MEMORANDUM

TO: Planning and Zoning Board
DATE: November 18, 2026
RE: Variance Application 2010 Hoffner Avenue

Planning and Zoning Case Number 2026-10-042: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102(A)(4)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

Background:

1. On October 27, 2026, the applicant submitted a Variance application and the paperwork.
2. On November 5, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on November 7, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO **APPROVE** REQUESTED VARIANCE FROM SECTION 50-102(A)(4)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET** *{state only the subsections below that are not satisfied]*, **TO DENY** THE REQUESTED VARIANCE FROM SECTION 50-102(A)(4)(G) TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM ALLOWED 300 SQUARE FEET, SUBMITTED BY APPLICANT RYAN MCNALLY (MCNALLY CONSTRUCTION) FOR THE PROPERTY LOCATED AT 2010 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 18-23-30-3648-00-271.

Or the Board can request that it be tabled to a date certain to allow for revisions, as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Ryan McNally (McNally Construction)	OWNER Oscar Rosales
ADDRESS P.O. Box 818 Windermere FL 34786	PROJECT ADDRESS 2010 Hoffner Ave Belle Isle FL 32809
CONTACT NUMBER 407.873.9616	OWNER'S CONTACT NUMBER 305.395.8582
EMAIL Ryan@mcnallybuilds.com	OWNER'S EMAIL oscarrosales@icloud.com
PARCEL ID# 18-23-30-3648-00-271	
LAND USE CLASSIFICATION 0130 - Sfr - Lake front	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON Sec. 50-102 - Accessory Structures	K Variance Fee $300 _____ Special Exception $750

DETAILED VARIANCE REQUEST
Requesting a variance to allow a 368 SF detached accessory gym structure, exceeding the maximum permitted 300 SF by 68 SF. The proposed structure meets all required setbacks and is intended soley for private residential use.

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction.
- By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies.
- The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE			OWNER'S SIGNATURE	
K VARIANCE	___SPECIAL EXCEPTION	___OTHER	P&Z CASE NUMBER 2026-10-042	DATE OF HEARING 11/10/2026

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.

c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.

d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
h. The board shall find that the preceding requirements have been met by the applicant for a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.
(2) *Violations of conditions.*

a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:
FEE: X $300 VARIANCE
_____ $750 SPECIAL EXCEPTION

10/27/26 cc2069309/2
Date Paid Check/Cash Rec'd by

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleisleFl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

a. _X_ $300 filing fee for a Variance: _____ $750 filing fee for a Special Exception
b. a completed application form,
c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
e. For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. **WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?** **WHAT WOULD BE THE UNNECESSARY HARDSHIP?**
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. **HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?**
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. **CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?** **LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.**
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest. **WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).**

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**

Variance Justification

Detached Private Exercise Building

Property 2010 Hoffner Avenue, Belle Isle, Florida 32809
Owner Oscar Rosales
Prepared by McNally Construction Group

Request

We request approval of an area variance for a proposed 368-square-foot detached private exercise building at the property above. The request is for a 68-square-foot increase over the 300-square-foot limit and is limited to building area.

Limited increase and setback compliance

The proposed building measures 24 feet by 15 feet 4 inches, for a total of 368 square feet. It meets all required setbacks. No setback variance is requested.

Appearance of the detached design

Maintaining the gym as a detached structure avoids adding a connecting breezeway that the owner believes would create a less desirable appearance for neighboring properties.

Private homeowner use only

The building will be used solely as a private exercise space for the homeowner and family. It will not be configured or used as rental space and will have no commercial use.

Neighbor support

A neighbor letter of non-objection is available in support of this request.

We respectfully request approval of this 68-square-foot area variance to allow the proposed private exercise building to remain detached while meeting all required setbacks.

NEIGHBOR ACKNOWLEDGMENT AND LETTER OF NON-OBJECTION

Variance Request - Accessory Exercise/Gym Structure
2010 Hoffner Avenue, Belle Isle, Florida 32809

Dear Neighbor,

We are writing on behalf of **Oscar Rosales**, owner of the property located at **2010 Hoffner Avenue, Belle Isle, Florida 32809**, regarding a proposed detached accessory structure on the property that will be used as a private exercise/gym building.

As part of the planned improvements to the property, the proposed gym has been designed at approximately **368 square feet**. The applicable limitation for this accessory structure is **300 square feet**; therefore, the owner is seeking a variance for an additional **68 square feet**.

The proposed structure and its location are shown on the attached site plan. The accessory structure meets all required setbacks for the property. The requested variance relates only to the size of the accessory structure. The gym is intended solely for the private use of the property owner and his family and is not intended for any commercial use

As part of the variance process, we are reaching out to neighboring property owners to make you aware of the request and to provide you with an opportunity to acknowledge that you have reviewed the proposed location and size of the structure.

If you have no objection to the requested variance, we would greatly appreciate your signature below. Your signature simply confirms that you have been informed of the proposed accessory gym structure and do not object to the owner's request for a variance allowing the structure to be approximately 368 square feet rather than the otherwise permitted 300 square feet.

Thank you for your time and consideration.

Sincerely,
McNally Construction Group
On behalf of Oscar Rosales, Property Owner
2010 Hoffner Avenue, Belle Isle, Florida 32809

NEIGHBOR ACKNOWLEDGMENT / NON-OBJECTION

I/We, the undersigned owner(s) of the property identified below, acknowledge that I/we have been informed of the proposed accessory exercise/gym structure at **2010 Hoffner Avenue, Belle Isle, Florida 32809**, have had an opportunity to review the proposed location and size, understand that the proposed structure meets the required property setbacks, and have no objection to the property owner's request for a variance to permit the approximately 368-square-foot accessory structure.

Neighbor Property Address: 1938 HOFFNER AVE BELLE ISLE FL 32809

Property Owner Name(s): BONNIE VAN DYKE

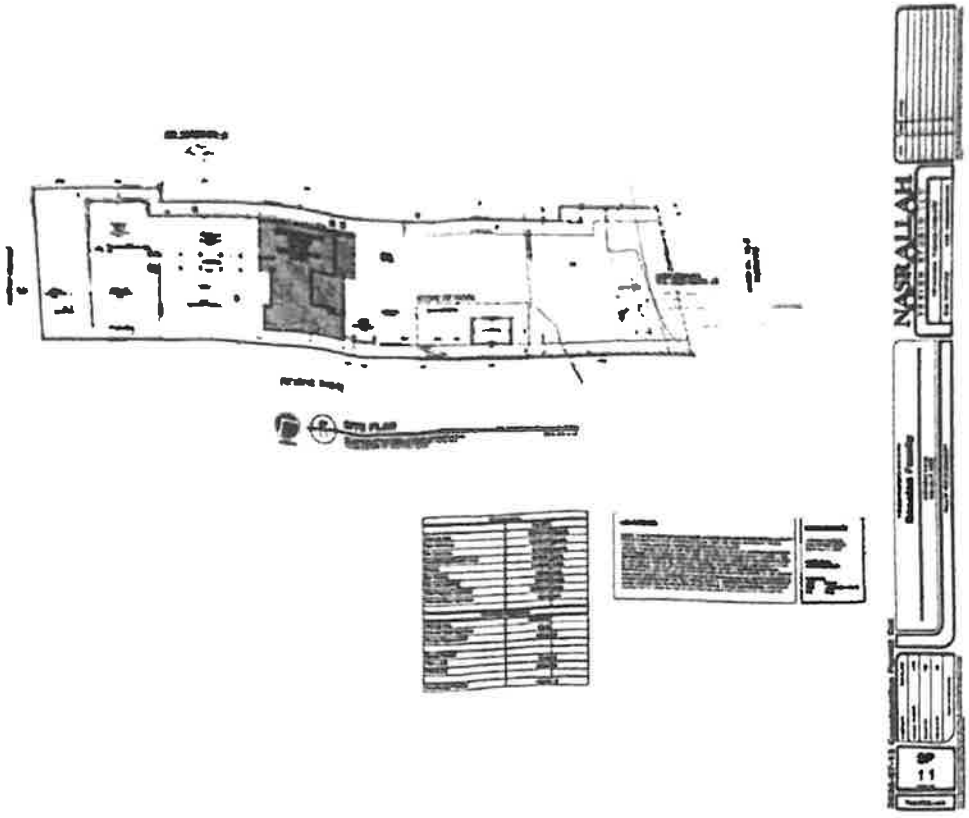
Signature: Bonnie Van Dyke Date: 10/11/26

Signature: (Oscar Rosales) Date: 10/11/26

Comments (optional):

EXHIBIT A

Site Plan - Proposed Detached Gym
2010 Hoffner Avenue, Belle Isle, Florida 32809





*Proposed location of gym structure is where current shed is located.







Property Record - 18-23-30-3648-00-271

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
2010 Hoffner Ave

Names
Rosales Oscar D

Municipality
BI - Belle Isle

Property Use
0130 - Sfr - Lake Front

Mailing Address
2010 Hoffner Ave
Belle Isle, FL 32809-3530

Physical Address
2010 Hoffner Ave
Belle Isle, FL 32809

QR Code For Mobile Phone



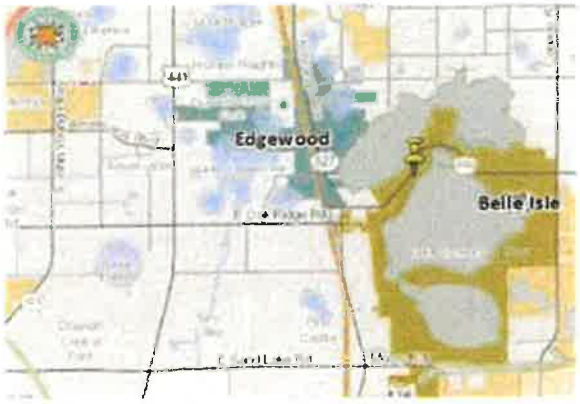








302318364800271 08/28/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land		Building(s)		Feature(s)	Market Value	Assessed Value
2026 W MKT	$689,700	+	$898,890	+	$55,200	= $1,643,790 (27%)	**$1,643,790** (84%)
2025 ✓ MKT	$689,700	+	$543,750	+	$56,200	= $1,289,650 (2.0%)	**$894,211** (2.9%)
2024 ✓ MKT	$689,700	+	$518,046	+	$56,200	= $1,263,946 (8.7%)	**$869,010** (3.0%)
2023 ✓ MKT	$627,000	+	$479,634	+	$56,700	= $1,163,334	**$843,699**

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2026 W	n/a	n/a	n/a	n/a	$0
2025 ✓ $ HX CAP	$25,000	$25,722	$0	$395,439	**$7,328**
2024 ✓ $ HX CAP	$25,000	$25,000	$0	$394,936	**$7,149**
2023 ✓ $ HX CAP	$25,000	$25,000	$0	$319,635	**$5,897**

2026 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$1,643,790	$0	$1,643,790	3.0950 (-3.31%)	**$5,087.53**	18%
Public Schools: By Local Board	$1,643,790	$0	$1,643,790	3.2480 (0.00%)	**$5,339.03**	19%
Orange County (General)	$1,643,790	$0	$1,643,790	4.4347 (0.00%)	**$7,289.72**	26%
City Of Belle Isle	$1,643,790	$0	$1,643,790	4.9999 (4.50%)	**$8,218.79**	30%
Library - Operating Budget	$1,643,790	$0	$1,643,790	0.3748 (0.00%)	**$616.09**	2%
St Johns Water Management District	$1,643,790	$0	$1,643,790	0.1793 (0.00%)	**$294.73**	1%
Lake Conway Mstu	$1,643,790	$0	$1,643,790	0.5750 (0.00%)	**$945.18**	3%
				16.9067	**$27,791.07**	

2026 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE STOR - STORMWATER IMPROVEMENT - (407)851-7730	1.00	$140.00	**$140.00**
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	$305.40	**$305.40**
				$445.40

Property Features

Property Description

C H HOFFNERS SUB F/37 THE E 11 FT LOT 27 & ALL LOT 28 (LESS S 255.53 FT OF N 330.53 FT OF E 7.85 FT OF LOT 28)

Total Land Area

28,848 sqft (+/-) | 0.66 acres (+/-) GIS Calculated

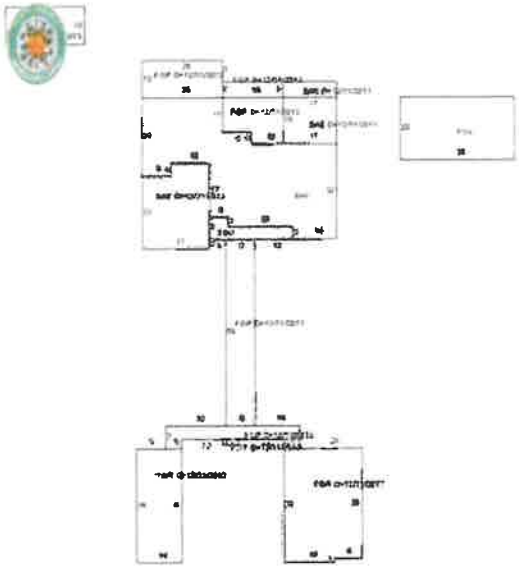
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	BI-R-1-AA	1 Units	$689,700.00	$689,700	$0.00	$0

Buildings

Model Code	1 - Single Fam Residence
Type Code	0104 - Single Fam Class Iv
Building Value	$898,890
Estimated New Cost	$959,300
Actual Year Built	1966
Beds	3
Baths	3.0
Floors	2
Gross Area	6442 sqft
Living Area	3542 sqft
Exterior Wall	Cb.Stucco
Interior Wall	Plastered

Subarea Description	Sqft	Value
BAS - Base Area	1651	$354,899
BAS - Base Area	531	$114,144
BAS - Base Area	85	$18,272
BAS - Base Area	255	$54,815
FOP - Finished O	300	$16,122
FOP - Finished O	122	$6,664
FUS - Finished U	300	$54,815
FOP - Finished O	531	$28,590
FUS - Finished U	720	$131,556
FOP - Finished O	198	$10,748
FGR - Finished G	504	$54,170
FGR - Finished G	891	$95,872
FOP - Finished O	249	$13,328
FOP - Finished O	95	$5,159
FOP - Finished O	10	$645



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL1 - Fireplace 1	01/01/1966	1 Unit(s)	$1,500.00	$1,500
BD3 - Boat Dock 3	01/01/2012	1 Unit(s)	$10,000.00	$10,000
BC3 - Boat Cover 3	01/01/2012	1 Unit(s)	$6,000.00	$9,000
SHED - Shed	01/01/2012	1 Unit(s)	$500.00	$500
PT2 - Patio 2	01/01/2012	1 Unit(s)	$2,000.00	$2,000
WLDC - Wall Dec	01/01/2013	180 Unit(s)	$20.00	$2,700
FPL2 - Fireplace 2	01/01/2013	1 Unit(s)	$2,500.00	$2,500
SPA2 - Spa 2	01/01/2022	1 Unit(s)	$3,500.00	$3,500
PL2 - Pool 2	01/01/2022	1 Unit(s)	$25,000.00	$24,500

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/25/2025	$2,200,000	20250259185	/	Warranty Deed			Improved
04/09/2016	$100	20160204645	/	Quit Claim Deed			Improved
01/23/2012	$485,000	20120057869	10327 / 2531	Warranty Deed			Improved
07/20/2010	$0	20100642419	10129 / 8130	Quit Claim Deed			Improved
06/05/2009	$100	20090401739	09902 / 0786	Trustees Deed			Improved
07/16/2001	$100	20010378791	06329 / 6735	Warranty Deed			Improved
04/01/1986	$100	19862500370	03771 / 1163	Warranty Deed			Improved

A Custom Exercise Building for the:

Rosales Family

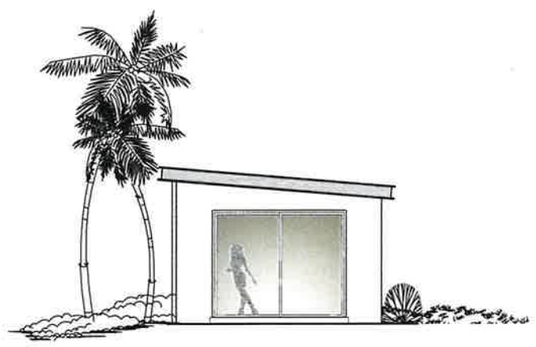
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID 18.23.30.3648-00-271

DRAWING INDEX

REVISION	SHEET NO.	DESCRIPTION
		GENERAL NOTES
	0.1	COVER SHEET, DRAWING INDEX, PROJECT TEAM
	0.2	CODE INFORMATION, GENERAL NOTES
		LANDSCAPE ARCHITECTURE
	L-100	GRADING AND DRAINAGE PLAN - PARTIAL
	L-101	GRADING AND DRAINAGE PLAN - PARTIAL
		ARCHITECTURAL
	SP1.1	SITE PLAN
	1.1	FLOOR PLAN / ROOF PLAN / POWER & LIGHTING
	3.1	ELEVATIONS / BUILDING SECTION / WALL SECTIONS
	6.1	WINDOW & DOOR DETAILS / SCHEDULES
	MEP0.1	GENERAL ELECTRICAL / MECH. / PLUMBING NOTES
		STRUCTURAL
	S0	NOTES AND SCHEDULES
	S1.3	FOUNDATION PLAN - D
	S2.3	STRUCTURAL PLAN - D
	S3.3	ROOF FRAMING PLAN - D
	L1.3	FIRST FLOOR LINTEL PLAN - D
	D2	DETAILS

PROJECT SITE





BUILDER

MCNALLY CONSTRUCTION GROUP
7345 W. SAND LAKE RD.
ORLANDO, FLORIDA 32819
PH: 407-352-8200

LANDSCAPE ARCHITECT

Verlander
Landscape Architect
706 Turnbull Avenue, Suite 201 Phone: (407) 834-4104
Altamonte Springs, FL 32701 Fax: (407) 834-2919
STEVEN P. VERLANDER, ASLA
License No. LA6667258

STRUCTURAL ENGINEER

TSG
Making Dreams Come True
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333
CA No. 9161
100% Employee Owned
myTSGhome.com

DESIGNER

NASRALLAH
DESIGN STUDIO, LLC
1007 LEWIS DRIVE,
WINTER PARK, FLORIDA 32789
PH: 407-973-6744
PROJECT MANAGER:
ADAM METEL

DATE	MARK	REMARK

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

A Custom Exercise Building for the
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18.23.30.3648-00-271

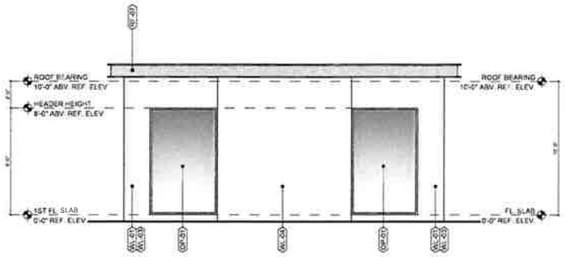
2026-07-13 Construction Permit Set

ISSUE DATE:	MAY 05, 2025
PROJECT NUMBER	17310
DRAWN BY:	AM
CHECKED BY:	AM
	SCALE AS INDICATED

0.1
SHEET NO.

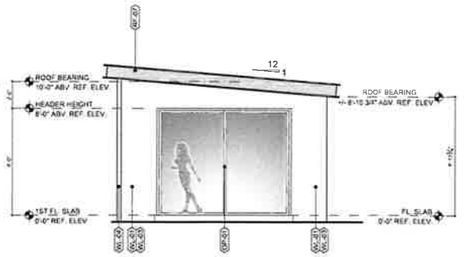
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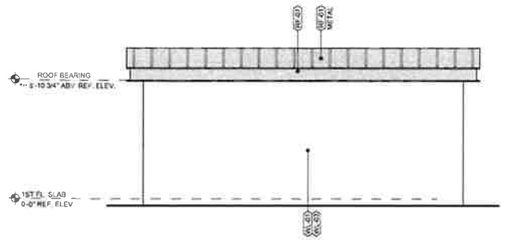
1 / 3.1 **LEFT ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'- 0"



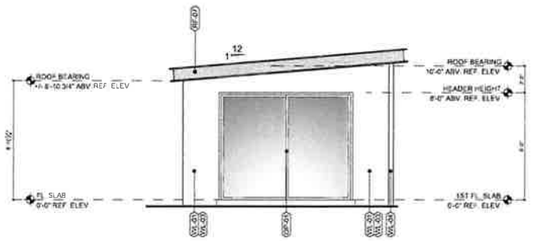
2 / 3.1 **FRONT ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'- 0"



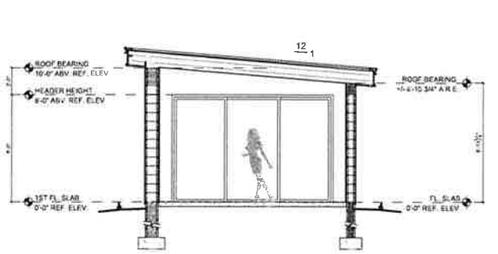
3 / 3.1 **RIGHT ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'- 0"



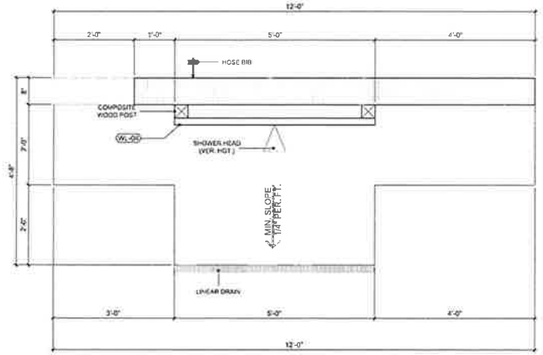
4 / 3.1 **REAR ELEVATION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'- 0"



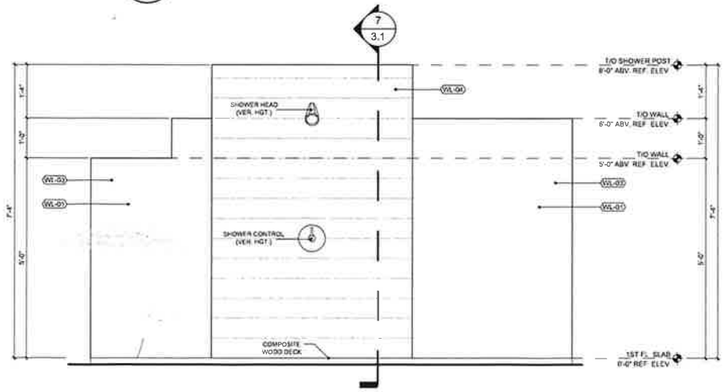
5 / 3.1 **BUILDING SECTION**

DETACHED EXERCISE BUILDING — SCALE: 1/4" = 1'- 0"



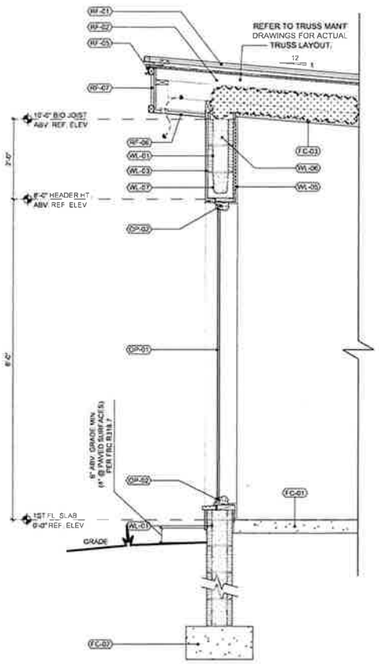
8 / 3.1 **SHOWER PLAN**

1 STORY SHOWER — SCALE: 3/4" = 1'- 0"



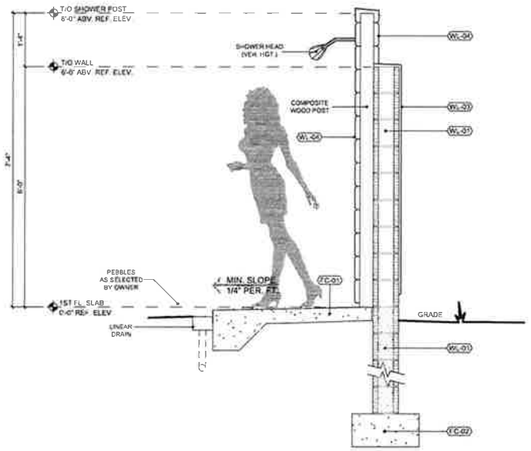
9 / 3.1 **SHOWER ELEVATION**

1 STORY SHOWER — SCALE: 3/4" = 1'- 0"



6 / 3.1 **WALL SECTION - 01**

1 STORY GYM — SCALE: 3/4" = 1'- 0"



7 / 3.1 **SHOWER - WALL SECTION**

SHOWER — SCALE: 3/4" = 1'- 0"

SECTION/ ELEVATION TYPICAL NOTES:

DRYWALL SPEC

-WALLS THAT ABUT NON-CONDITIONED SPACE AND WALLS THAT ARE IN DIRECT CONTACT WITH WET AREAS INCLUDING BUT NOT LIMITED TO BATHROOMS, UTILITY ROOMS, GARAGE & COVERED OUTDOOR SPACES USE FIBERGLASS BACKED DRYWALL

ROOF NOTE

-SEE ROOF PLAN FOR GENERAL ROOF NOTES AND ROOF MATERIAL SELECTION NOTES

TYPICAL ARCHITECTURAL NOTES

-VERIFY ALL STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEER

-COORDINATE ALL INTERIOR WALL, SOFFITS AND CEILING TREATMENTS WITH INTERIOR DESIGNER/ OWNER

-ROOF AND BEARING HEIGHTS ARE SHOWN RELATIVE TO A REFERENCE ELEVATION BASED ON TOP OF SLAB U N O

-ALL HANDRAILS AND GUARD RAILS TO BE 36" AFF U N O. W/ VERTICAL PICKETS/RAILS/BARS SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQ'D. MAX 2" A.F.F. COORD FINAL MATERIAL, DESIGN AND FINISH WITH IDOWNER. HANDRAILS AND GUARDS MUST COMPLY WITH THE REQUIREMENTS OF THE FBC R

-SEAL ALL PENETRATIONS IN THERMAL ENVELOPE, WHETHER CONCEALED OR VISIBLE. PROVIDE WATERPROOFING, AIR BARRIER AND/OR THERMAL BARRIER SEAL BASED ON APPLICATION USE & ASSEMBLY TYPE. CONSIDER COMPATIBILITY OF MATERIALS.

SECTION/ ELEVATION KEY NOTES

RF: ROOF/ EAVE ASSEMBLY

- RF-01 ROOFING MATERIAL: METAL ENGLERT SERIES 1300 1.5" ARCHITECTURAL SEAMED PANEL ROOF SYSTEM. SEE MANUFACTURER'S INSTALATION AND UNDERLAYMENT GUIDELINES
- RF-02 PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. SEE FRAMING PLAN AND SHOP DRAWINGS FROM TRUSS MFR. PROVIDE MIN. R-30 SPRAY FOAM INSULATION TO THE UNDERSIDE OF ROOF SHEATHING AND AS NEEDED TO CREATE A SEALED ENVELOPE FOR CONDITIONED SPACES. INSTALL PER MFR'S WRITTEN INSTRUCTIONS. TYP. SEE ROOF PLAN FOR VENTILATION NOTES. MANUF/VENDOR SHALL ONLY USE PRODUCTS THAT MEET FBC 107, FBCR 316 AND R806.5 AND ALL SUBSECTIONS. VENDOR SHALL PROVIDE ALL TESTING APPROVALS FOR THE SPECIFIC PRODUCT USED AS REQUIRED BY LOCAL AHJ
- RF-03 STRUCTURAL FASTENER. S.S.D.
- RF-04 CONTINUOUS FLASHING. SEE ROOF PLAN AND NOTES. USE COPPER ALT. DARK BROWN FACTORY COATED ALUM.
- RF-05 CONTINUOUS METAL DRIP EDGE ON 1"X6" FASCIA ON 2X BLOCKING OR EXPOSED RAFTER TAILS. FOR BARREL, VILLA, AND "S" STYLE TILE PROVIDE FACTORY BIRD STOP (ONE PIECE METAL EAVE CLOSURE)
- RF-06 ALUMINUM COMPOSITE SOFFIT (SEE FC-07) WITH CONTINUOUS SOFFIT VENT
- RF-07 ALUMINUM COMPOSITE PANEL. INSTALL AS PER MANUF. WRITTEN INSTRUCTIONS.

WL: WALL ASSEMBLY

- WL-01 EXTERIOR MASONRY ASSEMBLY 8" NOMINAL REINFORCED CMU WALL - S.S.D.
- WL-02 NOT USED
- WL-03 EXTERIOR FINISH: CEMENT PLASTER NOTE: PROVIDE EXPANSION JOINTS/ CONTROL JOINTS AT DISSIMILAR MATERIALS/ CHANGES IN CONSTRUCTION. SO THAT PANEL SIZES DO NOT EXCEED 240 SF AND AS REQUIRED BY TCNA AND ASTM C 1063. PROVIDE A CONT. STUCCO STOP @ MIN. 4" ABOVE EARTH (FIN GRADE) OR 2" ABV. PAVEMENT/CONC. DECK. PROVIDE WEEP SCREEDS AT ALL REQUIRED LOCATIONS PER FBC R703.7.2.1 @ THE FOUNDATION PLATE LINE ON EXTERIOR STUD FRAMING IF APPLICABLE, AND ALL CURRENT INDUSTRY STANDARDS. EXTERIOR PLASTER SHALL BE INSTALLED ON THE FOLLOWING SUBSTRATES PER R703.7.2 IN THE FOLLOWING THICKNESS(S) PER TABLE R702.1 MASONRY SUBSTRATE: MIN 1/2" CEMENT PLASTER ON CONCRETE MASONRY WALL. FINISH AS SELECTED BY OWNER WOOD FRAME SUBSTRATE: MIN 7/8" STUCCO ON GALV. M'TL. LATH ON TYPAR STUCCO WRAP ON EXTERIOR FRAME ASSEMBLY. SEE WL-02
- WL-04 EXTERIOR FINISH: COMPOSITE WOOD MATERIAL
- WL-05 INTERIOR FINISH: DRYWALL. SEE SECTION/ ELEVATION TYPICAL NOTES. MASONRY SUBSTRATE: 1/2" DRYWALL INTERIOR WALL FINISH ON P.T. 2X FURRING STRIPS W/ 1" STYROFOAM PERMEABLE RADIANT BARRIER WITH MIN. R5 INSULATION VALUE. CONTINUE THE RADIANT BARRIER TO THE TOP OF THE MASONRY WALL BEYOND THE DRYWALL FINISH AND AS NEEDED TO CREATE A THERMAL ENVELOPE FOR CONDITIONED SPACES. HOLD DRYWALL 1/2" OFF FLOOR DECKING/SLAB. TYP. COORD FURRING THICKNESS WITH FLOOR PLANS. WHERE ADDITIONAL THICKNESS IS SHOWN USE 2X STUDS W/ MIN. 1/2" AIR GAP TO SEPARATE STUDS FROM CONCRETE SUBSTRATE. USE P.T. MEMBERS WHERE IN DIRECT CONTACT WITH CONCRETE SUBSTRATE
- WL-06 CONT. BOND BEAM. S.S.D.
- WL-07 P.C. LINTEL - S.S.D.
- WL-08 HEADER. S.S.D.
- WL-09 PROVIDE JOINT AT DISSIMILAR MATERIALS PER FBCR.

FC: FLOOR/ CEILING ASSEMBLY

- FC-01 FLOOR SYSTEM: MIN. 4" THICK REINFORCED CONCRETE SLAB ON CONTINUOUS 6 MIL VAPOR BARRIER ON CLEAN AND WELL COMPACTED TERMITE TREATED FILL. SSD. FLOOR FINISH - AS SELECTED BY OWNER. FOUNDATION AND FOOTING: MIN 16" BELOW GRADE. SSD.
- FC-02 CEILING FINISH: 1/2" C.D. GYP. BOARD.

MARK	REMARK	DATE

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-617-0938 Email: Adam@nasrallah.com

A Custom Exercise Building for the

Rosales Family

2010 Hoffner Avenue
Belle Isle, FL 32809

Parcel ID: 18.23.30.3648-05-271

2026-07-13 Construction Permit Set

ISSUE DATE:	MAY 01, 2025
PROJECT NUMBER:	RTTH
DRAWN BY:	AM
CHECKED BY:	AM
	SCALE AS INDICATED

3.1
SHEET NO.

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LIGHTING LEGEND:

NOTE: VERIFY 'ROUND' OR 'SQUARE' FIXTURES FOR ALL DOWNLIGHT APPLICATIONS

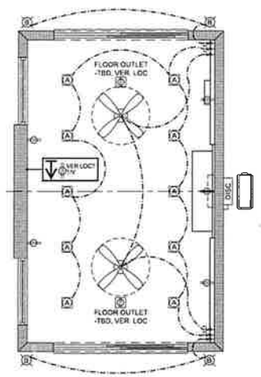
ALL EXTERIOR LIGHTS TO BE UL EXTERIOR RATED FOR WET LOCATIONS

NOTE: NOT ALL FIXTURES SHOWN IN THE LEGEND ARE USED IN THE PROJECT. VERIFY ON PLAN

- 3" LED RECESS DN
- EXT SURFACE MTD. (IN SOFFIT) - FIXTURE BY OWNER/ID

ELECTRICAL LEGEND

- SWITCH
- GFI DUPLEX OUTLET w/ MOUNTING HEIGHT A.F.F.
- UNDER COUNTER APPLIANCE. VERIFY POWER REQUIREMENTS
- 110V DUPLEX CONVENIENCE OUTLET W/ ARC FAULT INTERRUPTER
- FLOOR OUTLET - PROVIDE CONDUIT CHASE AS REQUIRED VERIFY LOCATION W/ INTERIOR DESINGER / OWNER
- 52" CEILING FAN W/ LIGHT FIXTURE - FIXTURE BY OWNER/DESIGNER
- CABLE OUTLET & REQUIRED POWER VERIFY HT IN WITH OWNER/DESIGNER
- MSC DISCONNECT SWITCH



3 1.1 **POWER & LIGHTING PLAN**
EXERCISE BUILDING SCALE: 1/4" = 1'-0"

GENERAL ROOF NOTES:

ALL ROOF ASSEMBLIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023)

1. ALL OVERHANGS ARE 1'-0" UNLESS NOTED OTHERWISE
2. ROOF PITCH IS 1 1/2 SLOPE - UNLESS NOTED OTHERWISE
3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MIN 1 FOOT AWAY FROM EXTERIOR WALL LINE
4. BUILT-UP ROOFS SEE "BUILT-UP ROOF SPECIFICATION" THIS SHEET
5. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTION 1503.2 OF THE FLORIDA BUILDING CODE, 8TH EDITION (2023) BUILDING & SECTION R903.2 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL
6. THIS STRUCTURE IS DESIGNED TO BE A NON-VENTED STRUCTURE WITHIN THE THERMAL ENVELOPE OF THE BUILDING IN ACCORDANCE WITH FBC R806.5. SEE ROOF PLAN, BUILDING SECTIONS, AND WALL SECTIONS FOR SPECIFIC ATTIC VENTILATION REQUIREMENTS THROUGHOUT THE STRUCTURE
7. GUTTERS OPTIONAL. VERIFY WITH OWNER

ROOFING MATERIAL SPECIFICATION:

METAL ROOFING

ENGLERT SERIES 1300 1 1/2" ARCHITECTURAL SEAMED PANEL ROOF SYSTEM ON MANUF RECOMMENDED UNDERLAYMENT. MINIMUM ROOF SHEATING THICKNESS 19/32"

1. INSTALL FLASHING, COUNTER FLASHING VALLEYS AND OFF RIDGE VENTS
3. STRIP ALL FLANGES WITH MEMBRANE AND PLASTIC ROOF CEMENT.
4. INSTALL METAL ROOF PER M'FR WRITTEN INSTRUCTIONS.

FLASHING SPECIFICATION:

GALVANIZED METAL FLASHING
26 GA. VALLEYS & COUNTER FLASHING
24 GA. COPINGS

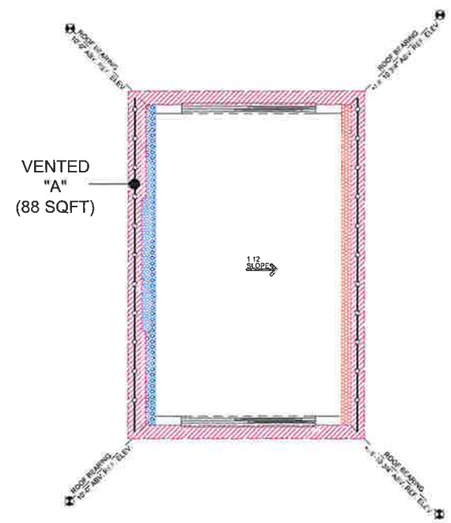
26 GA. ALUMINUM CONTINUOUS EAVE DRIP. FACTORY PAINTED. COLOR AS SELECTED BY OWNER

R807.1 ATTIC ACCESS:

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²)

THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



PROJECT SPECIFIC VENTILATION REQUIREMENT CALCULATIONS (VENT SIZE)

VENT TO BE OFFSET 6" FROM ROOF / BALCONY EDGE.

3" REVEAL DEPTH (5 VENT SLOT)
VENT AREA PER LINEAL FOOT APPROX. 5 SQ. IN.
PERCENT OF AREA VENTED APPROX. 14.3%

VENTILATED ROOF AREA "A"
REQUIRED VENT AREA: 12,672 SQ IN / 150 = 85 SQ IN
PROVIDE SOFFIT VENT: 3" WIDE X 30'-0" = 250 SQ IN

VENTILATION REQUIREMENTS:
1/150 OF THE AREA OF THE SPACE VENTILATED.

ATTIC VENTILATION LEGEND:

- INDICATES ROOF AREA TO BE VENTED
- INDICATES SOFFIT VENT

WALL HEIGHT
- TOP OF WALL (CMU) +/-9'-10 3/4" A.F.F.
- TOP OF WALL (CMU) 10'-0" A.F.F.

2 1.1 **ROOF PLAN**
EXERCISE BUILDING SCALE: 1/4" = 1'-0"

FLOOR PLAN TYPICAL NOTES:

INCLUDES BUT IS NOT LIMITED TO

APPLIANCES

UNDER COUNTER APPLIANCES MAY VARY IN SIZE. BUILDER SHALL COORD. ALL APPLIANCES W/ ID/OWNER SELECTION AND CABINETRY CONSULTANT.

COORD. WIDTH & HEIGHT WITH FRONT LOAD WASHER AND DRYER IF APPLICABLE.

COORD. IRONING BOARD LOCATION - WALL INSET. W/ ID/ OWNER IF APPLICABLE.

SEE FLOOR PLAN FOR ADDITIONAL APPLIANCES

GENERAL

VERIFY FINISH FLOOR ELEVATIONS W/ LANDSCAPE GRADING AND DRAINAGE PLANS.

SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.

SITE

MECHANICAL SCREEN WALLS: T.O. WALL TO BE 5'-0" ABOVE FINAL GRADE. VERIFY FINAL GRADING WITH GRADING PLANS.

SEE FOUNDATION PLAN FOR RETAINING WALL DIMENSIONS. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR WALL HEIGHT ABOVE GRADE.

REFER TO LANDSCAPE PLANS FOR POOL LOCATION.

COORDINATE GUTTER DOWNSPOUT LOCATIONS WITH LANDSCAPE ARCHITECT.

FLOOR PLAN KEY NOTES: (XX)

G GENERAL

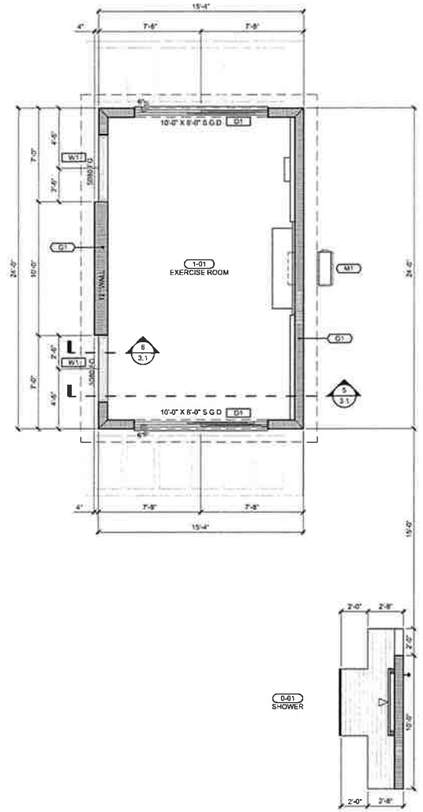
G1 NEW CMU WALL. SIZE AND FINISH TO MATCH EXISTING
G2 STRUCTURAL COLUMN. SEE STRUCTURAL DRAWINGS.

M MECHANICAL

M1 A/C COMPRESSOR (MINI-SPLIT). COORD. WITH MECHANICAL CONTRACTOR

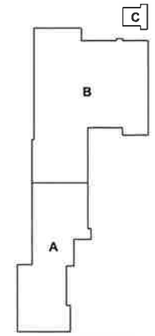
BUILDING AREA CALCULATIONS

	CONDITIONED AREA	NON-CONDITIONED AREA
EXERCISE BUILDING		
ADDITION - EXERCISE BUILDING	368 SQ.FT.	
TOTAL CONSTRUCTED AREA	368 SQ.FT.	



1 1.1 **FLOOR PLAN**
EXERCISE BUILDING SCALE: 1/4" = 1'-0"





"KEY PLAN"

WALL TYPE LEGEND

W.1 NEW EXTERIOR CMU WALL

DATE	MARK	REMARK

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Phone: 407-647-0938 Email: Adam@nasrallah.com

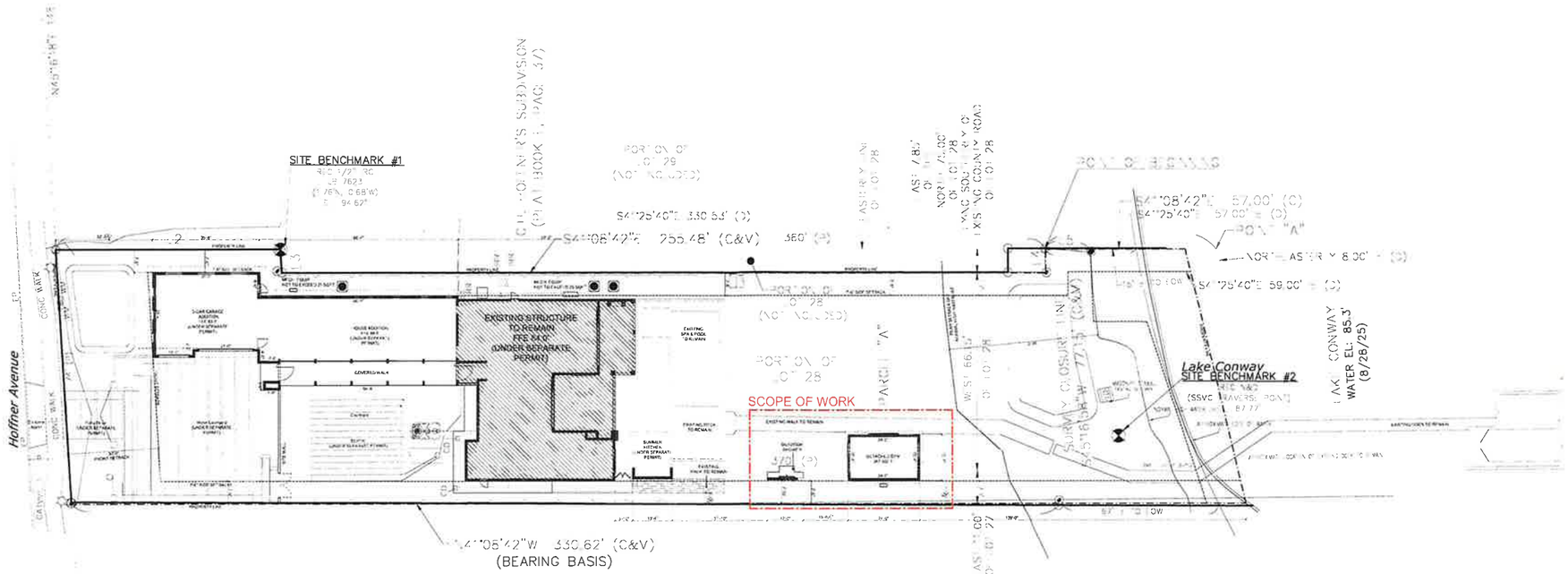
2026-07-13 Construction Permit Set

A Custom Exercise Building for the:
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18 23 30 3648 00 271

ISSUE DATE:	MAY 01, 2025
PROJECT NUMBER:	17330
DRAWN BY:	AW
CHECKED BY:	AN
	SCALE AS INDICATED

1.1
SHEET NO

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NORTH

SP 1.1

SITE PLAN

SEE LANDSCAPE ARCHITECTS/CIVIL ENGINEERS DOCUMENTS FOR ALL GRADING, DRAINAGE, AND HARDSCAPE DIMENSIONS AND DETAILS
THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY

SCALE 1/16" = 1'-0"

Site Calculations		
	Area (SF)	
Total Lot Area	28,848.00	100.00%
Base Impervious	10,096.80	35.00%
Max Impervious	18,751.20	65.00%
House/Garage/Covered Areas	6,146.84	21.31%
Driveway	2,402.05	8.33%
Gym Building	368.16	1.28%
Pool Area (existing)	1,912.92	6.63%
Total Proposed Impervious	10,829.95	37.5%
Area over Base Impervious	733.15	2.5%
Stormwater Requirements		
Total Lot Area	28,848.00	
Area over Base Impervious	733.15	
Storage Required (7.5")	458.22	CF
Storage Provided		
POND A (4")	173.42	CF
POND B (4")	316.80	CF
Total Storage Provided	480.22	CF

LEGAL DESCRIPTION

PARCEL "A" AS SET FORTH ON PLAT OF SURVEY ATTACHED AS EXHIBIT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3771 PAGE 1163 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND MORE PARTICULARY DESCRIBED AS FOLLOWS
THE EAST 11.00 FEET OF LOT 27 AND THE WEST 66.15 FEET OF LOT 28, CH. HOFFNER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H, PAGE 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (LYING SOUTHEASTERLY OF EXISTING COUNTY ROAD) AND THE EAST 7.85 FEET OF THE NORTH 75.00 FEET OF THAT PART OF SAID LOT 28, LYING SOUTHEASTERLY OF EXISTING ROAD, AND BEGIN AT A POINT OF THE EASTERLY LINE OF LOT 28 SITUATED 330.53 FEET SOUTH 41 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID LOT LINE 57.00 FEET MORE OR LESS TO THE WATERS OF LAKE CONWAY FOR A POINT CALLED "A" TO RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 7.85 FEET, THENCE SOUTH 41 DEGREES 25 MINUTES 40 SECONDS EAST 59 FEET MORE OR LESS TO THE WATER OF LAKE CONWAY, THENCE NORTHEASTERLY ALONG SAID WATERS 8.00 FEET MORE OR LESS TO THE POINT CALLED "A" AND THE POINT OF TERMINATION.

PROJECT INFORMATION

PROPERTY ADDRESS
2010 HOFFNER AVENUE,
BELLE ISLE, FL 32809

PARCEL ID NO
18-23-30-3648-00-271

SETBACKS
30'-0" FRONT
50'-0" LAKEFRONT (REAR)
7'-5" SIDES

VARIANCE SUBMITTAL
2026-07-13 Construction Permit Set

A Custom Exercise Building for the:
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18.23.30.3648-00-271

DATE	MARK	REMARK

NASRALLAH
DESIGN STUDIO LLC
1607 Lewis Drive, Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

ISSUE DATE: MAY 01, 2025
PROJECT NUMBER: 17178
DRAWN BY: AM
CHECKED BY: AM
SCALE AS INDICATED

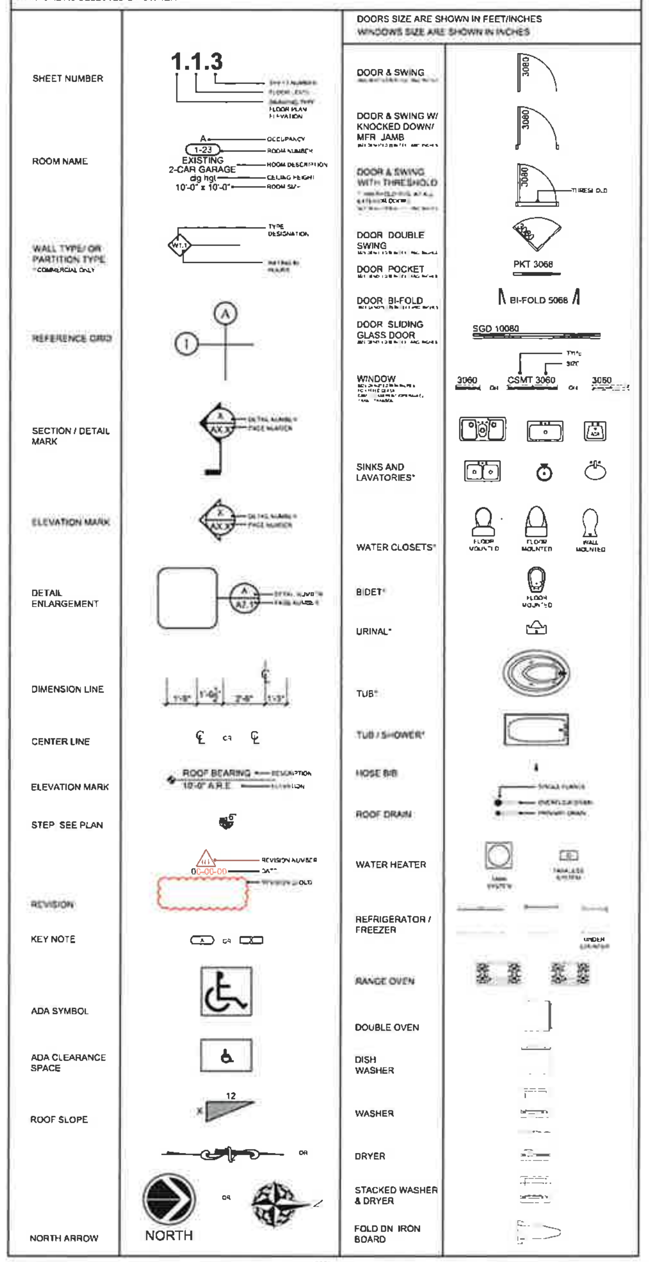
SP 1.1
SHEET NO

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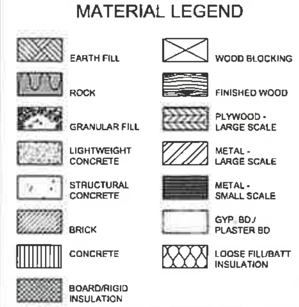
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SYMBOL LEGEND

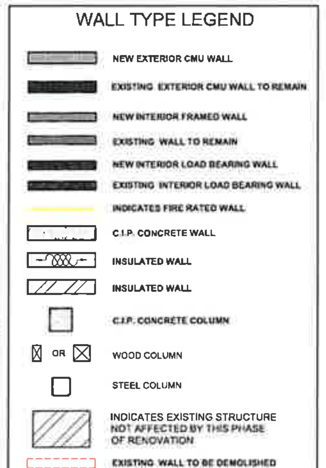
*FIXTURE AS SELECTED BY OWNER



MATERIAL LEGEND



WALL TYPE LEGEND



"CALL SUNSHINE STATE"
1-800-432-4770 TOLL-FREE
FL STATUE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.
ALL EXCESS FILL MATERIAL / EXCAVATED DIRT TO BE HAULED OFFSITE



INVESTIGATE BEFORE YOU EXCAVATE

FIRE RATING NOTES

- (A) FIRE RESISTANT CONSTRUCTION PER FBCR 302
- (B) PER FBC 721.3 SEE CV1.2
- (C) FBCR 302.5 DWELLING OPENING/PENETRATION
  302.6 FIRE SEPARATION
  302.7 UNDER STAIR PROTECTION SEE CV1.2

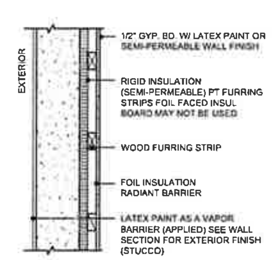
TERMITE PROTECTION

CODE SECTION:	
FBC 105.11	"A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel."
N/A	"Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls."
N/A	"Irrigation / sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building walls."
FBCR 704	In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm). Exceptions: 1. Paint or decorative cementitious finish less than 5/8 inch (17.1 mm) thick adhered directly to the masonry foundation sidewall. 2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only. 3. A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas. 4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only. 5. Masonry veneers.
FBCR 318.1.1	"The initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete."
FBCR 318.1.2	"Soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed."
FBCR 318.1.3	"Space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment."
FBCR 318.1.4	"Chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil."
FBCR 318.1.5	"Concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals."
FBCR 318.1.6	"Chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls."
FBCR 318.1.6	"A vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated."
N/A	"All buildings are required to have pre-construction treatment."
FBCR 318.1.7	"If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system."
FBCR 318.1.8	"If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval."
FBCR 318.2	"Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeve and pipe."
FBCR 318.1	"A certificate of compliance must be issued to the building department by a licensed pest control company before a certified of occupancy will be issued. The certified of compliance shall state: "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services.""
FBCR 404.1.6	"Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere."
FBCR 404.1.2.3.5 Item 4	"Foam plastic insulation shall be permitted below grade on foundation walls in accordance with one of the following conditions: 4.1 When in addition to the requirements of R 318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided. 4.2 The structural members of walls, floors, ceilings and roofs are of noncombustible materials or pressure-preservative-treated wood. 4.3 On the interior side of basement walls."
FBCR 318.3	"CLEANING. Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preservative treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement. Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry units voids below slab level before termite treatment is performed."
FBCR 318.4	"CONCRETE BEARING LEDGE. Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer, which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier. Exception: Veneer supported by a shelf angle or lintel secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402, provided at least a 6-inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure."
FBCR 408.5	"The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose."
	The foundation and the area encompassed within 1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash, and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.
FBCR 317 & 318	Refer to "Protection against decay and termites"
FBC R Figure(s) 403.1(2)(3)	Permanent Wood Foundation Crawl Space Section
FBCR 408 (all sections)	Crawl space access & ventilation

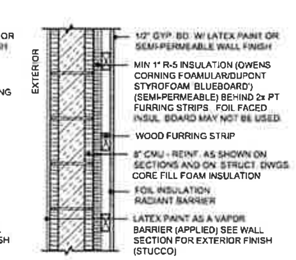
TYP. WALL TYPE

NOTE: FOIL FACED INSUL BOARD MAY NOT BE USED. INTERIOR NON-PERMEABLE WALL COVERINGS SHALL NOT BE USED ON AN EXTERIOR WALL PLANE

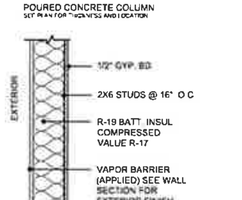
FLORIDA
(HOT HUMID CLIMATE)
ONLY 1-VAPOR BARRIER SHALL EXIST AND THIS SHALL OCCUR ON THE OUTBOARD EXTERIOR WALL PLANE



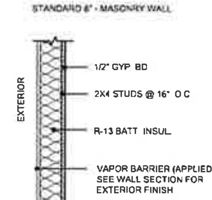
POURED CONCRETE COLUMN
SEE PLAN FOR THICKNESS AND LOCATION



STANDARD 8" - MASONRY WALL



STANDARD 2X6 - STUD WALL



STANDARD 2X4 - STUD WALL

ABBREVIATIONS

NOTE: CLARIFY ALL ABBREVIATIONS NOT LISTED HERE WITH PROFESSIONAL DESIGNER

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
ALT.	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BTWN	BETWEEN
B.U.R.	BUILT UP ROOFING
B.W.	BOTH WAYS
C.J.	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DEG.	DEGREE
DET (or) DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA. (or) Ø	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL (or) ELEV	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN	FINISH
F.L.	FLOWLINE
FLR	FLOOR
FND	FOUNDATION
FLUOR	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT	FOOT (or) FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GR	GRADE
GYP.	GYPSUM
GYP BD	GYPSUM BOARD
H.B	HOSE BIB
H.C.	HOLLOW CORE
HC	HANDICAPPED
HDWD	HARDWOOD
HDWE	HARDWARE
H.M.	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING

ID	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR
JAN	JANITOR
JNT.	JOINT
JST.	JOIST
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV.	LAVATORY
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
M.E.P.	MECH. ELEC. PLUMBING
MFR	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL	METAL
MUL	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PCT	PRE-CAST
P.L.	PROPERTY LINE
P.LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
Q.T.	QUARRY TILE
R	RISER
R.D.	ROOF DRAIN
RE:	REFER TO ...
REFR	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
S.C.	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
S.F.	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
SUSP	SUSPENDED
STRUC	STRUCTURAL
TR	TREAD
T.& B.	TOP AND BOTTOM
TER	TERRAZZO
T.& G.	TONGUE AND GROOVE
THK	THICK
T/ (or) T.O.	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VER	VERIFY
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
V.T.E.	VENT TO EXTERIOR
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/O	WITHOUT

FIRE RATING NOTES:

FBCR 302.5 OPENING/ PENETRATION PROTECTION

FBCR 302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF CLOSING DEVICE

FBCR 302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE

FBCR 302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4

FBCR302.6 DWELLING/GARAGE FIRE SEPARATION. PER FBCR TABLE R302.6 FROM THE RESIDENCE AND ATTICS - NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE - NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT

FOR 8" CMU WALLS BETWEEN A GARAGE AND A RESIDENCE PROVIDE AN ASSEMBLY WITH THE MIN EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302.6. ASSEMBLY MUST CONFORM WITH THE FIRE RATING AND STANDARDS OF THE FBC AND NFPA. SEE FBC 722.3 FOR ESTABLISHING CALCULATED FIRE RESISTANCE RATINGS OF CONCRETE MASONRY.

FBC R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD

INSULATION. FBCR3002.10.1 INSULATION. INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR-PERMEABLE MEMBRANES AND SIMILAR COVERINGS

EXCEPTIONS
1 WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH

2 CELLULOSE FIBER LOOSE-FILL INSULATION, THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2

3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316

CODE INFORMATION

CONSTRUCTION TYPE	FBC: RESIDENTIAL R-3; CONSTRUCTION TYPE V
OCCUPANCY TYPE	DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES
APPLICABLE CODES	STRUCTURE MUST COMPLY WITH ALL APPLICABLE CODES LISTED BELOW INCLUDING ALL APPLICABLE REFERENCED STANDARDS INCLUDED WITHIN THOSE CODES. ALSO SEE NOTE (13) UNDER GENERAL NOTES
	8TH EDITION (2023) FBC
	8TH EDITION (2023) FBC EXISTING
	8TH EDITION (2023) RESIDENTIAL
	8TH EDITION (2023) MECHANICAL
	8TH EDITION (2023) PLUMBING
	8TH EDITION (2023) FUEL GAS
	8TH EDITION (2023) FBC ACCESSIBILITY
	8TH EDITION (2023) FBC ENERGY CONSERVATION
	8TH EDITION (2023) FBC TEST PROTOCOLS
	8TH EDITION (2023) FLORIDA FIRE PREVENTION CODE
	2021 NFPA 1 W/ FLORIDA AMENDMENTS
	2021 NFPA 101 W/ FLORIDA AMENDMENTS
	2023 NFPA 70 (NATIONAL ELECTRICAL CODE)
	FLORIDA STATUTES
	FLORIDA ADMINISTRATIVE CODE
STRUCTURAL INFORMATION	THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF FLORIDA BUILDING CODE 8TH EDITION (2023) AS WELL AS ASCE CURRENT EDITION WHERE APPLICABLE FOR 140 MPH OR LESS WIND SPEED. CERTIFICATION BY ENGINEER APPLIES TO STRUCTURAL DESIGN ONLY. ULTIMATE WIND SPEED = 140 MPH. - PER FBCR FIGURE R301.2(4) S.S.D. RISK CATEGORY = II - PER FBC TABLE 1604.5 WIND EXPOSURE CATEGORY= D - PER FBCR 301.2.1.4.3. S.S.D. INTERNAL PRESSURE COEFFICIENT = +/-0.18 FULLY ENCLOSED - PER ASCE 7-16 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS = PER FBCR TABLE R301.2(2) S.S.D.
FLORIDA ADMIN STATUE	THESE DESIGN PLANS ARE PREPARED IN ACCORDANCE WITH THE 2011 FLORIDA STATUE TITLE XXXIII CHAPTER 481 SECTION 229
CONSTRUCTION NARRATIVE	NEW CONSTRUCTION OF A SIGLE STORY DETACHED EXERCISE BUILDING
CONSTRUCTION ADMINISTRATION	CONSTRUCTION ADMINISTRATION IS NOT IN THE SCOPE OF WORK BY THE DESIGN PROFESSIONAL ON THIS PROJECT

GENERAL NOTES:

THE CONSTRUCTION DOCUMENTS ARE A PACKAGE OF DRAWINGS, AND ALL OF THE DRAWINGS OF ALL DISCIPLINES (PROFESSIONAL DESIGNER, STRUCTURAL, MEP, LANDSCAPING & CIVIL ENGINEERING) SHALL BE VIEWED AS A WHOLE. ALL NOTES IN THIS SET OF BOUND PAGES ARE PART OF A CONTINUOUS WORKING SET. AT ANY MOMENT DURING CONSTRUCTION THE DESIGNER RESERVES THE RIGHT TO ADD, REVISE, AMEND AND REMOVE ANY OR PART OF ANY NOTE. NOTES MAY APPLY TO THE JOB IN PART OR IN FULL. IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER. IF THE STATEMENT OF A NOTE IS UNCLEAR IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR STUD WALL
2. ALL COLUMNS ARE DIMENSIONED TO CENTER-POINT OF COLUMN
3. ALL WINDOW AND DOOR OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING. VERIFY REQUIRED ROUGH OPENING WITH DOOR OR WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS
4. ALL WALL THICKNESS SHOWN ARE NOMINAL
5. ALL STEPS HAVE 7" RISERS AND 11" TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON DRAWINGS
6. ALL FINISHED FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF STRUCTURE U.N.O. CONTRACTOR TO COORD. FINAL FINISH FLOOR MATERIAL THICKNESS WITH ALL TRANSITIONS IN FFE TO MEET SPECIFIED ELEVATION DIMENSIONS
7. ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES, AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER
8. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AT CONSTRUCTION PHASE
9. ALL CEILING DROPS AND SOFFITS SHOWN ARE CONCEPTUAL. SEE INTERIOR DESIGN PACKAGE FOR DETAILS
10. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER
11. CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB
12. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT
13. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR
14. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM
15. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION
16. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT
17. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT AS SPECIFIED, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS
18. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR
19. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT
20. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK
21. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEPT CLEAN WEEKLY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN
22. DO NOT SCALE DRAWINGS- DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE
23. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING
24. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR MILLWORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR
25. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS
26. CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AT ALL TIMES WHEN INSTALLING ANY CONSTRUCTION MATERIAL, FIXTURE OR APPLIANCE, ETC. IN THE CASE WHERE THE MANUFACTURER'S WRITTEN INSTRUCTIONS ARE NOT AVAILABLE CONTACT THE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION
27. AT ALL MOMENTS BEFORE CONSTRUCTIONS END, THIS SET OF BOUND PAGES IS TO BE CONSIDERED BY THE CONTRACTOR, ALL SUBCONTRACTORS AND ALL PARTIES INVOLVED IN THE CONSTRUCTION AS A WORKING SET
28. EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED PER FBCR 8TH EDITION (2023) SECTION R310
29. ALL WATERPROOFING, MOISTURE BARRIER, SHOULD BE APPLIED PER MANUFACTURE'S WRITTEN INSTRUCTIONS

MOLD PREVENTION:

THE FOLLOWING CONSTRUCTION TECHNIQUES ARE RECOMMENDED TO REDUCE THE GROWTH OF MOLD IN BUILDINGS

NOTE: MOLD WILL ALWAYS EXIST AND THESE RECOMMENDATIONS WILL NOT ELIMINATE THE PRESENCE OF BOTH ACTIVE OR DORMANT MOLD SPORES. IMPLEMENTATION OF THESE RECOMMENDATIONS MAY REDUCE THE SOURCE OF ENVIRONMENTAL CONDITIONS THAT ENCOURAGES THE GROWTH AND SPREAD OF MOLD SPORES

1. ALL BUILDING MATERIALS ARE TO BE KEPT DRY BOTH DURING ON SITE STORAGE AND AFTER INSTALLATION. ALL IN-PLACE FRAMING SHOULD BE "EFFECTIVELY DRIED-IN" AS SOON AS POSSIBLE AFTER ERECTION
2. ANY AND ALL BUILDING MATERIALS THAT HAVE ACTIVE/VISIBLE MOLD GROWTH WILL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED WITH NEW MATERIAL
3. ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING UP" THE STRUCTURE
4. ALL FLASHING CONDITIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING-UP" THE STRUCTURE: ROOF FLASHING, EAVES, KNEE WALLS, DOOR AND WINDOW HEAD, JAMB, AND SILL FLASHING, BALCONY DECKS AND DRAINS, PLUMBING AND MECHANICAL VENT STACKS, PITCH PANS, THROUGH FLASHING, PARAPET WALLS, AND CHIMNEY FLASHING
5. REFER TO THE DESIGNERS ROOF PLAN, WALL SECTIONS AND DETAILS FOR FLASHING AND DRY-IN CONSTRUCTION DETAILS
6. IT IS FURTHER RECOMMENDED NOT TO USE ANY TYPE OF NON-PERMEABLE WALL FINISHES OR VINYL WALL PAPER ON ANY WALL SURFACE THAT ABUTS AN EXTERIOR WALL OR NON-CONDITIONED SPACE. THIS ALSO INCLUDES WAXED AND/OR PAINTED FINISHES THAT IMPEDE OR STOP THE FLOW OF MOISTURE THROUGH A WALL ASSEMBLY
7. AFTER FRAMING INSPECTION ALL EXPOSED INTERIOR BUILDING COMPONENTS WITH VISIBLE MOLD ARE TO BE CLEANED WITH "MICROSHIELD 2 STEP SYSTEM" OR AN APPROVED MOLD PREVENTION SYSTEM OF EQUAL OR BETTER GRADE TO REMOVE ALL APPEARANCES OF MOLD. BEFORE APPLYING CLEAN UP ALL RESIDUAL CONSTRUCTION DEBRIS. SPRAY-APPLY ENVIRONMENTALLY SAFE ANTIMICROBIAL/CHEMICAL AGENT TO ALL EXPOSED INTERIOR BUILDING COMPONENTS - CONTRACTOR TO RECEIVE WARRANTY CERTIFICATE FOR PROTECTION AGAINST FUTURE MOLD GROWTH OF FUNGI AND MICROORGANISMS FOR A MINIMAL 15 YEARS. COORD. WITH DESIGNER FOR FINAL PRODUCT APPROVAL
8. USE FIBERGLASS DRYWALL IN ALL CONDITIONED AREAS WHERE MOISTURE MAY ACCUMULATE (BATHROOMS, SHOWERS, UTILITY ROOMS)

DATE	MARK	REMARK

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Adam@nasrallah.com

A Custom Exercise Building for the
Rosales Family
2010 Hoffner Avenue
Belle Isle, FL 32809
Parcel ID: 18.23.30.3648-00-271

2026-07-13 Construction Permit Set

START DATE	MAY 01, 2025
PROJECT NUMBER	1737B
DRAWN BY	AM
CHECKED BY	AM

SCALE AS INDICATED

0.2
SHEET NO.

Nasrallah.com