

- THE FOLLOWING CONDITIONS REQUIRE TEMPERED GLAZING:
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT. AND
 - THE BOTTOM EDGE OF THE GLAZING IS MORE THAN 18 INCHES ABOVE THE FLOOR AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
 - ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

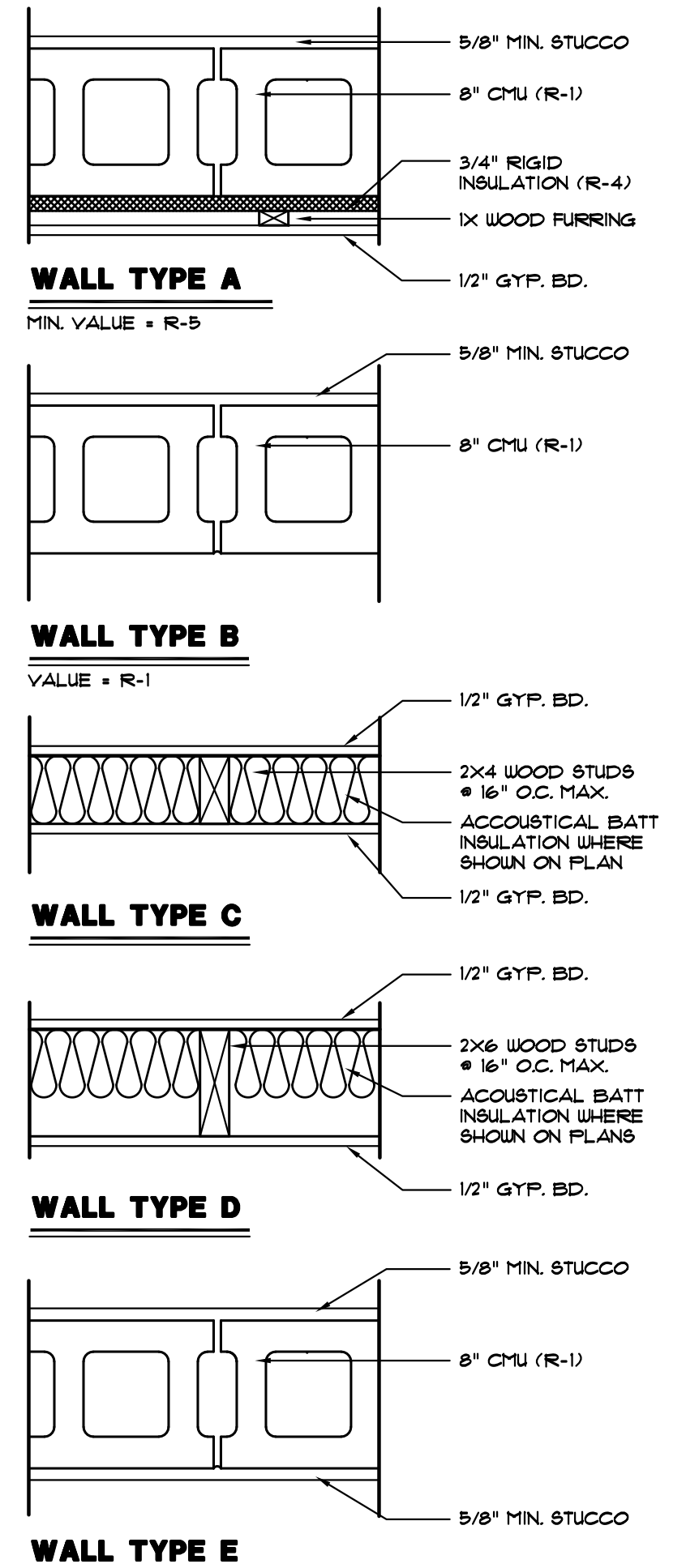
FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

WALL TYPES:

- SCALE: 1/2" = 1'-0"
- NOTES:
 1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
 2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.



BUILDING DATA

- THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:
- FLORIDA BUILDING CODE 8TH EDITION (2023)
 - FLORIDA MECHANICAL CODE 8TH EDITION (2023)
 - FLORIDA PLUMBING CODE 8TH EDITION (2023)
 - FLORIDA FUEL GAS 8TH EDITION (2023)
 - FLORIDA BUILDING CODE-ENERGY CONSERVATION 8TH EDITION (2023)
 - FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES 8TH EDITION (2023)
 - FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
 - FLORIDA ACCESSIBILITY CODE 8TH EDITION (2023)
 - 2020 NATIONAL ELECTRIC CODE (NFPA 70)
 - FLOOD RESISTANT DESIGN 4 CONSTRUCTION ASCE 24-98 (FBC 10, 102, FBC RES R322)
- DESIGN LOADS PER STRUCTURAL DRAWINGS
- BUILDING OCCUPANCY: R-3
- CONSTRUCTION TYPE: TYPE III-B CMU EXTERIOR BEARING UNSPRINKLERED

GENERAL NOTES:

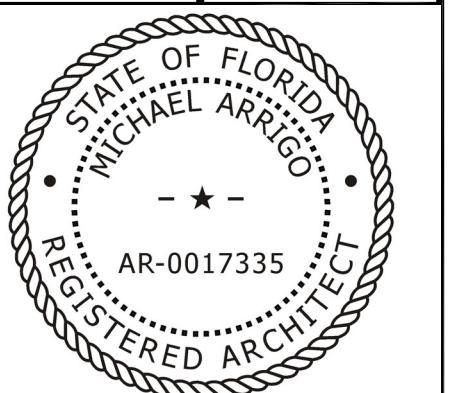
- CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
- VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
- DOOR AND WINDOW OPENINGS THAT READ 3000, 20X40, ETC. ARE 3'-0"X8'-0", 2'-0"X4'-0", ETC.
- COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
- DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
- ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.

AREA BREAKDOWN:

COVERED ENTRY:	43 SQ. FT.
NEW FIRST FLOOR LIVING:	1560 SQ. FT.
GARAGE:	461 SQ. FT.
PATIO SLAB:	20 SQ. FT.
TOTAL NEW:	2,084 SQ. FT.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

Floor Plan

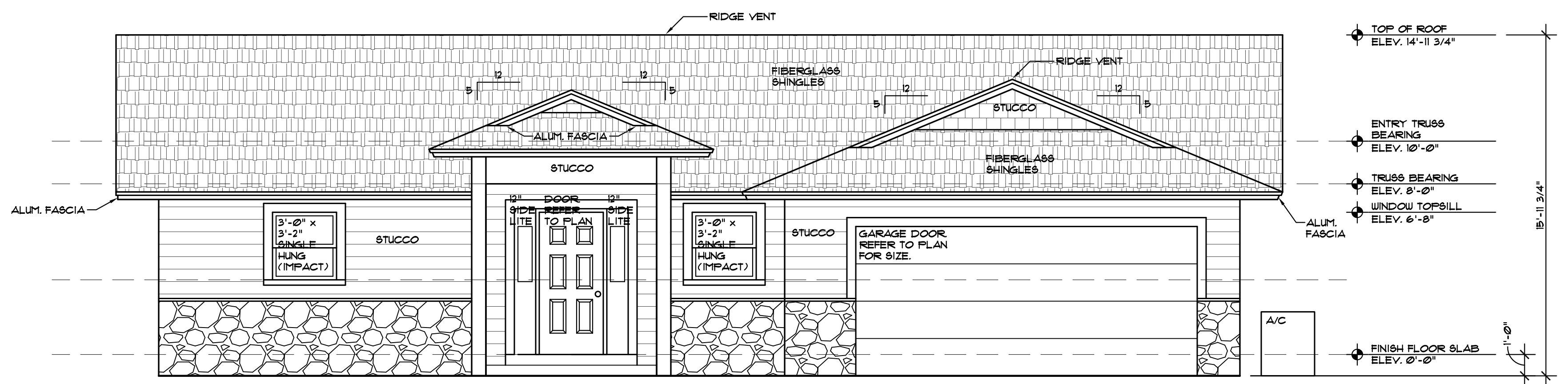


MICHAEL ARRIGO
 LIC. NO. AR0017335

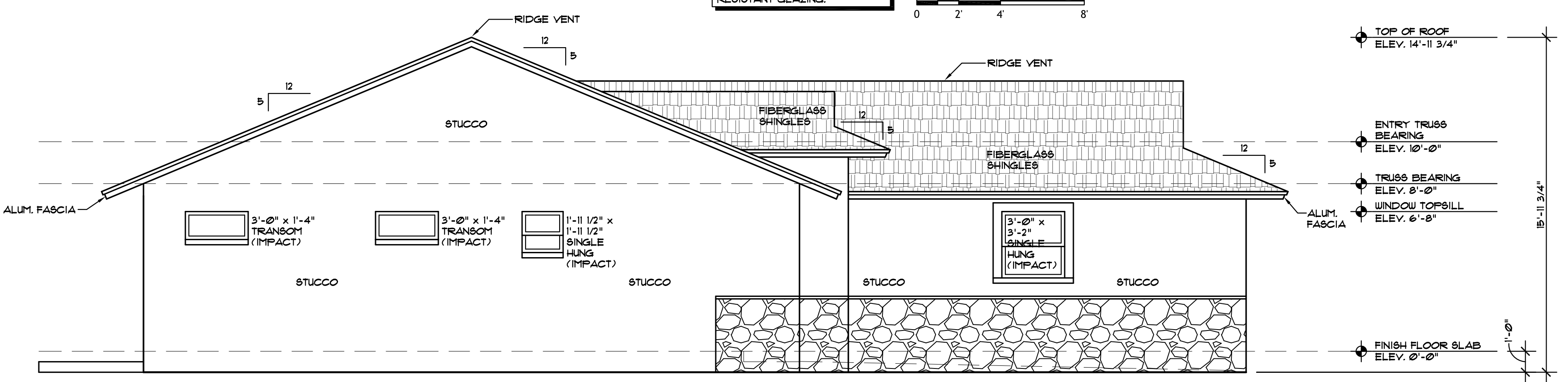
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Revisions:

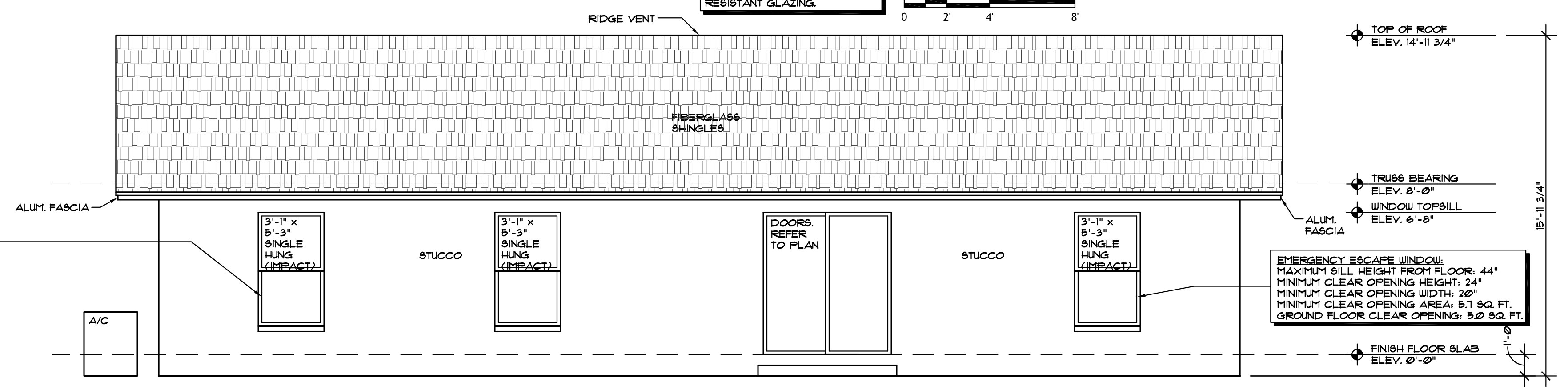
Project No. 2023-187R	Date: March 4, 2024
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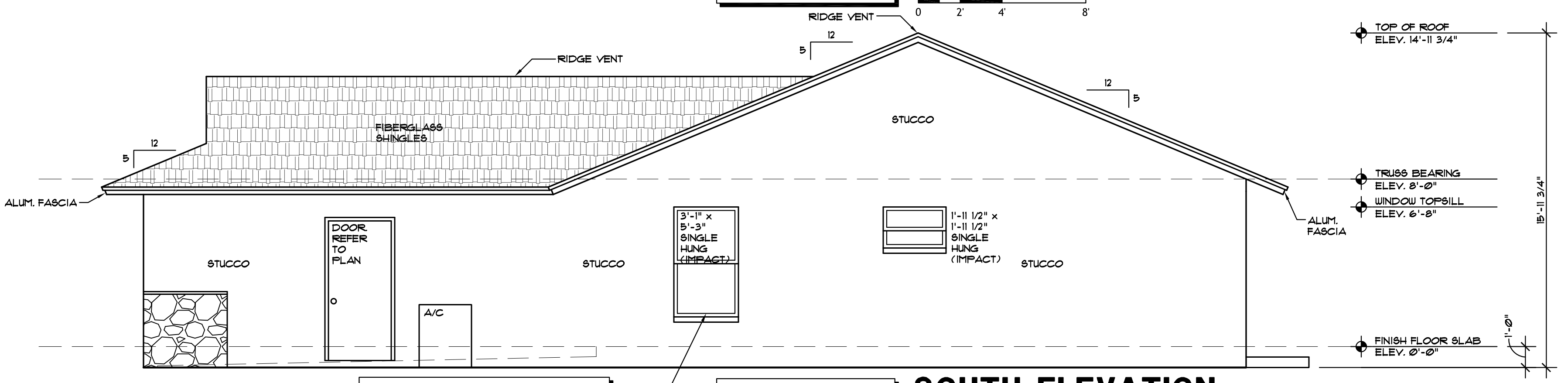
WEST ELEVATION
SCALE: 1/4"=1'-0" (IN FEET)



NORTH ELEVATION
SCALE: 1/4"=1'-0" (IN FEET)



EAST ELEVATION
SCALE: 1/4"=1'-0" (IN FEET)



SOUTH ELEVATION
SCALE: 1/4"=1'-0" (IN FEET)

EMERGENCY ESCAPE WINDOW:
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

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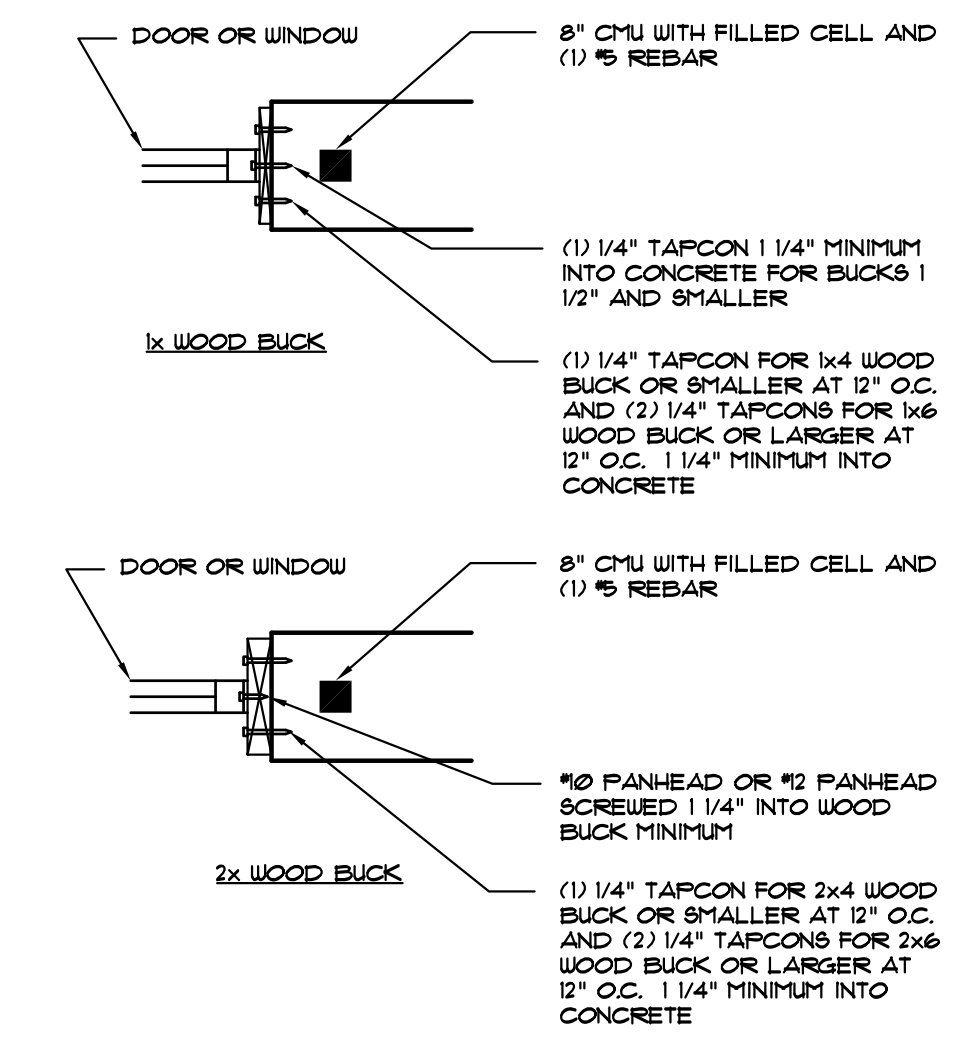
IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

DOOR/WINDOW PROTECTION:

R302.2 OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023)

1. PROVIDE IMPACT RESISTANT GLAZING AT ALL DOORS AND WINDOWS ON THE FIRST AND SECOND FLOORS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

DOOR AND WINDOW FASTENING:



NOTES:
WHERE WOOD SHIM OR BUCK IS LESS THAN 1 1/2\", WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB. REFER TO 1X BUCK DETAIL ABOVE.
BUCK MUST BE ATTACHED TO TRANSFER THE LOAD TO THE SUBSTRATE.
BUCK MUST EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW/DOOR PROVIDING FULL SUPPORT.
WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED AS SHOWN ABOVE OR PER MANUFACTURER'S RECOMMENDATIONS PER THE DESIGNER LOADS (USE WORST CASE).
BUCK SHALL BE CONTINUOUS ON ALL SIDES OF FRAME.

ROOF VENTILATION CALCULATION

2326 - TOTAL AREA TO BE VENTED
2326 / 50 (TOTAL NET FREE VENTILATING AREA) = 46.52 SQ. FT. OF ATTIC SPACE, RECOMMENDED BETWEEN 1/5\"/>

60% INTAKE BY VENTS (SOFFITS AND EAVES)
2232 x 60% = 1340 SQ. IN. OF SOFFIT

40% INTAKE BY EXHAUST ROOF VENTS (ROOF VENTS ARE RATED AT 36 SQ. IN. OF OPENING PER LINEAL FT.)

ROOF VENTS REQUIRED:
2326 x 40% = 931 SQ. IN. / 36 SQ. IN. = 26 L.N. FT.

ROOF VENTS TO BE PROVIDED:
(2) VENTS TOTALING 26 L.N. FEET

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS w/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3000, 20x40, ETC. ARE 3'-0\"/>

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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New Construction
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Elevations

Project No. 2023-167R
Date: March 4, 2024

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
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