

ABBREVIATIONS									
AB A.F.F. A.D.J. ALUM. ANCH @	ANCHOR BOLT ABOVE FINISH FLOOR ADJUSTABLE ALUMINUM ANCHOR ANGLE AT	FLR FR FR FRM FTG	FLOOR FIREPLACE FIRE RATED FRAME FOOTING	PC PBD > PNL PLYWD PREFAB PR PROJ PSI PSF P.T.	PRECAST PARTICLE BOARD PANEL PLYWOOD PREFABRICATED PAIR PROJECTED POUNDS PER SQUARE INCH POUNDS PER SQUARE FOOT PRESSURE TREATED				
BD. BF B.D.G. BM BLUG BRG. BRK. BSMT.	BOARD BI-FOLD BUILDING BEAM BLOCCING BEARING BRICK BASEMENT	GA. GALV GC GEN GYP GL	GAUGE GALVANIZED GENERAL CONTRACTOR GENERAL GYPSUM GLUE LAM	QUAD QUADRUPL	QUADRUPL				
C.J. C CMU COL CONC COND CONT CANT CLG CM CR	CONTROL JOINT CENTER LINE CONCRETE MASONRY UNIT COLUMN CONCRETE CONDITION CONTINUOUS CANTILEVER CEILING CROWN MOLDING CHAIR RAIL	HC HWDR HOWD HST HBR HB HORZ	HOLLOW CORE HARDWARE HARD WOOD HEIGHT HEADER Horse BIBB HORIZONTAL	REF REINF REQD RNG ROU R RND RAS	REFRIGERATOR REINFORCED REQUIRED RANGE ROUGH OPENING RISER ROUND ROD AND SHELF				
D D DBL DA DR DWN DR DW DWG D.S.L.	DRYER PENNY DOUBLE DIAMETER DIRECTION DOWN DOOR DISH WASHER DRAWING DOWNSPOUT DETAIL	INSUL INT JT LAV LTWT LVR L	INSULATION INTERIOR JOINT LAVATORY LIGHTWEIGHT LEVER LAUNDRY TUB	SC SCHEM SHELF SHT SHWR SM SH S.S. STL STRUT SUSP SGD SQ	SOLID CORE SCHEMATIC SHELF SHEET SHOWER SINGLE SINGLE HUNG STAINLESS STEEL STEEL STRUCTURAL SUSPENSION SLIDING GLASS DOOR SQUARE				
EA E.A. ELEC ELEV EQ EQIP EXP EXT EE FC FD FND	EACH EXPANSION JOINT ELECTRICAL ELEVATION EQUAL EQUIPMENT EXPANSION EXTERIOR EACH END FILLED CELL FLOOR DRAIN FOUNDATION	M MAS MAT MAX MC MECH MIN MR ML M.O. MTL	MASONRY MATERIAL MAXIMUM MEDICINE CABINET MECHANICAL MINIMUM MIRROR MICRO LAM MASONRY OPENING METAL	TB TAG TYP T TREAD TR TRPL	TOWEL BAR TONGUE AND GROOVE TYPICAL T TOWEL ROD TRIPLE				
		N.L.C. (NTS)	NOT IN CONTRACT NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE				
		O.C. OPER OPNG OPT OSB OZ 1/R 1/S	ON CENTER OPERATOR OPENING OPTIONAL ORIENTED STRAND BOARD OUNCE ONE ROD ONE SHELF	VERT V.I.F. W W WC WDM WOW	VERTICAL VERIFY IN FIELD W WITH WATER CLOSET WOOD WELD WIRE MESH WINDOW				

GENERAL NOTES

1. To the best of the architect's knowledge these construction documents are in conformance with the requirements of The 6th Edition (2017) Residential Florida Building Code. Where more stringent codes are adopted, they shall govern the work.
2. It is the intent of the architect to delineate these documents as accurate as possible for the purpose of graphic representation. Do not "scale" these documents. The dimensions shown are to take precedence over scaling the documents. The general contractor shall take full responsibility for any incorrect work and any repair of said work as a result of scaling the documents.
3. All work performed by the general contractor shall comply and conform with local and state building codes, ordinances and regulations, along with all other authorities having jurisdiction. The general contractor is responsible to be aware of these requirements and governing regulations.
4. The general contractor shall thoroughly review and become familiar with these documents. Upon review, the general contractor shall document and notify the architect of any errors, omissions, discrepancies and / or inconsistencies prior to the start of any portion of the proposed work. The architect shall review the proposed corrections after the receipt of notification. The discovery of discrepancies and / or conflicts after the start of work shall be the full responsibility of the general contractor to repair or replace.
5. The general contractor shall be responsible for the correction of any errors, omissions, discrepancies and / or inconsistencies which have not been brought to the architect's attention.
6. The general contractor shall accept the premises as is, in its current state. The owner shall assume no responsibility for the condition of the existing site, and its contents, at the time of bidding or thereafter.
7. The general contractor shall field verify all existing site conditions, along with dimensions, prior to the start of any portion of the work. All findings, discrepancies and concerns shall be brought to the owners' attention in written format.
8. The general contractor shall be responsible for all work and materials represented on these documents, including the work and materials furnished subcontractors and vendors.
9. Deviations from these documents in the construction phase shall be reviewed by the architect and the owner prior to the start of work in question. Any deviations from these documents without prior review, shall be the sole responsibility of the general contractor.
10. It is the sole responsibility of the general contractor to determine erection procedure, means and methods and sequence of construction.
11. The general contractor is responsible to produce and comply with an approved construction schedule acceptable to the owner's expectations.
12. The owner shall furnish any and all reports received from the geotechnical engineer (soil reports), on the study of the proposed site, to the architect, structural engineer and general contractor. In the event the geotechnical reports do not exist, the soil condition shall be assumed to be a minimum design soil pressure stated by the structural engineer of record for the purpose of structural design. General contractor shall assure the soil conditions meet or exceed this criteria.
13. Shop drawing review and distribution, along with product submittals, requested in the construction documents, shall be the sole responsibility of the general contractor, unless directed otherwise under a separate agreement.
14. The architect shall not accept, or review any request for shop drawing review and / or stamp without the review and stamp of the general contractor clearly shown on the documents.
15. The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. (In accordance with Section R302.6 of The 6th Edition (2017) Florida Residential Building Code)
16. A garage beneath habitable rooms shall be separated by not less than 5/8", Type X gypsum board. (In accordance with Section R302.6 of The 6th Edition (2017) Florida Residential Building Code)
17. Cement plaster finish, lath and water resistive barrier shall be installed in compliance with Sections R103.1.1 thru R103.6.3 of The 6th Edition (2017) Florida Residential Building Code. Cement based plaster finish installation shall meet the requirements of ASTM C-426 & metal lath installation shall meet the requirements of ASTM C-1063.

SYMBOLS

	ELEVATION KEY OR SECTION KEY SHEET NUMBER		SHELF ABOVE		WATER CLOSET		DOUBLE SINK
	ELEVATION KEY OR SECTION KEY SHEET NUMBER		SOFFIT ABOVE		TUB/SHOWER		SINGLE SINK
	ANGLE		DIMENSIONAL LUMBER		SHOWER		WASHER
	NOTE NUMBER		BLOCKING		LAVATORY		DRYER
	REVISION NUMBER (DELTA)		ROUGH SAWN WOOD		PEDESTAL SINK		MEDICINE CABINET
	SHEET NUMBER		PLYWOOD		OVEN/COOKTOP		REFRIGERATOR
	EARTH		INSULATED SHEATHING				
	SAND OR GRAVEL FILL		BATT INSULATION				
	BRICK		RIGID INSULATION				
			WOOD STUD PARTITION (PER PLAN)				
			CONCRETE BLOCK				
			CONCRETE				


DESIGN DATA

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF:
FLORIDA BUILDING CODE - RESIDENTIAL 2017 6TH EDITION
OCCUPANCY: R3
CONSTRUCTION TYPE: VB

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

[illegible]

Meritage Homes
STATE: FLORIDA
COMMUNITY:
LOT:
ELEVATION:
GARAGE:


Fieldstone

Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.622.4035

Florida
14055 Riveredge Dr
Suite 460
Tampa, FL 33637
+1 813.466.3310

Minnesota
6500 City West Pkwy
Suite 300
Eden Prairie, MN 55344
+1 612.607.1105

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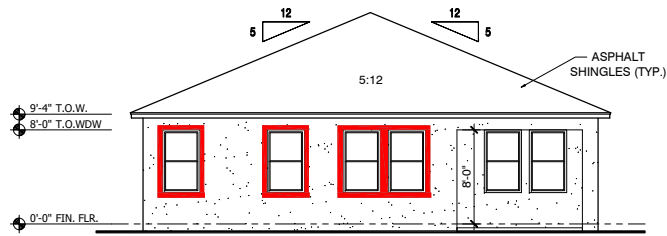
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Sheet Title
**GENERAL
NOTES w/
SHEET INDEX**
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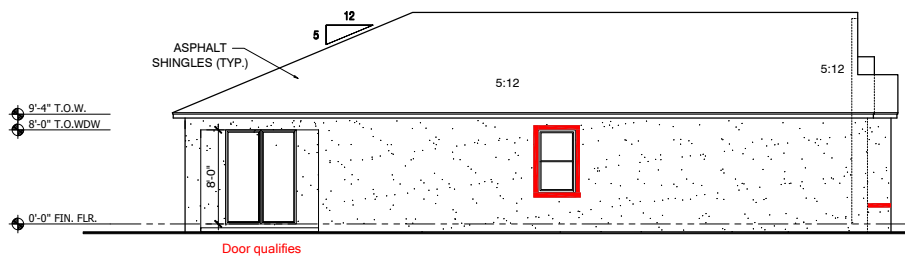
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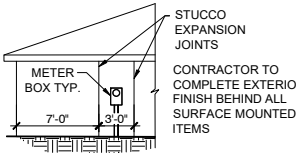




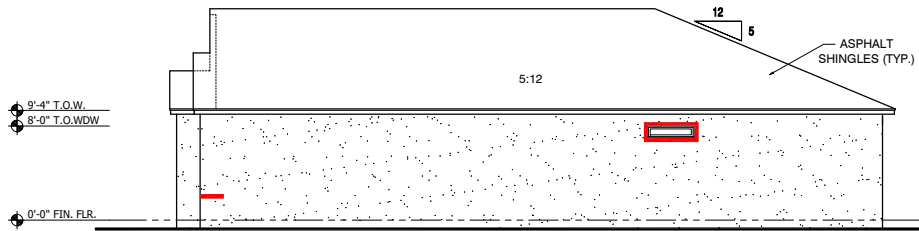
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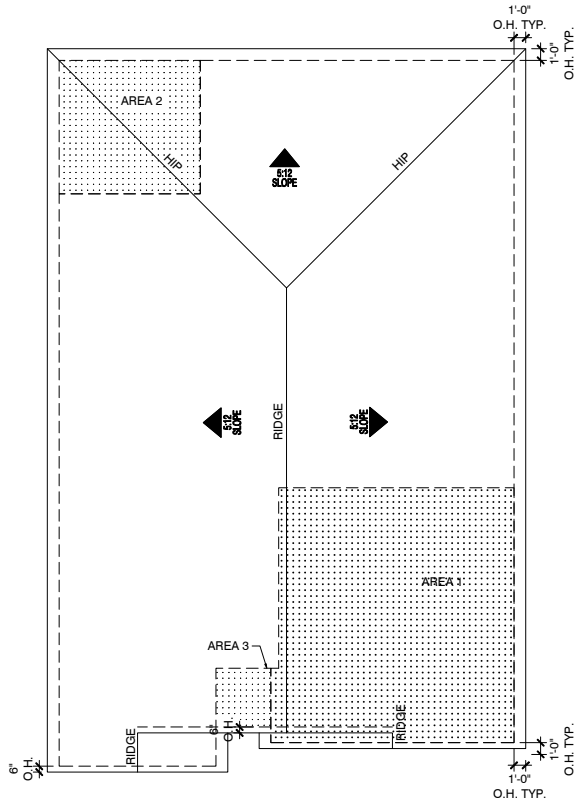
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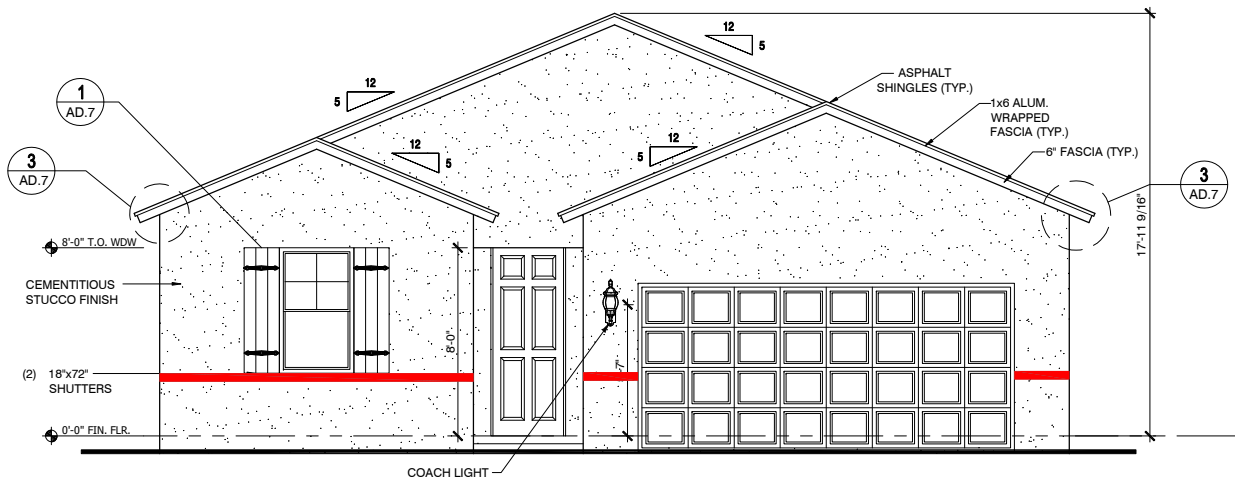
METER BOX @ STUCCO
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RIGHT ELEVATION
SCALE: 1/8"=1'-0"



ROOF PLAN ELEV. "A"
SCALE: 1/8"=1'-0"



FRONT ELEVATION "A"
SCALE: 1/8"=1'-0"

ATTIC VENTILATION				
AREA 1: GARAGE				
ATTIC AREA:			423 SQ.FT.	
VENT RATIO:			1/150	
REQUIRED VENTILATION:			406 SQ. IN.	
PROPOSED VENTILATION:			425.3 SQ. IN.	
VENT TYPE MFR:		QUAN:	AREA:	TOTAL:
LOWER 100% ATTIC SPACE:				
SOFFIT VENT 12"x12"		21	20.3 SQ.IN.	425.3 SQ. IN.
AREA 2: COVERED LAWN				
ATTIC AREA:			136 SQ.FT.	
VENT RATIO:			1/150	
REQUIRED VENTILATION:			131 SQ. IN.	
PROPOSED VENTILATION:			141.8 SQ. IN.	
VENT TYPE MFR:		QUAN:	AREA:	TOTAL:
LOWER 100% ATTIC SPACE:				
SOFFIT VENT 12"x12"		7	20.3 SQ.IN.	141.8 SQ. IN.
AREA 3: COVERED ENTRY				
ATTIC AREA:			19 SQ.FT.	
VENT RATIO:			1/150	
REQUIRED VENTILATION:			18 SQ. IN.	
PROPOSED VENTILATION:			20.3 SQ. IN.	
VENT TYPE MFR:		QUAN:	AREA:	TOTAL:
LOWER 100% ATTIC SPACE:				
SOFFIT VENT 12"x12"		1	20.3 SQ.IN.	20.3 SQ. IN.
NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.				
GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.				
ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.				

PAINT AND FINISH SCHEDULE / KEY	
PAINT COLOR SCHEME	SURFACE TEXTURE / FINISH KEY
BODY COLOR	TEXTURE FINISH
TRIM COLOR	SAND FINISH
NOTE: WRAP THE SAND FINISH TRIM BAND (WHERE SHOWN AROUND WINDOWS & DOORS) INTO THE JAMB, HEAD & SILL OF THE WINDOW & DOORS. PAINT THE BAND, JAMB, HEAD & SILL THE TRIM COLOR.	



Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.622.4035
Florida
14055 Riveredge Dr
Suite 460
Tampa, FL 33637
+1 813.466.3310
Minnesota
6500 City West Pkwy
Suite 300
Eden Prairie, MN 55344
+1 612.607.1105

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10150 Highland Manor Dr.
Suite 120
Tampa
Florida 33610
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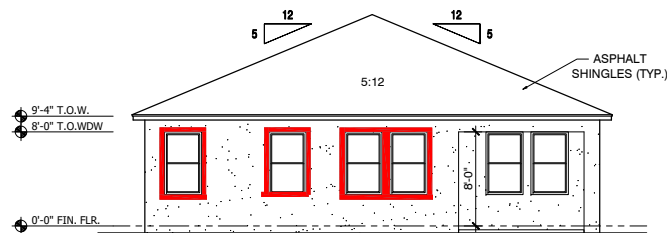
Sheet Title
**"A" ELEVATION
SHEET**

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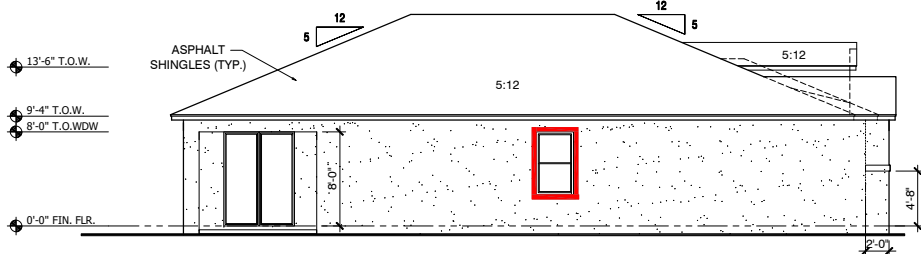
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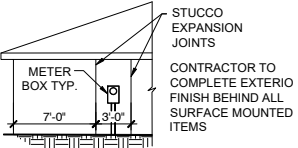
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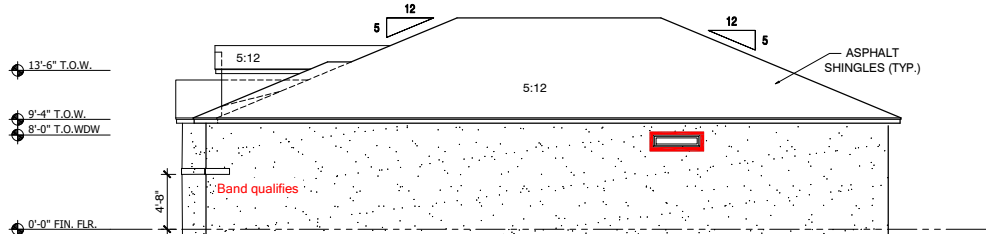
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SCALE: 1/8"=1'-0"

PAINT AND FINISH SCHEDULE / KEY			
PAINT COLOR SCHEME		SURFACE TEXTURE / FINISH KEY	
BODY COLOR	TEXTURE FINISH		
TRIM COLOR	SAND FINISH		

NOTE: WRAP THE SAND FINISH TRIM BAND (WHERE SHOWN AROUND WINDOWS & DOORS) INTO THE JAMB, HEAD & SILL OF THE WINDOW & DOORS. PAINT THE BAND, JAMB, HEAD & SILL THE TRIM COLOR.



METER BOX @ STUCCO
SCALE: 1/8"=1'-0"



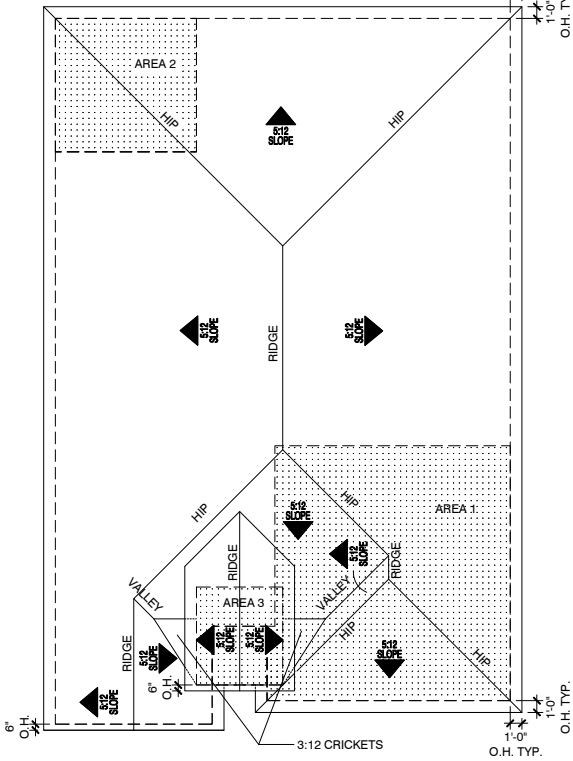
RIGHT ELEVATION
SCALE: 1/8"=1'-0"

ATTIC VENTILATION			
AREA 1: GARAGE			
ATTIC AREA:		424 SQ.FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION:		407 SQ. IN.	
PROPOSED VENTILATION:		425.3 SQ. IN.	
VENT TYPE MFR:	QUAN:	AREA:	TOTAL:
LOWER 100% ATTIC SPACE:			
SOFFIT VENT 12"x12"	21	20.3 SQ.IN.	425.3 SQ. IN.
AREA 2: COVERED LAWA			
ATTIC AREA:		136 SQ.FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION:		131 SQ. IN.	
PROPOSED VENTILATION:		141.8 SQ. IN.	
VENT TYPE MFR:	QUAN:	AREA:	TOTAL:
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SOFFIT VENT 12"x12"	7	20.3 SQ.IN.	141.8 SQ. IN.
AREA 3: COVERED ENTRY			
ATTIC AREA:		19 SQ.FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION:		18 SQ. IN.	
PROPOSED VENTILATION:		20.3 SQ. IN.	
VENT TYPE MFR:	QUAN:	AREA:	TOTAL:
LOWER 100% ATTIC SPACE:			
SOFFIT VENT 12"x12"	1	20.3 SQ.IN.	20.3 SQ. IN.

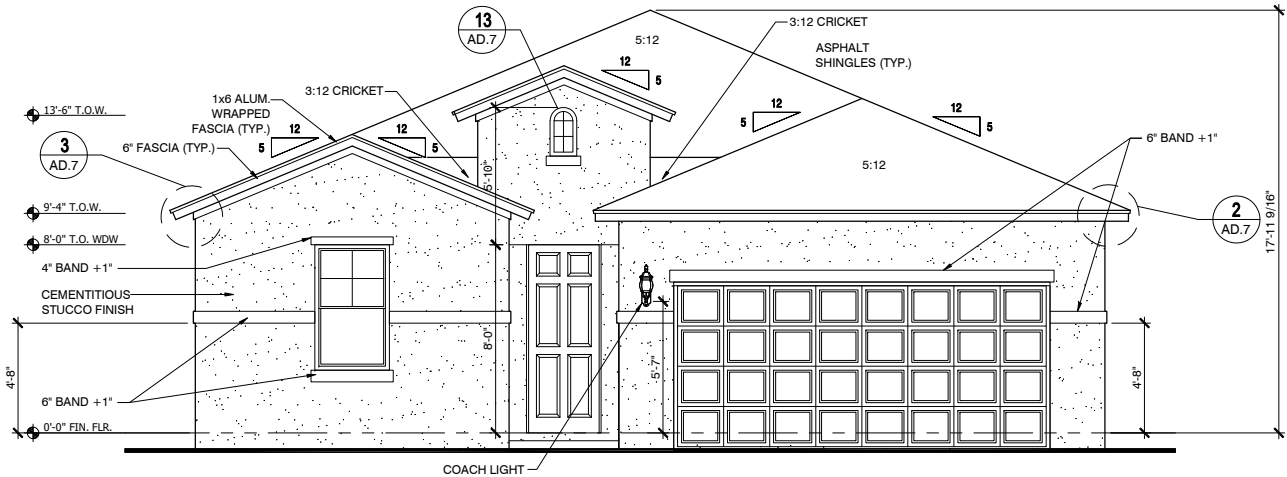
NOTE: ATTIC AREAS WHICH USE THE 1:200 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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ROOF PLAN ELEV. "B"
SCALE: 1/8"=1'-0"



FRONT ELEVATION "B"
SCALE: 1/4"=1'-0"



Michigan
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Auburn Hills, MI 48326
+1 248.622.4035
Florida
14055 Riveredge Dr
Suite 460
Tampa, FL 33637
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6500 City West Pkwy
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