

GARAGE VENTILATION
 PER IRC 2014 MECHANICAL CODE CHAPTER 41

A = GV
 D = 100 C.F.M. x NO. OF CARS
 V = 540 FT. MIN. WINDX & M.P.F.1) WINDX
 Q = FLOW RATE, CFM
 V = ESTIMATED AIR SPEED, FT./MIN.
 A = OPENING AREA, S.F.
 NOTE: WIND SPEED DATA OBTAINED FROM NATIONAL GEOGRAPHIC ASSOCIATION USING THE LOWEST AVG. WIND SPEED FOR SUMMER MONTHS

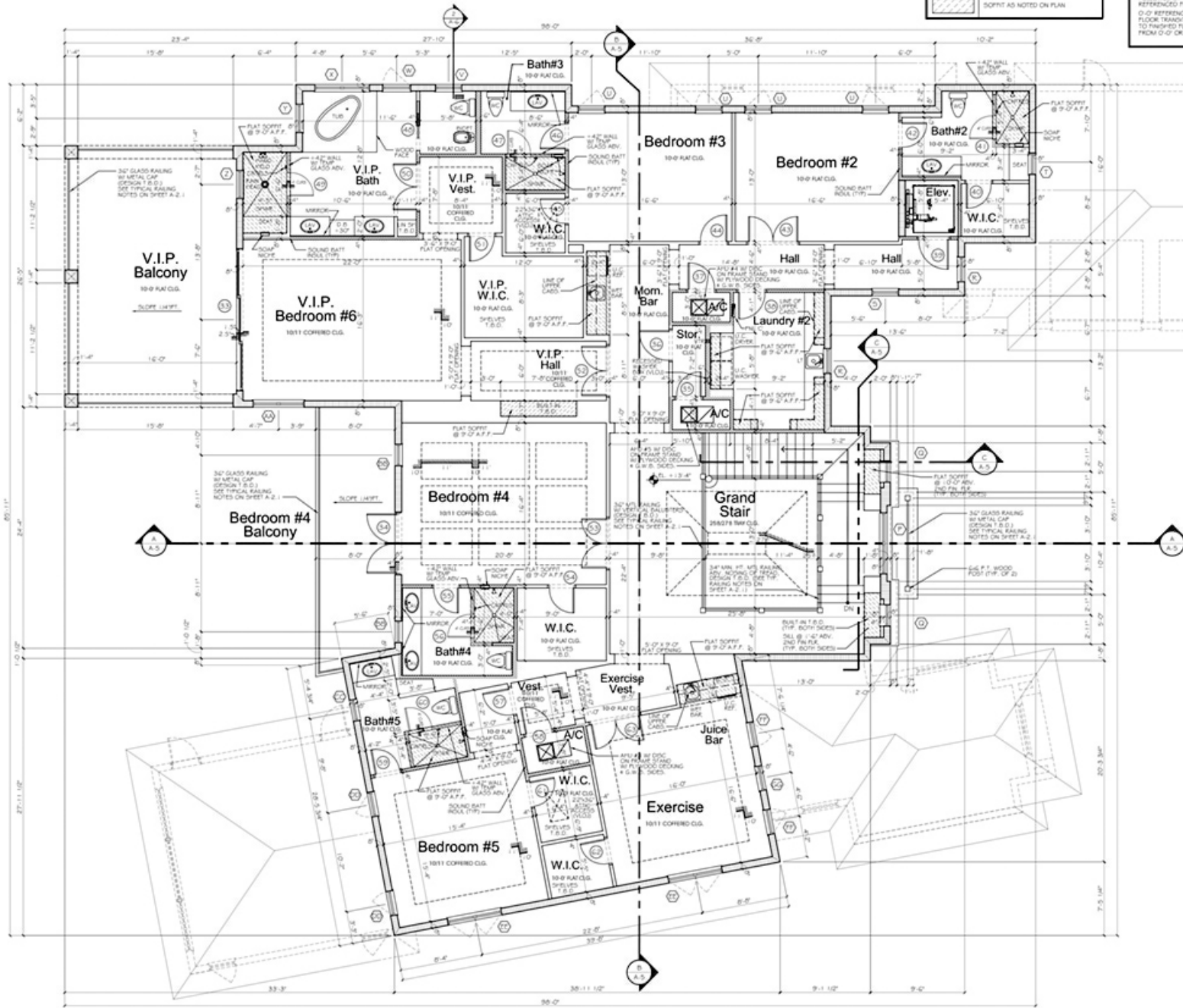
CALCULATION:
 4 CAR GARAGE = 400 CFM REQUIRED
 A = 400 C.F.M./540 FT. MIN.
 A = 0.741 S.F. = 106.7 SQ. IN. REQ'D VENT AREA
 164 SQ. IN. PROVIDED

GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

TYPICAL RAILING NOTES		
1. GUARDRAILS, PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY FROM THE NOSE OF THE TREADS. PORCHES AND DECKS WHICH ARE ENCLOSED WITH GLASS SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. SHOP DRAWINGS SHALL BE SUBMITTED BY THE BALCONY AS REQUESTED BY THE BUILDING DEPARTMENT.	2. HANDRAILS ALL REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRAFOPABILITY: A) TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/2". B) TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 3/8" WITHIN 8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 8" TO A LEVEL THAT IS NOT LESS THAN 1 1/2" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE FINGER ABOVE THE RECESS SHALL BE 1 1/2" TO A MAXIMUM OF 2 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".	LOADING OF DISTRIBUTED LIVE LOADS AS FOLLOWS: *GUARDRAILS & HANDRAILS: 200 LBS *GUARDRAILS IN FULL COMPONENTS: 50 LBS *A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. *WALL IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

LEGEND	
	MASONRY CONSTRUCTION
	BATT INSULATION (SEE FLOOR PLAN)
	SOUND BATTIS (SEE FLOOR PLAN)
	BEARING FRAME CONSTRUCTION
	NON-BEARING FRAMED CONSTRUCTION
	NON-BEARING FRAMED CONSTRUCTION WALL ABOVE OR HIDDEN
	SOFFIT AS NOTED ON PLAN

FLOOR PLAN NOTES	
1. ALL WINDOWS AND GLASS ENCLOSURES WITH SLIPS SHALL BE TEMPERED. 2. REFER TO GENERAL NOTES ON SHEET A-1 AND NOTES ON STRUCTURAL SHEETS. 3. ARCHES OPENINGS: SPRING LINE IS 1/2" BELOW TOP OF ARCH, U.N.O. 4. ALL HOPE SIZES SHALL BE VERIFIED ON JOB, U.N.O. 5. REFER TO SHEET A-6 & A-6.1 FOR FLOORING 6. REFER TO STRUCTURAL DWGS FOR RAISED SLAB INFORMATION. 7. ALL SOAP NOTES TO FINISH: 1/4" X 1/2" AT ALL BATHS (EVERY HEIGHT W/ PROJECT SUPERVISOR).	8. REFER TO STRUCTURAL DRAWINGS FOR THE BEAM INFORMATION. 9. GENERAL CONTRACTOR SHALL PROVIDE THE SPECIFICATIONS AND CUT SHEETS FOR ALL PREFAB GAS REPLACES & APPLIANCES INCLUDING INFORMATION ON OUTSIDE COMBUSTION AIR. 10. PROVIDE 2" DUCT FOR MAKE-UP AIR TO ALL INTERIOR VENTLESS GAS APPLIANCES AND APPLIANCES. CONTRACTOR SHALL VERIFY ACTUAL DUCT SIZING PER MANUFACTURER SPECS. 11. PROVIDE 1/2" CSF FLYWOOD AT ALL INTERIOR AREAS TO RECEIVE CAST STONE. 12. PROVIDE MOISTURE RESISTANT G.W.B. AT ALL WET AREAS. 13. PROVIDE ANTI-SLIP VALVES AT ALL SPOCKETS AND TUB LOCATIONS AS PER F.D.C. 2014. 14. MECHANICAL CONTRACTOR TO PROVIDE MAKE-UP AIR TO SPACE AS REQUIRED. 15. ALL PLUMBING STACKS TO SECOND FLOOR SHALL BE WRAPPED WITH SOUND INSULATION AT TOP OUT. 16. EXTERIOR FATIO STEP DOWN REQUIRES COORDINATION BY CONTRACTOR AND IS DETERMINED UPON SELECTION OF FINISH (1" TO 3/4" DROP VARIATION).
ALL VERTICAL ELEVATION DATUM FOLLOWED BY "A.F.F." IS REFERENCED FROM THE FINISHED FLOOR, IF NOT FOLLOWED BY "A.F.F." THE VERTICAL ELEVATION IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION. O.O. REFERENCE IS TOP OF SLAB AS NOTED ON PLAN. FLOOR TRANSITIONS AS SHOWN ARE FROM FINISHED FLOOR TO FINISHED FLOOR. ALL CEILING HEIGHTS ARE MEASURED FROM O.O. OR TOP OF FLOOR STRUCTURE.	



SEPARATION FROM GARAGE	
PER SECTION R309.1, 309.1.1, AND 309.2, OPENING PROTECTION, DUCT PENETRATION AND SEPARATION OF GARAGE FROM THE RESIDENCE AND ITS ATTIC AREA ARE REQUIRED AS FOLLOWS:	
1. DOORS INTO THE LIVING SPACE SHALL BE SOLID OR HONEYCOMB CORE STEEL AND NOT LESS THAN 1 3/8" MINUTE RATED.	
2. DUCT PENETRATION WALLS OR CEILINGS SHALL BE CONSTRUCTED OF MIN. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL AND HAVE NO OPENINGS INTO THE GARAGE.	
3. THE GARAGE ATTIC SHALL BE SEPARATED WITH A MINIMUM 2" EPS/PMW WALL BOARD AND A MINIMUM OF 2" TYPE 'X' GYPSUM WALL BOARD WHEN FINISHABLE SPACES ARE ABOVE THE GARAGE.	
4. APPLICATION: ONE LAYER OF: # OR # TYPE 'X' GYPSUM WALL BOARD APPLIED AT RIGHT ANGLES OR PARALLEL TO EACH SIDE OF 3/8" METAL STUDS OR TRUSS BOTTOM CHORDS @ 24" O.C. W/ 1" TYPE 'D' DRYWALL SCREWS @ 8" O.C. TO VERT. JOINTS @ 24" O.C. EACH SIDE & OPPOSITE SIDES. (MFT 200) 1" H. RATED.	

TYPICAL STAIR NOTES	
1. RISER HEIGHT SHALL NOT EXCEED 7 1/2" PER IRC 2014 R311.7.4.1.	
2. LANDINGS AT STAIRWAYS SHALL CONFORM TO IRC 2014 R311.7.5. VERTICAL RISE SHALL NOT EXCEED 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.	
3. TREAD DEPTH SHALL BE AT LEAST 11" PER IRC 2014 R311.7.4.2.	

EXIT DOOR NOTES	
PROVIDE AT LEAST (1) 36" SW HINGED EXIT DOOR PER F.D.C. SECTION R311.2. LANDING AT DOORS SHALL BE PER F.D.C. SECTION R311.3.	
THE FLOOR OR LANDING AT THE EXIT DOOR REQUIRED BY SECTION R311.3.1 SHALL NOT BE MORE THAN 1/2" LOWER THAN THE EXTERIOR FINISHED FLOOR ELEVATION IF THE DOOR SWINGS OVER THE EXTERIOR LANDING SURFACE.	

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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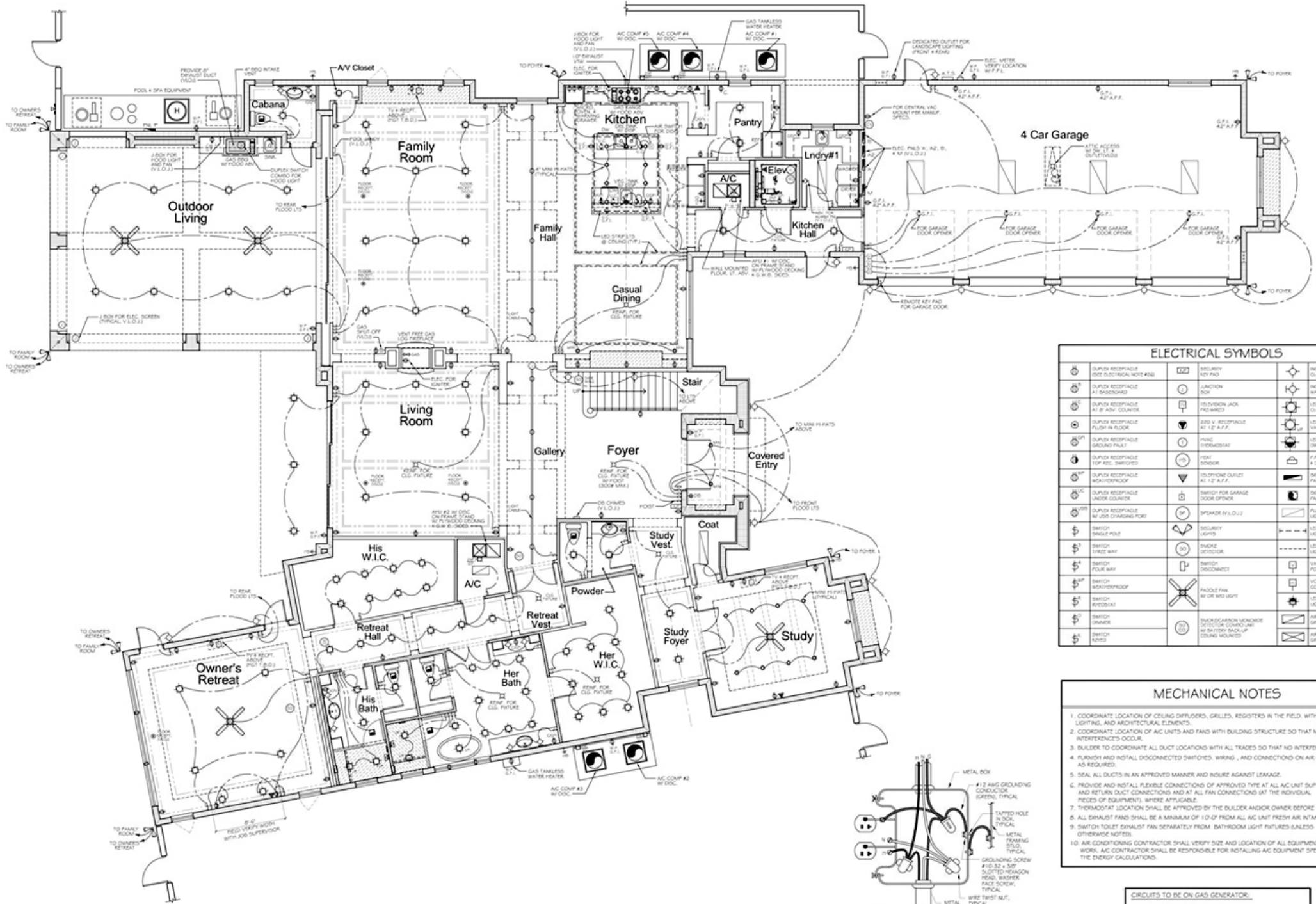
DATE: MAY 1, 2015
APPROVED D.A.R.
JOB NO: 15-0522
REVISIONS:

A CUSTOM RESIDENCE FOR:
BEACHLEN DEVELOPMENT COMPANY
375 EAGLE DRIVE
ADMIRALS COVE
TOWN OF JUPITER, FLORIDA

100% FINAL
REVIEW SET
9-11-2015

SEAL

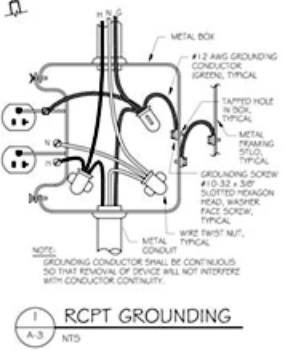
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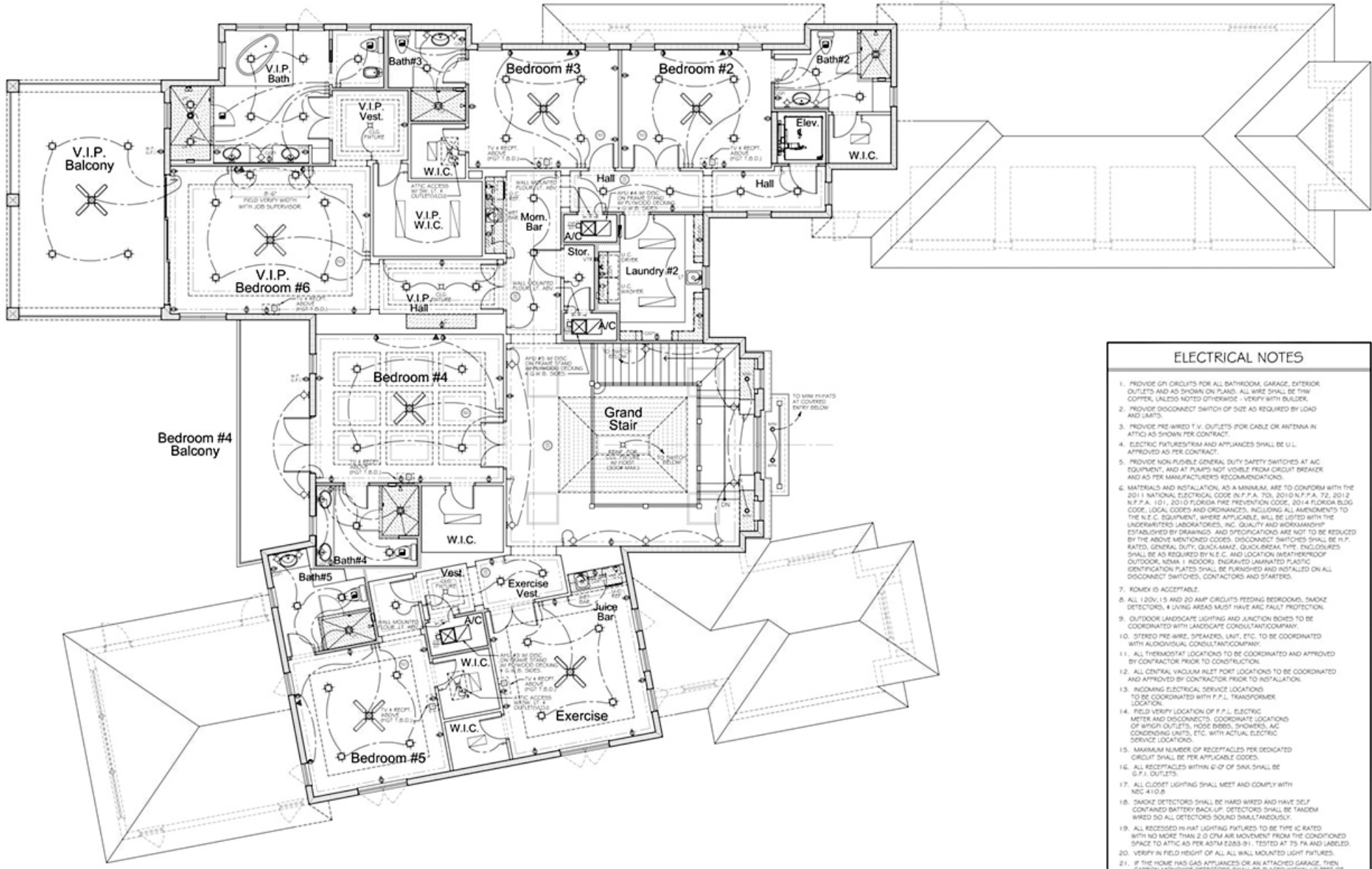
ELECTRICAL SYMBOLS			
[Symbol]	DUPLEX RECEPTACLE (SEE ELECTRICAL NOTES #10)	[Symbol]	SECURITY KEY PAD
[Symbol]	DUPLEX RECEPTACLE AT BASEBOARD	[Symbol]	JUNCTION BOX
[Symbol]	DUPLEX RECEPTACLE AT 8" ANV. COUNTER	[Symbol]	COLUSSION JACK PRE-WIRED
[Symbol]	DUPLEX RECEPTACLE FLUSH IN FLOOR	[Symbol]	280 V. RECEPTACLE AT 12" A.F.F.
[Symbol]	DUPLEX RECEPTACLE (GROUND FAULT)	[Symbol]	FANC OVERHEADS
[Symbol]	DUPLEX RECEPTACLE TOP ACC. SWITCHED	[Symbol]	FISH SINK
[Symbol]	DUPLEX RECEPTACLE UNDER COUNTER	[Symbol]	TELEPHONE OUTLET AT 12" A.F.F.
[Symbol]	DUPLEX RECEPTACLE (WET/PROOF)	[Symbol]	SWITCH FOR GARAGE DOOR OPENER
[Symbol]	DUPLEX RECEPTACLE (WET/PROOF)	[Symbol]	SPREADER IN I.O.U.
[Symbol]	SWITCH SINGLE POLE	[Symbol]	SECURITY LIGHTS
[Symbol]	SWITCH THREE WAY	[Symbol]	SMOKE DETECTOR
[Symbol]	SWITCH FOUR WAY	[Symbol]	SWITCH RECEPTACLE
[Symbol]	SWITCH WET/PROOF	[Symbol]	FAN/BL FAN W/ OR W/O LIGHT
[Symbol]	SWITCH RECEPTACLE	[Symbol]	SMOKE/GARAGE MONITOR DETECTOR (GAS) UNIT W/ BATTERY BACK-UP (CEILING MOUNTED)
[Symbol]	SWITCH DIMMER	[Symbol]	INCANDESCENT LIGHT (CL. MOUNTED)
[Symbol]	[Symbol]	[Symbol]	INCANDESCENT LIGHT (WALL MOUNTED)
[Symbol]	[Symbol]	[Symbol]	LED (H-HAT) (CL. MOUNTED)
[Symbol]	[Symbol]	[Symbol]	LED (H-HAT) (VAPOR PROOF)
[Symbol]	[Symbol]	[Symbol]	LED (H-HAT) (DIRECTIONAL SPOT)
[Symbol]	[Symbol]	[Symbol]	F.F.A.L. MOTOR # 1/2 HP
[Symbol]	[Symbol]	[Symbol]	SMOKE PANEL
[Symbol]	[Symbol]	[Symbol]	DEFAULT PWR
[Symbol]	[Symbol]	[Symbol]	FLUORESCENT LIGHT (TRIPLE)
[Symbol]	[Symbol]	[Symbol]	LED (H-HAT) (GAR. LIGHT)
[Symbol]	[Symbol]	[Symbol]	LED (H-HAT) (GAR. LIGHT)
[Symbol]	[Symbol]	[Symbol]	VARIABLE
[Symbol]	[Symbol]	[Symbol]	VOLUME CONTROL
[Symbol]	[Symbol]	[Symbol]	LED (MINI) (STALL LIGHT)
[Symbol]	[Symbol]	[Symbol]	AIR RETURN GRILLE
[Symbol]	[Symbol]	[Symbol]	AIR SUPPLY GRILLE

- MECHANICAL NOTES**
- COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERED IN THE FIELD, WITH ELECTRICAL, LIGHTING, AND ARCHITECTURAL ELEMENTS.
 - COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCE OCCUR.
 - BUILDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCE OCCUR.
 - FURNISH AND INSTALL DISCONNECTED SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING AS REQUIRED.
 - SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
 - PROVIDE AND INSTALL FLEXIBLE CONNECTIONS OF APPROVED TYPE AT ALL AC UNIT SUPPLY AND RETURN DUCT CONNECTIONS AND AT ALL FAN CONNECTIONS (AT THE INDIVIDUAL PIECES OF EQUIPMENT), WHERE APPLICABLE.
 - THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND/OR OWNER BEFORE INSTALLATION.
 - ALL DRAUGHT FANS SHALL BE A MINIMUM OF 10" OF FROM ALL AC UNIT FRESH AIR INTAKES.
 - SWITCH TOILET EXHAUST FAN SEPARATELY FROM BATHROOM LIGHT FIXTURES (SEE NOTES).
 - AIR CONDITIONING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A/C EQUIPMENT SPECIFIED ON THE ENERGY CALCULATIONS.

- CIRCUITS TO BE ON GAS GENERATOR:**
- ALL REFRIGERATORS/FREEZERS.
 - MASTER SUITE, LAUNDRY, FAMILY ROOM, & CASUAL DINING.
 - KITCHEN LIGHTS, RECEPTS, & SELECT APPLIANCES.
 - SECURITY & STRUCTURED PANELS.
 - SELECT GARAGE DOOR OPENERS.
 - SELECT A/C UNITS.



GROUND FLOOR ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"



ELECTRICAL NOTES

1. PROVIDE GFI CIRCUITS FOR ALL BATHROOM, GARAGE, EXTERIOR OUTLETS AND AS SHOWN ON PLANS. ALL WIRE SHALL BE THIN COPPER, UNLESS NOTED OTHERWISE - VERIFY WITH BUILDER.
2. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND LIMITS.
3. PROVIDE PRE-WIRED T.V. OUTLETS FOR CABLE OR ANTENNA IN ATTIC AS SHOWN PER CONTRACT.
4. ELECTRIC FIXTURES/FIRM AND APPLIANCES SHALL BE U.L. APPROVED AS PER CONTRACT.
5. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIPMENT, AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER AND AS PER MANUFACTURER'S RECOMMENDATION.
6. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE 2011 NATIONAL ELECTRICAL CODE (N.E.C.), 2010 N.F.P.A. 70, 2010 N.F.P.A. 72, 2012 N.F.P.A. 101, 2010 FLORIDA FIRE PREVENTION CODE, 2014 FLORIDA BLDG CODE, LOCAL CODES AND ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES. DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK-MAKE, QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION WEATHERPROOF OUTDOOR, NEMA 1 - INDOOR, ENGRAVED LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL DISCONNECT SWITCHES, CONTACTORS AND STARTERS.
7. ROMEX IS ACCEPTABLE.
8. ALL 120V, 15 AND 20 AMP CIRCUITS FEEDING BEDROOMS, SMOKE DETECTORS, 4 LIVING AREAS MUST HAVE AFCI FAULT PROTECTION.
9. OUTDOOR LANDSCAPE LIGHTING AND JUNCTION BOXES TO BE COORDINATED WITH LANDSCAPE CONSULTANT/COMPANY.
10. STEREO PRE-WIRE, SPEAKERS, UNIT, ETC. TO BE COORDINATED WITH AUDIOVISUAL CONSULTANT/COMPANY.
11. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY CONTRACTOR PRIOR TO CONSTRUCTION.
12. ALL CENTRAL VACUUM INLET PORT LOCATIONS TO BE COORDINATED AND APPROVED BY CONTRACTOR PRIOR TO INSTALLATION.
13. INCOMING ELECTRICAL SERVICE LOCATIONS TO BE COORDINATED WITH P.P.L. TRANSFORMER LOCATION.
14. FIELD VERIFY LOCATION OF P.P.L. ELECTRIC METER AND DISCONNECTS. COORDINATE LOCATIONS OF SWITCH OUTLETS, HOSE BIBBS, SHOWERS, A/C CONDENSING UNITS, ETC. WITH ACTUAL ELECTRIC SERVICE LOCATIONS.
15. MAXIMUM NUMBER OF RECEPTACLES PER DEDICATED CIRCUIT SHALL BE PER APPLICABLE CODES.
16. ALL RECEPTACLES WITHIN 6'-0" OF SINK SHALL BE G.F.I. OUTLETS.
17. ALL CLOSET LIGHTING SHALL MEET AND COMPLY WITH NEC 410.9.
18. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE SELF CONTAINED BATTERY BACKUP. DETECTORS SHALL BE TANDEM WIRED SO ALL DETECTORS SOUND SIMULTANEOUSLY.
19. ALL RECESSED HI HAT LIGHTING FIXTURES TO BE TYPE IC RATED WITH NO MORE THAN 3.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO ATTIC AS PER ASTM E263-91. TESTED AT 75 PA AND LABELED.
20. VERIFY IN FIELD HEIGHT OF ALL WALL MOUNTED LIGHT FIXTURES.
21. IF THE HOME HAS GAS APPLIANCES OR AN ATTACHED GARAGE, THEN CARBON MONOXIDE DETECTORS SHALL BE PLACED WITHIN 1.0 FEET OF SLEEPING ROOMS. DETECTORS SHALL BE HARD WIRED AND HAVE SELF CONTAINED BATTERY BACKUP.
22. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.11 & 210.52.
23. COORDINATE ALL THERMOSTAT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

NOTE:
 IF THERE ARE MORE THAN 6 SMOKE DETECTORS TOTAL WITHIN THE HOUSE THEN ALL SMOKE DETECTORS SHALL BE U.L. LISTED LOW VOLTAGE PHOTOELECTRIC DETECTORS MEETING THE REQUIREMENTS OF NFPA 72 AND AUTHORITIES HAVING JURISDICTION (AHJ). SMOKE DETECTORS SHALL HAVE INTEGRATED SOUNDERS AND SHALL BE WIRED SO THAT ALL DETECTORS SOUND SIMULTANEOUSLY AND SHALL BE CONNECTED TO A U.L. LISTED RESIDENTIAL ALARM CONTROL PANEL, WHICH CAN BE MONITORED BY A CENTRAL STATION. SUCH PANEL SHALL BE PRIMARILY POWERED BY A DEDICATED 1.5 AMP AC BRANCH CIRCUIT WITH SECURE TRANSFORMER AND BATTERY BACKUP.

SECOND FLOOR ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"