BUILDING CODE ANALYSIS - FLORIDA BUILDING CODE, 2017 EDITION

CODE SUMMARY

APPLICABLE CODES

1. BUILDING CODE: FLORIDA BUILDING CODE
2. LIFE SAFETY CODE: 2014 NFPA 101
3. PLUMBING CODE: FLORIDA PLUMBING CODE
4. ENERGY CODE: FLORIDA ENERGY CODE
5. FIRE CODE: FLORIDA PREVENTION CODE
6. ACCESSIBILITY CODE: FHA - FAIR HOUSING ACCESSIBILITY GUIDELINES
7. ELECTRICAL CODE: 2011 NATIONAL ELECTRIC CODE
8. MECHANICAL CODE: FLORIDA MECHANICAL CODE
9. NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2014 ED.
10. NFPA 13R, STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS IN RESIDENTIAL OCCUPANCIES UP TO, AND INCLUDING FOUR STORIES IN HEIGHT, 2014 EDITION.
11. NFPA 24, INSTALLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES, 2014 EDITION
12. NFPA 72, NATIONAL FIRE ALARM CODE, 2014 EDITION

BUILDING AREA MODIFICATION APARTMENTS

BUILDING TYPE I & II

(BUILDING AREA MODIFICATIONS PER SECTION 506)

AREA INCREASE: $A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\}$

$I_f = \{[F / P - 0.25] \times W / 30\}$

$= \{[700' - 10'] / 700' - 10' - 0.25] \times 30' / 30'\}$

$= 0.75$

$A_a = \{12{,}000 + [12{,}000 \times 0.75] + [12{,}000 \times 0]\}$

$= 21{,}000$ SF PER STORY

** BUILDING HEIGHT MODIFICATION APARTMENTS (R-2)

FOR GROUP R BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 (NFPA 13R), THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET (6096 MM) AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE STORY, BUT SHALL NOT EXCEED FOUR STORIES OR 60 FEET (18 288 MM), RESPECTIVELY.

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 601)

APARTMENTS - V(A)

	N/A		V(A)	
	REQ'D	PROV	REQ'D	PROV
STRUCTURAL FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	--	--	1	1
BEARING WALLS:				
EXTERIOR (PER TABLE 601/602/704.10)	--	--	1	1
INTERIOR	--	--	1	1
NONBEARING WALLS AND PARTITIONS:				
EXTERIOR (PER TABLE 601/602)	--	--	0	0
INTERIOR (PER SECTION 601)	--	--	0	0
FLOOR CONSTRUCTION not INCLUDING SUPPORTING BEAMS AND JOISTS per EXCEPTION 2 of 7.12.4	--	--	1	1
ROOF CONSTRUCTION	--	--	1	1
SEPARATION DISTANCE (PER TABLE 602) ≥ 30'	--	--	0	0

MEANS OF EGRESS - [FBC TABLE 1016.2]

OCCUPANCY CLASSIFICATION	LOCATION	MAX. EXIT ACCESS TRAVEL DISTANCE (ALLOWABLE)		MAX. TRAVEL DISTANCE (ACTUAL)	REMARKS
		UNSPRINK.	SPRINK.		
R-2	BUILDING I	200'	250'	78'-11"	
R-2	BUILDING II	200'	250'	72'-10"	

FAIR HOUSING ACCESSIBILITY GUIDELINES REQUIREMENT SUMMARY

REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON A ACCESSIBLE ROUTE
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS
REQUIREMENT 3	USEABLE DOORS
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS
REQUIREMENT 7	USEABLE KITCHEN & BATHROOMS

GENERAL CODE PARAMETERS

APARTMENTS

DESCRIPTION	REQUIRED OR ALLOWABLE	THIS PROJECT	REFERENCE	REMARKS
WIND SPEED	130 MPH	130 MPH	SEC. 1609	ULTIMATE
CONVERSION	101 MPH		TABLE 1609.3.1	
SEISMIC ZONE	N/A	N/A	SEC. 1613	
SNOW LOAD	N/A	N/A	SEC. 1608	
FROST DEPTH	N/A	N/A	SEC 1805.2.1	

COMPONENTS AND CLADDING PRESSURES:(NET, SEE PRESSURE ZONE DETAILS ON STRUCTURAL DRAWINGS

BALCONIES

1406.3 Balconies and similar projections.

Balconies and similar projections of combustible construction other than *fire-retardant-treated wood* shall be fire-resistance rated in accordance with Table 601 for floor construction or shall be of Type IV construction in accordance with Section 602.4. The aggregate length shall not exceed 50 percent of the buildings perimeter on each floor.

Exceptions:

3. Balconies and similar projections on buildings of Type III, IV and V construction shall be permitted to be of Type V construction, and shall not be required to have a *fire-resistance rating* where sprinkler protection is extended to these areas.
4. Where sprinkler protection is extended to the balcony areas, the aggregate length of the balcony on each floor shall not be limited.

INTERIOR FINISH CLASSIFICATION

PER FBC 2017 SECTION 803.1.1 & TABLE 803.9, ALL ROOMS AND ENCLOSED SPACES SHALL BE OF A CLASS C FINISH.

PER NFPA 101 SECTION 10.2, TABLE 10.2.2, ALL NEW APARTMENT EXIT ACCESS CORRIDORS ARE FINISH CLASS C AND ALL EXITS ARE FINISH CLASS C. ALL FLOOR FINISH AS SCHEDULED TO BE PER SECTION 804.

ALL INTERIOR FINISHES SHALL ALSO COMPLY WITH FBC 2017 SECTION 1210.1.

OCCUPANT LOAD TABLE 1004.1.2

BUILDING II - OCCUPANTS / TYPICAL FLOOR

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT PER UNIT
UNIT A1	RESIDENTIAL	810 SF	200 GROSS	5(2) = 10
UNIT A1-S	RESIDENTIAL	810 SF	200 GROSS	5(4) = 20
UNIT B1	RESIDENTIAL	1,410 SF	200 GROSS	8(4) = 32
UNIT C1	RESIDENTIAL	1,398 SF	200 GROSS	7(2) = 14
UNIT S1	RESIDENTIAL	614 SF	200 GROSS	4(1) = 4
TOTAL				80

OCCUPANT LOAD TABLE 1004.1.2

BUILDING II - OCCUPANTS / TYPICAL FLOOR

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT PER UNIT
UNIT A1	RESIDENTIAL	810 SF	200 GROSS	5(2) = 10
UNIT A1-S	RESIDENTIAL	810 SF	200 GROSS	5(3) = 15
UNIT B1	RESIDENTIAL	1,410 SF	200 GROSS	8(4) = 32
UNIT B2	RESIDENTIAL	1,095 SF	200 GROSS	6(1) = 6
UNIT B2-S	RESIDENTIAL	1,095 SF	200 GROSS	6(1) = 6
UNIT C1	RESIDENTIAL	1,398 SF	200 GROSS	7(1) = 7
TOTAL				76

FAIR HOUSING ACCESSIBILITY NOTES:

1. ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
2. ACCESSIBLE BUILDING ENTRANCES SHALL BE ON AN ACCESSIBLE ROUTE. 36" WIDE MIN. CLEAR PATH.
3. ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS SHALL BE PER CHAPTER TWO.
4. USABLE DOORS. ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST HAVE A 32" MIN. CLEAR WIDTH PER CHAPTER THREE.
5. THERE SHALL BE AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT. 36" WIDE MIN. CLEAR PATH.
6. ALL PREMISES WITHIN THE DWELLING UNIT MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS PER CHAPTER FIVE.
7. SHALL PROVIDE REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
8. USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
9. ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
10. ALL BATHROOMS SHALL HAVE A 32 INCH NOMINAL CLEAR WIDTH DOORWAY.
11. ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
12. ALL BATHROOMS SHALL HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

FROM TABLE 705.8 - [FBC 2017: BUILDING]

ASSUMED PROPERTY LINE DISTANCE:	NORTH	30'-0"
	EAST	30'-0"
	SOUTH	30'-0"
	WEST	30'-0"

	ALLOWABLE	ACTUAL (WORST CASE)
UNPROTECTED, NONSPRINKLERED (UP, NS)		
0 FT TO 3 FT	NP	NA
OVER 3 FT TO 5 FT	NP	NA
OVER 5 FT TO 10 FT	10%	NA
OVER 10 FT TO 15 FT	15%	NA
OVER 15 FT TO 20 FT	25%	NA
OVER 20 FT TO 25 FT	45%	NA
OVER 25 FT TO 30 FT	70%	NA
OVER 30 FT FROM ASSUMED PROPERTY LINE	NL	NL
UNPROTECTED, SPRINKLERED (UP, S) / PROTECTED (P)		
0 FT TO 3 FT	NP	NP
OVER 3 FT TO 5 FT	15%	--
OVER 5 FT TO 10 FT	25%	--
OVER 10 FT TO 15 FT	45%	--
OVER 15 FT TO 20 FT	75%	--
OVER 20 FT TO 25 FT	NL	NL
OVER 25 FT TO 30 FT	NL	NL
OVER 30' FROM ASSUMED PROPERTY LINE	**NR**	**NR**

ENERGY CONSERVATION REQUIREMENTS

2017 F.B.C. - ENERGY CONSERVATION
CHAPTER 402.4

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1- ALL JOINTS, SEAMS AND PENETRATIONS
2- SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3- OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4- UTILITY PENETRATIONS.
5- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6- KNEE WALLS.
7- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
9- COMMON WALLS BETWEEN DWELLING UNITS.
10- ATTIC ACCESS OPENINGS.
11- RIM JOIST JUNCTIONS.
12- OTHER SOURCES OF INFILTRATION.

FLORIDA PRODUCT APPROVAL CHECKLIST - [FBC 2017] (APARTMENTS)

CATEGORY / SUBCATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	DESIGN PRESSURE +/-	WIND BORNE DEBRIS PROTECTION	APPROVAL NUMBER(S)
A. EXTERIOR DOORS					
SWINGING	JAMMER DOORS	WINDSOR REPUBLIC DL SERIES	+65 / -65	NO	FL 14963
SWINGING FRENCH	MASONITE	BELLEVIEW PATIO DOOR PDB-122-3105-X	+55.5 / -55.5	NO	FL 5507.1
SECTIONAL	OVERHEAD DOOR CO.	GARAGE DOOR SERIES 194	+31.8 / -35.5	NO	FL 11267.5
STOREFRONT	CORAL INDUSTRIES	MS380	+25 / -25	NO	FL 15784.1-R2
B. WINDOWS					
SINGLE HUNG	MI WINDOWS & DOORS	SINGLE HUNG SH-3500	N/A	NO	FL 12250.3-R11
FIXED	MI WINDOWS & DOORS	FIXED HP-PW-3500	N/A	NO	FL 11548.1-R6
C. PANEL WALL					
SIDING	JAMES HARDIE	HARDIE PLANK LAP SIDING	N/A	NO	FL 13192.2-R2
SIDING	JAMES HARDIE	HARDIE PANAL SIDING	N/A	NO	FL 1322.2-R1
SOFFITS	JAMES HARDIE	HARDIE SOFFIT	N/A	NO	FL 13265-R1
STOREFRONT	KAWNEER NA	TRIFAB 350 STOREFRONT	+30 / -30	NO	FL 10388.1-R2
D. ROOFING PRODUCTS					
UNDERLAYMENTS	W.R. GRACE	ICE & WATER SHIELD HT	N/A	NO	FL 298.1-R3
ROOFING	OWENS CORNING	TRUE DEF. DURATION	N/A	NO	FL 10674.1-R8
ROOFING	OWENS CORNING	VENT SURE ROOF VENTILATION	N/A	NO	FL 10758.3-R3
ROOFING	THOMPSON ARCH. METALS	OFF RIDGE VENT	N/A	NO	FL 5219.1-R2
TPO ROOF	GAF	60 MIL SINGLE-PLY ROOF	N/A	NO	FL 3443 - R6

BUILDING CODE PARAMETERS - [FBC 2017]

DESCRIPTION	REQUIRED (Table 503)	ALLOWABLE (w/ increases)	THIS PROJECT: APARTMENT BUILDING TYPE I	THIS PROJECT: APARTMENT BUILDING TYPE II	REFERENCE (FBC)	REMARKS
CONSTRUCTION TYPE	TYPE V(A)		TYPE V(A)	TYPE V(A)	TABLE 503	
USE / OCCUPANCY			R-2	R-2	CH. 3 & 4	
FIRE RATING			1 HR	1 HR	TABLE 601	SEE TABLE
OCCUPANCY SEPARATION	1 HR	--	1 HR	1 HR	TABLE 508.4	SEE NOTE #1, #2, #5
SPRINKLER	YES	--	NFPA 13R	NFPA 13R	SEC 903	
LEVEL 1 (GROUND)	12,000 SF	21,000 SF	15,557 SF	14,751 SF	TABLE 503	SEE MODIFICATIONS
LEVEL 2	12,000 SF	21,000 SF	15,510 SF	14,720 SF	TABLE 503	SEE MODIFICATIONS
LEVEL 3	12,000 SF	21,000 SF	15,510 SF	14,720 SF	TABLE 503	SEE MODIFICATIONS
LEVEL 4	12,000 SF	21,000 SF	15,510 SF	14,720 SF	TABLE 503	SEE MODIFICATIONS
TOTAL GROSS AREA	48,000 SF	84,000 SF	**62,086 SF**	**58,912 SF**	TABLE 503	SEE MODIFICATIONS
MEZZ/LOFT INCI.	--	--	N/A	N/A	TABLE 503	
HEIGHT LIMIT (S)	3 STORIES	4 STORIES	4 STORIES	4 STORIES	TABLE 503	SEE MODIFICATIONS
HEIGHT LIMIT (FT)	50'-0"	70'-0"	51'-7"	51'-7"	TABLE 503	SEE MODIFICATIONS
MIN No. OF EXITS	2	--	2	2	TABLE 1021.1	SEE NOTE #3
MIN. HALLWAY WIDTH	44 INCHES	--	70 INCHES	70 INCHES	S. 1005.1 / 1018.2	
MIN. STAIR WIDTH	44 INCHES	--	44 INCHES	44 INCHES	S. 1005.1 / 1009.1	

NOTES:

1) OCCUPANCY SEPARATION AT DWELLING UNITS PER SECTION 439 -> 709 (VERTICAL-WALLS) & 712 (HORIZONTAL-FLOORS) = 1 HR

2) 712.4 CONTINUITY - ASSEMBLIES SHALL BE CONTINUOUS WITHOUT OPENINGS, PENETRATIONS OR JOINTS EXCEPT AS PERMITTED BY THIS SECTION AND SECTIONS 708.2, 713.4, 714 AND 1022.1

3) TWO (2) STAIRS ARE PROVIDED IN 2-HR RATED EXIT ENCLOSURE.

4) ALL UNITS EXIT INTO A 30 MIN. RATED EXIT ACCESS CORRIDOR PER 1018.1

BLOWER DOOR TEST

PERFORM MANDATORY ENVELOPE LEAK TESTING PER THE 2017 FLORIDA ENERGY CONSERVATION CODE PARAGRAPH R402.4.1.2.

SPECIFICALLY, THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 7 AIR CHANGES PER HOUR AT .2" WC.

PROVIDE A WRITTEN REPORT OF THE TEST RESULTS SIGNED BY THE CONDUCTING PARTY TO THE CODE OFFICIAL.

SEE R402.4.1.2 FOR MORE TECHNICAL SPECIFICS.

WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

PERFORM TESTING AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING ENVELOPE.

THE GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING PASSING RESULTS AT NO ADDITIONAL COST TO THE OWNER.

DRAFTSTOPPING & FIREBLOCKING

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH THIS SECTION. FIREBLOCKING SHALL COMPLY WITH SECTION 718.2. DRAFTSTOPPING IN FLOOR/CEILING SPACES AND ATTIC SPACES SHALL COMPLY WITH SECTIONS 718.3 AND 718.4, RESPECTIVELY.

CONTRACTOR MAY CHOOSE TO ELIMINATE DRAFTSTOPPING IF A NFPA 13R SPERINKLE SYSTEM IS INSTLLED IN THOSE AREAS WHERE DRAFSTOPPING IS OMITTED.

MINIMUM FLAME SPREAD INTERIOR FINISHES

SPACE DESCRIPTION NONSPRINKLERED	WALLS AND CEILINGS	NOTE	FLOORS	NOTE
EXIT ENCLOSURES-EXIT PASSAGEWAYS	A	NONE IN PROJECT	CLASS II	NONE IN PROJECT
CORRIDORS	A	NONE IN PROJECT	CLASS II	NONE IN PROJECT
ROOMS AND ENCLOSED SPACES	C		DOCFF-1	"PILL TEST"

EGRESS WIDTH	OCCUPANCY CLASSIFICATION	LOCATION	TOTAL OCCUPANTS (PER OCCUPANT LOAD CALC.)	EGRESS WIDTH PER PERSON SERVED (REQ'D.) STAIRWAYS (IN. PER OCCUPANT)	EGRESS WIDTH PROVIDED STAIRWAYS
	TYPE V(A)	BUILDING I	80/2 = 40 (WORST CASE)	0.3 (40 OCCUPANTS) = 12.0"	44.0"

EGRESS WIDTH	OCCUPANCY CLASSIFICATION	LOCATION	TOTAL OCCUPANTS (PER OCCUPANT LOAD CALC.)	EGRESS WIDTH PER PERSON SERVED (REQ'D.) STAIRWAYS (IN. PER OCCUPANT)	EGRESS WIDTH PROVIDED STAIRWAYS
	TYPE V(A)	BUILDING II	76/2 = 38 (WORST CASE)	0.3 (40 OCCUPANTS) = 12.0"	44.0"

ARCHITECT'S STATEMENT (FL)

THRESHOLD BUILDING ONLY
SECTION 110.8.4.4

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

ARCHITECTURAL ABBREVIATIONS

A

ABV ABOVE
ACC.FL. ACCESS FLOOR
ACOUST. ACOUSTICAL
ACT ACOUSTICAL CEILING TILE
A.D. AREA DRAIN
ADJ. ADJACENT
ADJUST. ADJUSTABLE
AFF ABOVE FINISHED FLOOR
ALT. ALTERNATE
ALUM. / AL. ALUMINUM
ANG. ANGLE
ANOD. ANODIZED
APPROX. APPROXIMATE
ARCH. ARCHITECTURAL
AUTO. AUTOMATIC
AVG. AVERAGE

B

BD. BOARD
BLBD. BLACK BOARD
BLDG. BUILDING
BLK/BLK'G BLOCK OR BLOCKING
BM. BEAM
BOT. BOTTOM
B.O. BOTTOM OF
BRK. BRICK
BSMT. BASEMENT
BTWN BETWEEN
B.U. BUILT-UP
B.W. BOTH WAYS

C

CAB. CABINET
CB. / TB. CORKBOARD/ TACKBOARD
C.B. CATCH BASIN
CEM. CEMENT
CER. CERAMIC
C.H. CEILING HEIGHT
CIR. CIRCLE
C.J./ CONTROL JOINT
CLG. CEILING
CLKG. CAULKING
℄ CENTER LINE
CLO. CLOSET
CLR. CLEAR
CMU. CONCRETE MASONRY UNIT
C.O. CLEAR OPENING
COL. COLUMN
COMM. COMMUNICATION
CONC. CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
CONTR. CONTRACTOR
COOR. COORDINATE
CONT. CONTINUOUS
CPT. CARPET
CSMT. CASEMENT
C.T. CERAMIC TILE
CTR. CENTER

D

D. DEPTH
DBL. DOUBLE
DEG. DEGREE
DET. DETAIL
D.F. DRINKING FOUNTAIN
DIA. DIAMETER
DIAG DIAGONAL
DIFF. DIFFUSER
DIM. DIMENSION
DISP. DISPOSAL
DIV. DIVIDER
DN. DOWN
DR DOOR
DRAP. DRAPERY
DS. DOWNSPOUT
DTL. DETAIL
DWG. DRAWING
DWR. DRAWER
DW DISHWASHER

E

E EAST
EA. EACH
E.F. EACH FACE
E.J. EXPANSION JOINT
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM
EL. / ELEV. ELEVATION
ELEC. ELECTRICAL
ELEV. ELEVATOR
EMER. EMERGENCY
ENCL. ENCLOSURE
EQ EQUAL
EQUIP. EQUIPMENT
E.W. EACH WAY
E.W.C. ELECTRIC WATER COOLER
EXIST. EXISTING
EXP. JT EXPANSION JOINT
EXT. EXTERIOR
EXTRU. EXTRUDED

F

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
FED. FEDERAL
F.F. FINISH FLOOR
F.H.C. FIRE HOSE CABINET
FIN. FINISH
FIXT FIXTURE
F.L. FLOW LINE
FLR. FLOOR
FLUOR FLUORESCENT
F.O.B. FACE OF BRICK
F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.S. FACE OF STUD
F.R. FIRE RETARDANT
F.S. FULL SIZE
FT. FOOT OR FEET
FTG. FOOTING
FURR FURRING
FUT. FUTURE
F.V. FIELD VERIFY

G

GA. GAUGE
GALV. GALVANIZE
G.B. GRAB BAR
G.C. GENERAL CONTRACTOR
GEN. GENERAL
GL GLASS
GR. GRADE
GYP. GYPSUM

H

H. HIGH
H.B. HOSE BIBB
H.C. HOLLOW CORE
H/C HANDICAPPED
HD. HEAD
HDW. HARDWARE
HDWD. HARDWOOD
H.M. HOLLOW METAL
HORIZ. HORIZONTAL
H.P. HORSE POWER
HR HOUR
HT. HEIGHT
HVAC HEATING, VENTILATION AND AIR CONDITIONING
HOL. HOLLOW

I

IN. INCHES
INSUL. INSULATION
INT. INTERIOR

J

JAN. JANITOR
J.F. JOINT FILLER
JNT. JOINT
JST. JOIST

K

KIT. KITCHEN

L

L. LONG OR LENGTH
LAB. LABORATORY
LAM. LAMINATE
LAV. LAVATORY
LBL. LABEL
L.H. LEFT HAND
LIN LINEN
L.L.V. LONG LEG VERTICAL
LN LINE
L.P. LOW POINT
LT. LIGHT
LVR. LOUVER

M

MAS. MASONRY
MATL. MATERIAL
MAX. MAXIMUM
M.C. MINERAL CORE
MECH. MECHANICAL
MEMB. MEMBRANE
MEZZ. MEZZANINE
MFTR MANUFACTURER
MGR. MANAGER
M.H. MANHOLE
MIN. MINIMUM
MISC. MISCELLANEOUS
MLDG. MOLDING
MLWK. MILLWORK
M.O. MASONRY OPENING
M.R. MOISTURE RESISTIVE
MRB. MARBLE
M.T. MARBLE THRESHOLD
MTD. MOUNTED
MTL METAL
MULL. MULLION

N

N NORTH
N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
NO. NUMBER
NOM. NOMINAL
N.T.S. NOT TO SCALE

O

O.C. ON CENTER
OD OVERFLOW DRAIN
OH. OVERHEAD
OPNG. OPENING
OPP. OPPOSITE

P

PART. PARTITION
PH PRE HUNG
PL. PLATE
P.L. PROPERTY LINE
P.LAM. PLASTIC LAMINATE
PLAS. PLASTER
PLYWD. PLYWOOD
PNL. PANEL
POL. POLISHED
PR. PAIR
PREC. PRECAST
PREFAB. PREFABRICATED
PROJ. PROJECT
PROP. PROPERTY
P.T. PRESSURE TREATED
PTD. PAINTED
PVC POLYVINYL CHLORIDE
PVRS PAVERS

Q

Q.T. QUARRY TILE
QTY. QUANTITY

R

R. RISER
RAD. RADIUS
R.B. RUBBER BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RE: REFER TO...
REF. REFRIGERATOR
REINF. REINFORCED
REQD. REQUIRED
REV. REVISED / REVISION
RH RIGHT HAND
RM ROOM
R.O. ROUGH OPENING

S

S SOUTH
SAFB SOUND ACOUSTICAL FIBER BOARD
S.C. SOLID CORE
SCHED. SCHEDULE
SECT. SECTION
S.F. SQUARE FOOT / FEET
SHLV./SH SHELVING
SHT. SHEET
SIM. SIMILAR
SPEC. SPECIFICATION
SQ. SQUARE
SR SEMI RECESSED
S.S. STAINLESS STEEL
STAGG. STAGGERED
STD. STANDARD
STL. STEEL
STN. STAINED
STOR. STORAGE
STRUCT. STRUCTURAL
SUSP. SUSPENDED
SYST. SYSTEM

T

T TREAD
T & G TONGUE & GROOVE
TEMP GL. TEMPERED GLASS
TER TERRAZZO
TH. THICK
T.O. TOP OF
TOIL. TOILET
TYP. TYPICAL

U

U.O.N. UNLESS OTHERWISE NOTED

V

VAR. VARIES
V.B. VINYL BASE
VCT VINYL COMPOSITION TILE
VER. VERIFY
VERT. VERTICAL
V.I.F. VERIFY IN FIELD

W

W WEST / WIDE
W/ WITH
W.C. WATER CLOSET
W/D WASHER/DRYER COMBO
WD. WOOD
WP. WATER PROOF
W.R. WATER RESISTANT
W/O WITHOUT
WNF WELDED WIRE FABRIC

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	1/18/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

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MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

STATE OF FLORIDA MICHAEL E. GOVE AR94111 REGISTERED ARCHITECT

Digitally signed by Michael Gove
Date: 2018.01.18 13:57:00-05'00'

SUMMER BAY APTS. II	Drawn: Author
LAKE COUNTY, FL	Checked: Checker
	Approval: Approver
	Date: Issue Date
	Project #: 5389

CODE ANALYSIS

A0.02

PLOTTED: 1/22/2018 9:37:00 AM

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