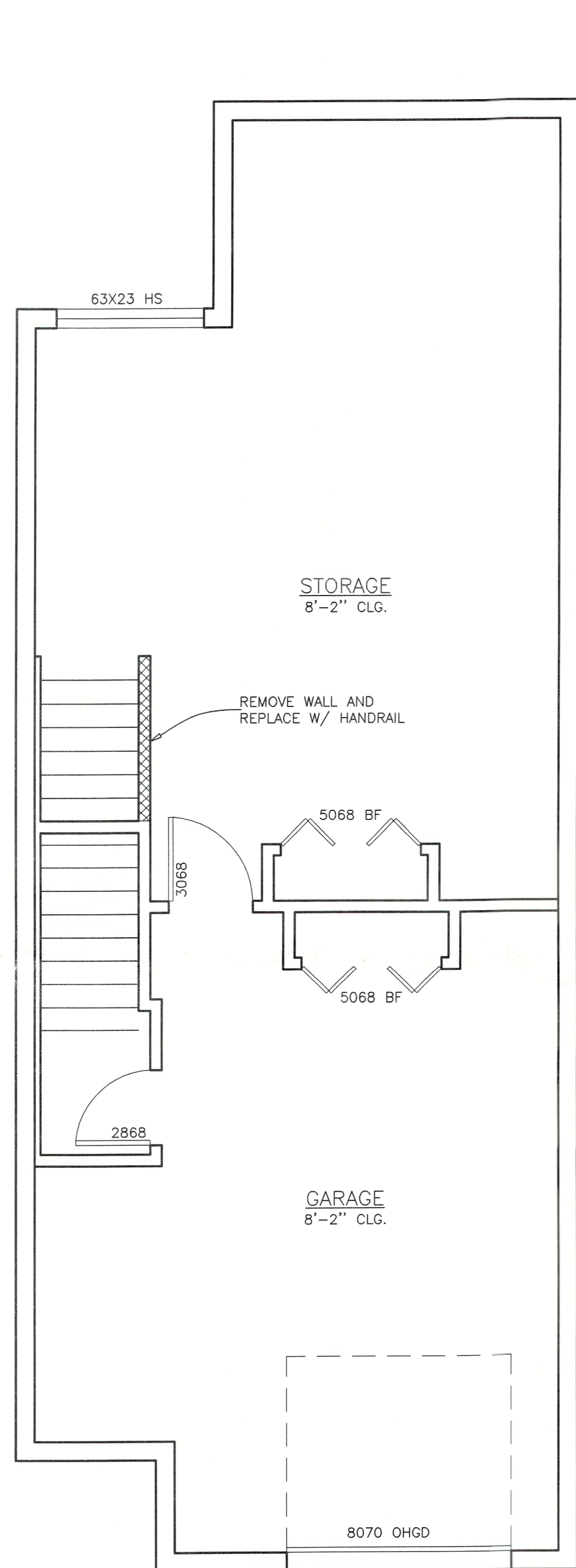
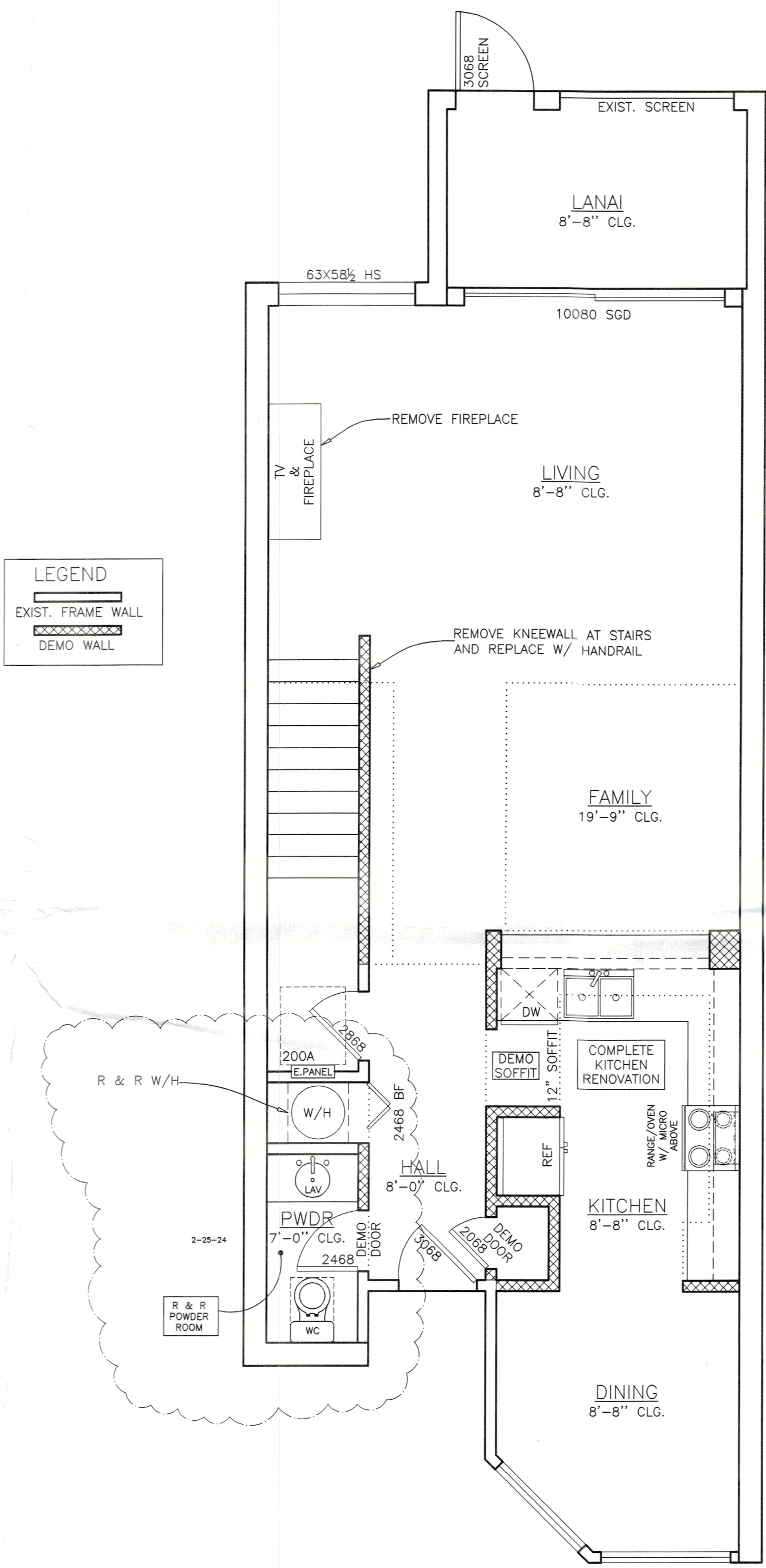


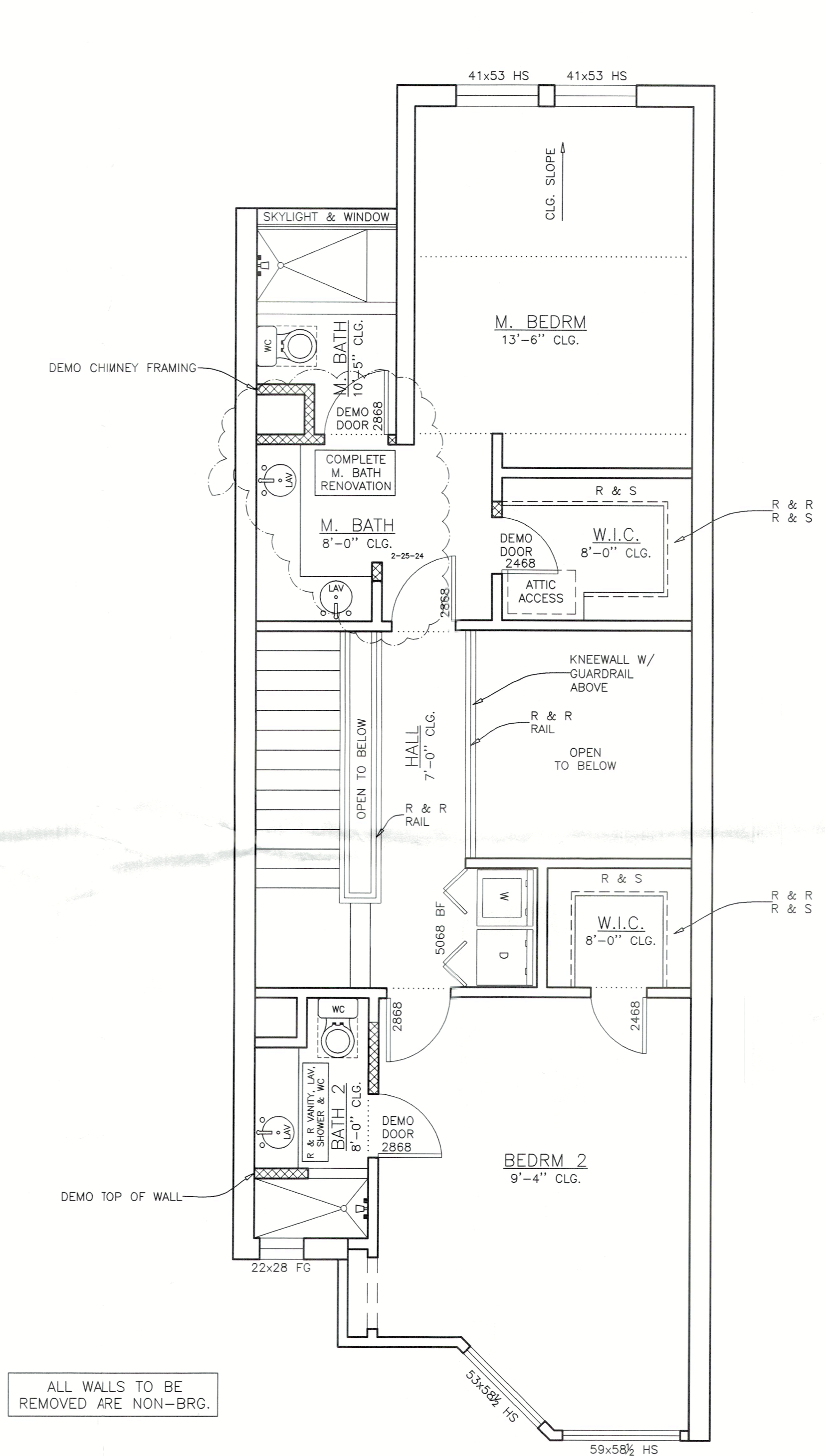
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EXIST./DEMO
1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



EXIST./DEMO
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXIST./DEMO
3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

ALL WALLS TO BE
REMOVED ARE NON-BRG.

- GENERAL NOTES:**
- REFER TO DRAWING T-1.0 THRU T-3.0 FOR WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, FRAMING LEGEND AND STRUCTURAL SPECIFICATIONS.
 - PROVIDE 29" CLEAR ACCESS TO AT LEAST ONE FULL BATH.
 - WINDOWS ARE TO BE ALUMINUM SINGLE HUNG UNLESS OTHERWISE NOTED.
 - ALL WINDOWS AND EXTERIOR GLASS DOORS TO HAVE TINTED GLASS.
 - PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS (IF APPLICABLE): SHOWER DOORS, EXTERIOR GLASS DOORS, WITHIN 2' OF DOOR, WITHIN 18" AFF.
 - PROVIDE INSULATION AT WALLS, CEILING & ATTIC SPACES PER ENERGY COMPLIANCE REPORT.
 - PRIOR TO BID SUBMISSION, CONTRACTORS AND SUB-CRONTACTORS MUST VISIT THE SITE AND VERIFY ALL APPLICABLE CONDITIONS.
 - ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE PROMPTLY REPORTED TO THE ENGINEER OR ARCHITECT OF RECORD IN WRITING.
 - DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. IN THE EVENT OF A CONFLICT, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY AND BEFORE ANY WORK BEGINS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE ORDERING MATERIALS, COMPONENTS, FIXTURES, OR FITTINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL WORK, INCLUDING THE REVIEW AND APPROVAL OF ALL SHOP DRAWINGS.

- ABBREVIATIONS**
- R & R = REMOVE & REPLACE
 - SC = SOLID CORE
 - SH = SINGLE HUNG
 - DH = DOUBLE HUNG
 - CSMT = CASEMENT
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 - PKT = POCKET
 - BP = BI-PASS
 - BF = BI-FOLD
 - CMU = CONCRETE MASONRY UNIT
 - K.O. = KNOCK OUT
 - M.R. = MOISTURE RESISTANT
 - E.E.R.O. = EMERGENCY ESCAPE & RESCUE OPENINGS

- SUMMARY OF DATA**
- BUILDING USE: SINGLE FAMILY RESIDENCE
 - V-B CONSTRUCTION TYPE
 - APPLICABLE CODES:
2020 FLORIDA BUILDING CODE/RESIDENTIAL
2020 FLORIDA EXISTING BUILDING CODE
LEVEL 2 ALTERATION
2020 FLORIDA ACCESSIBILITY CODE
NFPA70 - 2017 NEC

AREAS
NO CHANGE IN FOOTPRINT

- SCOPE OF WORK**
- ADD LIBRARY TO EXIST. GARAGE AS SHOWN
 - RENOVATE KITCHEN AS SHOWN
 - DEMO POWDER ROOM AND REPLACE WITH BATHROOM AS SHOWN
 - RENOVATE BATH 2 AS SHOWN
 - RENOVATE MASTER BEDROOM AND MASTER BATHROOM AS SHOWN

- INDEX**
- EXIST./DEMO FLOOR PLANS
 - PROPOSED FLOOR PLANS & SECTIONS
 - ELECTRICAL PLANS

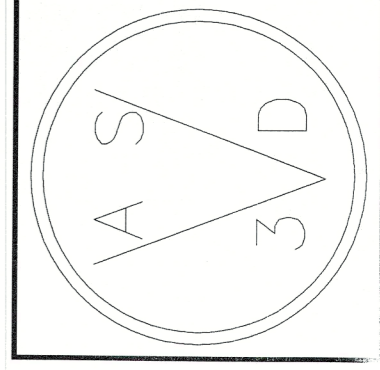
MECHANICAL, ELECTRICAL
AND PLUMBING REVIEWS
WILL BE DEFERRED TO
FIELD INSPECTORS

A SKEWED VIEW 3D HAS MADE EVERYTHING TO INCLUDE ALL REQUIRED INFORMATION AND DETAILS ON THESE DRAWINGS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ACCURACIES SHOULD BE REPORTED TO THE ENGINEER / ARCHITECT OF RECORD AND A SKEWED VIEW 3D IN WRITING PRIOR TO THE START OF ANY WORK.

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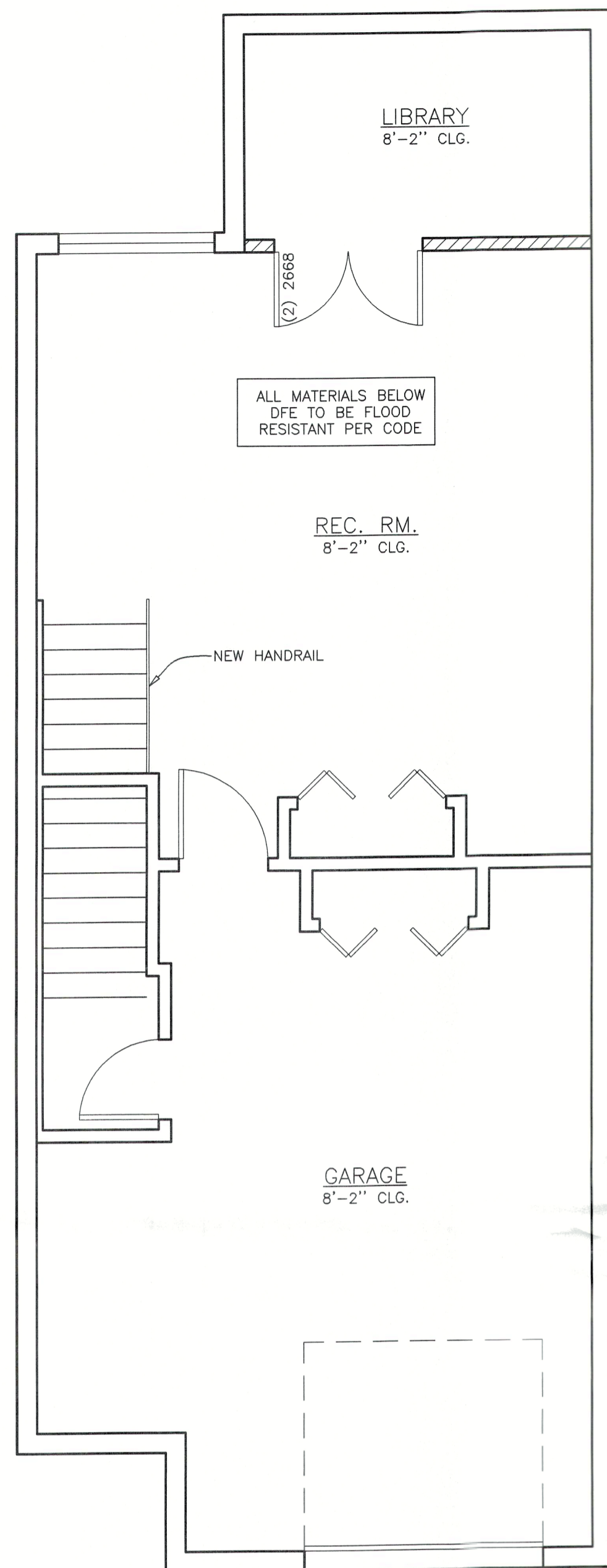
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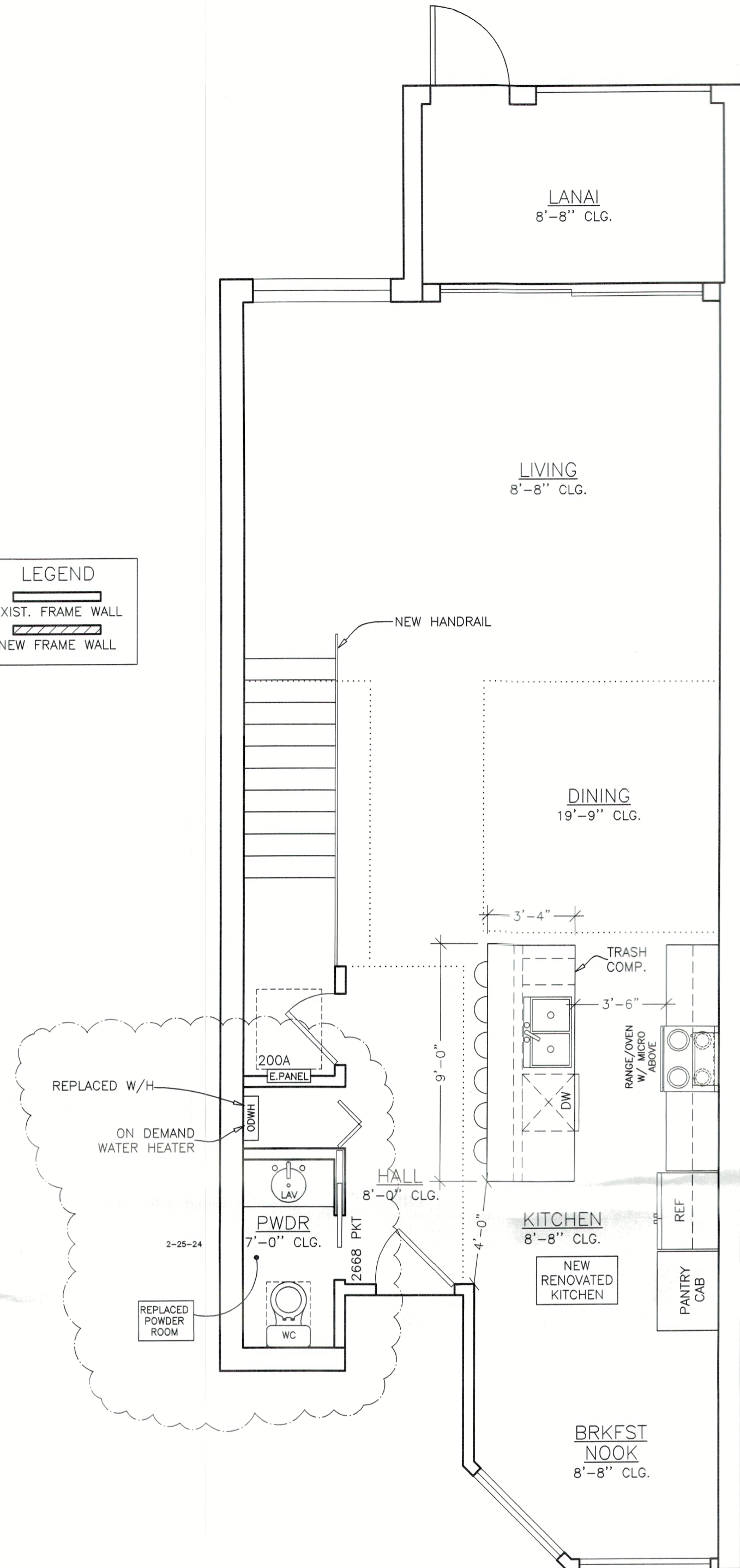
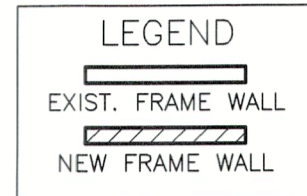
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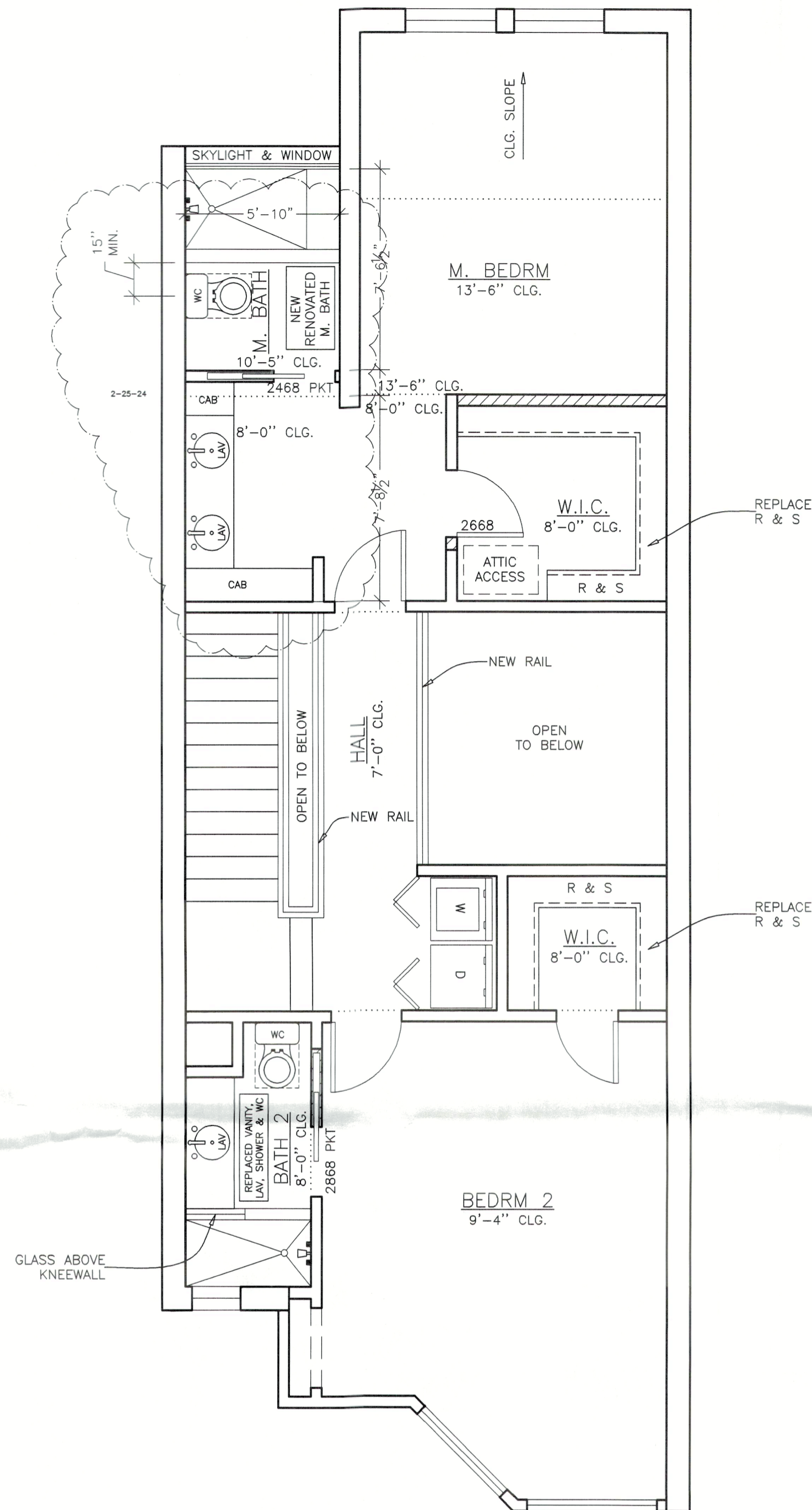
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PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

FRAMING NOTES:

- REFER TO TRUSS MANUFACTURER'S TRUSS DRAWINGS FOR ACTUAL TRUSS SIZES, LOCATIONS AND BRACING
- ATTACH ALL LVL PLIES ACCORDING TO MANUFACTURER'S SPECS
- NO NAIL FASTENERS INTO NARROW FACE (PARALLEL TO GLUE LINE) OF WOOD STRUCTURAL COLUMNS
- FRAMER TO INCLUDE CHASES FOR A/C, DROPPED CEILINGS, AND MINOR ALIGNMENTS NOTED BY SUPERVISOR PRIOR TO FRAMING. EXTERIOR ELEVATIONS WILL REQUIRE CERTAIN FRAMING BUILD-OUTS AND PAD DOWNS NOTED BY SUPERVISOR

TYP. SHEAR WALL SECTION:

INTERIOR SWS: PROVIDE INTERIOR SHEAR WALL SECTIONS WHERE SHOWN ON PLANS. 15/32" APA RATED WOOD STRUCTURAL PANELS W/ BLOCKING 4'-0" O.C. NAIL ALL EDGES, FIELD AND BLOCKING W/ 8d @ 6" O.C. - END OF SWS TO HAVE 3-2X6 STUD POST W/ HTS @ BASE

EXTERIOR SWS: ALL 1ST & 2ND FLOOR EXTERIOR STUD WALLS SHALL BE CONSIDERED SHEAR WALLS FOR THE PURPOSES OF CONSTRUCTION. 15/32" APA RATED WOOD STRUCTURAL PANELS W/ BLOCKING 4'-0" O.C. NAIL ALL EDGES, FIELD AND BLOCKING W/ 8d @ 6" O.C. - END OF SWS TO HAVE 3-2X6 STUD POST W/ HTS @ BASE W/ THE FOLLOWING HOLD-DOWNS WHERE SHOWN ON THE PLANS:

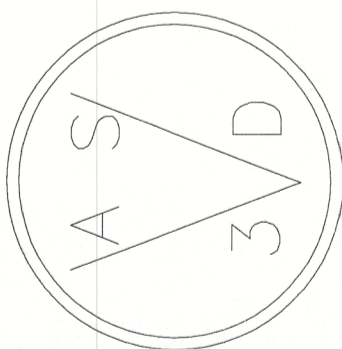
● HTS ■ MSTC4883

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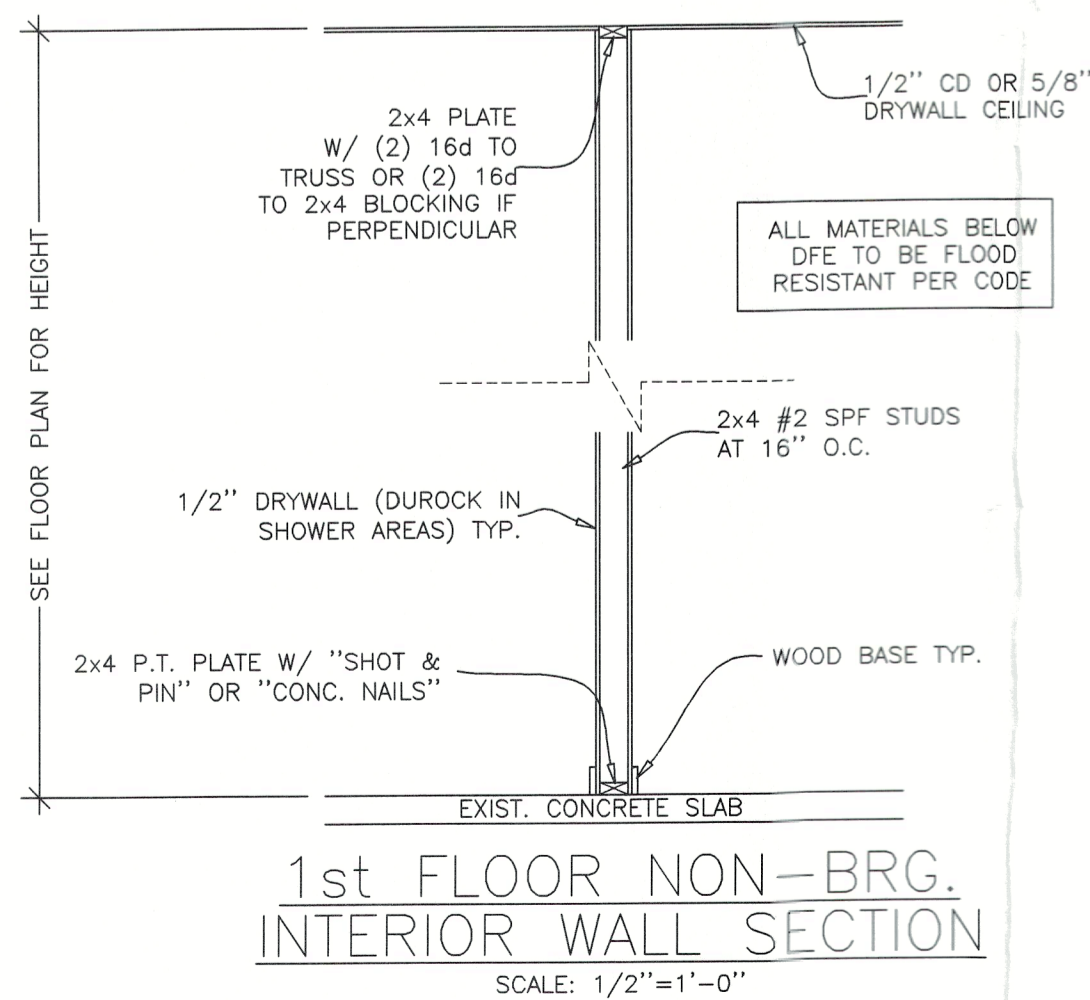


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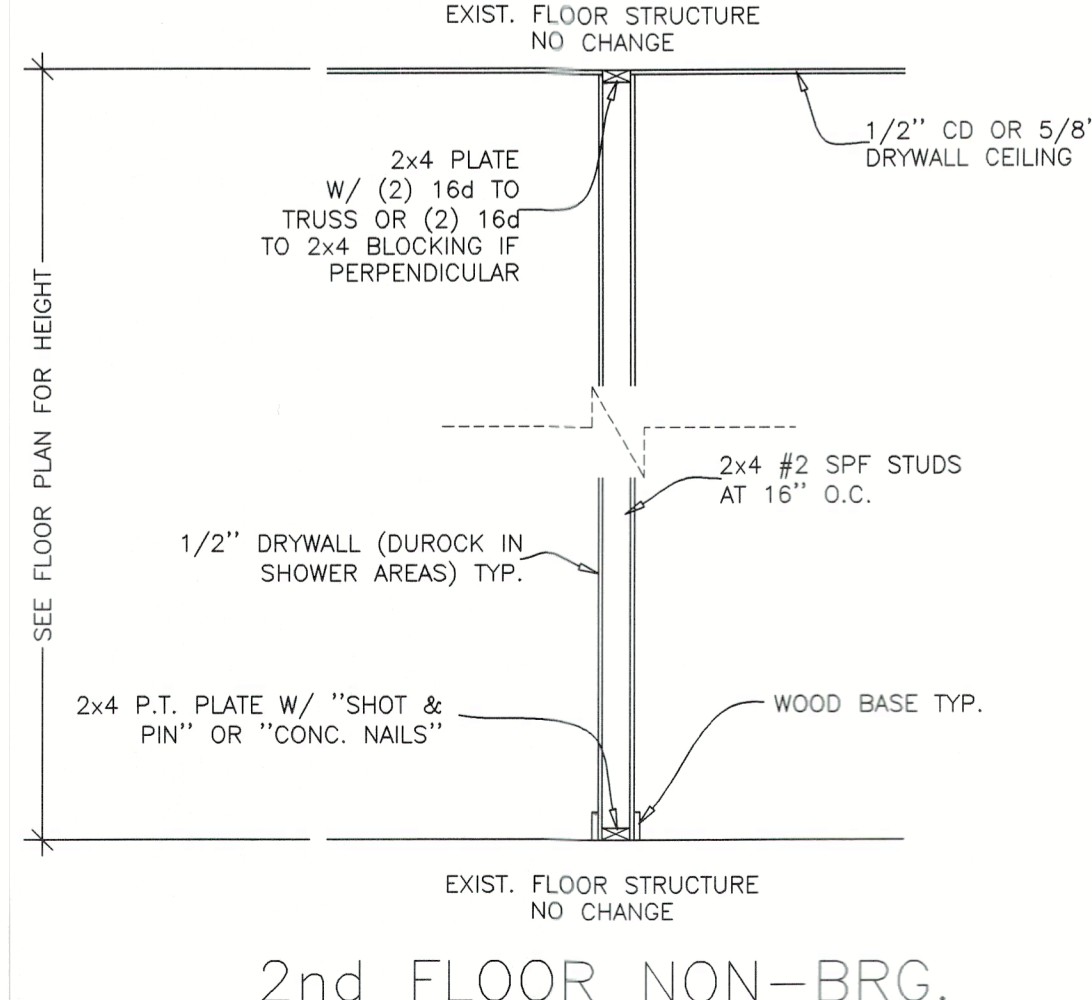
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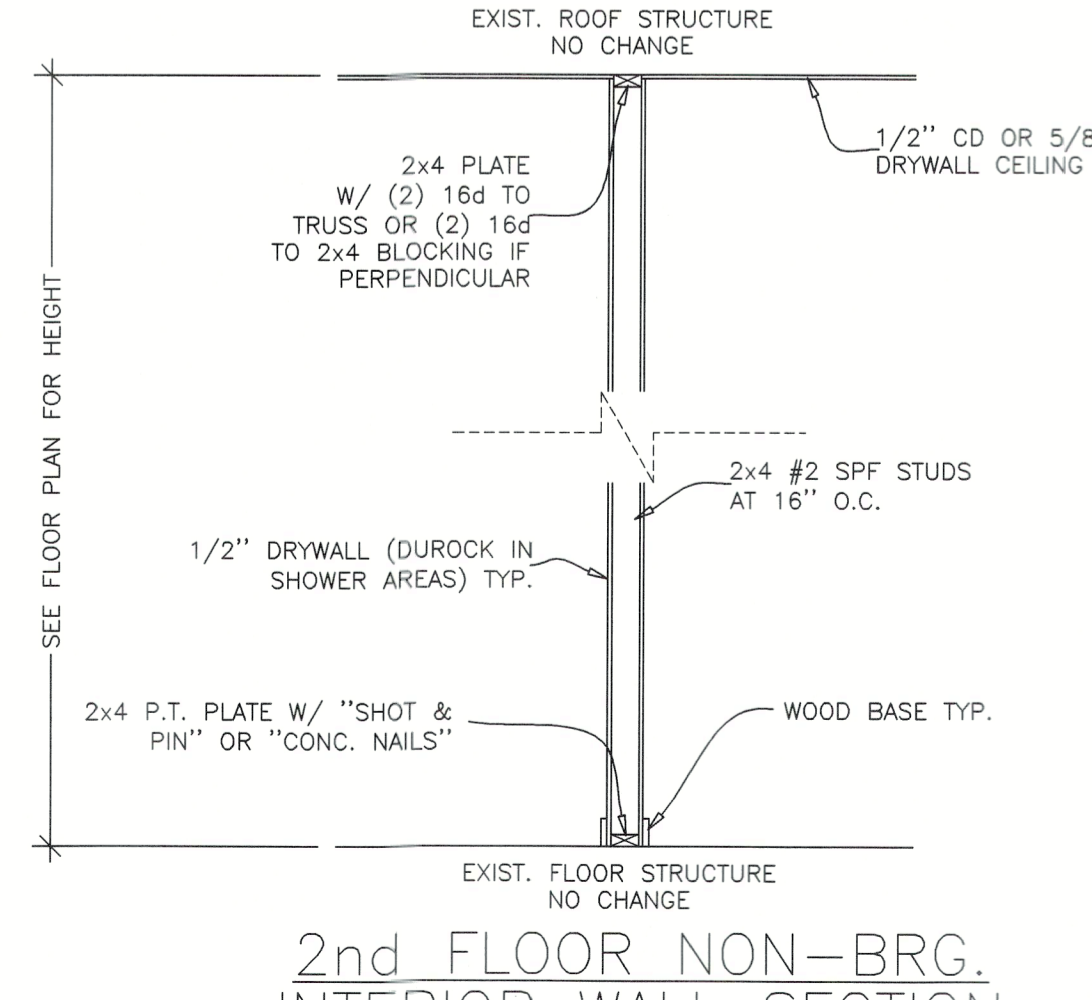
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1st FLOOR NON-BRG. INTERIOR WALL SECTION
SCALE: 1/2"=1'-0"



2nd FLOOR NON-BRG. INTERIOR WALL SECTION
SCALE: 1/2"=1'-0"

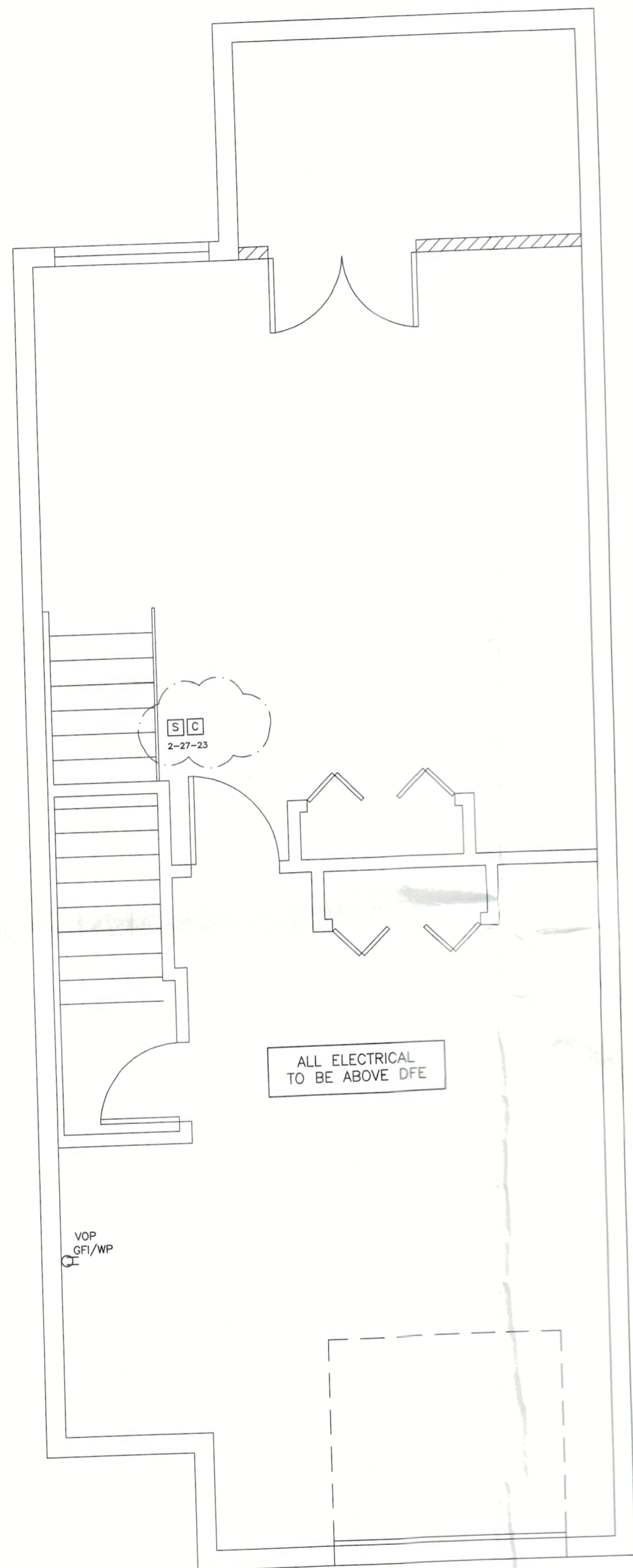


2nd FLOOR NON-BRG. INTERIOR WALL SECTION
SCALE: 1/2"=1'-0"

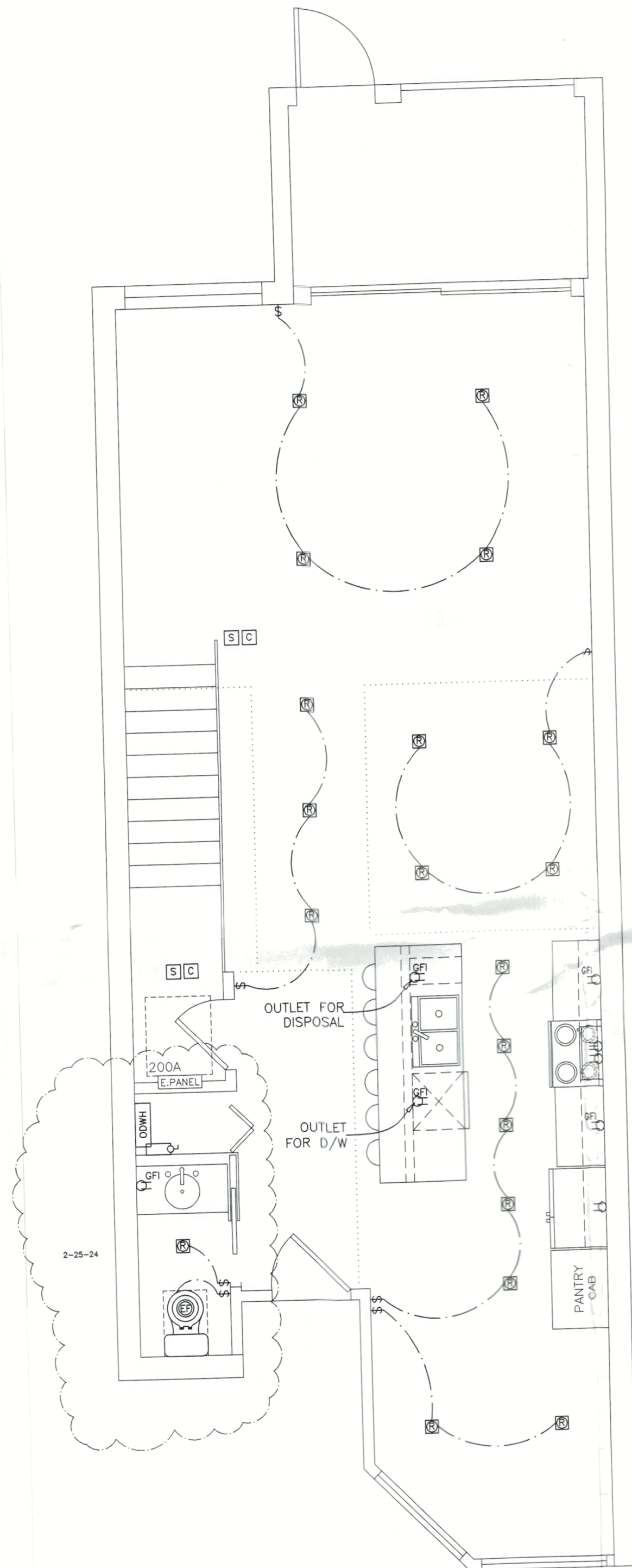
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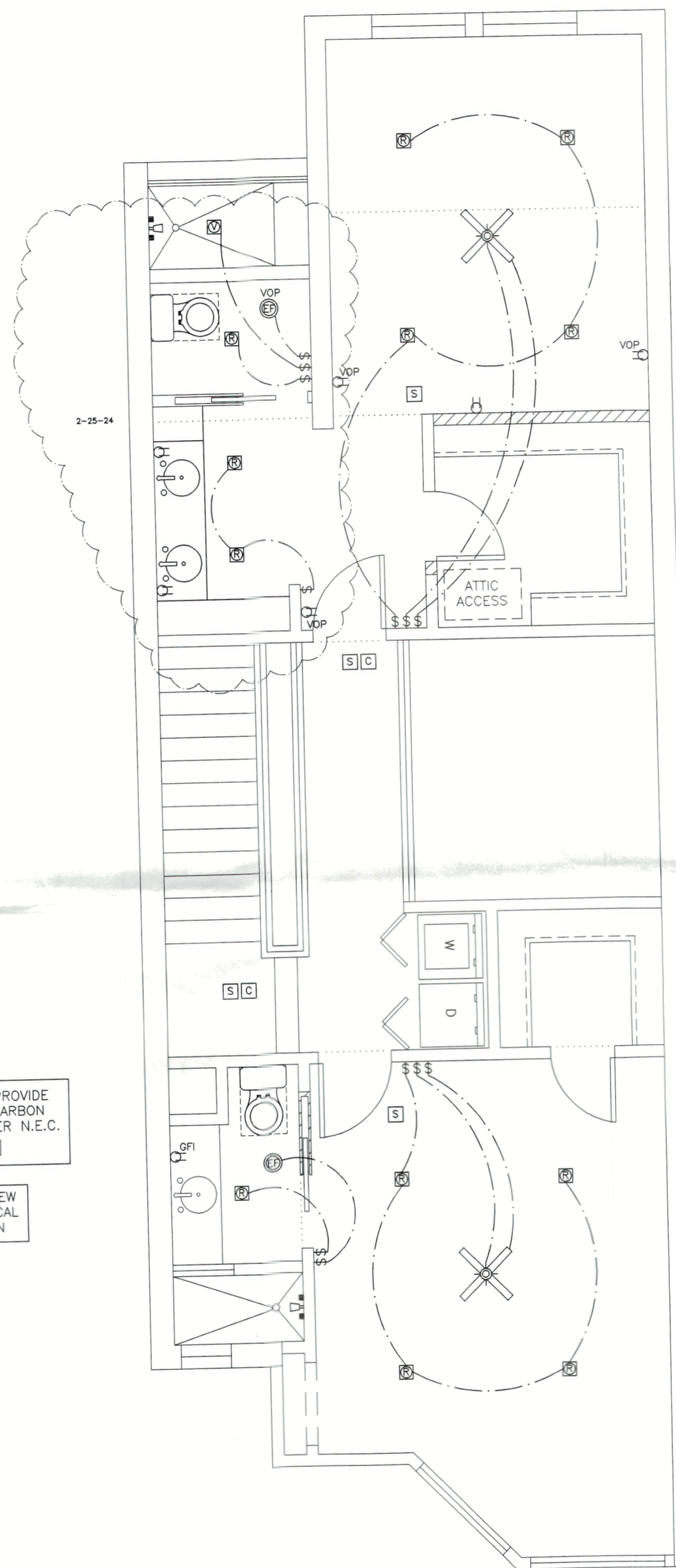


1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

VERIFY OR PROVIDE SMOKE & CARBON DETECTORS PER N.E.C.
ONLY NEW ELECTRICAL SHOWN



3RD FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

	VERIFY OR PROVIDE PER N.E.C.
	DUPLEX OUTLET
	CEILING OUTLET
	WEATHER PROOF GFI OUTLET
	220v OUTLET
	RECESSED CAN LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	WALL MOUNTED LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN (MIN. 50cfm)
	ELECTRICAL PANEL
	ELECTRIC METER
	DISCONNECT SWITCH
	LED PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

- ELECTRICAL NOTES:**
- NEW ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
 - DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NEEDED FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & ORDINANCES.
 - NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
 - ALL NEW ELECTRICAL COMPONENTS TO BE INSTALLED ABOVE FLOOR ELEVATION.
 - VERIFY OR PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE & CARBON DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - GFI PROTECTION IS REQUIRED FOR ALL NEW KITCHEN COUNTERTOP-SERVING, THE DISHWASHER CIRCUIT & DISPOSAL RECEPTACLES AND FOR NEW 125w RECEPTACLES LOCATED IN LAUNDRY AREAS AND BATHROOMS, PER N.E.C. 210.8
 - DISHWASHER RECEPTACLE MUST BE LOCATED IN AN ADJACENT CABINET SPACE FROM THE UNIT, PER N.E.C. 422.16
 - UNLESS OTHERWISE INDICATED, INSTALL ALL NEW SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
4" SWITCHES 14" OUTLETS 14" TELEPHONE 14" TELEVISION
10. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
 - ALL NEW 120v, 15A & 20A CIRCUITS & RECEPTACLES SHALL BE AFC-Fault PROTECTED PER NEC 210.12, 408.4
 - AT LEAST 75% OF ALL NEW LIGHTING WILL BE HIGH-EFFICIENCY LAMPS PER ENERGY CONSERVATION CODE
 - ALL NEW EXTERIOR ELECTRICAL FIXTURES MUST BE RATED FOR EXTERIOR USE

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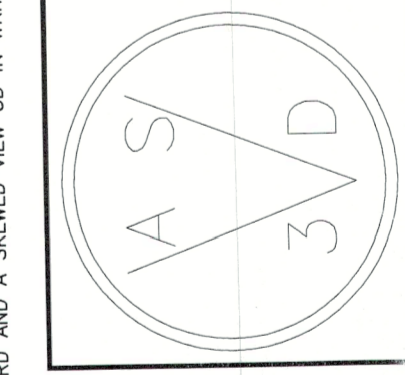
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