

1. THESE PLANS HAVE BEEN PREPARED TO LIFT, CONVEY, EXPLAIN, AND DEFINE CONDITIONS AND SPECIFIC REQUIREMENTS, THE DATE, AND MANNER OF EXECUTING WORK. THE CONTRACTOR SHALL REALIZE THAT THE DRAWINGS COULD NOT DELVE INTO EVERY STEP, SEQUENCE, OR OPERATION NECESSARY FOR THE COMPLETION OF THE PROJECT WITHOUT DRAWING ON THE CONTRACTOR'S INDUSTRY OR EXPERIENCE. THEREFORE IT IS A MANDATORY REQUIREMENT OF THIS PROJECT THAT THE PLUMBING, MECH, & ELEC. SUBCONTRACTOR VISIT THE SITE PRIOR TO BEGINNING TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS. NO REQUEST FOR CHANGE IN CONTRACT PRICE WILL BE CONSIDERED FOR WORK REQUIRED THAT COULD HAVE BEEN DETERMINED BY A THOROUGH INSPECTION OF THE WORK AREA AND PROPOSED IMPROVEMENTS.
2. OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR THE DETAILS OF WORK WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR UNDESCRIBED DETAILS OF THE WORK. ALL WORK SHALL BE PERFORMED AS FULLY AND CORRECTLY AS SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED HIM IMMEDIATELY UPON THEIR RECEIPT, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CORRECT ALL DRAWINGS AND VERIFY THE FIXES BEFORE LAYING OUT THE WORK, AND SHALL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY.
4. SUBCONTRACTORS BEING THIS PROJECT SHOULD CAREFULLY REVIEW ALL PAGES OF THE PLANS. ITEMS UNDER THEIR SUB-TRADE MAY BE DENOTED ON SHEETS OTHER THAN THOSE SPECIFICALLY MARKED P.L.E. OR P.G. GENERAL CONTRACTOR SHOULD INSURE THAT SUBCONTRACTORS REVIEW COMPLETE SETS OF DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL, STATE, FEDERAL CODES AND ORDINANCES.
7. THESE CONSTRUCTION DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF PHILLIP TAYING LEE ARCHITECT. ANY REPRODUCTION, MODIFICATION, DISCLOSURE, AND/OR USE OF THESE MATERIALS (OR ANY PORTION THEREOF) WITHOUT PHILLIP TAYING LEE'S PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.
8. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE, REVIEW THE CONTRACT DOCUMENTS, PERMIT REQUIREMENTS AND SECURE THOROUGHLY FAMILIAR WITH THE CONDITIONS OF THIS SITE.
9. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS:
 - 1) TRANSITION STRIPS WHERE ALL DIAPHRAGM FLOOR FINISHES MEET.
 - 2) BLOCKING FOR ALL ITEMS TO BE ANCHORED OR SECURED TO WALLS, FLOORS AND CEILING.
 - 3) CONCEAL ALL PIPING IN WALLS, FLOORS, ABOVE CEILING, ETC.
10. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. THAT ARE SHOWN AND/OR NOTED ON ANY PLAN, SECTION, DETAIL, OR SCHEDULE SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.

WIND LOAD DESIGN	
BASIC WIND SPEED 100 MPH	
RISK CATEGORY 2	
EXPOSURE B	
3-D WIND PRESSURE 1602 PSF	
ROOF ZONE 1 21.332	
ROOF ZONE 2 21.149	
ROOF ZONE 3 24.149	
WALL ZONE 4 28.834	
WALL ZONE 5 34.934	

DRAWING INDEX	
TITLE	SHEET #
TYP SECTION/DETAILS	1-11
FOUNDATION	1-12
FLOOR PLAN	1-13
ELEVATIONS	1-14
ELECTRICAL	1-15
PLUMBING PLAN	1-16

DATE	
SCALE	NOTED
DRAWN BY	
FILE	
REVISION	

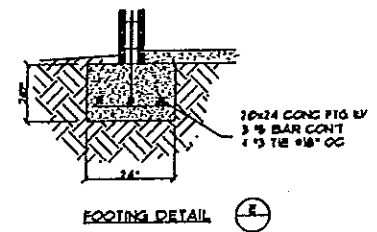
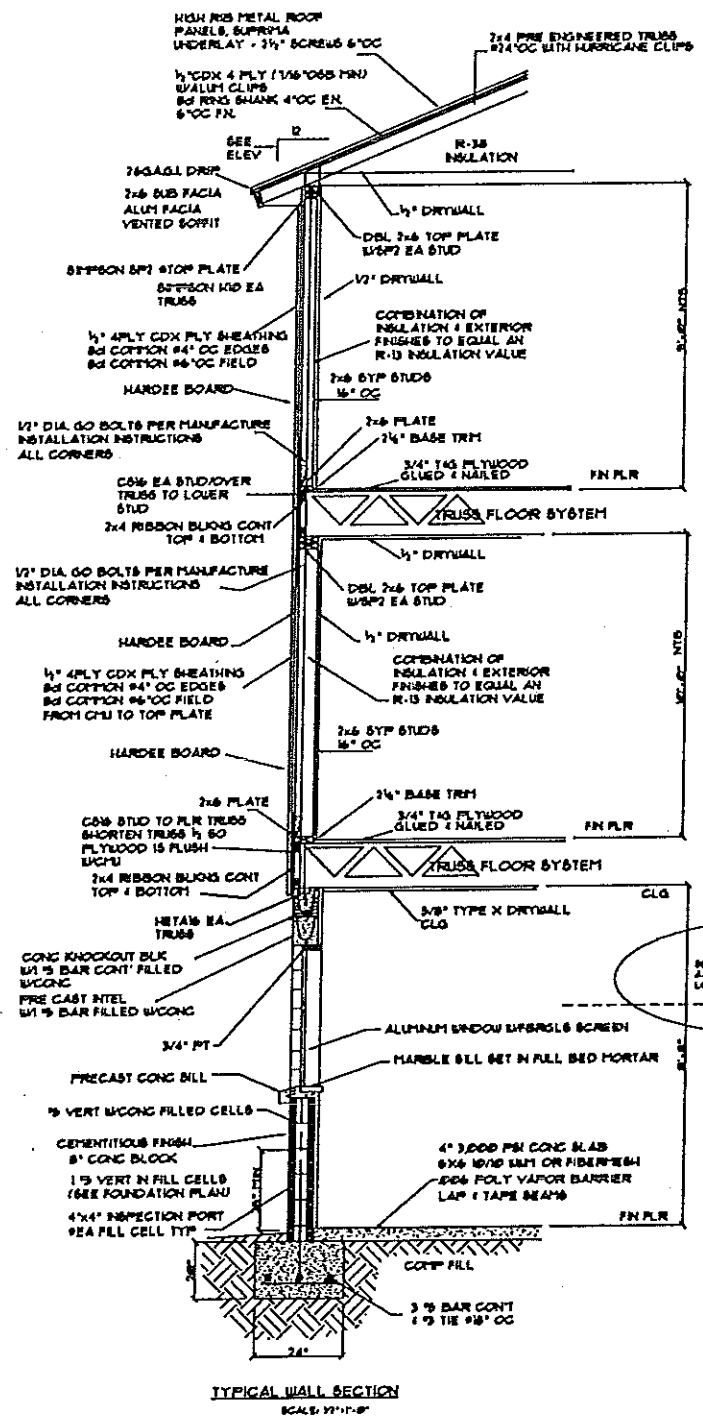
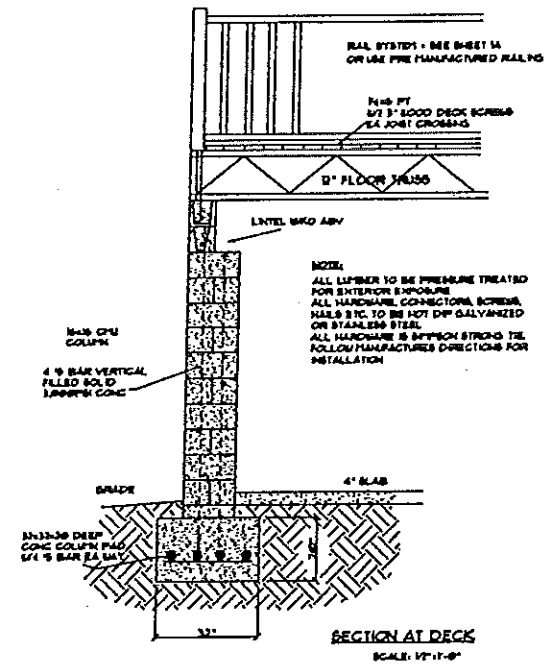
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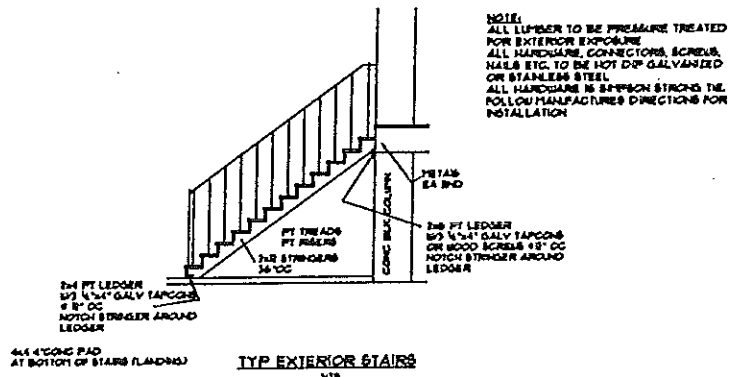
SHEET
A1



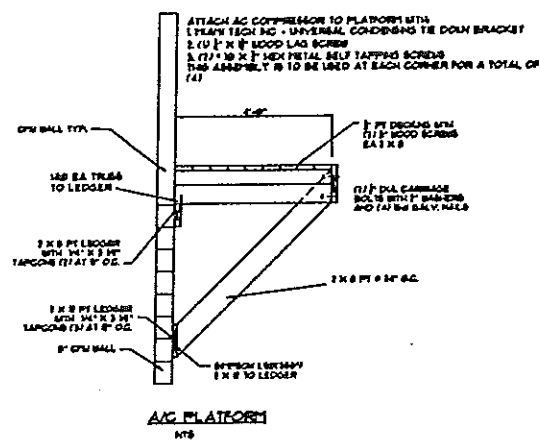
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PRODUCT APPROVAL

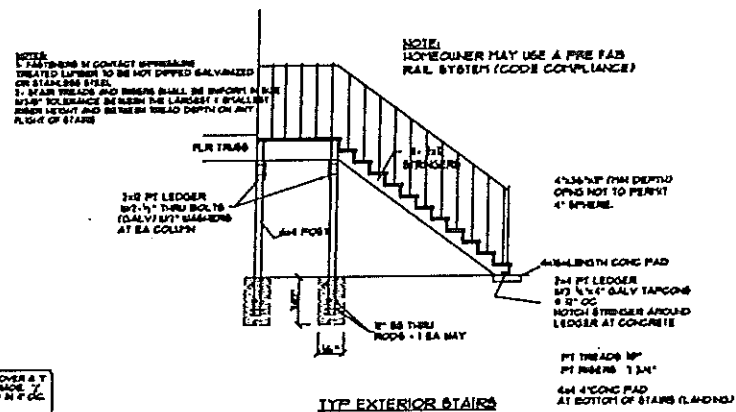
STAIRS	
HT120	FL10456.23
HT116	FL14496.1
HT172	FL14496.1
CS16	FL10852.1
SP14	FL10456.46
SP16	FL10456.47
SP17	FL10456.41
SP18	FL10456.42
IS6	FL1456.14
IS10	FL10456.6
IS10A	FL1456.1
IS10.2	FL10456.7
LTS16	FL10456
MT120	FL10807.8
MT120P	FL14131
MT126	FL14133
MT126P	FL14133.6
H4	FL10456.14
H3	FL10456.3
LUS16	FL10456.21
LUS18	FL10659.13
LUS24	FL10659
PC44	FL10866.0
SS506	FL10849.8
ABU44	FL10849.6
ABU66	FL10849.6
A34	FL10446.3
A55	FL10446.3
ACE4	FL10866.0
MT120P	FL14133.0
MT124	FL10807.8
MT132	FL14132
L8T18	FL10867.4
LOT2	FL14131.1
L5P	FL10446.3
MD1A	FL10866.3
MG1	FL14131.1
LPC6Z	FL10866.0.3
MT12	FL10456.3.3
LCE4	FL14131.4
H3A18	FL14131.4
DJ14Z	FL10865.3
LTP4	FL10446.28
LTP8	FL14131.5
VT2	FL10865.3
DOP	FL10812.8
MT18	FL10812.8
MT120P	FL14131.8
MT120P	FL14132



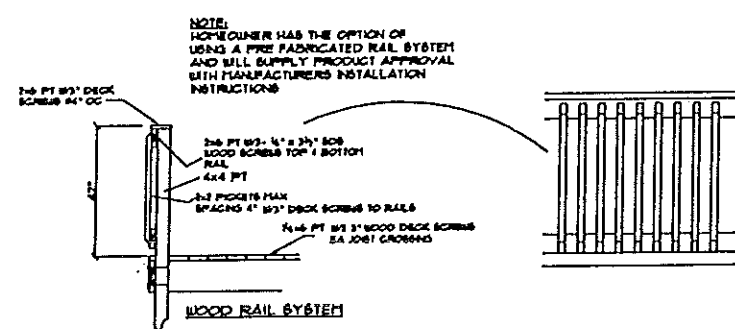
TYP EXTERIOR STAIRS



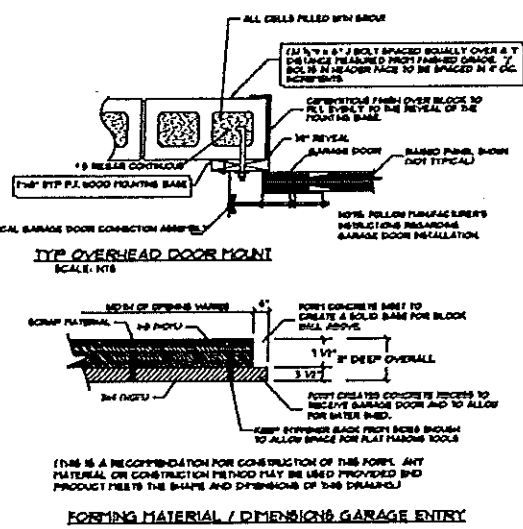
A/C PLATFORM



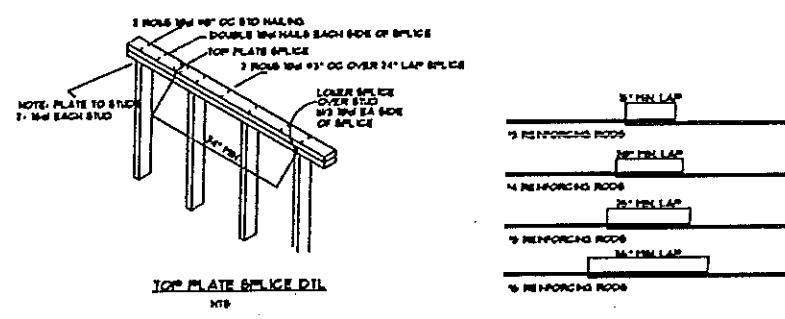
TYP EXTERIOR STAIRS



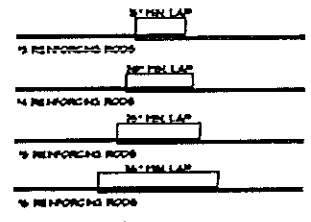
WOOD RAIL SYSTEM



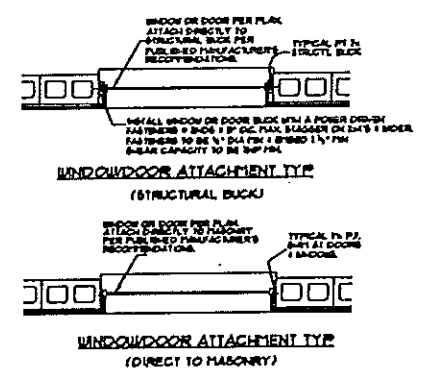
TYP OVERHEAD DOOR MOUNT



TYP PLATE SPLICE DETAIL



REINFORCING BAR LAP SPLICES



WINDOW DOOR ATTACHMENT TYP

WINDOW DOOR ATTACHMENT TYP

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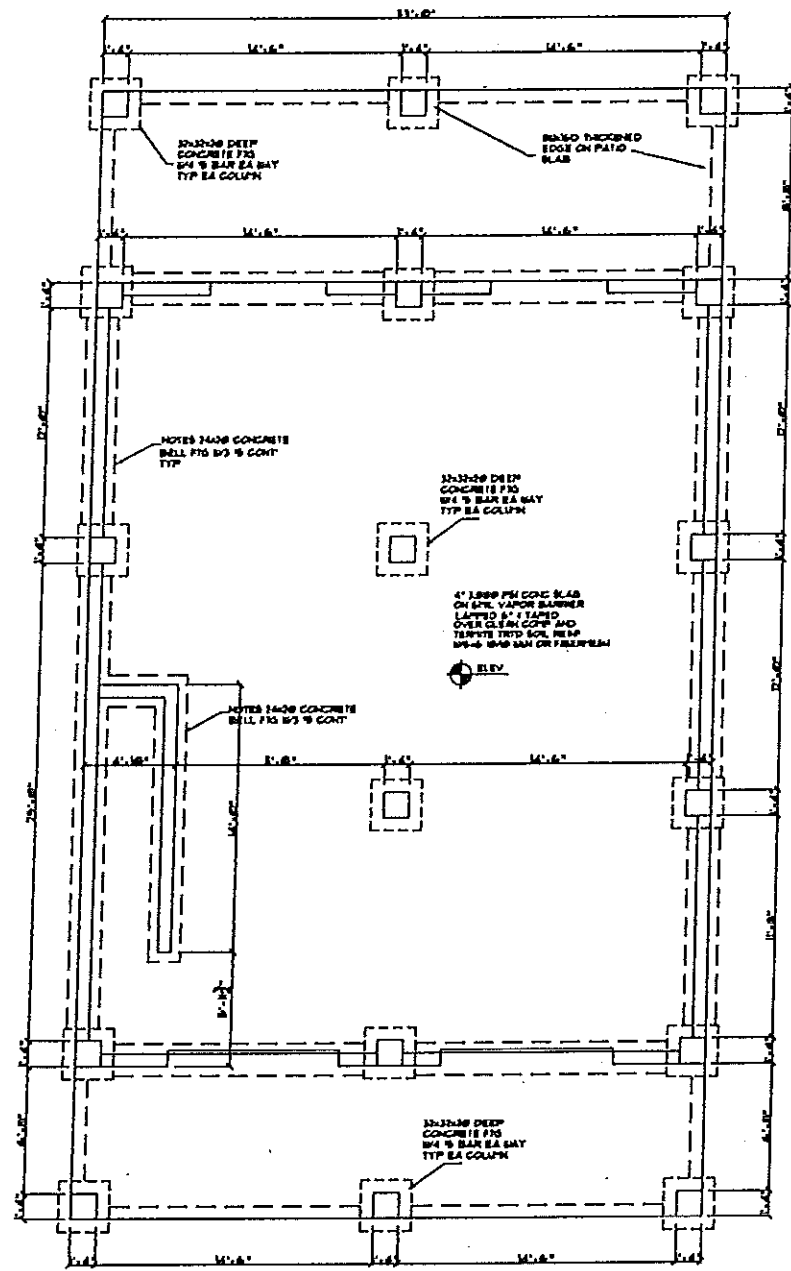
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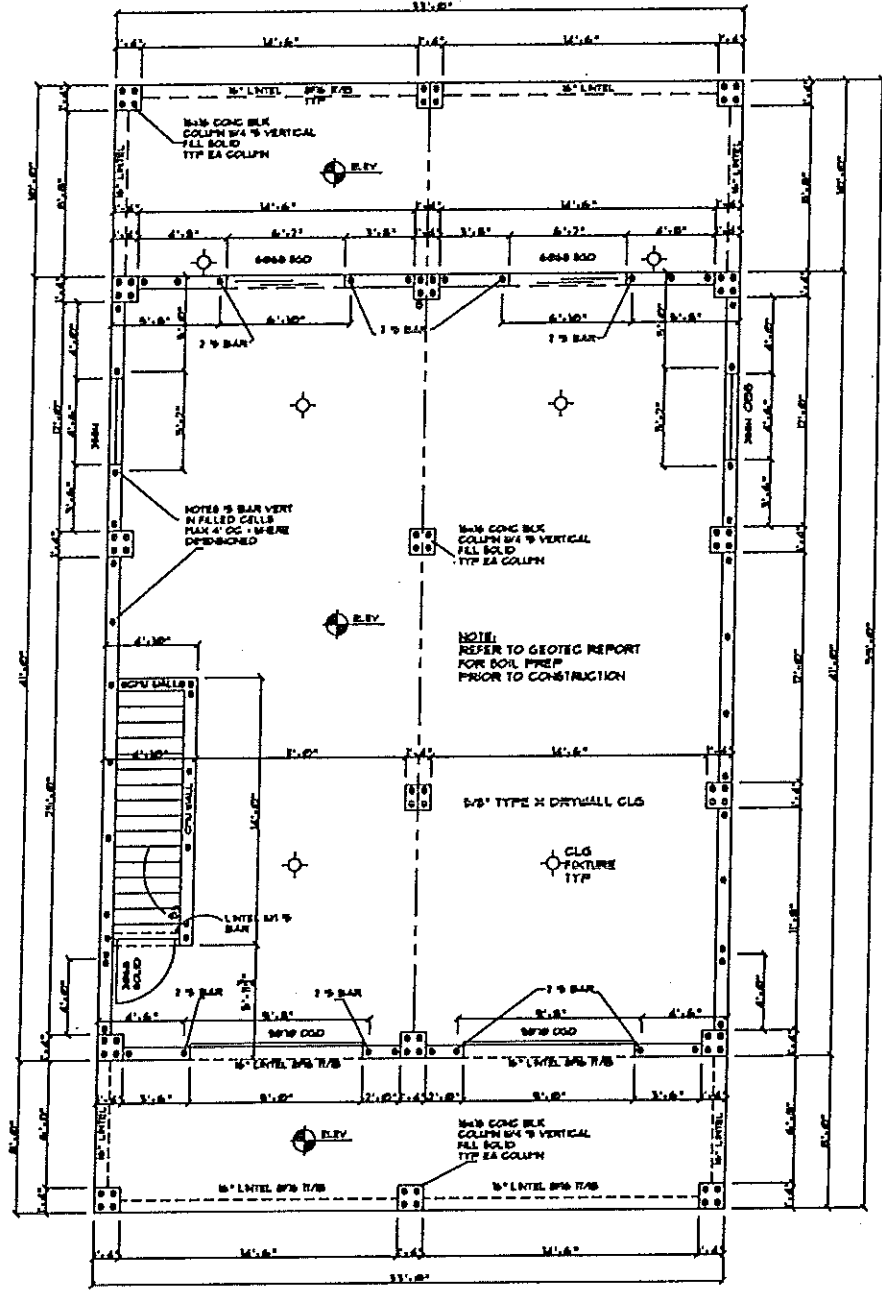
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SHEET
A-1A



FOOTINGS PLAN
LOWER LEVEL
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
LOWER LEVEL
SCALE: 1/4" = 1'-0"

I CERTIFY THE ATTACHED PLAN IS IN COMPLIANCE WITH THE 6th ADDITION (RSU) FLORIDA BUILDING CODE SEALED FOR STRUCTURE.
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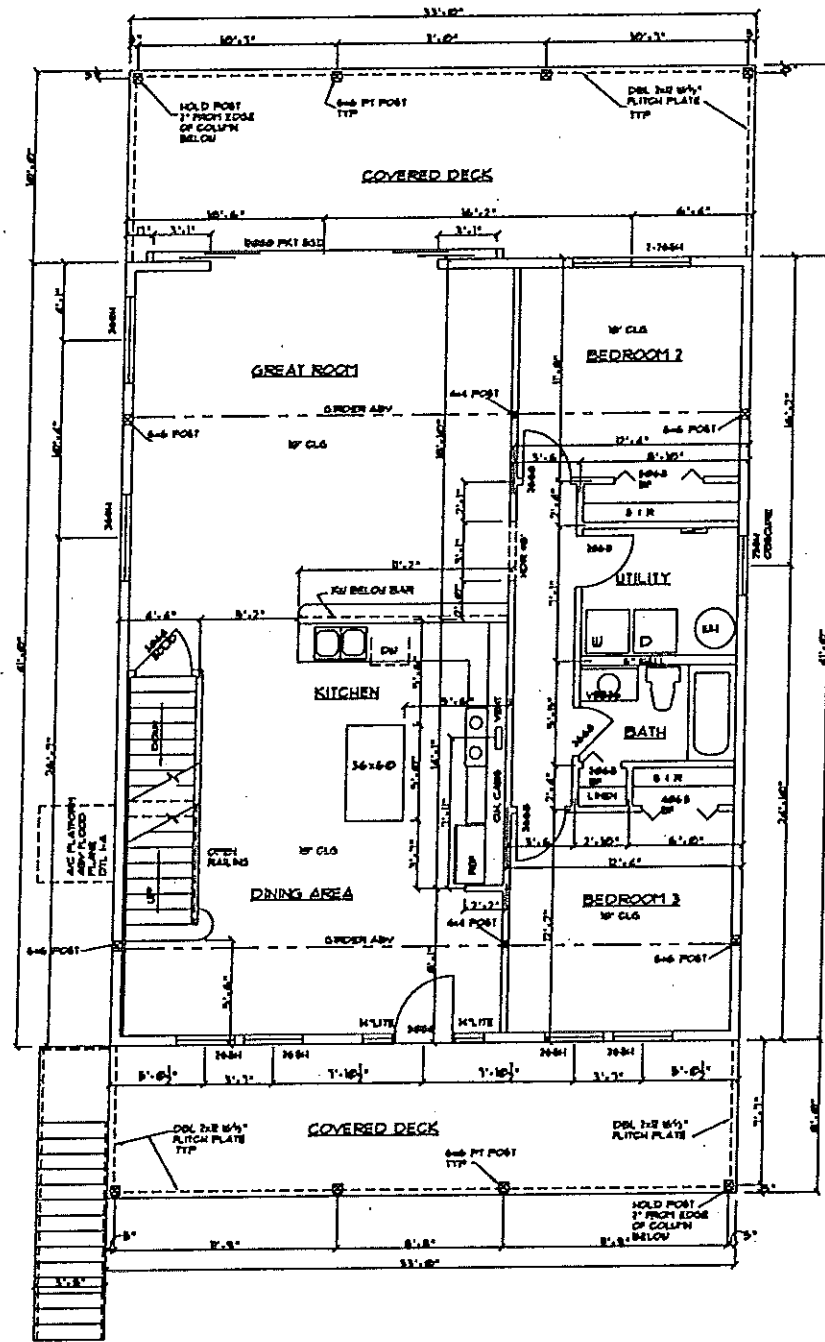
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SHEET
A2



NOTE:
FINISHED SQUARE FOOTAGE CALCULATIONS
FOR THIS HOUSE WERE MADE BASED ON
PLAN DIMENSIONS ONLY AND MAY VARY
FROM FINISHED SQUARE FOOTAGE OF THE
HOUSE AS BUILT.

AREA
LIVING 2271
FRONT DECK 264
REAR DECK 330
UPPER DECK REAR 210
LOWER LEVEL ENCLOSED
1353*
TOTAL 4428*

NOTE:
W/ CLOS UNO.
TOPS OF WINDOWS 66" AFF UNO.
MINIMUM L INTEL HDR 16" 6" 16" TYP
MINIMUM WOOD HDR DBL 2x12 W/ 2"
PLYWOOD FLITCH
2x6 STP FRAME

I CERTIFY THE ATTACHED PLAN IS IN COMPLIANCE
WITH THE 6th ADDITION PART 1 FLORIDA BUILDING CODE
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AR 16291 FLORIDA

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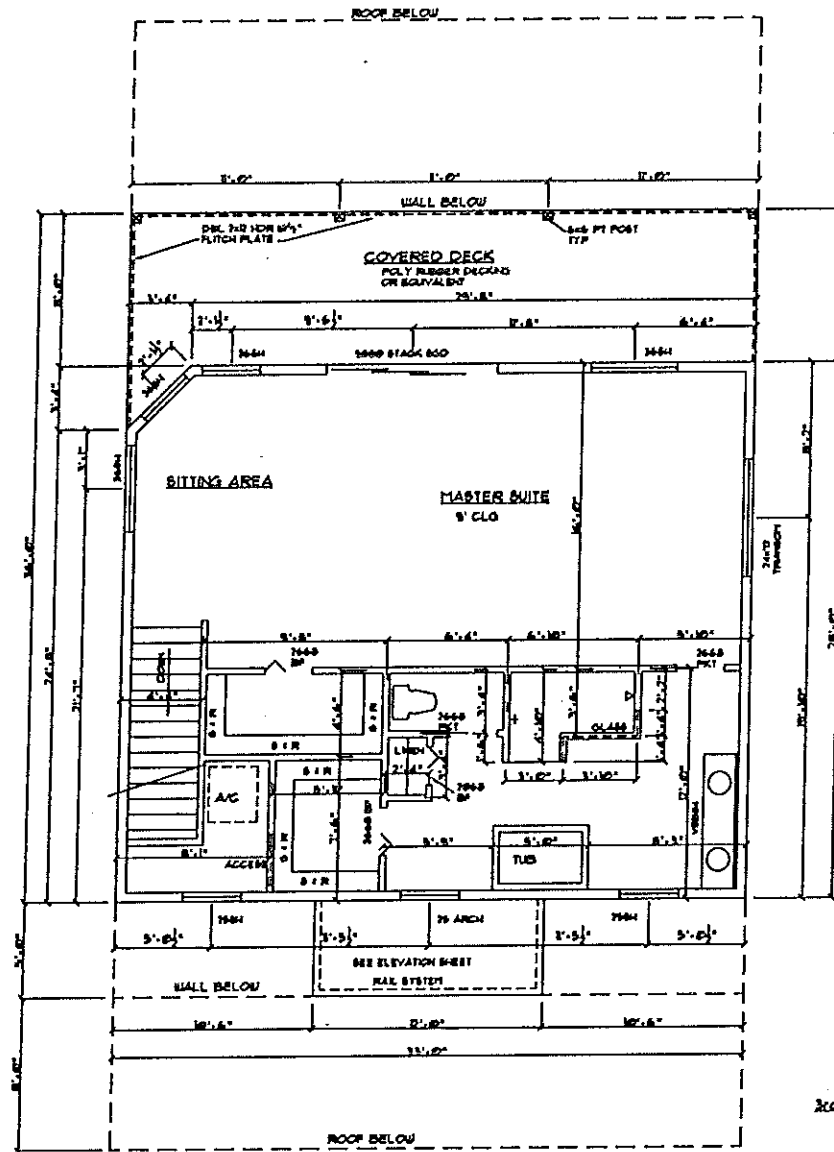
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SHEET
A3



NOTES:
 8' CLOS. UNLO.
 TOPS OF WINDOWS 8' AFF UNLO.
 FINISH HEADER DELT. 1/2" W/ 1/4" PLYWOOD FLITCH

3rd LEVEL PLAN VIEW
 SCALE: 1/4" = 1'-0"

I CERTIFY THE ATTACHED PLAN IS IN COMPLIANCE
 WITH THE 6th ADDITION FBCU FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE
 APR 16 2011 FLORIDA

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SCALE
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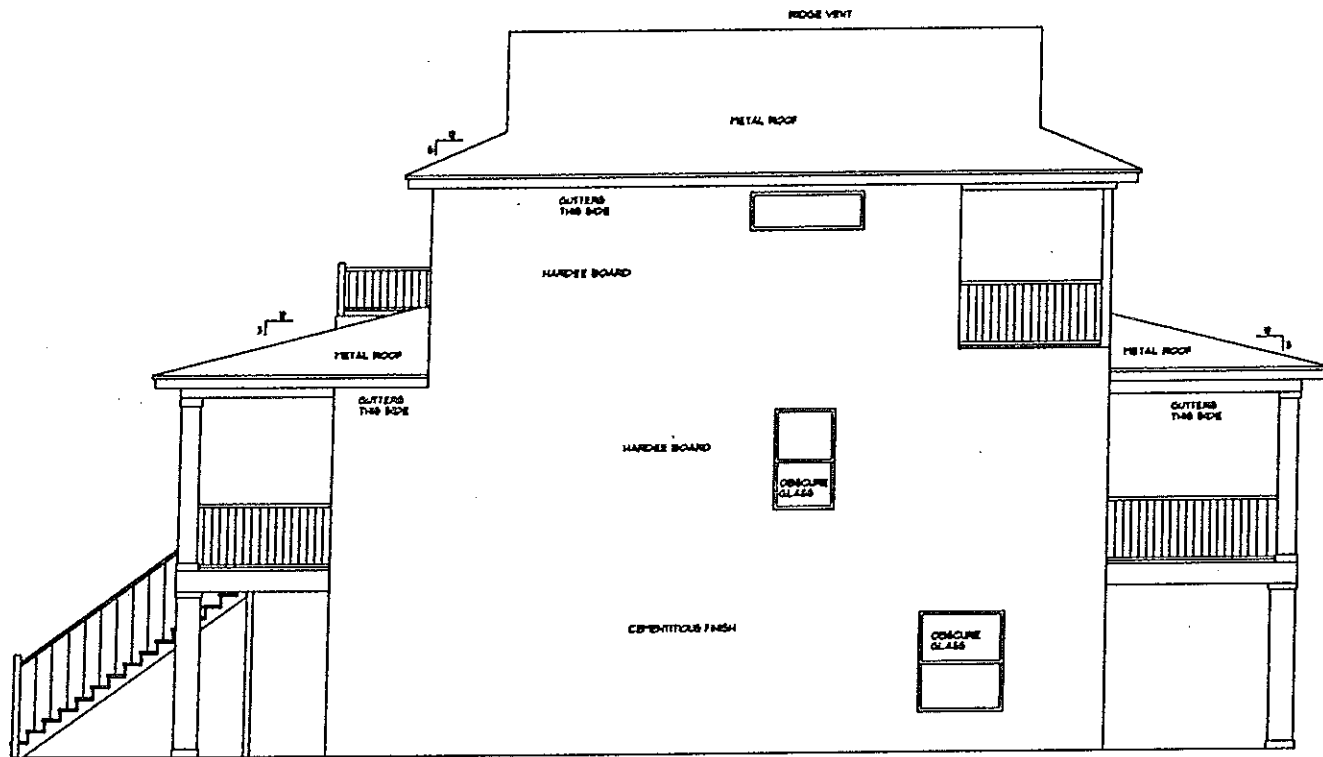
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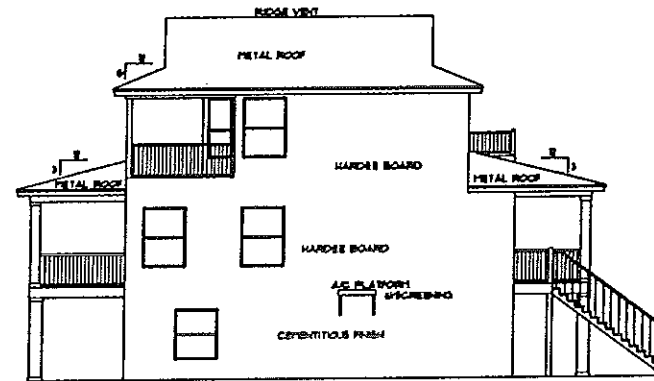
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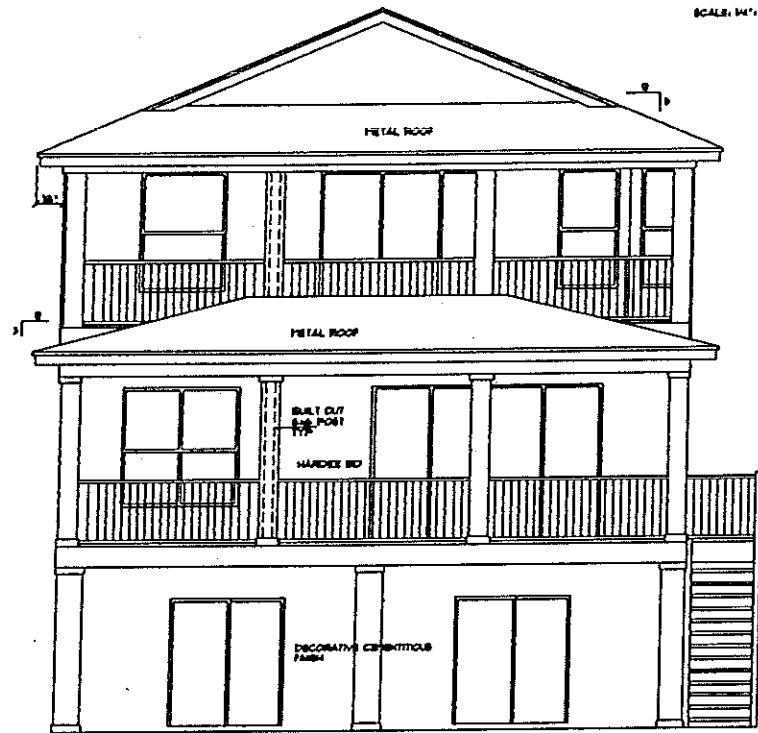
SHEET
 A3-A



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



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



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



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

I CERTIFY THE ATTACHED PLAN IS IN COMPLIANCE WITH THE 2011 ADDITION (PART) FLORIDA BUILDING CODE SEALED FOR STRUCTURE.
AR 16291 FLORIDA

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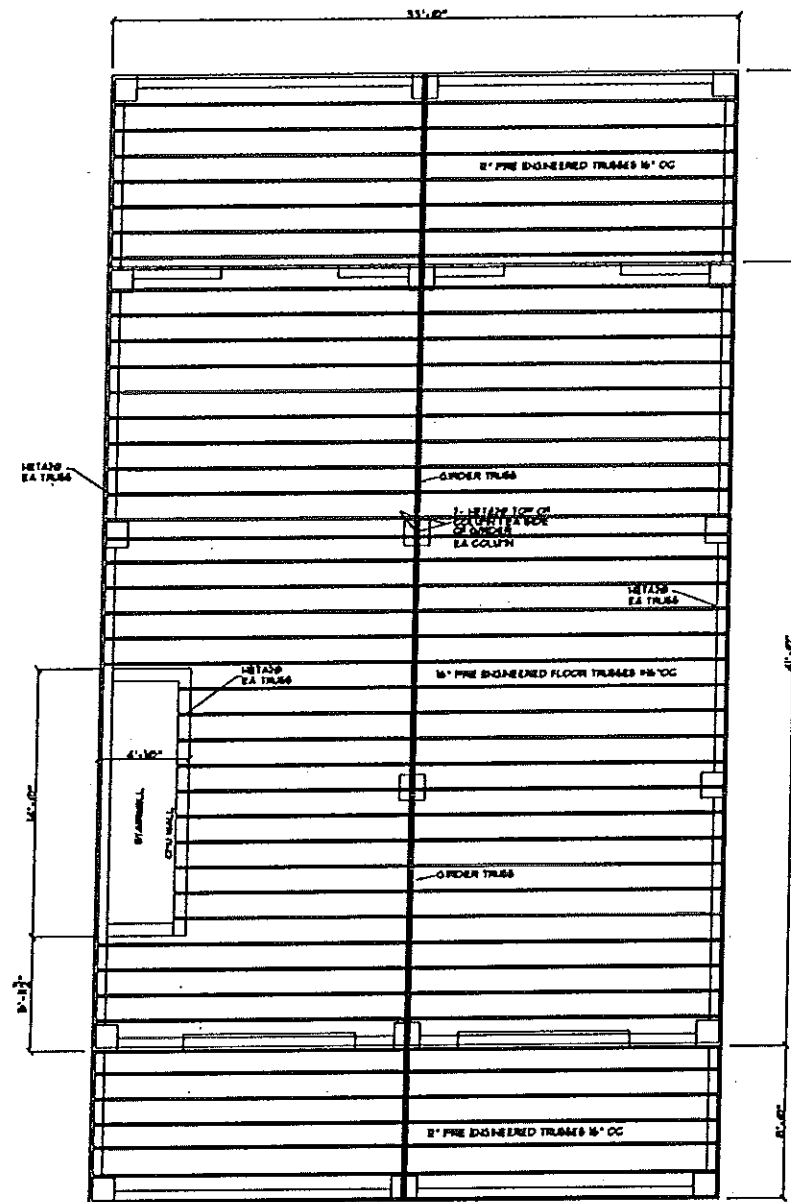
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SHEET
A4



1ST LEVEL FLOOR TRUSS PLAN

NOTE:
 ALL TRUSS GIRDERS TO BE VERIFIED
 BY TRUSS ENGINEER
 ALL TRUSS TO TRUSS CONNECTIONS
 BY TRUSS ENGINEER
 STRAPS AND BRACING TO BE VERIFIED
 AND APPROVED BY TRUSS ENGINEER

ALL AND ANY CONTRADICTIONS TO THIS
 FRAMING LAYOUT, TRUSS ENGINEER TO
 CONTACT MYSELF, PHILLIP TAYNG LEE.

I CERTIFY THE ATTACHED PLAN IS IN COMPLIANCE
 WITH THE 6TH ADDITION PART V, FLORIDA BUILDING CODE
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 APR 16 2011 FLORIDA

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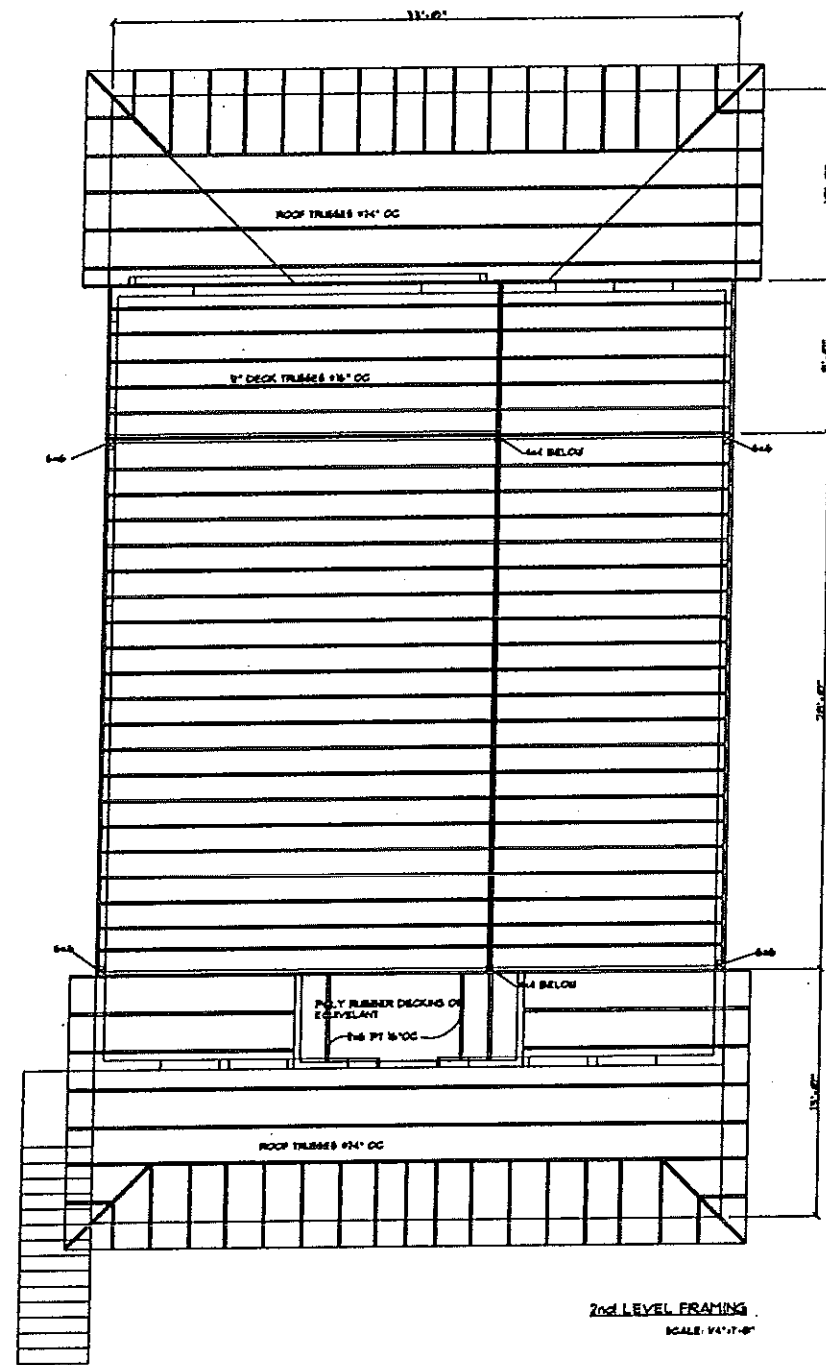
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PHILLIP TAYNG LEE
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SHEET
 A6



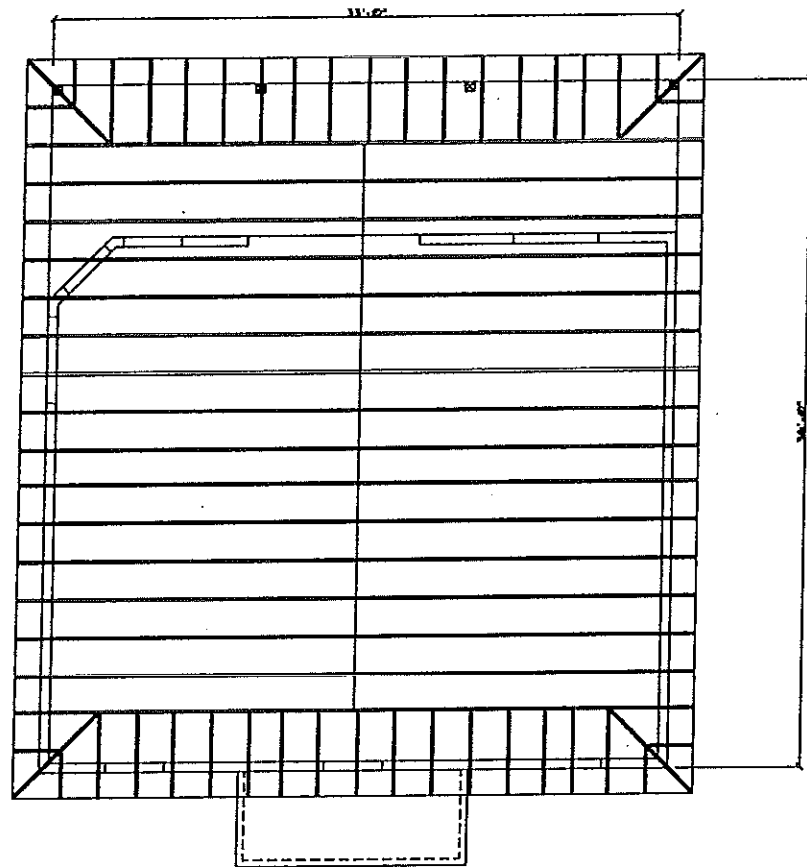
NOTE:
 2x8@18" EA
 TRUSS TO FRAMED MEMBER

NOTE:
 ALL TRUSS GIRDERS TO BE VERIFIED
 BY TRUSS ENGINEER
 ALL TRUSS TO TRUSS CONNECTIONS
 BY TRUSS ENGINEER
 STRAPS AND BRACINGS TO BE VERIFIED
 AND APPROVED BY TRUSS ENGINEER

ALL AND ANY CONTRADICTIONS TO THIS
 FRAMING LAYOUT, TRUSS ENGINEER TO
 CONTACT MYSELF, PHILLIP TAYNG LEE.

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PHILLIP TAYNG LEE ARCHITECT AR 16251 FLORIDA 727 698-9405
SHEET A1



ROOF FRAMING 3rd LEVEL
SCALE: 1/4" = 1'-0"

8MP60N H-10 EA TRUSS TO FRAME

NOTE:
ALL TRUSS GIRDERS TO BE VERIFIED
BY TRUSS ENGINEER
ALL TRUSS TO TRUSS CONNECTIONS
BY TRUSS ENGINEER
STRAPS AND BRACING TO BE VERIFIED
AND APPROVED BY TRUSS ENGINEER

ALL AND ANY CONTRADICTIONS TO THIS
FRAMING LAYOUT, TRUSS ENGINEER TO
CONTACT MYSELF, PHILLIP TAYING LEE.

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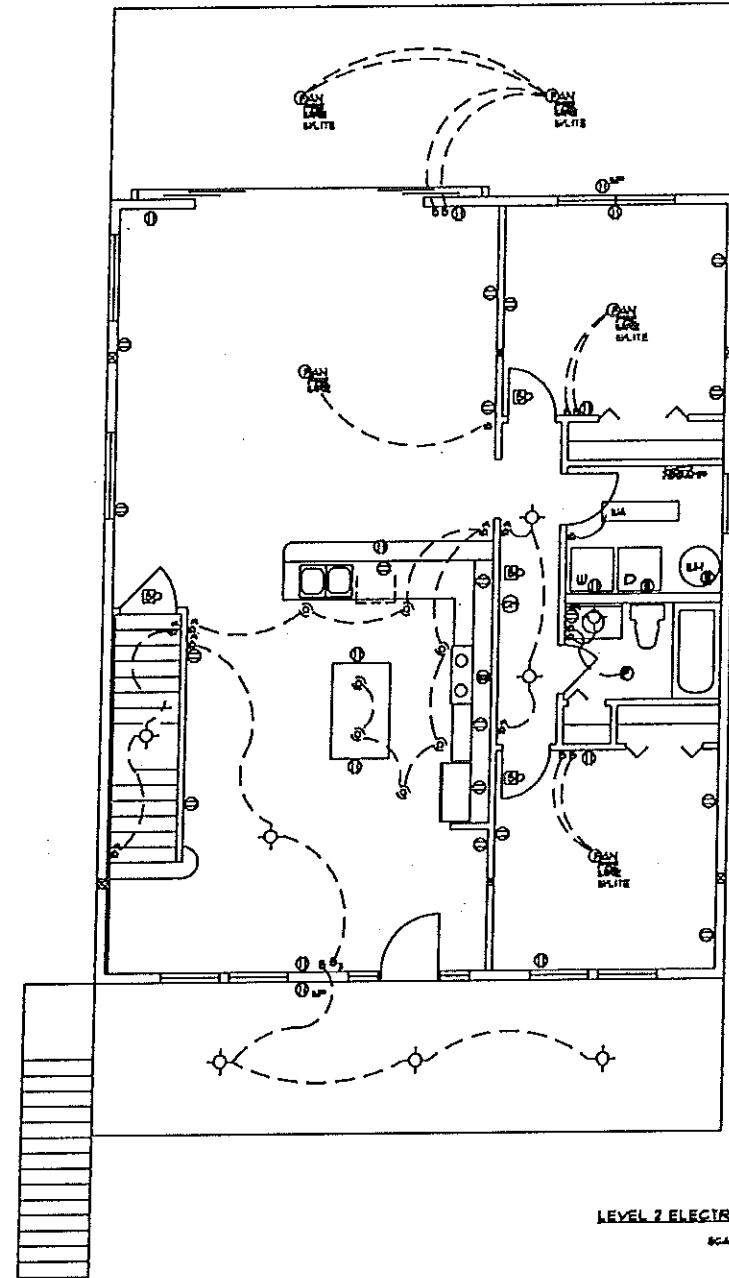
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SHEET
A8



ELECTRICAL SYMBOLS	
⊕	DUPLEX RECEPTACLE OUTLET
⊖	SWITCHED RECEPTACLE OUTLET
⊙	220 OUTLET
⊕	RECESSED/CAN LIGHTING
⊖	HEAT LAMP/EXHAUST FAN FIXTURE
⊙	EXHAUST FAN
⊕	LIGHT FIXTURE
⊖	DBL EXTERIOR FLOOD LIGHTS
⊙	WEATHERPROOF OUTLET
⊕	FAN PRE WIRE
⊖	SWITCH
⊕	THREE WAY SWITCH
⊖	FOUR WAY SWITCH
⊙	SPEAKER LOCATION
⊕	UP/AR AROUND / CLOUD LIGHTS
⊖	DIPPER SWITCH
⊙	SMOKE DETECTOR
⊕	TELEVISION CABLE JACK
⊖	TELEPHONE JACK
⊙	GARAGE DOOR OPENER BUTTON
⊕	FLUORESCENT LIGHT
⊖	DOOR BELL BUTTON
⊙	ELECTRIC PANEL BOX
⊕	CONNECTS SWITCH TO LIGHT/OUTLET

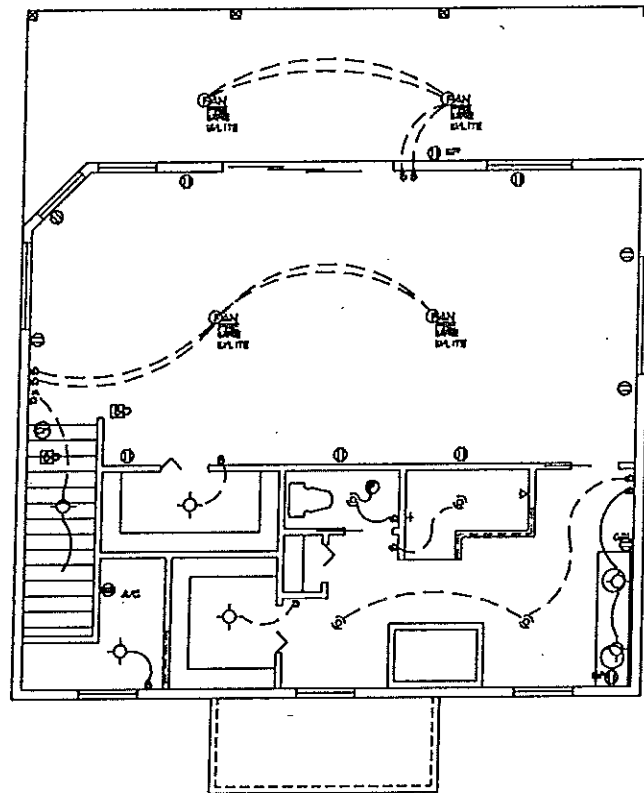
NOTE:
 ALL OUTLETS WITHIN 6" OF SET AREAS OR
 ALL 8' OUTLETS OR
 ALL SMOKE DETECTORS TO BE IN ALL
 SLEEPING AREAS, INTERCONNECTED, WITHIN
 1 TO 3 FEET OF PEAK, 3 FEET FROM SUPPLY
 OR AIR STREAM AND EQUIPPED WITH BATTERY
 BACK-UP.

BUILDER NOTE
 ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT,
 SINGLE-PHASE, 15- AND 20- AMPERE OUTLETS
 INSTALLED IN DORMERS AND BEDROOMS SHALL BE
 PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER
 LISTED TO PROVIDE PROTECTION OF THE ENTIRE
 BRANCH CIRCUIT.

NOTE: CANNON FIREWORKS ALARMS TO
 BE LOCATED WITHIN 10' OF ALL
 SLEEPING AREAS/ROOMS

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SHEET
11



2nd LEVEL ELECTRICAL
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS	
⊕	DUPLEX RECEPTACLE OUTLET
⊖	SWITCHED RECEPTACLE OUTLET
⊗	220 OUTLET
⊙	RECESSED/CAN LIGHTING
⊠	HEAT LAMP/EXHAUST FAN FIXTURE
⊚	EXHAUST FAN
⊛	LIGHT FIXTURE
⊜	DBL EXTERIOR FLOOD LIGHTS
⊝	WEATHER-PROOF OUTLET
⊞	FAN FIXTURE
⊟	SWITCH
⊠	THREE WAY SWITCH
⊡	FOUR WAY SWITCH
⊢	SPEAKER LOCATION
⊣	UP/AROUND / CLOUD LIGHTS
⊤	DIPPER SWITCH
⊥	SMOKE DETECTOR
⊦	TELEVISION CABLE JACK
⊧	TELEPHONE JACK
⊨	GARAGE DOOR OPENER BUTTON
⊩	FLUORESCENT LIGHT
⊪	DOOR BELL BUTTON
⊫	ELECTRIC PANEL BOX
⊬	CONNECTS SWITCH TO LIGHT/OUTLET

NOTE:
ALL OUTLETS WITHIN 6" OF SET AREAS OR
ALL UP OUTLETS OR
ALL SMOKE DETECTORS TO BE IN ALL
SLEEPING AREAS, INTERCONNECTED, WITHIN
1 TO 3 FEET OF PEAK, 3 FEET FROM SUPPLY
OR AIR STREAM AND EQUIPPED WITH BATTERY
BACK-UP.

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SHEET
12