SANDSTONE VILLA

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GENERAL NOTES

- Field verify lot size and setbacks, zoning requirements etc.
- Provide utilities as required.
- Verify compliance with all local codes. House is designed to meet requirements of Southern Standard Building Code.
- Soil bearing to be minimum 2500 PSI. Contractor to verify bearing capacity and satisfactory condition. Clear the building area of trees, roots, organics and other deleterious materials. Backfill with selected granular material in 12 inch maximum lifts and compact to a minimum density of 95% as determined by ASTM D-1557.
- Concrete shall develop a minimum strength of 3000 PSI at 28 days. All concrete shall be ready-mixed in accordance with ASTM C-94. Maximum allowable slump shall be 5".
- Reinforcing steel shall be deformed, new billet steel in accordance with ASTM A-615 Grade 60. All splices shall be in accordance with Chapter 7 of ACI 318-81, with a minimum splice of 40 bar diameters.
- Concrete block units shall conform with ASTM C-90. Placement of unit masonry shall be straight, plumb and true to a tolerance of 1/8" in ten feet.
- Floor slab to be 4", 2500 PSI with 6x6 10/10 WWF. Slab to be poured on termite treated compacted fill with continuous 6 mil poly vapor-barrier.
- Sleeve footing as required for mechanical and electrical.
- All wood in contact with masonry or concrete to be pressure treated.
- All wall studs to be spruce hem dried 2x4's or 2x6's except where noted minimum Fb=900 PSI. Rafters 2j and joists or better minimum Fb=1300 PSI. All studs maximum 16" on center unless noted.
- Anchor roofs, walls, columns, and footings to resist overturning, uplift and sliding forces as per code.
- Truss supplier shall submit truss design by Florida registered engineer for all floor and roof trusses and engineered beams.
- R-5 foam insulation in furred exterior walls. R-19 ceiling insulation with radiant barrier. Provide sound insulation in bathroom and laundry walls adjacent to living areas. Provide R-19 insulation in floors over unconditioned space.

- Verify all window and door dimensions with manufacturer.
- All aluminum windows and sliding glass doors to have tinted glass. All windows and doors to have screens, unless opening on screen porch.
- Install roofing per manufacturers instructions.
- Provide moisture resistant drywall in wet areas of bathrooms, laundries, and screen porch ceilings. Tiled showers and tub enclosures to be sheathed with cementitious tile backing board.
- All trades to field verify dimensions and conditions before proceeding. Contractor to verify setbacks and slab elevation.

ENERGY GUIDELINES

Locate house to work with existing vegetation and contours as much as possible.

Provide additional trees on East and West sides of house. Trees preferably deciduous type with a minimum growing height of 15-20 feet.

Work with existing breezes as much as possible with basic orientation as shown. Fences if used should have an open pattern to provide some privacy and allow direct moving air to house.

Use native vegetation and "natural" undisturbed areas to reduce water and lawn maintenance.

Use a landscape plan that shades air conditioner condensers.

Select Air Conditioner with SEER of 10.0 or greater. Alternate multispeed compressor and blower.

Air conditioner unit is properly sized. Air handlers and ductwork located in conditioned space. Provide gypsum board "lids" over all dropped ceilings and duct spaces to prevent air leaks.

Select alternate programmable thermostat.

Kitchen and bath exhaust fans to be sealed at fans. Select fans with tight sealing louvers.

Ceiling fans located in all major rooms.

Provide whole house fans for augmenting natural ventilation.

Select energy efficient kitchen and utility appliances. Alternate solar hot water heater. Use alternate solar dryer (clothes line) Insulate hot water lines.

Washer and Dryer located in non-conditioned space.

Select energy efficient lighting fixtures.

Select water conserving shower heads and water closets.

Alternate well and irrigation system with timer for landscaping.

Fill all voids at insulation. Seal all penetrations at exterior walls. Air infiltration barrier. Caulk at sills, plates, windows.

Provide insulation at electrical boxes in exterior walls, seal well.

Fully ventilated, insulated roof system, select light color roofing material.

Sahasa shutters on East glass.

Large screened porch for expanded living area.

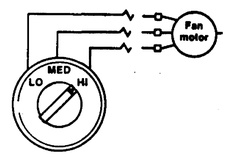
For more information on specific details of energy guidelines and/or climate analysis by zones see the following sources.

"Energy Efficient Florida Homebuilding"
Florida Solar Energy Center

"Houses and Climate" (An Energy Perspective for Florida Builders)
Bureau of Research
College of Architecture
University of Florida

Use a multispeed blower

Select an air handler unit with a multispeed blower and connect it in a manner that permits the home owner to change its speed. The unit will perform most efficiently if the blower is on high speed. However, on a lower speed the blower will remove more moisture from the air. This mode can be used during humid nights.



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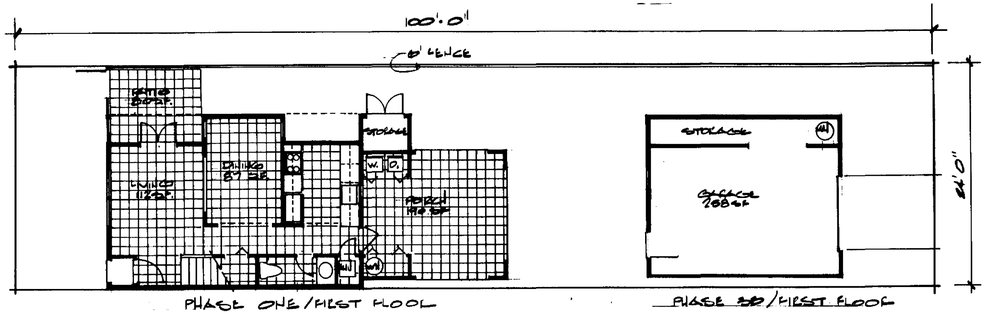
SHEET 1 OF 8 SHTS 8/16/91



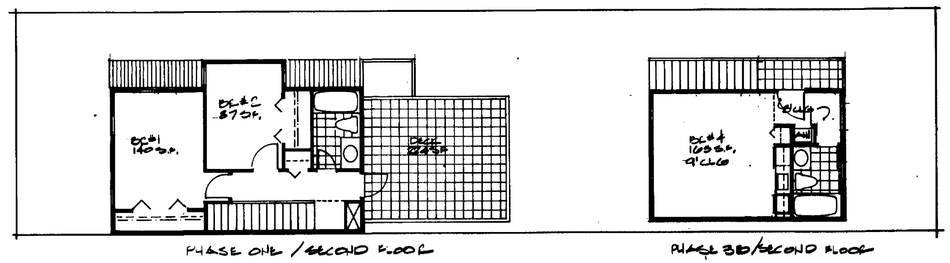
PHASE ONE/FIRST FLOOR

PHASE 3B/FIRST FLOOR

FLOOR PLAN/SITE PLAN 1/8"=1'-0"

North

PHASE ONE 884 S.F. A/C



PHASE ONE/SECOND FLOOR

PHASE 3B/SECOND FLOOR

SITE:
80'X100' WITH ALLEY

DENSITY:
SITE IS APPX .05 ACRE. SUGGESTED BLOCK CONSTRUCTION
& CLASS "A" ROOF

ZERO LOT LINE:
OVERHANGS ARE NOT ALLOWED OVER PROPERTY LINES -
OPENINGS ARE NOT ALLOWED ON ZERO LOT LINES -
PER CODE CEILING WOULD REQUIRE 1 HOUR FIRE RATING

WEST GLASS:
ZERO LOT LINE - NO GLASS

EAST GLASS:
EAST GLASS REQUIRED FOR CROSS VENTILATION & LIGHT
TO RECEIVE BAHAMA SHUTTERS. FRENCH DOORS IN LIVING ROOM
PROTECTED BY OVERHANG & 6' FENCE

TRANSOMS:
EAST DOORS FROM LIVING ROOM & SOUTH DOORS TO
RECEIVE OPERABLE TRANSOMS TO IMPROVE VENTILATION

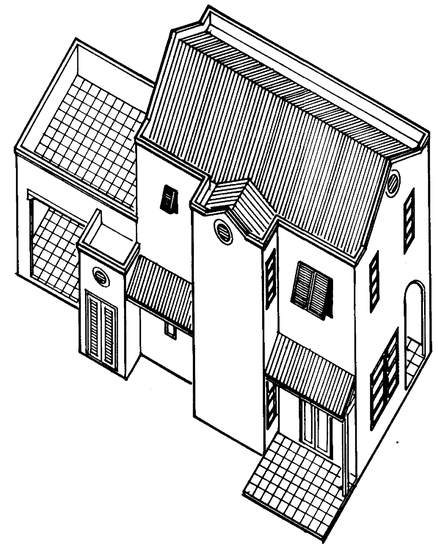
PHASE ONE:
2 BEDROOM, 1½ BATH 884 S.F. A/C

PHASE TWO:
1 BEDROOM, 1 BATH 250 S.F. A/C

PHASE THREE:
A: EFFICIENCY APT. WITH BATH 299 S.F. A/C
B: AS ABOVE W/GROUND FLOOR GARAGE

ENERGY FEATURES:

RADIANT BARRIER. RIDGE VENTS. GABLE VENTS
CEILING FANS



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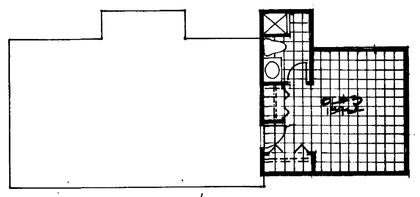
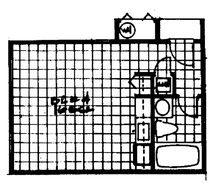
KEY PLANS 1/8"=1'-0"
ELEVATIONS 1/8"=1'-0"

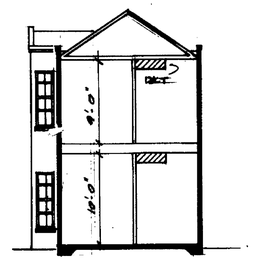
SHEET
2
OF 8 SHTS
8/16/91



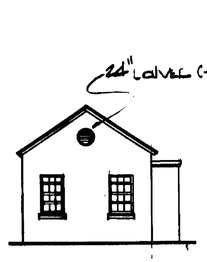
PHASE TWO/SECOND FLOOR



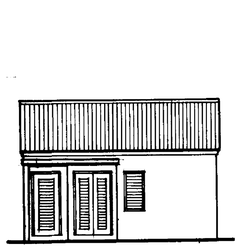
PHASE 3A/WEST ELL



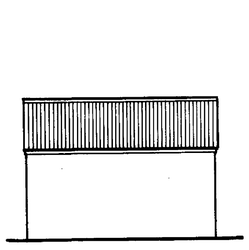
CROSS SECTION



PHASE 3A/NORTH



PHASE 3A/EAST



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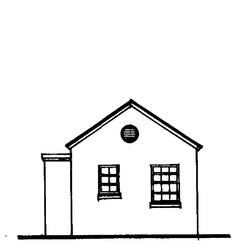
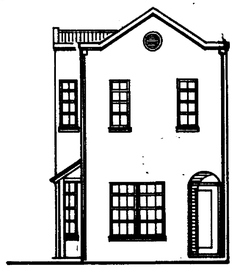


PHASE 3A/SOUTH

PHASE 3B/NORTH

PHASE ONE/EAST



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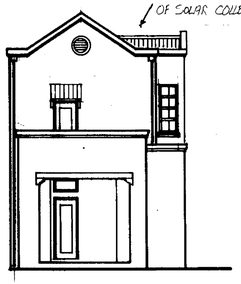

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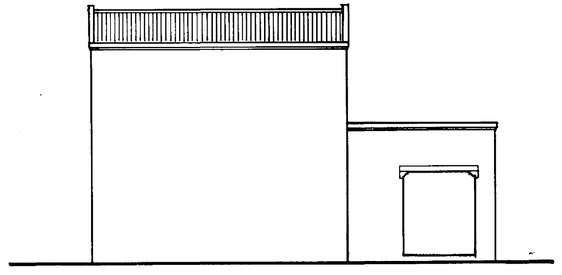

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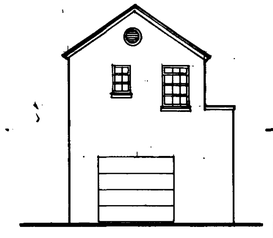
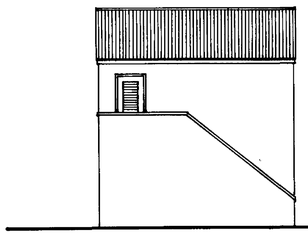
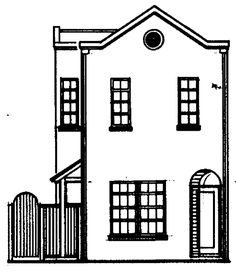


PHASE 3B/SOUTH

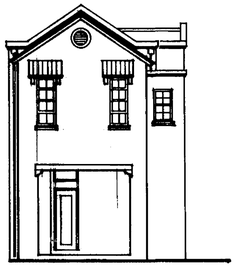


PHASE 2A/EAST

PHASE TWO EAST



PHASE ONE/NORTH W/SHADE



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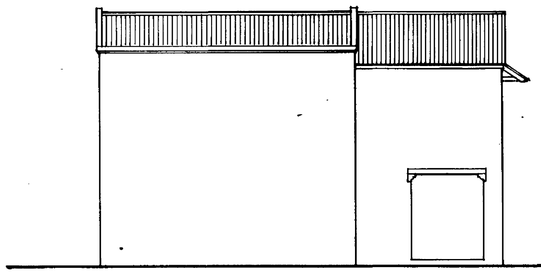

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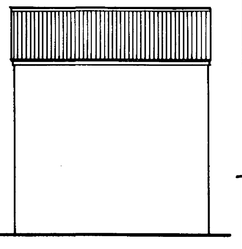
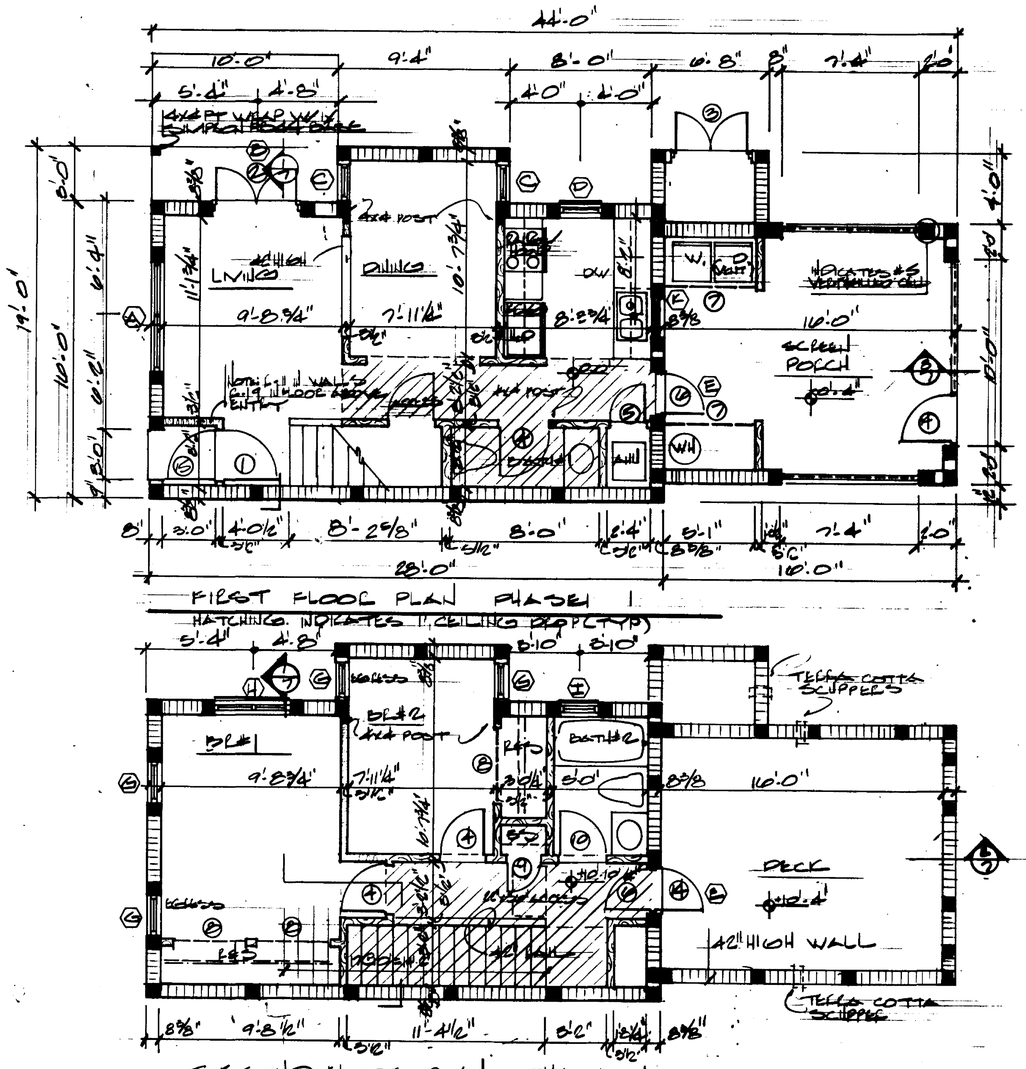


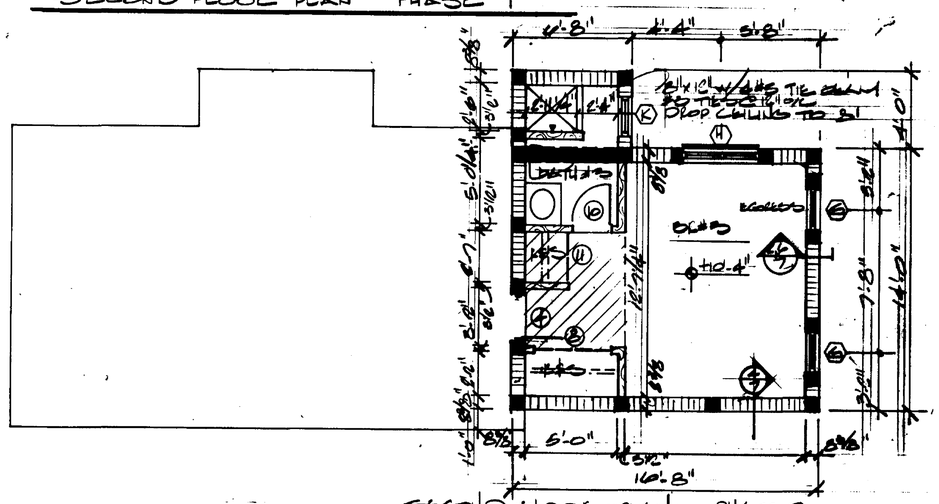
PHASE 2B/WEST



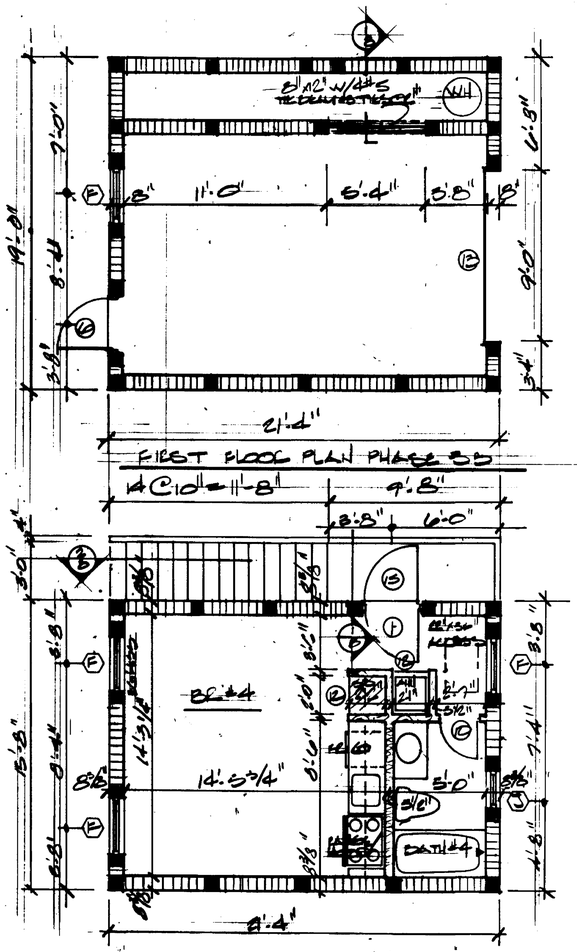
FIRST FLOOR PLAN PHASE 1

HATCHING INDICATES 1" CEILING DROP (TYP.)

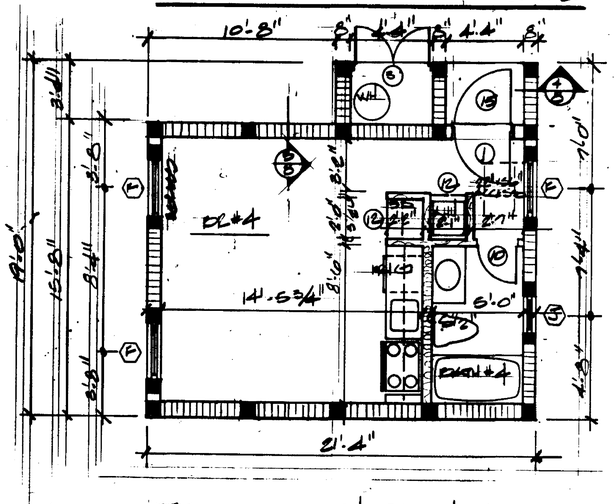
SECOND FLOOR PLAN PHASE 1



SECOND FLOOR PLAN PHASE 2



SECOND FLOOR PLAN PHASE 5D



FIRST FLOOR PLAN PHASE 5A

DOOR SCHEDULE	
MARK	DESCRIPTION
1	2'8" ENTRY
2	DBL 2'8" FRENCH
3	DBL 2'6" LOUVER
4	2'8" PRIVACY SET
5	2'2" HALF-LOUVER
6	2'8" FRENCH
7	2'6" BI-FOLD-LOUVER
8	4'6" BI-FOLD-LOUVER
9	1'6" LOUVER
10	2'6" PRIVACY SET
11	4'6" BI-FOLD LOUVER
12	2'6" BI-FOLD LOUVER
13	9'-1" OHD
14	2'8" SCREEN DOOR
15	3'0" SCREEN DOOR

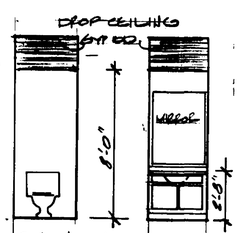
WINDOW SCHEDULE	
MARK	DESCRIPTION
A	(2) 1'8" AWNING
B	4'8" AWNING
C	1'8" AWNING
D	1'8" S.H.
E	2'8" AWNING
F	2'8" AWNING
G	1'8" AWNING
H	(2) 2'8" S.H.
I	2'8" S.H.
J	2'8" AWNING
K	1'8" S.H. 4'6"

NOTE: ALUMINUM WINDOWS, PHASE 5A, 5B & TWO WINDOW HEIGHT VARIATIONS NOTED PHASE THREE 6'-8" S.H.

LOCATION	RECOMMENDED GLASS
South Florida	Tinted Single-Pane
Central Florida	Tinted Single or Double-Pane
North Florida	Double-Pane

PHASE 5A KITCHEN ELEVATIONS

1/4"=1'-0"

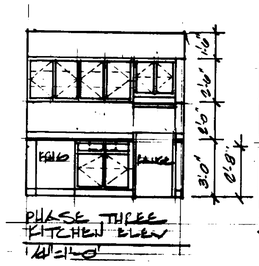


BATH ONE ELEV.

1/4"=1'-0"

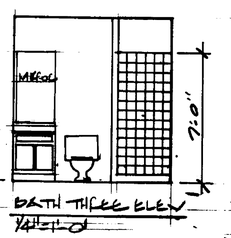
BATH TWO ELEV.

1/4"=1'-0"



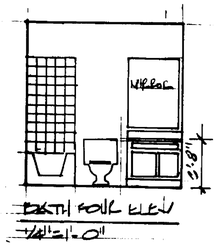
PHASE THREE KITCHEN ELEV.

1/4"=1'-0"



BATH THREE ELEV.

1/4"=1'-0"



BATH FOUR ELEV.

1/4"=1'-0"

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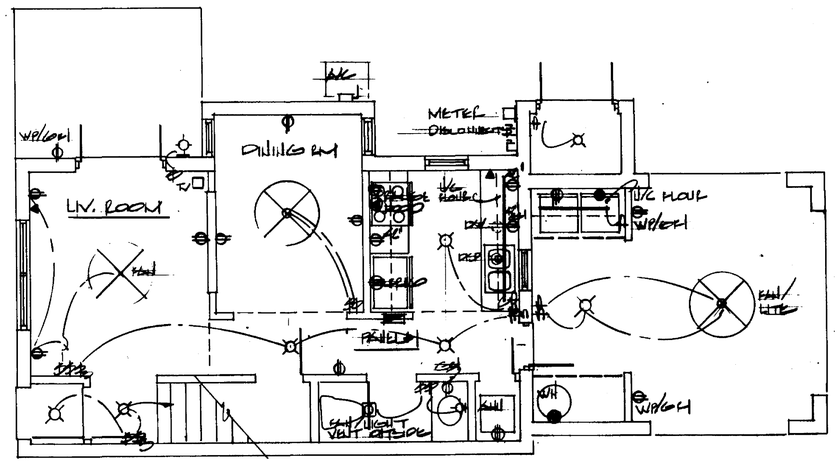
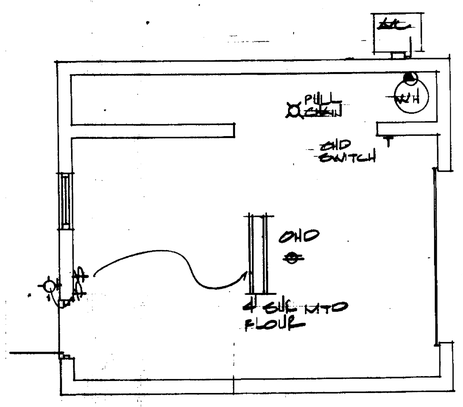
FLOOR PLANS 1/4"=1'-0"

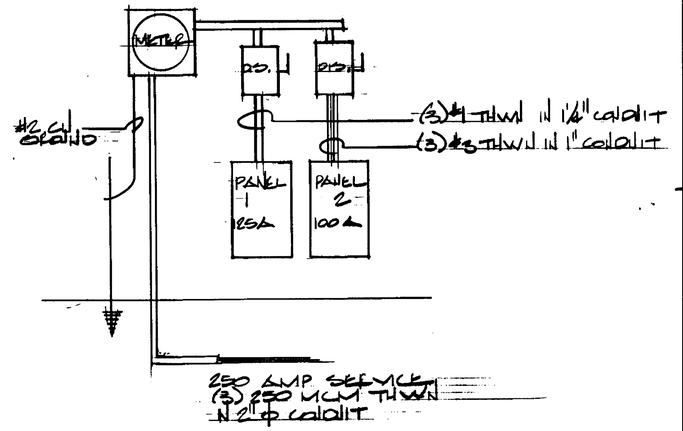
SHEET 3 OF SHEETS



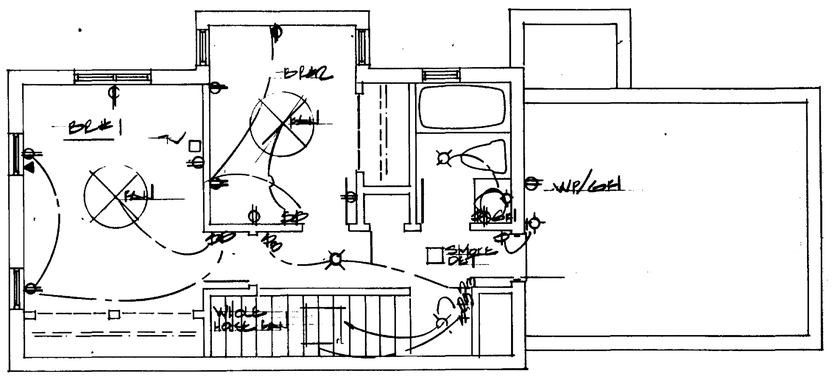
FIRST FLOOR PLAN - PHASE ONE
1/4"=1'-0"



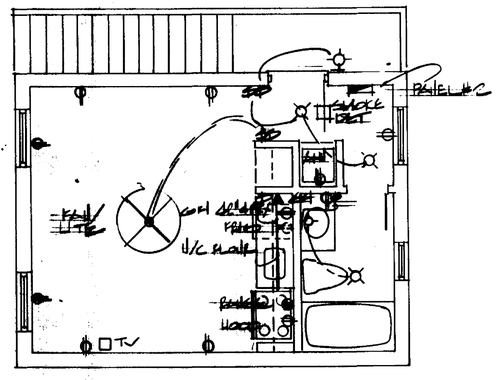
FIRST FLOOR PLAN PHASE 3B
1/4"=1'-0"



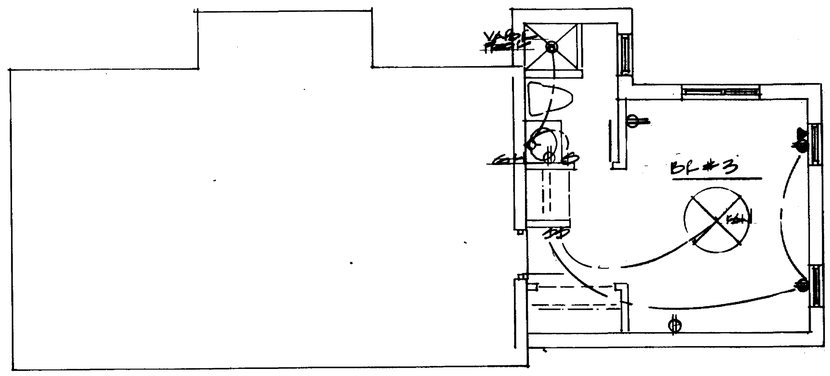
SERVICE ENTRANCE
N.T.S



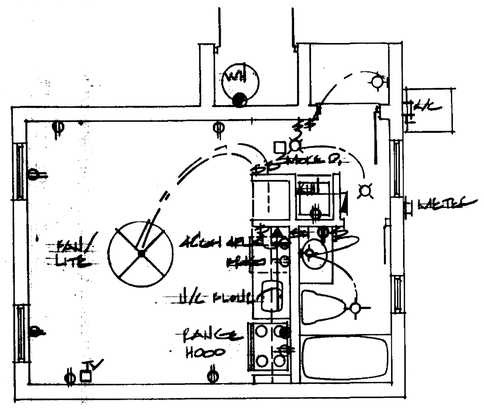
SECOND FLOOR PLAN PHASE ONE
1/4"=1'-0"



SECOND FLOOR PLAN PHASE 3B
1/4"=1'-0"



SECOND FLOOR PLAN PHASE TWO
1/4"=1'-0"



FIRST FLOOR PLAN PHASE 3A
1/4"=1'-0"

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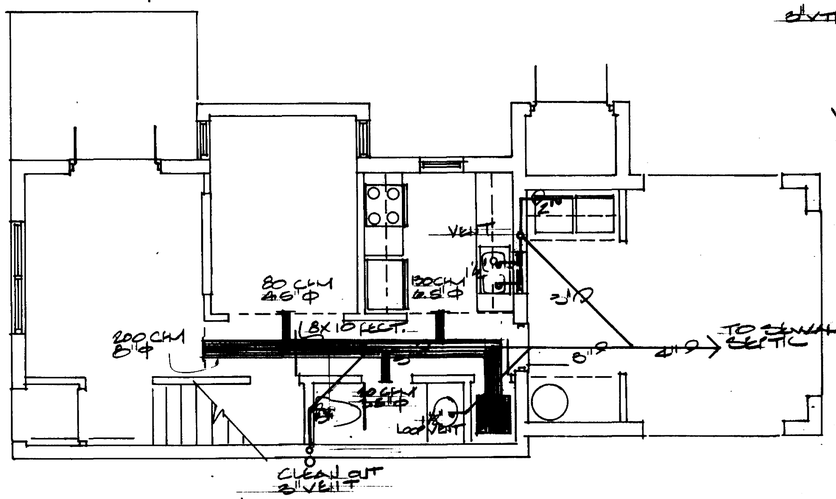
ELECTRICAL PLANS 1/4"=1'-0"

SHEET 4

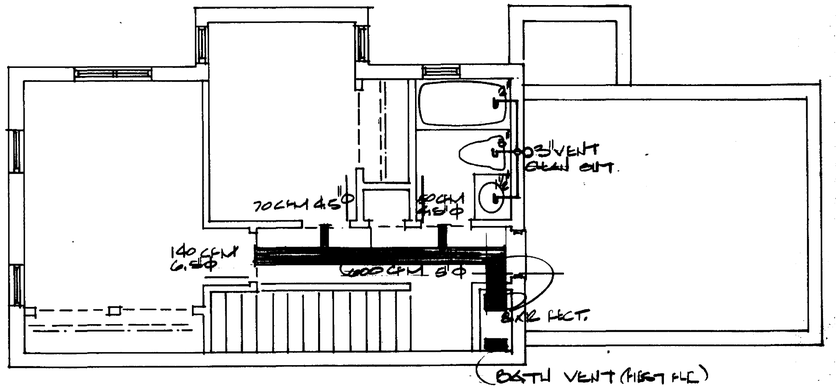
CHECKED 8/16/91

NOTE: ALL DUCT DIMENSIONS ARE FOR MINIMUM ROUND DUCT DIAMETERS FOR 0.1 INCH FRICTION / 100 FT OF DUCT



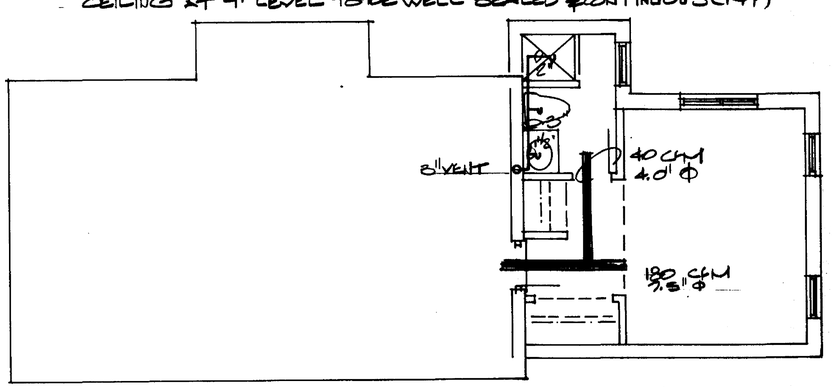
FIRST FLOOR PLAN PHASE ONE

NOTE: DUCT TO BE LOCATED ABOVE 9' CEILING CEILING AT 10' LEVEL TO BE WELL SEALED & CONT

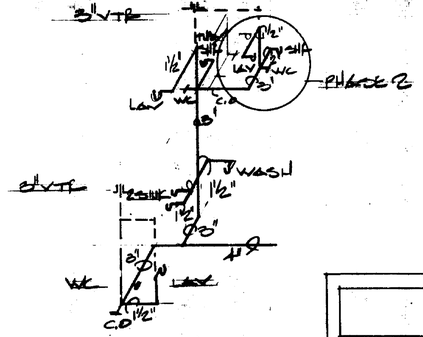


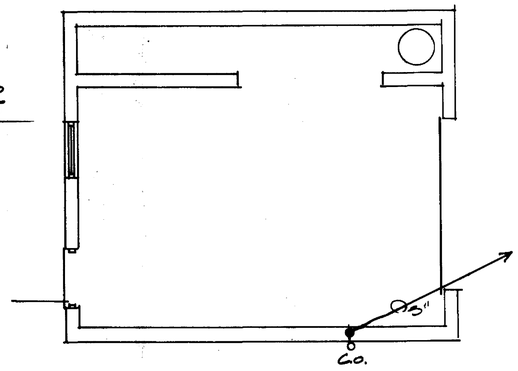
SECOND FLOOR PLAN PHASE ONE

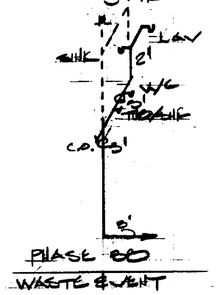
NOTE: DUCT TO BE LOCATED ABOVE 8' CEILING CEILING AT 9' LEVEL TO BE WELL SEALED & CONTINUOUS (TYP)



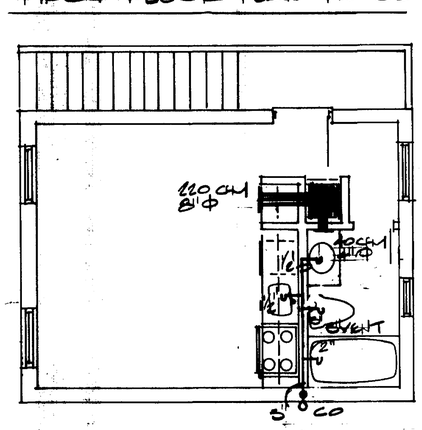
SECOND FLOOR PLAN PHASE 2



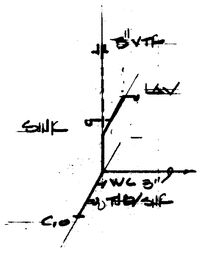


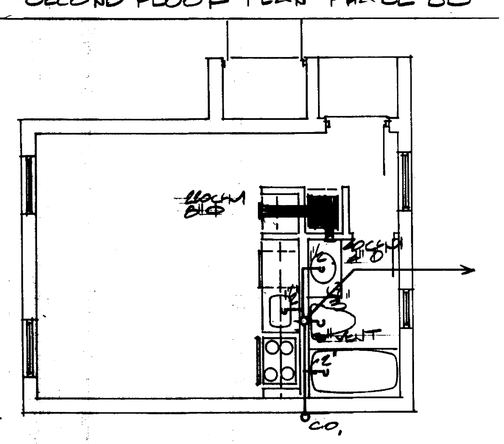


FIRST FLOOR PLAN PHASE 3B



SECOND FLOOR PLAN PHASE 3B





FIRST FLOOR PLAN PHASE 3A

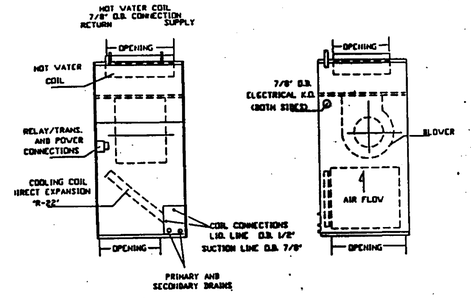
COMFORT CONDITIONING SCHEDULE WITH ALL ELECTRICAL UTILITIES

PHASE 1			
Cooling Capacity Required	18,500	BTUH	Min. Recommend SEER = 12.0
Heating Capacity Required	16,800	BTUH	Type: Heat Pump Minimum
Air Flow Required (CFM)	750	CFM	Recommended HSPF: 8.0
PHASE 1&2			
Cooling Capacity Required	24,100	BTUH	Min. Recommend SEER = 12.0
Heating Capacity Required	20,800	BTUH	Type: Heat Pump Minimum
Air Flow Required (CFM)	970	CFM	Recommended HSPF: 8.0
PHASE 3 Room Unit or Split System			
Cooling Capacity Required	6,500	BTUH	Min. Recommend SEER = 12.0
Heating Capacity Required	5,700	BTUH	Type: Heat Pump Minimum
Air Flow Required (CFM)	260	CFM	Recommended HSPF: 8.0

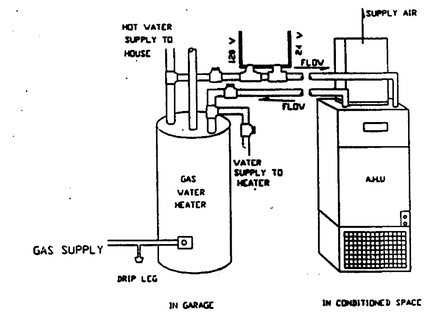
COMFORT CONDITIONING SCHEDULE WITH GAS HEAT

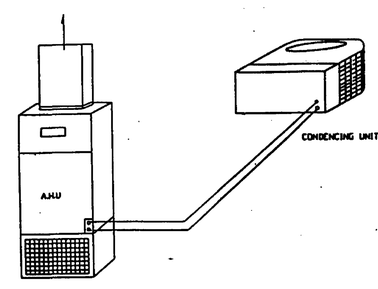
PHASE 1			
Cooling Capacity Required	18,500	BTUH	Min. Recommend SEER = 12.0
Heating Capacity Required	16,800	BTUH	Recommended Type of Equipment: Gas Hydronic
Air Flow Required (CFM)	750	CFM	Furnace (All combustion is at water heater)
PHASE 1&2			
Cooling Capacity Required	24,100	BTUH	Min. Recommend SEER = 12.0
Heating Capacity Required	20,800	BTUH	Recommended Type of Equipment: Gas Hydronic
Air Flow Required (CFM)	970	CFM	Furnace (All combustion is at water heater)

Based on plans provided by FSEC and quality construction. If plans have been altered, heating, cooling and airflow requirements should be recalculated. The loads were calculated based on a peak summer load temperature of 95°F drybulb and 77°F wetbulb and a winter load temperature of 31°F using CARRIER E-20II sizing computer program.



DIRECT EXPANSION COOLING/HOT WATER HEATING FAN COIL UNIT DETAILED (N.T.S.)





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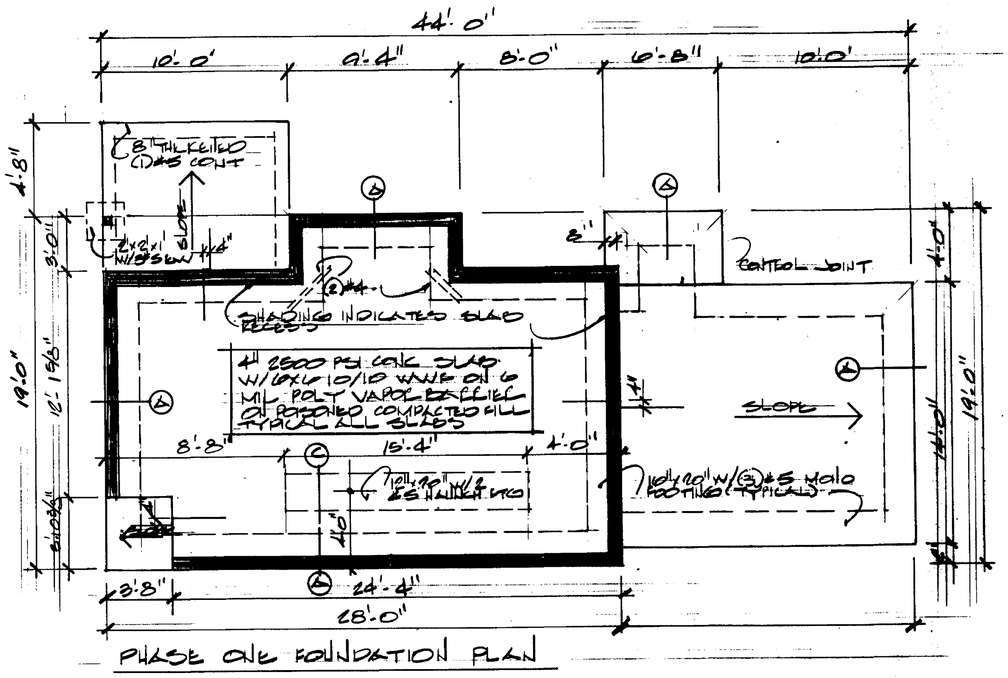
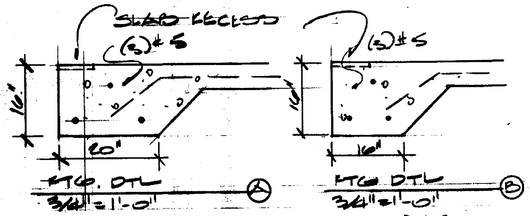
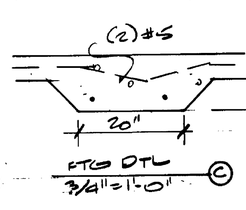
PLUMBING/MECHANICAL PLANS
1/4"=1'-0"

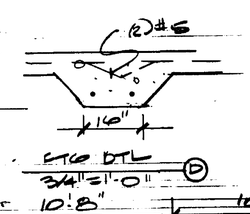
SHEET 5
8/16/91

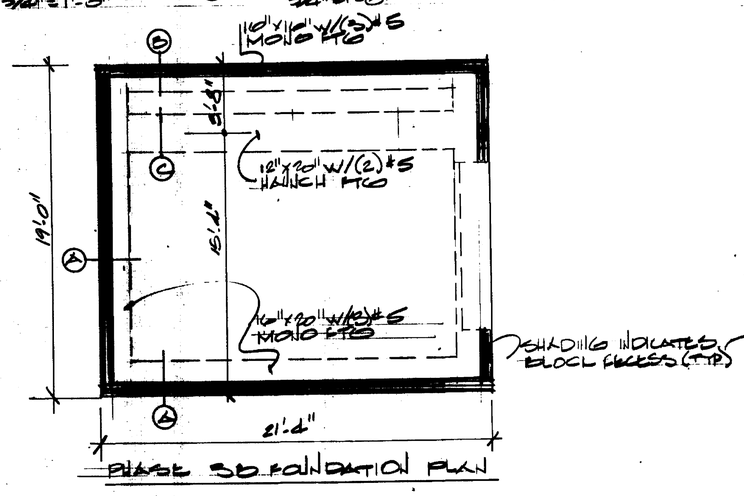


PHASE ONE FOUNDATION PLAN

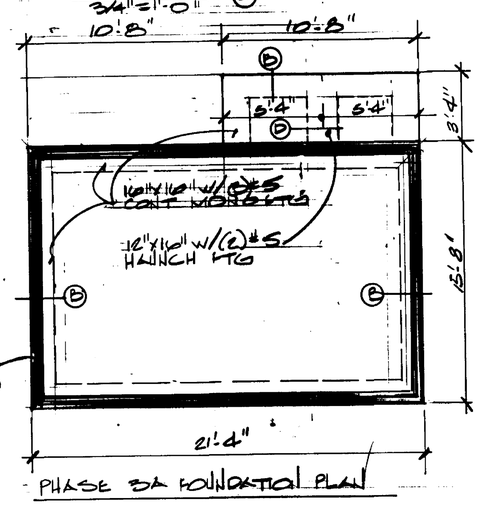




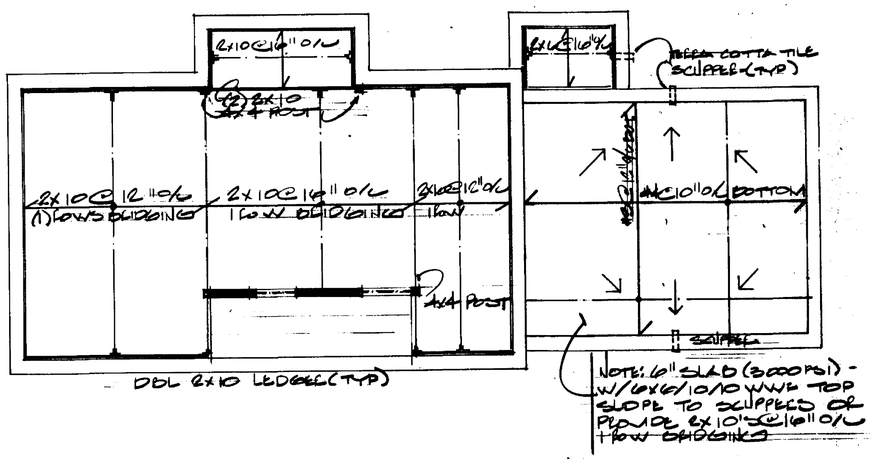




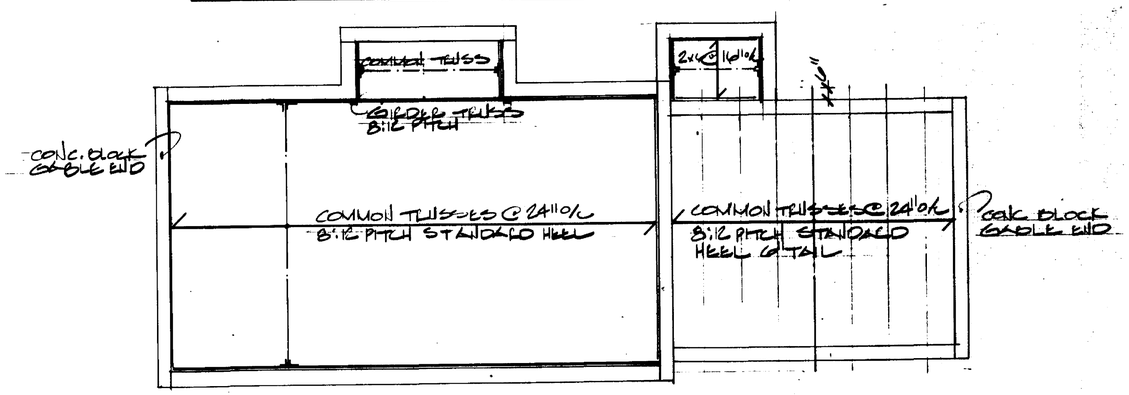
PHASE 3B FOUNDATION PLAN



PHASE 3A FOUNDATION PLAN

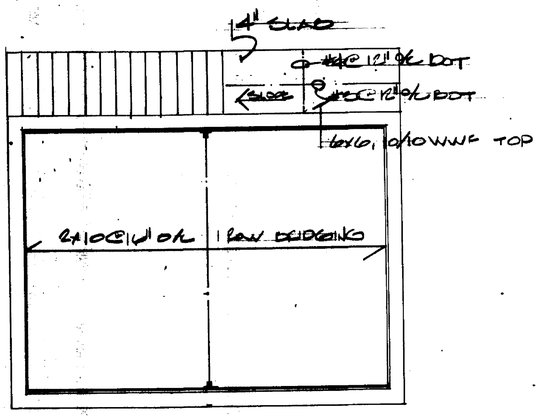


PHASE ONE SECOND FLOOR FRAMING

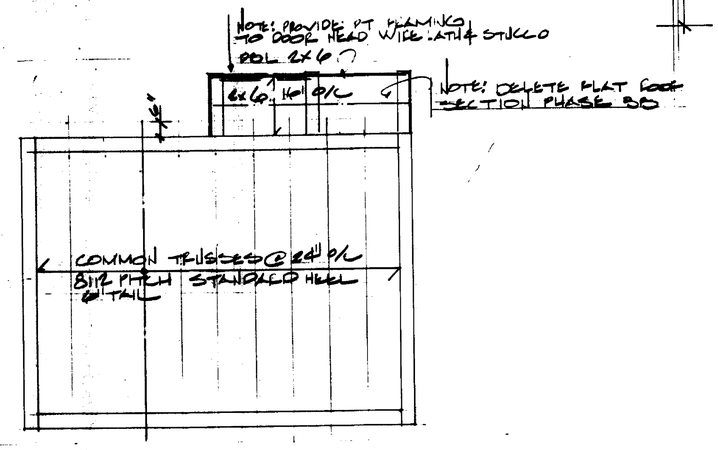


PHASE ONE TRUSS PLAN

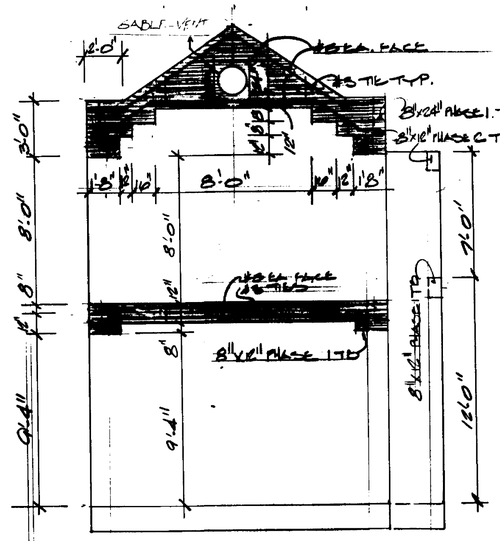
PHASE TWO TRUSS PLAN



PHASE 3B SECOND FLOOR FRAMING



PHASE THREE TRUSS PLAN



GABLE END/TIE BEAM ELEV

1/24"=1'-0"

NOTE: SHADED PORTIONS- 8" POURED CONCRETE BEAM UNDER STANDARD BLOCK - PROVIDE WINDOW & DOOR OPENINGS AS REQD

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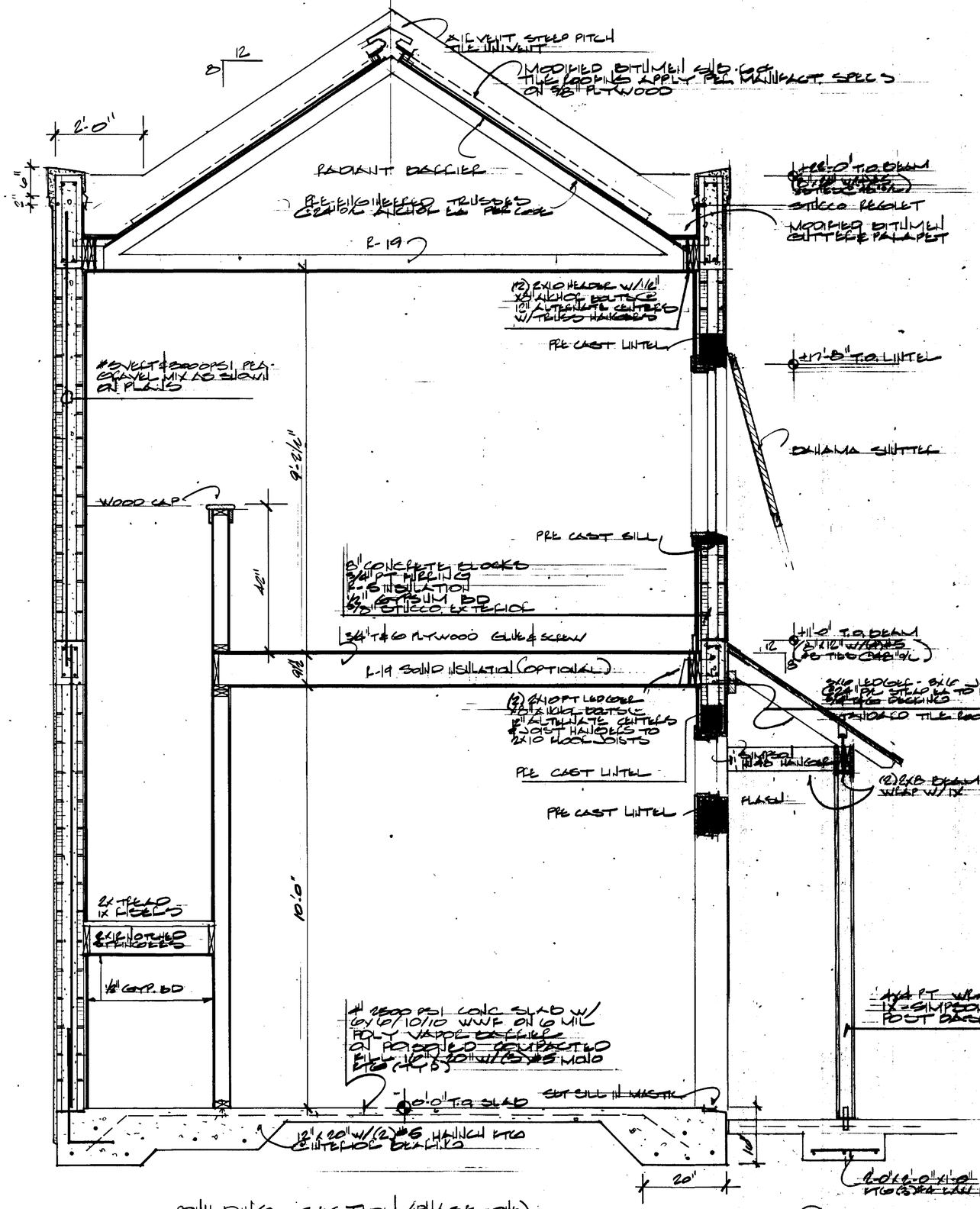
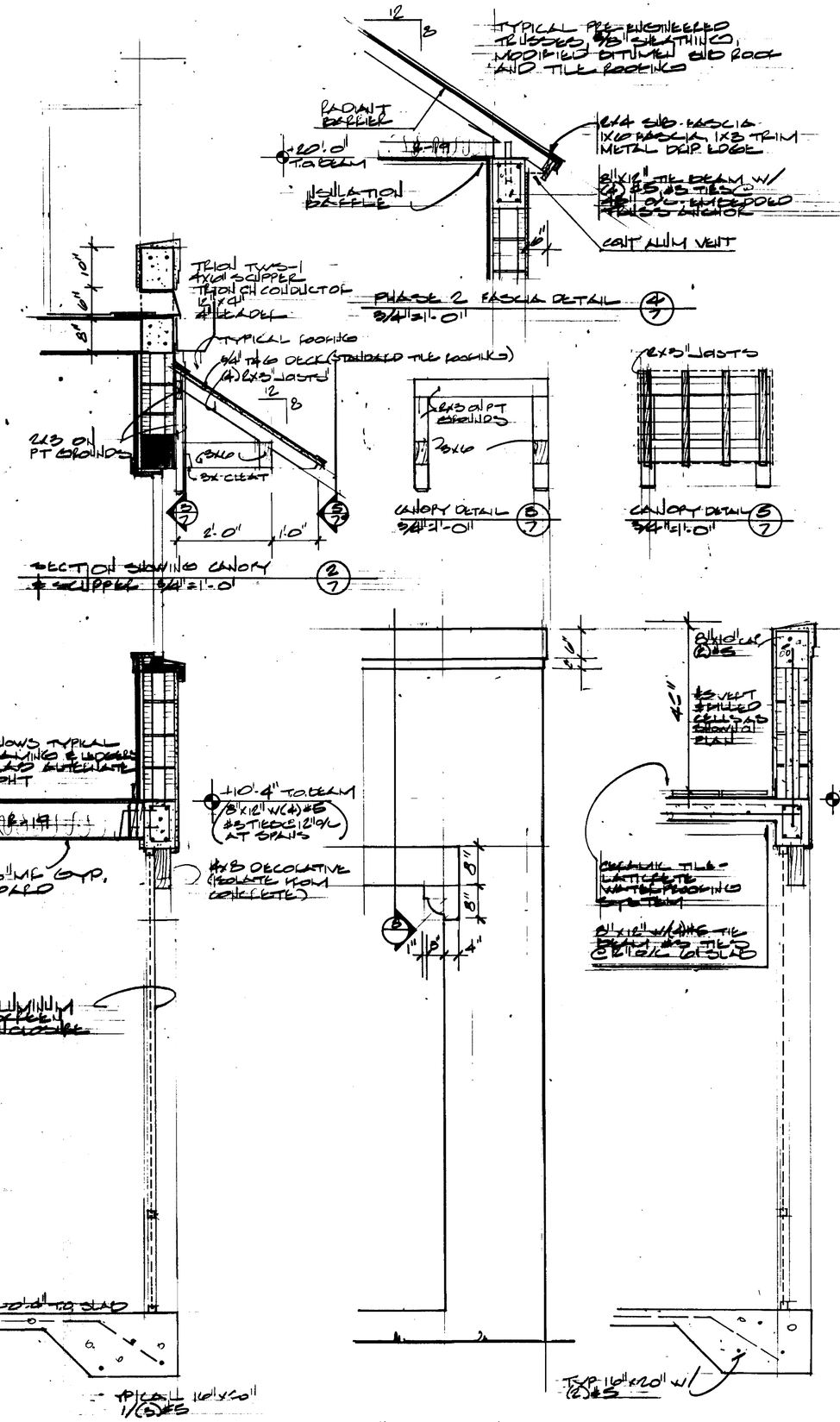
FOUNDATION PLANS 1/4"=1'-0"
FRAMING PLANS 1/4"=1'-0"
TRUSS PLAN 1/4"=1'-0"

SHEET
6
OF 8 SHTS
8/26/97





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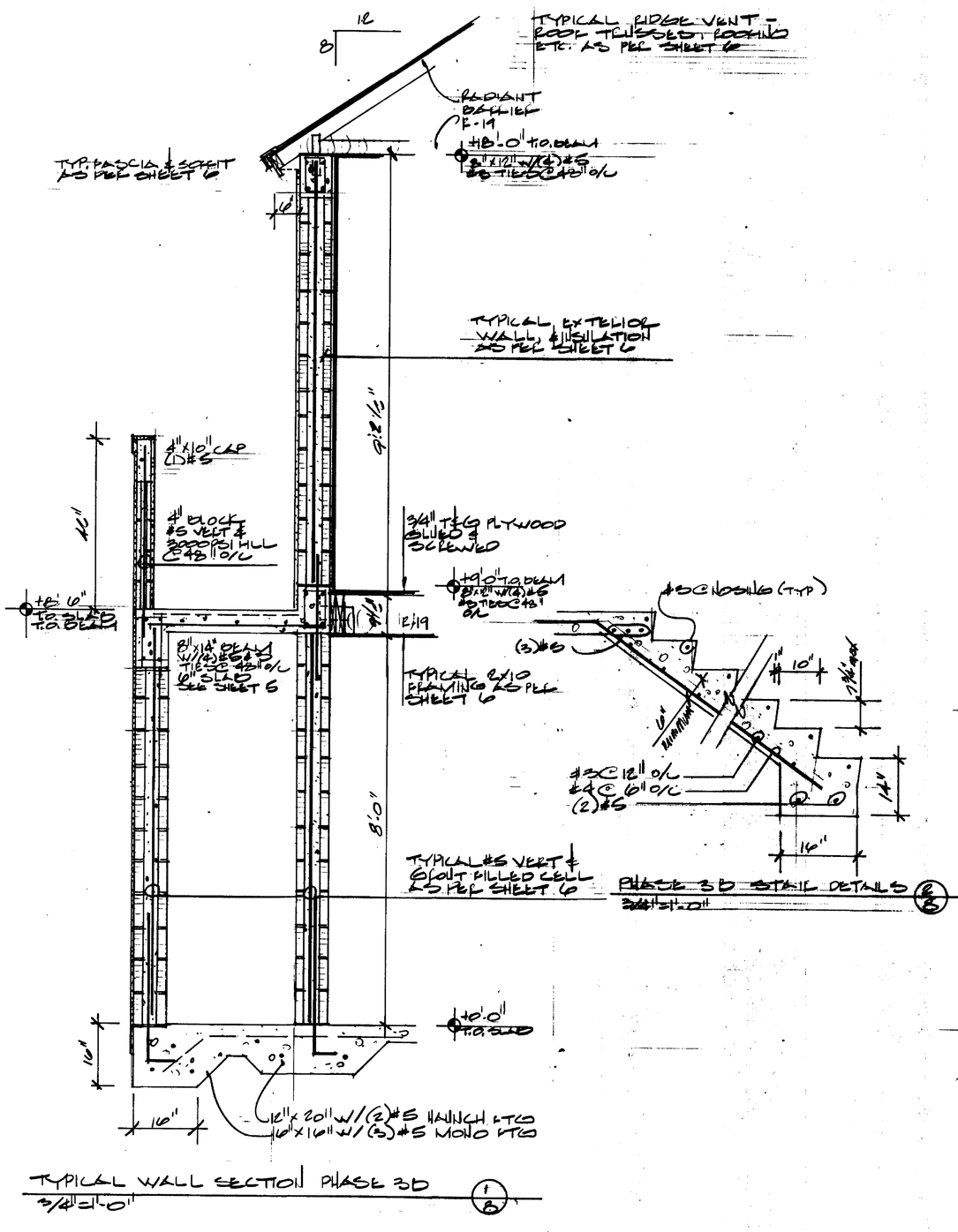
DETAILS/SECTIONS

SHEET 7 OF 8 SHTS
8/16/91



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SECTIONS/DETAILS

SHEET 8
OF 8 SHTS
8/16/91