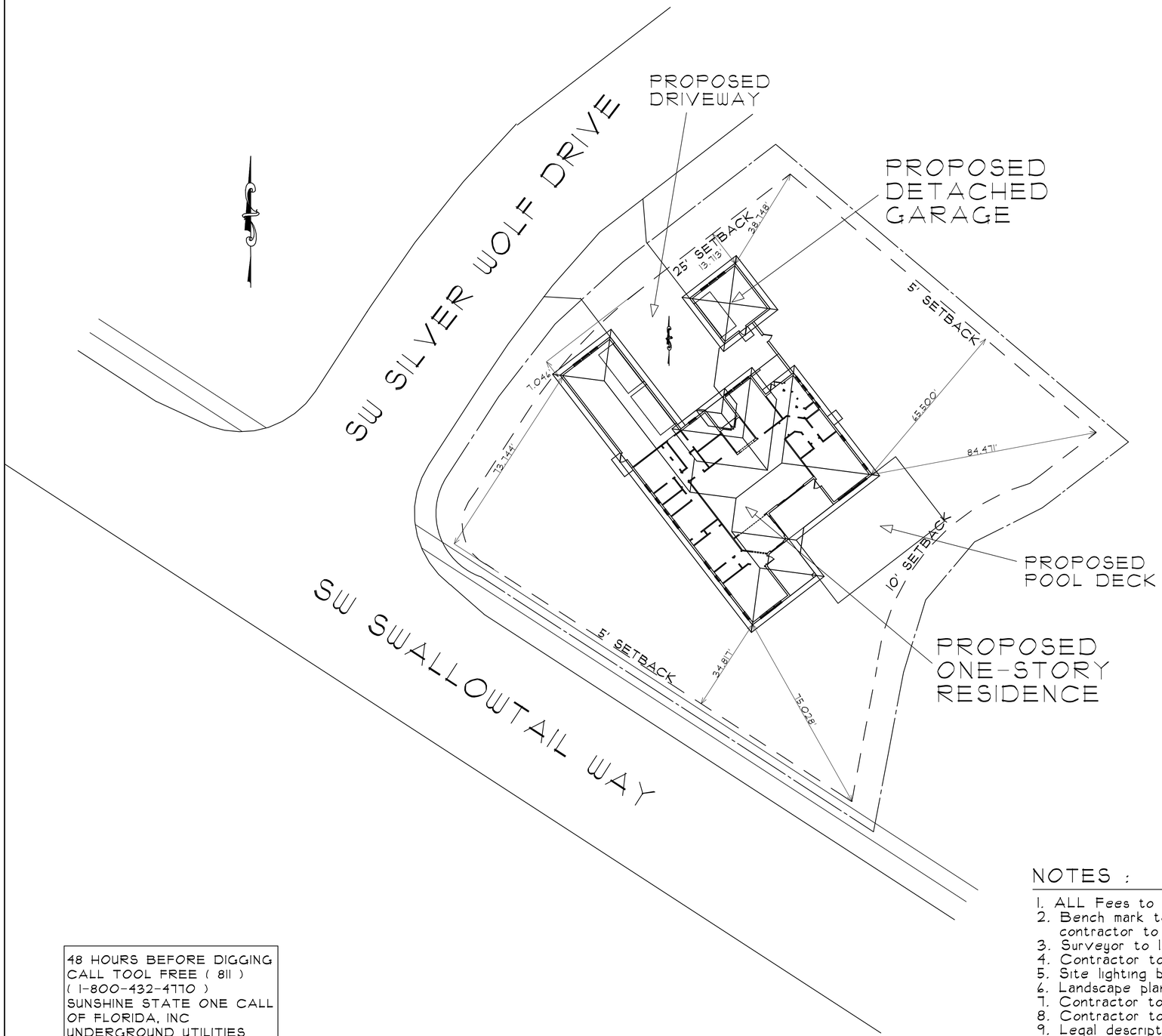


INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	SITE PLAN & NOTES
2.	FRONT AND SIDE ELEVATIONS
3.	SIDE AND REAR ELEVATIONS
4.	FLOOR PLAN
5.	FOUNDATION PLAN
6.	ROOF PLAN
SC-1	SCHEDULES, PRODUCT APPROVALS, PERMIT INFO
TS-1	THRU-SECTIONS 1 & 2
D-1	DETAILS, SECTIONS "A" AND "B"
D-2	DETAILS, SECTION "C"
E-1	ELECTRICAL
E-2	PANEL CALCULATIONS and RISER, SANITARY RISER

LEGAL DESCRIPTION

Lot 320, HIGHLANDS RESERVE P.U.D., According to the Plat therof, as recorded in Plat Book 16, Page 18, of the Public Records of MARTIN COUNTY, Florida

48 HOURS BEFORE DIGGING
CALL TOOL FREE (811)
(1-800-432-4770)
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

SITE PLAN

Scale 1:20

NOTES :

1. ALL Fees to be paid by General Contractor
2. Bench mark to be provided by surveyor - general contractor to include in bid.
3. Surveyor to layout entire building on site in field.
4. Contractor to verify location of ALL utilities prior to construction
5. Site lighting by others
6. Landscape plans (if any) to be provided by others.
7. Contractor to verify our site plan with a survey Prior to construction
8. Contractor to verify location of proposed improvements prior to construction
9. Legal description shall be found on this plan by the surveyor
10. General Contractor to provide for soil test prior to construction contractor to provide a copy of soil test to architect for review prior to construction
11. ALL Landscaping to be in accordance with local requirements and/or deed requirements

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Site Plan For:
Mr. & Mrs. Dunlap

Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

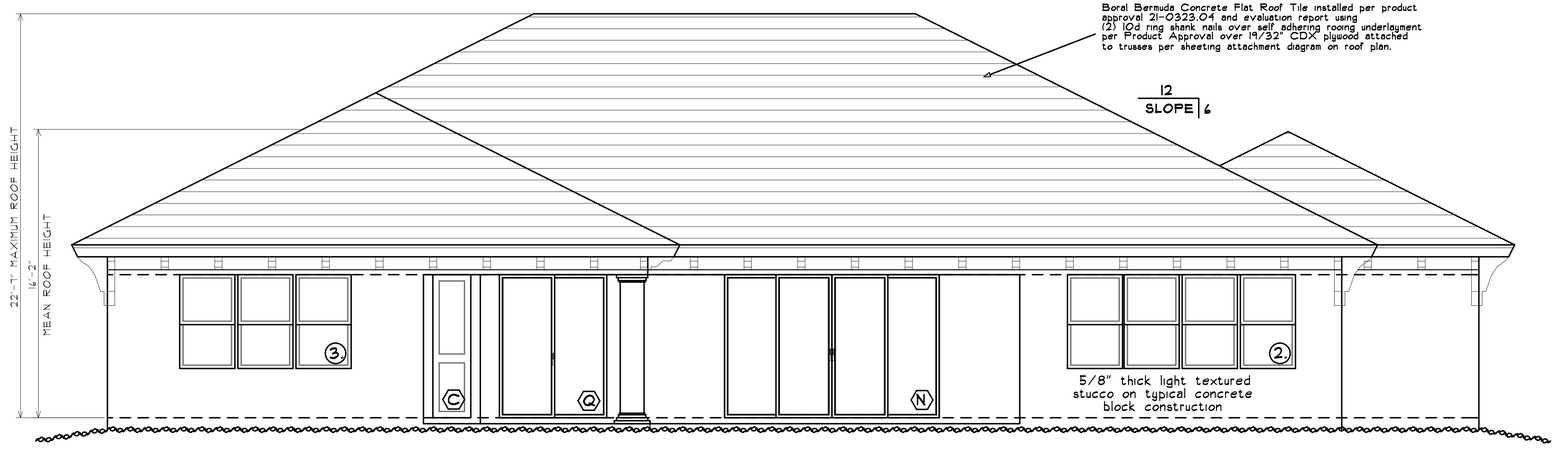
SHEET NO: 1. OF 12.

JOB NUMBER: 21-237

STATE OF FLORIDA
DANIEL R. BRADEN
AR9770
REGISTERED ARCHITECT

FRONT ELEVATION

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



REAR ELEVATION

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

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

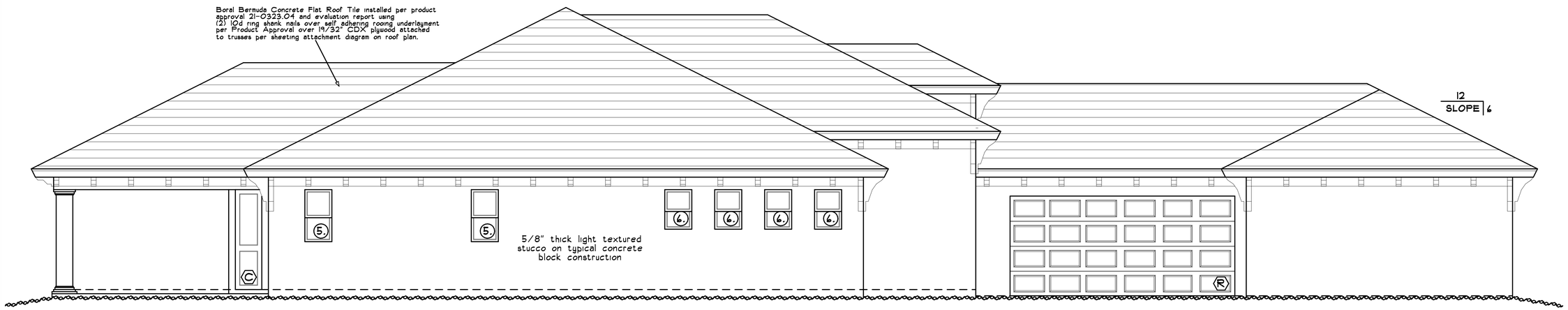
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

SHEET NO:
2.
OF 12.

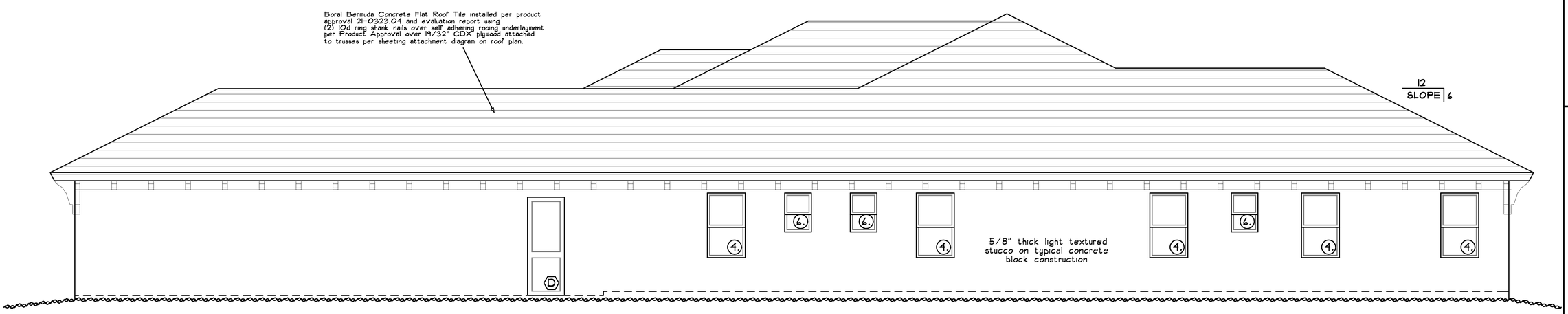
JOB NUMBER:
21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
REGISTERED ARCHITECT



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

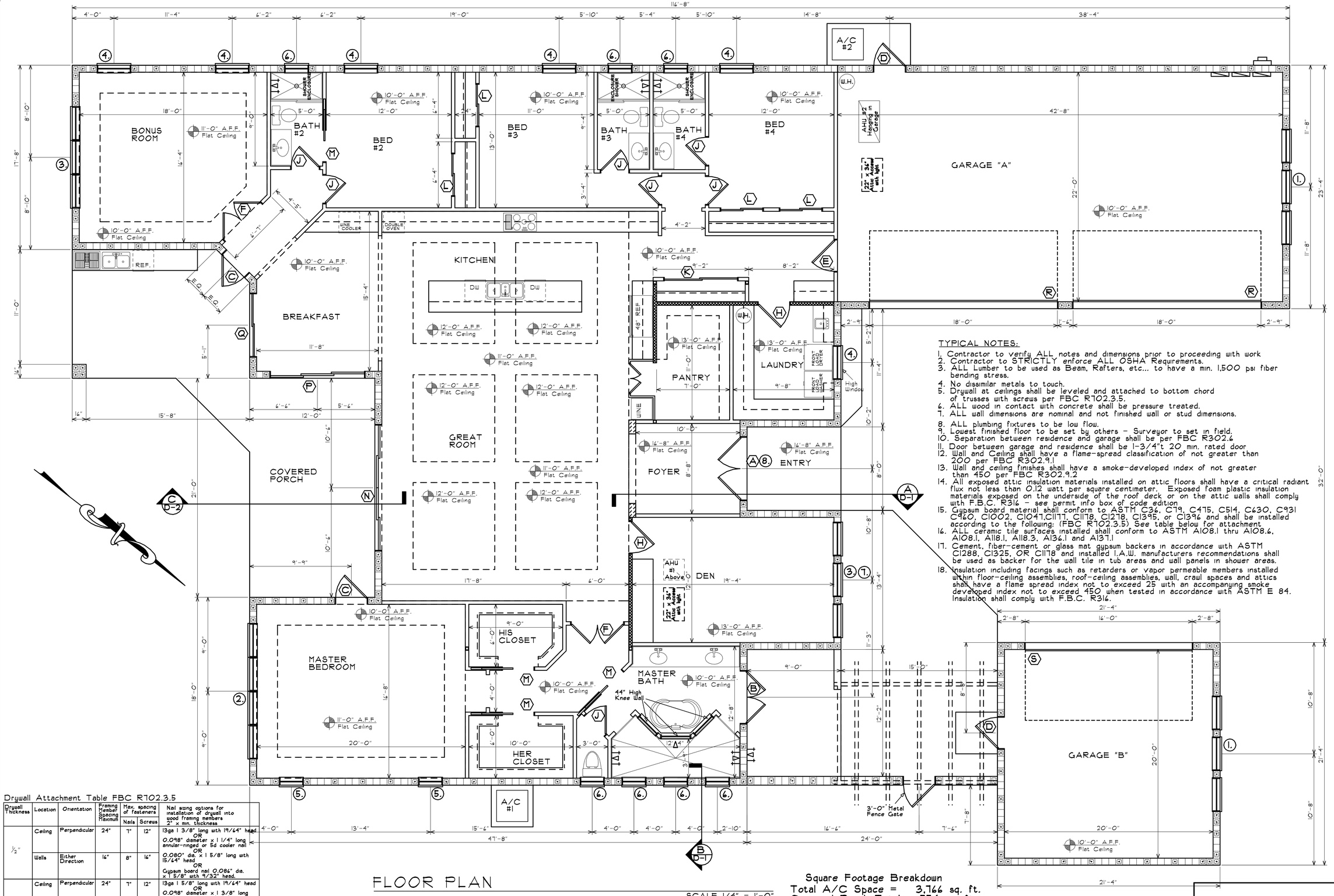
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

SHEET NO:
3.
OF 12.

JOB NUMBER:
21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
REGISTERED ARCHITECT



TYPICAL NOTES:

1. Contractor to verify ALL notes and dimensions prior to proceeding with work
2. Contractor to STRICTLY enforce ALL OSHA Requirements.
3. ALL Lumber to be used as Beam, Rafters, etc... to have a min. 1,500 psi fiber bending stress.
4. No dissimilar metals to touch.
5. Drywall at ceilings shall be leveled and attached to bottom chord of trusses with screws per FBC R702.3.5.
6. ALL wood in contact with concrete shall be pressure treated.
7. ALL wall dimensions are nominal and not finished wall or stud dimensions.
8. ALL plumbing fixtures to be low flow.
9. Lowest finished floor to be set by others - Surveyor to set in field.
10. Separation between residence and garage shall be per FBC R302.6
11. Door between garage and residence shall be 1-3/4"t 20 min. rated door
12. Wall and Ceiling shall have a flame-spread classification of not greater than 200 per FBC R302.9.1
13. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450 per FBC R302.9.2
14. All exposed attic insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter. Exposed foam plastic insulation materials exposed on the underside of the roof deck or on the attic walls shall comply with F.B.C. R316 - see permit info box of code edition
15. Gypsum board material shall conform to ASTM C36, C79, C475, C514, C630, C931 C960, C1002, C1047,C1177, C1178, C1278, C1395, or C1396 and shall be installed according to the following: (FBC R702.3.5) See table below for attachment
16. ALL ceramic tile surfaces installed shall conform to ASTM A108.1 thru A108.6, A108.1, A118.1, A118.3, A136.1 and A137.1
17. Cement, fiber-cement or glass mat gypsum backers in accordance with ASTM C1288, C1325, OR C1178 and installed I.A.W. manufacturers recommendations shall be used as backer for the wall tile in tub areas and wall panels in shower areas.
18. Insulation including facings such as retarders or vapor permeable members installed within floor-ceiling assemblies, roof-ceiling assemblies, wall, crawl spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84. Insulation shall comply with F.B.C. R316.

Drywall Attachment Table FBC R702.3.5

Drywall Thickness	Location	Orientation	Framing Member Spacing Maximum	Max. spacing of fasteners		Nail sizing options for installation of drywall into wood framing members 2" x min. thickness
				Nails	Screws	
1/2"	Ceiling	Perpendicular	24"	7"	12"	13ga 1 3/8" long with 19/64" head OR 0.098" diameter x 1 1/4" long annular-ringed or 5d cooler nail OR 0.080" dia. x 1 5/8" long with 15/64" head OR Gypsum board nail 0.086" dia. x 1 5/8" with 9/32" head.
	Walls	Either Direction	16"	8"	14"	
5/8"	Ceiling	Perpendicular	24"	7"	12"	13ga 1 5/8" long with 19/64" head OR 0.098" diameter x 1 3/8" long annular-ringed or 6d cooler nail OR 0.092" dia. x 1 7/8" long with 1/4" head OR Gypsum board nail 0.0915" dia. x 1 7/8" with 19/64" head.
	Walls	Either Direction	16"	8"	14"	

FLOOR PLAN

SCALE 1/4" = 1'-0"

(W.H.) = Water Heater in pan where required with drain per FBC Plumbing

Square Footage Breakdown

Total A/C Space =	3,766 sq. ft.
Covered Porch Total =	554 sq. ft.
Garage =	1,466 sq. ft.
Under Roof Total =	5,786 sq. ft.

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

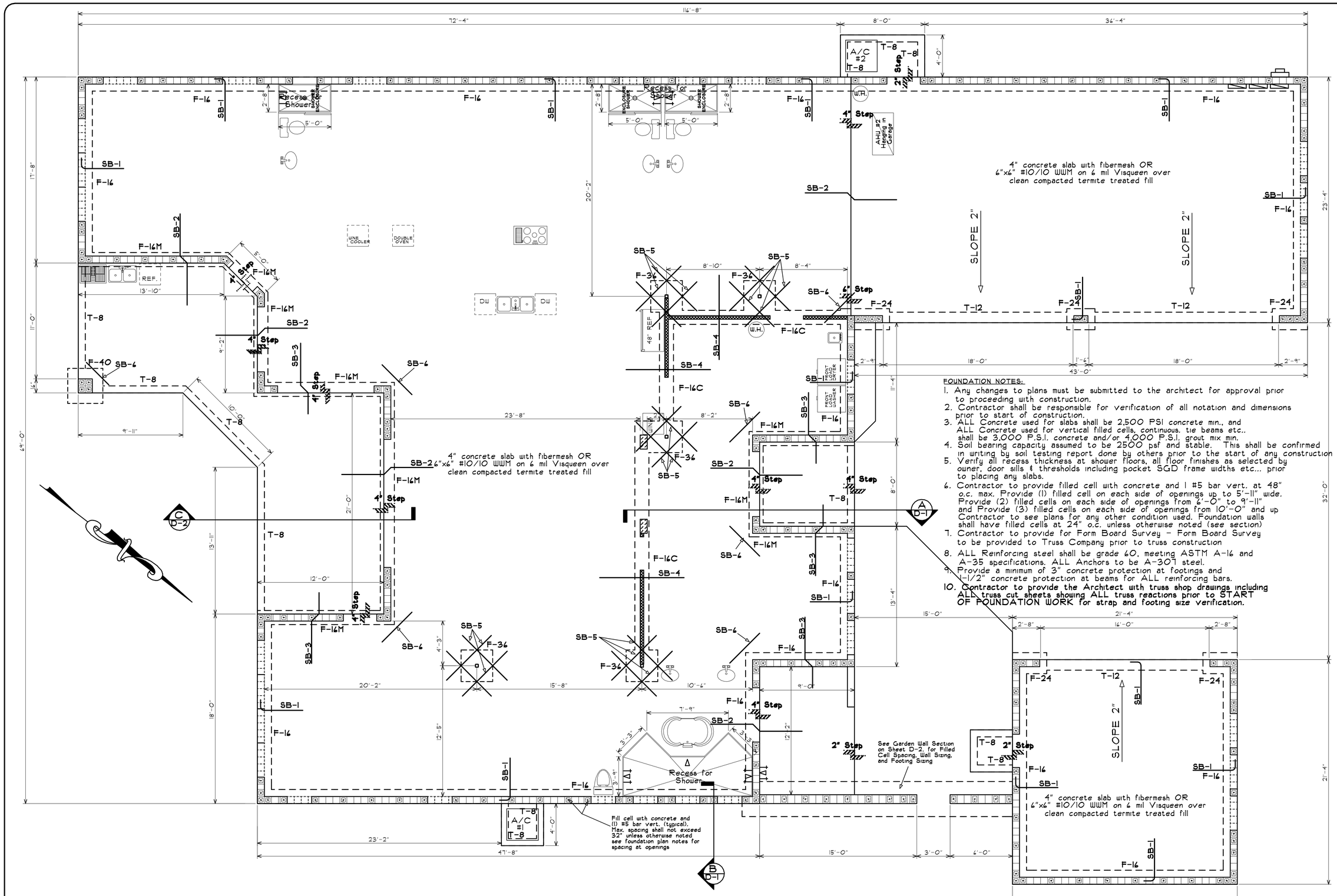
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

SHEET NO: 4. OF 12.

JOB NUMBER: 21-327

STATE OF FLORIDA DANIEL R. BRADEN AR 9770 LICENSED ARCHITECT



FOUNDATION NOTES:

1. Any changes to plans must be submitted to the architect for approval prior to proceeding with construction.
2. Contractor shall be responsible for verification of all notation and dimensions prior to start of construction.
3. ALL Concrete used for slabs shall be 2,500 PSI concrete min., and ALL Concrete used for vertical filled cells, continuous, tie beams etc.. shall be 3,000 P.S.I. concrete and/or 4,000 P.S.I. grout mix min.
4. Soil bearing capacity assumed to be 2500 psf and stable. This shall be confirmed in writing by soil testing report done by others prior to the start of any construction
5. Verify all recess thickness at shower floors, all floor finishes as selected by owner, door sills & thresholds including pocket SGD frame widths etc... prior to placing any slabs.
6. Contractor to provide filled cell with concrete and 1 #5 bar vert. at 48" o.c. max. Provide (1) filled cell on each side of openings up to 5'-11" wide. Provide (2) filled cells on each side of openings from 6'-0" to 9'-11" and Provide (3) filled cells on each side of openings from 10'-0" and up Contractor to see plans for any other condition used. Foundation walls shall have filled cells at 24" o.c. unless otherwise noted (see section)
7. Contractor to provide for Form Board Survey - Form Board Survey to be provided to Truss Company prior to truss construction
8. ALL Reinforcing steel shall be grade 60, meeting ASTM A-16 and A-35 specifications. ALL Anchors to be A-307 steel.
9. Provide a minimum of 3" concrete protection at footings and 1-1/2" concrete protection at beams for ALL reinforcing bars.
10. **Contractor to provide the Architect with truss shop drawings including ALL truss cut sheets showing ALL truss reactions prior to START OF FOUNDATION WORK for strap and footing size verification.**

FOUNDATION PLAN

SEE FOOTING/SLAB BAR SCHEDULES ON SHEET SC-1.

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

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Revisions :

Residence For:
Mr. & Mrs. Dunlap

Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

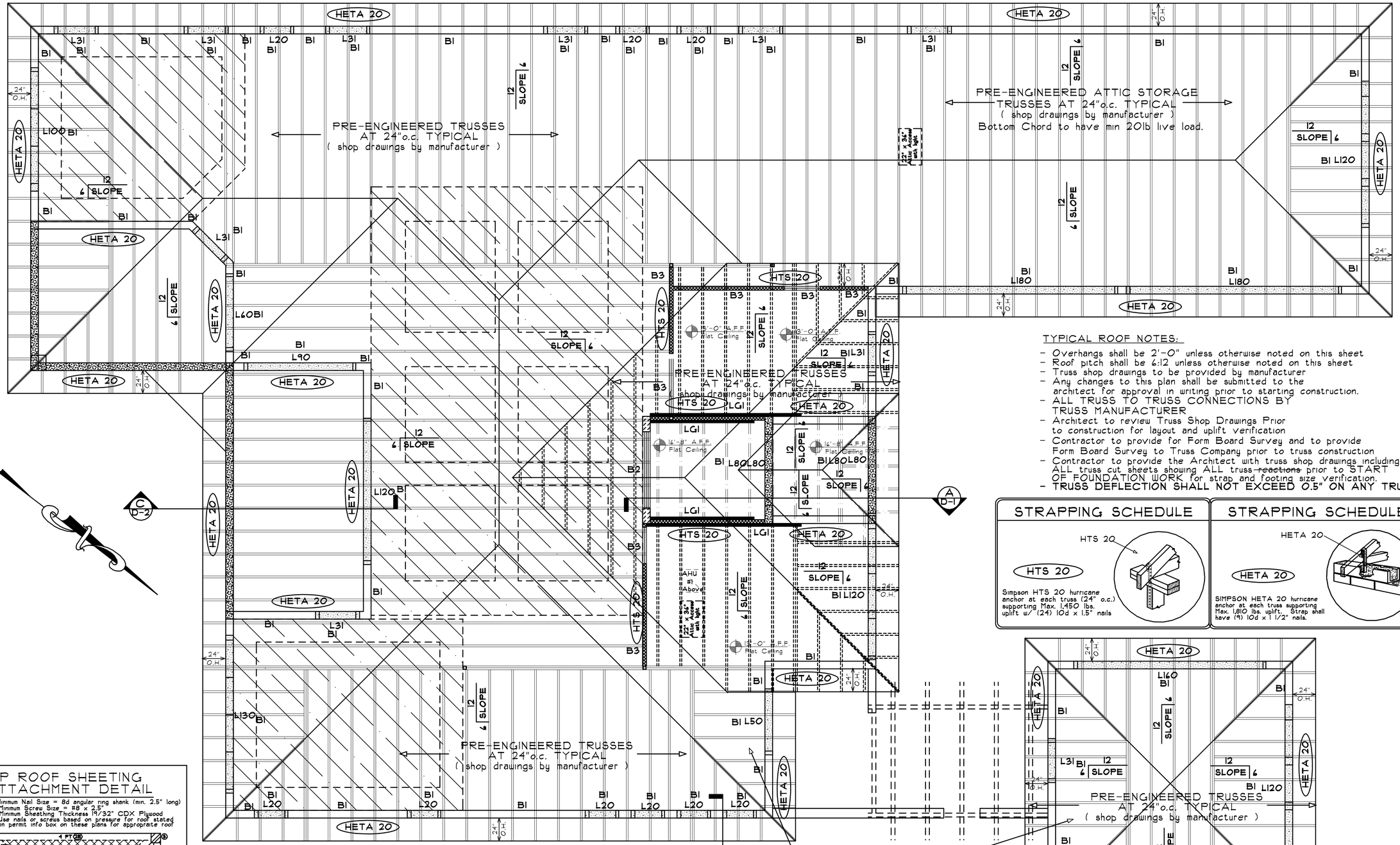
Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AAC000032

SHEET NO: 5. OF 12.

JOB NUMBER: 21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
LICENSED ARCHITECT

ROOFING AND UNDERLAYMENT
PER PRODUCT APPROVAL



ROOF PLAN

SEE BEAM/LINTEL SCHEDULES ON SHEET SC-1.

Scale 1/4" = 1'-0"

= Truss Height 11'-0" A.F.F.

ROOFING AND UNDERLAYMENT
PER PRODUCT APPROVAL

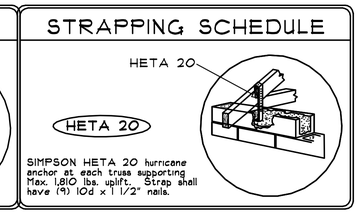
TYPICAL ROOF NOTES:

- Overhangs shall be 2'-0" unless otherwise noted on this sheet
- Roof pitch shall be 6:12 unless otherwise noted on this sheet
- Truss shop drawings to be provided by manufacturer
- Any changes to this plan shall be submitted to the architect for approval in writing prior to starting construction.
- ALL TRUSS TO TRUSS CONNECTIONS BY TRUSS MANUFACTURER
- Architect to review Truss Shop Drawings Prior to construction for layout and uplift verification
- Contractor to provide for Form Board Survey and to provide Form Board Survey to Truss Company prior to truss construction
- Contractor to provide the Architect with truss shop drawings including ALL truss cut sheets showing ALL truss ~~reactions~~ prior to START OF FOUNDATION WORK for strap and footing size verification.
- TRUSS DEFLECTION SHALL NOT EXCEED 0.5" ON ANY TRUSS.

STRAPPING SCHEDULE

Simpson HTS 20 hurricane anchor at each truss (24" o.c.) supporting Max. 1,450 lbs. uplift w/ (24) 10d x 1.5" nails

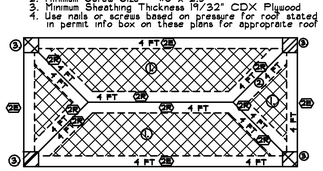
STRAPPING SCHEDULE



SIMPSON HETA 20 hurricane anchor at each truss supporting Max. 1,810 lbs. uplift. Strap shall have (9) 10d x 1 1/2" nails.

HIP ROOF SHEETING ATTACHMENT DETAIL

1. Minimum Nail Size = 8d angular ring shank (min. 2.5" long)
2. Minimum Screw Size = #8 x 2.5"
3. Minimum Sheathing Thickness 19/32" CDX Plywood
4. Use nails or screws based on pressure for roof stated in permit into box on these plans for appropriate roof



Key	Area	Edge	Field	Fastener	Max. Pressure
	Zone 1	6"	6"	8d x 2.5" ring shank	45 psf
	Zone 2E, 2R	4"	6"	8d x 2.5" ring shank	74 psf
	Zone 3	4"	4"	8d x 2.5" ring shank	84 psf
	Any Zone	6"	6"	#8 x 2.5" Screw	243 psf

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AA0000032

SHEET NO:
6.
OF 12.

JOB NUMBER:
21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
LICENSED ARCHITECT

Product Approval Submittal Affidavit

Opening Schedule Swing Doors, Overhead Doors, Sliding Doors, Windows & Skylights

Opening Type	NOA/FL NUMBER	Product	Model #	Manufacturer	Glass	Attachment method	TEST Expiration Date	Maximum Design Pressure of Approved Tests
1.	FL# 239.4	Single Hung	SH-700 Impact	PGT	5/16"	1/4" dia. tapcons w/ min. 1 3/8" penetration to be spaced per product approval. Contractor shall adhere to min. edge distances specified in Product approval	_____	± 80.0 PSF
2.	FL# 243.6	Fixed Glass	PW-701 Impact	PGT	7/16"	1/4" dia. tapcons w/ min. 1 1/4" penetration to be spaced per product approval. Contractor shall adhere to min. edge distances specified in Product approval	_____	± 80.0 PSF
3.	FL# 253.1	French Door	FD-101 Impact	PGT	Type "A"	1/4" dia. tapcons w/ min. 1 3/8" penetration to be spaced per product approval. Contractor shall adhere to min. edge distances specified in Product approval	_____	± 63.1 PSF
4.	FL# 251.5	Sliding Glass Door	Series 770 SGD	PGT	1" nom Type "G5A"	1/4" dia. tapcons w/ min. 1 3/4" penetration to be spaced per product approval. Contractor shall adhere to min. 2 1/2" edge distances specified in Product approval	_____	± 60.0 PSF
5.	FL# 20468.4	Fiberglass door	Smooth star	Therma-Tru	_____	1/4" dia. x 3" tapcons w/ min. 1 1/2" penetration at spaced per product approval on sheet 8 of 11.	_____	± 67.0 PSF
6.	FL# 5684.13	Steel Overhead Garage Door	W8-16 PAN-2F443	CLO-Pay	_____	Install per product approval including jamb supplement and manufacturers recommendations. See buck detail on these plans for buck installation. Must have center post see approval.	_____	+46.6/-52.0 PSF

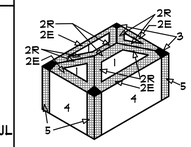
Product	NOA/FL NUMBER	Model #	Manufacturer	Attachment Method	TEST Expiration Date	Maximum Design Pressure of Approved Tests
Mullions	FL# 261.1	1" x 2 3/4" x .375"	PGT	Install per fastener type and spacings shown in Table 1A and 1B in product approval on sheet 5 of 22.	_____	± 58.0 PSF
Roof	21-0323.04	BERMUDA CONCRETE FLAT ROOF TILES	Boral Roofing LLC	Install per product approval and all referenced standards over Self Adhered roofing system installed over 19/32" CDX plywood sheeting attached per sheeting attachment diagram on roof plan.	6-7-26	_____
Siding	_____	STUCCO ON BLOCK	_____	5/8" Thick light textured stucco on typical Concrete block construction	_____	_____
Soffit	_____	STUCCO ON LATH	_____	1/2" thick stucco on 3/8" Hi-Rib lath attached to horizontal and vertical wood framing with nails or staples to provide no less than 1 3/4" penetration into horizontal wood framing and 3/4" penetration into vertical framing	_____	_____
Under-layment	FL# 5259.1	Polyglass Peel and Stick	Polyglass USA	Install per product approval	_____	_____

ALL Product Testing by: Miami-Dade County Building Code Compliance Office / Product Control Division

I have reviewed the above and approved it by my seal below. (Architect or Engineer of Record)

PERMITTING INFORMATION (FORM 100)

Florida Building Code Residential: 7th Ed 2020 and ASCE 7-16 for Wind Loading
Building Design is: Enclosed Risk Category: II Wind Speed: 160 mph ultimate
Mean Roof Height: 20'-0" Roof Pitch: 5:12 to 6:12 (20°-27°)
Internal Pressure Coefficient: ±0.18
Subjectability to damage from: Weathering: Negligible Termites: Very Heavy
Width of Roof End Zone: 4'-0"
Wind Exposure Classification: B
Adjustment factor for Exposure Height Using Allowable Stress Design and Load Combination per ASCE 7-10 Section 2.4 DL+LL; DL+0.6WL; 0.6DL+0.6WL
Exp Height Adj Factor: 0.89 x Load Factor 0.6 = 0.53 applied below
Components & Cladding Wind Pressure (NET) Roof Zone: 1. +19.0/-33.0 psf
Roof Zone: 2E +19.0/-45.0 psf and 2R 3E
Components & Cladding Wall End Zone Width: 3'-0"
WALL Components & Cladding Wind Pressure: Zone 4: +25.0/-27.0 psf
Zone 5: +25.0/-33.0 psf
Components & Cladding Wind Pressure (NET) on Garage Door:
Zone 5 = 16'-0" x 7'-0" GD = +21.0/-26.0 PSF
Zone 5 = 10'-0" x 7'-0" GD = +22.0/-28.0 PSF
Shear Walls Considered for Structure? Yes
Continuous Load Path Provided? Yes
Are Components an Cladding Details Provided? Yes
Minimum Soil Bearing Pressure: 2,500 psi, Presumptive: X By Test: _____ psi
This Building Shall Have the Following:
APPROVED SHUTTERS: _____ IMPACT GLASS: X BOTH: _____ NEITHER: _____



= Roof Zone 1 Walls Zone 4

= Roof Zone 2E/2R Walls Zone 5 END ZONE

= Corner Zones Roof Zone 3

Column Schedule

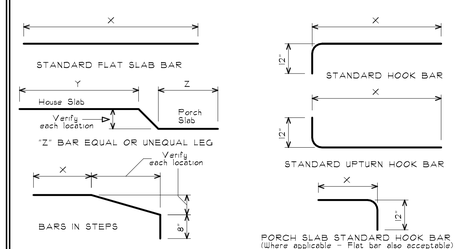
Mark	Size and Description
C-1	8" x 16" concrete column with (4) #5 bars vert and #3 ties at 12" o.c.
C-2	16" x 16" concrete column with (4) #7 bars vert and #3 ties at 12" o.c.
C-3	3 1/2" x 3 1/2" x 1/4" typical steel column - see details
C-4	8" x 19" concrete column with (4) #5 bars vert and #3 ties at 12" o.c.

LEDGER SCHEDULE

Mark	Size and Description
LG1	(2) 2" x 10" PT ledger bolted to wall with (2) 5/8" dia. expansion anchors at 24" o.c. staggered with min. 6" embedment into wall

Slab Bar Schedule

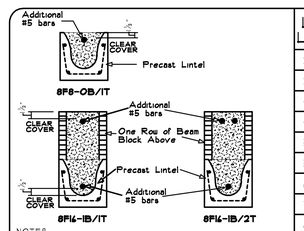
Mark	BAR SIZE	X	Y	Z	Type	Spacing	Notes
SB-1	#4	48"	—	—	Standard Upturn Bar	32" o.c.	Tie to vert. wall steel
SB-2	#4	—	48"	48"	"Z" Bar	32" o.c.	
SB-3	#4	—	48"	24"	"Z" Bar	32" o.c.	
SB-4	#4	96"	—	—	Flat Bar	32" o.c.	Center bar on center of bearing wall
SB-5	#4	72"	—	—	Flat Bar	32" o.c.	@ Columns
SB-6	#4	48"	—	—	Flat Bar	—	@ Corners
SB-7	#4	36"	—	—	Flat Bar	—	@ Corners



ALL SLAB BARS SHALL BE INSTALLED IN THE MIDDLE OF THE SLAB
TIE ALL STANDARD HOOKS TO VERT. STEEL IN WALLS UPTURN

BEAM SCHEDULE

Mark	Size and Description
B1	Two rows of beam block filled with concrete and (1) #5 bar continuous in each row. Provide precast lintel filled with concrete and (1) #5 bar per lintel schedule continuous over openings.
B2	(4) 2" x 12" SYP #2 Wood Beam
B3	(3) 2" x 12" SYP #2 Wood Beam
B4	(2) 2" x 12" SYP #2 Wood Beam



NOTES:
1. MIN. COVERAGE OF STEEL = 1.5"
2. MIN. BEARING REQUIRED @ EA. END = 4"
3. STANDARD FOR REINF. STEEL - ASTM A615 GRADE 60

TYPICAL LINTEL SECTION
(PRECAST CONCRETE)

Lintel Length	Bar Length	Clear Span	"A" Bars	"B" Bars
2'-10"	2'-8"	1'-6"	2,#3	none
3'-6"	3'-4"	2'-2"	2,#3	none
4'-0"	3'-10"	2'-8"	2,#3	none
4'-6"	4'-4"	3'-2"	2,#3	none
5'-4"	5'-2"	4'-0"	2,#3	none
5'-10"	5'-8"	4'-6"	2,#4	none
6'-6"	6'-4"	5'-4"	2,#4	none
7'-6"	7'-0"	6'-2"	2,#5	none
8'-4"	7'-10"	7'-0"	2,#5	none

ALL reinforcing steel is grade 60.

ALL GLASS TO BE INSULATED

Door Schedule

Mark	Size	Door Description
A	(2) 3'-0" X 8'-0"	SINGLE LITE FRENCH - IMPACT - XX
B	(2) 2'-6" X 8'-0"	SINGLE LITE FRENCH - TEMPERED - OPAGUE - XX
C	3'-0" X 8'-0"	SINGLE LITE FRENCH - IMPACT - OPAGUE
D	3'-0" X 8'-0"	SWING DOOR - SOLID CORE - WOOD - 2 Panel
E	3'-0" X 8'-0"	20 min. Fire Rated Door
F	(2) 2'-6" X 8'-0"	SWING DOOR - SOLID CORE - WOOD - 2 Panel
G	_____	OMIT
H	3'-0" X 8'-0"	SWING DOOR - SOLID CORE - WOOD - 2 Panel
I	_____	OMIT
J	2'-8" X 8'-0"	SWING DOOR - SOLID CORE - WOOD - 2 Panel
K	7'-0" X 8'-0"	BYPASS DOOR - SOLID CORE - WOOD - 2 Panel
L	3'-0" X 8'-0"	BYPASS DOOR - SOLID CORE - WOOD - 2 Panel
M	3'-0" X 8'-0"	POCKET DOOR - SOLID CORE - WOOD - 2 Panel
N	12'-0" X 8'-0"	SLIDING GLASS DOOR - IMPACT - OXXO
O	_____	OMIT
P	9'-0" X 8'-0"	SLIDING GLASS DOOR - IMPACT - XXX
Q	6'-0" X 8'-0"	SLIDING GLASS DOOR - IMPACT - XX
R	18'-0" X 8'-0"	GARAGE DOOR - SECTIONAL - WOOD
S	16'-0" X 8'-0"	GARAGE DOOR - SECTIONAL - WOOD

- ALL exterior doors including garage doors to withstand pressures stated in permit information box on these plans.
- verify all masonry/rough opening sizes prior to ordering doors.
- See product approval chart on these plans for exterior door manufacturer information (including garage door)
- Provide one exit door (swing type) that is 3'-0" wide minimum and one emergency escape door (not shuttered). If escape door has glazing then it must be impact resistant and shall NOT be thru garage. This may be the same door if it meets both criteria listed above.

ALL GLASS TO BE INSULATED

Window Schedule

Mark	Size (wxl)	Window Description
1.	(3) 3'-1" x 6'-4"	SINGLE HUNG - IMPACT - XOX
2.	(4) 3'-1" x 5'-3"	SINGLE HUNG - IMPACT - XOOX
3.	(3) 3'-1" x 5'-3"	SINGLE HUNG - IMPACT - XOX
4.	3'-1" x 5'-3"	SINGLE HUNG - IMPACT
5.	2'-2" x 4'-2"	SINGLE HUNG - IMPACT
6.	2'-2" x 3'-2"	SINGLE HUNG - TEMPERED
7.	(3) 3'-0" x 3'-0"	FIXED GLASS - IMPACT
8.	(2) 3'-0" x 4'-0"	FIXED GLASS - IMPACT

- ALL Windows to be white ESP vinyl windows with tint. Provide muntin's and structural mullions per elevations. See product approval chart for window manufacturer information.
- ALL windows to withstand Pressures stated in Permit Information Box on these plans.
- ALL windows in bathrooms to be tempered
- ALL windows within 18" of finished floor to be tempered
- verify all masonry/rough opening sizes prior to ordering windows.

Footing Schedule

Mark	Size and Description
T-8	Thicken slab edge to 8"w x 8"d with (1) #5 bar cont.
T-12	Thicken slab edge to 12"w x 8"d with (2) #5 bar cont.
F-16	16"w x 16"d concrete monolithic footing with (2) #5 rebar continuous and #5 transverse bars at 32" o.c. (bottom)
F-16C	16"w x 16"d concrete monolithic footing at interior bearing walls with (2) #5 rebar continuous and #5 transverse bars at 32" o.c. (bottom)
F-16M	16"w x 16"d concrete monolithic footing at stepdowns w/ walls with (2) #5 rebar continuous and #5 transverse bars at 32" o.c. (bottom)
F-24	24"w x 16"d concrete monolithic footing with (3) #5 rebar continuous and #5 transverse bars at 32" o.c. (bottom)
F-36	36"w x 36"l x 16"d concrete pad footing with #5 rebar at 8" o.c. each bottom steel.
F-40	40"w x 40"l x 16"d concrete pad footing with #5 rebar at 8" o.c. each bottom steel.

LINTEL SCHEDULE

Mark	Window or Door Unit Width	Lintel Size	Cast-Crete Specification	Pre-Stressed	Rows of BM Block Above (8"x16")	Bottom Steel	Size	Top Steel	Size	Max. Gravity Load (PLF)	Max. Uplift Load (PLF)	Max. Lateral Load (PLF)
L20	2'-0" 2'-2"	2'-10"	8F8-OB/IT	NO	—	—	—	1	#5	3069	1569	1642
L31	2'-4" 2'-8" 3'-1"	3'-9"	8F8-OB/IT	NO	—	—	—	1	#5	2561	1363	763
L45	4'-5"	5'-1"	8F8-OB/IT	NO	—	—	—	1	#5	1349	1016	411
L50	5'-0"	5'-8"	8F8-OB/IT	NO	—	—	—	1	#5	1105	909	339
L60	6'-8"	6'-8"	8F8-OB/IT	NO	—	—	—	1	#5	1011	727	534
L70	7'-0"	7'-0"	8F8-OB/IT	NO	—	—	—	1	#5	1011	727	534
L80	8'-0"	8'-8"	8F8-OB/IT	NO	—	—	—	1	#5	699	591	512
L90	9'-0"	9'-8"	8F8-OB/IT	NO	—	—	—	1	#5	535	530	401
L100	10'-0"	10'-8"	8F8-OB/IT	NO	—	—	—	1	#5	582	474	452
L110	10'-0"	11'-8"	8F14-IB/IT	NO	ONE	1	#5	1	#5	1254	470	402
L120	12'-0"	12'-8"	8F14-IB/IT	NO	ONE	1	#5	1	#5	1075	606	324
L140	14'-0"	14'-8"	8F14-IB/IT	YES	ONE	1	#5	1	#5	1370	519	284
L160	16'-0"	16'-8"	8F14-IB/2T	YES	ONE	1	#5	2	#5	950	500	194
L180	16'-0"	18'-8"	8F14-IB/2T	YES	ONE	1	#5	2	#5	750	424	148

- ALL LINTELS SHALL BE MADE BY CAST-CRETE.
- LINTELS SHALL BE FILLED SOLID WITH 3000 PSI CONCRETE
- REFER TO CAST-CRETE CATALOG FOR ALL INFORMATION REGARDING LINTEL CONSTRUCTION, HANDLING INFORMATION, AND SAFE LOAD REQ. REQUIREMENTS
- LINTELS OVER 13'-11" LONG ARE TO BE PRESTRESSED.
- CONTRACTOR TO VERIFY ALL LINTEL SIZES BASED ON FINAL MASONRY OPENING SIZES AND ADJUST LINTELS ACCORDINGLY PRIOR TO ORDERING ANY/ALL LINTELS

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

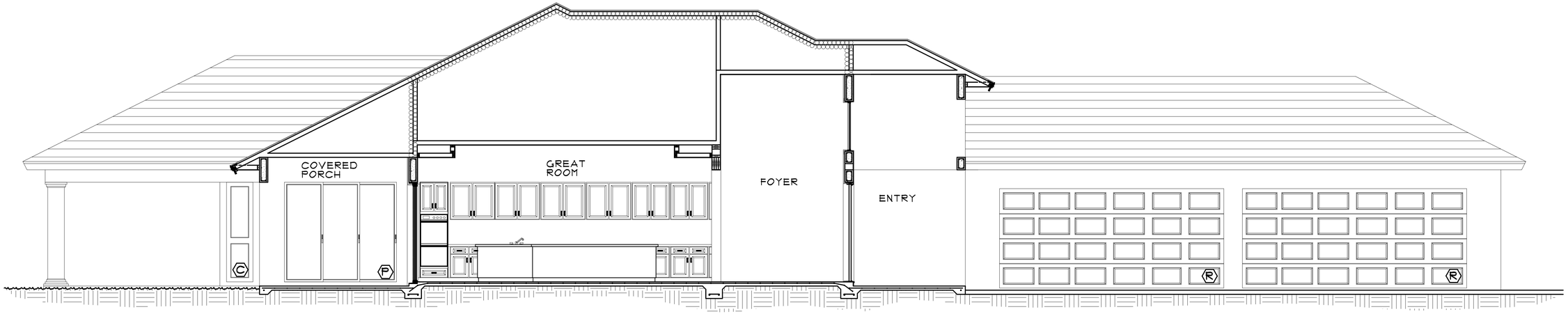
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AC0000032

SHEET NO: SC-1. OF 12.

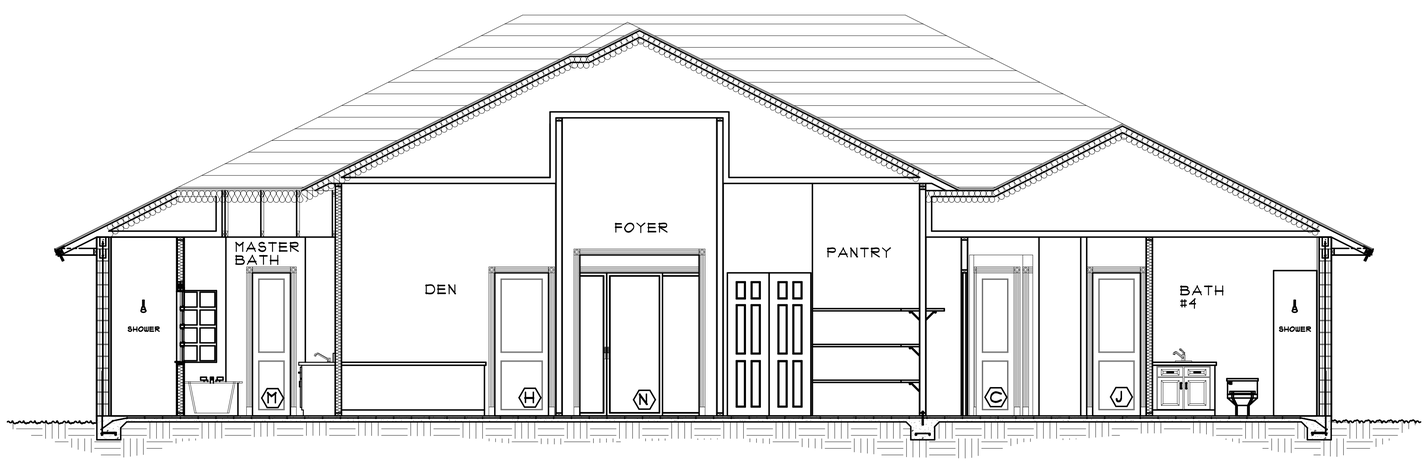
JOB NUMBER: 21-327

STATE OF FLORIDA DANIEL R. BRADEN AR 9770 LICENSED ARCHITECT



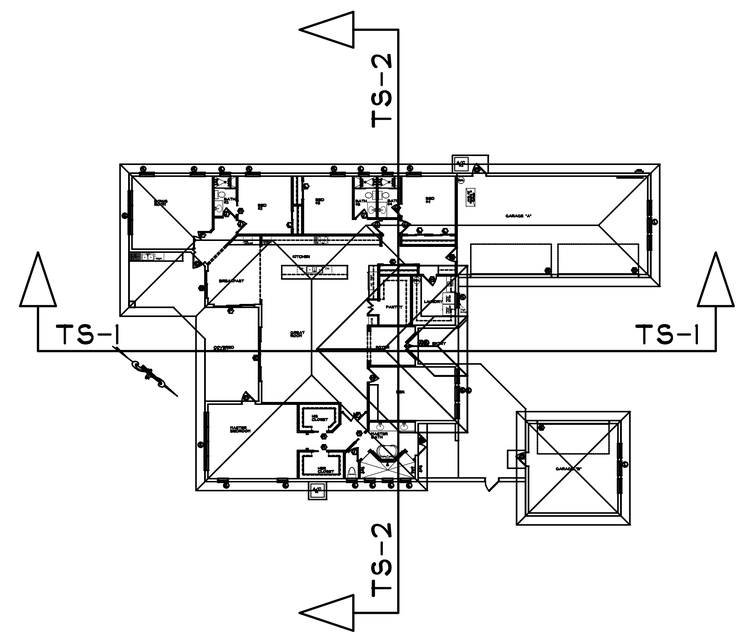
THRU-SECTION #1

SCALE: 3/16" = 1'-0"



THRU-SECTION #2

SCALE: 3/16" = 1'-0"



THRU-SECTION KEY

NOT TO SCALE

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

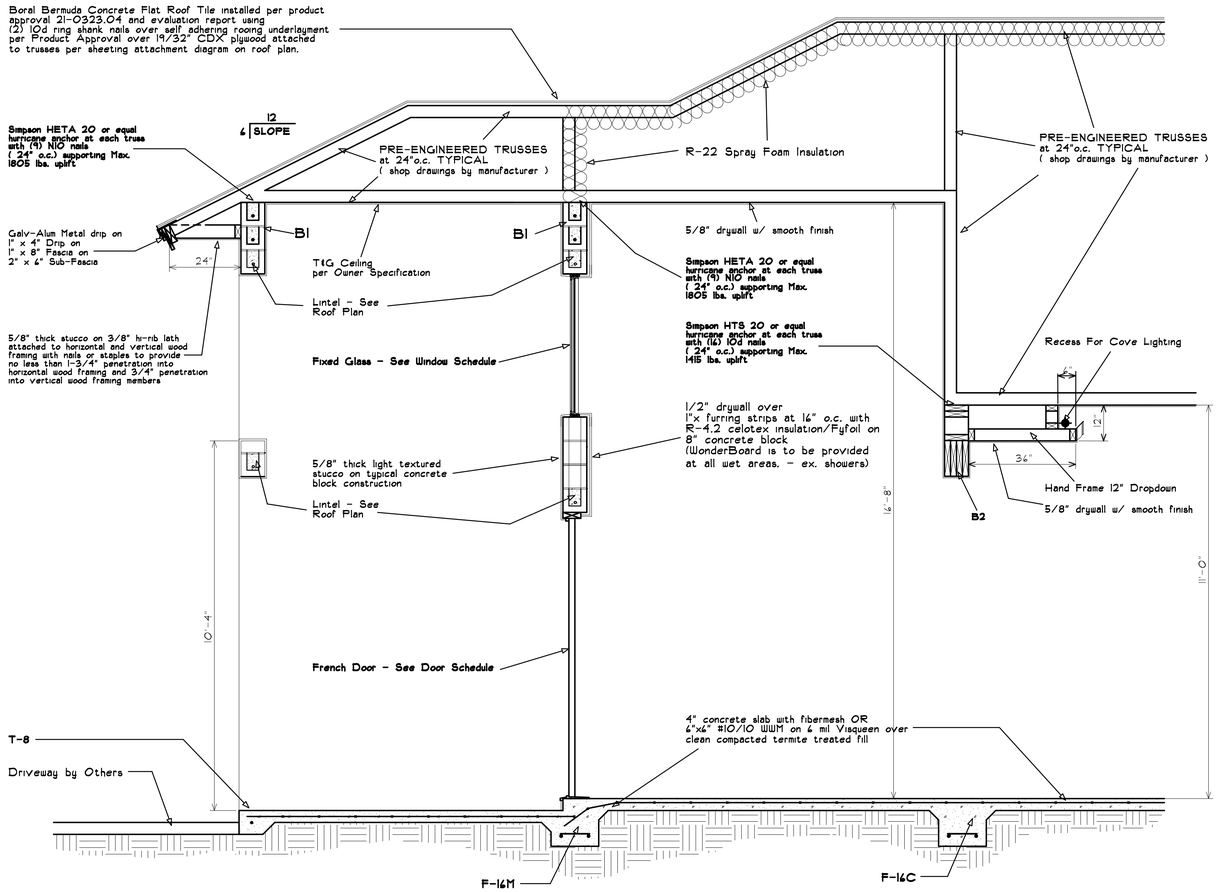
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AAC000032

SHEET NO:
TS-1.
OF 12.

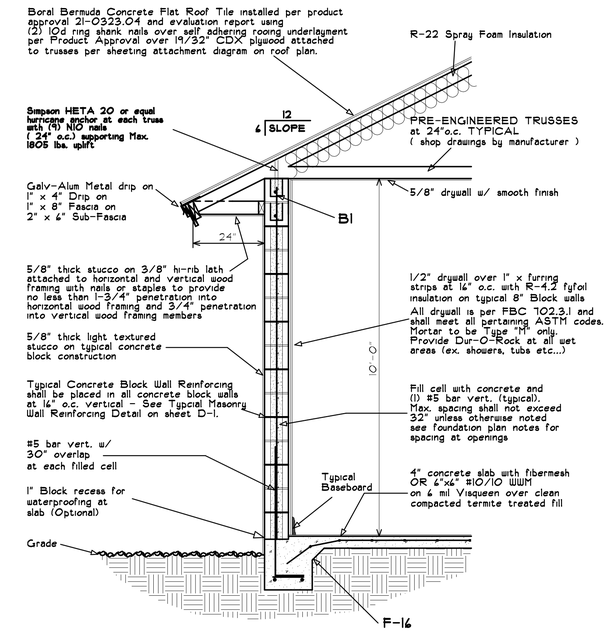
JOB NUMBER:
21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
REGISTERED ARCHITECT



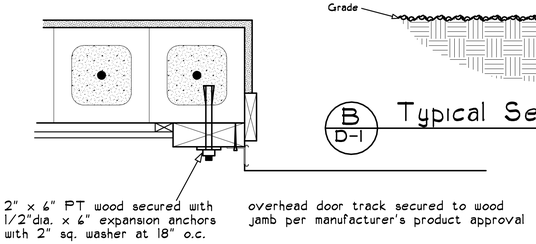
A D-1 Section at Front Porch

Scale : 1/2" = 1'-0"



B D-1 Typical Section

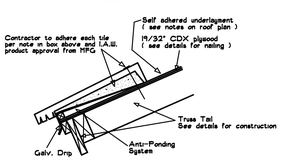
Scale : 1/2" = 1'-0"



ALL GARAGE DOORS AS SPECIFIED IN PRODUCT APPROVAL ON THESE PLANS. DOORS TO MEET WIND PRESSURE STATED IN PERMIT INFO BOX ON THESE PLANS

Garage Door Jamb Detail

NTS



Roof Tile Installation Detail

nts

INSTALL TILES PER SYSTEM SHOWN IN LOAD BOX

Concrete Roof Tile Design Loads	
Importance Factor	1.00
Slope of Roof	Less than 7:12
Mean Roof Height	less than 30 ft.
Basic Wind Speed	160 mph ultimate

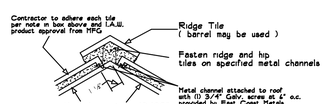
Hip and Ridge channels shall be attached to 19/32" plywood as follows:	
Fasteners	Center to Center Spacing
(1) #8 x 1" SS screw	6"
Metal channels by East Coast Metals	

Underlayment notes:
- Contractor shall strictly follow these guidelines:

Underlayment design pressure for 160 mph Ultimate = PER PERMIT INFO. BOX for Category II Buildings in Exposure B with Importance factor of 1.0 for roof with less than 7:12 slope

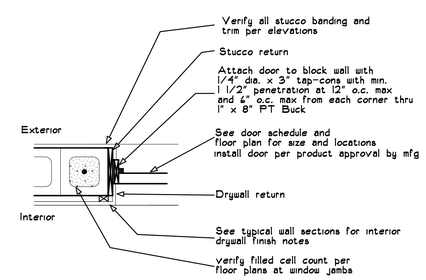
Mortar System TO BE USED	PRODUCT	TEST SPECIFICATIONS	PRODUCT DESCRIPTION
	Polyset AH-160 Tile foam	PLE 4332.1	Large Patty placement of 25 grams per tile

INSTALL PER 7th ED. 2020 CODE



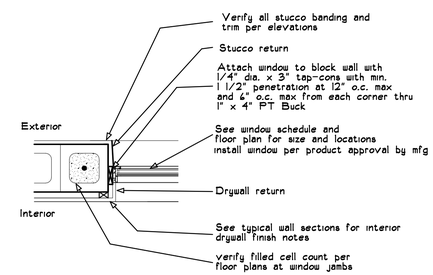
Concrete Tile Ridge Detail

nts



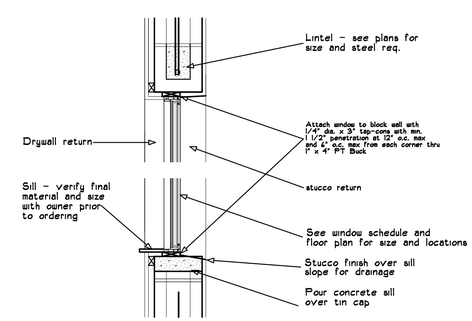
Exterior Door Jamb Detail

NTS



Window Jamb Detail

NTS



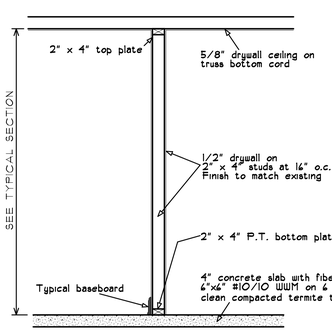
Section @ Window Head & Sill

NTS

Seal ALL concrete block jambs prior to buck per FBC R703.8 using any approved sealant

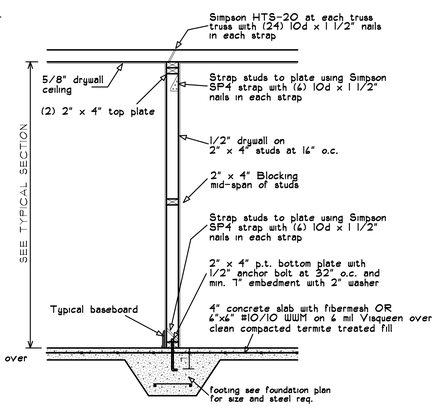
VERIFY ALL SILL MATERIAL WITH OWNER PRIOR TO ORDERING

VERIFY ALL ROUGH OPENING SIZES WITH THEIR RESPECTIVE MANUFACTURER PRIOR TO INSTALLING MASONRY



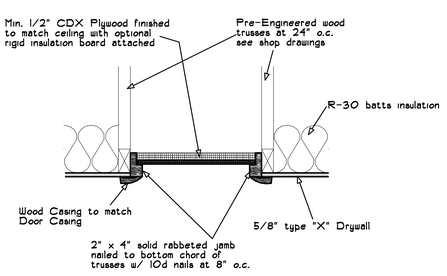
Interior Non-Bearing Partition

Scale: 1/2" = 1'-0"



Typical Interior Bearing Partition

Scale: 1/2" = 1'-0"



ATTIC ACCESS DETAIL

Scale: 1" = 1'-0"

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

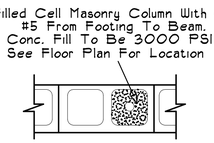
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AA0000032

SHEET NO: D-1. OF 12.

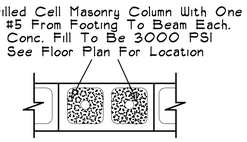
JOB NUMBER: 21-327

STATE OF FLORIDA DANIEL R. BRADEN AR 9770 REGISTERED ARCHITECT



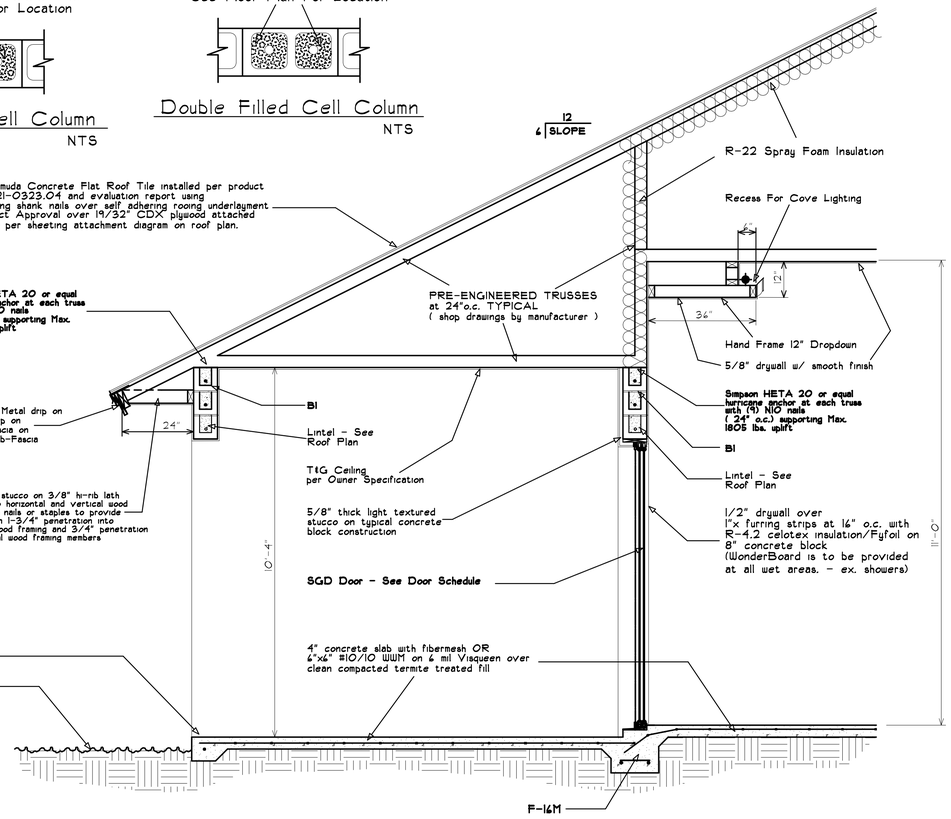
Single Filled Cell Column

NTS



Double Filled Cell Column

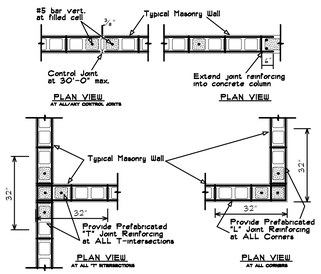
NTS



C
D-2

Section at Rear Porch

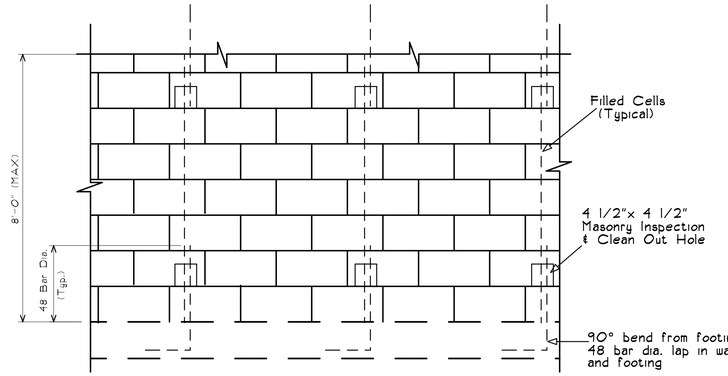
Scale : 1/2" = 1'-0"



TYPICAL CONCRETE BLOCK WALL REINFORCING TO BE DUR-O-WAL DA3200 LADUR JOINT REINFORCEMENT IN STANDARD WEIGHT (MGA) WITH A HOT DIPPED GALVANIZED FINISH. REINFORCING SHALL BE PLACED IN ALL CONCRETE BLOCK WALLS AT 16" O.C. VERTICAL OR EVERY OTHER COURSE OF BLOCK

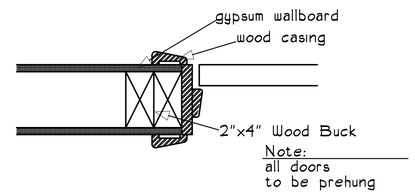
TYPICAL MASONRY WALL REINFORCING DETAILS

NTS



Typ. Masonry Filled Cell Detail

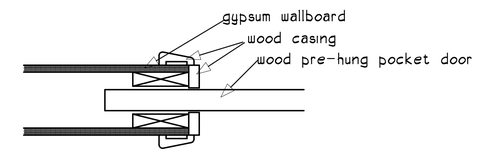
NTS



Note:
all doors to be prehung

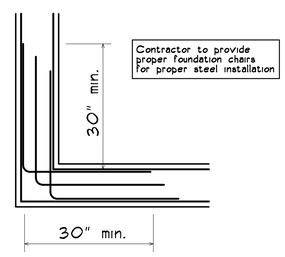
Typical Interior Door Detail

NTS



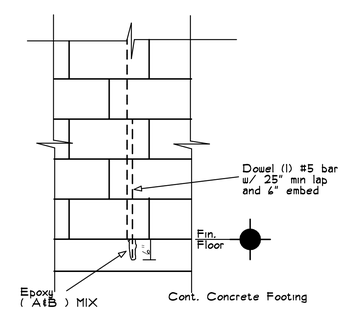
Typical Pocket Door Detail

NTS



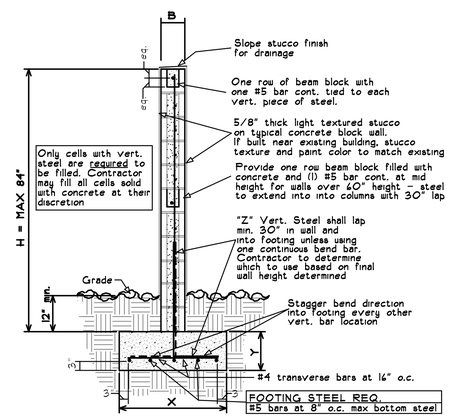
Corner Steel Lap

nts



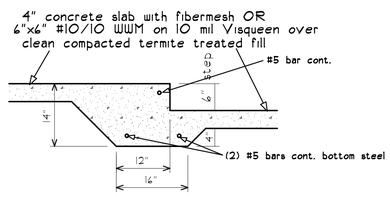
Missed Tie Down Repair

nts



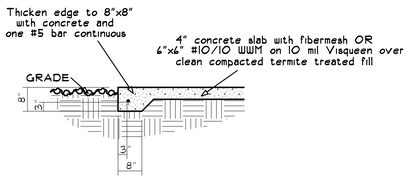
Garden Wall Section

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



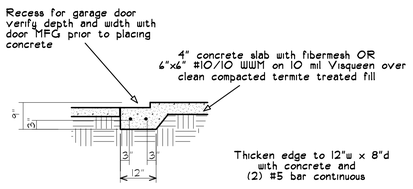
DETAIL AT GARAGE STEPDOWN

Scale: 3/4" = 1'-0"



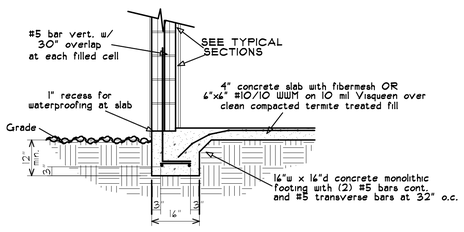
T-8 FOOTING DETAIL

SCALE 1/2" = 1'-0"



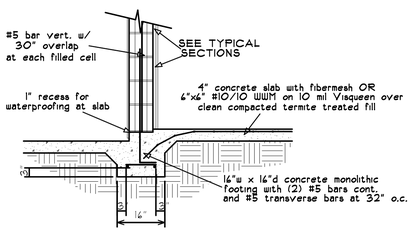
T-12 FOOTING DETAIL

SCALE 1/2" = 1'-0"



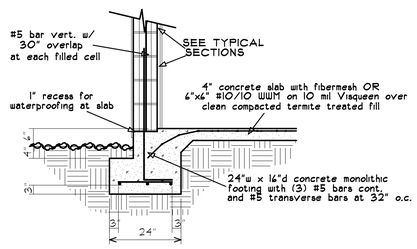
F-16 FOOTING DETAIL

SCALE 1/2" = 1'-0"



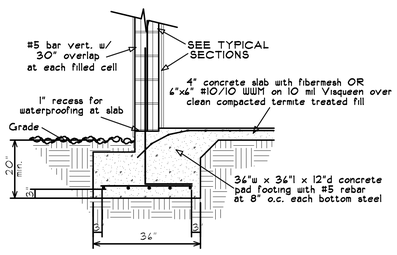
F-16M FOOTING DETAIL

SCALE 1/2" = 1'-0"



F-24 FOOTING DETAIL

SCALE 1/2" = 1'-0"



F-36 FOOTING DETAIL

SCALE 1/2" = 1'-0"

REINFORCED MASONRY GARDEN WALL (non-retaining)

B	H	X	Y	Z	
Block Width	Height of wall from top of footing	Width of Footing	Height of Footing	Primary Vertical Wall Steel	
				Bar	spacing
10"	73" TO 84"	40"	12"	#5	24"

General Notes:
1. Lateral soil passive pressure of 2500 psf to be verified by soil report supplied by others
2. Bearing pressure assumed to be 2500 psf to be verified by soil report supplied by others
3. Concrete fill to be min. 2500 psi.
4. All rebar to be Fy = 60 KSI Steel
5. FOR WALLS 61" HIGH AND UP: Special Inspection is required by any licensed structural engineer to ensure steel has been properly installed.
6. Footings to be continuous under wall and columns

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

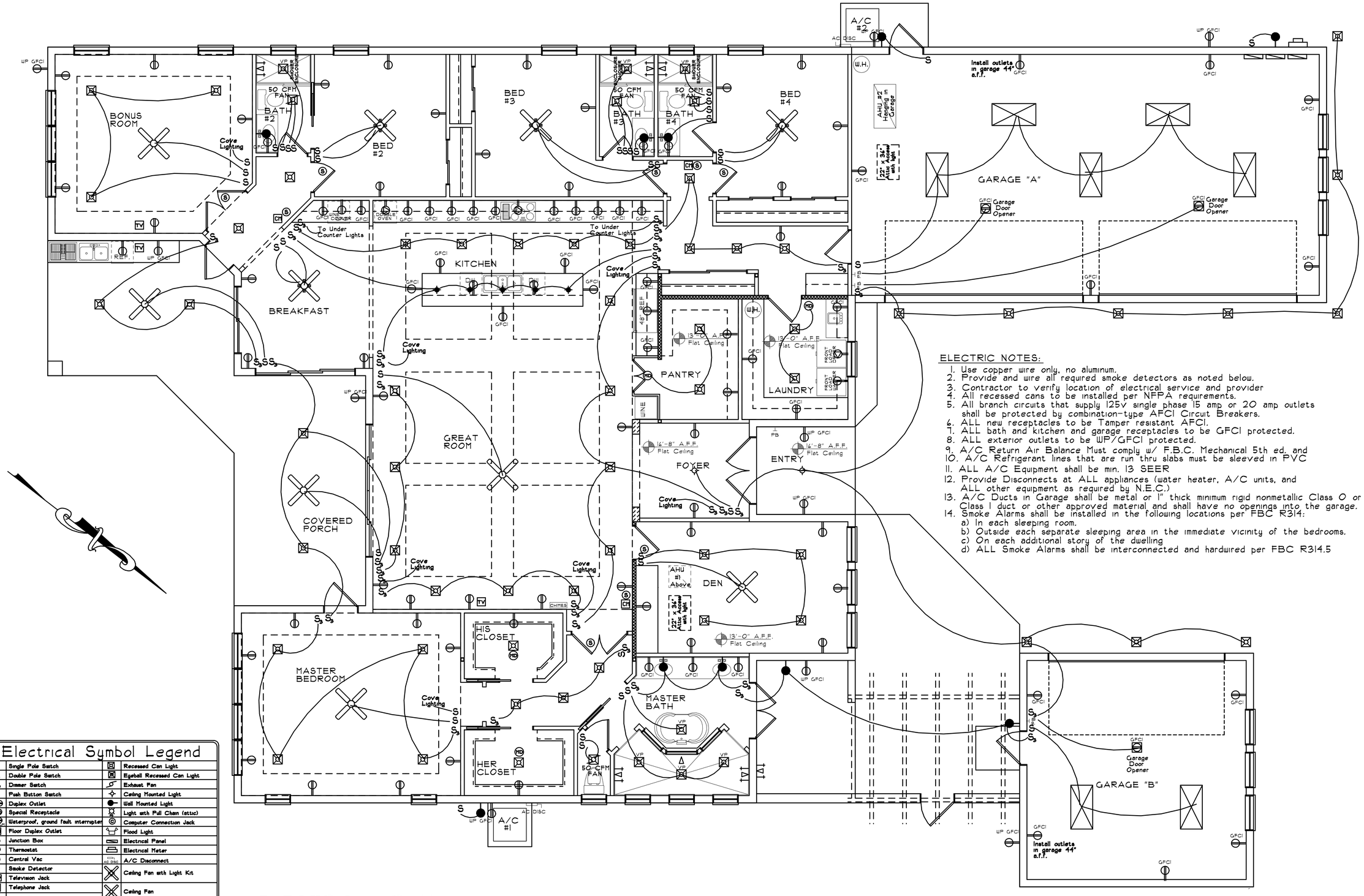
Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AA0000032

SHEET NO:
D-2.
OF 12.

JOB NUMBER:
21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
LICENSED ARCHITECT



ELECTRIC NOTES:

1. Use copper wire only, no aluminum.
2. Provide and wire all required smoke detectors as noted below.
3. Contractor to verify location of electrical service and provider
4. All recessed cans to be installed per NFPA requirements.
5. All branch circuits that supply 125v single phase 15 amp or 20 amp outlets shall be protected by combination-type AFCI Circuit Breakers.
6. ALL new receptacles to be Tamper resistant AFCI.
7. ALL bath and kitchen and garage receptacles to be GFCI protected.
8. ALL exterior outlets to be WP/GFCI protected.
9. A/C Return Air Balance Must comply w/ F.B.C. Mechanical 5th ed. and
10. A/C Refrigerant lines that are run thru slabs must be sleeved in PVC
11. ALL A/C Equipment shall be min. 13 SEER
12. Provide Disconnects at ALL appliances (water heater, A/C units, and ALL other equipment as required by N.E.C.)
13. A/C Ducts in Garage shall be metal or 1" thick minimum rigid nonmetallic Class 0 or Class 1 duct or other approved material and shall have no openings into the garage.
14. Smoke Alarms shall be installed in the following locations per FBC R314:
    a) In each sleeping room.
    b) Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    c) On each additional story of the dwelling
    d) ALL Smoke Alarms shall be interconnected and hardwired per FBC R314.5

Electrical Symbol Legend

S	Single Pole Switch		Recessed Can Light
S_2	Double Pole Switch		Egeball Recessed Can Light
S_D	Dimmer Switch		Exhaust Fan
PB	Push Button Switch		Ceiling Mounted Light
	Duplex Outlet		Wall Mounted Light
	Special Receptacle		Light with Pull Chain (attic)
	Waterproof, ground fault interrupter	C	Computer Connection Jack
	Floor Duplex Outlet		Flood Light
J	Junction Box		Electrical Panel
T	Thermostat		Electrical Meter
	Central Vac	A/C DISC	A/C Disconnect
S	Smoke Detector		Ceiling Fan with Light Kit
TV	Television Jack		Ceiling Fan
T	Telephone Jack		
	1 x 4 Florescent Light		
SPKR	Speaker Hook-Up		Ceiling Mounted Light Dome Style
	Pendant Light	MS	Motion Detector (closet light)
CM	Carbon Monoxide Detector		2 x 4 Florescent Light

ELECTRICAL PLAN

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

LIGHTSWITCHES TO BE ON DIMMERS - VERIFY W/ OWNER LOCATIONS

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AAC000032

SHEET NO: E-1
OF 12.

JOB NUMBER: 21-327

STATE OF FLORIDA DANIEL R. BRADEN AR 9770 REGISTERED ARCHITECT

PANEL "A"

Poles	BR	Load	Wire	Description	circ#	circ#	Description	Wire	Load	BR	Poles
1	20	1.5 kw	#12	Kitchen S.A.C.	1	2	Double Oven	#6	8.0 kw	50	2
1	20	1.5 kw	#12	Kitchen S.A.C.	3	4					
1	20	1.0 kw	#12	Microwave	5	6	Cooktop	#6	12.0 kw	50	2
1	20	1.0 kw	#12	Disposal	7	8					
1	20	1.2 kw	#12	Icemaker	9	10	Cooktop Hood	#12	1.5 kw	20	1
1	30	2.8 kw	#10	Pool Equipment	11	12	Dishwasher	#12	1.2 kw	20	1
2	30	1.8 kw	#10	Pool Heater	13	14	Dishwasher	#12	1.2 kw	20	1
					15	16	Refrigerator	#12	1.2 kw	20	1
1	20	—	#12	Receptacles	17	18	Smoke Detectors	#12	—	20	1
1	20	—	#12	Receptacles	19	20	Outdoor Outlets	#12	—	20	1
1	20	—	#12	Receptacles	21	22	Bathroom GFI	#12	—	20	1
1	20	—	#12	Receptacles	23	24	General Lighting	#12	—	20	1
1	20	—	#12	Receptacles	25	26	General Lighting	#12	—	20	1
1	20	—	#12	Receptacles	27	28	General Lighting	#12	—	20	1
1	20	—	#12	Receptacles	29	30	General Lighting	#12	—	20	1
1	20	—	#12	Receptacles	31	32	General Lighting	#12	—	20	1
				spare	33	34	General Lighting	#12	—	20	1
				spare	35	36	General Lighting	#12	—	20	1
				spare	37	38	spare				
2	50	12.4 kw	#6	Dock Sub-Panel "C"	39	40	spare				
					41	42	spare				

PANEL "B"

Poles	BR	Load	Wire	Description	circ#	circ#	Description	Wire	Load	BR	Poles
2	40	7.0 kw	#8	3.5 Ton A/C comp	1	2	AHU	#10	3.5 kw	30	2
					3	4					
2	40	7.0 kw	#8	3.5 Ton A/C comp	5	6	AHU	#10	3.5 kw	30	2
					7	8					
2	30	4.5 kw	#10	40 gal. water HTR	9	10	Garage Door Opener	#12	.81 kw	20	1
					11	12	Garage Door Opener	#12	.81 kw	20	1
2	30	4.5 kw	#10	40 gal. water HTR	13	14	Garage Door Opener	#12	.81 kw	20	1
					15	16	Dryer	#10	5.0 kw	30	2
1	20	1.8 kw	#12	Irrigation Pump	17	18					
					19	20	Clothes Washer	#12	1.2 kw	20	1
1	20	1.8 kw	#12	Water Pump	21	22	Wine Cooler	#12	1.2 kw	20	1
					23	24	Wine Cooler	#12	1.2 kw	20	1
1	20	—	#12	Outdoor Outlets	25	26	Refrigerator	#12	1.2 kw	20	1
1	20	—	#12	General Lighting	27	28	Receptacles	#12	—	20	1
1	20	—	#12	General Lighting	29	30	Receptacles	#12	—	20	1
1	20	—	#12	General Lighting	31	32	Receptacles	#12	—	20	1
1	20	—	#12	General Lighting	33	34	Receptacles	#12	—	20	1
1	20	—	#12	General Lighting	35	36	Receptacles	#12	—	20	1
1	20	—	#12	General Lighting	37	38	Receptacles	#12	—	20	1
				spare	39	40	Receptacles	#12	—	20	1
				spare	41	42	Receptacles	#12	—	20	1

FUTURE Dock SUB PANEL "C"

Poles	BR	Load	Wire	Description	circ#	circ#	Description	Wire	Load	BR	Poles
2	50	9.6kw	#8	Shore Power pedestal	1	2	Outdoor GFI	#12	—	20	1
					3	4	Outdoor GFI	#12	—	20	1
1	30	2.8 kw	#8	Boat Lift	5	6	Dock Lighting	#12	—	20	1
				Spare	7	8	Spare				
				Spare	9	10	Spare				
				Spare	11	12	Spare				

SUB PANEL "C" LOAD CALCULATION SHEET

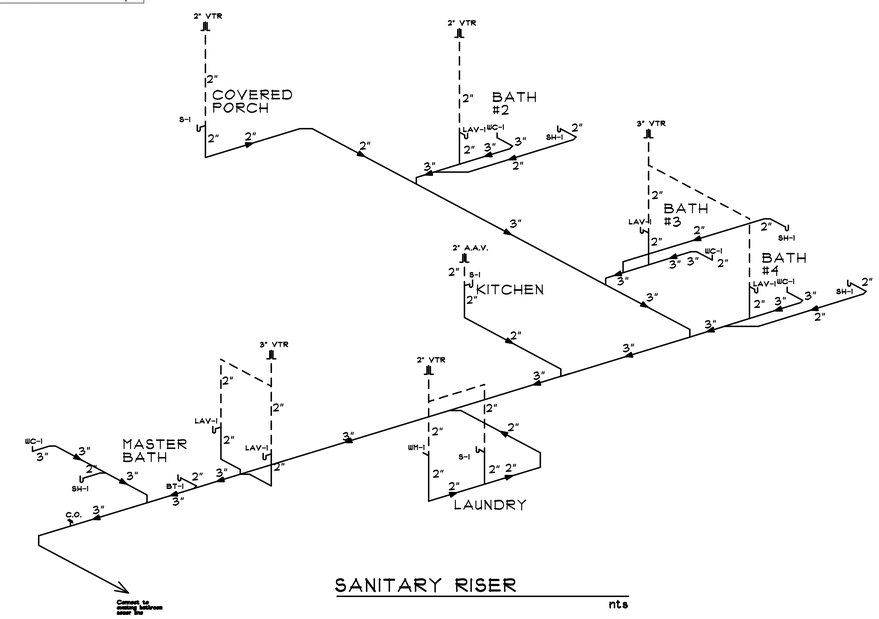
Load Description	Qty.	Watts	Total(Watts)
Boat Lift	1	2,800	2,800
Shore Power	1	9,600	9,600
Calculated Load	Watts		12,400
	Voltage		240
Calculated Wattage Divided by Voltage = Total Amps			51.667
Panel Size Required = 100 Amps Breaker at 60 Amps			

PANEL "A" LOAD CALCULATION SHEET

Load Description	Qty.	Watts	Total(Watts)
General Lighting (3 watts sq. ft.)	2,893	3	8,679
Small Appliance Circuit(s)	2	1,500	3,000
Cook Top	1	12,000	12,000
Cook Top Hood	1	1,100	1,100
Refrigerator	1	1,200	1,200
Dish Washer	2	1,200	2,400
Pool Equipment	1	2,800	2,800
Microwave	1	1,000	1,000
Icemaker	1	1,200	1,200
Double Oven	1	8,000	8,000
Disposal	1	1,000	1,000
	Total Watts		42,379
First 10000 Watts @100%	1	10,000	10,000
Remainder 32,379 @40%	1	0	12,951.6
Dock Sub-Panel "C" 12,400 @100%	1	12,400	12,400
Calculated Load	Watts		35,351.6
	Voltage		240
Calculated Wattage Divided by Voltage = Total Amps			147.298
Panel Size Required = 150 Amps			

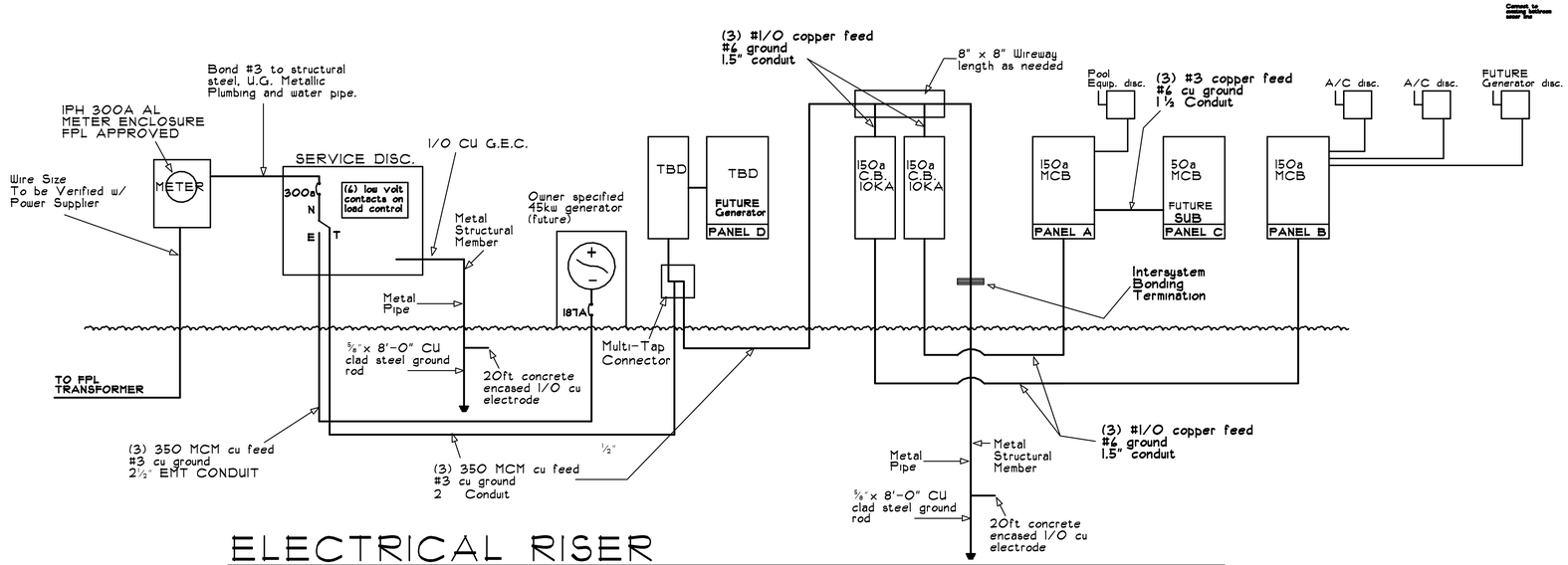
PANEL "B" LOAD CALCULATION SHEET

Load Description	Qty.	Watts	Total(Watts)
General Lighting (3 watts sq. ft.)	2,893	3	8,679
Clothes Washer	1	1,200	1,200
Clothes Dryer	1	5,000	5,000
Water Heater	2	4,500	9,000
Wine Cooler	2	1,200	2,400
Irrigation Pump	1	1,800	1,800
Garage Door Opener	3	810	2,430
Refrigerator	1	1,200	1,200
Water Pump	1	1,800	1,800
	Total Watts		33,709
First 10000 Watts @100%	1	10,000	10,000
Remainder 23,709 @40%	1	0	9,483.6
Electric Heat or A/C 10,000 @65%	2	6,500	13,000
Calculated Load	Watts		32,483.6
	Voltage		240
Calculated Wattage Divided by Voltage = Total Amps			135.3483
Panel Size Required = 150 Amps			



SANITARY RISER

nts



ELECTRICAL RISER

ALL ELECTRICAL TO BE INSTALLED ABOVE REQUIRED FLOOD HEIGHT NTS
CONTRACTOR TO VERIFY ALL ELELCTRICAL EQUIPMENT AND AIC RATINGS PRIOR TO ORDERING AND ADJUST AS NEEDED

Sanitary Riser Legend

——	Sanitary line	BT-I	Bath Tub "P" trap
- - -	Vent Line	SH-I	Shower "P" trap
LAV-I	Lavatory Trap	WM-I	Washing Machine Drain
S-I	Sink Trap	2" VTR	2" Vent thru Roof
WC-I	Water Closet	2"	Pipe Diameter Designation (2" dia)
C.O.	Clean Out		

NOTES:
- ALL sanitary pipe to be Schedule 40 PVC
- Slope hall be no less than 1/8" per foot and no more than 1/4" per foot

Revisions :

Date Drawn: 2-18-22
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Mr. & Mrs. Dunlap

Address: 6839 SW SILVER WOLF DRIVE, PALM CITY, FL 34990

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34994 #AAC000032

SHEET NO:
E-2.
OF 12.

JOB NUMBER:
21-327

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
LICENSED ARCHITECT