

FRONT ELEVATION

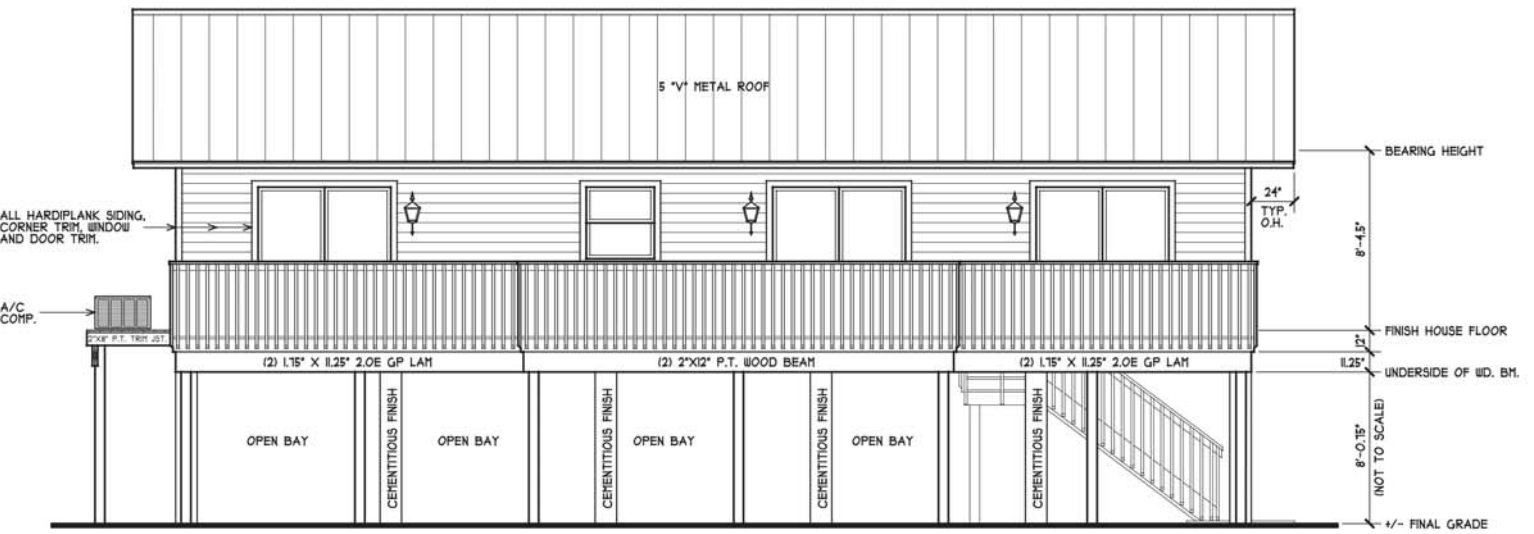
SCALE: 1/4" = 1'-0"

APPLICABLE CODES	
PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE	
BUILDING CODE	FLORIDA BUILDING CODE 2010
MECHANICAL CODE	FLORIDA BUILDING CODE, MECHANICAL 2010
PLUMBING CODE	FLORIDA BUILDING CODE, PLUMBING 2010
ELECTRICAL CODE	NEC 2008 AND NFPA 70
FIRE CODE	2010 FIRE PREVENTION AND NFPA 101
ACCESSIBILITY CODE	FLORIDA BUILDING CODE FACB 2012
ENERGY CODE	FLORIDA BUILDING CODE, BUILDING 2010 RESIDENTIAL ENERGY EFFICIENCY 2010
BASIC WIND SPEED	140 MPH
EXPOSURE	B
METHOD OF DESIGN	ASCE-10
BUILDING TYPE	ENCLOSED, RESIDENTIAL
RISK CATEGORY	RISK CATEGORY II

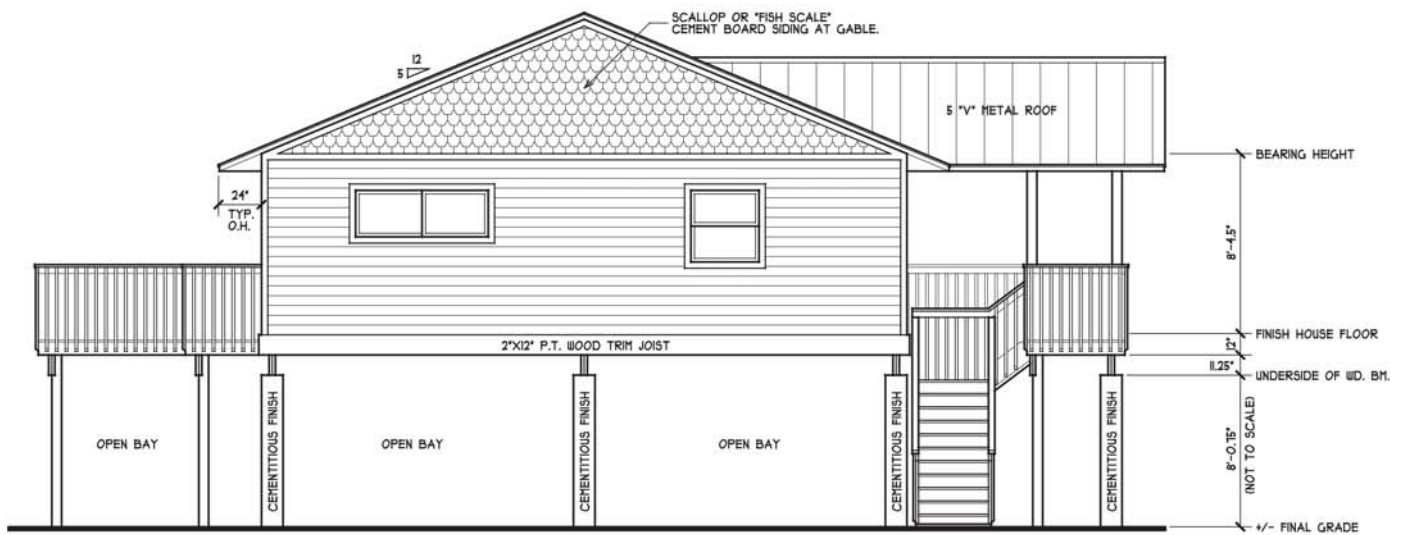


RIGHT SIDE ELEVATION

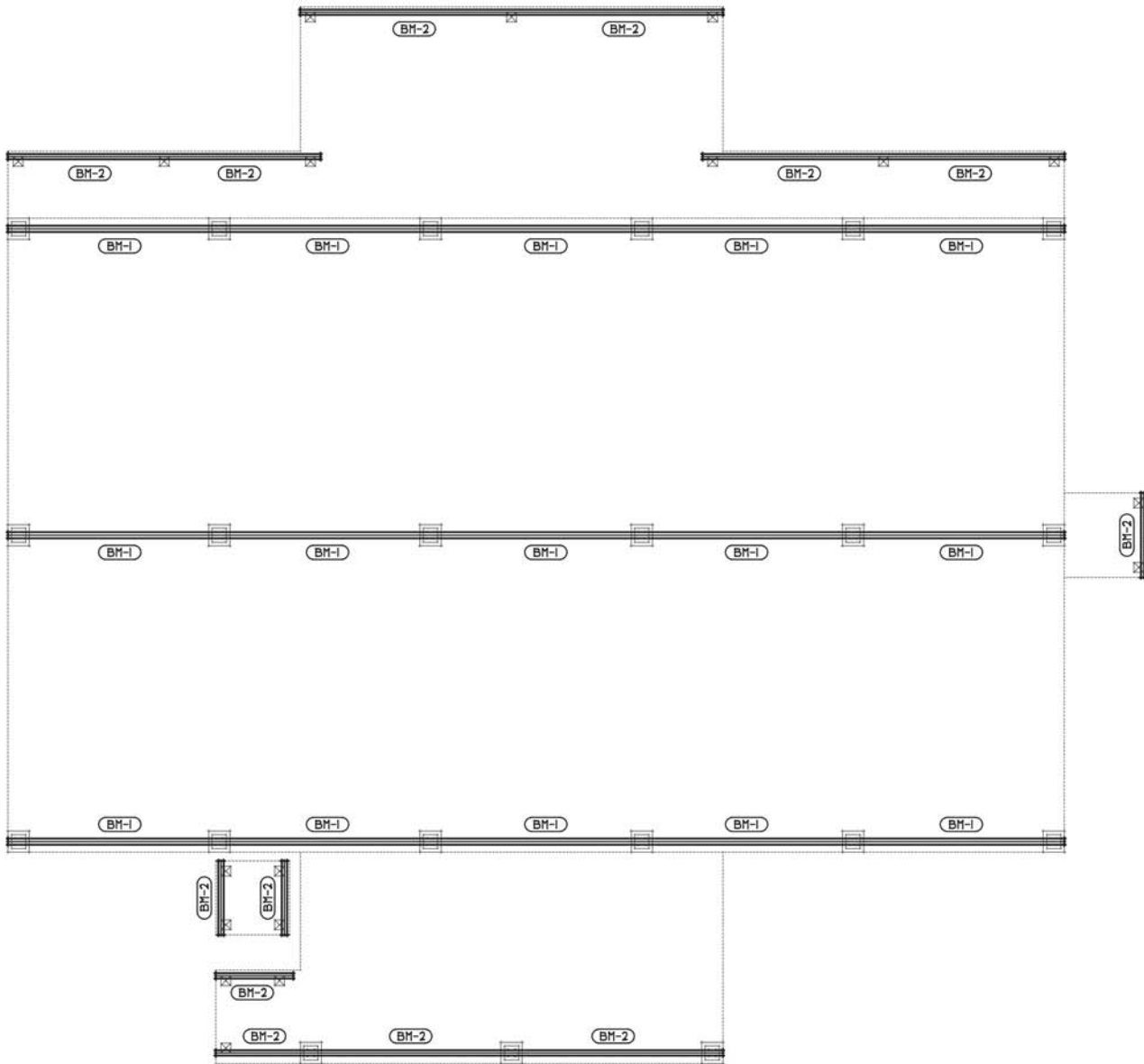
SCALE: 1/4" = 1'-0"



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



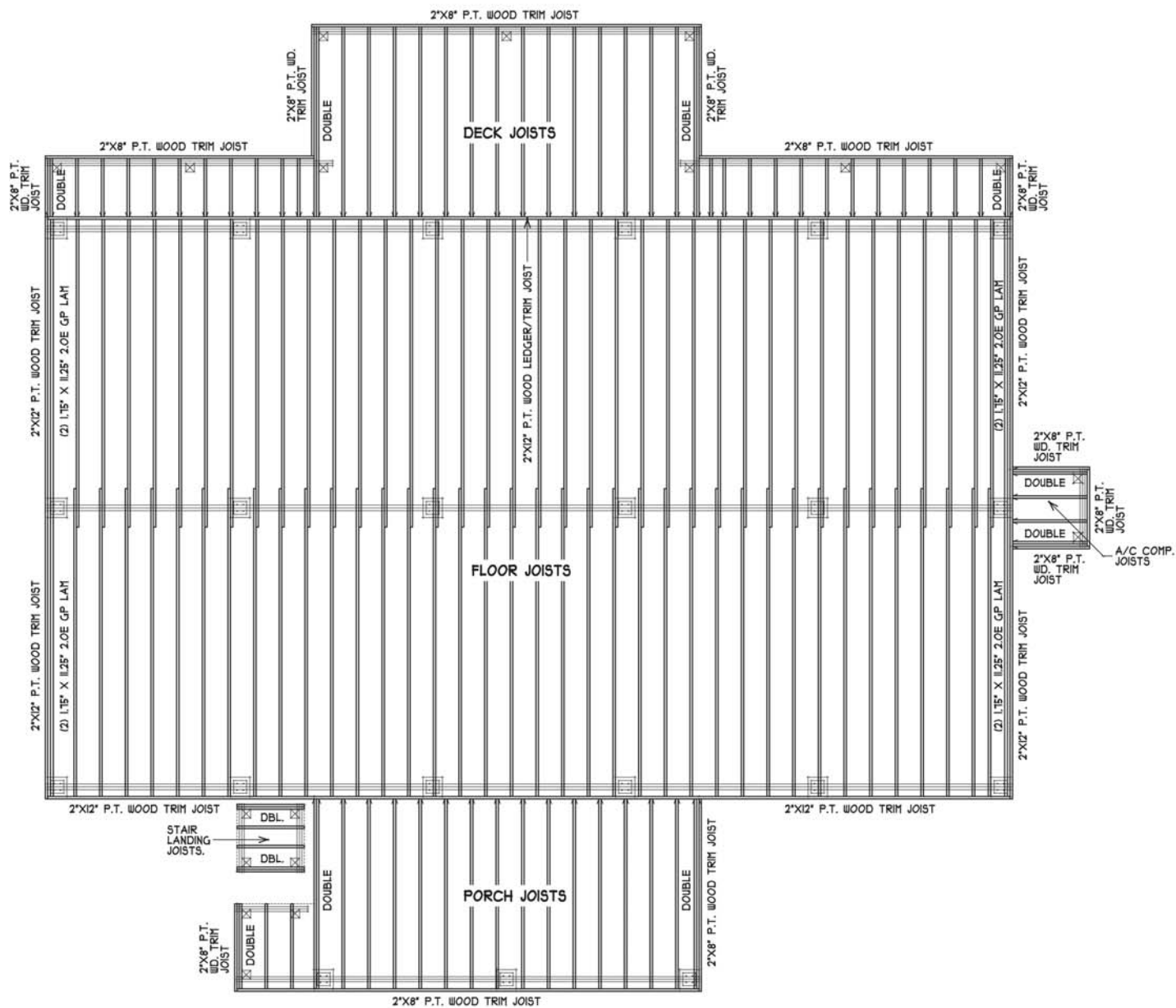
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



BM-1 = (2) 1.75" X 8.25" 2.0E GP LAM
 BM-2 = (2) 2"X12" P.T. WOOD BEAM

BEAMS PLAN

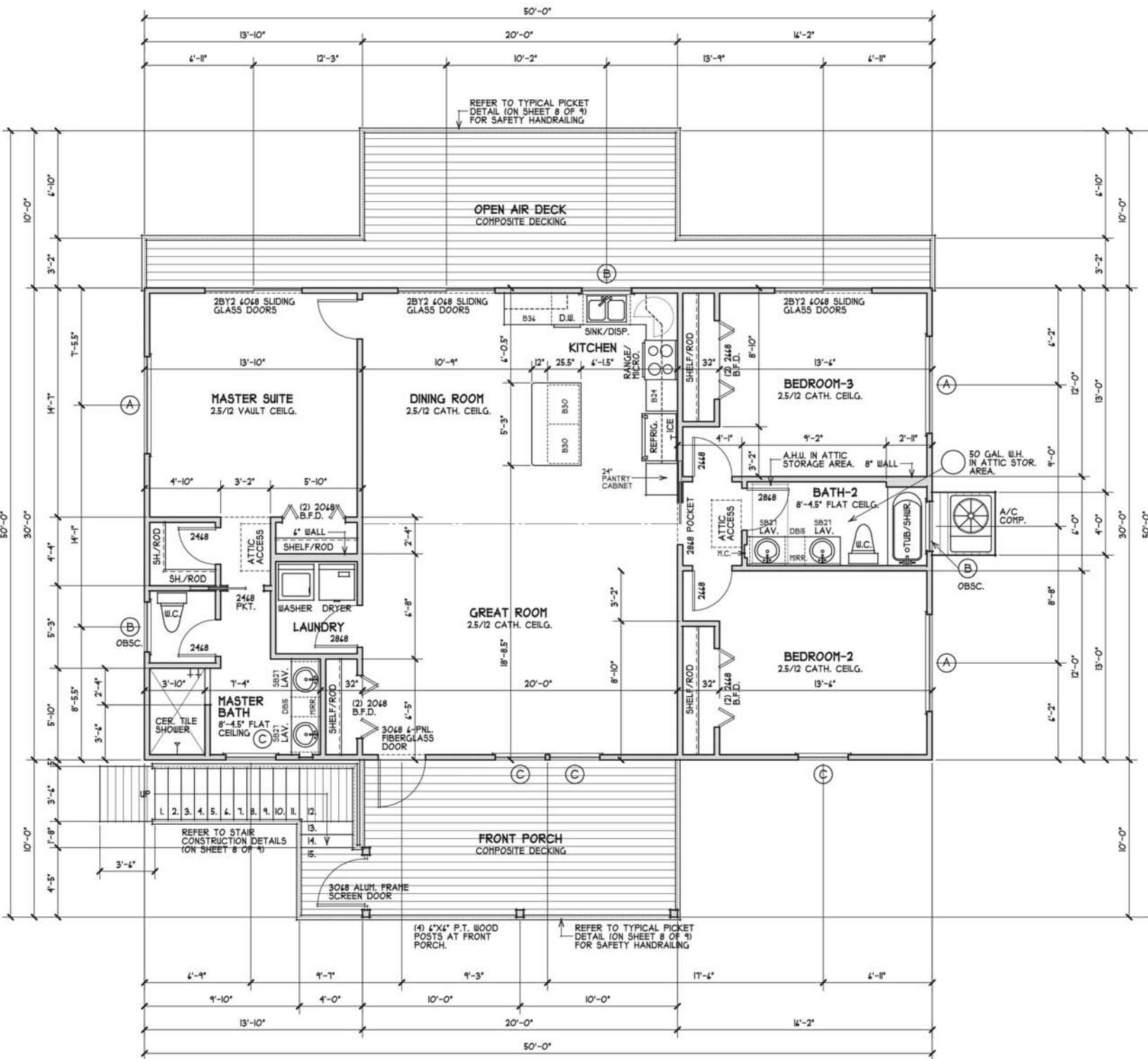
SCALE: 1/4" = 1'-0"



DECK JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.
 FLOOR JOISTS: 2"x12" WOOD JOISTS AT 16" O.C. MAX.
 PORCH JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.
 STAIR LANDING JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.
 A/C COMP. JOISTS: 2"x8" P.T. WOOD JOISTS AT 16" O.C. MAX.

FLOOR FRAMING PLAN

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



SQUARE FOOTAGE

LIVING: 1500 S.F.
OPEN AIR DECK: 295 S.F.
FRONT PORCH: 200 S.F.

TOTAL: 1,995 S.F.

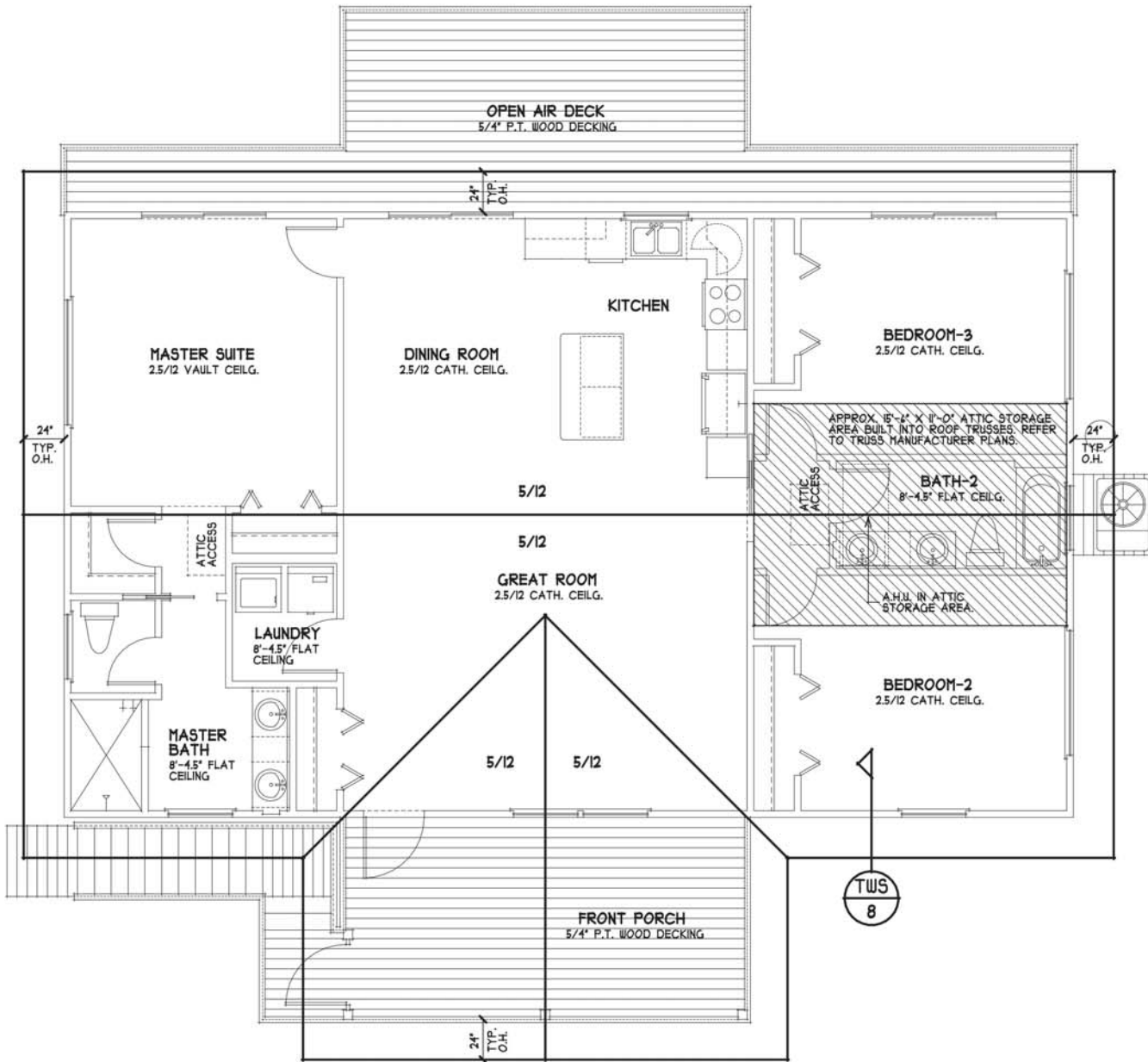
FLOOR PLAN

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

WINDOW SCHEDULE

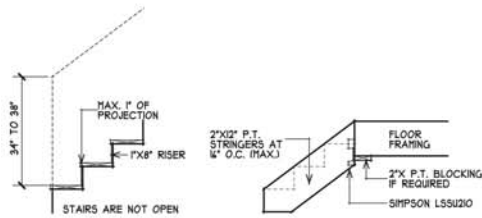
MARK	SIZE / STYLE
(A)	14" W. X 24" H. HORIZ. GLIDER
(B)	31" W. X 38.25" H. SINGLEHUNG
(C)	31" W. X 43" H. SINGLEHUNG

THIS WINDOW SCHEDULE IS FOR DESIGN PURPOSES ONLY. GEN. CONTRACTOR SHALL PROVIDE MANUFACTURER SPECIFICATION CUT SHEETS FOR EACH WINDOW (INCLUDING FLORIDA NUMBERS)



ROOF PLAN

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



STAIR CONSTRUCTION DETAILS

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

BALCONY AND STAIR RAILING DESIGN

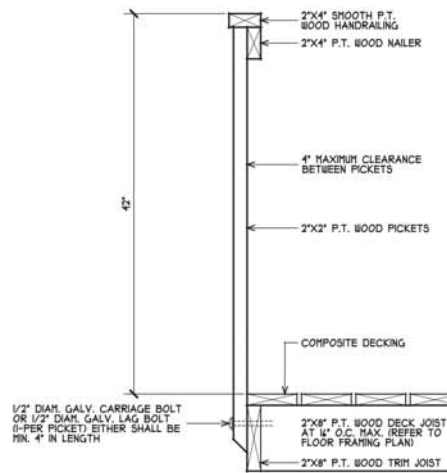
BALCONY RAILINGS SHALL BE 42" IN HEIGHT. INTERMEDIATE VERTICAL RAILS SHALL PROHIBIT PASSAGE OF A 4" SPHERE. THE BOTTOM HORIZONTAL RAIL SHALL PROHIBIT PASSAGE OF A 2" SPHERE BETWEEN THE RAIL AND THE FLOOR. THE RAIL IS CAPABLE OF RESISTING A HORIZONTAL THRUST OF 50 PLF, APPLIED AT THE TOP OF THE RAIL OR 200 POUNDS AT ANY POINT IN THE RAIL.

STAIR RAILINGS SHALL BE 34" TO 38" IN HEIGHT FROM THE LEADING EDGE OF THE TREAD. INTERMEDIATE VERTICAL RAILS SHALL PROHIBIT PASSAGE OF A 4" SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIR SHALL BE SUCH THAT A SPHERE OF 4" IN DIAMETER CAN NOT PASS THROUGH THE TRIANGULAR OPENING. THE RAIL IS CAPABLE OF RESISTING A HORIZONTAL THRUST OF 50 PLF, APPLIED AT THE TOP OF THE RAIL OR 200 POUNDS AT ANY POINT IN THE RAIL.

STAIR DATA

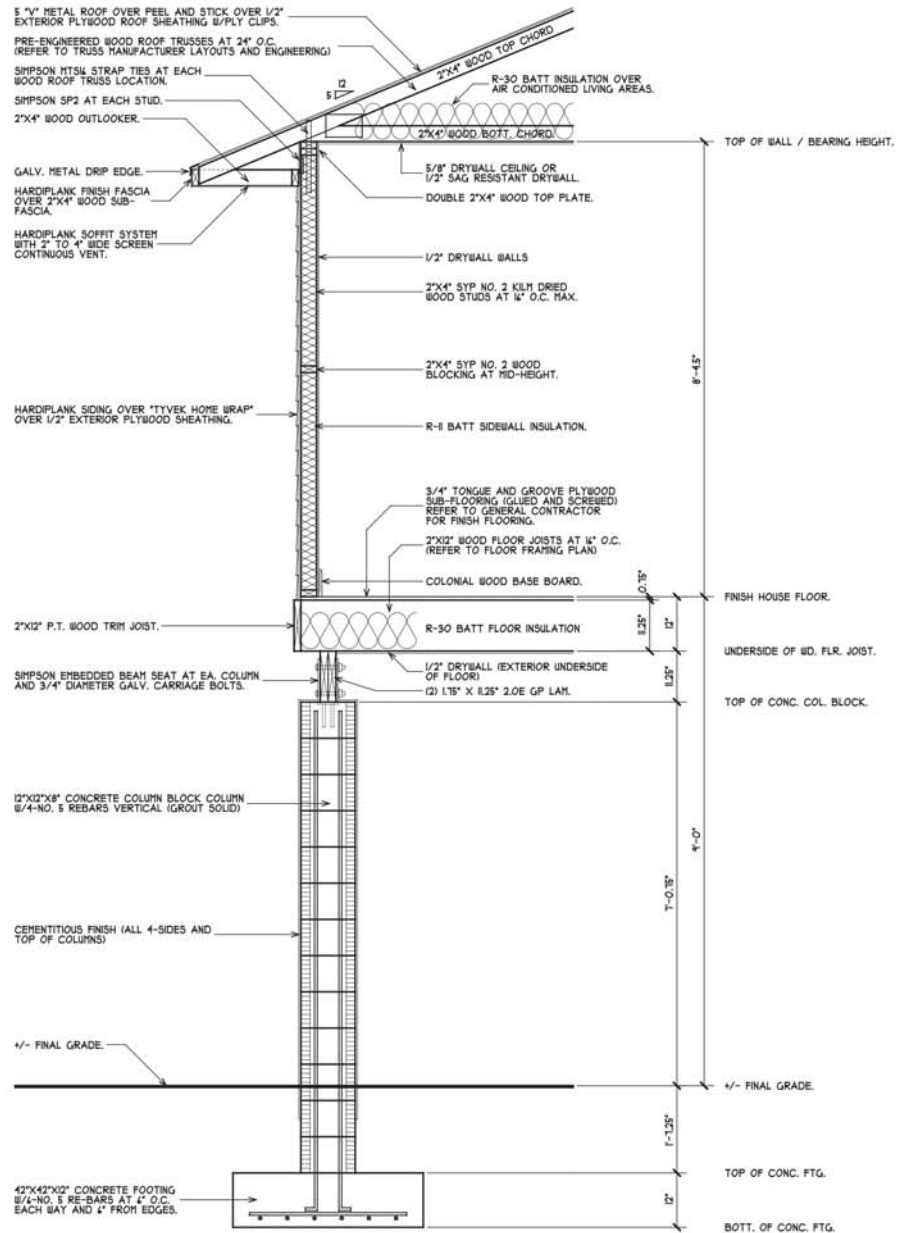
RISERS SHALL BE A MAX. 1 3/4" AND TREAD A MIN. OF 10"

HANDRAILS SHALL BE A MIN. OF 34" AND NO MORE THAN 38" ABV. THE LEADING EDGE OF A TREAD.



TYPICAL PICKET DETAIL

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



TYPICAL WALL SECTION

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

