Mark and Pattti Goodson Residence Renovation to Existing Residence Project 337 SW Tompkins Street Lake City, Florida 32024 2025 Renovation Construction Project

GENERAL PROJECT NOTES AND CONDITIONS

<u>GENERAL</u>

PROJECT.

Wayland Structural Engineering

GAINESVILLE, FL 32609 (352) 331-0727

2801 SW 81st Street.

- . IT IS UNDERSTOOD THAT THE ARCHITECT HAS DESIGNED THIS PROJECT AS A RESIDENTIAL USE PROJECT, THE ARCHITECT, ITS AGENTS AND CONSULTANTS ARE IN NO WAY LIABLE OR RESPONSIBLE TO ANY PARTY FOR ANY CONSEQUENCE, FINANCIAL OR OTHERWISE, ARISING OR ALLEGEDLY ARISING OR RELATING IN ANY MANNER TO A CONVERSION OF THE PROJECT FORM A RESIDENTIAL USE PROJECT TO ANY OTHER TYPE OF OCCUPANCY, INCLUDING AND NOT LIMITATION, ISSUES RELATING TO THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE
- . THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, LOCAL BUILDING CODES AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE JURISDICTIONAL AUTHORITY INVOLVED WITHOUT COST OR TIME TO THE PROJECT. REFERENCE CODE SUMMARY FOR APPLICABLE CODES ON SHEETS GOO3. . ALL GENERAL NOTES APPLY TO THE ENTIRE SCOPE OF THIS TOTAL PROJECT AND THE
- CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, ADDENDUMS, SUPPLEMENTAL DRAWINGS, 4. THE CONTRACT DOCUMENTS INCLUDE THE PROJECT SPECIFICATIONS WHICH CANNOT BE
- EXCLUDED, MODIFIED, OR AMENDED, IN ANY WAY WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ARCHITECT'S CONSULTANTS
- . THE GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING, SUBMITTALS, AND WORK TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL SPACE REQUIREMENTS, SUPPORTS, AND INSTALLATION OF EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK WHICH ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS PRIOR TO INITIATING WORK. ROUTING SHOWN FOR PIPES, DUCTS AND CONDUIT SHALL BE FOLLOWED AS CLOSELY AS PRACTICABLE WITH SPACE UTILIZED EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIR. THE GENERAL CONTRACTOR SHALL VERIFY THAT UTILITY REQUIREMENTS AND CHARACTERISTICS OF NEW OPERATING EQUIPMENT ARE COMPATIBLE WITH BUILDING UTILITIES PRIOR TO PROCUREMENT OR INSTALLATION, AND SHALL COORDINATE WORK OF VARIOUS TRADES HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE SUCH EQUIPMENT. ANY REQUIRED CHANGES OR ADJUSTMENTS TO THE
- CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT 5. ALL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND/OR ARCHITECT'S CONSULTANT AND IF APPLICABLE MUST BE RESUBMITTED TO AND APPROVED BY THE APPROPRIATE JURISDICTIONAL AUTHORITY. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN THE REJECTION OF SOME OR ALL WORK INSTALLED, REGARDLESS OF THE STATUS
- OF THE WORK, AT THE SOLE EXPENSE OF THE CONTRACTOR. . ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO PROCUREMENT INSTALLATION. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN THE REJECTION OF SOME OR ALL WORK INSTALLED, REGARDLESS OF THE
- STATUS OF THE WORK, AT THE SOLE EXPENSE OF THE CONTRACTOR. 3. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR(S) FORM EXECUTING WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE . THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING
- CONDITIONS, ANY DAMAGE TO EXISTING CONSTRUCTION EQUIPMENT, IMPROVEMENTS, UNDERGROUND UTILITIES, PIPING OR CONDUIT NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS. ADDITIONS OR REMOVAL 10. DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSION(S), THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. 1. INSTALL ALL ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS,

EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE THE MORE STRINGENT, SHALL BE COMPLIED

WITH. NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS. 2. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV OR TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH INTERIOR OR EXTERIOR OPENINGS, CABINETSM CASEWORK OR MATERIAL FINISHES.

ARCHITECTURAL ABBREVIATION LEGEND

ABV - ABOVE

ACC - ACCESS(IBLE)

ACOUS - ACOUSTICAL

AD - AREA DRAIN

AGG – AGGREGATE

ALUM — ALUMINUM

ANOD - ANODIZED

AP - ACCESS PANEL

AD - AREA DRAIN

AUTO - AUTOMATIC

BM - BENCH MARK

BITUM - BITUMINOUS

BLKG - BLOCKING

BLDG - BUILDING

BW - BOTH WAYS

CB - CATCH BASIN

CAB - CABINET

CER - CERAMIC

CIR - CIRCLE

CLG - CEILING

CLO - CLOSET

CM - CENTIMETERS

CNTR - COUNTER

COL - COLUMN

CONC - CONCRETE

CONT - CONTINUOUS

CORR - CORRIDOR

CPB - CARPET BASE

CPD - CARPET PAD

CSMT - CASEMENT

CU FT - CUBIC FOOT

CPT - CARPFT

CTR - CENTER

BD - BOARD

BSMT - BASEMENT

BRG - BEARING

APPROX - APPROXIMATE

ARCH - ARCHITECTURAL

AWC - ACCENT WALLCOVERING

BRG PL - BEARING PLATE

BOC - BOTTOM OF CURB

BUR - BUILT-UP ROOFING

CONTRACTOR INSTALLED

CFCI — CONTRACTOR FURNISHED

CLG HGT — CEILING HEIGHT

CMU - CONCRETE MASONRY UNIT

CT - CERAMIC TILE / COOLING TOWER

CJ - CONTROL JOINT / CONSTRUCTION

ALT – ALTERNATE

ACT - ACOUSTICAL TILE

ACWC - ACOUSTIC WALLCOVERING

ADJ — ADJACENT/ADJUSTABLE

AFF - ABOVE FINISH FLOOR

ANCH - ANCHOR/ANCHORAGE/ANCHOR

ACC. FL - ACCESS FLOOR

ACC. PNL - ACESS PANEL

CU YD - CUBIC YARD

DF — DRINKING FOUNTAIN

DH - DOUBLE HUNG

D – DRYER

DBL - DOUBLE

DEPT - DEPARTMENT

DIAG - DIAGONAL

DIAM - DIAMETER

DISP - DISPENSER

DIM - DIMENSION

DL — DEAD LOAD

DS - DOWNSPOUT

DWG - DRAWING

DWR - DRAWER

EL – ELEVATION

ELEC - ELECTRIC

ELEV - ELEVATOR

ENCL - ENCLOSURE

EQUIP - EQUIPMENT

EW - EACH WAY

EXP - EXPANSION

EXIST - EXISTING

EXT - EXTERIOR

FD - FLOOR DRAIN

FF - FINISH FLOOR

FG - FIBER GLASS

FND — FOUNDATION

FLR - FLOOR

FR - FRAME

FTG - FOOTING

GA - GAUGE

GD — GRADE

GALV – GALVANIZED

GB - GYPSUM BOARD

GL - GLASS/GLAZING

GYP - GYPSUM

HB - HOSE BIB

HDR - HFADER

HDW - HARDWARE

HH — HANDHOLE

HGT - HIGH / HEIGHT

HC - HOLLOW CORE

HD HB - HARD BOARD

HDP — HIGH DENSITY POLYMER

HM - HOLLOW METAL (STEEL FRAME)

GSP - GUTTER SPITTER

GYP BD - GYPSUM BOARD

FE - FIRE EXTINGUISHER

FHS - FIRE HOSE STATION

FOC - FACE OF CONCRETE

FOM - FACE OF MASONRY

FOS - FACE OF STUDS

FURR - FURRING/FURRED

FURR DN — FURR DOWN

FWC - FABRIC WALLCOVERING

GC - GENERAL CONTRACT(OR)

FWP - FABRIC WRAPPED PANEL

EQ — EQUAL

EMERG - EMERGENCY

EP – ELECTRICAL PANELBOARI

EWC - ELECTRIC WATER COOLER

FFC - FIRE EXTINGUISHER CABINET

FJ - FXPANSION JOINT

EDF - ELECTRIC DRINKING FOUNTAIN

DTL - DETAIL

EA - EACH

DN - DOWN

CWT - CERAMIC WALL TILE

MOISTURE PROTECTION

- 1. CONTRACTOR TO ASSURE THAT ALL FINISH CONDITIONS PROVIDE POSITIVE DRAINAGE AWAY FORM STRUCTURE AT ALL DOORS AND ALL OTHER EXTERIOR LOCATIONS. HOWEVER. IN NO CASE SHALL THE SLOPE OR CROSS SLOPE EXCEED REQUIREMENTS FOR ACCESSIBILITY OR EGRESS IN AREAS OF
- PEDESTRIAN TRAFFIC. REFER TO SITE NOTES AND ACCESSIBILITY NOTES FOR ADDITIONAL INFORMATION. 2. FLASHING SHALL BE PROVIDED AS NECESSARY TO PREVENT THE ENTRANCE OF WATER AT OPENINGS IN OR PROJECTIONS THROUGH EXTERIOR WALLS AND ROOF. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH MANNER AS TO ASSURE WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE
- ALL SEALANTS AND WEATHER BARRIER MATERIALS REQUIRED TO ASSURE A WEATHER TIGHT CONDITION. 3. PROPER WEATHER PROTECTION SHALL BE PROVIDED BEHIND VENEER WALLS TO ENSURE THAT PROPER

WEATHER TIGHT CONDITIONS EXIST AND PROPER DRAINAGE BEHIND VENEER WALL IS PROVIDED.

THERMAL PROTECTION

1. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING AND FLOOR SURFACES.

FIRE RESISTANCE RATED CONSTRUCTION

THAT REQUIRED FOR THE ENCLOSING PARTITIONS.

- 1. GENERAL CONTRACTOR SHALL ENSURE THAT ALL FIRE RESISTANT RATINGS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARD PRACTICES INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING
- CODES. REFER TO BUILDING CODE SUMMARY SHEETS GOO3 2. APPROVED FIRE RESISTIVE CONSTRUCTION SHALL BE MAINTAINED AT MEMBRANE OR THROUGH PENETRATIONS OF RATED ASSEMBLIES FOR ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE
- PROTECTION SYSTEMS AS REQUIRED. 3. ALL WALLS/PARTITIONS INCLUDING ASSEMBLY COMPONENTS ON ALL SIDES ENCLOSING VERTICAL OPENINGS SUCH AS STAIRWAYS AND UTILITY SHAFTS WHICH ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL EXTEND FORM FLOOR TO FLOOR OR FLOOR TO ROOF. THESE WALLS/PARTITIONS SHALL BE CONTINUOUS THROUGH ALL CONCEALED SPACES SUCH AS THE INTERSTITIAL SPACE ABOVE THE CEILING MEMBRANE. THE SUPPORTING STRUCTURE SHALL HAVE A FIRE

RESISTANCE RATING EQUAL TO OR GREATER THAN THE FIRE RESISTANCE RATING REQUIRED FOR THE

VERTICAL ENCLOSURE. WHERE THE OPENINGS ARE OFFSET AT INTERMEDIATE FLOORS, THE OFFSET AND

FLOOR CONSTRUCTION SHALL BE OF CONSTRUCTION HAVING A FIRE RESISTANCE OF NOT LESS THAN

- WALLS AND STUD PARTITIONS SHALL BE FIREBLOCKED AT ALL FLOORS, CEILINGS AND ROOFS. FIRE BLOCKING SHALL CONSIST OF APPROVED MATERIALS AS SPECIFIED BY THE BUILDING CODE. MATERIAL SHALL BE SECURELY FASTENED IN PLACE.
- 2. FIRE BLOCKING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF OR ATTIC SPACE. 3. THE ANNULAR SPACE AROUND PIPES, TUBES, CONDUIT, WIRES, CABLES AND VENTS SHALL BE
- PROTECTED IN ACCORDANCE WITH ALL BUILDING CODES. 4. FIRE BLOCKING SHALL NOT BE COVERED OR CONCEALED UNTIL INSPECTED BY THE BUILDING OFFICIAL.

<u>DRAFTSTOPPING</u>

1. GENERAL CONTRACTOR SHALL PROVIDE ALL DRAFTSTOPPING REQUIRED BY CODE. DRAFTSTOPPING SHALL BE OF APPROVED MATERIALS AND ADEQUATELY SUPPORTED.

FIRE SUPPRESSION & FIRE ALARMS

1. WHEN BEING USED ON RESIDENTIAL PROJECTS ONLY APPROVED SPRINKLERS AND DEVICES SHALL BE USED IN AUTOMATIC SPRINKLER SYSTEMS. SHOP DRAWINGS SHOWING COMPLETE LAYOUT OF THE

SYSTEM SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR PERMIT AND APPROVAL PRIOR TO

HORIZ - HORIZONTAL

ID - INSIDE DIAMETER

J BOX - JUNCTION BOX

LGT WT - LIGHT WEIGHT

LH - LEFT HAND LENGTH

INSUL - INSULATE/INSULATION

LAM - LAMINATE / LAMINATION

HVAC - HEATING, VENTILATION. AIR

HP - HIGH POINT

HTG - HEATING

INCL — INCLUDE

CONDITIONING

INV - INVERT

JT – JOINT

KPL – KICK PLATE

KIT – KITCHEN

KO - KNOCKOUT

LAV - LAVATORY

LL - LIVE LOAD

LTL – LINTEL

LVR - LOUVER

MAS - MASONRY

MATL - MATERIAL

MAX — MAXIMUM

MED - MEDIUM

MH - MANHOLE

MIN - MINIMUM

MM — MILLIMETER

MOD — MODULAR

MOV - MOVABLE

MTD - MOUNTED

MULL — MULLION

NAT – NATURAL

NOM - NOMINAL

COEFFICIENT

OA – OVERALL

OD - OUTSIDE

INSTALLED

OC - ON CENTER

DIAMETER/DIMENSION

MTL — METAL

MECH - MECHANICAL

MEMB - MEMBRANE

MFRG - MANUFACTURING

MISC - MISCELLANEOUS

MO - MASONRY OPENING

MTL FURR - METAL FURRING

NIC - NOT IN CONTRACT

NR - NOISE REDUCTION

NRC - NOISE REDUCTION

NTS - NOT TO SCALE

NFHB - NON FREEZE HOSE BIB

OFCI — OWNER FURNISHED, CONTR

M - METER

LB - POUND

LGT - LIGHT

1. GLAZING INCLUDING GLASS MIRRORS AT ALL HAZARDOUS LOCATIONS AS DESCRIBED BY THE BUILDING CODE SHALL MEET THE REQUIREMENTS OF SAFETY GLAZING. ALL SAFETY GLAZING SHOULD BE TEMPERED UNLESS NOTED OTHERWISE. ALL WINDOW, DOOR, & STOREFORNT SELECTED BY OWNER AND CONTRACTOR FOR THIS PROJECT. INSTALL PER PRODUCT APPROVALS, FLASHING PER CODE.

T&G - TONGUE AND GROOVE

TELE - TELEPHONE OR TELECOM

TFTI - TENANT FURNISHED TENANT

TOC - TOP OF CURB/CONCRETE

TPD - TOALET PAPER DISPENSER

VCT - VINYL COMPOSITION TILE

VWC - VINYL WALL COVERING

TB - TOWEL BAR

TEMPORARY/

TEMPERED

INSTALLED

TEMP - TEMPERATURE/

CONTRACTOR INSTALLED

THK - THICK(NESS)

THR - THRESHOLD

TOL - TOLERANCE

TOS - TOP OF SLAB.

TOP OF STRUCTURE

TV - TELEVISION

TYP - TYPICAL

TOW - TOP OF WALL

UNFIN - UNFINISHED

VARN – VARNISH

VB - VINYL BASE

VER - VERIFY

VERT - VERTICAL

VJ - VEE JOINT

VNR – VENEER

WD - WOOD

WDW - WINDOW

WG - WIRFD GLASS

WM - WIRE MESH

WSCT - WAINSCOT

W/O - WITHOUT

WT - WEIGHT

WH — WATER HEATER

WPT - WORKING POINT

WWF - WELDED WIRE FABRIC

WWM - WELDED WIRE MESH

VT - VINYL TILE

WC - WATER CLOSET

VEST - VESTIBULE

VF - VINYL FABRIC

TINT - TINTED

TR - TREAD

TFCI - TENANT FURNISHED

OFOI - OWNER FURNISHED, OWNER INSTALLED

OH - OVERHEAD

OPNG - OPENING

OPP - OPPOSITE

OPQ - OPAQUE

PED - PEDESTAL

PERF - PERFORATED

PG - PLATE GLASS

PLAST - PLASTER

PLY WD - PLYWOOD

PNL – PANEL

PR - PAIR

OVHD - OVERHEAD

OPP HD - OPPOSITE HAND

PCF - POUNDS PER CUBIC FOOT

P LAM - PLASTIC LAMINATE

PL - PLATE/PROPERTY LINE

PLF - POUNDS PER LINEAR FOOT

PSF - POUNDS PER SQUARE FOOT

PSI - POUNDS PER SQUARE INCH

RCP - REINFORCED CONCRETE PIPE

REINF - REINFORCED / REINFORCING

SD - STORM DRAIN / SOAP DISPENSER

REQD - REQUIRE / REQUIRED

REV - REVISION / REVISED

PT - POINT/PORCELAIN TILE

PVC - POLYVINYL CHLORIDE

PVMT - PAVFMFNT

RA – RETURN AIR

RD - ROOF DRAIN

REF - REFERENCE

RH – RIGHT HAND

RO - ROUGH OPENING

ROW - RIGHT OF WAY

SCHED - SCHEDULE

SHT GL - SHEET GLASS

SQ FT - SQUARE FOOT

SS - STAINLESS STEEL/

STC - SOUND TRANSMISSION CLASS

SPEC - SPECIFICATION

SPKR - SPEAKER

SANITARY SEWER/

STD - STANDARD

STOR - STORAGE

STRUCT - STRUCTURAL

SUSP - SUSPENDED

SYM - SYMMETRICAL

SYN - SYNTHETIC

SYS - SYSTEM

STL - STEEL

SOLID SURFACE

SECT - SECTION

SHWR - SHOWER

SIM - SIMILAR

SHT - SHEET

SQ - SQUARE

RM - ROOM

RVS – REVERSE

RB - RESILIENT BASE

REFR - REFRIGERATOR

R - RISER

QT - QUARRY TILE

GENERAL NOTES:

CONSTRUCTION MEANS AND METHODS

- THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY. TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY, REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
- PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS
- PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES. RAILINGS. OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR
- AT ALL TIMES, PROVIDED PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FORM
- AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.
- THE ARCHITECT DOES NOT HAVE CONTROL: OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFFTY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACT OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR TO VERIFY ALL LOCAL AND STATE CODES AND REGULATION PRIOR TO THE START OF CONSTRUCTION

ARCHITECTURAL SYMBOLS

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

(X.1) -- GRID LINE TAG

--- GRID LINE

DRAWING TITLES:

GRID SYMBOLS:

SECTION/ DETAIL TAGS:

TOP OF F.F SLAB

ELEV.=0'-0"

SECTION KEY

DETAIL KEY

ROOM KEY TAG

ELEVATION TAG

CEILING HEIGHT TAG

ELEVATION TAGS:

2 XX.XX 4 INTERIOR ELEVATION TAG

ELEVATION TAG

NORTH ARROW TAG:

SYMBOLS:

100

DOOR TAG

WINDOW TAG

100> - PARTITION TYPE

STOREFORNT TAG

RATED PARTITION

ASSEMBLE TAG

DEMO TAG

F.E.C. FIRE EXTINGUISHER CABINET (SEE NOTE 1)

F.E. WALL HUNG FIRE EXTINGUISHER

ALL SITE DIMENSIONS TO BE VERIFIED BY G.C. ON SITE. EXISTING SITE CONDITIONS WERE TAKEN FORM ORIGINAL CONSTRUCTION DOCUMENTS AND MUST BE FIELD VERIFIED. IF THERE IS ANY CONFLICT BETWEEN THE DRAWINGS AND THE EXISTING SITE CONDITIONS, THE ARCHITECT SHALL BE CONTACTED FOR CLARIFICATION.

SCOPE OF PROJECT

CUSTOM RENOVATION AND ADDITION TO AN EXISTING RESIDENTIAL PROJECT

APPLICABLE CODES AND GUIDELINES

2023 Florida Building Code Chapter 16 and ASCE-7-22 minimum design loads for buildings and other structures, Ultimate Design Wind Speed (Vult)= 130 MPH Nominal Design Wind Speed (Vasd)= 101 MPH Risk Category = II Wind Exposure Category = B
Applicable Internal Pressure Coefficient = +0.18/-0.18

Enclosure Classification: Fully Enclosed See Sheet S101 for all Components and Cladding requiremnts for

SEE SHEET S101 OF STRUCTURAL ENGINEERING DRAWING FOR ALL WIND LOAD ANALYSIS AND CERTIFICATION BY STRUCTURAL

BUILDING CODES: 2023 - 8TH EDITION - FLORIDA BUILDING CODE - RESIDENTIAL 2023 - 8TH EDITION - FLORIDA BUILDING CODE - MECHANICAL CODE 2023 - 8TH EDITION - FLORIDA BUILDING CODE - PLUMBING CODE 2023 - 8TH EDITION - NATIONAL BUILDING CODE - ELECTRICAL CODE

SHEET NUMBER	SHEET NAME	ISSUE DATE
1 GENER	AL.	·
	COVER SHEET	03/31/25
21	ARCHITECTURAL LOCATION MAP	03/31/25
2 ARCHIT	ECTURE	
	EXISTING FLOOR PLANS	03/31/25
1.2	ARCHITECTURAL DEMO PLANS	03/31/25
11.2 12	EXISTING ELEVATIONS	03/31/25
3	UPDATED FLOOR PLAN	03/31/25
	ARCHITECTURAL ELEVATIONS	03/31/25
.4 .5	ARCHITECTURAL ELEVATIONS ARCHITECTURAL ELEVATIONS	03/31/25
<u> </u>	ARCHITECTURAL ELEVATIONS	03/31/25
.0 .7	ARCHITECTURAL ELEVATIONS ARCHITECTURAL ELEVATIONS	03/31/25
.8	ARCHITECTURAL SECTIONS	03/31/25
9	ARCHITECTURAL SECTIONS	03/31/25
<u> </u>	ARCHITECTURAL SECTIONS	03/31/25
.11	ARCHITECTURAL SECTIONS	03/31/25
.12	ARCHITECTURAL SECTIONS	03/31/25
.13	ARCHITECTURAL SECTIONS ARCHITECTURAL SECTIONS	03/31/25
13.2	ARCHITECTURAL SECTIONS	03/31/25
.14	ARCHITECTURAL FINISHED FLOOR PLAN	03/31/25
15	ARCHITECTURAL RCP PLAN	03/31/25
.16	EXISTING AND DEMO ROOF PLAN	03/31/25
.17	ROOF PLAN, DETAIL AND NOTES	03/31/25
.18	ARCHITECTURAL FOUNDATION AND DETAILS	03/31/25
.19	EXTERIOR FLASHING DETAILS	03/31/25
20	WINDOW AND DOOR ELEVATIONS	03/31/25
121	OPENING DETAILS	03/31/25
D3 ARCHIT	ECTURE-ELECTRICAL	
<u> </u>	FIRST FLOOR ELECTRICAL	03/31/25
04 STRUC	TURAL	
S101	STRUCTURAL NOTES AND DETAILS	03/31/25
	STRUCTURAL NOTES & DETAILS	03/31/25
102	I SINUCIUNAL NOTES & DETAILS	
5102 5103		
5102 5103 5201	STRUCTURAL NOTES & DETAILS STRUCTURAL NOTES & DETAILS FOUNDATION PLAN NOTES & DETAILS	03/31/25



Jason Cytacki 2025.04.22 13:42:00 -04'00 signed and sealed by [Jason Cytacki] using a Digital Signature and date. Printed Copies of this and sealed and the authentication code and signature must be verified on any electronic copies. COPYRIGHT AND PROPERTY RIGHTS: COPYRIGHTS AND PROPERTY RIGHTS: Cytocki and Associates, LLC hereby expressly reserves its common law copyrights and property rights in these instruments of service. This document is not to be reproduced, altered or copied in any form or manner without first consent of Jason Cytacki the Architect of record for this project. Cytacki and Associates, LLC also expressly reserves all common law copyrights and property rights typically awarded for Architectural Works.

GENERAL PLAN NOTES

PLAN NOTES:

- 1. ALL DIMENSIONS ON PLANS ARE TO OUTSIDE FACE OF DRYWALL FINISH ON WALLS UNLESS NOTED OTHERWISE. EXTERIOR FIRST FLOOR WALLS ARE CMU, DIMENSIONS AT CMU PARTITIONS ARE TO FACE OF CMU. STUDS NOT DIMENSIONED ARE 2X4 OR 2X6 WOOD STUDS TYPICAL UNLESS NOTED
- 2. DIMENSIONS FOR ALL WINDOWS AND EXTERIOR DOORS ARE LOCATED ON THE BUILDING PLANS. COORDINATE WINDOW AND DOOR SIZES AND ROUGH OPENING REQUIREMENTS WITH FLORIDA PRODUCT APPROVALS FOR THE TYPE OF WALL EACH WINDOW OR DOOR IS LOCATED IN. DIMENSIONS FOR BALCONIES AND PATIOS ARE INDICATED ON THE PLANS. VERIFY EXTERIOR RAILING FINAL DESIGN AND SELECTION WITH OWNER PRIOR TO INSTALLATION. FIELD VERIFY ALL CMU OPENINGS PRIOR TO WINDOW ORDER PLACEMENT FOR THIS PROJECT.
- 3. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
- 4. ALL DIMENSIONS ARE BASED ON 1/2" GYPSUM BOARD AT ALL INTERIOR BEARING AND NON-BEARINGPARTITIONS UNLESS WALLS ARE UL RATED ASSEMBLIES WHICH ARE BASED ON 5/8". SEE FULL UL ASSEMBLIES FOR ALL RATED WALLS AND CEILINGS.
- 5. REFER TO SHEET LS SHEETS FOR ALL HORIZONTAL AND VERTICAL ASSEMBLY TYPES.
- 6. ALL FINAL FINISH SCHEDULES SHALL BE SELECTED BY OWNER FOR CLOSET, PANTRY, KITCHEN AND BATH CABINETRY AND LINEN SHELVING REQUIREMENTS. FIELD VERIFY ALL AS BUILT DIMENSIONS PRIOR TO FABRICATIONS
- 7. VERIFY EXACT DIMENSIONS REQUIRED TO INSTALL HVAC AND WATER HEATING EQUIPMENT WITH MANUFACTURER BEFORE BUILDING ENCLOSURE WALLS AND FURR DOWNS.
- 8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS AND SHOWERS WITH ACTUAL TUB AND SHOWER SUPPLIED. ADJUST AS REQUIRED.
- ADDITIONAL LAYER OF CEMENTITIOUS BACKER BOARD AT TILE TUB AND SHOWER SURROUNDS. 10. WATER-RESISTANT GYPSUM BOARD TO BE INSTALLED AT KITCHEN SINKS, HALF-BATH WET WALLS, AND LAUNDRY WET WALLS. ALL EXTERIOR CEILING GYPSUM BOARD TO BE SAG RESITENT AND WATER RESISTANT FOR EXTERIOR USE.

9. NON-PAPER FACED GYPSUM BOARD TO BE INSTALLED AT WALLS AND CEILINGS OF FULL BATHS WITH

- 11. ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" OR 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.
- 12. REFER TO REFLECTED CEILING PLANS FOR TYPICAL CEILING HEIGHT AND SOFFIT LOCATIONS. VERIFY FINAL CEILING HEIGHT IN COMMERCIAL SPACES WITH OWNER, ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION OF ANY ACOUSTIC CEILINGS.
- 13. PROVIDE ACOUSTIC OR FIRE SEALANT ALONG ALL SIDES, TOP AND BOTTOM OF ALL EXTERIOR WALLS TO MAINTAIN CONTINUOUS AIR BARRIER. SEAL ALL INTERIOR PENETRATIONS OF EXTERIOR WALLS, INCLUDING LIGHT SWITCHES AND RECEPTACLES.
- 14. INSULATE ALL PLUMBING RISERS IN WALL WITH BATT INSULATION.
- 15. FIRE EXTINGUISHERS TO BE MOUNTED ON BRACKET IN KITCHEN SINK CABINETS, TYP.
- 16. PROVIDE FINISH PANELS AT ALL EXPOSED END CONDITIONS OF CABINETS.
- 17. ALL FURNITURE INDICATED IS NOT IN CONTRACT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FURNITURE TO BE SELECTED BY OWNER.
- 18. ALL STAIRS SHALL BE CONSTRUCTED PER FBC 2012 6TH ADDITION. FIELD VERIFY ALL FINAL FRAMING BETWEEN FLOOR LEVELS PRIOR TO CONSTRUCTION OF STAIRS.
- 19. INSTALL ALL RAILINGS FOR STAIRS, STEPS AND BALCONY AREAS PER FBC 2012 6TH ADDITION IN ALL AREAS REQUIRED BY CODE.
- 20. INSTALL ALL EXTERIOR FINISHES, FAUX STONE, SILLS, SIDING PER MANUFACTURES SPECIFICATIONS AND LOCAL BUILDING CODE. PROVIDE FLASHING TYPICAL

siden Projec

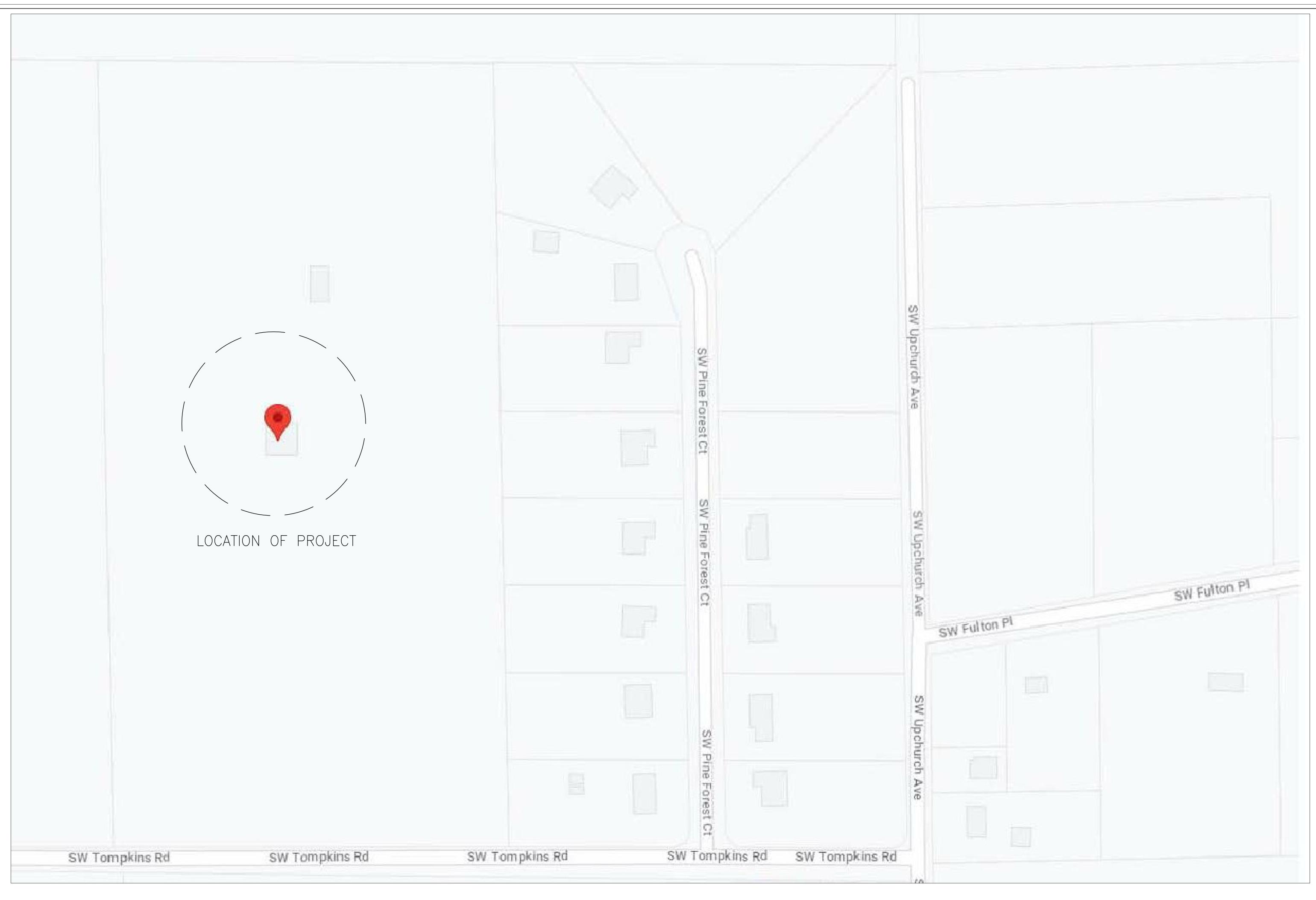
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CA2022-001

ISSUE DATE: MAY 31, 2025				
REVISION SCHEDULE				
REVISION NO. 000	REVISION DATE			

SHEET NUMBER

TITLE SHEET

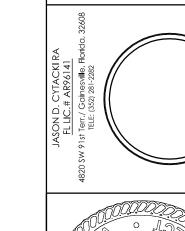


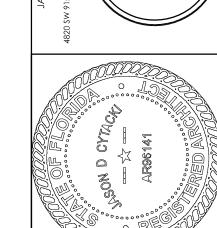


SITE PLAN NOTES

- THE ARCHITECTURAL REFERENCE SITE PLAN GRAPHICALLY INDICATES THE APPROXIMATE LOCATIONS OF THE IMPROVEMENTS. REFER TO CIVIL ENGINEER'S PLANS FOR ALL HORIZONTAL DIMENSIONAL CONTROL. ALL INFORMATION RELATED TO THE SITE PROPERTY HAS BEEN PROVIDED
- BY THE OWNER'S SURVEYOR AND CIVIL ENGINEER. SEE BOUNDARY SURVEY.
 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS ON CIVIL
 DRAWINGS, CONDITIONS, EXISTING CONSTRUCTION GRADES AND UTILITIES ON
 PROJECT AND CONTRACT DOCUMENTS AT PROJECT SITE PRIOR TO
 BEGINNING CONSTRUCTION. REPORT DISCREPANCIES TO OWNER, CIVIL
 ENGINEER AND ARCHITECT FOR CLARIFICATION.
 THE CENERAL CONTRACTOR SHALL VERIEY EXISTING CRADES. TREE
- THE GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES, TREE
- LOCATIONS, AND PROPOSED BUILDING LOCATIONS AND SHALL ADVISE THE OWNER AND ARCHITECT OF ANY RECOMMENDED MODIFICATIONS PRIOR TO THE START OF ANY WORK. . THE GENERAL CONTRACTOR SHALL COORDINATE FINAL GRADING AND PAVING
- AS REQUIRED FOR POSITIVE DRAINAGE AWAY FORM ALL BUILDINGS. 6. THE GENERAL CONTRACTOR SHALL LOCATE ALL UTILITY SERVICES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV) AND COORDINATE THE
- EXTENSIONS TO THE BUILDINGS. ALL CONNECTIONS, METERS, CLEAN OUTS, ETC., SHALL BE LOCATED IN NON-VISUALLY OFFENSIVE AREAS. REFER TO CIVIL DRAWINGS FOR LOCATION OF SITE UTILITIES, EASEMENTS AND RIGHT OF WAYS.
- REFER TO CIVIL DRAWINGS FOR LOCATION OF EXISTING TREES TO REMAIN AND PROTECTION REQUIRED FOR THEM. REFER TO CIVIL DRAWINGS PLANS, ELEVATIONS AND SECTION OF ALL SITE
- FENCES, GATES, WALLS AND OTHER SITE AMENITIES INCLUDING PERGOLAS AND DUMPSTER ENCLOSURES. 10. REFER TO CIVIL PLANS FOR HANDICAPPED ACCESSIBILITY ROUTES TO AND FORM BUILDINGS.
- 11. ALL LEVEL TRANSITIONS REQUIRING STEPS OF 2 RISERS OR MORE SHALL BE PROVIDED WITH APPROPRIATE HANDRAILS. 12. FOUNDATIONS SHALL BE BUILT ON PROPERLY COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT PROVIDED BY OWNER.

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CA2019-068

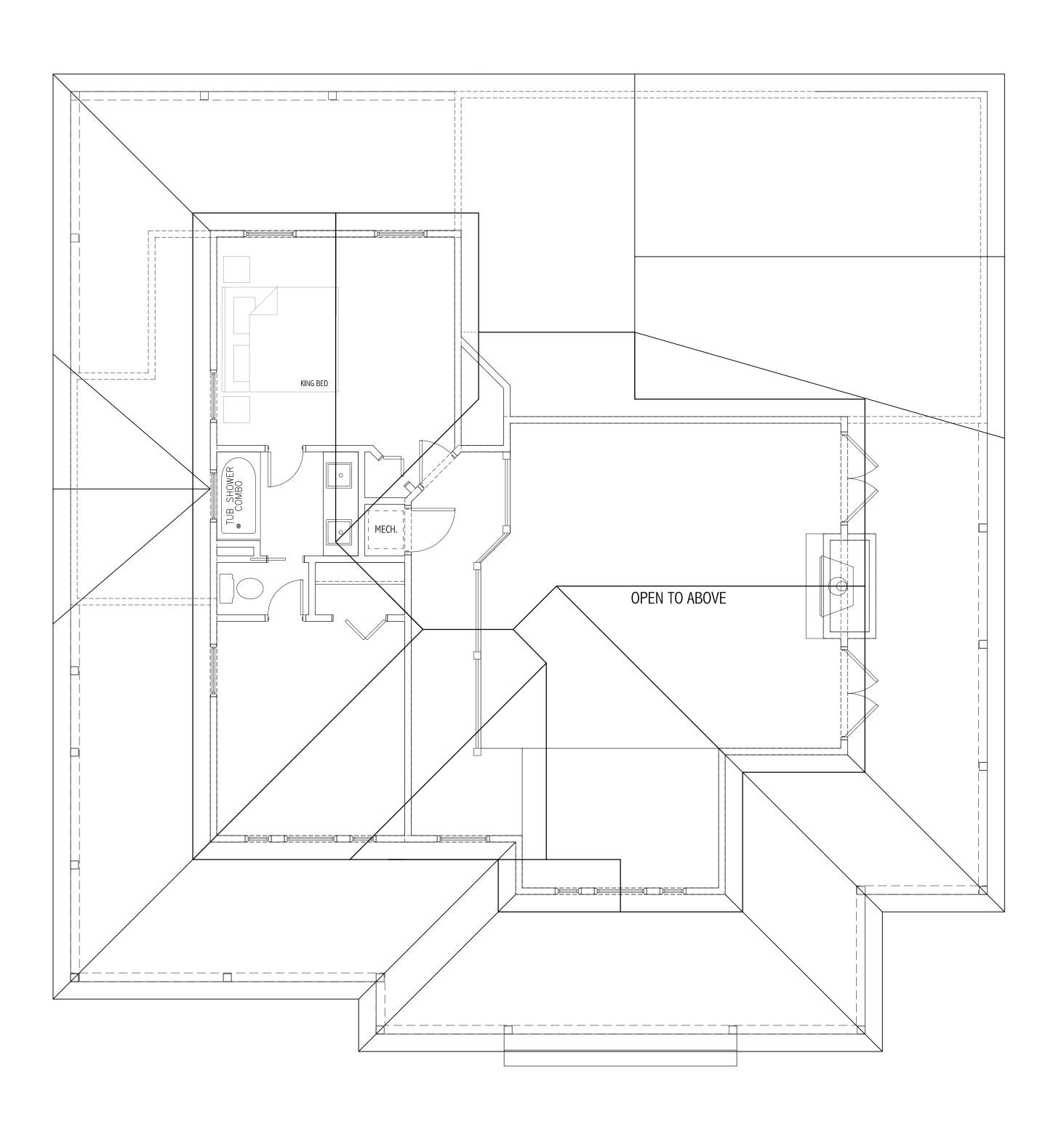
MAY 31, 2025

ARCHITECTURAL SITE PLAN

SHEET NUMBER

EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

WALL BLOCKING GENERAL NOTES

1. CONTRACTOR AND HIS SUB CONSULTANTS ARE RESPONSIBLE FOR ALL IN WALL BLOCKING REQUIRED FOR THIS PROJECT.
IN WALL BLOCKING SHALL BE PROVIDED IN ALL AREAS THAT REQUIRE WALL MOUNTED CABINETS, DOOR STOPS, FIXTURES, GRAB RAILS AND OTHER DEVICES.
2. CONTRACTOR AND HIS SUB CONSULTANTS SHALL VERIFY ALL FIXTURE LOCATIONS WITH FLOOR PLAN, FIXTURE SPECIFICATIONS AND SITE CONDITIONS PRIOR TO IN WALL BLOCKING PLACEMENT.

FIRE BLOCKING GENERAL NOTES

1. CONTRACTOR AND HIS SUB CONSULTANTS ARE RESPONSIBLE FOR ALL FIRE BLOCKING AND PENETRATION PROTECTION PER FBC SECTION R302.11 AND SECTION R602.8 AND ALL CURRENT LOCAL CODES.

GAS APPLIANCE NOTE

VERIFY ALL GAS APPLIANCES AND SPECIFICATION PRIOR TO SITE WORK AND CONCRETE WORK. ALL GAS APPLIANCES SHALL BE INSTALLED PER ALL CURRENT CODES AND PER MANUFACTURES SPECIFICATIONS

PLUMBING LOCATION NOTE

CONTRACTOR TO VERIFY ALL FIXTURE LOCATIONS WITH FLOOR PLAN AND FIXTURE SPECIFICATIONS.

VERIFY WITH TRUSS ENGINEERING DRAWINGS PRIOR TO ROUGH IN PLUMBING TO ENSURE NOT PLUMBING OR VENT CONFLICTS IN FIELD

STRUCTURAL NOTE

SEE WIND LOAD ANALYSIS CALCULATIONS, AND ENGINEERING BY STRUCTURAL ENGINEER AND TRUSS ENGINEERING BY TRUSS MANUFACTURES ENGINEER FOR VERIFICATION OF ALL HOLD—DOWN AND ALL STRUCTURAL REQUIREMENTS.
ALL STRUCTURAL ENGINEERING SHALL SUPERCEDE ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL PORTIONS OF THIS DRAWING SET.

SMOKE AND CO2 DETECTOR NOTE

HAVING JURISDITION.

ALL SMOKE AND CARBON DETECTORS SHALL BE INSTALL
PER THE MOST CURRENT CODE AND PER AUTHORITY

CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER FBC 2017 SECTION R315.1 AND AUTHORITY HAVING JURISDICTION.

WALLS ARE DRAWN AT FINISHED DIMENSION. EXAMPLE: 3.5" STUDS PLUS 1/2" DRYWALL

EACH FACE OF STUD = 4.5" FINISHED DIM

EXAMPLE: 5.5" STUDS PLUS 1/2" DRYWALL
EACH FACE OF STUD = 6.5" FINISHED DIM

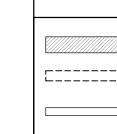
8" CMIL STEM WALLS SHALL BE EXPOSED

8" CMU STEM WALLS SHALL BE EXPOSED EXCEPT WERE NOTED ON PLAN.

NOTE: "WOOD FRAMED WALLS ONLY"
ALL GIRDERS AND BEAMS NEED A MINIMUM
BEARING OF TWO (2) 2x4 OR 2X6 SP #2
STUDS, UNLESS NOTED OTHERWISE BY
ENGINEERING PROVIDED BY STRUCTURAL
ENGINEER OF RECORD FOR THIS PROJECT.
SEE TRUSS ENGINEERING FOR VERIFICATION
OF ALL TRUSS BEARING LOCATIONS

NOTE:
ALL DOOR HEADERS, WINDOW HEADERS, GARAGE
DOORS HEADERS AND PORCH BEAMS SHALL BE
DESIGNED BY THE ENGINEER OF RECORD FOR
THIS PROJECT.

LEGEND



EXISTING WALLS

DEMO WALL

NEW 4" WOOD STUDS W/
1/2" GYP EA. SIDE

NEW 6" STUD STUD WALL W/ 1/2" GYP EA. SIDE

INTERIOR WALLS WITH SOUND INSULATION TYPICAL



SQFT AREA: Option-1

EXISTING FIRST FLOOR SPACE: 1746 SQFT EXISTING SECOND FLOOR SPACE: 554 SQFT

TOTAL EXISTING CONDITIONED: 2300 SQFT

ADDED SQFT PER SCOPE OF WORK:

FIRST FLOOR SQFT ADDED: 530 SQFT SECOND FLOOR SQFT ADDED: TBD SQFT PORCHES: 487 SQFT COVERED WALK: 190 SQFT COVERED WALK: 190 SQFT 3 CAR GARAGE w/ STORAGE: 1010 SQFT GARAGE PORCH AREA: 165 SQFT COVERED ENTERTAINMENT AREA: 526 SQFT

TOTAL CONDITIONED ADDED: 530 SQFT

TOTAL UNCONDITIONED ADDED: 2378 SQFT

EXISTING FLOOR PLANS

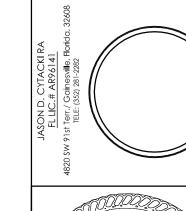
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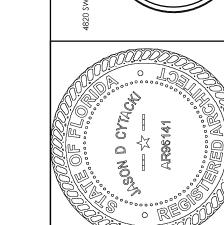
A-1

1st Terr. / Gainesville, Florido, 32608

Tete: (352) 281-2282

Application of the content o





Jason Cytacki
2025.04.22 13:43:46
-04'00'

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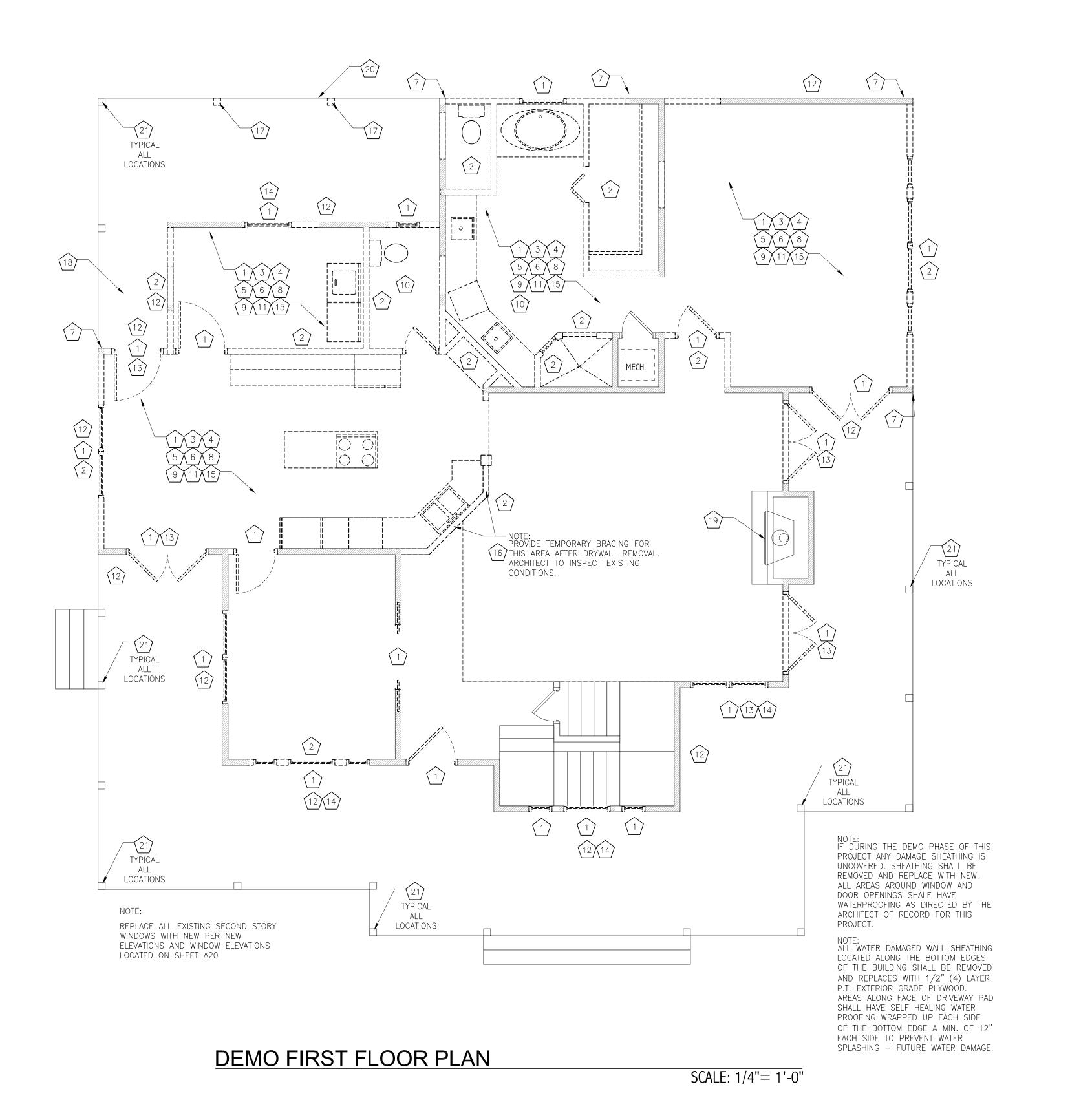
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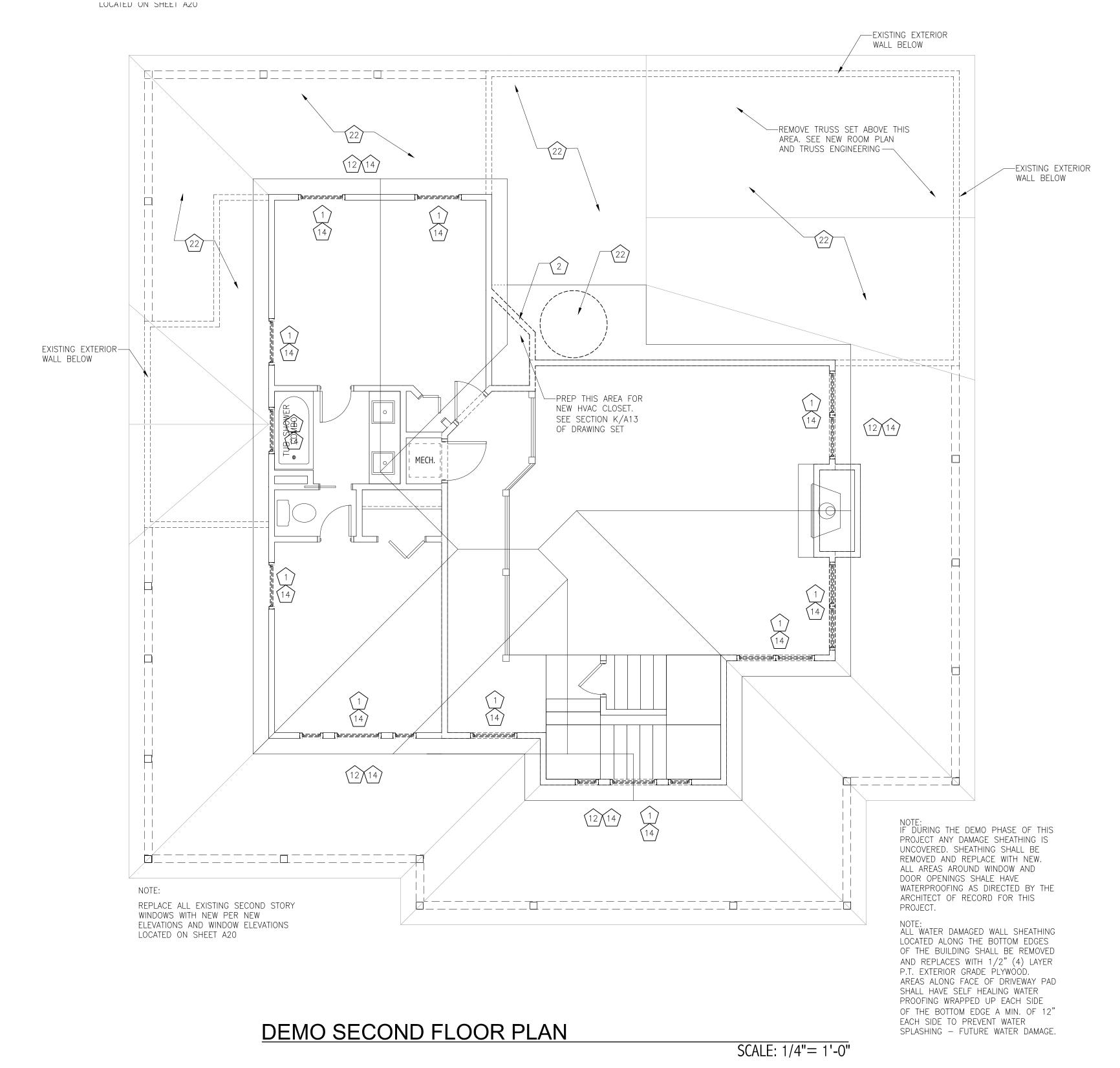
lark and Pattti Goodson Residence Renovation to Existing Residence Project 337 SW Tompkins Street Lake City, Florida 32024

CA2022-001

REVISION DATE

MAY 31, 2025



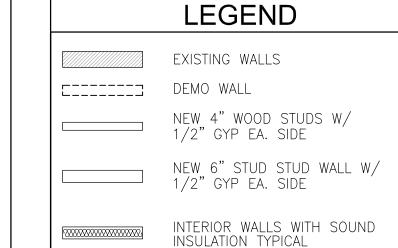


DEMOLITION NOTES

- REMOVE EXISTING DOORS, WINDOW AND FRAMES COMPLETE. SEE NEW PLANS FOR WALLS, DOORS AND WINDOW CONFIGURATIONS. REPLACE OPENING AS SHOWN
- REMOVE EXISTING SECTION OF WALLS COMPLETE 2) INCLUDING DRYWALL, STUDS, WIRING AND ANY MISCELLANEOUS EQUIPMENT FOUND DURING DEMO PHASE. VERIFY. VERIFY WITH ELECTRICAL NEED PRIOR
- TRENCH OR CUT EXISTING CONCRETE SLAB OR FLOOR FRAMING IN PREPARATION FOR NEW PLUMBING REQUIREMENTS SEE NEW PLAN FOR
- REMOVE EXISTING WALL, CEILING, FLOOR FINISHES PER
 7 FLOOR PLAN CHANGES.. INSPECT ALL EXISTING CONDITION 16 PREP EXISTING BEAM ABOVE FOR NEW BEAM PLACEMENT
 SEE ENGINEERING FOR NEW BEAM SIZING (4) FLOUR PLAIN CHAINGES. INSTITUTE LOS ALL AREAS TO BE
- 75 REMOVE EXISTING DECORATIVE TRIM AS REQUIRED FOR NEW FLOOR PLAN LAYOUTS AND NEW OPENINGS
- 6 REMOVE EXISTING CASEWORK
- PREP EXISTING WALL WHERE NEW WALLS MEET AND PREP FOR NEW WALL ATTACHMENT
- REMOVE EXISTING LIGHTING FIXTURES, SUPPLY AND RETURN GRILLS, AND OUTLETS. MODIFY AS REQUIRED PER NEW PLANS
- 9 ADJUST EXISTING FLOOR FRAMING AS REQUIRED FOR NEW WALL FRAMING, STRUCTURAL LAYOUTS, NEW PLUMBING 122 PREP OR DEMO EXISTING ROOF DESIGN AS NEED PER NEW ROOF LINES ON NEW ROOF PLAN LAYOUTS-SEE NEW FLOOR PLAN AND STRUCTURAL
- ENGINEERING FOR SIZES. DEMO EXISTING RESTROOM FIXTURES COMPLETE AND REPLACE WITH NEW AS SELECTED BY OWNER

- REMOVE EXISTING EXTERIOR WALL SIDING FINISH OFF OF EXISTING EXTERIOR WALL FOR THIS AREA. PREP FOR NEW EXTERIOR WALL FINISHES DEP LIDDATED DIAMS AND NEW EXTERIOR WALL FINISHES PER UPDATED PLANS AND
- DEMO EXISTING SECTION OF WALL FOR NEW OPENINGS.

 PREP WALL PER ROUGH OPENING AND SPECS OF DOOR
- DEMO EXISTING WINDOWS AND PREP FOR NEW WINDOWS SEE PLAN FOR SIZES AND NEW HEADER HEIGHTS. INFILL WALLS PER PLANS IF NO NEW OPENINGS CALLED FOR ON NEW PLAN
- DEMO EXISTING FLOORING AND PREP OR NEW FLOORING AS SELECTED BY CLIENTS.
- DEMO EXISTING COLUMN PREP FOR NEW PER STRUCTURAL
- (18) PREP PORCH AREA TO BECOME NEW INTERIOR SPACE
- PREP FIREPLACE WALLS FOR NEW FINISHES SELECTED BY OWNERS
- PREP EDGE OF EXISTING PORCH FOR NEW PORCH AND FLOOR PLAN LAYOUTS REMOVE EXISTING DECORATIVE COLUMN WRAP- MAINTAIN
- STRUCTURAL ELEMENTS. CONTACT ARCHITECT FOR SITE INSPECTION AFTER DECORATIVE WRAP HAS BEEN REMOVED. PREP FOR NEW PACK OUT PER PLANS
- 23) NOTE USED
- DEMO EXISTING INTERIOR SOFFIT AS REQUIRED PER NEW 24 NOTE USED PLAN LAYOUTS



ATTIC TRUSS AREAS

CA2022-001 REVISION DATE

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Jason Cytacki

13:44:25 -04'00'

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Residence ence Project

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2025.04.22

MAY 31, 2025

DEMO PLANS

SHEET NUMBER A-1.2



EXISTING FORNT ELEVATION





SCALE: 1/4 = 1'-0"

EXISTING REAR ELEVATION



EXISTING ELEVATIONS SHEET NUMBER

Jason Cytacki

15:02:50 -04'00'

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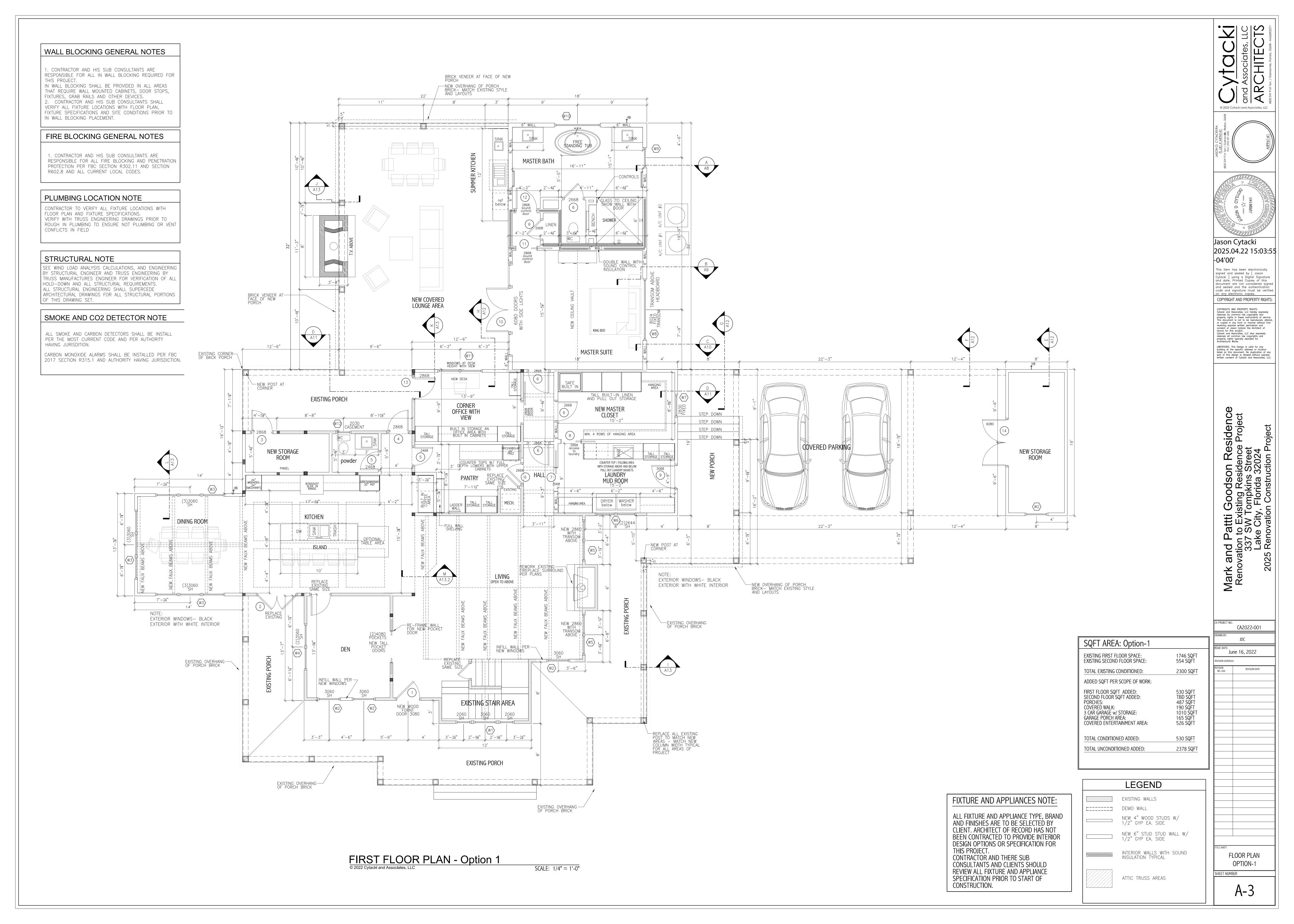
2025.04.22

A-2

CA2022-001

REVISION DATE

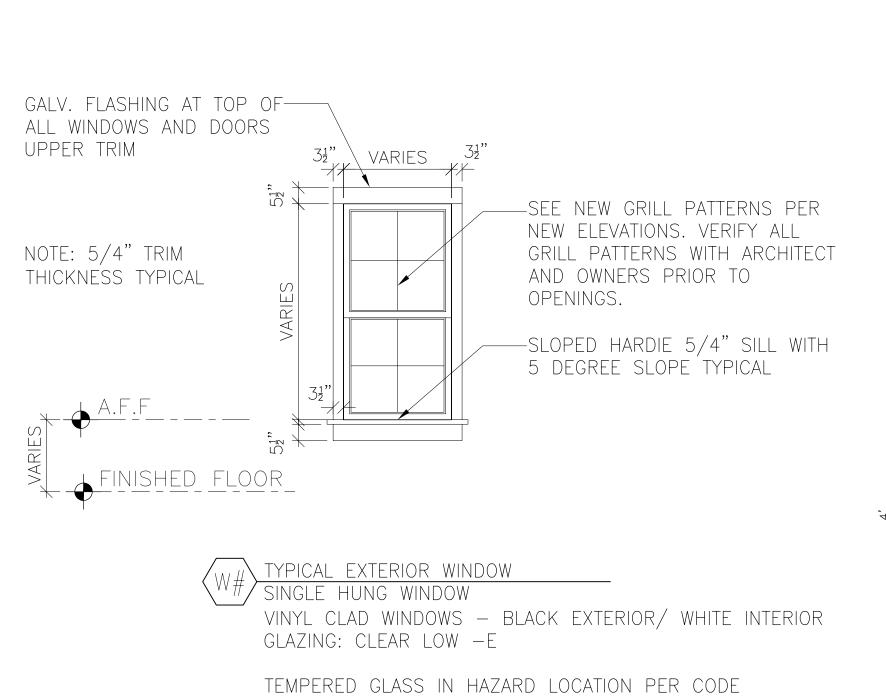
MAY 31, 2025





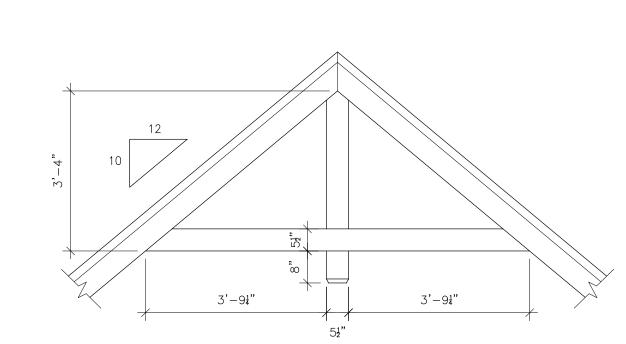


EXISTING FORNT ELEVATION SCALE: 1/4 = 1'-0"



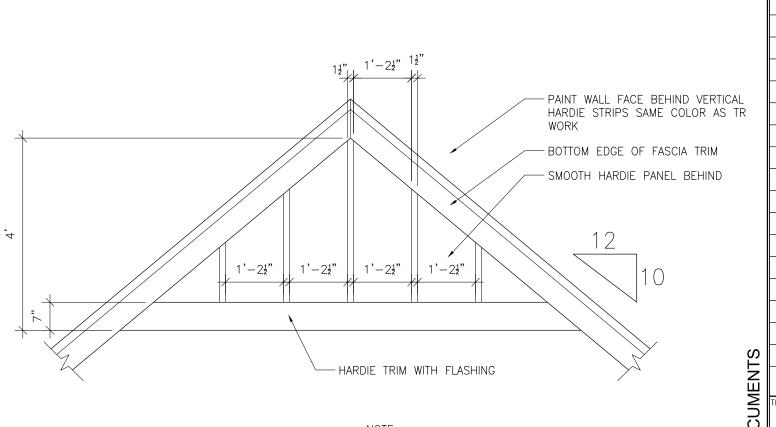
DIVIDED LIGHT'S PER ELEVATIONS

Typical Window Trim Detail SCALE: 3/8"= 1'-0"



Typical Decorative Gable Vent Detail

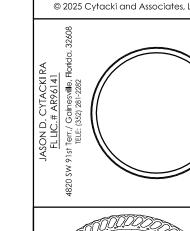
SCALE: 1/2" = 1"

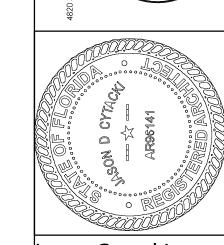


NOTE: START IN THE MIDDLE OF DETAIL AND WORK OUT TO INSURE EQUAL SPACING OF TRIM DETAIL

Optional Decorative Gable Vent Detail

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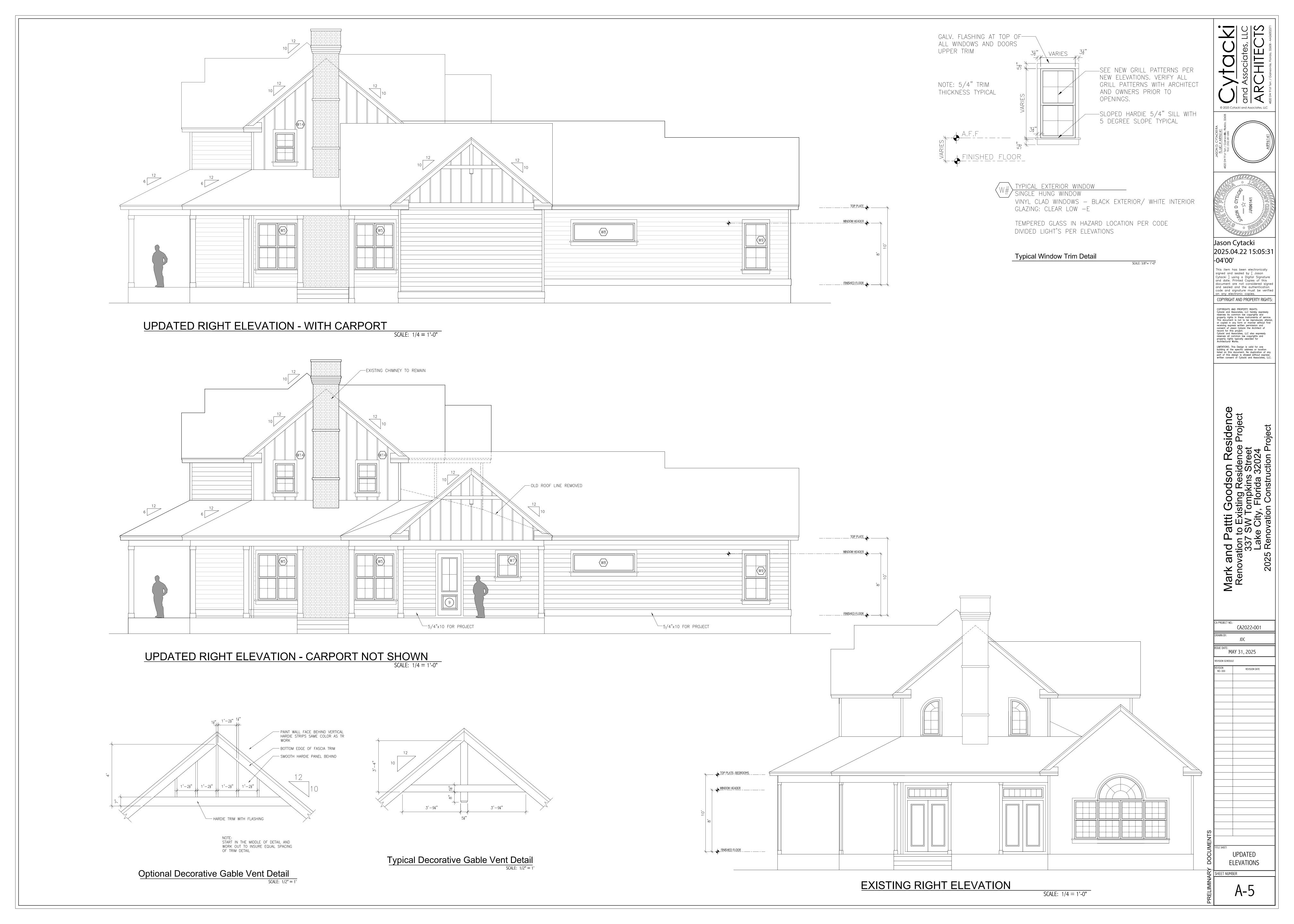
CA2022-001 MAY 31, 2025

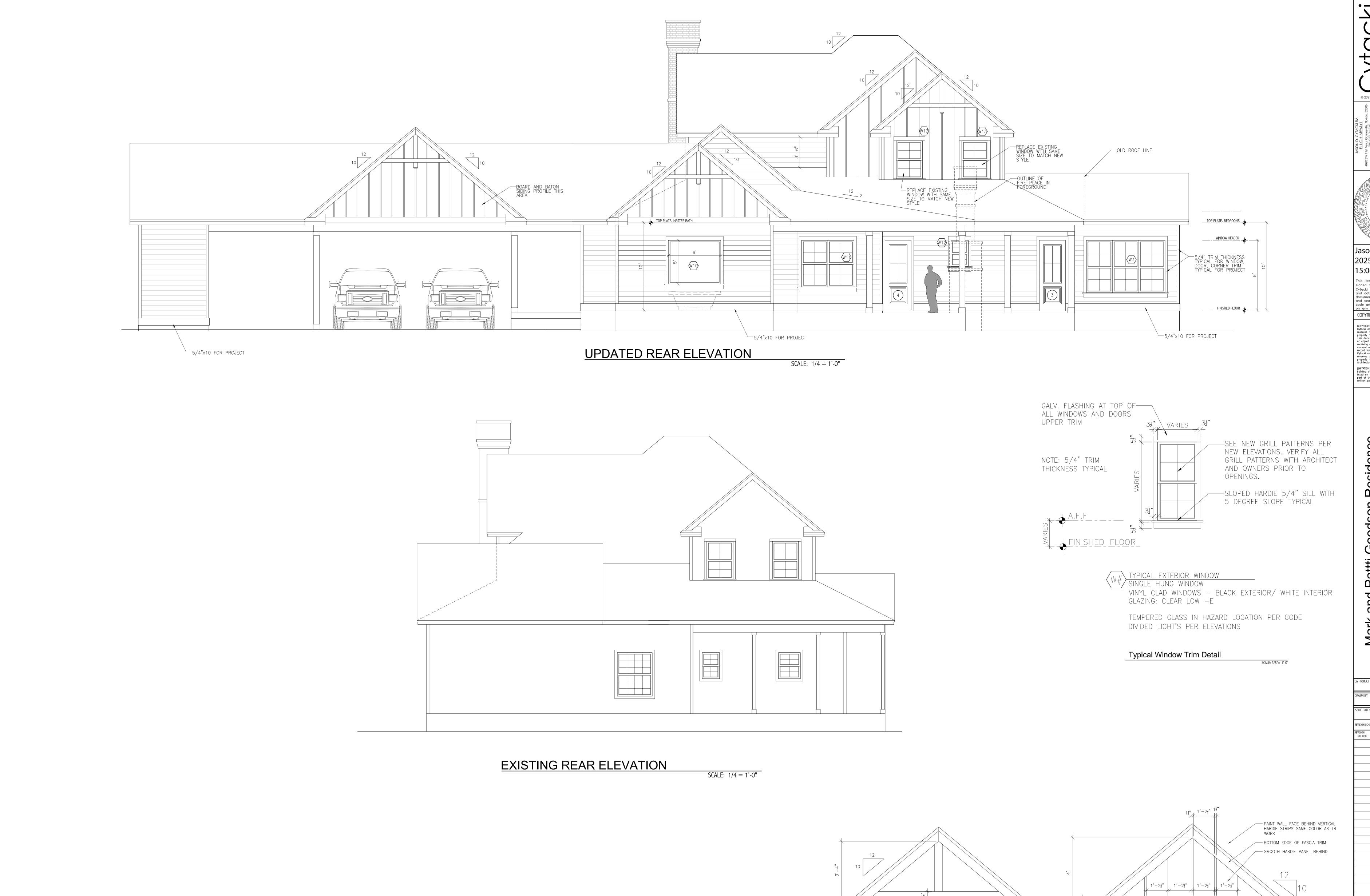
REVISION DATE

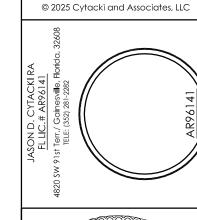
ELEVATIONS

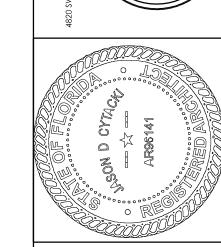
SHEET NUMBER

A-4









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Residence ence Project

CA2022-001

MAY 31, 2025 REVISION DATE

ELEVATIONS

SHEET NUMBER

— HARDIE TRIM WITH FLASHING

Optional Decorative Gable Vent Detail

Typical Decorative Gable Vent Detail

SCALE: 1/2" = 1

NOTE: START IN THE MIDDLE OF DETAIL AND WORK OUT TO INSURE EQUAL SPACING OF TRIM DETAIL

A-6



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



SCALE: 1/4 = 1'-0"

EXISTING LEFT ELEVATION

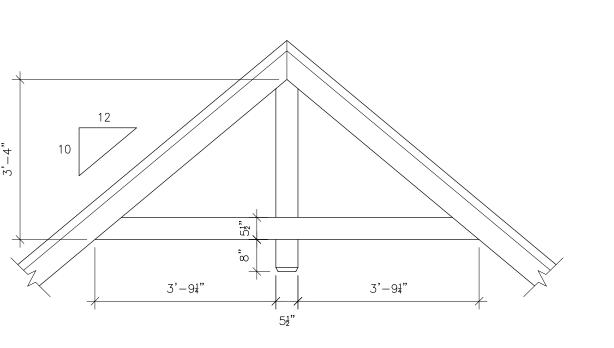
GALV. FLASHING AT TOP OF
ALL WINDOWS AND DOORS
UPPER TRIM

3½"... —SEE NEW GRILL PATTERNS PER
NEW ELEVATIONS. VERIFY ALL
GRILL PATTERNS WITH ARCHITECT
AND OWNERS PRIOR TO NOTE: 5/4" TRIM THICKNESS TYPICAL OPENINGS. —SLOPED HARDIE 5/4" SILL WITH 5 DEGREE SLOPE TYPICAL FINISHED FLOOR

> TYPICAL EXTERIOR WINDOW SINGLE HUNG WINDOW VINYL CLAD WINDOWS — BLACK EXTERIOR/ WHITE INTERIOR GLAZING: CLEAR LOW —E

TEMPERED GLASS IN HAZARD LOCATION PER CODE DIVIDED LIGHT'S PER ELEVATIONS

Typical Window Trim Detail SCALE: 3/8"= 1'-0"



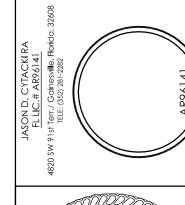
PAINT WALL FACE BEHIND VERTICAL HARDIE STRIPS SAME COLOR AS TR WORK BOTTOM EDGE OF FASCIA TRIM — SMOOTH HARDIE PANEL BEHIND 1'-2½" | 1'-2½" | 1'-2½" | 1'-2½" | — HARDIE TRIM WITH FLASHING NOTE: START IN THE MIDDLE OF DETAIL AND WORK OUT TO INSURE EQUAL SPACING OF TRIM DETAIL

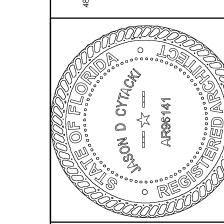
Typical Decorative Gable Vent Detail

SCALE: 1/2" = 1"

Optional Decorative Gable Vent Detail

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CA2022-001 MAY 31, 2025

REVISION DATE

ELEVATIONS

SHEET NUMBER

A-7

PLUMBING LOCATION NOTE

CONTRACTOR TO VERIFY ALL FIXTURE LOCATIONS WITH FLOOR PLAN AND FIXTURE SPECIFICATIONS. VERIFY WITH TRUSS ENGINEERING DRAWINGS PRIOR TO ROUGH IN PLUMBING TO ENSURE NOT PLUMBING OR VENT CONFLICTS IN FIELD

THE TRUSS MANUFACTURER'S ENGINEER IS TO DETERMINE THE CHORD, WEB, BRACING, ATTACHMENT, CONNECTORS & WHEN APPLICABLE IN INTERIOR PITCH. ANY TRUSS ILLUSTRATIONS SHOWN ON THESE PLANS WILL BE STRICTLY A VISUALIZATION AID.

PRE-ENGINEERED WOOD TRUSS FABRICATION & ERECTION DRAWINGS ARE TO BEAR THE SEAL & DATED SIGNATURE OF A FLORIDA

REGISTERED PROFESSIONAL ENGINEER

STRUCTURAL NOTE

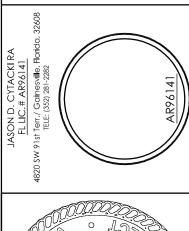
SEE WIND LOAD ANALYSIS CALCULATIONS, AND ENGINEERING BY STRUCTURAL ENGINEER AND TRUSS ENGINEERING BY TRUSS MANUFACTURES ENGINEER FOR VERIFICATION OF ALL HOLD-DOWN AND ALL STRUCTURAL REQUIREMENTS. ALL STRUCTURAL ENGINEERING SHALL SUPERCEDE ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL PORTIONS

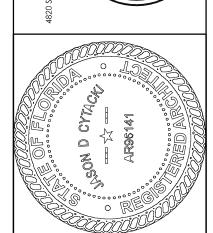


STUDY SECTION - A

SCALE: 3/8" = 1'-0"

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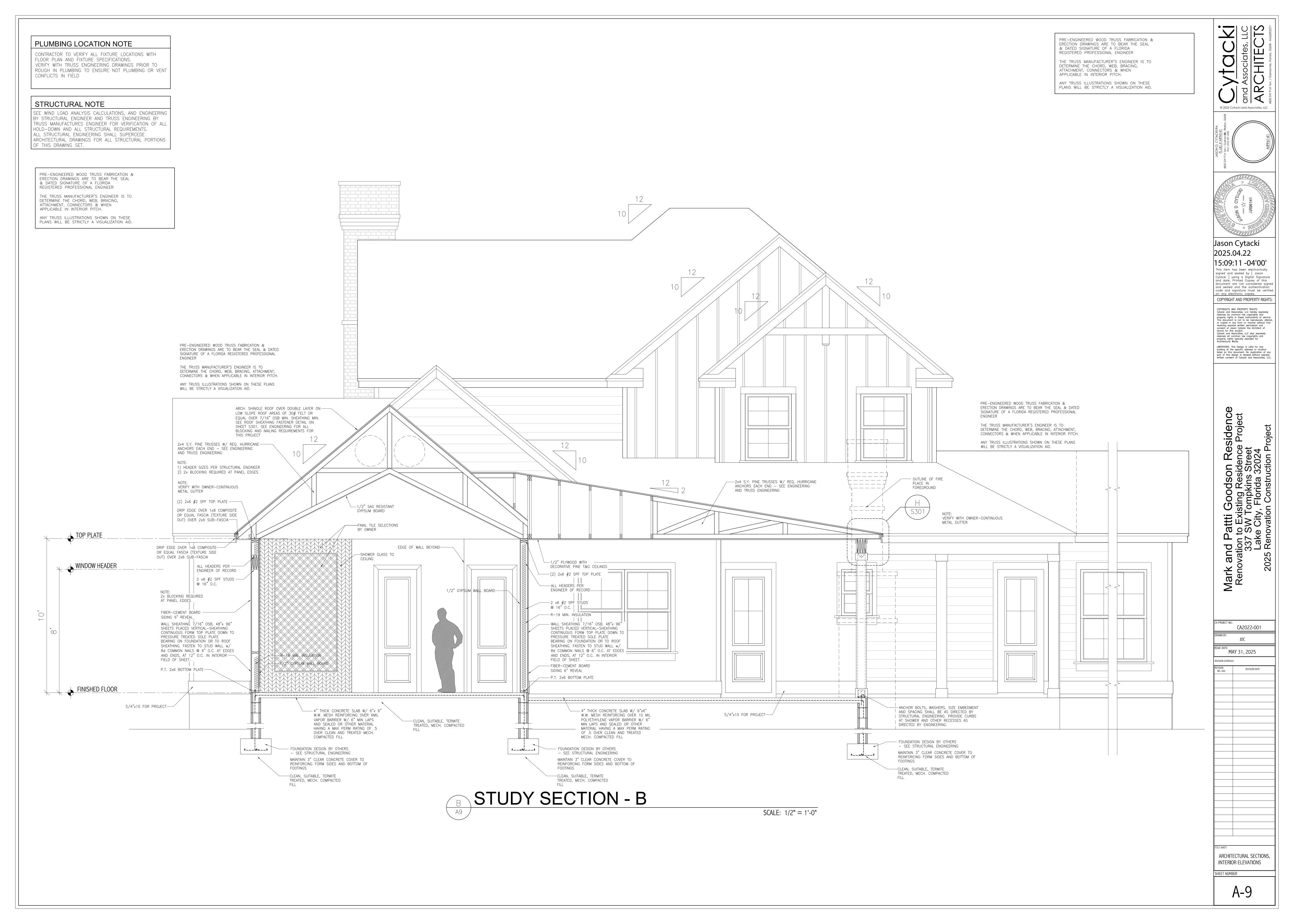
Residence ence Project treet

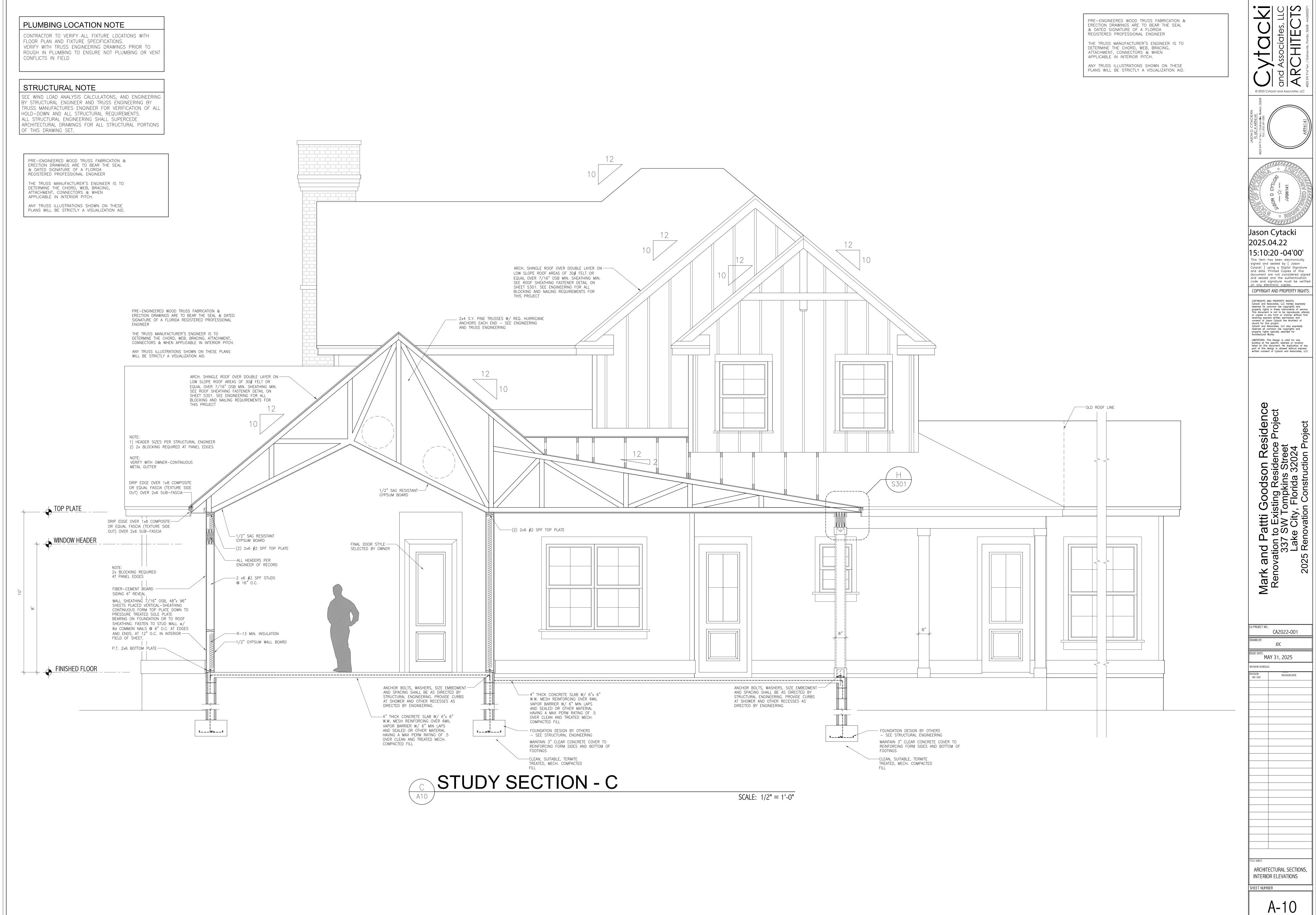
CA2022-001

MAY 31, 2025 REVISION DATE

ARCHITECTURAL SECTIONS, INTERIOR ELEVATIONS

SHEET NUMBER





PLUMBING LOCATION NOTE

CONTRACTOR TO VERIFY ALL FIXTURE LOCATIONS WITH FLOOR PLAN AND FIXTURE SPECIFICATIONS. VERIFY WITH TRUSS ENGINEERING DRAWINGS PRIOR TO ROUGH IN PLUMBING TO ENSURE NOT PLUMBING OR VENT CONFLICTS IN FIELD

THE TRUSS MANUFACTURER'S ENGINEER IS TO DETERMINE THE CHORD, WEB, BRACING, ATTACHMENT, CONNECTORS & WHEN APPLICABLE IN INTERIOR PITCH. ANY TRUSS ILLUSTRATIONS SHOWN ON THESE PLANS WILL BE STRICTLY A VISUALIZATION AID.

REGISTERED PROFESSIONAL ENGINEER

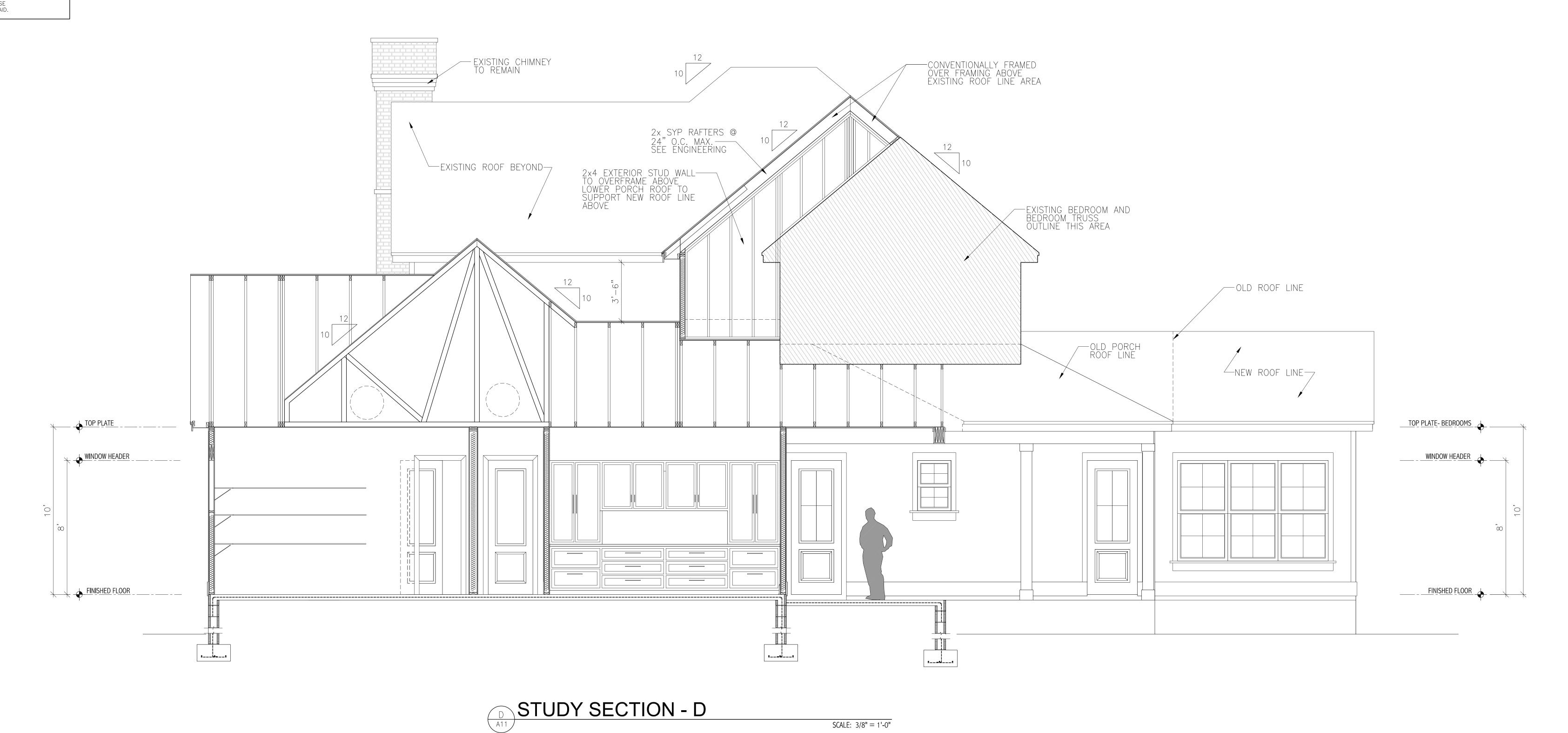
PRE-ENGINEERED WOOD TRUSS FABRICATION &

ERECTION DRAWINGS ARE TO BEAR THE SEAL & DATED SIGNATURE OF A FLORIDA

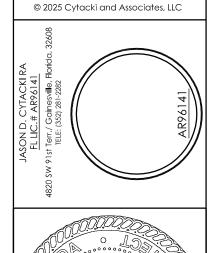
STRUCTURAL NOTE

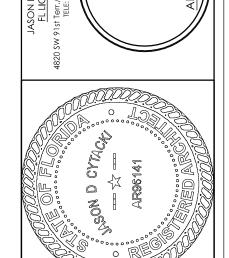
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PRE-ENGINEERED WOOD TRUSS FABRICATION & ERECTION DRAWINGS ARE TO BEAR THE SEAL & DATED SIGNATURE OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER THE TRUSS MANUFACTURER'S ENGINEER IS TO DETERMINE THE CHORD, WEB, BRACING, ATTACHMENT, CONNECTORS & WHEN APPLICABLE IN INTERIOR PITCH. ANY TRUSS ILLUSTRATIONS SHOWN ON THESE PLANS WILL BE STRICTLY A VISUALIZATION AID.



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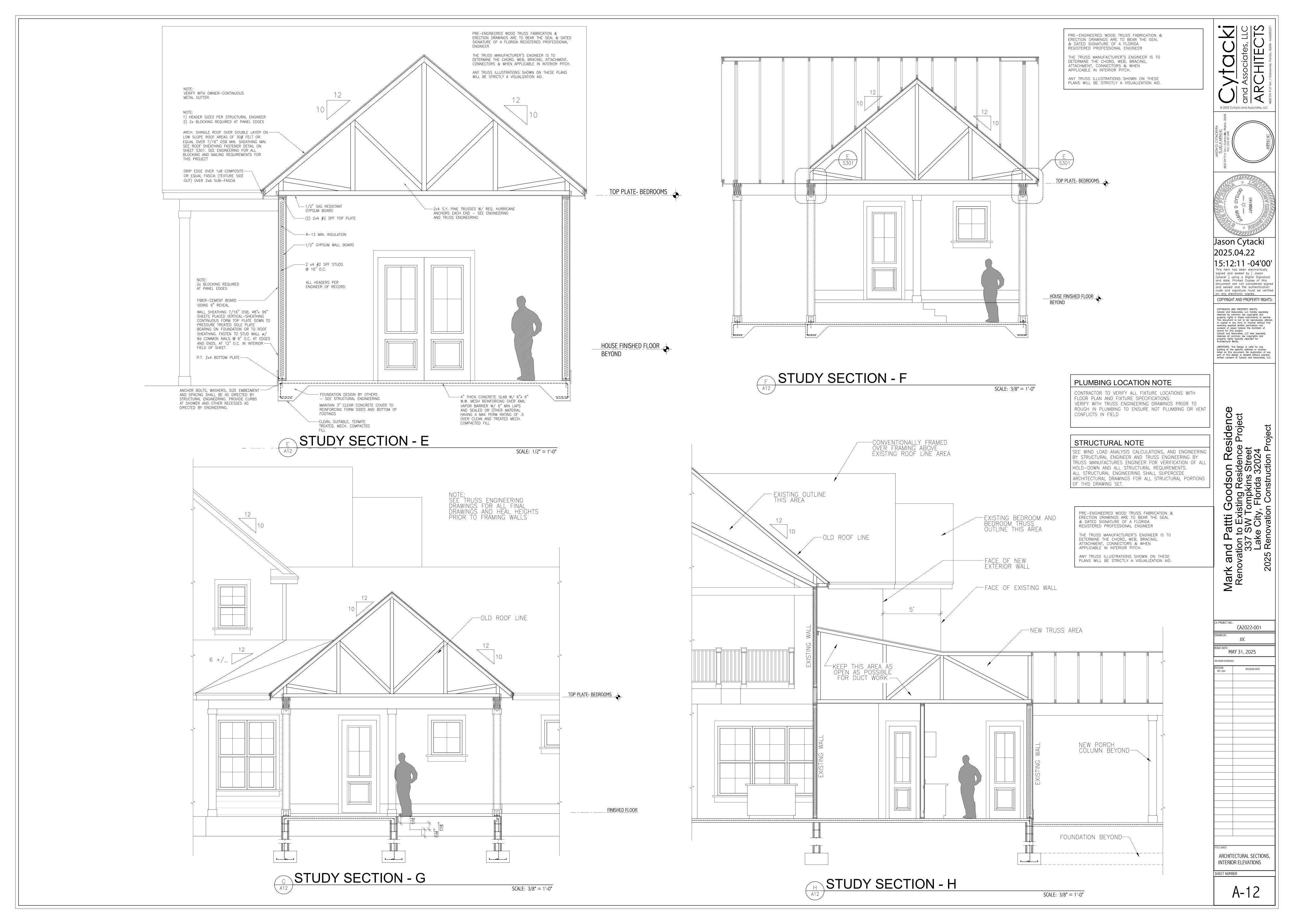
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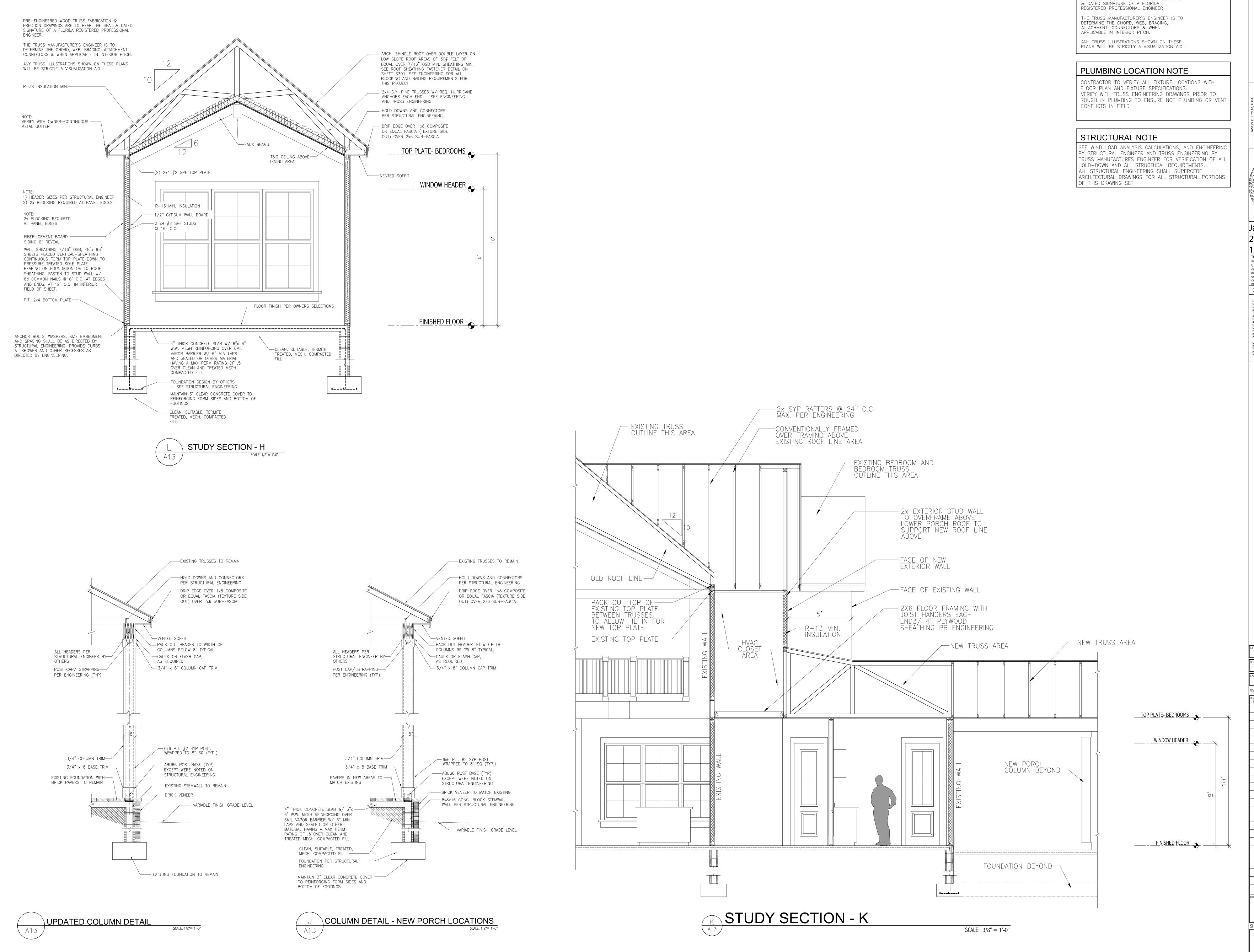
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CA2022-001 MAY 31, 2025

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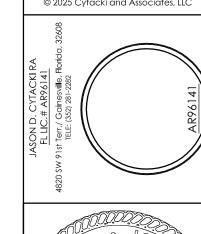
ARCHITECTURAL SECTIONS, INTERIOR ELEVATIONS

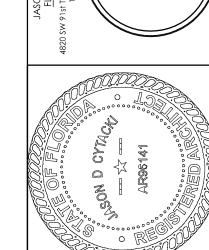




PRE-ENGINEERED WOOD TRUSS FABRICATION & ERECTION DRAWINGS ARE TO BEAR THE SEAL

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ARCHITECTURAL SECTIONS INTERIOR ELEVATIONS

SHEET NUMBER A-13

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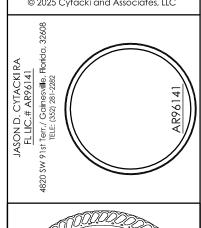
PLUMBING LOCATION NOTE

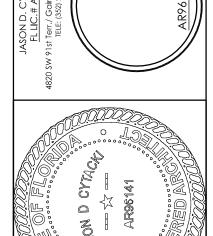
CONTRACTOR TO VERIFY ALL FIXTURE LOCATIONS WITH FLOOR PLAN AND FIXTURE SPECIFICATIONS. VERIFY WITH TRUSS ENGINEERING DRAWINGS PRIOR TO ROUGH IN PLUMBING TO ENSURE NOT PLUMBING OR VENT CONFLICTS IN FIELD

STRUCTURAL NOTE

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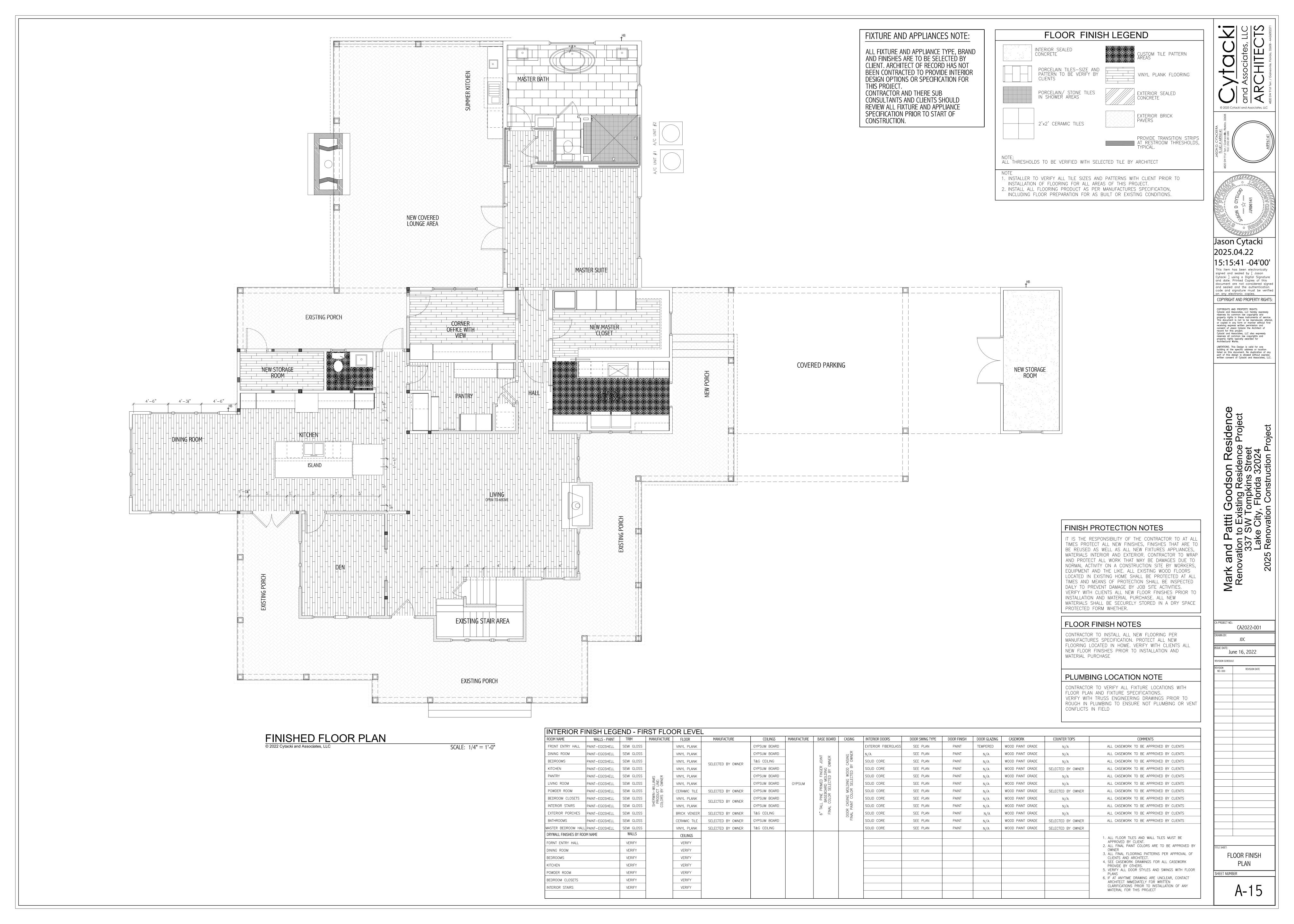
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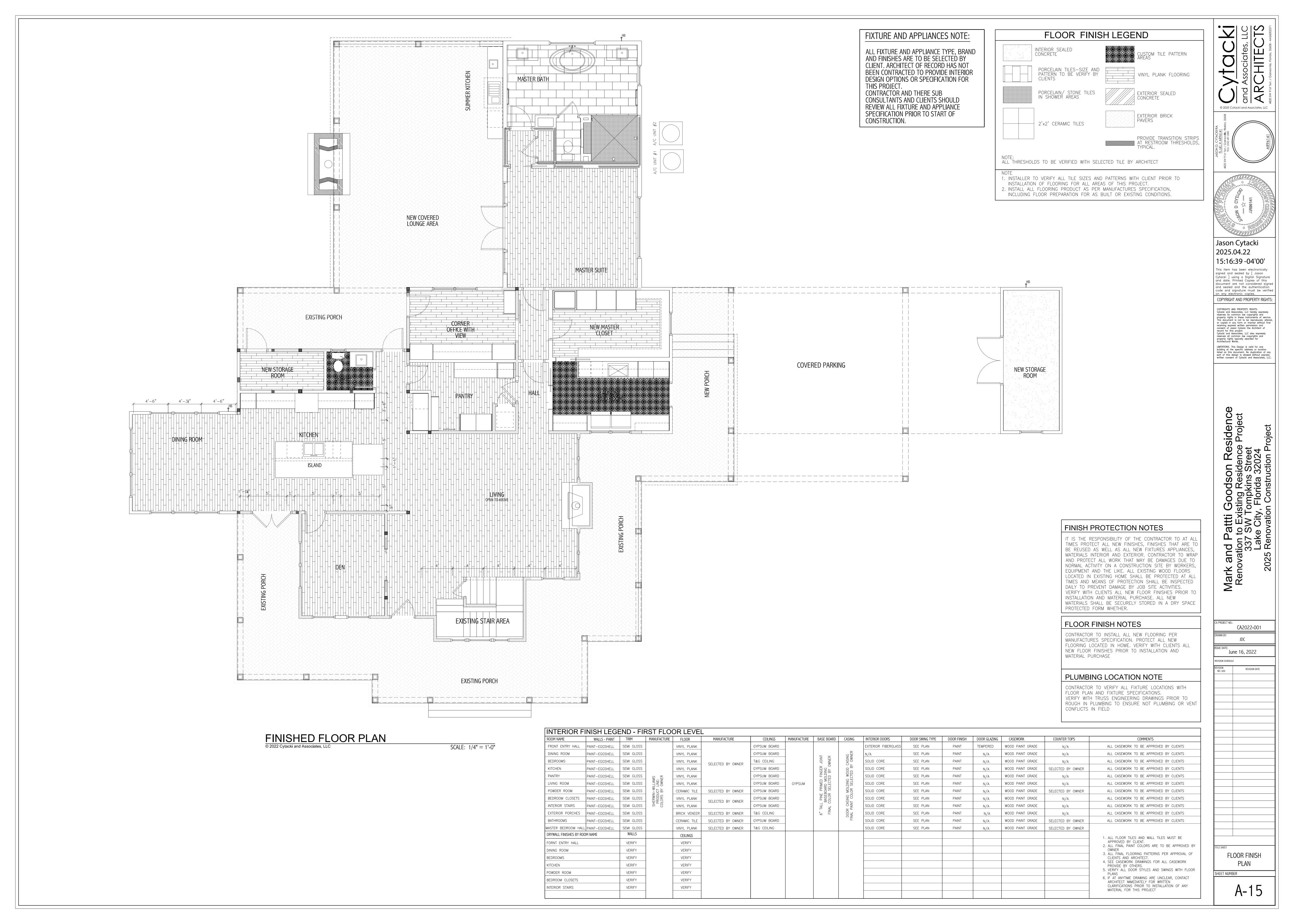
CA2022-001 MAY 31, 2025

REVISION DATE

ARCHITECTURAL SECTIONS, INTERIOR ELEVATIONS

A-13.2





ROOF VENTILATION NOTE

REQUIREMENTS.

CURRENT CODE.

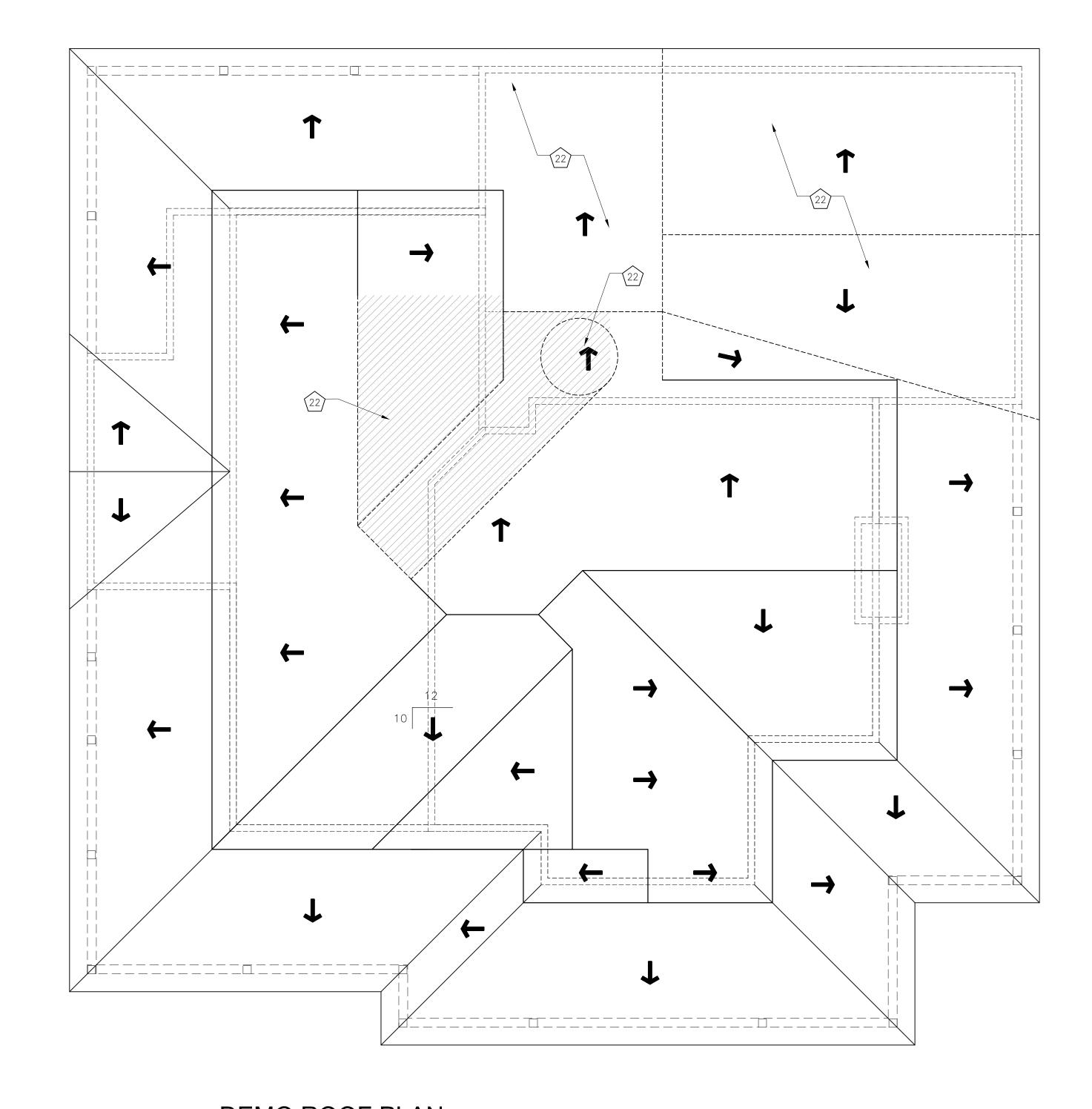
THIS PROJECT IS UTILIZING AN SPRAY FOAM INSULATION

ALL FLAME SPREAD AND FINAL R VALUES SHALL BE PER

ALL OTHER CURRENT BUILDING AND ENERGY CODE

SYSTEM IN THE ROOF ASSEMBLY - INSTALLATION, DESIGN AND

SPECIFICATION SHALL BE PER FBC 2017 (6TH EDITION) AND



DEMO ROOF PLAN

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

GENERAL ROOFING NOTES

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- 1. THE ROOFING CONTRACTOR MUST VISIT THE CONSTRUCTION SITE AND BUILDING TO FAMILIARIZE THEMSELVES WITH THE EXISTING AND NEW SCOPE OF WORK TO BE EXECUTE. ROOFING CONTRACTOR IS TO VERIFY ALL EXISTING ROOF PENETRATIONS. FLASHING, GENERAL CONDITION AND LOCATIONS OF EXISTING EQUIPMENT PRIOR TO START WORK.
- ANY CONDITIONS THAT MAY AFFECT THE EXECUTION AND INSTALLATION OF ALL ITEMS NECESSARY FOR THE COMPLETION OF THE SCOPE OF WORK MUST BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND THE ARCHITECT AS TO ALLOW FOR PROPER COORDINATION.
- ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO THE REMOVAL OF ANY PORTION OF THE ROOFING OR EQUIPMENT. ALL ACTIVE VENT STACK PIPES SHALL REMAIN ACTIVE. EXTEND EXISTING ROOF STACK AND VENTS ABOVE NEW ROOF LINES. CARE SHOULD BE TAKEN TO PREVENT WATER DAMAGE TO SURROUNDING FINISHES DURING CONSTRUCTION AT ALL TIMES.
- 4. CONTRACTOR SHALL OPEN AND CLOSE ALL HARD COAT AND DROPPED CEILINGS AS REQUIRED TO INSTALL BLOCKING AND ANY HOLD DOWN STRAPPING REQUIRED PER SCOPE OF WORK. CONTRACTOR SHALL REPLACE ALL CEILINGS AND CEILING TILES DAMAGED DURING THE NEW INSTALLATION. IN AREAS THAT WILL BE COVERED WITH NEW TRUSS SET, CONTRACTOR CAN ACCESS CEILING SPACES FORM THE EXTERIOR OF THE BUILDING THROUGH ROOF SHEATHING IS NECESSARY. REPLACE ALL ROOF SHEATHING THAT IS REMOVED AS NECESSARY.
- ANY REPLACED CEILINGS OR CEILING TILES IN EXISTING RATED CEILINGS MUST NOT LESSEN THE FIRE RATING OF THE EXISTING ASSEMBLE. BEFORE SHUTTING OFF ANY WATER SUPPLY, THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR, OWNER'S REPRESENTATIVE AND THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL SCHEDULE ALL WORK WITH EXISTING CONDITIONS AND WITH OTHER TRADES. VERIFY LOCATIONS OF EXISTING PIPING, ELECTRICAL, MECHANICAL SYSTEMS AS REQUIRED DURING CONSTRUCTIONS TO MISS DUCT WORK AND STRUCTURAL MEMBERS.

PLUMBING LOCATION NOTE

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

CONTRACTOR TO VERIFY ALL FIXTURE LOCATIONS WITH FLOOR PLAN AND FIXTURE SPECIFICATIONS. VERIFY WITH TRUSS ENGINEERING DRAWINGS PRIOR TO ROUGH IN PLUMBING TO ENSURE NOT PLUMBING OR VENT CONFLICTS IN FIELD

STRUCTURAL NOTE

SEE WIND LOAD ANALYSIS CALCULATIONS, AND ENGINEERING BY STRUCTURAL ENGINEER AND TRUSS ENGINEERING BY TRUSS MANUFACTURES ENGINEER FOR VERIFICATION OF ALL HOLD-DOWN AND ALL STRUCTURAL REQUIREMENTS. ALL STRUCTURAL ENGINEERING SHALL SUPERCEDE ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL PORTIONS OF THIS DRAWING SET.

PRE-ENGINEERED WOOD TRUSS FABRICATION & ERECTION DRAWINGS ARE TO BEAR THE SEAL & DATED SIGNATURE OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER

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ANY TRUSS ILLUSTRATIONS SHOWN ON THESE

PLANS WILL BE STRICTLY A VISUALIZATION AID.

REMOVE EXISTING DOORS, WINDOW AND FRAMES COMPLETE. SEE NEW PLANS FOR WALLS, DOORS AND WINDOW CONFIGURATIONS. REPLACE OPENING AS SHOWN

DEMOLITION NOTES

- REMOVE EXISTING SECTION OF WALLS COMPLETE 2 INCLUDING DRYWALL, STUDS, WIRING AND ANY MISCELLANEOUS EQUIPMENT FOUND DURING DEMO PHASE. VERIFY. VERIFY WITH ELECTRICAL NEED PRIOR
- TRENCH OR CUT EXISTING CONCRETE SLAB OR FLOOR FRAMING IN PREPARATION FOR NEW PLUMBING REQUIREMENTS SEE NEW PLAN FOR FIXTURE LOCATIONS.
- REMOVE EXISTING WALL, CEILING, FLOOR FINISHES PER (16) PREP EXISTING BEAM ABOVE FOR NEW BEAM PLACEMENT FLOOR PLAN CHANGES.. INSPECT ALL EXISTING CONDITION - SEE ENGINEERING FOR NEW BEAM SIZING FOR WATER DAMAGE OR MOLD IN ALL AREAS TO BE
- FEMOVE EXISTING DECORATIVE TRIM AS REQUIRED FOR NEW FLOOR PLAN LAYOUTS AND NEW OPENINGS (6) REMOVE EXISTING CASEWORK
- 7 PREP EXISTING WALL WHERE NEW WALLS MEET AND PREP FOR NEW WALL ATTACHMENT
- REMOVE EXISTING LIGHTING FIXTURES, SUPPLY AND RETURN GRILLS, AND OUTLETS. MODIFY AS REQUIRED PER NEW PLANS
- ADJUST EXISTING FLOOR FRAMING AS REQUIRED FOR NEW WALL FRAMING, STRUCTURAL LAYOUTS, NEW PLUMBING LAYOUTS—SEE NEW FLOOR PLAN AND STRUCTURAL
- ENGINEERING FOR SIZES. DEMO EXISTING RESTROOM FIXTURES COMPLETE AND REPLACE WITH NEW AS SELECTED BY OWNER

DEMO EXISTING INTERIOR SOFFIT AS REQUIRED PER NEW 24 NOTE USED PLAN LAYOUTS

CA PROJECT NO.	CA2019-068
DRAWN BY:	JDC
ISSUE DATE:	AY 31, 2025
REVISION SCHEDUL	E
REVISION NO. 000	REVISION DATE

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DEMO EXISTING SECTION OF WALL FOR NEW OPENINGS. 13) PREP WALL PER ROUGH OPENING AND SPECS OF DOOR DEMO EXISTING WINDOWS AND PREP FOR NEW WINDOWS

SEE PLAN FOR SIZES AND NEW HEADER HEIGHTS. INFILL WALLS PER PLANS IF NO NEW OPENINGS CALLED FOR WALLS PER PLANS IF NO NEW OPENINGS CALLED FOR

REMOVE EXISTING EXTERIOR WALL SIDING FINISH OFF OF

NEW EXTERIOR WALL FINISHES PER UPDATED PLANS AND

EXISTING EXTERIOR WALL FOR THIS AREA. PREP FOR

DEMO EXISTING FLOORING AND PREP OR NEW FLOORING AS SELECTED BY CLIENTS.

DEMO EXISTING COLUMN PREP FOR NEW PER STRUCTURAL

(18) PREP PORCH AREA TO BECOME NEW INTERIOR SPACE

PREP FIREPLACE WALLS FOR NEW FINISHES SELECTED BY OWNERS

PREP EDGE OF EXISTING PORCH FOR NEW PORCH AND FLOOR PLAN LAYOUTS REMOVE EXISTING DECORATIVE COLUMN WRAP- MAINTAIN STRUCTURAL ELEMENTS. CONTACT ARCHITECT FOR SITE INSPECTION AFTER DECORATIVE WRAP HAS BEEN

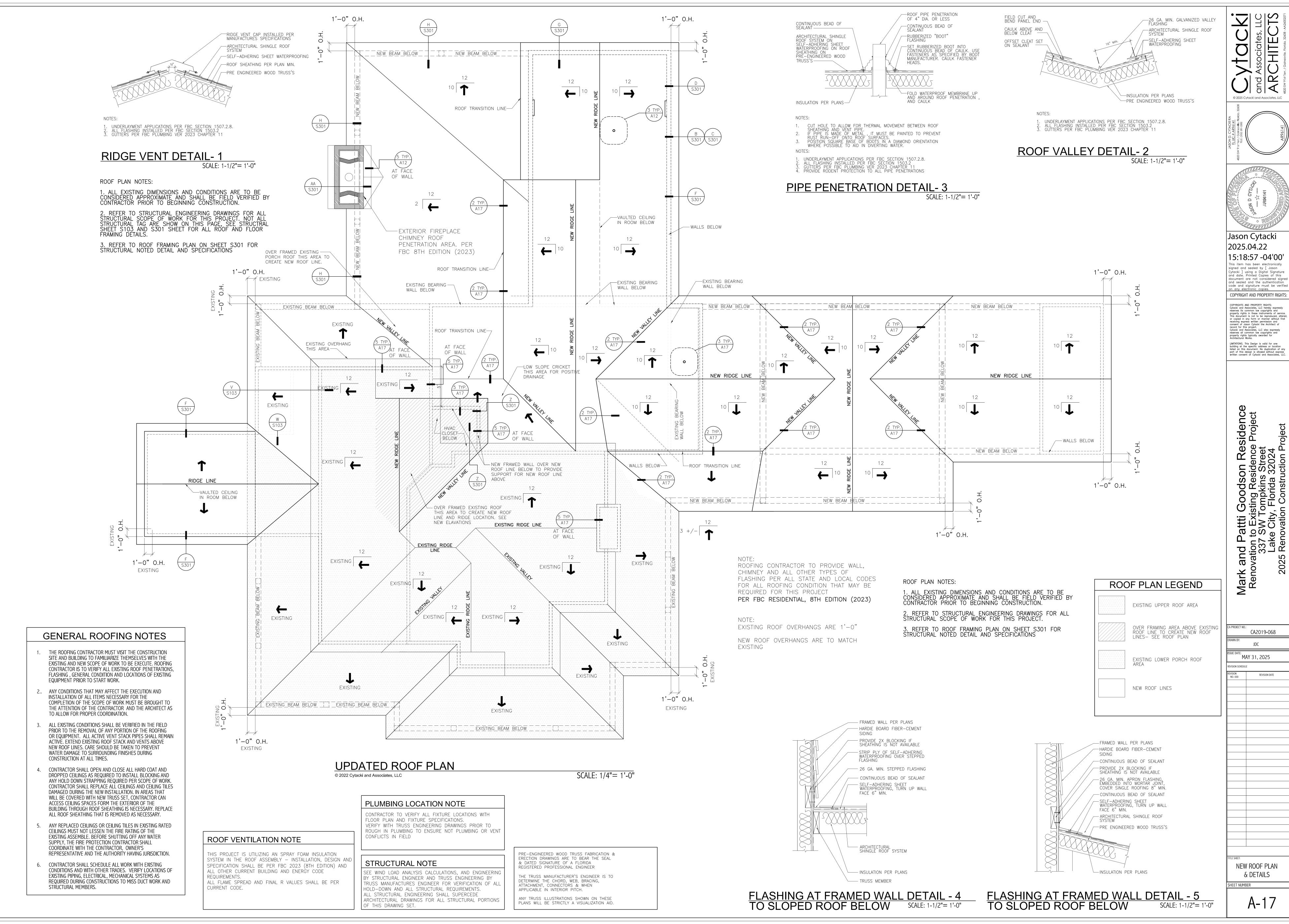
REMOVED. PREP FOR NEW PACK OUT PER PLANS

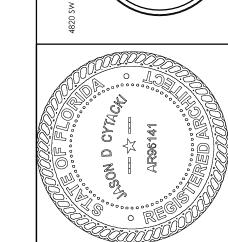
23) NOTE USED

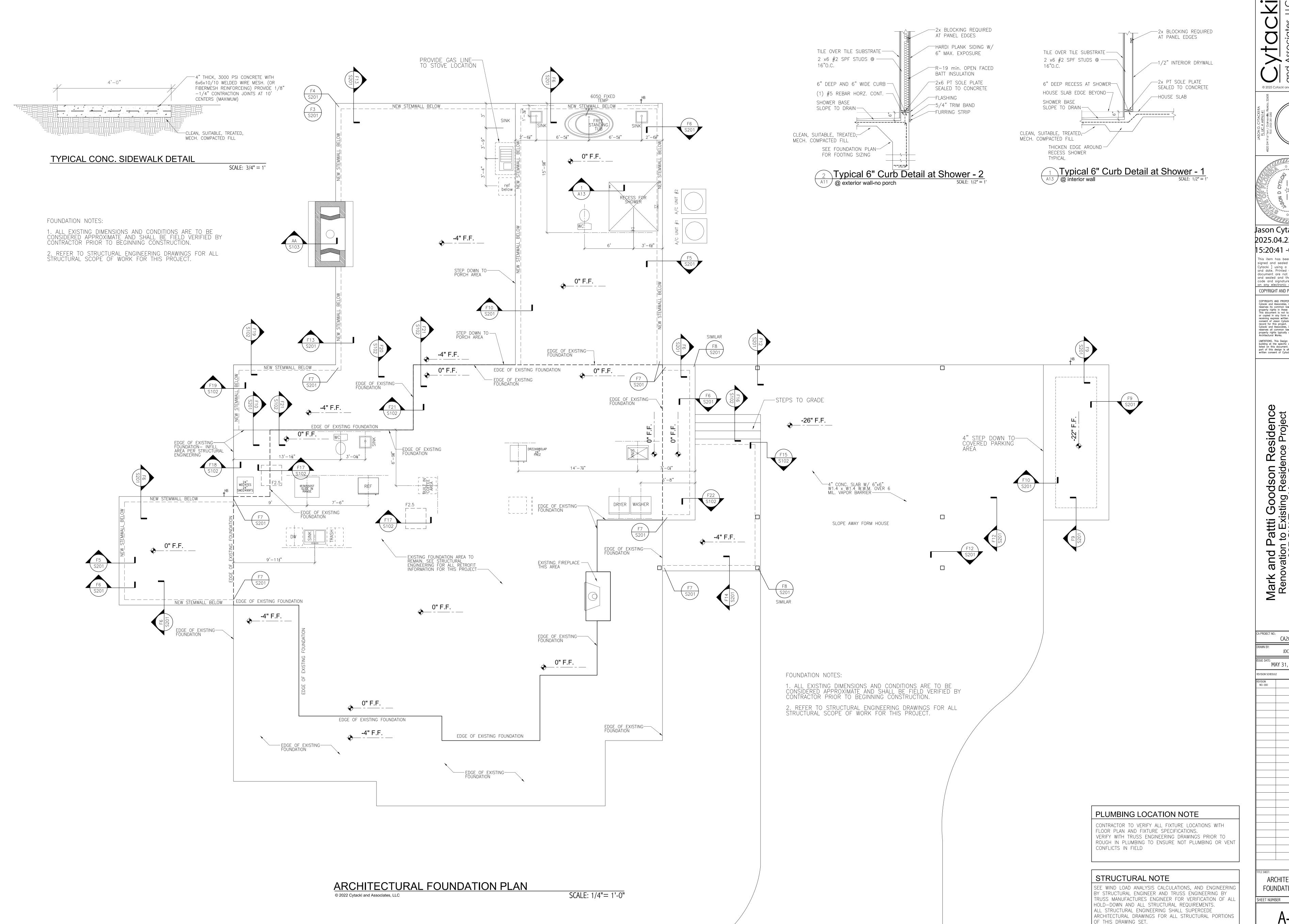
SHEET NUMBER

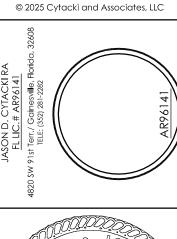
EXISTING ROOF PLAN

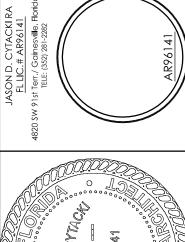
& DEMO

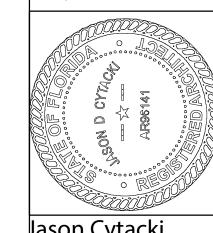












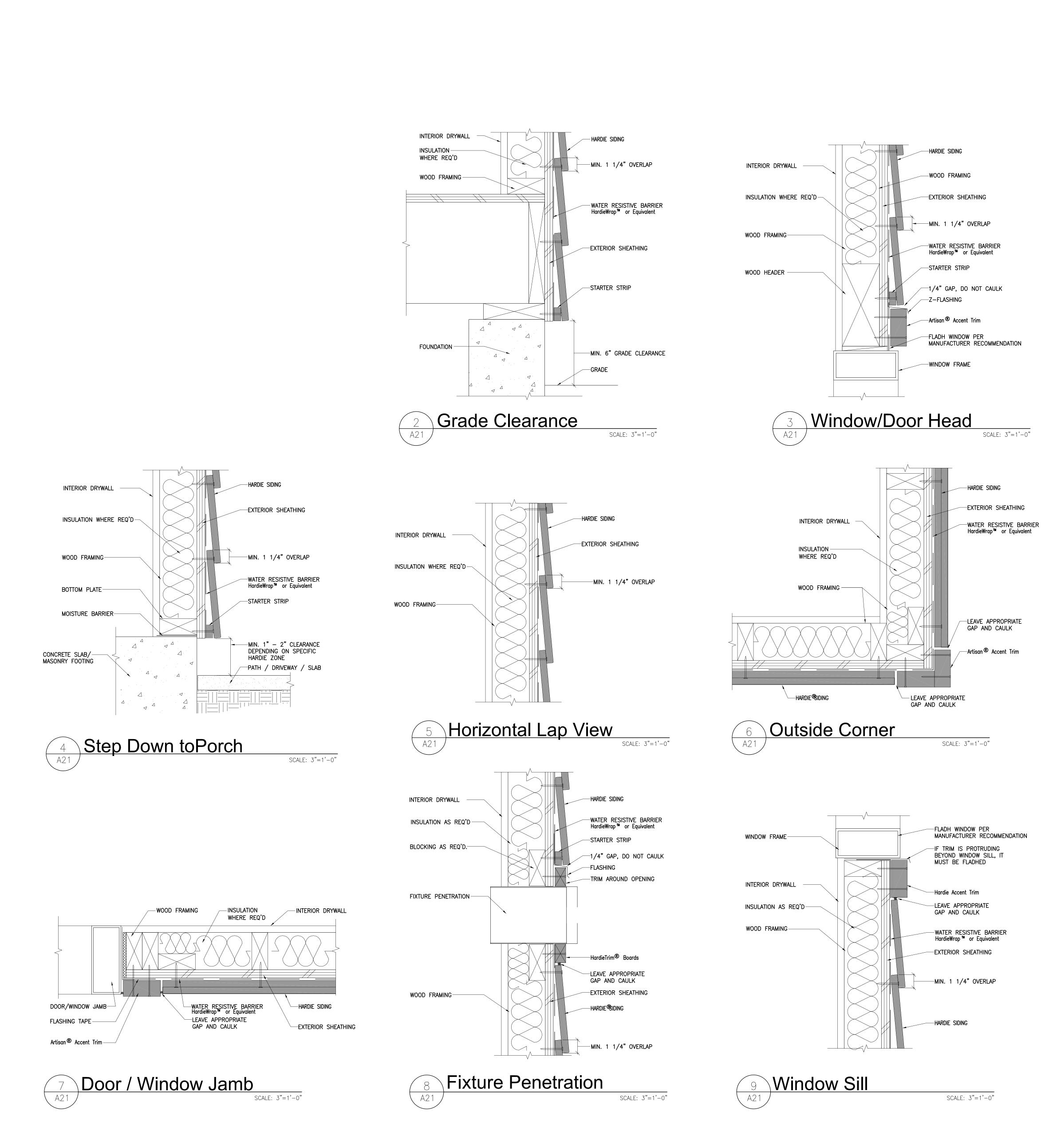
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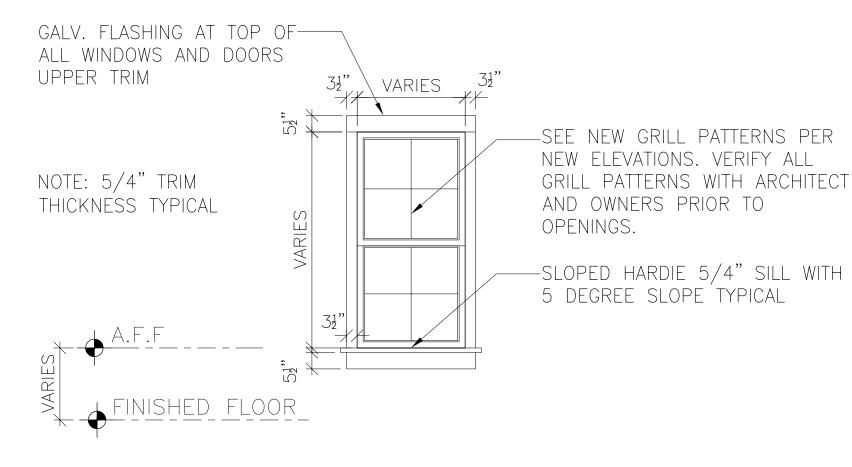
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CA2019-068

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ARCHITECTURAL FOUNDATION PLAN





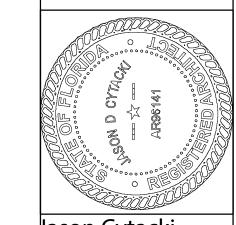
TYPICAL EXTERIOR WINDOW SINGLE HUNG WINDOW VINYL CLAD WINDOWS - BLACK EXTERIOR/ WHITE INTERIOR GLAZING: CLEAR LOW —E

SCALE: 3/8"= 1'-0"

TEMPERED GLASS IN HAZARD LOCATION PER CODE DIVIDED LIGHT'S PER ELEVATIONS

Typical Window Trim Detail

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HARDIE TRIM DETAILS SHEET NUMBER

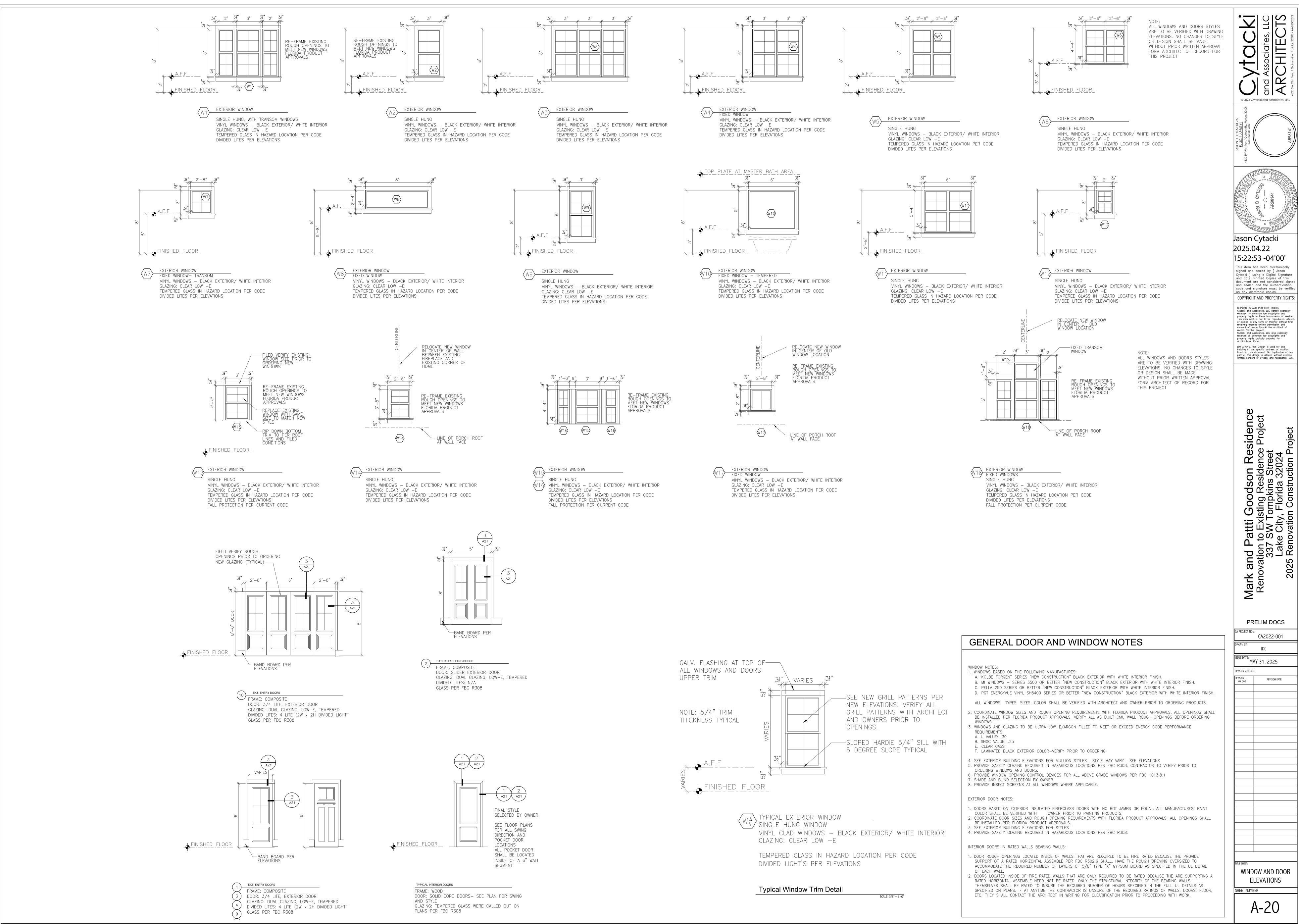
A-19

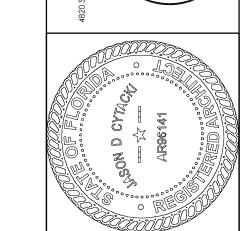
-WOOD FRAMING LEAVE APPROPRIATE – GAP AND CAULK Hardie Accent Trim--INTERIOR DRYWALL LEAVE APPROPRIATE – GAP AND CAULK INSULATION AS REQ'D--WOOD FRAMING WATER RESISTIVE BARRIER— HardieWrap™ or Equivalent HARDIE SIDING— EXTERIOR SHEATHING-

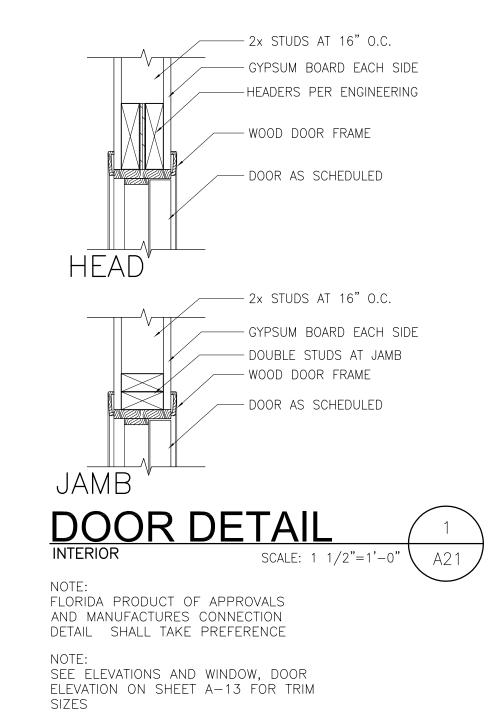
SCALE: 3"=1'-0"

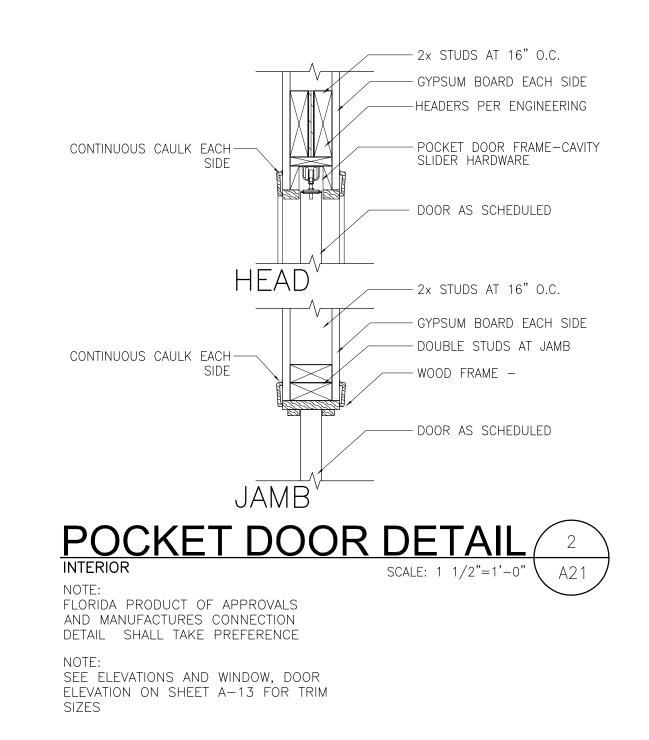
Inside Corner

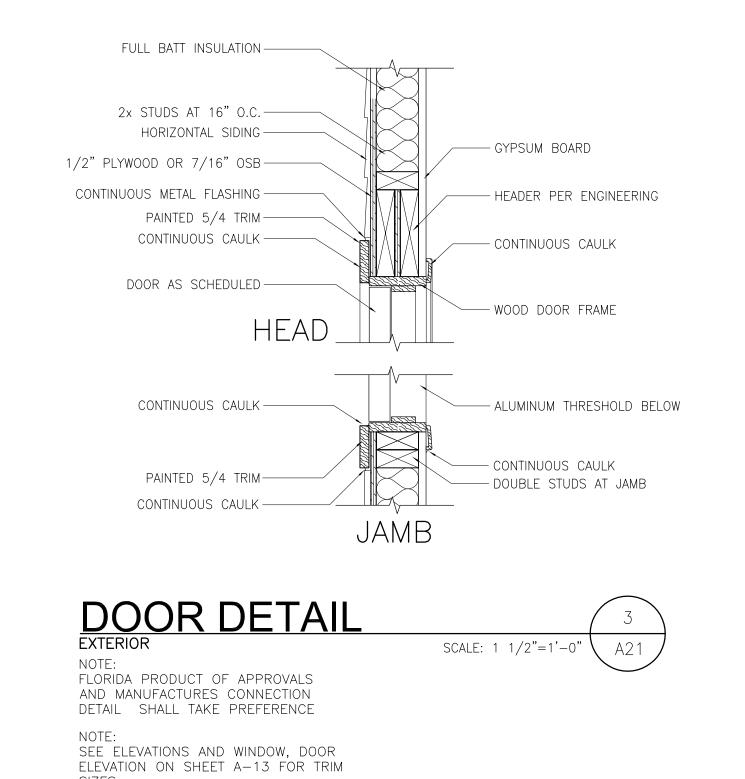
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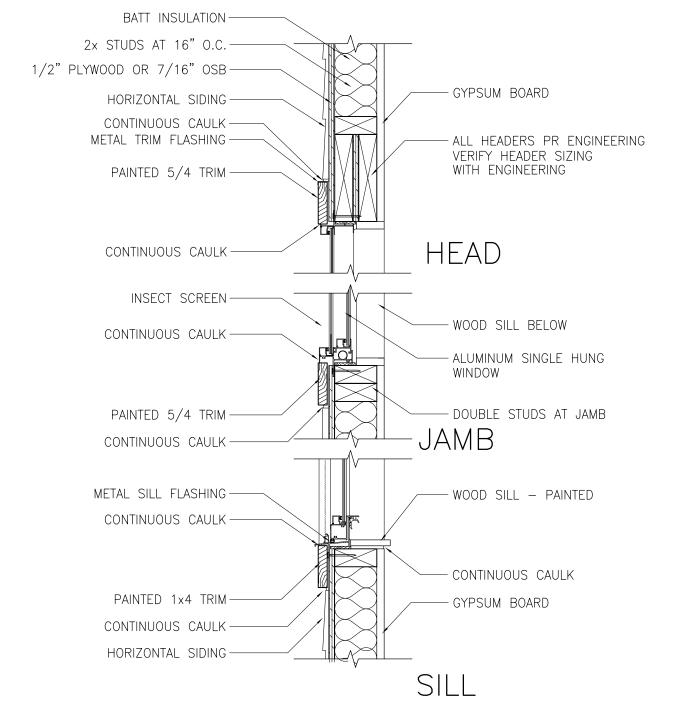


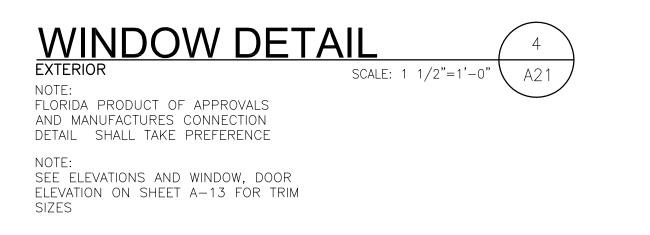














GENERAL DOOR AND WINDOW NOTES

1. DOOR ROUGH OPENINGS LOCATED INSIDE OF WALLS THAT ARE REQUIRED TO BE FIRE RATED BECAUSE THE PROVIDE SUPPORT OF A RATED HORIZONTAL ASSEMBLE PER FBC R302.6 SHALL, HAVE THE ROUGH OPENING OVERSIZED TO ACCOMMODATE THE REQUIRED NUMBER OF LAYERS OF 5/8" TYPE "X" GYPSUM BOARD AS SPECIFIED IN THE UL DETAIL

RATED HORIZONTAL ASSEMBLE NEED NOT BE RATED. ONLY THE STRUCTURAL INTEGRITY OF THE BEARING WALLS THEMSELVES SHALL BE RATED TO INSURE THE REQUIRED NUMBER OF HOURS SPECIFIED IN THE FULL UL DETAILS AS SPECIFIED ON PLANS. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF THE REQUIRED RATINGS OF WALLS, DOORS, FLOOR,

ETC. THEY SHALL CONTACT THE ARCHITECT IN WRITING FOR CLEARIFICATION PRIOR TO PROCEEDING WITH WORK.

2. DOORS LOCATED INSIDE OF FIRE RATED WALLS THAT ARE ONLY REQUIRED TO BE RATED BECAUSE THE ARE SUPPORTING A

INTERIOR DOORS IN RATED WALLS BEARING WALLS:

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15:24:00 -04'00'

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GENERAL DOOR AND WINDOW NOTES		CA2022-001
	DRAWN BY:	JDC
WINDOW NOTES: 1. WINDOWS BASED ON THE FOLLOWING MANUFACTURES:		MAY 31, 2025
A. KOLBE FORGENT SERIES "NEW CONSTRUCTION" BLACK EXTERIOR WITH WHITE INTERIOR FINISH. B. MI WINDOWS — SERIES 3500 OR BETTER "NEW CONSTRUCTION" BLACK EXTERIOR WITH WHITE INTERIOR FINISH.	REVISION SCHE	DULE
C. PELLA 250 SERIES OR BETTER "NEW CONSTRUCTION" BLACK EXTERIOR WITH WHITE INTERIOR FINISH. D. PGT ENERGYVUE VINYL SH5400 SERIES OR BETTER "NEW CONSTRUCTION" BLACK EXTERIOR WITH WHITE INTERIOR FINISH.	REVISION NO. 000	REVISION DATE
ALL WINDOWS TYPES, SIZES, COLOR SHALL BE VERIFIED WITH ARCHITECT AND OWNER PRIOR TO ORDERING PRODUCTS.		
2. COORDINATE WINDOW SIZES AND ROUGH OPENING REQUIREMENTS WITH FLORIDA PRODUCT APPROVALS. ALL OPENINGS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVALS. VERIFY ALL AS BUILT CMU WALL ROUGH OPENINGS BEFORE ORDERING WINDOWS.		
3. WINDOWS AND GLAZING TO BE ULTRA LOW-E/ARGON FILLED TO MEET OR EXCEED ENERGY CODE PERFORMANCE REQUIREMENTS.		
A. U VALUE: .30 B. SHGC VALUE: .25		
E. CLEAR GASS F. LAMINATED BLACK EXTERIOR COLOR—VERIFY PRIOR TO ORDERING		
4. SEE EXTERIOR BUILDING ELEVATIONS FOR MULLION STYLES— STYLE MAY VARY— SEE ELEVATIONS 5. PROVIDE SAFETY GLAZING REQUIRED IN HAZARDOUS LOCATIONS PER FBC R308: CONTRACTOR TO VERIFY PRIOR TO		
ORDERING WINDOWS AND DOORS. 6. PROVIDE WINDOW OPENING CONTROL DEVICES FOR ALL ABOVE GRADE WINDOWS PER FBC 1013.8.1		
7. SHADE AND BLIND SELECTION BY OWNER 8. PROVIDE INSECT SCREENS AT ALL WINDOWS WHERE APPLICABLE.		
EXTERIOR DOOR NOTES:		
1. DOORS BASED ON EXTERIOR INSULATED FIBERGLASS DOORS WITH NO ROT JAMBS OR EQUAL. ALL MANUFACTURES, PAINT COLOR SHALL BE VERIFIED WITH OWNER PRIOR TO PAINTING PRODUCTS.		
2. COORDINATE DOOR SIZES AND ROUGH OPENING REQUIREMENTS WITH FLORIDA PRODUCT APPROVALS. ALL OPENINGS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVALS.		
EXTERIOR BUILDING ELEVATIONS FOR STYLES		
4. PROVIDE SAFETY GLAZING REQUIRED IN HAZARDOUS LOCATIONS PER FBC R308:		
INTERIOR ROOPS IN DATER WALLS PEARING WALLS		

WINDOW AND DOOR

SHEET NUMBER

