

# SINGH VENTURE TOWNHOUSE

## AT

### Lot-9 HUMMINGBIRD STREET, DELTONA, FLORIDA



GENERAL NOTES	SCHEDULE IDENTIFICATION	WALLS SYMBOLS	APPLICABLE CODE																																																
<div>1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE(S) PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.</div> <div>2. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.</div> <div>3. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL DO HIS WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.</div> <div>4. THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. IF SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE, FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.</div> <div>5. ALL REQUIREMENTS FOR THE SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ALTERATIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY ARCHITECT IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.</div>	<div><div></div>WINDOW DESIGNATION</div> <div><div></div>DOOR DESIGNATION</div> <div><div></div>FINISHED NOTES TAG</div> <div><div></div>DEMOLITIONS NOTES TAG</div> <div><div></div>REVISION TAG</div> <div><div></div>WALL TYPE</div>	<div><div></div>REINFORCE CONCRETE WALL OR COLUMN</div> <div><div></div>CONCRETE BLOCK WALL</div> <div><div></div>LOW WALL</div> <div><div></div>2x FRAME WALL</div> <div><div></div>2x FRAME WALL WITH INSULATION</div> <div><div></div>WALL OR HEADER ABOVE</div>	<div>2023 – FLORIDA BUILDING CODE, EIGHT EDITION 2023 – FLORIDA FIRE PREVENTION CODE, EIGHT EDITION 2020 – NATIONAL ELECTRIC CODE 2023 – FLORIDA MECHANICAL CODE, EIGHT EDITION 2023 – FLORIDA PLUMBING CODE, EIGHT EDITION</div> <div>THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF: –SECTION 1609 OF THE FLORIDA BUILDING CODE 2023 BUILDING –SECTION 301 OF THE FLORIDA BUILDING CODE, 2023 FLORIDA BUILDING CODE (RESIDENTIAL) EDITIONS W/ AMENDMENTS. –IN ADDITION, ALL CONSTRUCTION SHALL CONFORM WITH THE GOVERNING LOCAL BUILDING CODE OR LOCAL JURISDICTIONAL REQUIREMENTS.</div>																																																
ABBREVIATIONS	ARCHITECTURAL SYMBOLS	AREA CALCULATIONS	CODE INFORMATION																																																
<div>ABV. ABOVE A/C. AIR CONDITIONING A.F.F. ADJUSTABLE ALT. ABOVE FINISH FLOOR AMP. AMPERAGE BD. BOARD CL. CENTER LINE CAB. CABINET CLG. CEILING CLR. CLEAR CONC. CONCRETE CPT. CARPET C.T. CERAMIC TILE D. DRYER DBL. DOUBLE D.G. DUAL GLAZED DIA. DIAMETER DIM. DIMENSION DISP. DISPOSAL DP. DEEP DR. DOOR D.S. DOWNSPOUT DTL. DETAIL D.W. DISHWASHER EA. EACH ELEV. ELEVATION EQ. EQUAL EXH. EXHAUST EXT. EXTERIOR F.G./FX. FIXED GLASS F.G. FUEL GAS FIN. FINISH F.L.R. FLOOR FLUOR. FLUORESCENT FR. DR. FRENCH DOOR FTG. FOOTING GA. GAUGE GAR. DISP. GARBAGE DISPOSAL G.F.I. GROUND-FAULT INTERRUPTER GL. GLASS GYP. BD. GYPSUM BOARD H.B. HOSE BIB H.C. HOLLOW CORE HDR. HEADER HGT. HEIGHT INSUL. INSULATION INT. INTERIOR LAV. LAVATORY LUM. LUMINOUS M.C. MEDICINE CABINET MFR. MANUFACTURER MIN. MINIMUM M.T. METAL THRESHOLD MTD. MOUNTED MTL. METAL N.S. NOT TO SCALE O.C. ON CENTER PL. PROPERTY LINE P.B. PUSH BUTTON PH. PHONE PLT. PLATE PLYWD. PLYWOOD PR. PAIR P.T. PRESSURE TREATED R. RISER RAD. RADIUS R.A.G. RETURN AIR GRILL REF. REFRIGERATOR RM. ROOM R.O. ROUGH OPENING S.C. SOLID CORE EXT. DR S.D. SMOKE DETECTOR S.H. SINGLE HUNG SHT. SHEET SHTG. SHEATHING SHWR. SHOWER SIM. SIMILAR SL. SLIDING SL. GL. SLIDING GLASS SL. STANDARD SWS. SHEAR WALL SECTION TEMP. THICK TH.C. TOP OF CURB T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE V.P. VAPOR PROOF W. WASHER W/ WITH WD. WOOD WDW. WINDOW W.H. WATER HEATER W.I. WROUGHT IRON W.P. WEATHER PROOF</div>	<div><div></div>EXTERIOR ELEVATION NO. PARTIAL ELEVATION DWG. NO. WHERE SHOWN</div> <div><div></div>INTERIOR ELEVATION NO. PARTIAL ELEVATION DWG. NO. WHERE SHOWN</div> <div><div></div>SECTION NO. SECTION DESIGNATION DWG. NO. WHERE SHOWN</div> <div><div></div>DET. SECTION NO. DETAIL SECTION DESIGNATION DWG. NO. WHERE SHOWN</div> <div><div></div>DETAIL NO. DETAIL DESIGNATION DWG. NO. WHERE SHOWN</div> <div><div></div>CHANGE IN FLOOR FINISH</div> <div><div></div>EXISTING GRADE ELEVATION</div> <div><div></div>NEW GRADE ELEVATIONS</div> <div><div></div>FLOOR FINISH ELEVATION</div> <div><div></div>INDICATES CHANGE IN FLOOR</div> <div><div></div>INDICATES SLOPE DIRECTION</div>	<table><tr><th>SPACE</th><th>UNIT NO.1</th><th>UNIT NO.2</th><th>UNIT NO.3</th></tr><tr><td>RESIDENCE A.C. SPACE</td><td>1,087.74 SQUARE FEET</td><td>1074.68 SQUARE FEET</td><td>1,087.74 SQUARE FEET</td></tr><tr><td>COVERED ENTRY</td><td>16.61 SQUARE FEET</td><td>16.61 SQUARE FEET</td><td>16.61 SQUARE FEET</td></tr><tr><td>SCREEN PORCH</td><td>N/A</td><td>N/A</td><td>N/A</td></tr><tr><td>MECHANICAL ROOM</td><td>N/A</td><td>N/A</td><td>N/A</td></tr><tr><td>TOTAL RESIDENCE COVERED</td><td>1,104.35 SQUARE FEET</td><td>1,091.29 SQUARE FEET</td><td>1,104.35 SQUARE FEET</td></tr></table>	SPACE	UNIT NO.1	UNIT NO.2	UNIT NO.3	RESIDENCE A.C. SPACE	1,087.74 SQUARE FEET	1074.68 SQUARE FEET	1,087.74 SQUARE FEET	COVERED ENTRY	16.61 SQUARE FEET	16.61 SQUARE FEET	16.61 SQUARE FEET	SCREEN PORCH	N/A	N/A	N/A	MECHANICAL ROOM	N/A	N/A	N/A	TOTAL RESIDENCE COVERED	1,104.35 SQUARE FEET	1,091.29 SQUARE FEET	1,104.35 SQUARE FEET	<div>BUILDING JURISDICTION: CITY OF DELTONA</div> <div>BUILDING OCCUPANCY: SINGLE FAMILY CLASS III</div> <div>BUILDING CONSTRUCTION TYPE: B3</div> <div>BUILDING DESCRIPTION: RESIDENTIAL</div> <div>BUILDING ZONING: R-1</div>																								
SPACE	UNIT NO.1	UNIT NO.2	UNIT NO.3																																																
RESIDENCE A.C. SPACE	1,087.74 SQUARE FEET	1074.68 SQUARE FEET	1,087.74 SQUARE FEET																																																
COVERED ENTRY	16.61 SQUARE FEET	16.61 SQUARE FEET	16.61 SQUARE FEET																																																
SCREEN PORCH	N/A	N/A	N/A																																																
MECHANICAL ROOM	N/A	N/A	N/A																																																
TOTAL RESIDENCE COVERED	1,104.35 SQUARE FEET	1,091.29 SQUARE FEET	1,104.35 SQUARE FEET																																																
LOT INFORMATION	SCOPE OF WORK																																																		
<table><tr><th>DESCRIPTION</th><th>CODE REQUIRED</th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>MINIMUM LOT AREA:</td><td>7,400 S.F.</td><td>9,375 S.F.</td><td>EXISTING S.F.</td></tr><tr><td>MINIMUM LOT WIDTH:</td><td>75'-0"</td><td></td><td></td></tr><tr><td>FRONT SETBACK:</td><td>25'-0"</td><td>N/A</td><td>25'-0"</td></tr><tr><td>RIGHT SIDE SETBACK:</td><td>6'-0"</td><td>N/A</td><td>6'-0"</td></tr><tr><td>LEFT SIDE SETBACK:</td><td>6'-0"</td><td>N/A</td><td>6'-0"</td></tr><tr><td>SIDE STREET SETBACK:</td><td>25'-0"</td><td>N/A</td><td>N/A</td></tr><tr><td>REAR YARD SETBACK:</td><td>10'-0"</td><td>N/A</td><td>32'-10"</td></tr><tr><td>MAXIMUM BUILDING HEIGHT:</td><td>35'-0"</td><td>N/A</td><td>14'-0"</td></tr><tr><td>MAXIMUM BUILDING COVERAGE AREA:</td><td>35% = 3,281.25 S.F.</td><td>N/A</td><td>3,279.88 S.F.</td></tr><tr><td>MINIMUM LOT PERVIOUS AREA:</td><td>30% = 2,812.50 S.F.</td><td>N/A</td><td>5,473 S.F.</td></tr><tr><td>MAXIMUM LOT IMPERVIOUS AREA:</td><td>70% = 6,562.50 S.F.</td><td>N/A</td><td>3,902 S.F.</td></tr></table>	DESCRIPTION	CODE REQUIRED	EXISTING	PROPOSED	MINIMUM LOT AREA:	7,400 S.F.	9,375 S.F.	EXISTING S.F.	MINIMUM LOT WIDTH:	75'-0"			FRONT SETBACK:	25'-0"	N/A	25'-0"	RIGHT SIDE SETBACK:	6'-0"	N/A	6'-0"	LEFT SIDE SETBACK:	6'-0"	N/A	6'-0"	SIDE STREET SETBACK:	25'-0"	N/A	N/A	REAR YARD SETBACK:	10'-0"	N/A	32'-10"	MAXIMUM BUILDING HEIGHT:	35'-0"	N/A	14'-0"	MAXIMUM BUILDING COVERAGE AREA:	35% = 3,281.25 S.F.	N/A	3,279.88 S.F.	MINIMUM LOT PERVIOUS AREA:	30% = 2,812.50 S.F.	N/A	5,473 S.F.	MAXIMUM LOT IMPERVIOUS AREA:	70% = 6,562.50 S.F.	N/A	3,902 S.F.	<div>THE PROJECT CONSIST OF A 3,432 S/F NEW STRUCTURE CONTAINING THREE RESIDENTIAL UNITS OF 1,144 S/F EACH, SEPARATING UNITS WITH A 2HR. FIRE WALL.</div> <div>CONSTRUCTION CONSISTING OF EXTERIOR CMU WALLS WITH STUCCO FINISH, INTERIOR PARTITIONS WALLS FRAMING WITH GYPSUM PANELS AND ROOF TRUSSES WITH SHINGLES.</div> <div>FRONT AREA WILL CONSIST OF TREE CONCRETE DRIVEWAYS FOR ACCESS AND PARKING.</div>		
DESCRIPTION	CODE REQUIRED	EXISTING	PROPOSED																																																
MINIMUM LOT AREA:	7,400 S.F.	9,375 S.F.	EXISTING S.F.																																																
MINIMUM LOT WIDTH:	75'-0"																																																		
FRONT SETBACK:	25'-0"	N/A	25'-0"																																																
RIGHT SIDE SETBACK:	6'-0"	N/A	6'-0"																																																
LEFT SIDE SETBACK:	6'-0"	N/A	6'-0"																																																
SIDE STREET SETBACK:	25'-0"	N/A	N/A																																																
REAR YARD SETBACK:	10'-0"	N/A	32'-10"																																																
MAXIMUM BUILDING HEIGHT:	35'-0"	N/A	14'-0"																																																
MAXIMUM BUILDING COVERAGE AREA:	35% = 3,281.25 S.F.	N/A	3,279.88 S.F.																																																
MINIMUM LOT PERVIOUS AREA:	30% = 2,812.50 S.F.	N/A	5,473 S.F.																																																
MAXIMUM LOT IMPERVIOUS AREA:	70% = 6,562.50 S.F.	N/A	3,902 S.F.																																																

#### DRAWING INDEX

C-1 COVER SHEET  
GN-1 GENERAL NOTES

#### CIVIL

C-1 SITE PLAN  
C-2 TREES PLAN  
C-3 TREE DETAILS PLAN

#### SITE IMPROVEMENT

SP-1 ARCHITECTURAL SITE PLAN

#### ARCHITECTURAL

A-1 ARCHITECTURAL FLOOR PLAN  
A-2 ROOF PLAN AND DETAILS  
A-3 ELEVATIONS & SECTIONS  
A-4 WALL SECTIONS AND DETAILS  
A-5 STAIR SECTION AND DETAILS  
A-6 DOORS & WINDOWS SCHEDULE

#### STRUCTURE

S-1 FOUNDATION SLAB PLAN  
S-2 ROOF FRAMING PLAN

#### MECHANICAL

M-1 MECHANICAL LAYOUT PLAN

#### PLUMBING

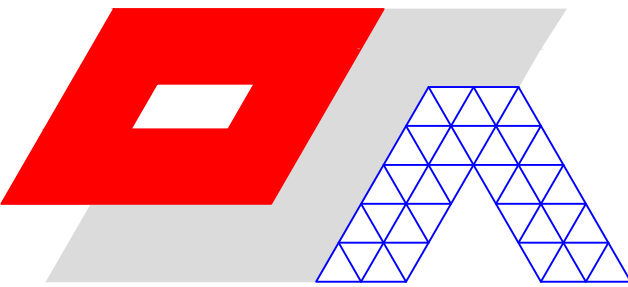
P-1 PLUMBING LAYOUT PLAN

#### ELECTRICAL

E-1 ELECTRICAL LAYOUT PLAN

**IMPORTANT NOTE:**  
ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.

Revisions:			Project No: 2024-02
No.	Date	Description	File Name: 9_HUMMINGBIRD_ST
			Drawn By: ORLANDO_SANTIAGO
			Checked By: ORLANDO_SANTIAGO
			Issue Date: AUGUST_24_2024
			Permit No.



**ARCHITECTS  
& INTERIOR DESIGNER**

P.O. BOX 6113  
DELTONA, FL. 32728-6113  
PH. (386) 383-0970  
arqsantiago@gmail.com  
A R 9 6 4 6 2

**ORLANDO SANTIAGO A.I.A.**

SEAL:



IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.

## GENERAL NOTES

- ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE 2023 RESIDENTIAL EDITION OF THE FLORIDA BUILDING CODE AND IN CONJUNCTION WITH ASCE 7–10.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE(S) PRIOR TO COMMENCING WORK AND SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- DO NOT SCALE DRAWINGS. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- IF SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE, FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR THE SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY ARCHITECT IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
- THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.
- THE REINFORCED CONCRETE SLAB SHALL BE SET OVER A VAPOR BARRIER IN COMPLIANCE WITH ASTM E 1745 CLASS A REQUIREMENTS ON WELL COMPACTED TERMITE TREATED SOIL.
- THE GENERAL CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS TO THE CITY FOR PERMITTING AND TO THE PROFESSIONAL OF RECORD, IF REQUIRED, FOR REVIEW.
- SUBSTITUTIONS OF ITEMS BY THE GENERAL CONTRACTOR OR HIS SUB–CONTRACTORS WHICH THEY BELIEVE TO BE EQUAL OR BETTER SHALL BE APPROVED BY THE OWNER AND / OR THE ARCHITECT. SAID ITEMS WHEN REQUIRING APPROVAL BY A BUILDING OFFICIAL ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND, IF THE OWNER WILL NOT BE PROVIDING ARCHITECTURAL OR CONSTRUCTION INSPECTION SERVICES, THE OWNER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND FINAL MATERIAL SELECTION OF ALL FINISHES, FIXTURES, HARDWARE, TRIMS, ETC.
- ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TRUE AND LEVEL WITH NO VISIBLE SEAMS OR IMPERFECTIONS. FUR OUT AS REQUIRED AND CONSTRUCT WALLS AS SHOWN ON DRAWINGS.
- ALL GLAZED WINDOWS AND DOORS SHALL COMPLY WITH THE ENERGY CODE AND THE LATEST WIND LOAD REQUIREMENTS. FIELD MEASURE AND SUBMIT SHOP DRAWINGS AND CODE COMPLIANCE CUT SHEETS FROM THE MANUFACTURER FOR PERMITTING AND REVIEW (INCLUDING HARDWARE) REFER TO STRUCTURAL ENGINEER DRAWINGS.
- WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT–RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 3, SECTION R301.2.1.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL, 2023 EDITION.
- THE GENERAL CONTRACTOR OR HIS SUB–CONTRACTORS SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATIONS. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION.
- ALL SURFACES TO RECEIVE PAINTING, SHALL BE PROPERLY PREPARED AND EACH COAT SHALL BE ALLOWED TO DRY PRIOR TO APPLICATION OF THE NEXT COAT. THE COLORS, PAINT MANUFACTURER, AND NUMBER OF COATS SHALL BE SPECIFIED BY THE OWNER.
- THERE SHALL BE NO EXPOSED CONDUIT OR J–BOXES UNLESS ELECTRICAL DRAWINGS SPECIFICALLY CALL OUT FOR THESE ITEMS TO BE SURFACE MOUNTED.
- WHERE WOOD IS REQUIRED TO BE FIRE–TREATED AND IS IN DIRECT CONTACT WITH MASONRY OR CONCRETE, OR IN USE IN CONJUNCTION W/ ROOF FRAMING, THE WOOD SHALL BE PRESSURE – TREATED.
- PROVIDE MIN. 6 MIL VAPOR BARRIER OVER WELL COMPACTED TERMITE TREATED SOIL.
- ALL WALL THICKNESS SHOWN AS NOMINAL.
- ALL INTERIOR COMPONENTS DOORS CASEWORK, CABINETRY, MILLWORK, FIXTURES, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER.
- THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
- THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.
- TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 ANS 633, FLORIDA STATUTES.

## GENERAL REQUIREMENTS NOTES

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET .
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL..
- BATH–TUB/SHOWER GLASS ENCLOSURES IF USED TO BE TEMPERED GLASS.
- SHOWER HEADS SHALL HAVE ANTI–SCALD DEVICES.
- ALL BATHROOM DOOR LOCKS SHALL BE DESIGNED TO PERMIT THE OPENING OF THE DOOR FROM THE OUTSIDE IN CASE OF EMERGENCY.
- USE APPROPRIATE CEMENT BOARD, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON–ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.
- BATHROOM FINISHED FLOOR SHALL BE OF IMPERVIOUS MATERIAL AS TILES.
- IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 2413 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
- FIRE STOPPING SHALL BE INSTALLED IN WOOD CONSTRUCTION AS SPECIFIED IN FBRC SECTIONS 4409.7.2.1 THROUGH R4409.7.2.6.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE–DEVELOPED INDEX OF NOT GREATER THAN 450 PER SECTION R302.9.
- STRUCTURE TO ADHERE TO CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR DAMAGE PROBABILITIES FROM WEATHERING AND TERMITE INFESTATION PER TABLE R301.2(1).
- AN OUTSIDE WINDOW OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR.
- ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED INDEX OF NOT MORE THAN 450 PER SECTION R302.10.

## EXTERIOR FINISHES

- WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, ¾" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN THREE COATS, 5/8" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
- STUCCO OR PORTLAND CEMENT PLASTER SHALL BE PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM–C926
- MASONRY VENEER SHALL COMPLY WITH SECTION R703.7.3 OF THE 2023 RESIDENTIAL EDITION OF THE FLORIDA BUILDING CODE IF APPLICABLE.
- CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" PER SECTION R704 OF THE 2023 FBC, INSPECTION FOR TERMITES.

## SITE WORK

- IF SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE, FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR THE SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY ARCHITECT IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN.
- RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGN WAS BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2,500 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
- ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.
- NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN ½ THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.
- ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAR OF GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
- COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.
- DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)
- EXCAVATIONS TO BE A MINIMUM OF 3'– 0" BEYOND NEW FOOTING LINE.
- THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
- THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE. UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.

## DOOR / DOOR LOCKS

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS IN ANY MOVABLE DIRECTION
- LOCKS ON EXTERIOR DOORS SHALL BE A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF THE KEY–IN–THE–KNOB IS USED, THERE SHALL BEAUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLTS OR INSERTS.
- EXTERIOR EXIT DOOR IF OPERABLE FROM EXTERIOR SHALL HAVE AT LEAST ONE LOCK THAT IS KEY–OPERATED FROM THE EXTERIOR.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCK W/ 5/8" MIN. THROW BOLTS W/ INSERTS.
- SLIDING GLASS DOORS (IF APPLICABLE) SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB HEAD, SILL OR MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN A BOLT STRENGTH EFFECTIVENESS IF NECESSARY AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE WHICH WOULD FACILITATE READY ENTRANCE FROM THE OUTSIDE.
- HINGES ON EXTERIOR OUT–SWINGING DOORS SHALL HAVE NON–EXPOSED SCREWS EXPOSED HINGES SHALL NOT BE REMOVABLE. JAMBS OF ALL EXTERIOR OFFSET TYPE IN–SWINGING DOORS SHALL BE OF RABBETTED OR OF SIMILAR FABRICATION
- SINGLE SWINGING EXTERIOR DOORS IF WOOD SHALL BE SOLID CORE OR NOT LESS THEN 1 3/8" THICKNESS.
- GLASS AND GLASS–LIKE MATERIALS SHALL COMPLY WITH "ANSI Z97.1". SLIDING GLASS DOORS SHALL COMPLY WITH "AAMA 1303.5" AND "ANSI / AAMA 101.
- SINGLE EXTERIOR SWING AND INTERIOR SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE MIN. 1 3/8" THICK, SOLID CORE AND SHALL BE SECURED WITH LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW OR A COMBINATION OF DEAD BOLTS SET W/ LATCH THROW A MIN OF 1/2" AND BOLTS HAVING A MINIMUM THROW OF 1".

## DOOR / WINDOW GLAZING NOTES

- ALL GLASS DOORS/WINDOWS SHALL COMPLY WITH CHAPTER R44 OF THE F.B.C.
- SEAL TIGHT WITH SEALANT, ALL JOINTS BETWEEN ALUMINUM FRAMING AND EXISTING ROUGH OPENINGS.
- DIMENSIONS SHOWN ON PLANS, ELEVATIONS, AND/OR SECTIONS DENOTE UNIT SIZES. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS AT JOB SITE AND COORDINATE WITH WINDOW MANUFACTURER, CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH THE WORK.
- EXTERIOR SLIDING DOOR / WINDOW MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- ALL WINDOW GLAZING SHALL BE TINTED U=1.12 & SHGC=0.48 ALL DOOR GLAZING SHALL BE TINTED U=1.13 & SHGC=0.49
- ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT MEETING ALL APPLICABLE CODES AND REGULATIONS. (FBC R4410.2)
- ALL GLAZING WITHIN 48" TO AN ADJACENT DOOR SHALL BE TEMPERED, CAT. II, SAFETY GLASS. ALL WINDOWS, MIRRORS OR GLASS ENCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED, CAT. II, SAFETY GLASS.
- WINDOWS ADJACENT TO SHOWERS OR TUB MUST BE OF CATEGORY II SAFETY GLAZING.
- TEMPERED GLASS SHALL COMPLY WITH 16 CFR 1201 AS PER F.B.C. R4410.2.3
- GLASS SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD–G–451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES AS PER F.B.C. R4410.2.1.2
- INSTALLED GLASS SHALL NOT BE LESS THAN SINGLE–STRENGTH B QUALITY UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL AS PER F.B.C. R4410.2.1.7
- DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M 2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS AS PER F.B.C. R4410.2.3.1.3.2
- ALL GLASS TO BE MONOLITHIC IMPACT GLASS WITH SOLARBAN 70XL LOW–E.
- EXTERIOR WINDOWS SHALL BE CAPABLE OF WITHSTANDING A FORCE OF 150 POUNDS APPLIED IN AN OPERABLE DIRECTION.

Project No:	2024–02
File Name:	9 HUMMINGBIRD ST
Drawn By:	ORLANDO SANTIAGO
Checked By:	ORLANDO SANTIAGO
Plot Date:	AUGUST 24, 2024
Permit No.	
Issue for Permit :	

REVISIONS	Comments	
	No.	Date

PROJECT:	NEW TOWNHOUSE AT: LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA	
SHEET CONTENTS:		
GENERAL NOTES		

CONSULTANT:
-------------

SEAL:
-------

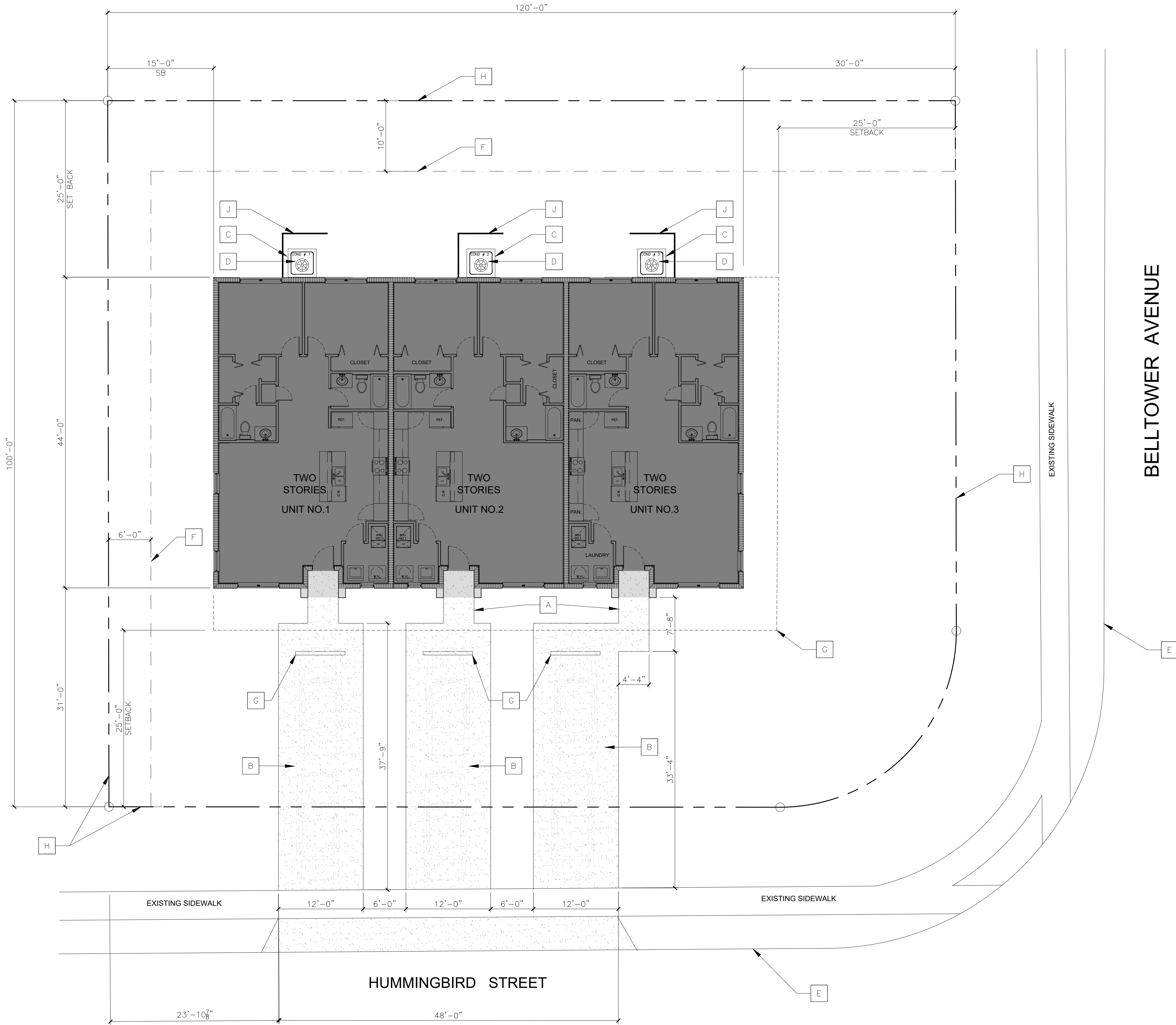
**ARCHITECTS**  
INTERIOR ARCHITECTS  
PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH. (386) 383-0970  
arqsantiago@gmail.com



SHEET NO.  
**GN-1**



IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.



ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"

SITE NOTES:

- IF SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE, FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR THE SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED, NOTIFY ARCHITECT IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
- SITE PROPERTY LINE AND UTILITIES EASEMENT LINE ARE BASED UPON SURVEYOR PLAN DATED 11/14/2023 FROM ASSOCIATED LAND SURVEYING & MAPPING, INC.
- FOR TREE REMOVAL AND TREE TO REMAIN REFER TO CIVIL PLANS AND FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS.

SITE PLAN KEY LEGEND:

- A 4" CONCRETE SIDEWALK
- B 4" CONCRETE DRIVEWAY.
- C 4'x4'x4" CONCRETE PAD
- D HVAC C.U.
- E STREET PAVEMENT EDGE
- F DRAINAGE/UTILITY EASEMENT LINE.
- G SETBACK LINE.
- H PROPERTY LINE.
- I PRECAST CONCRETE WHEEL STOPS
- J 3' HIGH WOODEN FENCE SCREEN

KEY LEGEND:

- 4" CONCRETE SIDEWALK AND DRIVEWAY
- AIR CONDITION AREA
- UN-CONDITION AREA

Project No:	2024-02
File Name:	9 HUMMINGBIRD ST.
Drawn By:	ORLANDO SANTIAGO
Checked By:	ORLANDO SANTIAGO
Plot Date:	AUGUST 24, 2024
Permit No.	
Issue for	Permit:

REVISIONS	No.	Date	Comments

PROJECT:	NEW TOWNHOUSE AT: LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA
SHEET CONTENTS:	ARCHITECTURAL SITE PLAN

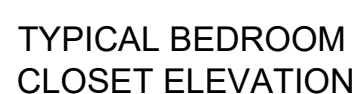
CONSULTANT:	
-------------	--

SEAL:	
-------	--

**ARCHITECTS**  
INTERIOR ARCHITECTS  
PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH (386) 383-0970  
arcsantiago@gmail.com

**ORLANDO SANTIAGO, AIA**  
AR66462

**IMPORTANT NOTE:**



### ENLARGE CLOSETS DETAIL

A	36" HIGH CABINET COUNTER. SEE DETAIL ON THIS SHEET.
B	LINE OF CABINET ABOVE. SEE DETAIL ON THIS SHEET.
C	48"x48"x4" CONCRETE PAD
D	WATER HEATER ABOVE DRYER. COORDINATE HEIGHT AT FILED.
E	DRYWALL FINISHED LINEN CLOSET WITH SHELVES @ 15" O.C. CLOSET SHELF. SEE CLOSETS ELEVATION ON THIS SHEET.
F	BEDROOMS CLOSET SHELF AT 6'-6". SEE CLOSETS ELEVATIONS ON THIS SHEET.
G	21" x 36" ATTIC ACCESS PANEL. A 30" MIN. UNOBSTRUCTED HEADROOM MUST BE PROVIDE ABOVE THE ACCESS OPENING. SEE DETAIL "A" AT SHEET A-2.
H	6" STUD WALL FOR PLUMBING



## WALL TYPE STUD PARTITION

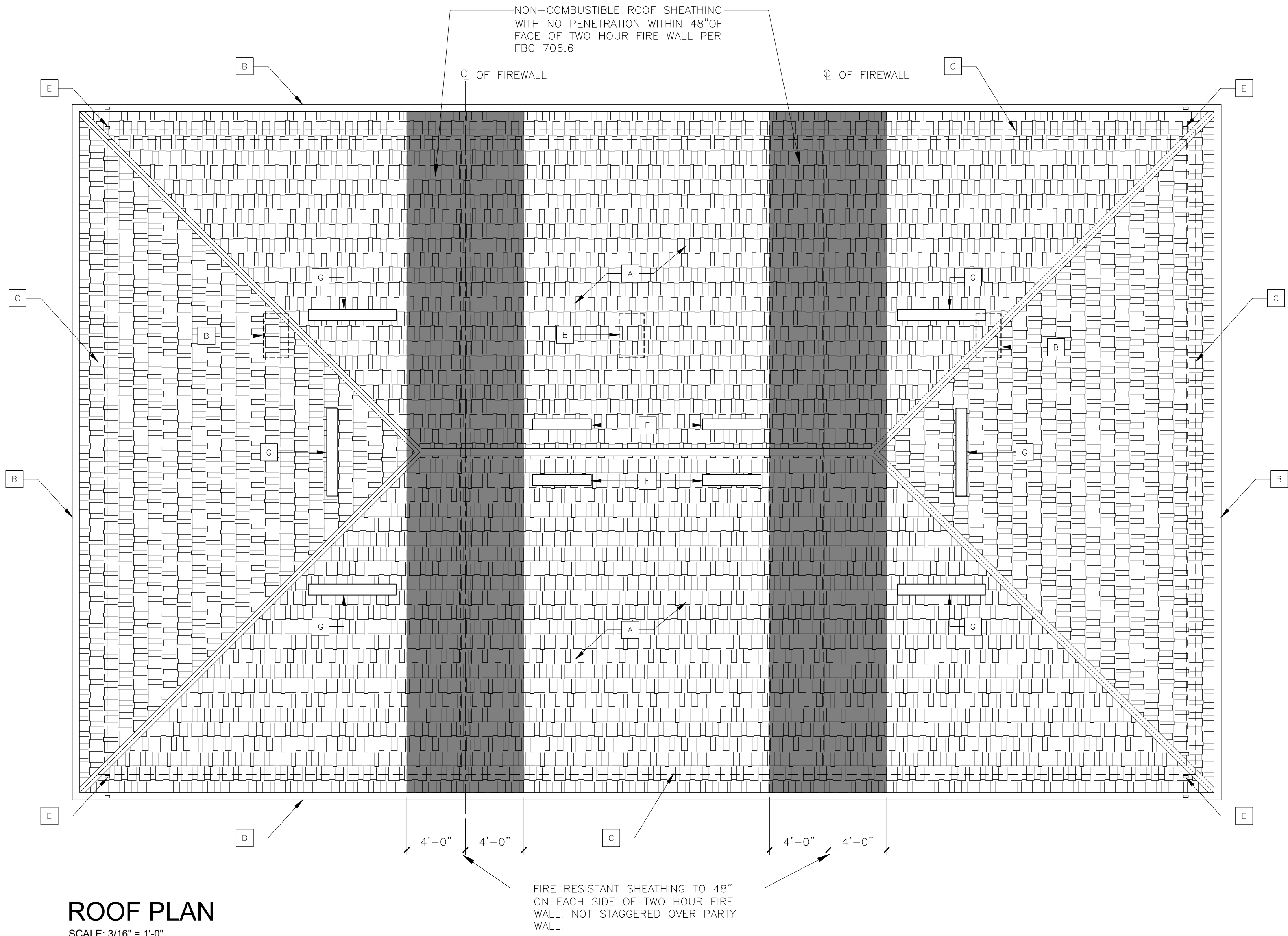
SCALE: 3/4" = 1'-0"

SHEET NO.

A-1



IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.



ROOF PLAN  
SCALE: 3/16" = 1'-0"

### ROOF KEY LEGEND:

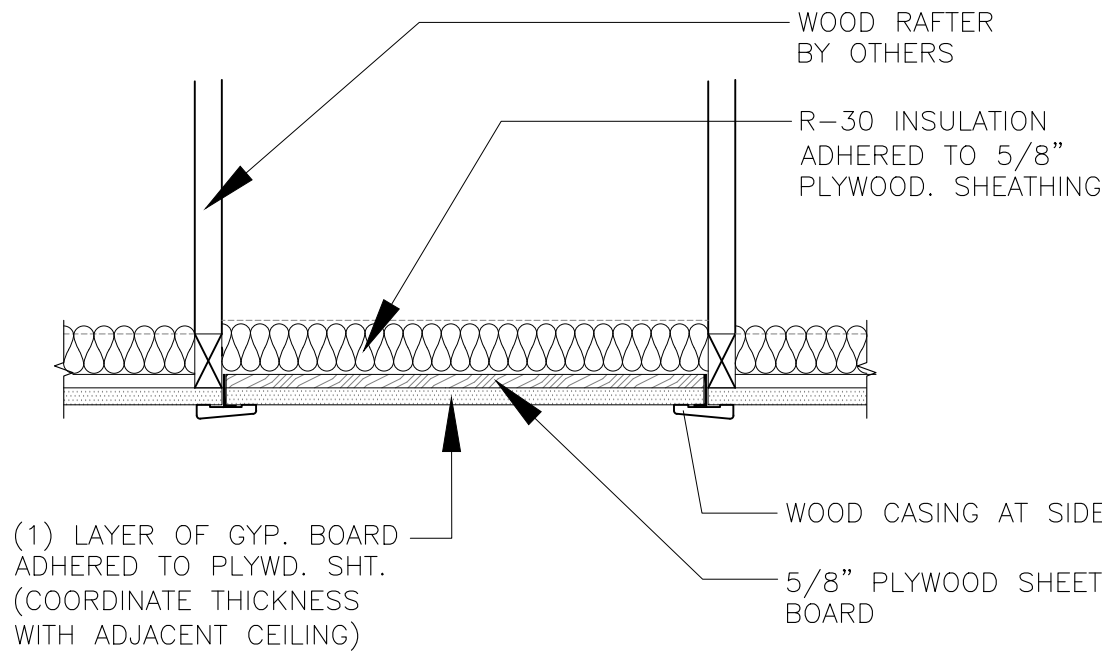
- [A] ASPHALT SHINGLES OVER #30 FELT OVER STRUCTURAL SHEATHING.
- [B] 6" GUTTER
- [C] 8" CMU BEARING WALL BELOW
- [D] ATTIC ACCESS BELOW. SEE DETAIL "A" AT SHEET A-3
- [E] 2"x2" RAIN LEADER
- [F] 4' OFF-RIDGE VENT TAMCO OR EQUAL
- [G] 6' OFF-RIDGE VENT TAMCO OR EQUAL

### ROOF COVERING SPECIFICATIONS

- ASPHALT SHINGLES ON 1-30# FELT TIN-TAGGED TO PLYWOOD SHEATHING.
- SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. 2023.
- THE 1-30# FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SEMCO GALVANIZED, DIAMOND POINTS, 1-1/4" x .120" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURERS SPECS.
- 1/2" CDX ROOF PLYWOOD SHEATHING EXPOSURE 1 OVER TWO OR MORE SPAN WITH FACE GRAIN PERPENDICULAR TO SUPPORT ANCHORED TO FACIA WITH 8d RING SHANK NAILS @ 4" O.C. ALL AROUND PERIMETER, 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS AND 10d COMMON NAILS @ 4" O.C. AT ENDS AND DIAPHRAGM BOUND. AS PER F.B.C. 2023

### ROOF NOTES:

- CONC. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOOR/ WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3")
- PROVIDE 1/2" CDX. PLYWD. FELT MTL. LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING / SOFFITS (TYP).
- ROOF VENTS TO ATTIC SPACE MUST BE COVERED W/ CORROSION RESISTANT SCREENING, WITH OPENINGS OF 4" MAX. OPENING (TYP.)
- RAINWATER DOWNSPOUTS SHALL DISCHARGE A MIN. OF 12" AWAY FROM THE WALL.



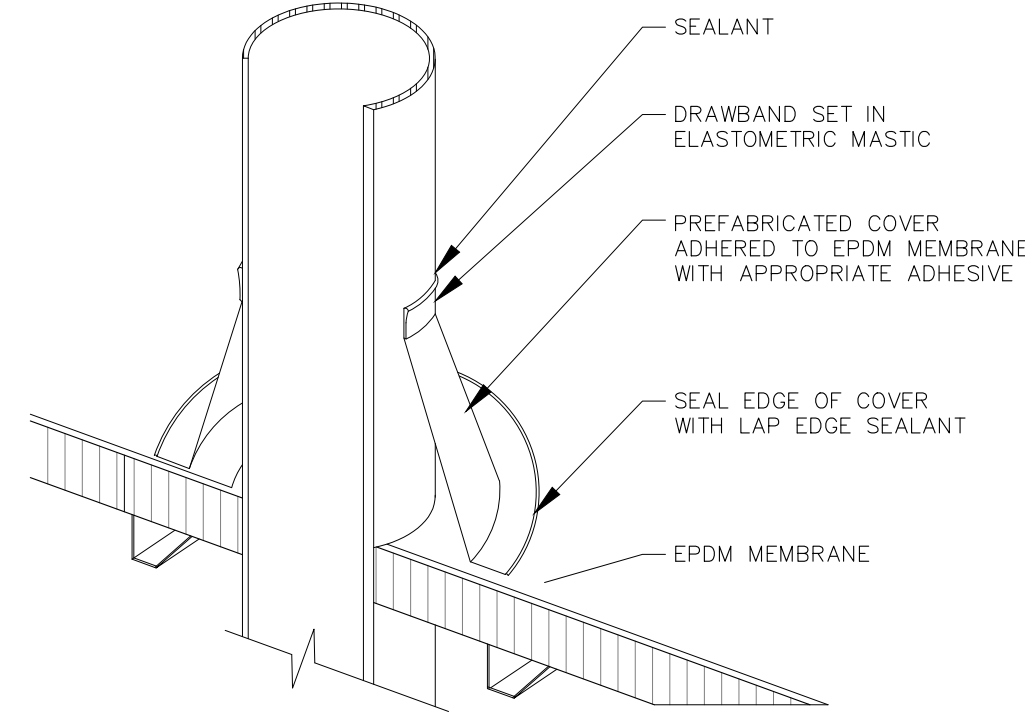
TYPICAL ATTIC ACCESS DETAIL  
NOT TO SCALE

### ATTIC VENTILATION CALCULATION

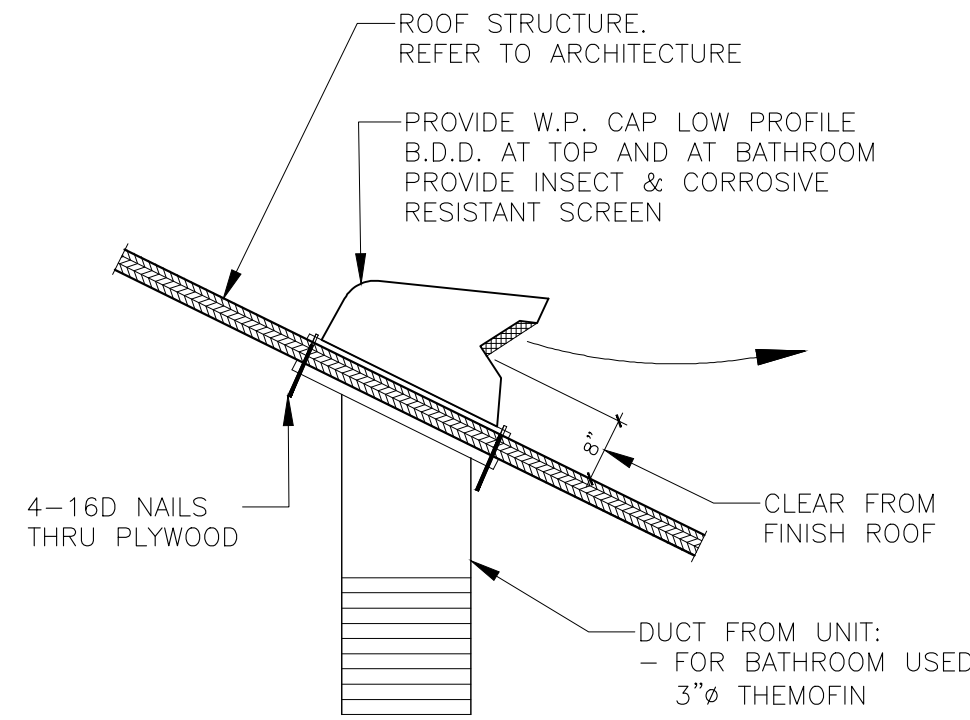
FLORIDA BUILDING CODE 2023				
UNIT NO. 1 ATTIC VENTILATION CALCULATION				
REQUIRED VENTILATED AREA SOFT150 per 1203.2 FBC 2023				
UNIT NO. 1				
SOFFIT/UPPER, Off-Ridge Vent Calc. Based on TAMCO Vents (See Vent size below)				
60% LOWER, Soffit Vent Calc. Based on 2" VINYL Corp. R.F.A. = 15 Sq.ft./LF				
BUILDING TYPE I		REQUIRED	PROVIDED	
ATTIC SPACE "A" (SF)		VENTED AREA (SF)	VENTED AREA (SF)	
1211.0	DIVIDED BY 150	8.1 SF		
50.0%	UPPER VENTILATION	4.04 SF		
50.0%	EAVES VENTILATION	4.04 SF		
OFF-RIDGE VENT (Qty)		AREA NET FREE IN SQFT		
0.0	4" Tamco Off-Ridge Vent = 0.95 SF	0.0 SF		
3.0	6" Tamco Off-Ridge Vent = 1.45 SF	4.4 SF		
		Total Vented Area (Upper)	4.4 SF	
SOFFIT LENGTH		LENGTH LF		
90.0	(15 Sq.ft. = 0.104 Sq.ft.)			
		Total Vented Area (Eaves)	9.4 SF	
TOTAL ATTIC VENT PROVIDED			13.7 SF	

FLORIDA BUILDING CODE 2023				
UNIT NO. 1 ATTIC VENTILATION CALCULATION				
REQUIRED VENTILATED AREA SOFT150 per 1203.2 FBC 2023				
UNIT NO. 2				
SOFFIT/UPPER, Off-Ridge Vent Calc. Based on TAMCO Vents (See Vent size below)				
60% LOWER, Soffit Vent Calc. Based on 2" VINYL Corp. R.F.A. = 15 Sq.ft./LF				
BUILDING TYPE I		REQUIRED	PROVIDED	
ATTIC SPACE "A" (SF)		VENTED AREA (SF)	VENTED AREA (SF)	
1123.0	DIVIDED BY 150	7.5 SF		
50.0%	UPPER VENTILATION	3.74 SF		
50.0%	EAVES VENTILATION	3.74 SF		
OFF-RIDGE VENT (Qty)		AREA NET FREE IN SQFT		
4.0	4" Tamco Off-Ridge Vent = 0.95 SF	3.8 SF		
	6" Tamco Off-Ridge Vent = 1.45 SF	0.0 SF		
		Total Vented Area (Upper)	3.8 SF	
SOFFIT LENGTH		LENGTH LF		
37.0	(15 Sq.ft. = 0.104 Sq.ft.)			
		Total Vented Area (Eaves)	3.8 SF	
TOTAL ATTIC VENT PROVIDED			7.6 SF	

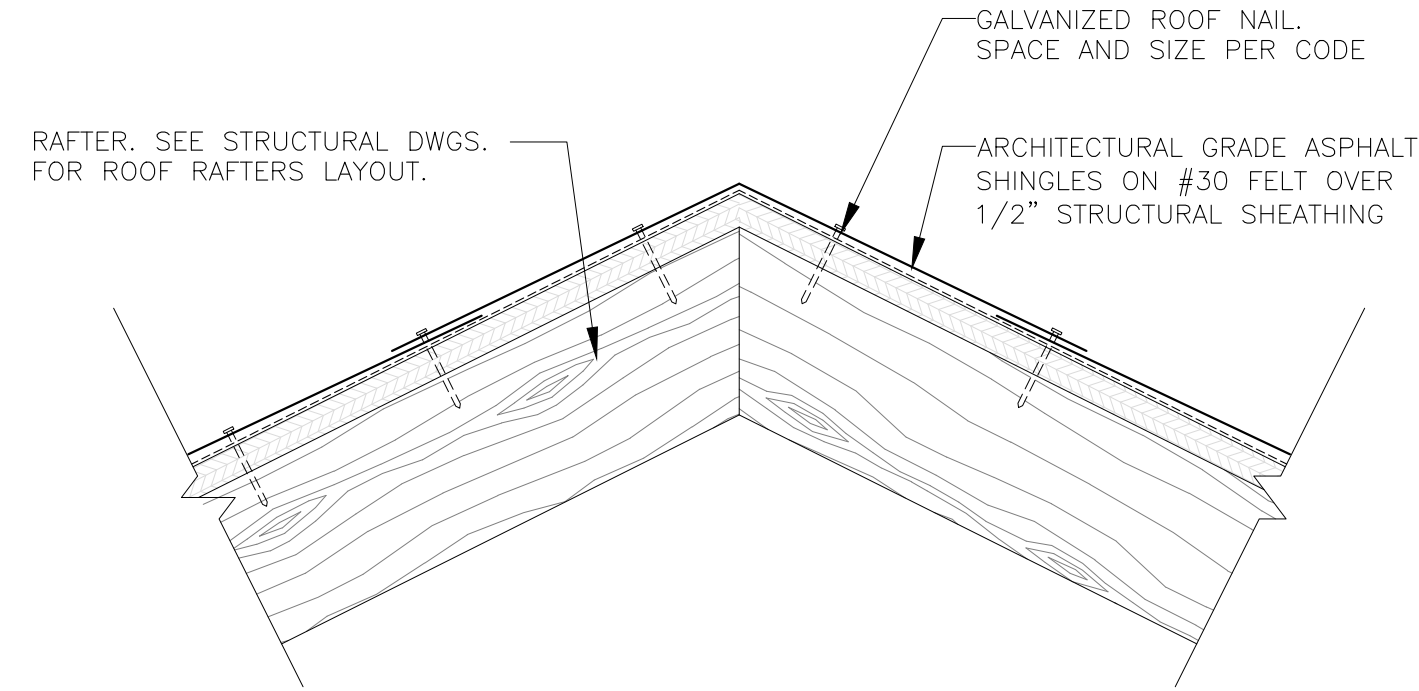
FLORIDA BUILDING CODE 2023				
UNIT NO. 1 ATTIC VENTILATION CALCULATION				
REQUIRED VENTILATED AREA SOFT150 per 1203.2 FBC 2023				
UNIT NO. 3				
SOFFIT/UPPER, Off-Ridge Vent Calc. Based on TAMCO Vents (See Vent size below)				
60% LOWER, Soffit Vent Calc. Based on 2" VINYL Corp. R.F.A. = 15 Sq.ft./LF				
BUILDING TYPE I		REQUIRED	PROVIDED	
ATTIC SPACE "A" (SF)		VENTED AREA (SF)	VENTED AREA (SF)	
1211.0	DIVIDED BY 150	8.1 SF		
50.0%	UPPER VENTILATION	4.04 SF		
50.0%	EAVES VENTILATION	4.04 SF		
OFF-RIDGE VENT (Qty)		AREA NET FREE IN SQFT		
0.0	4" Tamco Off-Ridge Vent = 0.95 SF	0.0 SF		
3.0	6" Tamco Off-Ridge Vent = 1.45 SF	4.4 SF		
		Total Vented Area (Upper)	4.4 SF	
SOFFIT LENGTH		LENGTH LF		
90.0	(15 Sq.ft. = 0.104 Sq.ft.)			
		Total Vented Area (Eaves)	9.4 SF	
TOTAL ATTIC VENT PROVIDED			13.7 SF	



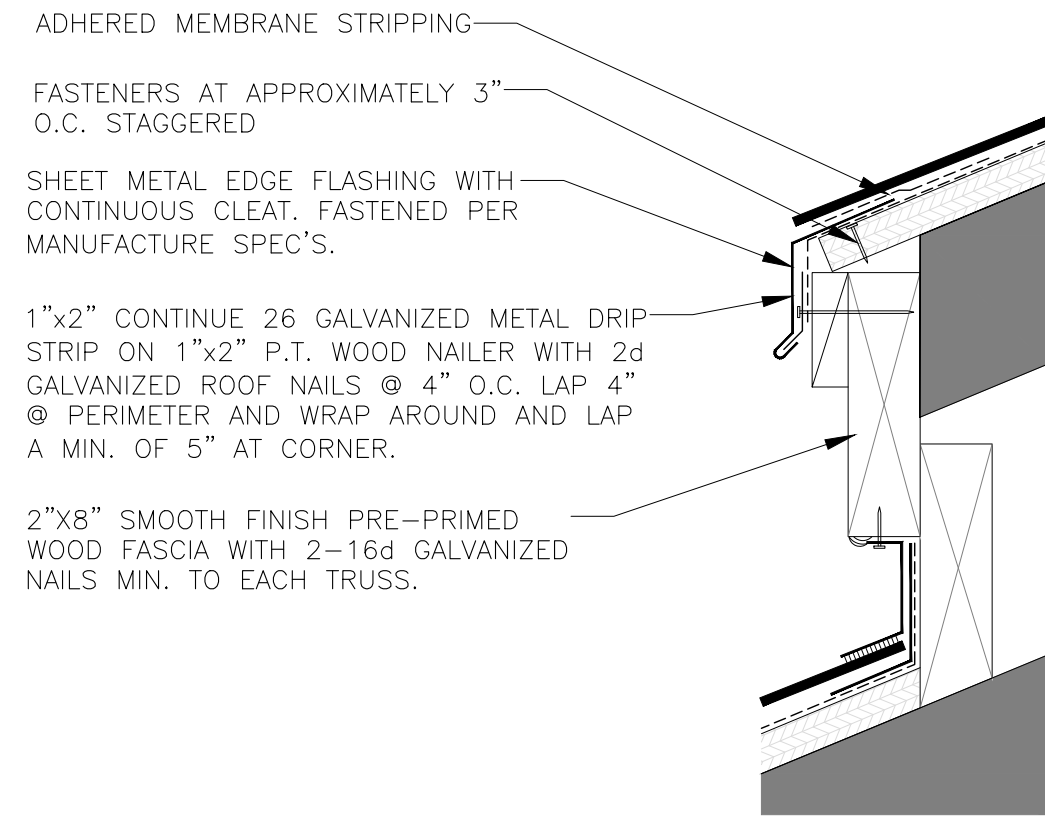
TYP. ROOF VENT DETAIL  
SCALE: 1/2" = 1'-0"



TYPICAL ROOF EXHAUST CAP DETAIL  
SCALE: N.T.S.



RIDGE FLASHING DETAIL  
SCALE: N.T.S.



CANOPY FLASHING DETAIL  
SCALE: 3" = 1'-0"

INSULATION REQUIREMENTS	
LOCATION / APPLICATION	R-VALUE / TYPE
EXTERIOR CMU WALL	R-4.1 HIGH PERM
CONDITIONED CEILINGS & EXTERIOR CEILING BELOW CONDITIONED INTERIOR	R-30 BLOWN-IN (INSTALL BAFFLES AT EAVES)
NOTE: ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. FBC	
PARTY WALL NOTE: - REFER TO UL DESIGN FOR ADDITIONAL INFORMATION - SPECIFICATIONS ARE TYPICAL FOR BOTH SIDES OF PARTY WALL - CONCRETE BLOCK UNITS TO CONFORM TO UL DESIGN U905 OR CHAPTER 7 OF THE F.B.C.	

Project No:	2024-02
File Name:	9 HUMMINGBIRD ST
Drawn By:	ORLANDO SANTIAGO
Checked By:	ORLANDO SANTIAGO
Plot Date:	AUGUST 24, 2024
Permit No.	
Issue for Permit:	

REVISIONS	No	Date	Comments

PROJECT:	NEW TOWNHOUSE AT: LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA
SHEET CONTENTS:	ROOF PLAN AND DETAILS

CONSULTANT:	
-------------	--

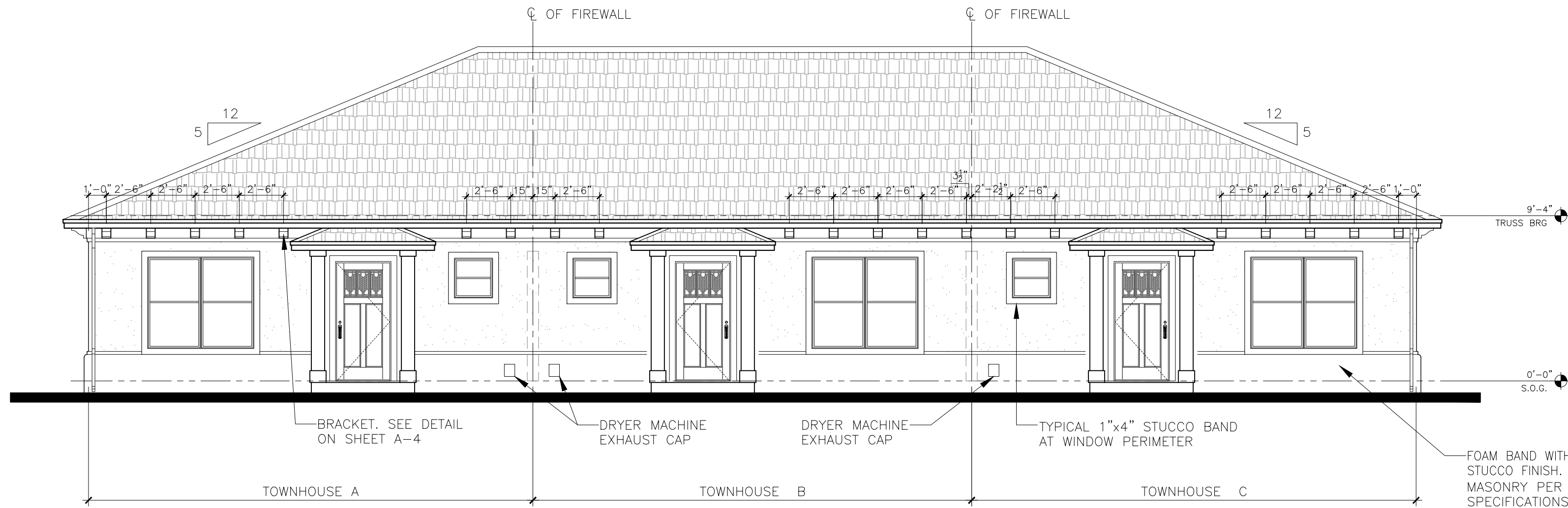
SEAL:	
-------	--

ARCHITECTS INTERIOR ARCHITECTS	PO BOX 6113 DELTONA FLORIDA 32726-6113 PH. (386) 383-0970 arsantiago@gmail.com
-----------------------------------	---

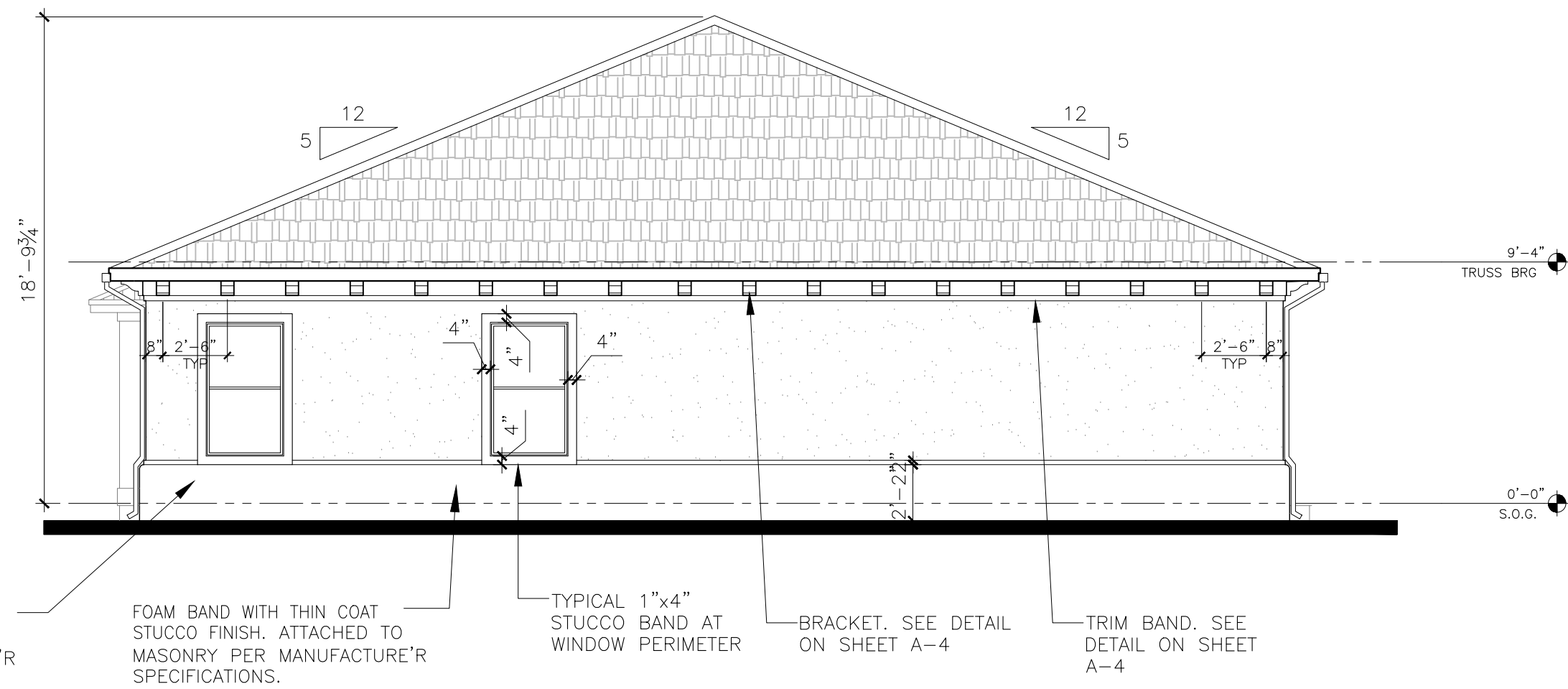




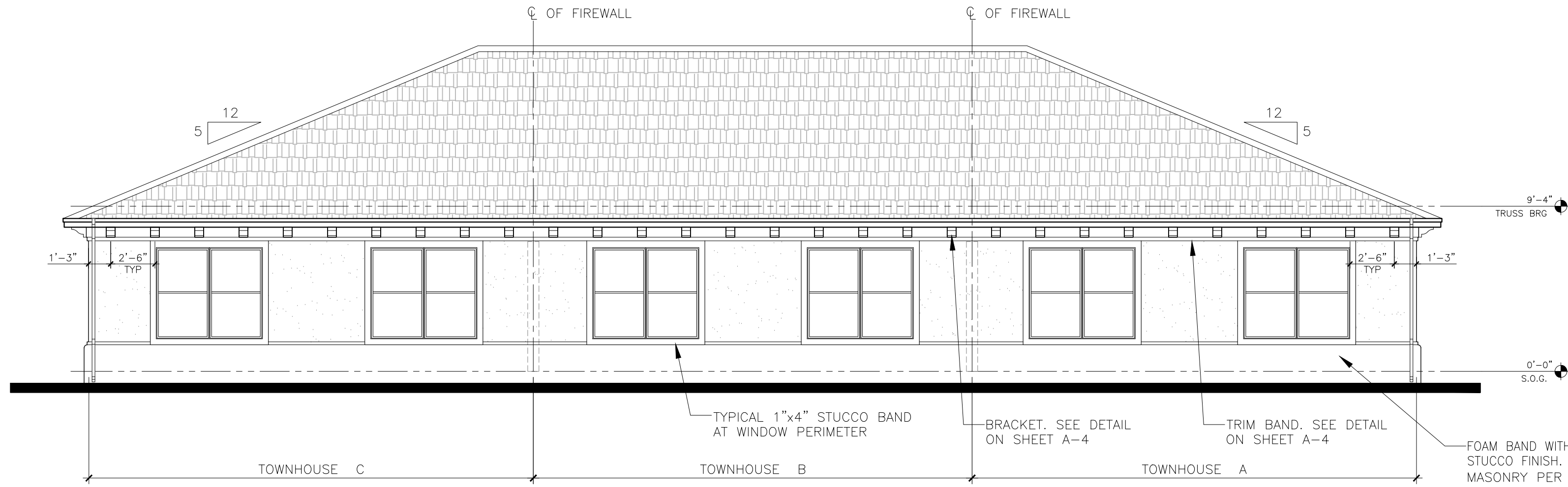
IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.



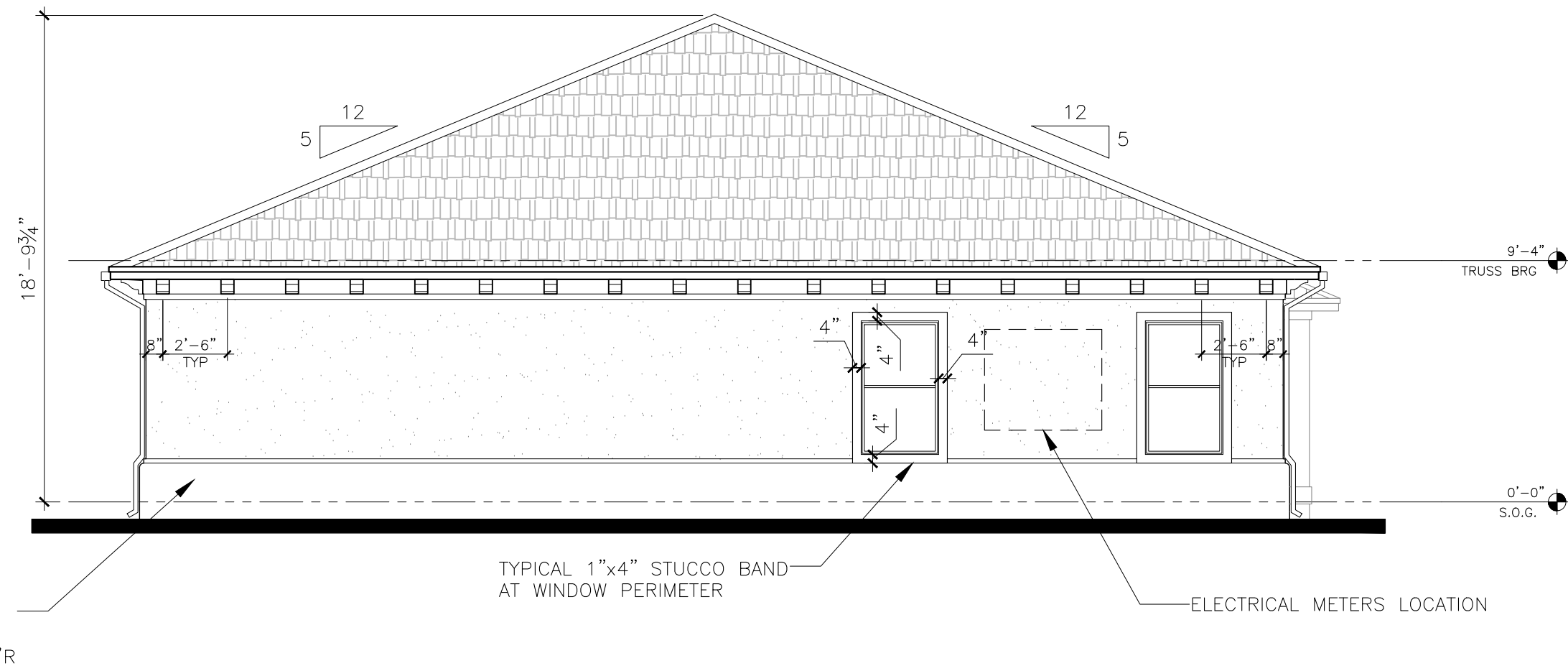
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



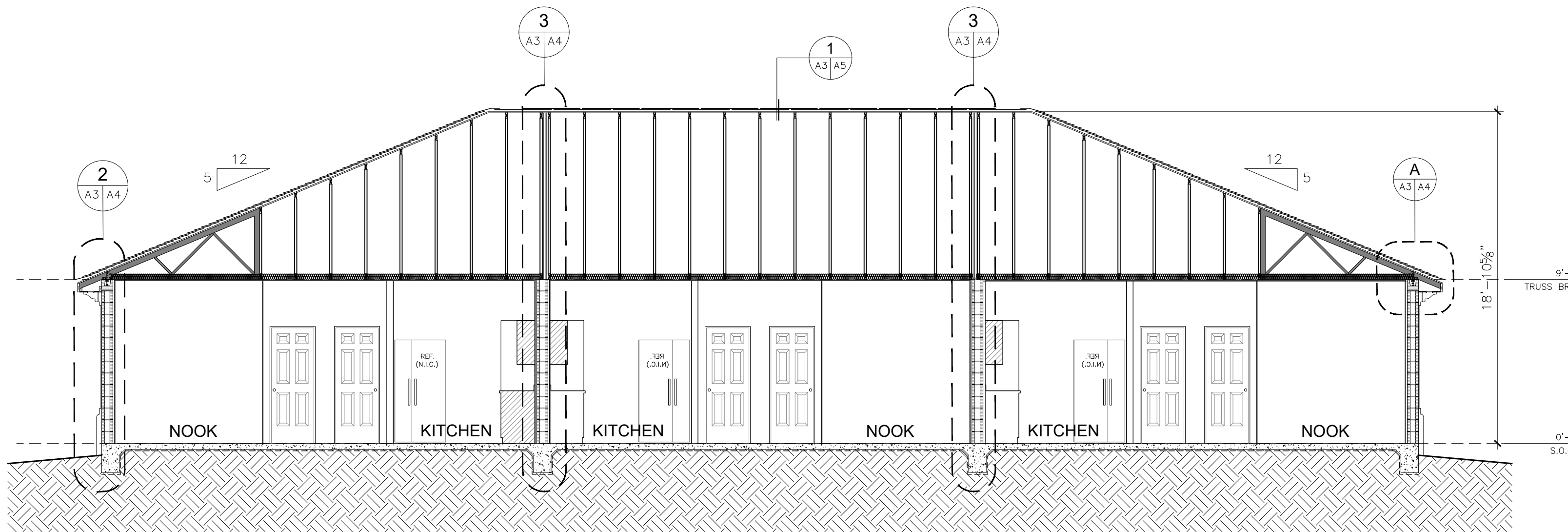
RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



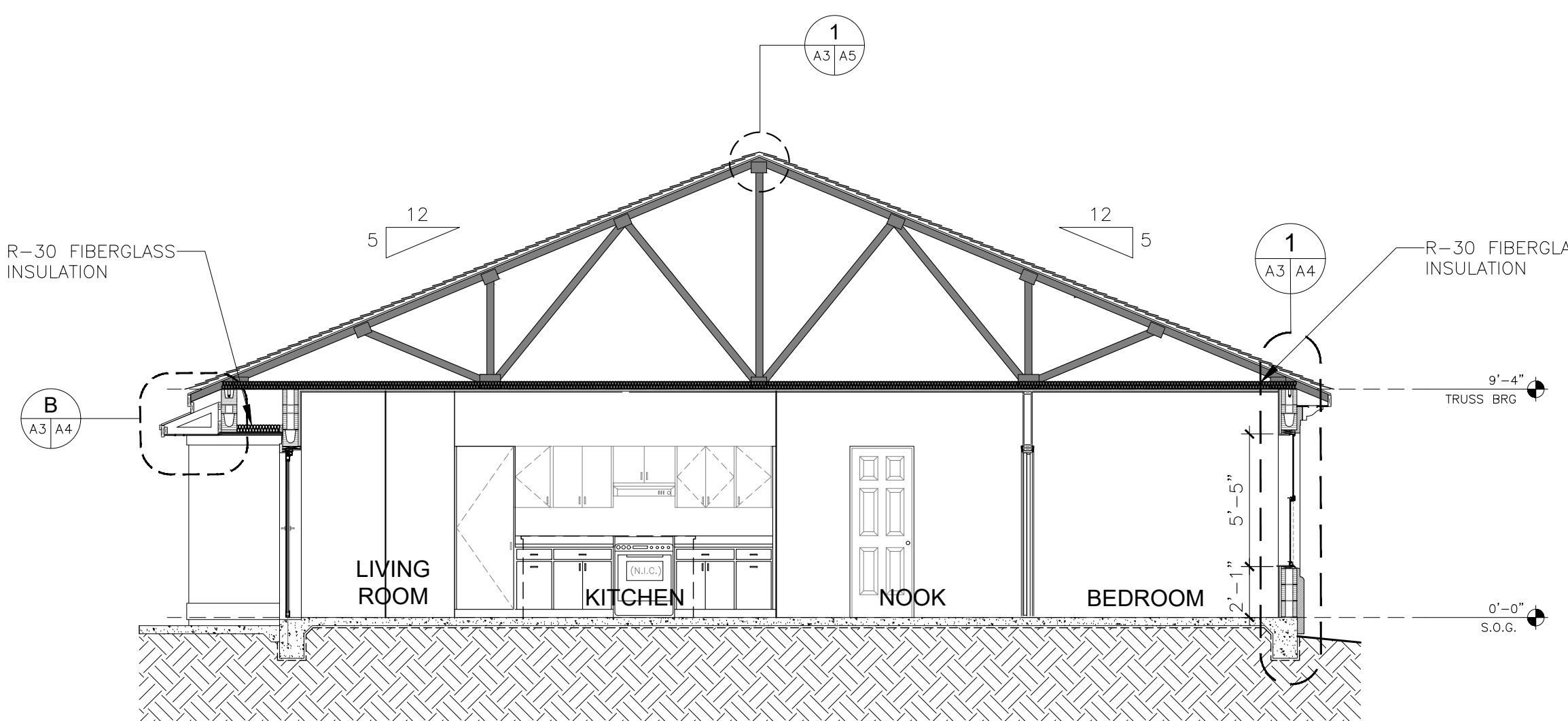
REAR ELEVATION  
SCALE: 3/16" = 1'-0"



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



BUILDING SECTION  
SCALE: 3/16" = 1'-0"



BUILDING SECTION  
SCALE: 3/16" = 1'-0"

Project No: 2024-02  
File Name: 9 HUMMINGBIRD ST  
Drawn By: ORLANDO SANTIAGO  
Checked By: ORLANDO SANTIAGO  
Plot Date: AUGUST 24, 2024  
Permit No.  
Issue for  
Permit:

REVISIONS	No	Date	Comments

PROJECT: NEW TOWNHOUSE AT:  
LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA  
SHEET CONTENTS: ELEVATIONS & SECTIONS

CONSULTANT:

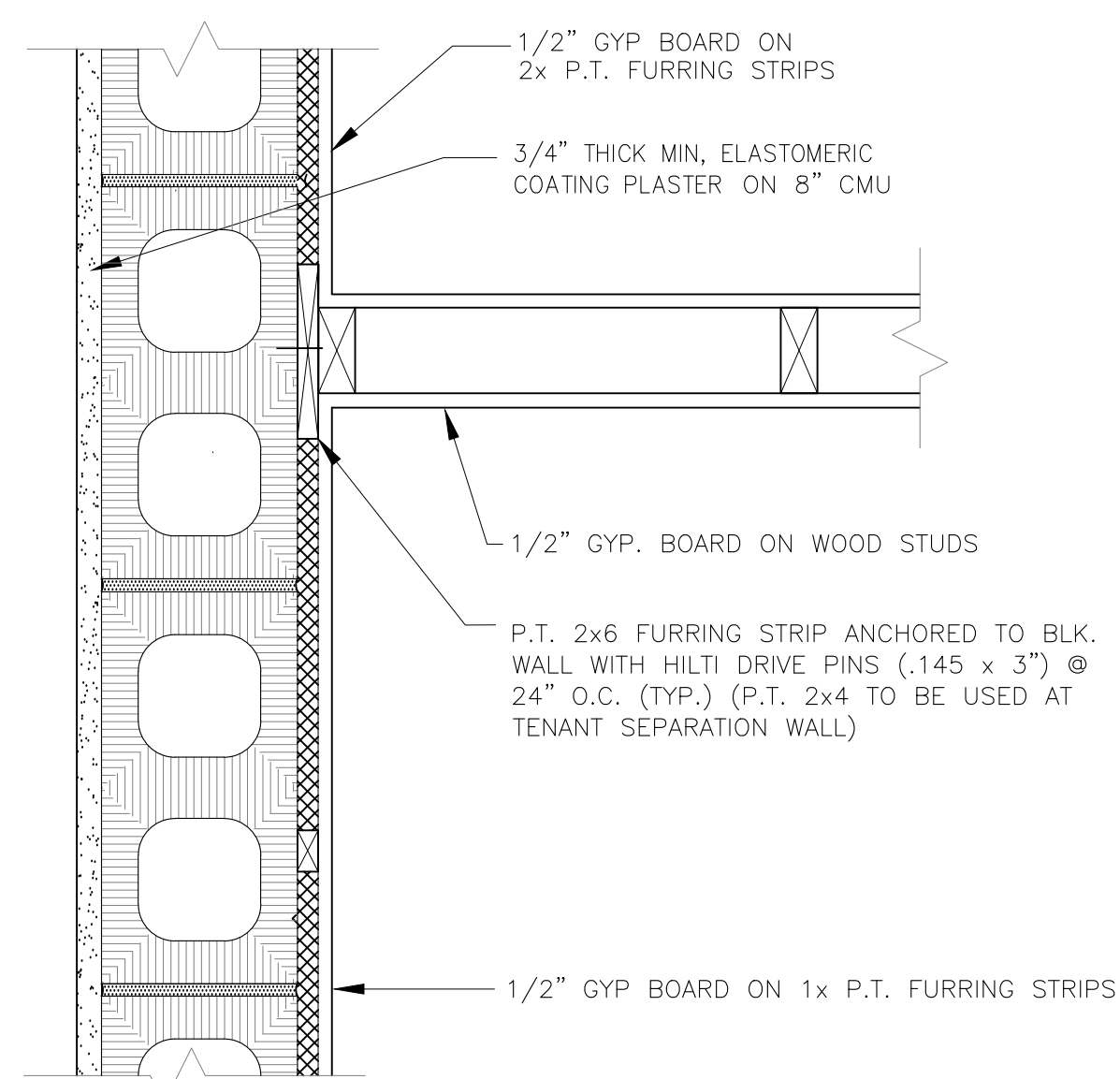
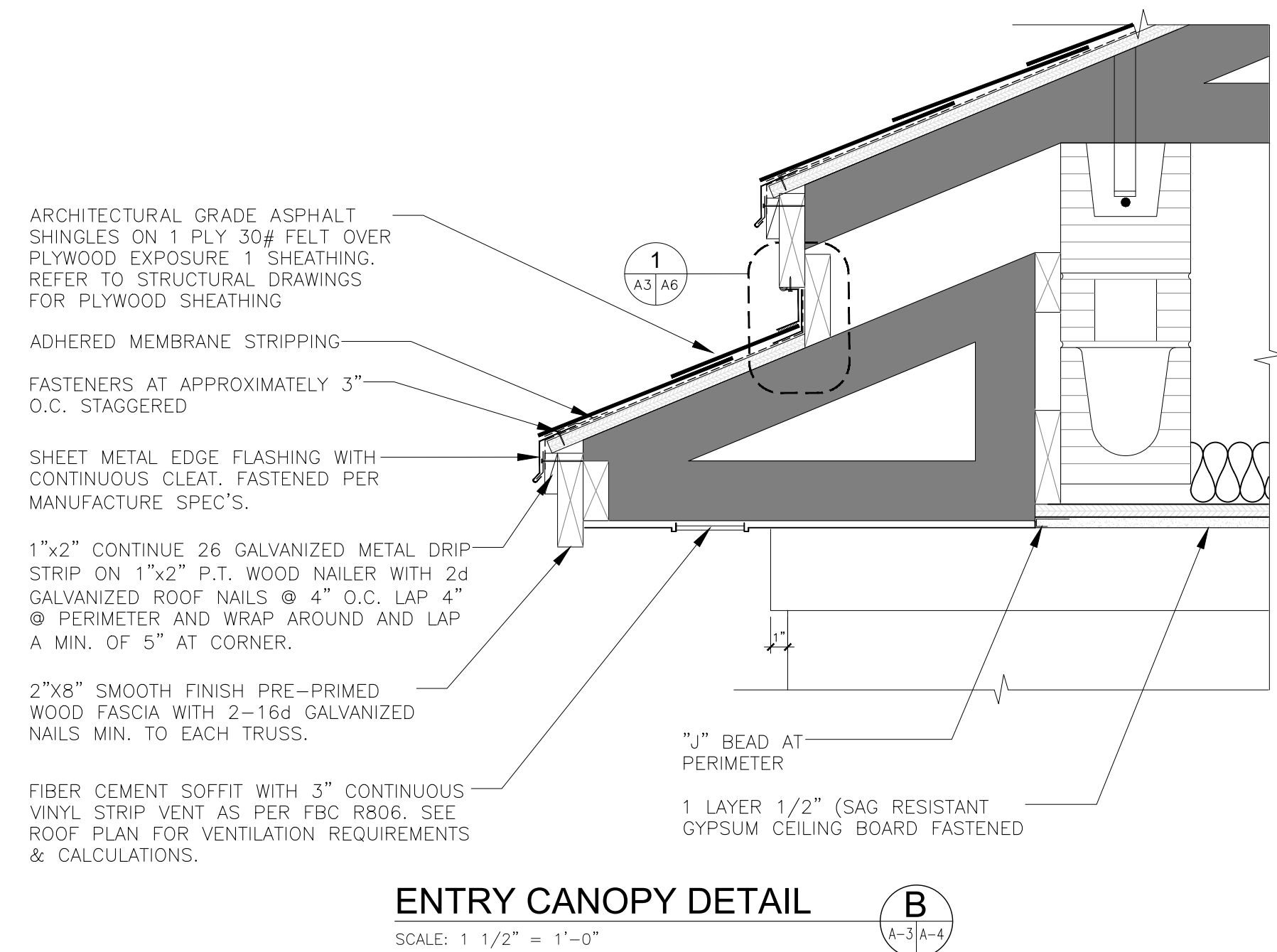
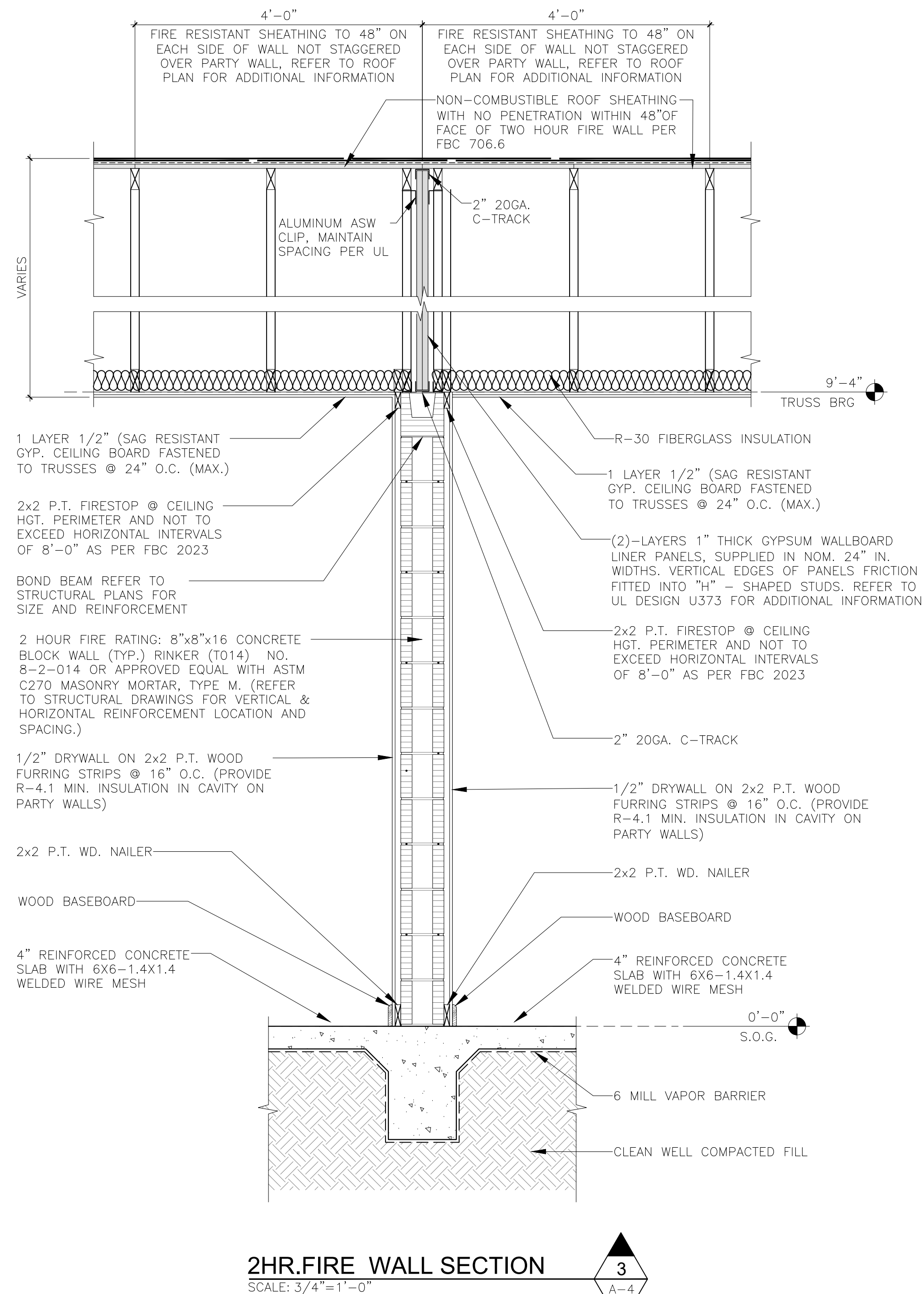
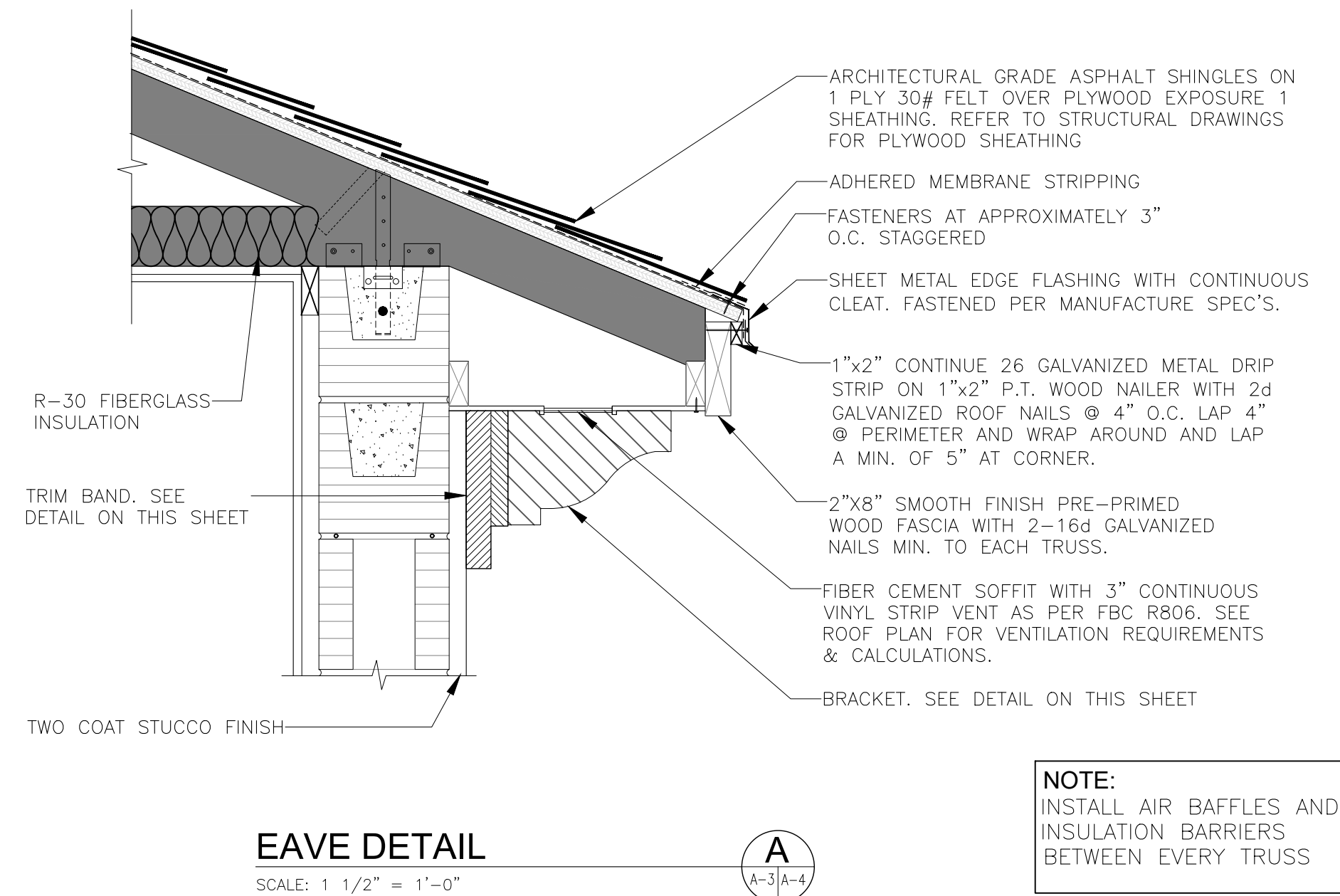
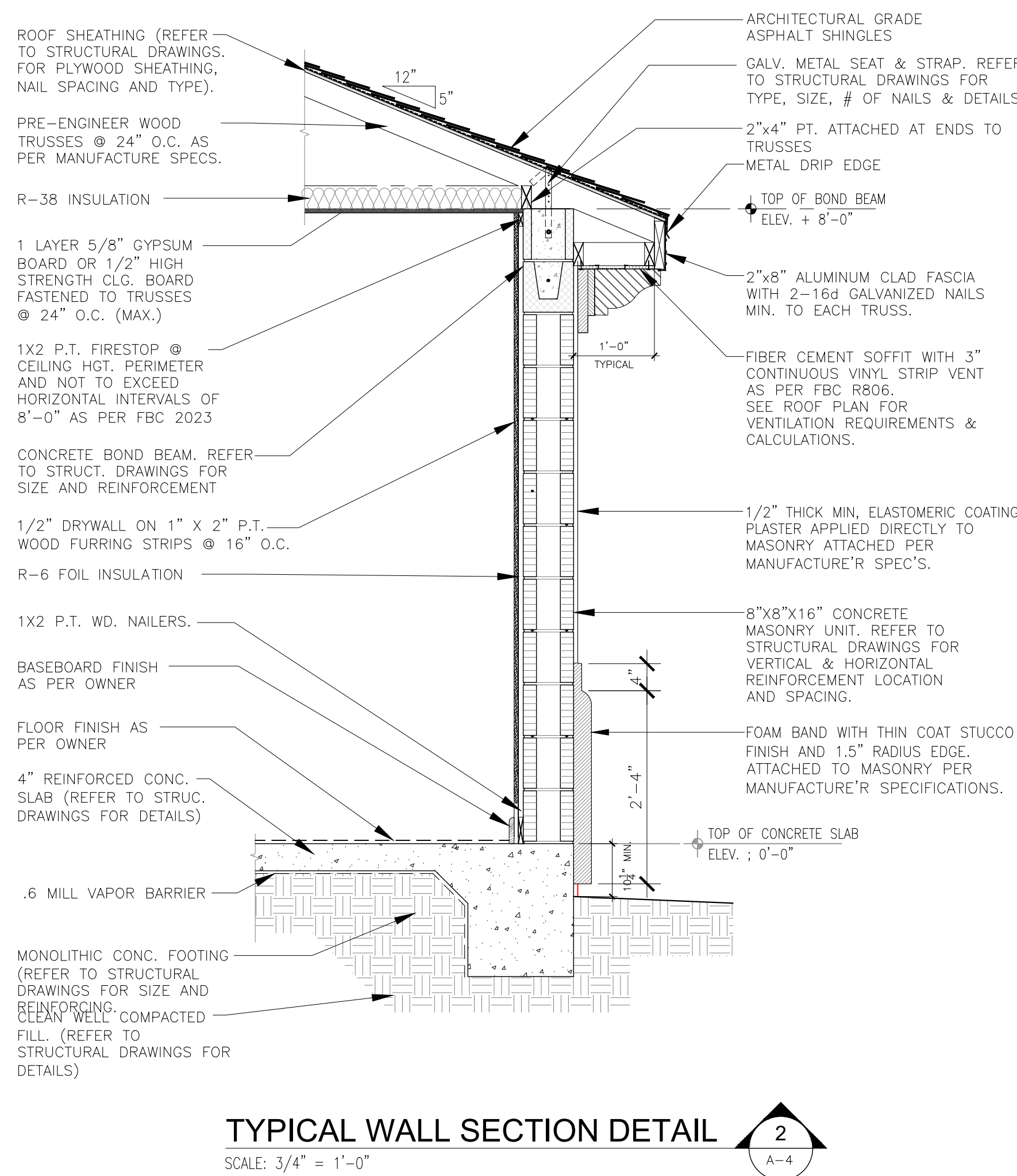
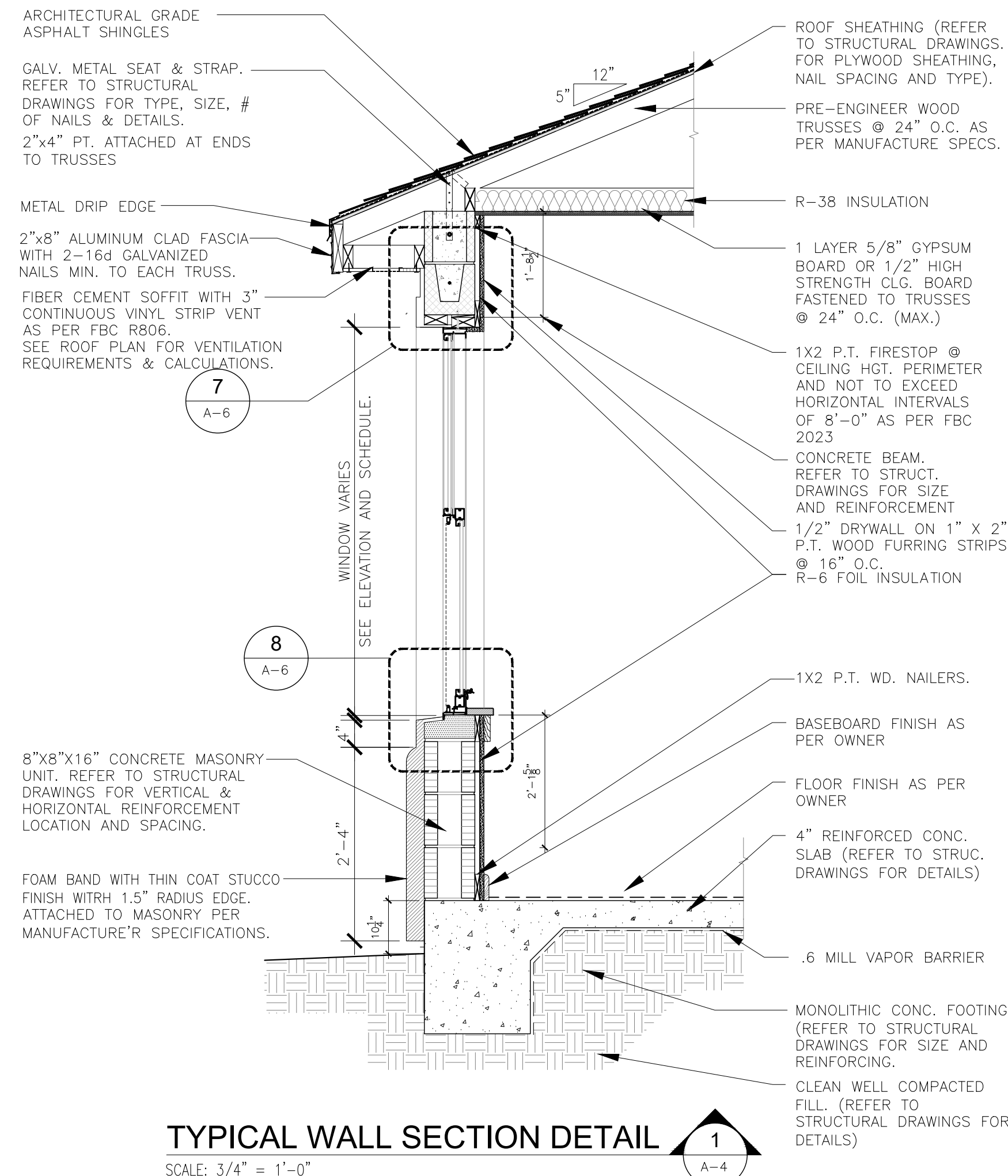
SEAL:  
ARCHITECTS  
INTERIOR ARCHITECTS  
PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH. (386) 383-0970  
arsantiago@smi.com

ORLANDO  
SANTIAGO, AIA  
AK96462

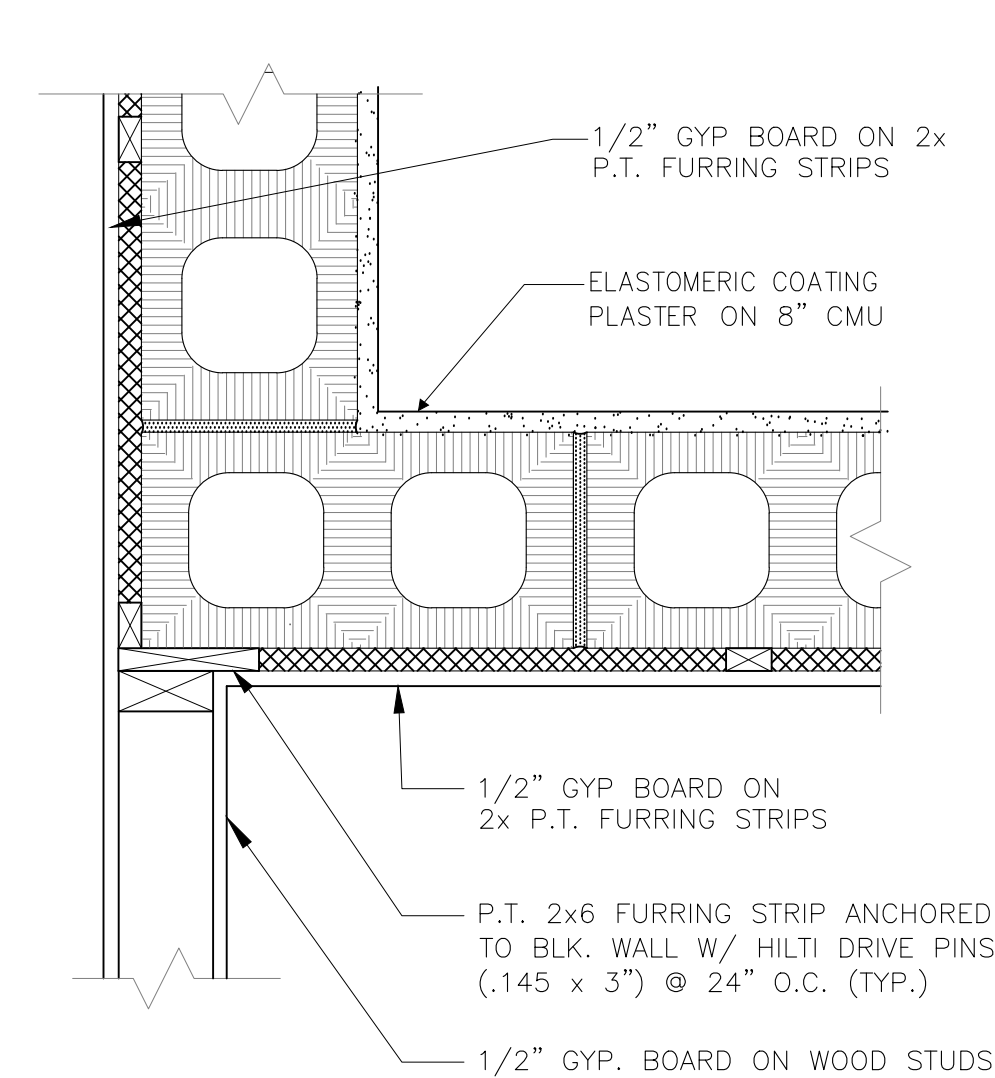
SHEET NO.  
A-3



**IMPORTANT NOTE :** ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.

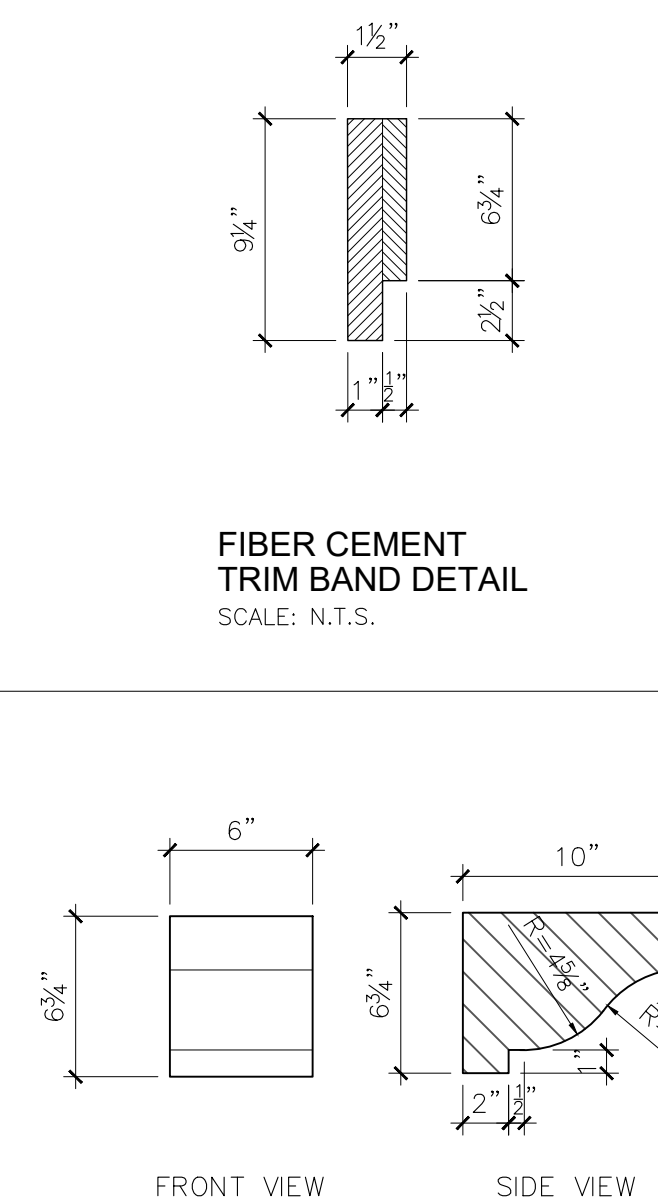


**FRAMED WALL PERPENDICULAR TO BLOCK WALL DTL.**  
SCALE: 1 1/2" = 1'-0"



### FRAME WALL TO BLOCK WALL CORNER DETAIL

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



BRACKET DETAIL  
SCALE: N.T.S.

Project No: 2024-02  
File Name: 9 HUMMINGBIRD ST.  
Drawn By: ORLANDO SANTIAGO  
Checked By: ORLANDO SANTIAGO  
Plot Date: AUGUST 24, 2024  
Permit No: \_\_\_\_\_  
Issue for: \_\_\_\_\_  
Permit: \_\_\_\_\_

[illegible]

PROJECT: NEW TOWNHOUSE AT:  
LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA

SHEET CONTENTS: WALL SECTIONS AND DETAILS

CONSULTANT:

SEAL:

**ARCHITECTS**

INTERIOR ARCHITECTS

PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH. (386) 383-0970  
arqosantiago@gmail.com



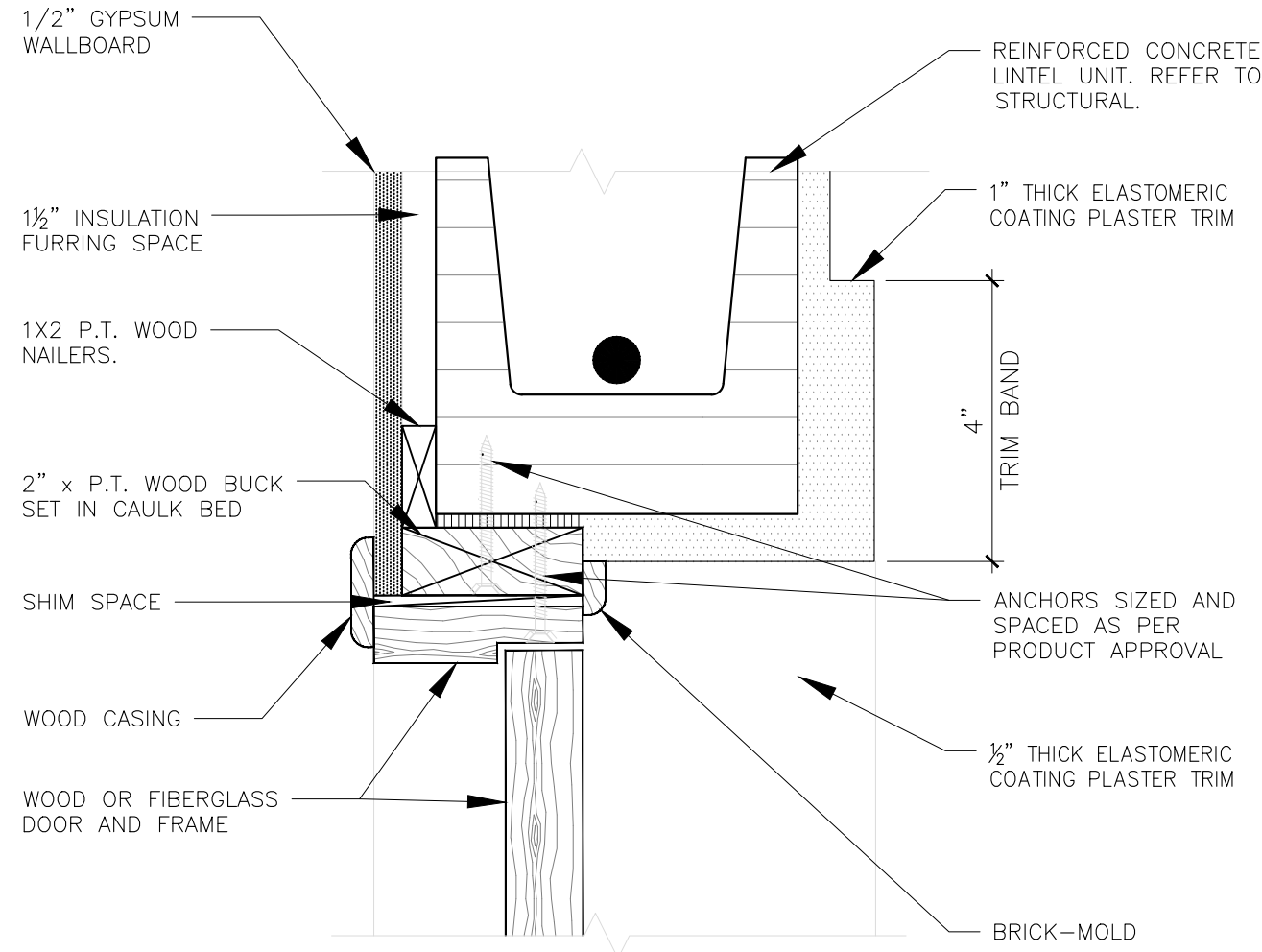
**ORLANDO  
SANTIAGO, AIA**  
AR96462

SHEET NO.

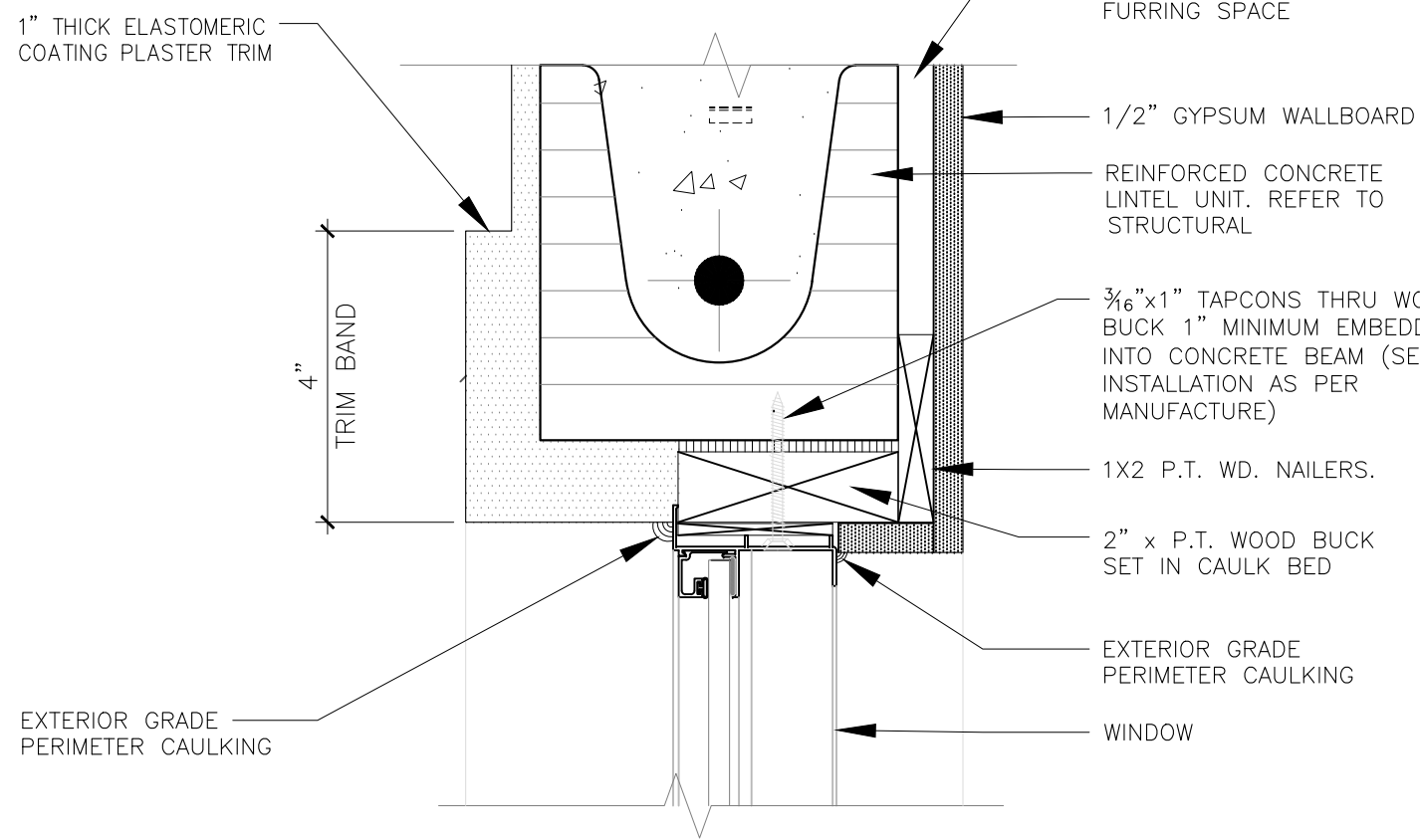
**A-4**



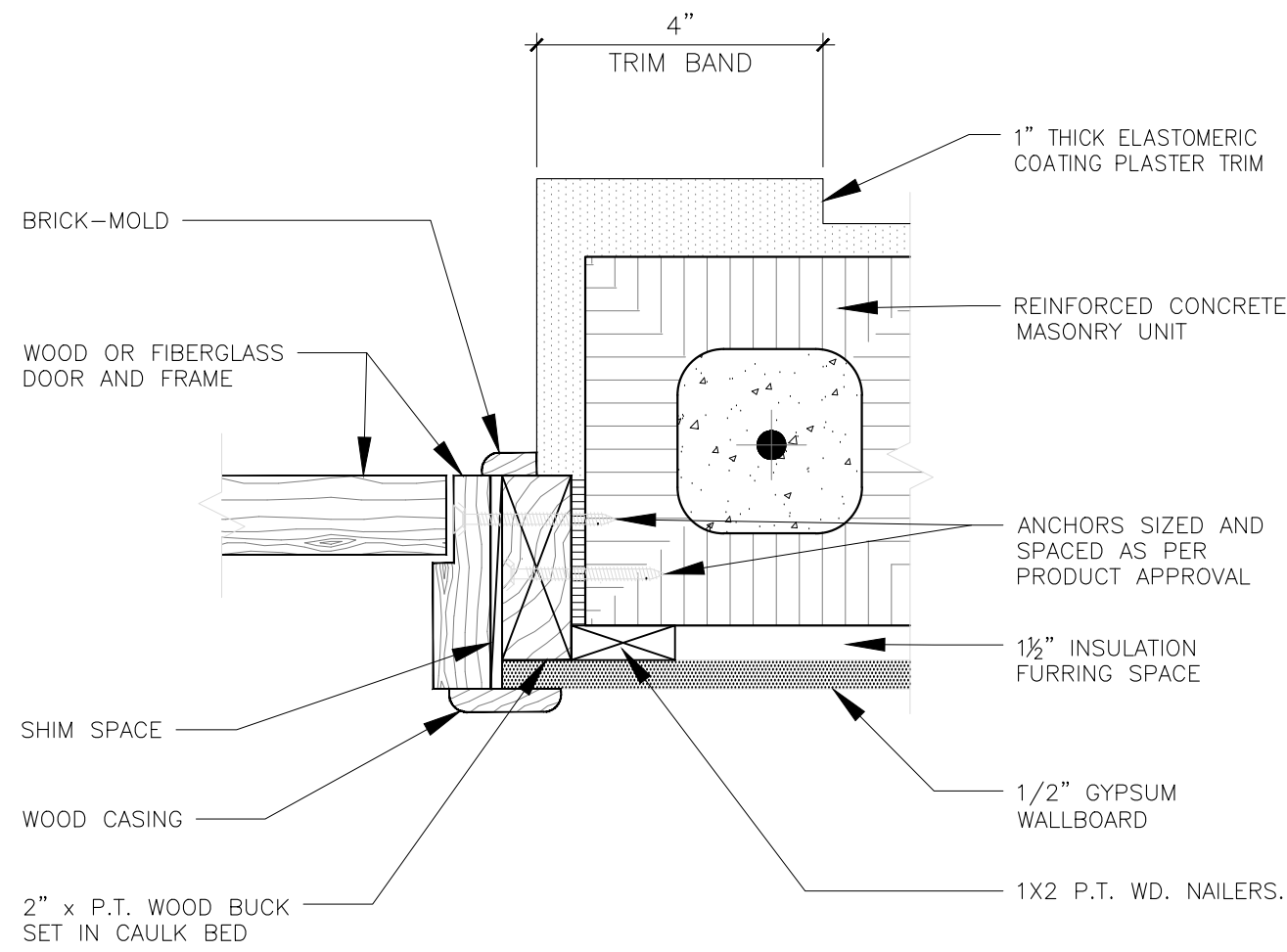
IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPT. 471, OF FLORIDA STATUTES.



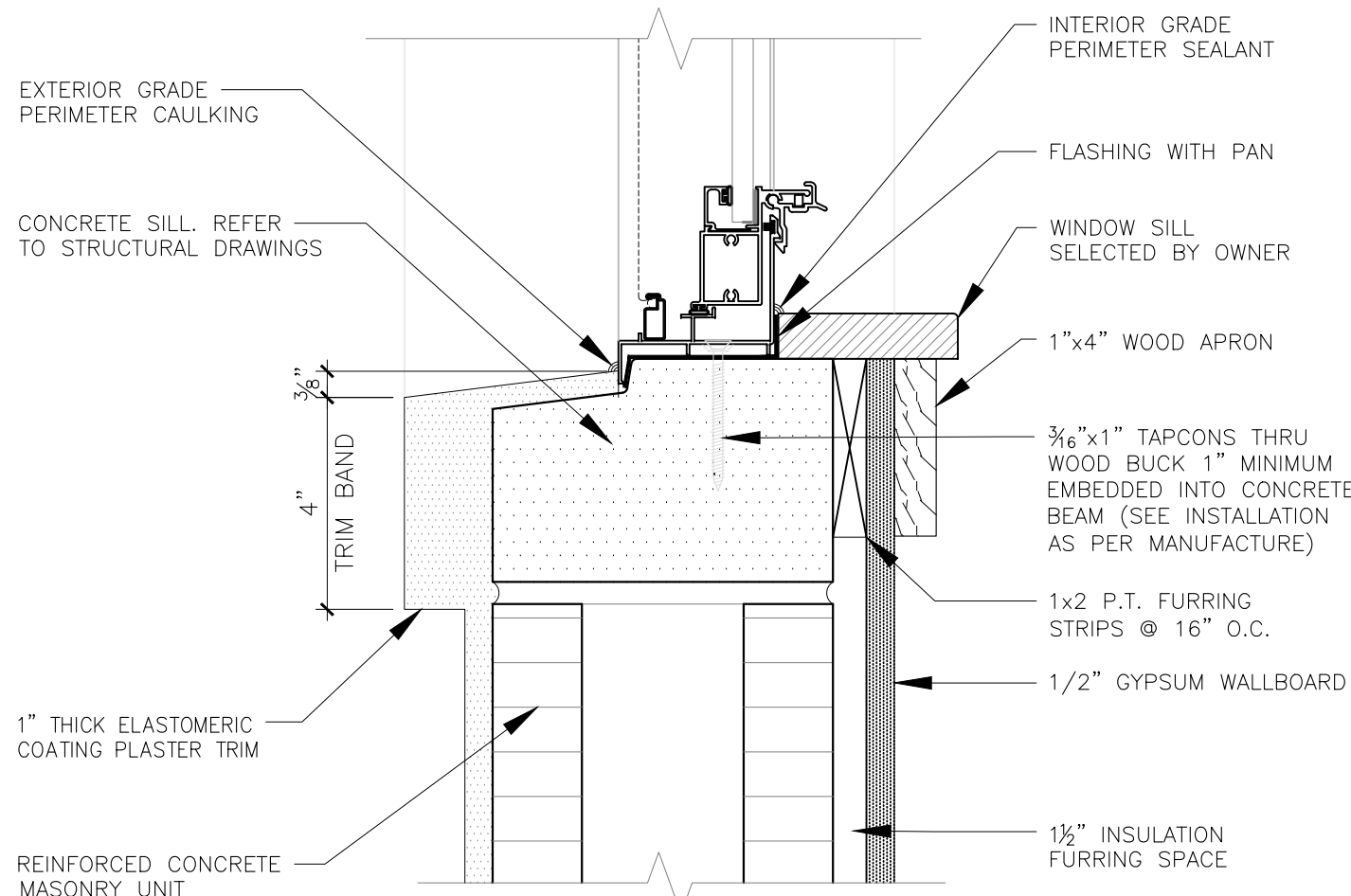
ENTRY DOOR BUCK HEAD DETAIL 1  
SCALE: 3" = 1'-0"



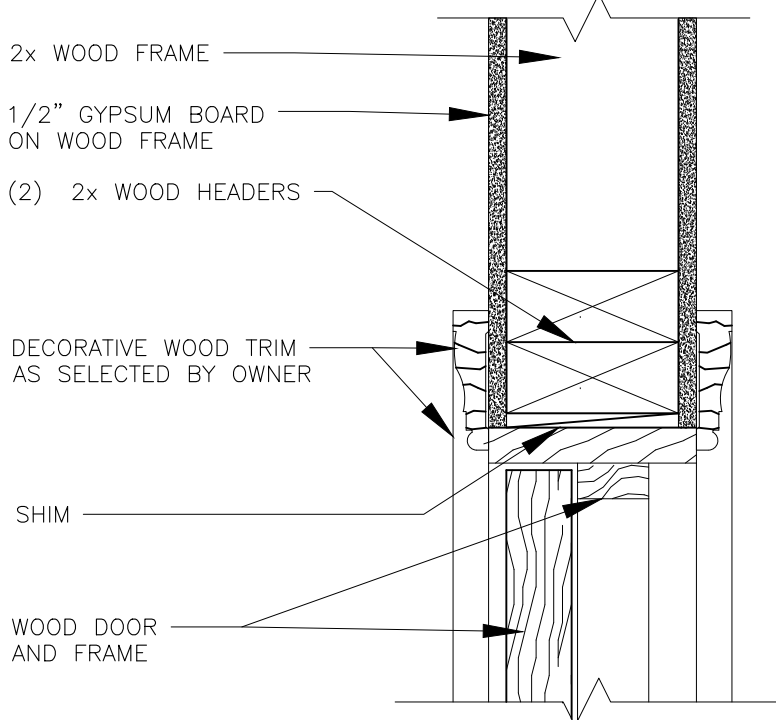
WINDOW HEAD DETAIL 5  
SCALE: 3" = 1'-0"



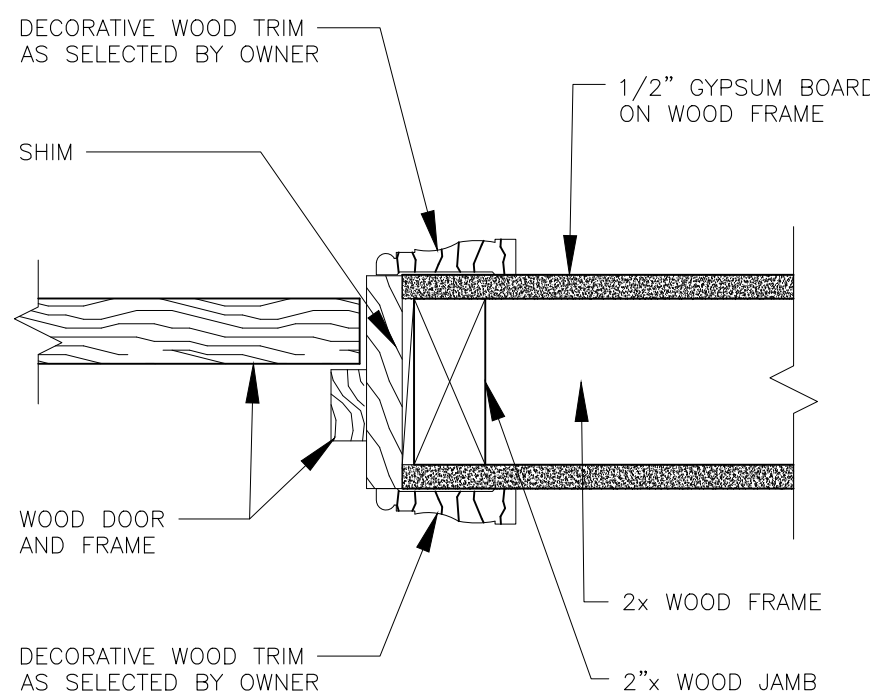
ENTRY DOOR BUCK JAMB DETAIL 2  
SCALE: 3" = 1'-0"



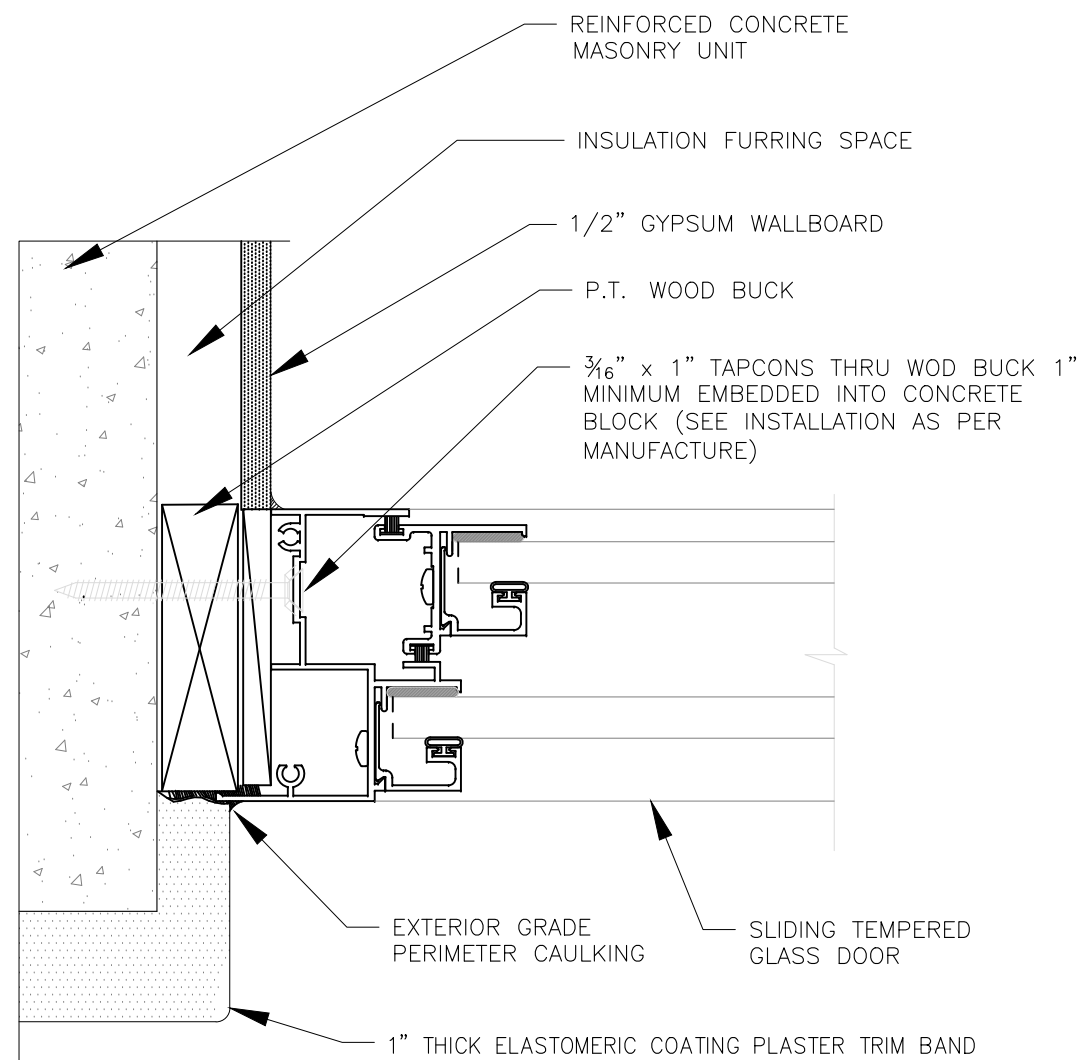
WINDOW SILL DETAIL 6  
SCALE: 3" = 1'-0"



INTERIOR DOOR HEAD DETAIL 3  
SCALE: 3" = 1'-0"



INTERIOR DOOR JAMB DETAIL 4  
SCALE: 3" = 1'-0"



WINDOW JAMB DETAIL 7  
NOT TO SCALE

## DOOR SCHEDULE

ID	DOOR SIZE WIDTH HEIGHT	LOCATION	MATERIAL	ROUGH OPENING (W x H)	DESIGN PRESSURE + PSF - PSF	REMARK'S
1	3'-0" 6'-8"	EXTERIOR	FIBERGLASS	38" X 84"	+24.0 -26.3	METAL THRESHOLD AND WEATHER STRIP AND 3 RECTANGLE GLASS AT TOP
2	2'-8" 6'-8"	INTERIOR	WOOD	38" X 80"	---	AN UNRESTRICTED 1-INCH UNDERCUTTING OF DOORS TO ACHIEVE PROPER RETURN AIR BALANCE.
3	2'-0" 6'-8"	INTERIOR	WOOD	31" X 80"	---	BI-FOLD, (2) SET OF (2 PANELS)
4	6'-0" 6'-8"	INTERIOR	WOOD	52" X 80"	---	BI-FOLD, (2) SET OF (2 PANELS)
5	5'-0" 6'-8"	INTERIOR	WOOD	25" X 80"	---	BI-FOLD, (2) SET OF (2 PANELS)
6	2'-6" 6'-8"	INTERIOR	WOOD	25" X 80"	---	BI-FOLD, (1) SET OF (2 PANELS)

## WINDOW SCHEDULE

MARK	TYPE	ROUGH OPENING WxH	SQ./FT.	ZONE	DESIGN PRESSURE POSITIVE PSF NEGATIVE PSF	REMARK'S
A	(2)-SHE-25	75.25"x63"	31.5	4	+25.3 -27.8	
				5	+25.3 -32.2	
B	SHE-25	38"x63"	16.18	4	+25.4 -27.6	
				5	+25.4 -33.4	
D	SH-H32	27.5"x27"	5.15	4	+26.3 -28.6	

## DOOR & WINDOW ATTACHMENT TO MASONRY / CONCRETE

WHERE WOOD SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2 INCHES, WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB OR BY JAMB CLIP. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO THE MASONRY OR CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL. SHIMS SHALL BE MADE FROM MATERIAL CAPABLE OF SUSTAINING APPLICABLE LOADS, LOCATED AND APPLIED IN A THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS. ANCHORS SHALL BE PROVIDED TO TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME TO THE ROUGH OPENING SUBSTRATE.

WHERE THE WOOD BUCK THICKNESS IS 1 1/2 INCHES OR GREATER, THE BUCK SHALL BE SECURELY FASTENED TO TRANSFER LOAD TO THE MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE (SEE STRUCTURAL DRAWINGS) AND THE BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB OR BY JAMB CLIP OR THROUGH THE FLANGE TO THE SECURED WOOD BUCK. TAPERED BUCKS SHALL EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME SUCH THAT FULL SUPPORT OF FRAME IS PROVIDED. SHIMS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS. ANCHORS SHALL BE PROVIDED TO TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME ASSEMBLY TO THE SECURED WOOD BUCK.

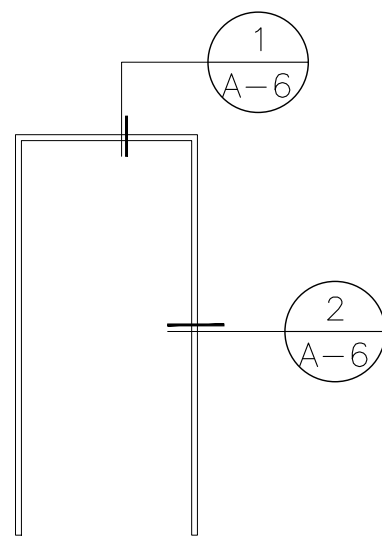
## WINDOW ATTACHMENT TO BLOCK WALLS

2x WOOD BUCKS TO BLOCK WALL - HILTI PINS D8 .177 DIA. w/ 1-1/4" PENETRATION @ 16" O.C. OR 3/16" x 2-1/4" TAPCON SCREWS @ 24" O.C. (ATTACH WINDOWS TO BUCKS PER MANUFACTURER'S INSTRUCTIONS).

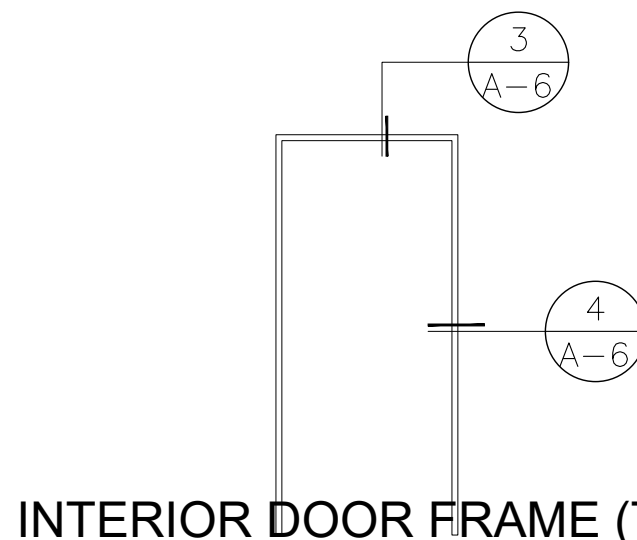
NOTES:  
VERIFY ALL ATTACHMENTS SHOWN ON DWGS. W/ WINDOW MANUFACTURER TO VERIFY COMPLIANCE W/ WIND LOAD REQUIREMENTS.

## NOTES:

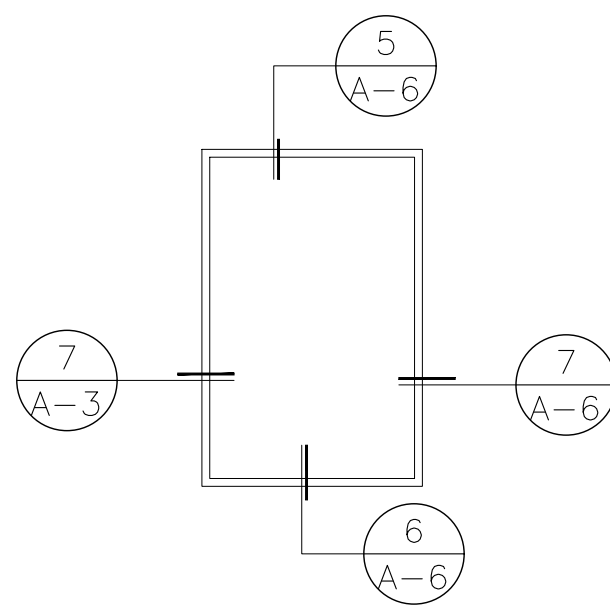
- GLAZING FOR ALL EXTERIOR ELEVATIONS SHALL BE SINGLE PANE LOW-E GLASS. ALL WINDOW GLAZING SHALL BE TINTED U=.30 & SHGC=0.25 ALL DOOR GLAZING SHALL BE TINTED U=.30 & SHGC=0.25
- PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
- ALL WINDOWS TO COMPLY WITH FBC 2014 WIND LOADING REQUIREMENTS.
- FIELD VERIFY ALL OPENING DIMENSIONS PRIOR TO FABRICATION.



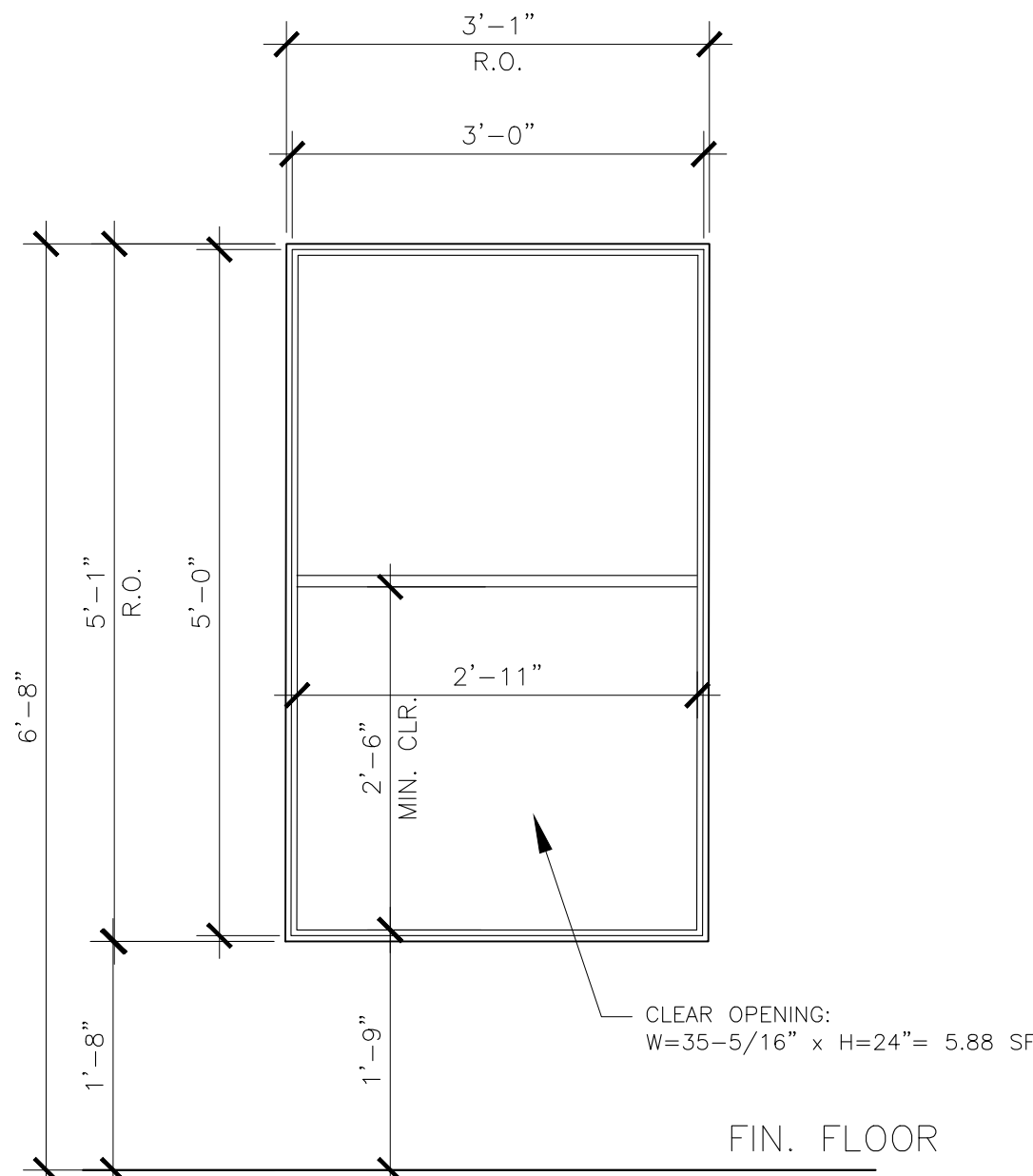
## EXTERIOR DOOR FRAME



## INTERIOR DOOR FRAME (TYP.)



## WINDOW FRAME (TYP.)



## SINGLE HUNG WINDOW

SHE-25 WINDOW  
W.O.= 37" X 62"  
M.O.= 38" X 63"  
W/ PRECAST SILL

## TYP. EGRESS WINDOWS DETAIL

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

Project No: 2024-02  
File Name: 9 HUMMINGBIRD ST.  
Drawn By: ORLANDO SANTIAGO  
Checked By: ORLANDO SANTIAGO  
Plot Date: AUGUST 24, 2024  
Permit No.  
Issue for Permit:

REVISIONS	No	Date	Comments

PROJECT: NEW TOWNHOUSE AT:  
LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA  
SHEET CONTENTS: DOORS & WINDOWS SCHEDULES & DTLs

CONSULTANT:  
SEAL:

ARCHITECTS  
INTERIOR ARCHITECTS  
PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH. (386) 383-0970  
arsantiago@gmail.com

ORLANDO SANTIAGO, AIA  
AK96462

SHEET NO.  
A-5



IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPTER 471, OF FLORIDA STATUTES.

## GENERAL STRUCTURAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBCE-2023, HVHZ SECTIONS ACI 318-08, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 530-08/ASCE 5-08, AISI (SEE THE DESIGN FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2008, ASCE 7-22) AND THE DESIGN SPECIFICATIONS.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
- THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.
- DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
- NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.
- WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED AGAINST WIND BORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 3, SECTION R301.2.1.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL, 2020, 8TH EDITION.

### DESIGN LOADS:

THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16 OF THE FBC 2023 AND ASCE 7-22.

ROOF: LIVE LOAD.....30 psf FLOOR: LIVE LOAD.....40 psf  
DEAD LOAD.....30 psf DEAD LOAD.....26 psf

BALCONY: LIVE LOAD.....60 psf ALL OTHER AREAS LIVE LOAD.....40 psf

VULT 140 MPH VASD 106 MPH  
RISK CATEGORY II EXPOSURE B Gcpl ±0.18

## FOUNDATION NOTES:

- ALL FOOTINGS ARE DESIGNED BASED UPON THE MINIMUM SOIL BEARING CAPACITY BEING 2,500 P.S.F. ANY LESSER AMOUNT SHALL BE THE OWNERS RESPONSIBILITY. SOIL TEST ARE RECOMMENDED TO BE OBTAINED BY OWNER OR CONTRACTOR BEFORE STARTING CONSTRUCTION. IF THE RESULT OF THE SOIL TEST SHOWS THE SOIL BEARING TO BE LESS THAN 2,500 P.S.F. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- ALL SOIL UNDER SLAB AND FOOTINGS SHALL BE TREATED FOR RADON.
- FOOTING EXCAVATIONS AND SLAB SUBGRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.
- ALL CONC. SLAB SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THEN 2,500 P.S.I. @28 DAYS. SLAB SHALL BE REINFORCED WITH FIBER MESH ON 6 MIL. VAPOR BARRIER OVER CLEAN COMPACTED FILL.
- CONCRETE FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THEN 2,500 P.O.E. @ 28 DAYS. REINFORCE FOOTING WITH #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFIRM TO ASST. DESIGNATION A305, AND BE CLEAN AND FREE FROM RUST AND SCALE. SPLICES SHALL OVERLAP AT LEAST 25".
- FOR CONCRETE BLOCK WALLS PROVIDE CONCRETE FILLED CELLS WITH 1-#5 BAR VERTICALLY CONTINUOUS FROM FOOTING TO TIE BEAM AT ALL CORNERS AND WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.
- CONCRETE (GROUT) FOR LINTELS AND FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS.
- SEE FOUNDATION PLAN FOR FILLED CELL LOCATIONS.
- MORTAR SHALL BE TYPE S. REINFORCING STEEL SHALL BE MINIMUM OF GRADE 40.
- ALL EXTERIOR WALLS TO BE CMU U.N.O.

## CONCRETE:

- CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
  - 2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE.
  - 3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.
- CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER.
- CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301-16 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE.
- REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
  - A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS):
  - B. FOR CONCRETE EXPOSED TO EXTERIOR WEATHER:
    - 1-1/2" FOR #5 AND SMALLER
    - 2" FOR #6 AND LARGER
  - C. FOR CONCRETE NOT EXPOSED TO WEATHER:
    - 3/4" FOR SLABS, WALLS, AND JOISTS
    - 1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

### FORMWORK:

FORMWORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347-04.

## REINFORCING STEEL

- ALL CONCRETE AND MASONRY STEEL REINFORCEMENTS SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315; THE STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE IN BUILDINGS, ACI 301-16; AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-19.
- REINFORCING BARS SHALL BE OF INTERMEDIATE GRADE CONFORMING TO ASTM A615, GRADE 40 (UNO).
- FIBER MESH LENGTH SHALL BE 1/2 INCH TO 2 INCHES, DOSAGE AMOUNT SHALL BE FROM 0.75 TO 1.5 lbs PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS & SHALL COMPLY WITH ASTM C1116 OR 0.5 TO 1.5 lbs PER CUBIC YARD TO ACHIEVE A MINIMUM OF 40% REDUCTION OF PLASTIC SHRINKAGE PER FRC R506.2.5 OR WELDED WIRE FABRIC SHALL BE 6" x 6" = W10 x W10 AND SUPPLIED IN FLAT SHEETS CONFORMING TO ASTM A185. LAP SIDES AND ENDS A MINIMUM OF 12". LOCATE WWF 2" FROM THE TOP OF THE SLAB, UNLESS OTHERWISE NOTED ON THE PLANS. THIS REINFORCEMENT SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 3'-0" R506.2.5 (2)

- ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL, WITH LAP SPLICES OF AT LEAST 25".
- RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES AT LEAST 25" WHEREVER POSSIBLE.
- CLEARANCE OF MAIN REINFORCING BARS FROM ADJACENT CONCRETE SURFACES SHALL BE:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER: #5, W31 OR D31 AND SMALLER.....2"
  - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: #11 AND SMALLER....3/4"
  - BEAMS & COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS.....1 1/2"

### REINFORCING STEEL

BAR #	MASONRY	PLAN REINFORCEMENT OTHER THAN TOP BARS (3000 PSI )	TOP BARS (3000 PSI )
3		16"	16"
4	24"	22"	21"
5	30"	27"	19"
6	36"	35"	23"
7	42"	48"	31"
			46"
			63"
			54"

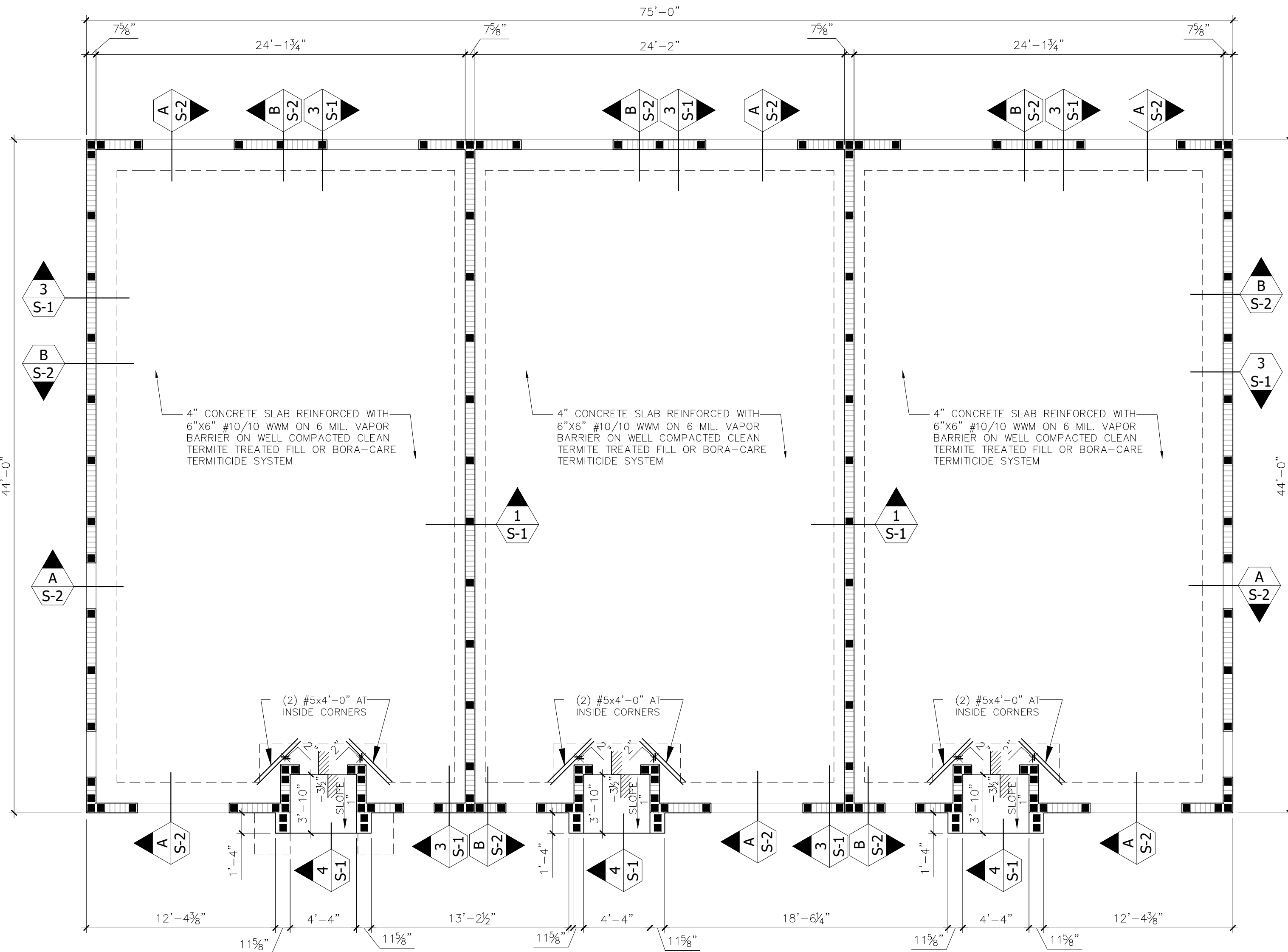
- DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ARCHITECT.

## MASONRY

- DESIGN MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES, ACI 530.1-08 / ASCE 6-08, LATEST REVISION.
- CONCRETE MASONRY UNITS SHALL BE GRADE "N" TYPE II OR EQUAL AND, IN ACCORDANCE WITH ASTM C90-06a, STANDARD SPECIFICATIONS FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, MINIMUM COMPRESSIVE STRENGTH OF F'm = 1500' PSI.
- OPEN-END BLOCK MAY BE SUBSTITUTED FOR STANDARD TWO CELLED BLOCK.
- MORTAR SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C270-07, STANDARD SPECIFICATIONS FOR MORTAR FOR MASONRY.
- MORTAR JOINTS FOR ALL BED AND HEAD JOINTS ARE TO BE 3/8 INCH THICK. THE BED JOINT OF THE STARTING COURSE MAY VARY BUT IT SHALL NOT BE LESS THAN 1/4 INCH AND NOT MORE THAN 1/2 INCH. REFER TO FBC 2023, SECTION R607.2.1 FOR MORTAR JOINT THICKNESS TOLERANCES.
- GROUT SHALL BE IN ACCORDANCE WITH ASTM C476, STANDARD SPECIFICATIONS FOR GROUT FOR MASONRY, OR 3000 PSI PEA ROCK CONCRETE PER SPECIFICATIONS.
- FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.
- MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN.
- WHEN REQUIRED, HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD 9 GAGE LADUR-TYPE DUR-O-WAL (ASTM CLASS B-2, HOT-DIPPED GALVANIZED) AT ALTERNATE COURSES (16" ON CENTER), UNLESS OTHERWISE NOTED. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM 8".

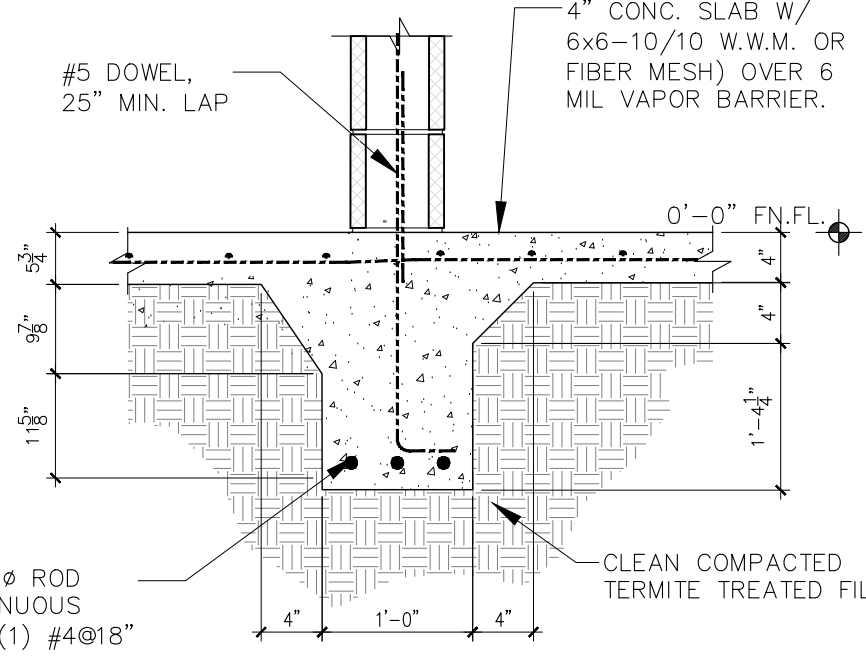
## TIMBER

- ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES MODIFICATIONS AS SPECIFIED HEREIN:
  - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)
  - B. NATIONAL FOREST PRODUCTS ASSOCIATION:
    - NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
  - C. SOUTHERN PINE INSPECTION BUREAU:
    - STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER
  - D. TRUSS PLATE INSTITUTE:
    - NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES ANSI/TPI 1-2022
  - E. APA, THE ENGINEERED WOOD ASSOCIATION :
    - ENGINEERED WOOD CONSTRUCTION GUIDE
  - F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS
- ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 (MIN.) MACHINE GRADE LUMBER, UNO.  
  
Fb = 1,500 PSI Fv = 175 PSI E = 1,600,000 PSI  
  
STRUCTURAL LUMBER SHALL CONSIST OF, BUT NOT LIMITED TO; RAFTERS, VERTICAL STRONG BACKS, LEDGERS, BEAMS, HEADERS, AND POSTS.
- LUMBER FOR INTERIOR BEARING WALLS OR EXTERIOR WALLS SHALL BE STUD GRADE SPRUCE PINE FIR OR BETTER (UNLESS NOTED OTHERWISE).
- ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
- MINIMUM NAILING PER FLORIDA BUILDING CODE 2023, EIGHT EDITION. SEE TYPICAL NAILING SCHEDULE ON PLANS.
- ALL BOLTS SHALL HAVE MINIMUM 2" SQUARE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
- NOTCHING OR CUTTING OF FRAMING MEMBERS SHALL CONFORM TO FBC 2023.
- FOR ASPHALT SHINGLE ROOFS, SHEATHING SHALL BE APA RATED 1/2" OSB EXPOSURE-1. PROVIDE PANEL-CLIPS AT MID-SPAN FOR SPANS GREATER THAN 16" ON CENTER & AT ALL UNBLOCKED EDGES OF PLYWOOD SHEATHING.
- WALL SHEATHING SHALL BE APA RATED 1/2" OSB EXPOSURE-1 PLYWOOD SHEATHING.
- MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24". THE MINIMUM AREA SHALL BE 8 FT. SQ.
- PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS & COLUMNS WITH 2x STRUCTURAL LUMBER SYP #2.
- TRUSS MANUFACTURER SHALL PROVIDE COMPLETE CALCULATIONS SHOWING INTERNAL LAYOUT, MEMBER FORCES AND STRESS CONTROL POINTS AND SUBMIT TO THE BUILDING DEPARTMENT FOR APPROVAL AND TO THE STRUCTURAL ENGINEER FOR REVIEW. ALL CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF THE PROPOSED CONSTRUCTION.
- TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSET, CHIRKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ANSI A58.1-1982.
- PREFABRICATED TRUSS TOP AND BOTTOM CHORD LOADS SHALL BE PER THE RECOMMENDED MINIMUM DESIGN LOADS IN APPENDIX B OF THE ANSI/TPI 1-2022 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO L/360. DEAD PLUS LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO L/240.
- THE CONNECTIONS FOR ALL TIMBER EXPOSED TO EXTERIOR ELEMENTS OR TO PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR PAINTED WITH A CORROSION RESISTANT POLYMER PAINT.
- ALL SHEET METAL FRAMING CONNECTORS SHOWN ON THE PLANS SHALL BE "SIMPSON" STRONG-TIE BY SIMPSON CO., OR EQUAL, UNLESS NOTED OTHERWISE. ON PLANS, INSTALL CONNECTIONS WITH THE SIZE AND NUMBER OF BOLTS/NAI LS AS RECOMMENDED BY THE MANUFACTURER IN THE LATEST CATALOG.



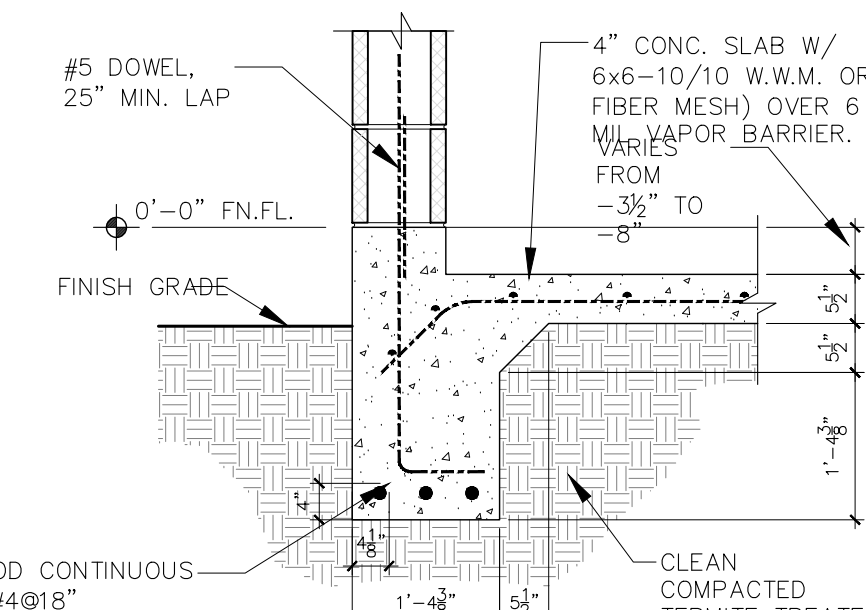
## FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



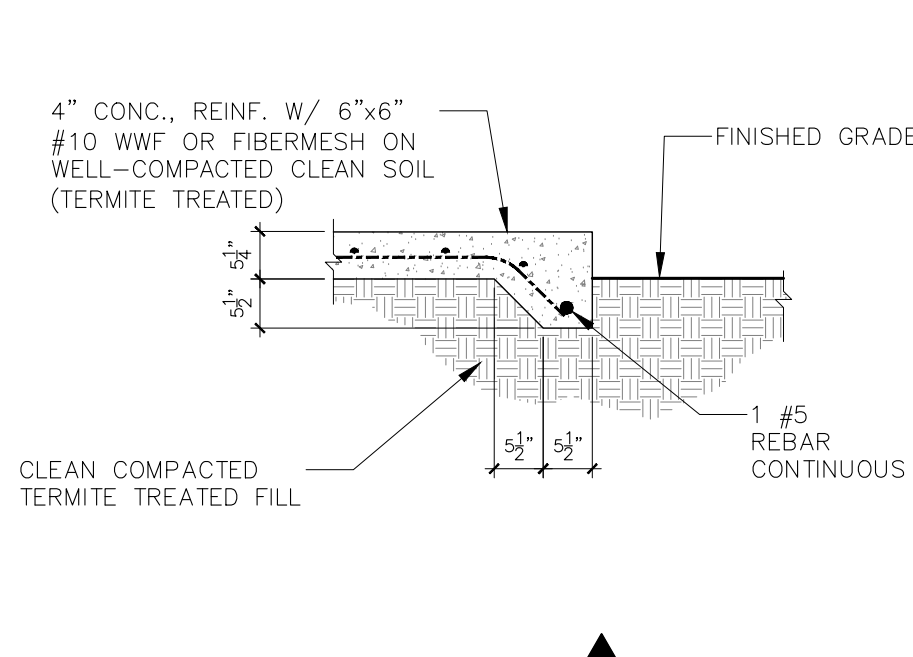
### SECTION 1

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



### SECTION 3

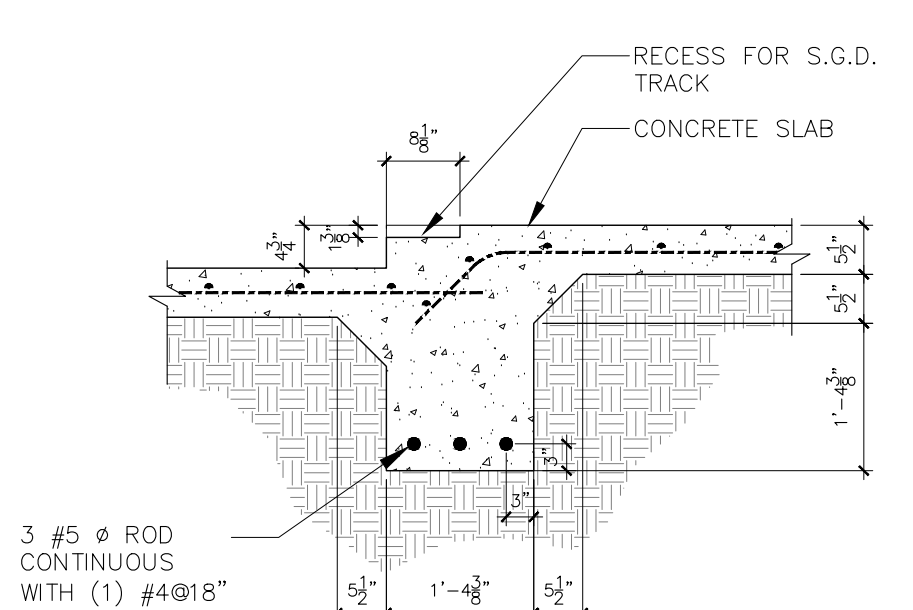
SCALE: 1/2" = 1'-0"



### SECTION 2

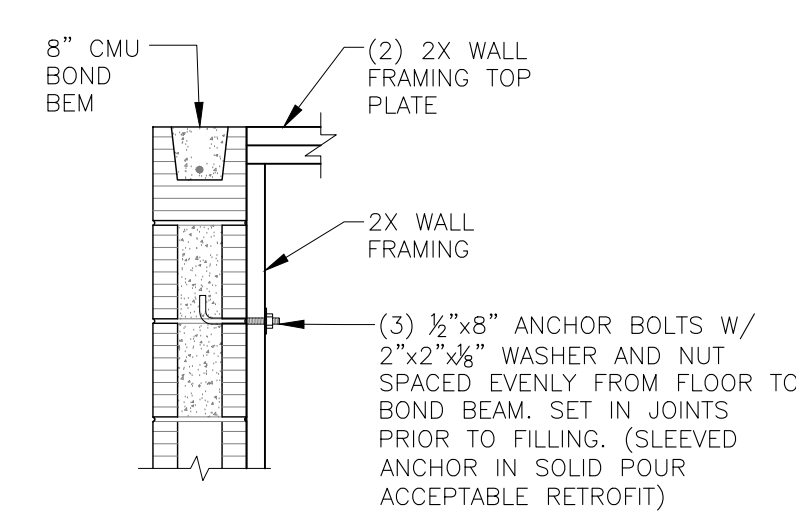
SCALE: 1/2" = 1'-0"

AT EXTERIOR SIDEWALK AND A.H.U. CONC. PAD



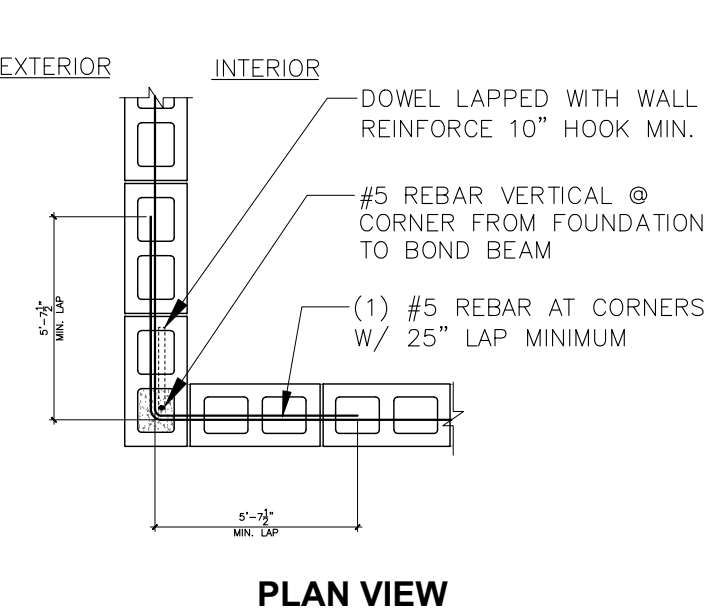
### SECTION 4

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



## EXT. OR INT. FRAME WALL TO BLOCK WALL CONNECTION

N.T.S.



### PLAN VIEW

## EXTERIOR CMU CORNER DETAIL

N.T.S.

Project No: 2024-02  
File Name: 9 HUMMINGBIRD ST  
Drawn By: ORLANDO SANTIAGO  
Checked By: ORLANDO SANTIAGO  
Plot Date: AUGUST 24, 2024  
Permit No.  
Issue for Permit:

REVISIONS	No.	Date	Comments

PROJECT: NEW TOWNHOUSE AT:  
LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA  
SHEET CONTENTS: FOUNDATION PLAN, DETAILS & NOTES

CONSULTANT:  
ARCHITECTS  
INTERIOR ARCHITECTS

PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH. (386) 393-0970  
arqsantiago@gmail.com

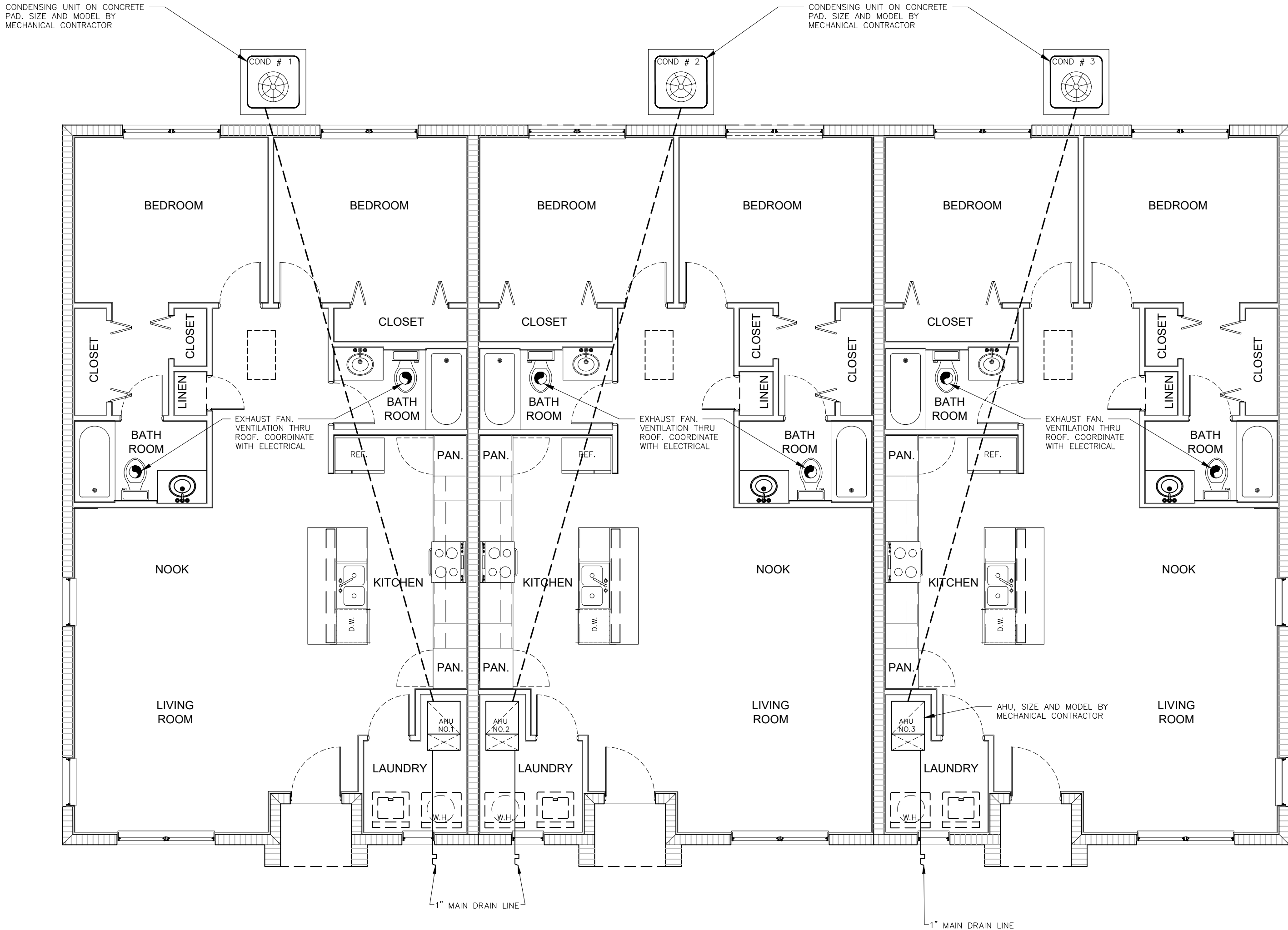
ORLANDO SANTIAGO, AIA  
AR66462  
SHEET NO. S-1







IMPORTANT NOTE: ALL DESIGN AND DRAWINGS ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPTER 471, OF FLORIDA STATUTES.



## AIR CONDITIONING LAYOUT PLAN

SCALE: 3/16" = 1'-0"

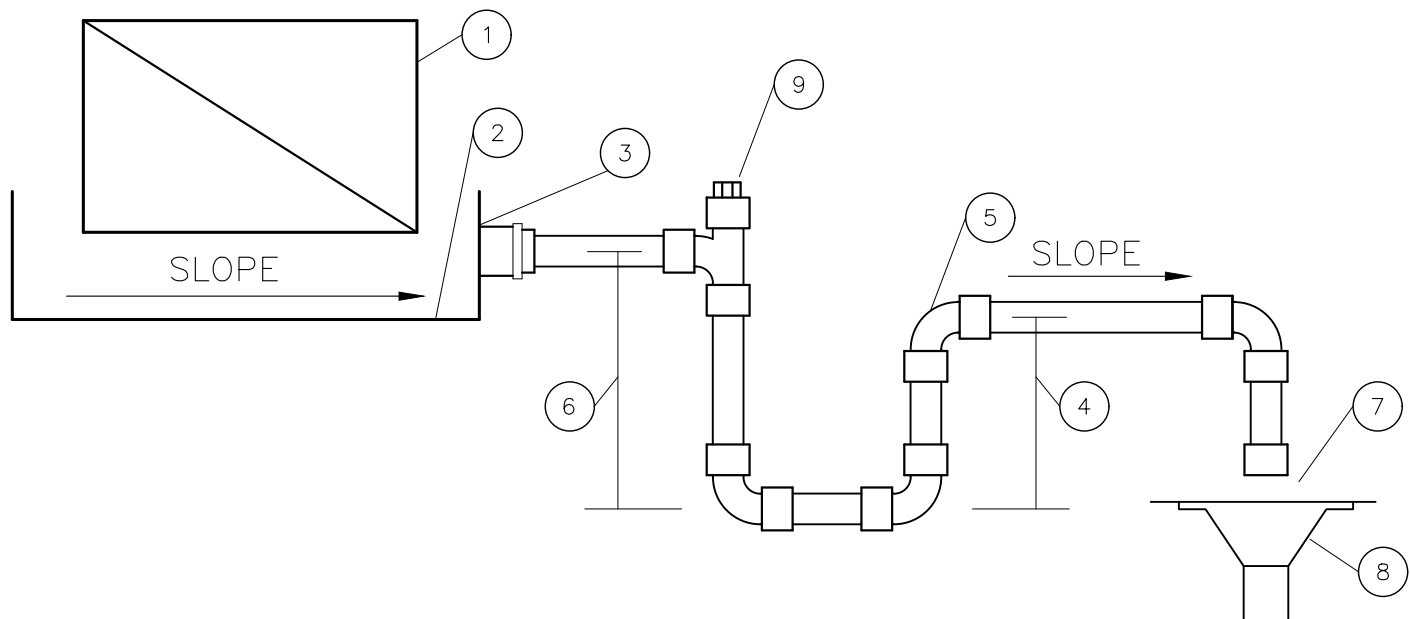
### IMPORTANT NOTE:

MECHANICAL LAYOUT PLAN AND MECHANICAL INFORMATION ON THIS SHEET IS STANDARD INDUSTRY INFORMATION. MECHANICAL FINAL DESIGN AND ENERGY CALCULATION WILL BE PROVIDED BY MECHANICAL SUB-CONTRACTOR AND/OR VENDOR.

### NOTES:

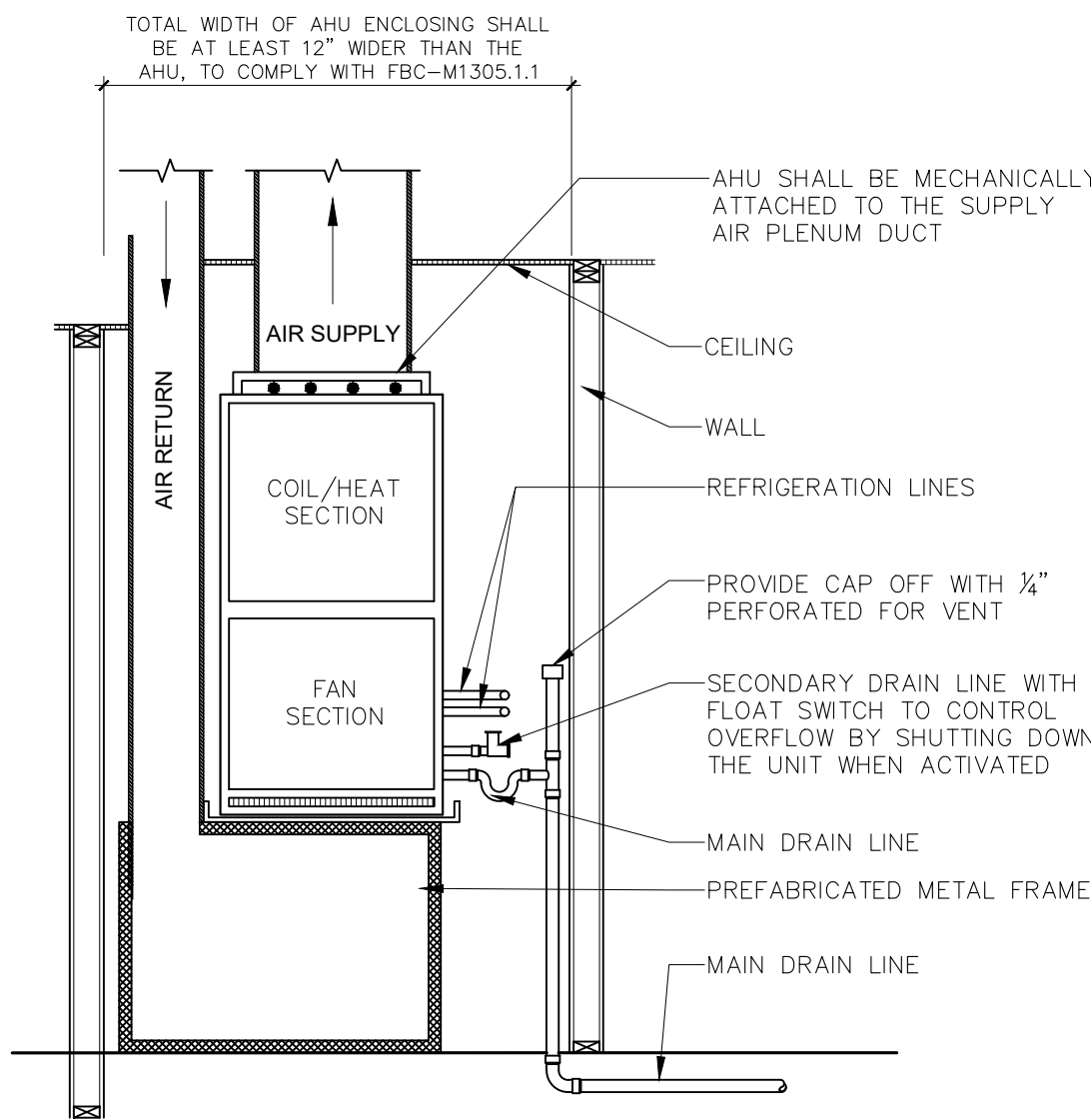
1. COOLING COIL.
2. COIL DRAIN PAN.
3. DRAIN PAN CONNECTION.
4. THIS DIMENSION SHALL BE AT LEAST THE AIR HANDLING UNIT (AHU) STATIC PRESSURE IN INCHES OF WATER.
5. ELBOW MUST BE AT AN ELEVATION AT LEAST 1" LOWER PLUS THE AIR HANDLING UNIT (AHU) STATIC INCHES WATER BELOW THE DRAIN PIPE CONNECTION ELEVATION.
6. THIS DIMENSION MUST BE AT LEAST 2" PLUS THE AHU STATIC AIR PRESSURE IN INCHES WATER.
7. AIR GAP REQUIRED BY PLUMBING CODE.
8. FLOOR DRAIN OR FUNNEL DISCHARGING TO SANITARY OR PROCESS SEWER SYSTEM.
9. CLEANOUTS.

NOTE: INSULATE DRAIN LINE AS PER SPECIFICATIONS.



## DRAW-THRU COOLING COIL DRAIN TRAP LAYOUT

SCALE: N.T.S.



## AHU CLOSET INSTALLATION LAYOUT

SCALE: N.T.S.

## HVAC GENERAL NOTES:

1. ALL HVAC AND DUCTWORK SYSTEMS SHALL COMPLYING WITH THE REQUIREMENTS OF THE FBC-MECHANICAL 2023, EIGHT EDITION. DUCTWORK SYSTEM SHALL BE GALVANIZED SHEET METAL CONFORM TO ASTM A 653 WITH MATERIALS, GAGES AND DUCT CONSTRUCTION METALLIC DUCTS SHALL BE FABRICATED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE.
2. ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH PROPER CLEARANCE, FOR SERVICING, PER MFG. REQUIREMENTS.
3. ALL RECTANGULAR DUCT SHALL BE INSULATED MINIMUM OF R=8, 2-1/2" THICK GLASS FIBER EXTERNAL DUCT INSULATION WITH A FACTORY-MADE AIR DUCTS SHALL BE CONSTRUCTED OF CLASS 0 OR CLASS 1, SPREAD INDEX NOT HIGHER THAN 25, AND A SMOKE-DEVELOPED INDEX NOT OVER 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723, USING THE SPECIMEN PREPARATION AND MOUNTING PROCEDURES OF ASTM E 2231, AND WITH NON-COMBUSTIBLE UL LISTED VAPOR BARRIER, AVERAGE THERMAL CONDUCTIVITY (K) OF INSULATION SHALL NOT EXCEED 0.25 BTU-INCH/SQ. FT.-HR-F (R=6 FOR 1-1/2" THK. INSULATION).
4. ALL FLEX DUCTS SHALL BE APPROVED UL 181 CLASS 1 AIR DUCT AS PER NFPA 90A 2-3.1.
5. METAL DUCTS SHALL BE SUPPORTED BY 1/2-INCH-WIDE (13 MM) 18-GAGE METAL STRAPS OR 12-GAGE GALVANIZED WIRE AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM) OR OTHER APPROVED MEANS. NONMETALLIC DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. THERMOSTATS AND LOCAL INDICATING PANELS LOCATIONS ARE APPROXIMATE AND SHALL BE COORDINATED TO SUIT FIELD CONDITIONS.
7. PROVIDE A UL LISTED CLASS 1 FLAME SPREAD RATED CANVAS COVER WITH MASTIC WHENEVER PIPING IS ACCESSIBLE FOR SERVICE OR EXPOSED TO DAMAGE.
8. CONDENSATE LINES SHALL BE INSULATED WITH MINIMUM 1/2" THICK 3/4" THICK ARMAFLEX INSULATION WITH CLASS 1 FRAME SPREAD RATING WITH A SMOKE DEVELOPED RATING OF 25 OR LESS, AND WITH NON-COMBUSTIBLE UL LISTED VAPOR BARRIER.
9. THE CONTRACTOR SHALL TEST, ADJUST, AND BALANCE AIR AND START UP OF THE AIR HANDLING UNIT.
10. AN UNRESTRICTED 1-INCH (25 MM) UNDERCUTTING OF DOORS TO ACHIEVE PROPER RETURN AIR BALANCE.
11. ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. WHERE INTERNAL LINING OCCURS, INCREASE SHEET METAL DIMENSIONS BY THE THICKNESS OF THE LINING.
12. ALL DUCTS SHALL BE INSTALLED AT LEAST 1" MIN. ABOVE HUNG CEILING. DUCTS MUST BE SUPPORTED FROM TOP OF CORD OF STRUCTURE ONLY.
13. CONTRACTOR SHALL FURNISH ALL NECESSARY DIFFUSER, REGISTER, AND GRILLE MARGIN TYPES AND LEVELING CLIPS TO MATCH CONSTRUCTION IN WHICH THEY ARE INSTALLED.
14. INSTALL SPLITTER DAMPERS AT BRANCH TAKE-OFFS AND VOLUME DAMPERS AT ALL MAINS AND SUB-MAINS.
15. INDICATING OF MANUFACTURER AS A BASIS OF DESIGN DOES NOT CONSTITUTE A PREFERENCE ON THE PART OF THE ENGINEERS.
16. CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
17. CLOTHES DRYER EXHAUST DUCT SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157 INCHES (0.3950 MM) (NO. 28 GAGE). THE DUCT SHALL BE 4 INCHES NOMINAL IN DIAMETER.
18. ALL DUCTWORK AND PIPING ELEVATIONS ARE REFERENCED TO THEIR RESPECTIVE FINISHED FLOOR LEVELS, UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSEMBLING ANY EQUIPMENT SHIPPED IN SECTIONS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
20. THE CONTRACTOR SHALL INSTALL CONTROL GRID TO EQUALIZE THE AIR IN ALL TAKEOFF COLLAR.
21. INSTALL MANUAL VOLUME DAMPERS WHERE REQUIRED TO ACCOMPLISH THE PROPER AIR BALANCE.
22. INSTALL SINGLE THICKNESS TURNING VANES IN MITERED ELBOWS.
23. CONTRACTOR SHALL FURNISH AND INSTALL ACCESS DOORS IN DUCTWORK TO SERVICE HEATING COILS, FIRE DAMPERS, AUTOMATIC AND MANUAL DAMPERS AND CONTROL HARDWARE ETC.
24. FRESH AIR INTAKES SHALL NOT BE LOCATED CLOSER THAN 10 FT. FROM ANY CHIMNEY OR VENT OUTLET, OR SANITARY SEWER VENT OUTLET.
25. ALL EXHAUST AND OUTSIDE AIR INLET DUCTS, SHALL BE CONSTRUCTED OF SMOOTH GALV. METAL OR OTHER MATERIALS AS PER FBC-MECHANICAL 2023, EIGHT EDITION CODE SECTION 603.
26. ENCLOSED SUPPORT PLATFORMS SHALL BE CONSTRUCTED IN ACCORDANCE TO FBC-MECHANICAL 2023, EIGHT EDITION CODE 603.1.
27. BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTED IN ACCORDANCE WITH FBC-MECHANICAL 2023, EIGHT EDITION CODE SECTION 403.
28. ALL EXHAUSTED BATH ROOMS, SHALL HAVE UNDER-CUT DOORS FOR MAKE-UP AIR TO BE RETURNED, TO EQUAL AIR EXHAUSTED.

### AIR HANDLING UNIT SCHEDULE

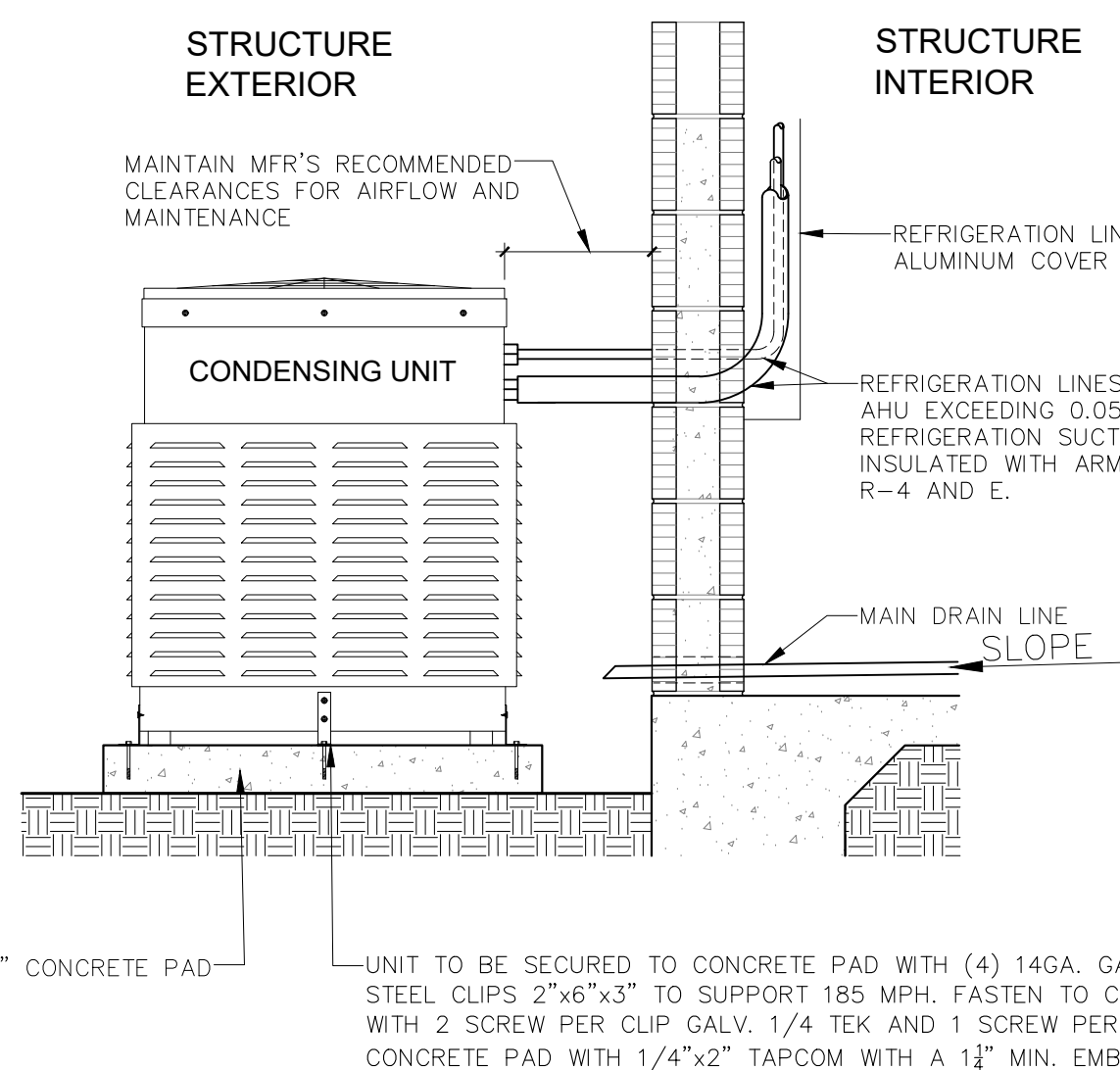
MARK	ULTIMATE LOAD				ULTIMATE LOAD				ULTIMATE LOAD								REMARKS	
	TOTAL CAPACITY (MBH)	Sensible Capacity (MBH)	ENT. AIR TEMP. (F) (DB/WB)	LEAV. AIR TEMP. (F) (DB/WB)	CFM TOTAL	CFM O.A.	E.S.P. ("W.G.)	FAN MOTOR HP	MANUFACTURER	MODEL NO.	CABINET TYPE	WEIGHT	TONS	HEATER KW/MCA	HEATER STAGES	HEATER MOCP		VPH/60
AHU—1,2,3	25	18.9	80/67	53.6/52	800	—	0.5	1/4	CARRIER CORP.	FB4CNP024	VERTICAL	112 LB	2	5/30.0	1	30	230/1/60	1 TO 10

### CONDENSING UNIT SCHEDULE

MARK	COMPRESSOR		FANS		UNIT DATA								REMARKS
	QTY.	RLA	QTY.	FLA	MANUFACTURER	MODEL NO.	NOMINAL CAPACITY (MBH)	WEIGHT	VPH/60	COMP. MCA	MAS FUSE OR BRK AMPS	SEER	
CU-1,2,3	1	10.3	1	0.77	CARRIER CORP.	24ACB724	24	134 LB	230/1/60	13.58	20	15	1 TO 10

### C.U. & AHU REMARKS:

1. PROVIDE 2" THICK 80-85% MERV-13 FILTER.
2. PROVIDE 24 V. CONTROL FOR A PROGRAMMABLE 24/7-DAY TIME CLOCK T'STAT OR COMBINATION OF THERMOSTAT/HUMIDISTAT. CONTROL SYSTEM SHALL HAVE A 5 °F DEADBAND, SET POINT OVERLAP RESTRICTION, CAPABILITY OF SETBACK TO 55 °F(HEAT) AND 85 °F(COOL), 7 DAY CLOCK, 2 HOUR OCCUPANT OVERRIDE; 10 HOUR BACK UP. CAPABILITY OF PROPORTIONAL INTEGRAL CALCULATION TO DETERMINE THE NUMBER OF STAGES REQUIRED FOR HEATING, COOLING AND HUMIDITY TO PROVIDE ACCURATE TEMPERATURE AND HUMIDITY CONTROL. EQUAL TO 33CS2PP2S-03, SYSTXCCITN01-A OR TP-PRH01-B CARRIER.
3. PROVIDE VARIABLE SPEED MOTORS FOR AIR HANDLERS. PROVIDE TWO STAGE COMPRESSORS FOR CONDENSING UNITS.
4. HUMIDITY CONTROL: IF THE SPACE HUMIDITY RISES ABOVE ≥50 RH COMPRESSOR SHALL RUN IN FIRST STAGE, AND STAGED AIR VOLUME (VFD) AIR HANDLERS SHALL OPERATE IN LOW SPEED DURING FIRST STAGE OF COOLING, ALLOWING DEHUMIDIFICATION BY EXTENDING THE RUN TIME WITHOUT OVERCOOLING, AFTER THE DELAY TIME IF ADDITIONAL COOLING IS STILL REQUIRED COOLING SYSTEM SHALL BE BACK ON FULL CAPACITY SO THAT THE COOLING DEMAND WILL BE SATISFIED.
5. PROVIDE SINGLE PHASE LOSS VOLTAGE MONITORING DEVICE EQUAL TO P251-0092 TOTALINE TO PROTECT FROM OVER OR UNDER VOLTAGE, RAPID SHORT-CYCLING, AND POWER INTERRUPTIONS.
6. OUTSIDE AIR FOR VENTILATION ARE CALCULATED USING FLORIDA BUILDING CODE CHAPTER 4 FBC-M 8TH EDITION 2023.
7. INSTALL AIR HANDLING AND CONDENSING UNITS PER MFG.' RECOMMENDATIONS.
8. REFRIGERATION LINE SIZE AND INSTALLATIONS IN ACCORDANCE WITH MFG.' RECOMMENDATIONS.
9. PROVIDE MANUAL AND BAROMETRIC DAMPER FOR OUTSIDE AIR INSTALLED ON RETURN DUCT.
10. PROVIDE 5 MINUTE TIME DELAY TO PREVENT SHORT CYCLING OF COMPRESSOR.
11. MODEL NUMBER FOR AC UNITS ARE PROVIDE TO ESTABLISH STANDARD OF QUALITY AND NECESSARY SPECIFICATIONS. COORDINATE WITH MANUFACTURE FOR FINAL MODEL NUMBERS.



## CONDENSING UNIT INSTALLATION LAYOUT

SCALE: N.T.S.

Project No:	2024-02
File Name:	9 HUMMINGBIRD ST
Drawn By:	ORLANDO SANTIAGO
Checked By:	ORLANDO SANTIAGO
Plot Date:	AUGUST 24, 2024
Permit No.	
Permit:	

REVISONS	Comments	
	No.	Date

PROJECT:	NEW TOWNHOUSE AT:	
	LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA	
	SHEET CONTENTS:	
CONSULTANT:	MECHANICAL LAYOUT PLAN & GEN. NOTES	

CONSULTANT:		

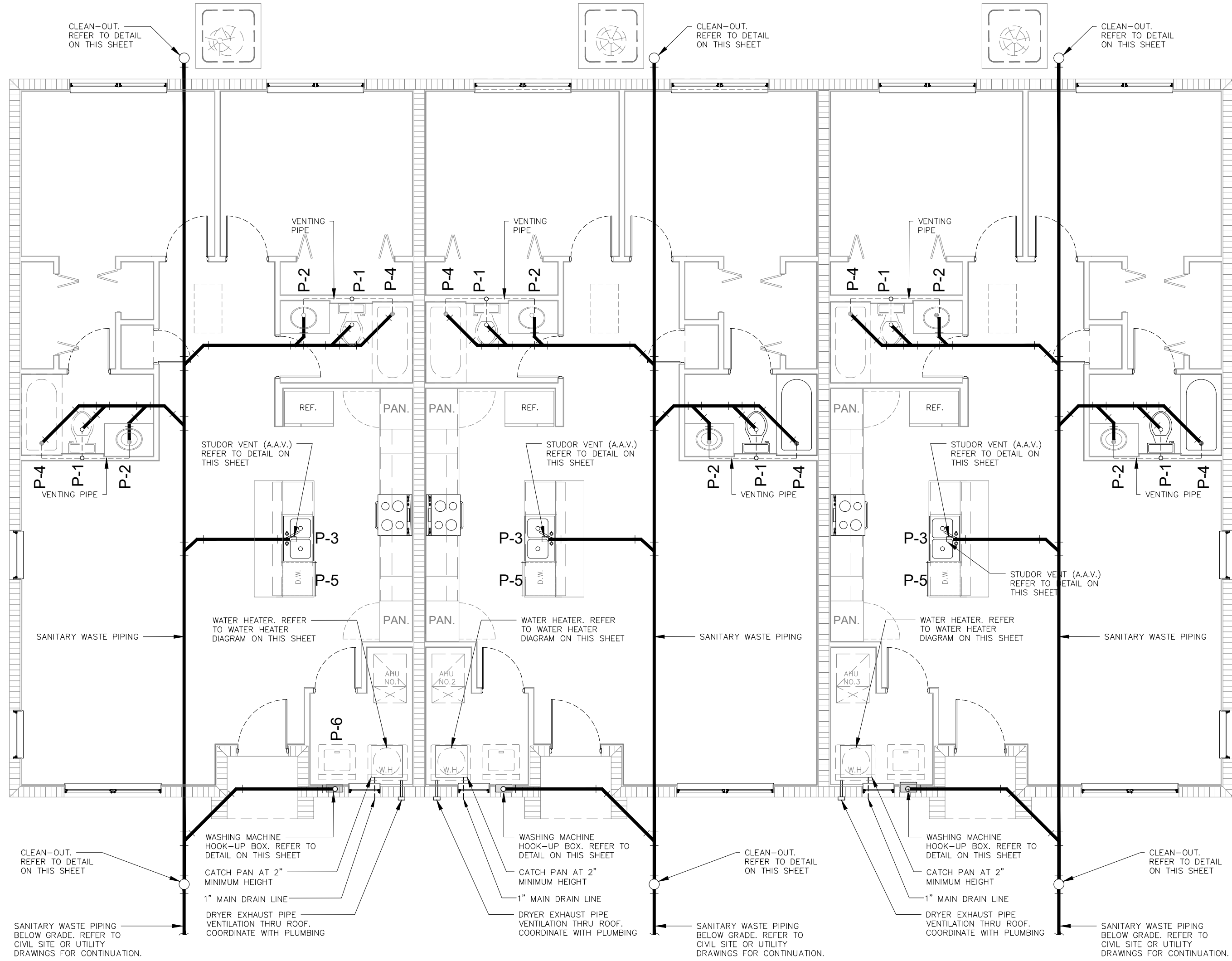
SEAL:		

ARCHITECTS	INTERIOR ARCHITECTS	
	PO BOX 6113 DELTONA FLORIDA 32728-6113	
	PH. (386) 383-0970 arcsantiago@gmail.com	
ORLANDO SANTIAGO, AIA	AR56462	

SHEET NO.	M-1
-----------	-----



IMPORTANT NOTE: ALL DESIGN AND DRAWINGS HEREIN ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PLANS WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPTER 471, OF FLORIDA STATUTES.

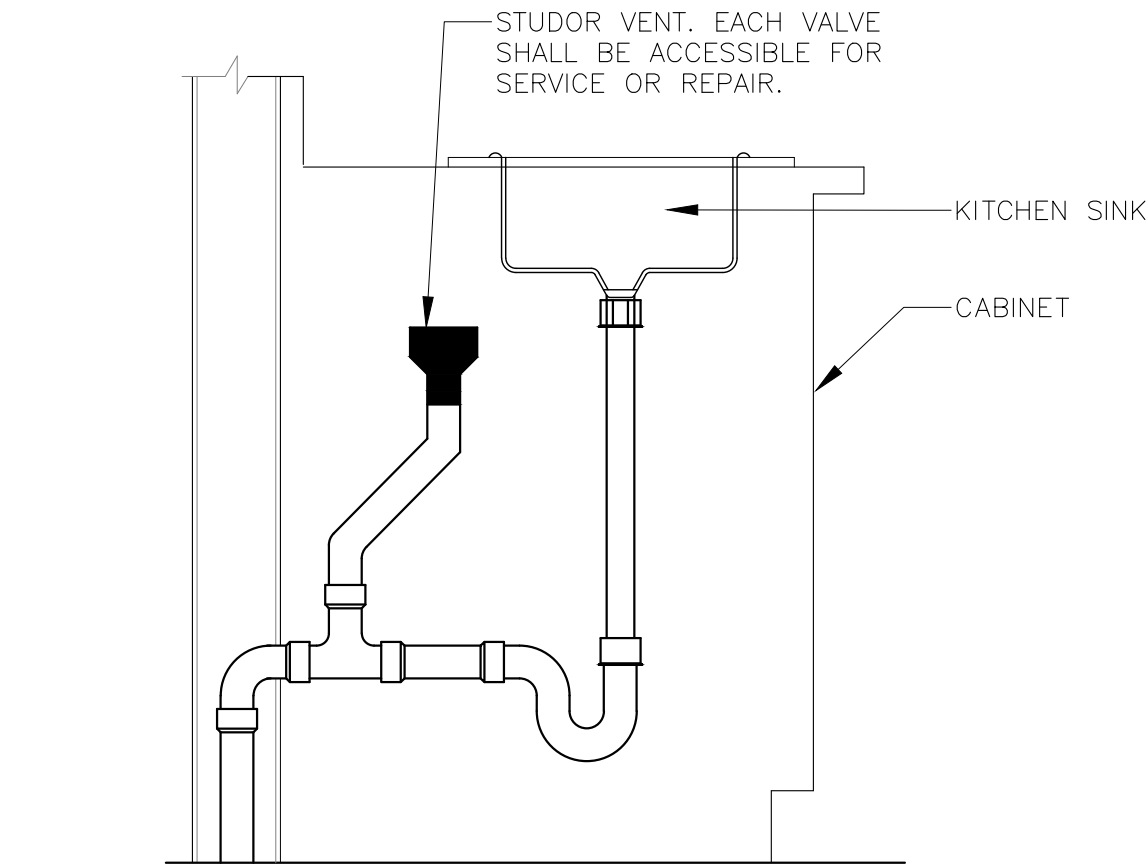


PLUMBING LAYOUT PLAN  
SCALE: 3/16" = 1'-0"

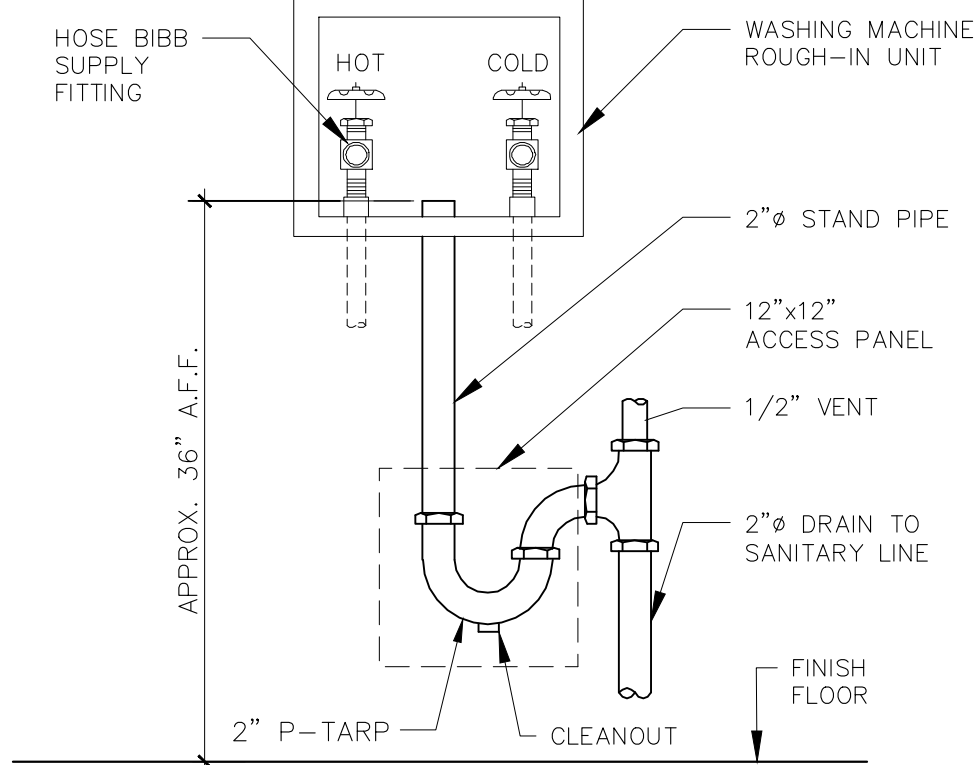
IMPORTANT NOTE:  
PLUMBING LAYOUT PLAN AND PLUMBING INFORMATION  
IS STANDARD INDUSTRY INFORMATION. WORK MUST BE  
PERFORM BY SUB-CONTRACTOR AND/OR VENDORS.

PLUMBING GENERAL NOTES:

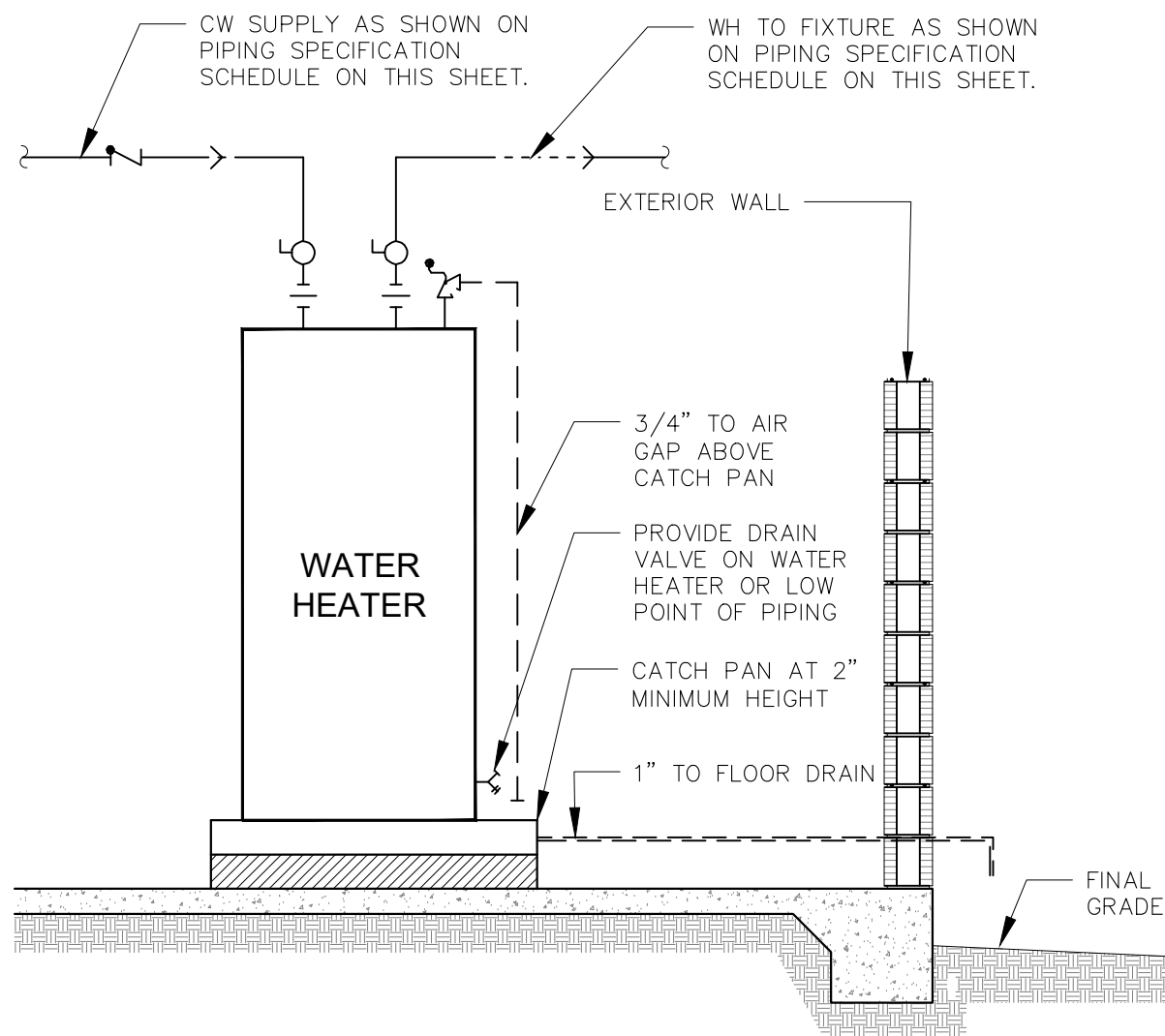
- ALL PLUMBING WORKS SHALL COMPLYING WITH THE REQUIREMENTS OF THE FBC 2023-PLUMBING, EIGHT EDITION AND LOCAL PLUMBING CODES, THE AUTHORITY HAVING JURISDICTION, AND THE SPECIFICATIONS ISSUED FOR THIS PROJECT.
- ALL PLUMBING MATERIAL SHALL BE AS INDICATED IN DRAWING SCHEDULES.
- ROOF AND WALL OPENING ARE BASED ON PRELIMINARY INFORMATION FROM ONE SPECIFIED MANUFACTURE'S EQUIPMENT VERIFICATION OF THESE SIZES WITH CERTIFIED DRAWINGS SHALL BE MADE PRIOR TO CUTTING ANY HOLE.
- PROVIDE STI SYSTEM NO. C-AJ-1142 FOR BARE METALLIC PIPES, STI SYSTEM NO. C-AJ-2089 FOR NON-METALLIC PIPES, AND STI SYSTEM NO. C-AJ-5042 FOR INSULATED METALLIC PIPES PENETRATING THROUGH CONCRETE FLOOR AND WALLS.
- FLOOR PADS AND SPACE ARRANGEMENT FOR MECHANICAL EQUIPMENT IS BASED ON ONE SPECIFIED MANUFACTURER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING SIZES FROM CERTIFIED DRAWINGS OF THE EQUIP., AND SHALL MAKE ANY MODIFICATIONS REQUIRED WITHOUT ANY ADDITIONAL COST TO THE OWNER.
- ELECTRICAL POWER PROVISIONS FOR MECHANICAL EQUIPMENT, ARE BASED ON PRELIMINARY INFORMATION FROM ONE SPECIFIED MANUFACTURER. THE CONTRACTOR SHALL BE RESPONSIBLE CHECKING ELECTRICAL RATINGS FROM CERTIFIED DRAWINGS OF EQUIPMENT AND SHALL MAKE ANY BRANCH CIRCUIT AND DISTRIBUTION MODIFICATIONS REQUIRED WITHOUT ANY ADDITIONAL COST TO THE OWNER. HE SHALL SUBMIT A SCHEDULE OF SUCH CHANGES FOR APPROVAL BY THE ENGINEER. ALL APPROVED CHANGES SHALL BE RECORDED ON "AS-BUILT" DRAWINGS.
- FLOOR SUPPORTED EQUIPMENT IN ROOM WITH FLOOR DRAINS SHALL BE MOUNTED ON 4" CONCRETE PAD HEIGHT.
- INDICATING OF MANUFACTURER AS A BASIS OF DESIGN DOES NOT CONSTITUTE A PREFERENCE ON THE PART OF THE ENGINEERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ASSEMBLING ANY EQUIPMENT SHIPPED IN SECTIONS (LOOSE), IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- EXISTING MATERIALS OF CONSTRUCTION DISTURBED BECAUSE OF WORK PERFORMED UNDER THIS CONTRACT ARE TO BE REPAIRED AND RESTORED TO CONDITION EQUAL TO ORIGINAL.
- CONTRACTOR SHALL ADJUST LOCATIONS AND ELEVATION OF NEW WORK TO PREVENT INTERFERENCES WITH EXISTING WORK.
- PROVIDE THERMAL INSULATION TO ALL ABOVEGROUND COLD AND HOT WATER PIPING SYSTEM.
- ALL VENTILATION PIPE END THRU ROOF SHALL BE 12" (MIN.) ABOVE ROOF.
- DRAWINGS REPRESENT THE GENERAL EXTENT AND ARRANGEMENT OF SYSTEMS, BUT ARE NOT TO BE CONSIDERED FABRICATION DRAWINGS. COORDINATE WITH OTHER TRADES, AND PROVIDE EACH SYSTEM COMPLETE, INCLUDING ALL NECESSARY COMPONENTS, FITTINGS, AND OFFSETS.
- EXECUTE PRODUCT MANUFACTURER'S SPECIAL INSTRUCTION TO PREVENT DAMAGE TO PRODUCT.
- PROTECT THE P.V.C. PIPE AND FITTINGS FROM PROLONGED EXPOSURE TO SUN LIGHT.
- WATER HEATER SHALL BE 50 GALLONS STORAGE TANK, DUAL NON-CONCURRENT 4.5 ELEMENTS AT STANDARD 240 VOLTS, WITH A 72 G.P.H. DRAW AND 21 G.P.H. RECOVERY AT 100 TEMP RISE WITH ENERGY FACTOR OF 0.95.



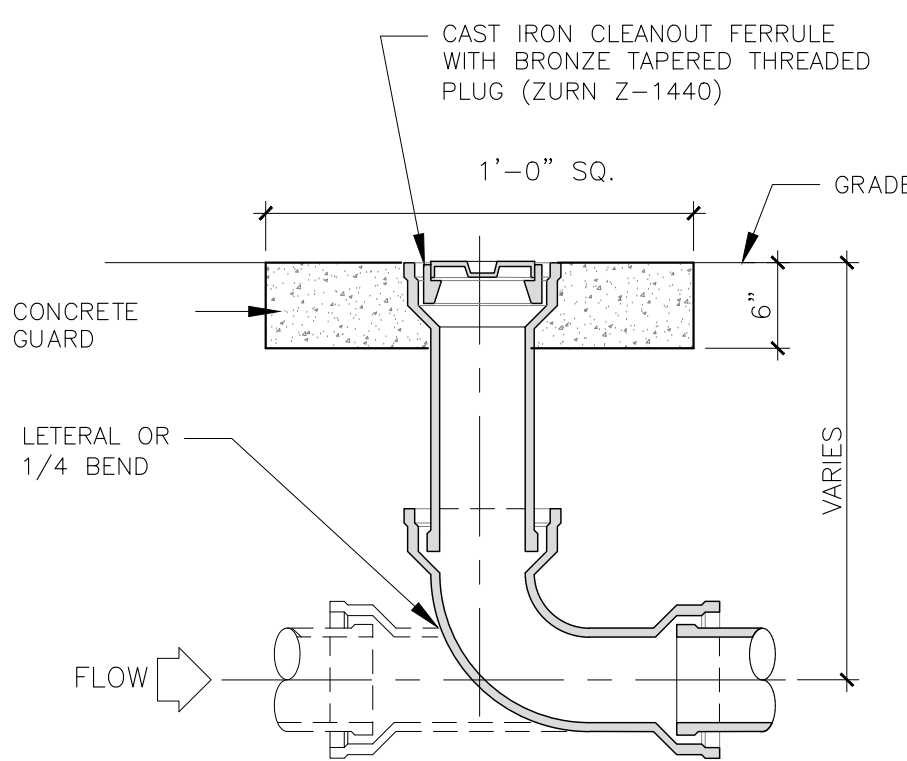
TYP. LOCATION OF STUDOR VENT (A.A.V.)  
SCALE: N.T.S. STUDOR VENT SHALL COMPLY WITH SECTION 917 F.B.C.P.



WASHING MACHINE HOOK-UP DETAIL  
SCALE: N.T.S.



WATER HEATER DIAGRAM DETAIL  
SCALE: N.T.S.



GRADE CLEAN-OUT DETAIL (CO)  
SCALE: N.T.S.

FLOOR DRAIN SCHEDULES

ITEM	DESCRIPTION	SIMILAR TO
FD	SHALL BE CAST IRON BODY AND POLISHED NICKEL BRONZE ADJUSTABLE (TYPE B) ROUND STRAINER	ZURN ZN-415

SANITARY ROUGH - IN SCHEDULE

COORDINATE WITH ARCHITECTURAL PLANS FOR FIXTURE SPECS AND HEIGHTS BEFORE PURCHASING AND ROUGH-IN

ITEM No.	DESCRIPTION	FIXTURE UNITS	TRAP	SOLID WASTE	VENT	WATER SUPPLY		FIXTURE	HEIGHT	REMARKS
						BRANCH COLD	HOT	COLD	HOT	
P-1	WATER CLOSET	3	-	3"	1-1/2"	-	-	1/2"	-	-
P-2	LAVATORY	1	1-1/4"	2"	1-1/2"	-	-	1/2"	-	-
P-3	KITCHEN SINK	2	1-1/2"	2"	1-1/2"	-	-	1/2"	1/2"	-
P-4	BATHTUB	2	1-1/2"	2"	1-1/2"	-	-	1/2"	1/2"	-
P-5	DISHWASHER	2	1-1/2"	2"	1-1/4"	-	-	1/2"	-	-
P-6	WASHER MACHINE	2	1-1/2"	2"	1-1/2"	-	-	1/2"	1/2"	-

NOTE: THE SUBSEQUENT "NUMBER" SHALL COVER THE ITEMS THAT ARE SPECIFIED ONLY IN PLUMBING PLANS. SUCH AS FLOOR DRAINS

										MINIMUM SPACING	MINIMUM SLOPE
COs	CLEAN OUT FOR PIPES SIZES UP TO AND INCLUDING 4"	-	-	-	-	-	-	-	-	50 FT.	-
COL	CLEAN OUT FOR PIPES LARGER THAN 4"	-	-	-	-	-	-	-	-	100 FT.	-
	PIPE SIZES 1-1/2" UP TO 2-1/2"	-	-	-	-	-	-	-	-	-	1/4" FT.
	PIPE SIZES 3"-4"-5"-6"	-	-	-	-	-	-	-	-	-	1/8" FT.

PIPING SPECIFICATION SCHEDULE

DESIGNATION	SERVICE	MATERIAL	SCHEDULE	CLASS OR TYPE	SPECIFICATION	JOINT & FITTINGS		
						TYPE	MATERIAL	SPECIFICATIONS
CW	POTABLE WATER COLD (UNDERGROUND)	P.V.C.	40	TYPE 1	ASTM-D1785	SOCKET	SOLVENT CEMENT	ASTM D-2467
CW/HW	COLD/HOT POTABLE WATER (UNDERSLAB & ABOVE GROUND)	COPPER	-	L	ASTM-B-88	FREE SOLDER	95-5	JOINT: ASTM B-32 FITTINGS: ANSIB-16.22
SS	SANITARY SEWER	P.V.C. SDR-35	SDR-35	DWV	ASTM-D-3034	BELL & SPIGOT	SOLVENT CEMENT	JOINT: ASTM-D-656 ASTM D-2564 FITTING D-3311
DR/V	SANITARY DRAINAGE/ VENTPIPE	P.V.C.	-	DWV	ASTM-D-2665	BELL & SPIGOT	SOLVENT CEMENT	JOINT: ASTM-D-656 ASTM D-2564 FITTING D-3311
ST	STORM SEWER	P.V.C. SDR-35	SDR-35	DWV	ASTM-D-2665	BELL & SPIGOT	SOLVENT CEMENT	JOINT: ASTM-D-656 ASTM D-2564 FITTING D-3311

Project No:	2024-02
File Name:	9 HUMMINGBIRD ST
Drawn By:	ORLANDO SANTIAGO
Checked By:	ORLANDO SANTIAGO
Plot Date:	AUGUST 24, 2024
Permit No.	
Issue for	
Permit :	

REVISIONS	No.	Date	Comments

PROJECT: NEW TOWNHOUSE AT:  
LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA  
SHEET CONTENTS:  
PLUMBING LAYOUT PLAN & GEN. NOTES

CONSULTANT:

SEAL:

ARCHITECTS  
INTERIOR ARCHITECTS  
PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH: (386) 383-0970  
arqsantiago@gmail.com

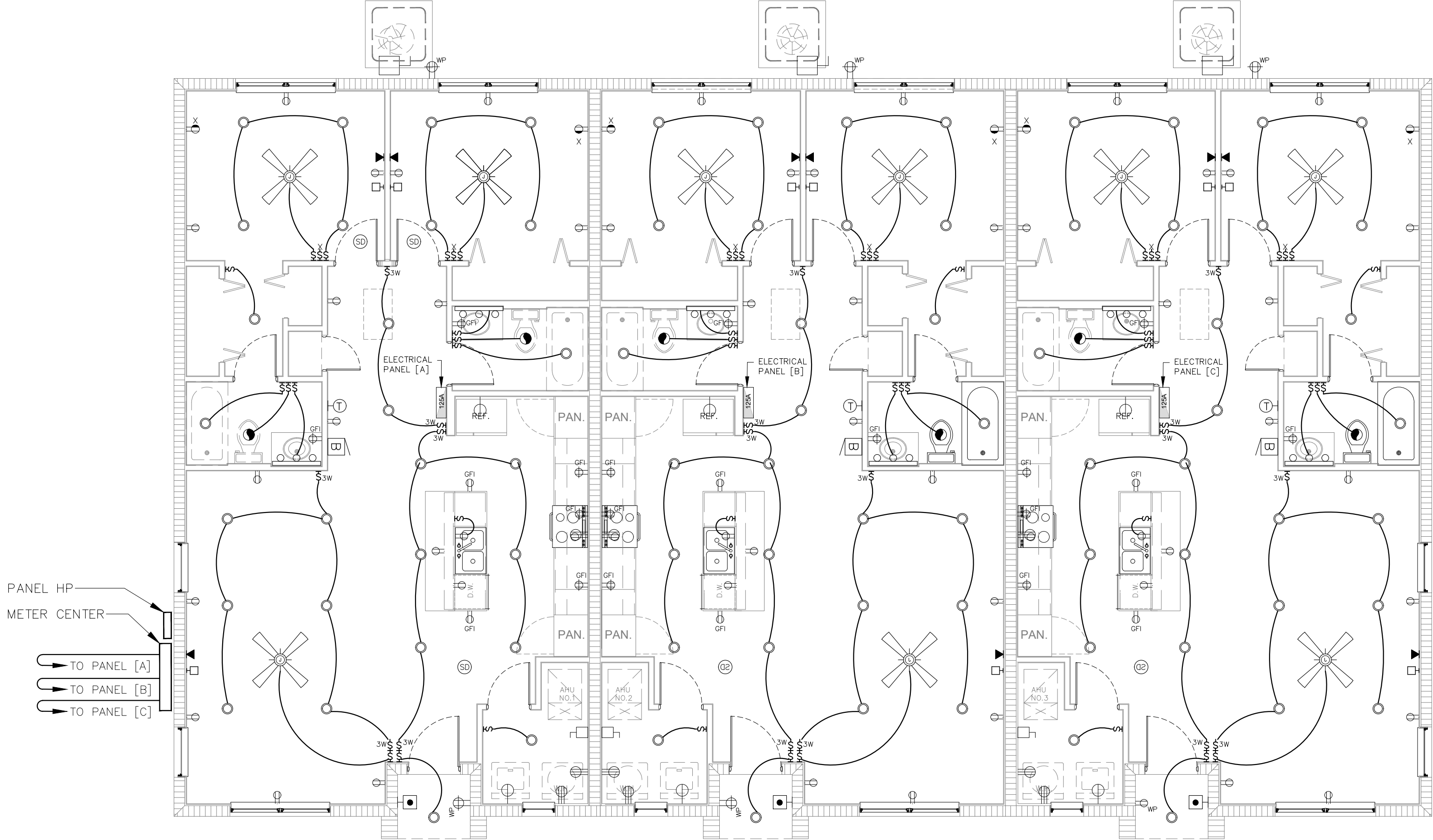
ORLANDO SANTIAGO, AIA  
AR56462

SHEET NO.  
P-1



ALL DESIGN AND DRAWINGS ARE THE PROPERTY OF ORLANDO SANTIAGO ARCHITECTS & ASSOCIATES AND SHALL NOT BE REUSED OR COPIED FOR ANY OTHER LOCATION EXCEPT FOR THE ONE THEY WERE EXPRESSLY DESIGNED. ANY ALTERATIONS OR USE OF THESE PROPERTIES WITHOUT CONSENT OF THE ARCHITECT DOES CONSTITUTE FRAUD, AND IS A VIOLATION OF CHAPTER 471, OF FLORIDA STATUTES.

IMPORTANT NOTE :



ELECTRICAL LAYOUT PLAN  
SCALE: 3/16" = 1'-0"

IMPORTANT NOTE:  
ELECTRICAL LAYOUT PLAN AND ELECTRICAL INFORMATION ON THIS SHEET IS STANDARD INDUSTRY INFORMATION. ELECTRICAL WORK MUST BE PERFORM BY SUB-CONTRACTOR AND OR VENDORS.

### ELECTRICAL GENERAL NOTES

- ALL WORK SHALL COMPLYING WITH THE REQUIREMENTS OF THE CURRENT APPLICABLE N.E.C. CODE 2020.
- RECEPTACLES TO BE LOCATED WITHIN 6' OF A DOOR OPENING AND NOT MORE THAN 12' APART.
- ALL ELECTRICAL EQUIPMENT SHALL BE:
  - LISTED AND LABELED BY AN INDEPENDENT TESTING LABORATORY.
  - USED AND INSTALLED IN ACCORDANCE WITH LISTING INSTRUCTIONS.
- PROVIDE ARC- FAULT CIRCUIT INTERRUPTERS AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMP. RECEPTACLES IN DWELLING UNIT BEDROOMS.
- SMOKE DETECTORS SHALL BE INSTALLED AS FOLLOWS:
  - WALL INSTALLATIONS 6"MIN., 12" MAX. BELOW CEILING AND 18" MIN. FROM ANY CORNER.
  - CEILING INSTALLATIONS - MIN. 6" FROM ANY VERTICAL SURFACE.
  - INSTALLATION WILL BE 3'-0" MIN. FROM ANY MECHANICAL SUPPLY OR RETURN AIR GRILL.
  - INSTALL PER MANUFACTURERS SPECIFICATIONS.
- ALL SMOKE DETECTORS WITHIN DWELLING UNIT SHALL BE INTERCONNECTED, SO THAT OPERATION OF ANY SMOKE DETECTOR CAUSES THE ALARM IN ALL SMOKE DETECTORS WITHIN THE DWELLING TO SOUND.
- ALL SMOKE DETECTORS TO HAVE BATTERY BACKUP POWER.
- RECEPTACLES IN KITCHENS, GARAGES, BATHROOMS OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM, GFI.
- OUTLET BOXES IN WALL BETWEEN THE DWELLING AND GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
- ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 18" FROM ANY SHELVING.
- CEILING FAN PER ART. 422-18.
- DRYER AND RANGES ARE REQUIRED TO HAVE (4) WIRE RECEPTACLES.
- ALL WIRING TO BE COPPER UNLESS NOTED OTHERWISE.
- BATHROOM RECEPTACLE OUTLETS SHALL BE ON A SEPARATE CIRCUIT.
- OUTDOOR RECEPTACLE OUTLETS WITHIN 60" OF GRADE SHALL BE PROVIDED WITH WEATHERPROOF COVERS.
- DISHWASHER TO BE EQUIPPED W/ SWITCH WHICH ALLOWS USER TO NOT USE THE HEATING ELEMENT TO DRY DISHES (AIR DRY).
- A/C UNIT THAT IS MORE THAN 2000 CFM OR 5 TON MUST HAVE SMOKE DETECTORS IN SUPPLY DUCTS.
- A 125 VOLT, SINGLE-PHASE, 15 OR 20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25'-0" OF THE HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL NOT BE CONNECTED TO THE LOAD SIDE OF EQUIPMENT DISCONNECTING MEANS.

PANEL : HP

MAIN BREAKER: M.L.O. AMPS 2 POLE

MAIN LUGS: 100 AMPS

K.A.I.C: 10 AMPS

SURFACE MTD: X

FLUSH MTD:

1 PHASE

3 WIRE

208Y/120V

480Y/277V

X 480Y/277V

C K T	LOAD NAME	TRIP	P	WIRE & CONDUIT	A	B	WIRE & CONDUIT	P	TRIP	LOAD NAME	C K T
1	EXTERIOR LIGHT	20 A	1	3# 10IN 1" C	1.0	1.0	3# 10IN 1" C	1	20 A	IRRIGATION CONTROL	2
3											4
5											6
7											8
9											10
11											12
13											14
15											16
17											18
19											20
21											22
23											24
25											26
27						0.0		2	20 A	SPD	28
29											30
					2.0	0.0					

GENERAL NOTE: ALL BREAKERS ARE SIZED FOR CONTINUOUS LOAD PER NEC 210.20(A).

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)		
HOUSE PLAN:	1555	MODEL
1,087	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	3,261
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT	1,500
1	RANGE/OVEN AT NAME PLATE RATING	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	1,200
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		34,361
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%		24,361
VA. X 0.4		9,744.4
TOTAL NET GENERAL LOAD		19,744
4 TON HEAT PUMP #1 28 AMP X 240 VA		5,000
		0
NET GENERAL LOAD		19,744
NET TOTAL HEAT		5,000
TOTAL LOAD		24,744
FUTURE GROWTH 10 %		2,474.44
CALCULATED LOAD FOR SERVICE		
27,219 VA/	240	V= 113 AMP
125	AMP SERVICE REQUIRED	
NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.		
MAIN LOAD CENTER		
UNIT TYPE	NUMBER OF UNITS	TOTAL LOAD
TYP UNIT	3	54.20 KW
HOUSE PANEL	1	25.00 KW
TOTAL CALCULATED LOAD FOR MAIN		79.20 KW
OR	TOTAL LOAD(VA)/240V=	330.01 A
WILL USE 400 A SERVICE		

### ELECTRICAL SYMBOLS

#### POWER & WIRING

- SINGLE POLE TOGGLE SWITCH @ 42"
- THREE WAY TOGGLE SWITCH @ 42"
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE HALF CONTROL BY SWITCH
- DUPLEX RECEPTACLE @ 36" A.F.F. U.O.N.
- 220 V RECEPTACLE
- DISCONNECT SWITCH

- NEW BRANCH CIRCUIT WIRING
- CEILING FAN WITH LIGHT FIXTURE

#### PANELS & METER

- ELECTRICAL DISTRIBUTION PANEL

#### (\*) DENOTES

- WP WEATHERPROOF
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- 3 THREE WAY TOGGLE SWITCH
- 00 RECEPTACLE HEIGHT ABOVE FINISH FLOOR
- D DIMMER CONTROL

#### LIGHTING

- LED RECESSED FIXTURE
- VANITY LIGHTS
- MOTION SENSOR SPOT LIGHTS
- JUNCTION BOX

#### ELECTRICAL DEVICES

- EXHAUST FAN
- BUZZER
- CHIMES PUSH BUTTON
- THERMOSTAT
- SMOKE DETECTOR

#### TELECOMMUNICATIONS

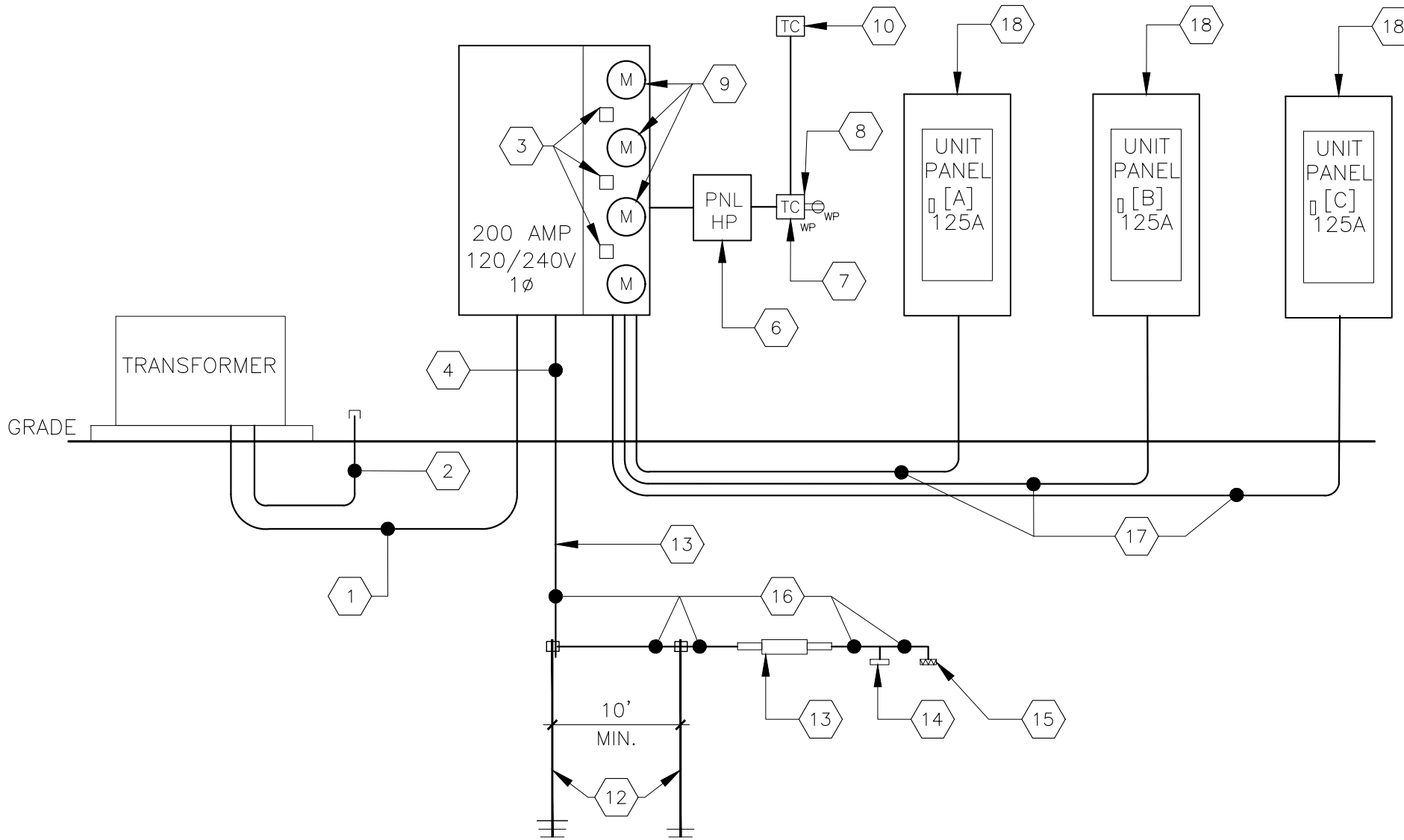
- TELEPHONE JACK
- TELEVISION JACK @ 66" A.F.F. U.O.N.

#### NOTE:

SYMBOLS SHOWN ON THIS ELECTRICAL LEGEND ARE FOR REFERENCE PURPOSE ONLY.  
SOME OF THESE SYMBOLS MAY NOT BE USED FOR THIS PROJECT.

### ELECTRICAL RISER DIAGRAM

SCALE: NOT TO SCALE



#### RISER DIAGRAM KEYNOTES:

- TO UTILITY POINT OF CONNECTION 120/240V , 1Ø, POLE & TRANSFORMER. 2 SETS OF 3#3/0 IN 2"C, EACH.
- SPARE 3" CONDUIT WITH PUL CORD, STUB UP AND CAP.
- PROVIDE 125AMP METER AND BREAKER, 120/240V, 1Ø
- #1/0 CU GROUND. SEE GROUND ELECTRODE DETAIL.
- 3#3 CU AND 1#6 GROUND IN 2"C.
- ELECTRICAL PANEL "HP" 100AMP, M.L.O. 120/240,1Ø SEE PANEL SCHEDULE
- TIME CLOCK, INTERMATIC TYPE ET70215CR, NEMA 3R ENC., OR EQUIV.
- LIGHTING CONTACTOR-SQUARE D TYPE LH80V02, 120V,ELECTRICALLY HELD, IN NEMA 3R ENC, OR EQUIV.
- PROVIDE 100 AMP METER AND BREAKER, 120/240V,1Ø
- LIGHTING PHOTOCCELL ON ROOF FACING NORT
- BOND EQUIPMENT RACK TO GROUND.
- 3/4"Ø X 20'-0" COPPER GROUND ROD.
- STEEL WATER PIPE, IF AVAILABLE.
- BUILDING STEEL, IF AVAILABLE.
- CONCRETE ENCASED ELECTRODE.
- 1/0 COPPER GROUNDING ELECTRODE.
- 1 SET OF 3#1/0 & 1#6G IN 2"C.
- PROVIDE, 125A, 1Ø, 120/240V. SEE PANEL SCHEDULES

#### GENERAL RISER DIAGRAM NOTES:

- TENANTS NAMES/NUMBERS SHOWN IN LOADCENTER SCHEDULES ARE PER ARCHITECTURAL FLOOR PLANS. CONTRACTOR SHALL PROVIDE FINALIZED LOADCENTER SCHEDULES AT COMPLETION OF PROJECT WITH OWNER PROVIDED TENANTS NAMES/NUMBERS.
- THE ENTIRE INSTALLATION SHALL MEET ALL REQUIREMENTS OF THE LATEST APPLICABLE EDITION OF THE NEC AND LOCAL CODES. ALL EQUIPMENT SHALL BE LISTED AND BEAR THE LABEL OF AN APPROVED NATIONALLY RECOGNIZED TESTING LABORATORY.
- ALL EQUIPMENT SHALL BE UNDERWRITER'S LABORATORIES INC. (U.L.) LISTED AND LABELED.
- NO CONDUITS SHALL RUN UNDER ANOTHER UNIT WITHOUT BUILDING OFFICIAL APPROVAL OR OWNER MUST PROVIDE EASEMENT TO ALLOW UTILITIES CROSSING PRIVATE PROPERTIES.
- COORDINATE EXACT LOCATION OF ELECTRICAL METER BANK, TELEPHONE CABINET & CABLE TV WITH CIVIL ENG. AND UTILITY COMPANIES.
- ELECTRICAL PANEL SCHEDULE AND RISERS PROVIDED TO ESTABLISH THE QUALITY OF DESIGN. CHANGING TO MANUFACTURE COULD RESULT DIFFERENT DIMENSION OR LOCATION OF ELECTRICAL PANELS. CONTRACTOR SHALL COORDINATE FOR FINAL DIMENSION AND MANUFACTURE BEFORE PLACING THE ORDER.
- IF NEW GROUNDING SYSTEM, THE NEC DOES NOT SPECIFY THAT METAL WATER PIPE, AN IN-GROUND STRUCTURAL METAL FRAME, OR CONCRETE-ENCASED-TYPE ELECTRODES HAVE TO BE INSTALLED, ONLY THAT WHERE THEY HAVE BEEN INSTALLED AS PART OF THE BUILDING CONSTRUCTION THEY ARE TO BE USED AS COMPONENTS OF THE GROUNDING ELECTRODE SYSTEM.
- CONTRACTOR SHALL PROVIDE THE TESTED SERIES COMBINATION SYSTEM BULLETINS AND LABELS WHICH STATE "CAUTION-SERIES COMBINATION SYSTEM RATED KAIC. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IF SERIES COMBINATION OR SERIES RATED SYSTEMS IS APPLIED.
- COORDINATE ALL WORK REQUIREMENTS WITH LOCAL UTILITY COMPANY PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED.
- REFER TO CIVIL DRAWINGS FOR LOCATION OF UTILITY TRANSFORMER.
- PROVIDE IDENTIFICATION SIGN ON MAIN DISCONNECTS TO CONFORM WITH NEC 230.2 AND LOCAL UTILITY COMPANY.

Project No:	2024-02
File Name:	9 HUMMINGBIRD ST
Drawn By:	ORLANDO SANTIAGO
Checked By:	ORLANDO SANTIAGO
Plot Date:	AUGUST 24, 2024
Permit No.	
Issue for	
Permit :	

REVISIONS	No.	Date	Comments

PROJECT: NEW TOWNHOUSE AT:  
LOT-9 HUMMINGBIRD STREET, DELTONA, FLORIDA  
SHEET CONTENTS:  
ELECTRICAL LAYOUT PLAN & GEN. NOTES

CONSULTANT:

SEAL:

ARCHITECTS  
INTERIOR ARCHITECTS  
PO BOX 6113 DELTONA  
FLORIDA 32728-6113  
PH. (386) 383-0970  
arsosantiago@gmail.com

ORLANDO  
SANTIAGO, AIA  
AR66462

SHEET NO.  
E-1