THE SABRINA II RESIDENCE

NEW CONSTRUCTION

PROJECT ADDRESS

20th AVENUE SE
NAPLES, FLORIDA

CONTRACTOR NOTE: COORDINATE ELEVATIONS WITH GRADES SHOWN ON CIVIL DRAWINGS

SQUARE FOOTAGE

A/C LIVING	1,493 SQ FT
COVERED REAR LANAI	236 SQ FT
COVERED ENTRY	70 SQ FT
2 CAR GARAGE	532 SQ FT
TOTAL A/C	1,493 SQ FT
TOTAL NON A/C	838 SQ FT
TOTAL SQ FT	2,331 SQ FT

COMPLIANCE NOTE

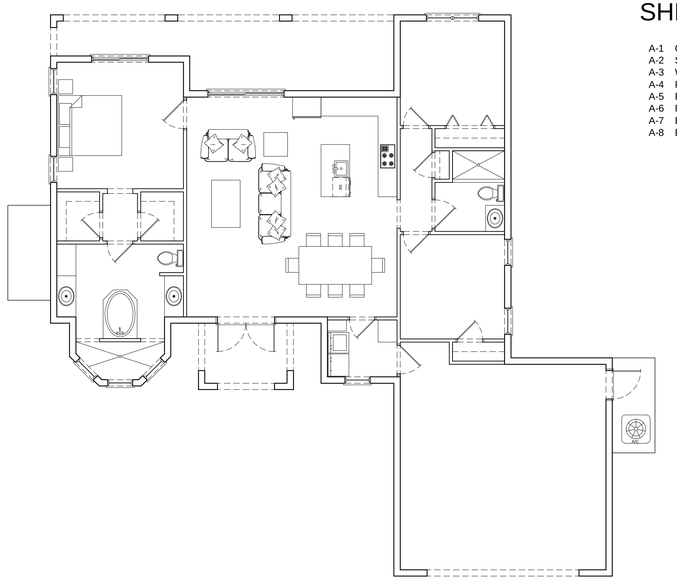
THESE PLANS ARE DESIGNED TO BE IN COMPLIANCE W/ SECTION 1609.00 OF THE FLORIDA BUILDING CODE 7th EDITION (2020),160 MPH WINDS, & FOR DEAD & LIVE LOADS PER THE FLORIDA BUILDING CODE

OCCUPANCY CLASSIFICATION	GROUP R3 (RESIDENTIAL)
ZONING DISTRICT	E
CONSTRUCTION CLASSIFICATION	TYPE VB
ALLOWABLE STORIES	3
ALLOWABLE SQUARE FOOTAGE	UNLIMITED
MAXIMUM ALLOWABLE HEIGHT	+35'-0"
MEAN ROOF HEIGHT	+16'-9" FROM F.F.
FLOOD ZONE	AH 12.5'
ELEVATION OF FIRST HABITABLE FLOOR	14.6' NAVD

PROJECT TEAM

BUILDER/CONTRACTOR

CWN CONSTRUCTION
PO BOX 770012
NAPLES, FL 34107
Tel: (239) 594-7811
Fax: (239) 398-1016
Web Page: www.cwn.biz



SHEET INDEX

A-1 COVER PAGE
A-2 SITE PLAN
A-3 WINDOW/DOOR SCHEDULE
A-4 FLOOR PLAN
A-5 REFLECTED CEILING PLAN
A-6 ROOF PLAN
A-7 ELEVATIONS (FRONT & REAR)
A-8 ELEVATIONS (RIGHT & LEFT)

REVISION / DATE

TEAM
FAT BOY
ENTERPRISE

THE SABRINA II
RESIDENCE
20th AVENUE SE
NAPLES FLORIDA

DATE:
01-23-21

SCALE:
AS NOTED

SHEET:
1 OF 8

20TH AVENUE SE
(60' R.OW.)

CENTERLINE BENCHMARK
ELEV.= 12.56'
SET PK NAIL & DISK,
NLS LB8054

S 89°40'50" E
315.00' DEED
314.90' MEAS.

RIGHT-OF-WAY LINE

WOOD UTILITY POLE

WOOD UTILITY POLE & TELEPHONE BOX

FUTURE DRIVE ACCESS
TO BE OFF 20TH AVE. S.E.

N 00°19'10" E 330.00'

S 00°19'10" W 330.00'

30.00'

300.00'

127.9'

100.0'

140.8'

12.56 12.24 12.70 12.33 10.9 12.77 12.48 12.95 12.76
10.7 10.9 11.1 11.8 10.8 12.1
11.0 13.0 13.0 13.2
10.4 12.0 12.8 12.5
11.8 12.5 12.5 13.0

THE EAST 315' OF TRACT 98
CONTAINING
2.39 ACRES OR
103,950 SQ. FT.±

TRACT 108
OCCUPIED

315.00' DEED
314.90' MEAS.

N 89°40'50" W

SITE PLAN
SCALE: 1"=20'

REVISION / DATE

TEAM FAT BOY ENTERPRISE

THE SABRINA II RESIDENCE
20th AVENUE SE
NAPLES FLORIDA

DATE: 01-23-21

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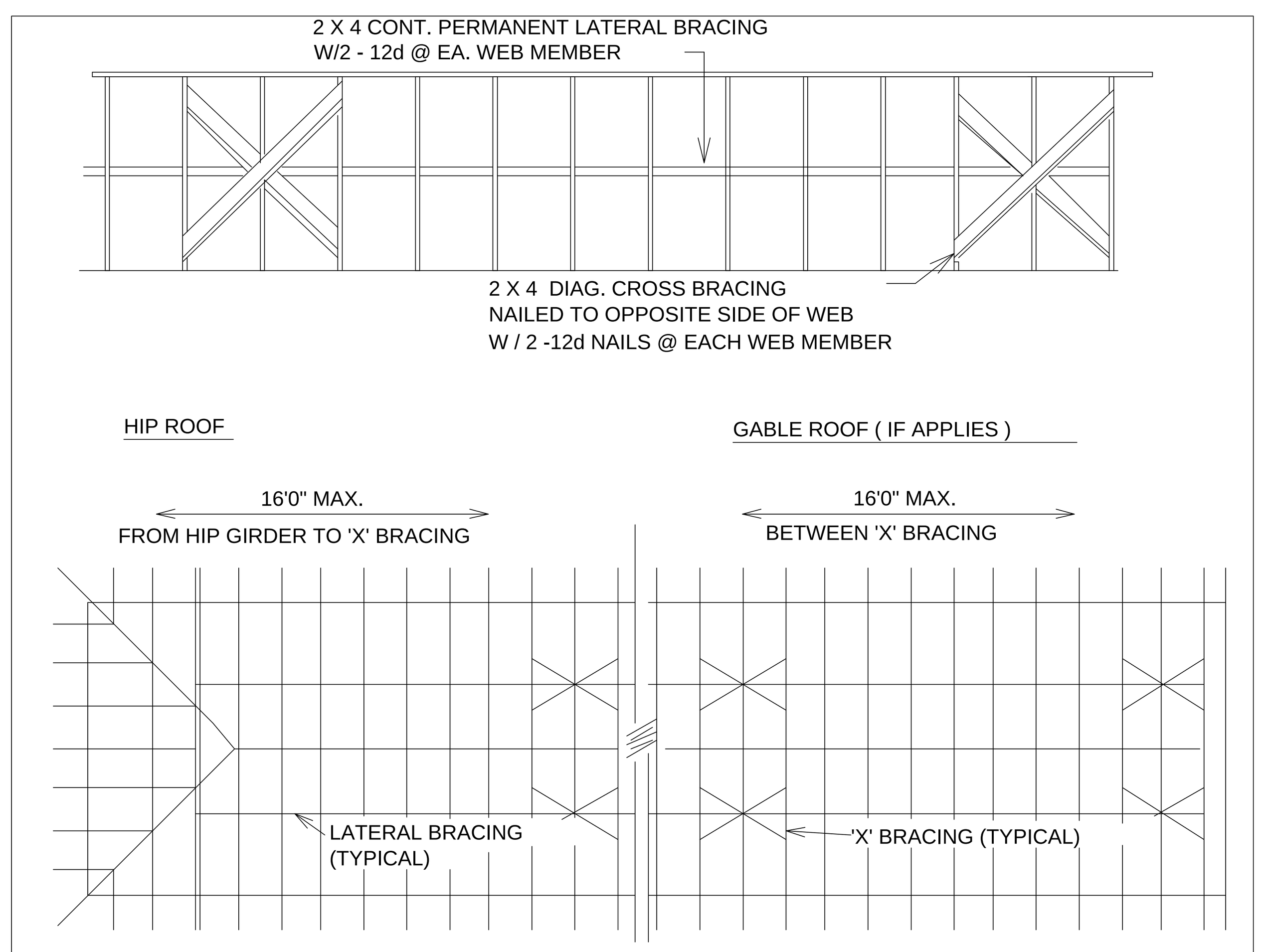
SHEET: 2 OF 8



(NOTE: ALL BRACING TO BE STUD/UTILITY GRADE SPF OR BETTER)

A / 2 — TYPICAL PERMANENT TRUSS BRACING DIAGRAM

(not to scale)

MASONRY

1. Concrete masonry shall be type II in accordance with ASTM C90, 1900 psi minimum compressive strength

2. Mortar shall be type "M" or "S" in accordance with ASTM C270

3. Grout for solid filled cells shall be 4000 psi course aggregate in accordance with ASTM C476

4. Duro-wall truss or ladur type joint reinforcement (.9) GA. shall be used @ 16" o.c. vertical spacing

SHEATHING NAILING SCHEDULE

ROOF SHEATHING.

FIRST SHEET OF PLYWOOD @ EAVES TO BE GLUED AND NAILED 8d GALV. NAILS-4" O.C. @ ROOF EDGE 6" O.C. @ PLYWOOD ENDS, AND 8" O.C. IN FIELD
REMAINDER OF PLYWOOD -8d GALV. NAILS-6" O.C. @ ENDS AND 8" O.C. IN FIELD

WALL SHEATHING:

GLUE AND NAIL PLYWOOD W/8d. GALV. NAILS @ 4" O.C. TOP AND BOTTOM 6" O.C. @ EDGE AND 8" O.C. IN FIELD

STEMWALL COURSES	SOLID FILLED CELL / REINFORCED CELL DISTANCE
2 (16" Height)	Solid core @ every 8'-0" o.c. / Rebar @ every 8'-0" o.c.
3 (24" Height)	Solid core @ every 8'-0" o.c. / Rebar @ every 8'-0" o.c.
4 (32" Height)	Solid core @ every 4'-0" o.c. / Rebar @ every 4'-0" o.c.
5 (40" Height)	Solid core @ every 4'-0" o.c. / Rebar @ every 4'-0" o.c.
6 (48" Height)	Solid core @ every 2'-0" o.c. / Rebar @ every 4'-0" o.c.
7 (56" Height)	Solid core @ every cell / Rebar @ every 4'-0" o.c.
8 (64" Height)	Solid core @ every cell / Rebar @ every 2'-8" o.c.
9 (72" Height)	Solid core @ every cell / Rebar @ every 2'-0" o.c.
10 (80" Height)	Solid core @ every cell / Rebar @ every 2'-0" o.c.

WINDOW SCHEDULE

SYMBOL	TYPE	SYMBOL	ROUGH OPENING SIZE	MANUFACTURER	D.P.	LOCATION	HEAD HEIGHT FROM F.F.	REMARKS	IMPACT
1	SINGLE HUNG		33 3/4 x 64 3/4	MI	REFER TO STRUCTURAL DRAWINGS ALL MI WINDOWS SPECIFIED MEET DESIGN PRESSURES	LAUNDRY	8'-0"	EGRESS	
2	SINGLE HUNG		33 3/4 x 64 3/4	MI		GUEST SUITE 1	8'-0"	EGRESS	
3	SINGLE HUNG		33 3/4 x 64 3/4	MI		GUEST SUITE 1	8'-0"	EGRESS	
4	(2)SINGLE HUNG		(2)33 3/4 x 64 3/4	MI		GUEST SUITE 2	8'-0"	EGRESS	
5	SINGLE HUNG		33 3/4 x 64 3/4	MI		MASTER SUITE	8'-0"	EGRESS	
6	SINGLE HUNG		33 3/4 x 64 3/4	MI		MASTER SUITE	8'-0"	EGRESS	
7	PICTURE		31 3/4 x 24 3/4	MI		MASTER BATH	8'-0"		
8	PICTURE		31 3/4 x 24 3/4	MI		MASTER BATH	8'-0"		
9	PICTURE		31 3/4 x 24 3/4	MI		MASTER BATH	8'-0"		

DOOR SCHEDULE (EXTERIOR)

MK	TYPE	SYMBOL	ROUGH OPEN	MANUFACTURER	HEAD HEIGHT A.F.F.	LOCATION	IMPACT
A	FRENCH DOORS	S81651	6'-0" x 8'-0"	THERMA TRU		FRONTY ENTRY	YES
C	METAL OVER-HEAD		16'-0" x 8'-0"	CLOPAY		2 CAR GARAGE	YES
D	FIBERGLASS MANDOOR		3'-0" x 8'-0"	TBD		2 CAR GARAGE	YES
E	SLIDER		8'-0" x 8'-0"	PGT		GREAT ROOM	
F	SLIDER		6'-0" x 8'-0"	PGT		MASTER SUITE	

NOTE: CLIENT AND MANUFACTURE TO VERIFY ALL SIZES AND HEADER HEIGHTS.
VERIFY ALL WINDOW GRILL PATTERNS WITH BUILDER PRIOR TO ORDERING WINDOWS.
CLIENT AND MANUFACTURE TO PICK HINGE SIDE.

CONCRETE

1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days, unless noted otherwise, placement in accordance with ACI 318.

2. All concrete slabs on grade shall be the thickness indicated on the drawings over minimum 6 mil polyethylene vapor barrier. Such alabs shall be reinforced with 6x6 10/10 WWM lapped 8" at edges and ends.

3. Fill under concrete slabs shall be clean soil and free of debris and other deleterious material. Fill shall be compacted to a density of at least 95% of Standard Proctor Maximum Dry Density (ASTM D1557) for a depth of at least three (3') feet below the bottom of the footing and treated for termites.

4. Footings shall bear upon undisturbed treated soil or upon soil compacted to at least 95% of Standard Proctor Maximum Dry Density (ASTM D1557) for a depth of at least (3')three feet below the bottom of the footing.

5. Where shown, cores of block masonry shall be filled with grout or pea gravel concrete with minimum compressive strength of 4000 PSI @ 28 days and reinforcing steel as indicated on the drawings.

6. Reinforcing steel shall be ASTM A-615 Grade 60 deformed new billet steel conforming to ACI 301, ACI 315, ACI 318 and CRSI Manual of Standard Practice latest editions. Minimum of 36 bar diameters or 24", whichever is greater (#5 steel reinforcement bars).

7. All continuous vertical and horizontal steel in footing, beams, and columns shall be prebent & spliced a minimum of 36 bar diameters or 24" whichever is greater.

8. Concrete cover of reinforcing steel shall be as follows:
A. Footings: 3" bottom and sides, 2" top.
B. Beams: 1-1/2" bottom, sides, and top.
C. Columns: 1-1/2"
D. Slabs on grade: 2" bottom, 1" top
E. Others per ACI.

9. WELDED WIRE FABRIC shall conform to ASTM a-185, free from oil, scale and rust and placed in accordance with the typical placing details of ACI Standards and specifications. Minimum lap shall be space plus two inches.

10. CONCRETE TESTING: Concrete testing shall be paid for by the owner or Contractor. Testing laboratory shall perform the following tests on cast place concrete.

A. ASTM C143 "Standard Test Method for Slump of Portland Cement Concrete." Slump range shall be 4-6 inches.

B. ASTM C39 " Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens." A separate test shall be conducted for each class, for every 50 cubic yards (or fraction thereof), placed per day. Required Cylinder(s) quantities and test age as follows:

1 at 7 days
2 at 28 days
One additional reserve cylinder to be tested under the direction of the engineer, if required. If 28 day strength is achieved, the additional cylinder may be discarded.

GENERAL NOTES

1. It is the intent of the Designer that this work be in conformance with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. All contractors shall do their work in conformance with all applicable codes and regulations.

2. The Contractor shall verify all conditions and dimensions at the job site prior to commencing work. The Contractor shall report all discrepancies between the drawings and existing conditions to the Designer prior to commencing work.

3. The Contractor shall supply, locate and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions and pitches as may be required to attach and accommodate other work.

4. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.

5. Subsurface soil condition information is not available. Foundations are designed for a soil bearing capacity of 2,000 PSF. The Contractor shall report any differing conditions to the Designer prior to commencing work.

STRUCTURAL AND CONSTRUCTION NOTES

1. Structural drawings shall be used in conjunction with job specification and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for sleeves, depressions and other details not shown on structural drawings.

2. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer & architect before proceeding with the affected part of the work.

3. The structure is designed to be self supporting and stable after the building is complete. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys, or tie downs.

4. All wood frame headers shall be 2-2x12" with 1/2" plywood flitch plate, SYP or better (U.N.O.). Support with min. 3-2x studs(per wall thickness) @ each end. Provide min. (3 EA.) Simpson ST 22 Anchor straps @ Ea. end.

5. Truss design by truss mfg. shall bear the seal of a Florida Registered Professional Engineer.

6. Truss drawings and engineering shall be sumitted to Contractor or Project Engineer for approval prior to fabrication.

7. All truss bracing specifications to be provided by truss manufacturer. Provide bracing for all gable end trusses (if applicable).

8. Anchor all wood girders and girder trusses to wall sections or beams with a minimum of (2 each) galvanized metal anchor straps: 1-1/4"x16 gauge. Use Simpson HTS20 or eq. at all wood frame bearing walls, and Simpson HETA 20 or eq. at all CMU walls (with moisture barrier between wood and concrete). Additional straps or metal anchors may be required per approved truss engineering.

* Use min. (5 each) 16d HDG nails at each HETA 20
* Use min. (5 each) 16d HDG nails at each HTS20

9. Anchor all roof trusses to interior partition bearing walls with Simpson ST 22 (or Equal) metal straps at EA. truss. (Unless Noted Otherwise)

10. All windows and doors to be provided with manufacturer's certification that framing & glazing designed to meet wind pressure requirements per 2020 Florida Building Code, 160 MPH wind. Installation to be in accordance with manufacturer's recommendations and specifications.

11. Plans are in compliance with Section 1609 of 2020 Florida Building Code for 160 MPH wind zone. Structure has also been designed for gravity loads, including dead & live loads.

12. All window & door bucks to be 2x P.T. wood anchored to CMU openings with 1/4" dia. x 3-1/4" long tapcons by Elco Inc. (or approved eq.)@ 16" O.C. & within 4" from ends.

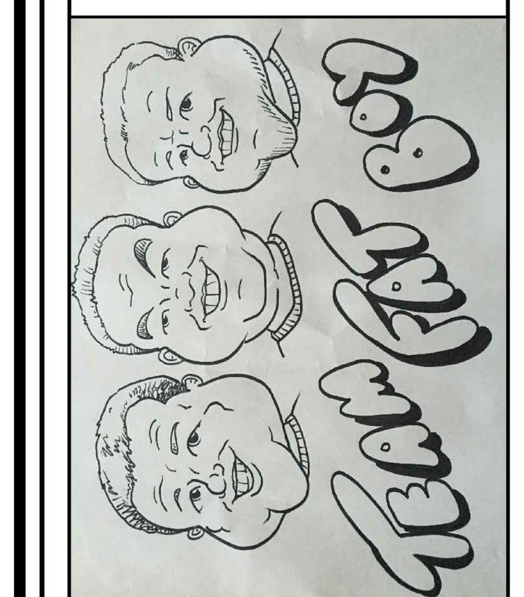
13. At locations where wood framing meets CMU construction, anchor end stud to block with 1/4"diameter x 3-1/4"long tapcons by Elco Ind.(or approved equiv.) @ 16" o.c. & within 4" from ends

14. Reference truss layout by Causeway Lumber. or equal for location of hip trusses, Girder trusses and LVL beams or similar design by truss mfg.

15. Provide min. (4 ea.) 2 x 6's solid under all hip trusses & girder trusses @ wood frame bearing walls. See bearing wall detail for wall anchoring to floor. Alt. use of 5/8" dia. x 6"long wedge anchors @ 4'-0"o.c. & 4" from ends permitted only @ interior bearing walls & where conflicts occur @ exterior bearing walls. 1/2" dia. x 8"long or 12"long "J"-bolts to be specified @ exterior bearing walls. Use "Simpson" ST 22 "U-Shaped" anchor straps @ stud/sill plate connection.

REVISION / DATE

TEAM
FAT BOY
ENTERPRISE



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01-23-21

SCALE:
AS NOTED

SHEET:
3 OF 8

GENERAL NOTES:

1. GARAGES WALLS & CEILINGS THAT ABUT INTERIOR LIVING SPACES SHALL BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. PER R302.6 OF 7TH EDITION (2020) FLORIDA BUILDING CODE

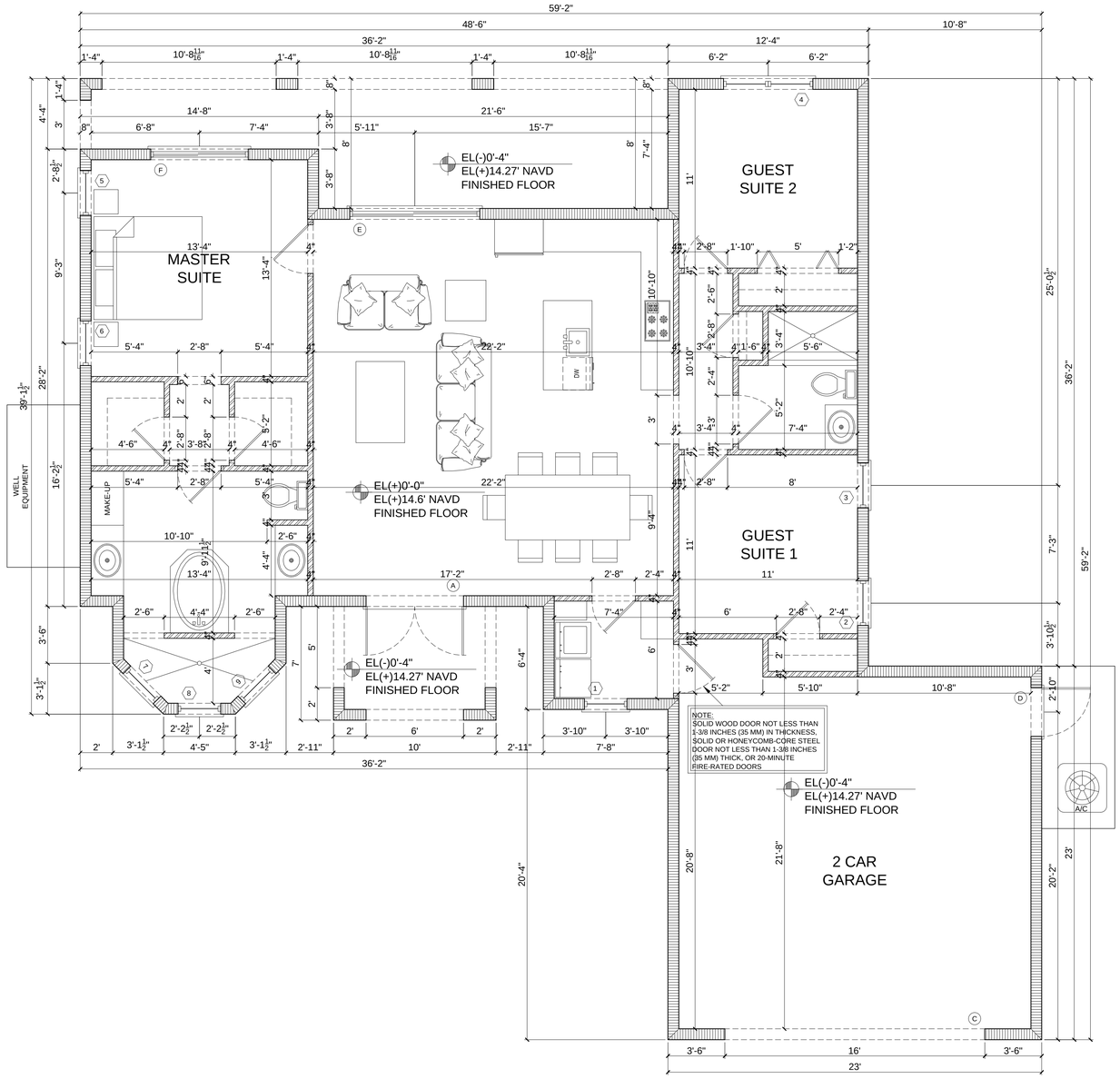
2. POOL ALARMS TO BE INSTALLED AT EACH DOOR AND WINDOW WITH DIRECT ACCESS TO POOL AREA, IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

3. IF THERE IS NO SCREEN CAGE @ POOL, A SAFETY FENCE AROUND THE POOL IS REQUIRED.

EXTERIOR SIDE

TYPICAL EXTERIOR CMU WALL
8" CMU WALL W/ STUCCO FOR EXTERIOR FINISH
& 5/8" GYPSUM BOARD ON 1x2 PT FURING @ 16" O.C.
ON R-14 RIGID INSULATION BOARD FOR INTERIOR FINISH.

TYPICAL INTERIOR WALL
5/8" GYPSUM BOARD ON EACH SIDE OF 2x METAL STUDS AT 16"O.C.



FLOOR PLAN

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

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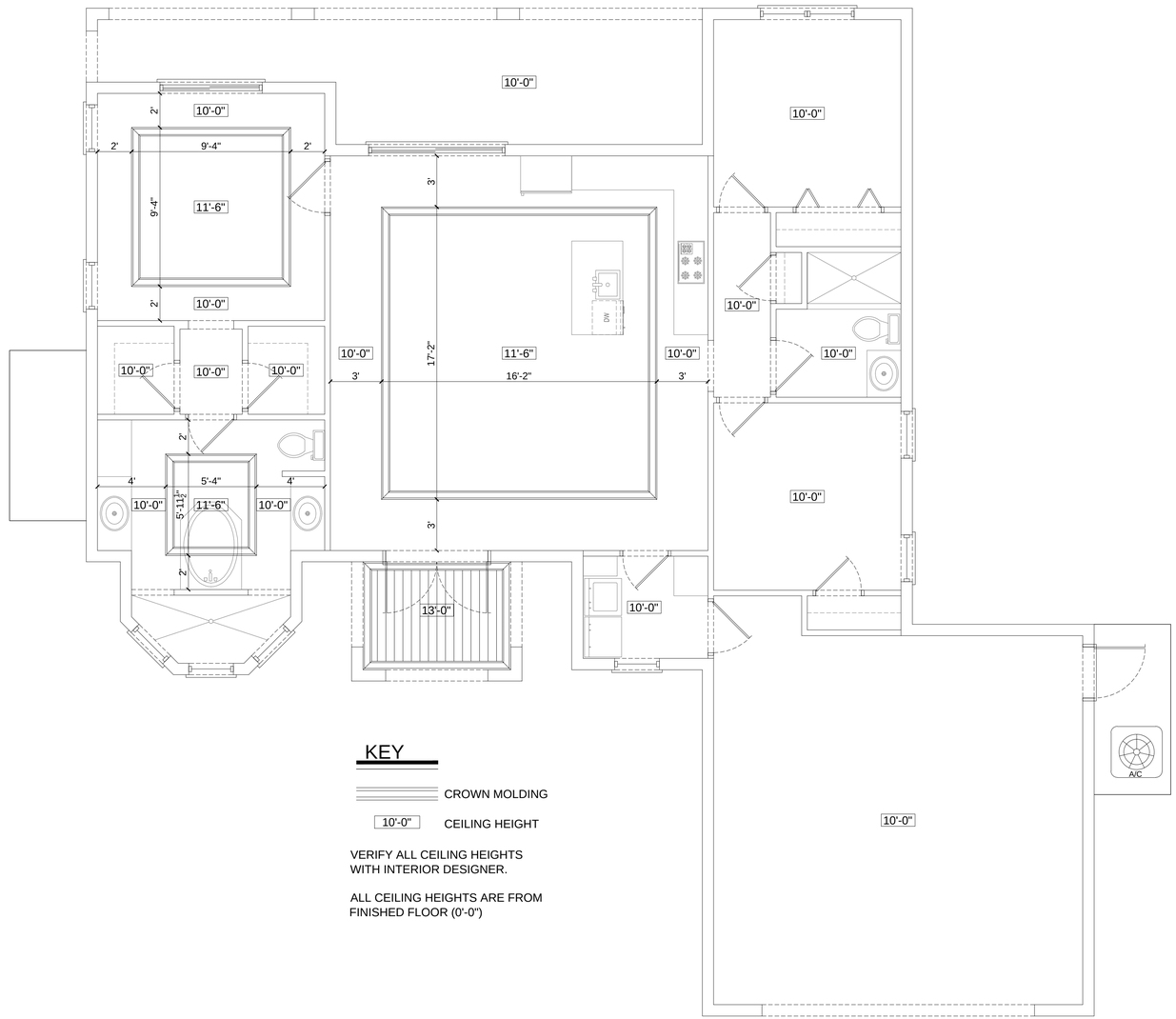
SHEET:
4 OF 8



KEY

CROWN MOLDING

10'-0" CEILING HEIGHT

VERIFY ALL CEILING HEIGHTS WITH INTERIOR DESIGNER.

ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR (0'-0")

CEILING PLAN

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

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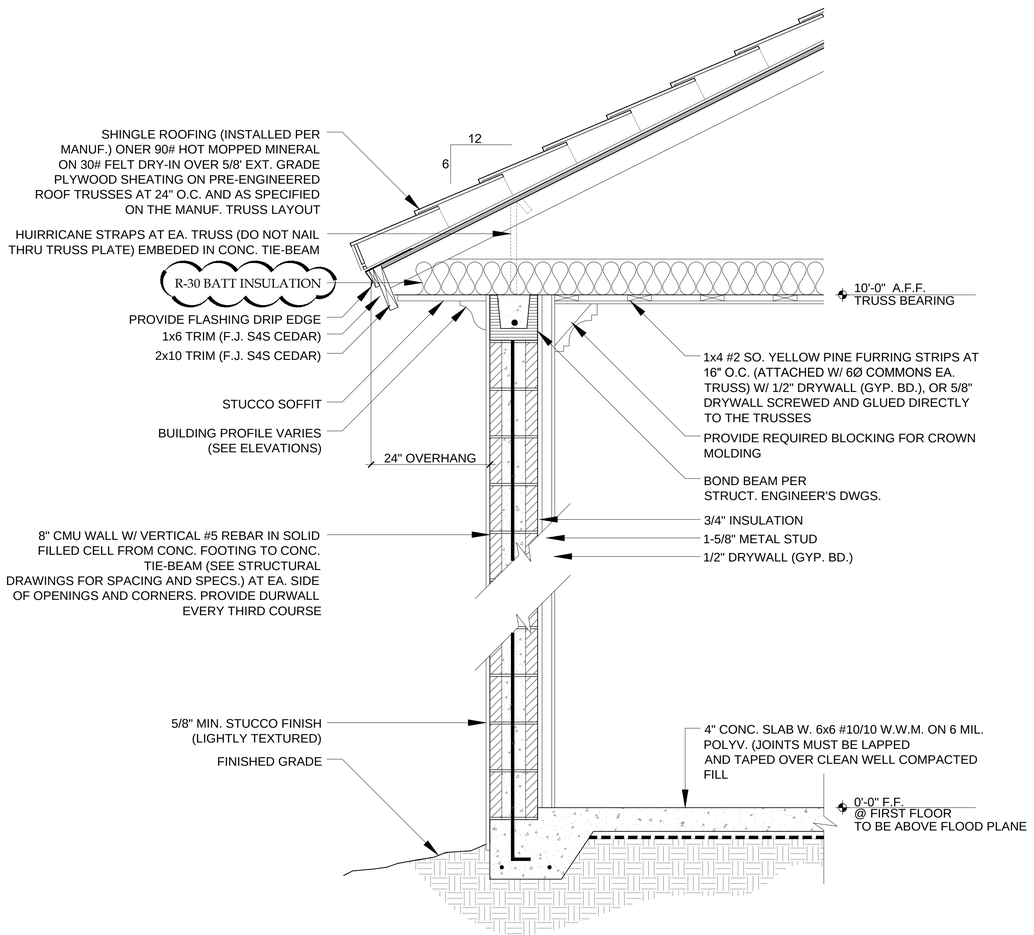
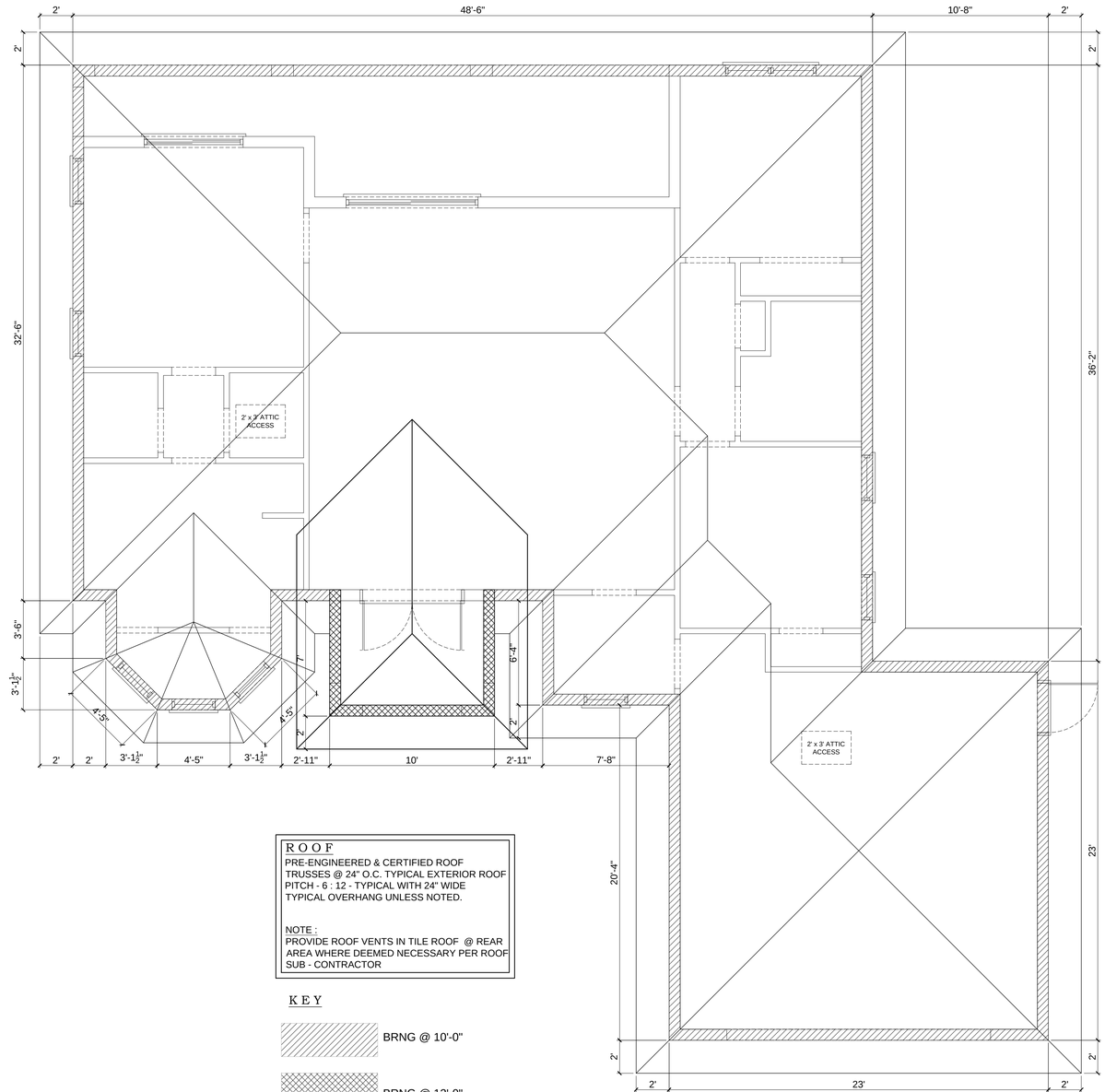
SHEET:
5 OF 8



WALL SECTION

SCALE: 1"=1'-0"



ROOF

PRE-ENGINEERED & CERTIFIED ROOF TRUSSES @ 24" O.C. TYPICAL EXTERIOR ROOF PITCH - 6 : 12 - TYPICAL WITH 24" WIDE TYPICAL OVERHANG UNLESS NOTED.

NOTE :
PROVIDE ROOF VENTS IN TILE ROOF @ REAR AREA WHERE DEEMED NECESSARY PER ROOF SUB - CONTRACTOR

KEY

BRNG @ 10'-0"

BRNG @ 12'-0"

ROOF PLAN

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

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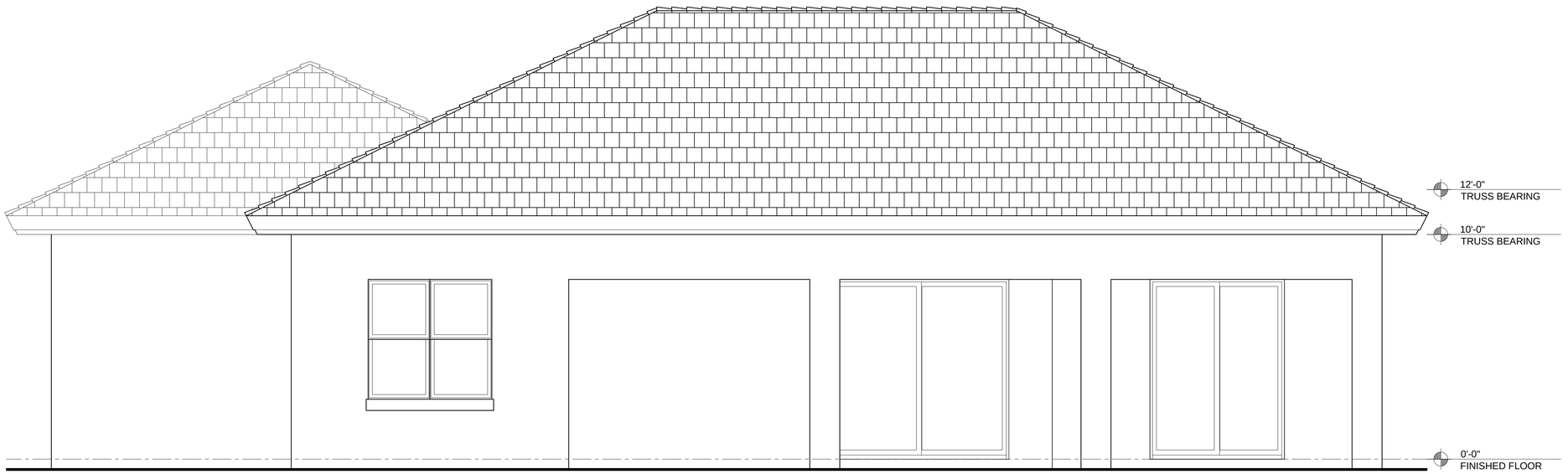
FRONT ELEVATION

SCALE: 3/8"=1'-0"



REAR ELEVATION

SCALE: 3/8"=1'-0"

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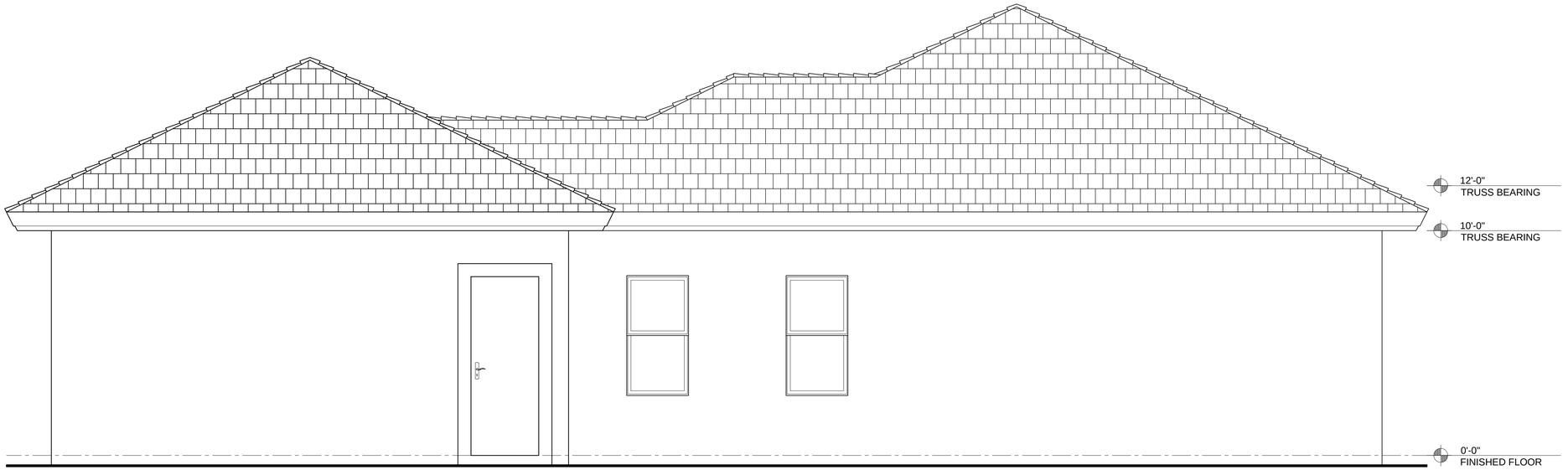
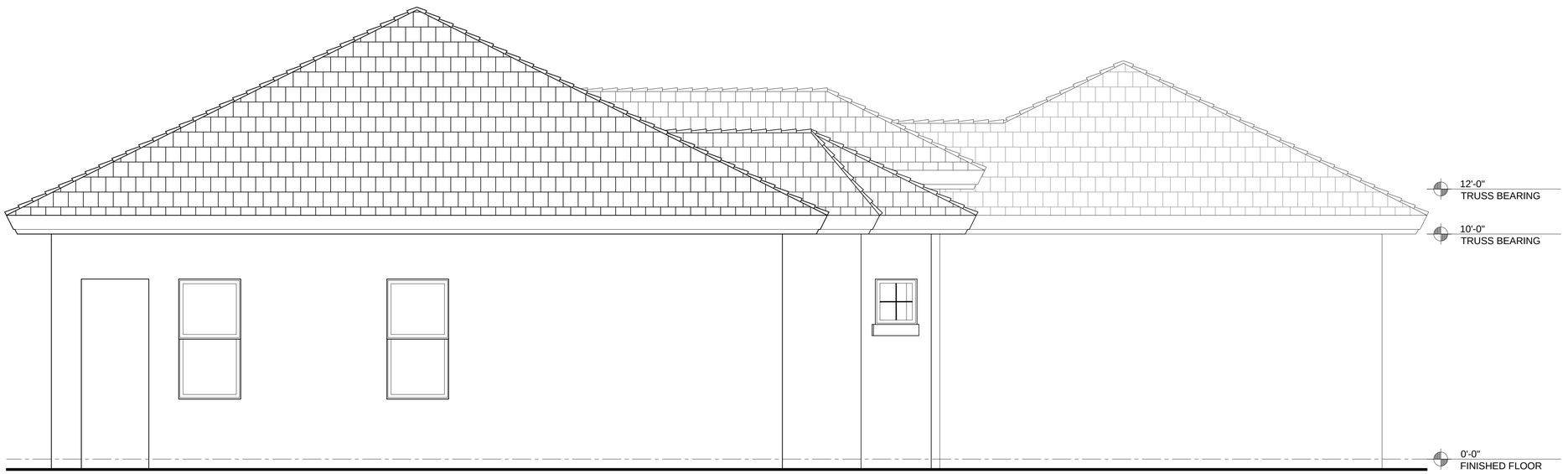
7 OF 8



RIGHT ELEVATION

SCALE: 3/8"=1'-0"



LEFT ELEVATION

SCALE: 3/8"=1'-0"

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8 OF 8

ELECTRICAL NOTES

THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO ARONSON AND ASSOC. ARCHITECTURE ATTENTION PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTIONS.

DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY-DUTY, QUICK-MADE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET AND DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED LOCATIONS.

ELECTRICAL SYSTEM SHALL BE GROUNDED. PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATCH EQUIPMENT BEING SERVED.

LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT/ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES PRIOR TO ORDERING.

ALL MATERIALS SHALL BE NEW AND BEAR U.L. AND UNION LABELS, WHERE APPLICABLE.

ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE TO THE ENGINEER/ARCHITECT.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.

CONTRACTOR SHALL PROVIDE REQUIRED INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO SUIT JOB CONDITIONS AND BALANCE LOADS.

FURNISH AND INSTALL FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY OWNER.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN LOAD WITH THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL LAYOUT AND INSTALLATION. ANY DISCREPANCIES BETWEEN THE GIVEN AND ACTUAL H.V.A.C. LOADS SHALL BE CORRECTED BEFORE ROUGHING IN.

GROUND-FAULT CIRCUIT PROTECTION; ALL 120V SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED OUTDOORS, BATHROOMS AND GARAGE SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER OR RECEPTACLES.

ALL BREAKERS SHALL HAVE 10,000 A.I.C. MINIMUM, U.O.N.

INSTALL FACILITIES FOR TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED.

ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IN WRITING OF ANY CONFLICT AND/OR DISCREPANCIES FOUND WITH WORK AS SHOWN, SPECIFIED OR IMPLIED ON THESE PLANS, PRIOR TO PROCEEDING WITH WORK IN QUESTION.

CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING. ALSO MAY SELECT DIFFERENT MANUFACTURER OR FIXTURES WITH EQUAL SPECIFICATIONS.

SMOKE DETECTORS SHALL BE HARD WIRED (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER.

SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA AND ON EACH ADDITIONAL FLOOR LEVEL (STORY) AND BASEMENTS INCLUSIVE. BEDROOM ADDITIONS TO EXISTING DWELLINGS WILL BE SUBJECT TO THE SAME REQUIREMENTS.

SMOKE DETECTORS SHALL BE 110 VOLT TYPE, PROVIDED WITH VISIBLE "POWER ON INDICATOR" AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM.

MULTIPLE DETECTORS MUST BE INTERCONNECTED.

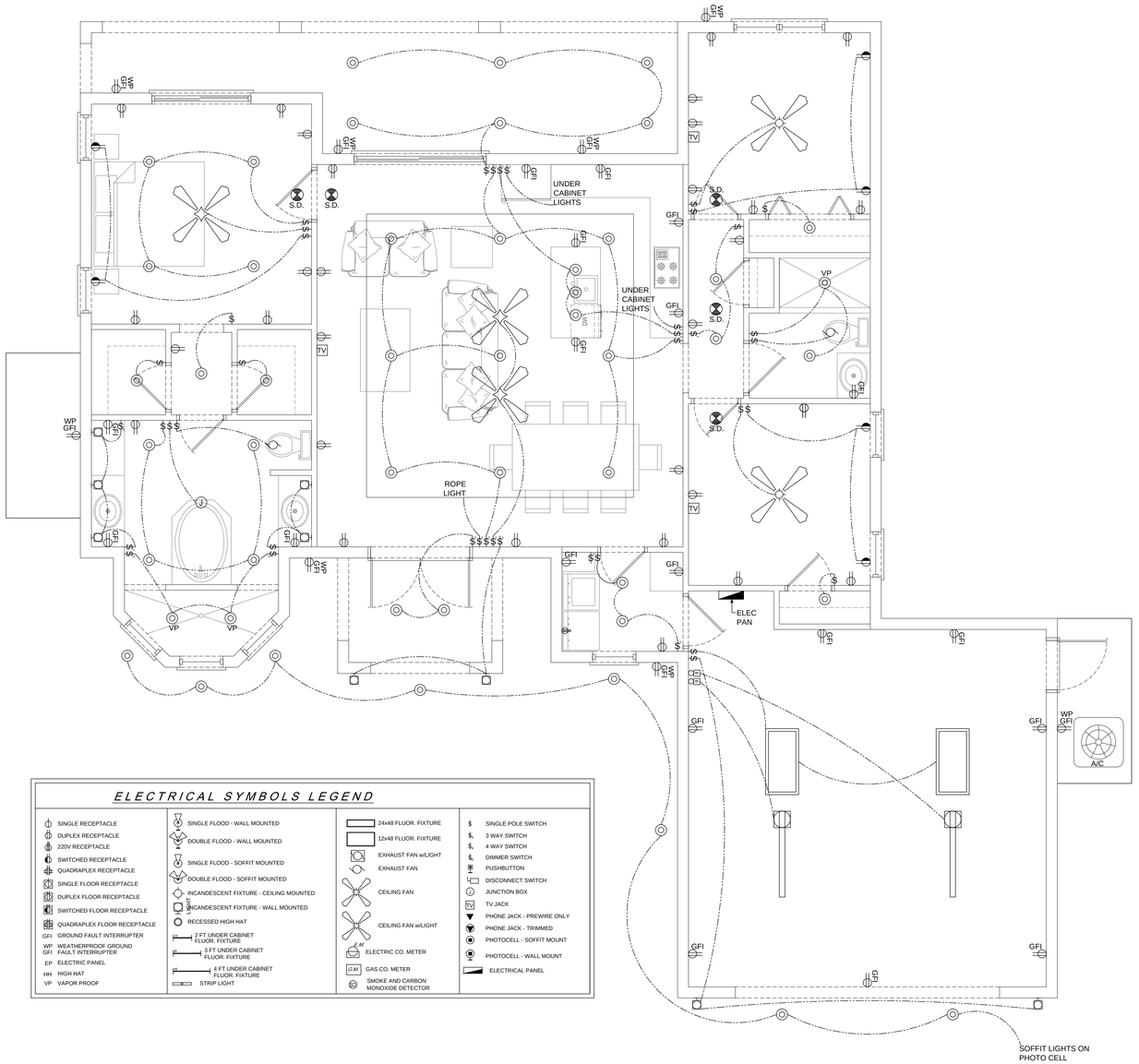
CONTRACTOR SHALL VERIFY WITH F.P.L. THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED.

VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER'S SPECIFICATIONS.

COORDINATE RACEWAY INSTALLATION WITH OTHER TRADES PRIOR TO CONSTRUCTION.

ALL ELECTRICAL SWITCHES SHALL BE 48" A.F.F. UNLESS OTHERWISE NOTED.

ALL RECEPTACLES SHALL BE 12" A.F.F. UNLESS OTHERWISE NOTED.



ELECTRICAL SYMBOLS LEGEND

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- 220V RECEPTACLE
- SWITCHED RECEPTACLE
- QUADRAPLEX RECEPTACLE
- SINGLE FLOOR RECEPTACLE
- DUPLEX FLOOR RECEPTACLE
- SWITCHED FLOOR RECEPTACLE
- QUADRAPLEX FLOOR RECEPTACLE
- GFI GROUND FAULT INTERRUPTER
- WP WEATHERPROOF GROUND GFI FAULT INTERRUPTER
- EP ELECTRIC PANEL
- HH HIGH HAT
- VP VAPOR PROOF

- SINGLE FLOOD - WALL MOUNTED
- DOUBLE FLOOD - WALL MOUNTED
- SINGLE FLOOD - SOFFIT MOUNTED
- DOUBLE FLOOD - SOFFIT MOUNTED
- INCANDESCENT FIXTURE - CEILING MOUNTED
- INCANDESCENT FIXTURE - WALL MOUNTED
- RECESSED HIGH HAT
- 2 FT UNDER CABINET FLUOR. FIXTURE
- 3 FT UNDER CABINET FLUOR. FIXTURE
- 4 FT UNDER CABINET FLUOR. FIXTURE
- STRIP LIGHT

- 24x48 FLUOR. FIXTURE
- 12x48 FLUOR. FIXTURE
- EXHAUST FAN w/LIGHT
- EXHAUST FAN
- CEILING FAN
- CEILING FAN w/LIGHT
- E.M. ELECTRIC CO. METER
- G.M. GAS CO. METER
- SMOKE AND CARBON MONOXIDE DETECTOR

- $ SINGLE POLE SWITCH
- $3 3 WAY SWITCH
- $4 4 WAY SWITCH
- $D DIMMER SWITCH
- PB PUSHBUTTON
- DISCONNECT SWITCH
- J JUNCTION BOX
- TV TV JACK
- PHONE JACK - PREWIRE ONLY
- PHONE JACK - TRIMMED
- PHOTOCELL - SOFFIT MOUNT
- PHOTOCELL - WALL MOUNT
- ELECTRICAL PANEL

ELECTRICAL PLAN

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

REVISION / DATE

TEAM
FAT BOY
ENTERPRISE

THE SABRINA II
RESIDENCE
20th AVENUE SE
NAPLES FLORIDA

DATE:
01-23-21

SCALE:
AS NOTED

SHEET:
E1.1 OF

PLUMBING NOTES

FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THE SOIL, WASTE, VENT, DOMESTIC WATER HEATERS, PLUMBING FIXTURES AND ALL OTHER SYSTEMS AS INDICATED ON THE DRAWINGS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR, IN A FIRST-CLASS WORKMANLIKE MANNER AND MAKE THE COMPLETED SYSTEM FULLY OPERATIVE.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.

ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS' AND UNION LABELS WHERE REQUIRED.

UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING. "BITUMASTIC" OR EQUAL.

ALL UNDERGROUND SOIL AND WASTE PIPING SHALL BE SCHEDULE 40 P.V.C. OR SERVICE WEIGHT CAST IRON WITH MEDIUM WEIGHTS CAST IRON FITTINGS. ALL JOINTS BELOW SLAB TO BE MADE WITH OAKUM AND PURE VIRGIN LEAD.

SOIL, WASTE AND VENT PIPING ABOVE SLAB TO BE SAME AS SPECIFIED FOR BELOW SLAB EXCEPT THAT THE CONTRACTOR MAY AT HIS OPTION USE NO-HUM PIPE AND FITTINGS IF ACCEPTABLE BY LOCAL AUTHORITIES.

ALL PIPING SHALL BE SUPPORTED IN APPROVED MANNER FROM BUILDING STRUCTURE. HANGERS FOR COPPER PIPING SHALL BE COPPER OR COPPER PLATED.

ALL HOSE BIBS SHALL BE FURNISHED WITH BACKFLOW PREVENTERS AND BE MOUNTED 26" ABOVE GRADE.

CONDENSATE DRAIN PIPES SHALL BE A MINIMUM OF 3/4" PVC (SCHEDULE 40) WITH TRAPS, INSULATED WITH 1/2" ARMAFLEX, AND TERMINATED 6" ABOVE GRADE OUTSIDE OF THE BUILDING.

FURNISH AND INSTALL PRESSURE RELIEF VALVE LINE AND TERMINATE AT A LOCATION TO PROVIDE READY, VISUAL INDICATION FLOW.

SHOWER HEAD WATER FLOW MUST BE RESTRICTED TO NO MORE THAN 2.5 GALLONS PER MINUTE.

TEST ALL WATER PIPING UNDER A 150# HYDROSTATIC TEST FOR A MINIMUM PERIOD OF 2 HOURS.

VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.

DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.

PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.

DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.

PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

EXTEND SERVICE TO WATER METER. PROVIDE WATER METER AND SHUTOFF VALVE IN VALVE BOX OUTSIDE BUILDING. CONSULT ARCHITECT FOR LOCATION.

LOCATIONS WHERE PIPES PENETRATE WALLS, FLOORS, AND CEILINGS SHALL BE WATERTIGHT.

SANITARY PIPES SHALL BE OF HUBLESS CAST IRON OR PVC (SCHEDULE 40) AS APPROVED BY BUILDING OFFICIAL.

CONTRACTOR TO VERIFY AT SITE LOCATION, ALL EXISTING CONDITIONS, ELEVATIONS AND SIZE OF EXISTING MAINS, WATER AND SEWER FOR CONNECTION OF NEW SERVICES BEFORE INSTALLATION OF ANY PIPING.

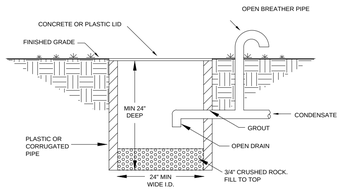
ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH APPROVED AIR CHAMBERS OR SHOCK ABSORBERS.

ALL FLOOR DRAINS TO HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

PROVIDE CONTROL VALVES TO ALL MAINS ENTERING THE BUILDING, RISERS, BRANCHES, GROUP OF FIXTURES, AND TO EACH PIECE OF EQUIPMENT.

PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING, AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEANOUTS LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.

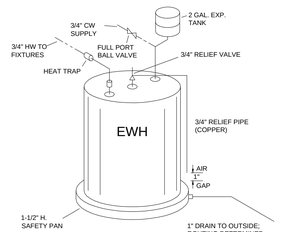
VENT LINES TO EXTEND 6" MINIMUM ABOVE ROOF AND FLASH WITH LEAD.



CONDENSATE FRENCH DRAIN DIAGRAM

N.T.S

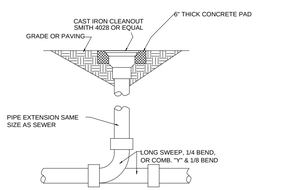
1 P-1



WATER HEATER DETAIL

N.T.S.

2 P-1



TYPCIAL EXTERIOR CLEANOUT

N.T.S.

3 P-1

PLUMBING FIXTURE SCHEDULE

(KOHLER OR APPROVED EQUAL)

MARK	FIXTURE	MODEL	MATERIAL	ACCESSORIES	CW	HW	TRAP	SANITARY	NOTES
	ALL RESIDENTIAL PLUMBING FIXTURES, COLORS, AND FINISHES TO BE SELECTED BY OWNER OR COORDINATED BY INTERIOR DESIGNER, OWNER, AND/OR ARCHITECT.								

NOTES:

1. FINAL FIXTURE COLOR SELECTION BY INTERIOR DESIGNER OR OWNER
2. TRAPS, FITTINGS, AND ACCESSORIES SHALL BE CHROME (NO PVC)
3. PROVIDE WITH FLOOR-MOUNT CONCEALED ARM CARRIER SUPPORT. SMIT, ZURN, OR APPROVED EQUAL

WATER HEATER SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	CAPACITY (GALLONS)	ELEMENTS	CW	HW	ENERGY FACTOR	NOTES
MARK	ELECTRIC WATER HEATER	A.O. SMITH	ECT-80	80	QUANTITY: 1 TOTAL WATTAGE: 4,500	3/4"	3/4"	0.86	--

NOTES:

ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE RHEEM, RUUD, AND AMERICAN STANDARD

MAXIMUM ALLOWABLE WATER USAGE FOR PLUMBING FIXTURES

FIXTURE	VOLUME (GALLONS)	PER UNITS	SEE NOTE BELOW (SEE NOTE 1)
WATER CLOSETS			
FLUSHOMETER TANK OR CLOSE-COUPLED 2-PIECE GRAVITY-FLUSH TYPE	1.6	FLUSH	5
ONE-PIECE	1.6	FLUSH	
NON-RESIDENTIAL APPLICATION	3.5	FLUSH	
URINAL	1.0	FLUSH	
FAUCETS			
RESIDENTIAL SINK OR LAVATORY	2.2	MINUTE	6
PUBLIC - NON-METERING TYPE	0.5	MINUTE	
PUBLIC - METERING TYPE	0.25	CYCLE	2
SHOWER HEADS	2.5	MINUTE	3 4

1.0 GALLONS = 3.7854 LITERS

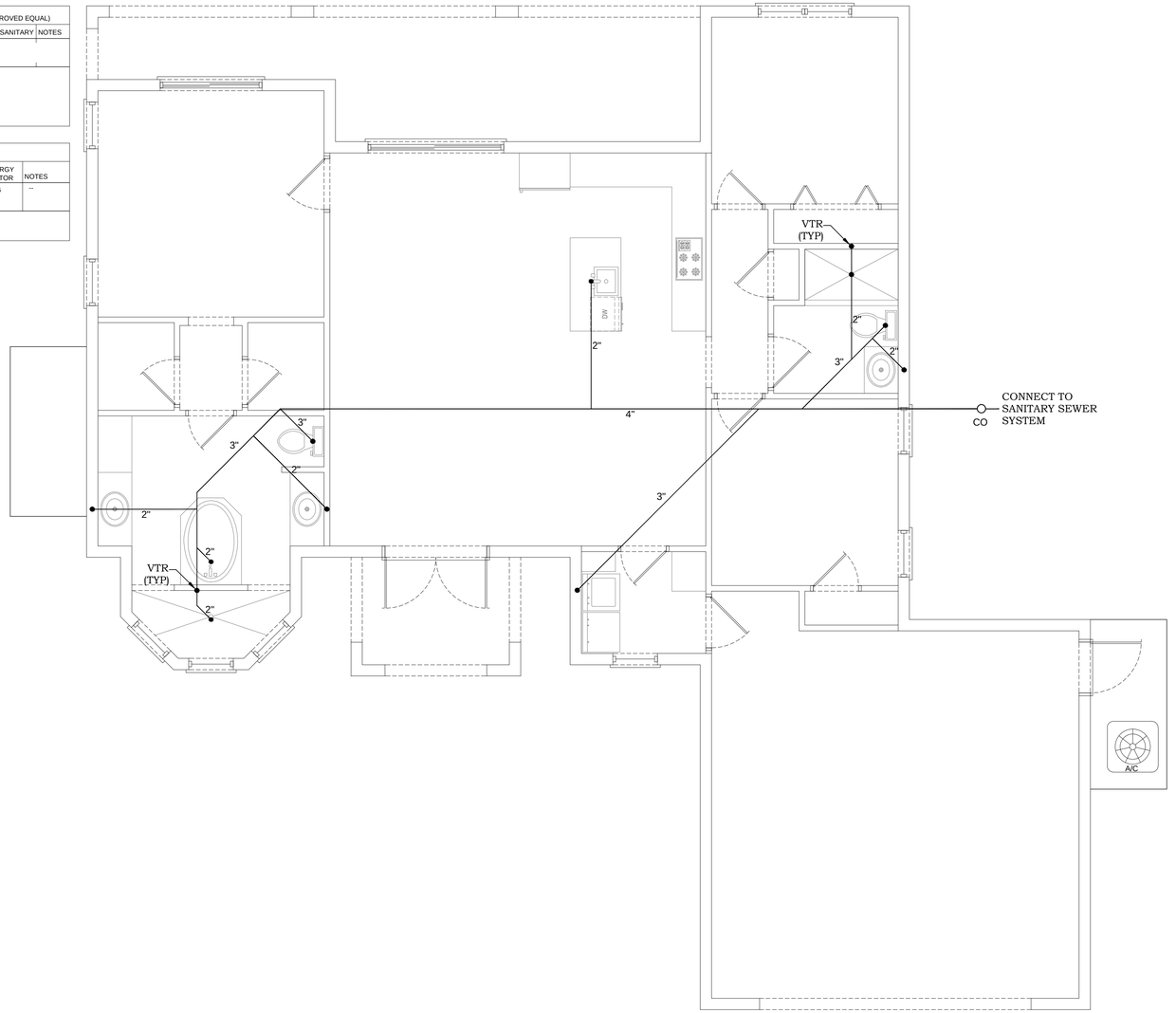
1.0 GALLONS PER MINUTE = 0.0631 LITERS PER SECOND

NOTES

1. MAXIMUM ALLOWABLE WATER USAGE FOR PLUMBING FIXTURES AND FIXTURE FITTING NOT LISTED IN THIS TABLE SHALL CONFORM TO THE APPLICABLE ANSI STANDARD LISTED IN TABLE 405. BLOWOUT FIXTURES, PANELWEAR, CLINIC SINKS AND SERVICE SINKS SHALL BE EXEMPTED FROM THESE LIMITATIONS.
2. LAVATORY FAUCETS SHALL BE OF THE METERING TYPE WHEN LOCATED IN THE FOLLOWING PUBLIC RESTROOMS:
   A. ALL OCCUPANCIES IN RESTROOMS WHICH HAVE SIX OR MORE LAVATORIES
   B. SCHOOL OCCUPANCIES IN STUDENT-USE RESTROOMS
   C. ASSEMBLY OCCUPANCIES IN ALL CUSTOMER OR PUBLIC-USE RESTROOMS
3. SHOWERHEAD FLOW RATE AS TESTED A T 80 PSI (552 kPA) IN ACCORDANCE WITH ANSI STANDARD A112.18.1M.
4. SPECIAL PURPOSE SAFETY SHOWERS ARE EXEMPTED FROM MAXIMUM FLOW RATE LIMITATIONS.
5. AVERAGE WATER CONSUMPTION FOR LOW CONSUMPTION WATER CLOSETS OVER A RANGE OF TEST PRESSURES SHALL NOT EXCEED 1.6 GPF. THE CONSUMPTION SHALL NOT EXCEED 2.0 GPG AT ANY ONE TEST PRESSURE.
6. MEASURED AT 60 P.S.I.

PLUMBING FIXTURE CONNECTION SCHEDULE

	FIXTURE	CONNECTIONS			
MARK	DESCRIPTION	CW	HW	WASTE	VENT
WC	WATER CLOSET	1/2"	--	3"	1-1/2"
LAV	LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
BT	BATHTUB	1/2"	1/2"	1-1/2"	1-1/2"
SH	SHOWER	1/2"	1/2"	2"	1-1/2"
KS	KITCHEN SINK	1/2"	1/2"	1-1/2"	1-1/2"
WM	WASHING MACH. BOX	1/2"	1/2"	2"	1-1/2"
LT	LAUNDRY TUB	1/2"	1/2"	1-1/2"	1-1/2"



PLUMBING PLAN

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

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