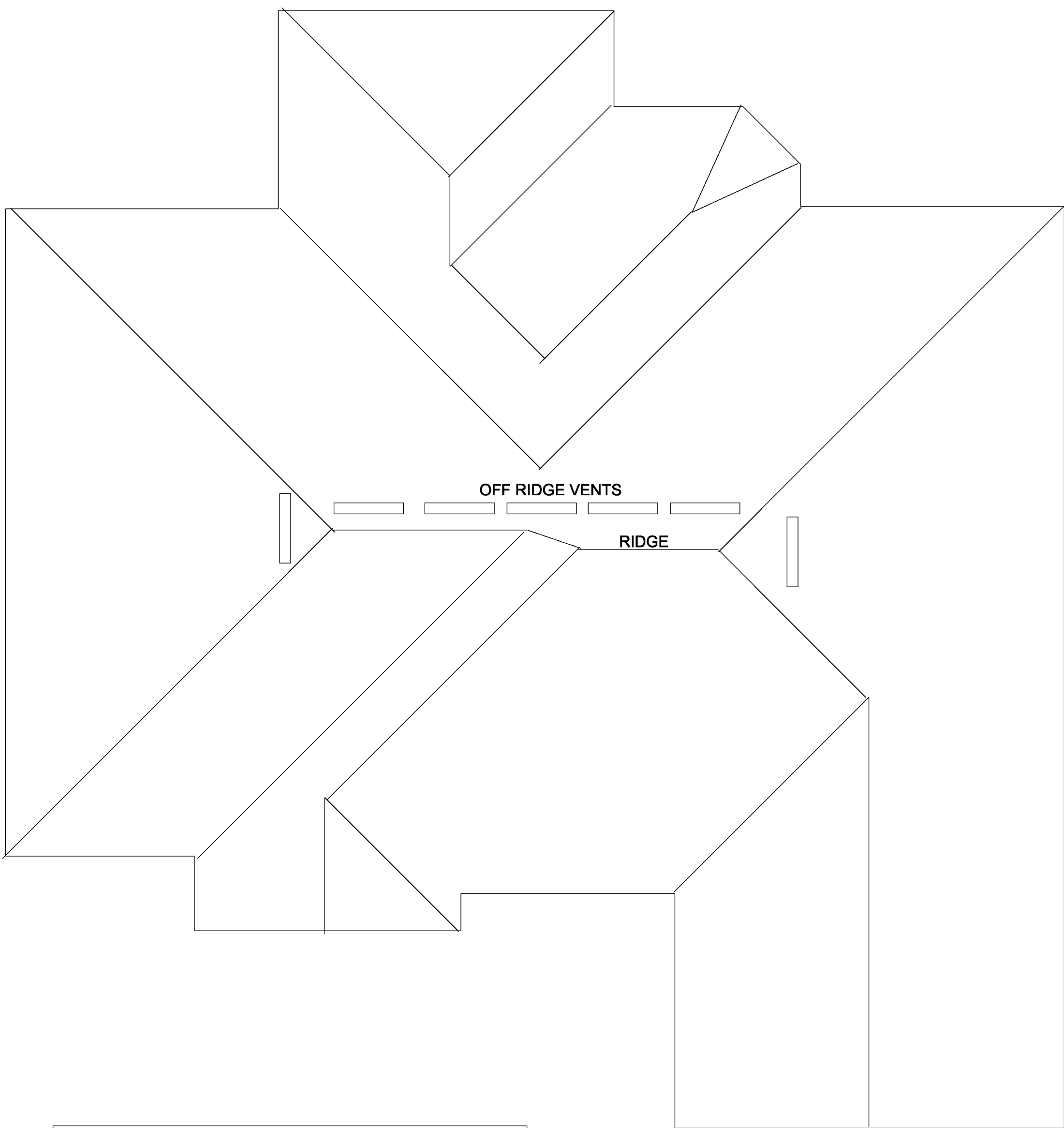
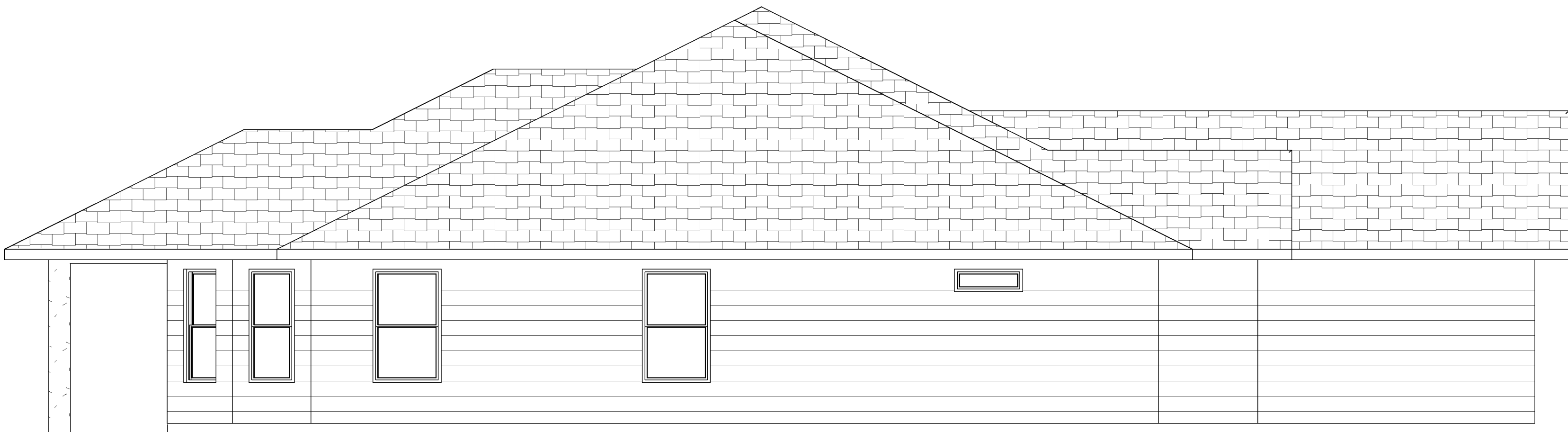




VENTILATION
SQ.FT. OF NEW CEILING 3034/ 300 = 10.11 SQ.FT
NET FREE AREA / 2 = 5.1 SQ.FT. VENT SYSTEM
REQUIRED
EQUALS 734 SQ. IN.

7 OFF RIDGE VENTS = 770 SQ. IN.
TOTAL TO BE INSTALLED 770 SQ.IN.
SOFFIT VENT SYSTEM 5.1 SQ.FT.
DIVIDED BY 0.03226 S.F. PER SQ.FT.
OF SOFFIT
EQUALS S.F. OF SOFFIT PANEL PER SYSTEM 159 SQ.FT.
DIVIDED BY 1.5 = 107 L.F. OF VENTED SOFFIT
BUILDING HAS 200+ OF SOFFIT AVAILABLE

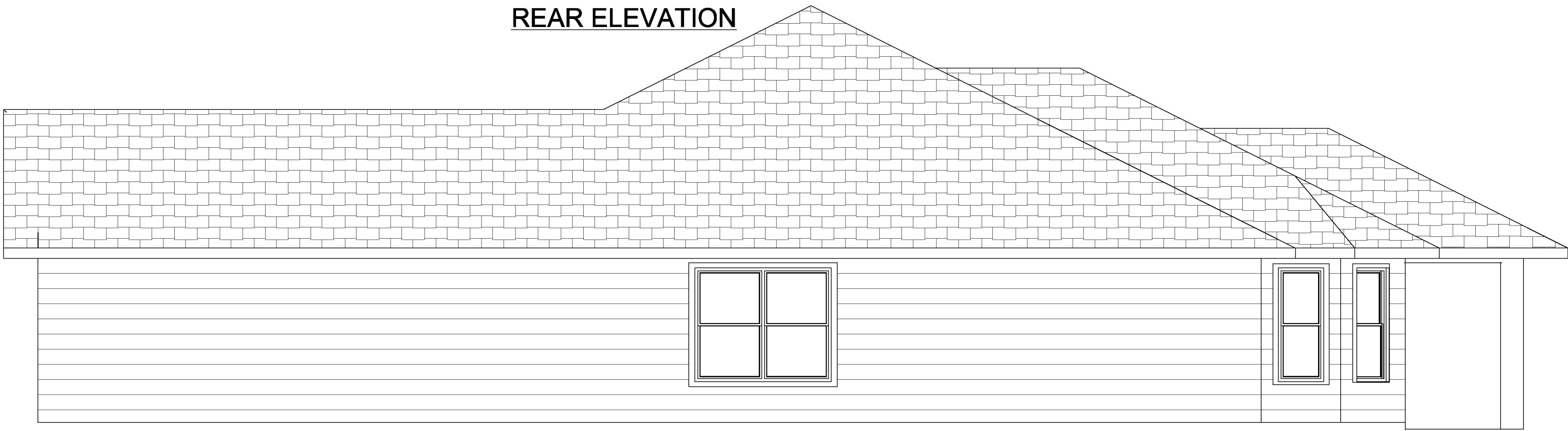
ROOF PLAN



LEFT ELEVATION



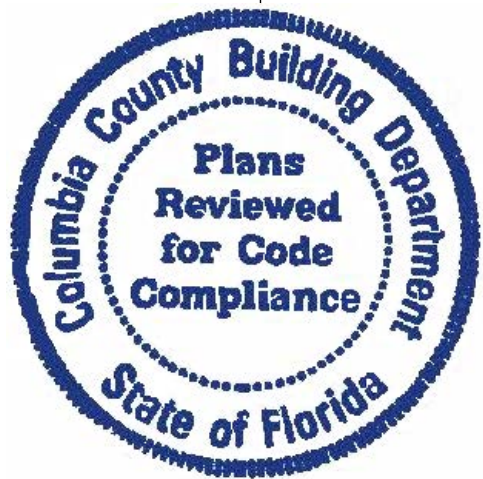
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



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Concrete Construction Notes

- Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI-318) and "Specifications for Structural Concrete" (ACI-301), Latest Edition.
- Concrete mix shall conform to the following specifications. All concrete mixes shall contain a water-reducing admixture conforming to ASTM C-494. Air-entraining admixture shall conform to ASTM C-260.

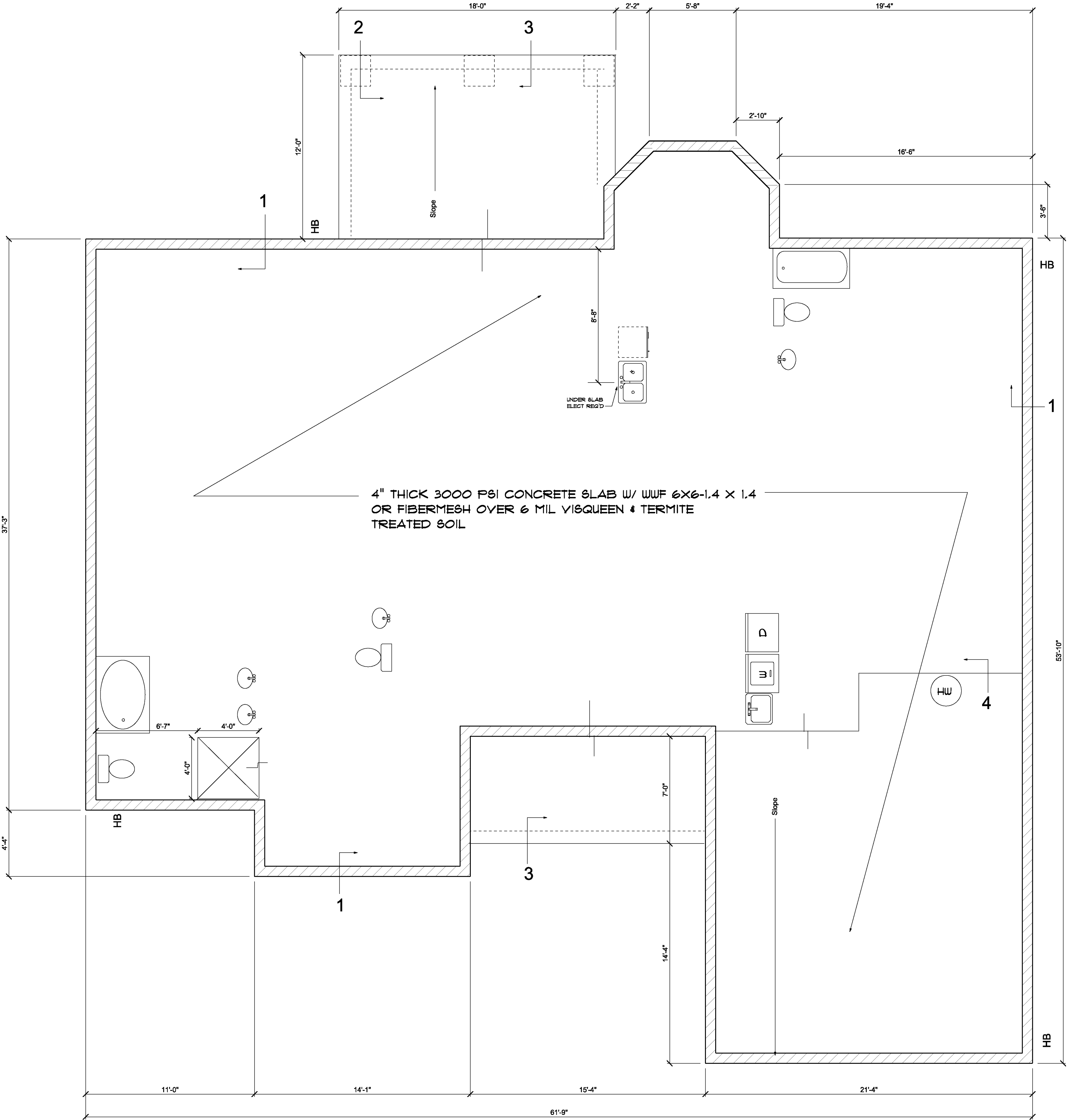
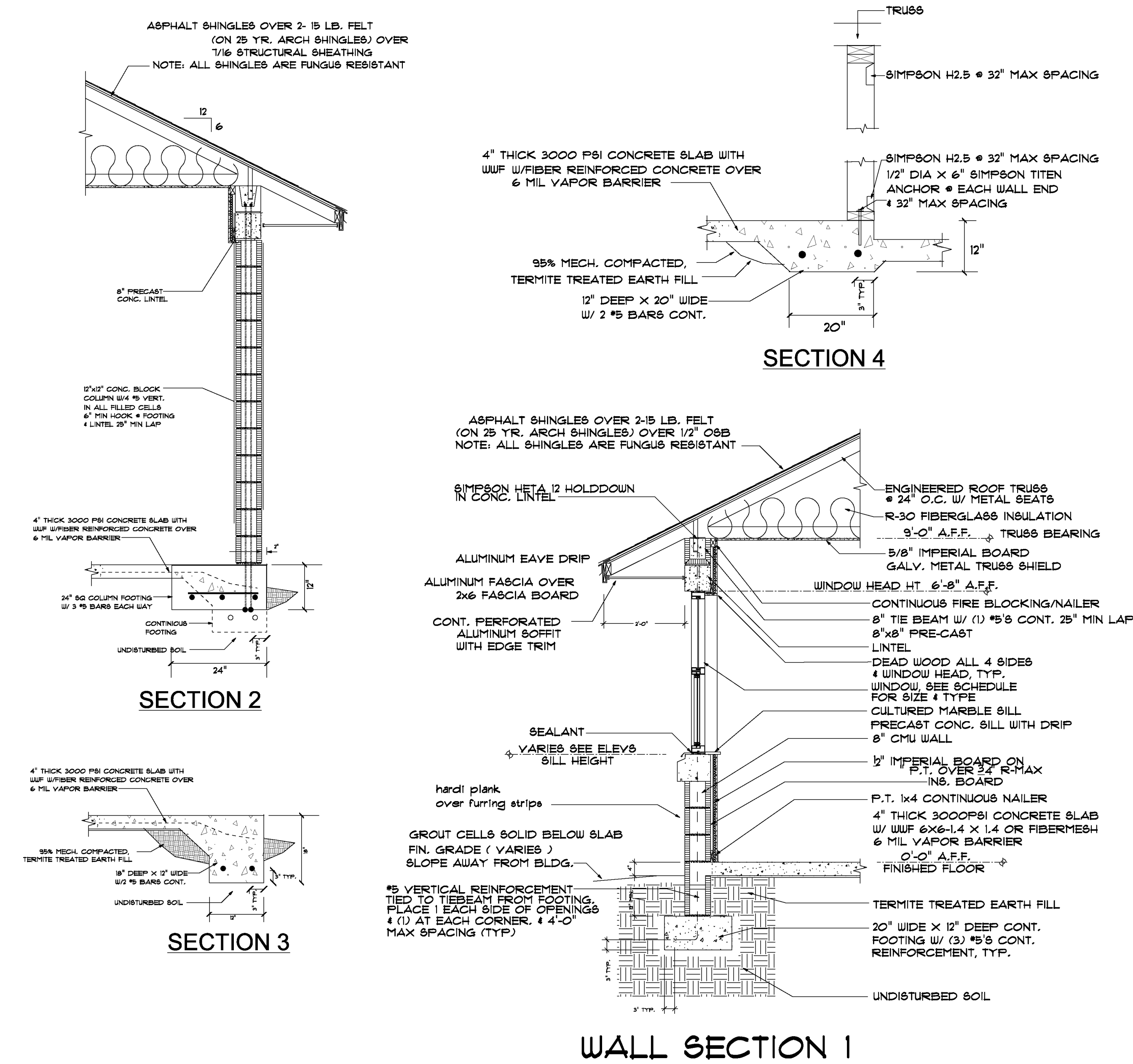
CONCRETE MIX A

Ultimate Compressive Strength @ 28 days	3,000 PSI
Slump Range	4" +/- 1"
Maximum Aggregate Size	1"
Entrained Air	None
Dry Weight per Cubic Foot	150 #

- All concrete shall be cured for a minimum of 28 days. If forms for vertical surfaces are removed prior to the end of the curing period, spray surfaces with liquid membrane curing compound.
- Reinforcing steel shall conform to ASTM A615, Grade 40 (Fy=40 ksi). Lap continuous bars for tension lap splice per ACI-318, unless otherwise noted. Provide corner bars of same size and spacing as horizontal wall reinforcement. Cover for concrete reinforcing steel shall be in accordance with ACI-318, Paragraph 7.7.
- Welded wire fabric (WWF) shall conform to ASTM A185. Lap sheets two mesh spaces and wire tie adjacent sheets together securely. Cut alternate reinforcement at control joints.
- All slabs on grade shall have construction or control joints not to exceed 10' - 0" spacing, unless otherwise noted.
- Electrical conduit and other pipes to be embedded in structural concrete floor slabs or walls shall be placed in accordance with the requirements of ACI-318, Paragraph 6.3.

Masonry Construction Notes

- Concrete masonry work shall conform to "Building Code Requirements for Masonry Structures" (ACI 530-02/ASCE5-02) and "Specifications for Masonry Structures: (ACI 530.1-02/ASCE6-02).
- Concrete masonry units shall be Type 1 and comply with "Standard Specifications for Hollow Load-Bearing Concrete Masonry Units" (ASTM C90-90).
- The minimum net area compressive strength of masonry (f'm), as determined by the unit strength method, shall be 1500 psi.
- Mortar shall conform to ASTM C270. Type M Mortar shall be used unless otherwise noted. Type S Mortar shall be used with masonry in contact with earth.
- Masonry column reinforcement shall have #2 ties in the bed joints at 8" oc, unless otherwise noted.
- Grout for filling block cores and bond beams shall have a minimum compressive strength (f'c) of 3,000 psi at the age of 28 days.



FOUNDATION PLAN

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NAME: Altman
MODEL: Bay Custom

KITCHEN CABINETS & VANITIES:
(STANDARD 36")
Atlanta 2: Birch Expresso
Finish Glaze Expresso

KITCHEN & BATH COUNTERTOPS:
Granite Color: TBD
Master Bath Color: TBD
Hall Bath Color: TBD
Other: Vanities same as kitchen

Hall Tub:
Acrylic Tub: White

Hall Bath:
Wall Tile & Grout Color:
Owner to select at tubs & Stuff
Michelle will have selection
Floor laminate color: Laguna Oak

PAINT:
Interior Walls: HGSW2497 Galico
Cream Matte Finish
Sherwin Williams
Interior Trim: Gloss White

INTERIOR DOORS: (standard choices)
& Hardware (standard choices)
2 panel arch top Princeton
Coron smooth
Hardware: Balboa (Lever):
Satin Nickel

Exterior: Hardy Plank
Main House Color: Sherwin Williams
Tempest HGSW333 Skies
Trim Color: White match windows

TOILETS: White
Master Bath: white
Hall Bath: White

Master Tub:
Garden Tub: White

Master Shower:
Wall Tile Color: Owner to provide
Wall Grout Color: Owner to provide
Floor laminate color: Laguna Oak Coretech

Flooring:
Laguna Oak throughout entire house including bathrooms

EXTERIOR DOORS:
Front Door Color: White Exterior Doors
Rear Door: French doors w/blinds
French Doors: w/blinds

Appliances:
Customer to take credit: YES

Windows: Standard White
(Colonial grille in front)
Bath Window: Clear

Roof IKO Shingles:
Color: Havard slate
Soffit: White

Allowances in Contract:
\$30,000 for prep raked well & septic
Extra concrete extra fill
Note: 50-gallon hot water heater
Bath insulation throughout no blown in cellulose

** Any changes after final plans are printed are \$250 to cover additional costs.
Additional Notes to Dan Herrington:

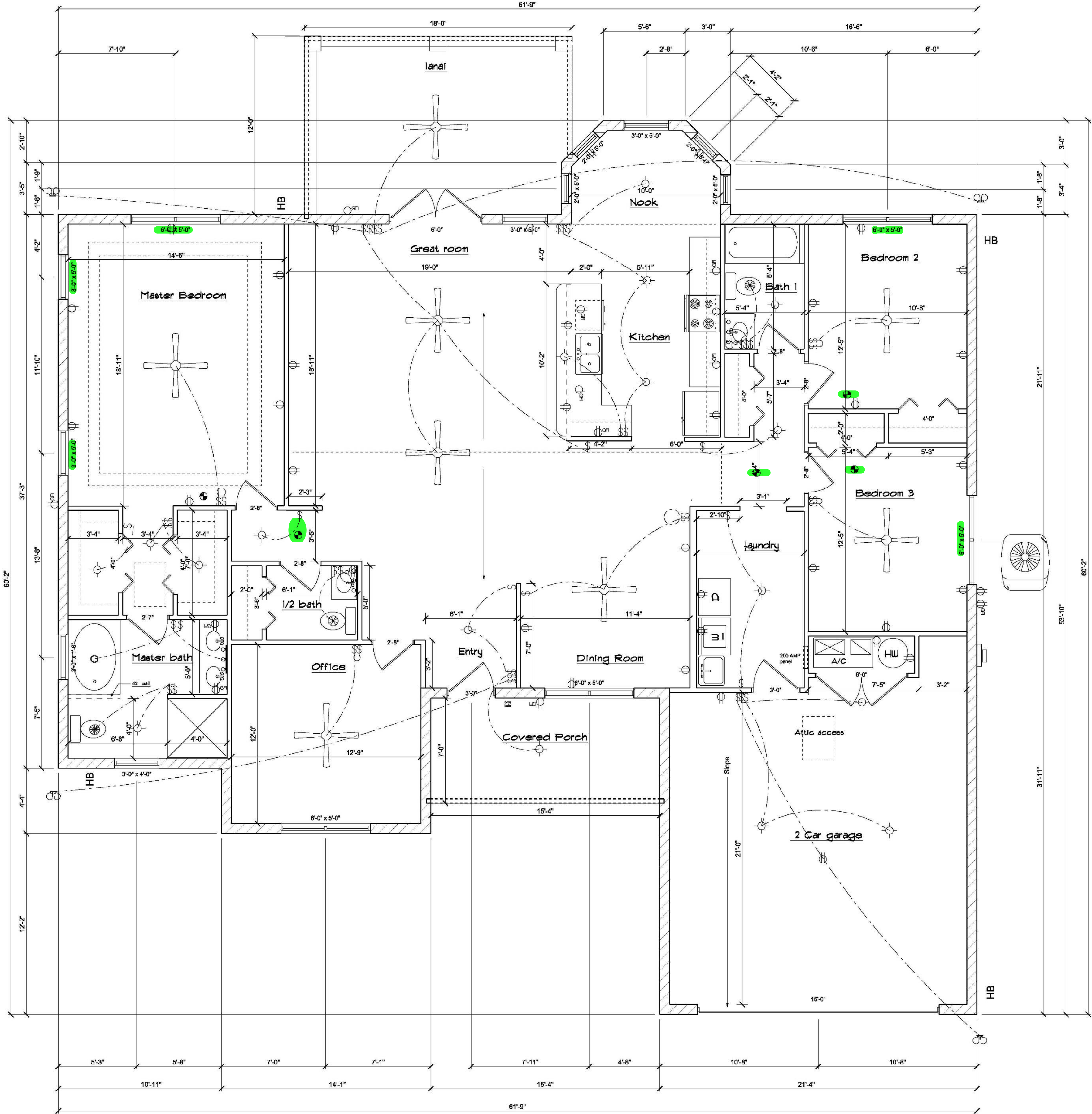
Owner needs to talk to granite man about sink
1. Please call owner want up grades pull out cabinets

VIP - Dan please get electric bld for owner. Father licensed electrician might do house

Owner to provide tile for master bath shower and garden tub - floor will be laminate

Note - Darryl call owner may upgrade 2 colors paint

Note Plumber - Owner has questions before rough in - future shower?



FLOOR PLAN VIEW

Electrical symbols	
	single pole switch
	dimmer switch
	3 way switch
	110 arc outlet tamper resistant
	220 OUTLET
	GFI outlet
	switched outlet
	std overhead light
	recessed light
	light / exhaust fan 80 cfm
	wall mount light fixture
	std overhead light
	double flood light
	track bar light
	vanity bar light
	fluorescent light
	ceiling fan -light
	smoke/ carbon monoxide detector
	phone outlet
	tv outlet
	THERMOSTAT

UNDERGROUND POWER

SQUARE FOOTAGE	
LIVING AREA	2200
GARAGE	511
FRONT PORCH	107
COVERED LANAI	216
TOTAL	3034

1. THIS RESIDENCE SHALL BE CONSTRUCTED IN ACCORD WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7TH EDITION
2. ALL CEILING SHEETROCK SHALL BE MIN 5/8"
3. ALL AREAS EXCEPT WHERE GFI RECEPTICALS ARE REQUIRED RECEPTICALS SHALL BE ARC FAULT
4. ELECTRICAL DESIGN BY ELECTRICAL CONTRACTOR.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING.
6. SMOKE DETECTORS SHALL BE WIRED TO ALARM SIMUTANIOUS WITH BATTERY BACKUP.

DESIGN CRITERIA
ULTIMATE WIND SPEED: 130
NOMINAL WIND SPEED: 101
WIND EXPOSURE CATEGORY: B
RISK CATEGORY 11
INTERIOR PRESSURE COEFFICIENT OR Gcpi= +/- 0.18
ASSUMED DESIGN LOAD BEARING VALUE OF SOIL 1,500 PSF
FLOOR LIVE LOAD 40 PSF
ROOF LIVE LOAD 20 PSF

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