

Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp
complete package received NOV 5, 2024

Appearance Review Board Application

The following information and items shall be provided to the Planning and Zoning Department for processing and dissemination in association with scheduling of submittals before the Town's Planning and Zoning Board. The Board meets on the First Monday of each month, unless otherwise changed, with the submittal deadline being on the Monday twenty-eight (28) days prior to the meeting, all comments shall be addressed fourteen (14) days prior to the meeting. A pre-application meeting with staff is required prior to the submittal of the application.

Date: August 19th, 2024

Project Address: 451 Neptune Road, Juno Beach FL 33408

Property Control Number: 28-43-41-28-08-000 Zoning District: 28-Juno Beach
-0-60 RS4-Single family

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below).

New construction singl family home totaling
3,234 sq ft under air and 4,203 sq ft total

Design Professional Name: S Scott Baruch License #: AR0014964
Phone Number: 561-768-6224 E-mail: Sscottbaruch@comcast.net

Construction Company Name: Grandview Builders
Phone Number: 561-884-0743 E-mail: Thro. Grandviewbuilders@gmail

Property Owner's Name: LARRY WILLIAMS
Owner's Address (if different from project address): 8461 SE BISTOL WAY JUPITER 33413
Phone Number: 732-620-5662 E-mail: LWILLIAMS@JOEMAXTELECOM.C
Applicant/Owner signature: Jay Williams Date: 8/20/24

Please note: The Appearance Review Board (ARB) review solely addresses the Appearance Criteria of the proposed project, it does not encompass a zoning, engineering, or building review. Further reviews by Town staff will commence once a building permit has been submitted.

To: Town of Juno Beach Planning and Zoning

Re: Response to Appearance Review Criteria
451 Neptune Road

Style:

The proposed new residence at 451 Neptune Road is a 4-bedroom 3234 SF residence in keeping with the Mid-Century Modern or Modern style. Neptune Road currently consists of a mix of styles including older smaller Ranch or Bungalow styled homes with few newer projects. The neighbor to the west appears to be recently renovated but much of the rest of the street remains as it has been for decades. The pictures below are of a few of the neighboring properties.

The neighborhood as a whole has a great deal of recent construction including renovations and new construction where small older homes are being demolished and multi-story residences in various current regional styles constructed.



Neighbor to the west 471 Neptune



Neighbor across the street 430 Neptune



Neighbor to the east 441 Neptune



450 Neptune

The proposed project will be concrete masonry block and smooth stucco with bronze colored framed glass windows and an elevator tower serving a roof terrace. The inspiration of this residence in the photo below is a new residence constructed several years ago at 421 Mars Way which is directly behind and across the street from the proposed residence. Many of the elements are similar including the massing of the residence and development of architectural elements including the glass entry, elevator, stair, railings and garage, carefully considered to enhance the residences street presence. Please see the photo below.



Inspiration Home 421 Mars Way



Subject Property 451 Neptune



421 Mars Way

The front façade of the proposed plan is stepped increasing the architectural development, scale, light and dark shadow play and depth which also reduces the presence of the garage allowing the entry to become a more dominant element. The elevator and stair have vertical expression and extend to the roof terrace creating interaction and definition between horizontal and vertical elements. Please see the attached rendering from the street below.



Harmony:

The consideration of massing, proportion and scale of the proposed design, in my opinion produces an aesthetically pleasing whole with an arrangement of varied architectural and landscape elements. Also, the response to context of this design to new and existing residences in the neighborhood and on Neptune Street is harmonious and appropriate and is balanced with the direction and evolution of the architectural development in this neighborhood and in all of Juno Beach.

Bulk:

The overall size and volume of the structure is not excessive and the design which is stepped in plan to the diagonal front setback creates a stepping of one- and two-story masses from the street which in addition to creating depth and shadow play also serve to integrate the size and volume, or bulk, in an architecturally attractive way.

Pictured below are other examples of modern or mid-century modern residences and other relevant projects within a 300' radius of the subject property below.









Thank you.

Please don't hesitate to contact me at jscottbaruch@comcast.net or 561-768-6224 if I can assist further.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Scott Baruch". The signature is stylized and cursive.

J. Scott Baruch

LEGAL DESCRIPTION 451 NEPTUNE ROAD

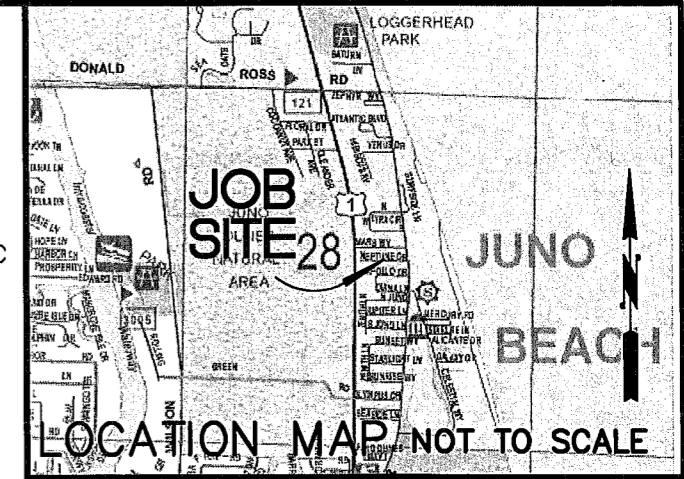
OFFICIAL RECORDS BOOK 34401, PAGE 1370
 LOT 6, JUNO HEIGHTS, ACCORDING TO THE PLAT THEREOF,
 RECORDED IN PLAT BOOK 24, PAGE(S) 122 OF THE
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 CONTAINING 5625 SQUARE FEET MORE OR LESS

PROPOSED RESIDENCE
 FINISHED FLOOR = 30.5
 TOWER ROOF PEAK = 66.33
 AVERAGE GRADE ELEVATION = 29.77
 TOTAL LOT 5625 SQUARE FEET
 1967 SQUARE FEET BUILDING FOOTPRINT
 OR 34.9689%
 2181 SQUARE FEET TOTAL COVERED AREA
 OR 38.7733%

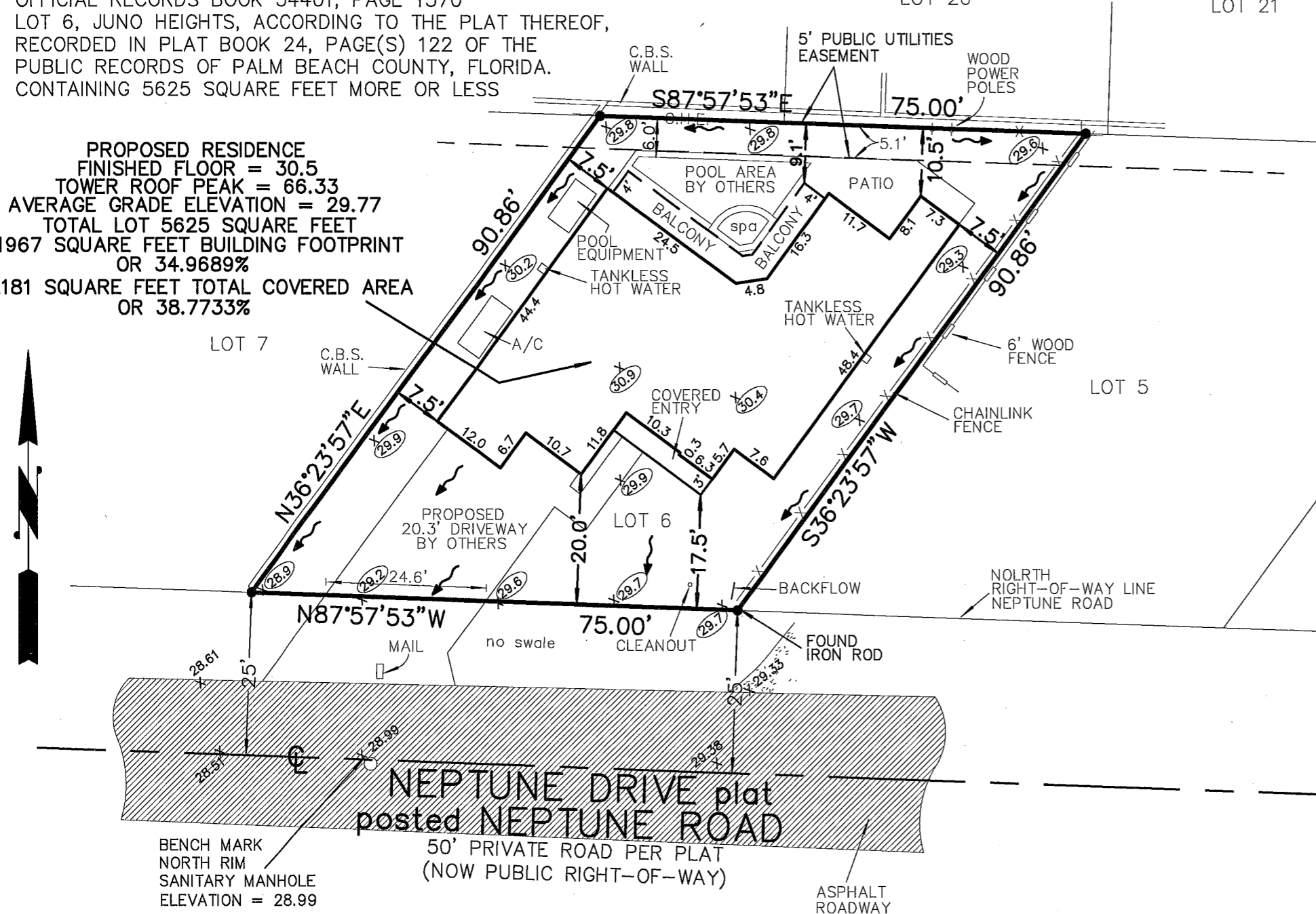
MALBO
 LOT 19 PLAT BOOK 22, PAGE 40 LOT 20

LEGEND:

- ⊙ = CENTERLINE
- calc = CALCULATED
- meas = MEASURED
- ▨ = CONCRETE
- O.H.E. = OVERHEAD ELECTRIC
- +29.3 = ELEVATIONS
- ↘ = DRAINAGE
- = ELEVATIONS FOR CALC AVERAGE GROUND GRADE



PROPERTY SHOWN HEREON IS LOCATED IN
 FLOOD ZONE X PER FLOOD INSURANCE RATE
 MAP 120208 0381 F DATED OCTOBER 5, 2017



- SURVEYORS NOTES:**
- THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
 - LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
 - VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
 - THIS SURVEY FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
 - ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
 - NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
 - THIS IS NOT AN ENVIRONMENTAL SURVEY.
 - THIS SURVEY DOES NOT GUARANTEE OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
 - BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF N87°57'53"W ALONG THE NORTH RIGHT-OF-WAY LINE OF NEPTUNE ROAD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
 - THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 66B.001-66B.006.

NOTE:
 THIS SURVEY PERFORMED
 WITHOUT BENEFIT OF TITLE

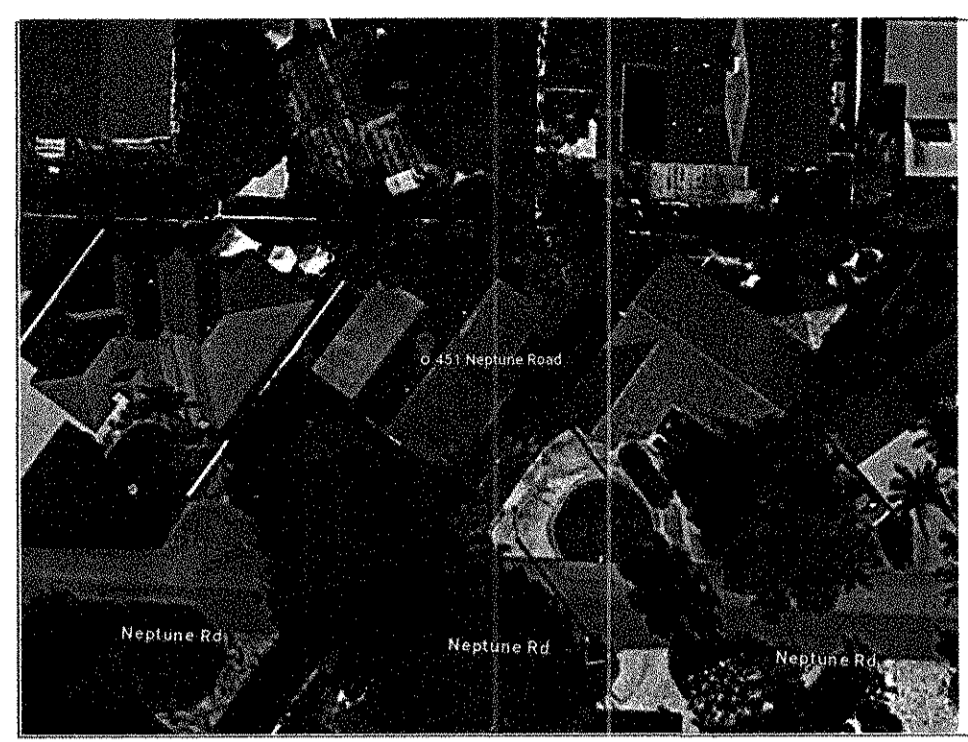
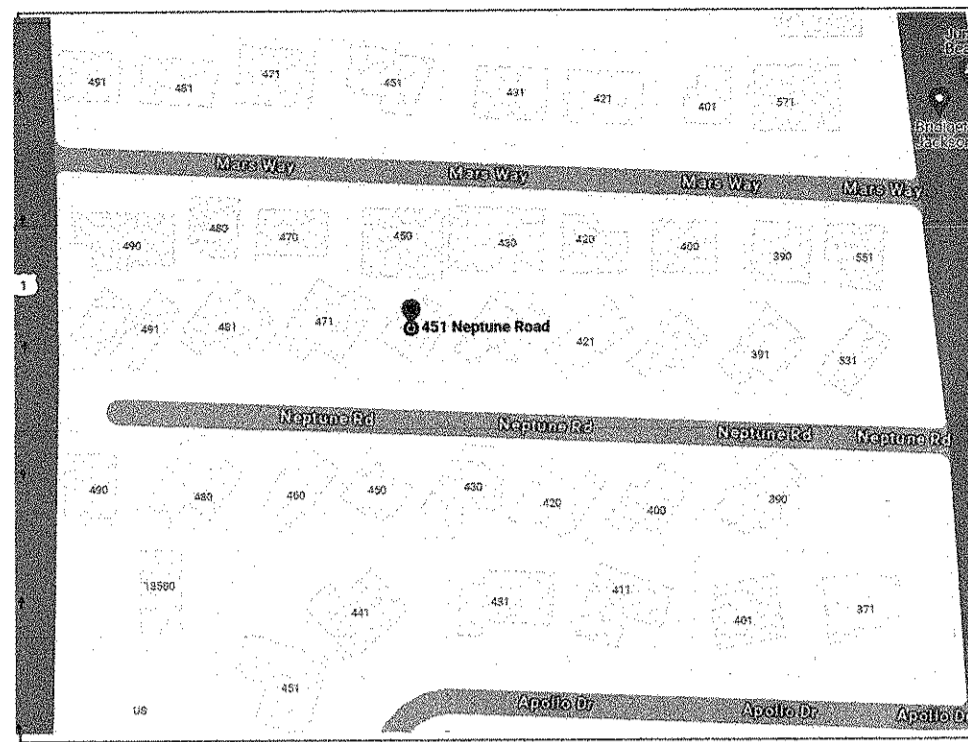
RONALD E. STOTLER
 PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 5026
 STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
 PROFESSIONAL LAND SURVEYORS
 LICENSED BUSINESS - 7571
 450 S. OLD DIXIE HIGHWAY, SUITE 10
 JUPITER, FLORIDA 33458
 SINCE 2007 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey & Site Plan

Prepared For: **LARRY WILLIAMS**

Drawn by RES	Date Of Survey JULY 17, 2024	Scale 1" = 20'
Field: RS F.B.199 Pg63		24-067 24-067
BOUNDARY FOR PERMIT, 07-17-2024 REVISIONS: ADD SITE PLAN, 07-29-2026 UPDATE SURVEY, 10-01-2024 ADD AVERAGE GRADE, 10-17-2024		



MAP VIEW

AERIAL VIEW

PROJECT LOCATION

SITE DATA TABLE

FOOTPRINT COVERAGE - 35% ALLOWED:	34.97% PROPOSED
SITE AREA:	5,625 S.F.
FOOTPRINT:	1,967 S.F.
FRONT SETBACK - 20':	20' PROPOSED
REAR SETBACK - 10':	10.4' PROPOSED
SIDE SETBACK - 15' TOTAL (5' PER SIDE):	7.5' @ EACH SIDE PROPOSED
MAXIMUM TOWER AREA - 225 S.F.:	225 S.F. PROVIDED (INCLUDES TOWER, STAIR & TERRACE AREAS)
MAXIMUM HEIGHT - 30'	25' PROPOSED:
MAXIMUM TOWER HEIGHT - 37.5':	36.3' PROPOSED
MINIMUM LOT AREA - 5,500 S.F.:	5,625 S.F. EXISTS
MINIMUM LOT WIDTH - 75':	75' EXISTS
MINIMUM LOT DEPTH - 90':	90.86' EXISTS
MINIMUM LANDSCAPE REQUIREMENT - 25% MIN.:	1,406 S.F. PROVIDE = 25%
MINIMUM HABITABLE SPACE - 1,400 S.F.:	5,624 PROVIDED
MINIMUM PARKING - 2 SPACES:	2 SPACES @ 2 CAR GARAGE, 2 SPACES @ DRIVEWAY - 4 TOTAL SPACES PROVIDED

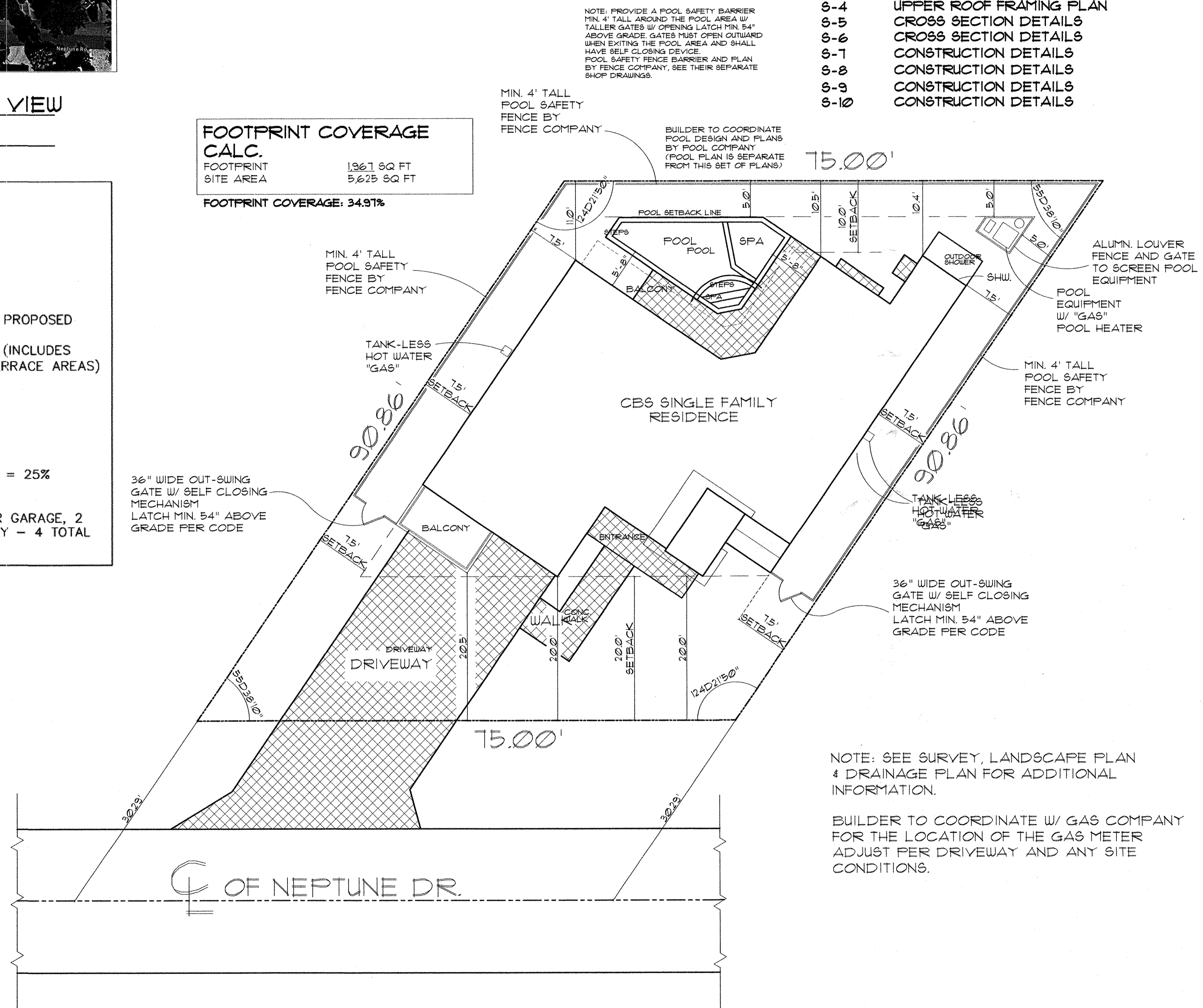
FOOTPRINT COVERAGE CALC.

FOOTPRINT 1,967 SQ FT
SITE AREA 5,625 SQ FT

FOOTPRINT COVERAGE: 34.91%

DRAWING INDEX

- A-1 SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 UPPER LEVEL FLOOR PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS
- E-1 FIRST FLOOR ELECTRIC PLAN
- E-2 SECOND FLOOR ELECTRIC PLAN
- E-3 UPPER LEVEL ELECTRIC PLAN
- S-1 FOUNDATION PLAN
- S-2 2nd FLOOR FRAMING PLAN
- S-3 2nd FLOOR ROOF FRAMING PLAN
- S-4 UPPER ROOF FRAMING PLAN
- S-5 CROSS SECTION DETAILS
- S-6 CROSS SECTION DETAILS
- S-7 CONSTRUCTION DETAILS
- S-8 CONSTRUCTION DETAILS
- S-9 CONSTRUCTION DETAILS
- S-10 CONSTRUCTION DETAILS

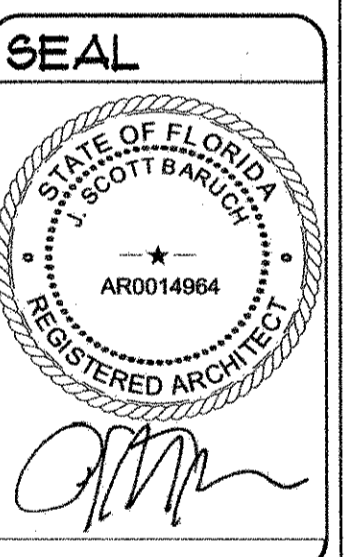


REVISIONS

04-16-24	FRONT WINDOW 4' 12" SGD
05-14-24	POOL ADDED
06-26-24	REVISIONS
07-17-24	REVISIONS
09-11-24	REVISIONS

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408

J Scott Baruch
Digitally signed by J Scott Baruch
Date: 2024.10.22 14:46:56 -04'00'



J. SCOTT BARUCH & ASSOCIATES
18360 SE LAKESIDE DR
JUPITER, FLORIDA
AR-0014964

DRAWN	G.R.G.
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

SHEET
A-1

REVISIONS
04-16-24 FRONT WINDOW 1" x 12" SGD
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
09-11-24 REVISIONS

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY CONFLICTS OR CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS IN THE FIELD.
- ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MIN. VALUES UNLESS NOTED: SOUTHERN PINE, F_b=1200, E=1.5
- ALL FOOTINGS, FOUNDATIONS, SLABS SHALL BEAR ON NATURAL OR COMPACTED SOIL HAVING A MIN. BEARING OF 2500 P.S.F. AS DETERMINED AND VERIFIED BY A RECOGNIZED TESTING LABORATORY.
- ALL CONSTRUCTION SHALL BE PERFORMED IN A GOOD WORKMAN-LIKE MANNER IN ACCORDANCE WITH ALL CODES, REGULATIONS, ORDINANCES AND RESTRICTIONS HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS AND CHASES SHALL BE PROVIDED.
- ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL. FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND TO 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A615 SPECIFICATIONS FOR NEW DEFORMED BILLET STEEL AND GRADE 60 S.F.E.C. WITH A MIN. YIELD STRENGTH OF 60,000 P.S.I. IT SHALL BE DETAILED, FABRICATED AND PLACED AS RECOMMENDED BY A.C.I.
- CONCRETE SHALL HAVE A SLUMP OF 5" MAX. AND A MIN. COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:
CONCRETE SLAB W/ HAMBERO SYSTEM 3,000 P.S.I.
CANTILEVERED BALCONY DECK 4,000 P.S.I.
FOUNDATIONS AND SLABS ON GRADE 3,500 P.S.I.
COLUMNS AND BEAMS 3,000 P.S.I.
CONCRETE COVER FOR ALL POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS:
FOUNDATIONS 3"
COLUMNS 2"
SLABS ON FILL 6"x6/10"x10" W.W.M. IN CENTER OF SLAB
NOTE: "FIBERMESH" MAY BE USED IN LIEU OF 6"x6/10"x10" W.W.M.
- WELDED WIRE MESH (W.W.M.) SHALL CONFORM TO A.S.T.M. A-103, W.W.M. 36" ON EACH SIDE OF BEARING WALLS AND 30", PLUS WIDTH OF FOOTING AROUND PERIMETER OF MONOLITHIC FOOTING.
- CONCRETE MASONRY UNITS SHALL BE LOAD BEARING TYPE CONFORMING TO A.S.T.M. C-90 MORTAR SHALL CONFORM TO A.S.T.M. C-210, TYPE M.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED.
- ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.

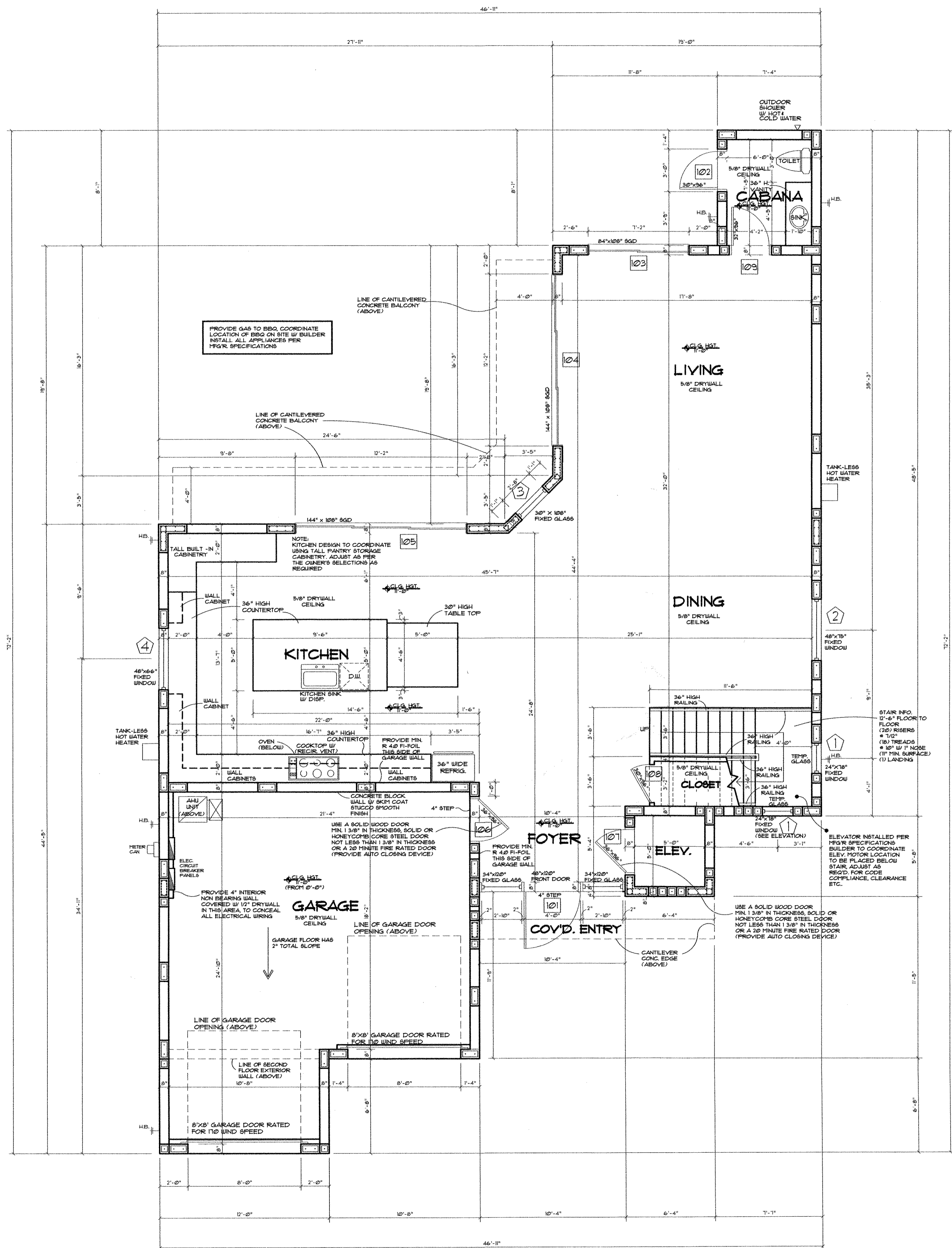
ENGINEERING CRITERIA

FLORIDA BUILDING CODE 2023, EIGHTH EDITION
CHAPTER 1609, USING ASCE 7-22
WIND SPEED = 170 mph V (ULT), 132 mph V (ASD)
WIND IMPORTANCE FACTOR = 1.0
R3 (ENCLOSED)
EXPOSURE: C
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT - G_{cp} = 0.18
HURRICANE PROTECTION SHUTTERS — IMPACT GLASS ✓
MEAN ROOF HEIGHT = 31' FEET
MAXIMUM WINDOW PRESSURE = -54.6 P.S.F., 46.6 P.S.F.
MAXIMUM DOOR PRESSURE = -48.6 P.S.F., 44 P.S.F.
MAXIMUM SIDE LITE = -51.7 P.S.F., 47.3 P.S.F.
MAXIMUM GARAGE DOOR PRESSURE = -49.3 P.S.F., 40.7 P.S.F.

SQUARE FOOTAGE TABLE

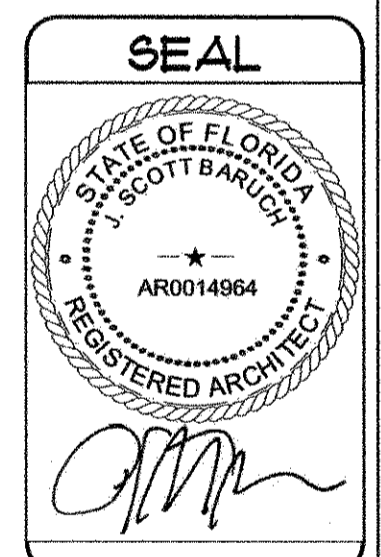
PROPOSED RESIDENCE:	
1ST LIVING UA	1465 SQ FT
2ND LIVING UA	1763 SQ FT
GARAGE UR	502 SQ FT
3RD FL TERRACE	225 SQ FT
REAR BALCONY	162 SQ FT
FRONT BALCONY	80 SQ FT
TOTAL UNDER AIR:	3,234 SQ FT
TOTAL UNDER ROOF:	3,763 SQ FT
TOTAL SQUARE FOOTAGE:	4,203 SQ FT

PROVIDE PROPANE GAS TO THIS RESIDENCE. SEE DRAWING AND PERMIT BY GAS COMPANY. PROPANE FOR: COOKTOP, WATER HEATER, POOL HEATER, BBQ, 4 DRYER



1ST FLOOR PLAN
SCALE 1/4"=1'-0"

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408



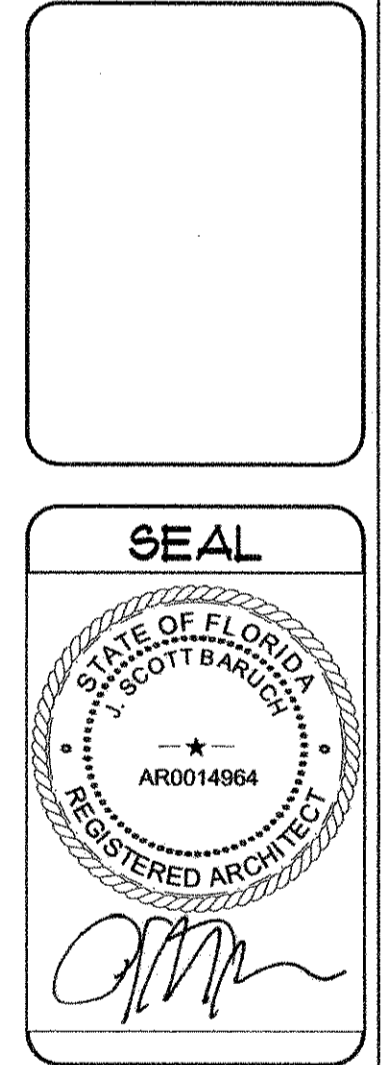
J. SCOTT BARUCH
& ASSOCIATES
19360 SE LAKESIDE DR.
JUPITER, FLORIDA
AR-0014964

DRAWN	G.R.G.
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	
SHEET	

A-2

REVISIONS	
04-16-24	FRONT WINDOW 4' 12" SGD
05-14-24	POOL ADDED
06-26-24	REVISIONS
07-11-24	REVISIONS
09-11-24	REVISIONS

A NEW RESIDENCE @
451 NEPTUNE RD,
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J. SCOTT BARUCH
& ASSOCIATES
19360 SE LAKESIDE DR.
JUPITER, FLORIDA
AR-0014864

DRAWN	G.R.G.
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

SHEET
A-3

WINDOW SCHEDULE:			
NO.	WIDTH/HEIGHT	UNITS	DESCRIPTION
1	24" x 18"	4	FIXED TEMP. GLASS
2	48" x 15"	1	FIXED, 2 LITE
3	30" x 106"	1	FIXED
4	48" x 66"	1	FIXED, 3 LITE
5	24" x 36"	2	FIXED TEMP. GLASS
6	34" x 36"	2	FIXED TEMP. GLASS
7	52" x 36"	1	FIXED TEMP. GLASS
8	48" x 34"	1	FIXED TEMP. GLASS
9	42" x 63"	2	FIXED
10	30" x 63"	1	FIXED
11	30" x 54"	1	FIXED
12	24" x 60"	2	CASEMENT

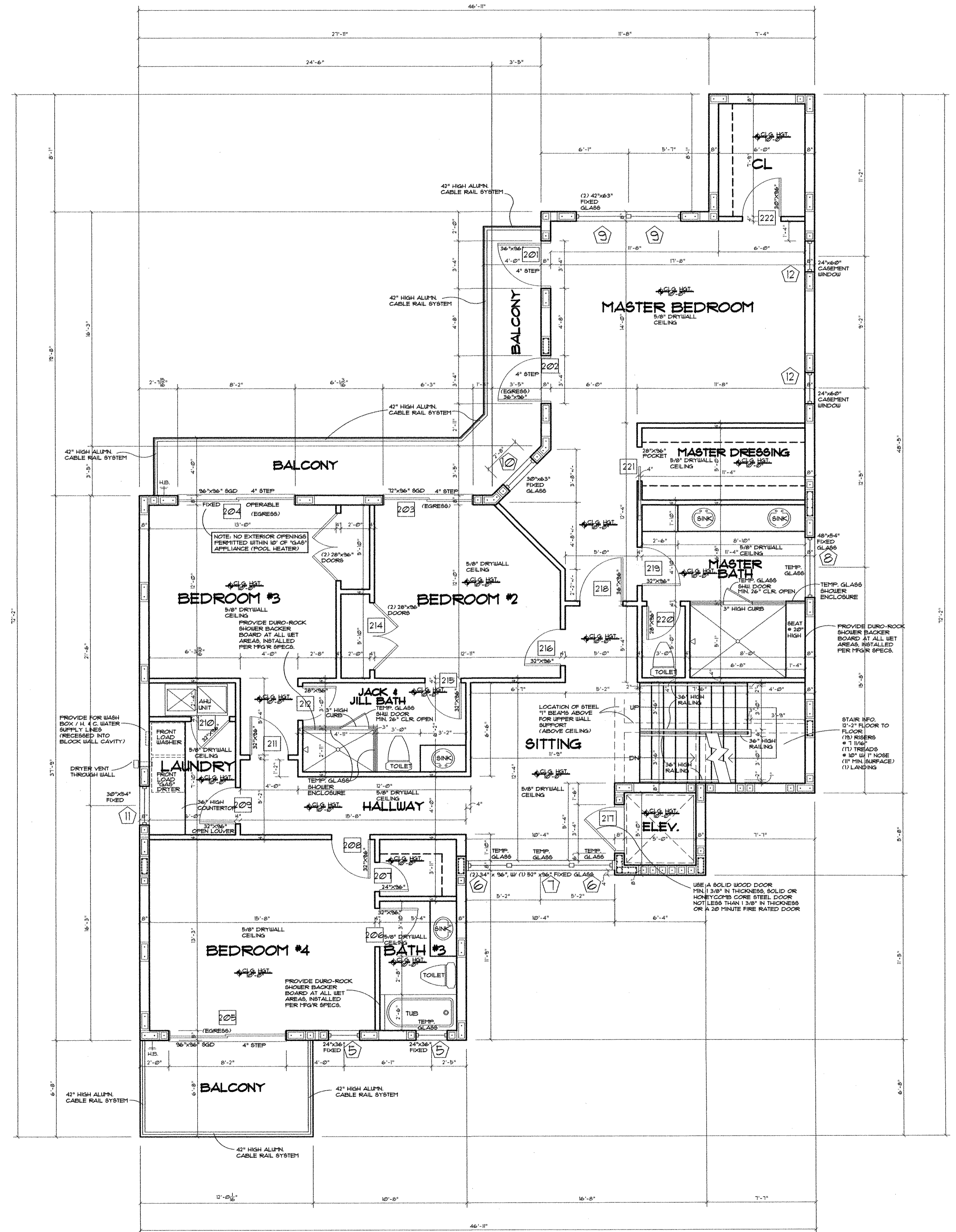
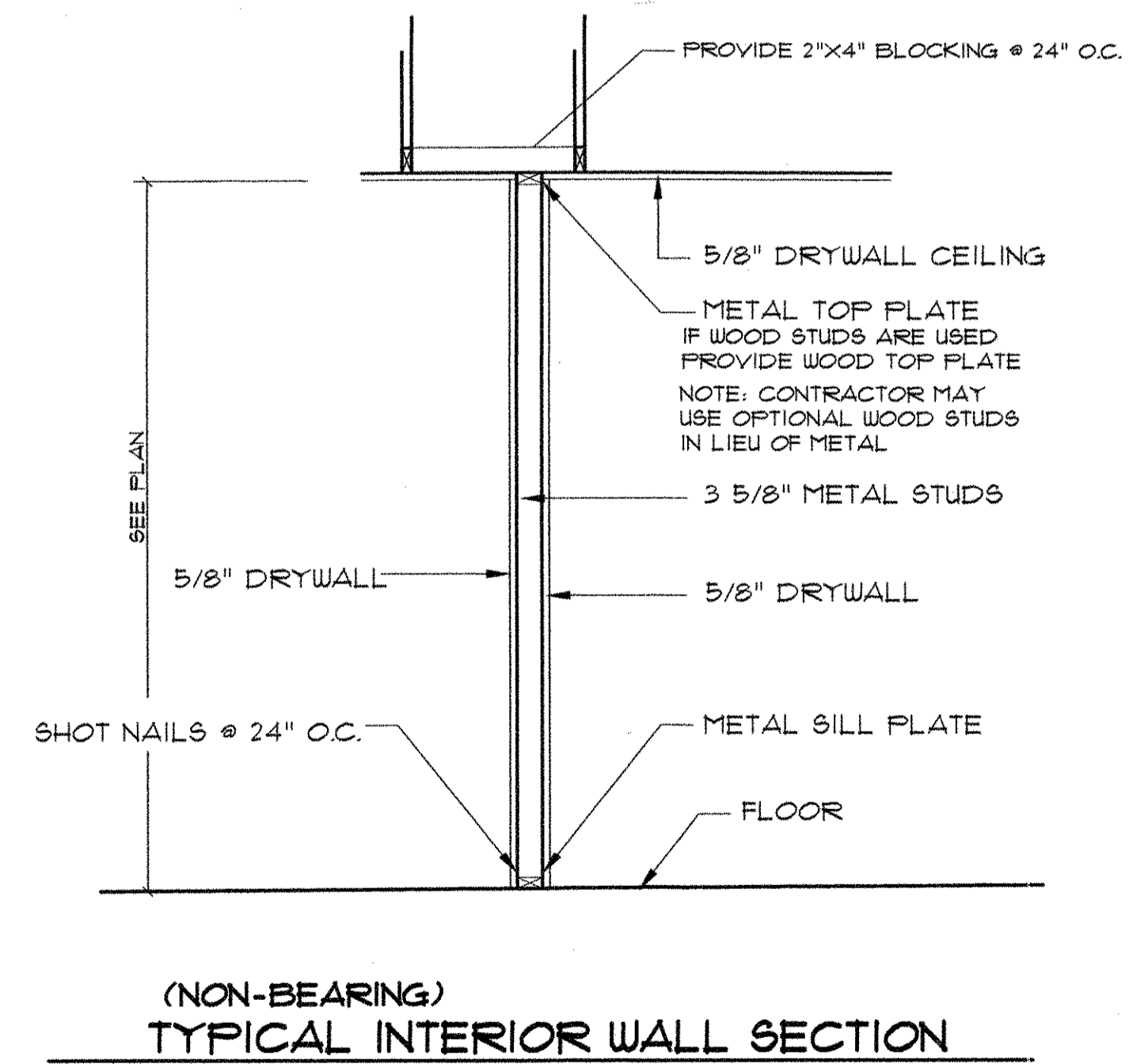
TOTAL UNITS: 19

ALL WINDOWS TO BE INSTALLED WITH GUARD OR EQUAL CASEMENT OR FIXED IMPACT RESISTANT WINDOWS
WHITE FINISH # INTERIOR AND EXTERIOR - VERIFY INSTALLATION TO BE PER MANUFACTURER'S SPECIFICATIONS
CONTRACTOR TO VERIFY MASONRY OPENINGS FOR NEW STOCK SIZE WINDOWS AND PROVIDE CUSTOM SIZES IF NECESSARY. PROVIDE NEW P.T. BUCKS PER DETAILS
SEE WINDOW JAMB HEAD AND SILL DETAILS FOR BOTH MASONRY AND WOOD FRAME CONDITIONS
EGRESS WINDOWS NOTED ON PLAN - MIN. 20" CLEAR WIDTH, 24" CLEAR HEIGHT, NET CLEAR OPENING 5'0" @ GROUND FLOOR, 5'1" @ 2ND FLOOR AND MAXIMUM WINDOW SILL 44" AFF. PER CODE. CONTRACTOR TO VERIFY EGRESS PROVIDED BY WINDOW SUPPLIER.
CONTRACTOR TO VERIFY WINDOW OPENINGS AND DIMENSIONS PRIOR TO ORDER, MASONRY AND WOOD FRAME ROUGH OPENINGS DIFFER.

DOOR SCHEDULE:				
DOOR	WIDTH/HEIGHT	TYPE	MATERIAL	NOTES
FIRST FLOOR:				
101	3'-0" x 8'-0"	SWING	CUSTOM	LOCKSET, IMPACT RATED W/ 34"x120" SIDE LIGHTS
102	2'-6" x 8'-0"	SWING	AL/GLASS	LOCKSET, IMPACT RATED
103	1'-0" x 9'-0"	SLIDING	AL/GLASS	LOCKSET, IMPACT RATED
104	1'-0" x 9'-0"	SLIDING	AL/GLASS	LOCKSET, IMPACT RATED
105	1'-0" x 9'-0"	SLIDING	AL/GLASS	LOCKSET, IMPACT RATED
106	3'-0" x 8'-0"	SWING	H. H.	20" MIN FIRE RATED - SEE PLAN
107	3'-0" x 8'-0"	SWING	S.C. WOOD	ELEVATOR 20" MIN FIRE RATED - SEE PLAN
108	3'-0" x 8'-0"	SWING	S.C. WOOD	FRIVACY
109	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
SECOND FLOOR:				
201	3'-0" x 8'-0"	SWING	AL/GLASS	LOCKSET, IMPACT RATED (EGRESS)
202	3'-0" x 8'-0"	SWING	AL/GLASS	LOCKSET, IMPACT RATED (EGRESS)
203	6'-0" x 8'-0"	SLIDING	AL/GLASS	LOCKSET, IMPACT RATED (EGRESS)
204	8'-0" x 8'-0"	SLIDING	AL/GLASS	LOCKSET, IMPACT RATED (EGRESS)
205	8'-0" x 8'-0"	SLIDING	AL/GLASS	LOCKSET, IMPACT RATED (EGRESS)
206	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
207	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
208	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
209	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
210	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
211	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
212	2'-4" x 8'-0"	SWING	S.C. WOOD	FRIVACY
213	4'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
214	4'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
215	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
216	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
217	3'-0" x 8'-0"	SWING	S.C. WOOD	ELEVATOR 20" MIN FIRE RATED - SEE PLAN
218	3'-0" x 8'-0"	SWING	S.C. WOOD	FRIVACY
219	2'-8" x 8'-0"	SWING	S.C. WOOD	FRIVACY
220	2'-4" x 8'-0"	SWING	S.C. WOOD	FRIVACY
221	2'-4" x 8'-0"	SWING	S.C. WOOD	FRIVACY
222	2'-6" x 8'-0"	SWING	S.C. WOOD	ROCKET DOOR HARDWARE
THIRD FLOOR:				
301	2'-6" x 6'-8"	SWING	AL/GLASS	LOCKSET, IMPACT RATED
302	3'-0" x 6'-8"	SWING	H.M.	LOCKSET, WEATHER STRIPPING, ELEVATOR DOOR 20" MIN FIRE RATED

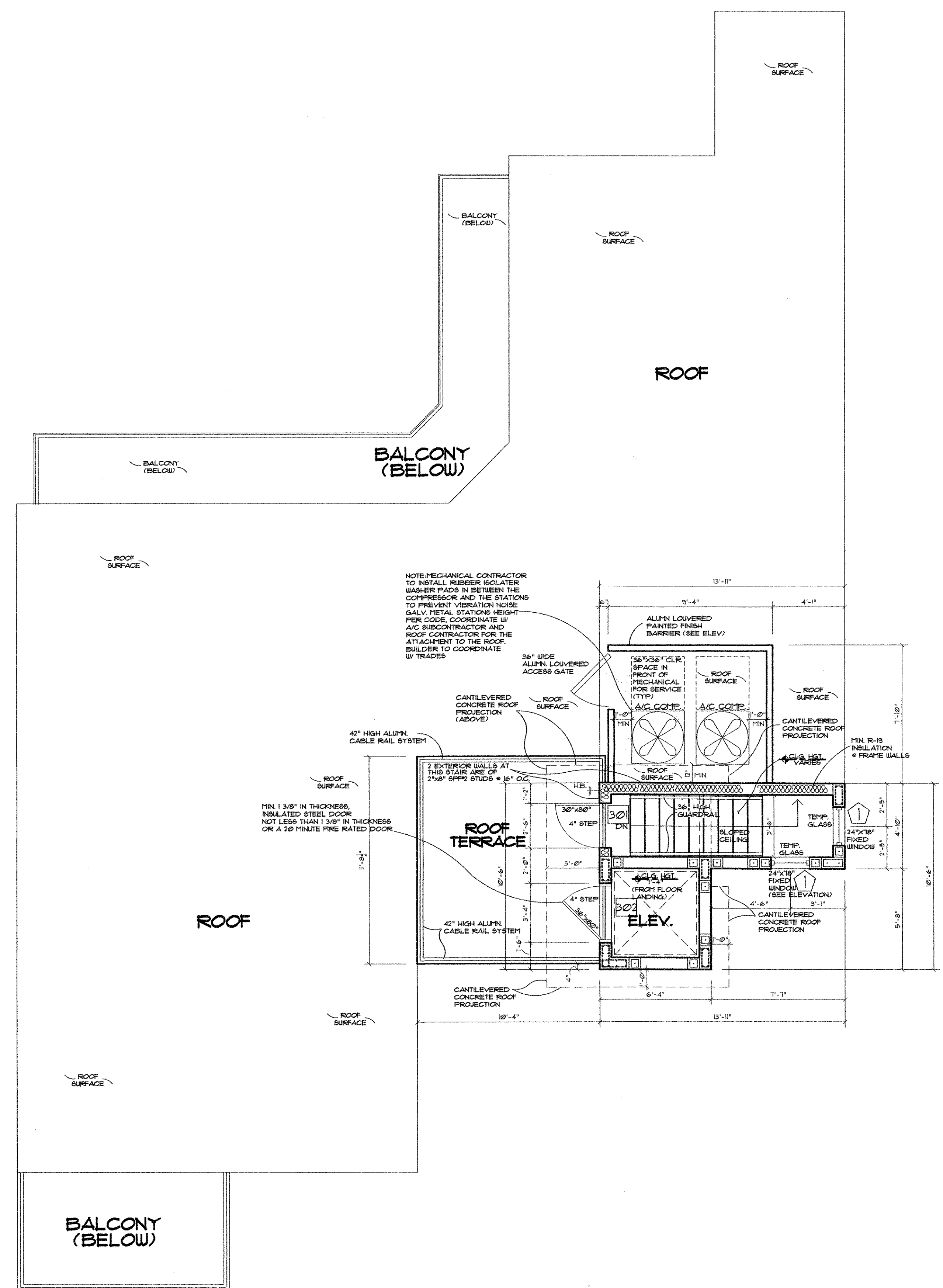
NOTES:
HARDWARE TO BE SELECTED BY THE OWNER, INSTALLED BY THE CONTRACTOR.
FRENCH DOORS TO BE CGI, WHITE ALUMINUM, MASONRY OPENINGS ASSUME IX BUCK.
PROVIDE DADE COUNTY TESTED AND APPROVED IMPACT GLAZING AT ALL EXTERIOR DOORS.
CONTRACTOR TO PROVIDE NOA PRODUCT APPROVAL FOR PERMITTING AS REQUIRED.
NO DOOR TRIM (TYPICAL) - VERIFY.
PROVIDE ENGINEERED 2 PANEL PAINTGRADE 1 3/8" SOLID CORE DOORS AT NEW INTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
PROVIDE SOLID CORE, SLIDING DOOR SUBMITTALS FOR OWNER, ARCHITECT APPROVAL.
CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION, AND DOOR ORDERING.

NOTE: BUILDER TO VERIFY WINDOW AND DOOR SCHEDULE INFORMATION WITH FLOOR PLAN AND EXTERIOR ELEVATION INFORMATION. BUILDER TO VERIFY ALL SIZES PRIOR TO ORDERING WINDOWS AND DOORS



2ND FLOOR PLAN
SCALE 1/4"=1'-0"

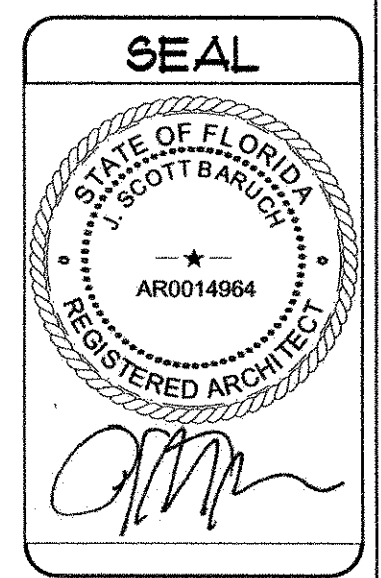
REVISIONS
04-16-24 FRONT WINDOW 4'-11" SCD
09-14-24 POOL ADDED
06-26-24 REVISIONS
07-11-24 REVISIONS
09-11-24 REVISIONS



UPPER FLOOR PLAN

SCALE 1/4"=1'-0"

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408



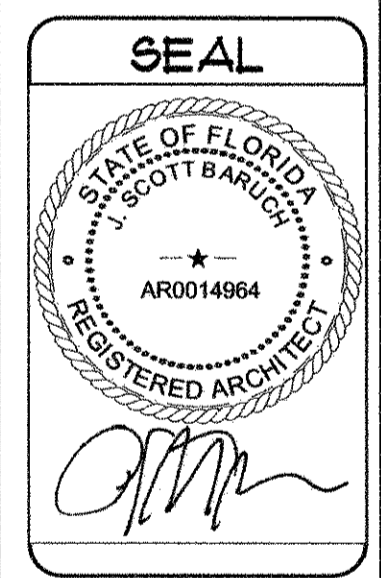
J. SCOTT BARUCH
& ASSOCIATES
18360 SE LAKESIDE DR.
JUPITER, FLORIDA
AR-0014864

DRAWN	G.R.G.
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

4 = 4

REVISIONS
04-16-24 FRONT WINDOW & 17' SCD
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
08-11-24 REVISIONS

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408

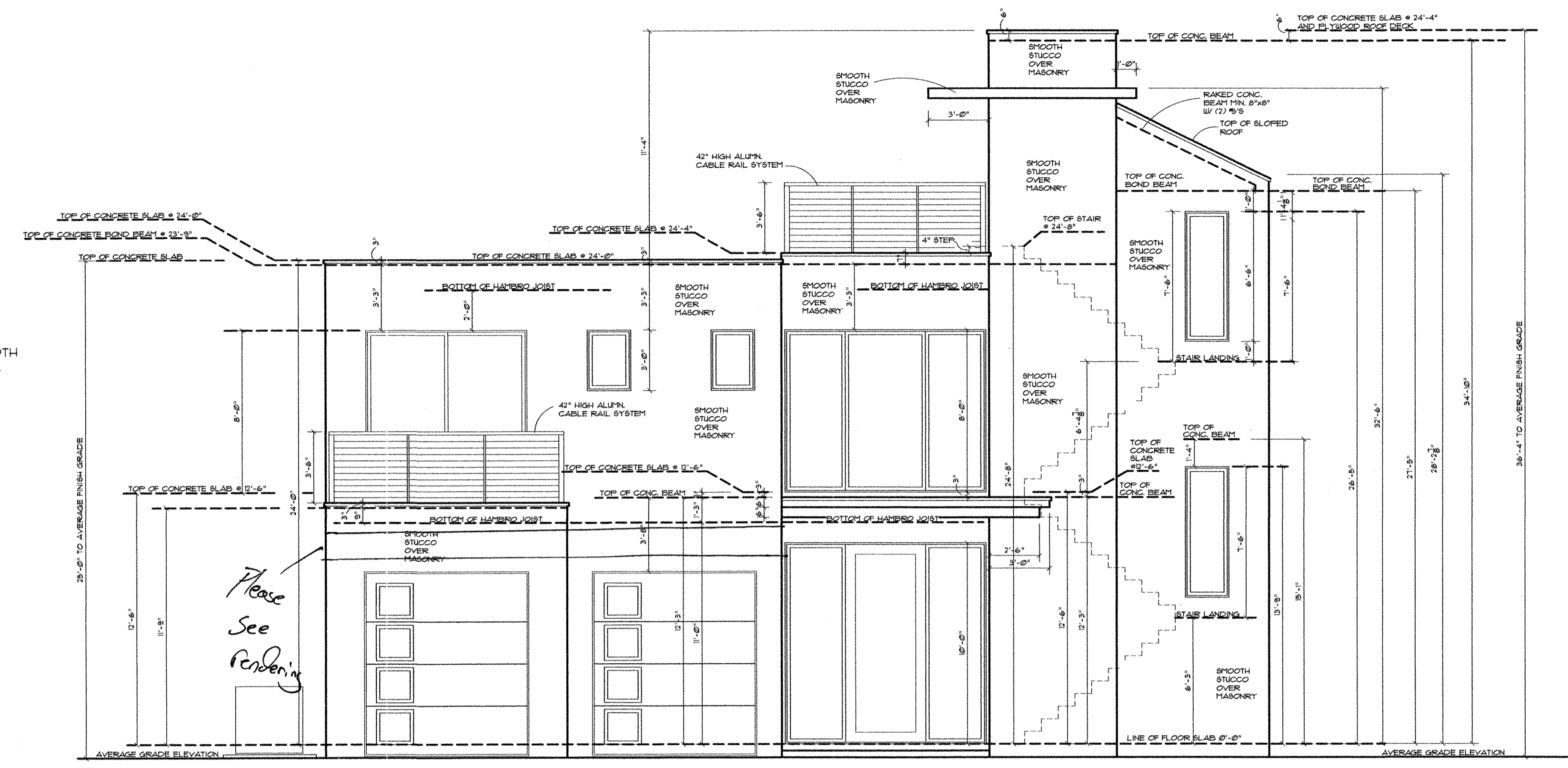


J. SCOTT BARUCH
& ASSOCIATES
18360 SE LAKESIDE DR.
JUPITER, FLORIDA
AR-0014864

DRAWN	GRG
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

SHEET
A-5

NOTE: PROVIDE ALUMN. GUTTERS ON BOTH SIDES OF THE ROOF WITH DOWN SPOUTS. BUILDER TO COORDINATE ON SITE FOR LOCATIONS OF DOWN SPOUTS.

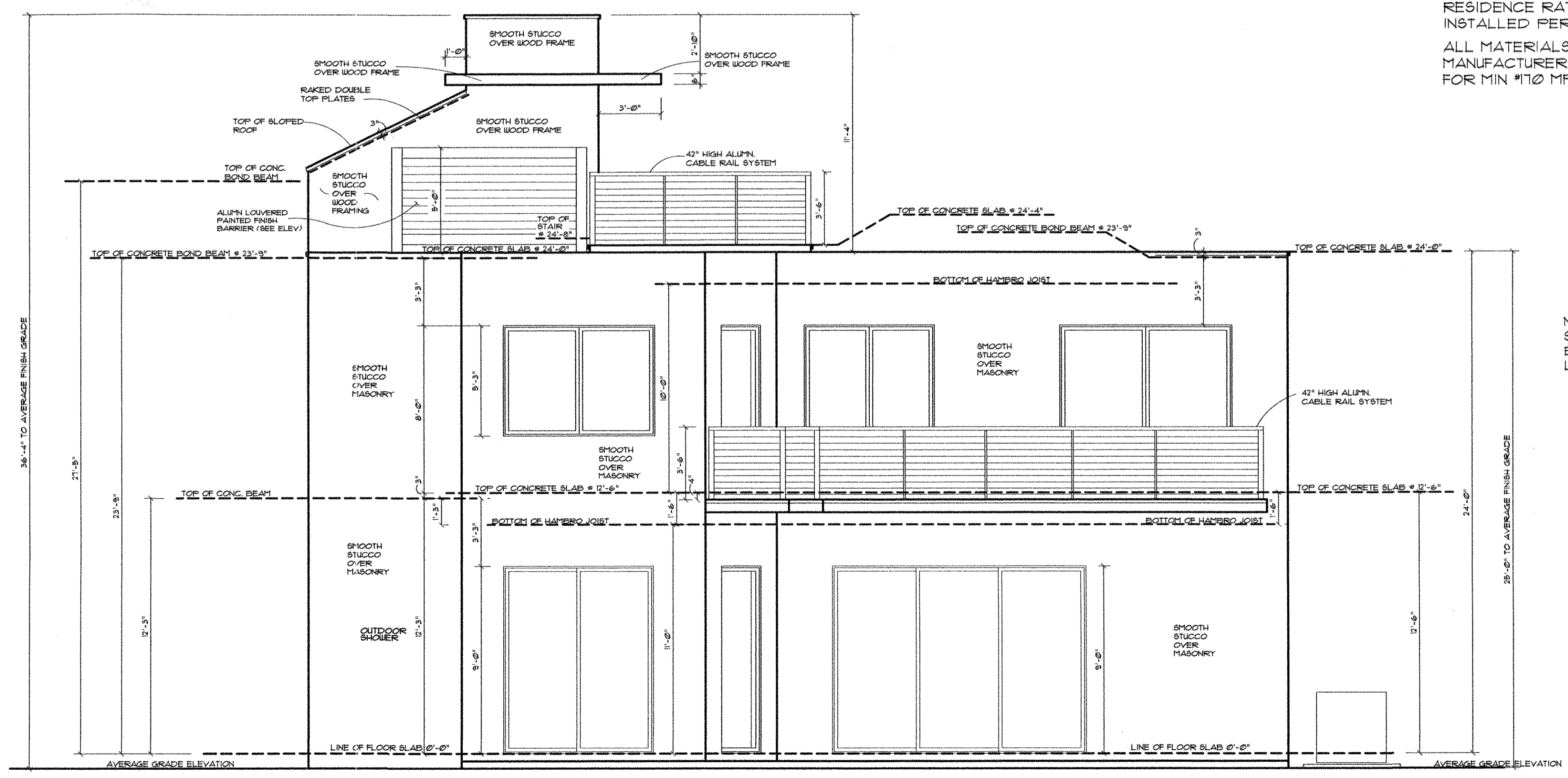


FRONT ELEVATION FINISH FLOOR 30.5' AVERAGE GRADE 29.5'
SCALE 1/4"=1'-0"

NOTE: USE HURRICANE RATED WINDOWS FOR THIS RESIDENCE RATED FOR MIN. #110 MPH WIND SPEED INSTALLED PER THEIR APPROVED N.O.A.

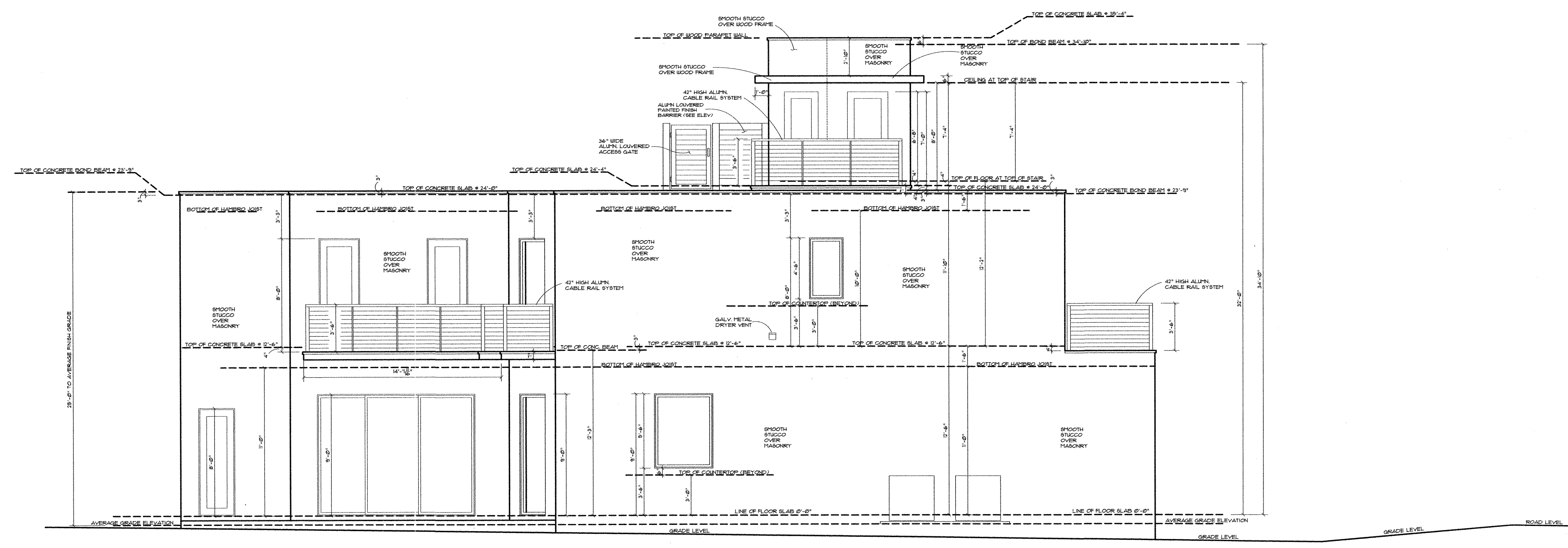
ALL MATERIALS INSTALLED PER THEIR MANUFACTURER INSTALLATION SPECIFICATIONS FOR MIN #110 MPH WIND SPEED.

NOTE: PROVIDE ALUMN. GUTTERS ON BOTH SIDES OF THE ROOF WITH DOWN SPOUTS. BUILDER TO COORDINATE ON SITE FOR LOCATIONS OF DOWN SPOUTS.



REAR ELEVATION FINISH FLOOR 30.5' AVERAGE GRADE 29.5'
SCALE 1/4"=1'-0"

REVISIONS
04-16-24 FRONT WINDOW 1 1/2" SCD
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
08-11-24 REVISIONS

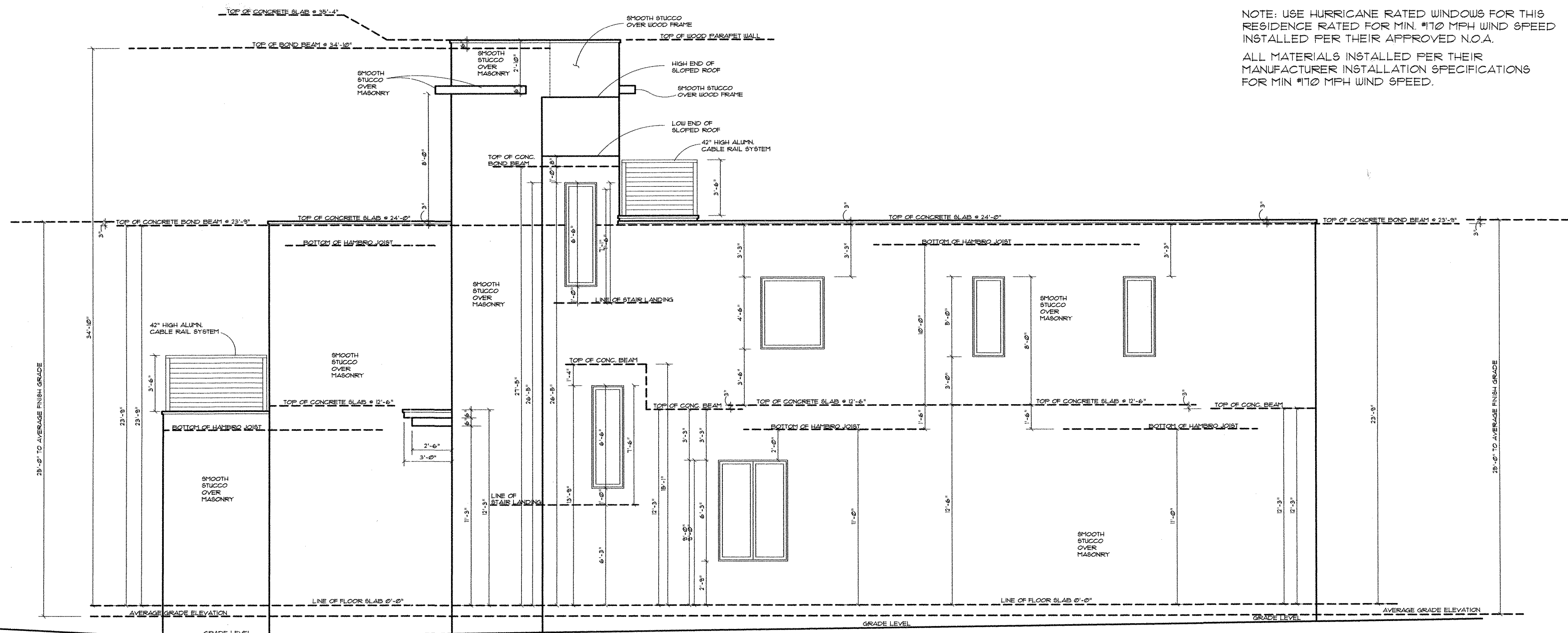


FINISH FLOOR 30.5'
AVERAGE GRADE 29.5'

LEFT ELEVATION

SCALE 1/4"=1'-0"

NOTE: PROVIDE ALUMN. GUTTERS ON BOTH SIDES OF THE ROOF WITH DOWN SPOUTS. BUILDER TO COORDINATE ON SITE FOR LOCATIONS OF DOWN SPOUTS.



FINISH FLOOR 30.5'
AVERAGE GRADE 29.5'

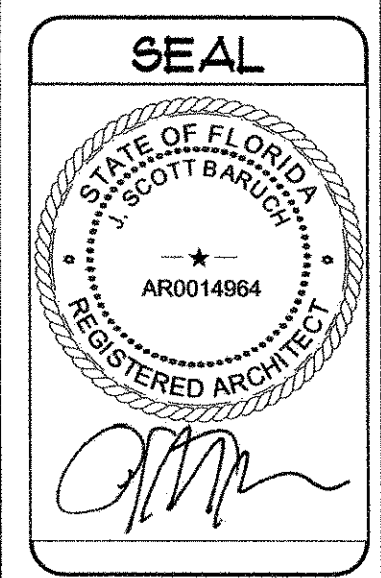
RIGHT ELEVATION

SCALE 1/4"=1'-0"

NOTE: PROVIDE ALUMN. GUTTERS ON BOTH SIDES OF THE ROOF WITH DOWN SPOUTS. BUILDER TO COORDINATE ON SITE FOR LOCATIONS OF DOWN SPOUTS.

NOTE: USE HURRICANE RATED WINDOWS FOR THIS RESIDENCE RATED FOR MIN. #10 MPH WIND SPEED INSTALLED PER THEIR APPROVED N.O.A.
ALL MATERIALS INSTALLED PER THEIR MANUFACTURER INSTALLATION SPECIFICATIONS FOR MIN #10 MPH WIND SPEED.

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408



J. SCOTT BARUCH
& ASSOCIATES
18360 SE LAKEIDE DR
JUPITER, FLORIDA
AR-0014864

DRAWN	GRG
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

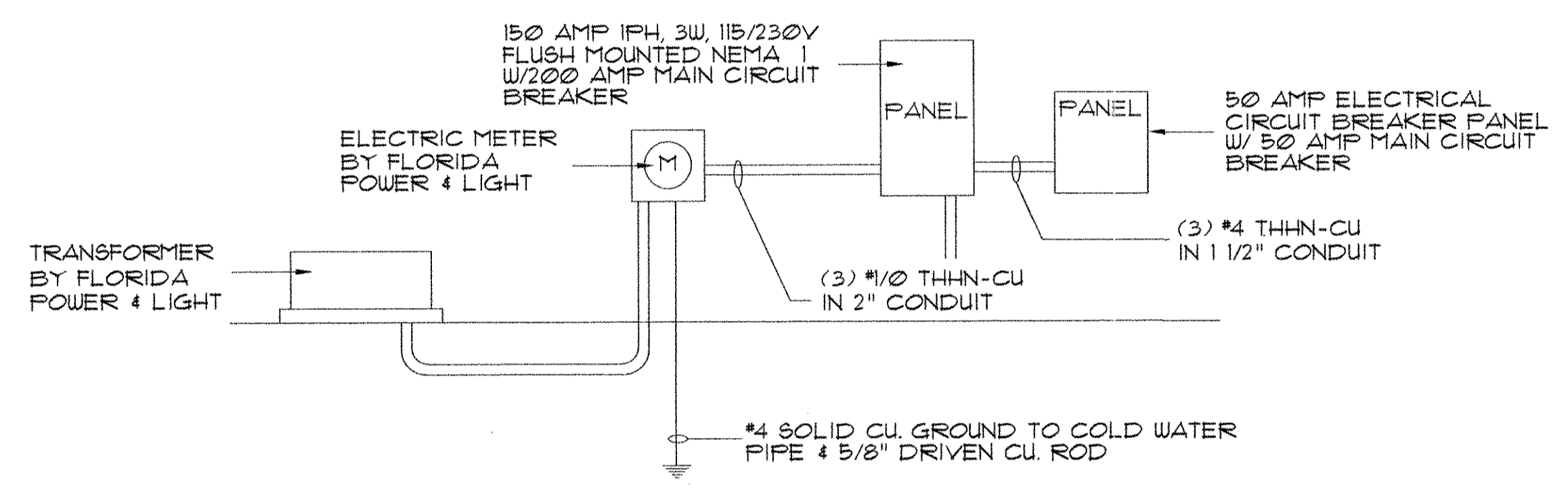
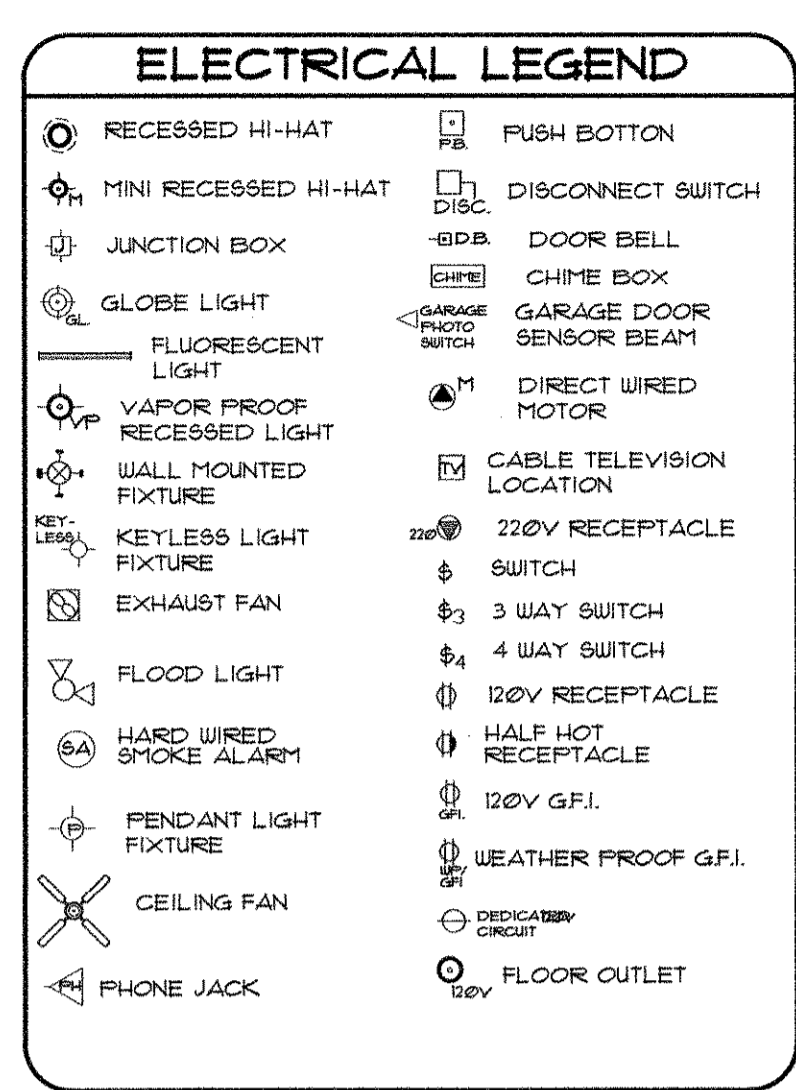
SHEET

A-6

REVISIONS
04-16-24 FRONT WINDOW 1 1/2" S&D
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
08-11-24 REVISIONS

GENERAL ELECTRICAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH BOTH LOCAL AND NATIONAL ELECTRICAL CODES.
- ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL PLAN, RISER DIAGRAM, AND LOADS, AND NOTIFY THE GENERAL CONTRACTOR OF ANY ERRORS OR DISCREPANCIES PRIOR TO INSTALLATION.
- ALL EQUIPMENT INSTALLED OUTSIDE OR EXPOSED TO WEATHER SHALL BE NEMA TYPE 3R.
- MINIMUM WIRE SIZE SHALL BE #14 COPPER.
- ALL CONDUCTORS ARE TO BE COPPER, TYPE THW, UNLESS OTHERWISE NOTED.
- CONNECT GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD AND NEAREST COPPER WATER LINE (GOLD) & BUILDING STEEL.
- ALL 120V, 1 PHASE 15A AND 20A, BATHROOM, GARAGE, KITCHEN, LAUNDRY & EXTERIOR RECEPTACLES SHALL HAVE GROUND FAULT INTERRUPTER (GFI.) PROTECTION WITH EXTERIOR RECEPTACLES OF THE WATERPROOF TYPE. ELECTRICAL CONTRACTOR MAY INSTALL INDIVIDUAL (GFI.) IN LIEU OF (GFI.) BREAKER WITH SEPARATE CIRCUIT.
- SWITCHES SHALL BE ROCKER TYPE (UNLESS OTHERWISE NOTED).
- RECEPTACLES SHALL BE 15A AND 120V OF THE GROUND TYPE 16" AFF. UNLESS OTHERWISE SPECIFIED.
- THE ELECTRICAL CONTRACTOR IS TO SIZE MOST BRANCH CIRCUITS: A MAXIMUM VOLTAGE DROP OF 3% IS PERMITTED.
- THE ELECTRICAL CONTRACTOR IS TO ARRANGE FOR TELEPHONE SERVICE AND TELEPHONE WIRING COORDINATE WITH THE TELEPHONE COMPANY UNLESS OTHERWISE SPECIFIED.
- BRANCH CIRCUITS SHALL BE IN THIN WALL CONDUIT OR APPROVED ROPLEX.
- LIGHTING FIXTURES SHALL BE SELECTED BY THE BUILDER.
- SMOKE ALARMS SHALL BE DIRECT WIRE 120V, UL 211 APPROVED TYPE WITH AUDIBLE ALARM INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LISTING.
- ALL DEVICES SHALL BE SMOOTH TYPE, (WHITE), UNLESS OTHERWISE SPECIFIED (VERIFY).
- ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED BY OVERCURRENT DEVICES OF TYPE AND RATING PER MANUFACTURER NAMEPLATE SPECIFICATIONS.
- THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH OTHER TRADES TO MAKE CERTAIN THAT ALL AIR-CONDITIONING POWER AND CONTROL WIRING AND CONDUITS ARE IN THE BID.
- EXHAUST FANS IN BATHROOMS (IF USED) SHALL BE RATED AT 1 CFM/SF OF VENTILATED FLOOR AREA.
- ALL FAN VENTING AND ROOF PENETRATIONS SHALL BE BY MECHANICAL CONTRACTOR.
- ELECTRICAL CONTRACTOR IS TO COORDINATE ALL SERVICE REQUIREMENTS WITH THE POWER COMPANY BEFORE BIDDING TO BE CERTAIN THAT ALL WORK NECESSARY TO MEET POWER COMPANY SPECIFICATIONS IS IN THE BID.
- VERIFY REQUIRED CLEARANCES BETWEEN EQUIPMENT / LIGHT FIXTURES WITH ANY OTHER ITEMS AND / OR MATERIALS SUCH AS BUT NOT LIMITED TO PLUMBING FIXTURES, INSULATION, ETC. PRIOR TO INSTALLATION. ADJUST AS REQUIRED.
- VERIFY ELECTRICAL REQUIREMENTS OF EQUIPMENT TO BE INSTALLED AND ADJUST WIRE SIZE, BREAKER SIZE, ETC. AS REQUIRED PRIOR TO INSTALLATION.
- ALL 15V 15A & 20A BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHEN, UNIT KITCHENS, FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS TO BE PROTECTED BY ARC FAULT AS PER 210.12 (A) 12.3.4.5.6



ELECTRIC LOAD CALCULATION

CIRCUIT SPACES	USE	POLE & BREAKER	LOAD	WIRE SIZE
16 REQ'D.	3234 GENERAL LIGHTING (GF. @ 3W/SF.)	1P/15A	9.7 KW	#14
2 REQ'D.	SMALL APPLIANCES (2 @ 15 EA.)	1P/20A	3.0 KW	#12
1 REQ'D.	DISPOSAL	1P/20A	12 KW	#12
1 REQ'D.	"GAS" OVEN "IGNITOR"	2P/15A	.7 KW	#14
1 REQ'D.	REFRIGERATOR	1P/20A	12 KW	#12
2 REQ'D.	"GAS" WATER HEATER "IGNITOR"	1P/15A	.7 KW	#14
1 REQ'D.	"GAS" POOL HEATER "IGNITOR"	1P/15A	.7 KW	#14
2 REQ'D.	"GAS" DRYER "IGNITOR"	1P/15A	.7 KW	#14
1 REQ'D.	SMOKE ALARMS	1P/15A	.7 KW	#14
1 REQ'D.	WASHER	1P/20A	15 KW	#12
1 REQ'D.	LAUNDRY ROOM CIRCUIT	1P/20A	15 KW	#12
2 REQ'D.	GARAGE DOOR OPENERS (2 @ 9 KW EACH)	1P/15A	18 KW	#14
1 REQ'D.	MICROWAVE	1P/20A	12 KW	#12
1 REQ'D.	SECURITY ALARM TRANSFORMER	1P/15A	.7 KW	#14
1 REQ'D.	HOOD VENT	1P/20A	2.0 KW	#12
1 REQ'D.	CENTRAL VACUUM (OPTIONAL)	1P/20A	12 KW	#12
2 REQ'D.	POOL PUMP	1P/30A	2.1 KW	#10
TOTAL LOAD (WITHOUT HVAC)			49.2 KW	
FIRST 10.0 KW @ 100 %			10.0 KW	
REMAINING @ 40 %			15.7 KW	
4 REQ'D.	AHU FANS	2P/60A		#6
4 REQ'D.	A/C HEAT STRIP	2P/60A		#6
(2) 10.0 KW EACH, HVAC STRIPS @ 100 %			20.0 KW	
TOTAL K.W.			45.7 KW	
45.7 KW / 240 = 190 AMP				
SAT MIN 200 AMP CIRCUIT BREAKER PANEL				

ELECTRIC NOTE:

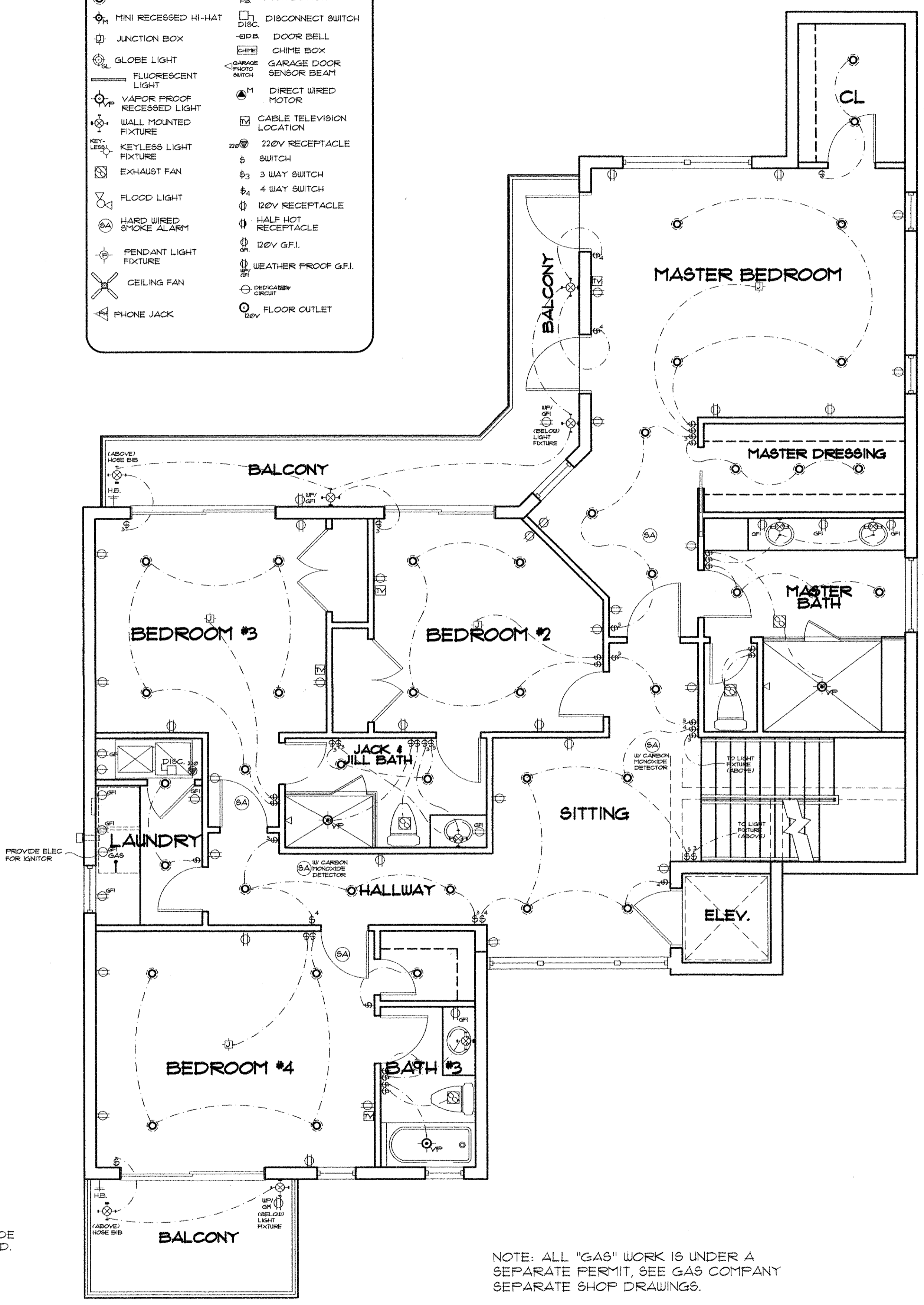
ELECTRICAL CONTRACTOR TO PROVIDE AFCI CIRCUIT BREAKERS FOR ALL CIRCUITS PER N.E.C. 210.12(B)

ALL RECEPTACLES ARE REQUIRED TO BE TAMPER RESISTANT PER N.E.C. 406.11

ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRIC LOADS, IF ANY ADJUSTMENTS NEED TO BE MADE A NEW PLAN WOULD BE SUBMITTED PRIOR TO THE C.O.

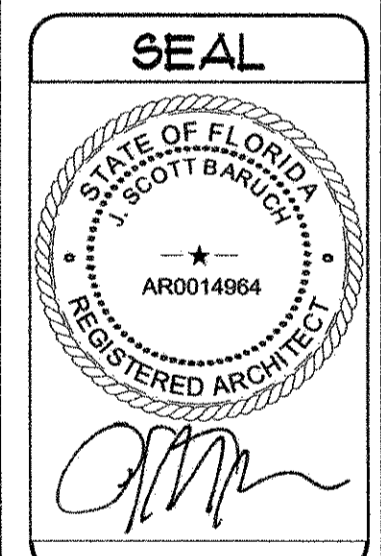
ALL SMOKE ALARMS OUTSIDE OF SLEEPING ROOMS TO HAVE CARBON MONOXIDE DETECTORS AS WELL AS SMOKE ALARM. PROVIDE SMOKE ALARM WITHIN 10' FEET OF THE OUTSIDE OF ALL SLEEPING ROOMS. ALL TO BE INTERCONNECTED.

NOTE: ELECTRICAL CONTRACTOR MAY ADJUST ANY LIGHTING POSITIONING FROM SHOWN. ADJUST IN FIELD AS REQUIRED. ALL FINAL WORK TO COMPLY WITH CODE FOR OUTLET SPACING ETC. COORDINATE ANY CHANGES W/ ELECTRICAL CONTRACTOR AT TIME OF COMPLETION. AN AS BUILT DRAWING WOULD BE PROVIDED TO THE BUILDING INSPECTOR.



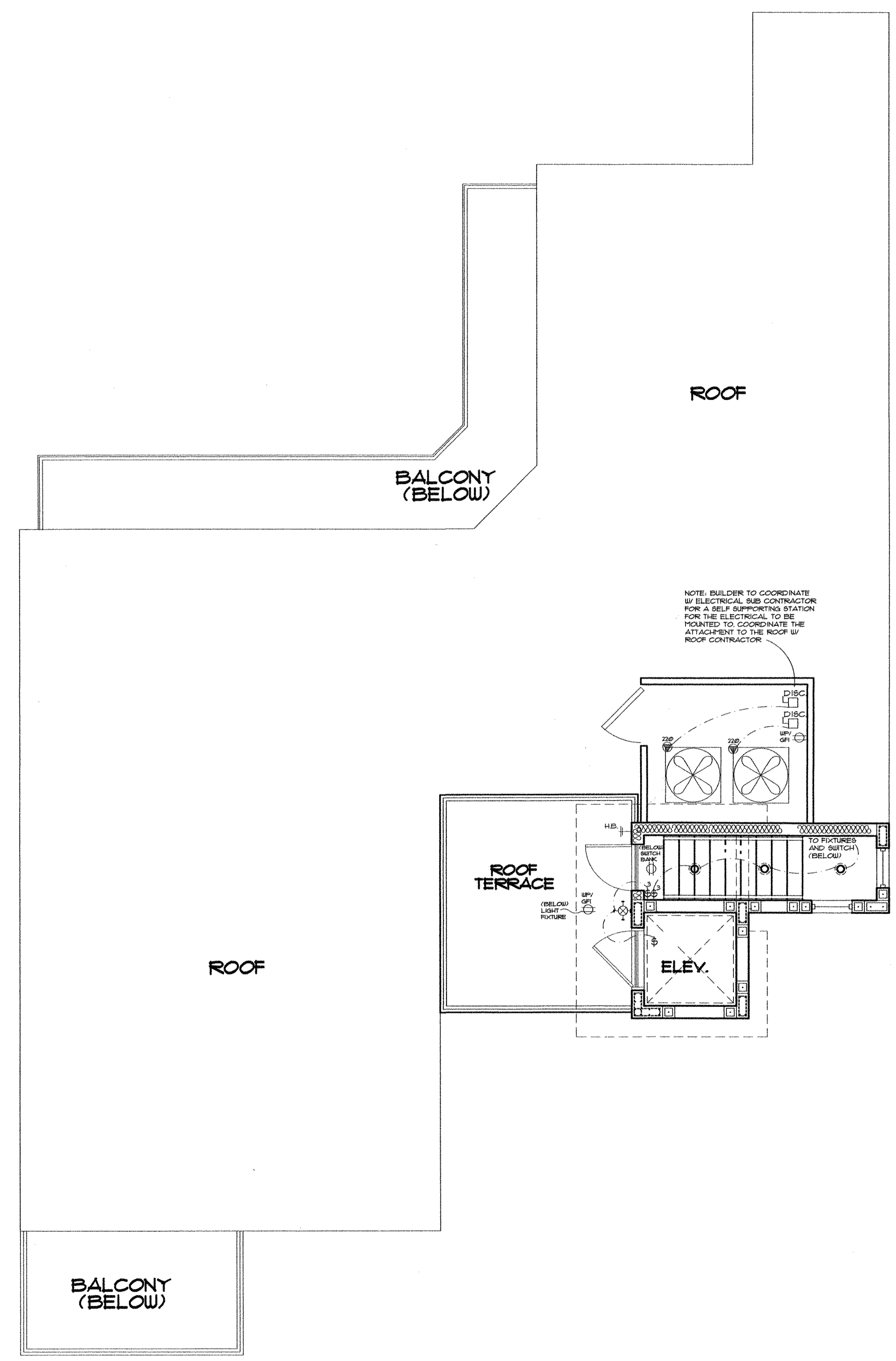
2ND FLOOR ELECTRIC PLAN
SCALE 1/4"=1'-0"

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408



J. SCOTT BARUCH & ASSOCIATES
18360 SE LAKESIDE DR.
JUPITER, FLORIDA
AR-0014864

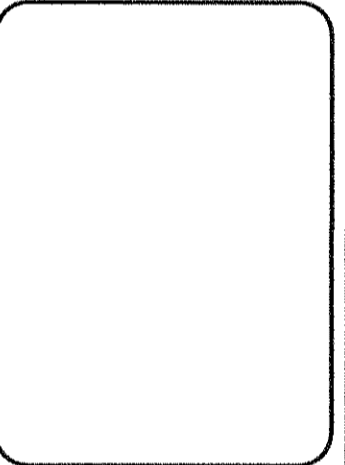
DRAWN	GRG
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	
SHEET	



UPPER FLOOR ELECTRIC PLAN
SCALE 1/4"=1'-0"

REVISIONS
04-16-24 FRONT WINDOW 4 12' SGD
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
09-11-24 REVISIONS

A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408



SEAL

J. SCOTT BARUCH
REGISTERED ARCHITECT
AR0014964

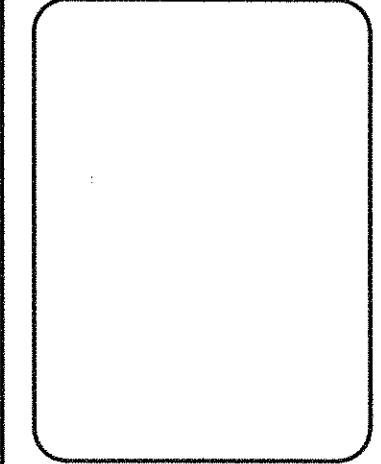
J. SCOTT BARUCH
& ASSOCIATES
18360 SE LAKESIDE DR.
JUPITER, FLORIDA
AR-0014964

DRAWN	G.R.G.
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

SHEET
III - 3

REVISIONS
04-16-24 FRONT WINDOW 4 1/2" S&D
08-14-24 POOL ADDED
08-26-24 REVISIONS
01-11-24 REVISIONS
08-11-24 REVISIONS

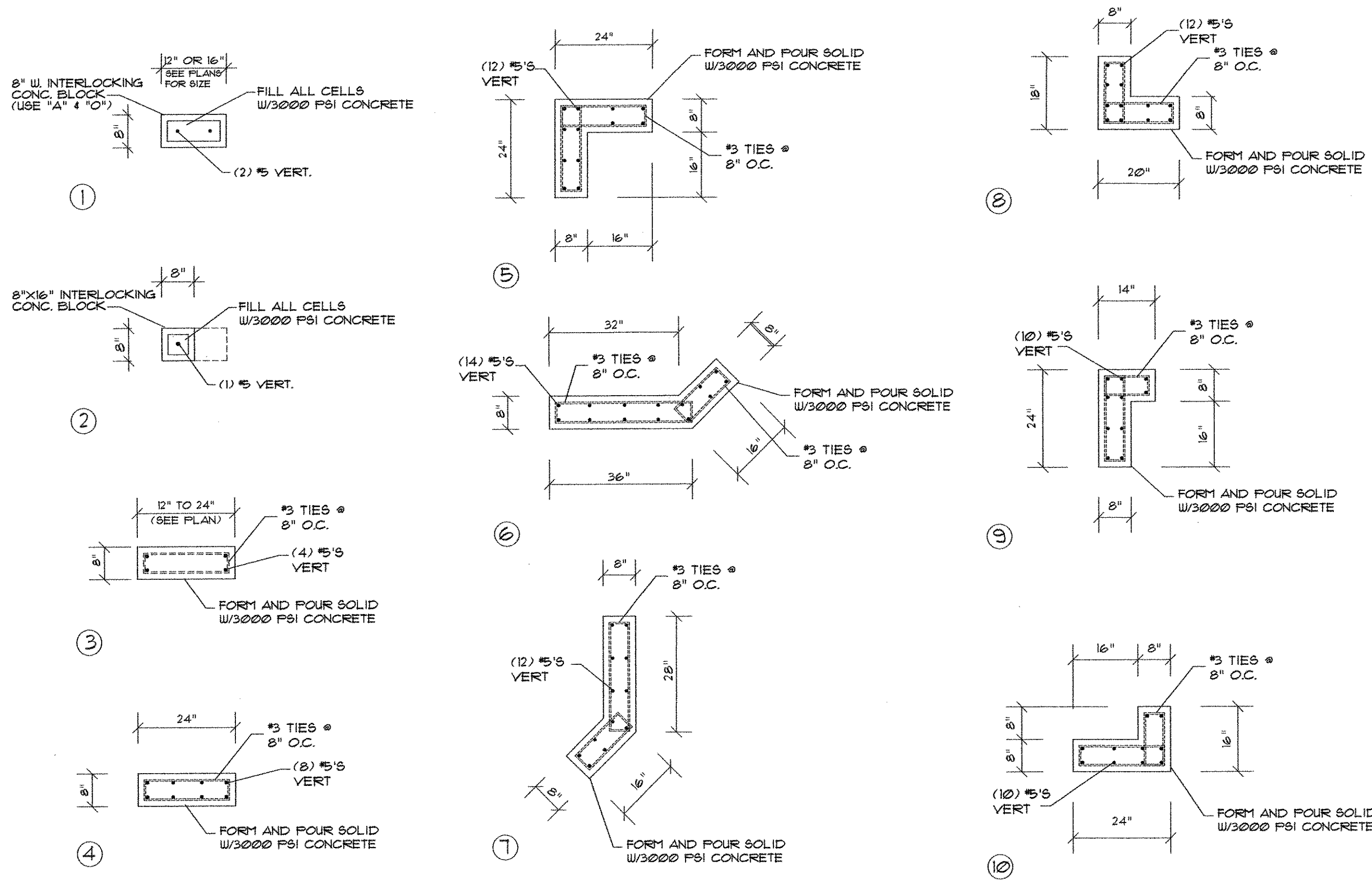
A NEW RESIDENCE @
451 NEPTUNE RD,
JUNO BEACH, FLORIDA 33408



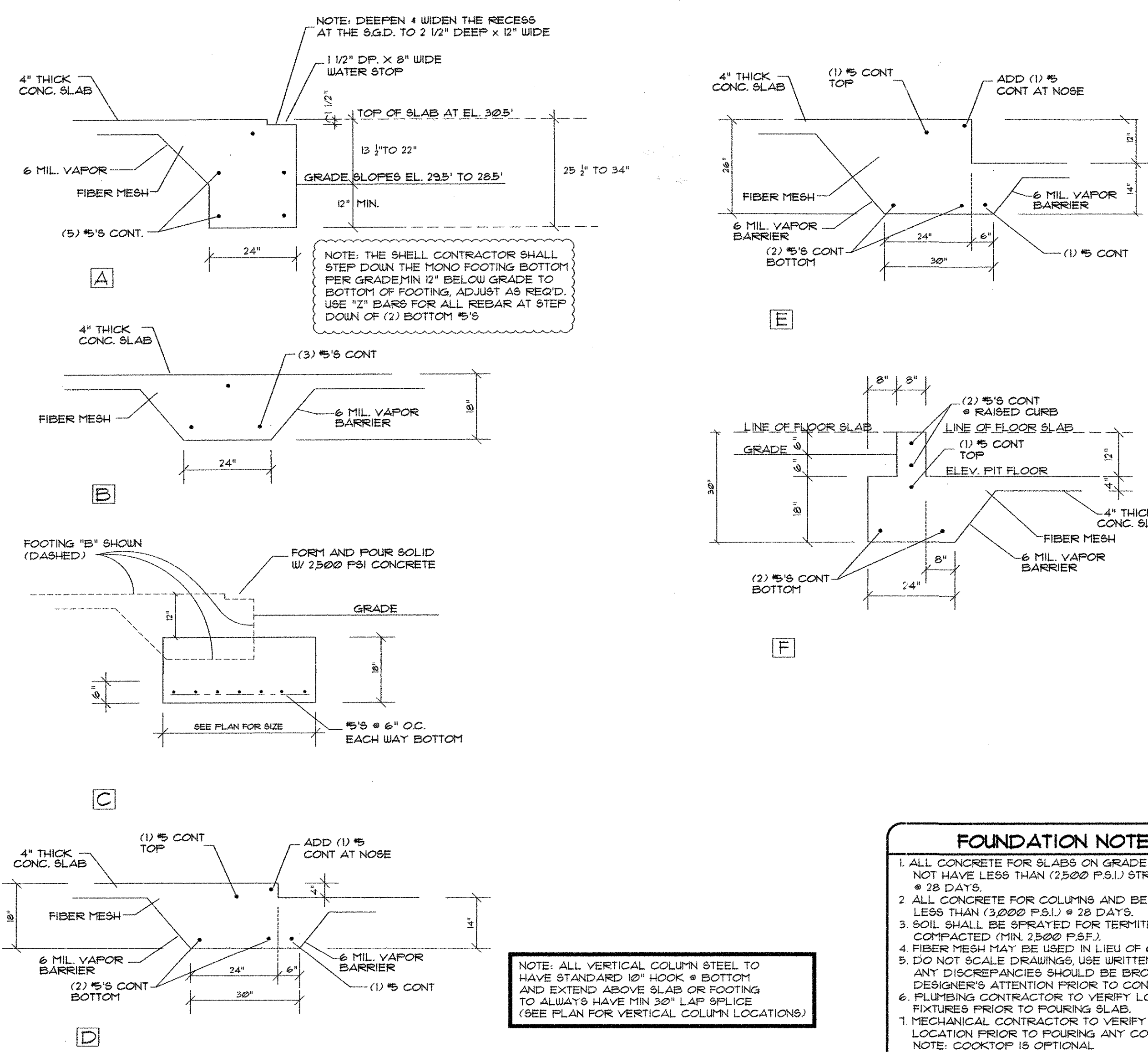
J. SCOTT BARUCH & ASSOCIATES
18360 SE LAKESIDE DR
JUPITER, FLORIDA
AR-0014964

DRAWN: G.R.G.
CHECKED: J.S.B.
DATE: 04-09-24
SCALE: AS SHOWN
JOB NO.:
SHEET:

S-1



COLUMN DETAILS
SCALE 1/2"=1'-0"

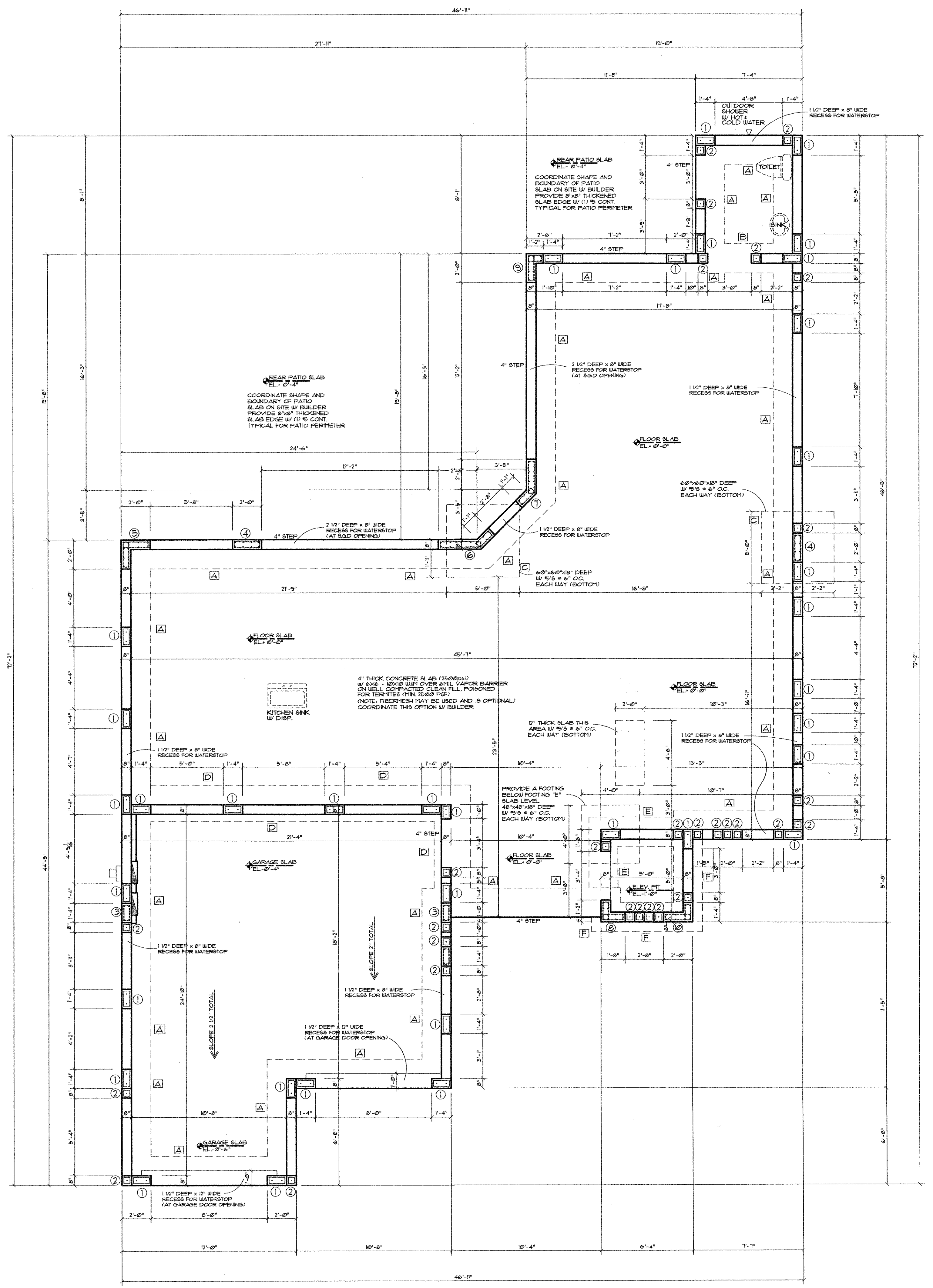


NOTE: ALL VERTICAL COLUMN STEEL TO HAVE STANDARD 10" HOOK @ BOTTOM AND EXTEND ABOVE SLAB OR FOOTING TO ALWAYS HAVE MIN 30" LAP SPICE (SEE PLAN FOR VERTICAL COLUMN LOCATIONS)

FOOTING DETAILS
SCALE 1/2"=1'-0"

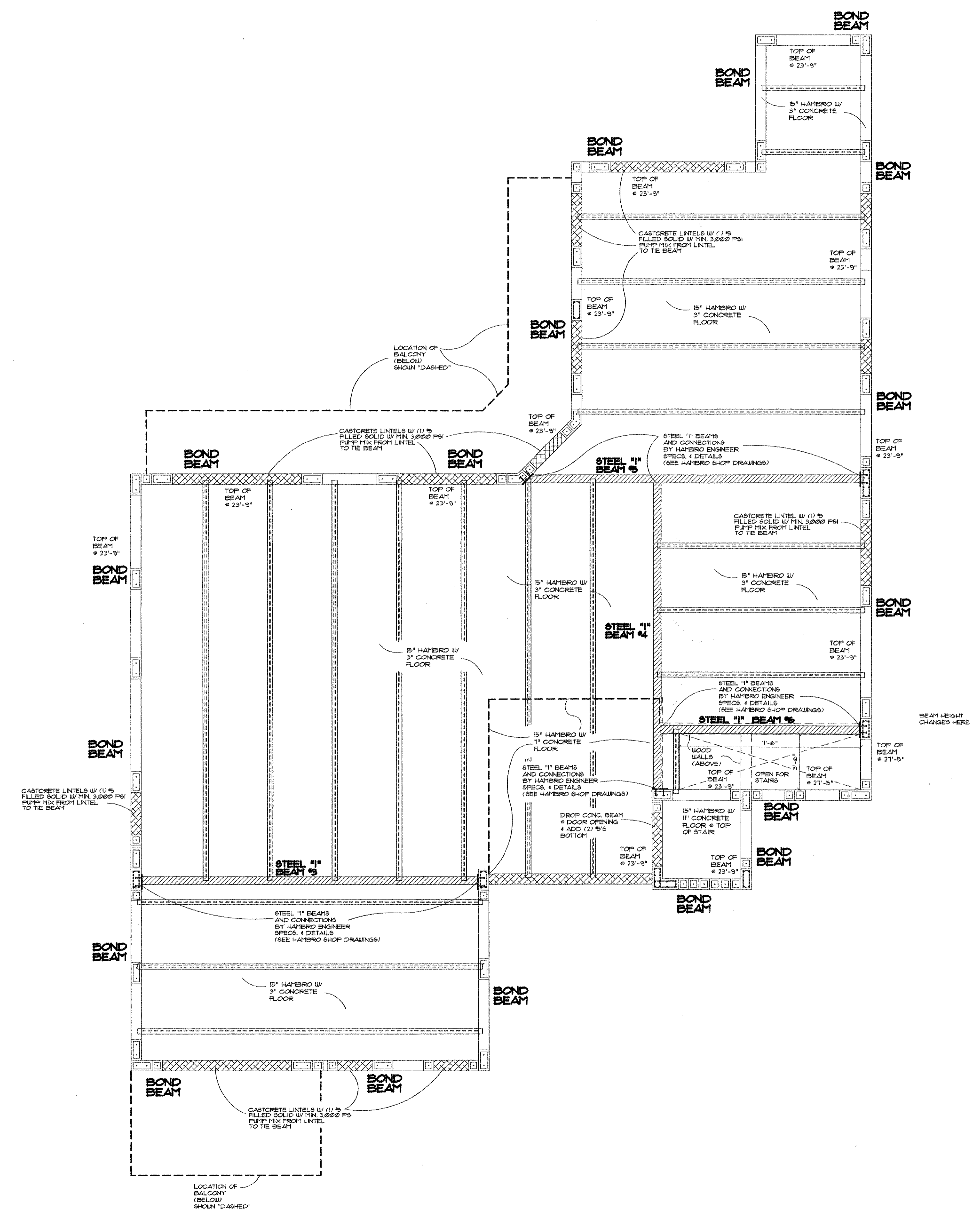
FOUNDATION NOTES:

- ALL CONCRETE FOR SLABS ON GRADE AND FOOTINGS SHALL NOT HAVE LESS THAN (2500 P.S.I.) STRUCTURAL VALUE @ 28 DAYS.
- ALL CONCRETE FOR COLUMNS AND BEAMS SHALL NOT HAVE LESS THAN (3000 P.S.I.) @ 28 DAYS.
- SOIL SHALL BE SPRAYED FOR TERMITES, AND BE WELL COMPACTED (MIN. 2500 P.S.I.).
- FIBER MESH MAY BE USED IN LIEU OF 6x6/10/10 WWM.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS, ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONTINUING ANY WORK.
- PLUMBING CONTRACTOR TO VERIFY LOCATIONS OF ALL FIXTURES PRIOR TO POURING SLAB.
- MECHANICAL CONTRACTOR TO VERIFY COOKTOP DOWNDRAFT LOCATION PRIOR TO POURING ANY CONCRETE. NOTE: COOKTOP IS OPTIONAL.
- USE TYPICAL CONCRETE CURING COMPOUND FOR ALL FLAT SLABS, ONLY WHEN REQ'D. BY LOCAL CODES.
- PROVIDE 30" WIDE 6x6/10x10 WWM @ FOOTING PERIMETER.



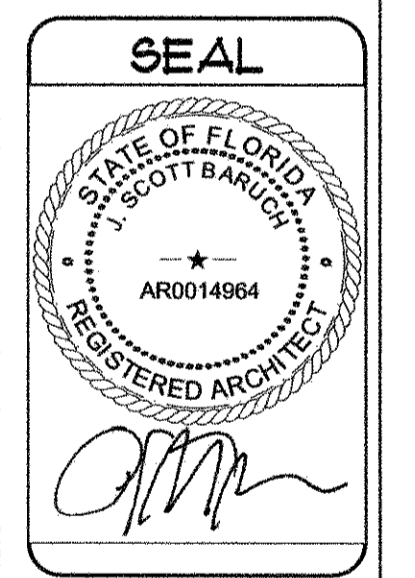
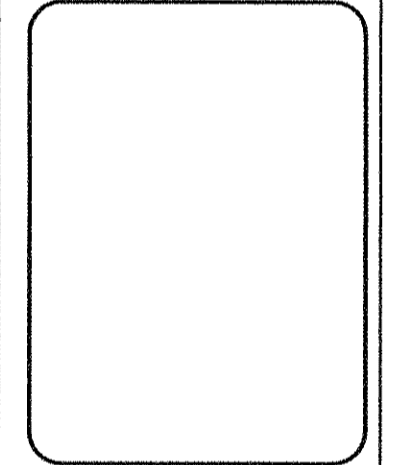
FOUNDATION PLAN
SCALE 1/4"=1'-0"

DOOR / WINDOW BUCK NOTES	
WINDOWS	2x FT BUCK (MATCH FRAME WIDTH) ATTACHED TO CBS W/ 1/4"x4" TAPCONS 4" FROM EACH END AND 12" O.C. REMAINDER. OR: 1"xPT CUSTOM BUCK (WIDTH OF WINDOW FRAME) ATTACHED TO CBS W/ "1" NAILS @ 12" O.C. AND WINDOW FRAMES ATTACHED THROUGH THE FRAME, BUCKS AND SHIMS AND INTO THE CBS W/ TAPCONS PER MFG'R. INSTRUCTIONS.
DOORS	2x FT BUCK (MATCH DOOR FRAME WIDTH) ATTACHED DIRECTLY TO THE CBS W/ 1/4" x 4" TAPCONS 4" FROM EACH END, 12" O.C. REMAINDER.
GARAGE DOORS	FT 2"x6" ATTACHED TO THE CBS W/ 5/8" x 6" TITEN CONCRETE SCREWS W/ 1/4"x3" STEEL WASHERS 6" FROM EACH END, 24" O.C. REMAINDER.
WINDOW NOTES	
1. ALL WINDOWS SECURED TO WOOD BUCKS OR THROUGH WOOD BUCKS INTO CBS AS PER MANUFACTURERS SPECIFICATIONS TO MEET MINIMUM ITO MPH INSTALLATION.	
2. DOOR UNIT CHOSEN FOR PROJECT. BUILDER TO COORDINATE EXACT MASONRY OPENINGS WITH MASONRY SUBCONTRACTOR, WINDOW / DOOR SUPPLIER. NOTE: SOME WINDOWS HAVE A TOLERANCE OF 1/4" MAX. ADJUST MASONRY OPENINGS AS REQUIRED FOR BUCK AND WINDOW / DOOR SYSTEM CHOSEN.	
3. ALLOWABLE SHIM SPACING AND TOLERANCE BETWEEN WINDOW FRAME AND WINDOW BUCK A. LESS THAN 1/4" : NO SHIM REQUIRED B. GREATER THAN 1/4" : CONTINUOUS PAD-OUT OF THE BUCK IS NECESSARY	



REVISIONS
04-16-24 FRONT WINDOW 1 12' 3/32
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-11-24 REVISIONS
09-11-24 REVISIONS

A NEW RESIDENCE @
451 NEPTUNE RD,
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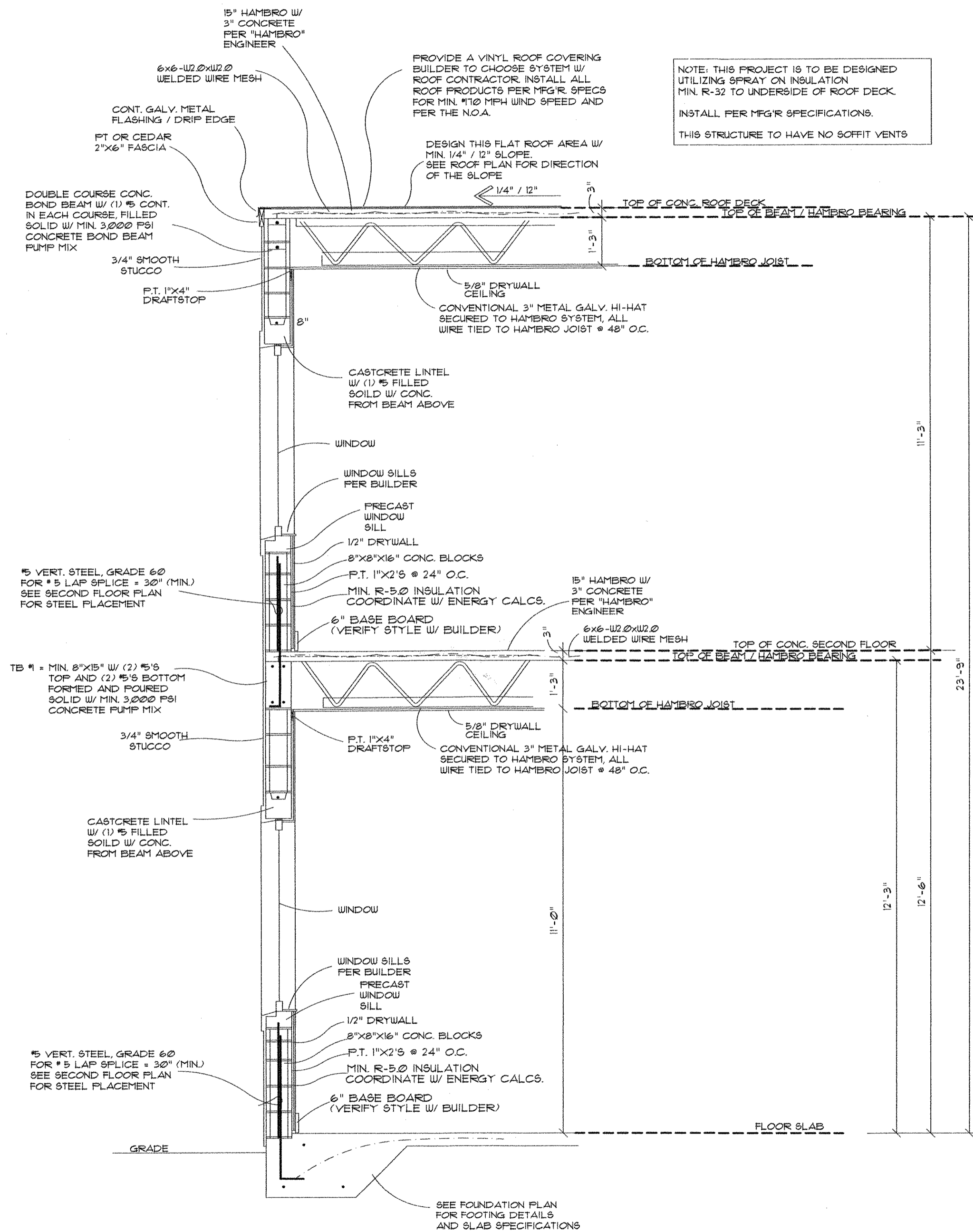


J. SCOTT BARUCH
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DRAWN	GRG
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

SHEET
S-3

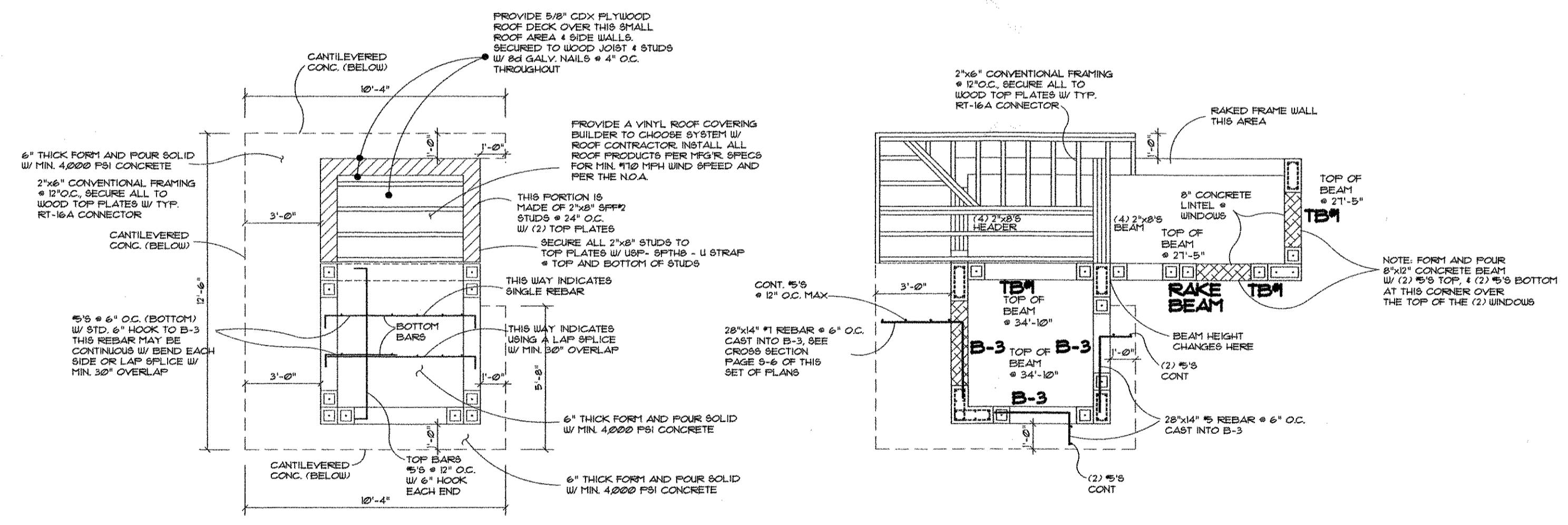
NOTE: PROVIDE ALUMN. GUTTERS ON BOTH SIDES OF THE ROOF WITH DOWN SPOUTS. BUILDER TO COORDINATE ON SITE FOR LOCATIONS OF DOWN SPOUTS.



TYPICAL WALL SECTION

SCALE 1/2"=1'-0"

NOTE: THIS PROJECT IS TO BE DESIGNED UTILIZING SPRAY ON INSULATION MIN. R-32 TO UNDERSIDE OF ROOF DECK. INSTALL PER MFG'R SPECIFICATIONS. THIS STRUCTURE TO HAVE NO SOFFIT VENTS

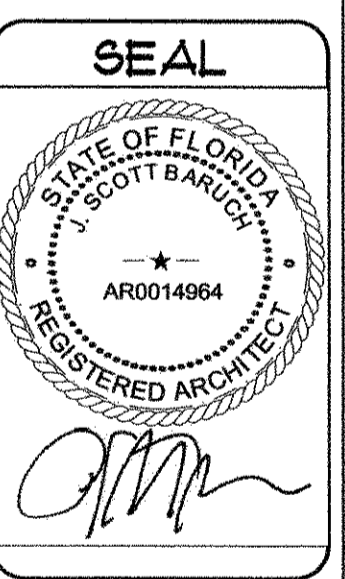


UPPER ROOF PLAN

SCALE 1/4"=1'-0"

REVISIONS
04-16-24 FRONT WINDOW 4 1/2' SGD
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
09-11-24 REVISIONS

A NEW RESIDENCE
451 NEPTUNE RD,
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DRAWN	G.R.C.
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DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	

SHEET
S - 4

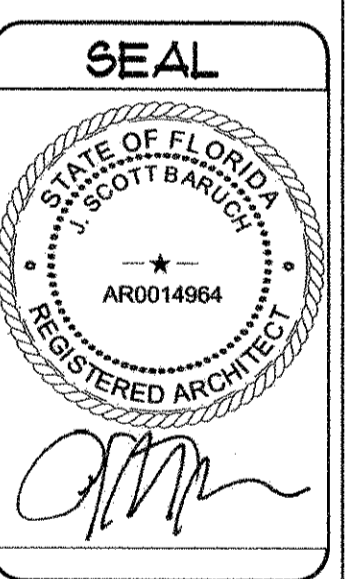
COLUMN SCHEDULE					
MARK	WIDTH	LENGTH	REINFORCING		REMARKS
			VERTICAL REINFORCEMENT	HOOPS	
1	8"	12" OR 16"	(2) #5'S	N/A	8"x8"x16" OR 12" CMU
2	8"	8"	(1) #5'S	N/A	8"x8"x16" CMU
3	8"	12" TO 24"	(4) #5'S	#3 @ 8" O.C.	
4	8"	12" TO 24"	(8) #5'S	#3 @ 8" O.C.	
5	8"	24"x24"	(12) #5'S	#3 @ 8" O.C.	INTERLOCKING HOOPS
6	8"	36" / 16"	(14) #5'S	#3 @ 8" O.C.	INTERLOCKING HOOPS
7	8"	16" / 16"	(10) #5'S	#3 @ 8" O.C.	INTERLOCKING HOOPS
8	8"	18"x20"	(12) #5'S	#3 @ 8" O.C.	INTERLOCKING HOOPS
9	8"	24"x14"	(10) #5'S	#3 @ 8" O.C.	INTERLOCKING HOOPS
10	8"	24"x16"	(10) #5'S	#3 @ 8" O.C.	INTERLOCKING HOOPS

FOOTING SCHEDULE								
MARK	WIDTH	DEPTH	TOP OF FOOTING ELEV.	REINFORCING				REMARKS
				BOTTOM		TOP		
				L.W.	S.W.	L.W.	S.W.	
A	24"	18"	0'-0"	(2) #5'S	N/A	(1) #5'S	N/A	
B	24"	18"	0'-0"	(2) #5'S	N/A	(1) #5'S	N/A	
C	60"x60"	18"	-1'-0"	#5'S @ 6" O.C.	#5'S @ 6" O.C.	N/A	N/A	
D	30"	18" / 14"	0'-0"	(3) #5'S	N/A	(1) #5'S	N/A	(1) #5 CONT. @ NOSING
E	30"	26" / 14"	-1'-0"	(3) #5'S	N/A	(1) #5'S	N/A	(1) #5 CONT. @ NOSING
F	24"	30" / 18"	0'-0", -1'-0"	(2) #5'S	N/A	(3) #5'S	N/A	

REVISIONS

- 04-16-24 FRONT WINDOW 4 12" SGD
- 05-14-24 POOL ADDED
- 06-26-24 REVISIONS
- 07-17-24 REVISIONS
- 09-11-24 REVISIONS

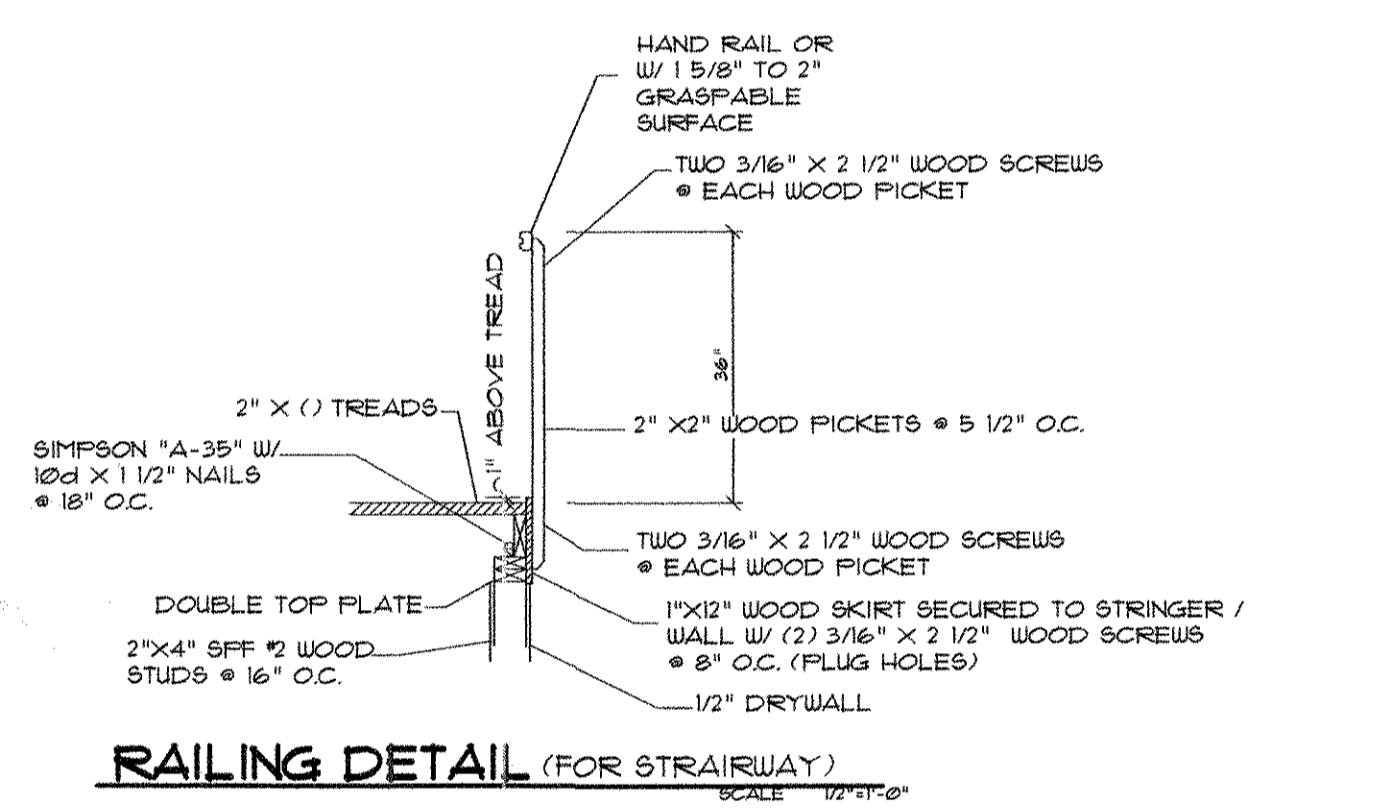
A NEW RESIDENCE @
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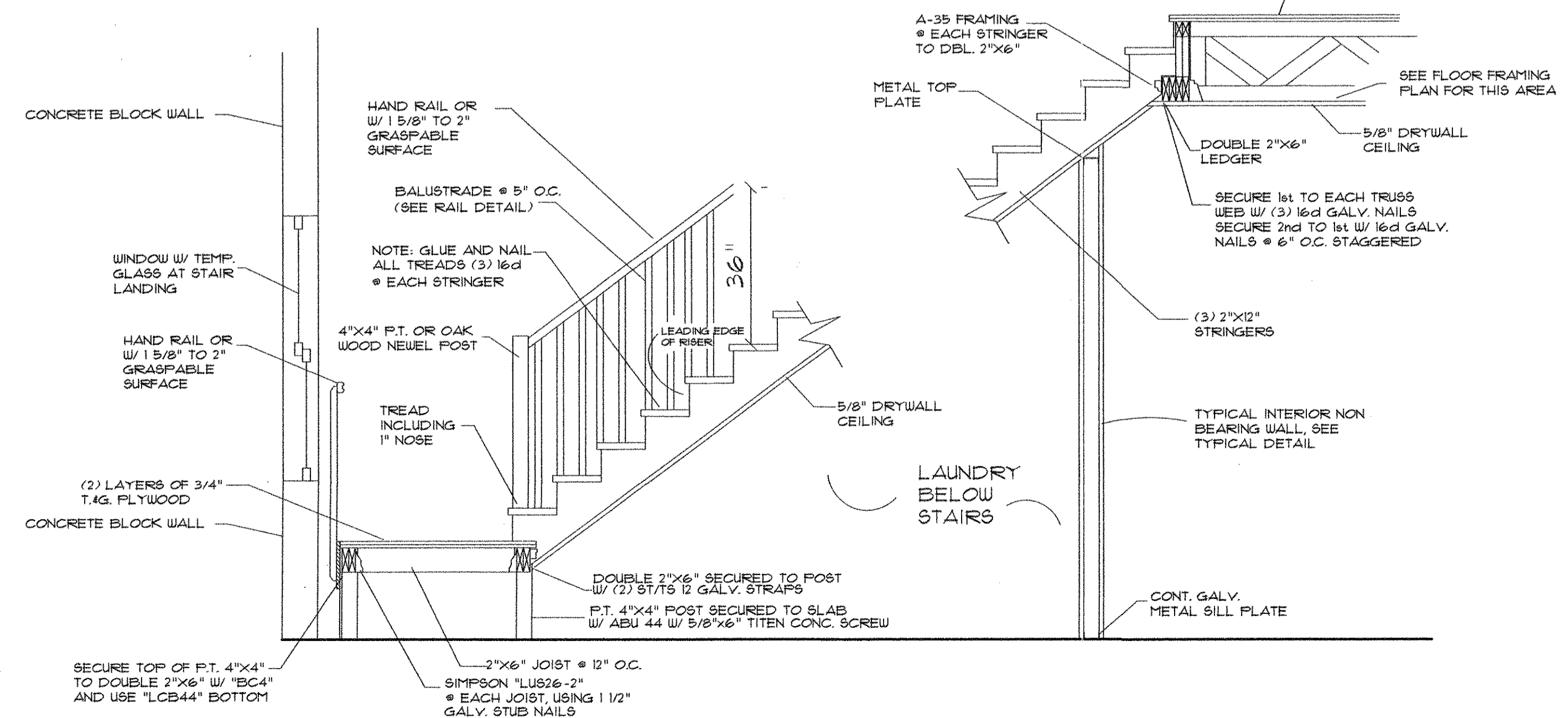
J. SCOTT BARUCH
& ASSOCIATES
18360 SE LAKEVIEW DR.
JUNIOR, FLORIDA
AR-0014964

DRAWN	G.R.G.
CHECKED	J.S.B.
DATE	04-09-24
SCALE	AS SHOWN
JOB NO.	
SHEET	

S - J

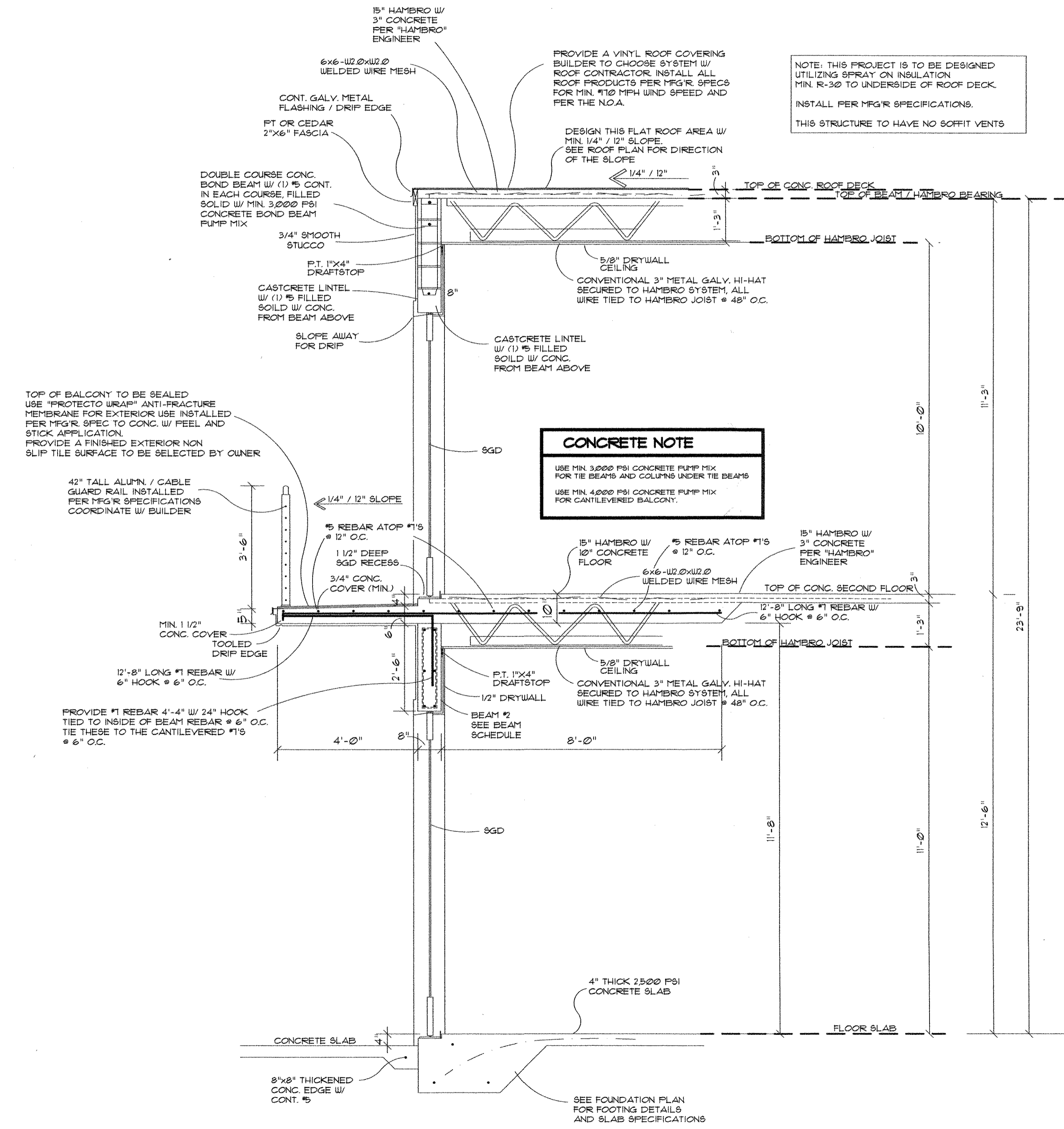


NOTE: STAIR SECTION SHOWN IS A SCHEMATIC AND IS ONLY MEANT TO SHOW TYPICAL CONSTRUCTION DETAILS. ADJUST TO FIELD CONDITIONS AS NECESSARY.



NOTE: OWNER TO SELECT FINISHED MATERIALS. COORDINATE AND ADJUST WITH BUILDER.

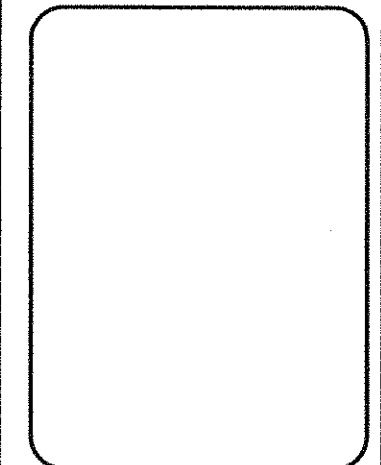
NOTE: STAIR SHOWN IS FOR GENERAL INFORMATION ONLY. VERIFY W/ OWNER TYPE AND FINISH.



CONCRETE NOTE
USE MIN. 3000 PSI CONCRETE PUMP MIX FOR THE BEAMS AND COLUMNS UNDER THE BEAMS.
USE MIN. 4000 PSI CONCRETE PUMP MIX FOR CANTILEVERED BALCONY.

REVISIONS
04-16-24 FRONT WINDOW 1 1/2" SLOPE
05-14-24 POOL ADDED
06-26-24 REVISIONS
07-17-24 REVISIONS
09-11-24 REVISIONS

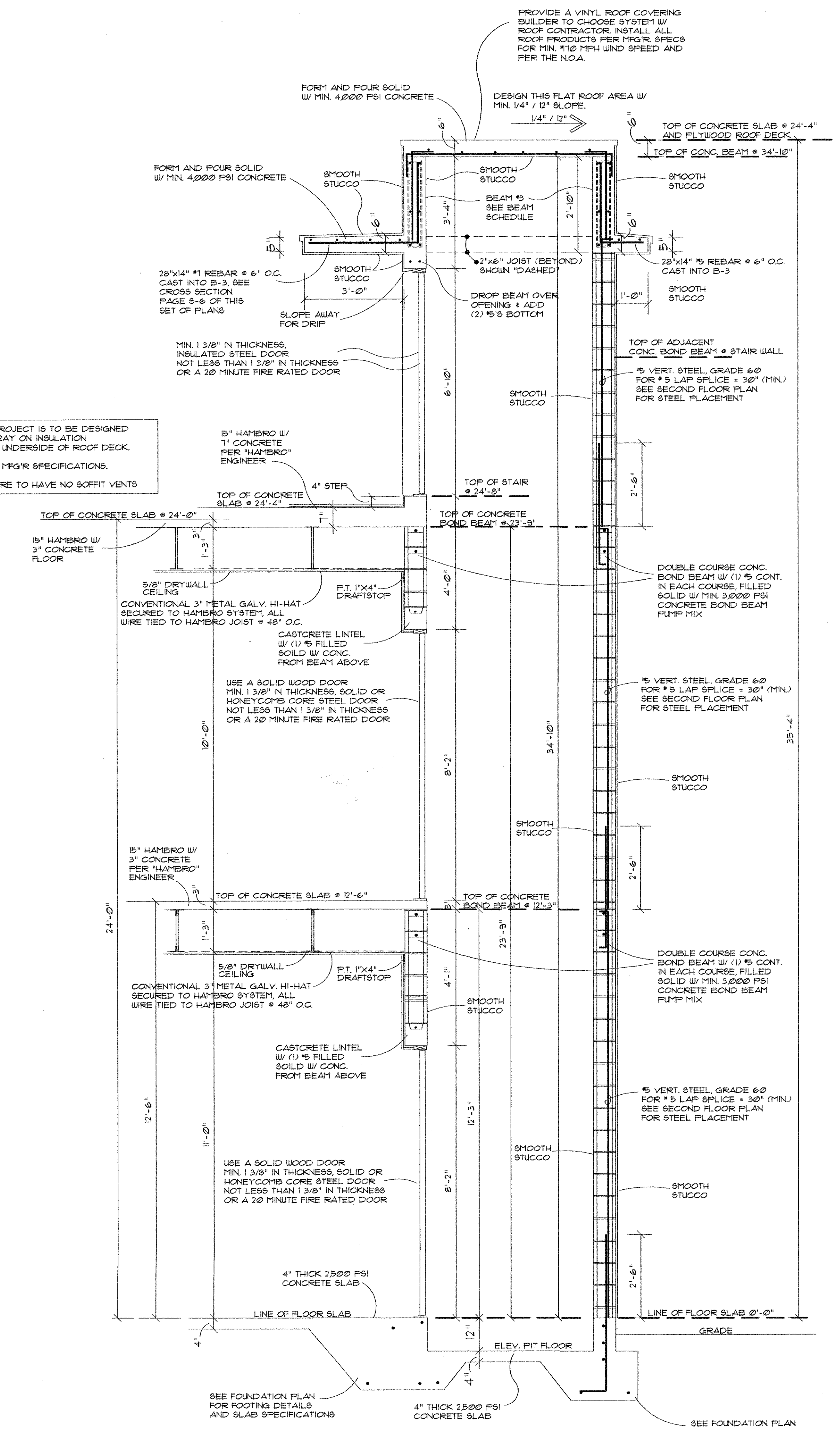
A NEW RESIDENCE @
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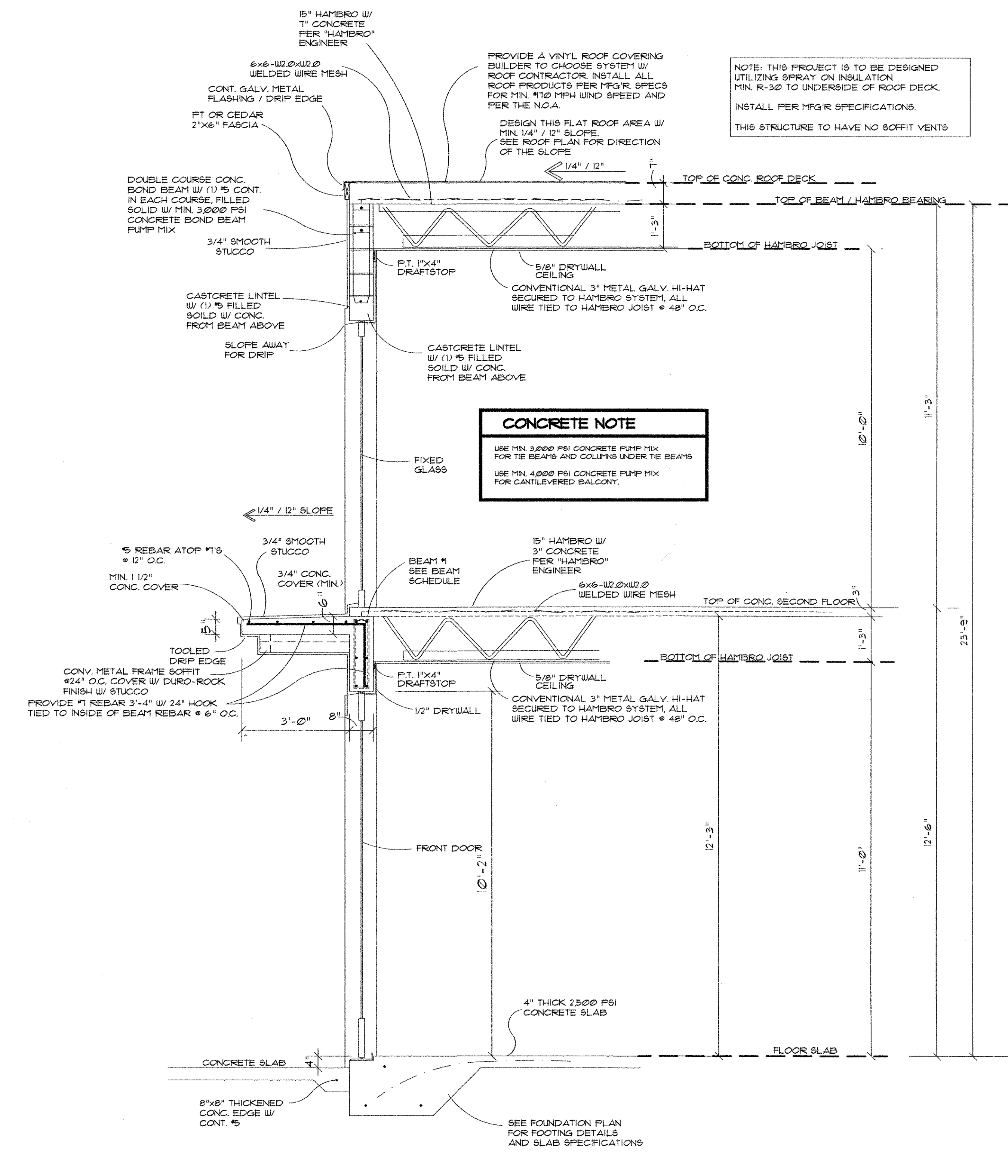
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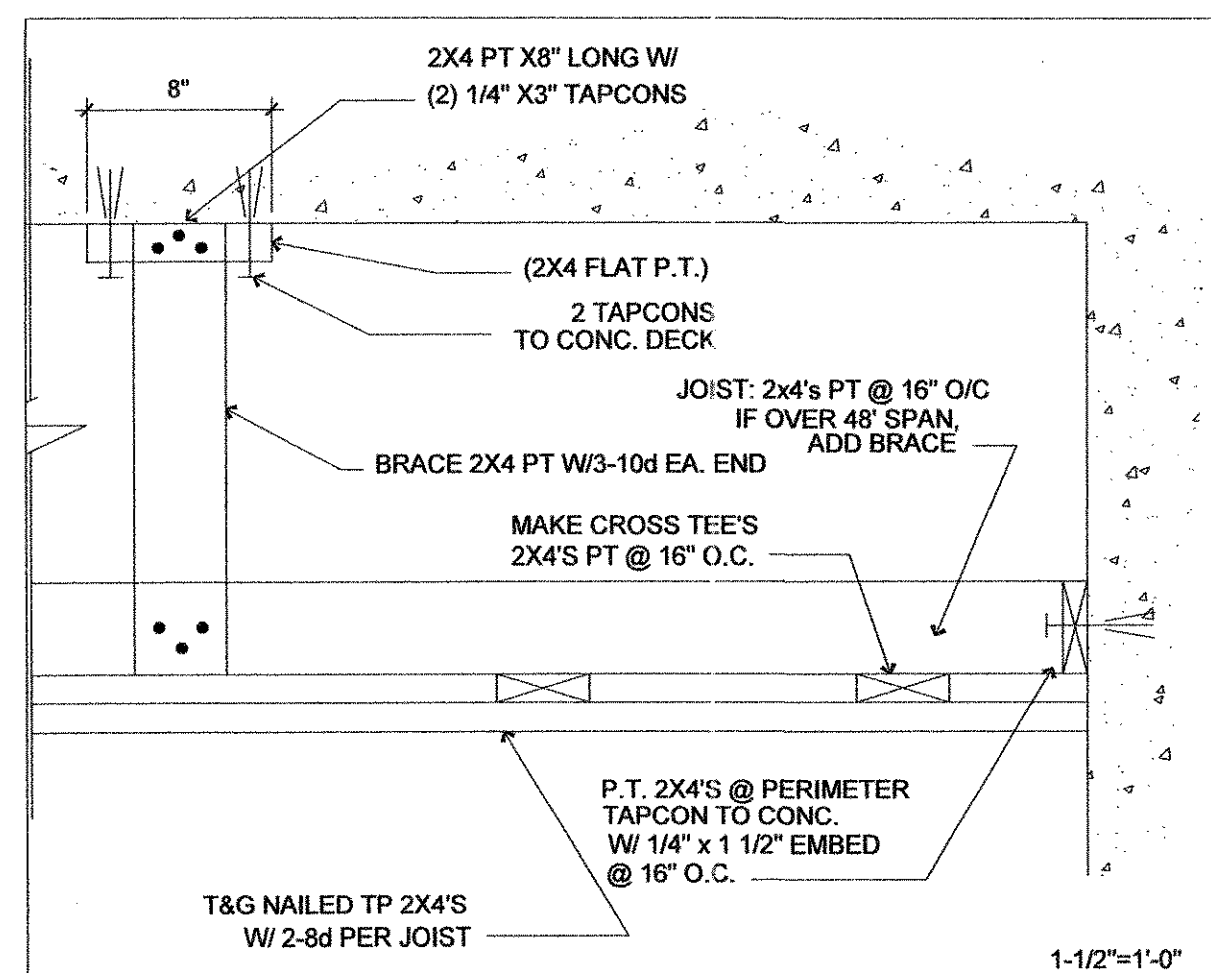


CROSS SECTION @ ELEVATOR
SCALE 1/2"=1'-0"

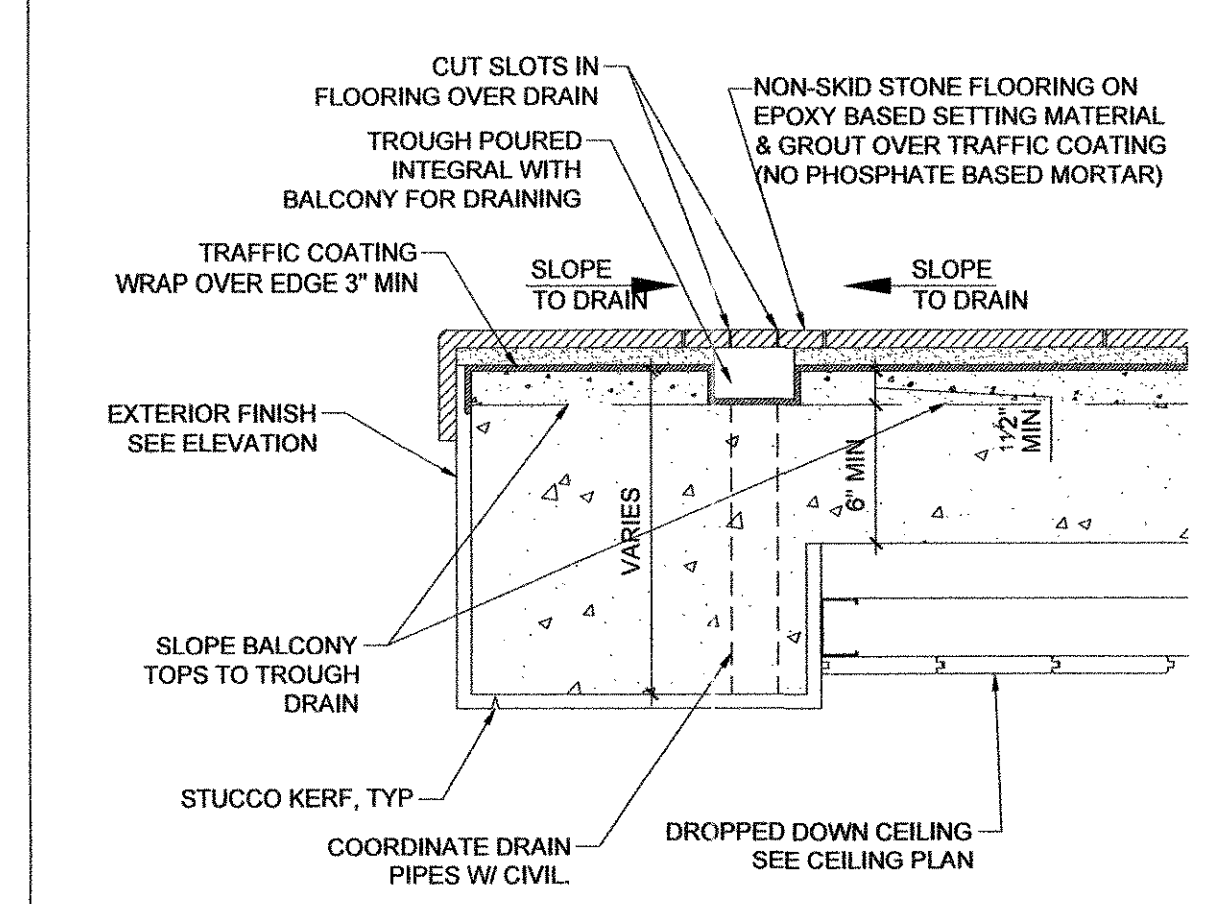


CROSS SECTION @ FRONT DOOR
SCALE 1/2"=1'-0"

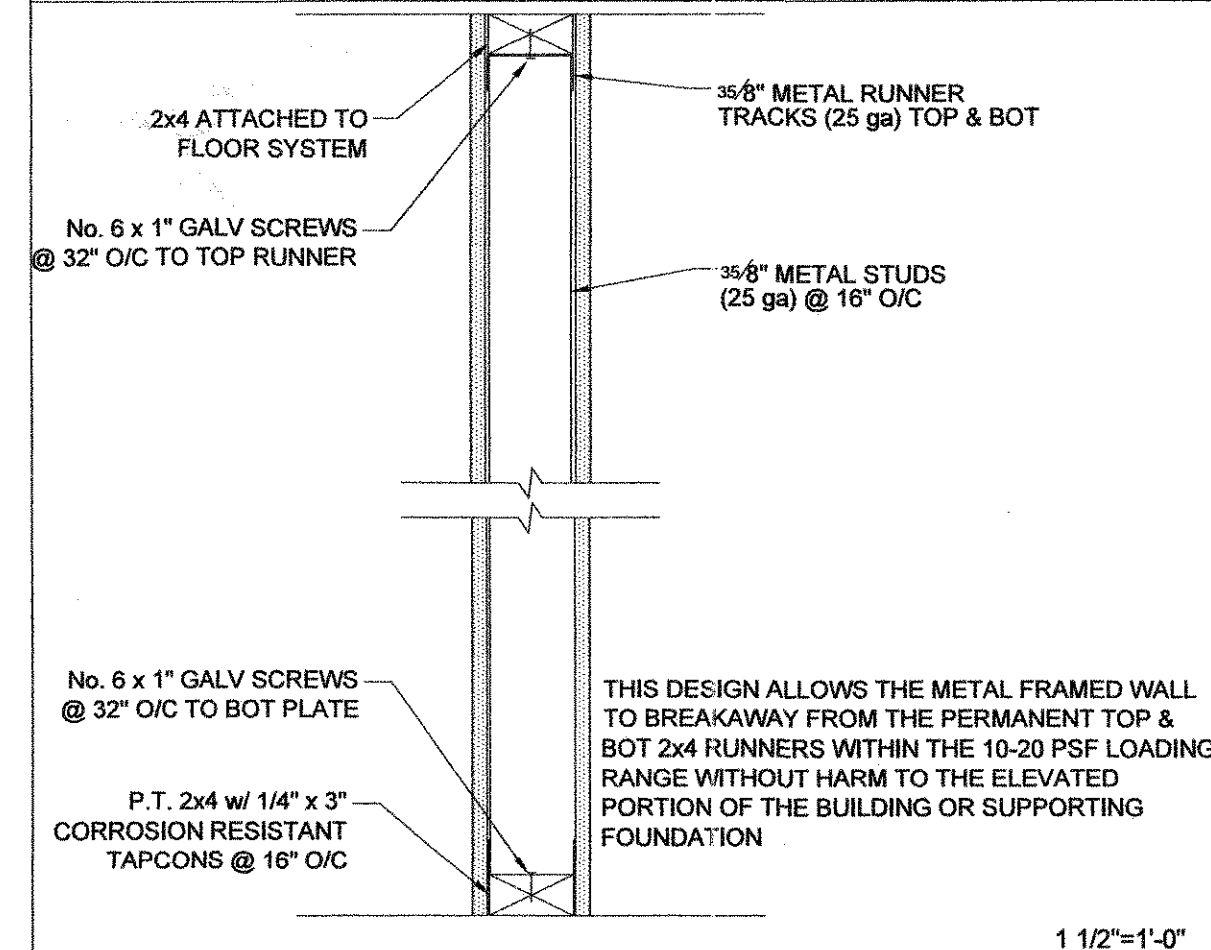
CONCRETE NOTE
USE MIN. 3000 PSI CONCRETE PUMP MIX FOR THE BEAMS AND COLUMNS UNDER THE BEAMS
USE MIN. 4000 PSI CONCRETE PUMP MIX FOR CANTILEVERED BALCONY.



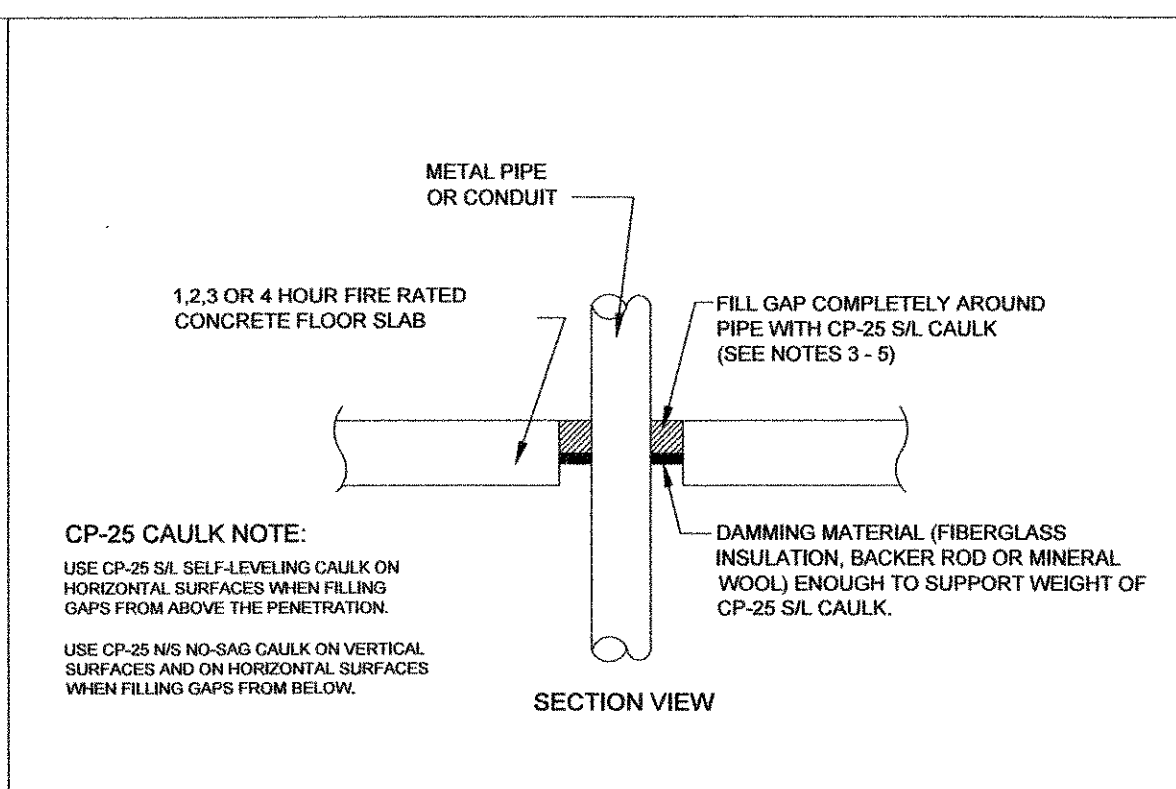
EXTERIOR DROPPED CEILING DETAIL 1-1/2"=1'-0"



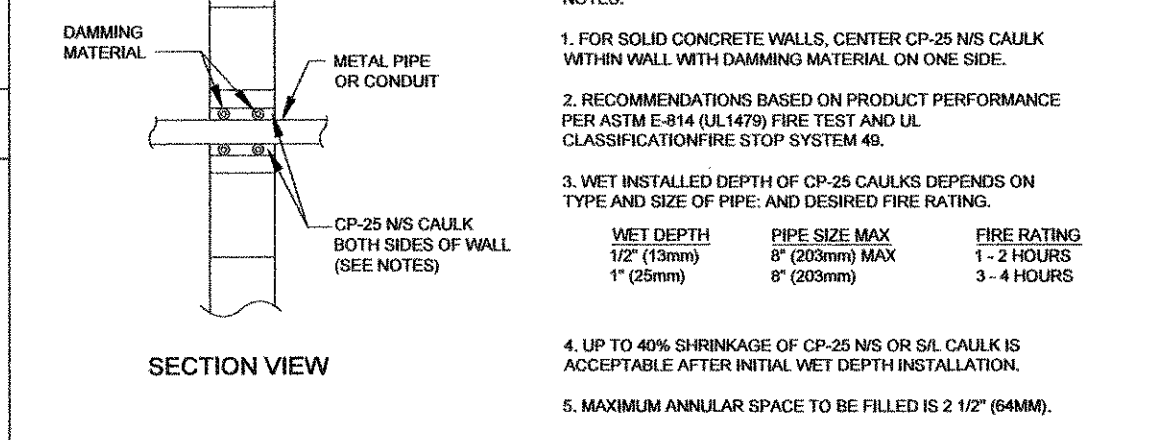
BALCONY DRAIN 1-1/2"=1'-0"



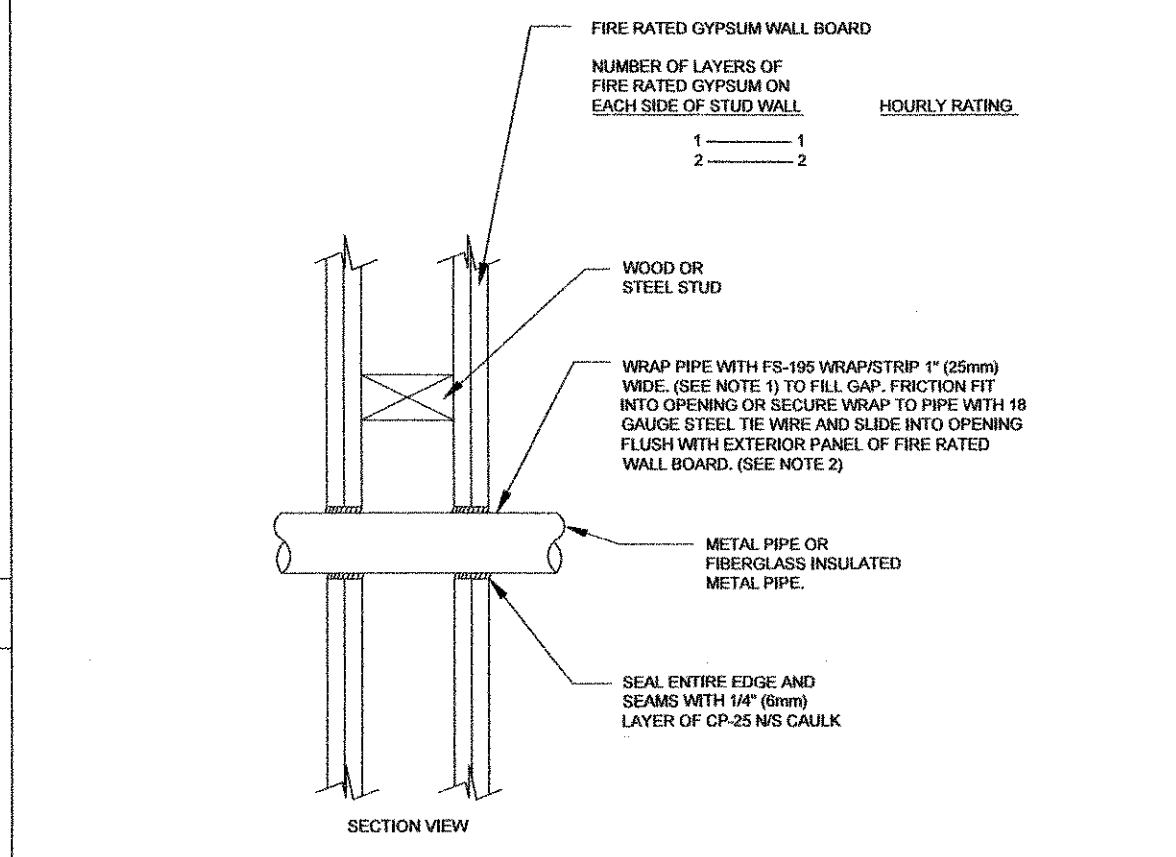
INTERIOR NON-BEARING FRANGIBLE WALL DETAIL 1-1/2"=1'-0"



FIRESTOP MISC. DETAILS SECTION VIEW



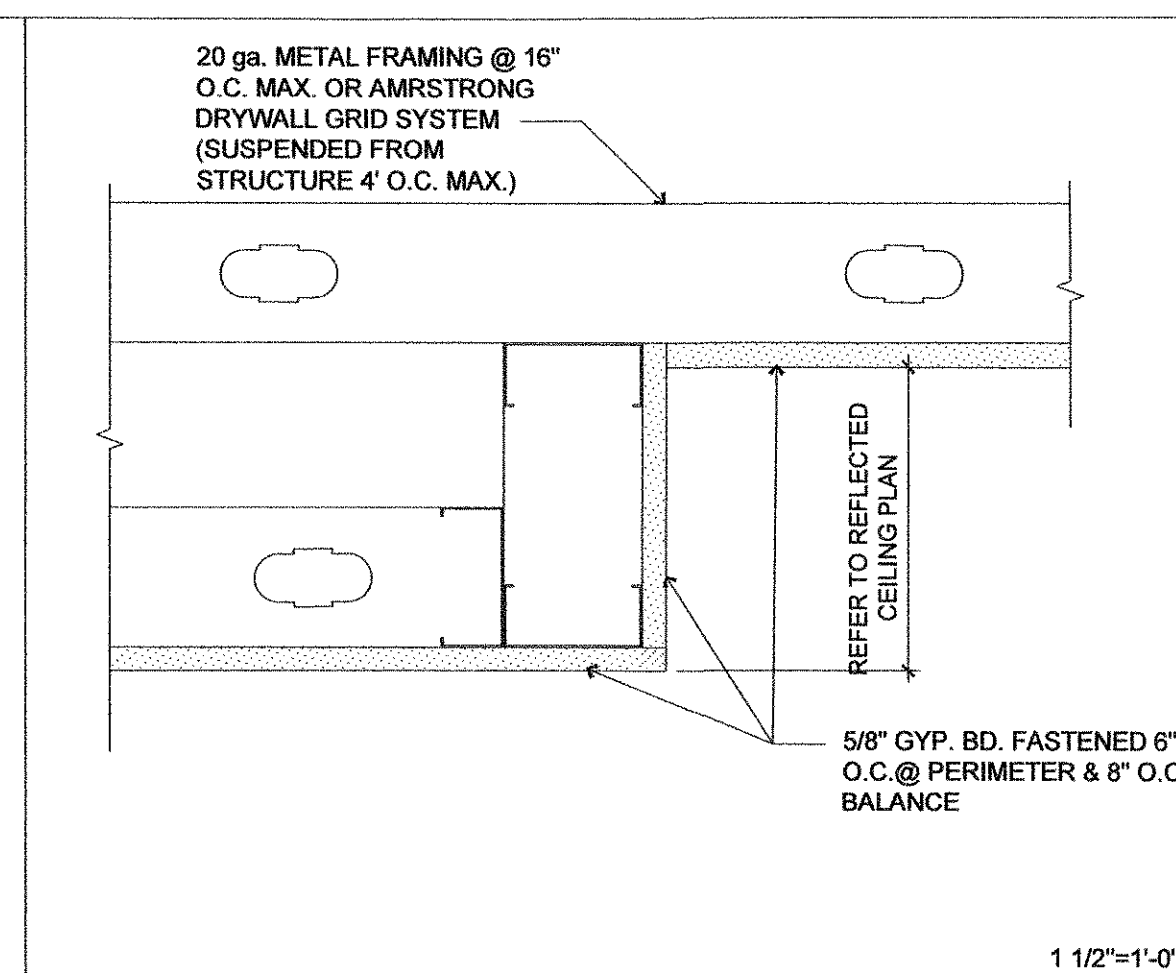
FIRESTOP MISC. DETAILS SECTION VIEW



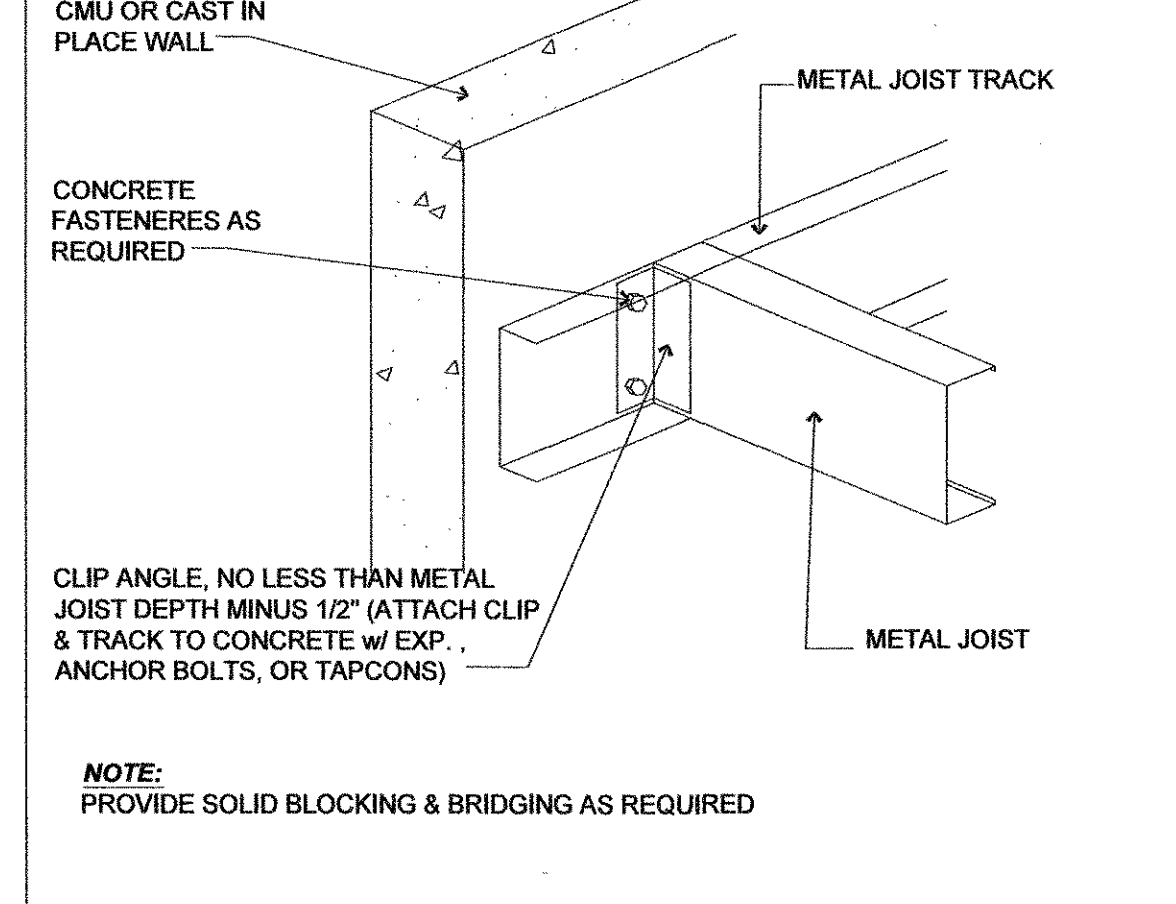
FIRESTOP MISC. DETAILS SECTION VIEW

NOTES:
 1. IF ANNULAR SPACE IS LESS THAN 1/2" (13mm), AND INSULATION THICKNESS ON PIPE IS 1" (25mm) OR LESS, USE ONE WRAP OF 1" (25mm) WIDE FS-195 AS SHOWN. 2" (51mm) WIDE WRAPS MUST BE USED IF EITHER OF THE FOLLOWING CONDITIONS EXISTS: A. ANNULAR SPACE EXCEEDS 1/2" (13mm) B. PIPE INSULATION THICKNESS IS GREATER THAN 1" (25mm) THIS DESIGN IS RECOMMENDED FOR METAL PIPE AND INSULATED METAL PIPE WITH 3" (76mm) OR LESS OF FIBERGLASS INSULATION. SPACE BETWEEN SURFACE OF PENETRANT AND WALL BOARD MUST ACCOMMODATE AT LEAST 1 WRAP OF FS-195 PER INCH (25mm) OF PIPE INSULATION. ANY REMAINING ANNULAR SPACE TO BE FILLED WITH ADDITIONAL FS-195 WRAPS UNTIL ANNULAR SPACE IS LESS THAN 1/4" (6mm). FILL REMAINING 1/4" (6mm) WITH CP-25 N/S CAULK. THE MINIMUM ANNULAR SPACE FOR THIS DESIGN IS 1/4" (6mm). THE MAXIMUM ANNULAR SPACE IS 3" (76mm).
 2. INSTALL 3M FIRESTOP ON BOTH SIDES OF WALL.
 3. RECOMMENDATIONS BASED ON PRODUCT PERFORMANCE PER ASTM E-814 (UL1479) TIME TEMPERATURE FIRE CURVE. UL CLASSIFICATION PER SYSTEM #147.

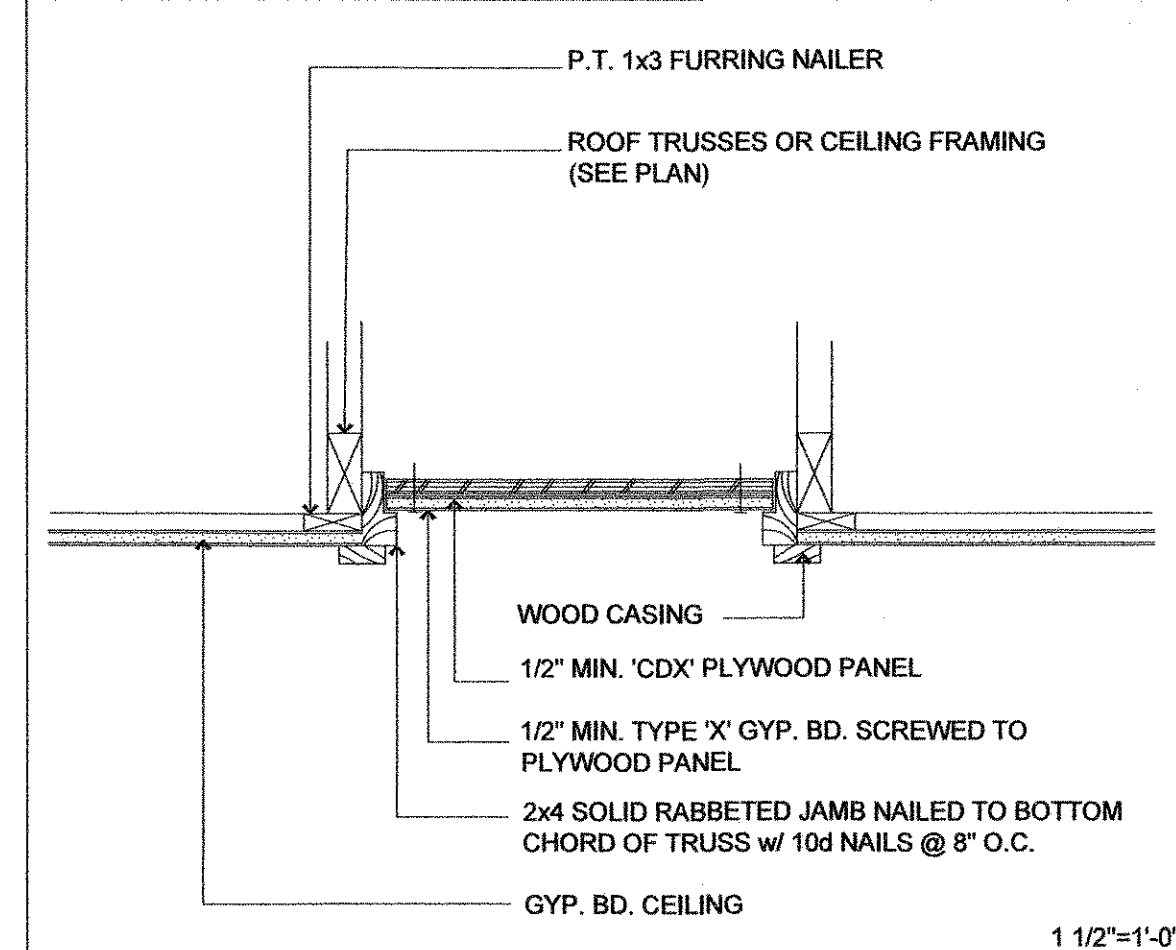
FIRESTOP MISC. DETAILS SECTION VIEW



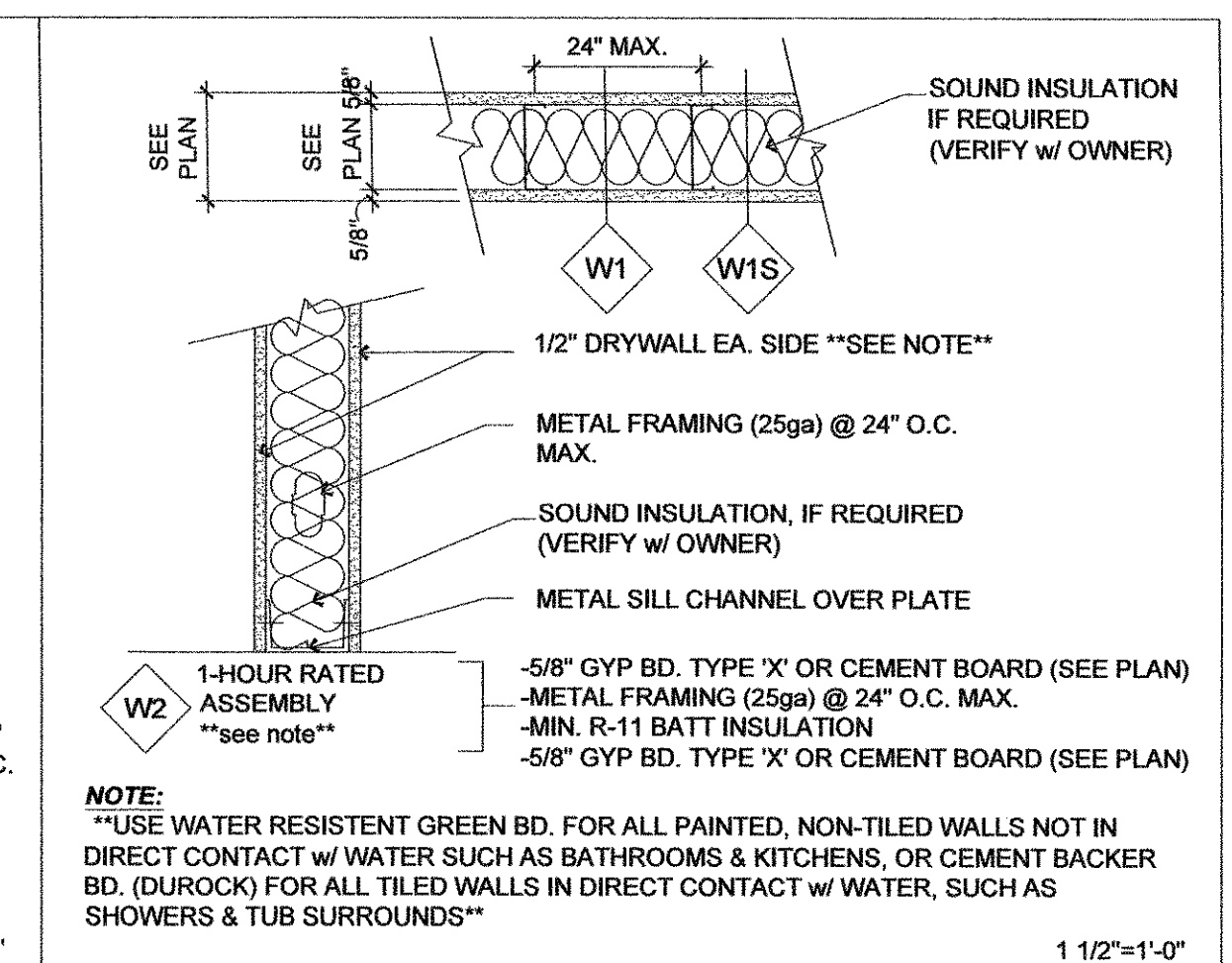
CEILING DETAIL 1-1/2"=1'-0"



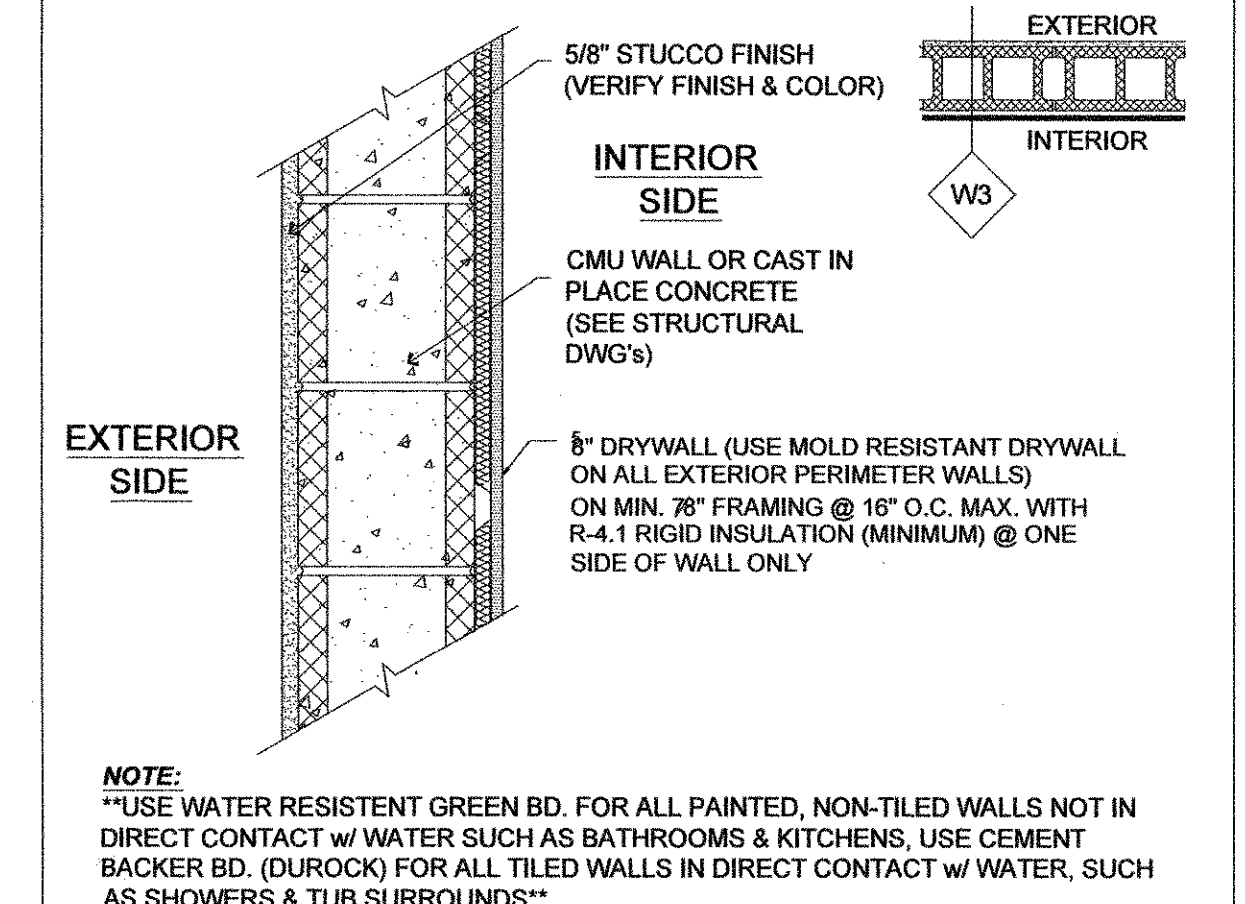
CEILING JOIST ATTACHMENT DETAIL 1-1/2"=1'-0"



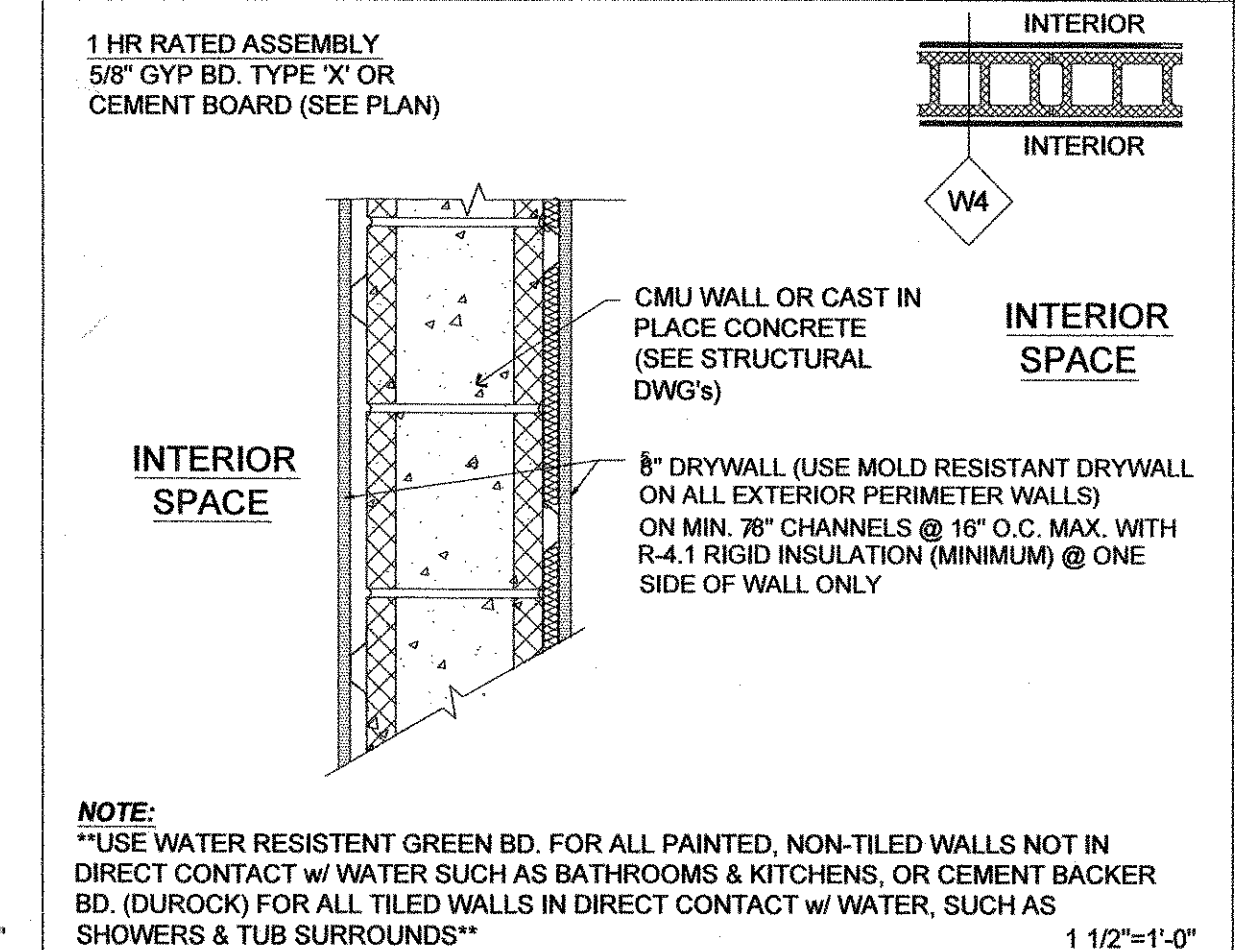
TYPICAL ATTIC ACCESS DETAIL 1-1/2"=1'-0"



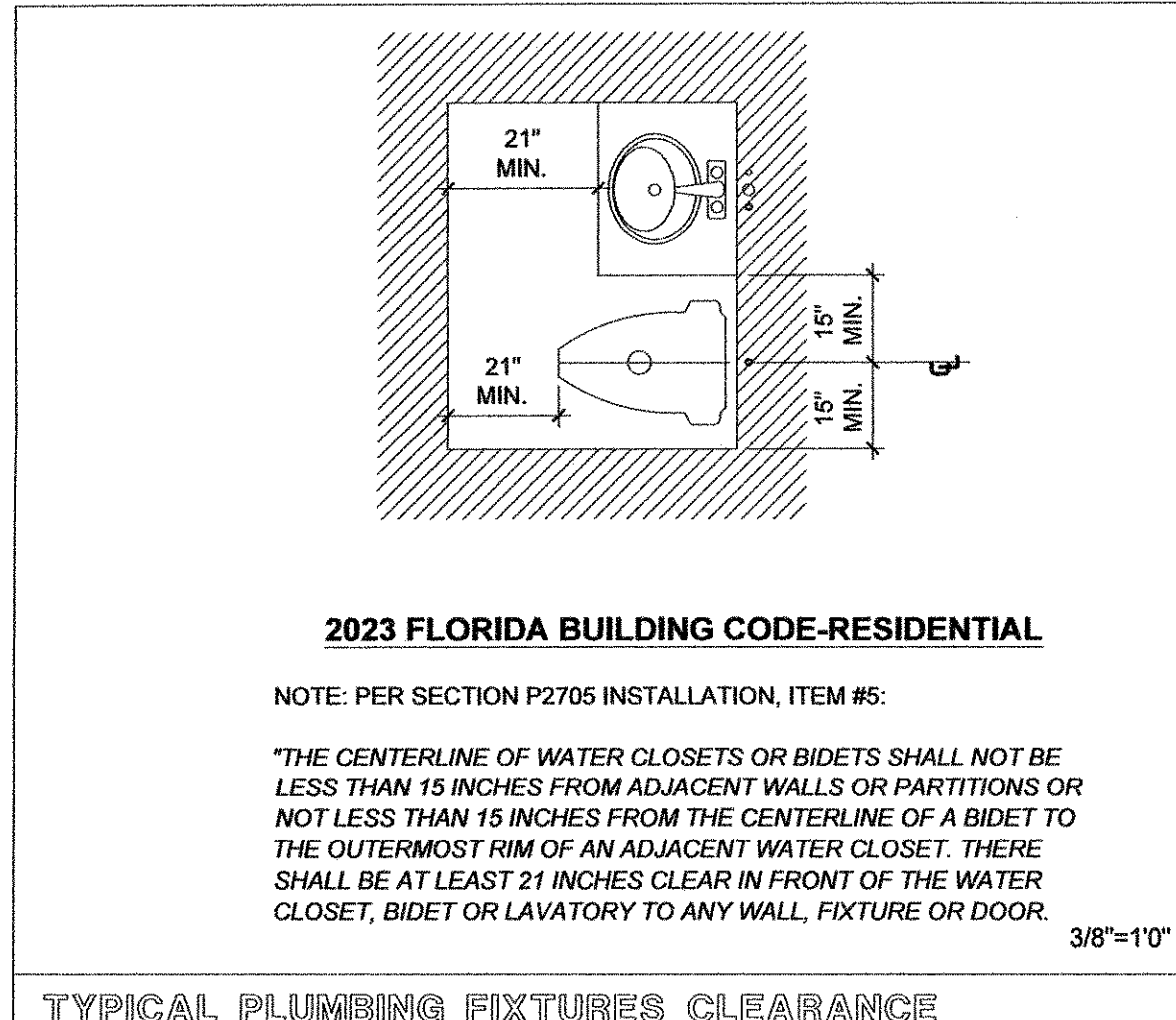
TYPICAL INTERIOR PARTITION WALL 1-1/2"=1'-0"



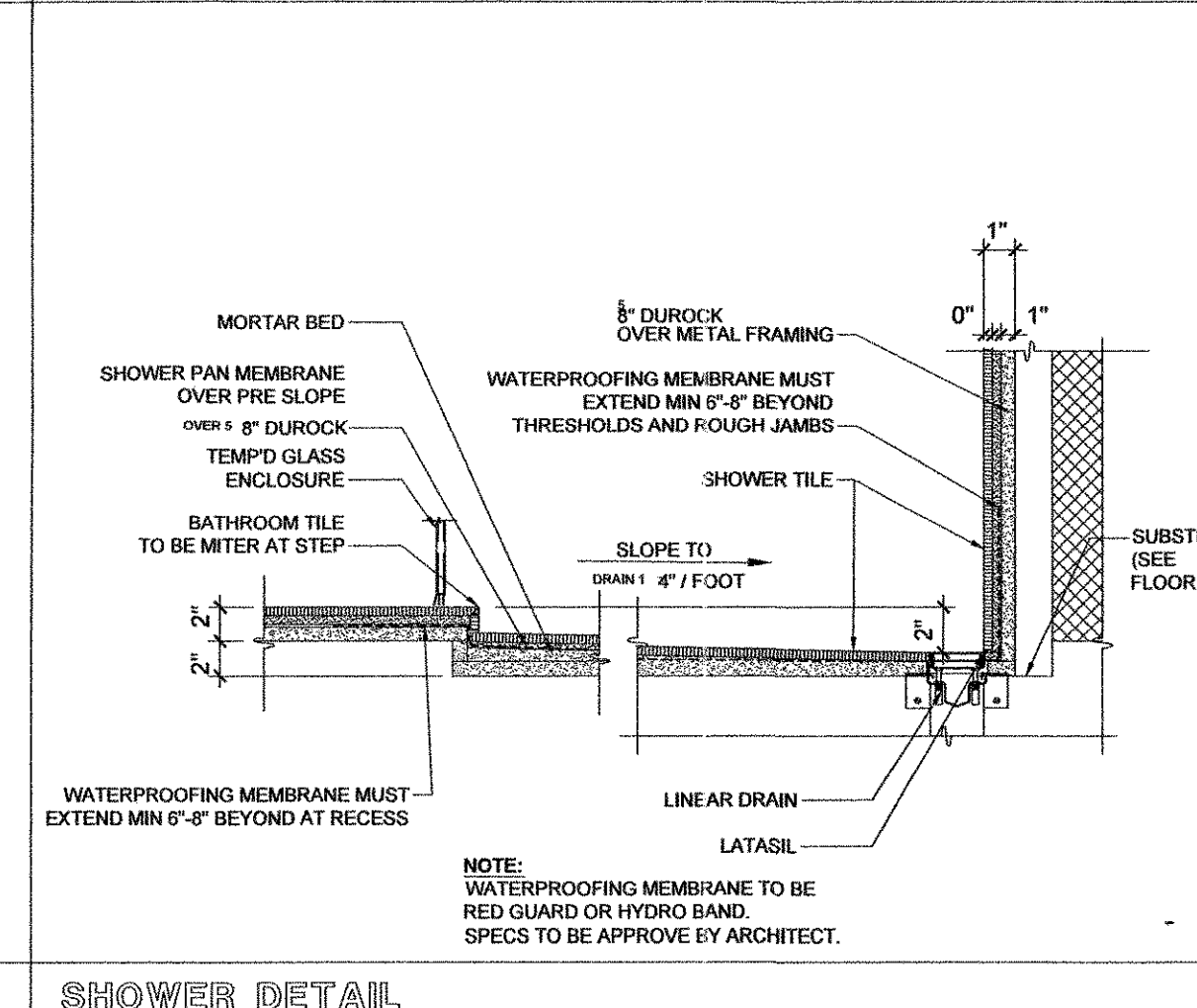
TYPICAL EXTERIOR CMU WALL 1-1/2"=1'-0"



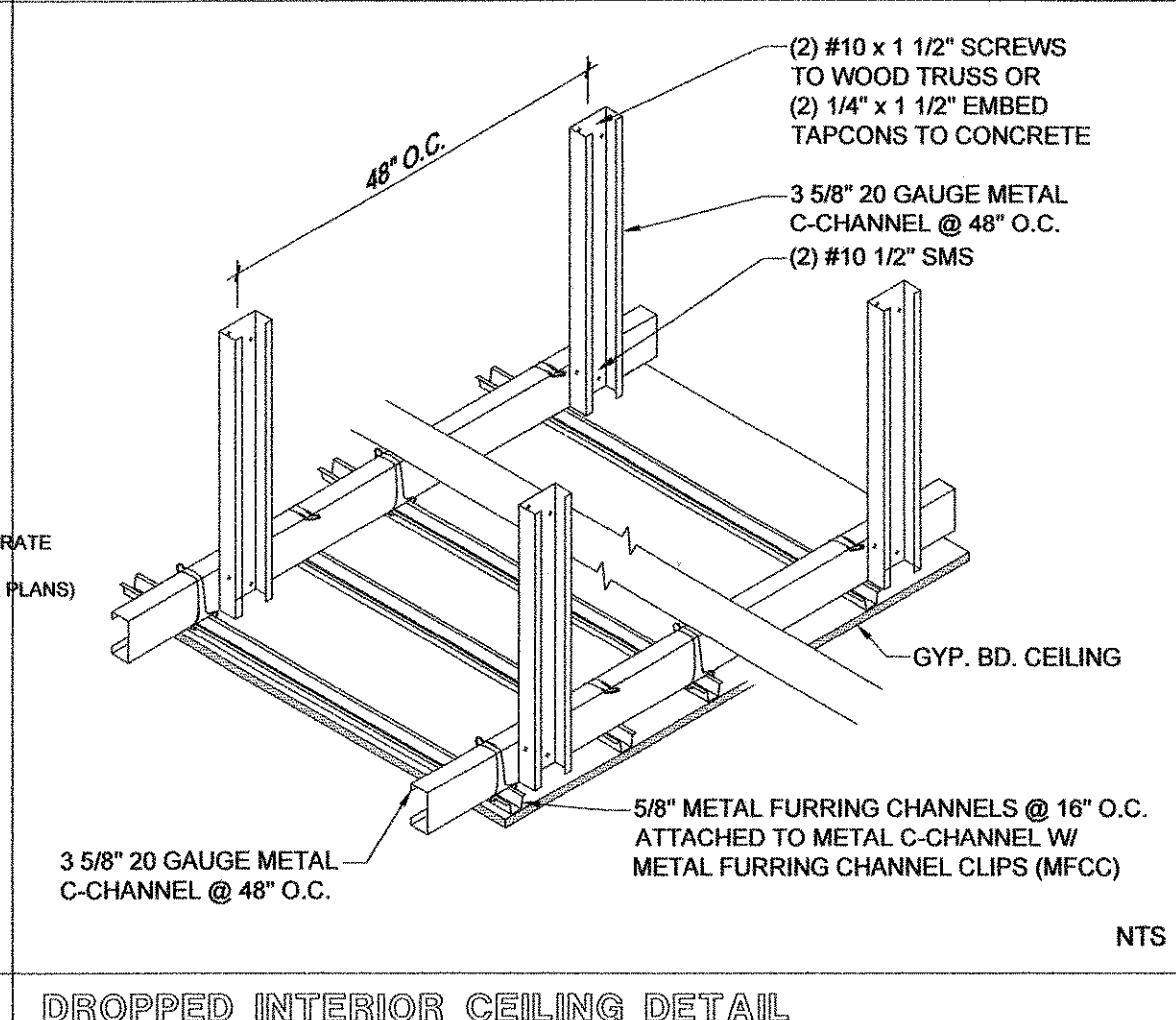
TYPICAL INTERIOR CMU WALL 1-1/2"=1'-0"



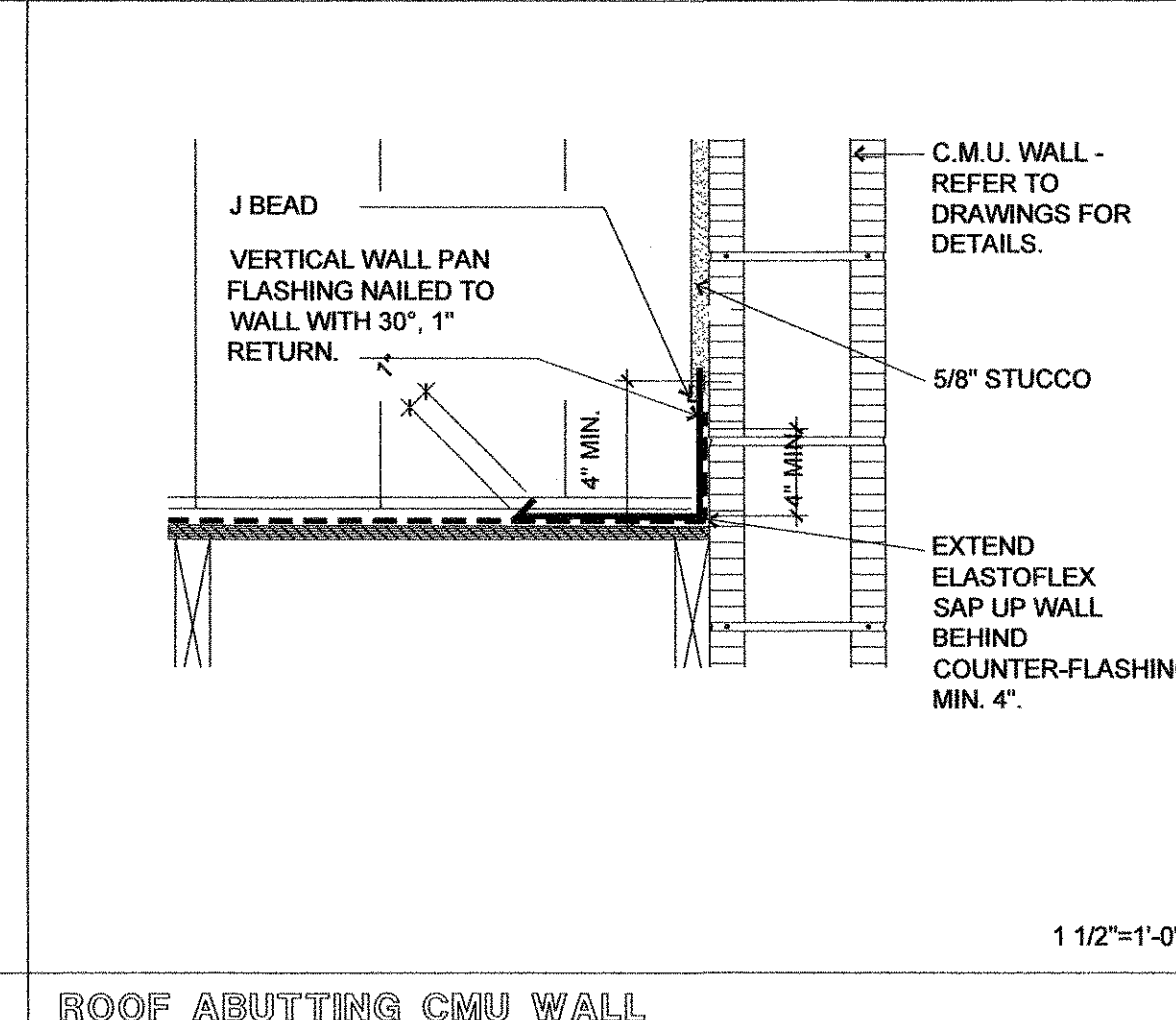
TYPICAL PLUMBING FIXTURES CLEARANCE 3/8"=1'0"



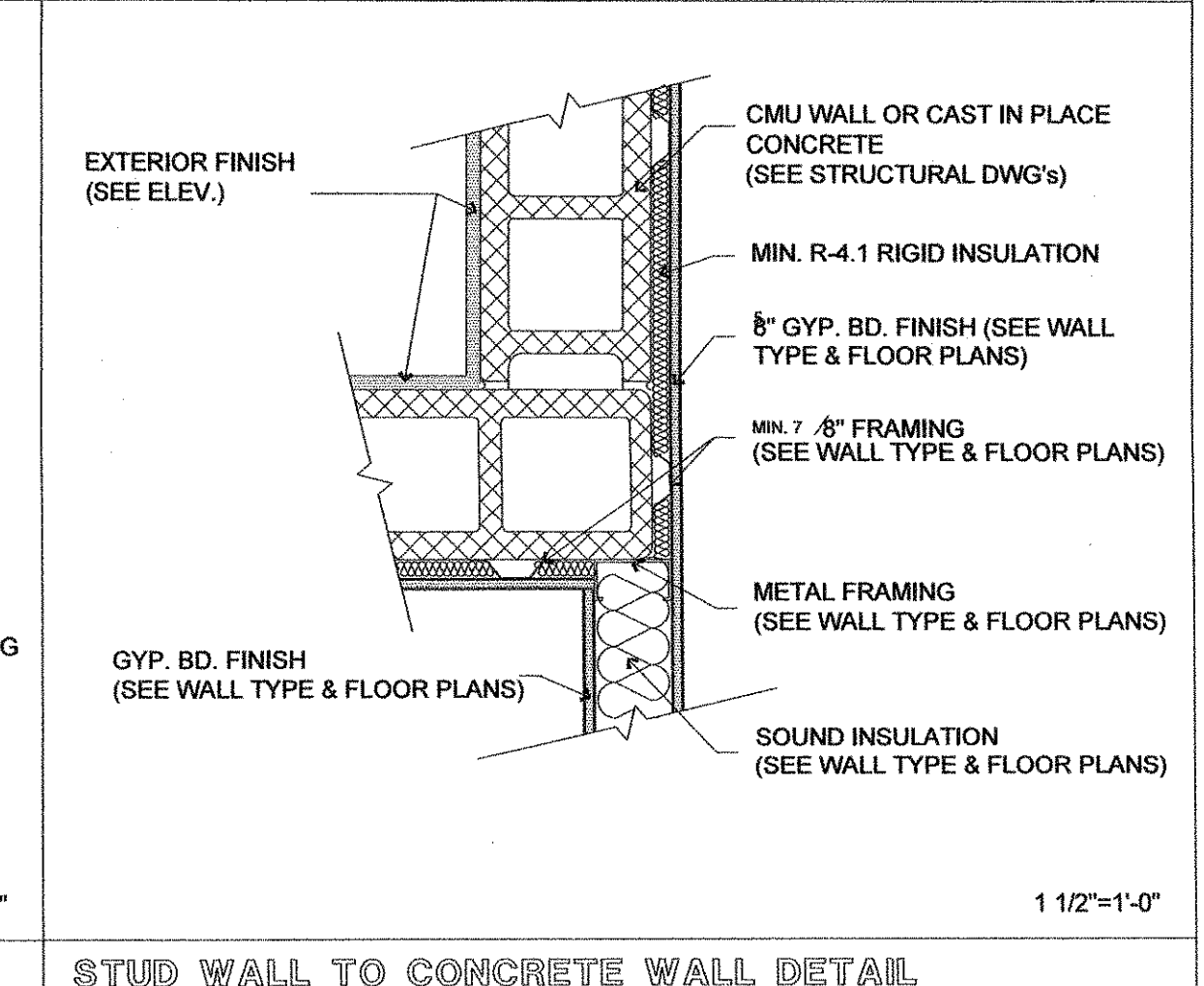
SHOWER DETAIL 3/8"=1'0"



DROPPED INTERIOR CEILING DETAIL NTS

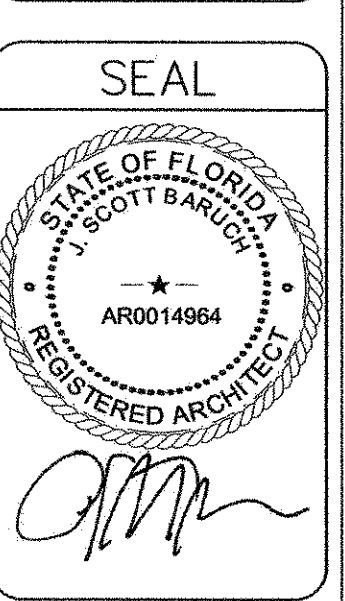


ROOF ABUTTING CMU WALL 1-1/2"=1'-0"



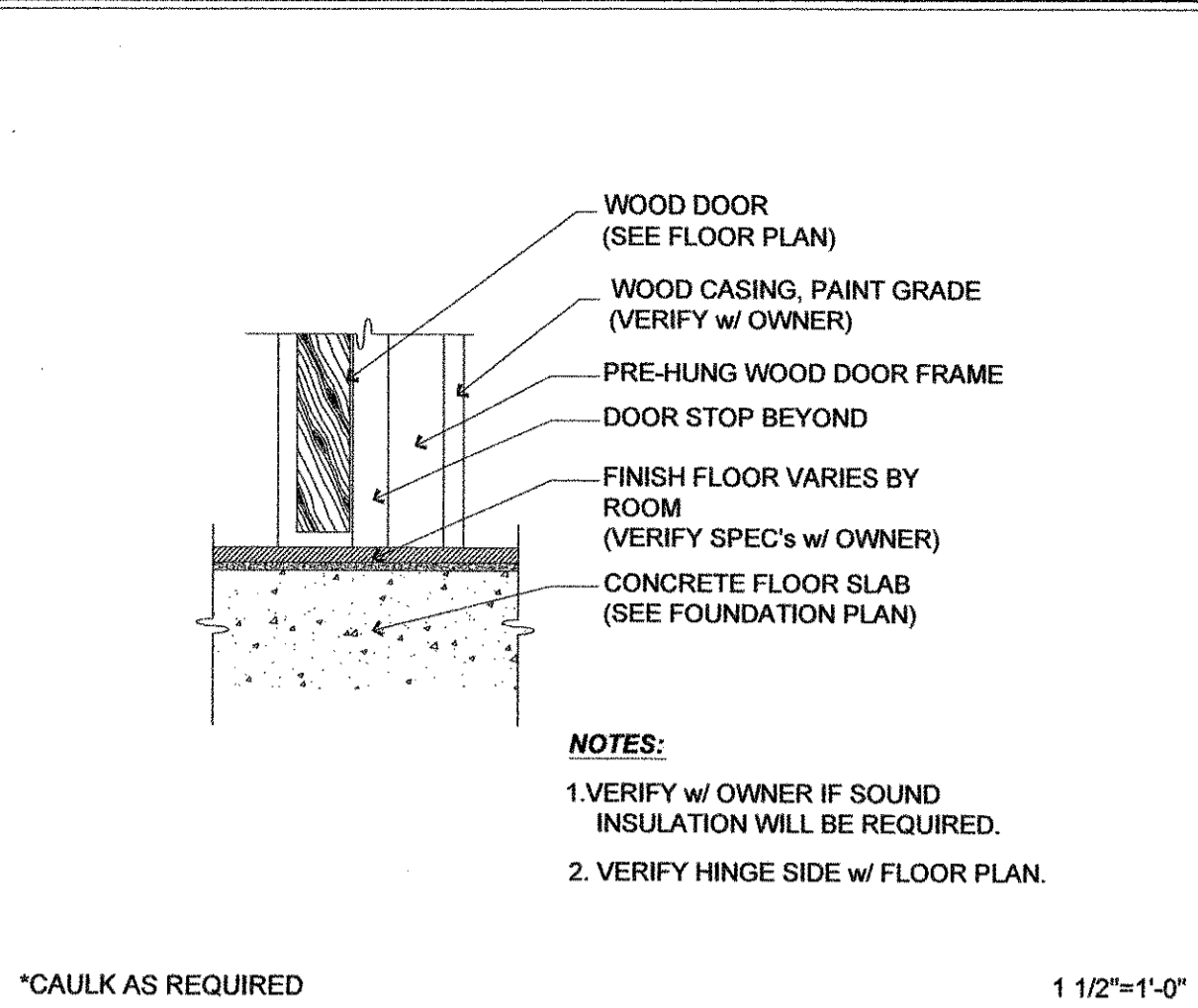
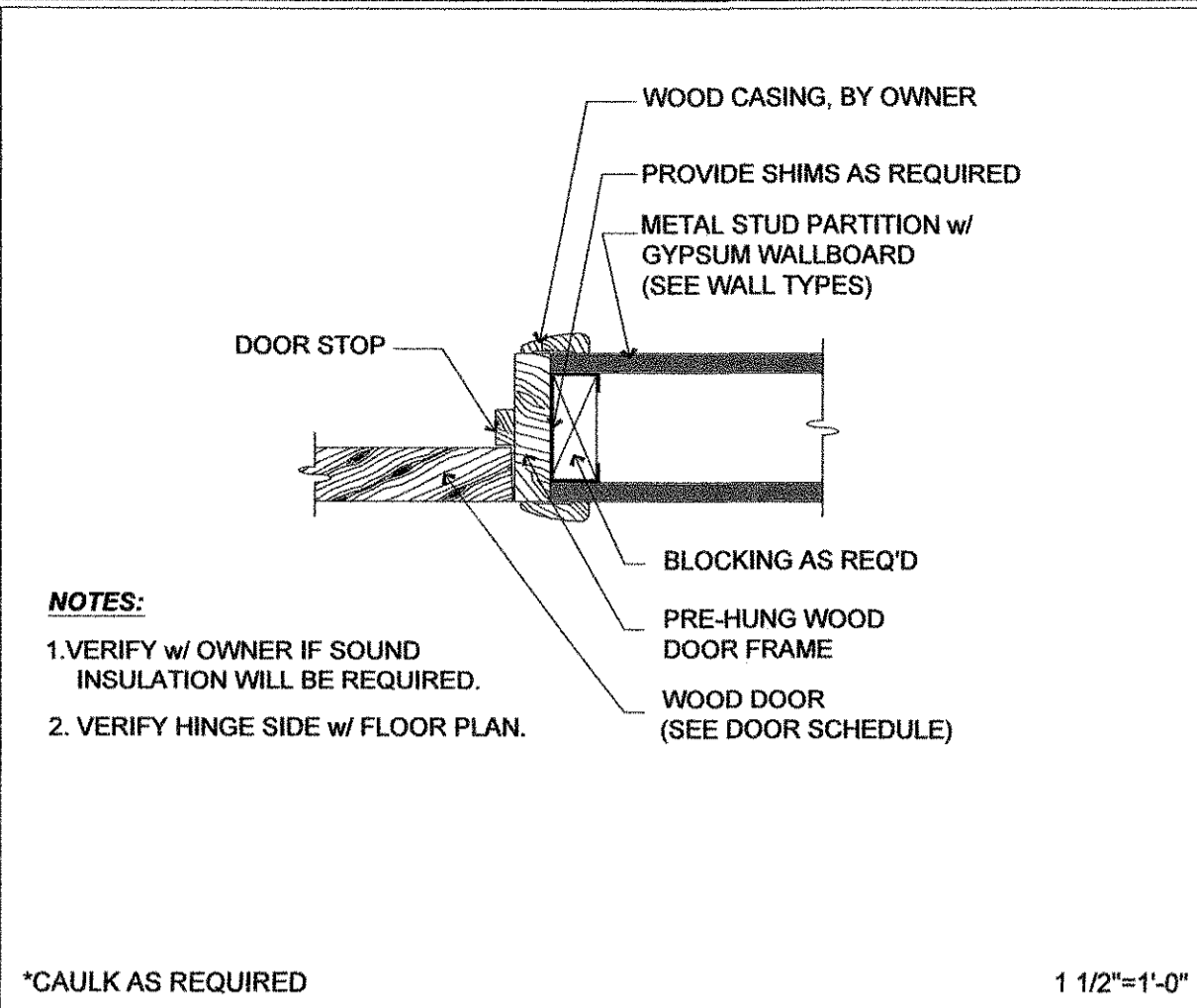
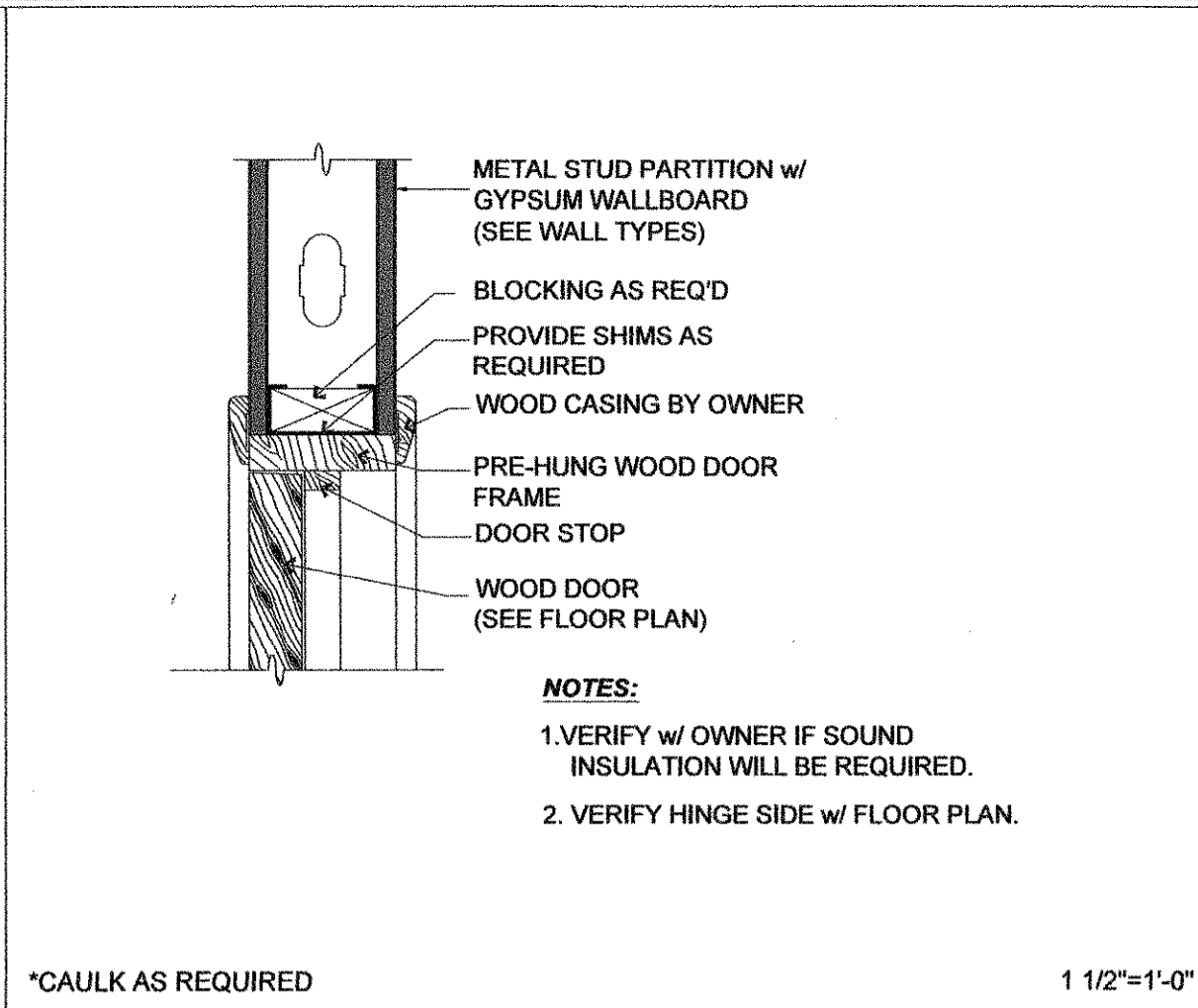
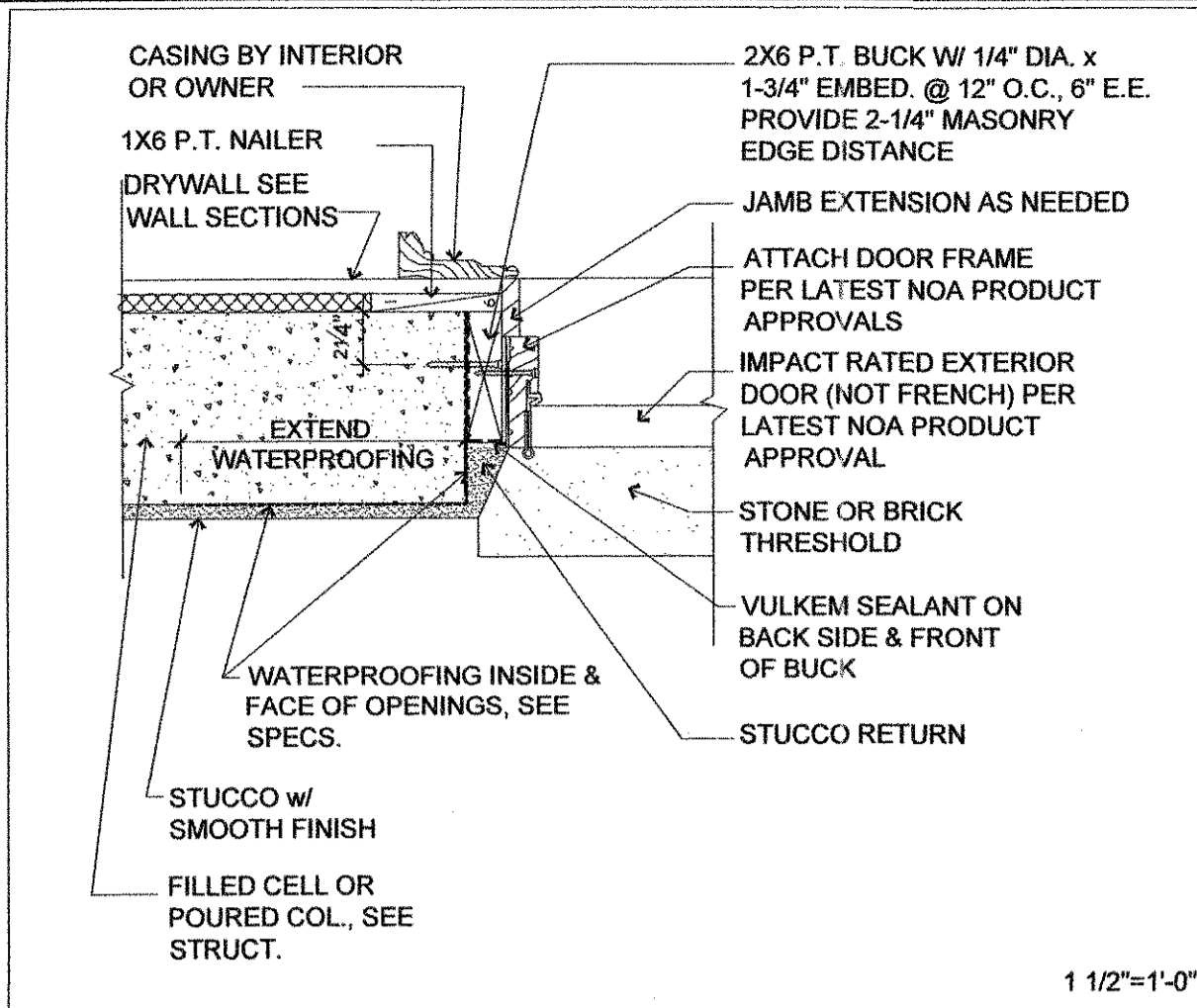
STUD WALL TO CONCRETE WALL DETAIL 1-1/2"=1'-0"

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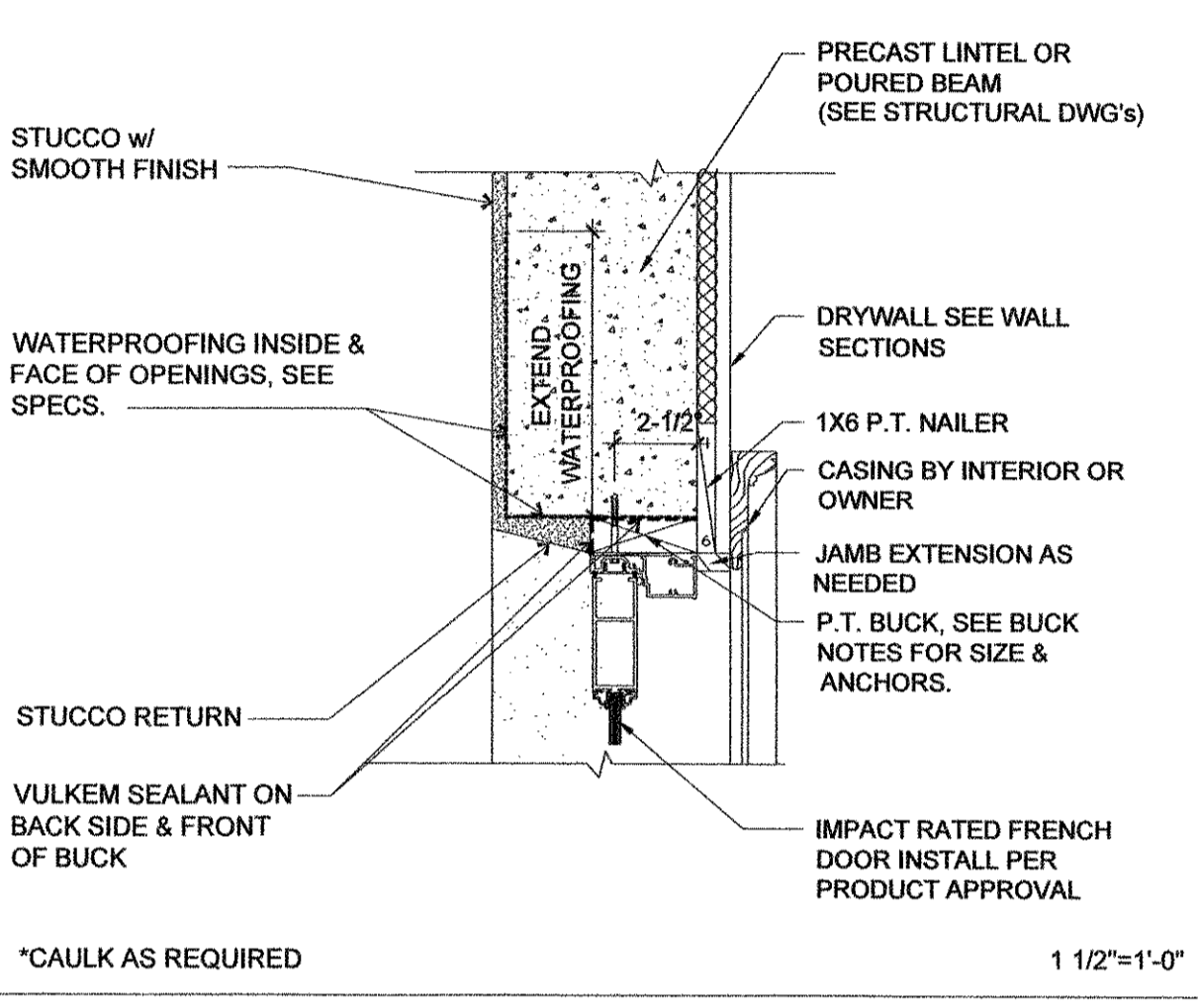
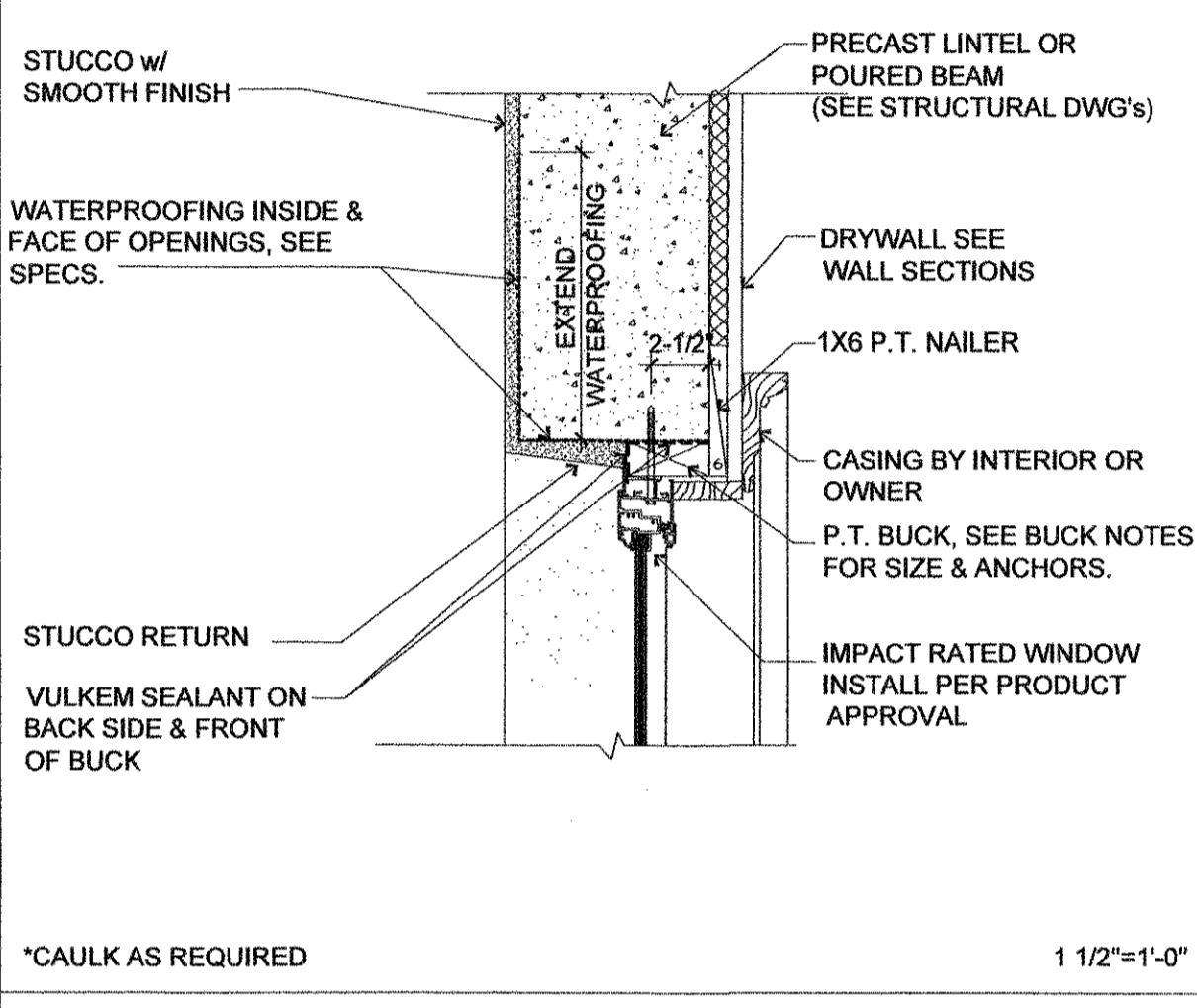
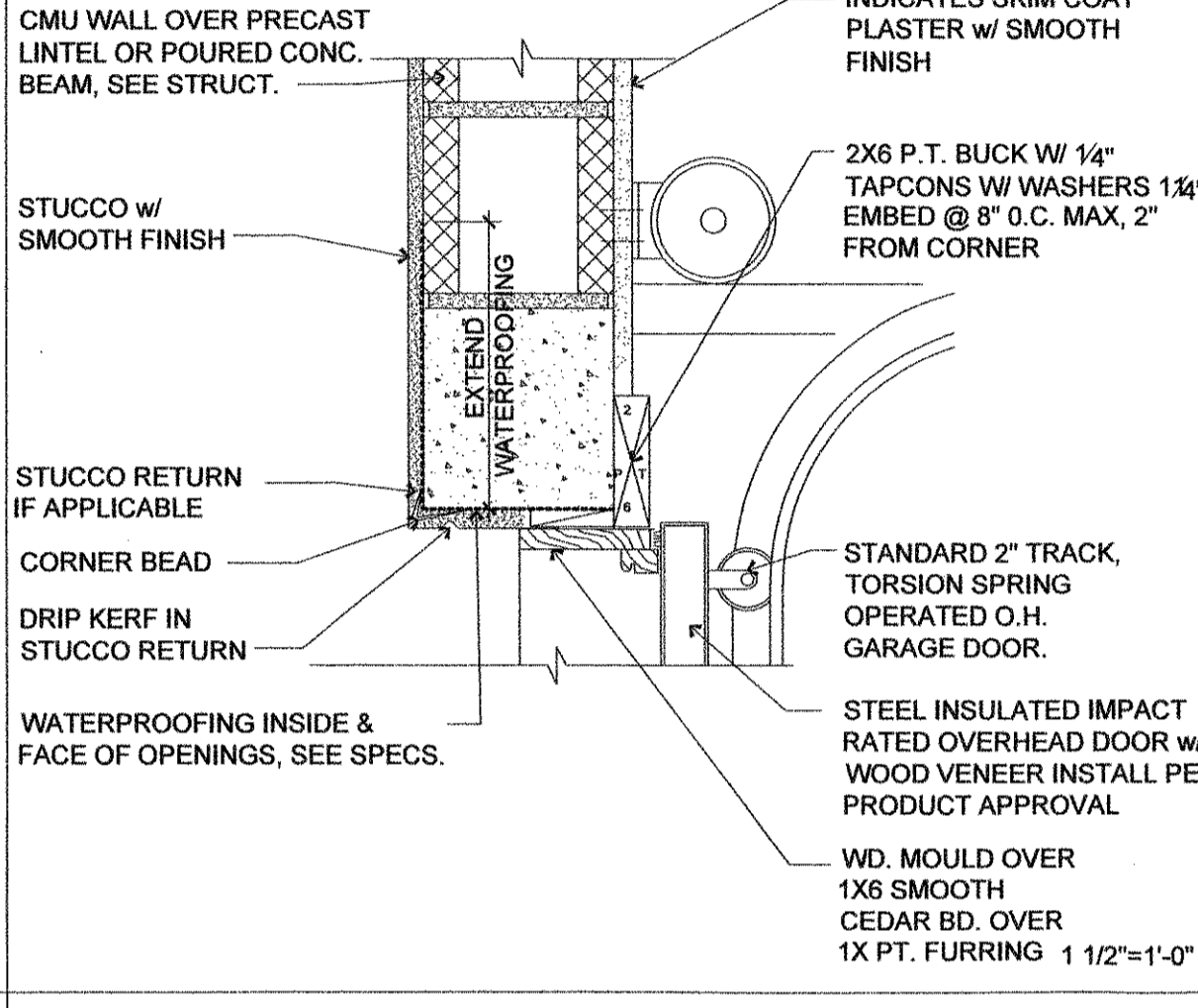
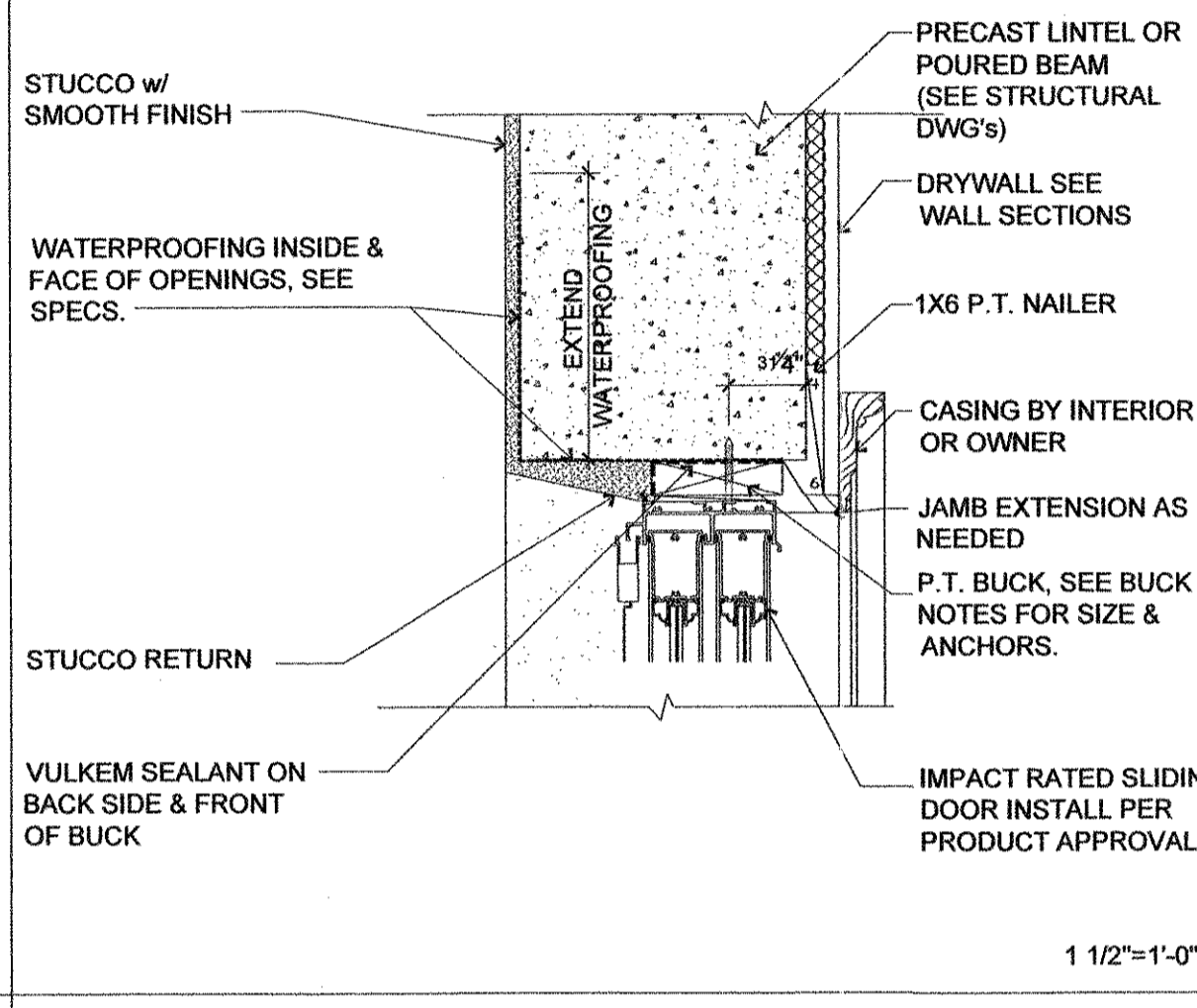
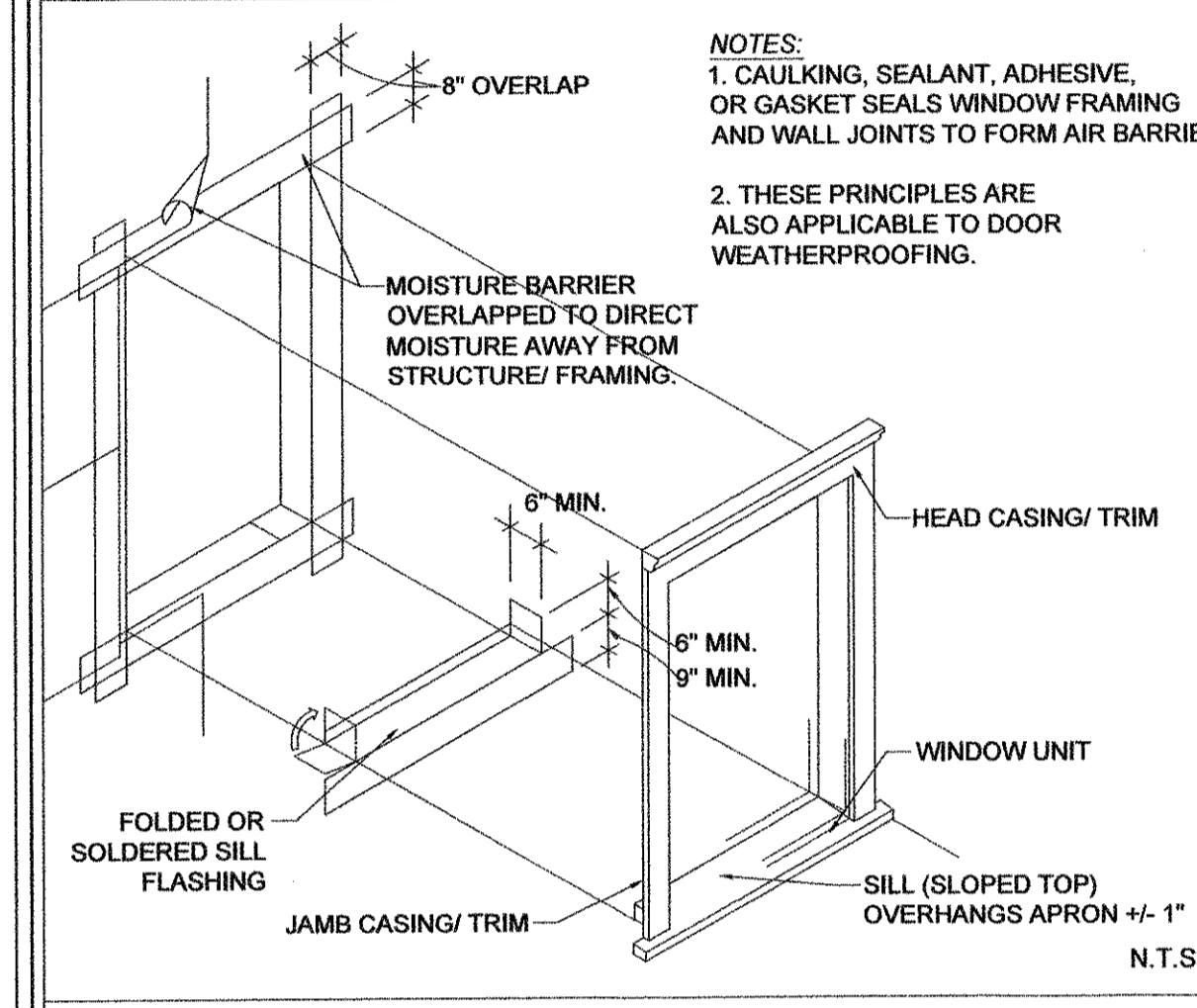


DOOR OUTSWING JAMB DETAIL 1 1/2"=1'-0"

TYP. INTERIOR DOOR HEAD DETAIL 1 1/2"=1'-0"

TYP. INTERIOR DOOR JAMB DETAIL 1 1/2"=1'-0"

TYP. INTERIOR DOOR THRESHOLD DETAIL 1 1/2"=1'-0"



SLIDING GLASS DOOR HEAD DETAIL 1 1/2"=1'-0"

GARAGE DOOR HEAD DETAIL 1 1/2"=1'-0"

TYPICAL WINDOW HEAD DETAIL 1 1/2"=1'-0"

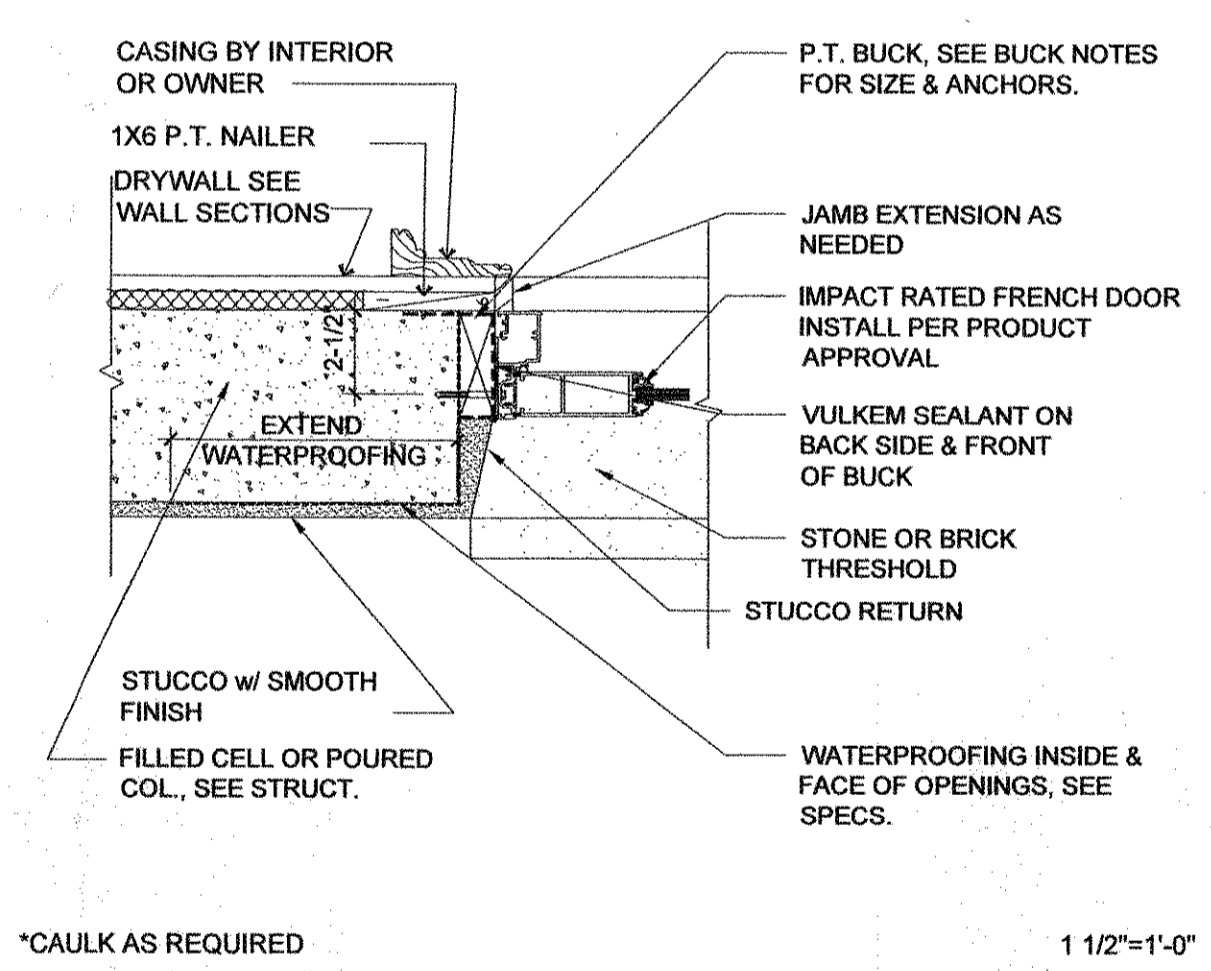
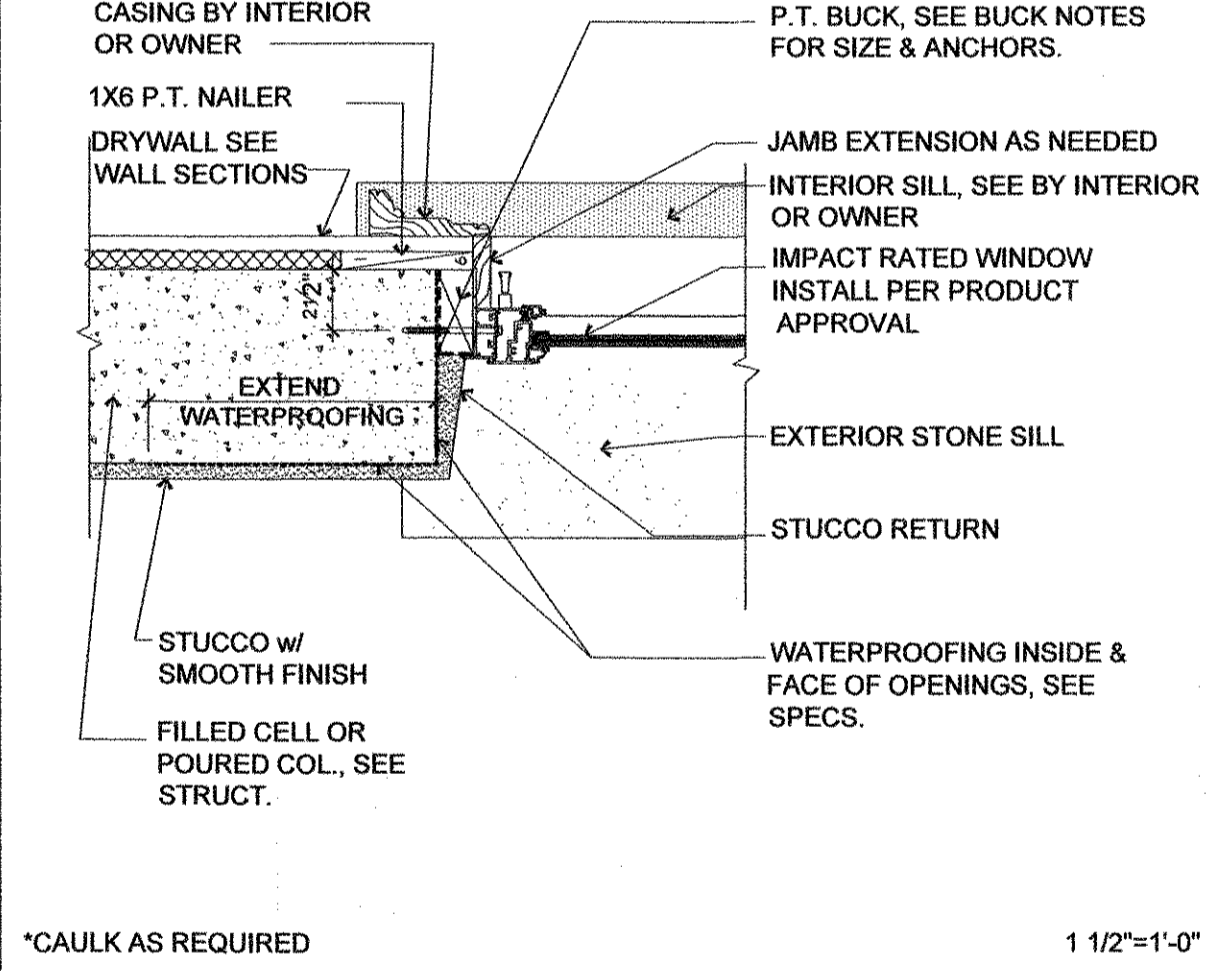
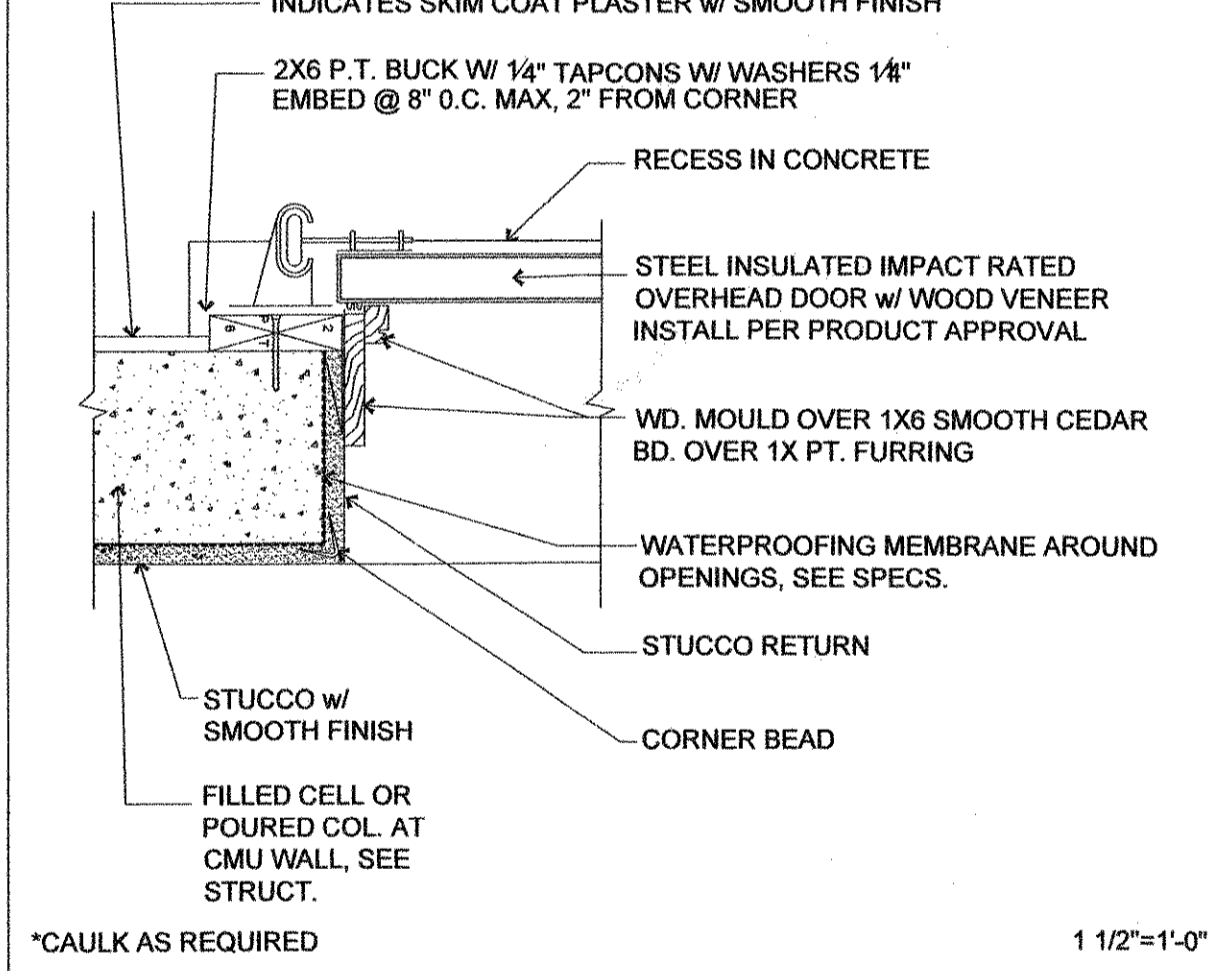
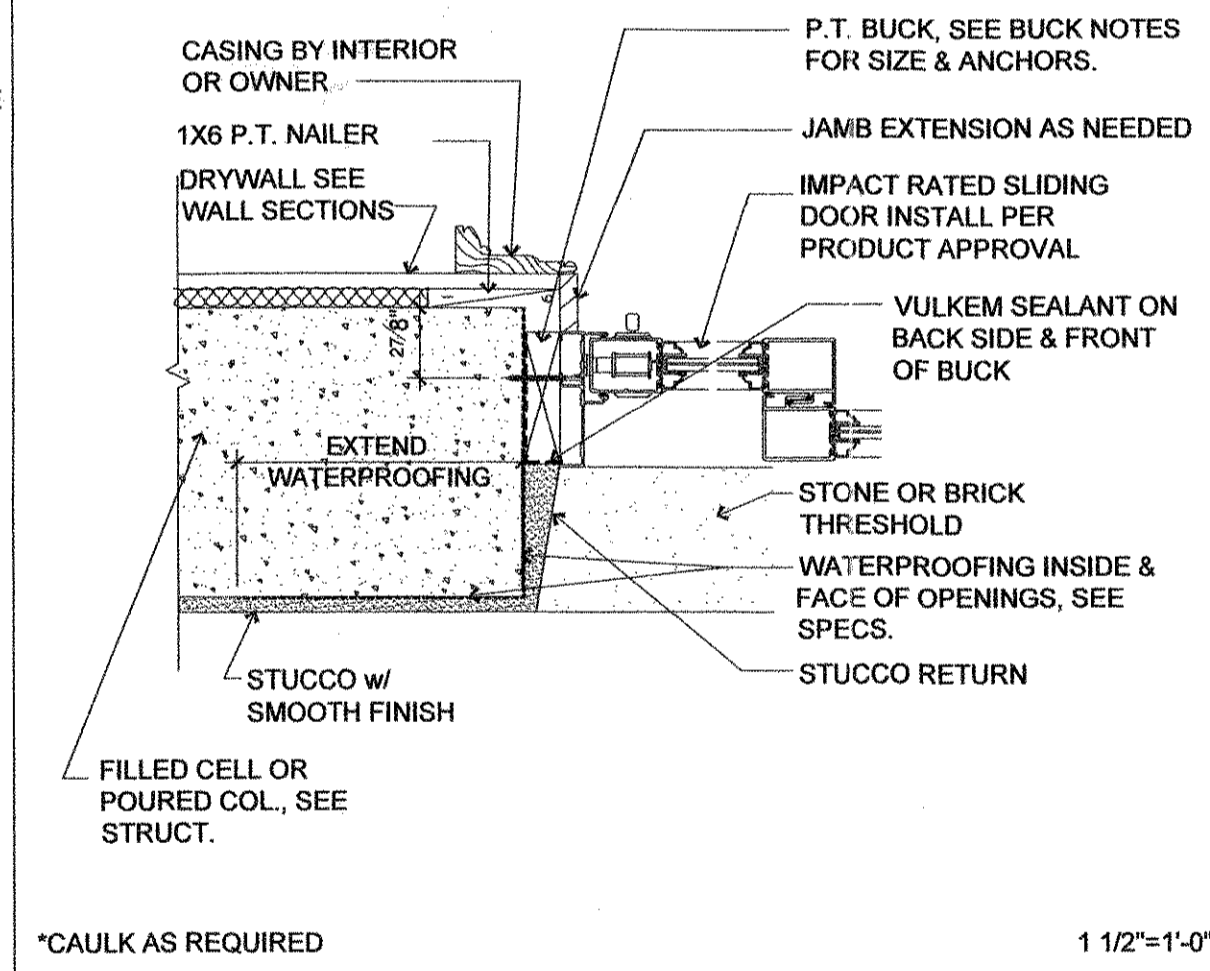
TYPICAL FRENCH DOOR HEAD DETAIL 1 1/2"=1'-0"

ACCEPTABLE WATERPROOFING

- THOROSEAL MIXED w/ ACRYL 60 WATERPROOFING MEMBRANE AROUND PERIMETER OF ALL WINDOW OPENINGS. EXTEND 9" MIN. AROUND PERIMETER FACE
- VULKEM 350NF R MEMBRANE, 25 WET MILS MINIMUM INSIDE OPENING & 10 WET MILS W/ AGGREGATE FOR STUCCO FINISH. EXTEND 12" MINIMUM AROUND PERIMETER FACE.
- SIKAFLEX 11 FC INSIDE OPENING & W/ AGGREGATE FOR STUCCO FINISH. EXTEND 8" MINIMUM AROUND PERIMETER FACE.

ACCEPTABLE BUCK & ANCHORS

- WINDOWS & DOORS TO USE 2X P.T. BUCKS ANCHORED WITH 3 1/2" X 1/4" TAPCONS 12" O.C. MAX. 6" FROM CORNER
- WINDOWS & DOORS TO USE 1X P.T. BUCKS ANCHORED WITH 1 1/2" COIL NAIL @ 8" O.C. WINDOWS & DOORS ANCHORS TO BE THRU THE BUCK INTO THE THE STRUCTURE PER NOA REQUIREMENT.



SLIDING GLASS DOOR JAMB DETAIL 1 1/2"=1'-0"

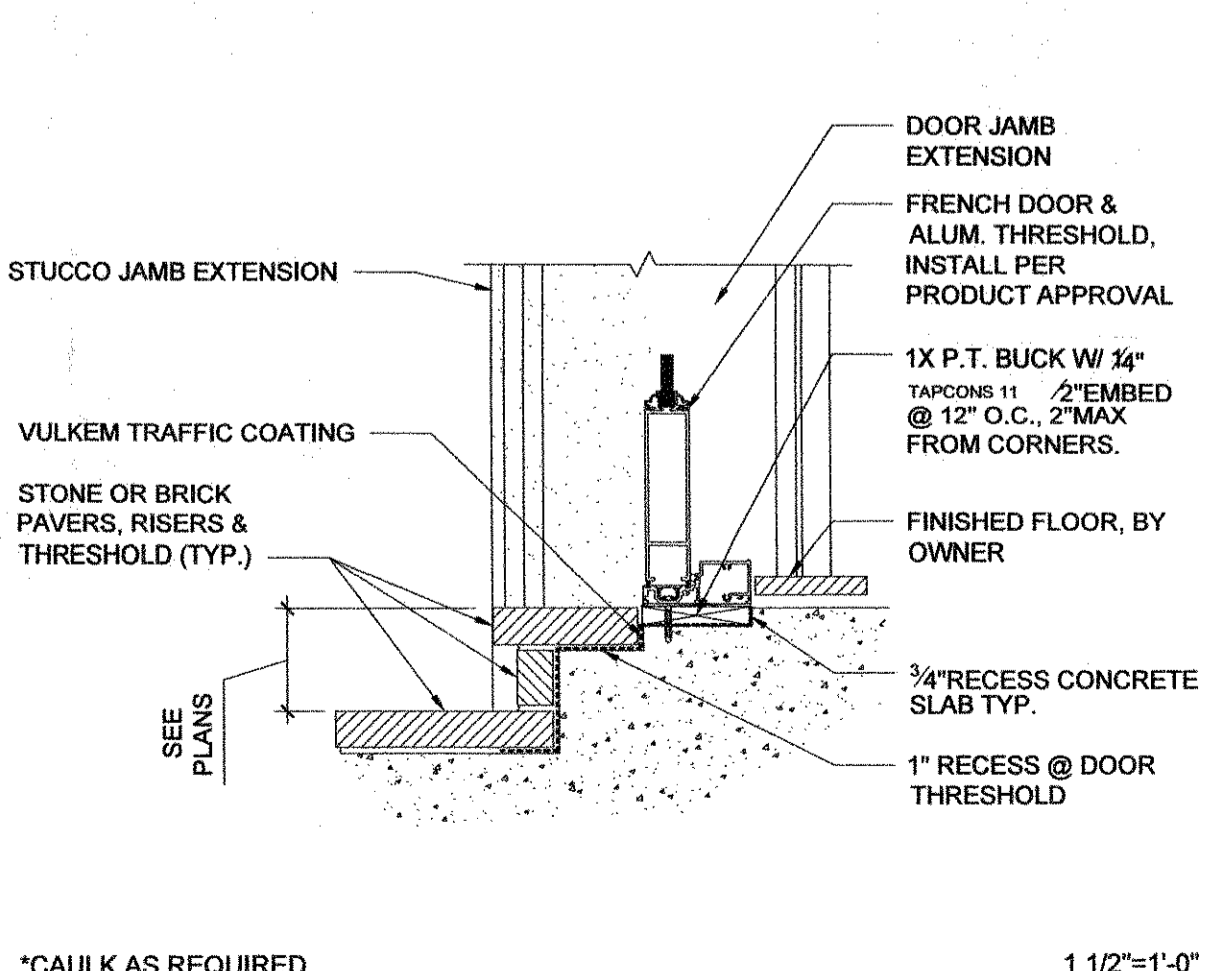
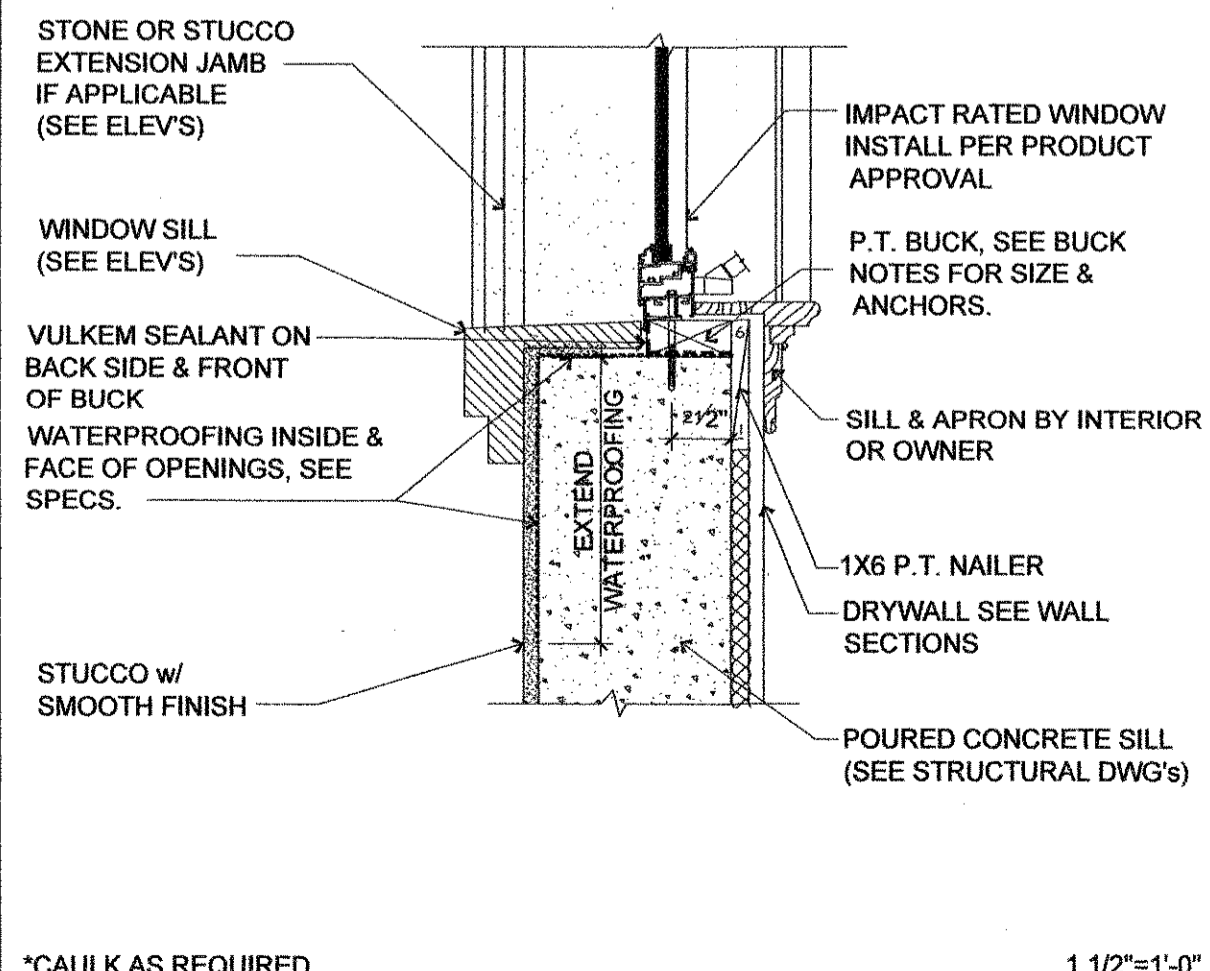
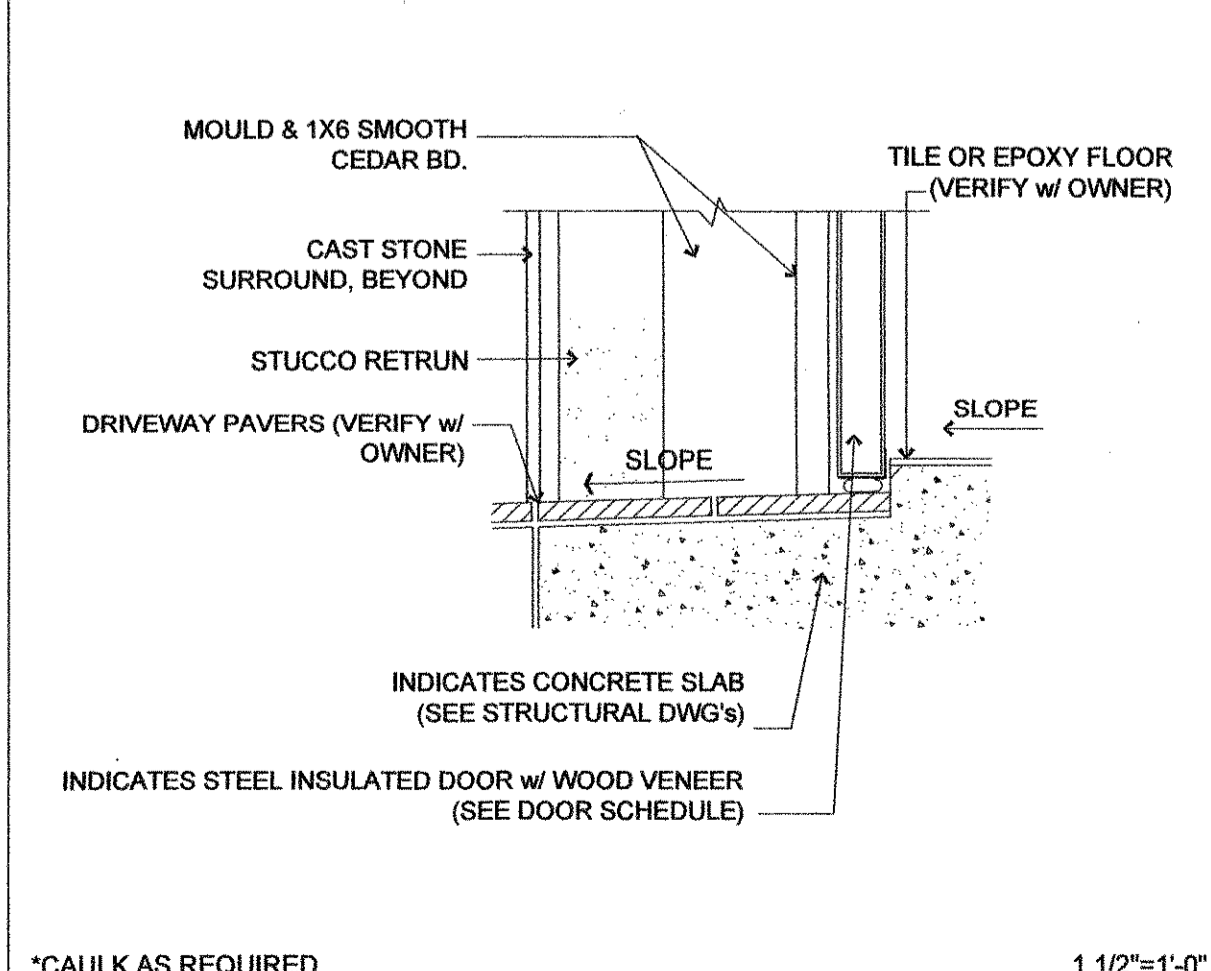
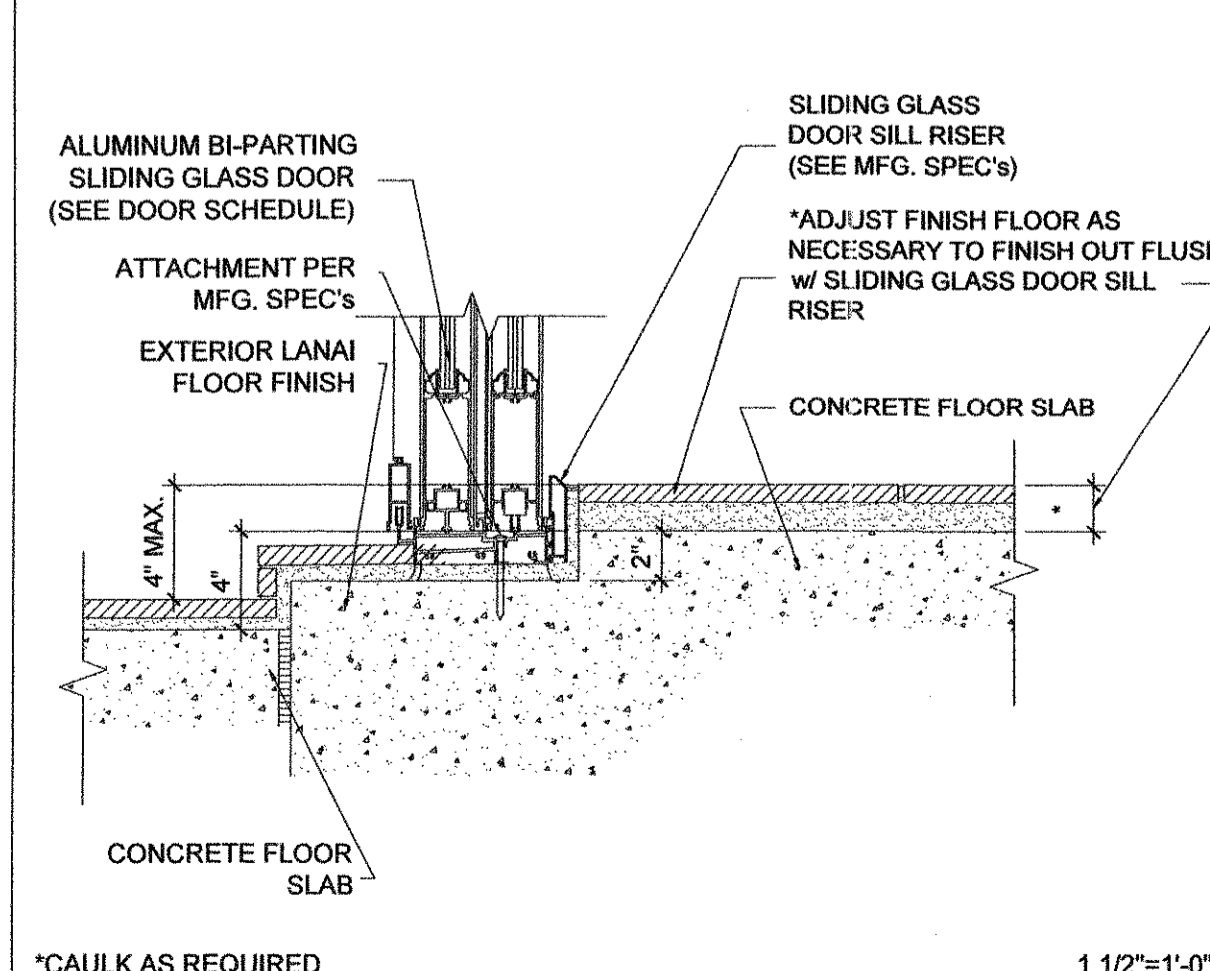
GARAGE DOOR JAMB DETAIL 1 1/2"=1'-0"

TYPICAL WINDOW JAMB DETAIL 1 1/2"=1'-0"

TYPICAL FRENCH DOOR JAMB DETAIL 1 1/2"=1'-0"

WATERPROOFING AND BUCK NOTES

- ALL WINDOWS & EXTERIOR DOORS SHALL BE DESIGNED & INSTALLED TO WITHSTAND 170 MPH WIND LOADS AS REQUIRED BY FLORIDA BUILDING CODE 2020 AND ALL APPLICABLE CODES.
- GENERAL CONTRACTOR TO VERIFY MASONRY OPENINGS REQUIRED WITH WINDOW & DOOR SPECIFICATIONS.
- ALL EXTERIOR WINDOW & DOOR GLAZING TO BE TINTED TO REDUCE SOLAR HEAT GAIN.
- ALL WINDOWS & EXTERIOR DOORS TO HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) AS INDICATED IN THE ENERGY CALCULATIONS.
- G.C. SHALL SUBMIT ALL REQUIRED ENGINEERED SHOP DRAWINGS AND DOCUMENTED WINDOW AND DOOR TESTING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT.
- SEE FLOOR PLANS FOR WINDOW & DOOR LOCATIONS.
- ALL WINDOWS & DOORS SHALL BE MANUFACTURED TO PROVIDE ALL JOINING MATERIALS AND NECESSARY INSTALLATION ACCESSORIES AS REQUIRED PER WINDOW OR DOOR DESIGN TO MEET CODE FOR LOADS.
- SEE BUILDING ELEVATIONS, DOOR & WINDOW SCHEDULES FOR HEAD HEIGHTS, MUNTIN BARS, AND OVERALL CONFIGURATION.
- SHOWER WINDOWS TO HAVE WINDOW TREATMENT FOR PRIVACY.



SLIDING GLASS DOOR SILL DETAIL 1 1/2"=1'-0"

GARAGE DOOR SILL DETAIL 1 1/2"=1'-0"

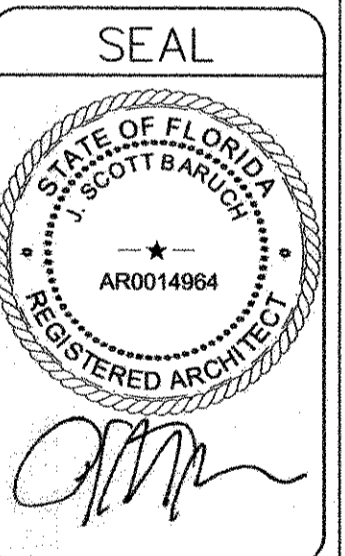
TYPICAL WINDOW SILL DETAIL 1 1/2"=1'-0"

TYPICAL FRENCH DOOR SADDLE DETAIL 1 1/2"=1'-0"

EXTERIOR WINDOW & DOOR GENERAL NOTES

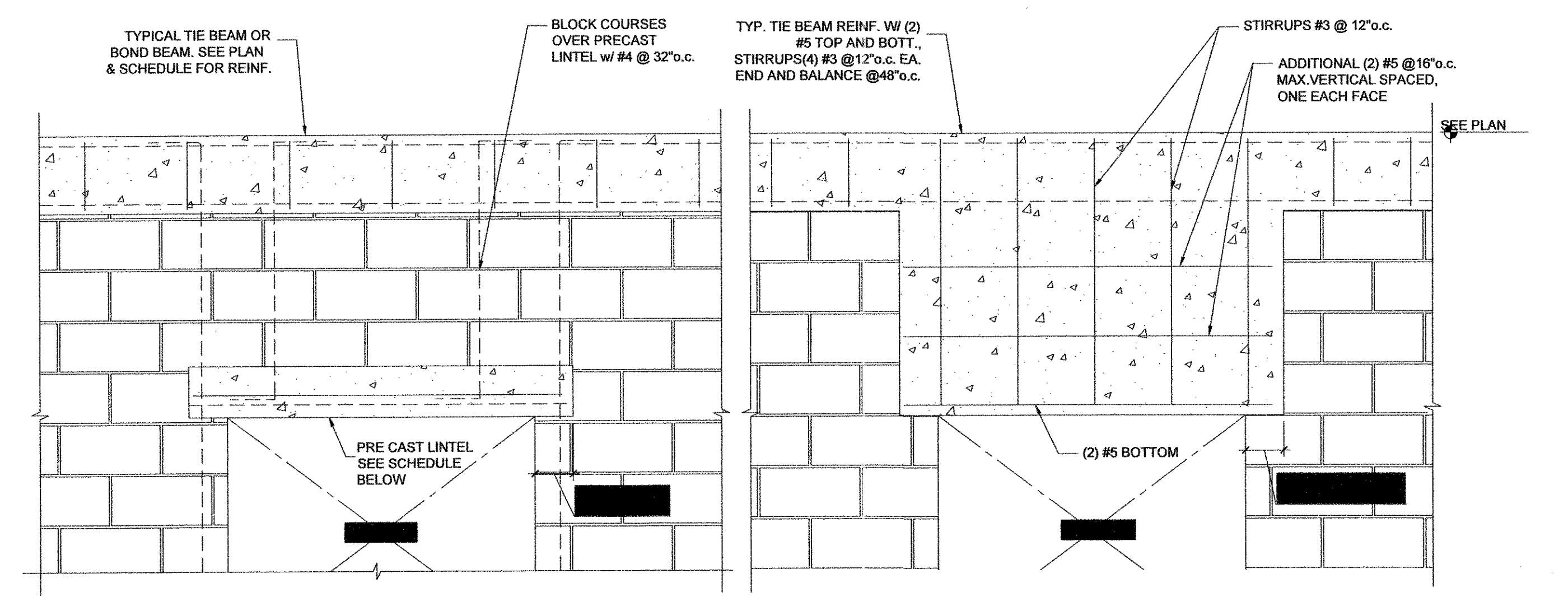
WINDOW AND DOOR DETAILS

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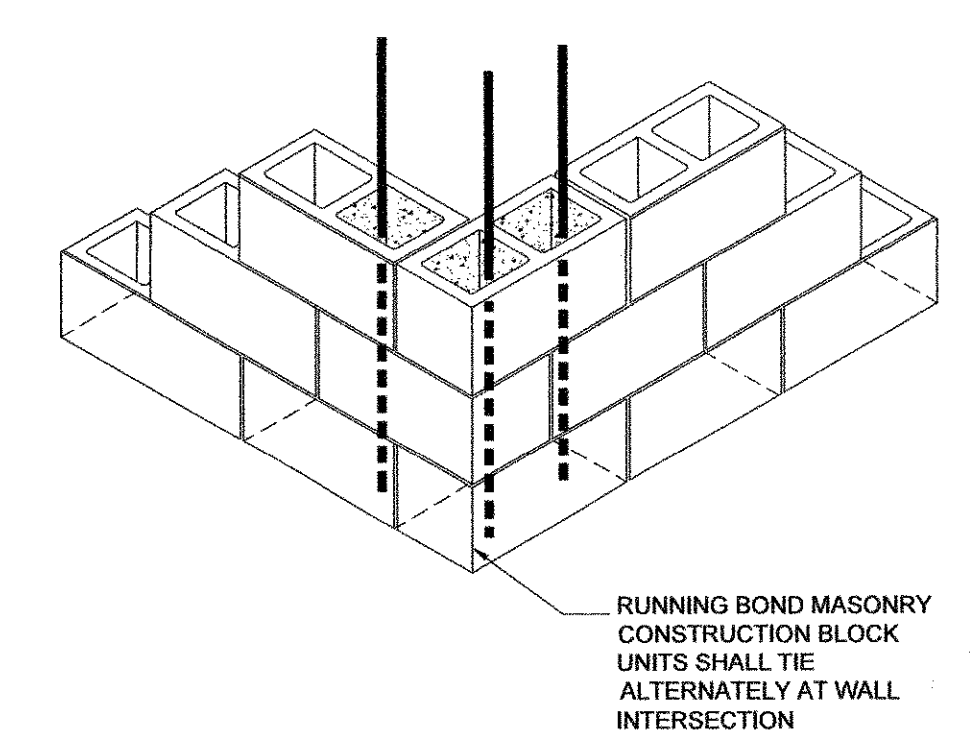
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G.R.G.
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J.S.B.
DATE
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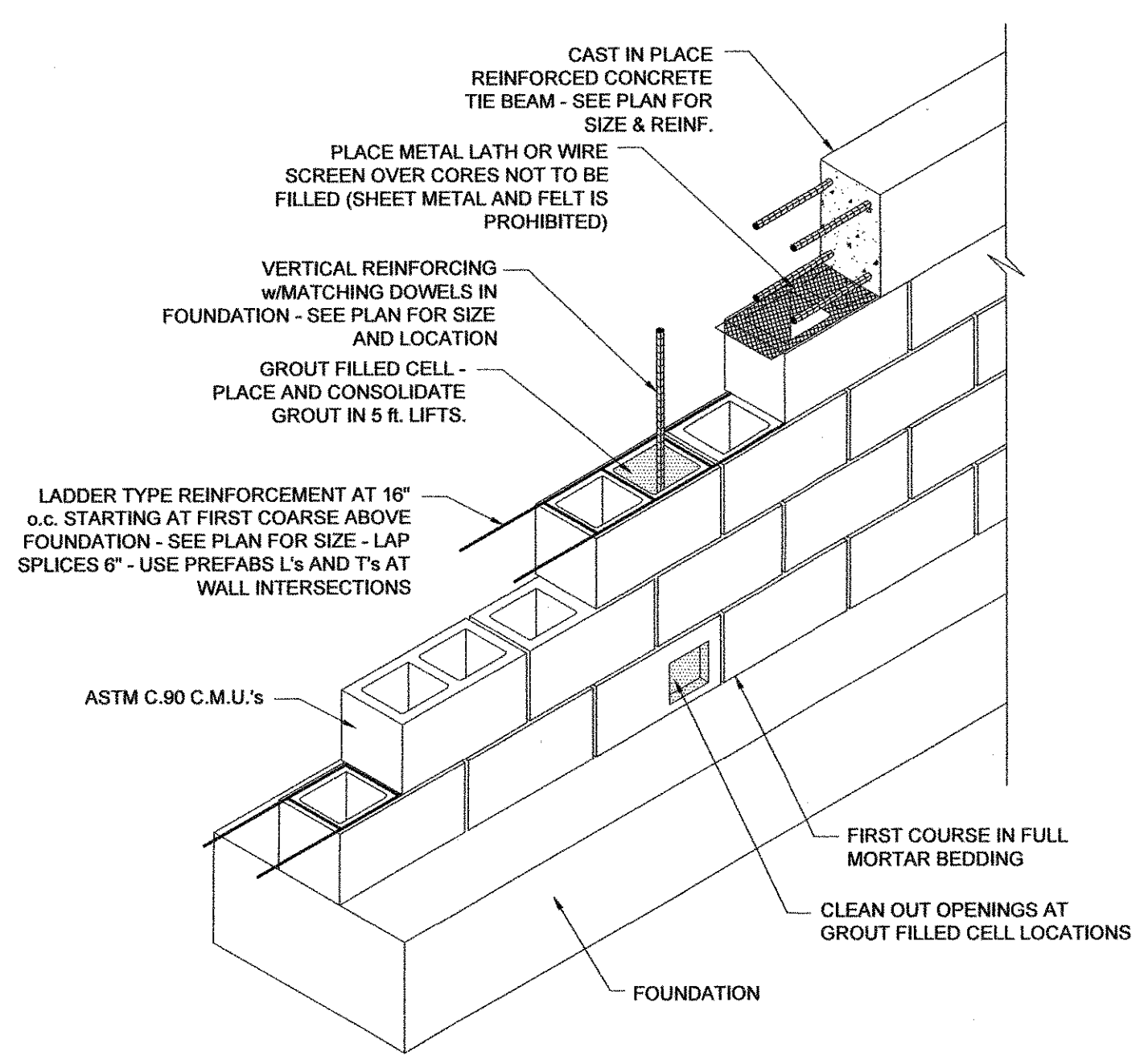
ALTERNATIVE: GC MAY ELECT TO POUR THIS BEAM FULL HEIGHT WITHOUT AN INTERMEDIATE BLOCK LAYER OR PRECAST LINTEL. PROVIDE (2) #5 TOP AND BOTTOM AND (1) INTERMEDIATE HORIZONTAL LAYER OF (2) #5 MUST BE PROVIDED PER EVERY 16" OF CONCRETE DEPTH. #3 TIES @ 12" o.c. MUST BE PROVIDED FULL HEIGHT.

TYP. TIE BEAM DROP OVER OPENINGS
SCALE: NTS

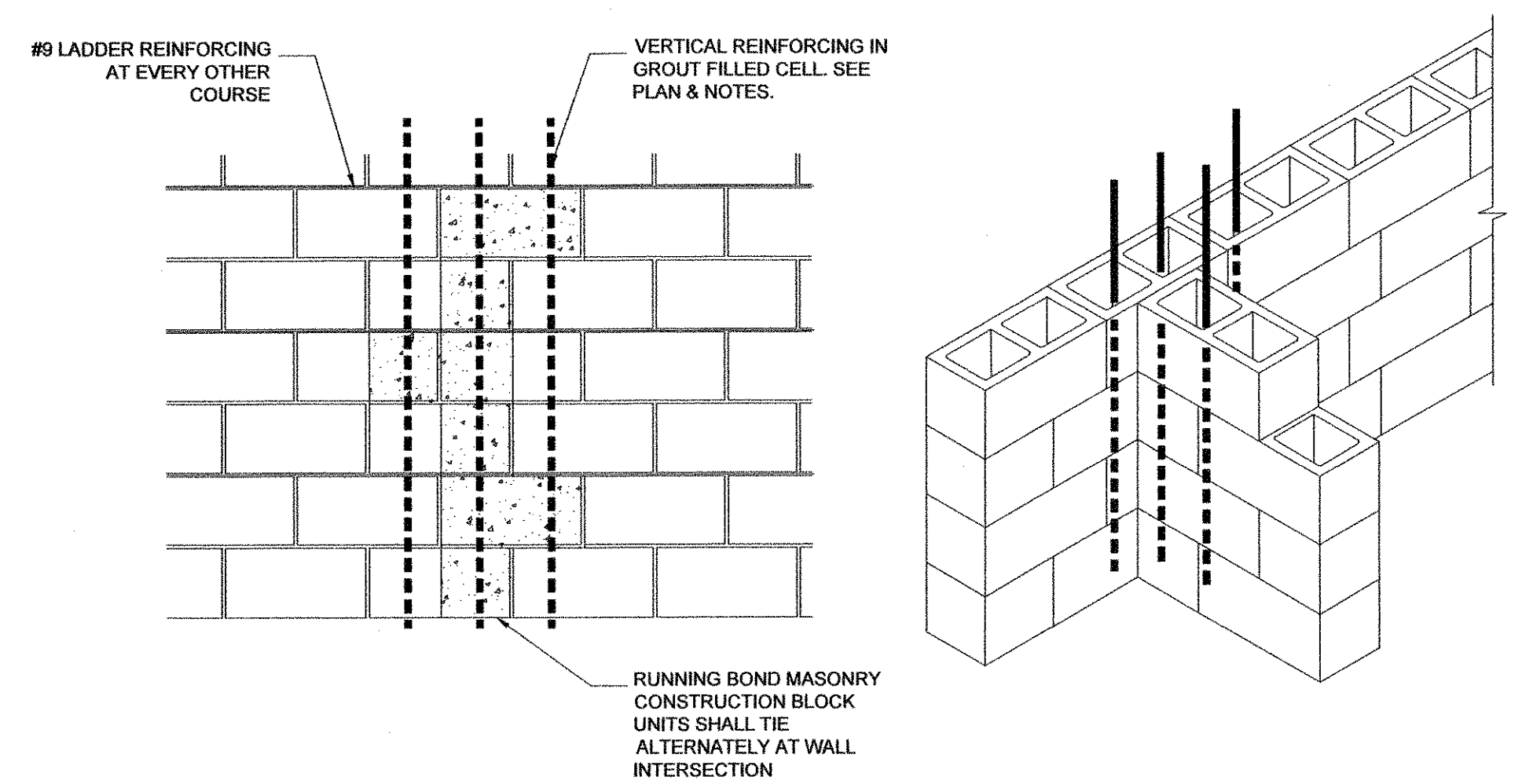
TYP. PRE CAST LINTEL ('PCL') OVER OPENINGS
SCALE: NTS



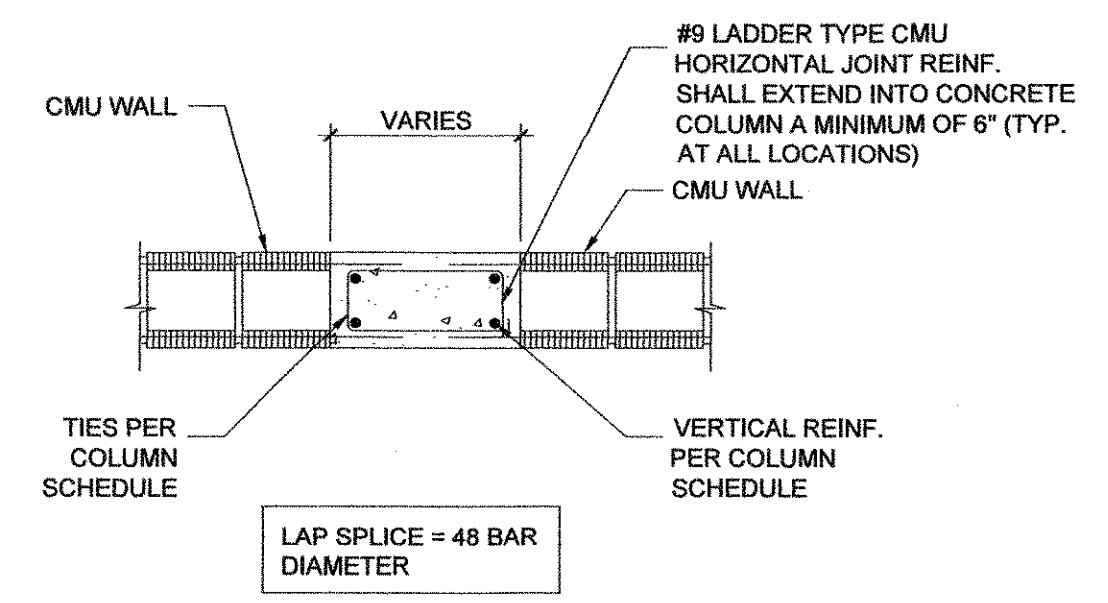
TYPICAL REBAR @ CORNER DETAIL
SCALE: NTS



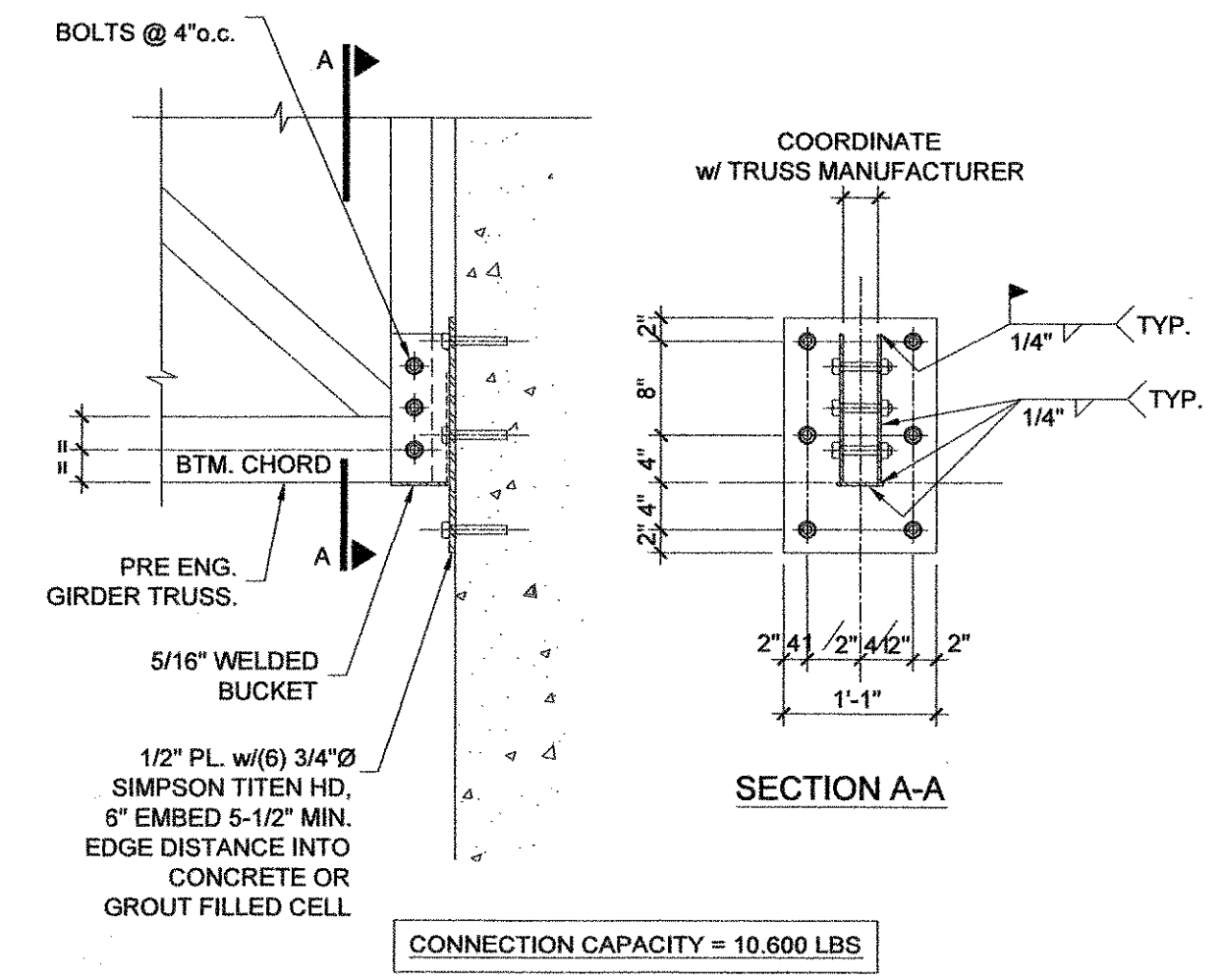
TYPICAL REINFORCED MASONRY WALL CONSTRUCTION DETAIL
SCALE: NTS



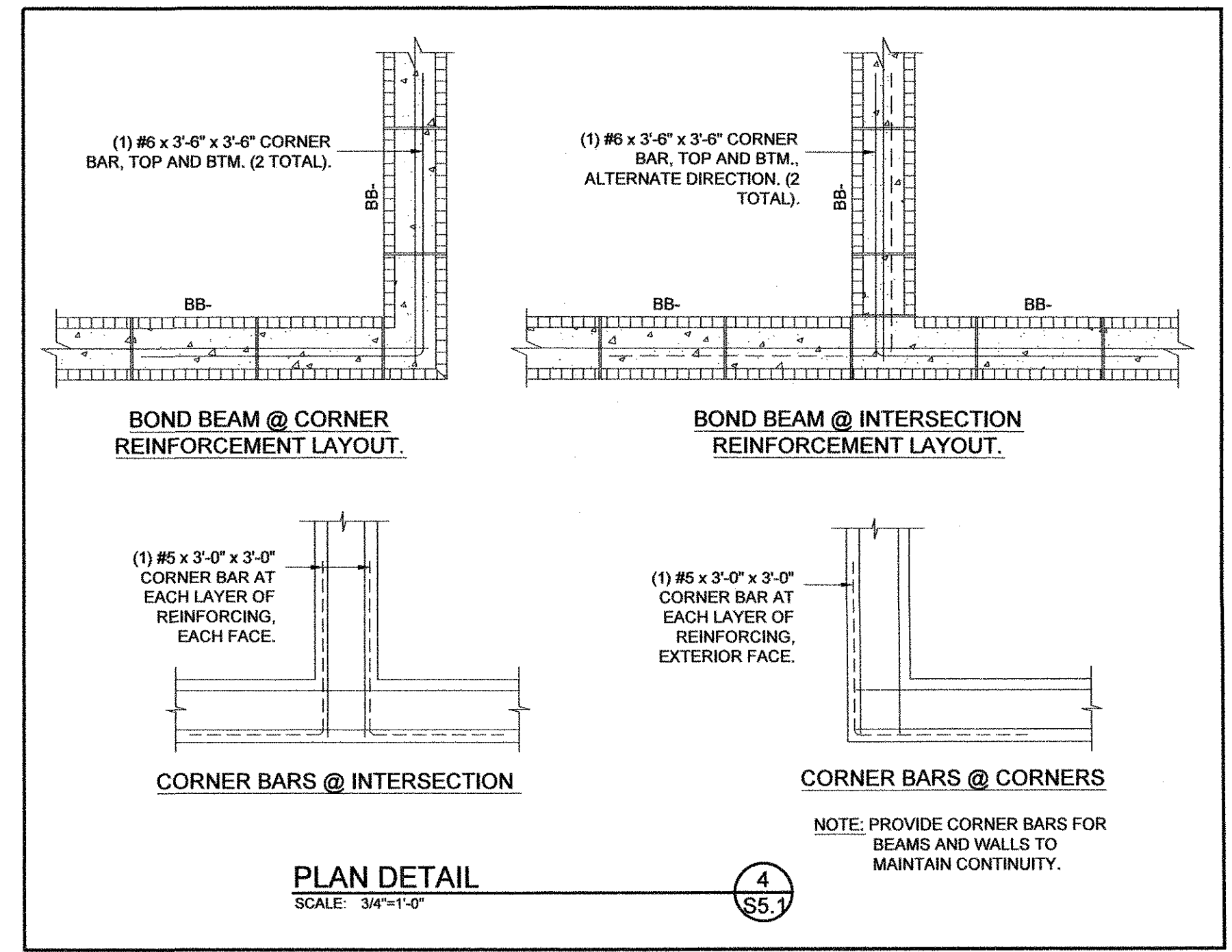
DETAIL
SCALE: NTS



CONCRETE COLUMN DETAIL
SCALE: NTS



DETAIL
SCALE: 3/4"=1'-0"



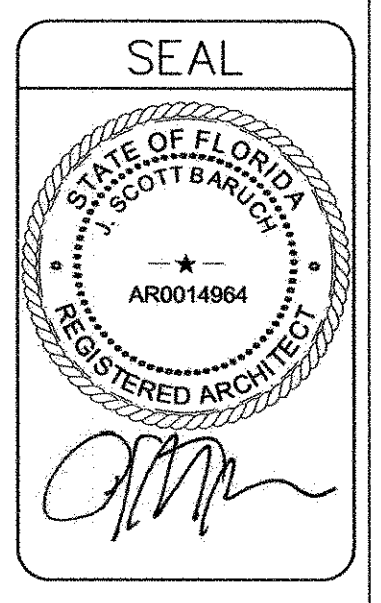
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SEAL
STATE OF FLORIDA
SCOTT BARUCH
REGISTERED ARCHITECT
AR0014964

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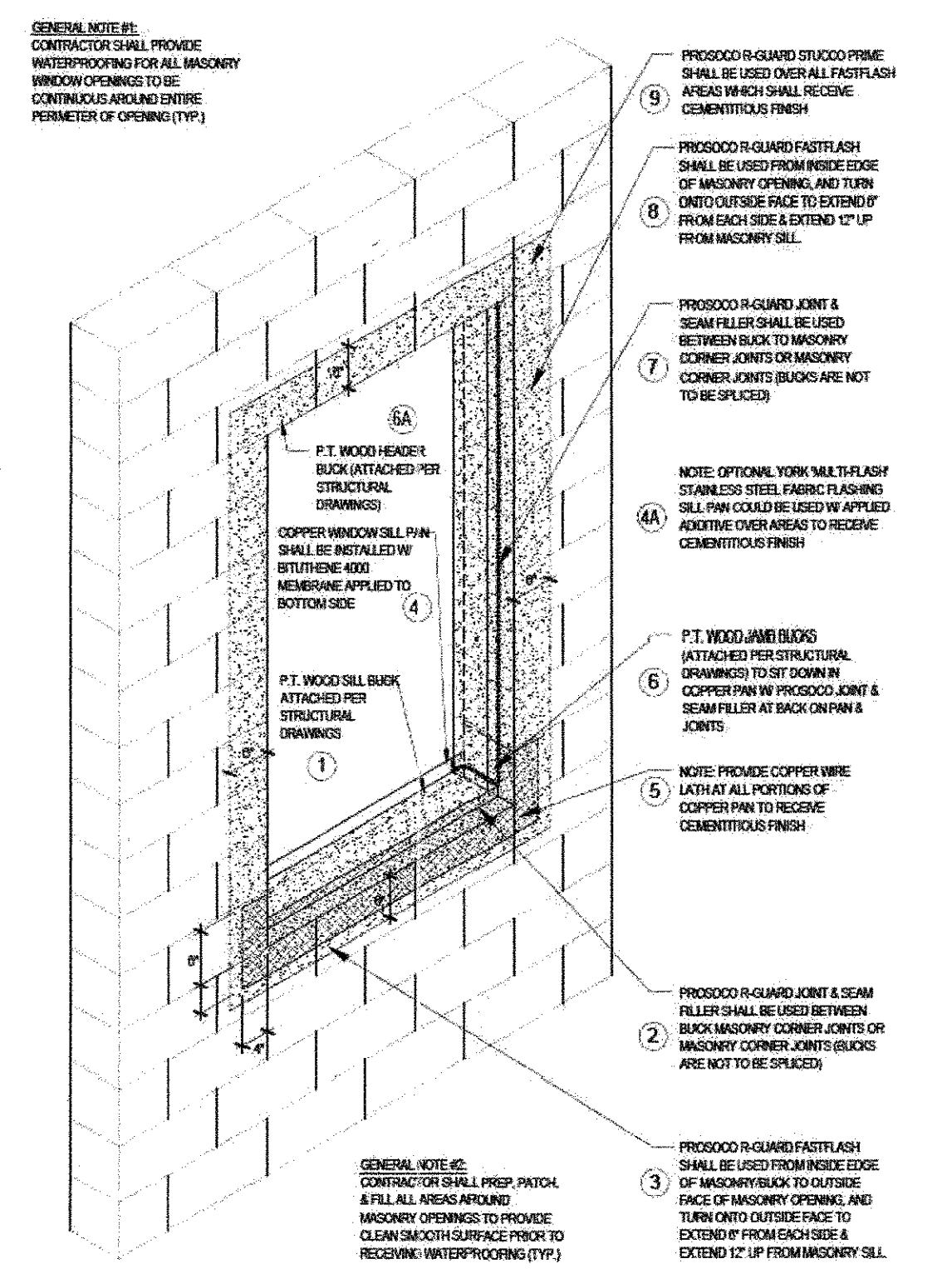
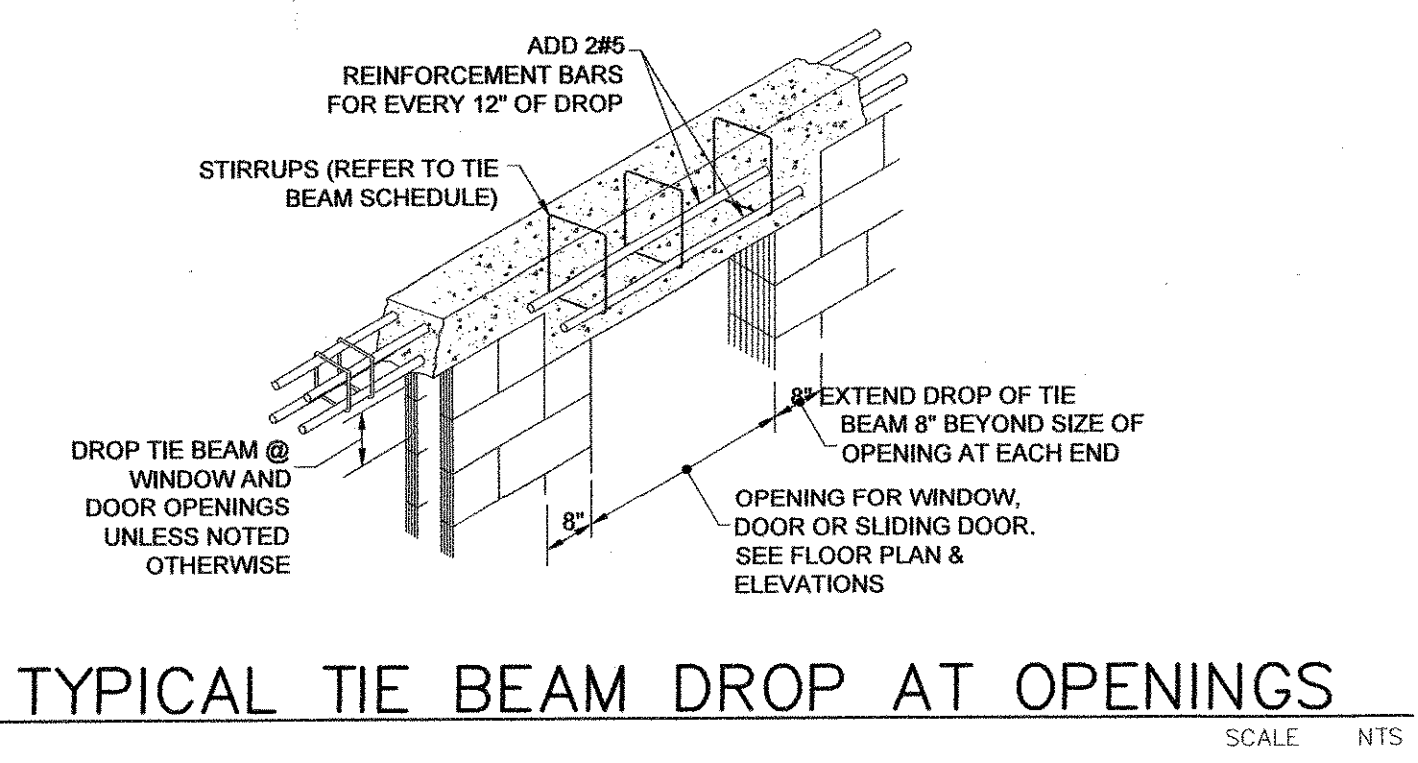
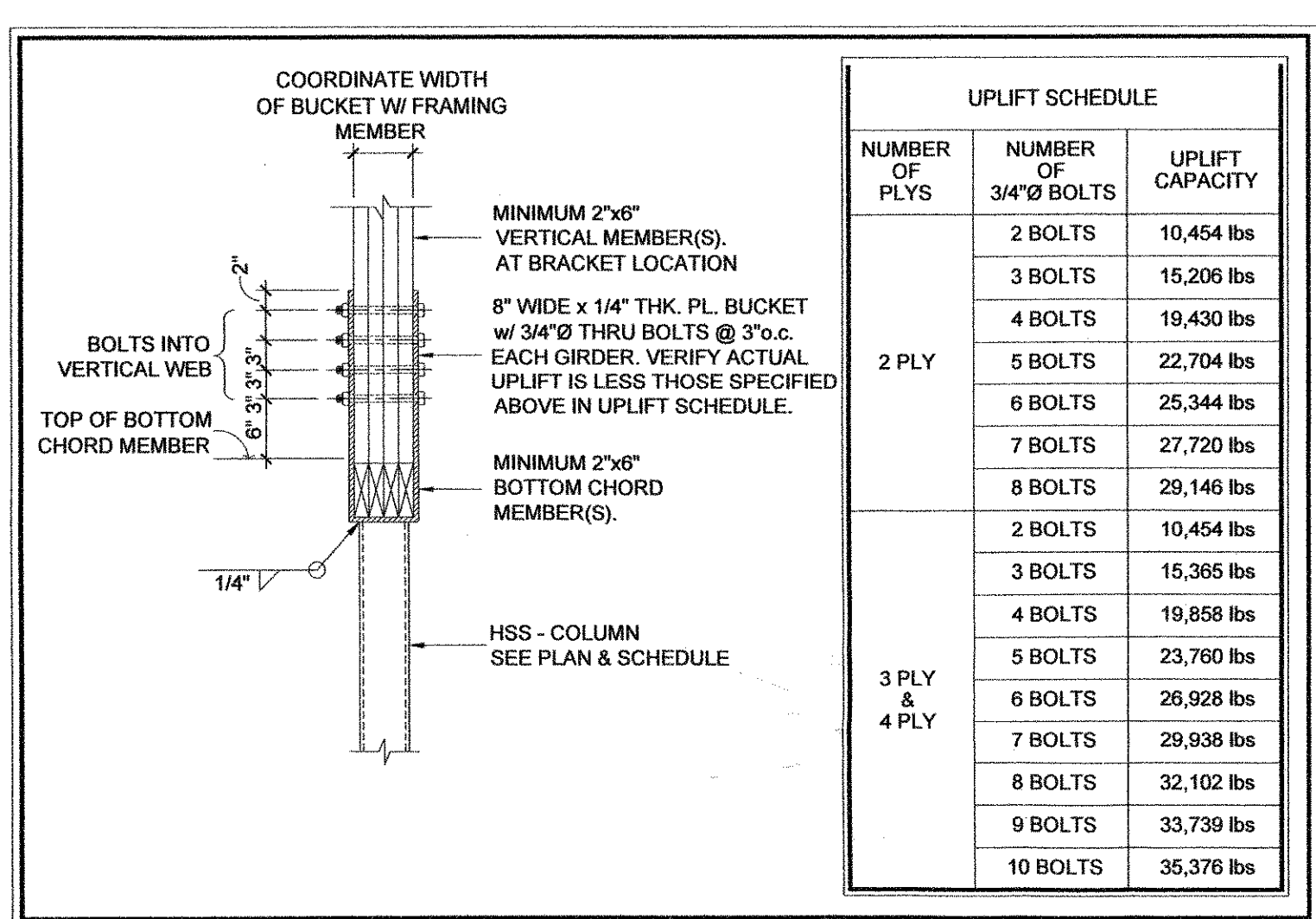
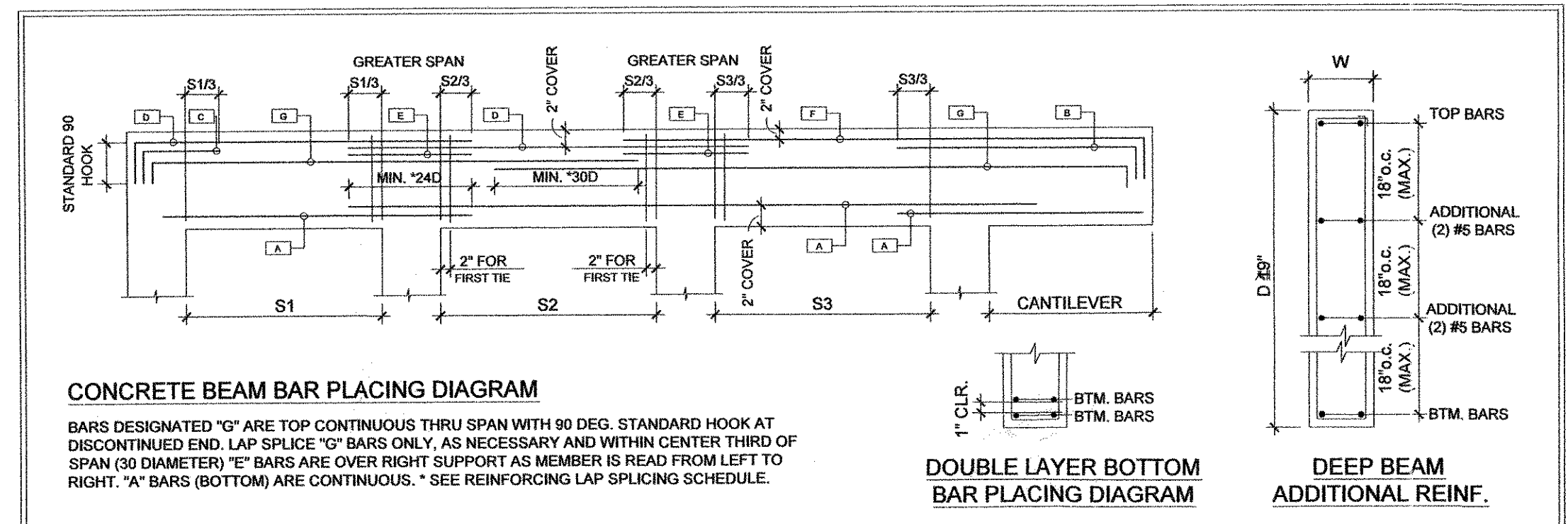
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DOOR / WINDOW BUCK NOTES

2x 2" BUCK (MATCH FRAME WIDTH) ATTACHED TO CBS W/ 1/4"x4" TAPCONS 4" FROM EACH END AND 12" O.C. REMAINDER.

WINDOWS & DOORS

1 1/2" PT CUSTOM BUCK (WIDTH OF WINDOW FRAME) ATTACHED TO CBS W/ 1" NAILS @ 12" O.C. AND WINDOW FRAMES ATTACHED THROUGH THE FRAME, BUCKS AND SHIMS INTO THE CBS W/ TAPCONS PER MFGOR. INSTRUCTIONS.

GARAGE DOORS

PT 2"x6" ATTACHED TO THE CBS W/ 5/8" x 6" TITEN CONCRETE SCREWS W/ 1/4"x3" STEEL WASHERS 6" FROM EACH END, 24" O.C. REMAINDER.

WINDOW NOTES

- ALL WINDOWS SECURED TO WOOD BUCKS OR THROUGH WOOD BUCKS INTO CBS AS PER MANUFACTURERS SPECIFICATIONS TO MEET MINIMUM 170 MPH INSTALLATION.
- DOOR UNIT CHOSEN FOR PROJECT. BUILDER TO COORDINATE EXACT MASONRY OPENING WITH MASONRY SUBCONTRACTOR, WINDOW / DOOR SUPPLIER.
- NOTE: SOME DOORS HAVE A TOLERANCE OF 1/4" MAX. ADJUST MASONRY OPENINGS AS REQUIRED FOR BUCK AND DOOR SYSTEM CHOSEN.
- ALLOWABLE SHIM SPACING AND TOLERANCE BETWEEN WINDOW FRAME AND WINDOW BUCK
 - LESS THAN 1/4" : NO SHIM REQUIRED
 - GREATER THAN 1/4" : CONTINUOUS PAD-OUT OF THE BUCK IS NECESSARY

STEEL COLUMN & BUCKET @ GIRDER DETAIL SCALE NTS

FRAMING NOTES

- THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.
- THIS FRAMING SCHEME (DIRECTION OF TRUSSES AND SLABS, MAJOR G.T. BEARING POINTS ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER ACCORDINGLY.
- FINAL SIGNED AND SEALED ENGINEER TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM MANUFACTURER MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.
- TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ENGINEER AND IN NO WAY RELIEVES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ENGINEER SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF THE SPECIFIC AREA OF CONCERN.
- TRUSSES TO BE DESIGNED TO CARRY LOADS OF AT LEAST 100 PSF AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE CONNECTION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN REQUIREMENTS.
- ARCHITECT AND ENGINEER ACCEPTS RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

GENERAL NOTES

- THESE PLANS WERE PREPARED USING THE FLORIDA BUILDING CODE 8TH EDITION.
- CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADOPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.
- SUBMIT MINIMUM (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C. UNLESS OTHERWISE NOTED.

FOUNDATION NOTES

- FLOOR SLAB TO BE 4" THICK CONCRETE SLAB W/ 6"x6"x14"x14"x4 UWHM OR 6" ML VIGOLEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL. FILL TREATED FOR TERMITES. FILL SHALL BE LOCATED IN THE MIDDLE TO THE UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-0" OVC EACH WAY BY APPROVED MATERIALS.
- ALL REINFORCING STEEL TO BE GRADE 60.
- COLUMN AND WALL CENTERLINES COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.
- FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER.
- ALL SITE PREPARATIONS (4" DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOLOGICAL REPORT MUST BE STRICTLY ADHERED TO.
- FILL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WASH (GRADE 1) SAND (1/2" MAX) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 98% MODIFIED PROCTOR ASTM D 1557-02.
- AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND.
- SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.
- PLACES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH WAY.
- ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERIMETER. RATIONAL ANALYSIS SHALL BE SUBMITTED, BUT ONLY IF REQUESTED BY THE BUILDING OFFICIAL.
- CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN. MAXIMUM WATER/CONTENT RATIO MUST NOT EXCEED 0.45.

BEAM SCHEDULE NOTES

- SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END (E.E.) OF BEAM OR THROUGHOUT (T.O.) BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE 8-6 AND HOOPS SHALL BE TYPE T-2 TYPICAL CR68 BARS BENDS UNLESS OTHERWISE NOTED.
- ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.
- ALL BEAM (MARK "B") REINFORCING SHALL BE CONTINUOUS THROUGH TIE-BEAMS ONLY. ALL SPICES TO BE A MINIMUM OF 48 BAR DIAMETERS.
- BRACE ALL ORTICAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS (UNO).
- DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAX) AND 2" BOTTOM IF DROP EXCEEDS 8".
- THE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK WORK.
- ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS OTHERWISE NOTED.

CONCRETE NOTES

- CONCRETE SHALL CONFORM TO ASTM C 94-02. SHALL HAVE A MINIMUM WATER/CEMENT RATIO OF 0.45 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE). ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-05 AND ACI 301-05. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 330-05.
- MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE SLABS ON VAPOR BARRIER 3/4" BEAMS AND COLUMNS 1-1/2" FORCED CONCRETE BELOW GRADE - 2" UNFORCED CONCRETE BELOW GRADE - 3".
- REINFORCING STEEL GRADE 60 (FY = 60,000) ASTM A615-04A.
- DETAIL OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINSTEEL INSTITUTE UNLESS OTHERWISE NOTED.
- ADEQUATE VERTICAL AND HORIZONTAL BRACING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- CONCRETE 3/4" LONG STUD BARS W/ 3/8" HEAD HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS W/ NAILS OR STAPLES TO PROVIDE AT LEAST 1-1/4" PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. ON VERTICAL WOOD FRAMING MEMBERS COMMON NAILS SHALL BE BENT OVER TO ENGAGE AT LEAST THREE STANDS OF LATH OR BE BENT OVER A RIB WHEN LATH IS INSTALLED. EXCEEDS 14 GAUGE (15.5 LB 100' CIRCUM METAL HTL FRAMING SELF TAPPING SCREWS 1/2" X 1 1/2" WASHER HEAD STAPLES SHALL NOT BE USED FOR SOFFITS OR CEILING.
- WHERE CEMENT PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION BONDING OF THE PLASTER TO THE WATER BARRIER SHALL BE PREVENTED BY PROVIDING A ONE LAYER OF WATER BARRIER OR BY INSTALLING A HOUSE WRAP BENEATH THE WATER BARRIER.
- PNEUMATIC PASTERING SYSTEM TO BE HLT-COIL NAIL PROGRAM TYPE TO BE OF CRF 105 1-1/2" LONG AND 120" DIAMETER UNO.

