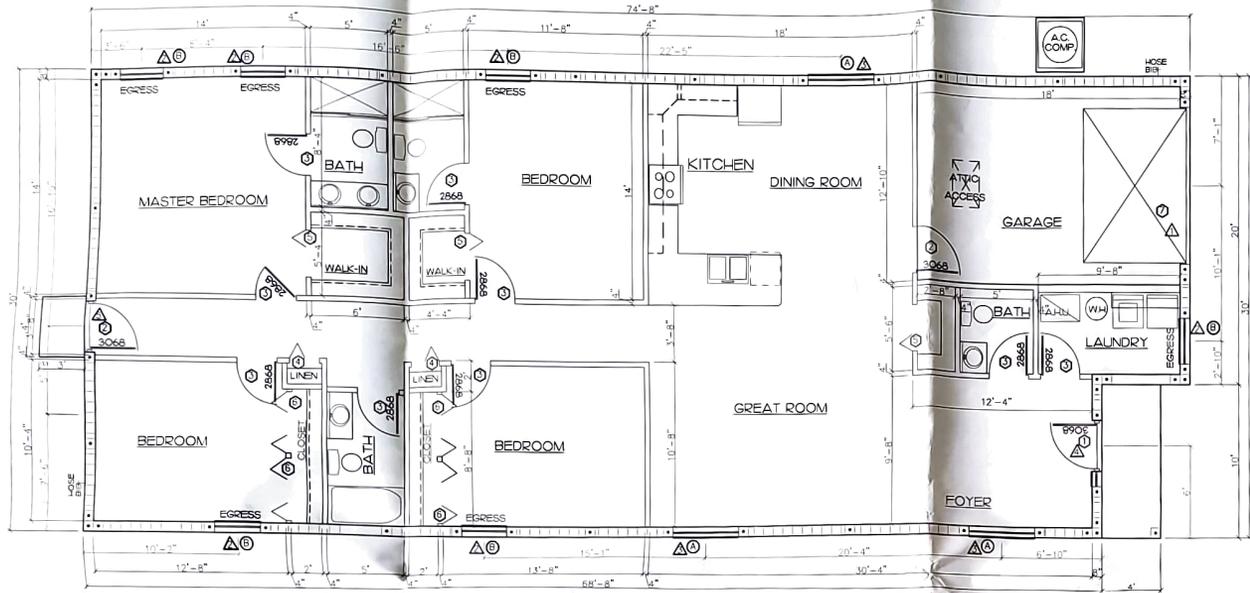


ALL WORK IS GRABBED OUT ON A BEST EFFORT BASIS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS AND OTHER DETAILS PRESENTED IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES RESULTING FROM ANY PLAN ERRORS AND/OR OMISSIONS.



LIVING AREA - 2176 S.F.
 GARAGE AREA - 252 S.F.
 PORCH AREA - 47 S.F.
 TOTAL AREA - 2277 S.F.

FLOOR PLAN 1/4"=1'-0"

- INDEX:**
- A-1 FLOOR PLAN
 - A-2 ELEVATIONS
 - E-1 ELECTRICAL PLAN
 - S-1 FOUNDATION PLAN
 - S-2 ROOF FRAMING PLAN
 - S-3 HVAC PLAN

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DOOR SCHEDULE

MARK	SIZE	TYPE	FINISH	REMARKS	AMOUNT
1	3'0x6'8"	SWING	S.C.	1/2" SIDE LITE	1
2	3'0x6'8"	SWING	STL	GARAGE DR	2
3	2'8x6'8"	SWING	H.C.	INTERIOR	9
4	2'0x6'8"	BIFOLD	H.C.	INTERIOR	2
5	3'0x6'8"	BIFOLD	H.C.	INTERIOR	3
6	4'0x6'8"	BIFOLD	H.C.	INTERIOR	4
7	10'0x7'0"	OVER-HEAD	STL	GARAGE	1

NOTE:
 • EXACT ROUGH OPENING SIZES FOR DOORS & WINDOWS TO BE PROVIDED BY DOOR & WINDOW MANUFACTURER.
 • VERIFY THESE DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

WINDOW SCHEDULE

MARK	SIZE	TYPE	FINISH	REMARKS	AMOUNT
A	5'-4"	VINYL FRAME	SG. HUNG	GREAT RM	3
B	5'-25"	VINYL FRAME	SG. HUNG	EGRESS	6
C					

ALL LINTELS CAST-CRETE

MARK	SIZE	AMOUNT
△	RF16 - IB / IT X 13'-4"	1
△	RF16 - IB / IT X 4'-4"	6
△	RF16 - IB / IT X 5'-10"	3
△	BRF14 - IB / IT X 5'-10"	1
△	BRF14 - IB / IT X 4'-6"	1

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

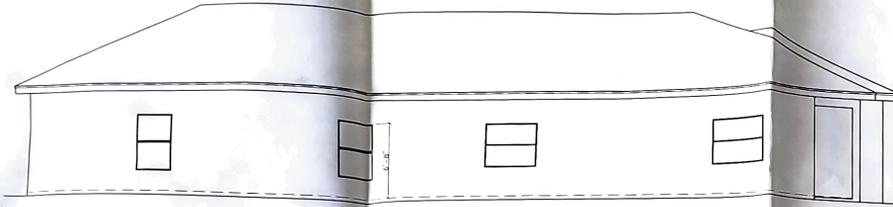
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	30
PASSENGER VEHICLE GARAGES	40
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30

MINIMUM ROOF LIVE LOAD (PSF) 16
 MINIMUM ROOF LIVE LOAD SHALL COMPLY WITH TABLE 6.002 OF 2023 IRC 6TH EDITION

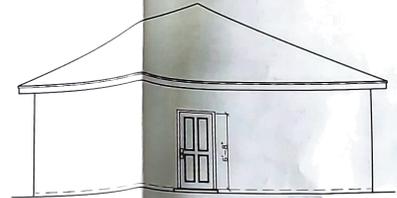
THESE PLANS MEET THE REQUIREMENTS OF SECT. R3012.2 OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE
 FOR A BASE WIND SPEED OF 139.5 MPH, RISK CATEGORY III EXPOSURE B, ENCLOSED BUILDING, INTERNAL PRESSURE COEFFICIENT 0.18.

INTERIOR ROOF ZONE	161 - 30.2
3 ROOF EDGE ZONE F RIDGES	161 - 35.7
3 X 3 CORNER ROOF ZONE	203 - 35.1
INTERIOR WALL ZONE	30.0 - 33.0
3 END WALL ZONE	33.7 - 34.0
GARAGE DOOR	17.7 - 19.7

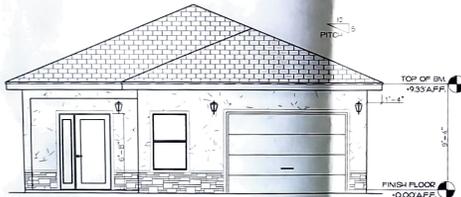
COMMITTEE NUMBER: []
 DATE REVISED: []
 NOTICE: COPYRIGHT © 2024 BY JOSEPH SIMMONS III. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JOSEPH SIMMONS III.
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 DELWAR WALL, 2942 JUNIPER DRIVE, EDGEWATER FL, 32141
 JOB NO: 24041
 Sheet No: A-1



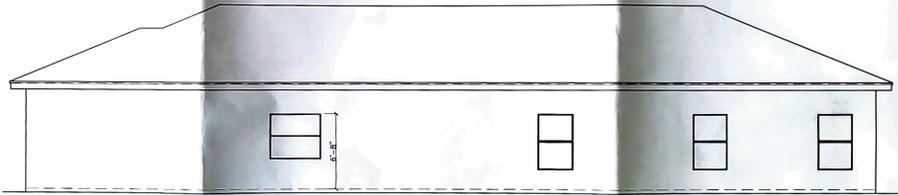
LEFT ELEVATION 1/4-1'0"



REAR ELEVATION 1/4-1'0"



FRONT ELEVATION 1/4-1'0"



RIGHT ELEVATION 1/4-1'0"

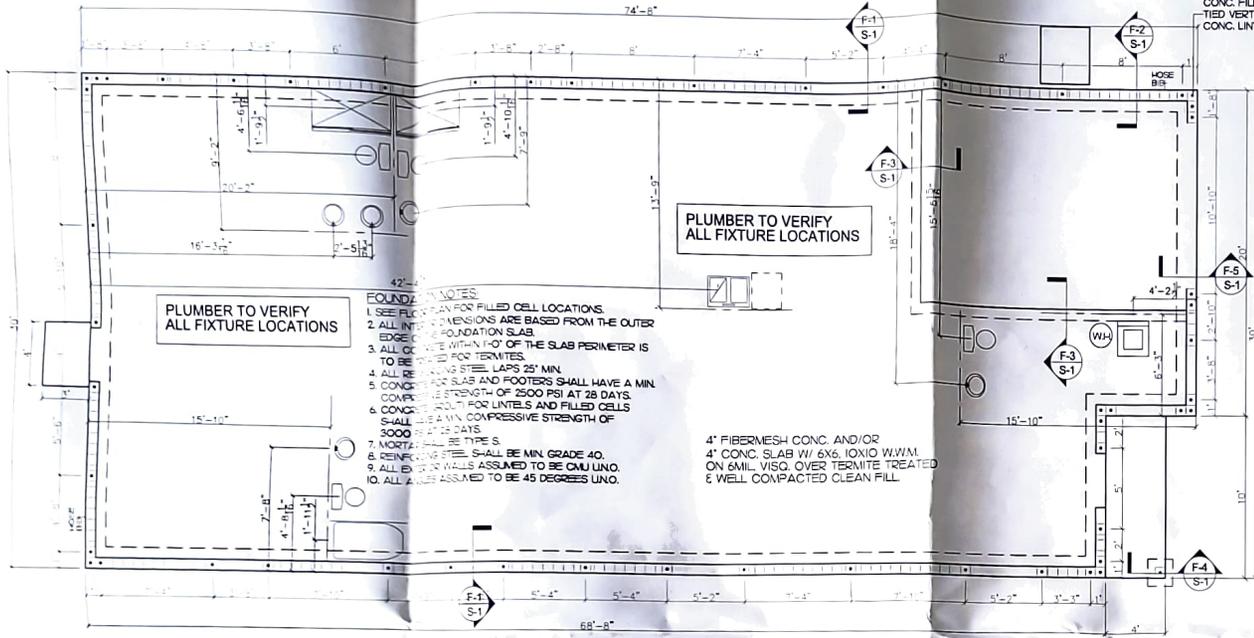
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DATE	REVISION
NOTICE TO CONTRACTOR: This drawing is the property of the Designer and is to be used only for the project and location specified herein. It is not to be reproduced, copied, or used for any other project without the written consent of the Designer. The Designer shall not be responsible for any errors or omissions in this drawing. The Contractor shall verify all dimensions and conditions before construction. The Designer shall not be responsible for any delays or cost overruns caused by the Contractor. The Designer shall not be responsible for any permits or regulations that may change during the project. The Designer shall not be responsible for any accidents or injuries that may occur during the project. The Designer shall not be responsible for any damage to property during the project. The Designer shall not be responsible for any other matters that may arise during the project.	
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A-2	



FOUNDATION PLAN 1/4"=1'-0"

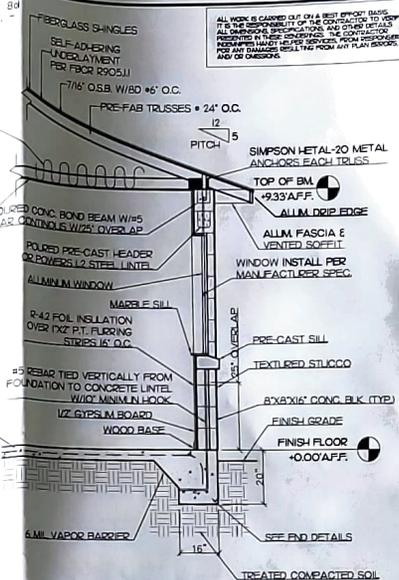
PLUMBER TO VERIFY ALL FIXTURE LOCATIONS

PLUMBER TO VERIFY ALL FIXTURE LOCATIONS

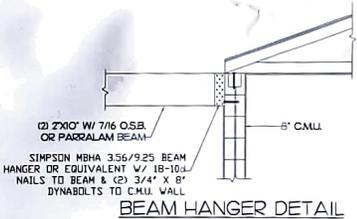
- FOUNDATION NOTES:
1. SEE PLAN FOR FILLED CELL LOCATIONS.
 2. ALL INTERIOR DIMENSIONS ARE BASED FROM THE OUTER EDGE OF THE FOUNDATION SLAB.
 3. ALL O.C. ARE WITHIN 1'-0" OF THE SLAB PERIMETER IS TO BE USED FOR TERMINATES.
 4. ALL REINFORCING STEEL LAPS SHALL HAVE A MIN. LAP LENGTH OF 25" MIN.
 5. CONCRETE FOR SLAB AND FOOTERS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
 6. CONCRETE FOR LINTELS AND FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 7. MORTAR SHALL BE TYPE S.
 8. REINFORCING STEEL SHALL BE MIN. GRADE 40.
 9. ALL EXTERIOR WALLS ASSUMED TO BE CMU UNO.
 10. ALL ANGLES ASSUMED TO BE 45 DEGREE UNO.

4" FIBERMESH CONC. AND/OR
4" CONC. SLAB W/ 6X6, 10X10 W.W.M.
ON 6" MIN. VISCO. OVER TERMINATE TREATED
& WELL COMPACTED CLEAN FILL.

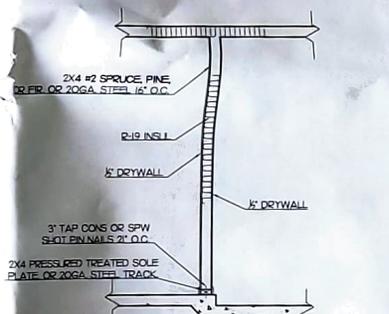
CONC. FILLED CELLS W/45 REBAR
TIED VERT. FROM FOUNDATION TO
CONC. LINTEL W/10" MINIMUM HOOK.



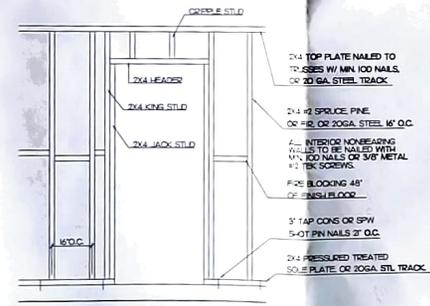
TYPICAL SECTION 1/2"=1'-0"



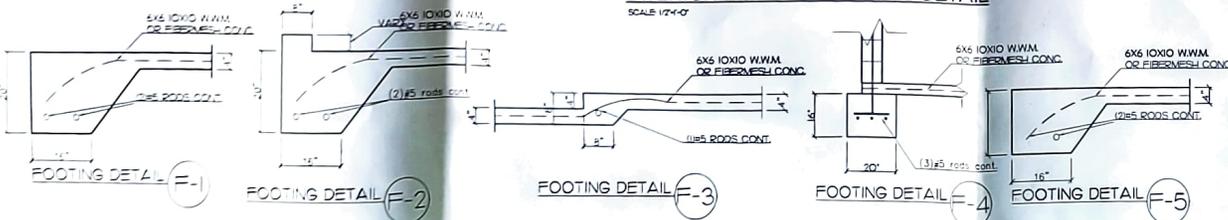
BEAM HANGER DETAIL



INTERIOR GARAGE WALL



INTERIOR NONBEARING WALL DETAIL



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CERTIFIED BY:		
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SHEET NO.	2404I	
S-1		

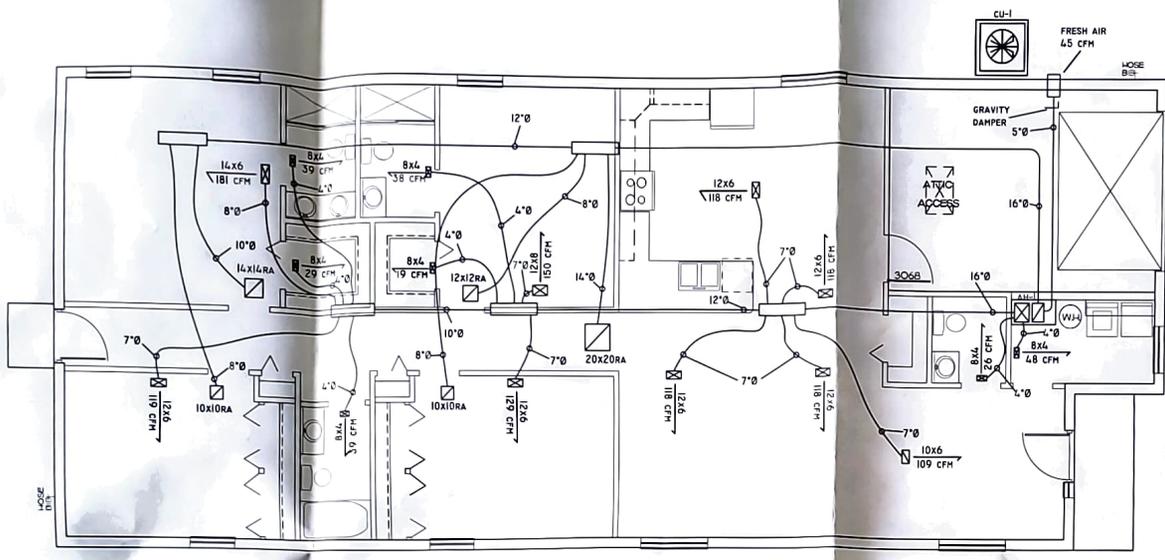
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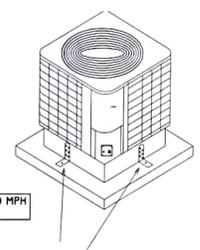


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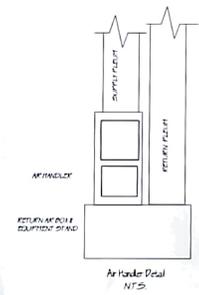
HVAC PLAN 1/4"=1'-0"

1567 HAMMOCK DR
 REQUIRED VENTILATION
 CALCULATED ACCORDING TO
 CHAPTER M1507.3.3
 EQUATION 15-1
 VENTILATION RATE IN CFM = (0.01 x TOTAL
 SQUARE FOOT AREA OF HOUSE + [7.5 x
 (NUMBER OF BEDROOMS + 1)]
 SQUARE FOOTAGE 2178 x 0.01 = 21.78 CFM
 NUMBER OF BEDROOMS + 1 = 5 x 7.5 CFM = 37.5 CFM
 TOTAL VENTILATION REQUIRED 59.28 CFM (59)



TO MEET 140 MPH WIND LOAD

FBC# FL16239-RL HURRICANE CLIPS TO MEET MANUFACTURERS SPECIFICATIONS AND FLORIDA MECHANICAL CODE 2023.



HVAC NOTES

1. ALL DUCT CLOSURES TO BE SEALED WITH FAB AND MASTIC.
2. HVAC SYSTEM TO MEET FLORIDA MODEL ENERGY CODE.
3. DUCT SIZE AND LAYOUT MAY VARY DUE TO ADJUSTMENTS FOR FIELD CONDITIONS.
4. AH-1 TO BE 3.5 TON HEAT PUMP INDOOR UNIT WITH 10 KW STRIP HEAT.
5. CU-1 TO BE 3.5 TON HEAT PUMP OUTDOOR UNIT.
6. HURRICANE CLIPS BY BMP INTERNATIONAL INC FLORIDA PRODUCT APPROVAL NUMBER FL16239-RL OR EQUAL.