

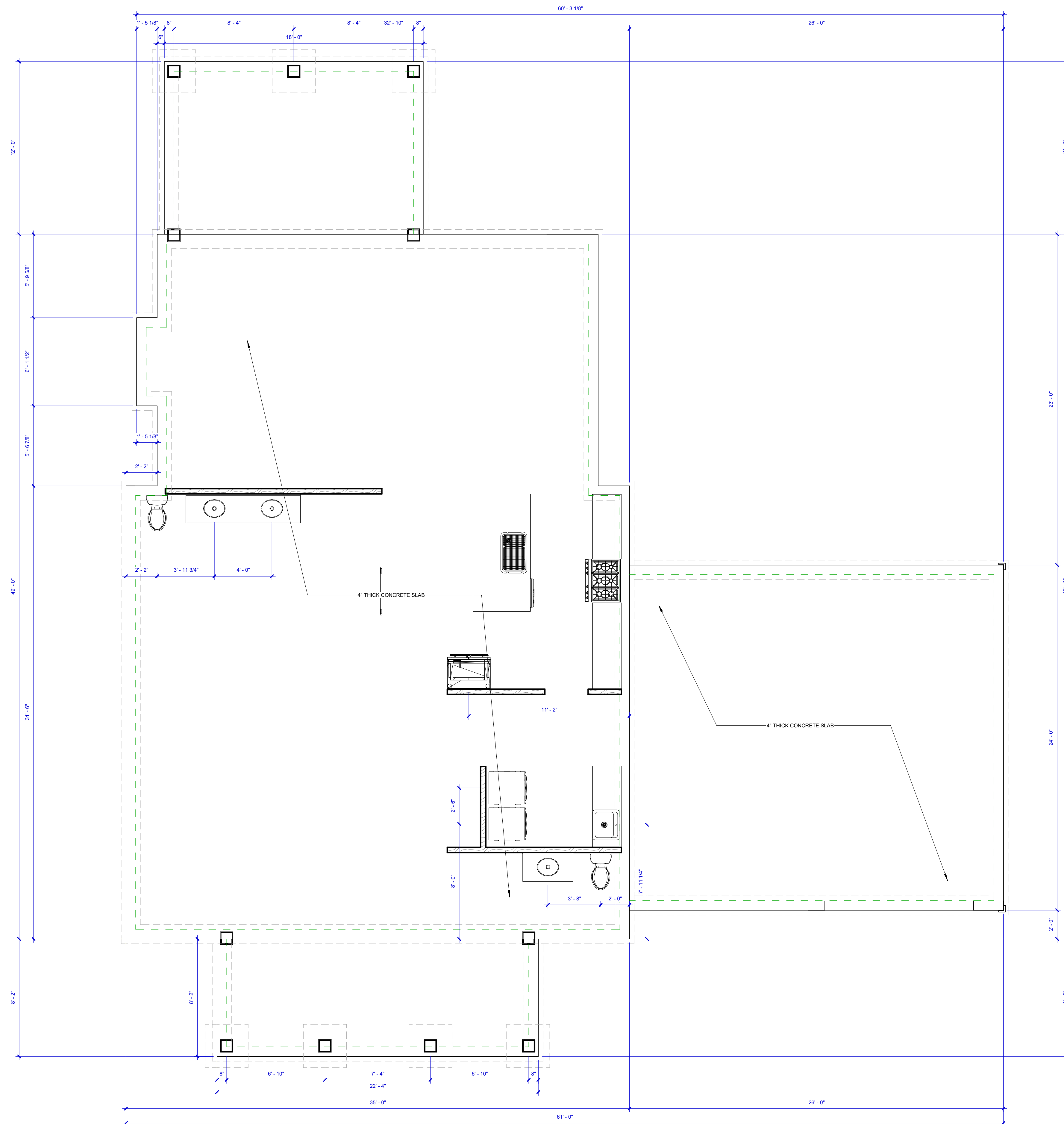
**WB83 RESIDENCE**

Project Number: 2024-001  
 Issue: January 4, 2024  
 Drawn By: Author  
 Checked By: Checker

Revision 1 Date:  
 Revision 2 Date:  
 Revision 3 Date:  
 Revision 4 Date:

**FOUNDATION PLAN**

**A1.0**



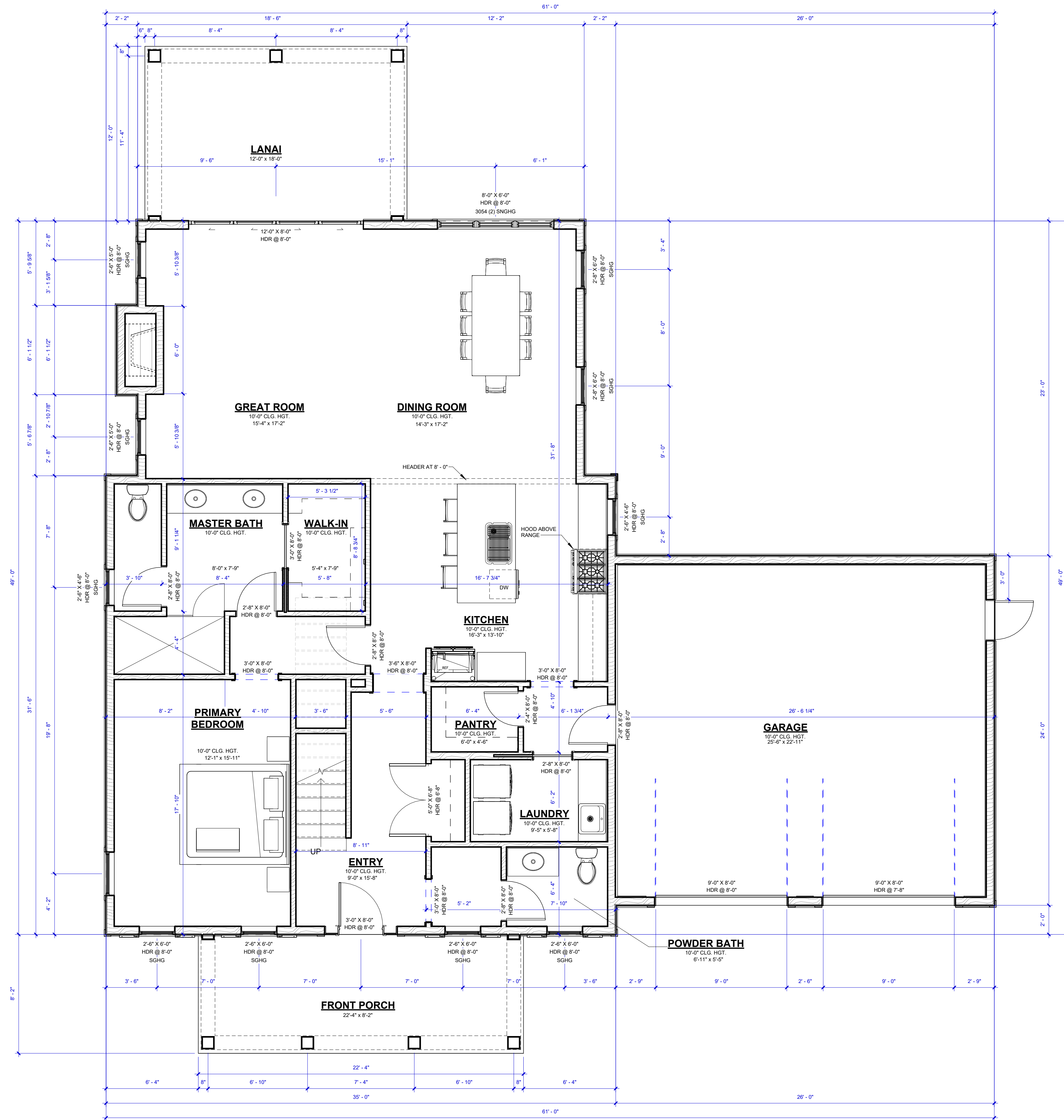
- SLAB NOTES**
- FOUNDATION IS DESIGNED FOR A ASSUMED MINIMUM SOIL BEARING PRESSURE OF 2,500 PSF. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE SOIL WILL SATISFACTORILY SUSTAIN THIS LOADING.
  - (4") 2500 PSI FIBERMESH CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOUR BARRIER OVER CLEAN COMPACTED TERMITTE TREATED FILL (TYP.)
  - VERIFY LOCATION OF ALL INTERIOR LOAD BEARING PARTITIONS W/ TRUSS ENGINEERING DRAWINGS AND PROVIDE THICKENED SLAB AT ALL LOCATIONS (SEE DETAIL).
  - HEIGHT OF ALL STEP-DOWNS SHOWN ON DRAWINGS ARE MINIMUMS AND MAY VARY AT BUILDERS OPTION AS REQUIRED BY SITE CONDITIONS.
  - VERIFY LOCATION OF ALL PIPING AND CONDUITS REQUIRED BELOW SLAB. SEE FLOOR PLAN FOR ALL PLUMBING FIXTURE LOCATIONS. VERIFY AND INSTALL ALL CONDUITS FOR DOWN-DRAFT COOK-TOPS, DRYERS, AIR-HANDLING UNITS AND ETC. AS REQUIRED. SEE ELECTRICAL PLAN FOR FLOOR MOUNTED RECEPTACLES, PHONE, JACKS AND ETC.
  - 3/4" SUPPLY PIPING TO MASTER BATHROOM.
- DETAILED SECTION NUMBER  
 DETAILED PAGE NUMBER  
 DENOTES-SLOPE CONC. SLAB 1/8" PER FT (MIN)  
 MINIMUM STEP DOWN DISTANCE  
 DENOTES-STEP DN OR RECESS IN CONC. SLAB

NOTE:  
 SEE "STRUCTURAL FOUNDATION PLAN" FOR LOCATION OF ALL THICKENED SLAB INTERIOR BEARING FOOTINGS, PADS, AND FOUNDATION DETAILS.  
 SEE STRUCTURAL FOUNDATION DRAWINGS FOR ALL NOTES, MATERIALS AND INSTALLATION SPECIFICATIONS FOR CONCRETE, REINFORCING, SOIL/FILL, VAPOUR, PROOFING, AND TERMITTE TREATMENT.

1 Foundation  
 1/4" = 1'-0"

NOTE:  
PER FMC 5TH EDITION 2014 M603.1.1  
PROVIDE 4" MIN. CLEAR SPACE AROUND  
ALL AIR HANDLING UNITS. COORDINATE  
DOOR LOCATION WITH MECHANICAL  
EQUIPMENT.

NOTE:  
REFER TO STRUCTURAL ENGINEERING  
DRAWINGS FOR ALL EXTERIOR WALL STUD  
SPECIES, SIZES, AND SPACING.



1 1st Floor  
1/4" = 1'-0"

SQ. FT. CALC.

NAME	TYPE	PERIMETER	AREA
First Floor	First Floor - 4" Concrete	170' - 10 3/256"	1648 SF
Garage	Garage - 4" Concrete	100' - 0 1/4"	624 SF
Front Porch	Front Porch - 4" Concrete	61' - 0"	182 SF
Second Floor	Second Floor - 24" Floor System	175' - 11 5/256"	1040 SF
Lanai	Lanai - 4" Concrete	60' - 0"	216 SF

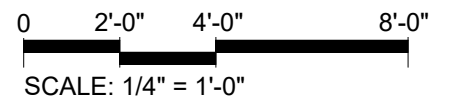
A/C 2,688 SQ. FT.

TOTAL UNDER ROOF (TUR) = 3,710 SF



DESIGN BUILD DREAM LIVE

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Checked By: Checker

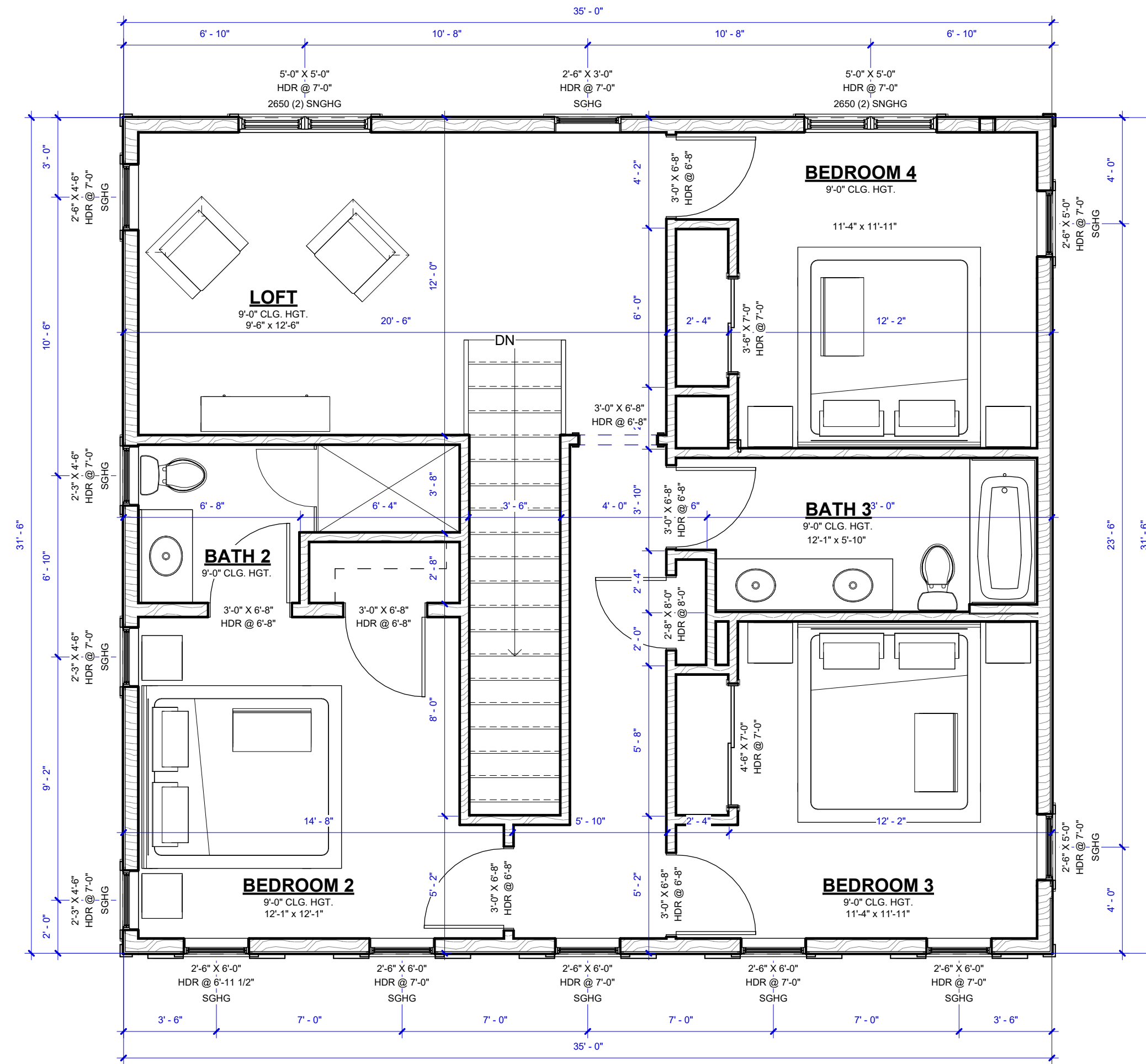
Revision 1 Date:  
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FIRST FLOOR PLAN

A2.0

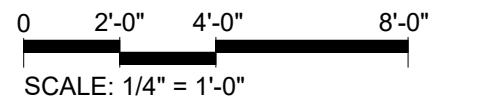
NOTE:  
ADD DRAFTS STOPPING AS REQUIRED PER  
FBC-R302.12

NOTE TO FRAMER:  
REFER TO STRUCTURAL ENGINEERING  
DRAWINGS FOR ALL EXTERIOR WALL STUD  
SPECIES, SIZES AND SPACING.



① 2nd Floor  
1/4" = 1'-0"

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SECOND FLOOR  
PLAN

**A2.1**



WB83 RESIDENCE



① Front Elevation  
 1/4" = 1'-0"



② Left Elevation  
 1/4" = 1'-0"

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FRONT & LEFT SIDE  
 ELEVATIONS

A3.0



① Rear Elevation  
1/4" = 1'-0"



② Right Elevation  
1/4" = 1'-0"

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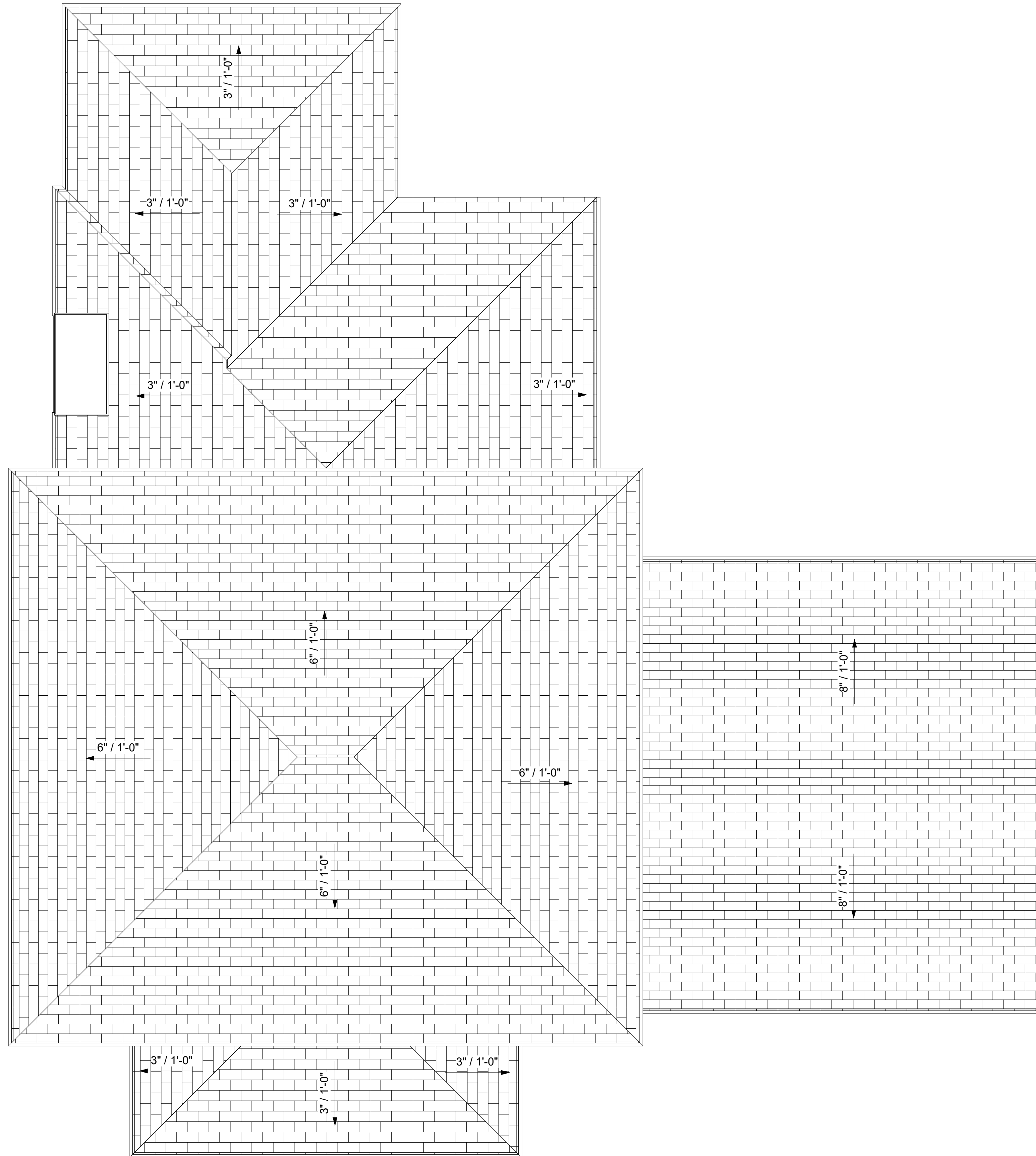
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REAR & RIGHT SIDE  
ELEVATIONS

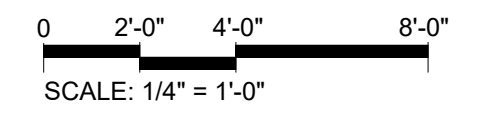
**A3.1**

NOTE:  
ALL GABLES TO HAVE A 12" OVERHANG.  
ALL OTHER OVERHANGS TO MEASURE 18".

NOTE:  
ALL GABLES TO HAVE A 12" OVERHANG.  
ALL OTHER OVERHANGS TO MEASURE 18".



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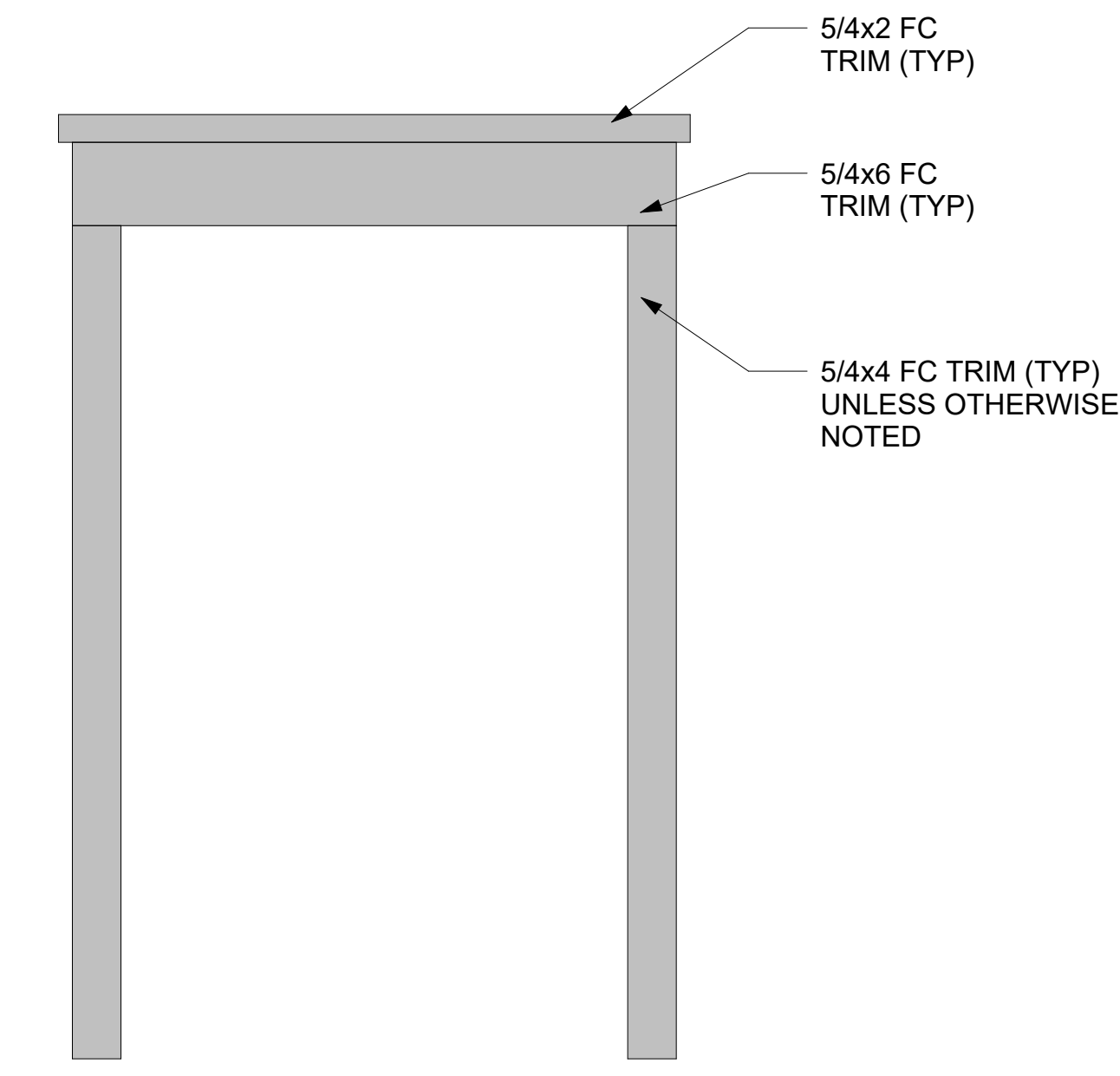
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## ROOF PLAN

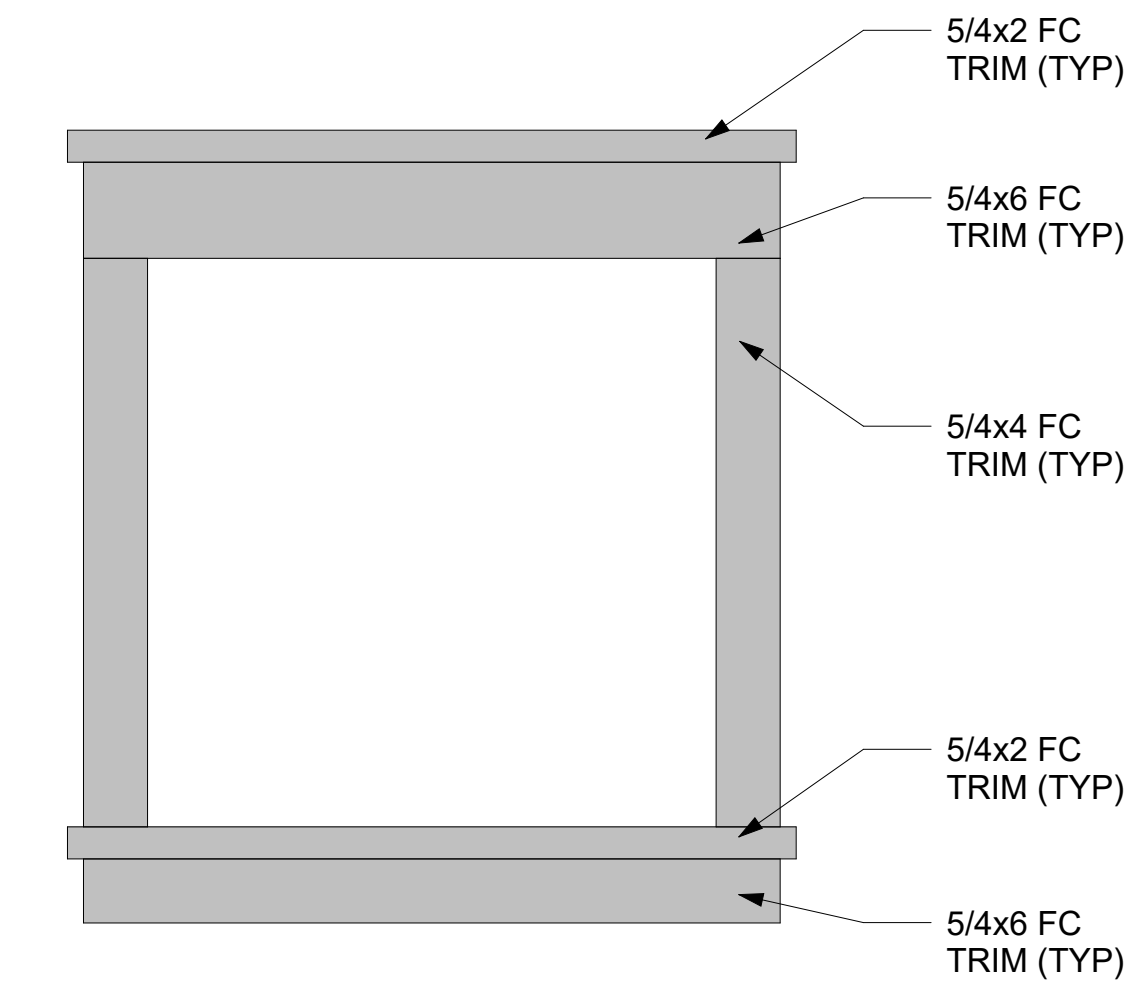
# A4.0

1 Roof Plan  
1/4" = 1'-0"

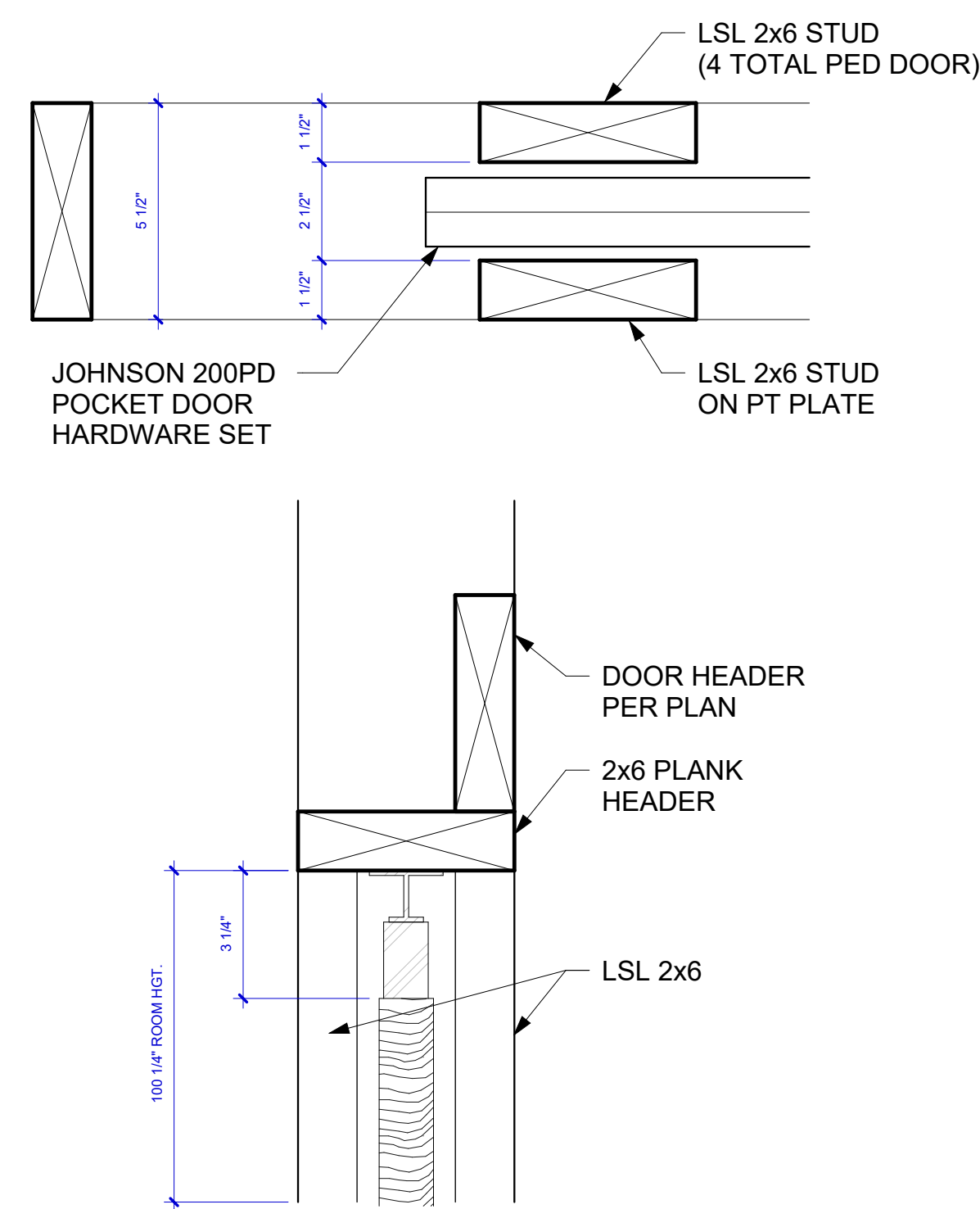




1 Door Trim Detail  
1" = 1'-0"

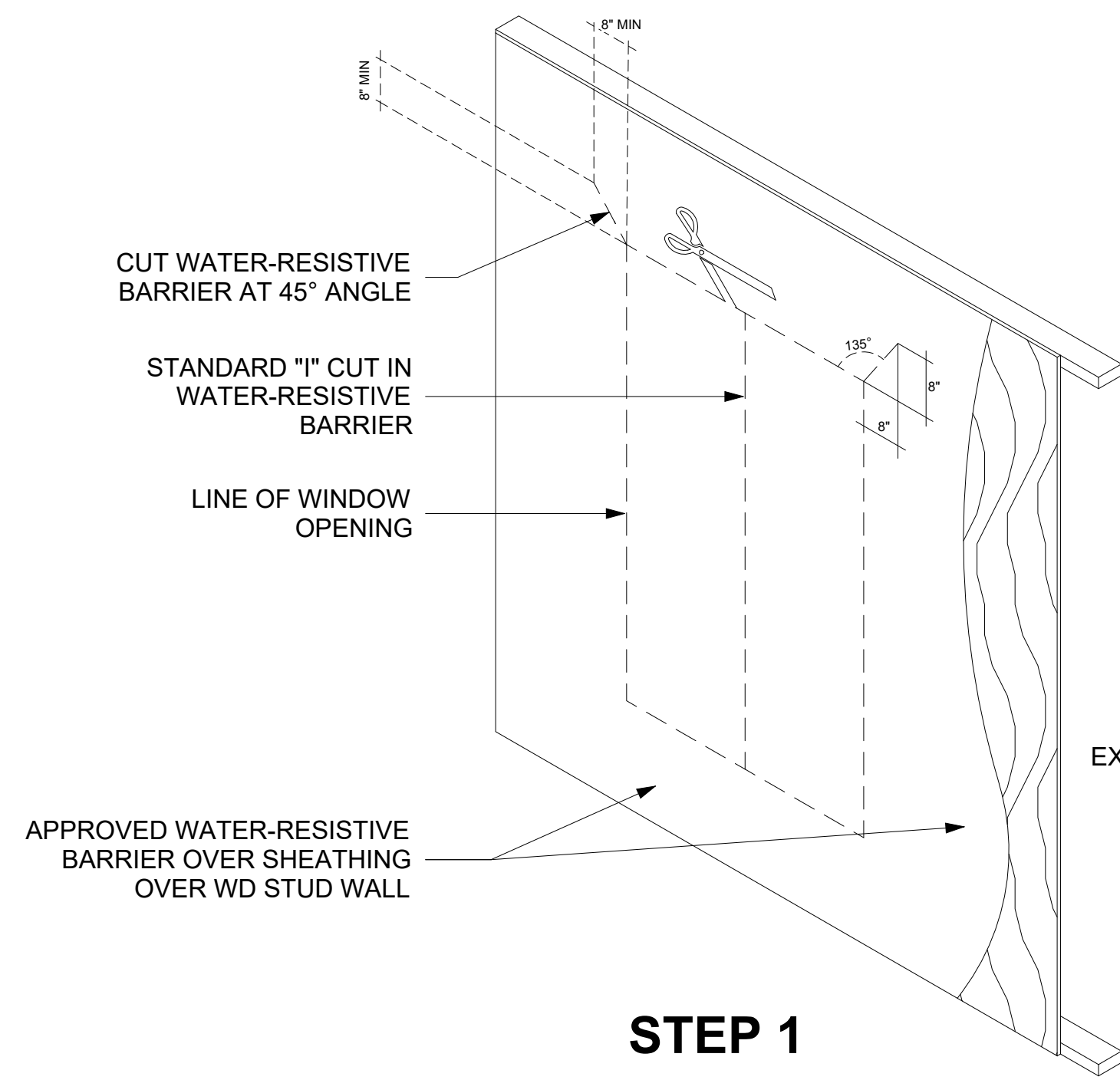


2 Window Trim Detail  
1" = 1'-0"



\*REQUIRES ALL POCKET DOOR WALLS TO BE 2x6

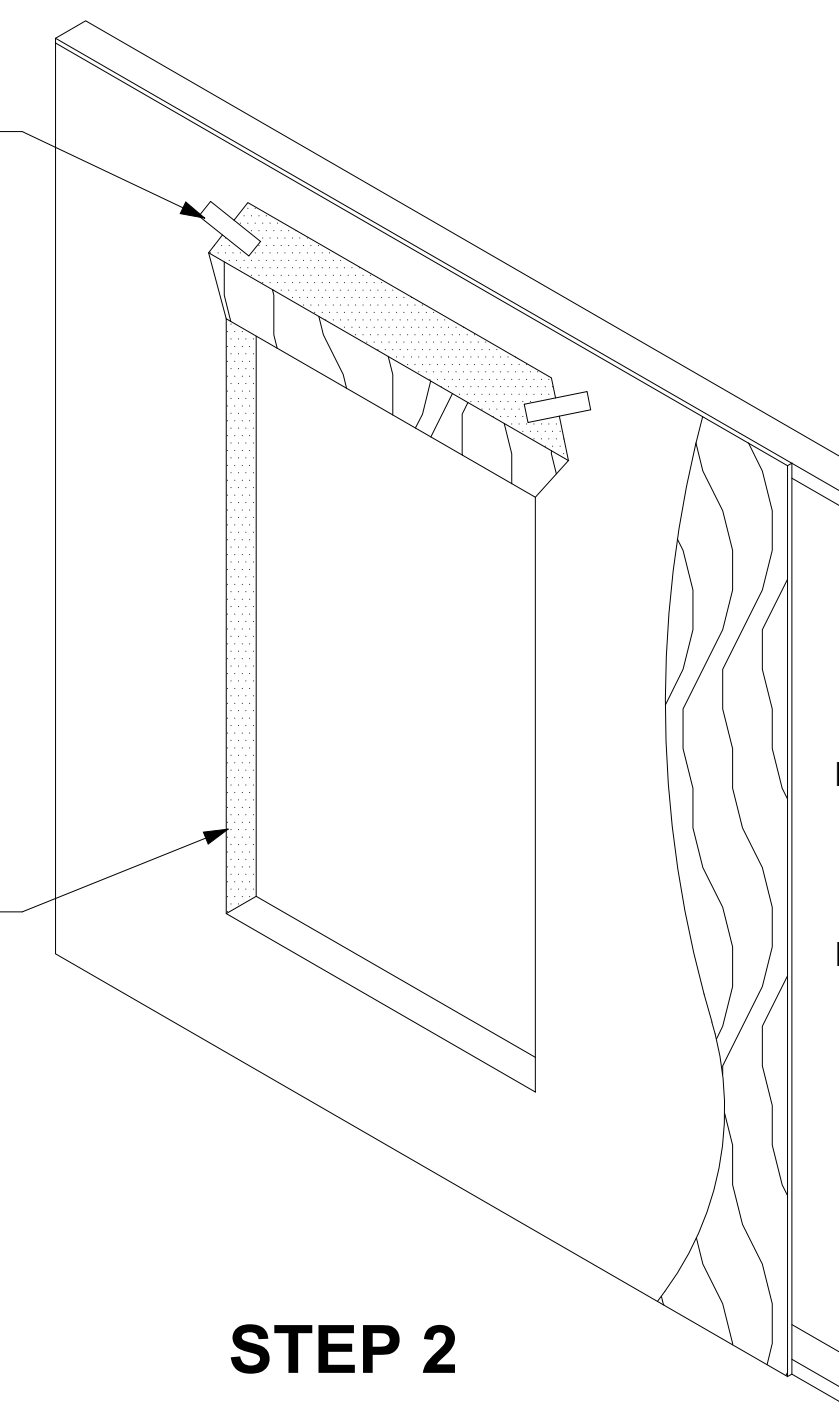
3 Pocket Door Detail  
3" = 1'-0"



STEP 1

TEMPORARILY FOLD-UP & SECURE WATER-RESISTIVE BARRIER AT HEAD

FOLD WATER-RESISTIVE BARRIER IN AT JAMBS & FRAMING SECURE TO INSIDE WALL (CUT OFF EXCESS FLAPS IF DESIRED)

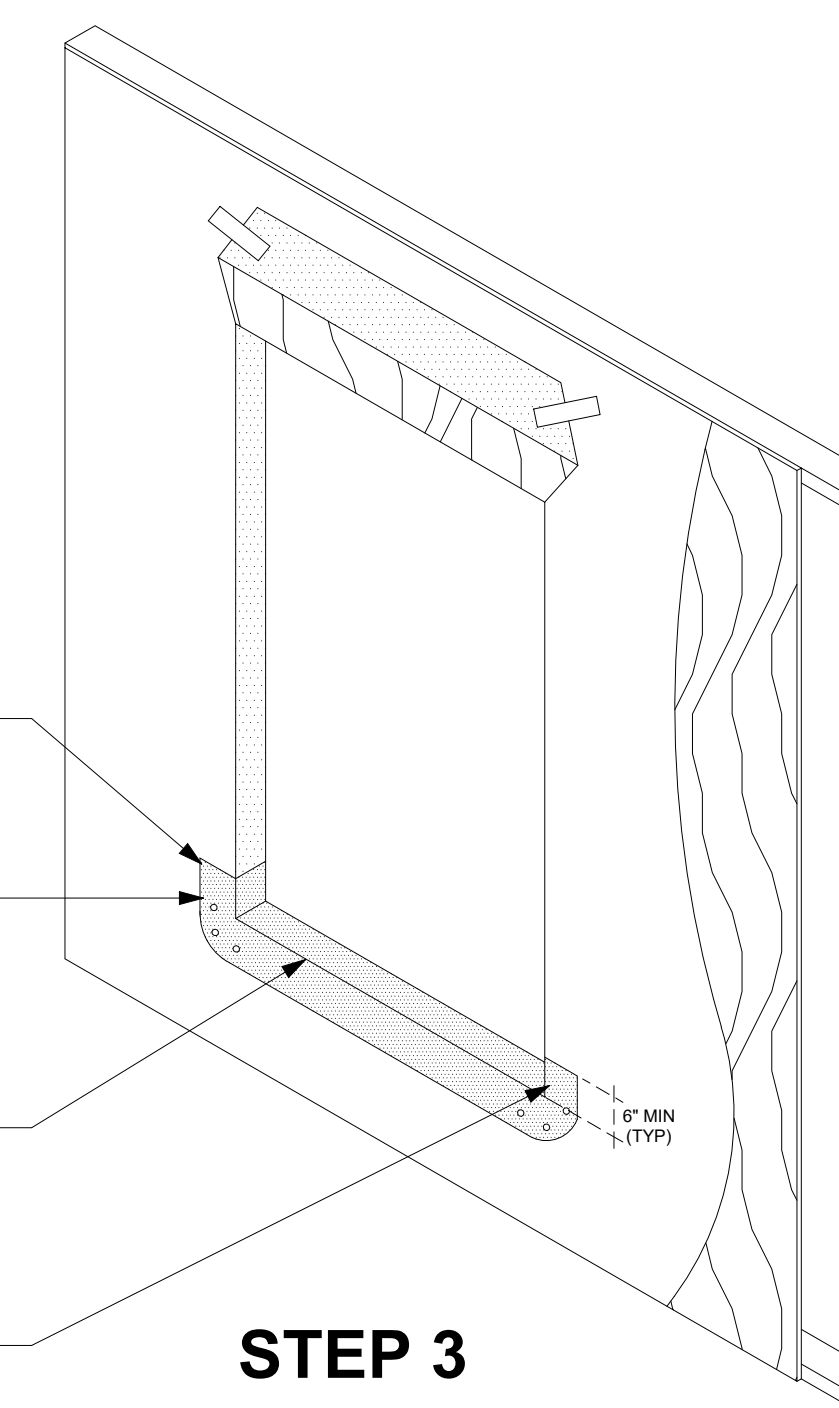


STEP 2

FAN OUT FLEXIBLE MEMBRANE ONTO FACE OF WALL IF REQUIRED BY FLASHING MANUFACTURER  
MECHANICALLY FASTENED FANNED EDGE (CAP NAILS, STAPLES) IF REQUIRED BY FLASHING MANUFACTURER

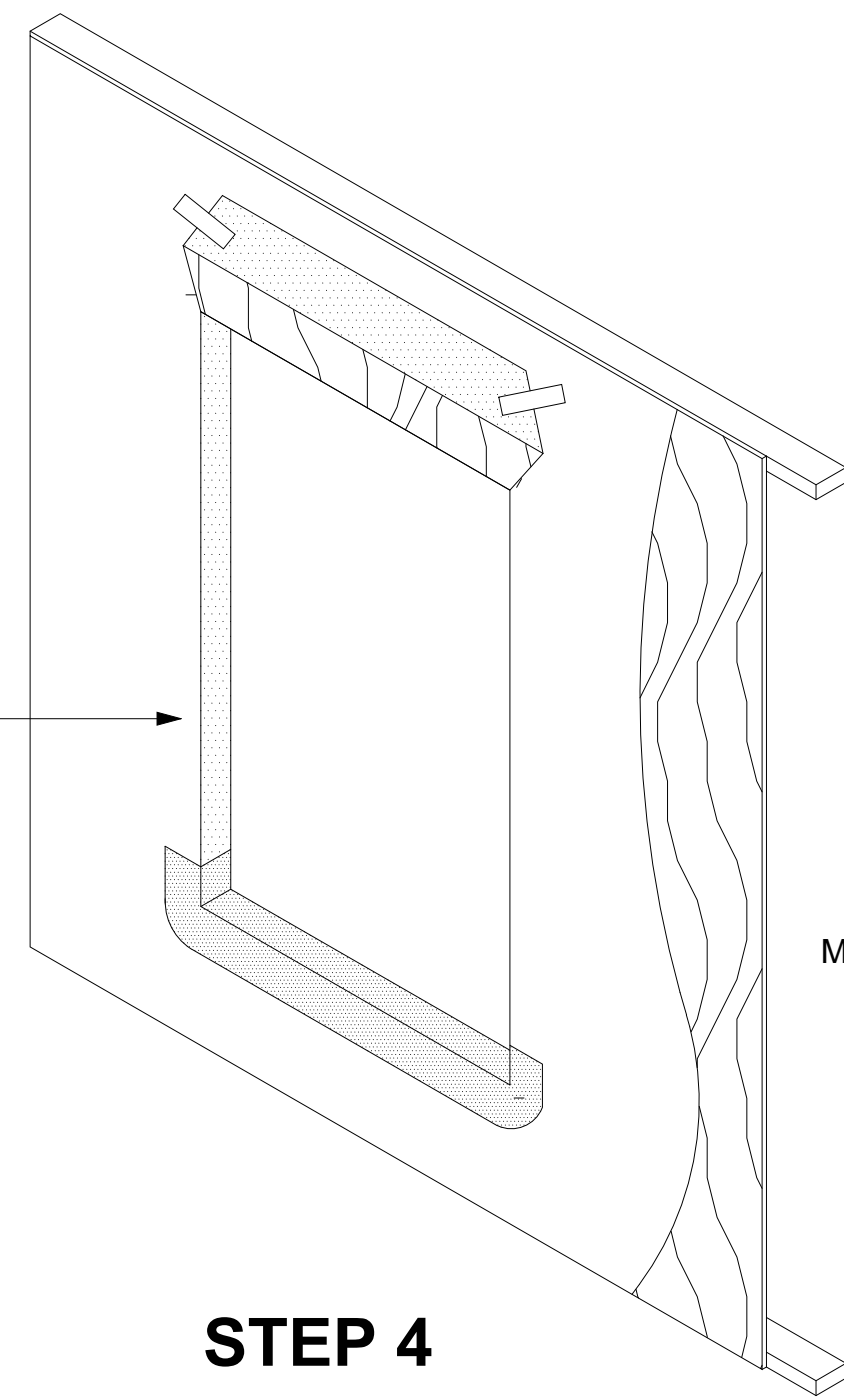
INSTALL 6" / 9" (2X4 / 2X6) WIDE SELF-ADHERING FLEXIBLE MEMBRANE FLASHING AT SILL (ALIGN W/ INSIDE EDGE OF SILL) EXTEND 2" TO 3" ONTO FACE OF WALL

EXTEND FLASHING UP JAMBS 6" MIN



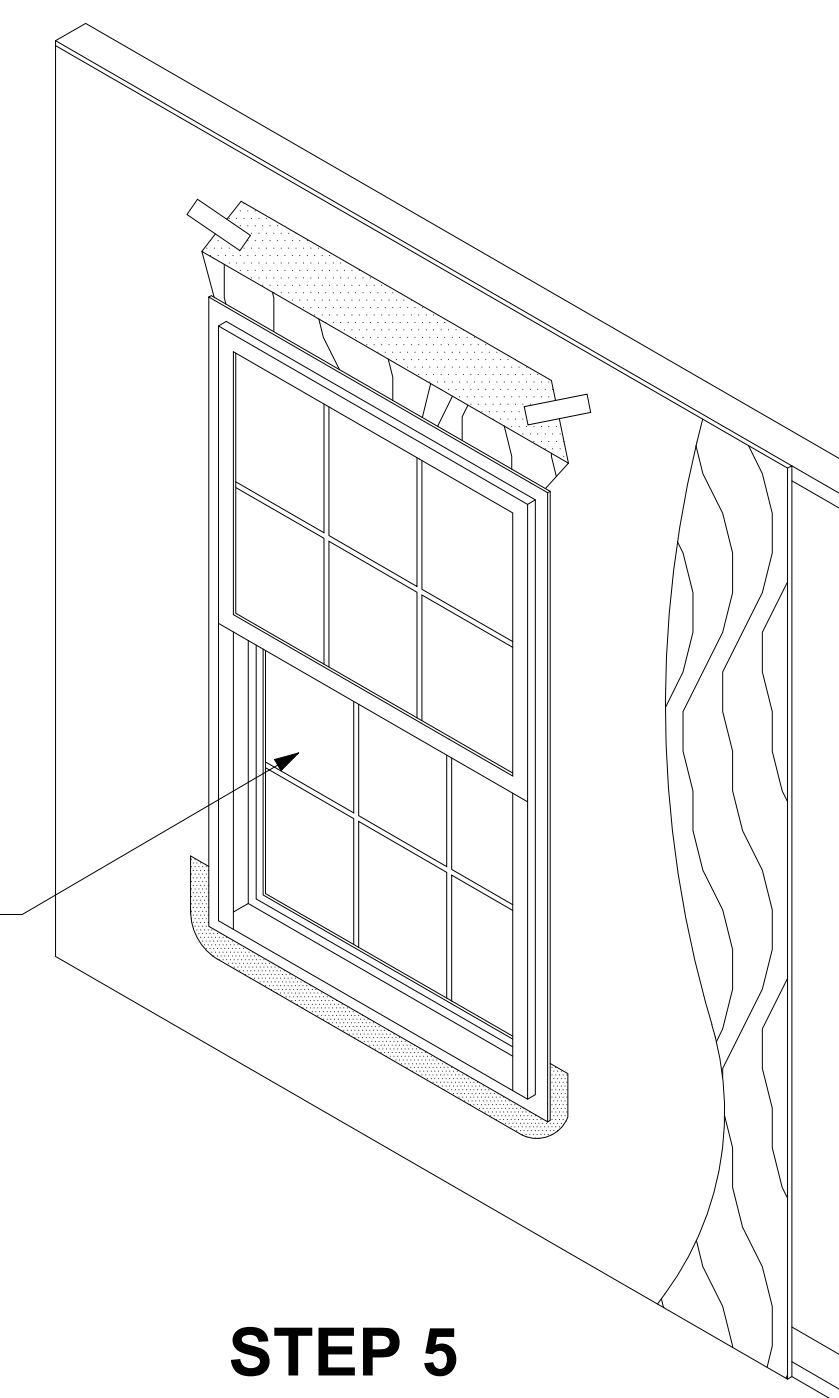
STEP 3

APPLY 3/8" NOM. CONTINUOUS BEAD OF SEALANT AT JAMBS AND HEAD OR APPLY TO BACK OF WINDOW NAILING FLANGE IN LINE W/ PRE-PUNCHED HOLES OR SLOTS.



STEP 4

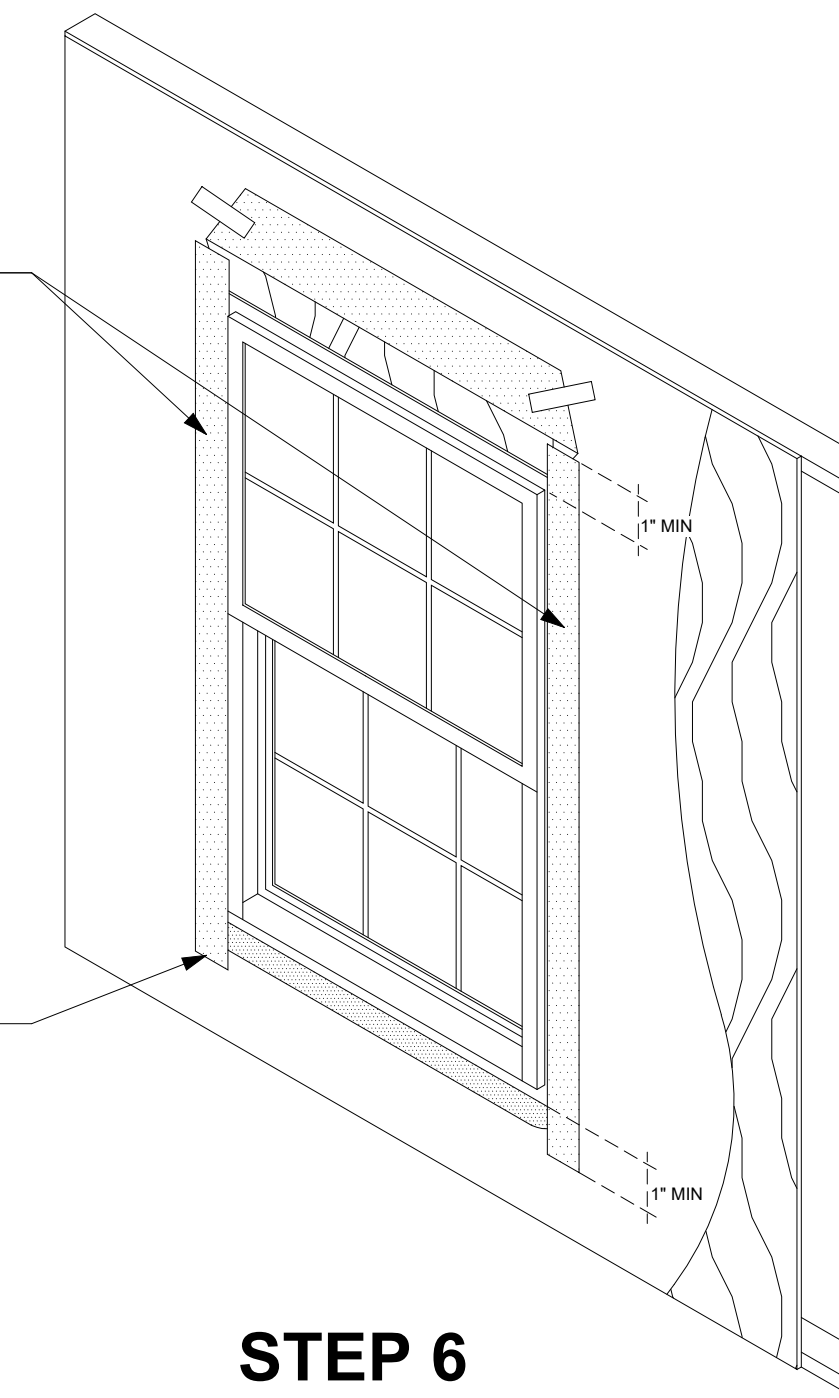
INSTALL SELF-FLASHING VINYL WINDOW PLUMB, LEVEL AND SQUARE PER MANUFACTURERS WRITTEN INSTRUCTIONS



STEP 5

INSTALL 4" WIDE SELF-ADHERING MEMBRANE FLASHING OVER NAILING FLANGE AT JAMBS

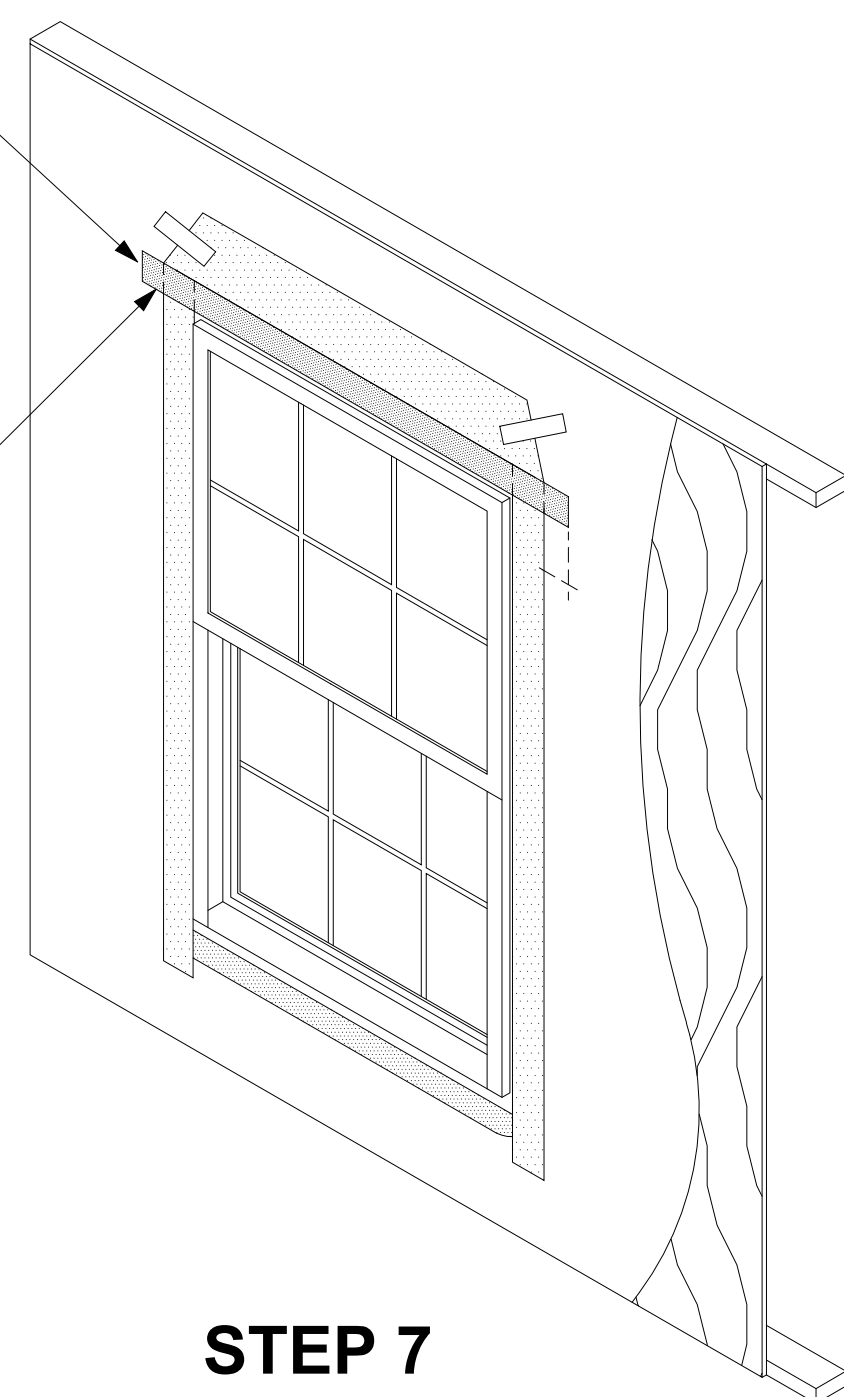
EXTEND MEMBRANE FLASHING MIN 1" BELOW SILL FLEXIBLE FLASHING



STEP 6

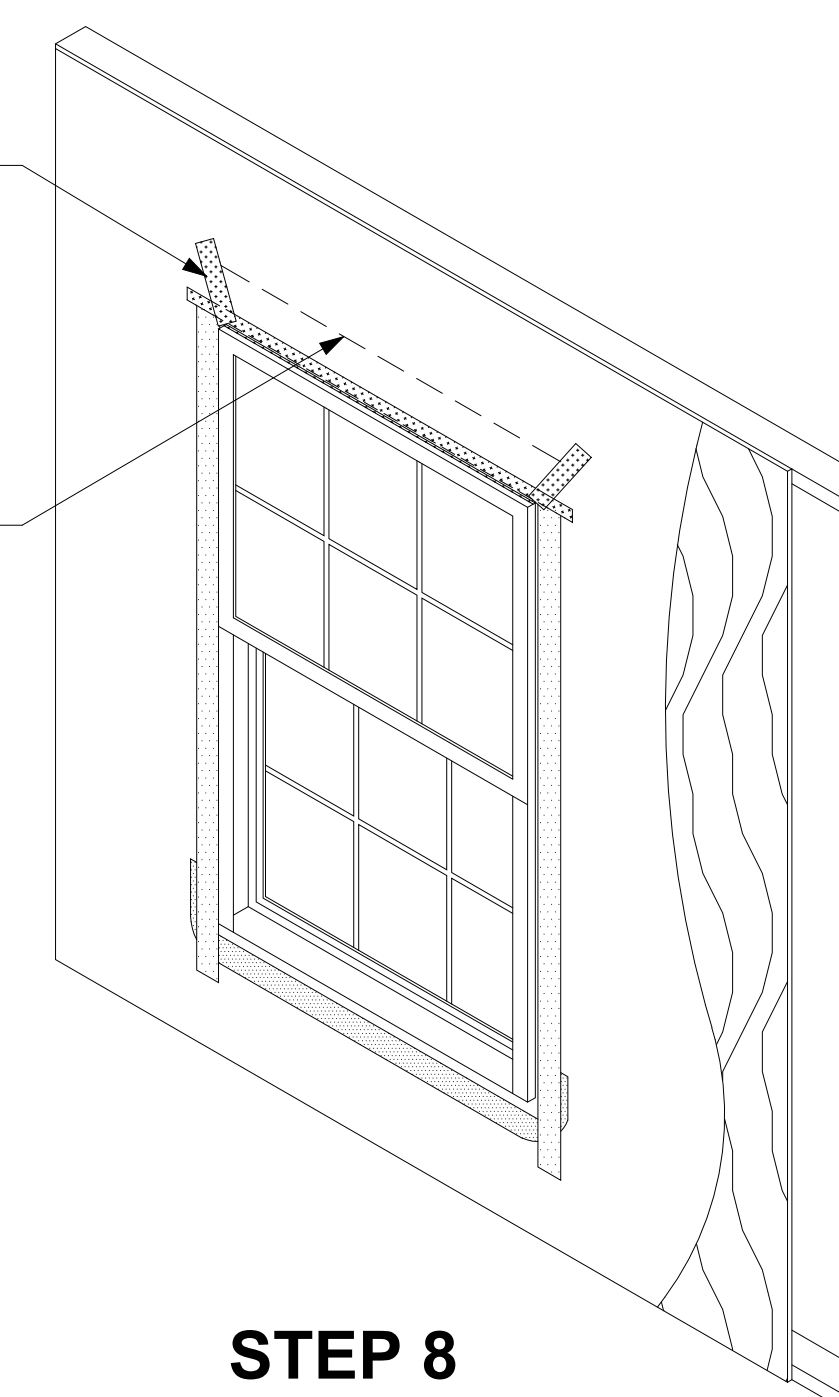
INSTALL SELF-ADHERING MEMBRANE FLASHING OVER WINDOW FLANGE & EXPOSED SHEATHING

EXTEND SELF-ADHERING MEMBRANE FLASHING 1" MIN BEYOND JAMB FLASHING



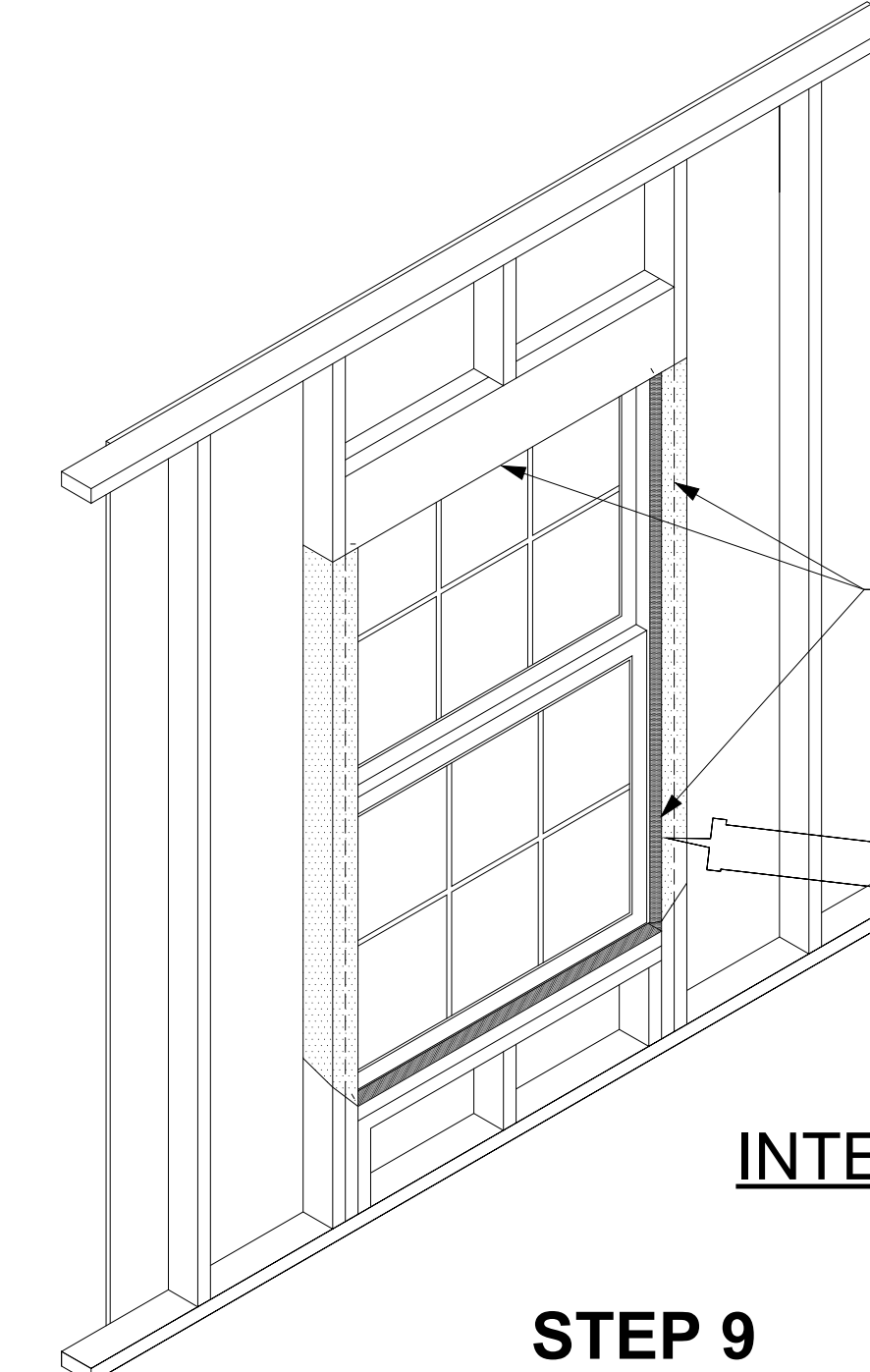
STEP 7

TAPE DIAGONAL CUT SEAMS  
FOLD DOWN WATER-RESISTIVE BARRIER & TAPE SEAM



STEP 8

SEAL WINDOW FRAME TO INSIDE OF R.O. W/ SEALANT AT SILL, BOTH JAMBS AND HEAD PER MAUFACTURERS WRITTEN INSTRUCTIONS (PROVIDE BACKER ROD AS REQUIRED)



STEP 9

INTERIOR VIEW

4 Window Flashing Installation Details  
12" = 1'-0"

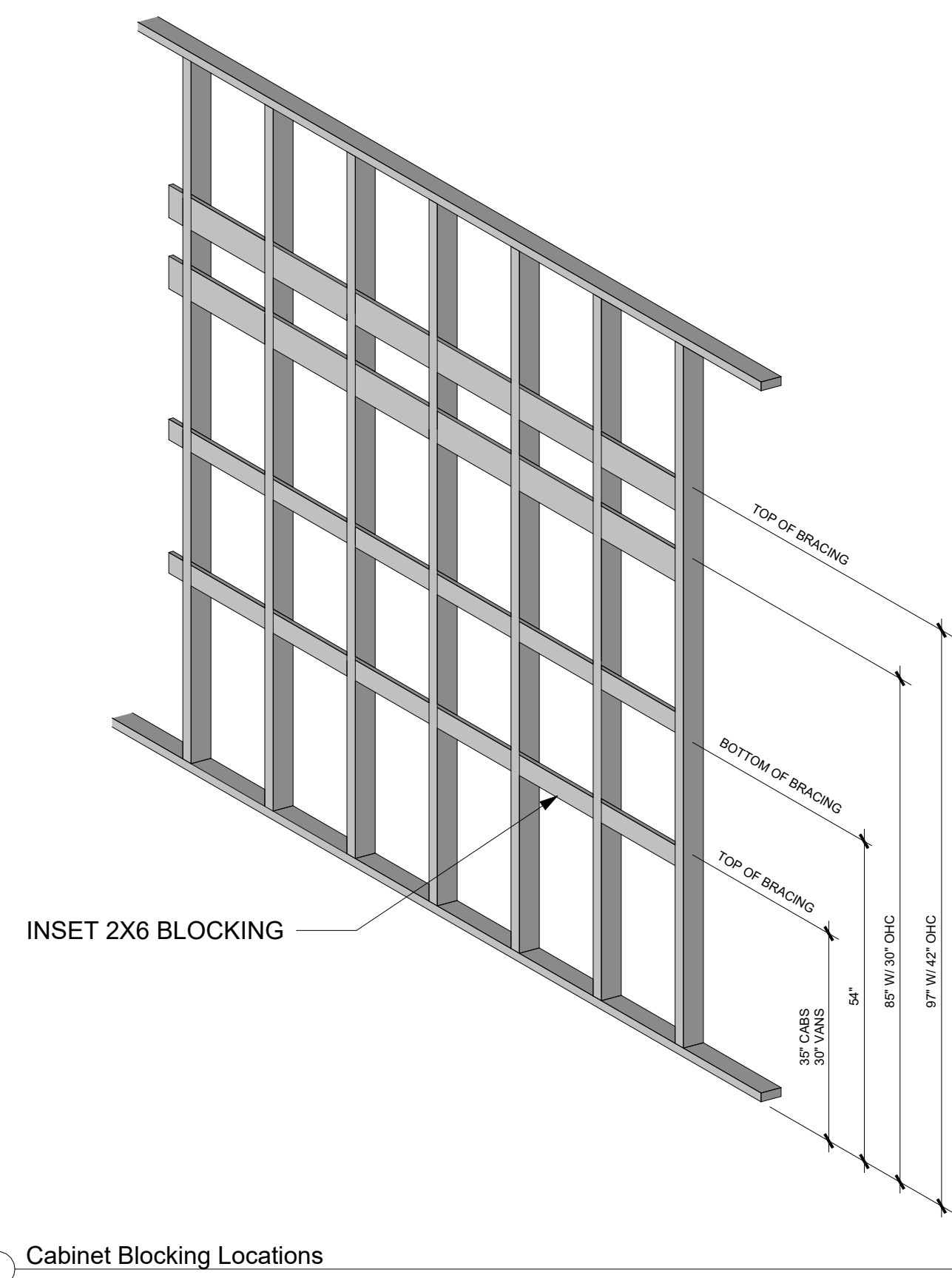
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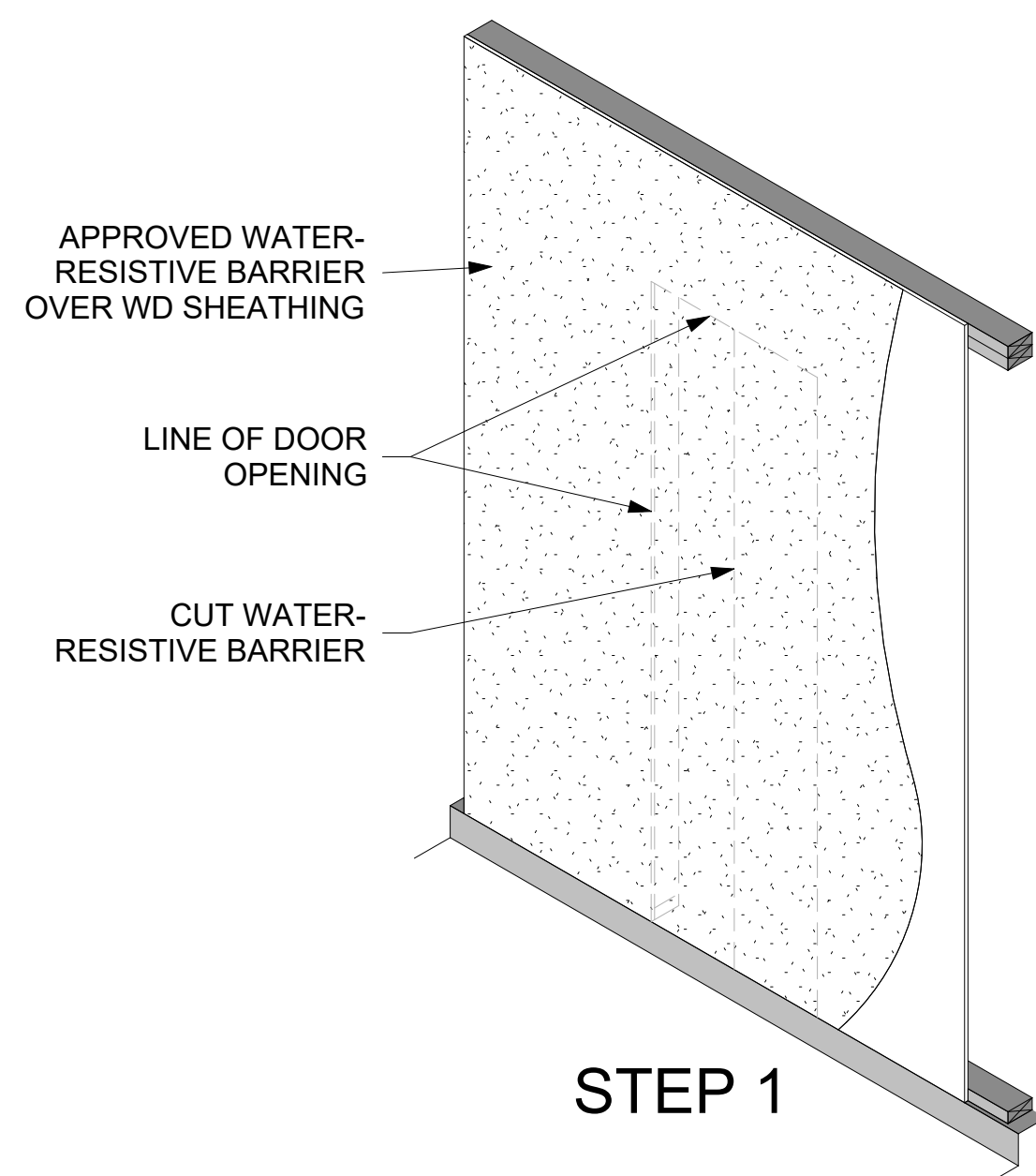
DETAILS

A5.0

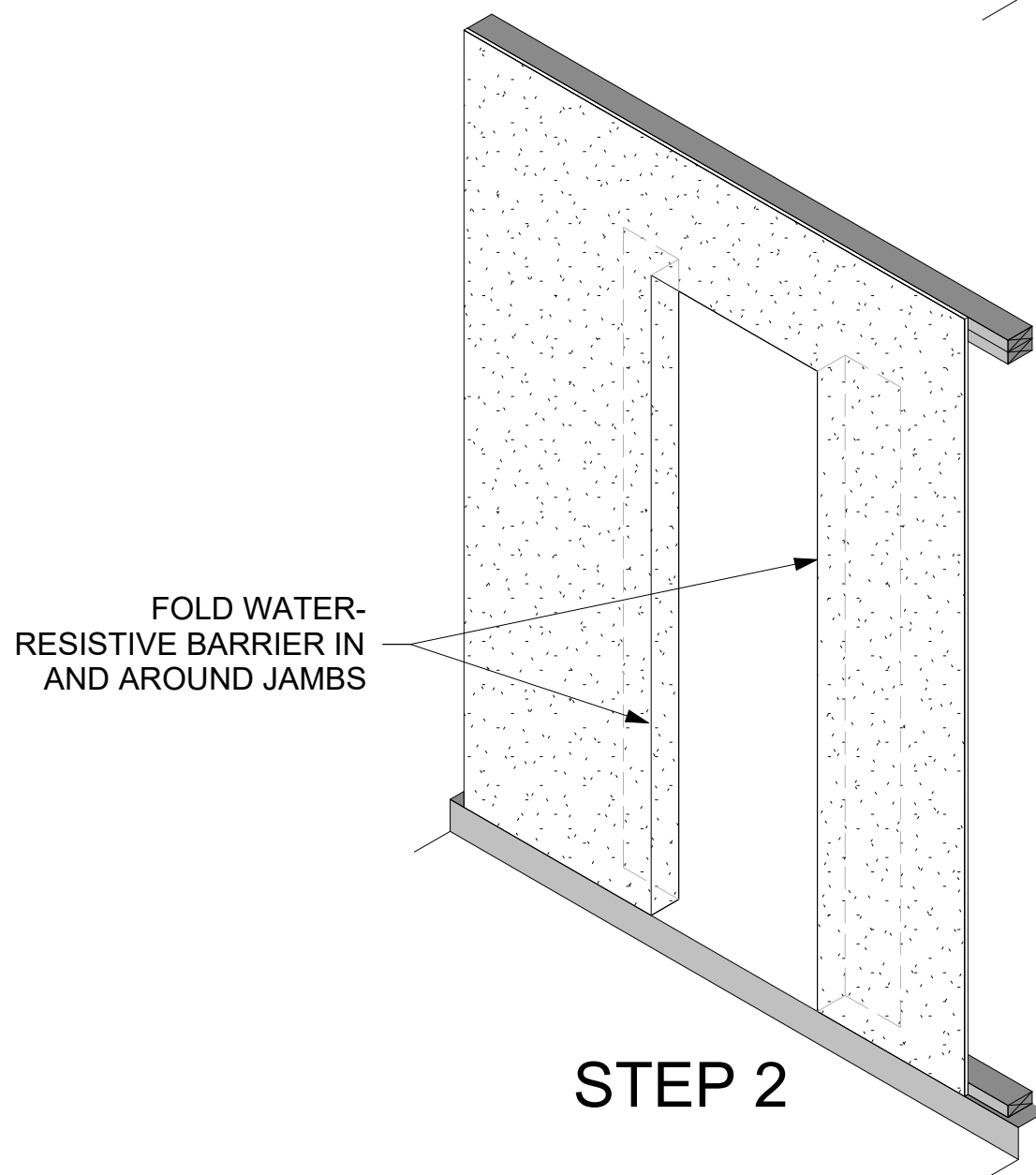




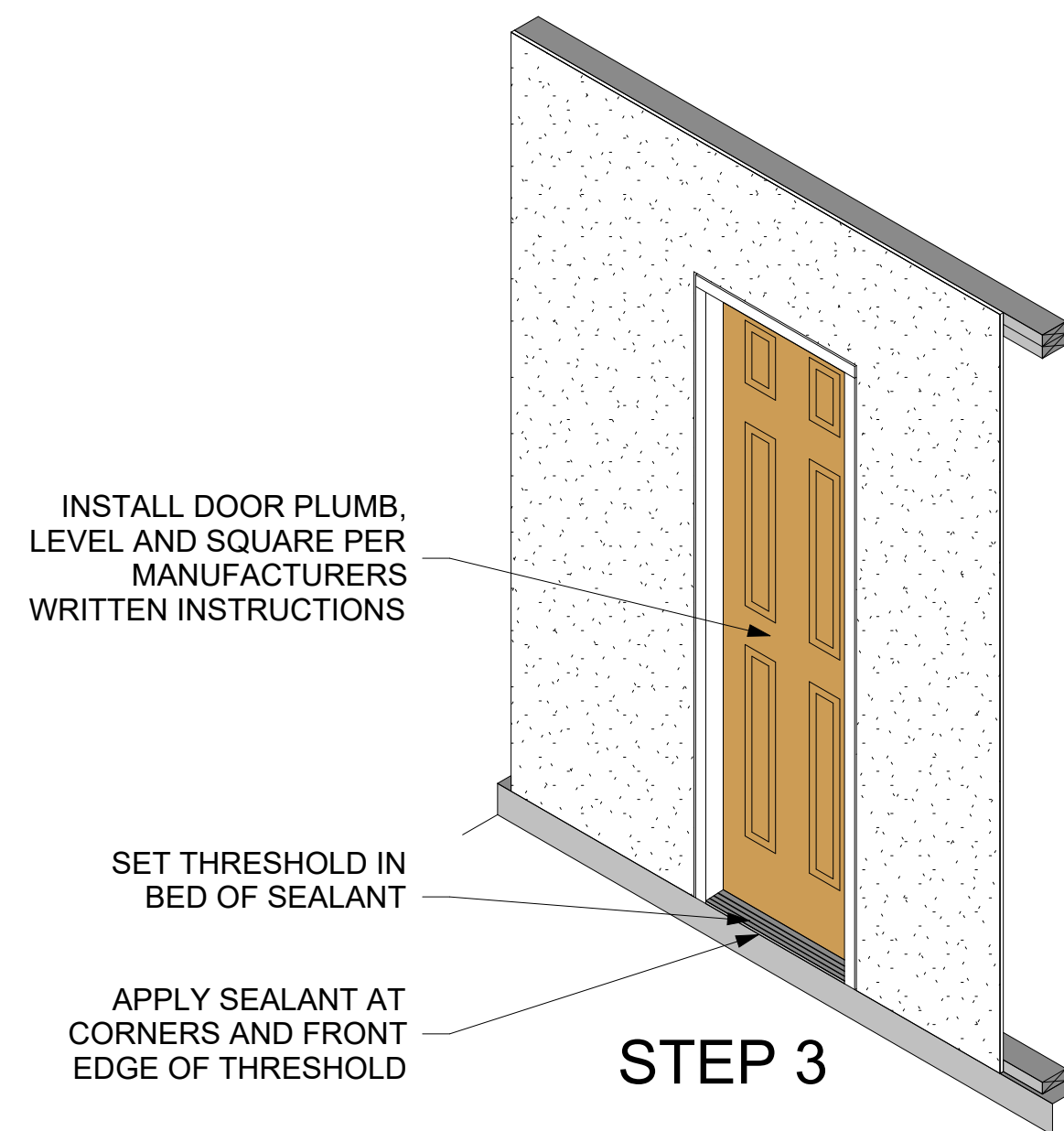
1 Cabinet Blocking Locations



STEP 1

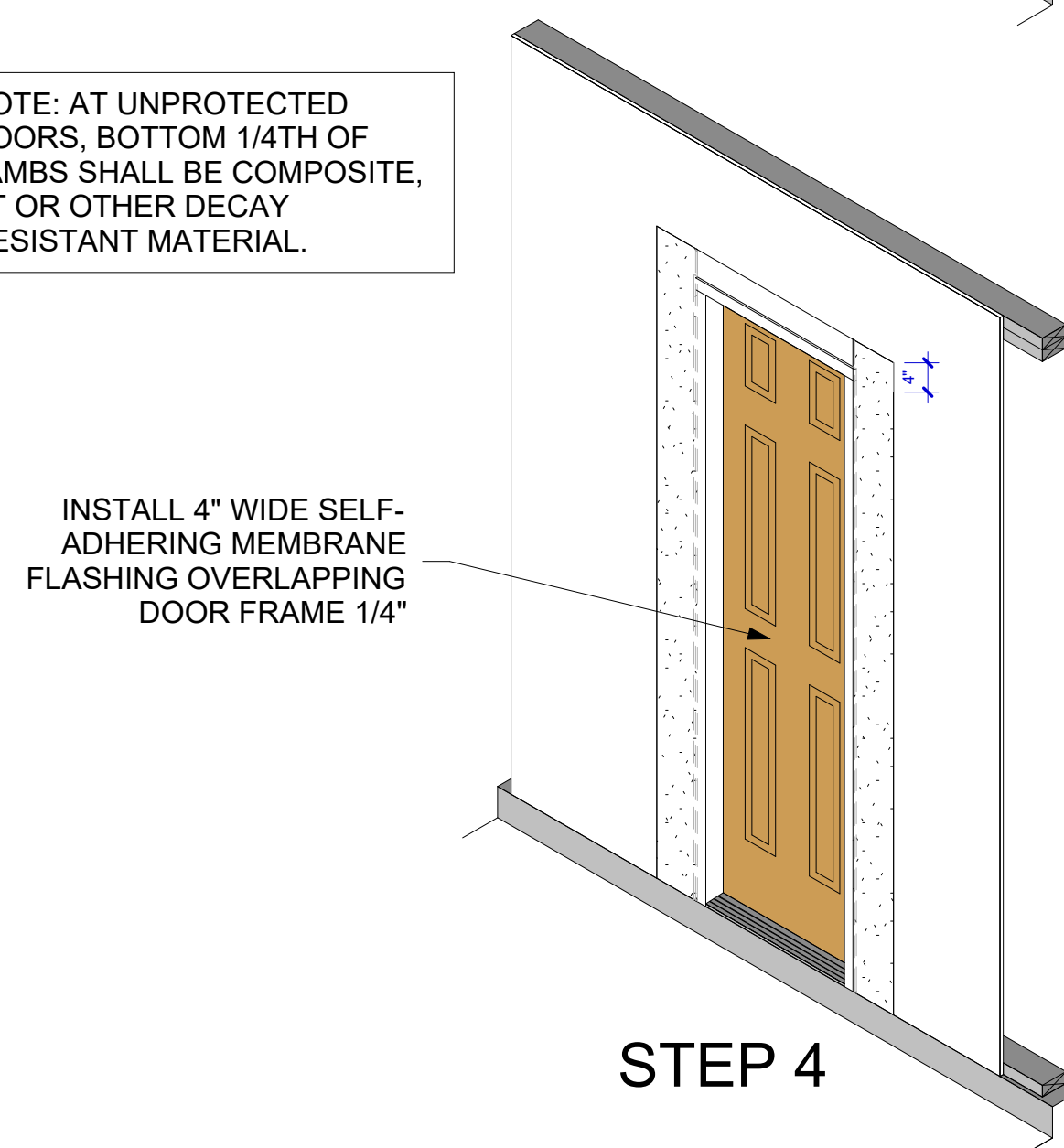


STEP 2

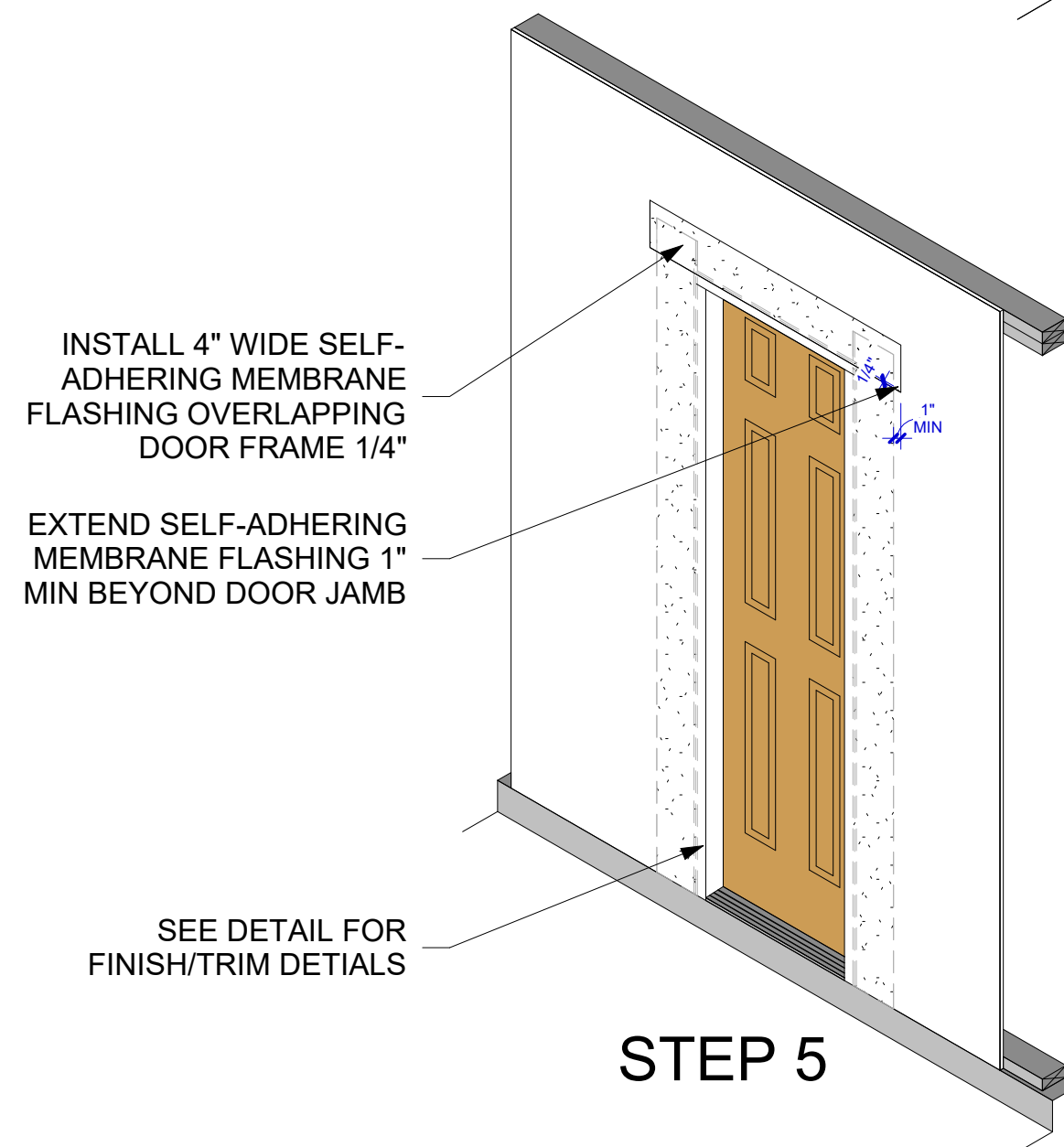


STEP 3

NOTE: AT UNPROTECTED DOORS, BOTTOM 1/4TH OF JAMBS SHALL BE COMPOSITE, PT OR OTHER DECAY RESISTANT MATERIAL.



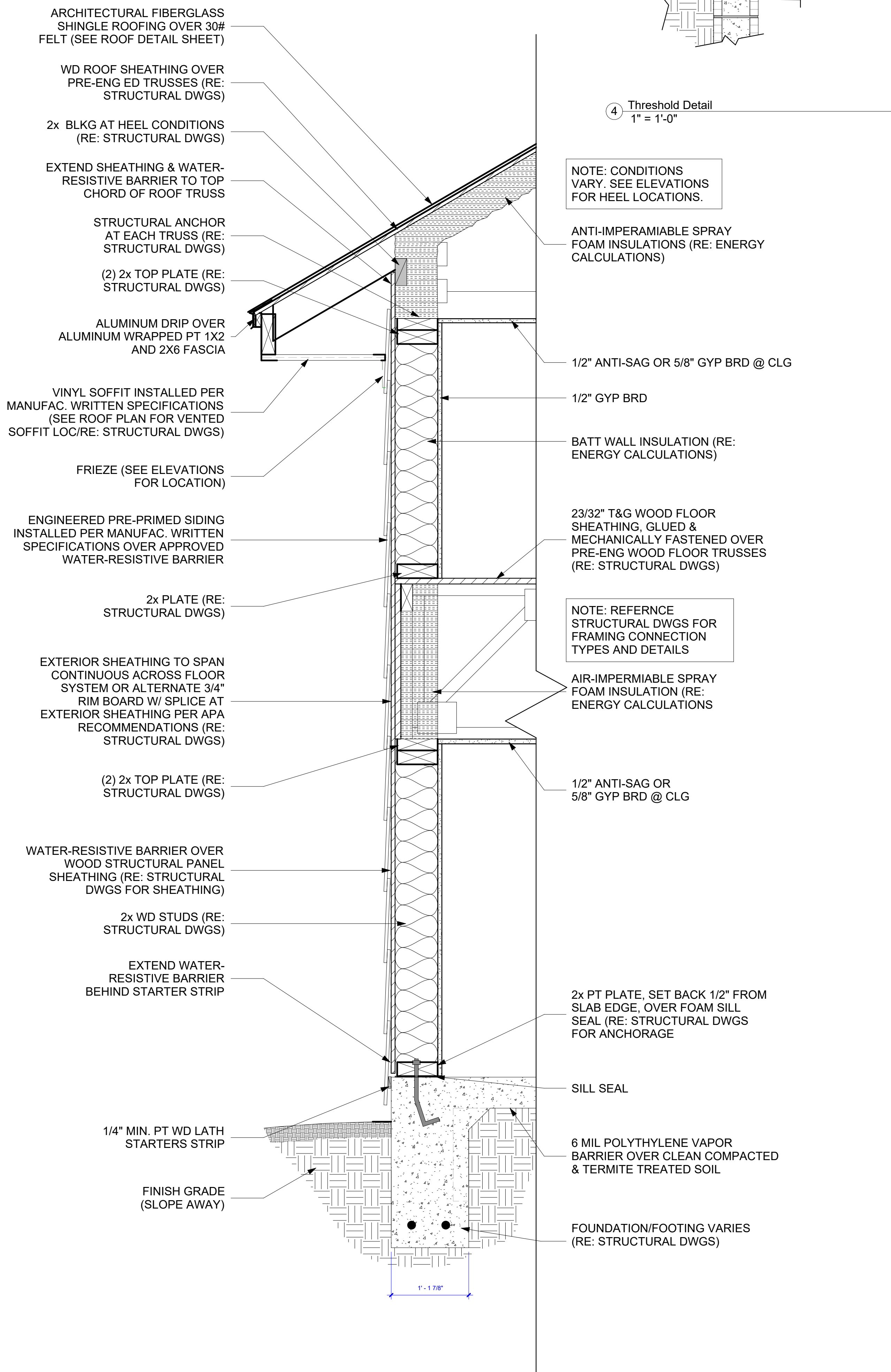
STEP 4



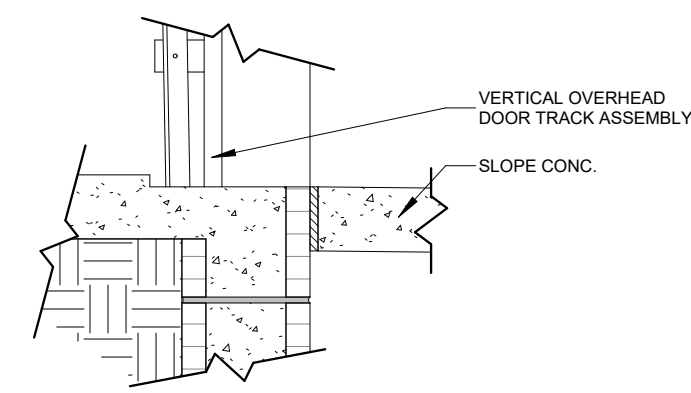
STEP 5

SEE DETAIL FOR FINISH/TRIM DETAILS

2 Door Flashing Installation Details



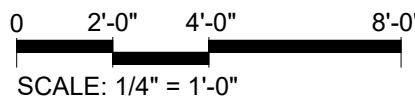
5 Typical Wall Section  
1" = 1'-0"



4 Threshold Detail  
1" = 1'-0"

NOTE: CONDITIONS VARY. SEE ELEVATIONS FOR HEEL LOCATIONS.

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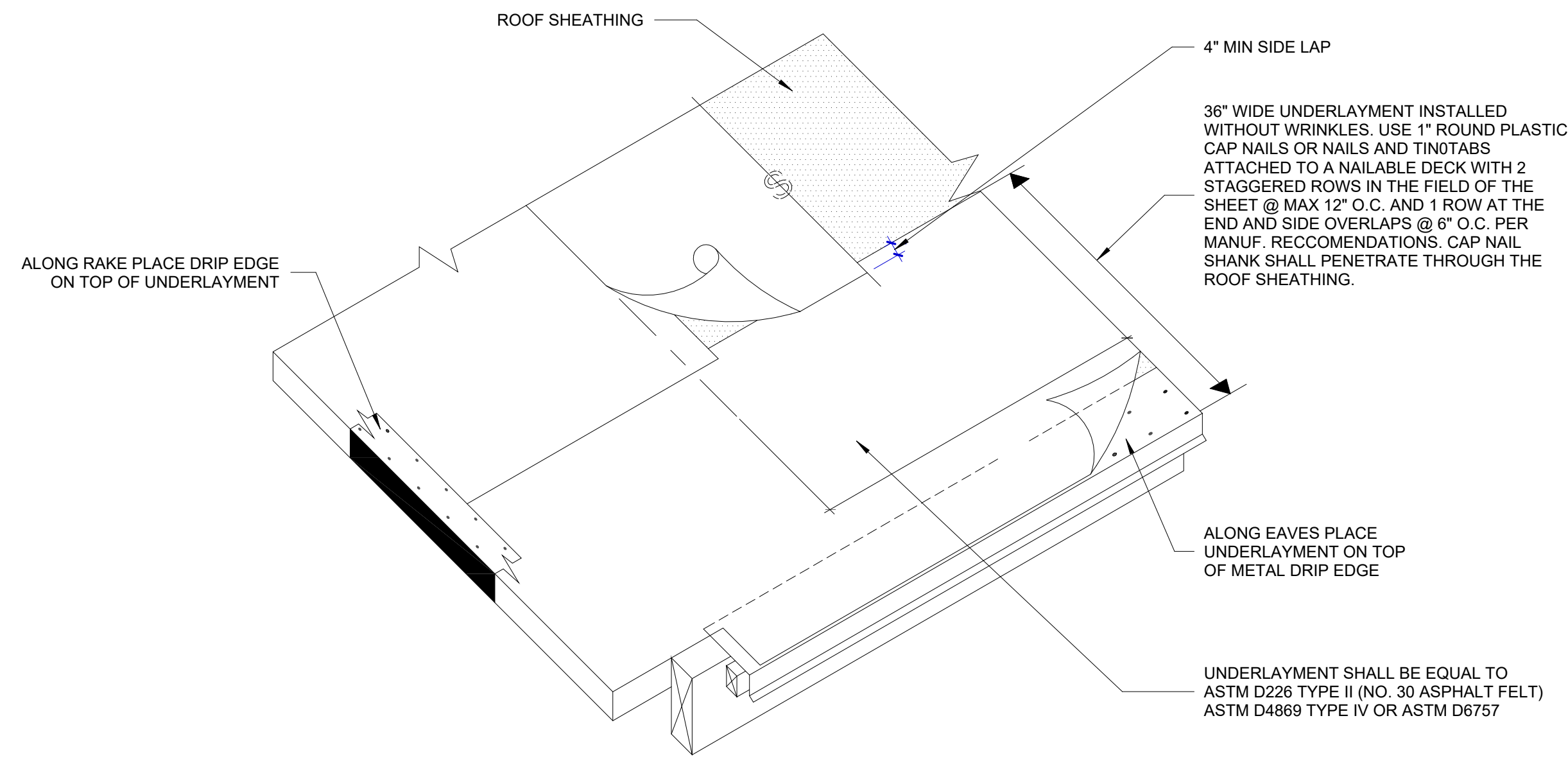
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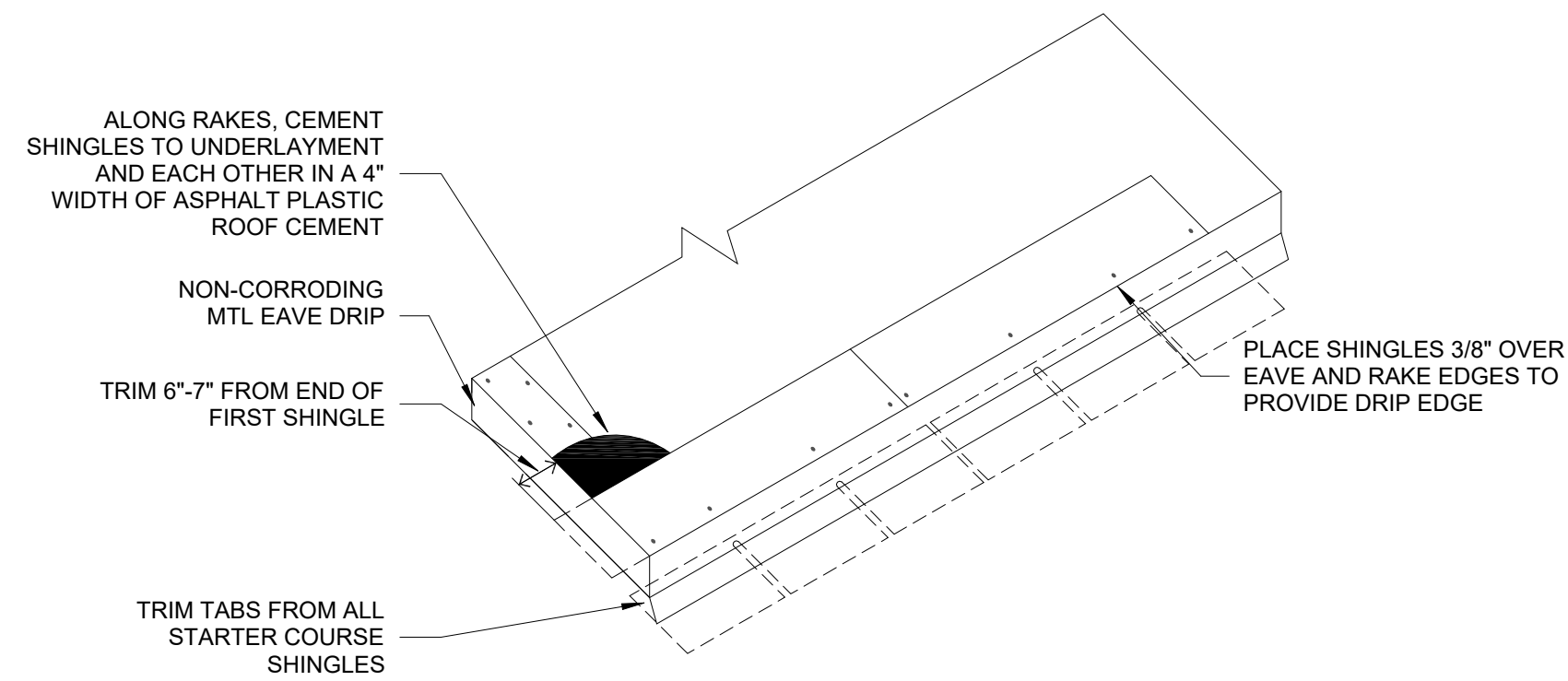
DETAILS

A5.1

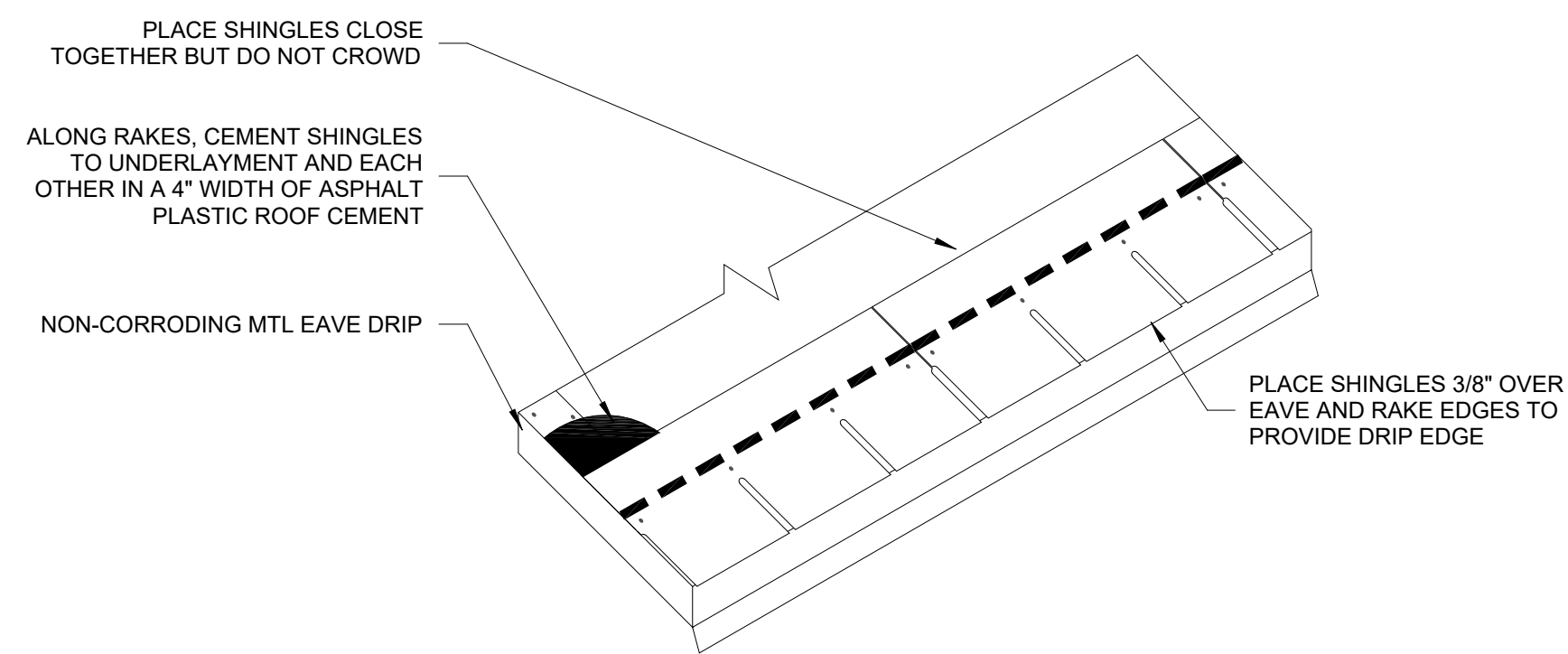




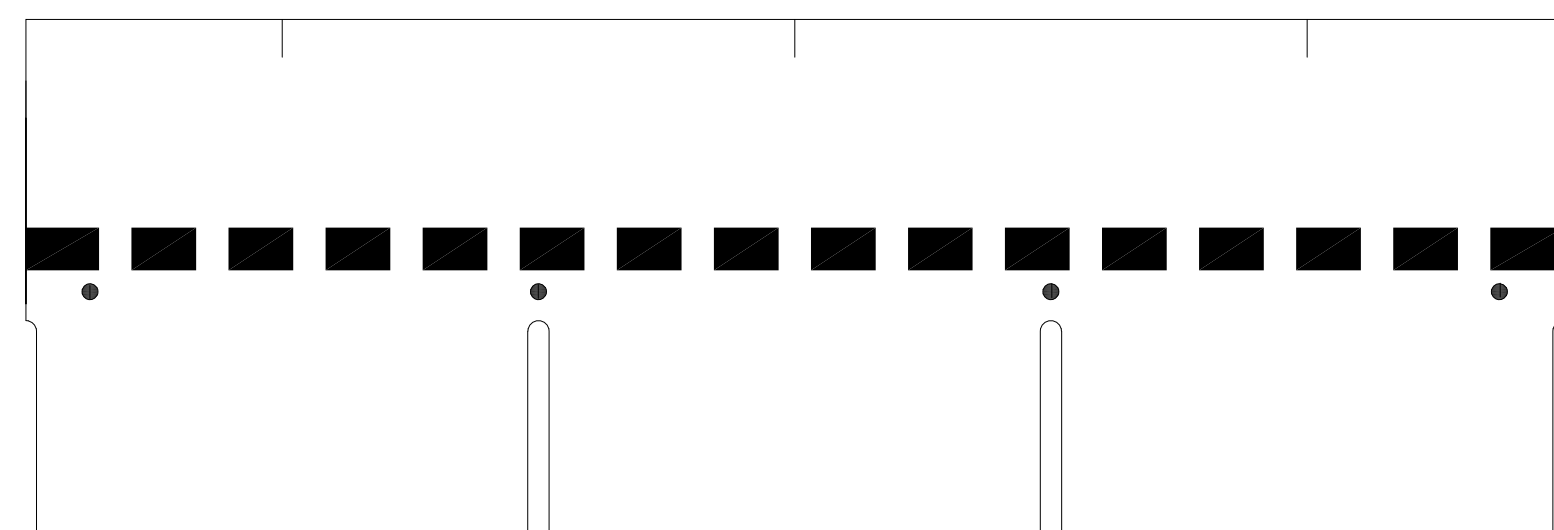
**UNDERLAYMENT**



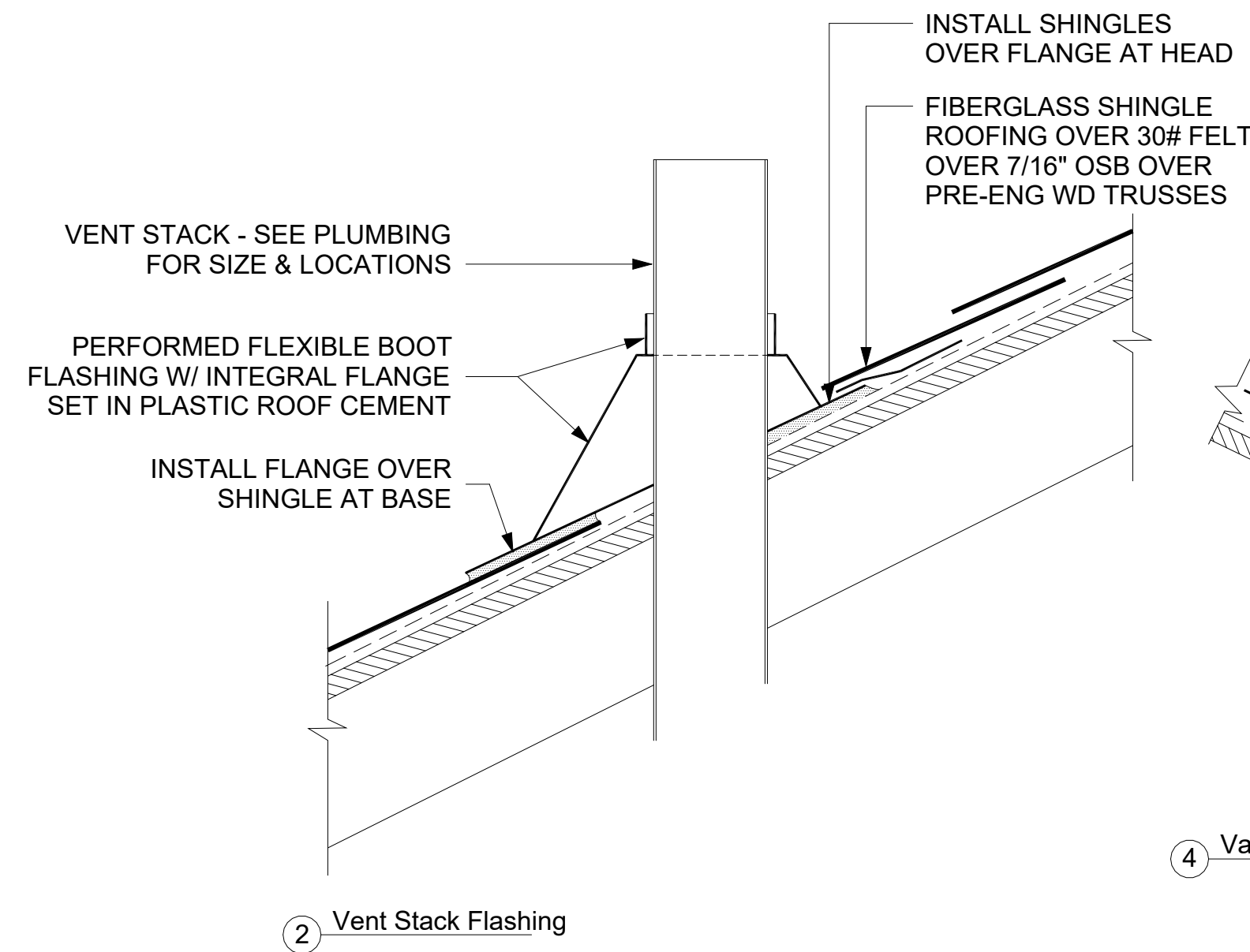
**STARTER COURSE**



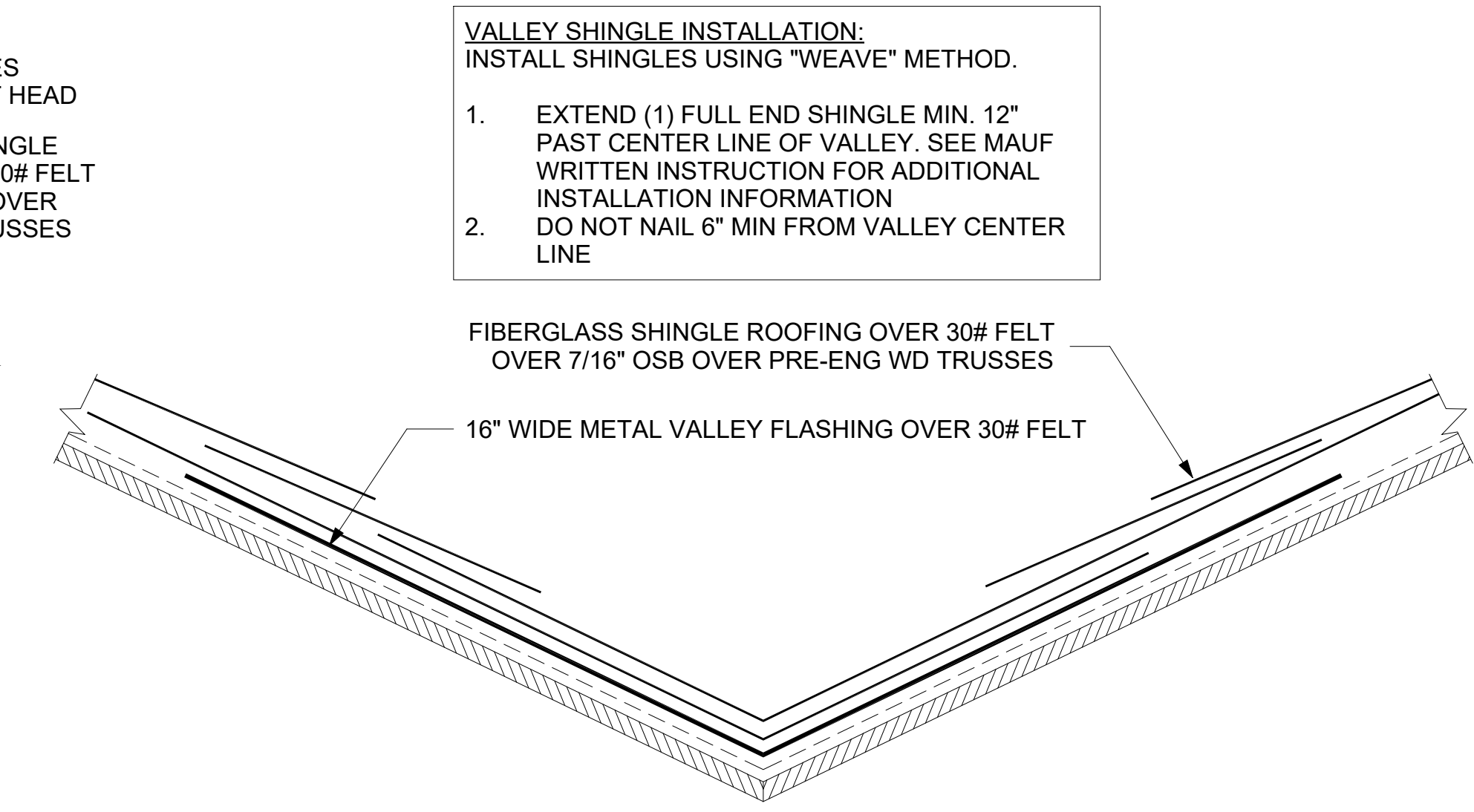
**FIRST COURSE**



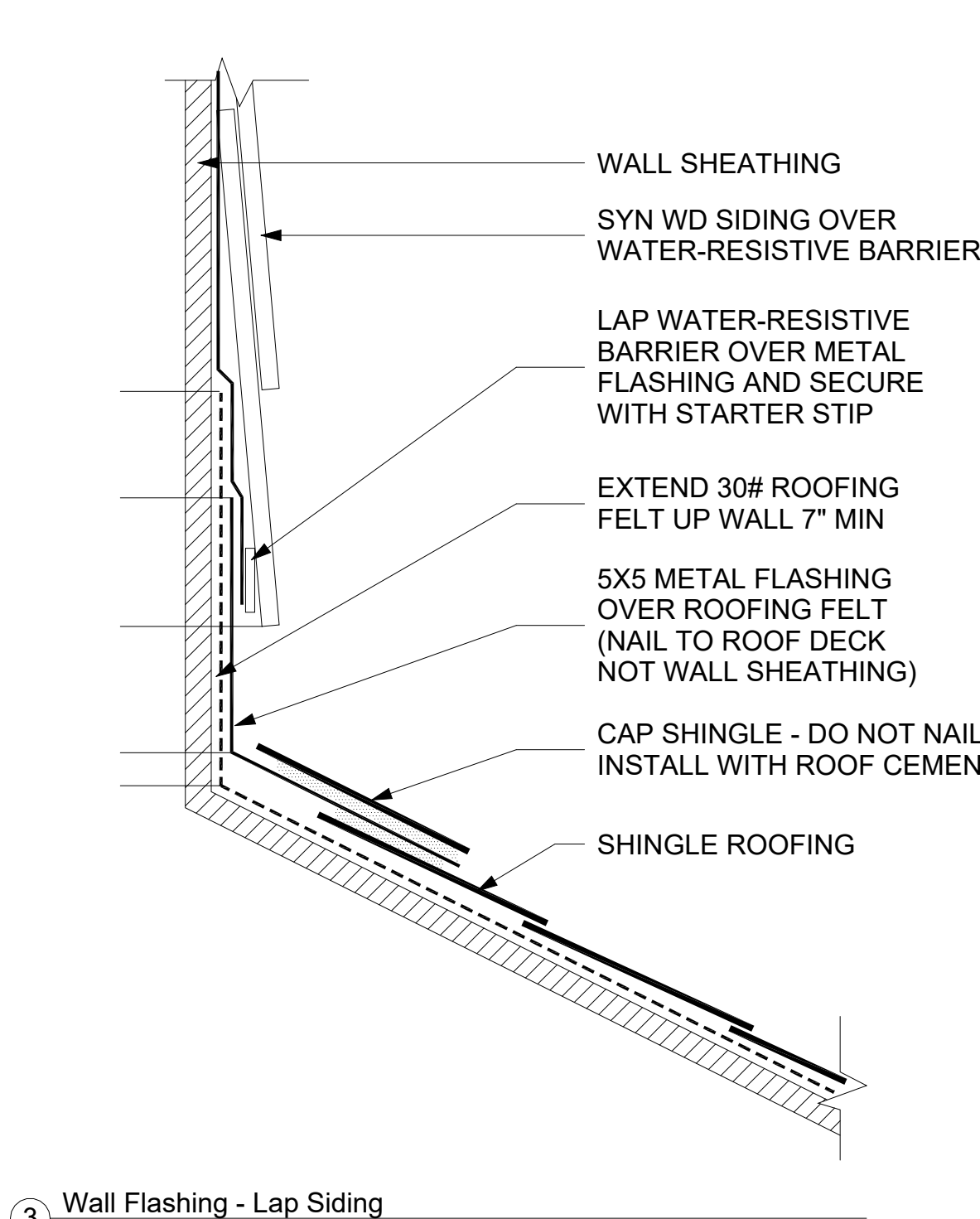
**SHINGLE NAILING**



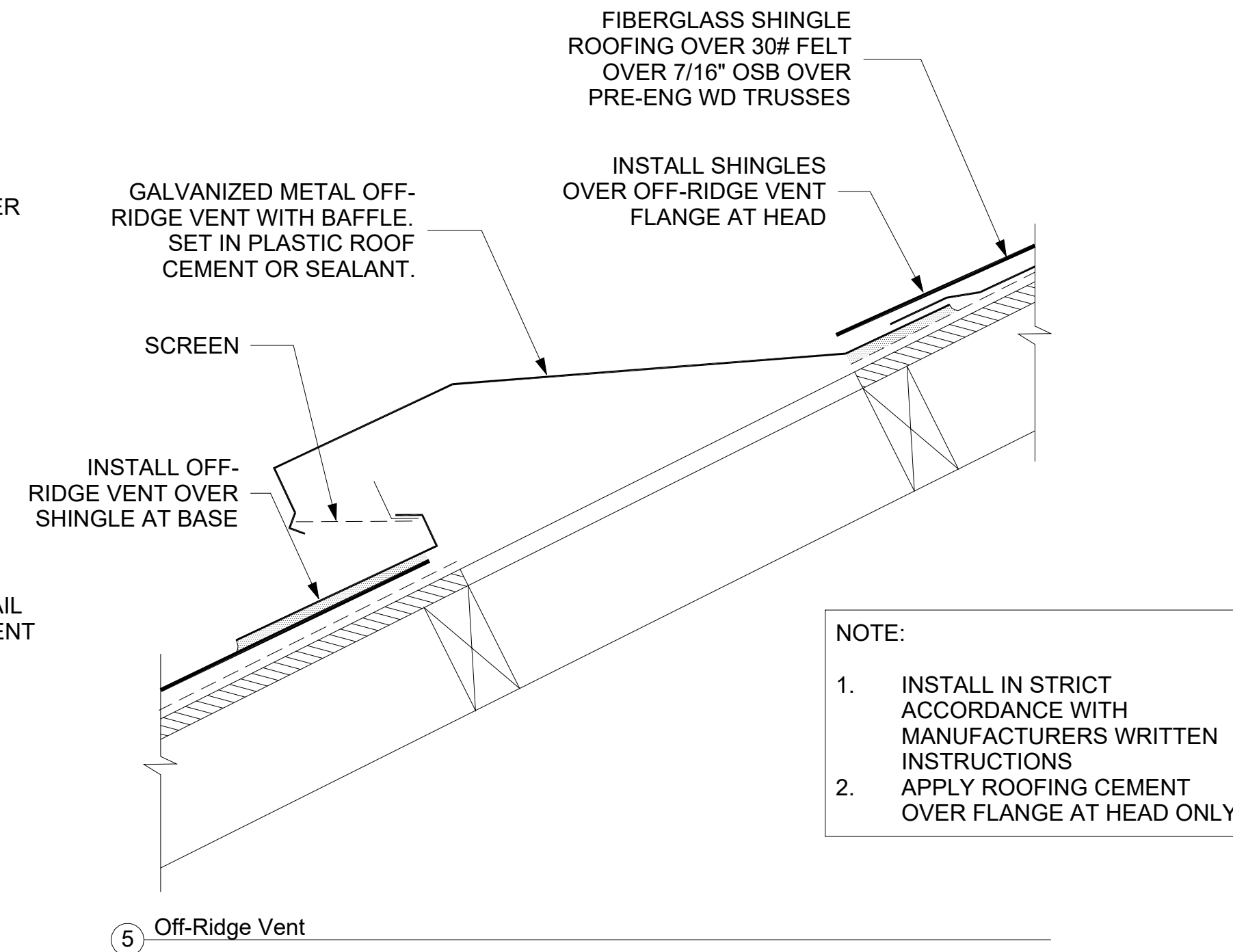
② Vent Stack Flashing



④ Valley Flashing



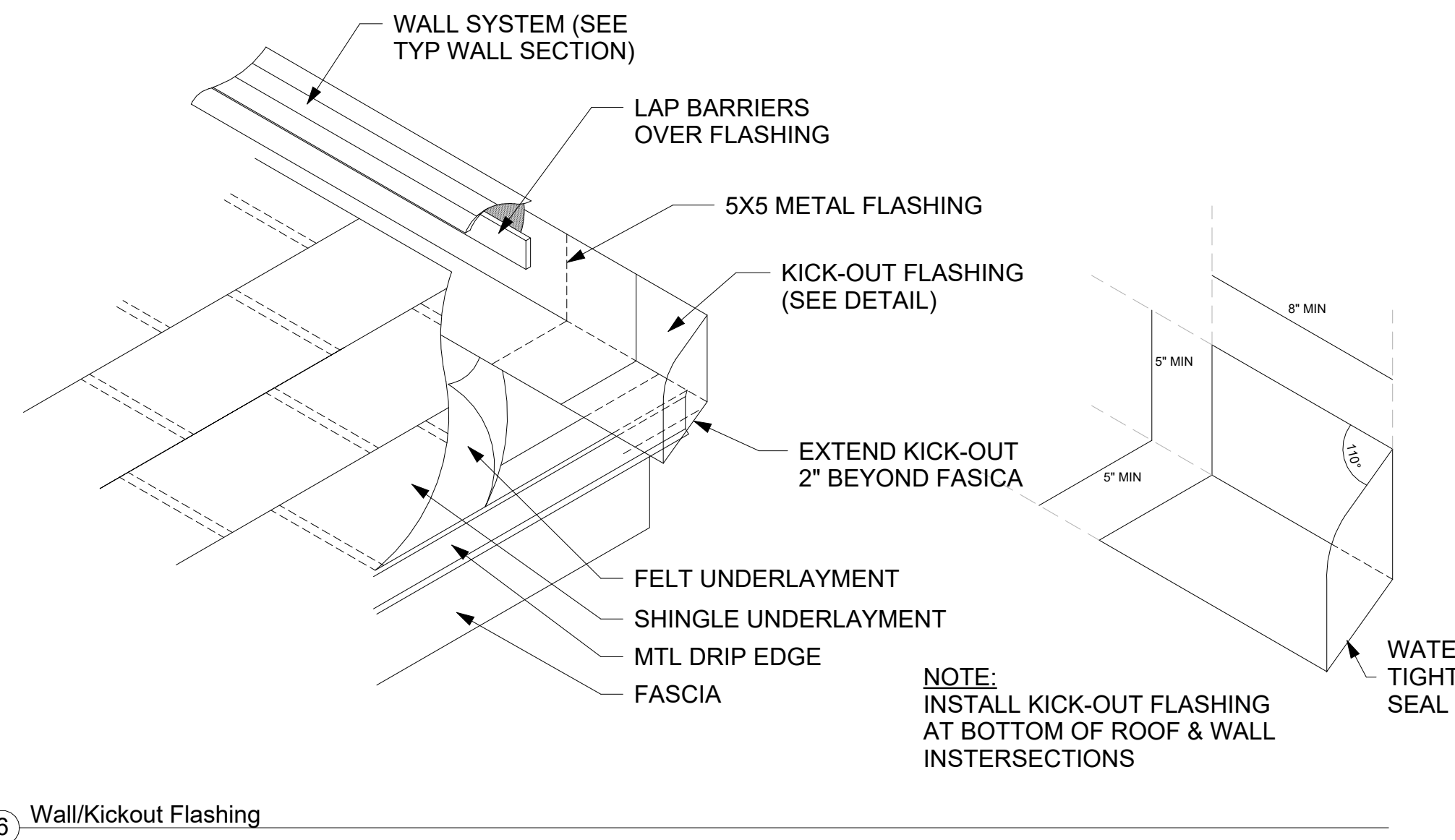
③ Wall Flashing - Lap Siding



⑤ Off-Ridge Vent

NOTE:

- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
- APPLY ROOFING CEMENT OVER FLANGE AT HEAD ONLY



⑥ Wall/Kickout Flashing

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DETAILS

A5.2



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FIRST FLOOR ELECTRICAL PLAN

A7.0

ELECTRICAL LEGEND

	110 VOLT DUPLEX OUTLET - WALL MOUNTED		SMOKE DETECTOR - CEILING MOUNTED
	110 VOLT DUPLEX - GFCI OUTLET		SMOKE/CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET - FLOOR MOUNTED		EXHAUST FAN
	SWITCH		FLOOD LIGHTS - DUAL HEAD
	SWITCH - THREE WAY		ELECTRICAL PANEL
	SWITCH - FOUR WAY		SECURITY KEYPAD LOCATION
	SWITCH - DIMMER		JUNCTION BOX
	DOOR BELL CHIMES		THERMOSTAT
	LIGHT FIXTURE - UNDER CABINET		WATER HEATER THERMOSTAT
	LIGHT FIXTURE - CEILING MOUNTED		CEILING FAN
	LIGHT FIXTURE - WALL MOUNTED		
	LIGHT FIXTURE - CEILING SUSPENDED		48" LED WRAP
	LIGHT FIXTURE - CEILING RECESSED		24" LED WRAP

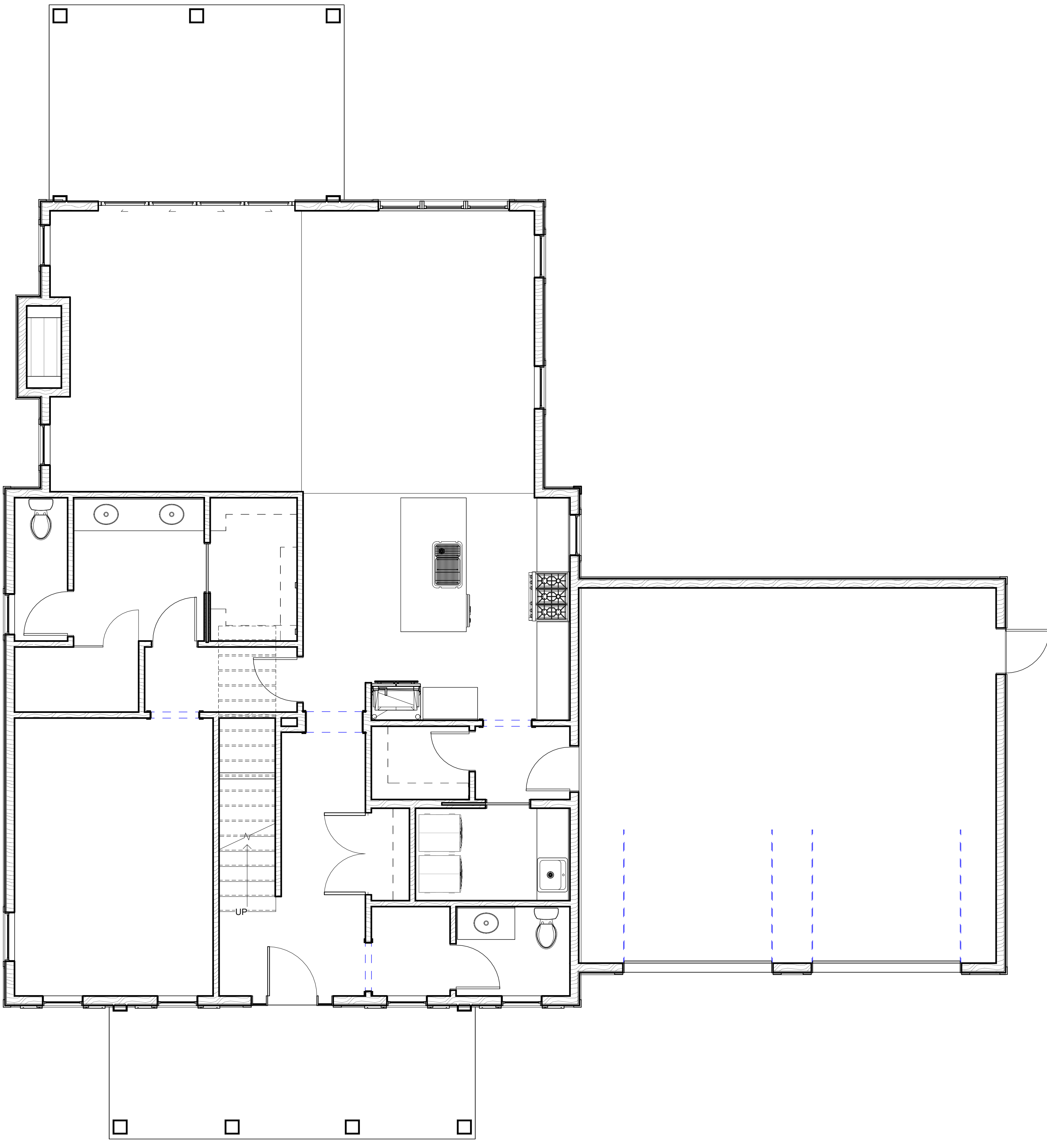
**NOTE:**  
ALL OUTLETS ABOVE COUNTER TO BE AT 39" TO CENTER INSTALLED HORIZONTALLY

**NOTE:**  
PER FBC RESIDENTIAL, 6TH ED., 2017 SECTION E3902.2 REQUIRES RECEPTACLES INSTALLED IN GARAGES TO BE PROTECTED BY GFCIs E3902.1 BATHROOM, E3902.3 OUTDOOR, E3902.6 KITCHEN, E3902.7 SINK RECEPTACLES, E3902.9 LAUNDRY AREAS, E3902.10 KITCHEN DISHWASHER CIRCUIT INSTALLED IN THESE LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT INTERCEPTOR PROTECTOR

**NOTE:**  
PER FBC RESIDENTIAL, 6TH ED., 2017 SECTION E3902. 16 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) (B) DWELLING UNITS. ALL 120-VOLTS, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, KITCHENS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.  
PER NEC 406.12 - TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS. IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES

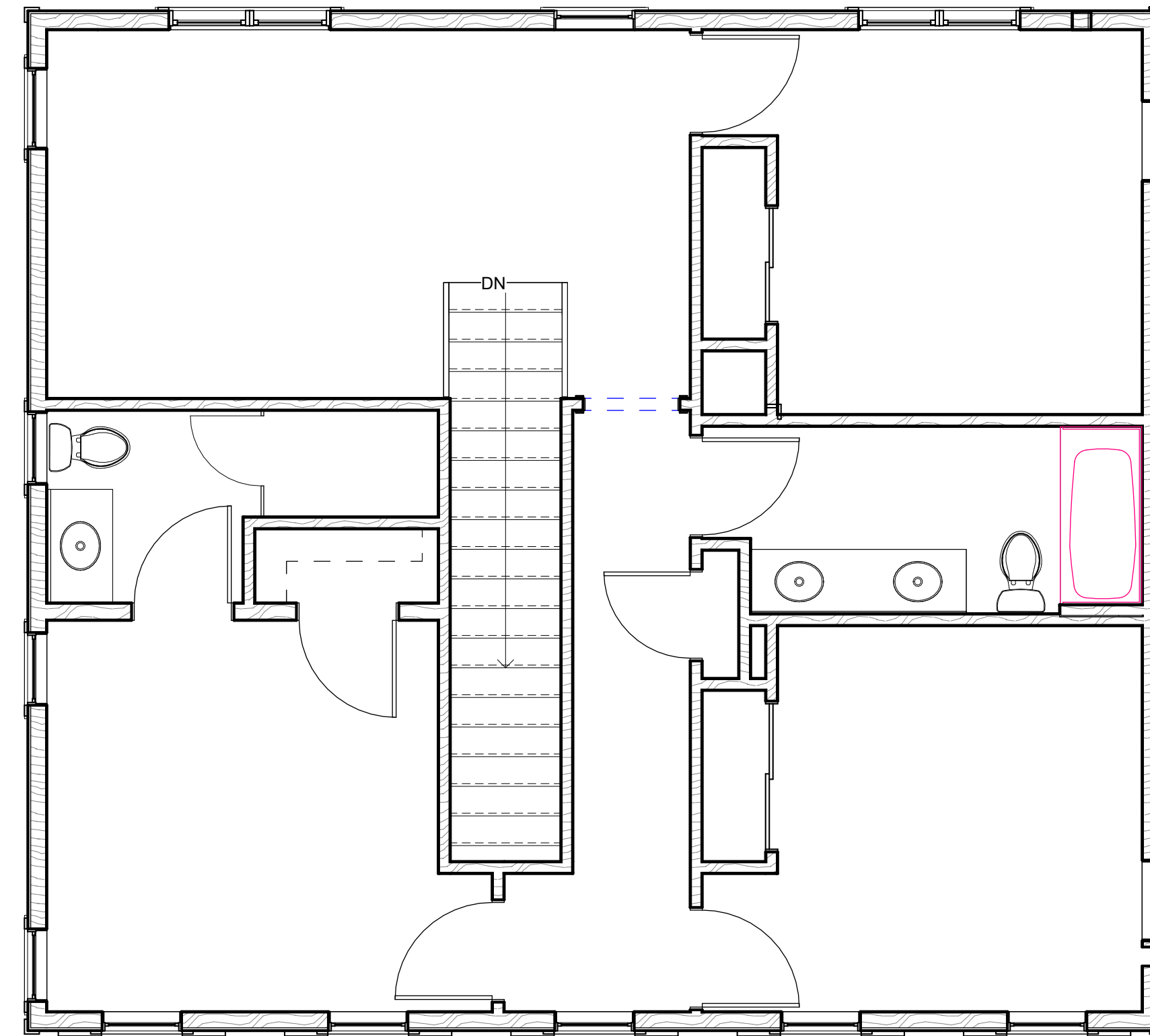
**NOTE:**  
SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" OF ANY SUPPLY REGISTERS OR WITHIN 5' OF ANY CEILING FAN PREWIRES.

**NOTE:**  
ALL LIGHTING TO BE CFL OR LED HIGH-EFFICACY BULBS PER FBC-ENERGY CONSERVATION R404.1



② 1st Floor  
1/4" = 1'-0"





① Second Floor - Electrical  
1/4" = 1'-0"

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**SECOND FLOOR  
ELECTRICAL PLAN**

**A7.1**