE NOT PART OF THE PROPOSED SINGLE-FAMILY RESIDENCE PERMIT SCOPE.

PROPOSED USE: SINGLE-FAMILY RESIDENCE

WATER SOURCE: PRIVATE WELL

SEWER DISPOSAL: SEPTIC / OSTDS BY CIVIL ENGINEER

CIVIL/OSTDS: BY CIVIL ENGINEER

SURVEY/ELEVATIONS: BY SURVEYOR/CIVIL

LANDSCAPE PLAN AND COMPLIANCE FORM: BY OWNER / LANDSCAPE PROFESSIONAL

FENCE ADDENDUM / FENCE DETAILS: BY OWNER / OTHERS IF REQUIRED BY ZONING

ISSUANCE SCHEDULE

ISSUANCE DATE | DRAWING SET

ENERGY COMPLIANCE (COMCHECK)

INSULATION STRATEGY:

EXTERIOR WALL	R-13 MIN.
CEILING / ROOF	R-30 MIN.
WINDOWS U-FACTOR	NR PER FBC EC CLIMATE ZONE 1; ACTUAL PRODUCT U-FACTOR PER APPROVED SUBMITTAL
WINDOWS SHGC	0.25 MAX.
GLAZED EXTERIOR DOORS U-FACTOR	NR PER FBC EC CLIMATE ZONE 1; ACTUAL PRODUCT U-FACTOR PER APPROVED SUBMITTAL
GLAZED EXTERIOR DOORS SHGC	0.25 MAX.

ENERGY COMPLIANCE CHECK:

BUILDING THERMAL ENVELOPE VALUES SHALL MATCH THE SUBMITTED ENERGY COMPLIANCE FORM. GLAZED WINDOWS AND GLAZED EXTERIOR DOORS SHALL HAVE SHGC OF 0.25 MAXIMUM. FINAL PRODUCT U-FACTORS SHALL BE PER APPROVED PRODUCT APPROVAL / MIAMI-DADE NOA SUBMITTALS.

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUANCE DATE	CURRENT REVISION	REVISION DATE
G0-01	COVER SHEET			
G0-02	SYMBOLS & ABBREVIATIONS			
G0-03	ACCESSIBILITY GUIDELINES			
AR-01	PROPOSED SITE PLAN			
AR-02	PROPOSED STRUCTURAL ELEVATIONS			
AR-03	PROPOSED STRUCTURAL ELEVATIONS			
AR-04	PROPOSED STRUCTURAL DETAIL DRAWINGS			
AR-05	PROPOSED STRUCTURAL FOUNDATIONS			
AR-06	PROPOSED FIRST FLOOR PLAN			
AR-07	PROPOSED ATTIC FLOOR PLAN			
AR-08	PROPOSED DIM. FLOOR PLAN - FIRST FLOOR			
AR-09	PROPOSED ELEVATIONS			
AR-10	PROPOSED ELEVATIONS			
AR-11	PROPOSED SECTIONS			
AR-12	PROPOSED INTERIOR FRAMING ELEVATIONS			
AR-13	PROPOSED CEILING PLANS			
AR-14	PROPOSED ROOF PLAN			
AR-15	DOOR/WINDOW SCHEDULE			
AR-16	PROPOSED LIFE SAFETY PLAN			
AR-17	PROPOSED FINISH FLOOR PLAN			
AR-18	3D ISOMETRIC VIEWS			
AR-19	3D ISOMETRIC VIEWS			

NOTES:

COORDINATION NOTE:

CIVIL, SEPTIC/OSTDS, GRADING, DRAINAGE, LANDSCAPE, FENCE ADDENDUM, AGRICULTURAL CLASSIFICATION, AND SURVEY/ELEVATION DOCUMENTS ARE BY OWNERS OUTSIDE CONSULTANTS. ARCHITECTURAL PLANS SHOW RELATED INFORMATION FOR COORDINATION ONLY.

EXISTING AGRICULTURAL STRUCTURE NOTES

- ZONING: AU - AGRICULTURAL USE DISTRICT. AGRICULTURAL USES PERMITTED PER SEC. 33-279.
- EXISTING POLE BARN, STORAGE CONTAINERS, AND STORAGE SHED ARE EXISTING AGRICULTURAL SUPPORT STRUCTURES TO REMAIN.
- NONRESIDENTIAL FARM BUILDING PER F.S. 604.50 - BONA FIDE AGRICULTURAL PURPOSES ONLY.
- USE: STORAGE OF FARM EQUIPMENT, FEED, AGRICULTURAL SUPPLIES, AND NURSERY SHADE STRUCTURE USE ONLY.
- NO ELECTRICAL, PLUMBING, HVAC, OR HUMAN HABITATION/OCCUPANCY IS PROPOSED WITHIN THE EXISTING AGRICULTURAL STRUCTURES UNDER THIS PERMIT.
- EXISTING AGRICULTURAL STRUCTURES ARE NOT DWELLINGS AND ARE NOT PART OF THE PROPOSED SINGLE-FAMILY RESIDENCE PERMIT SCOPE.
- PROPERTY IS CLASSIFIED AGRICULTURAL PER F.S. 193.461 PER OWNER-PROVIDED INFORMATION.
- NO EXPANSION OF EXISTING AGRICULTURAL STRUCTURES IS PROPOSED UNDER THIS PERMIT.

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

DESIGN CONSULTANT:

TSABA CORP NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

PERMIT REDESIGN

DISCIPLINE:

ARCHITECTURE

PROJECT TITLE:

1-STORY RESIDENTIAL

DRAWING TITLE:

COVER SHEET

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	G0-01	

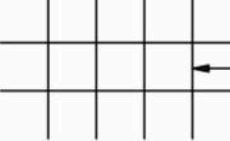
ABBREVIATIONS

AB	ANCHOR BOLTS
AD	AREA DRAIN
ADD	ADDENDUM
ADD'L	ADDITIONAL
AESS	ARCH. EXPOSED STRUCT. STEEL
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BETW	BETWEEN
BF	BACKFACE
BG	BUMPER GUARD
BL	BUILDING LINE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BO	BOTTOM OF
BRG	BEARING
BUR	BUILT UP ROOF
BW	BEARING WALL
CDR	CARD READER
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CL	CENTER LINE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATIONS
CONC	CONCRETE
CONT	CONTINUOUS
CONTJ	CONSTRUCTION JOINT
COORD	COORDINATE
CORR	CORRIDOR
CR	COLD ROLLED
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTD	CENTERED
CTR	CENTER
CW	CURTAIN WALL
D	DEEP, DEPTH
DET	DETAIL
DIA	DIAMETER
DIAPH	DIAPHRAGM
DIM	DIMENSION
DJ	DEFLECTION JOINT
DWGS	DRAWINGS
DWLS	DOWELS
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC	ELECTRICAL
ELEV	ELEVATION
EOS	EDGE OF SLAB
EJ	EXPANSION JOINT
EQ	EQUAL
EQUIP	EQUIPMENT
ESA	EXPOSED STRUCTURE ABOVE
EW	EACH WAY
EWK	ELECTRIC WATER COOLER
EXF	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANSION
EXP BLT	EXPANSION BOLT
EXT	EXTERIOR
FD.	FLOOR DRAIN
FDN.	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FOB	FACE OF BUILDING
FR	FIRE RATED
FRGB	FIRE RATED GYPSUM BOARD
FT	FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED

GB	GRADE BEAM
GEN	GENERAL
GFRC	GLASS-FIBER REIF. CONCRETE
GL	GLASS
GND	GROUND
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HANDICAP
HB	HOSE BIBB
HDW	HARDWARE
HDWD	HARDWOOD
HK	HOOK
HM	HOLLOW METAL
HORZ	HORIZONTAL
HT	HIGH, HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
J-BOX	JUNCTION BOX
JT	JOINT
K	KIPS (1,000 LBS)
KO	KNOCK-OUT
KP	KICKPLATE
KPD	KEYPAD
KSF	KIPS PER SQUARE FOOT
L	LONG, LENGTH
LAV	LAVATORY
LBS	POUNDS (WEIGHT)
LOC	LOCATION
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD BIT	MODIFIED BITUMEN
MOD	MODIFIED
MR	MOISTURE RESISTANT
MTL	METAL
N/A	NOT AVAILABLE
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NOM	NOMINAL
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCL	OWNER FURNISH, CONTRACTOR INSTALL
OFOI	OWNER FURNISH, OWNER INSTALL
OH	OPPOSITE HAND
OHD	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OSF	OUTSIDE FACE
P LAM	PLASTIC LAMINATE
PC	PRECAST CONCRETE
PCF	POUNDS PER SQUARE FOOT
PENT	PENTHOUSE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PLT	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH
PORT CEM	PORTLAND CEMENT
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
R	RISER
RAD	RADIUS
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN

REBAR	REINFORCING BAR
RECEPT	RECEPTACLE
REF	REFER TO
REINF	REINFORCING
RELOC	RELOCATE / RELOCATED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SAB	SOUND ATTENUATION BLANKET
SCHED	SCHEDULED
SECT	SECTION
SEJ	STRUCTURALLY EXPANSION JOINT
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SLGB	SHAFT LINER GYPSUM BOARD
SO	STRUCTURAL OPENING
SOG	SLAB ON GRADE
SP	SPACE
SPEC	SPECIFIED / SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STIFF	STIFFENER
STIR	STIRRUP
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
SYS	SYSTEM
T&B	TOP & BOTTOM
TAS	TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PARAPET
TOS	TOP OF SLAB / TOP OF STEEL
TR	TREAD
TS	TUBE STEEL
TYP	TYPICAL
U/C	UNDERCOUNTER
U/G	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
WVC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
W	WIDE, WIDTH
WP	WATERPROOFING
WD	WOOD
WF	WIDE FLANGE

REFLECTED CEILING



ACOUSTICAL CEILING AND GRID



MAIN RUNNER



FLUORESCENT LIGHT FIXTURE



FLUORESCENT LIGHT FIXTURE/EMERGENCY CIRCUIT



EXISTING TO BE REMOVED



UNDER CABINET FLUORESCENT FIXTURE



FLUORESCENT STRIP FIXTURE



FLUORESCENT PENDANT FIXTURE



CEILING HEIGHT CHANGE



DIMENSION OF CEILING ABOVE FINISH FLOOR



CEILING MOUNTED EXIT SIGN



WALL MOUNTED EXIT SIGN



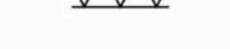
RECESSED DOWNLIGHT



ADJUSTABLE DOWNLIGHT



RECESSED WALL WASHER



TRACK LIGHTING



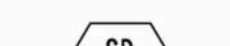
SURFACE MOUNTED LIGHT FIXTURE



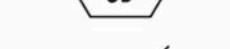
WALL SCONCE



EXHAUST FAN



SMOKE DETECTOR



STROBE



FIRE SPRINKLER



SPEAKER



MOTION SENSOR



ACCESS DOOR



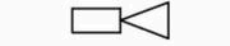
SECURITY CAMERA



THERMOSTAT



LIGHT SWITCH



DIMMER SWITCH



PROJECTION SCREEN



RETURN AIR



SUPPLY AIR

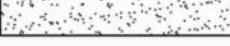


CIRCULAR DIFFUSER



LINEAR DIFFUSER

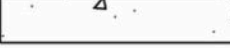
SECTION INDICATIONS



SAND OR GROUT



STONE



CONCRETE



CONCRETE MASONRY UNIT



METAL



NON-FERROUS ALUMINUM



WOOD (FINISH)



WOOD (CONTINUOUS)



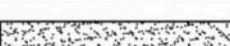
WOOD (BLOCKING)



INSULATION (LOOSE OR BATT)



INSULATION (RIGID)



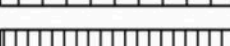
GYPSUM BOARD



PLASTER WITH LATH



ACOUSTICAL TILE



CARPET



FABRIC WRAPPED PANEL

POWER AND COMMUNICATIONS



WALL MOUNTED DUPLEX



WALL MOUNTED DEDICATED DUPLEX



WALL MOUNTED SEPARATE DUPLEX



WALL MOUNTED FOURPLEX



WALL MOUNTED DEDICATED FOURPLEX



WALL MOUNTED HALF DEDICATED FOURPLEX



WALL MOUNTED VOICE RECEPTACLE



WALL MOUNTED DATA RECEPTACLE



WALL MOUNTED TELE/DATA RECEPTACLE



WALL MOUNTED A/V TROUGH



WALL MOUNTED A/V RECEPTACLE



WALL MOUNTED CABLE TV RECEPTACLE



WALL MOUNTED VOICE/DATA JUNCTION BOX



WALL MOUNTED SYSTEMS PANEL VOICE/DATA INFEEED



WALL MOUNTED SYSTEMS POWER INFEEED



SURFACE MOUNTED FLOOR DUPLEX



SURFACE MOUNTED FLOOR FOURPLEX



SURFACE MOUNTED FLOOR DEDICATED DUPLEX



SURFACE MOUNTED FLOOR SEPARATE DUPLEX



SURFACE MOUNTED FLOOR DEDICATED FOURPLEX



SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX



SURFACE MOUNTED FLOOR TELEPHONE RECEPTACLE



SURFACE MOUNTED FLOOR TELE/DATA RECEPTACLE



SURFACE MOUNTED FLOOR DATA RECEPTACLE



SURFACE MOUNTED FLOOR A/V RECEPTACLE



SURFACE MOUNTED FLOOR SYSTEMS PANEL VOICE/DATA INFEEED



SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEEED



SURFACE MOUNTED FLOOR DUPLEX/VOICE/DATA



SURFACE MOUNTED FLOOR DUPLEX/VOICE/DATA



SURFACE MOUNTED FLOOR DEDICATED DUPLEX/VOICE/DATA



SURFACE MOUNTED FLOOR SEPARATE DUPLEX/VOICE/DATA



SURFACE MOUNTED FLOOR DEDICATED FOURPLEX/VOICE/DATA



SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA



SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA



SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA



SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA



SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA



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SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA

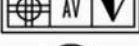


SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA

POWER AND COMMUNICATIONS CONTINUUM CONSTRUCTION



FLUSH FLOOR DUPLEX/AV/VOICE/DATA



FLUSH FLOOR FOURPLEX/AV/VOICE/DATA



FLUSH FLOOR POKE THRU DUPLEX



FLUSH FLOOR POKE THRU FOURPLEX



FLUSH FLOOR POKE THRU DEDICATED DUPLEX



FLUSH FLOOR POKE THRU SEPARATE DUPLEX



FLUSH FLOOR POKE THRU DEDICATED FOURPLEX



FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX



FLUSH FLOOR POKE THRU TELEPHONE RECEPTACLE



FLUSH FLOOR POKE THRU TELE/DATA RECEPTACLE



FLUSH FLOOR POKE THRU DATA RECEPTACLE



FLUSH FLOOR POKE THRU A/V RECEPTACLE



FLUSH FLOOR POKE THRU SYSTEMS PANEL VOICE/DATA INFEEED



FLUSH FLOOR POKE THRU SYSTEMS PANEL POWER INFEEED



FLUSH FLOOR POKE THRU DUPLEX/VOICE/DATA



FLUSH FLOOR POKE THRU FOURPLEX/VOICE/DATA



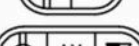
FLUSH FLOOR POKE THRU DEDICATED DUPLEX/VOICE/DATA



FLUSH FLOOR POKE THRU SEPARATE DUPLEX/VOICE/DATA



FLUSH FLOOR POKE THRU DEDICATED FOURPLEX/VOICE/DATA



FLUSH FLOOR POKE THRU DUPLEX AV/VOICE/DATA

SECURITY DEVICES



CARD READER



ELECTRIC HINGE



ELECTRIC LOCKSET



ELECTRIC STRIKE



DOOR RELEASE



DOOR RELEASE MOTION SENSOR



DOOR MONITOR CONTACT



ELECTRO-MAGNETIC LOCK



KEY SWITCH



DOOR HOLD OPEN



INTERCOM



BELL PUSH BUTTON



DOUBLE DOOR MONITOR CONTACT



REMOTE DOOR RELEASE BUTTON



INTRUSION ALARM



DOOR BELL



PIR (REQUEST TO EXIT, PASSIVE INFRARED DETECTOR) CEILING MOUNTED

FINISH



WALL FINISH
BASE FINISH
EXTENT OF FINISH



WALL FINISH



SPECIAL FINISH



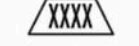
FLOOR FINISH



CEILING FINISH



CHANGE IN FLOOR FINISH



CORNER GUARD



CORNER WRAP

CONSTRUCTION

402: ACCESSIBLE ROUTE

402.2 Components
Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps including the flared sides, elevators, and platform lifts.

403.3 Slope
Running slope shall not exceed 1:20. If slope exceeds 1:20, refer to "ramps" or "curb ramps" sections. Cross slope shall not exceed 1:48.

403.4 Changes in Level
• Up to 1/4": requires no edge treatment (vertical edge permitted).
• 1/4" to 1/2": Edge shall be beveled with a slope no greater than 1:2.
• Greater than 1/2": Requires curb ramp, ramp, elevator, or platform lift.
• Stairs shall not be part of an accessible route.



403.5.1 Width
Minimum clear width of walking surfaces shall be 36" (except as allowed at doors).

403.5.2 Clear Width at Turns
Where the accessible route makes a 180 degree turn around an element which is less than 48" wide, clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn.

403.5.3 Passing Space
An accessible route with a clear width less than 60" shall provide passing spaces at intervals of 200' maximum. Passing spaces shall be either: a space 60" minimum by 60" minimum or, an intersection of two walking surfaces providing a T-shaped space complying with turning space requirements, where the base and arms of the T extend 48" minimum beyond the intersection.

307.4 Vertical Clearance
Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" minimum above the finish floor or ground.

705.1 Detectable Warnings (Required within Public Right-of-Way & Platform Edges)
At Hazardous Vehicular Areas. If a walk within an accessible route crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning 24" wide, complying with the requirements below.

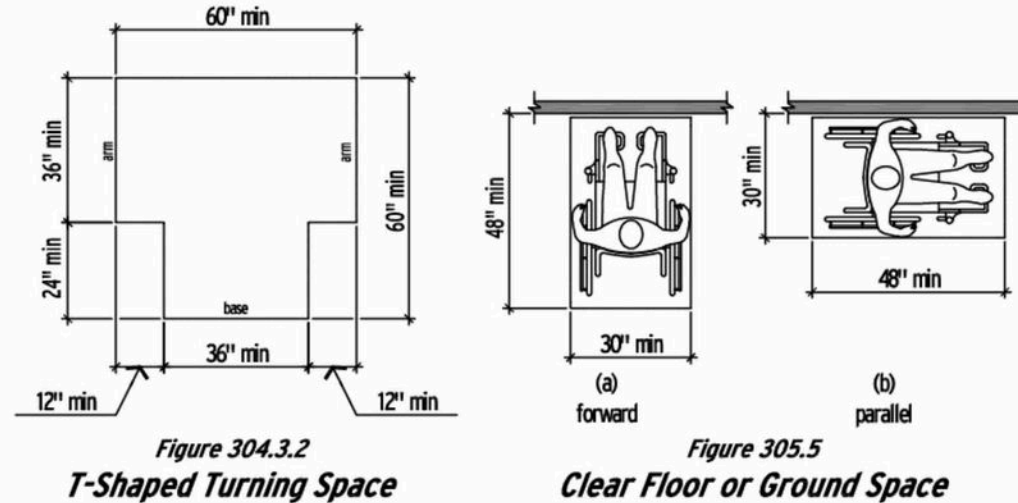
Detectable Warnings: Surface shall consist of raised truncated domes with the following features:

- Diameter: 0.9" nominal.
- Height: 0.2" nominal.
- Surface: Shall visually contrast with adjoining surfaces.

302.2 Carpet
Carpet or carpet tile shall:
• Be securely attached.
• Have a firm cushion, pad, or backing (or none);
• Have a level loop, tufted loop, level cut pile, or level cut/uncut pile texture;
• Have a maximum pile thickness of 1/2";
• Have exposed edges fastened with edge trim the entire length of exposed edge.

302.3 Openings (Gratings)
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

304.3 Turning Space
• The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance.
• The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum.



305 Clear Floor Space
The clear floor or ground space shall be 30" by 48", and may be positioned for either a forward or parallel approach.
• If a forward approach clear floor space extends more than 24" into an above, the minimum above width shall be 36".
• If a parallel approach clear floor space extends more than 15" into an above, the minimum above length shall be 60".

306 Knee and Toe Clearance
Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with required knee and toe clearance. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance
• Space under an element between the finish floor and 9" above the finish floor shall be considered toe clearance.
• Toe clearance shall extend 25" maximum under an element.
• Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element.
• Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor shall not be considered toe clearance.
• Toe clearance shall be 30" wide minimum.

306.3 Knee Clearance
• Space under an element between 9" and 27" above the finish floor shall be considered knee clearance.
• Knee clearance shall extend 25" maximum under an element at 9" above the finish floor.
• Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor, and 8" deep minimum at 27" above the finish floor.
• Between 9" and 27" above the finish floor, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
• Knee clearance shall be 30" wide minimum.

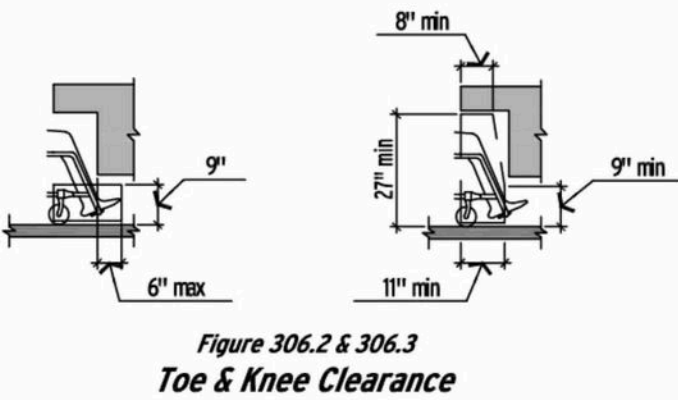
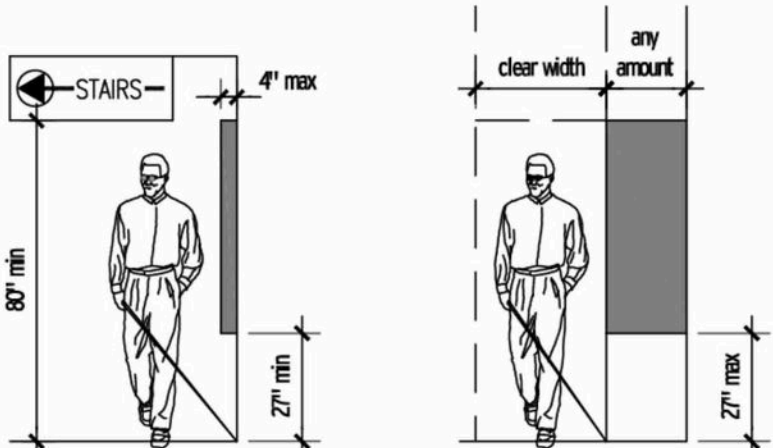


Figure 306.2 & 306.3
Toe & Knee Clearance

307 Protruding Object
• Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walls or corridors.
• Objects projecting from walls with their leading edges at or below 27" above the finished floor may protrude any amount.
• Free-standing objects mounted on posts or pylons shall overhang 12" maximum when located 27" to 80" above the finished floor or ground.
• Protruding objects shall not reduce the required clear width of an accessible route or maneuvering space.



Protruding Object Clearances

308 Reach Ranges
• Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above finish floor or ground.
• Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum.
• Where a parallel approach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above finish floor.
• Where a high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth up to 10", and 46" for a reach depth between 10"-24" above finish floor.

309 Operable Parts
All controls and operating mechanisms in accessible spaces, along accessible routes, and as parts of accessible elements, shall comply with the following:
• Clear floor space shall be provided to allow forward or parallel approach.
• Heights of all operable portions shall comply with the reach ranges. Electrical and communications system receptacles on walls shall be 15" minimum above the floor.
• Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds maximum.

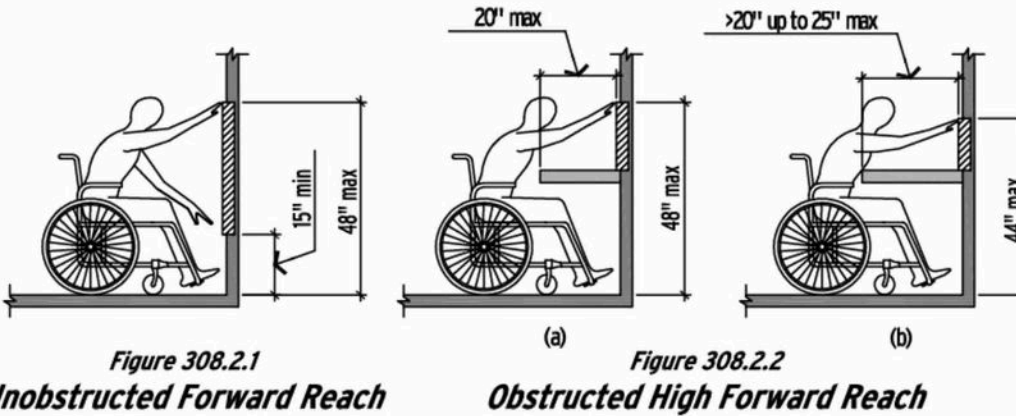


Figure 308.2.1
Unobstructed Forward Reach

Figure 308.2.2
Obstructed High Forward Reach

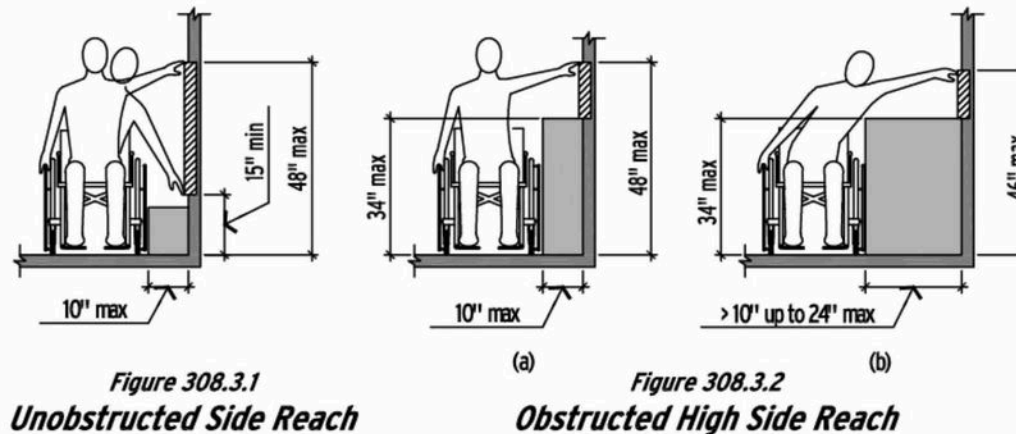


Figure 308.3.1
Unobstructed Side Reach

Figure 308.3.2
Obstructed High Side Reach

502: PARKING SPACES

502.2 Vehicle Spaces
Accessible spaces shall have the following minimum dimensions, measured from the centerlines of the markings:
• Car parking space width: 96"
• Van parking space width: 132"
• Vertical clearance: 98" minimum
Exception: Van parking spaces shall be permitted to be 96" wide minimum where access aisle is 96" wide minimum.

502.3 Access Aisle
• Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.
• Access aisle serving car and van spaces, width: 60" minimum
• Vertical clearance: 98" minimum
• Length: Full length of parking spaces they serve
• Marking: Shall be marked so as to discourage parking in them.
• Location: Shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or Ground Surfaces - Slope
Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. (Curb ramps are not permitted within the required area of access aisles and loading zones.)
Exception: Slopes not steeper than 1:48 shall be permitted.

502.6 Identification - Signage
Accessible parking spaces shall be designated as reserved by a sign showing the International Symbol of Accessibility.
• Signs identifying van parking spaces shall contain the designation "VAN ACCESSIBLE."
• Signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign.

503.1 Passenger Loading Zones
Passenger loading zones shall have the following minimum dimensions:
• Vehicle pull-up space width: 96" wide minimum and 20' long minimum
• Access aisle width: 60" minimum
• Access aisle length: Full length of the vehicle pull-up space served
• Marking: Access aisles shall be marked so as to discourage parking in them.
• Vertical clearance: 114" at loading zone and along at least one vehicular route to the loading zone.

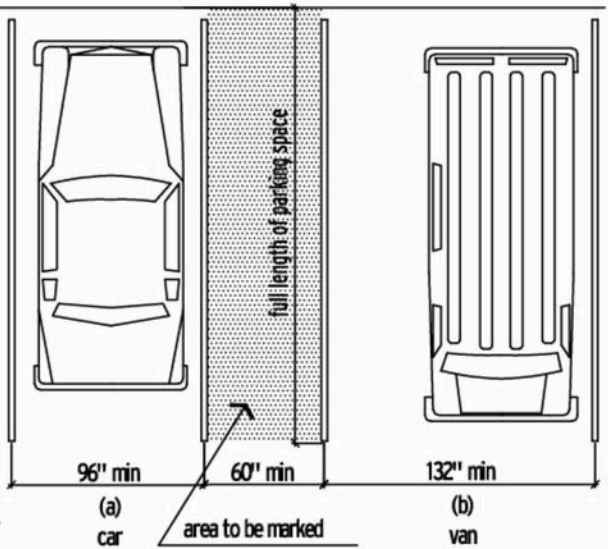


Figure 502.2
Vehicle Parking Spaces

406: CURB RAMPS

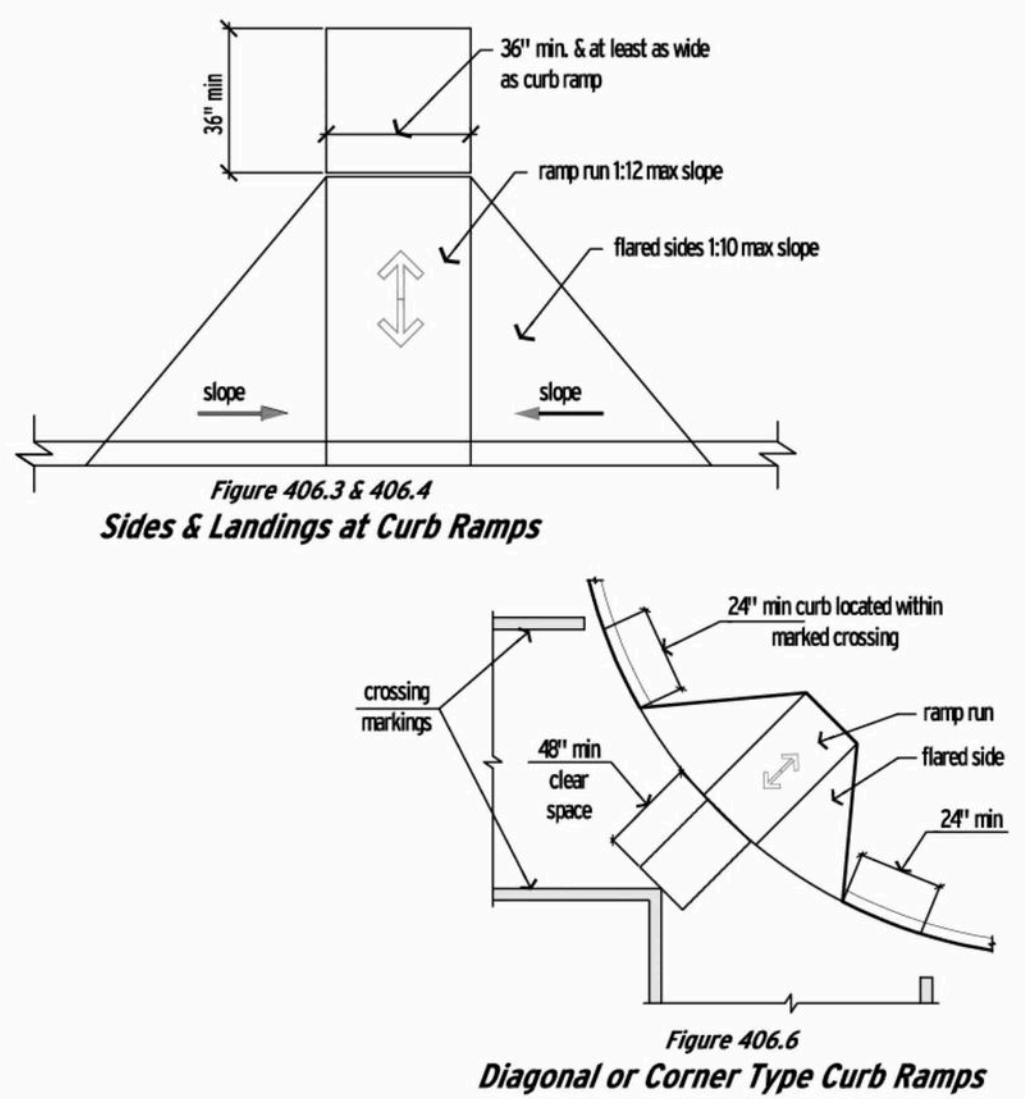
406.1 General
Requirements of curb ramps:
• Maximum slope of curb run: 1:12
• Maximum slope of flared sides: 1:10
• Maximum slope of adjacent surfaces and counter slopes: 1:20
• Minimum clear width: 36"
• Landing clear length shall be 36" minimum and clear width shall be at least as wide as the ramp run.

406.5 Location
Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

705.1 Detectable Warnings (Required within Public Right-of-Way & Platform Edges)
Required for full width and depth of ramp. Surface shall consist of truncated domes with following features:
• Diameter: 0.9" nominal
• Height: 0.2" nominal
• Center to Center spacing: 1.6" minimum and 2.4" maximum
• The surface shall visually contrast with adjacent walking surfaces.
• The material providing contrast shall be an integral part of the walking surface.

406.6 Diagonal Curb Ramps
Diagonal or corner type curb ramps with returned curb, shall have edges parallel to pedestrian flow. The bottom of diagonal curb ramps shall have clear space 48" minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide 48" minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24" long minimum located on each side of the curb ramp and within the marked crossing.

406.7 Islands
Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides, with minimum 48" long and 36" wide level area between.



405: RAMPS

405.1 Where Required
Whenever the slope of the accessible route exceeds 1:20 (5%).
• Ramp runs shall have a running slope not steeper than 1:12 (8.3%).
• Cross slope of ramp runs shall not be steeper than 1:48 (2%).
• Changes in level other than the running slope and cross slope are not permitted on ramp runs.
• The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum.
• The rise for any ramp run shall be 30" maximum.

405.7 Landings
Level landings required at top and bottom of each run, with the following features:
• Slopes not steeper than 1:48 (2%) shall be permitted.
• Clear width shall be at least as wide as the widest ramp run leading to the landing.
• Clear length shall be 60" minimum.
• If ramp changes direction at landing, landing shall be minimum 60" by 60" clear.
• If where doorways are located adjacent to a ramp landing, maneuvering clearances required at doors shall be permitted to overlap the required landing area.

405.8 Handrails
Ramp runs with a rise greater than 6" shall have handrails.
Refer to 505: HANDRAILS for requirements.

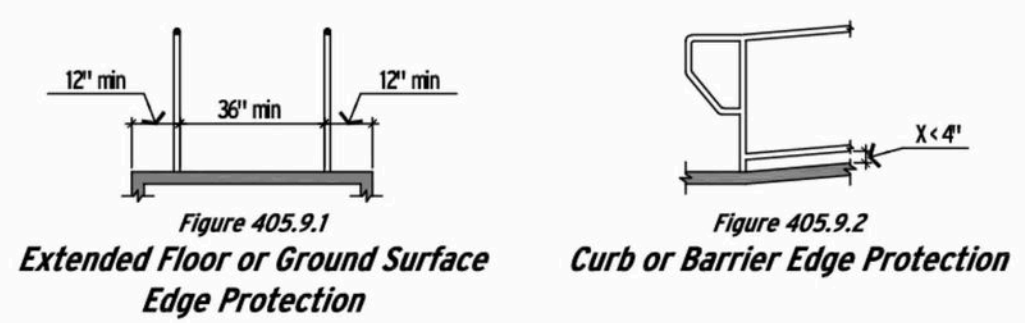
302.1 Surfaces
Ramp surface shall be firm, stable, and slip-resistant. (If carpeted, refer to requirements under 402: ACCESSIBLE ROUTE.)

405.9 Edge Protection
Edge protection shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface
The floor or ground surface of the ramp run or landing shall extend 12" minimum beyond the inside face of a handrail. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.

405.9.2 Curb or Barrier
A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.

405.10 Wet Conditions
Outdoor ramps, their approaches and landings shall be designed to prevent the accumulation of water.



504: STAIRWAYS

504.2 Treads and Risers
All steps on a flight of stairs shall have uniform riser heights and tread depths. Risers shall be 4" high minimum and 7" high maximum. Treads shall be 11" deep minimum. Open risers are not permitted.

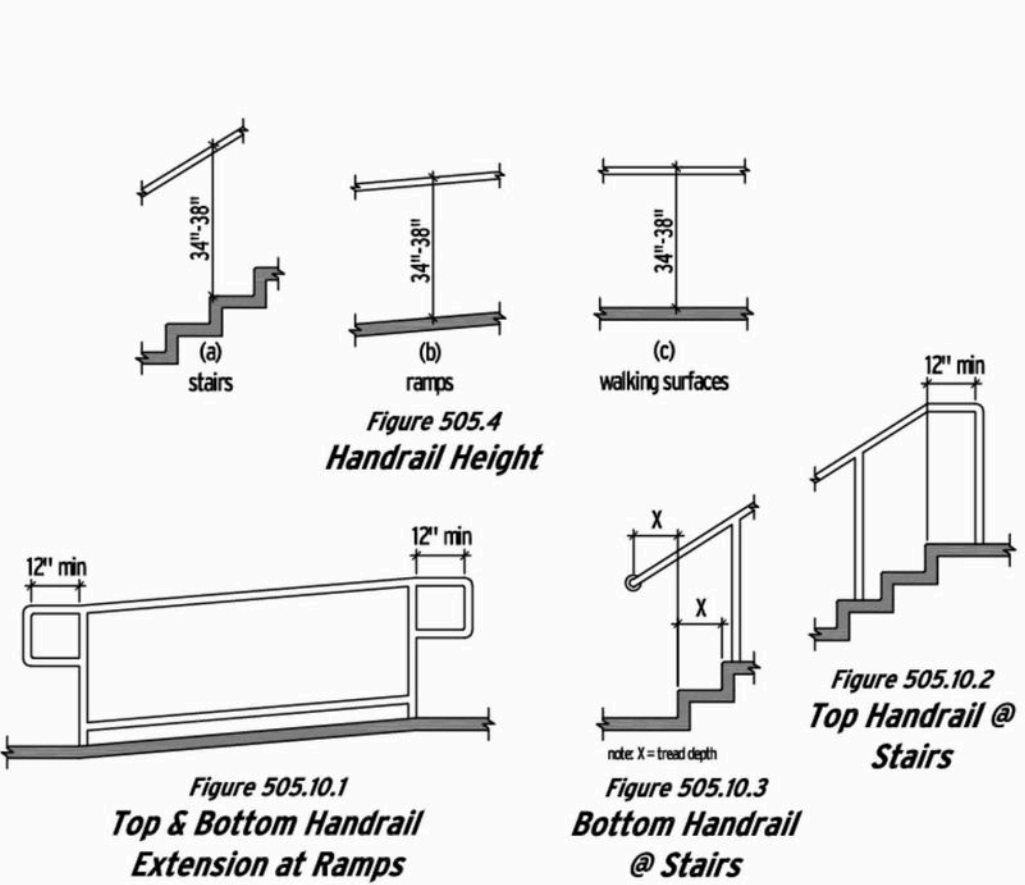
504.5 Nosings
The radius of curvature at the leading edge of the tread shall be 1/2" maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from the vertical. The permitted projection of the nosing shall extend 1/2" maximum over the tread below.

504.7 Wet Conditions
Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.

505: HANDRAILS

505.1 Where Required
• Handrails shall be provided on both sides of stairs and ramps where required along walking surfaces, ramps, and stairs.
• Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
• Top of gripping surfaces of handrails shall be 34" minimum and 38" minimum vertically above walking surfaces, stair nosings, and ramp surfaces, and at a consistent height above surfaces.
• Clearance between handrail gripping surfaces and adjacent surfaces shall be 1/2" minimum.
• Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length.
• Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4" minimum and 2" maximum.
• Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6 1/4" maximum, and a cross section dimension of 2 1/4" maximum.
• Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
• Handrails shall not rotate within their fittings.

505.10 Handrail Extensions
• Top & Bottom at Ramps: Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
• Top Extension at Stairs: At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
• Bottom Extension at Stairs: At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



404: DOORS, DOORWAYS, & GATES

404.1 General
Doors, doorways, and gates that are part of an accessible route shall comply with this section.

404.2.1 Revolving Doors, Gates, and Turnstiles
Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-leaf Doors and Gates
At least one of the active leaves of doorways with two leaves shall comply with this section.

404.2.3 Clear Width
Door openings shall provide a clear opening of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above finish floor or ground shall not exceed 4".
Exception: Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.

404.2.4 Maneuvering Clearances
• Door openings shall provide a clear opening of the full width of the doorway and the required latch side or hinge side clearance, as shown in Figures 404.2.4.1 and 404.2.4.2.
• Maneuvering clearances, in addition to doorway width, are required at recessed doors and gates (all dimensions are minimum), as shown in Figure 404.2.4.3.

404.2.5 Thresholds
Thresholds, if provided at doorways, shall be 1/2 inch high maximum.

404.2.6 Doors in Series and Gates in Series
The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of doors or gates swinging into the space.

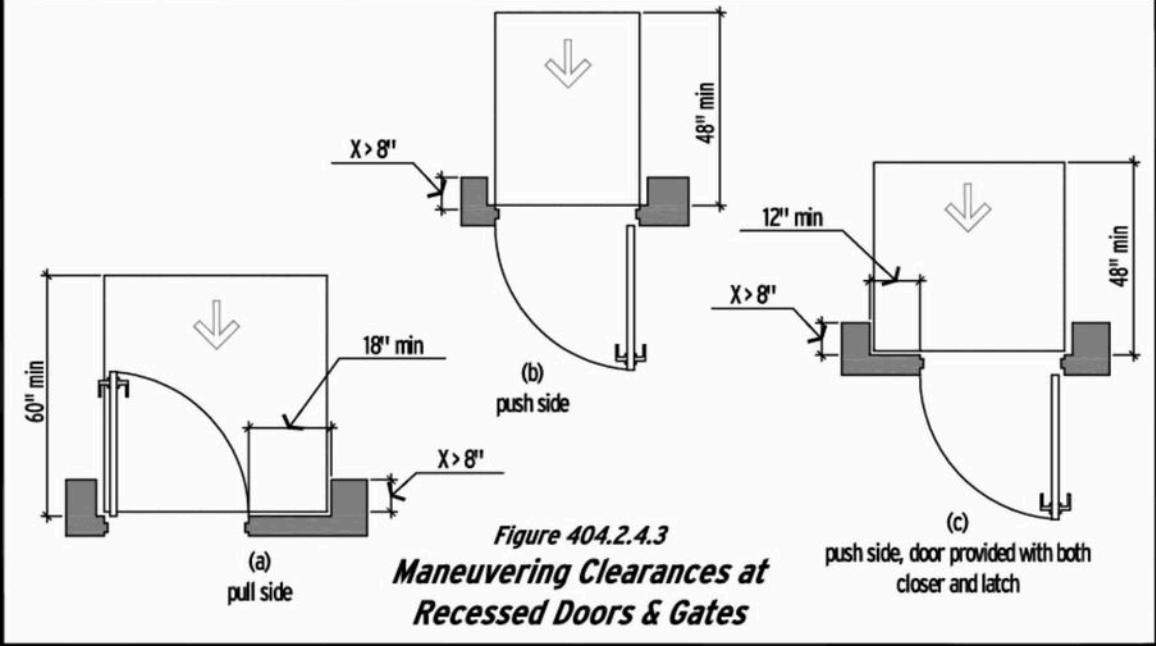
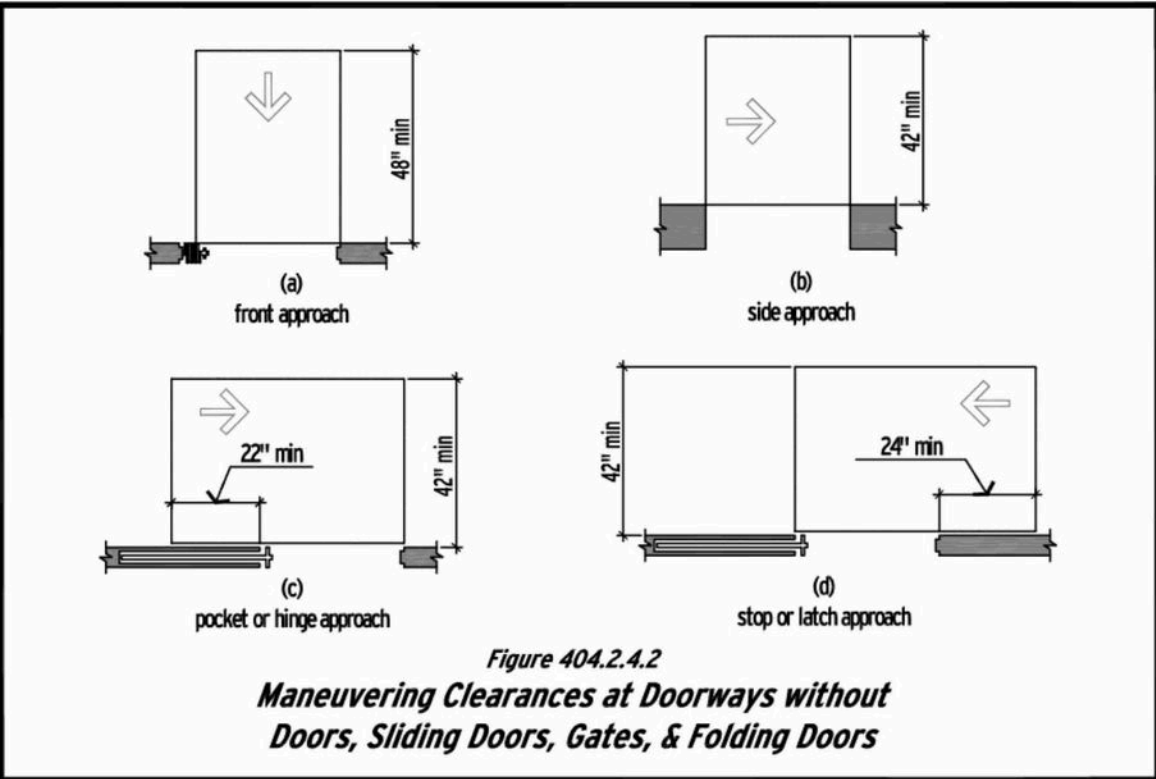
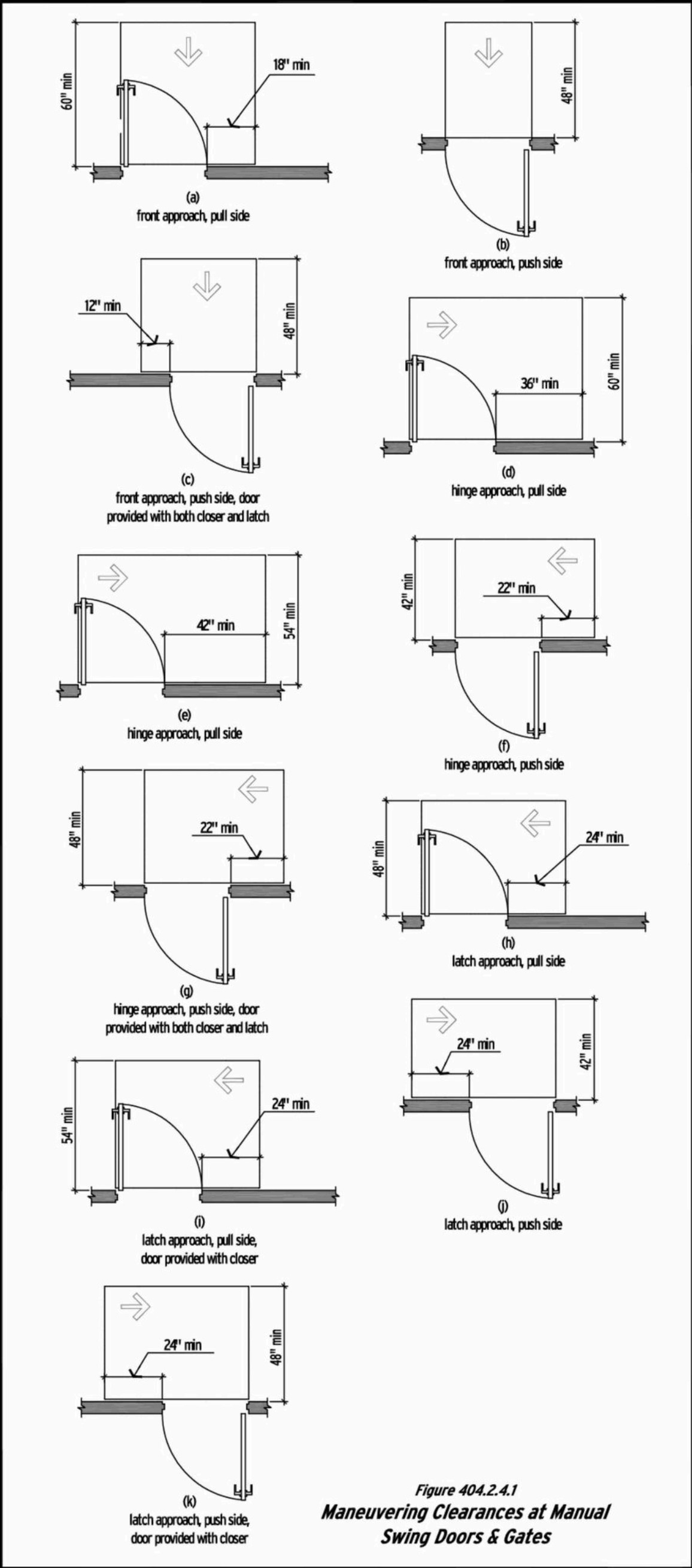
404.2.6 Door and Gate Hardware
Handles, pulls, latches, locks, and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.
• Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.
• Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground.
• Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
• The force required to activate operable parts shall be 5 pounds maximum.

404.2.8.1 Door Closers and Gate Closers
Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.9 Door and Gate Opening Force
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors and gates: 5 pounds maximum.
2. Sliding or folding doors: 5 pounds maximum.
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

404.2.11 Vision Lights
Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 48" minimum above the finish floor.
Exception: Vision lights with the lowest part more than 66" from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic Doors and Power-Assisted Doors and Gates
Full-powered automatic doors shall comply with ANSI/BHMA A156.10-1999.
Low energy and power-assisted doors shall comply with ANSI A156.19 (1997 or 2002 edition).
Doorways shall provide a clear opening of 32" minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.



NOTES:

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

PERMIT REDESIGN

DISCIPLINE: ARCHITECTURE

PROJECT TITLE:

1-STORY RESIDENTIAL

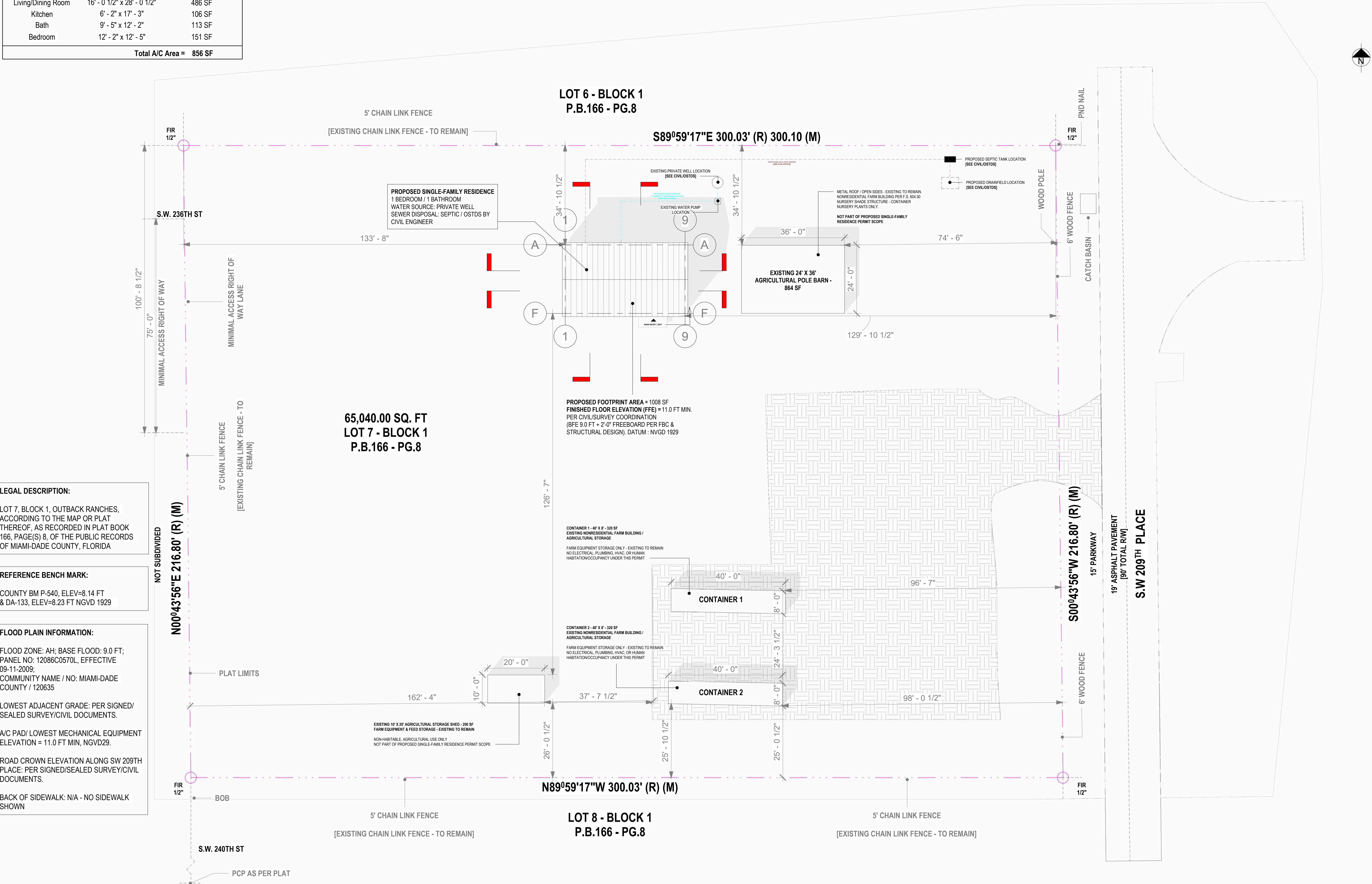
DRAWING TITLE:

ACCESSIBILITY GUIDELINES

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	G0-03	

STRUCTURE	SIZE	AREA	STATUS	USE
Proposed SFR	24' x 42'	1008 SF	Proposed	Single-Family Residence
Pole Barn	24' x 36'	864 SF	Existing to remain	Nursery Shade Structure
Container 1	40' x 8'	320SF	Existing to remain	Agricultural Equipment Storage
Container 2	40' x 8'	320 SF	Existing to remain	Agricultural Equipment Feed/Supply Storage
Shed	10' x 20'	200 SF	Existing to remain	Agricultural Storage

ROOM	SIZE	AREA
Living/Dining Room	16' - 0 1/2" x 28' - 0 1/2"	486 SF
Kitchen	6' - 2" x 17' - 3"	106 SF
Bath	9' - 5" x 12' - 2"	113 SF
Bedroom	12' - 2" x 12' - 5"	151 SF
Total A/C Area =		856 SF



LEGAL DESCRIPTION:

LOT 7, BLOCK 1, OUTBACK RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE(S) 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

REFERENCE BENCH MARK:

COUNTY BM P-540, ELEV=8.14 FT & DA-133, ELEV=8.23 FT NGVD 1929

FLOOD PLAIN INFORMATION:

FLOOD ZONE: AH; BASE FLOOD: 9.0 FT; PANEL NO: 12086C0570L, EFFECTIVE 09-11-2009; COMMUNITY NAME / NO: MIAMI-DADE COUNTY / 120635

LOWEST ADJACENT GRADE: PER SIGNED/ SEALED SURVEY/CIVIL DOCUMENTS.

A/C PAD/ LOWEST MECHANICAL EQUIPMENT ELEVATION = 11.0 FT MIN, NGVD29.

ROAD CROWN ELEVATION ALONG SW 209TH PLACE: PER SIGNED/SEALED SURVEY/CIVIL DOCUMENTS.

BACK OF SIDEWALK: N/A - NO SIDEWALK SHOWN

NOTES:

LANDSCAPE:
LANDSCAPE PLAN, LANDSCAPE LEGEND/ CALCULATIONS, PLANTING DETAILS, AND LANDSCAPE COMPLIANCE FORM BY OWNER / LANDSCAPE PROFESSIONAL.

EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS SHALL COMPLY WITH FBC RESIDENTIAL TABLE R302.1 BASED ON FIRE SEPARATION DISTANCE SHOWN ON SITE PLAN.

SEPTIC/OSTDS SYSTEM, SEPTIC TANK CAPACITY, DRAINFIELD DESIGN, PBTS REQUIREMENTS, SANITARY SURVEY CIRCLES, DEP FORMS, GRADING, DRAINAGE, AND ENVIRONMENTAL COMPLIANCE ARE BY CIVIL/ OSTDS ENGINEER. ARCHITECTURAL PLANS SHOW LOCATIONS FOR COORDINATION ONLY.

EXISTING AGRICULTURAL STRUCTURE NOTES:

1. ZONING: AU - AGRICULTURAL USE DISTRICT. AGRICULTURAL USES PERMITTED PER SEC. 33-279.
2. EXISTING POLE BARN, STORAGE CONTAINERS, AND STORAGE SHED ARE EXISTING AGRICULTURAL SUPPORT STRUCTURES TO REMAIN.
3. NONRESIDENTIAL FARM BUILDING PER F.S. 604.50 - BONA FIDE AGRICULTURAL PURPOSES ONLY.
4. USE: STORAGE OF FARM EQUIPMENT, FEED, AGRICULTURAL SUPPLIES, AND NURSERY SHADE STRUCTURE USE ONLY.
5. NO ELECTRICAL, PLUMBING, HVAC, OR HUMAN HABITATION/OCCUPANCY IS PROPOSED WITHIN THE EXISTING AGRICULTURAL STRUCTURES UNDER THIS PERMIT.
6. EXISTING AGRICULTURAL STRUCTURES ARE NOT DWELLINGS AND ARE NOT PART OF THE PROPOSED SINGLE-FAMILY RESIDENCE PERMIT SCOPE.
7. PROPERTY IS CLASSIFIED AGRICULTURAL PER F.S. 193.461 PER OWNER-PROVIDED INFORMATION.
8. NO EXPANSION OF EXISTING AGRICULTURAL STRUCTURES IS PROPOSED UNDER THIS PERMIT.

OWNER SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

PERMIT REDESIGN

DISCIPLINE:

ARCHITECTURE

PROJECT TITLE:

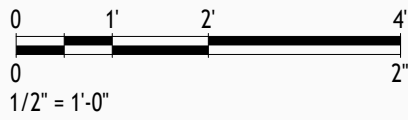
1-STORY RESIDENTIAL

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-01	1/16" = 1'-0"

1 Proposed Site Plan
1/16" = 1'-0"



APPLICABLE CODES, REGULATIONS, & STANDARDS

- A. THE 2023 FLORIDA BUILDING CODE, 8TH EDITION
B. ASCE/SEI 7-22: MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
C. ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
D. AISC STEEL CONSTRUCTION MANUAL (15TH EDITION)
E. AWS D1.1: STRUCTURAL WELDING

1. THESE PLANS BELONG EXCLUSIVELY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MFRS), COMPONENTS AND CLADDING (C&C), AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PROPERTY SET-BACKS, ELECTRICAL, PLUMBING, INGRESS/EGRESS, FINISH FLOOR SLOPES AND ELEVATIONS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE LIABILITY OF OTHERS.

2. THESE STRUCTURES ARE ENGINEERED AS CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND LIVE AND WIND LOADS. UPGRADES NOT SPECIFICALLY ADDRESSED HEREIN, SUCH AS WINDOWS, DOORS, OR ANOTHER COMPONENT NOT LISTED IN THE BUILDING CODE APPROVED PRODUCT LIST, AND NOT PROVIDED AND INSTALLED BY THE CONTRACTOR, WHICH CAUSE ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR FAILURE OR STRUCTURAL DAMAGE DUE TO THE EXTRA LOAD.

3. ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE ZINC COATED HARDWARE.

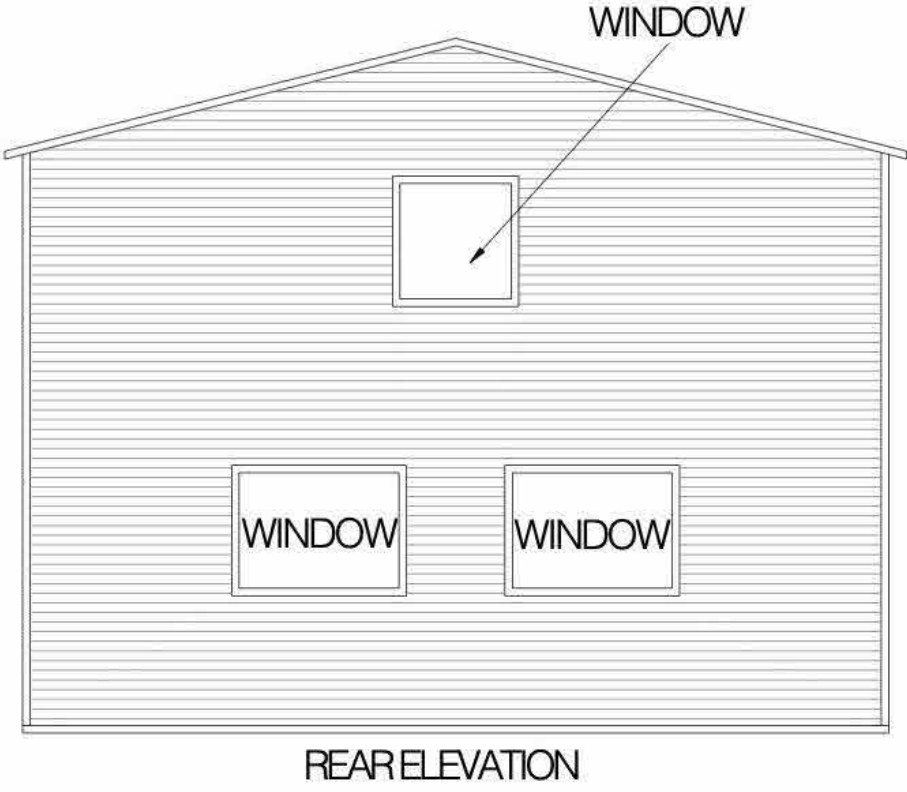
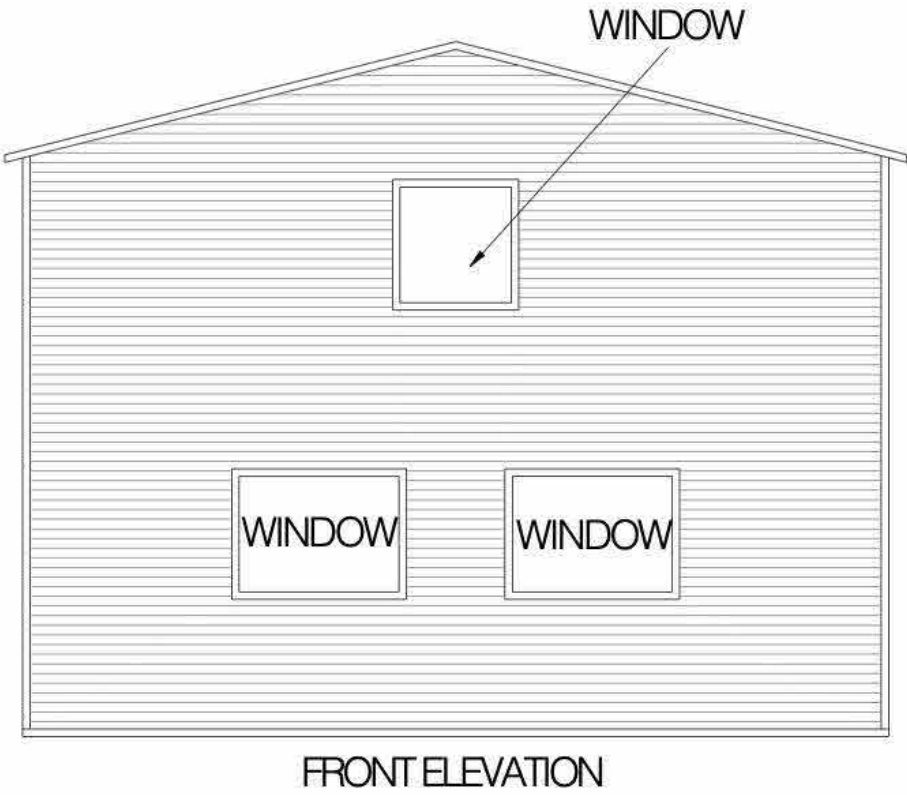
4. SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" x 2 1/2" - 14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS FOR VERTICAL PANELS, 29 GAUGE METAL PANELS SHALL BE FASTENED TO 18 GAUGE HAT CHANNELS (UNLESS OTHERWISE NOTED).

5. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
R = 3.5
S_{ds} = 0.087g
S_{d1} = 0.084g

6. CONSTRUCTION IN SPECIAL FLOOD HAZARD AREAS:
CONTRACTOR TO VERIFY THAT THE FINISHED FLOOR ELEVATION FOR THE PROPOSED STRUCTURE IS AT OR ABOVE THE GREATER OF THE FOLLOWING ELEVATIONS:
I) BFE (BASE FLOOD ELEVATION) + 2'-0"
II) DFE (DESIGN FLOOD ELEVATION)
III) THE MINIMUM ELEVATION MANDATED BY THE BUILDING CODES ADOPTED BY THE AUTHORITY HAVING JURISDICTION.

DESIGN DATA	
DESIGN CRITERIA : RISK CATEGORY : OCCUPANCY CLASSIFICATION : CONSTRUCTION TYPE : DEFLECTION LIMIT = ULTIMATE DESIGN WIND SPEED (MPH) VULT = NOMINAL DESIGN WIND SPEED (MPH) VASD = EXPOSURE CATEGORY : MEAN BUILDING HEIGHT (FT) = MINIMUM BUILDING PLANDIMENSION (FT) = END ZONE DIMENSION (FT) a = ROOF STYLE : ROOF PITCH (IN 12) : OCCUPANCY CLASSIFICATION : DEAD LOAD (DUE TO SELF-WEIGHT) = ROOF LIVE LOAD = GROUND SNOW LOAD =	ASCE/SEI 7 I U II-B L/120 160 124 C 17.50 24.00 3.00 GABLE 3.00 PARTIALLY ENCLOSED 6.9 PSF 12 PSF 1 PSF
ADJUSTED C & C WIND PRESSURES (ASD) (PSF)	
EFFECTIVE WIND AREA FOR ROOF (SQ. FT) : ZONE 1' (POSITIVE) = ZONE 1' (NEGATIVE) = ZONE 1' (OVERHANG) = ZONE 1 (POSITIVE) = ZONE 1 (NEGATIVE) = ZONE 1 (OVERHANG) = ZONE 2 (POSITIVE) = ZONE 2 (NEGATIVE) = ZONE 2 (OVERHANG) = ZONE 3 (POSITIVE) = ZONE 3 (NEGATIVE) = ZONE 3 (OVERHANG) =	48.00 NA NA NA 29.2 -54.6 -80.4 29.2 -69.3 -95.2 29.2 -85.8 -111.7
EFFECTIVE WIND AREA FOR WALLS (SQ. FT) : ZONE 4 (POSITIVE) = ZONE 4 (NEGATIVE) = ZONE 5 (POSITIVE) = ZONE 5 (NEGATIVE) =	85.33 40.7 -43.6 40.7 -47.6

CONTRACTOR TO PROVIDE BUILDING CODE APPROVED PRODUCTS TO MEET OR EXCEED THE DESIGN PRESSURES AS TABULATED.



ADJUSTED C & C WIND PRESSURES (ASD) (PSF) FOR OPENINGS	
SWING DOOR	
EFFECTIVE WIND AREA (SQ. FT) = ZONE 4 (POSITIVE) = ZONE 4 (NEGATIVE) = ZONE 5 (POSITIVE) = ZONE 5 (NEGATIVE) =	N/A N/A N/A N/A N/A
ROLL-UP DOOR	
EFFECTIVE WIND AREA (SQ. FT) = ZONE 4 (POSITIVE) = ZONE 4 (NEGATIVE) = ZONE 5 (POSITIVE) = ZONE 5 (NEGATIVE) =	100.00 40.4 -43.3 40.4 -46.9
WINDOW	
EFFECTIVE WIND AREA (SQ. FT) = ZONE 4 (POSITIVE) = ZONE 4 (NEGATIVE) = ZONE 5 (POSITIVE) = ZONE 5 (NEGATIVE) =	9.86 45.5 -48.5 45.5 -57.3

THE ENGINEERING ON THESE PLANS IS SITE SPECIFIC FOR (1) STRUCTURE ONLY AT THE PROVIDED ADDRESS(ES).

SHEET NO.	DRAWING INDEX
S/01	GENERAL NOTES
S/02	PLAN/ ELEVATIONS
S/03	FOUNDATION PLAN
S/04	DETAILS

PROPOSED METAL BUILDING FOUNDATION & SHELL STRUCTURAL DESIGN ONLY. ALL OTHER REQUIRED PERMITS TO BUILD OUT TO A HABITABLE LIVING SPACE ARE TO BE BY OTHERS/ PER SEPERATE CERTIFICATE. INCLUDING BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, ENERGY CALCS., ETC. FOR MORE INFORMATION VISIT: <https://flengineeringllc.com/order/> OR SCAN QR CODE.



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NOTES :

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Rev	DATE	DESCRIPTION

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254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

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DISCIPLINE:
ARCHITECTURE

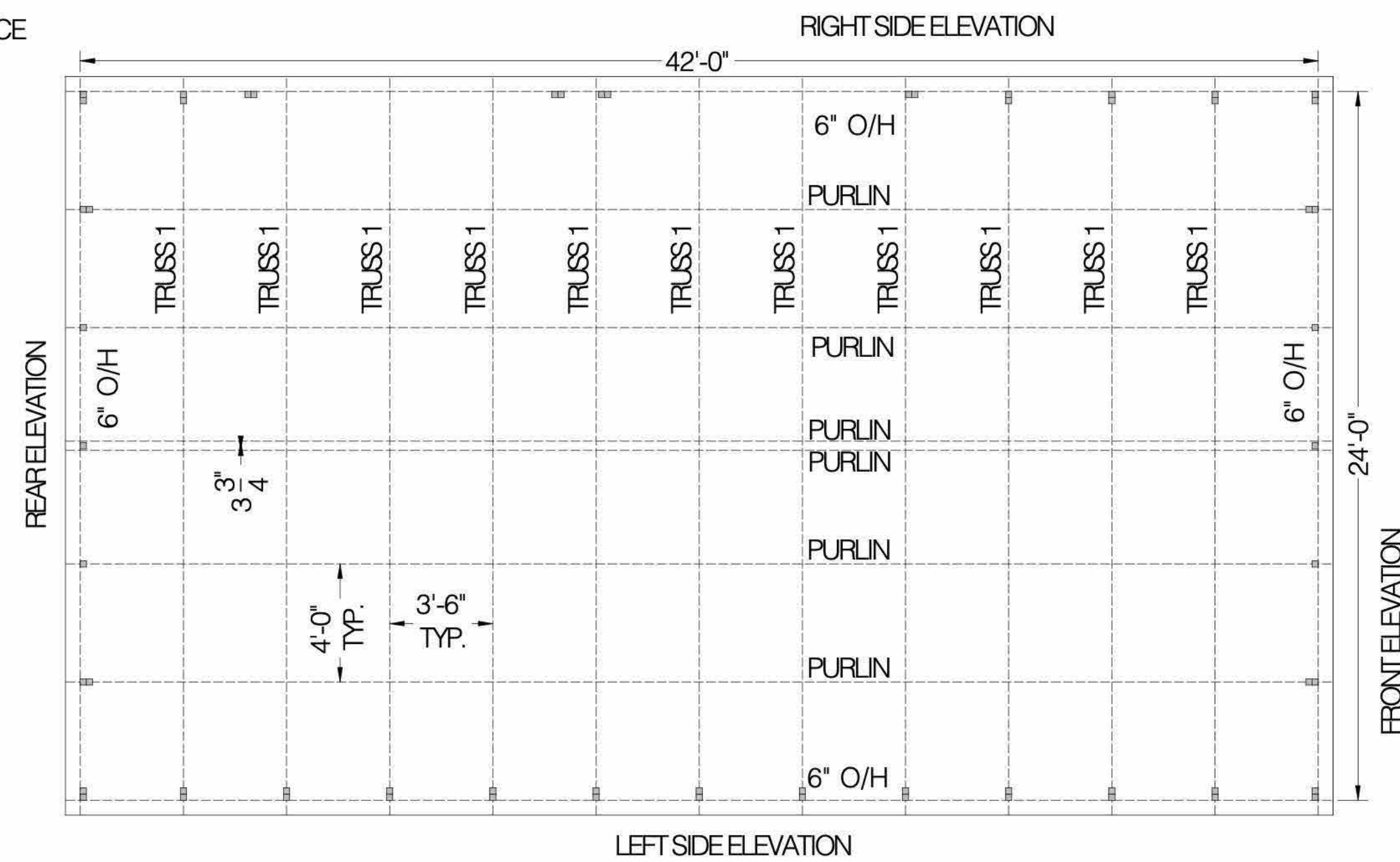
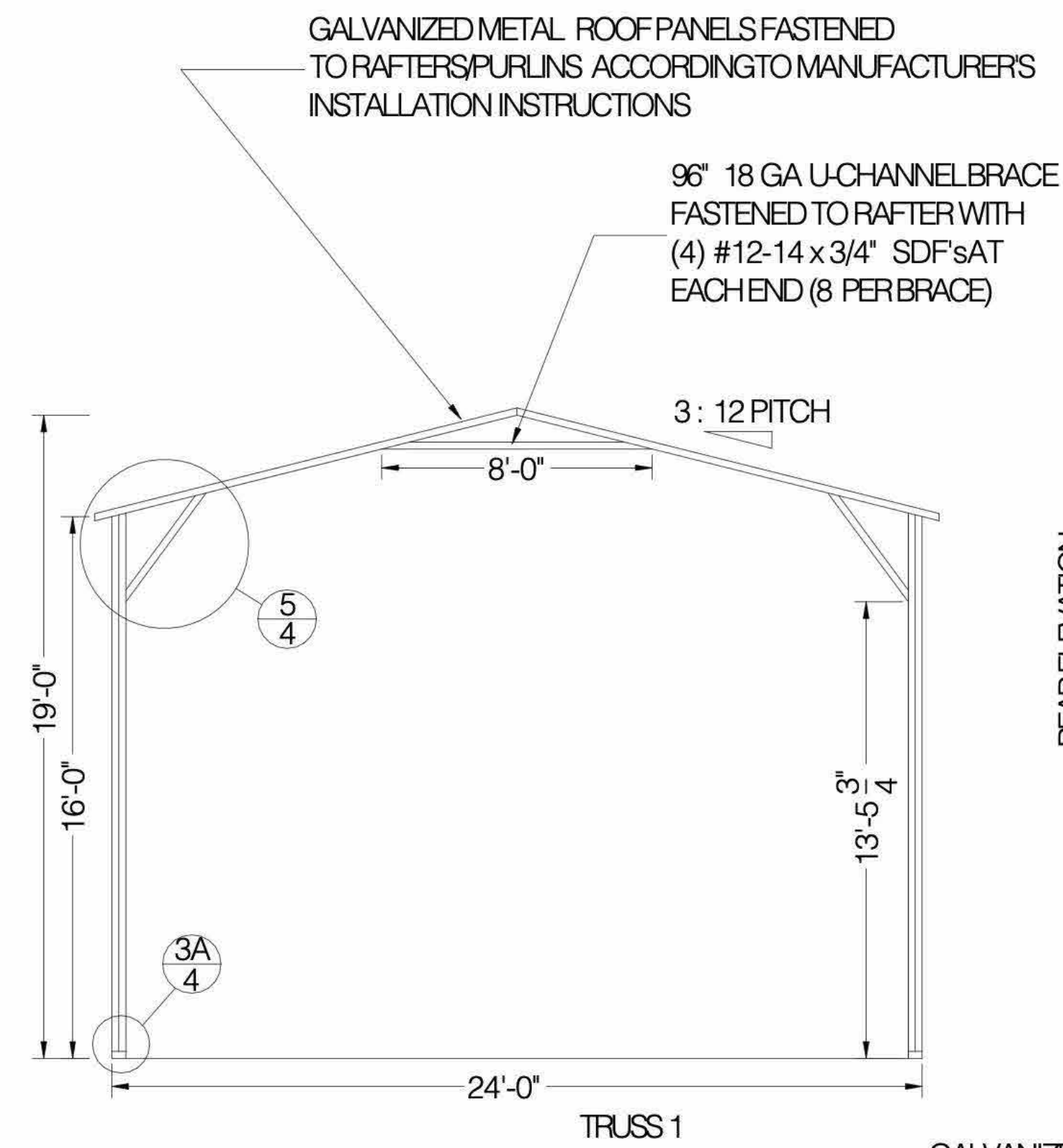
PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED STRUCTURAL ELEVATIONS

DRAWN BY: A.C	CHECKED BY: N.B	DATE:
JOB NO:	SHT NO.: AR-02	SCALE: NTS

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NOTES :

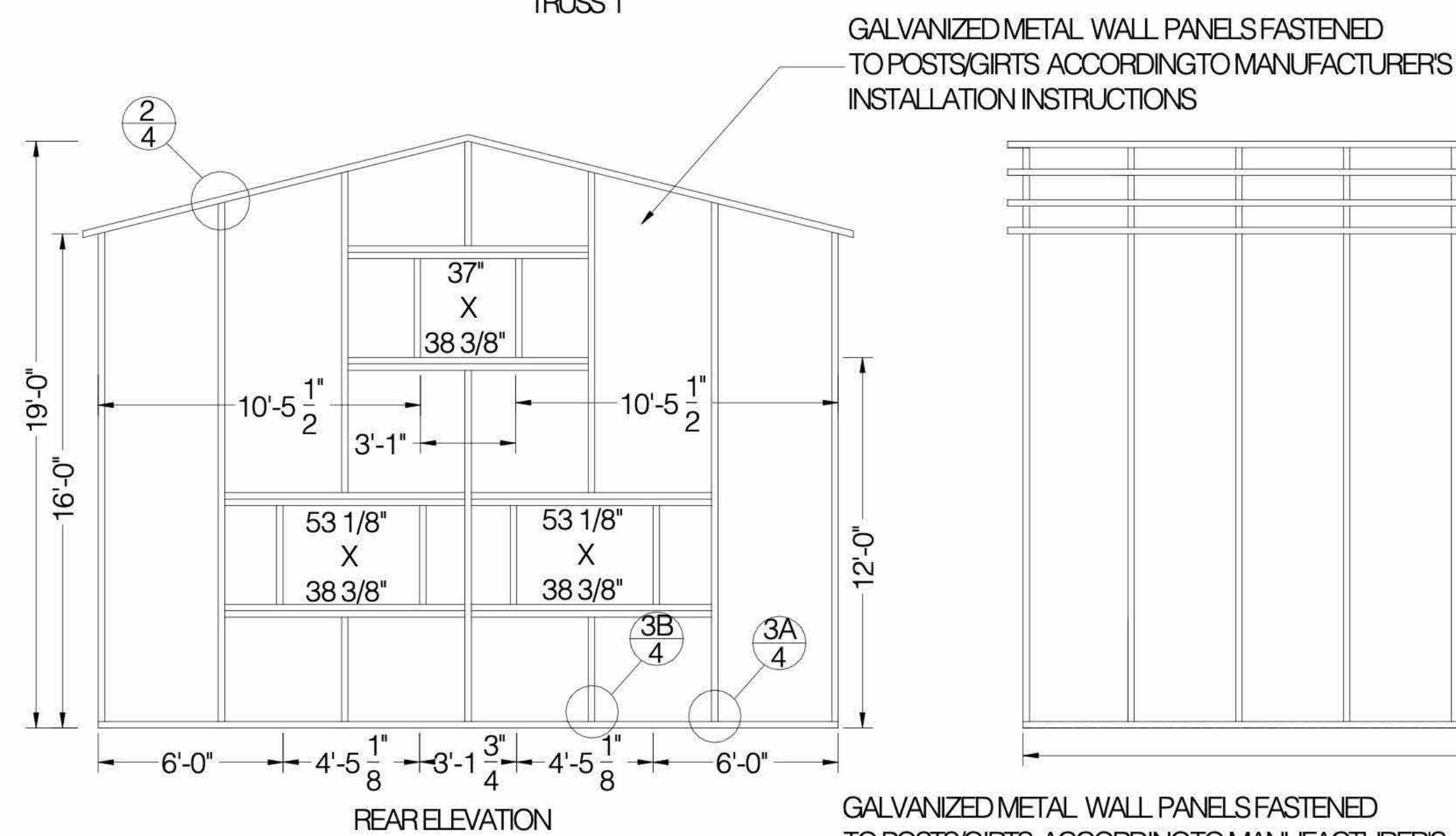


SCOPE OF WORK:
PROPOSED METAL BUILDING FOUNDATION & EXTERNAL SHELL
STRUCTURAL DESIGN ONLY. ALL OTHER REQUIRED PERMITS TO
BUILD OUT TO A HABITABLE LIVING SPACE ARE TO BE BY OTHERS,
INCLUDING BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, ENERGY
CALCULATIONS, ETC.

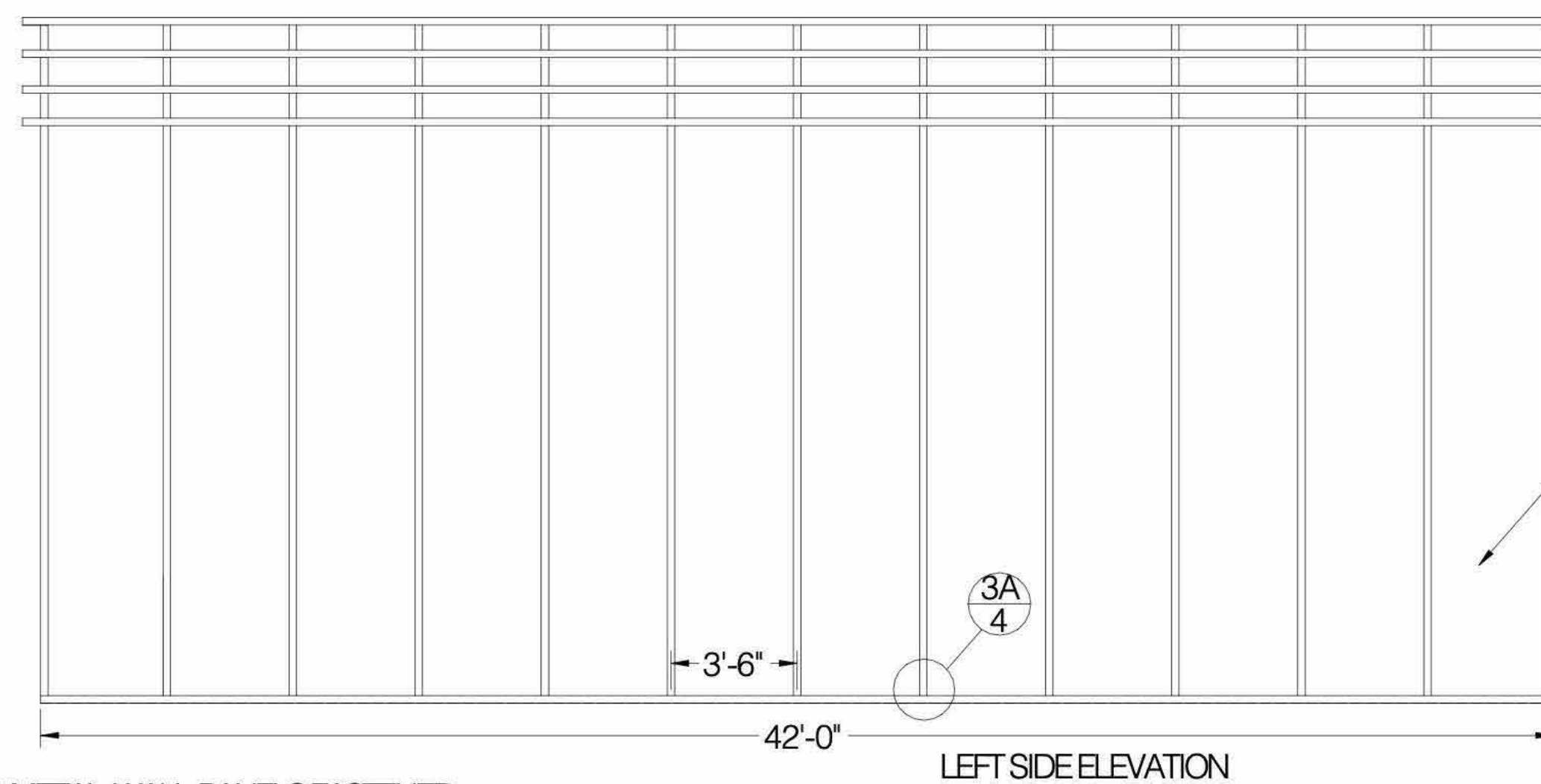
FRAMING NOTES:

1. ALL FRAME MEMBERS ARE 2.5"x2.5"x14GA TS U.N.O.
2. MAX. RAFTERS SPACING= 5'-0"
3. U-BRACE= 2.5"x2"x18 GA CHANNEL
4. PURLIN= 1.5" X 18GA HAT CHANNEL
5. KNEE BRACE= 2.5"x2"x18GA CHANNEL

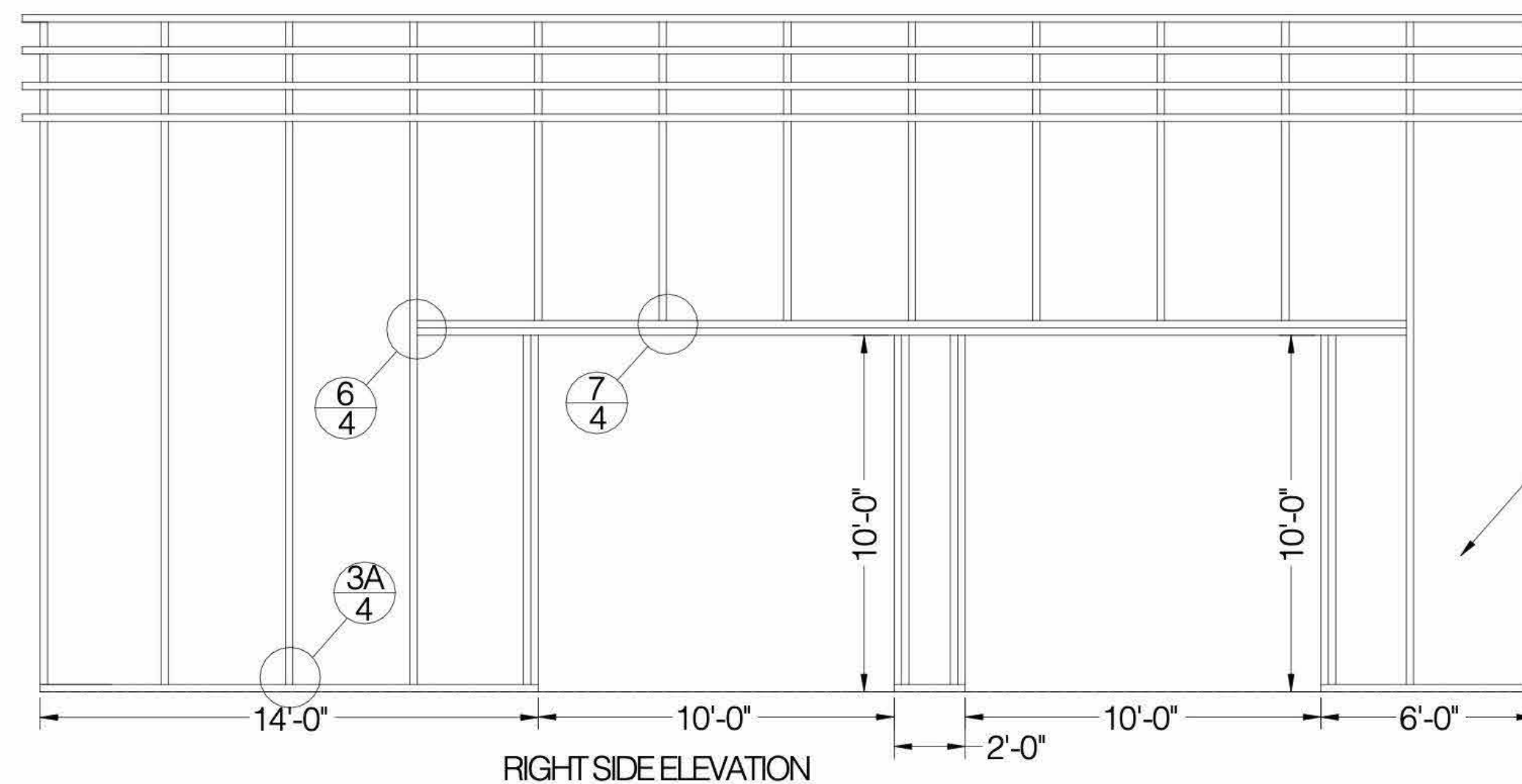
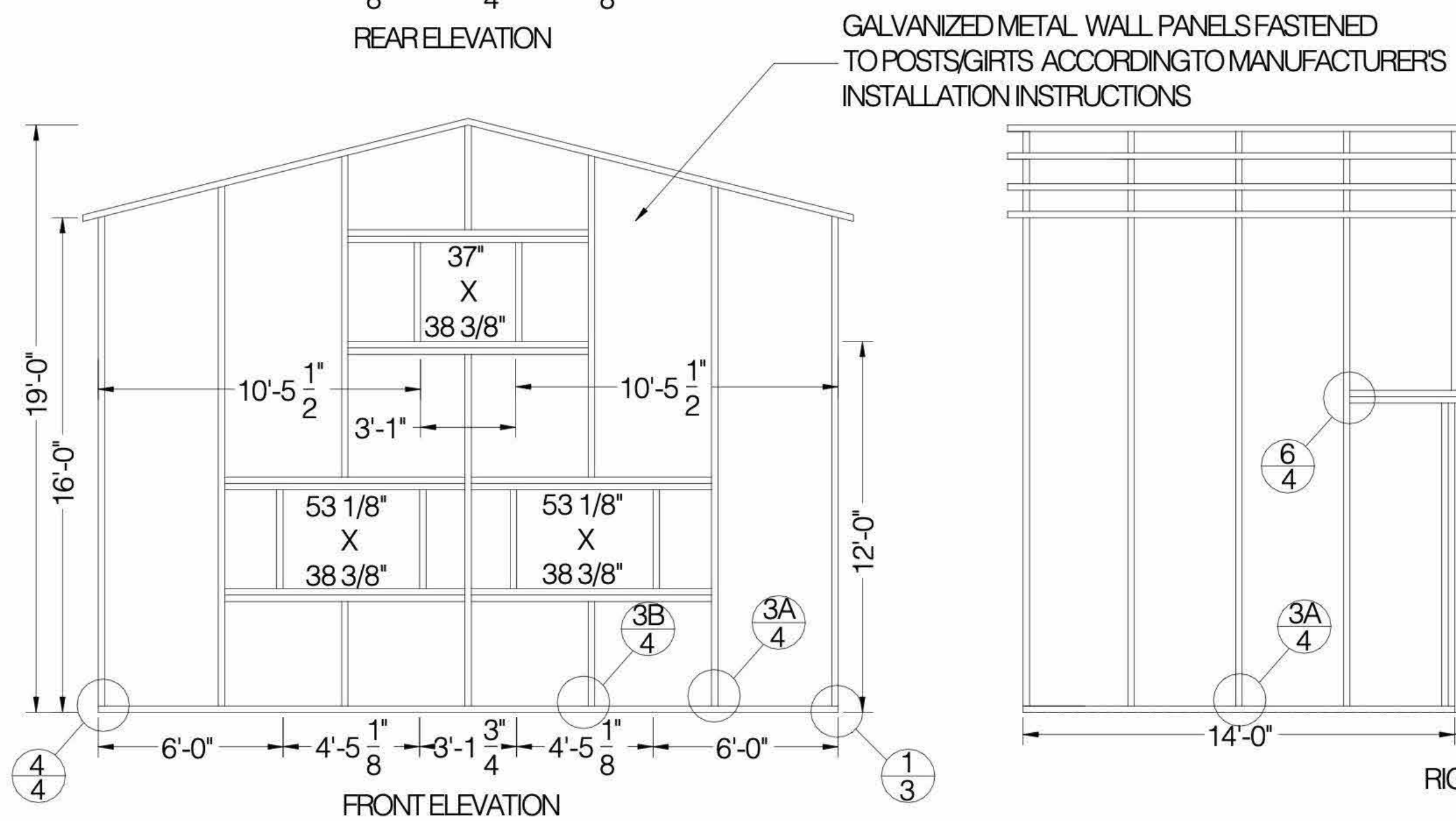
- - 2.5X2.5X14GA COLUMN
 - (2) 2.5X2.5X14GA COLUMN



1.5" 18 GAUGE FURRING CHANNELS SPACED AT
4'-0" (MAX.) O.C. AND FASTENED TO EACH
RAFTER WITH (2) #12-14 x 3/4" SDFS



GALVANIZED METAL WALL PANELS FASTENED
— TO POSTS/GIRTS ACCORDING TO MANUFACTURER'S
INSTALLATION INSTRUCTIONS



GALVANIZED METAL WALL PANELS FASTENED
— TO POSTS/GIRTS ACCORDING TO MANUFACTURER'S
INSTALLATION INSTRUCTIONS

OWNER
SIGNATURE

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DISCIPLINE: ARCHITECTURE

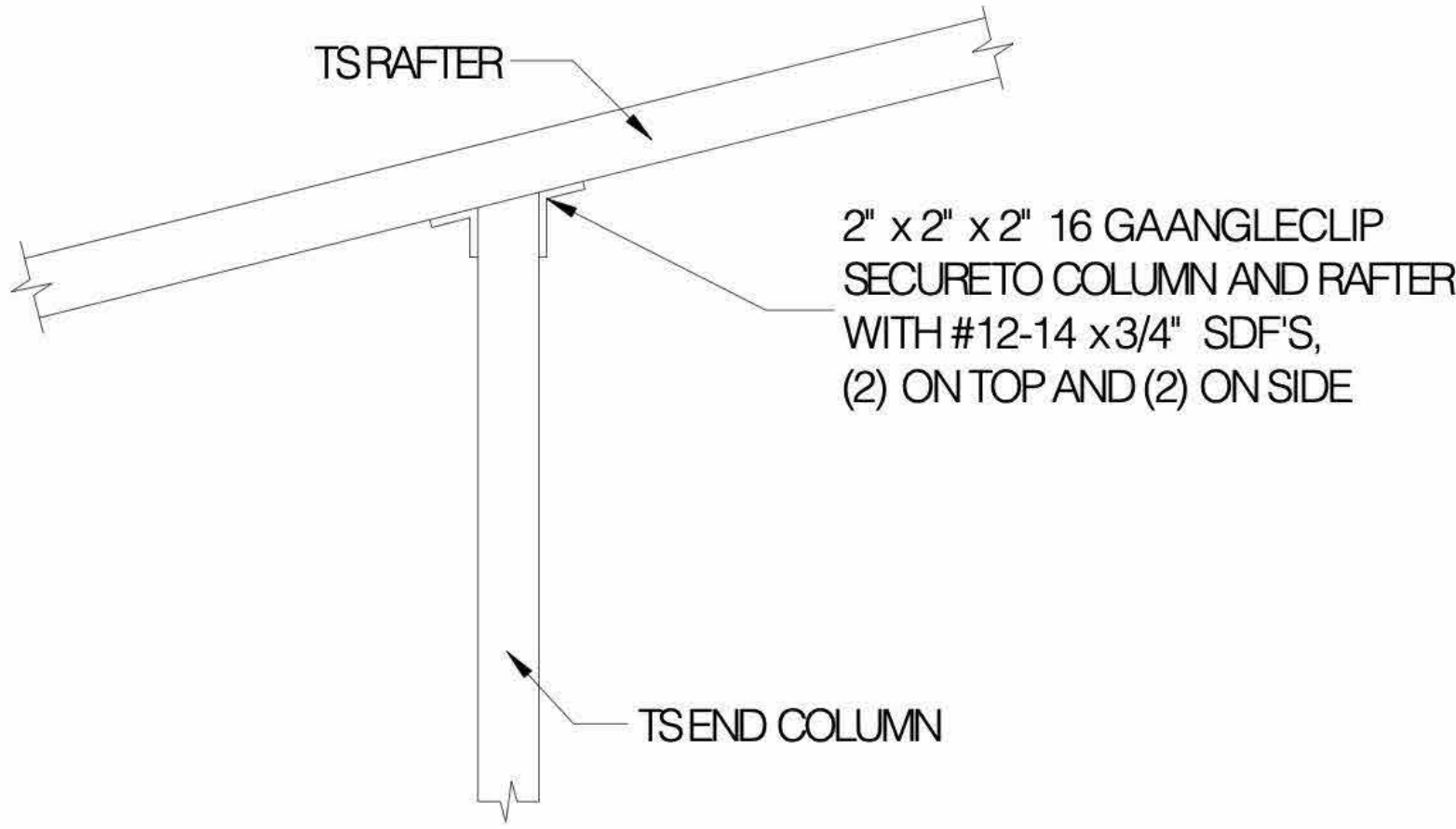
PROJECT TITLE:

1-STORY RESIDENTIAL

DRAWING TITLE:

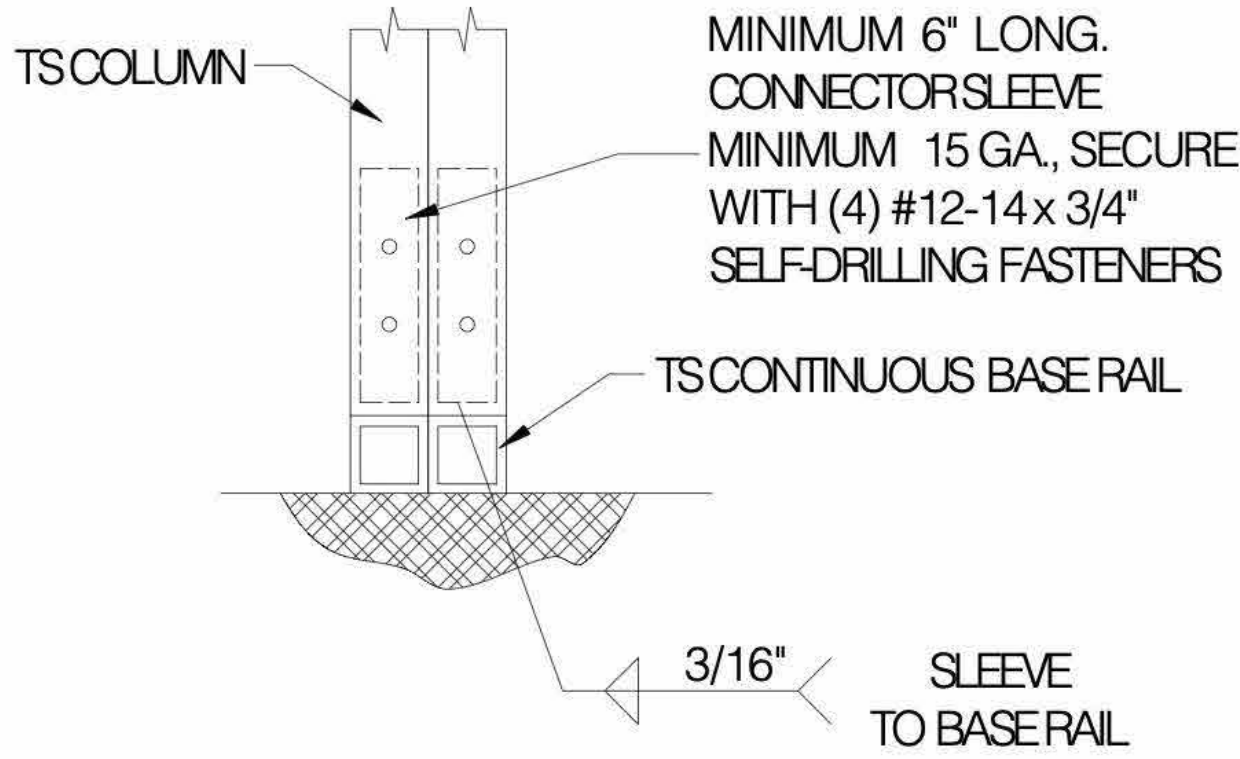
PROPOSED STRUCTURAL ELEVATIONS

<u>DRAWN BY:</u> A.C	<u>CHECKED BY:</u> N.B	<u>DATE:</u>
<u>JOB NO:</u>	<u>SHT NO.:</u> AR-03	<u>SCALE:</u> NTS



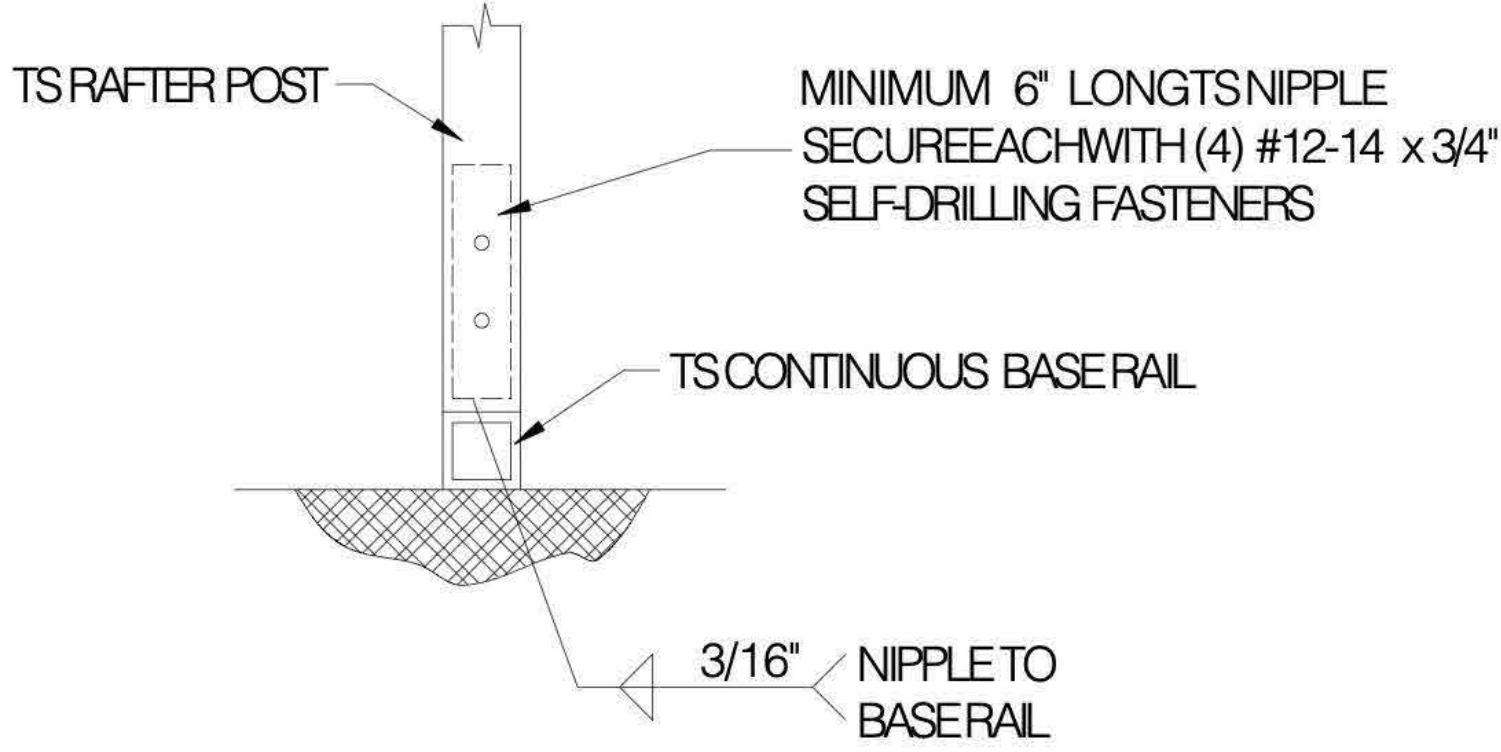
2

END POST/RAFTER
CONNECTION DETAIL
SCALE: NTS



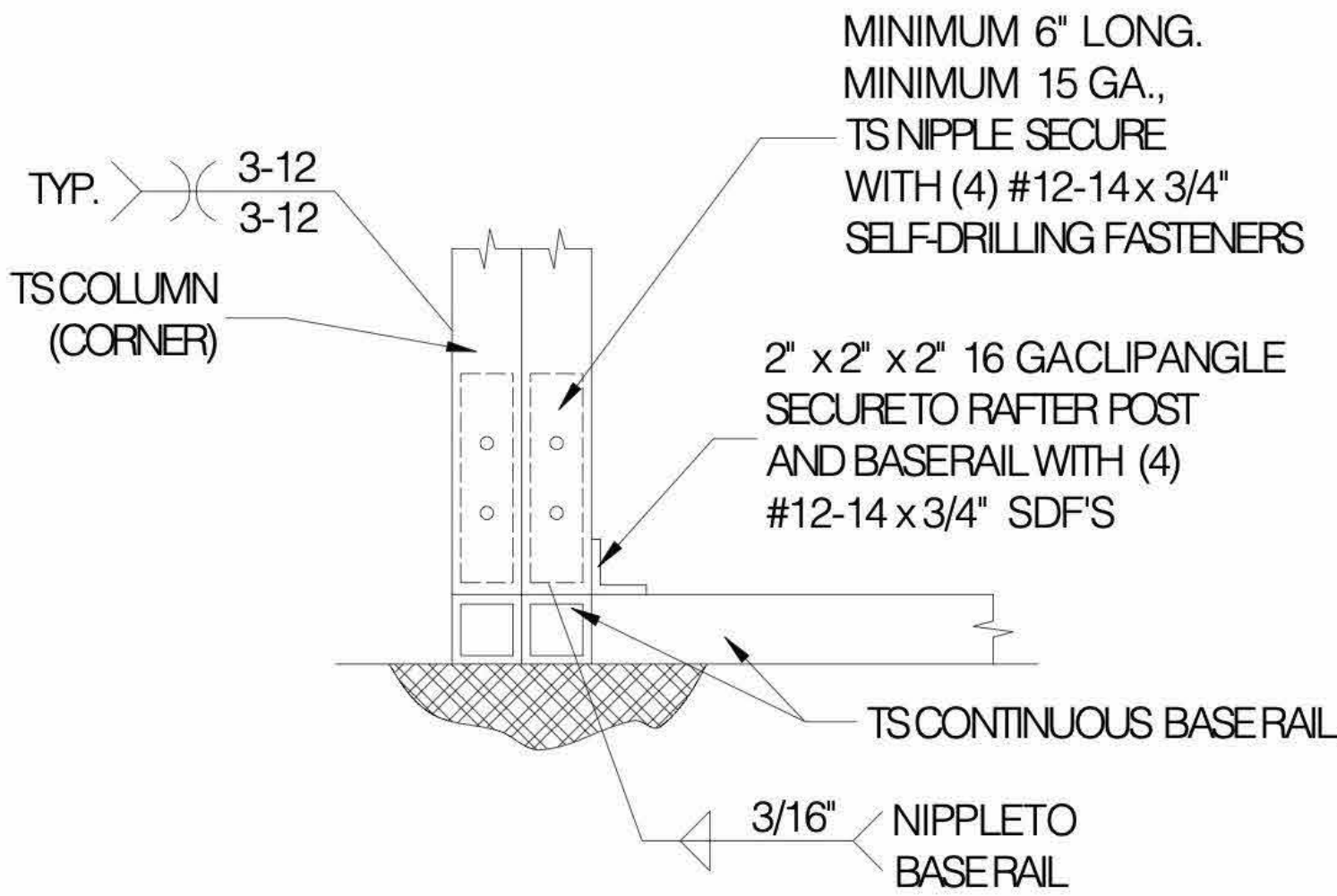
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RAFTER POST/BASE RAIL
CONNECTION DETAIL
SCALE: NTS



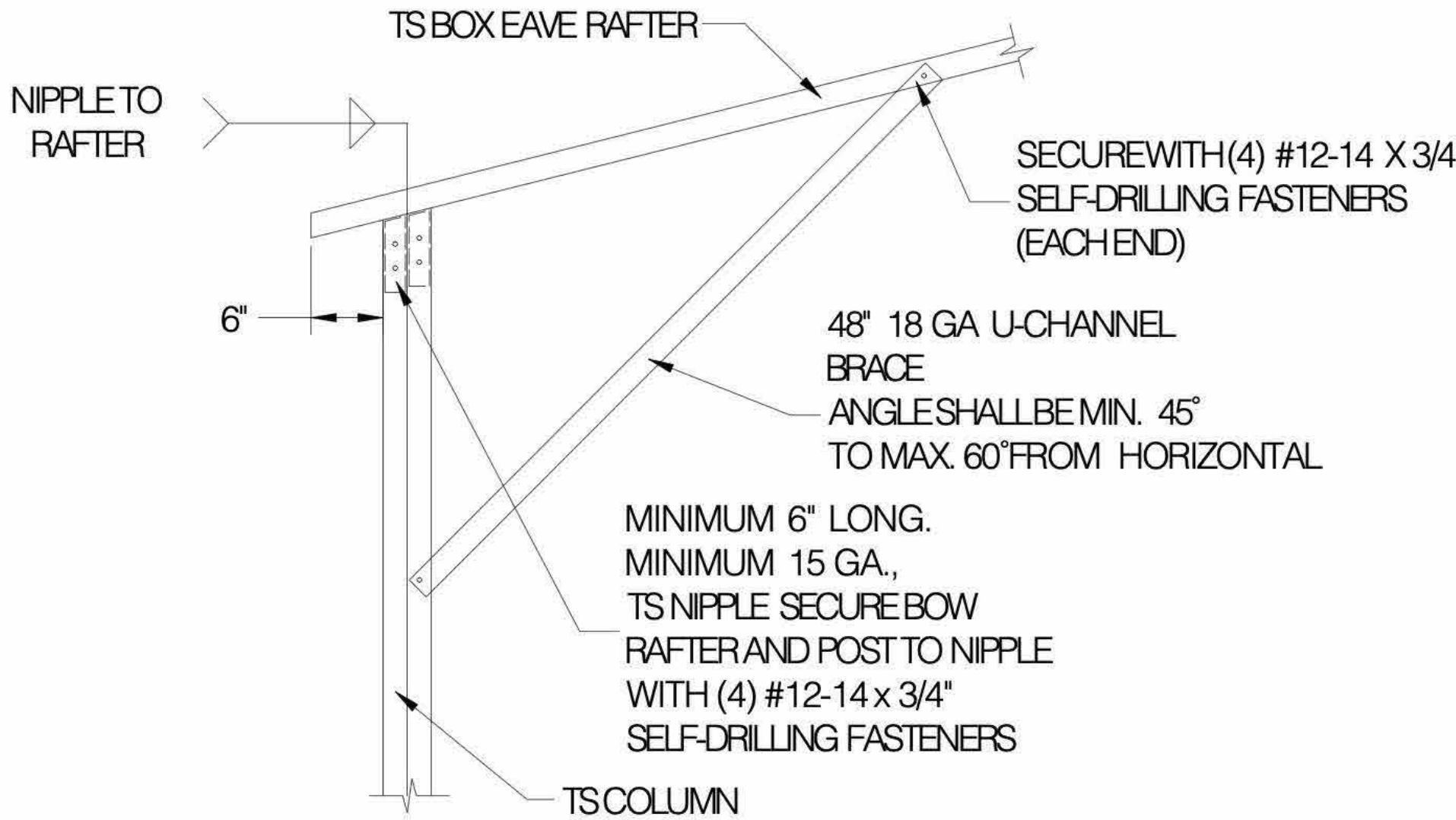
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RAFTER POST/BASE RAIL
CONNECTION DETAIL
SCALE: NTS



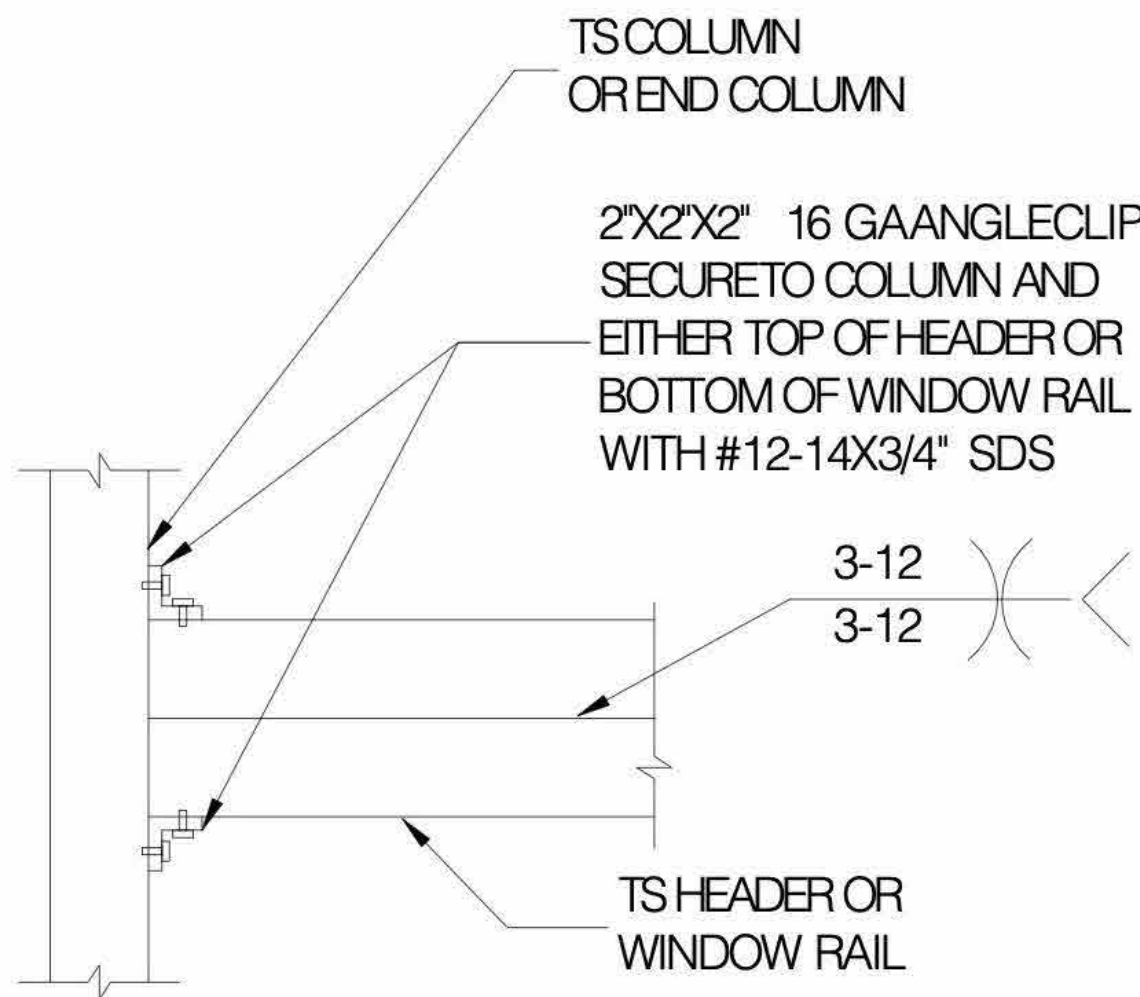
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END POST/BASE RAIL
CONNECTION DETAIL
SCALE: NTS



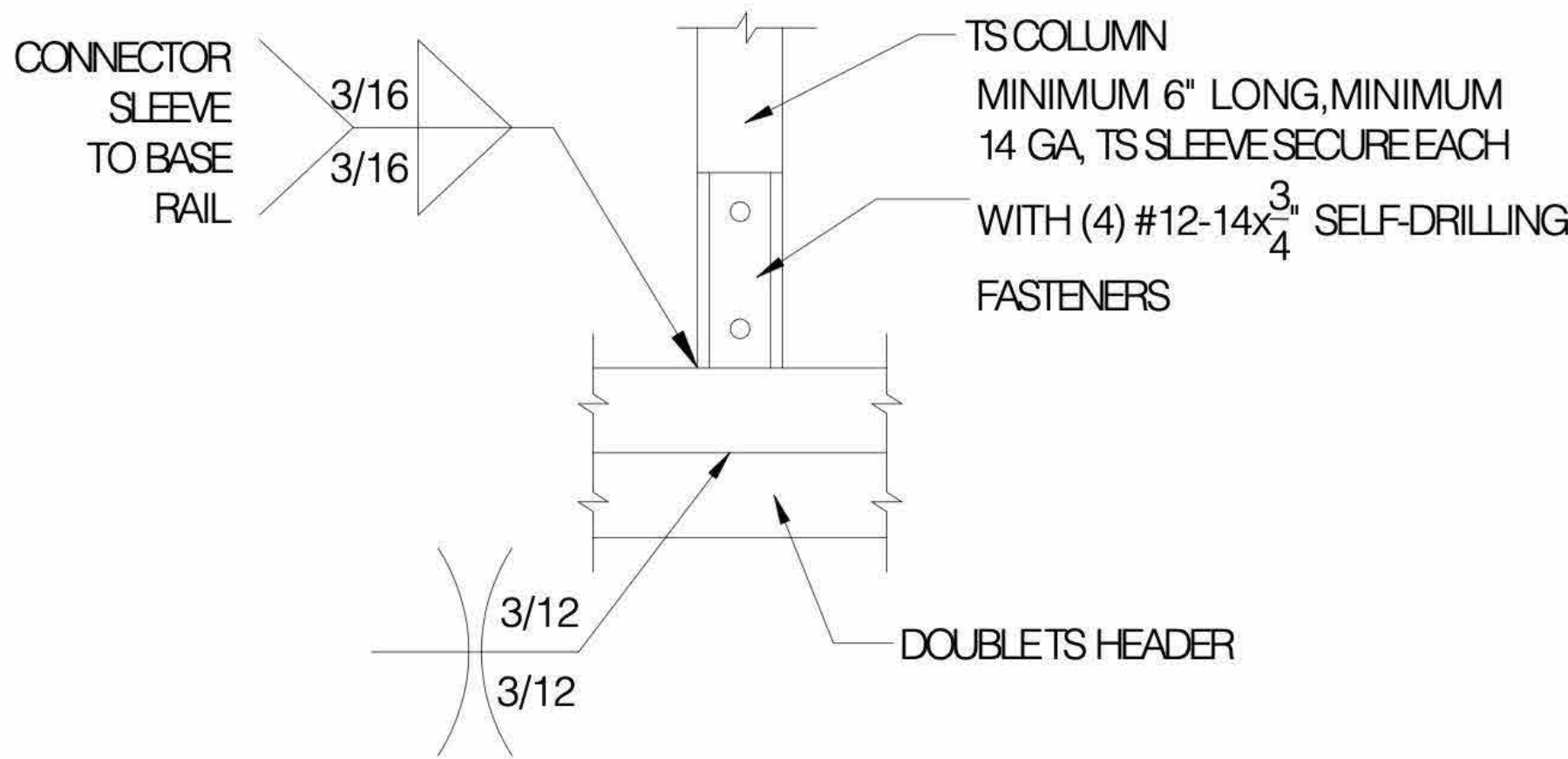
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BOX EAVE RAFTER/CORNER POST
CONNECTION DETAIL
SCALE: NTS



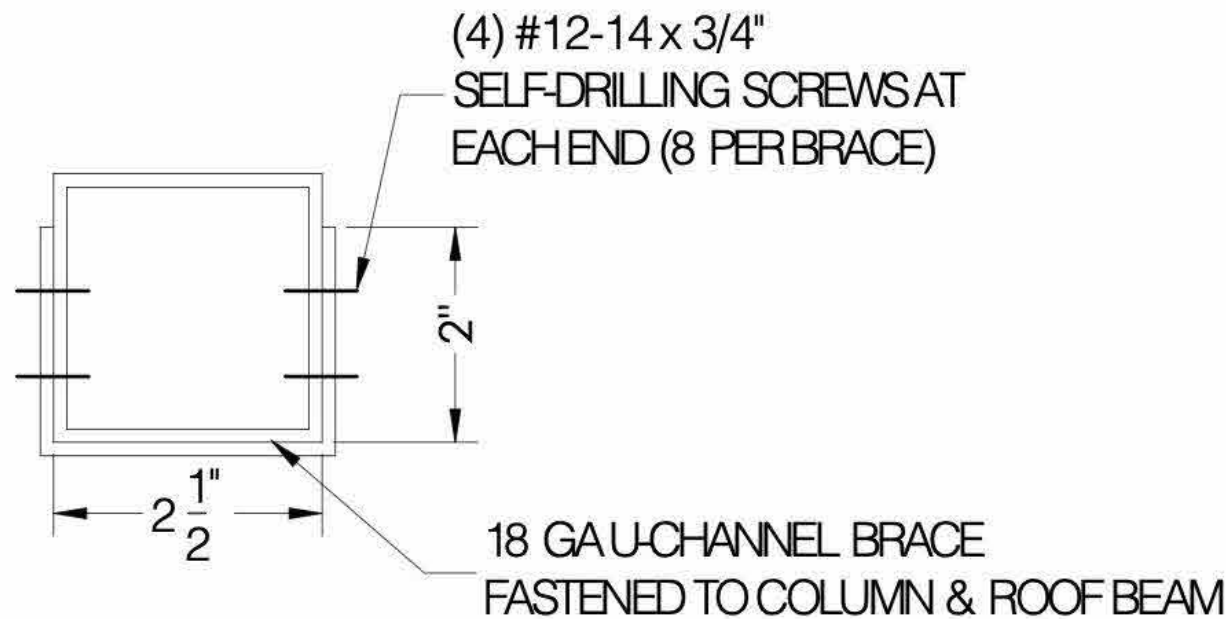
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DOUBLE HEADER TO COLUMN
CONNECTION DETAIL
SCALE: NTS

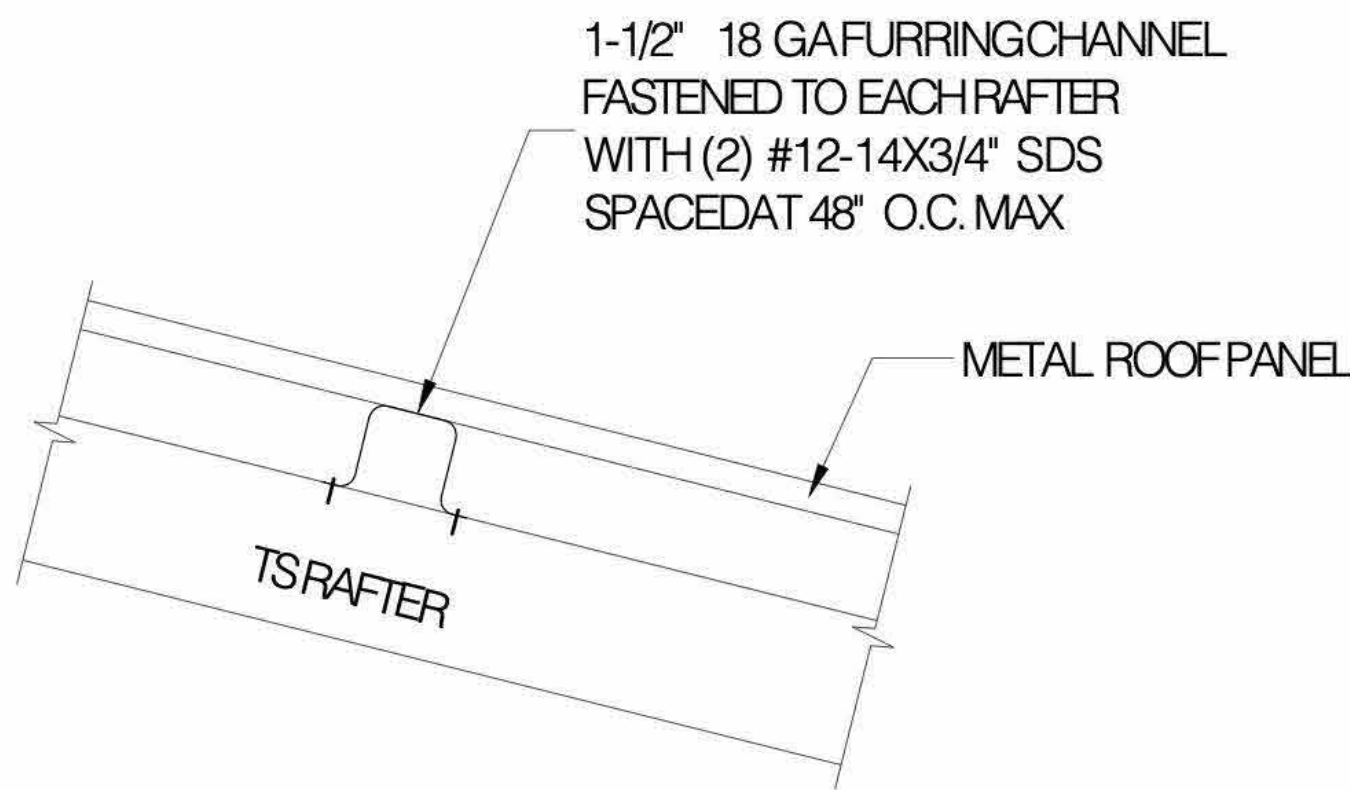


7

COLUMN/DOUBLE HEADER
CONNECTION DETAIL
SCALE: NTS



BRACE SECTION
SCALE: NTS



PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
SCALE: NTS

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NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

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PERMIT REDESIGN

DISCIPLINE:

ARCHITECTURE

PROJECT TITLE:

1-STORY RESIDENTIAL

DRAWING TITLE:

PROPOSED STRUCTURAL DETAIL
DRAWINGS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-04	NTS

GENERAL NOTES

CONCRETE MONOLITHIC SLAB DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2500 PSF.

CONCRETE:

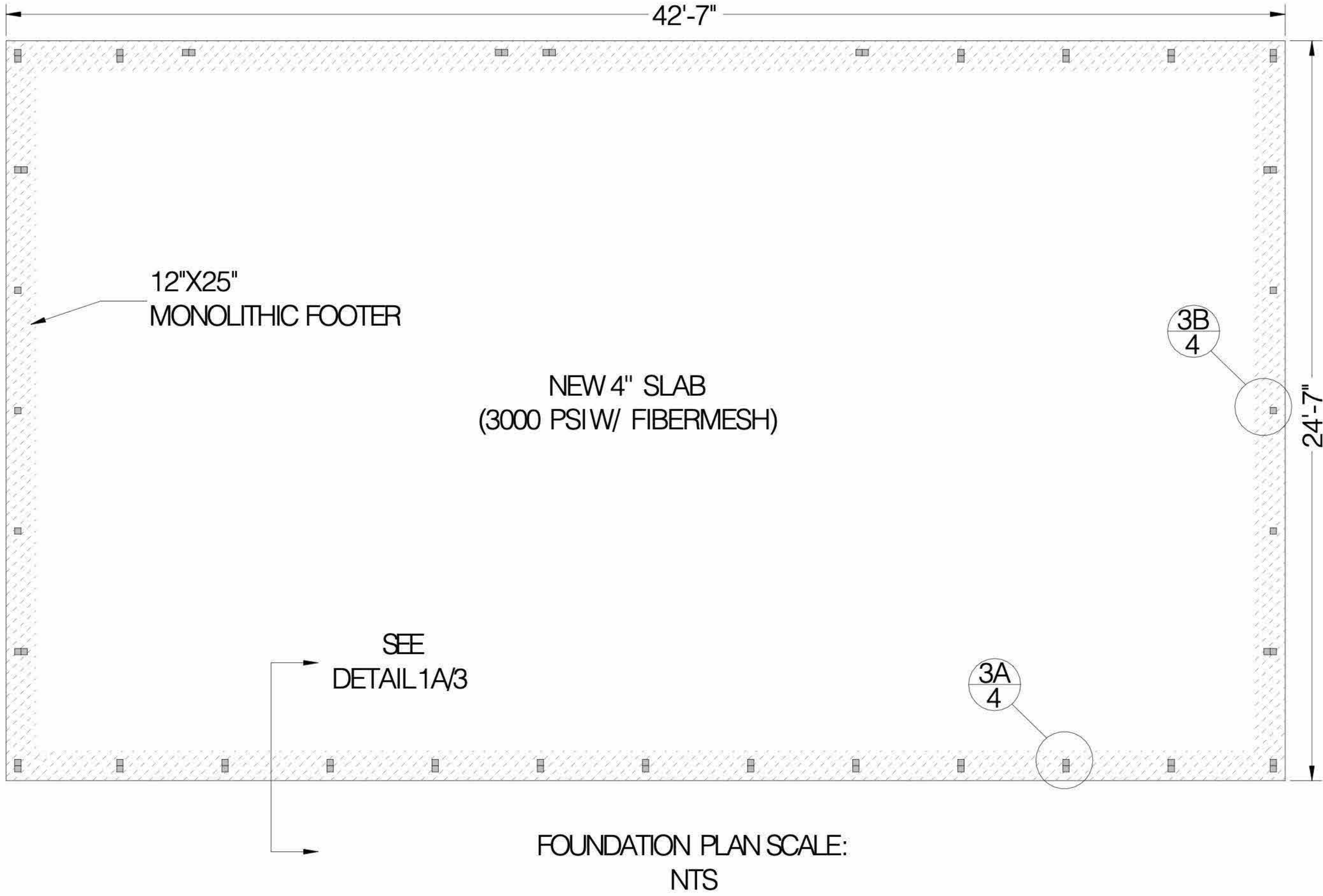
- CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE DESIGNED TO SLOPE AWAY FROM THE STRUCTURE.
- CONCRETE SLAB FOR GARAGES/CARPORTS (PARKING OF AUTOMOBILES OR OTHER VEHICLES) SHALL BE SLOPED TOWARD THE DRAIN LINE OR THE MAIN VEHICLE ENTRY DOORWAY WITH A MINIMUM PITCH OF 1/4" INCH PER FOOT TO ENSURE PROPER DRAINAGE.
- WHERE CONCRETE SPECIFICATIONS ARE REQUIRED, BY ONE OR MORE REGULATORY AGENCY, THE FOLLOWING SPECIFICATIONS ARE APPLICABLE:
 - CONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING COMPONENTS:
 - PORTLAND CEMENT TYPE 1 - ASTM C150
 - AGGREGATES- LARGE AGGREGATE 3/4" MAX. - ASTM C33
 - AIR ENTRAINING +/- 1% - ASTM C260
 - WATER REDUCING AGENT - ASTM C494
 - CLEAN POTABLE WATER
 - OTHER ADMIXTURES NOT PERMITTED
 - CONCRETE SLUMP AT DISCHARGE CHUTE NOT LESS THAN 3" OR MORE THAN 5". WATER ADDED AFTER BATCHING IS NOT PERMITTED.
 - PREPARE & PLACE CONCRETE PER AMERICAN CONCRETE INSTITUTE MANUAL OF STANDARD PRACTICE, PART 1, 2, & 3 INCLUDING HOT WEATHER RECOMMENDATIONS.
 - MOIST CURE OR POLYETHYLENE CURING PERMITTED.
 - PRIOR TO PLACING CONCRETE, TREAT THE ENTIRE SUBSURFACE AREA FOR TERMITE IN COMPLIANCE WITH THE BUILDING CODE (FOR RISK CATEGORY II, III, & IV STRUCTURES ONLY).
 - CONCRETE SLAB SHALL BE PLACED OVER A MIN. 6 MIL. POLYETHYLENE VAPOR BARRIER (SLAB ONLY).
- CONTROL JOINTS SHALL BE PROVIDED AT EVERY 12' O.C. OR 18' O.C. FOR 4" THICK OR 6" THICK CONCRETE SLAB RESPECTIVELY.

REINFORCING STEEL:

- THE REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.
- REINFORCEMENT MAY BE BENT IN THE FIELD OR SHOP AS LONG AS:
 - IT IS BENT COLD;
 - REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT;
 - THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS.
- FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACH-318: 3 INCHES WHERE THE CONCRETE IS POURED AGAINST AND TEMPORARY IN CONTACT WITH THE EARTH OR UNPROTECTED FROM THE EARTH OR WEATHER, OTHERWISE 1-1/2 INCHES.

FROST PROTECTION:

- FOUNDATION SHALL BE PROTECTED AGAINST FROST USING RIGID FOAM INSULATION (EPS OR EQUIVALENT). FOR NO FROST PROTECTION OPTION, COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH BASED ON FROST LINE DEPTH.

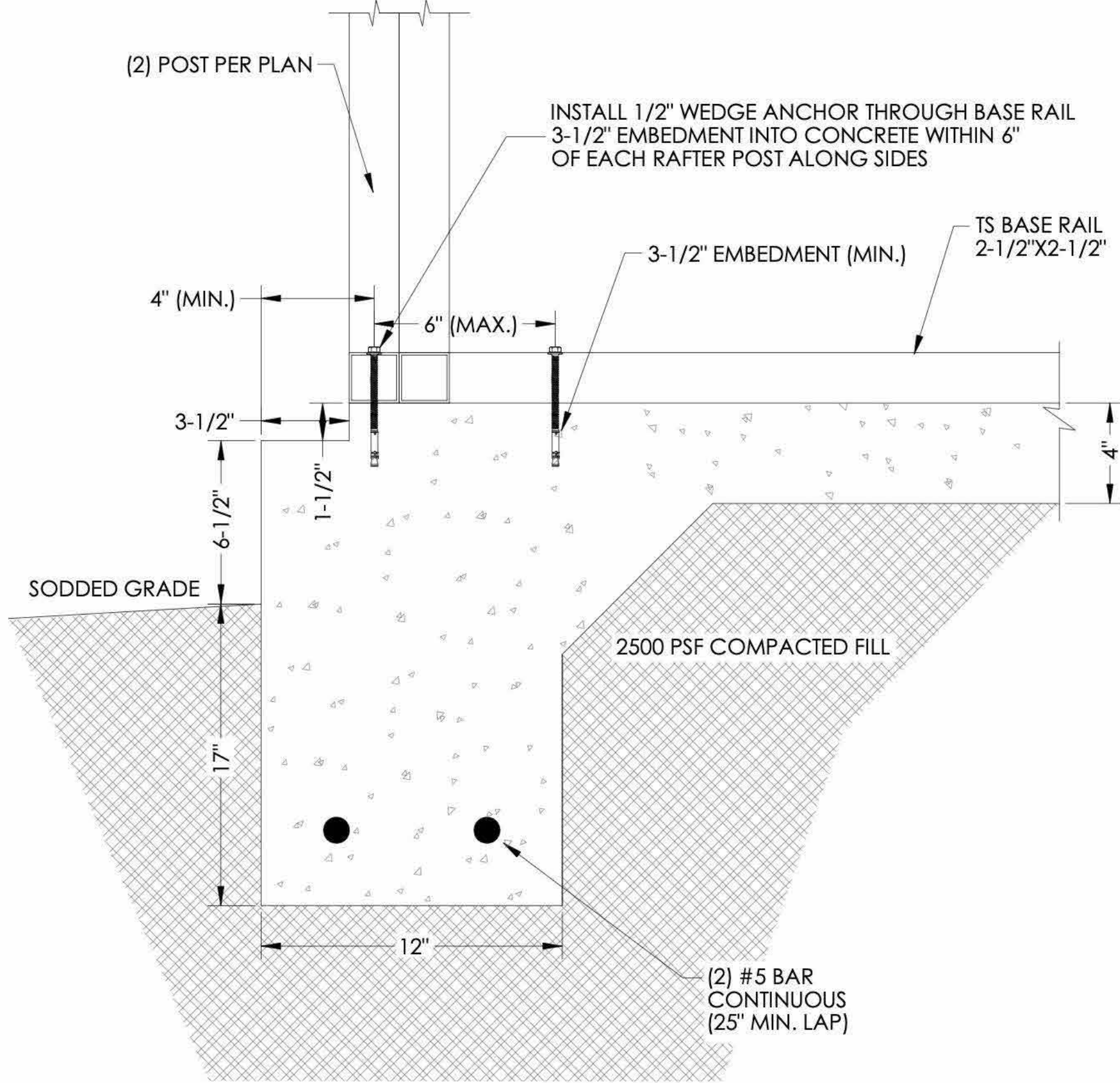


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GENERAL NOTES :

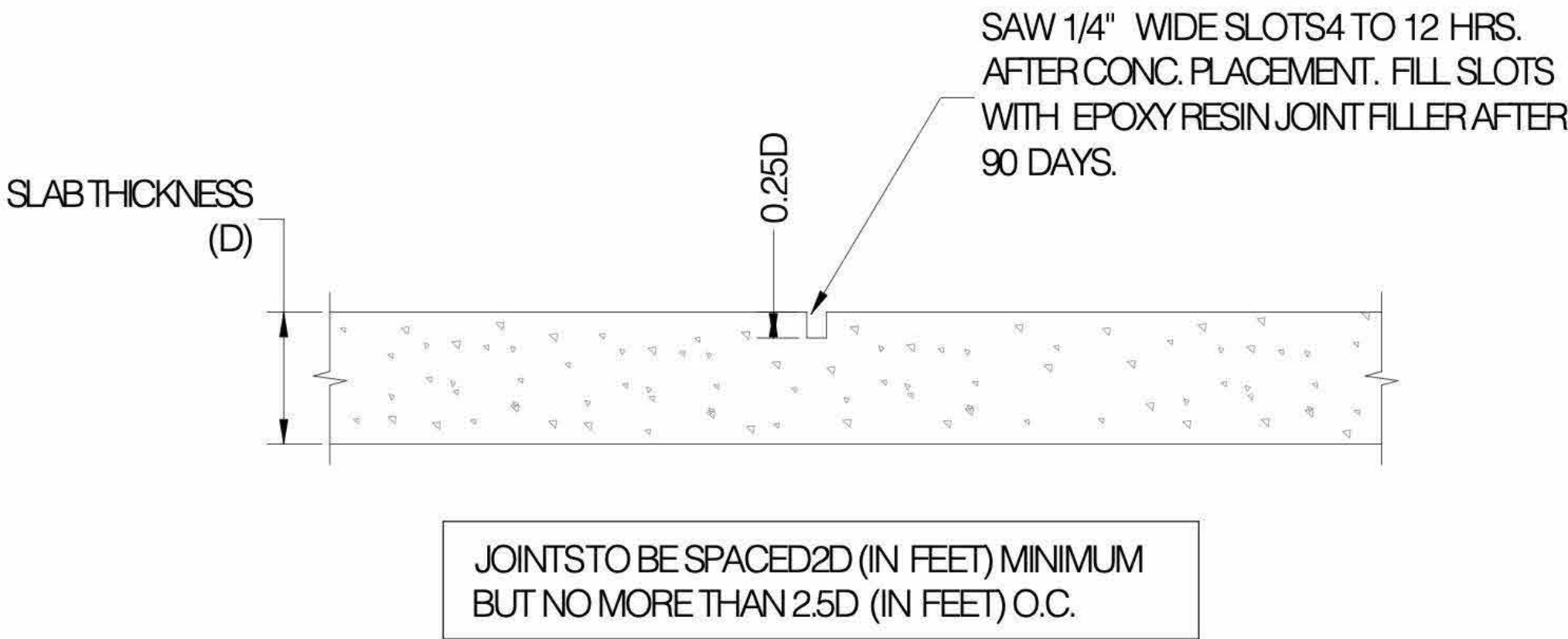
SUBGRADE PREPARATION, COMPACTION AND BEARING CAPACITY SHALL COMPLY WITH GEOTECHNICAL REPORT BY DYNATECH ENGINEERING CORP. DATED JANUARY 9, 2026.

MINIMUM ALLOWABLE SOIL BEARING CAPACITY : 2500 PSF.



■ - 2.5X2.5X14GA COLUMN

■ - (2) 2.5X2.5X14GA COLUMN



CONTROL JOINT DETAIL
SCALE: NTS

1 12"X25" MONO. FOOTER BASE RAIL ANCHORAGE
SCALE: NTS

NOTES :

OWNER
SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

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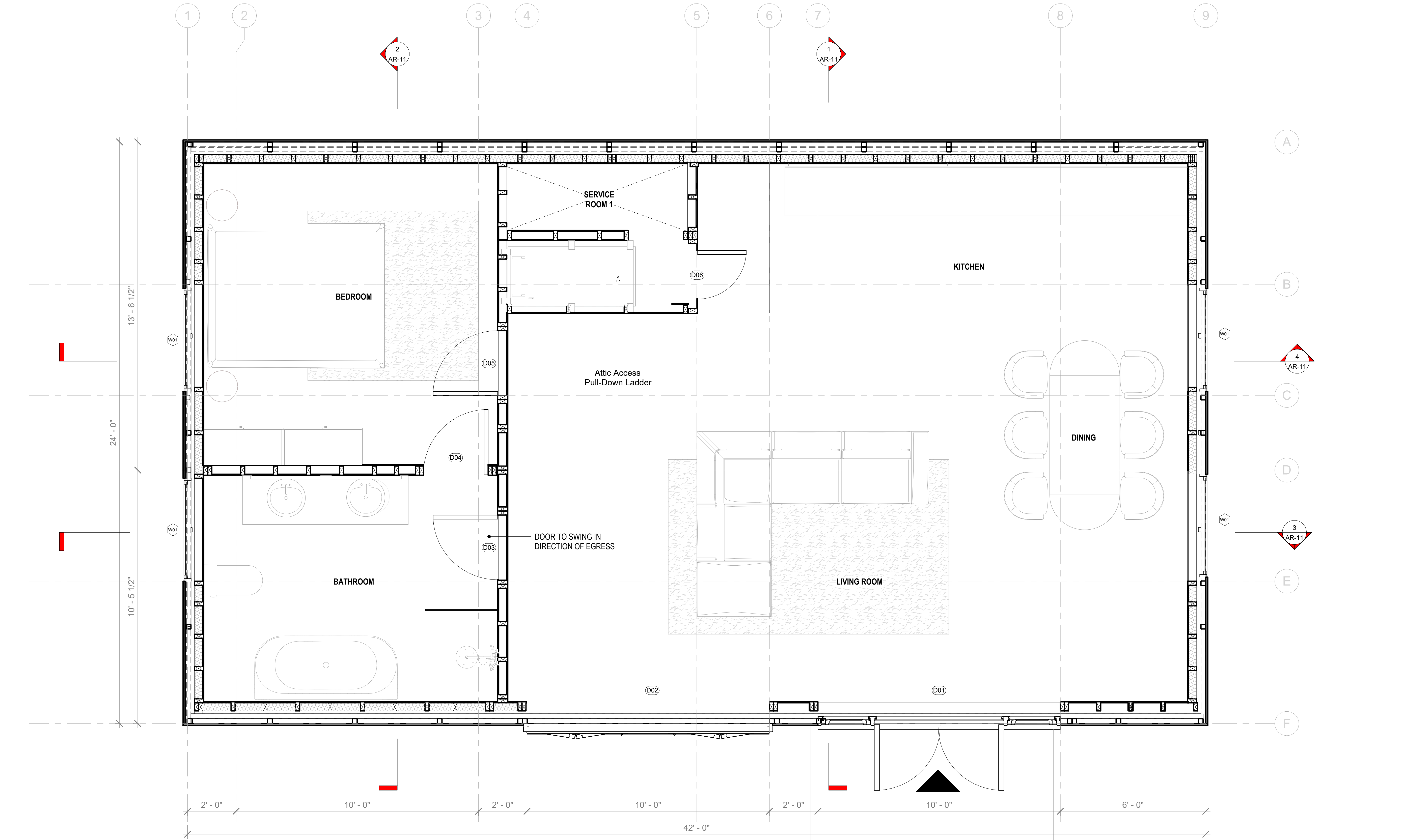
PROJECT TITLE:

1-STORY RESIDENTIAL

DRAWING TITLE:

PROPOSED STRUCTURAL FOUNDATION
PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-05	NTS



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254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:
PERMIT REDESIGN

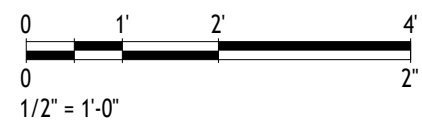
DISCIPLINE:
ARCHITECTURE

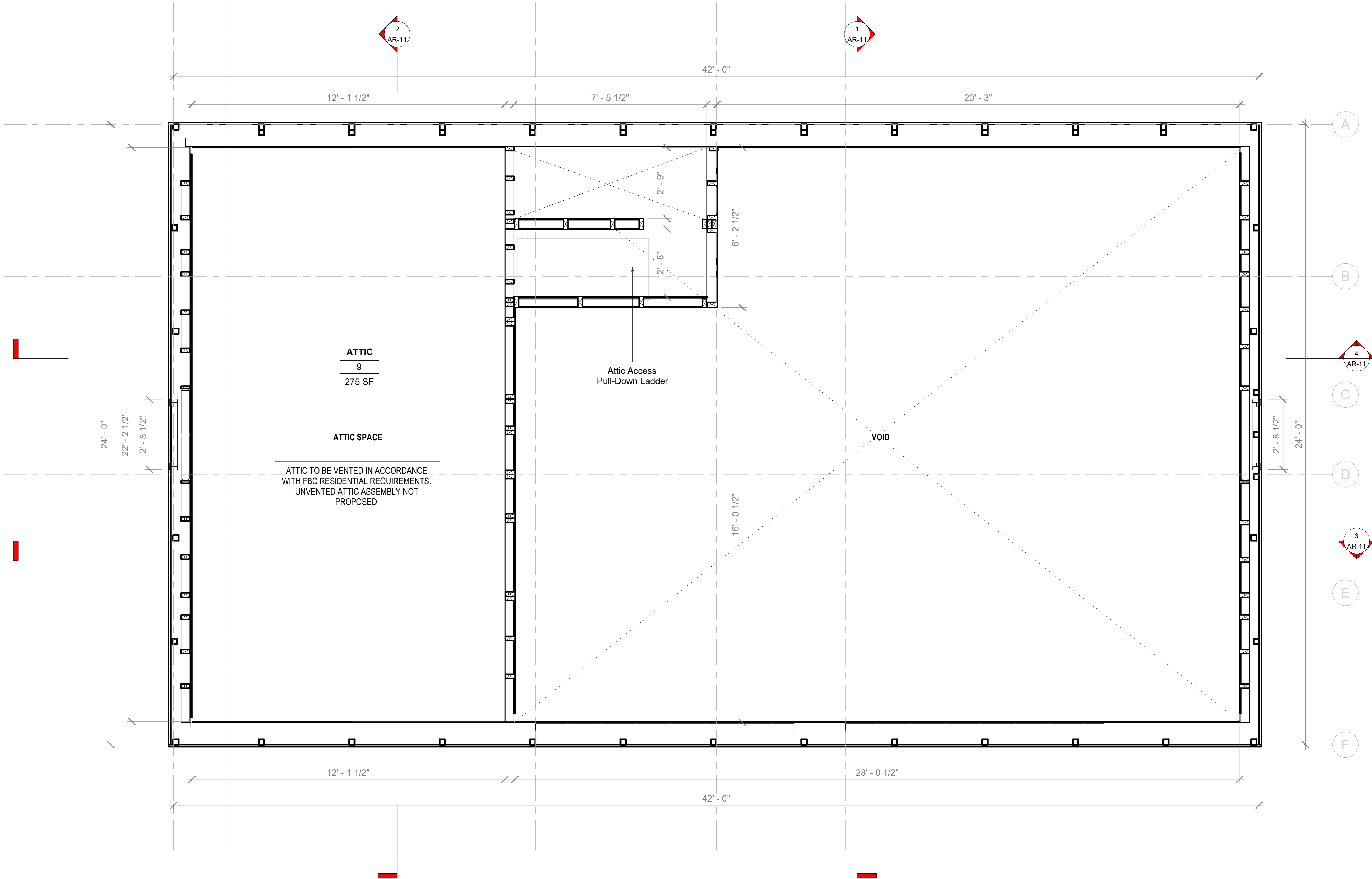
PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-06	1/2" = 1'-0"

1 Proposed Floor Plan - First Floor
1/2" = 1'-0"





A

B

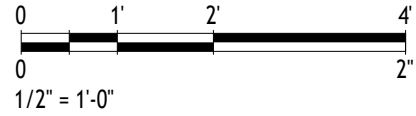
C

D

E

F

1 Proposed Attic Floor Plan
1/2" = 1'-0"



NOTES:

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

DESIGN CONSULTANT:
TSABA CORP
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NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:
PERMIT REDESIGN

DISCIPLINE:
ARCHITECTURE

PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED ATTIC FLOOR PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-07	1/2" = 1'-0"

NOTES:

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

DESIGN CONSULTANT:
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254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:
PERMIT REDESIGN

DISCIPLINE:
ARCHITECTURE

PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED DIMENSION FLOOR PLAN -
FIRST FLOOR

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-08	1/2" = 1'-0"



A

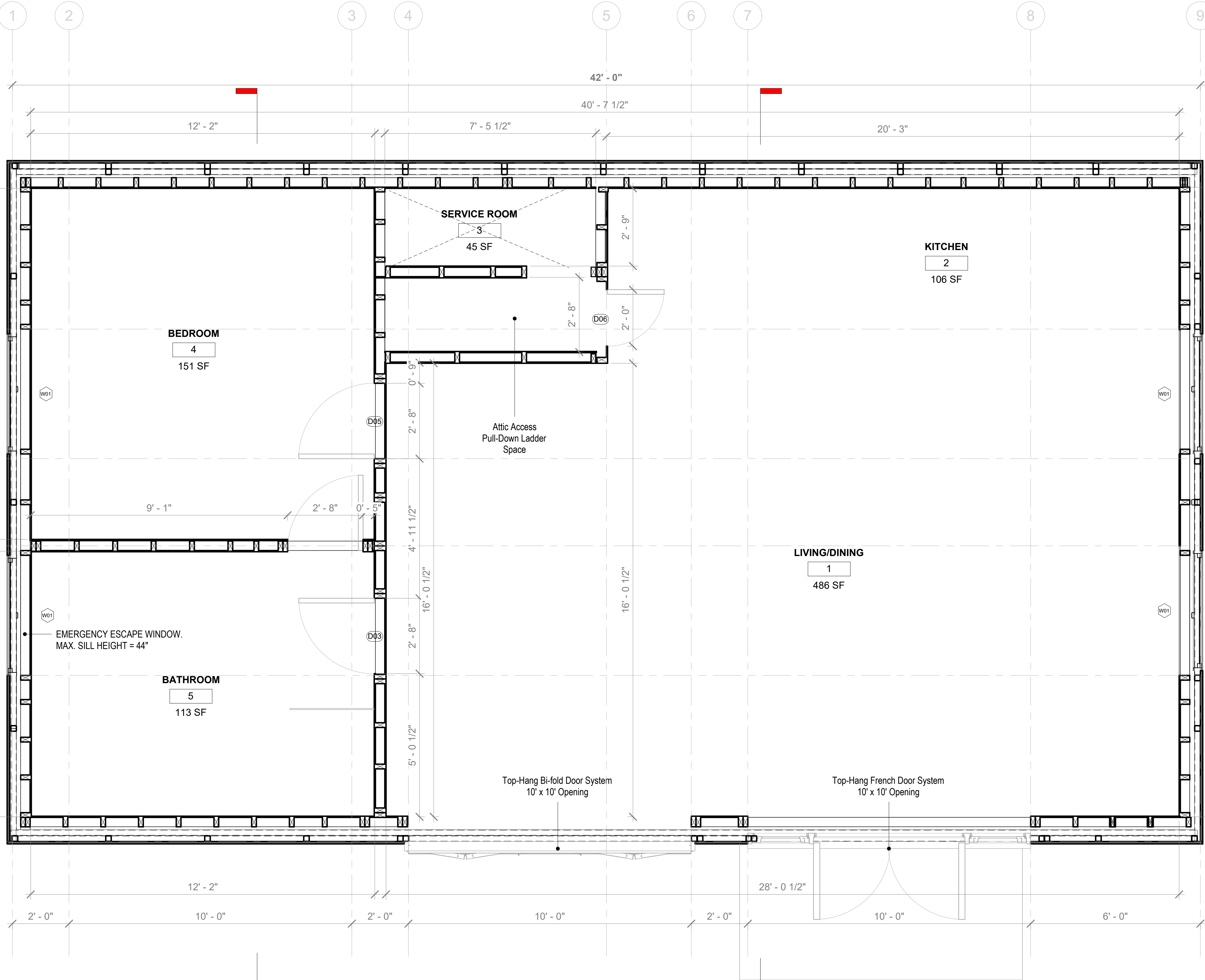
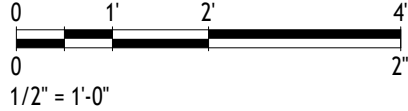
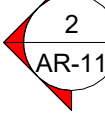
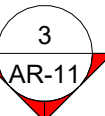
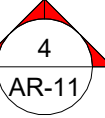
B

C

D

E

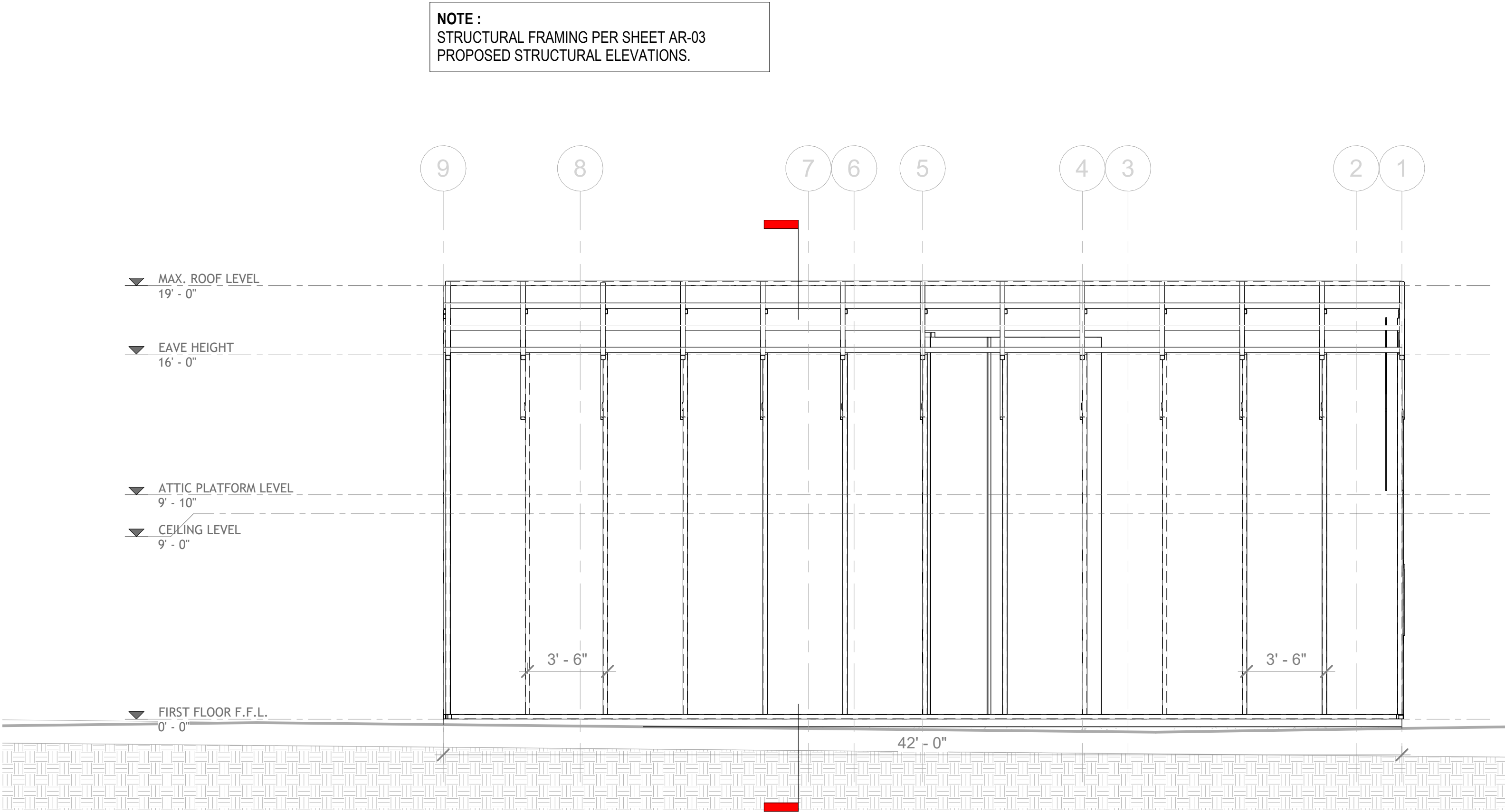
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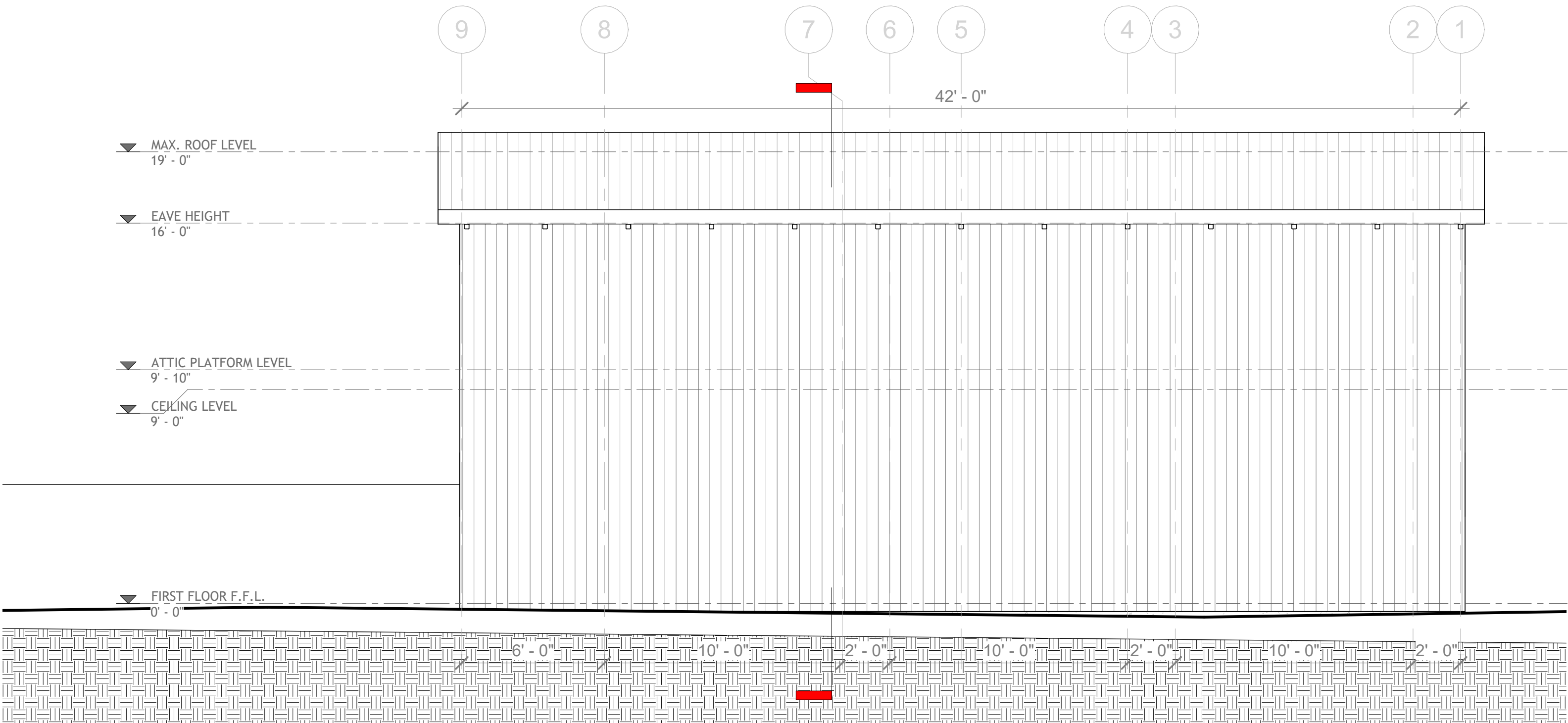
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Proposed Dimension Floor Plan

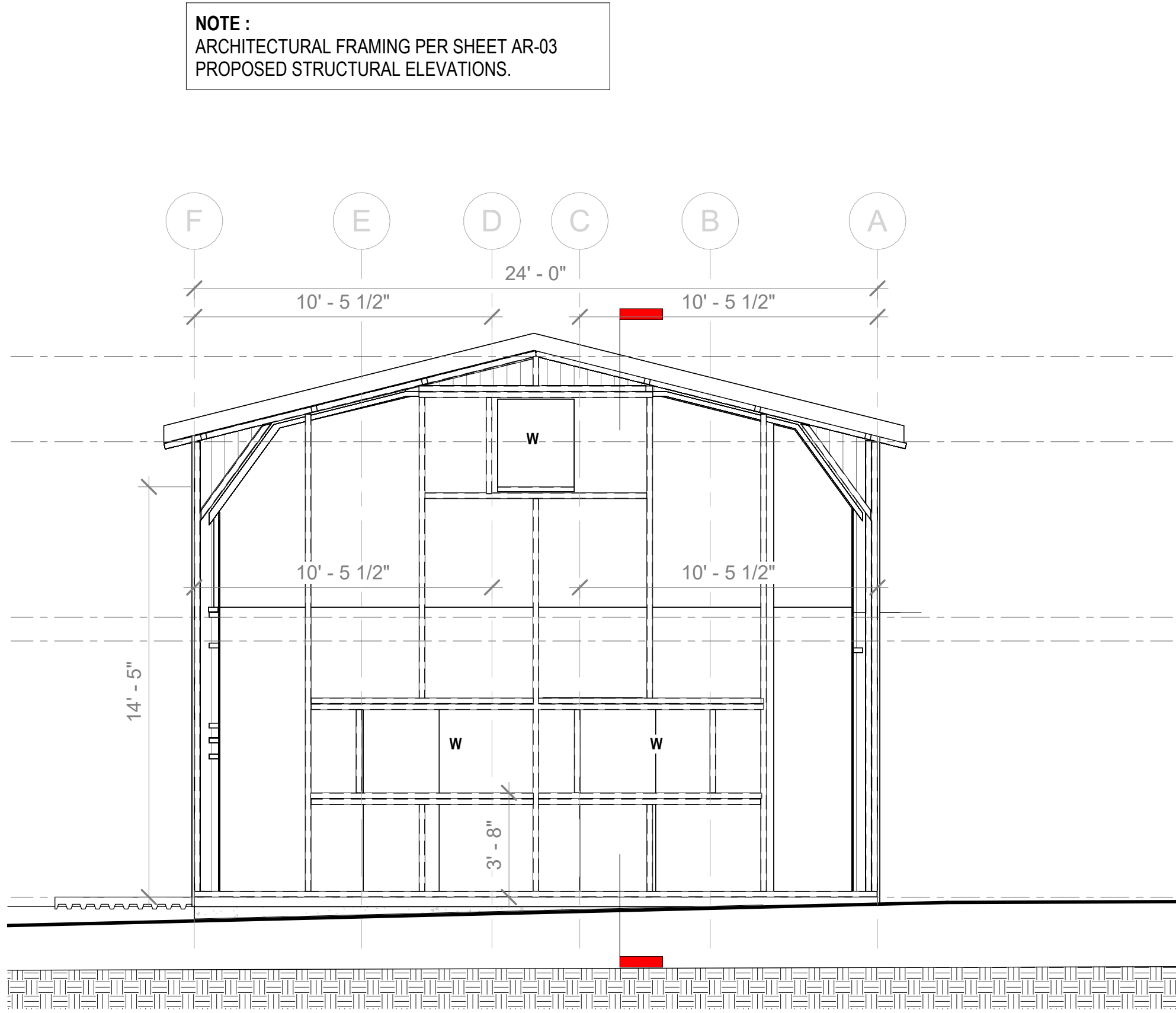
1/2" = 1'-0"



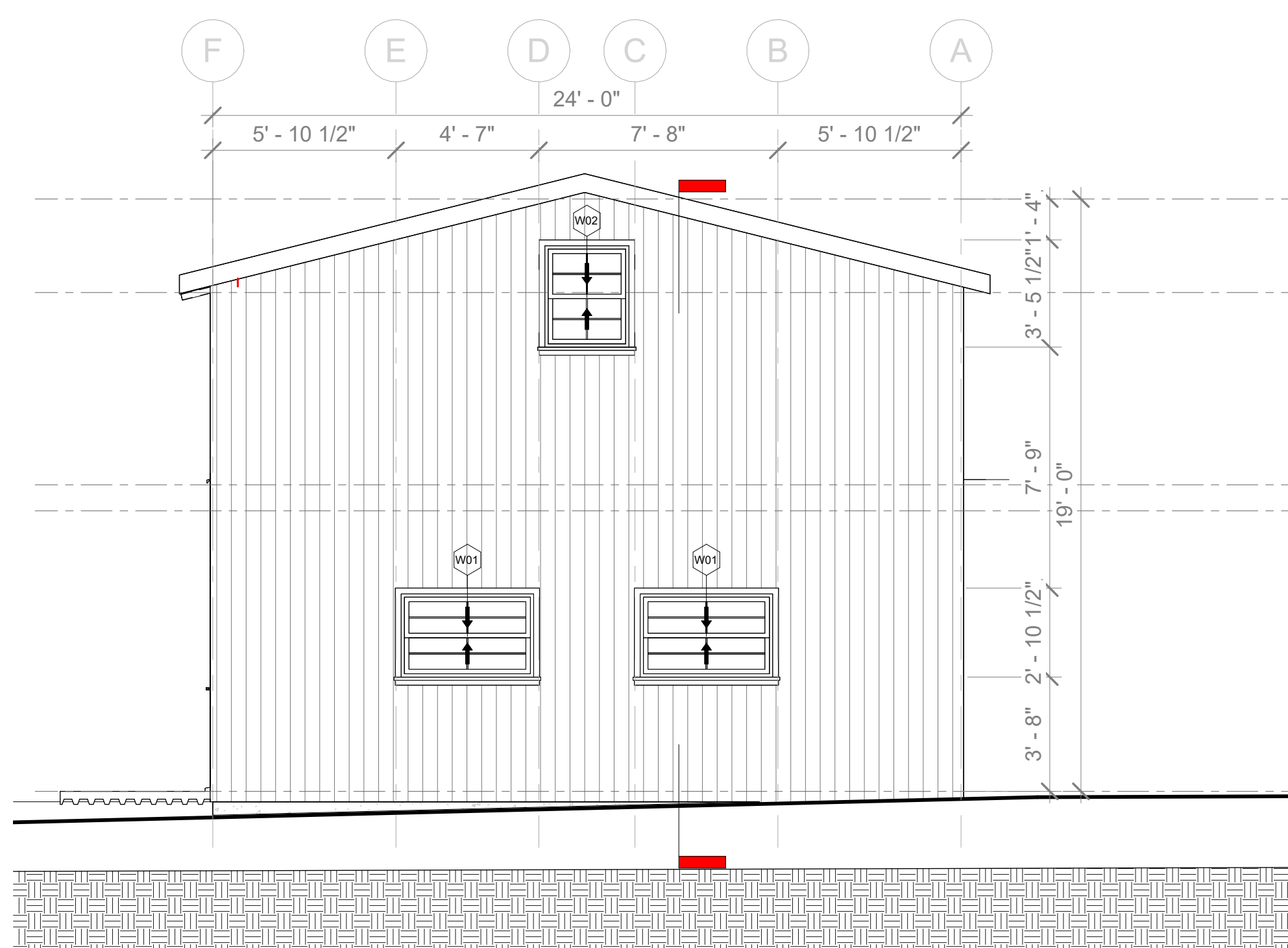
1 Proposed Structural Elevation - North
1/4" = 1'-0"



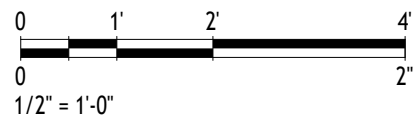
2 Proposed North Elevation
1/4" = 1'-0"



3 Proposed Structural Elevation - East
1/4" = 1'-0"



4 Proposed East Elevation
1/4" = 1'-0"



NOTES:

- INSULATION:**
BUILDING THERMAL ENVELOPE VALUES SHALL MATCH THE SUBMITTED ENERGY COMPLIANCE TABLE ON SHEET G0-01. MINIMUM VALUES:
- EXTERIOR WALLS R-13
- CEILING/ROOF R-30
- GLAZED WINDOWS AND GLAZED EXTERIOR DOORS SHALL HAVE SHGC OF 0.25 MAXIMUM.
- FINAL PRODUCT U-FACTORS SHALL BE PER APPROVED. PRODUCT APPROVAL / MIAMI-DADE NOA SUBMITTALS.
- NO INTERIOR POLYETHYLENE VAPOR BARRIER REQUIRED.
- ATTIC TO BE VENTED IN ACCORDANCE WITH FBC RESIDENTIAL REQUIREMENTS. UNVENTED ATTIC ASSEMBLY NOT PROPOSED.

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

DESIGN CONSULTANT:
TSABA CORP
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254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:
PERMIT REDESIGN

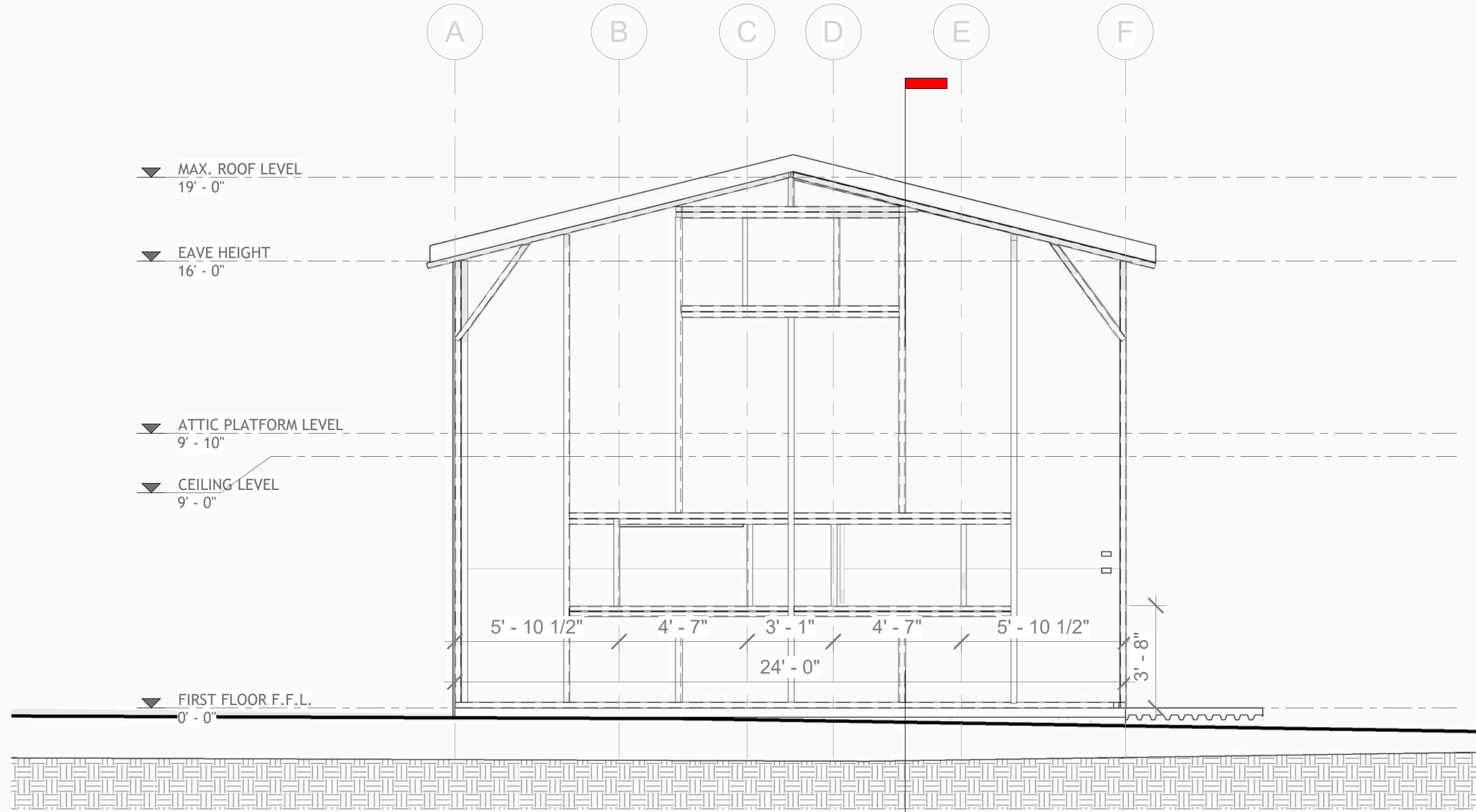
DISCIPLINE:
ARCHITECTURE

PROJECT TITLE:
1-STORY RESIDENTIAL

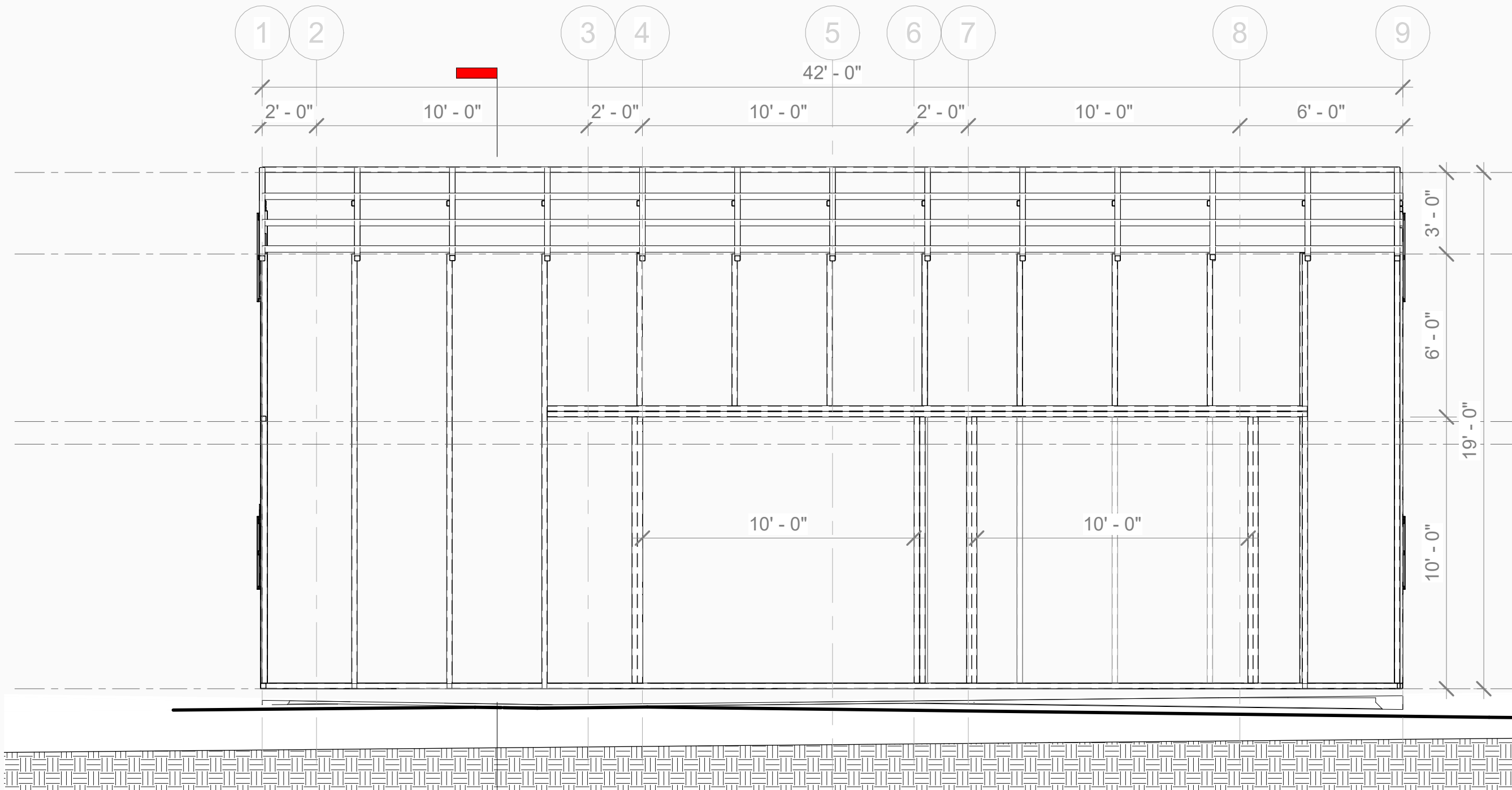
DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-09	1/4" = 1'-0"

NOTE :
ARCHITECTURAL FRAMING PER SHEET AR-03
PROPOSED STRUCTURAL ELEVATIONS.

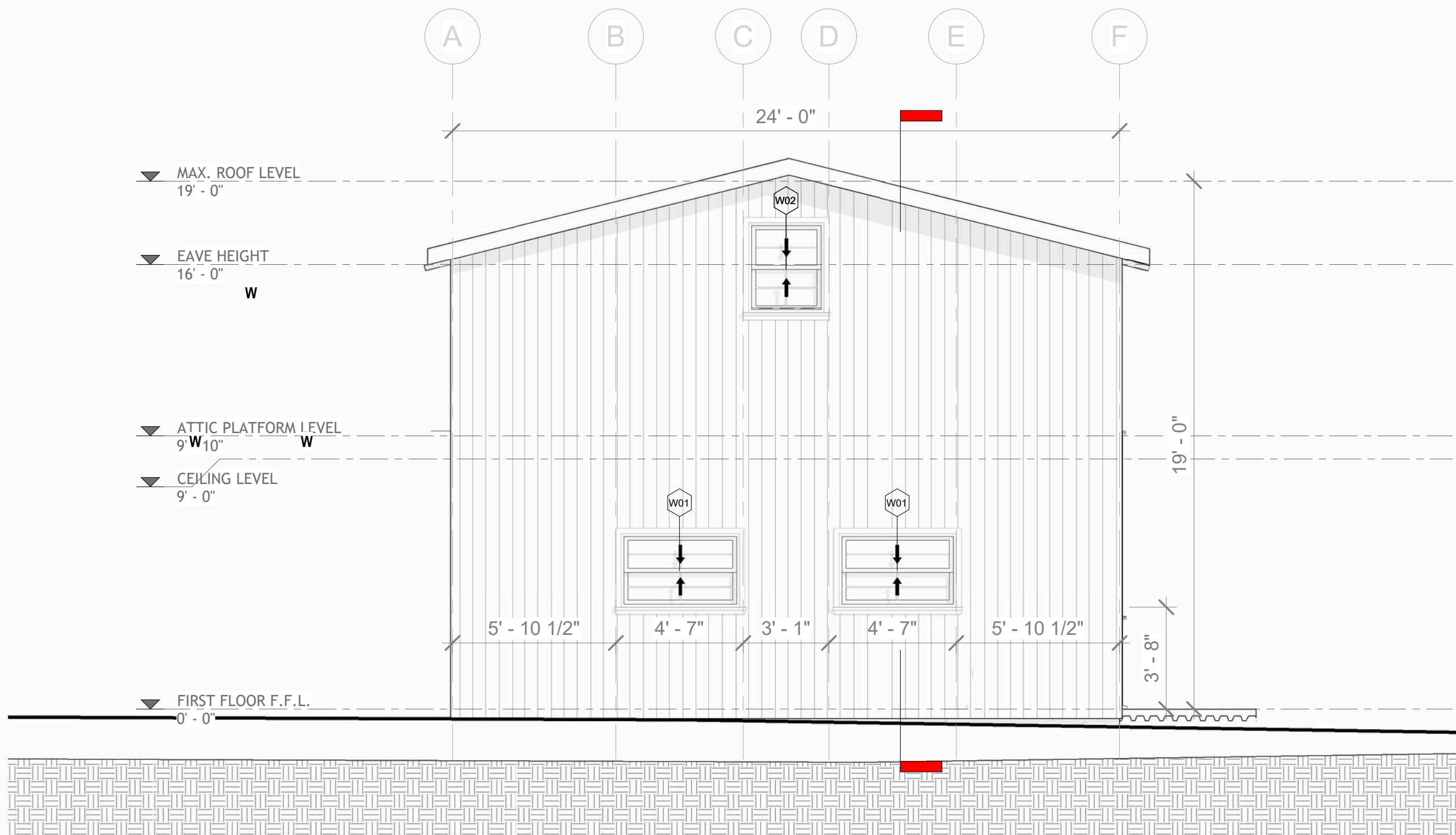


NOTE :
ARCHITECTURAL FRAMING PER SHEET AR-03
PROPOSED STRUCTURAL ELEVATIONS.

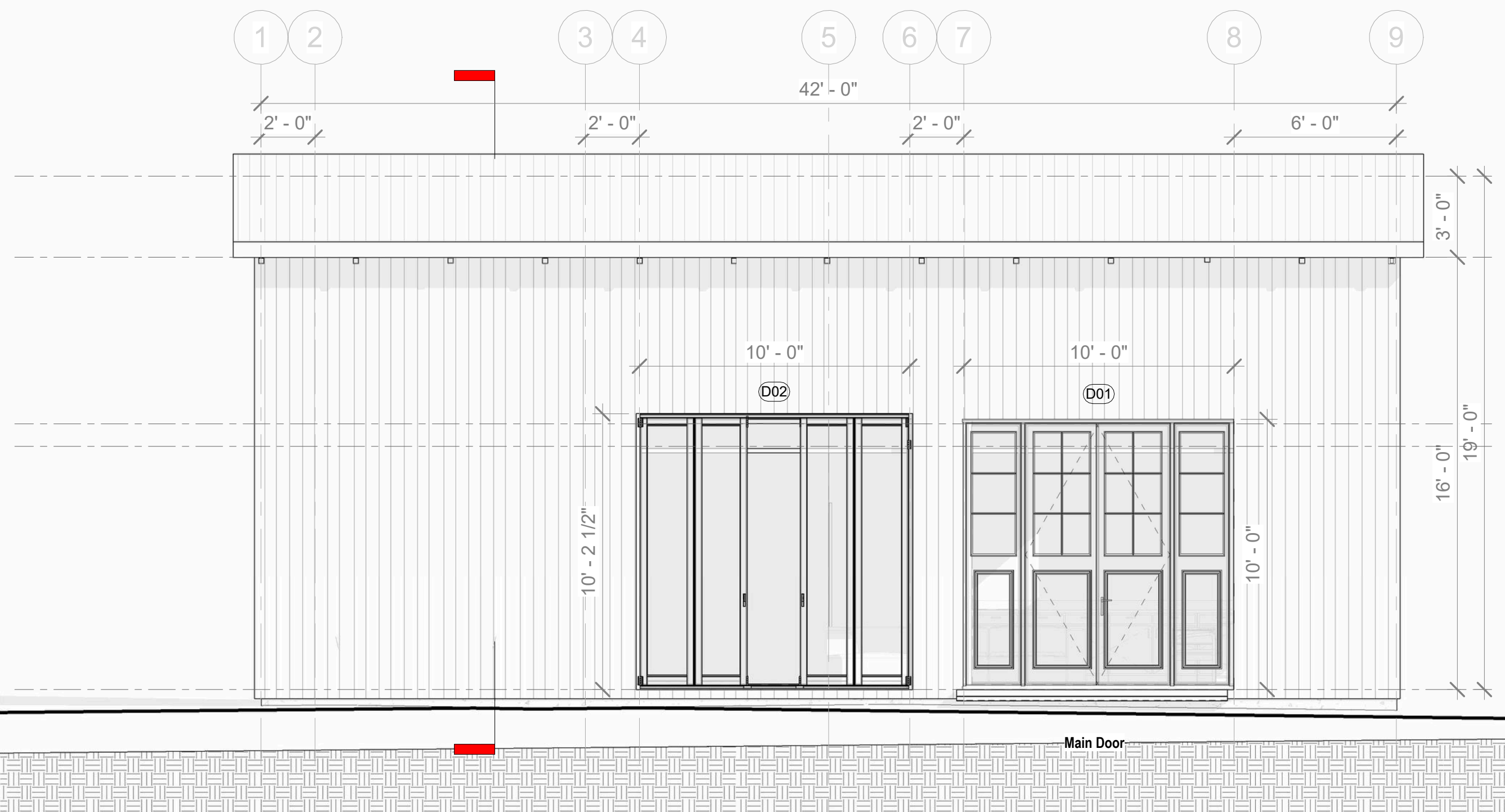


1 Proposed Structural Elevation - West
1/4" = 1'-0"

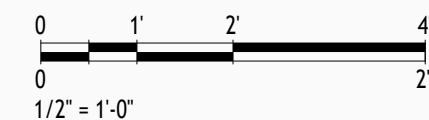
3 Proposed Structural Elevation - South
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



4 Proposed South Elevation
1/4" = 1'-0"



NOTES:

INSULATION:
BUILDING THERMAL ENVELOPE VALUES SHALL
MATCH THE SUBMITTED ENERGY COMPLIANCE
TABLE ON SHEET G0-01. MINIMUM VALUES:

EXTERIOR WALLS R-13

CEILING/ROOF R-30

GLAZED WINDOWS AND GLAZED EXTERIOR DOORS
SHALL HAVE SHGC OF 0.25 MAXIMUM.

FINAL PRODUCT U-FACTORS SHALL BE PER
APPROVED. PRODUCT APPROVAL / MIAMI-DADE NOA
SUBMITTALS.

NO INTERIOR POLYETHYLENE VAPOR BARRIER
REQUIRED.

ATTIC TO BE VENTED IN ACCORDANCE WITH FBC
RESIDENTIAL REQUIREMENTS. UNVENTED ATTIC
ASSEMBLY NOT PROPOSED.

OWNER
SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

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254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

PERMIT REDESIGN

DISCIPLINE:

ARCHITECTURE

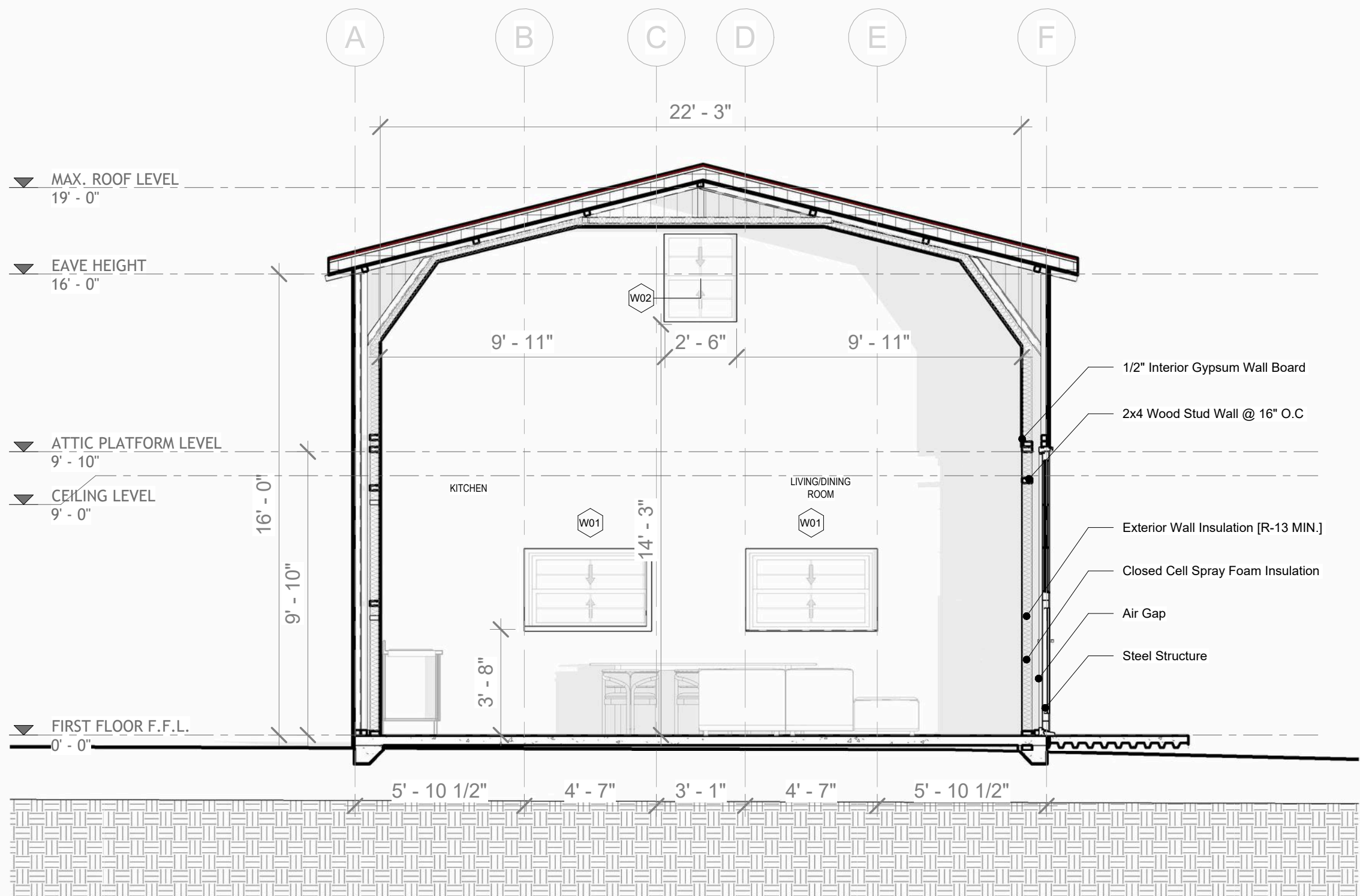
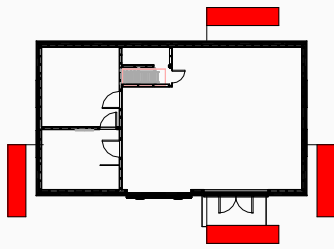
PROJECT TITLE:

1-STORY RESIDENTIAL

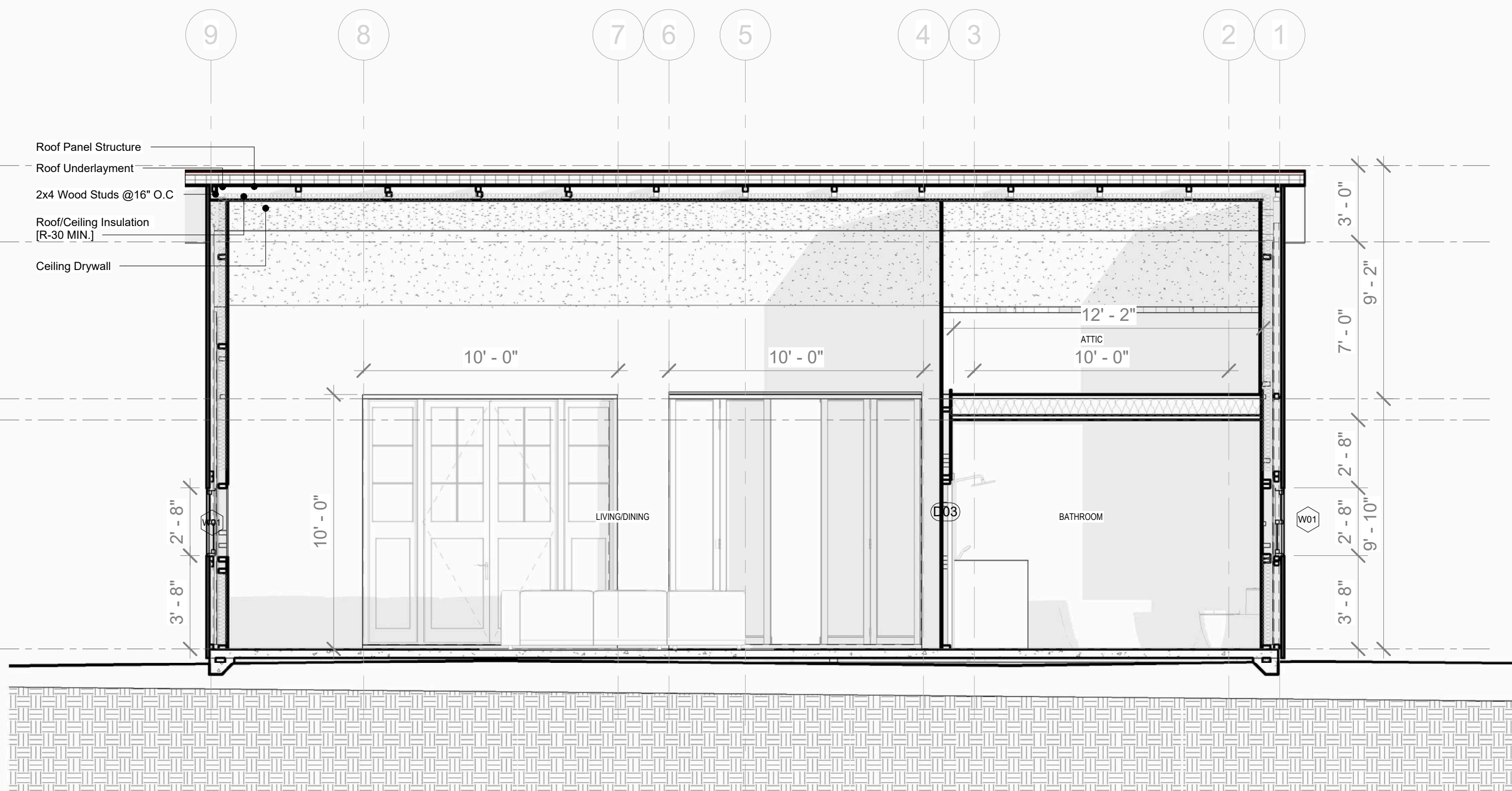
DRAWING TITLE:

PROPOSED ELEVATIONS

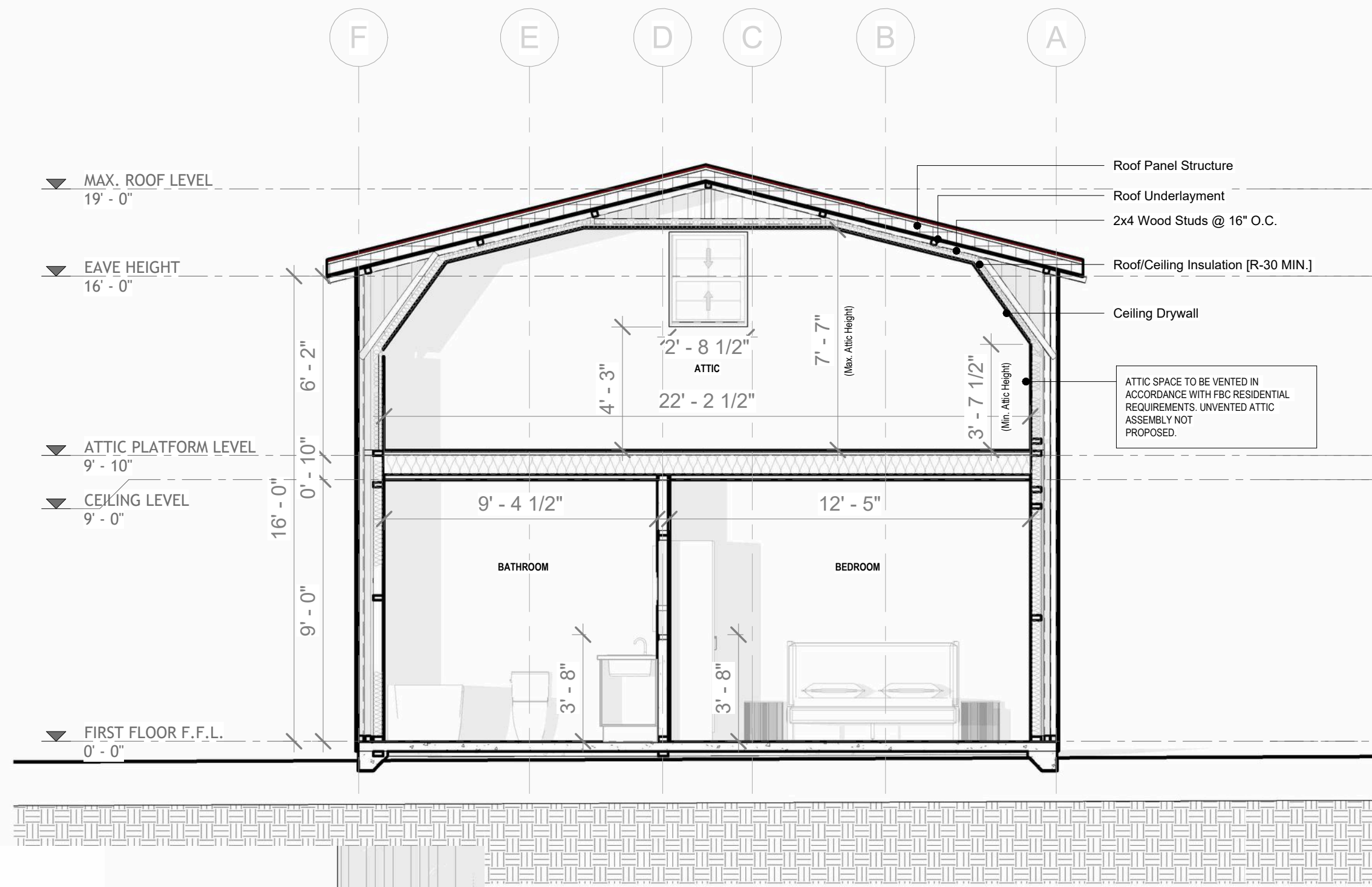
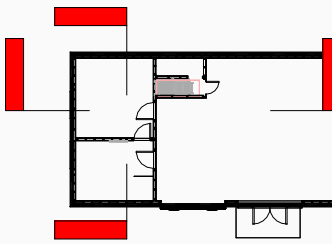
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-10	1/4" = 1'-0"



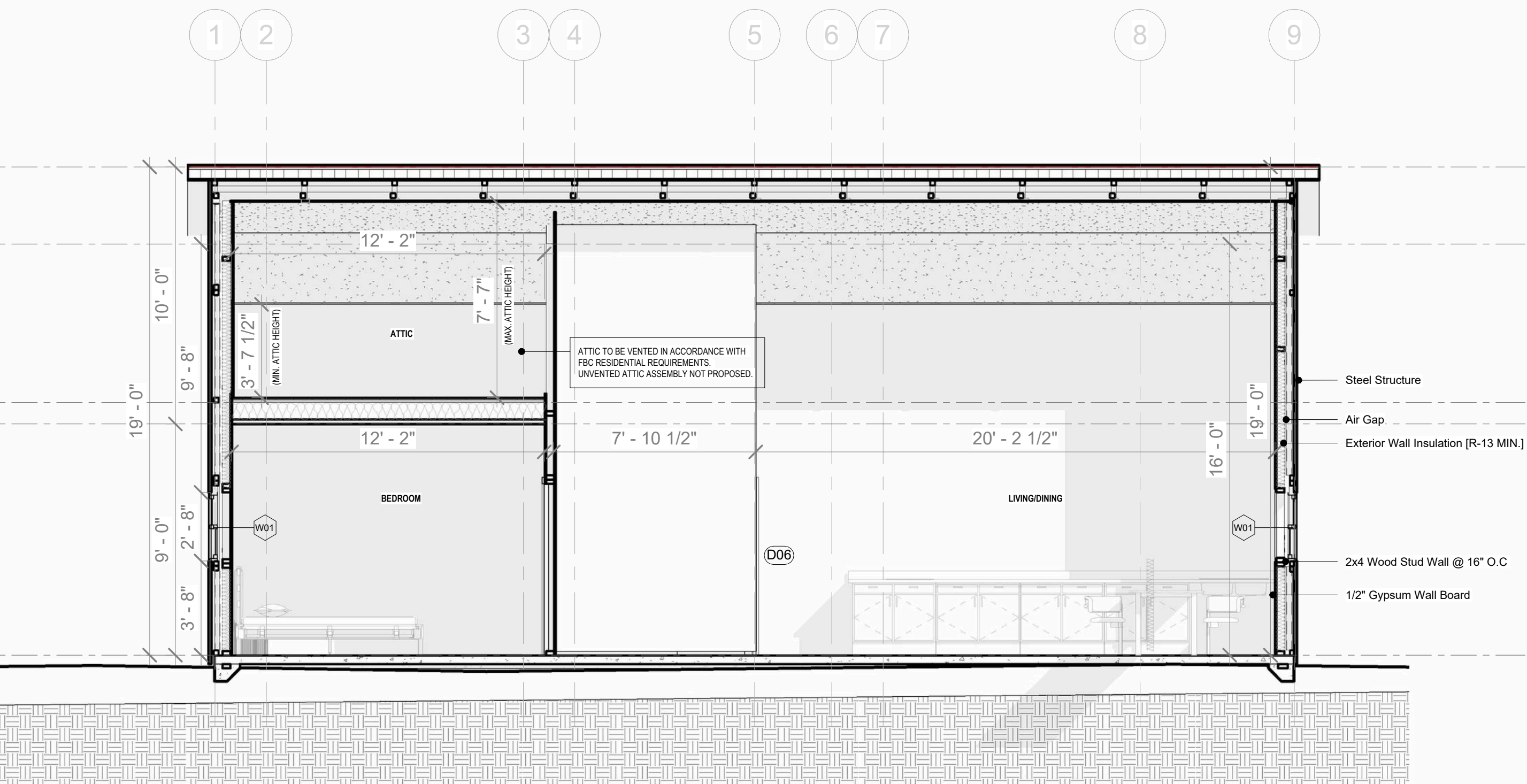
1 Proposed Section A-A
1/4" = 1'-0"



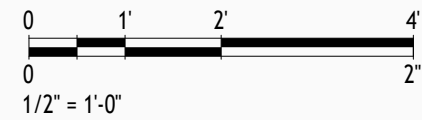
3 Proposed Section C-C
1/4" = 1'-0"



2 Proposed Section B-B
1/4" = 1'-0"



4 Proposed Section D-D
1/4" = 1'-0"



NOTES:

INSULATION:
BUILDING THERMAL ENVELOPE VALUES SHALL MATCH THE SUBMITTED ENERGY COMPLIANCE TABLE ON SHEET G0-01. MINIMUM VALUES:

EXTERIOR WALLS R-13

CEILING/ROOF R-30

GLAZED WINDOWS AND GLAZED EXTERIOR DOORS SHALL HAVE SHGC OF 0.25 MAXIMUM.

FINAL PRODUCT U-FACTORS SHALL BE PER APPROVED. PRODUCT APPROVAL / MIAMI-DADE NOA SUBMITTALS.

NO INTERIOR POLYETHYLENE VAPOR BARRIER REQUIRED.

ATTIC TO BE VENTED IN ACCORDANCE WITH FBC RESIDENTIAL REQUIREMENTS. UNVENTED ATTIC ASSEMBLY NOT PROPOSED.

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

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EMAIL: NADIF@TS9DESIGNS.COM

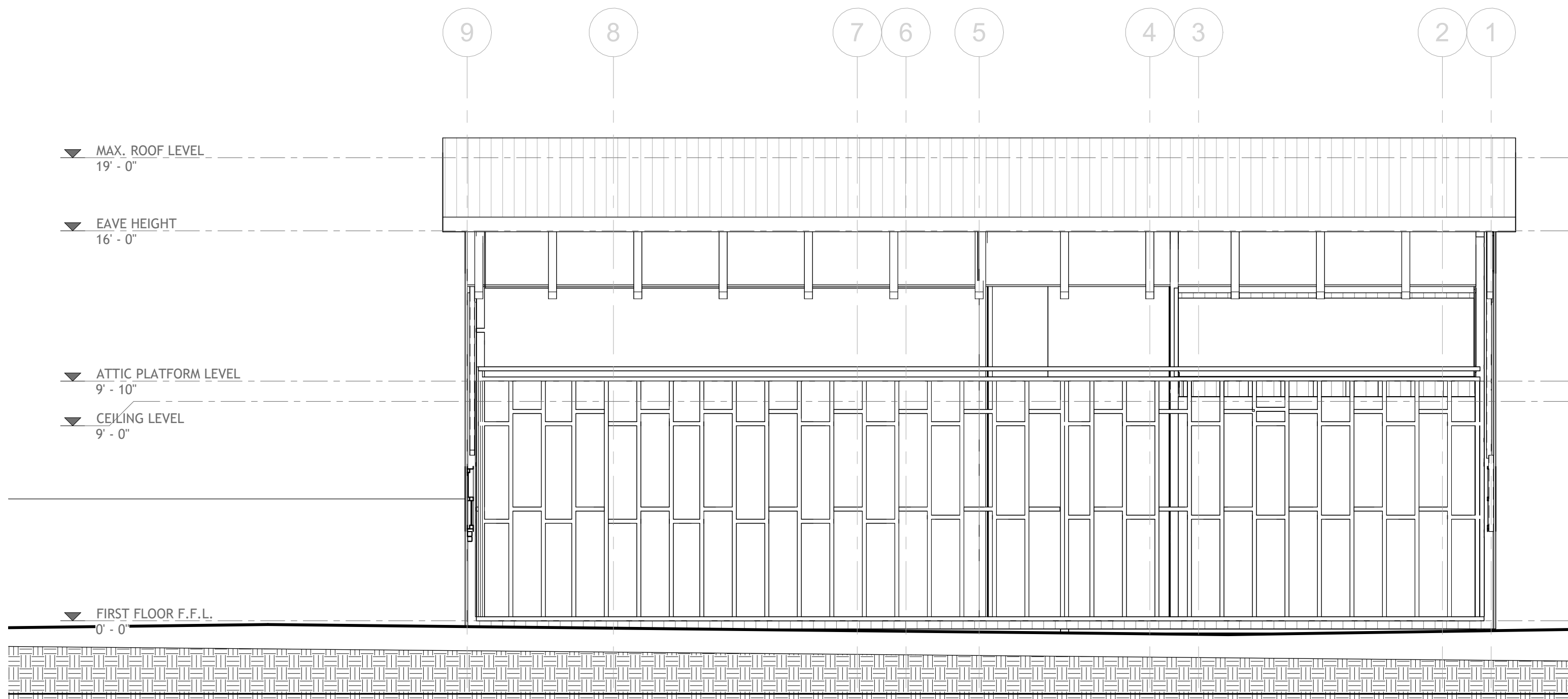
DRAWING STATUS: PERMIT REDESIGN

DISCIPLINE: ARCHITECTURE

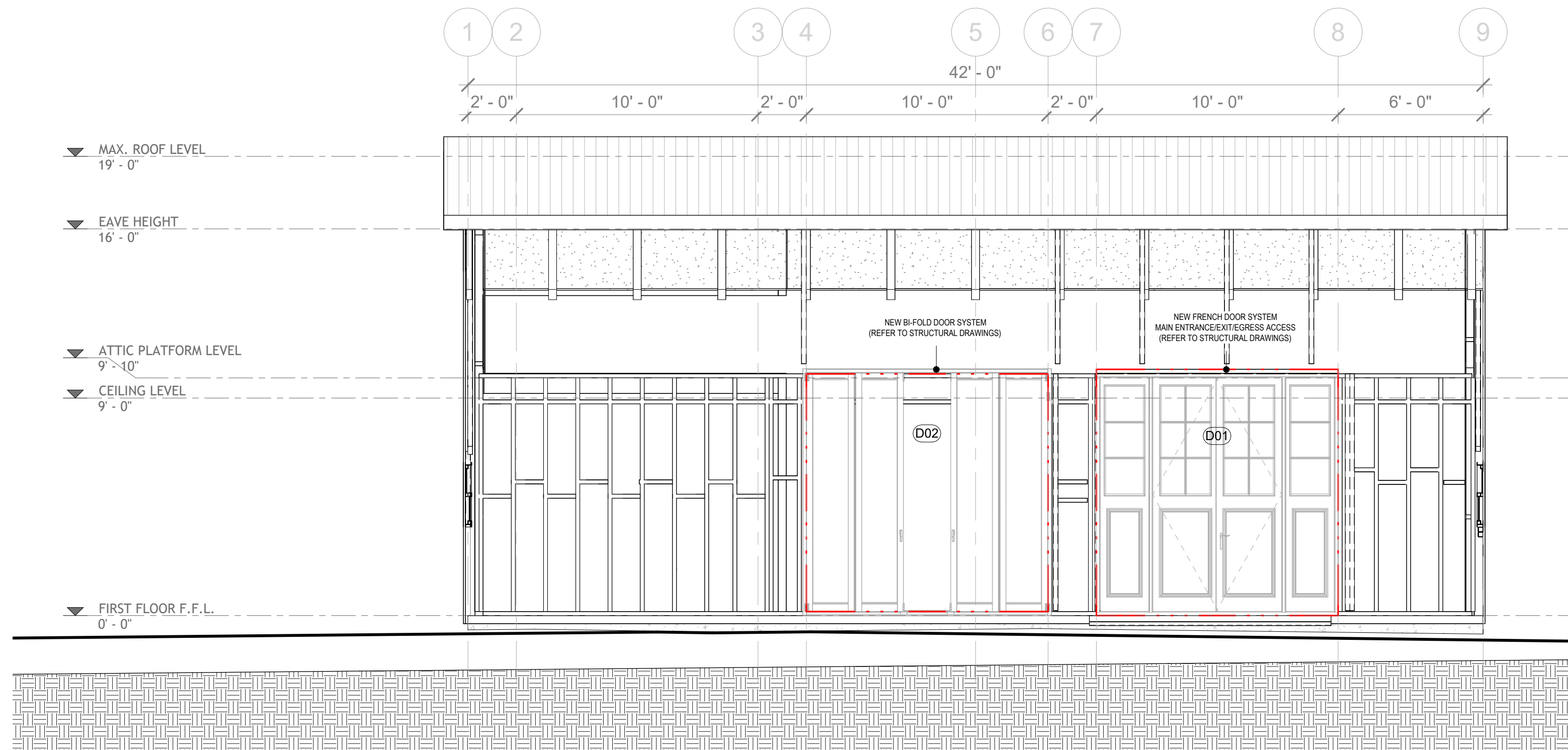
PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED SECTIONS

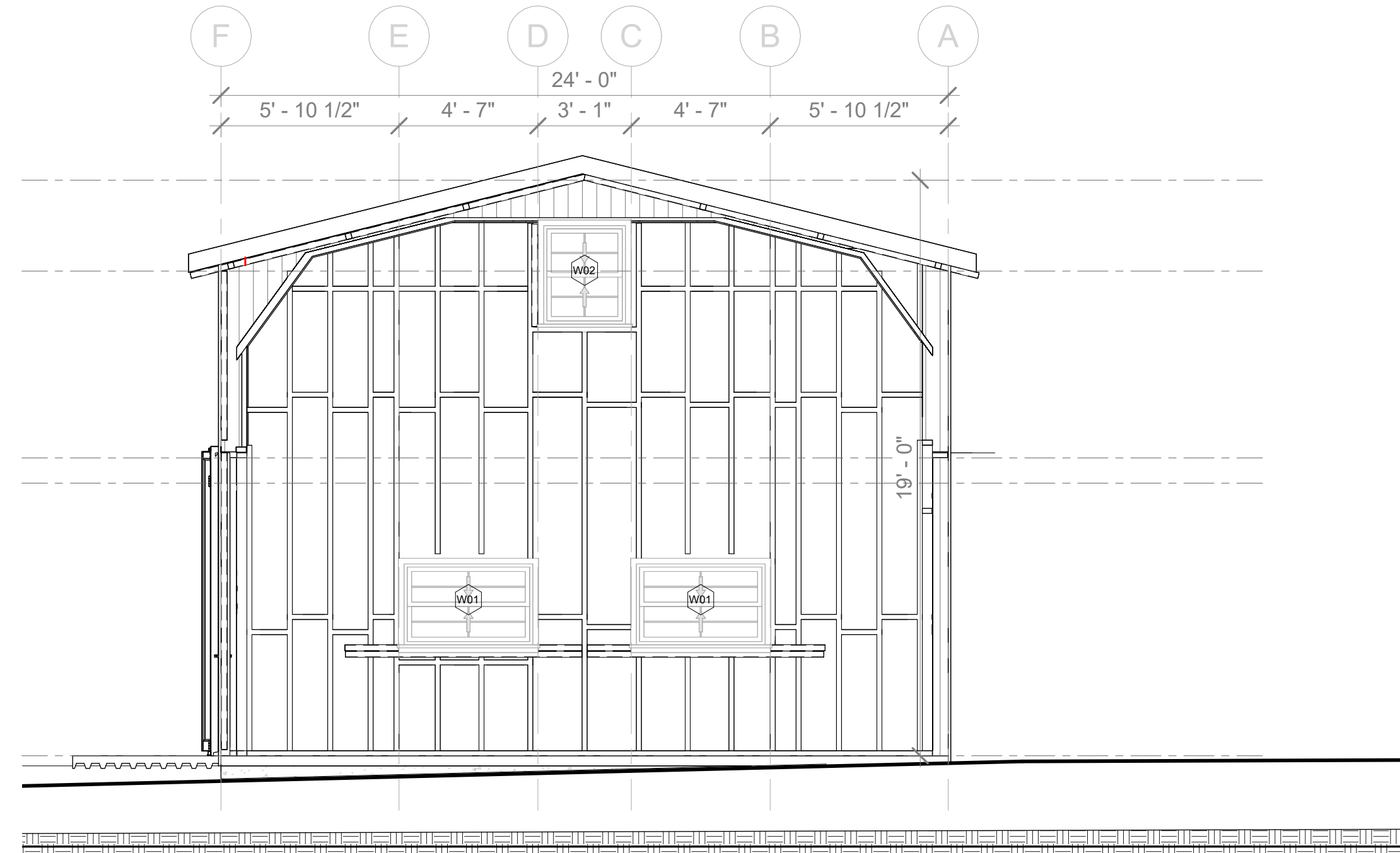
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-11	As indicated



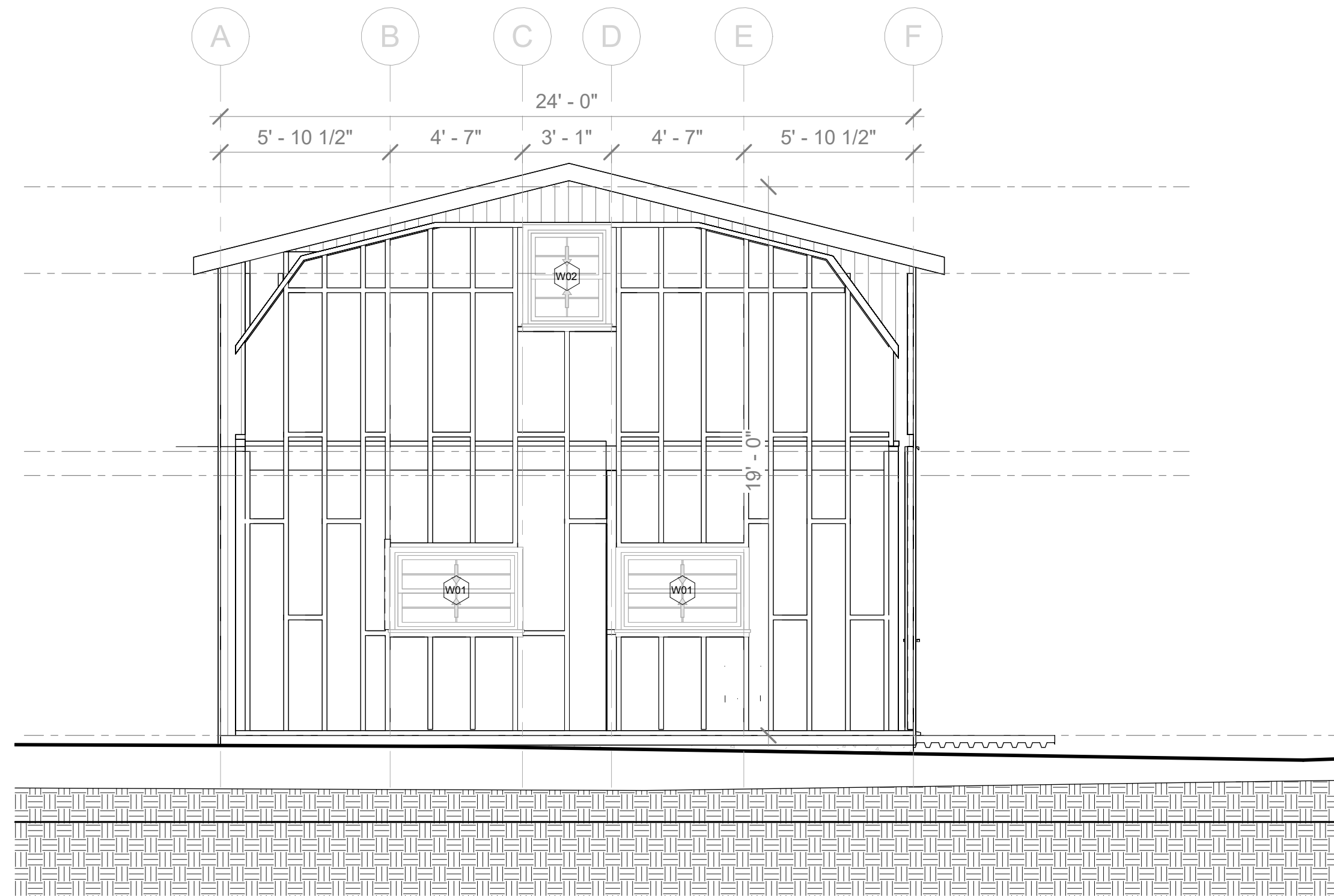
1 Proposed North Elevation Interior Framing
1/4" = 1'-0"



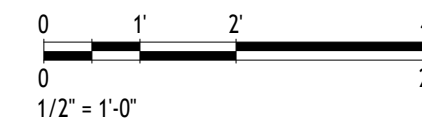
2 Proposed South Elevation Interior Framing
1/4" = 1'-0"



3 Proposed East Elevation Interior Framing
1/4" = 1'-0"



4 Proposed West Elevation Interior Framing
1/4" = 1'-0"



NOTES:

OWNER
SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

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NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

PERMIT REDESIGN

DISCIPLINE:

ARCHITECTURE

PROJECT TITLE:

1-STORY RESIDENTIAL

DRAWING TITLE:

PROPOSED INTERIOR FRAMING
ELEVATIONS

DRAWN BY:

A.C

CHECKED BY:

N.B

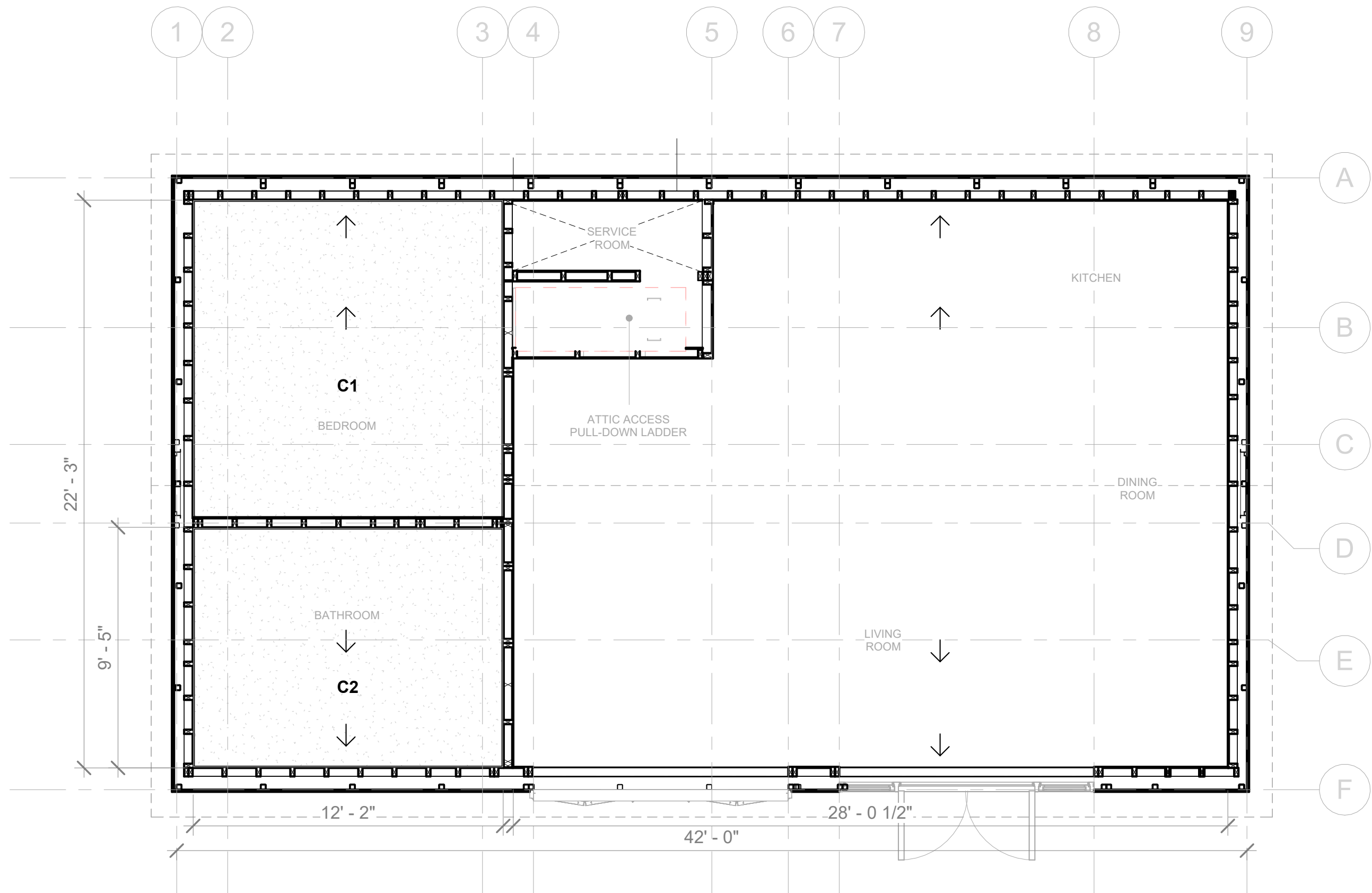
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JOB NO:

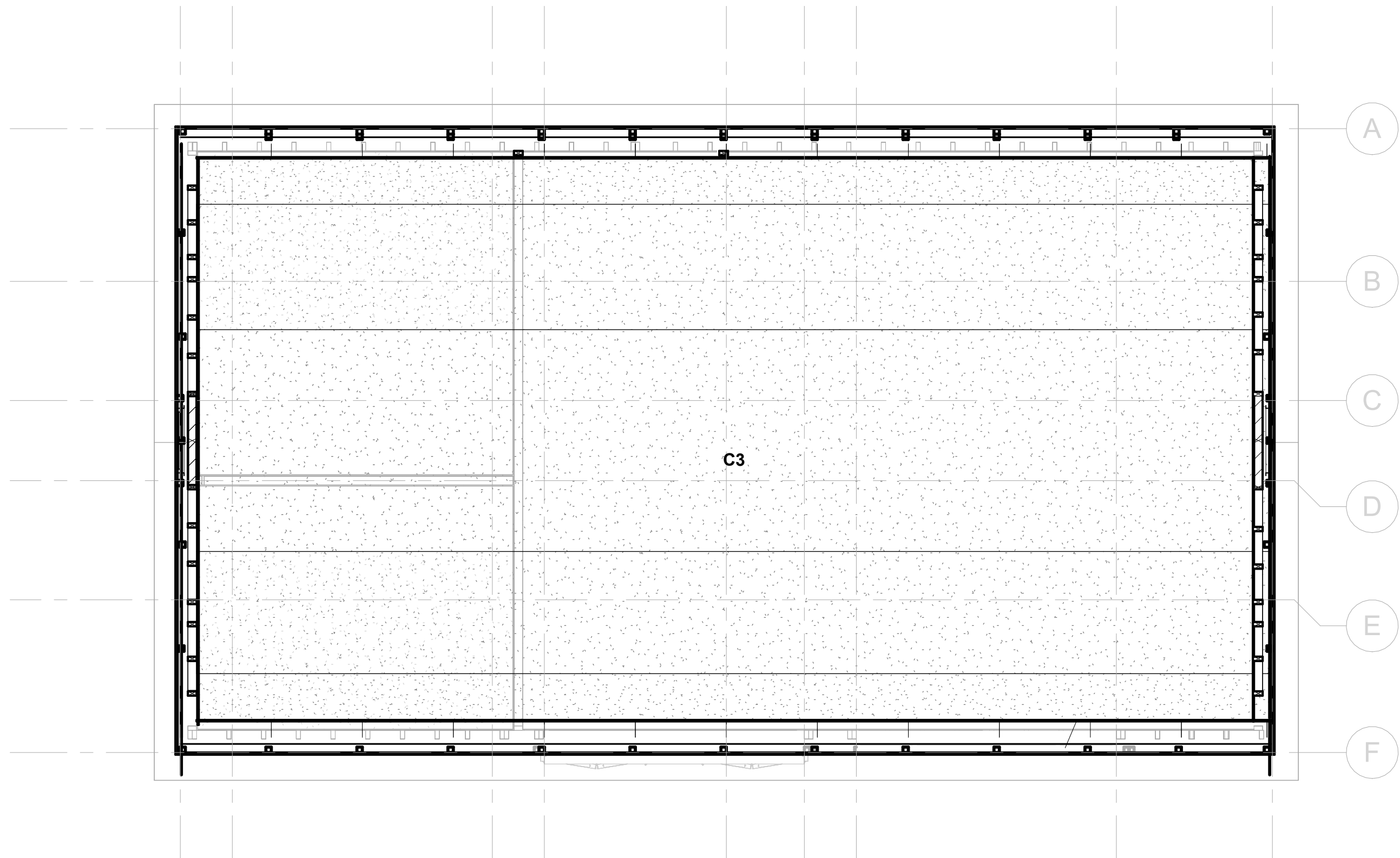
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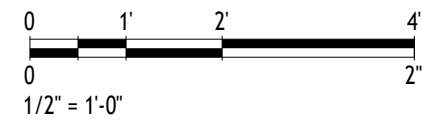
AR-12 1/4" = 1'-0"



1 Proposed First Floor Ceiling Plan
1/4" = 1'-0"



2 Proposed Upper Floor Ceiling Plan
1/4" = 1'-0"



NOTES:

OWNER
SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

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DRAWING STATUS:
PERMIT REDESIGN

DISCIPLINE:
ARCHITECTURE

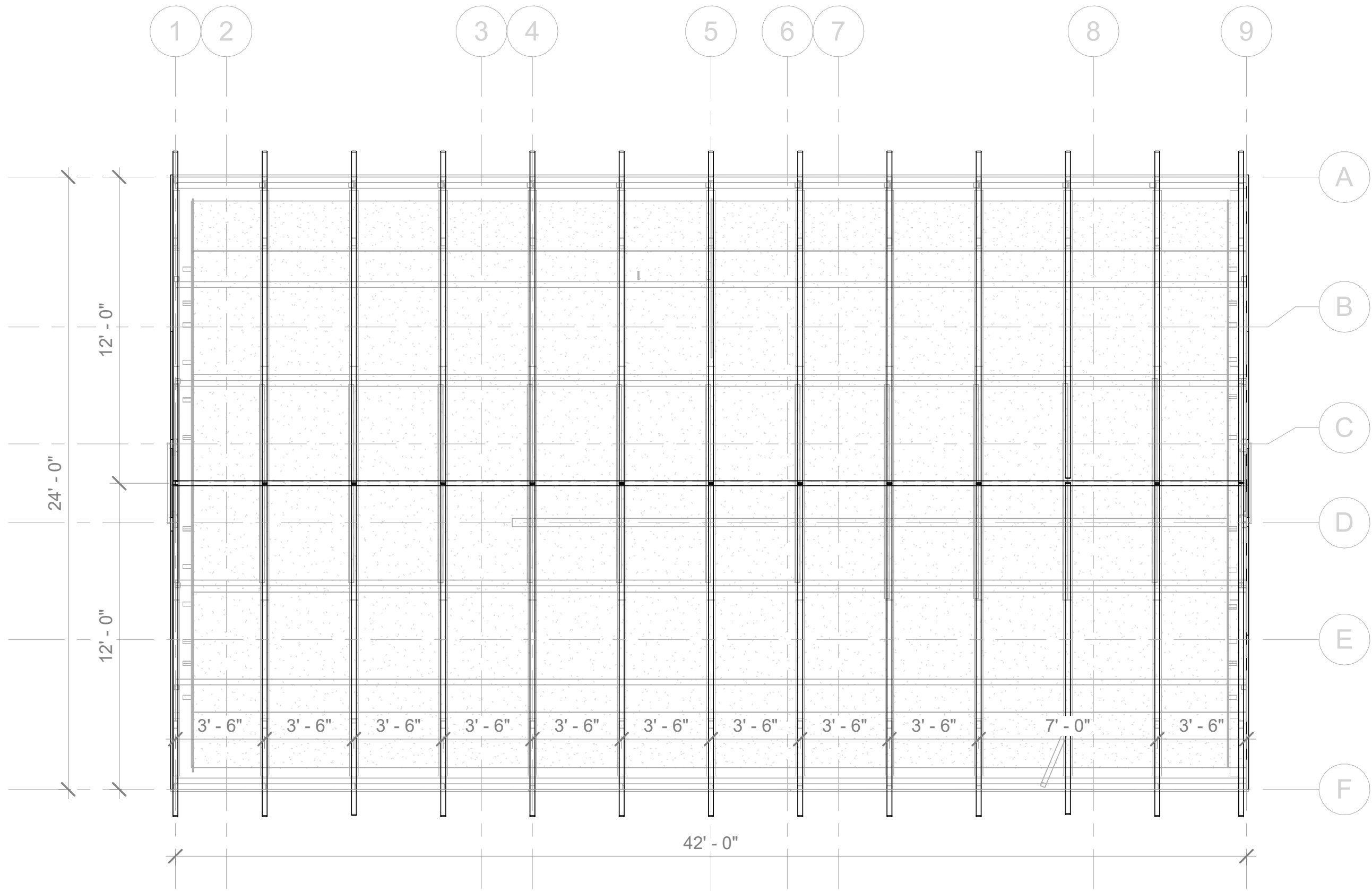
PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED CEILING PLANS

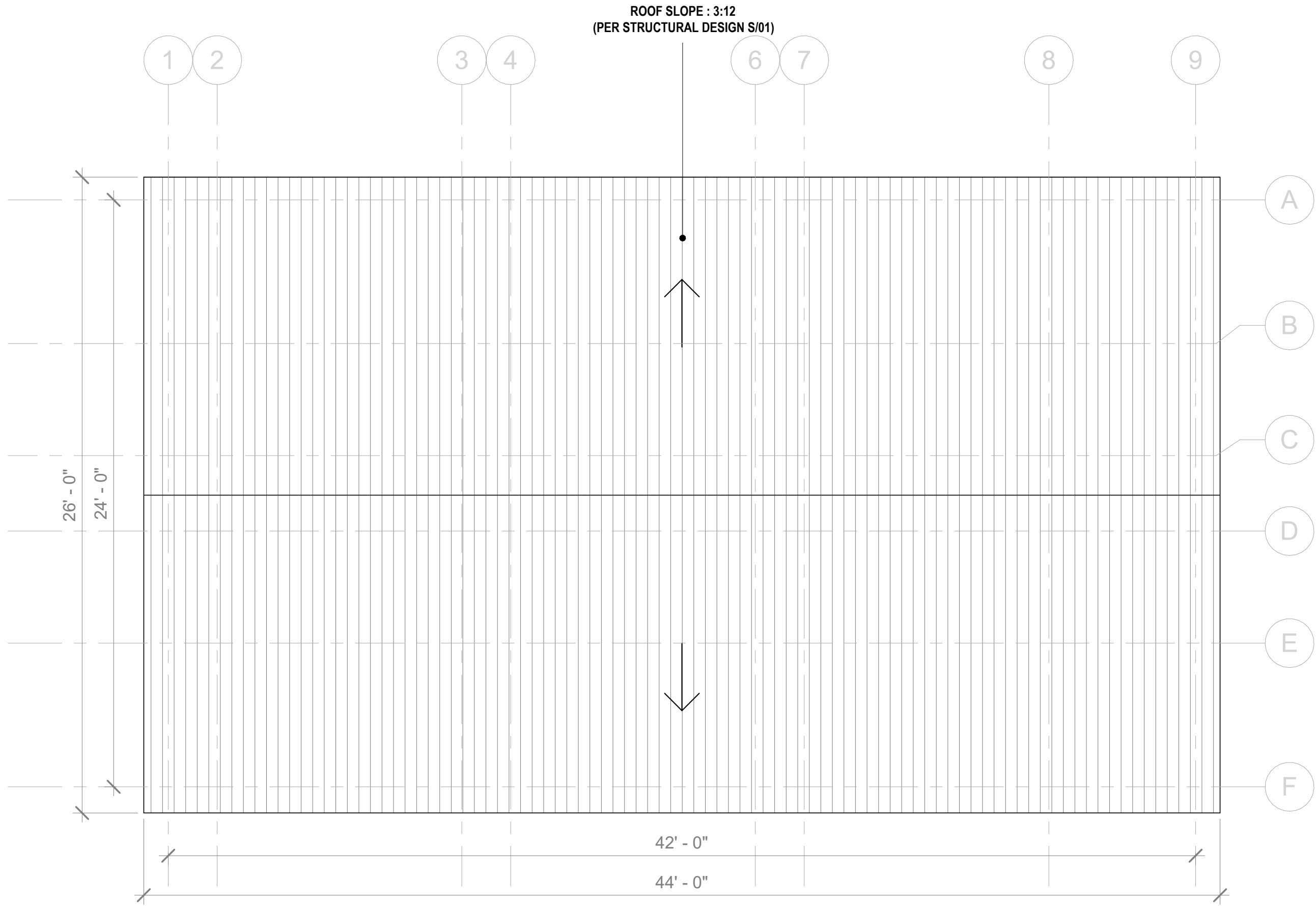
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-13	1/4" = 1'-0"



NOTES:



1 Proposed Roof Framing Plan
1/4" = 1'-0"



2 Proposed Roof Plan
1/4" = 1'-0"

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

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DRAWING STATUS:

PERMIT REDESIGN

DISCIPLINE:

ARCHITECTURE

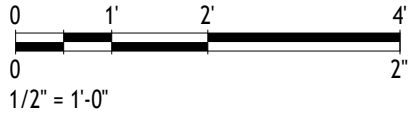
PROJECT TITLE:

1-STORY RESIDENTIAL

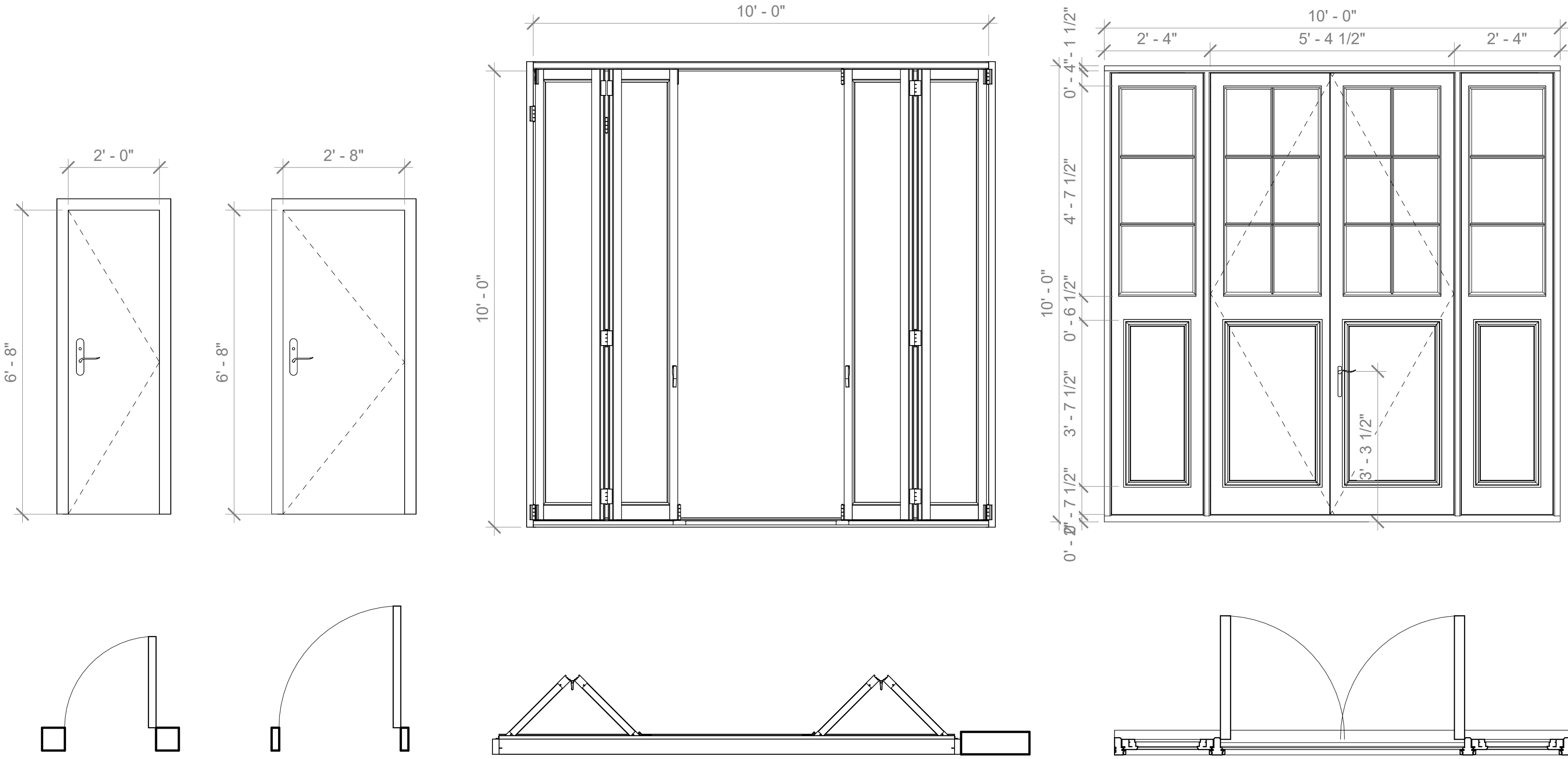
DRAWING TITLE:

PROPOSED ROOF PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-14	1/4" = 1'-0"

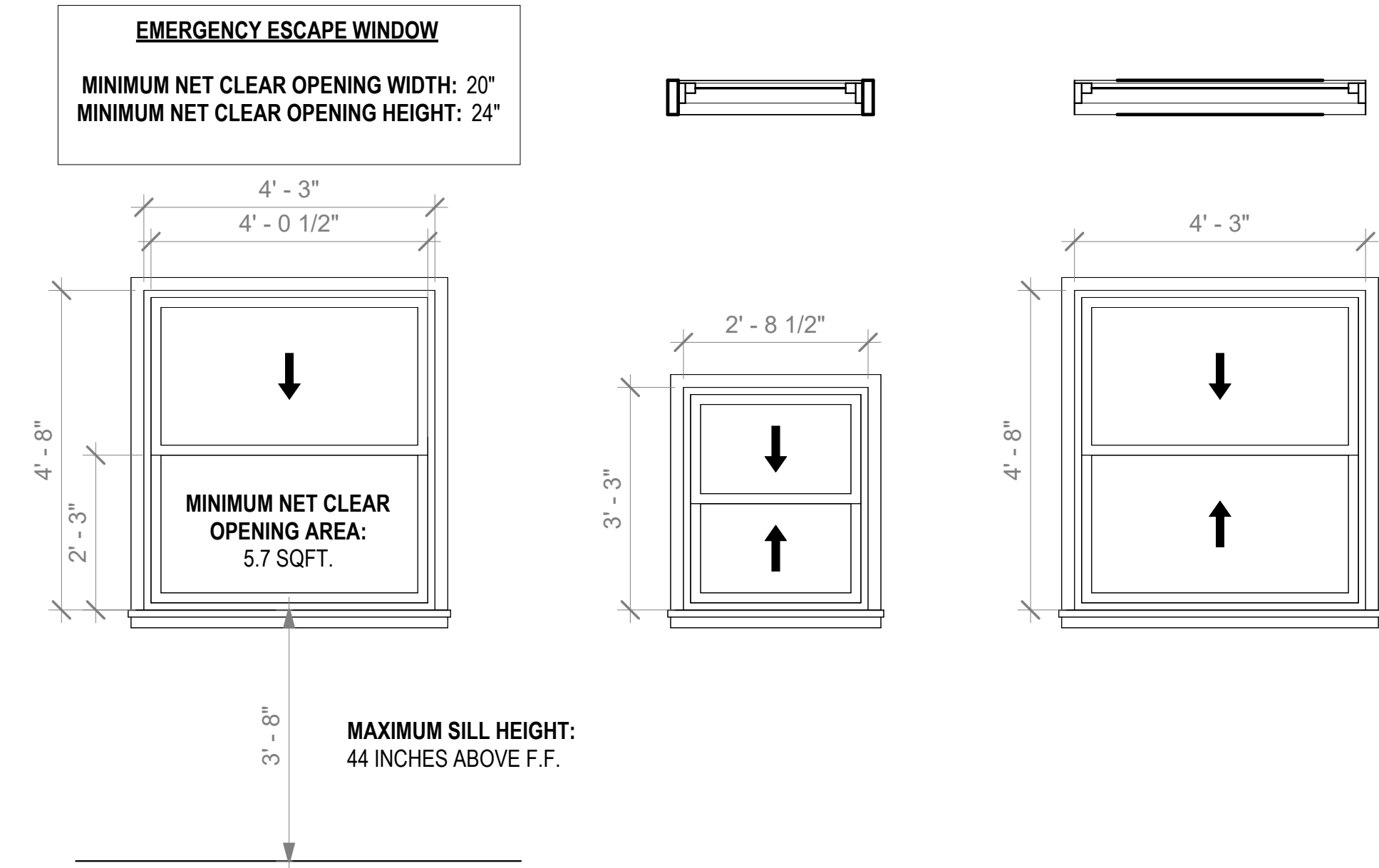


DOOR SCHEDULE				
MARK	HEIGHT	WIDTH	THICKNESS	REMARKS
D01	10' - 0"	10' - 0"	0' - 2 1/2"	CATEGORY II SAFETY GLAZING
D02	10' - 0"	10' - 0"	0' - 2"	CATEGORY II SAFETY GLAZING
D03	6' - 8"	2' - 8"	0' - 2"	DOOR TO SWING IN DIRECTION OF EGRESS
D04	6' - 8"	2' - 8"	0' - 2"	N/A
D05	6' - 8"	2' - 8"	0' - 2"	DOOR TO SWING IN DIRECTION OF EGRESS
D06	6' - 8"	2' - 0"	0' - 2"	SERVICE DOOR
Grand total: 6				



Door Legend
1/2" = 1'-0"

WINDOW SCHEDULE				
MARK	SILL HEIGHT	HEAD HEIGHT	WINDOW HEIGHT	WINDOW WIDTH
W01	4' - 5"	7' - 8"	3' - 3"	2' - 8 1/2"
W02	3' - 8"	6' - 4"	2' - 8"	4' - 3"
Grand total: 6				



Window Legend
1/2" = 1'-0"

NOTES:

ALL WINDOWS, DOORS AND OPENINGS SHALL MEET OR EXCEED STRUCTURAL DESIGN PRESSURES PER SHEET S/01.

FLORIDA PRODUCT APPROVAL OR MIAMI DADE NOA SUBMITTALS REQUIRED.

EGRESS DOORS
REQUIRED EGRESS DOOR SHALL PROVIDE 32 INCH MINIMUM CLEAR WIDTH AND SHALL BE SIDE-HINGED TYPE. WHERE DOUBLE DOORS ARE PROVIDED, AT LEAST ONE LEAF SHALL MEET REQUIRED CLEAR WIDTH.

BI-FOLD DOORS ARE NOT INTENDED TO SERVE AS THE REQUIRED EGRESS DOOR.

GLASS DOORS SHALL BE CATEGORY II SAFETY GLAZING.
GLAZING WITHIN 24 INCHES OF DOORS SHALL BE CATEGORY II SAFETY GLAZING.

EMERGENCY ESCAPE WINDOW
MINIMUM NET CLEAR OPENING WIDTH: 20 INCHES.
MINIMUM NET CLEAR OPENING HEIGHT: 24 INCHES.
MINIMUM NET CLEAR OPENING AREA: 5.7 SQFT.
MAXIMUM SILL HEIGHT: 44 INCHES ABOVE F.F.

OWNER

SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

DESIGN CONSULTANT:

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NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: PERMIT REDESIGN

DISCIPLINE: ARCHITECTURE

PROJECT TITLE: 1-STORY RESIDENTIAL

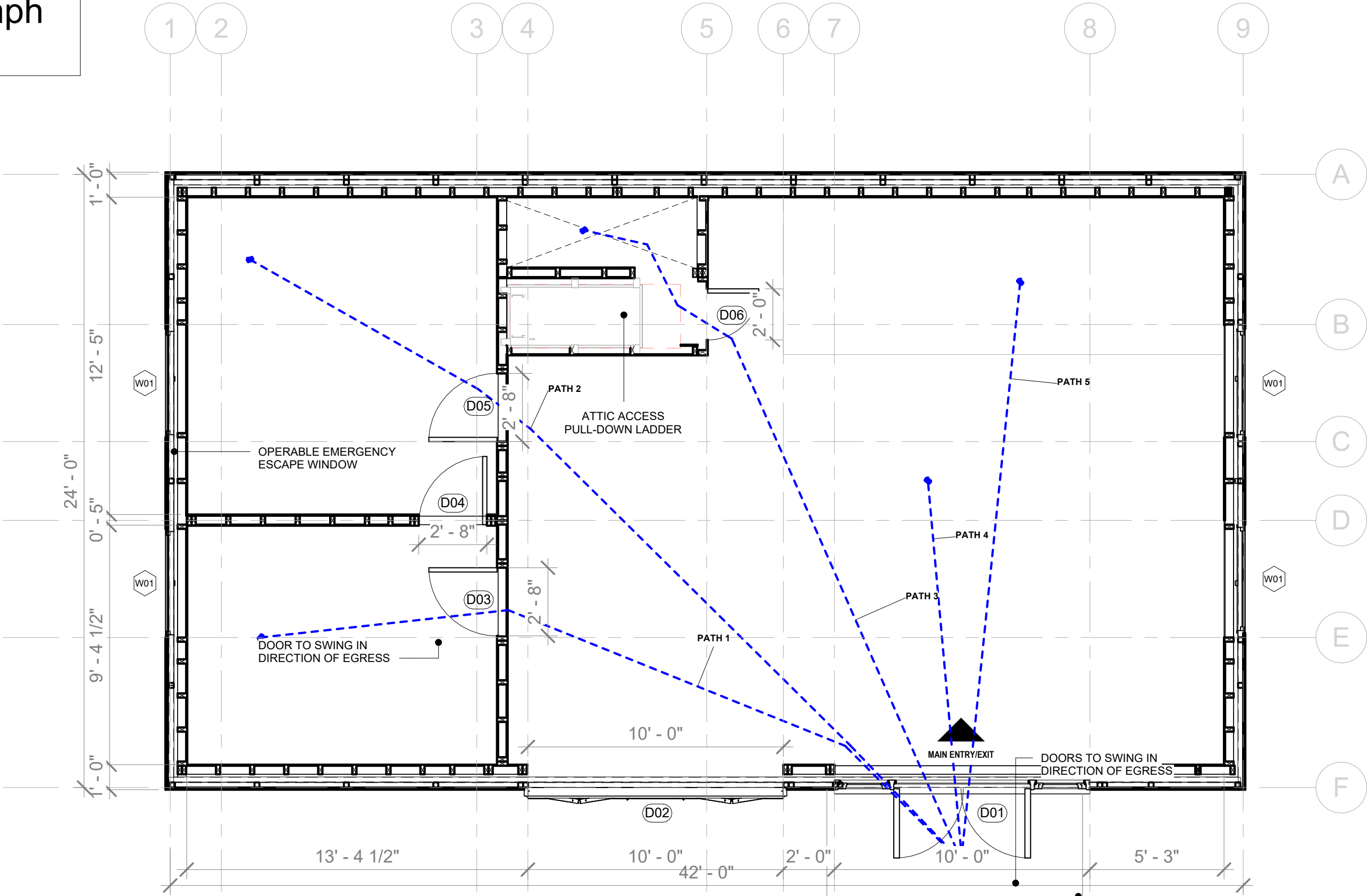
DRAWING TITLE: PROPOSED DOOR/WINDOW SCHEDULE

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-15	1/2" = 1'-0"

PATH OF TRAVEL SCHEDULE

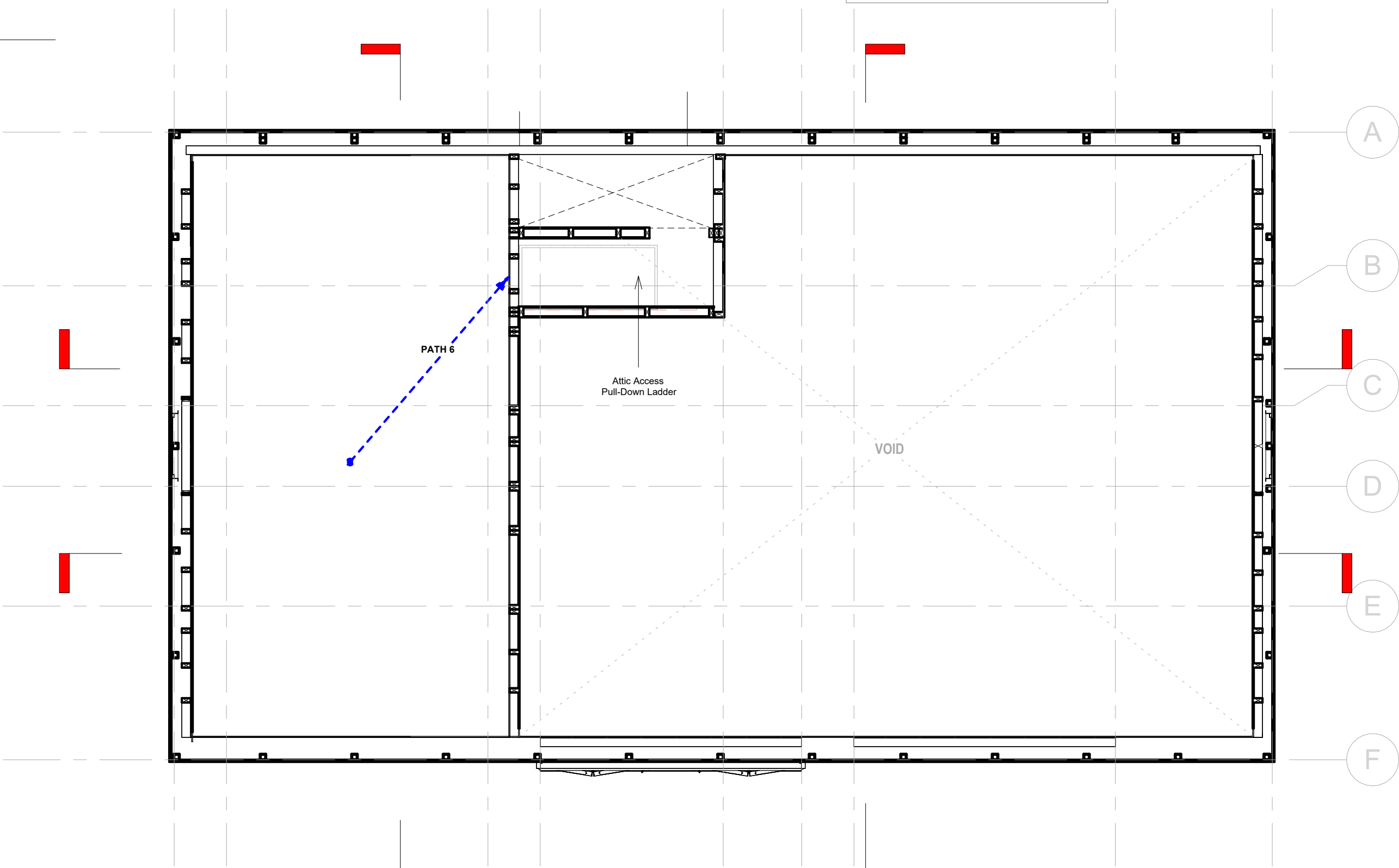
MARK	FROM ROOM	LENGTH	TIME	SPEED
PATH 1	BATHROOM 5	30' - 4 1/2"	6.9 s	3.0 mph
PATH 2	BEDROOM 4	36' - 9 1/2"	8.4 s	3.0 mph
PATH 3	SERVICE ROOM 3	30' - 1"	6.8 s	3.0 mph
PATH 4	LIVING/DINING 1	15' - 0"	3.4 s	3.0 mph
PATH 5	KITCHEN 2	22' - 10"	5.2 s	3.0 mph
PATH 6	ATTIC 8	9' - 3 1/2"	2.1 s	3.0 mph

3.0 mph: 6

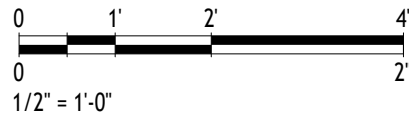


LANDINGS/FLOORS AT REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCH LOWER THAN THE TOP OF THRESHOLD.
EXTERIOR SIDE EXCEPTION SHALL NOT EXCEED 7-3/4 INCH.
MAXIMUM CHANGE IN LEVEL AT EXTERIOR SIDE OF EXTERIOR DOORS SHALL NOT EXCEED 7-3/4 INCH.

1 Proposed First Floor Life Safety Plan
1/4" = 1'-0"



2 Proposed Attic Life Safety Plan
1/4" = 1'-0"



NOTES:
ALL WINDOWS, DOORS AND OPENINGS SHALL MEET OR EXCEED STRUCTURAL DESIGN PRESSURES PER SHEET S/01.
EGRESS DOORS
REQUIRED EGRESS DOOR SHALL PROVIDE 32 INCH MINIMUM CLEAR WIDTH AND SHALL BE SIDE-HINGED TYPE. WHERE DOUBLE DOORS ARE PROVIDED, AT LEAST ONE LEAF SHALL MEET REQUIRED CLEAR WIDTH.
BI-FOLD DOORS ARE NOT INTENDED TO SERVE AS THE REQUIRED EGRESS DOOR.
GLASS DOORS SHALL BE CATEGORY II SAFETY GLAZING.
GLAZING WITHIN 24 INCHES OF DOORS SHALL BE CATEGORY II SAFETY GLAZING.
EMERGENCY ESCAPE WINDOW
MINIMUM NET CLEAR OPENING WIDTH: 20 INCHES.
MINIMUM NET CLEAR OPENING HEIGHT: 24 INCHES.
MINIMUM NET CLEAR OPENING AREA: 5.7 SQFT.
MAXIMUM SILL HEIGHT: 44 INCHES ABOVE F.F.
SMOKE/CO ALARM
PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE SLEEPING AREAS, AND ON EACH LEVEL PER FBC RESIDENTIAL.

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:
PERMIT REDESIGN

DISCIPLINE:
ARCHITECTURE

PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED LIFE SAFETY PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-16	1/4" = 1'-0"

FINISH SCHEDULE

ROOM #	ROOM	AREA	FINISHES			
			BASE WALL FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH
1	LIVING/DINING	486 SF	DRYWALL	WOODEN FLOOR PANELS	GLOSS TILE	DRYWALL
2	KITCHEN	106 SF	DRYWALL	CERAMIC NON-SLIP TILE	GLOSS TILE	DRYWALL
3	SERVICE ROOM	45 SF	DRYWALL	SCREED	DRYWALL	DRYWALL
4	BEDROOM	151 SF	DRYWALL	WOODEN FLOOR PANELS	PAINT	DRYWALL
5	BATHROOM	113 SF	DRYWALL	CERAMIC NON-SLIP TILE	GLOSS TILE	DRYWALL
6	ATTIC SPACE	Not Placed	DRYWALL	WOODEN FLOOR PANELS	PAINT	DRYWALL
8	ATTIC	327 SF				
9	ATTIC	275 SF				



NOTES:

FINISHES:
INTERIOR WALL FINISHES: GYPSUM BOARD AND/OR APPROVED INTERIOR FINISHES PER PLAN.

EXTERIOR WALL FINISHES: PROVIDE EXTERIOR FINISH SYSTEM PER ELEVATIONS AND WALL ASSEMBLY NOTES.

TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH FBC RESIDENTIAL R318.1. FURRING STRIPS SHALL COMPLY WITH FBC RESIDENTIAL R702.6.2.

PROVIDE FIRE-STOPPING IN FURRED WALLS AT CEILING LEVEL AND AT 8 FEET MAXIMUM SPACING IN ACCORDANCE WITH FBC RESIDENTIAL R302.11.1.1.1 AND R302.11.1.1.2.

ROOFING SYSTEM SHALL COMPLY WITH FBC RESIDENTIAL R905 AND APPLICABLE MIAMI-DADE PRODUCT APPROVAL / NOA REQUIREMENTS.

BATHTUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON-ABSORBENT SURFACES TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE FLOOR.

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SIGNATURE

REVISION STATUS

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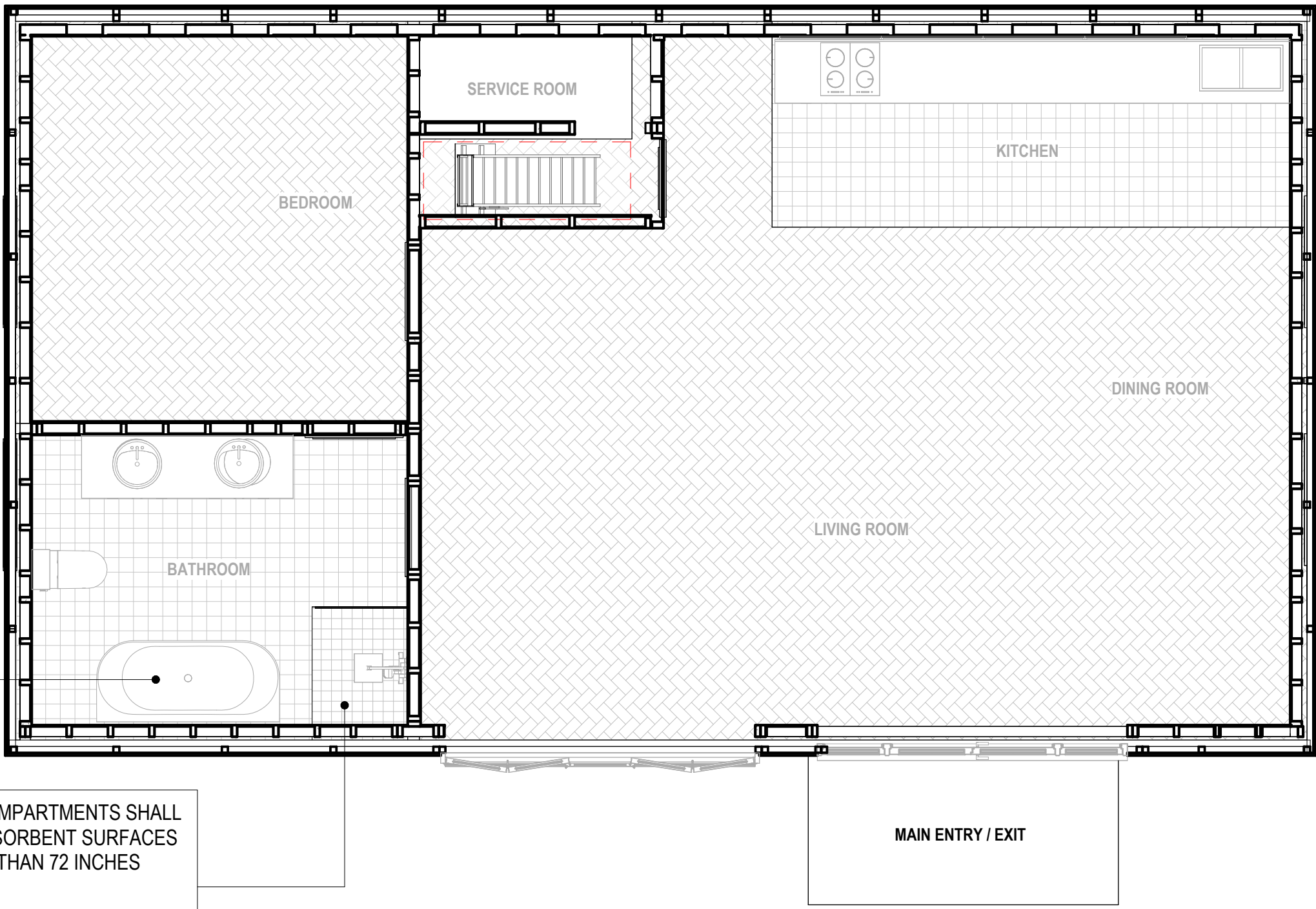
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DISCIPLINE:
ARCHITECTURE

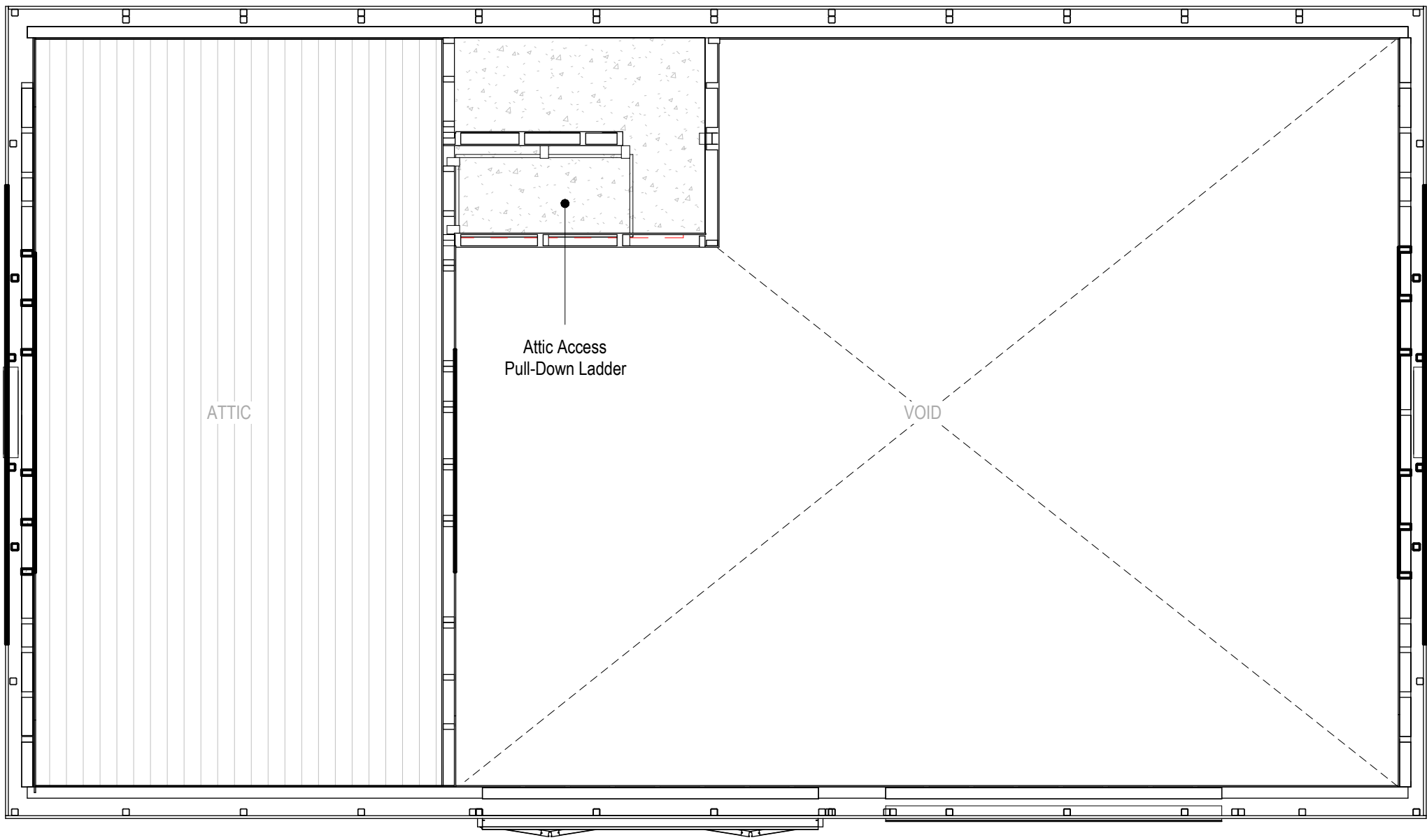
PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
PROPOSED FINISH FLOOR PLAN

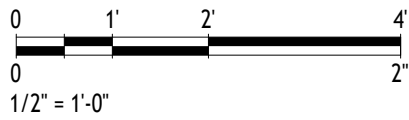
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A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-17	1/4" = 1'-0"

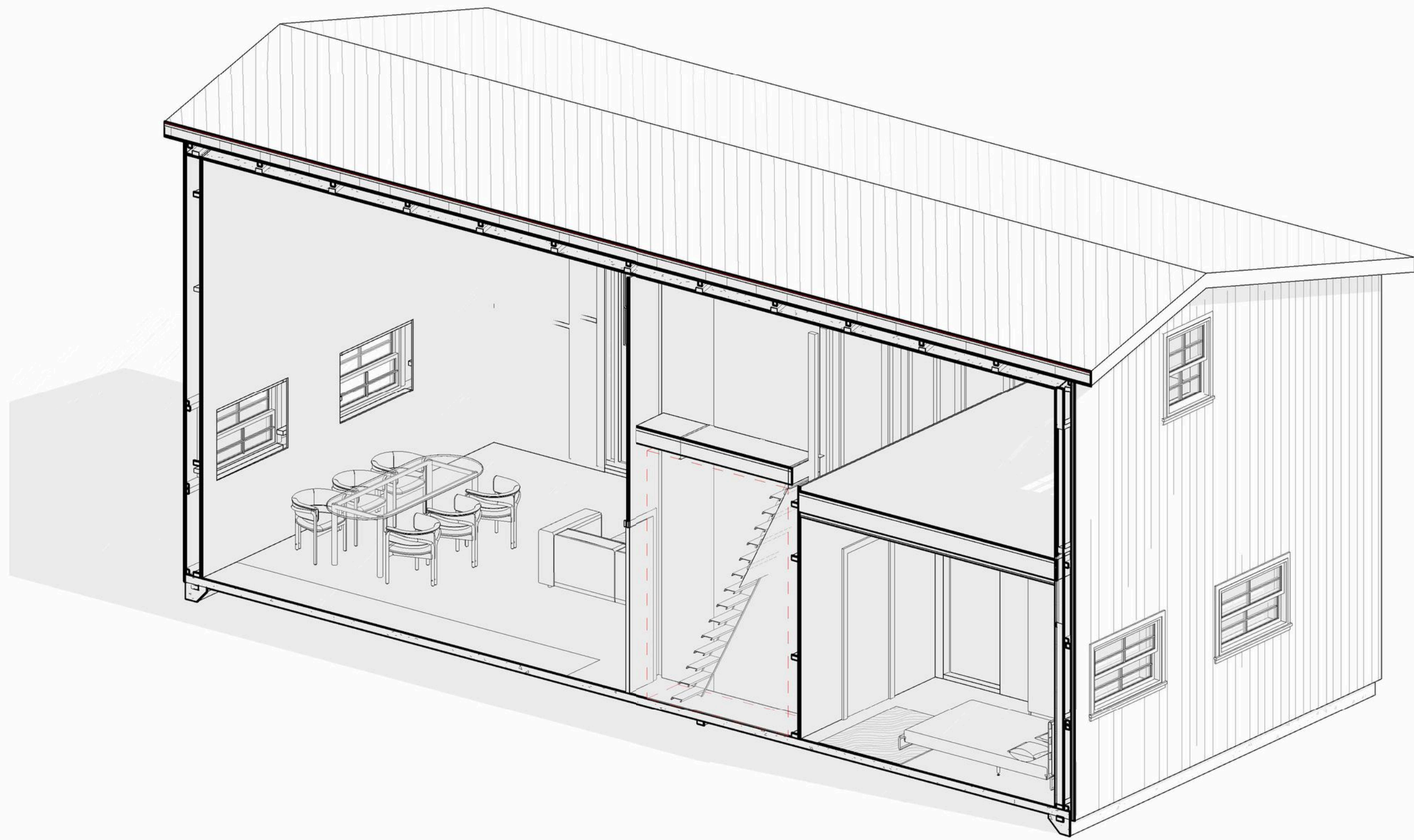


1 Proposed First Floor Finish Floor Plan

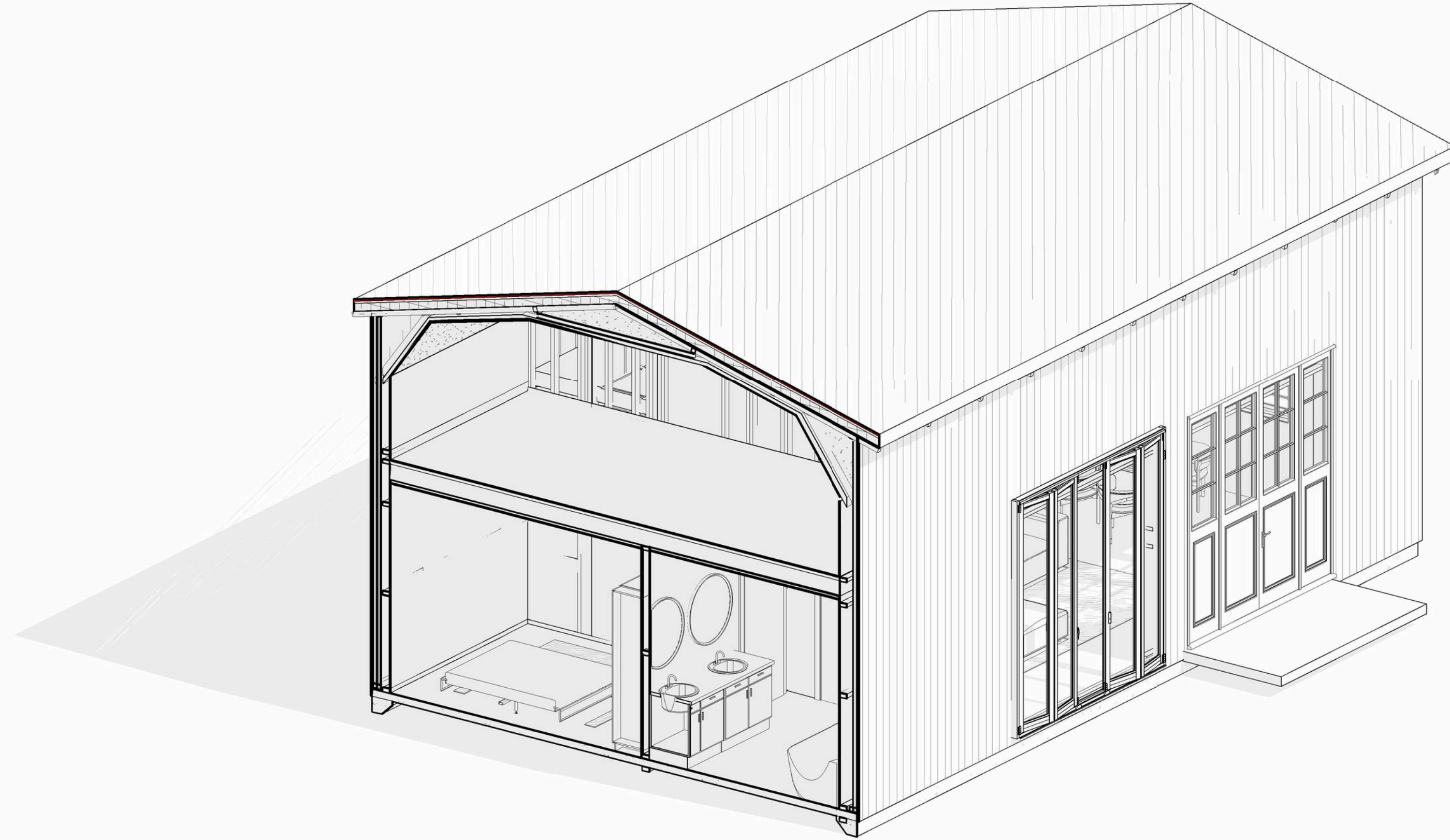


2 Proposed Attic Finish Floor Plan

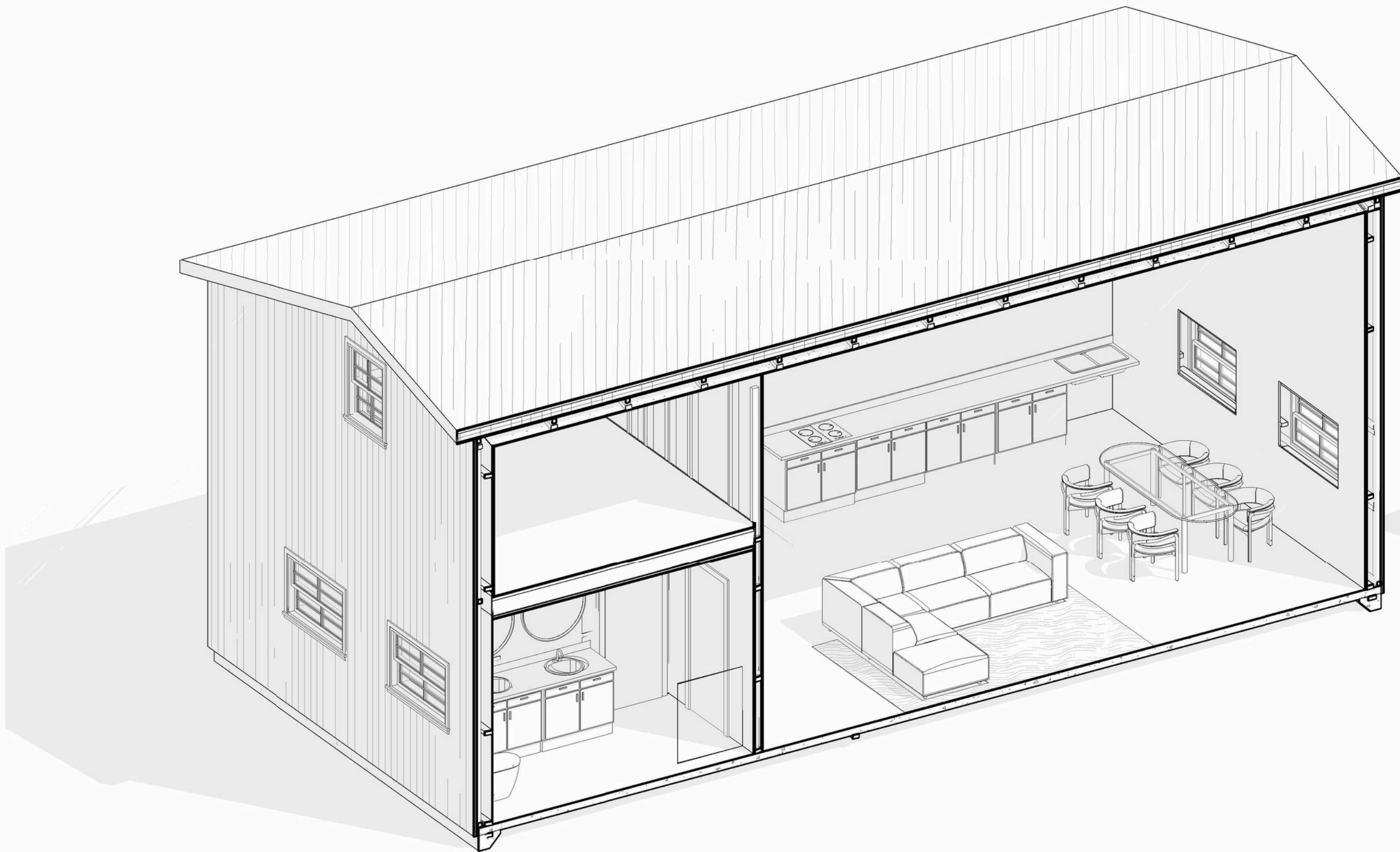




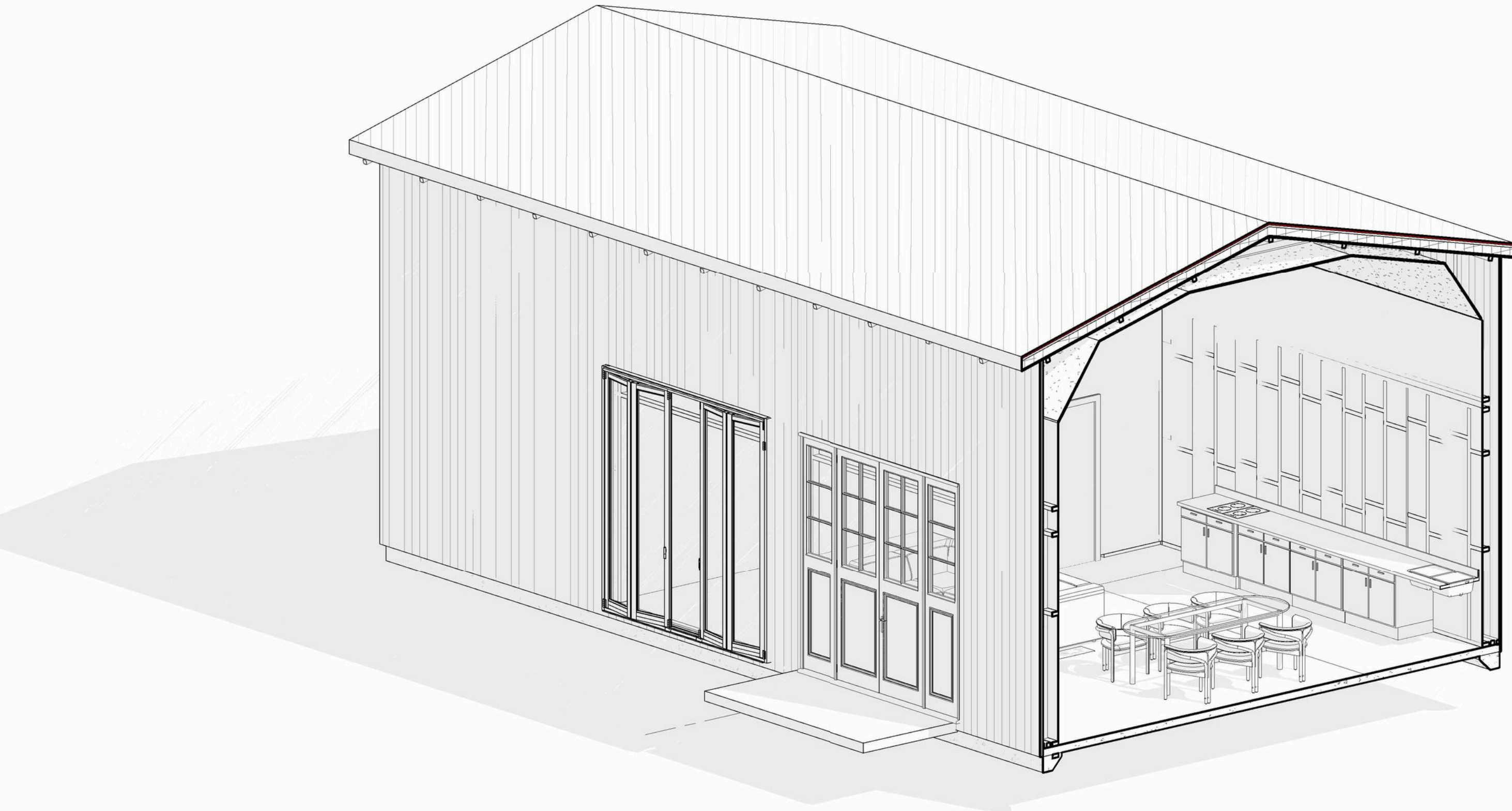
1 Proposed 3D Section - A



3 Proposed 3D Section - C



2 Proposed 3D Section - B



4 Proposed 3D Section - D

NOTES:

OWNER
SIGNATURE

REVISION STATUS		
Rev	DATE	DESCRIPTION

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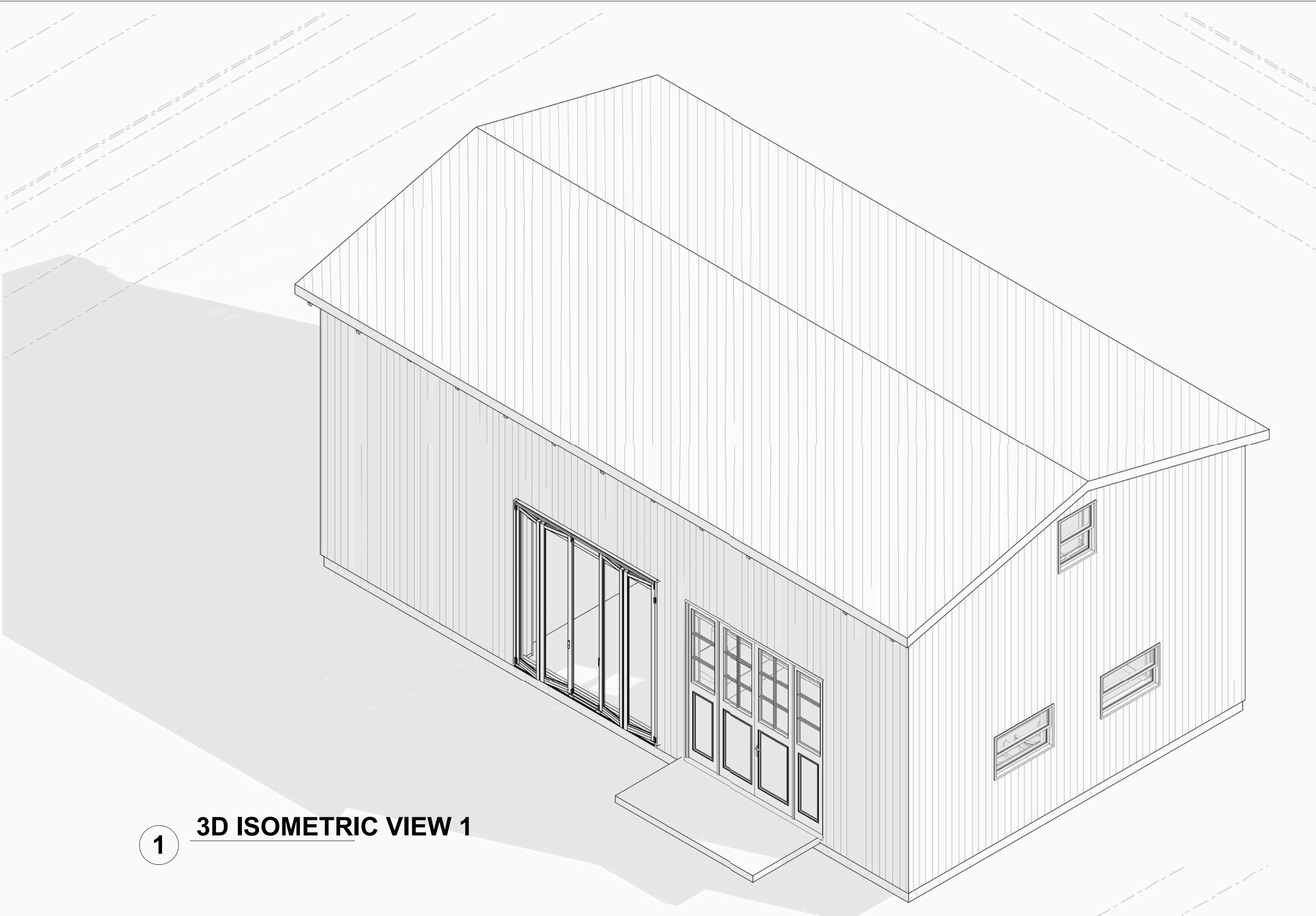
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DISCIPLINE:
ARCHITECTURE

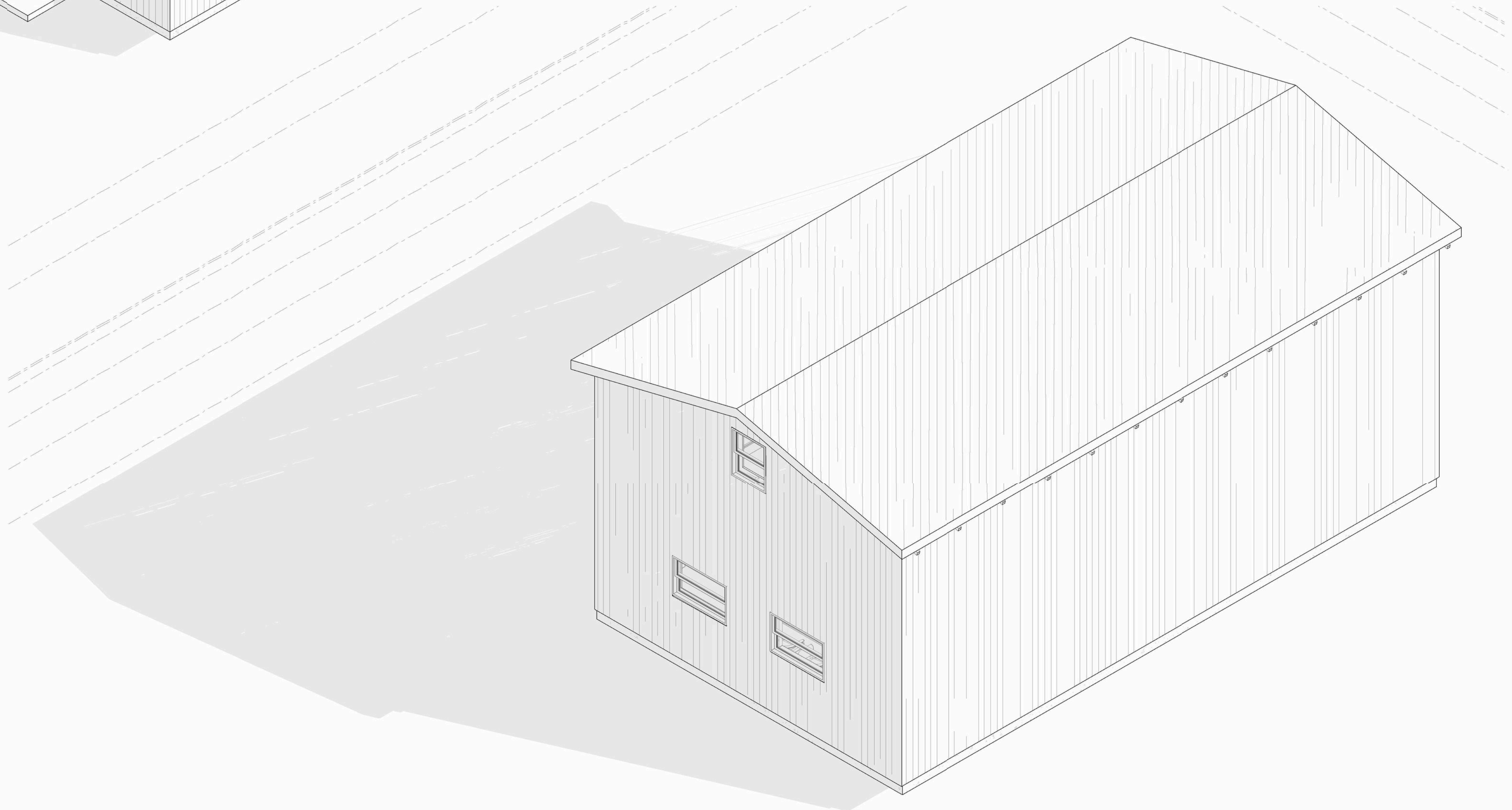
PROJECT TITLE:
1-STORY RESIDENTIAL

DRAWING TITLE:
3D ISOMETRIC VIEWS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-18	1/4" = 1'-0"



1 3D ISOMETRIC VIEW 1



2 3D ISOMETRIC VIEW 2

NOTES:

OWNER SIGNATURE

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3D ISOMETRIC VIEWS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-19	1/4" = 1'-0"