

## TAB 1

### Proposer

- A. KIB Construction is specialized in general construction in our local communities, we have worked for the city of Fort Pierce SHIP Rehabilitation program, and currently doing Rehabilitation work Indian River, St Lucie County, Martin County and Palm Beach County SHIP, CDBG AND ARPA program. We are experience and continue to build a good relationship with our owners and Government professionals through our customer service.

KIB Have a plan attached.

## TAB 2

### Development Plan

- A. Attached is a building plan,
- B. Project Timeline will be 2 years.
- C. Construction budget- estimated 200K, we are a general contractor so will build this inhouse.
- D. Utilization – Looking to build for Rental currently.

**TAB 3**

**Required Forms attached.**

February 6, 2023



CITY OF FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTIES – 1204 AVENUE E

BID NO. 2023-024

ADDENDUM NO. 1

The purpose of this addendum is to correct the bid due date that is stated in the bid document and on Demandstar website as **3:30 P.M., Thursday, February 27, 2023** to:

**3:30 P.M., MONDAY, FEBRUARY 27, 2023**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:   
Manual

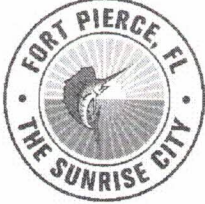
Signature: Herematie Baksh  
Typed or Printed

Company Name: 1918 Construction Corp

Address: 1232 Sw Abacus Ave, Port Saint  
Lucie, FL 34953

Date: 02-27-2023

/lh

<p><b>DELIVER TO:</b>  City of Fort Pierce, Purchasing Division  Room 101  100 North U.S. #1  Fort Pierce, FL 34950</p> <p><b>MAIL TO:</b>  City of Fort Pierce Purchasing Division,  Room 101  P.O. Box 1480  Fort Pierce, FL 34954-1480</p>	<p style="text-align: center;"><b>CITY OF FORT PIERCE</b></p>  <p style="text-align: center;"><b>INVITATION TO BID  and  BIDDER ACKNOWLEDGMENT</b></p>
<p><b>Bid Writer:</b> Latonya Hubbard, 772-467-3102</p>	<p><b>Bid No:</b> 2023-024</p>
<p><b>Mandatory Site-Visit:</b>  N/A</p>	<p><b>Bid Title:</b> DISPOSITION OF FPRA SURPLUS PROPERTIES – 1204 AVENUE E</p>
<p><b>Mandatory Site-Visit Location:</b>  N/A</p>	<p><b>Bid Opening Location:</b>  Purchasing Division Conference Room, Room 101  100 North U.S. #1, 1st Floor  Ft. Pierce, Florida 34950</p>
<p><b>Bid Due Date &amp; Time</b>  3:30PM, THURSDAY, FEBRUARY 27, 2023</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p><b>Bidder Name:</b>  <u>KIB Construction Corp</u></p> <p><b>Mailing Address:</b>  <u>1232 SW Abacus Ave</u></p>	<p><i>I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the proposer.</i></p> <p>X <u><i>[Signature]</i></u>  Authorized Signature (Manual)</p>
<p><b>City, State, Zip Code:</b>  <u>Port Saint Lucie, FL 34953</u></p>	<p><b>Typed or Printed Name:</b>  <u>Herematie Baksh</u></p>
<p><b>Type of Entity (Select one):</b>  Corporation <input checked="" type="checkbox"/>  Partnership <input type="checkbox"/>  Proprietorship <input type="checkbox"/></p>	<p><b>Title:</b>  <u>President</u></p>
<p><b>Incorporated in the State of:</b> <u>FL</u> <b>Year:</b> <u>2018</u></p>	<p><b>Delivery in</b> _____ <b>days, After Receipt Order</b></p>
<p><b>Phone Number:</b> <u>772-224-6371</u></p>	<p><b>Payment Terms:</b></p>
<p><b>Fax Number:</b></p>	<p><b>FEIN or SS Number:</b> <u>83-3032740</u></p>
<p><b>E-Mail Address:</b> <u>kibconstcorp@gmail.com</u></p>	<p><b>Local Business:</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <b>MWBE:</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>
<p><b>Bid Security is attached, when required, in the amount of \$</b> _____  F.O.B. DESTINATION</p>	<p><b>If returning as a "No Bid" state reason:</b></p>
<p><b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b></p>	

Bid No. 2023-024



**CITY OF FORT PIERCE**  
**OFFER TO PURCHASE/BID RESPONSE FORM**  
**DISPOSITION OF CITY SURPLUS PROPERTIES**  
Bid No. 2023-024

Date: 02-27-2023

I/we propose to purchase property located at: **1204 Avenue E**

**PROPOSED SUBMITTED BY:**

Legal Name (s): KIB Construction Corp  
Address: 1232 Sw Abacus Ave, PSL FL 34953  
Day-time Phone Number: 772-323-0445 Mobile Number: 772-224-6371  
Email: Kibconstcorp@gmail.com

**INTENDED USE**

I/we propose to use the property for:  
KIB Intended to Develop this property for Rental

Will this property be your primary residence? \_\_\_\_\_ Yes  No  
If not above, what do you intend to develop the property for:  Rental \_\_\_\_\_ Resale \_\_\_\_\_ Other

**IMPROVEMENTS**

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

KIB Intention is to develop a Single Family residence for Rental or Duplex.

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ 250,000

**BID/BID AMOUNT**

I/we offer to pay the City of Fort Pierce \$ 19,200.00 for the property.

**REQUIRED INFORMATION**

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered.

Yes  No     **Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.

Yes  No     **Timeline to complete construction project**

Yes  No     **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.

Yes  No     **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes  No     **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

Yes  No     **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

**BIDDER'S ACKNOWLEDGEMENT**


The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bidder, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the bid is not met according to an agreed upon timeline.



\_\_\_\_\_  
Bidder of Authorized Representative



\_\_\_\_\_  
Typed Name



\_\_\_\_\_  
Date

## CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

**Check "Yes" or "No" to each of the following:**

	YES	NO
Is the Bidder's Narrative/Summary included?	<u>✓</u>	_____
Is the proof of Financial Ability/Letter from financial institution included?	<u>✓</u>	_____
Is the Development Plan included:	<u>✓</u>	_____
Preliminary building plans included	<u>✓</u>	_____
Timeline to complete the construction project	<u>✓</u>	_____
Construction cost estimates included	_____	<u>✓</u>
Landscaping plans	<u>✓</u>	_____
Property development utilization	_____	_____
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	<u>✓</u>	_____
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	<u>✓</u>	_____
Bid envelope is marked accordingly.	_____	<u>✓</u>

**PLEASE SIGN AND RETURN WITH BID:** \_\_\_\_\_



# 1204 Avenue E

## 2404-823-0007-050-7



The subject property is located at 1204 Avenue E in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.29 acres or 12,470 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants, and beaches.

**PARCEL ID:**

2404-823-0007-050-7

**LOT SIZE:**

0.29 ac or 12,470 sf

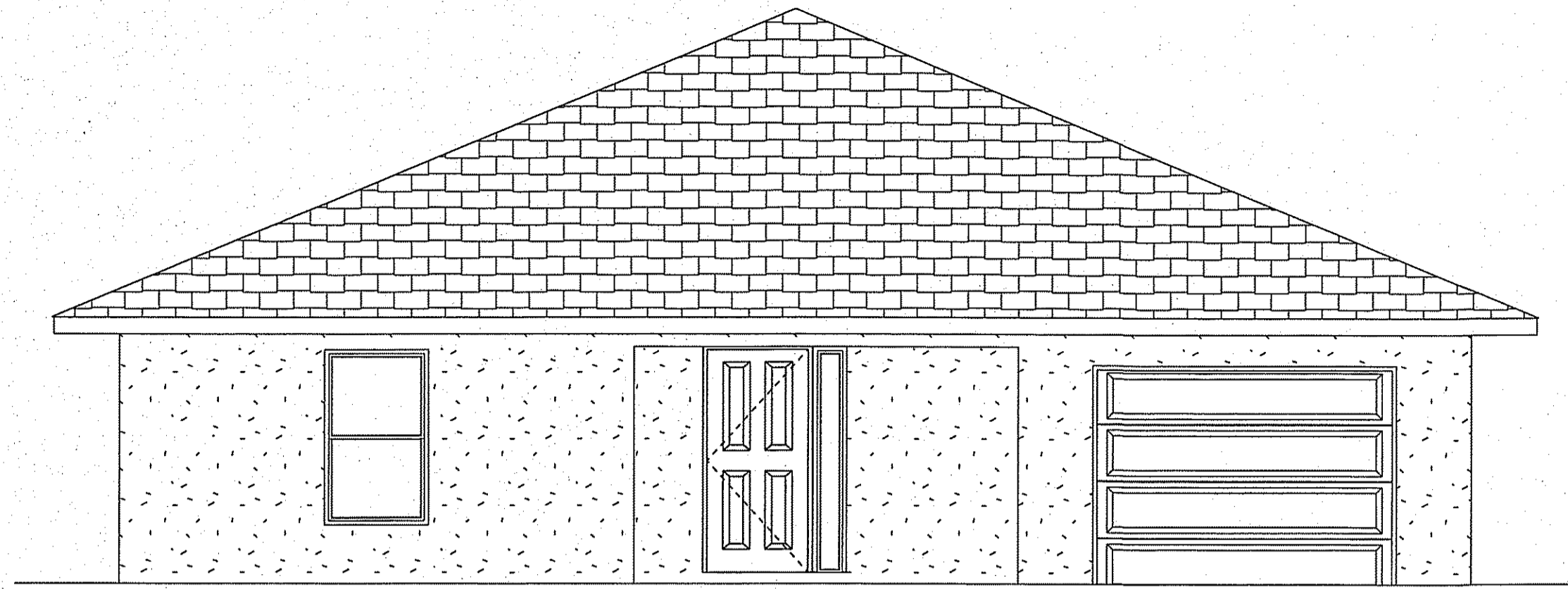
**ZONING:**

R4 - Medium Density  
Residential



**KIB CONSTRUCTION CORP**  
**Summary Balance Sheet**  
As of February 22, 2023

	Feb 22, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	1,561,327.26
Accounts Receivable	142,203.04
Other Current Assets	34,724.16
Total Current Assets	1,738,254.46
<b>TOTAL ASSETS</b>	<b>1,738,254.46</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	16,483.00
Credit Cards	118,653.02
Total Current Liabilities	135,136.02
Total Liabilities	135,136.02
Equity	1,603,118.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,738,254.46</b>



Building Department Product Approval Submittal Affidavit									
Permit #		Building Address: SEE PLAN				Contractor: TBD			
Opening Schedule : Swing doors, Overhead Doors, Sliding Doors, Fixed Glass, Windows & Skylights									
Opening ID	FL # or NOA #	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment (DISTANCE FROM CORNER / DISTANCE O.C.)	Building Design Pressure	Product Design Pressure	
SH WIND	NOA# 20-0401.11	SINGLE HUNG	SH 7700A	PGT	IMPACT	1/4" X 1 3/8" MIN. EMBD. TC'S AT ALL PRE PUNCHED FACTORY HOLES		+/- 65	
3068 SC DOOR	FL# 20468.1	SC DOOR	SMOOTH STAR	THERMA-TRU	N/A	1/4" X 1 1/4" MIN. EMBED. TAPCONS AT 6" / 14" O.C.		+/- 67	
3068 SC DOOR WITH 10R2 SL	FL# 20468.2	SC DOOR W/ SL	SMOOTH STAR	THERMA-TRU	IMPACT	1/4" X 1 1/4" MIN. EMBED. TAPCONS AT 6" / 14" O.C. AND 3" & 7" EACH SIDE OF MEETING RAIL TOP AND BOTTOM		+/- 50	
OHD	FL# 16546.4	OVERHEAD DOOR	74W6	CLOPAY	N/A	5/16" X 1 5/8" LAG SCREWS (ONE PER BRACKET)		+36 / -42 PSF	
Product	Model #	Manufacturer		Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.			Building Design Pressure	Product Design Pressure	
Roof	SHINGLES FL#10674.1	OWENS CORNING		PASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE @ 105 INCH (MM) SHANK WITH MINIMUM 3/8 INCH (10MM) DIAMETER HEAD, ASTM F 1667 OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND MINIMUM 3/4 INCH (20MM) INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH (19MM) THICK, THE PASTENERS SHALL PENETRATE THROUGH THE SHEATHING PASTENERS SHALL COMPLY WITH ASTM F 1667 (8 PER SINGLE)			Vult: 170mph	Vult: 194mph	
UNDERLAYMENT	WEATHER ARMOR SB-1	FL# 26482.2	APOC		Apply directly to the roof deck. Do not apply to shingles or other roof coverings. Start at the lowest point of the roof deck where possible. Overlap seams 3" minimum and endlaps 3" minimum. Peel half of the backing off the roll and apply firm, even pressure from the center to the outer edges. Remove the backing from the remaining half of the roll and apply pressure.			N/A	N/A
VERT. Mullions (2 SH 25)	CM-18531	FL# 15353.8	MI WINDOWS AND DOORS		1/4" X 1 1/4" MIN. EMBED. TAPCON (4 PER CLIP)				+/- 75.6
Hurricane Panels	N/A								
I have reviewed the above product approval information and approve it. Name: Paul Welch P.E. Certification Number: 29945 ALL GLAZED EXTERIOR OPENINGS SHALL BE IMPACT RESISTANT.									

### STRUCTURAL NOTES

- DESIGN LOADS IN ACCORDANCE WITH ASCE7-16.
- SOIL BEARING CAPACITY: 2500 PSF (MIN.).
- ALL STRUCTURAL CONCRETE IN BEAMS, LINTELS, VERTICAL CELLS, AND COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- SLAB / FOOTINGS TO BE CONCRETE WITH A MINIMUM 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. SEE PLAN FOR SIZES & STEEL REQUIREMENTS.
- MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS: 3" BEAMS: 1 1/2" SUSPENDED SLABS: 1 1/2"
- LAP ALL REINFORCING STEEL A MINIMUM OF 48 BAR DIAMETERS EXCEPT AS NOTED GRADE 60 STEEL MINIMUM IN BEAMS AND COLUMNS.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- SPLITTING OR CRACKING OF STRUCTURAL COMPONENTS DUE TO INSTALLATION OF HARDWARE IS NOT PERMITTED.
- UNLESS OTHERWISE NOTED, THE INSTALLATION OF SPECIFIED HARDWARE SHALL CONFORM TO THE MANUFACTURERS INSTRUCTIONS AND STANDARD PRACTICES
- UNLESS OTHERWISE NOTED, FOR EXTERIOR WALLS, EXTERIOR PLYWOOD SHEATHING AND INTERIOR DRYWALL IS TO BE NAILED WITH 10d OR BETTER NAILS 6" O.C. EDGES, AND 6" O.C. FIELD, OR SCREWED WITH DRYWALL SCREWS 1.5" LONG AND 0.131 DIA.
- ALL LINTELS SHALL HAVE A MINIMUM 4" BEARING.
- PROVIDE # 5 CORNER BARS W/ 30" MIN. LAP SPLICE FOR BOND BEAM.
- EXTERIOR FRAME WALLS TO BE STUCCO OVER WIRELATH WITH 1" GA. 2" LONG NAILS WITH 3/8" Ø HEAD @ 6" O.C. OVER (2) LAYERS OF (15# FELT OR TYVAK BUILDING WRAP) OVER 19/32" CDX PLYWOOD WITH 10d NAILS TO STUDS @ 6" O.C. PERIMETER AND FIELD.
- BEARING POINTS OF TRUSSES SHALL HAVE VERTICAL STUDS IN A NUMBER EQUAL TO THE NUMBER OF PLYS OF THE BEARING MEMBER WHEN THE BEARING MEMBER IS (2) OR MORE PLYS UNLESS NOTED.
- R606.2.1 CONCRETE MASONRY UNITS**  
CONCRETE MASONRY UNITS SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM C85 FOR CONCRETE BRICK; ASTM C72 FOR CALCIUM SILICATE FACE BRICK; ASTM C90 FOR LOAD-BEARING CONCRETE MASONRY UNITS; ASTM C744 FOR PREFACED CONCRETE AND CALCIUM SILICATE MASONRY UNITS; OR ASTM C1634 FOR CONCRETE FACING BRICK.
- R606.2.7 MORTAR**  
EXCEPT FOR MORTARS LISTED IN SECTIONS R606.2.8, R606.2.9 AND R606.2.10, MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL MEET THE PROPORTION SPECIFICATIONS OF TABLE R606.2.7 OR OR THE PROPERTY SPECIFICATIONS OF ASTM C270. THE TYPE OF MORTAR SHALL BE IN ACCORDANCE WITH SECTIONS R606.2.7.1, R606.2.7.2 AND R606.2.7.3
- R606.2.11 GROUT**  
GROUT SHALL CONSIST OF CEMENTITIOUS MATERIAL AND AGGREGATE IN ACCORDANCE WITH ASTM C476 OR THE PROPORTION SPECIFICATIONS OF TABLE R606.2.11. TYPE M OR TYPE S MORTAR TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO PRODUCE POURING CONSISTENCY SHALL PERMITTED TO BE USED AS GROUT.

### ENERGY CONSERVATION NOTES

- RESIDENCE SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 ENERGY CONSERVATION RESIDENTIAL.
- ATTIC ACCESS DOORS OR HATCHES FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. A WOOD FRAMED OR EQUIVALENT Baffle OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL IS INSTALLED, TO PREVENT LOOSE FILL FROM SPILLING INTO THE LIVING SPACE.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS R402.4.1 THROUGH R402.4.4.
- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FT. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FT AND MUST BE TESTED LISTED AND LABELED IN ACCORDANCE WITH R402.4.3.
- CONTRACTOR SHALL PROVIDE ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD IN ACCORDANCE WITH FBC 2020 ENERGY CONSERVATION R401.3.

### GENERAL NOTES

- THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, ECT. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ECT.
- STRUCTURAL FEATURES NOT DETAILED ON THESE PLANS WILL BE ADDRESSED BY THE ENGINEER AS CONSTRUCTION PROGRESSES.
- ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONSTRUCTION MUST COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2020, RESIDENTIAL, FBC 2020 PLUMBING CODE, FBC 2020 MECHANICAL CODE, FBC 2020 ENERGY CONSERVATION, AND THE NEC (NFPA 70) 2017 EDITION.
- RESIDENCE LOCATED IN NEGLIGIBLE WEATHERING AREA, AND IN VERY HEAVY TERMITE INFESTATION AREA PER FRC 301.

### ADDITIONAL NOTES

- INTERIOR TO BE 1/2" DRYWALL FINISH.
- ALL INTERIOR GYPSUM BOARD TO BE MIN. 1/2" THICK WITH (15 GAGE, 1 3/8" LONG, 1984" HEAD ; 0.088" DIAMETER, 1 1/2" LONG, ANNULAR-RINGED 30 COOLER NAIL, 0.088" DIAMETER, 1 5/8" LONG, 9/32" HEAD) SPACED AT 7" O.C. FOR NAILS AND 12" O.C. FOR SCREWS.
- WALLS AT SHOWER TO BE TILE. PROVIDE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1326, C 1178, OR C 1276 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (PER FRC 702.4.1 & FRC 702.4.2).
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
- ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER. EXPOSED FOAM PLASTIC INSULATION MATERIALS EXPOSED TO THE UNDERSIDE OF THE ROOF DECK OR ON THE ATTIC WALLS SHALL COMPLY WITH SECTION FRC316.
- PER FRC 702.2.1 ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C 36, C 79, C 475, C 814, C 830, C 931, C 980, C 1002, C 1047, C 1177, C 1178, C 1276, C 1395, C 1398 OR C 1658 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF FRC, AND ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO ASTM C 857
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

### ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NEC (NFPA 70) 2017 EDITION.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFACY LAMPS OR A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFACY LAMPS. (LOW VOLTAGE LIGHTING SHALL NOT BE REQUIRED TO BE HIGH-EFFACY LAMPS)
- RECESSED LIGHTING SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- SMOKE DETECTORS TO BE 110V W/ BATTERY BACK UP - ARC FAULT CIRCUIT
- SMOKE DETECTORS TO BE INTERCONNECTED SO THAT ONE SMOKE DETECTOR ACTIVATES ALL SMOKE DETECTORS IN THE RESIDENCE
- PROVIDE BRANCH CIRCUIT ARC-FAULT PROTECTION FOR ALL CIRCUITS SERVING: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS PER FBC AND NEC REQUIREMENTS.
- PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE 15 AND 20 AMP CIRCUITS SERVING: BATHROOMS, GARAGES, KITCHENS, ACCESSORY BUILDINGS, OUTDOORS, OR WITHIN 72" OF EDGE OF ANY SINK.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10' OF ALL BEDROOMS.
- EXHAUST FANS TO BE VENTED THRU ROOF OR SOFFIT.
- PROVIDE TAMPER RESISTANT RECP/TICLES PER NEC REQUIREMENTS.



City of Fort Pierce Building Department  
100 N. US 1, Ft. Pierce, FL 34950  
(772) 460-2200 ext. 261 (fax) (772) 467-9836

### Design Certification for Wind Load Compliance

This Certification is to be completed by the project design architect or engineer. This Certification must be submitted with all applications for building permit(s) involving the construction of new residences (single or multi-family), residential additions, accessory structures requiring a building permit, and any nonresidential structure. This Certification shall not apply to interior renovations (provided that no structural walls, columns or similar component are being affected) or certain other minor permits. For further assistance please contact the Permit Office at (772) 460-2200, ext. 261, 276, 231 or 274.

Project Name & Address		Office use only this side	
KB CONSTRUCTION SPEC	S. 12TH ST.	Permit #	
	FORT PIERCE, FL	Occ. Type	
		Const. Type	

### Certification Statement:

I certify that, to the best of my knowledge and belief, these plans and specifications have been designed to comply with the applicable structural portion of the building codes currently adopted and enforced by the City of Ft. Pierce. I also certify that structural elements depicted on these plans provide adequate resistance to the wind loads and forces specified by current code provisions.

### Design Parameters and Assumptions Used: (please check or complete the appropriate box)

- Building Code Edition used (year, 2020 7th Edition FBC  ASCE 7-16  Other \_\_\_\_\_
- Building Design is (check one)  Enclosed  Partially Enclosed  Open Building
- Mean Roof Height 15 Ft. Roof Pitch: 5 :12 Wind Speed Used in Design: 165 MPH V<sub>w</sub>
- Wind Exposure Classification (Refer to Exposure Tables in ASCE 7): B
- Wind Velocity Pressure (Refer to ASCE EQ. 28.3-1 & 30.3.3): 25.0 PSF Components and Cladding 25.0 PSF
- Design Pressure on Exterior Faces of Structure (ASCE 30.4-1): Positive 29.4 PSF -and- Negative -39 PSF
- Importance / Use Factor (Obtain from ASCE Tbl 1.5-2): 1.0
- Risk Category (Obtain from FBC Table 1604.5): 2
- Applicable Internal Pressure Coefficients (Tbl 26.11-1 ASCE 7): 0.18
- Loads: Floor: N/A PSF Roof/Dead: 7 PSF Roof/Live: 20 PSF
- Were Shear Walls Considered for Structure? (Check one)  Yes  No (If No, attach explanation)
- Is a Continuous Load Path Provided? (Check one)  Yes  No (If No, attach explanation)
- Are Component and Cladding Details Provided? (Check one)  Yes  No (If No, attach explanation)
- Minimum Soil Bearing Pressure: 2500 PSF

### Design Professional Certification:

As witnessed by my seal, I hereby certify that the information included with this certification is true and accurate, to the best of my knowledge and belief.

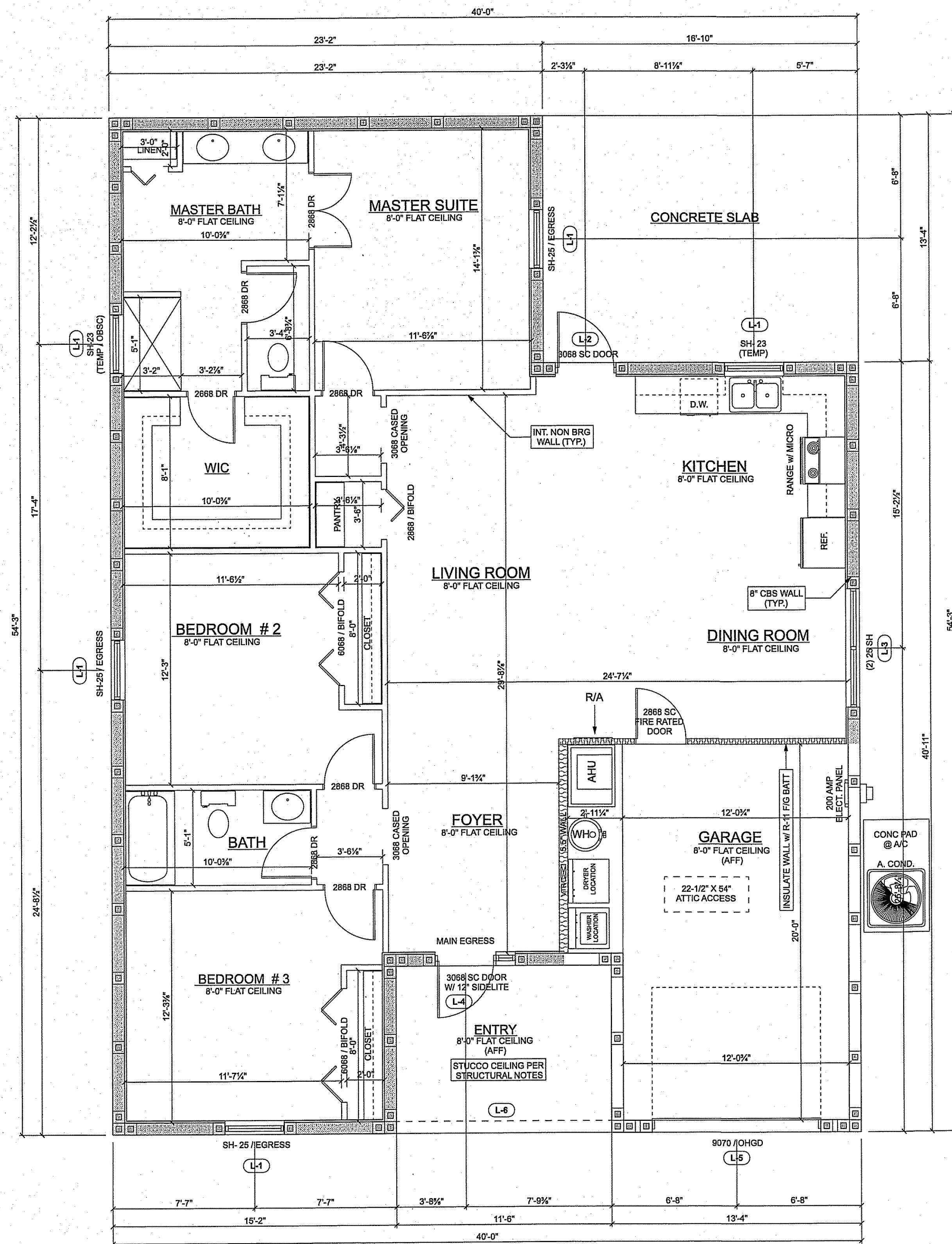
Name PAUL WELCH P.E. Certification No. 29945  
(check one)  Architect  Engineer

Design Firm PAUL WELCH INC. Date 2/11/2023

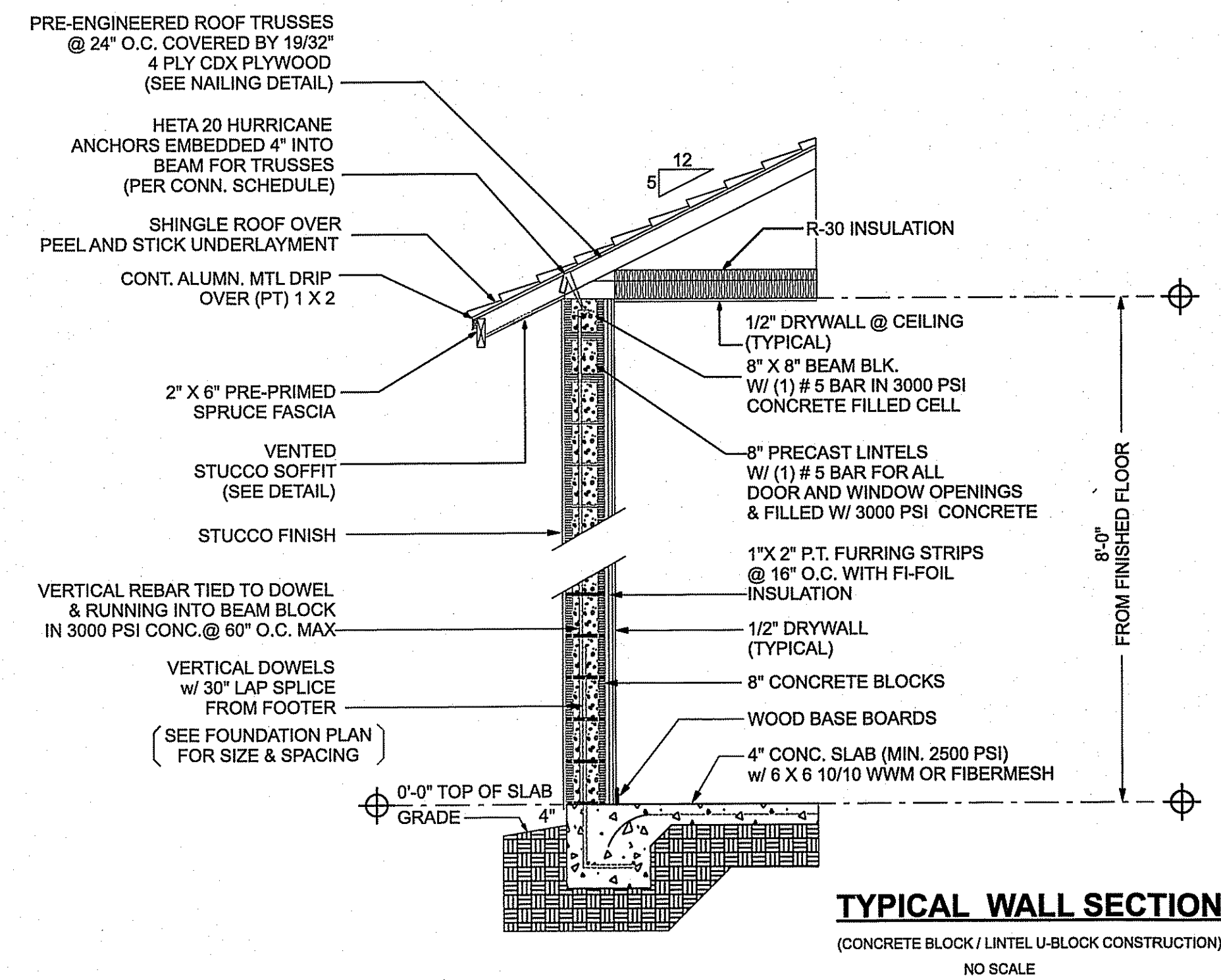
KB CONSTRUCTION SPEC HOME  
S. 12TH ST., FT. PIERCE, FL.  
INDY: TT2 - 224 - 6311

ENGINEER  
PAUL WELCH INC.  
MECHANICAL ELECTRICAL  
CIVIL ENGINEERING  
1884 80 BILTHORPE ST., SUITE # 114  
FORT SAINT LUCIE, FL 34954  
PHONE : (772) 785-9888  
EMAIL: PWELCHINC@AOL.COM  
PAUL WELCH P.E.  
FLORIDA REGISTRATION NO. 29945

SHEET NUMBER  
A-1 OF  
1



**FLOOR PLAN**  
1/4" = 1'



**LINTEL SCHEDULE**

LINTEL #	LENGTH / TYPE	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSITE BEAM
L-1	4'-6" 54" U-LINTELS	6133	1000	2724	600	8F16 1B-TT
L-2	4'-6" 54" RECESSED	5206	500	2525	250	8R14 1B-TT
L-3	7'-6" 90" U-LINTELS	2661	1000	1624	850	8F16 1B-TT
L-4	5'-8" 68" RECESSED	4567	100 PLF	1960	100 PLF	8R14 1B-TT
L-5	10'-6" 120" U-LINTELS	1533	500	914	250	8F18 1B-TT
L-6	12'-0" 144" U-LINTELS	1254	500	697	250	8F16 1B-TT

NOTE: WHEN LINTEL IS IN VARIOUS LOCATIONS, WORST CASE LOADING IS SHOWN  
NOTE: PROVIDE "CAST CONCRETE" PRE-CAST CONCRETE LINTEL AS NOTED ON PLANS.

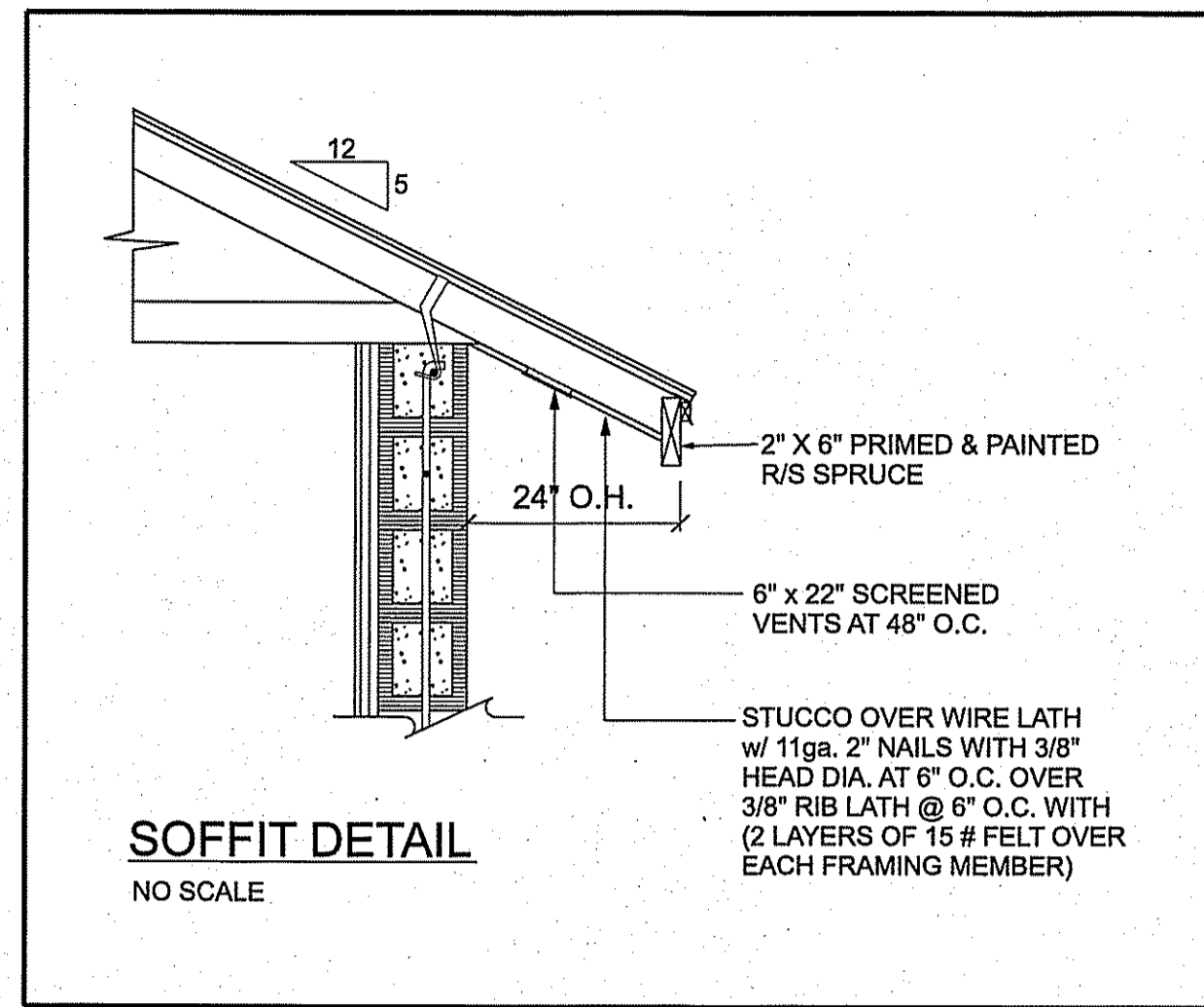
**AREA TABULATIONS**

LIVING AREA	1542 S.F.
GARAGE	302 S.F.
ENTRY	101 S.F.
<b>TOTAL</b>	<b>1945 S.F.</b>

**KB CONSTRUCTION SPEC HOME**  
S. 12TH ST., FT. PIERCE, FL.  
INDY: T12 - 224 - 6311

ENGINEER  
PAUL WELCH INC.  
MECHANICAL ELECTRICAL  
CIVIL ENGINEERING  
1894 6th BILTMORE ST., SUITE # 114  
FORT SAINT LUCIE, FL 34984  
PHONE: (772) 395-9899  
EMAIL: PWELCHINC@AOL.COM  
PAUL WELCH P.E.  
FLORIDA REGISTRATION NO. 29945

SHEET NUMBER  
**A-2** OF  
**7**

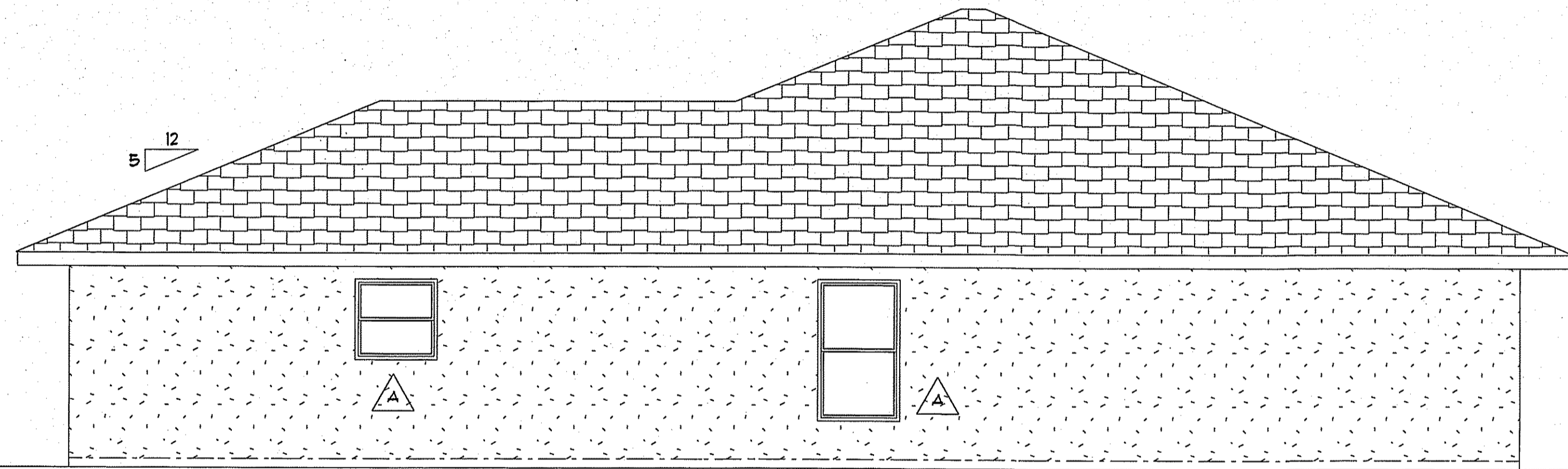


**CALCULATE ATTIC VENTILATION**

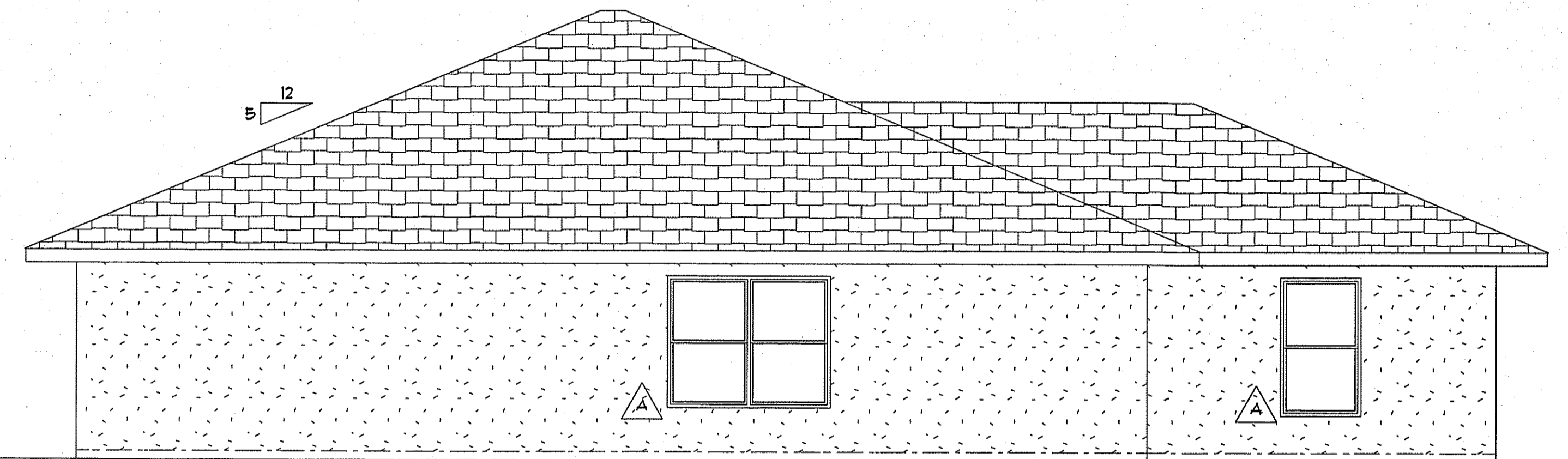
CEILING = 1945 SQ. FT.  
 $1945 / 150 = 12.9$  REQUIRED VENTILATION  
 188 L.F. OF 6" X 22" VENTS @ 48" O.C. = 43.08 SF / 2  
 = 21.5 SF AVAILABLE FOR CROSS VENTILATION  
 21.5 SQ. FT. > 12.9 SQ. FT. : VENTILATION O.K.  
 USE 6" X 22" VENTS AT 48" O.C.

**DESIGN PRESSURES FOR ELEVATIONS**

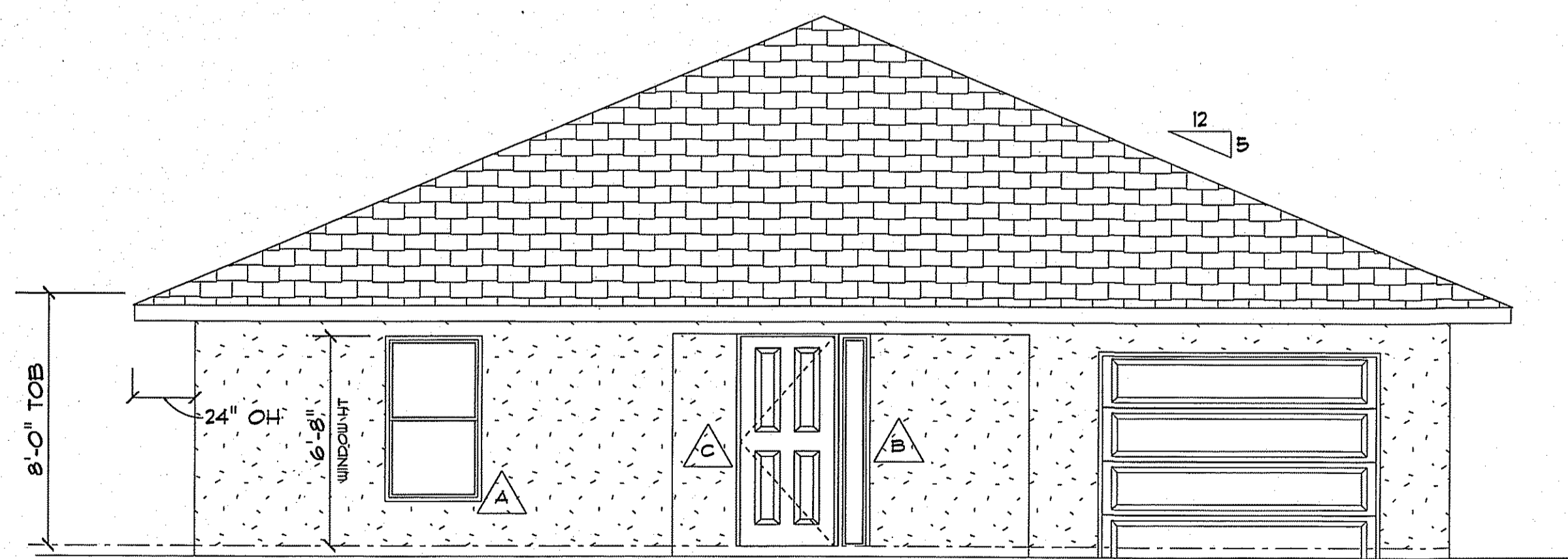
A. 10 SQ. FT. INTERIOR ZONE (4)	+29.4 - -31.9
B. 10 SQ. FT. END ZONE (5)	+29.4 - -39.4
C. 20 SQ. FT. INTERIOR ZONE (4)	+29.3 - -31.8
D. 20 SQ. FT. END ZONE (5)	+29.3 - -39.1
E. 20 SQ. FT. END ZONE (5)	+28.1 - -37.9



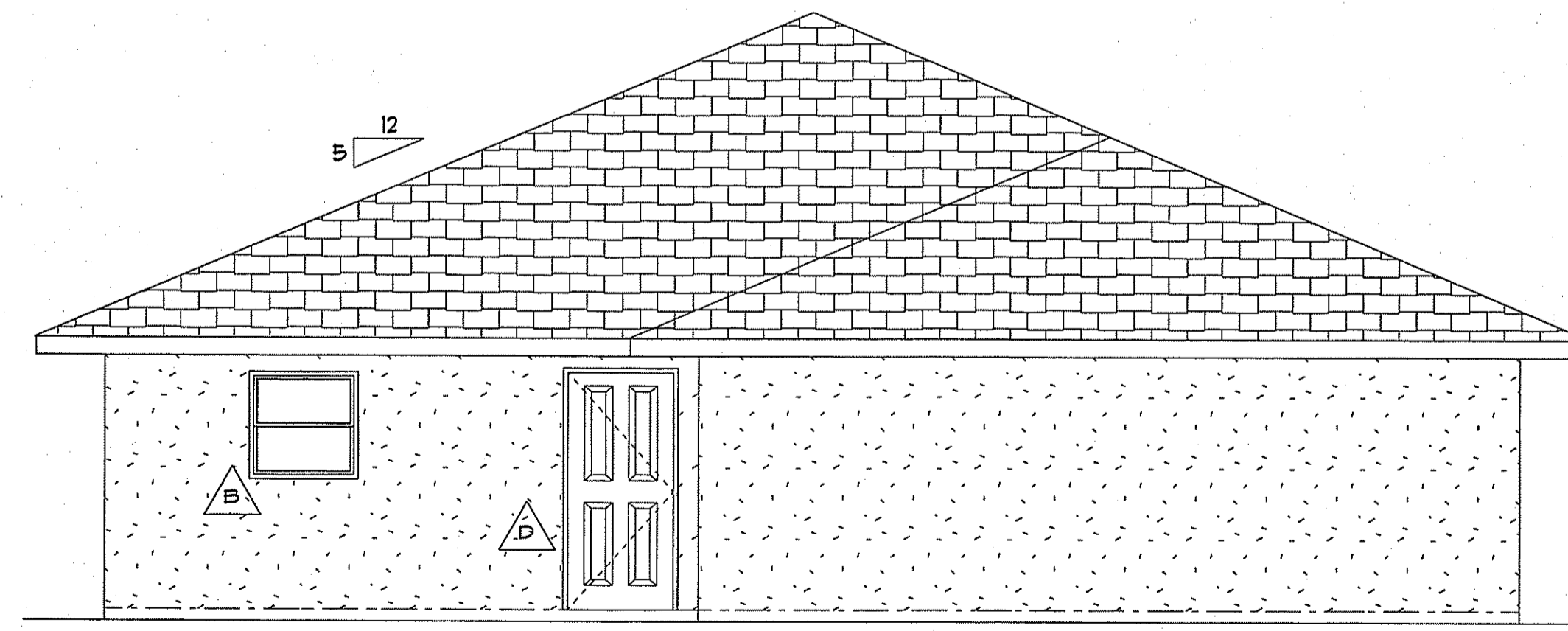
**LEFT ELEVATION**  
1/4" = 1'



**RIGHT ELEVATION**  
1/4" = 1'



**FRONT ELEVATION**  
1/4" = 1'

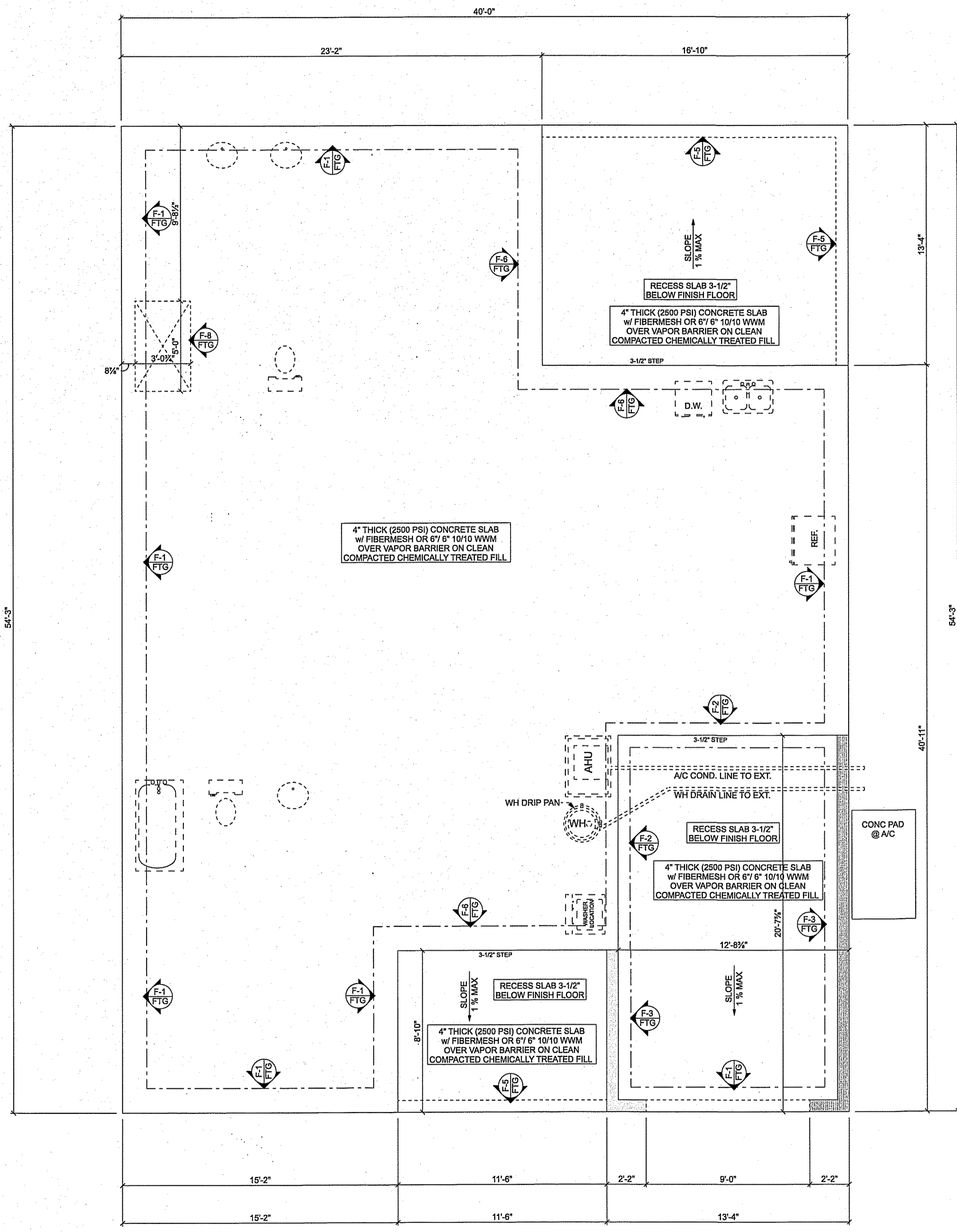


**REAR ELEVATION**  
1/4" = 1'

**KB CONSTRUCTION SPEC HOME**  
 S. 12TH ST., FT. PIERCE, FL.  
 INDY: TT2 - 224 - 6311

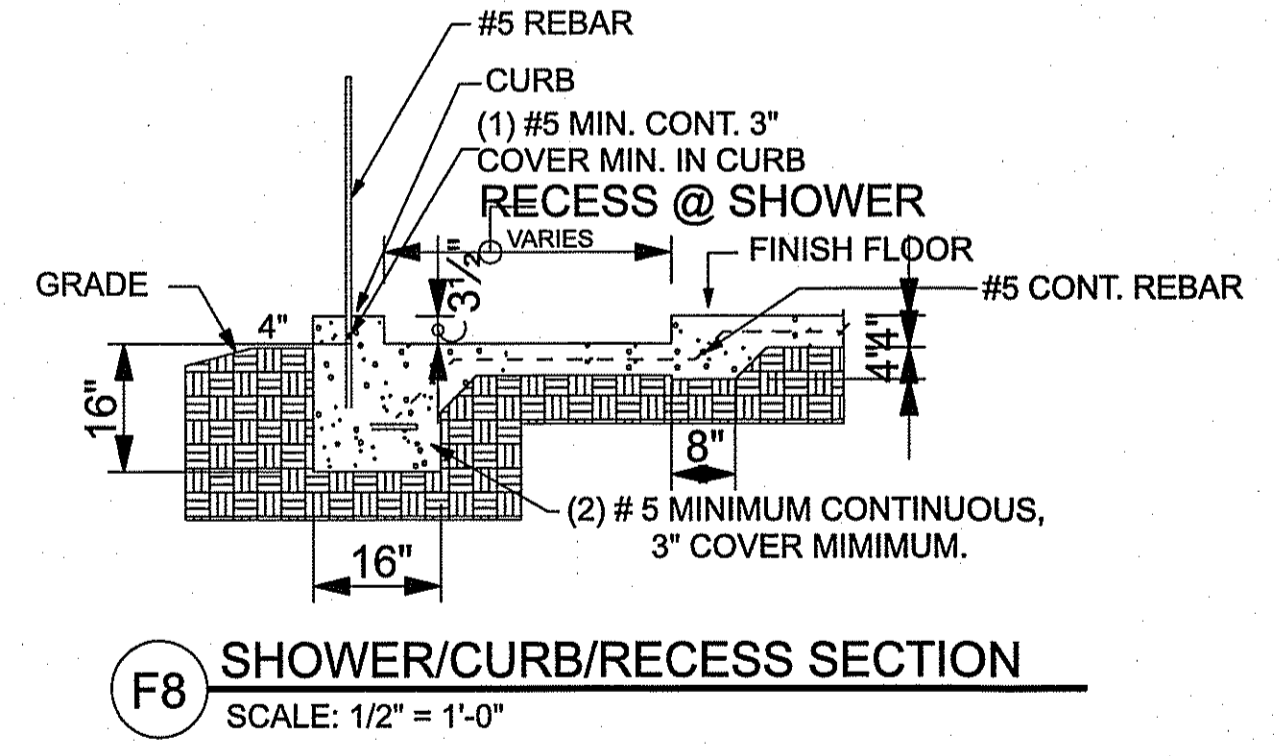
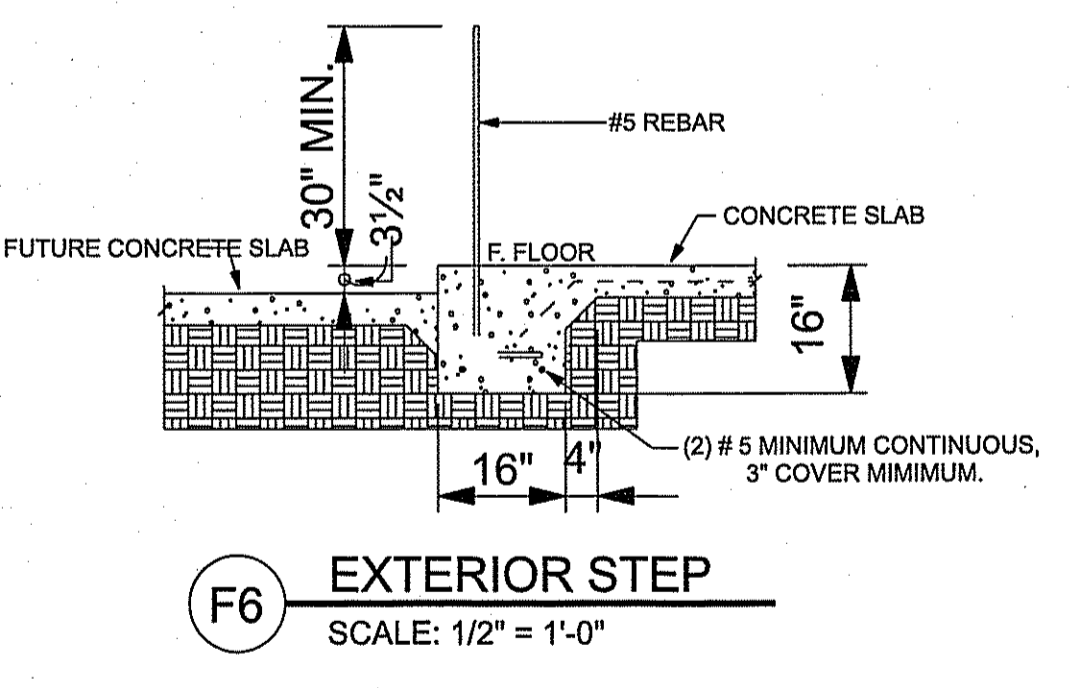
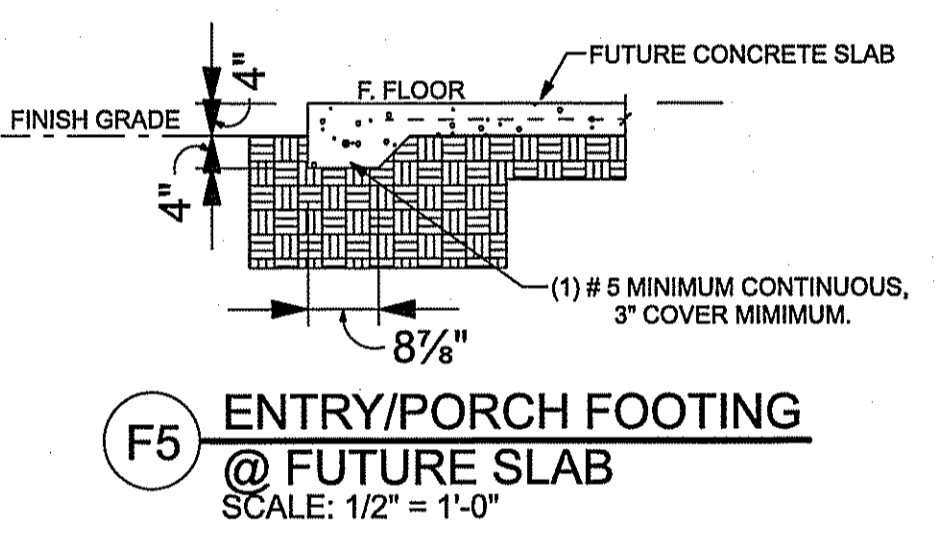
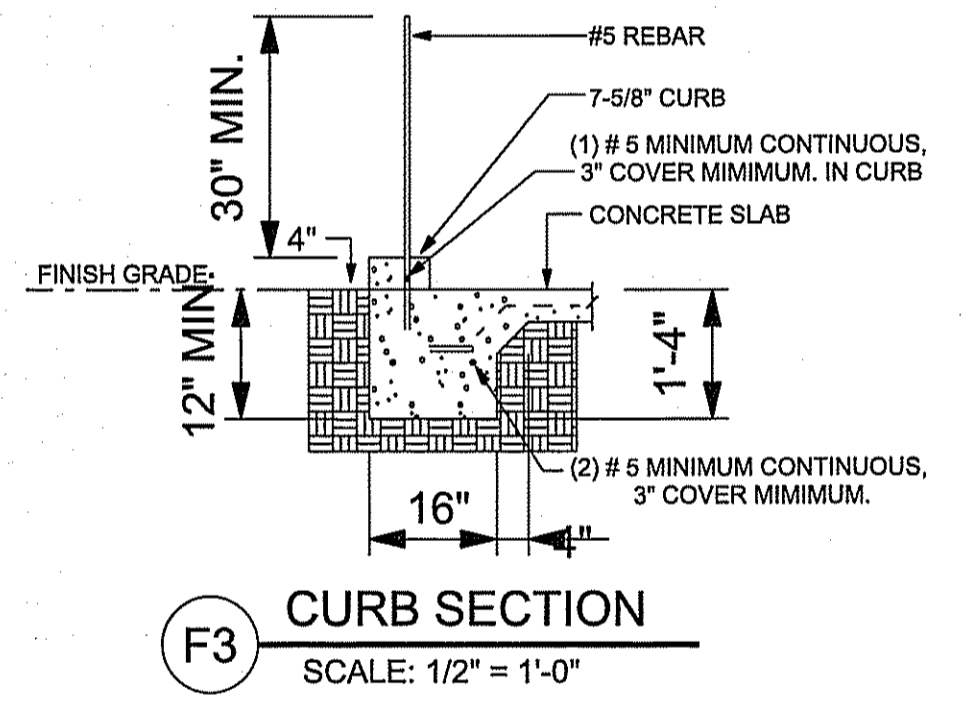
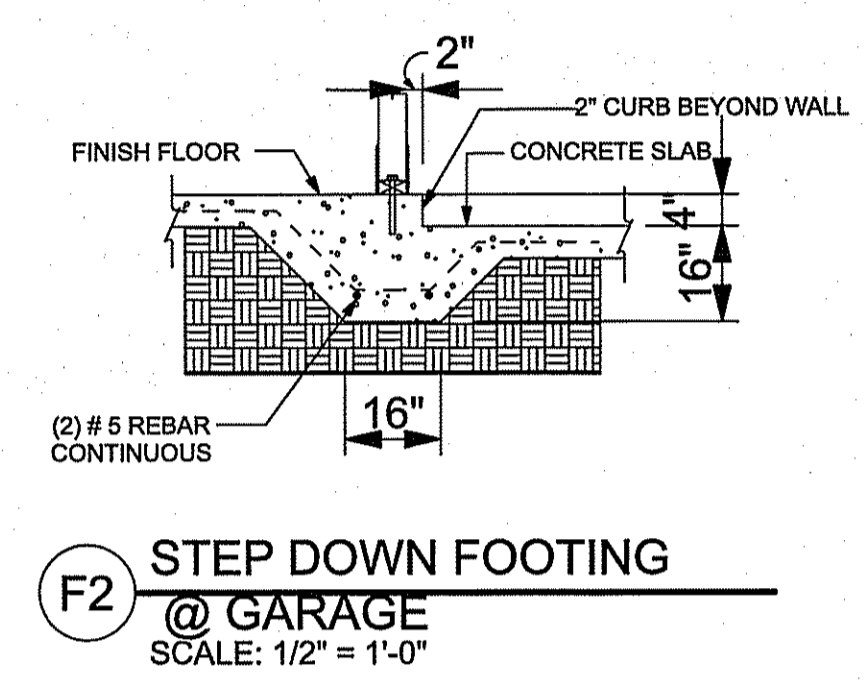
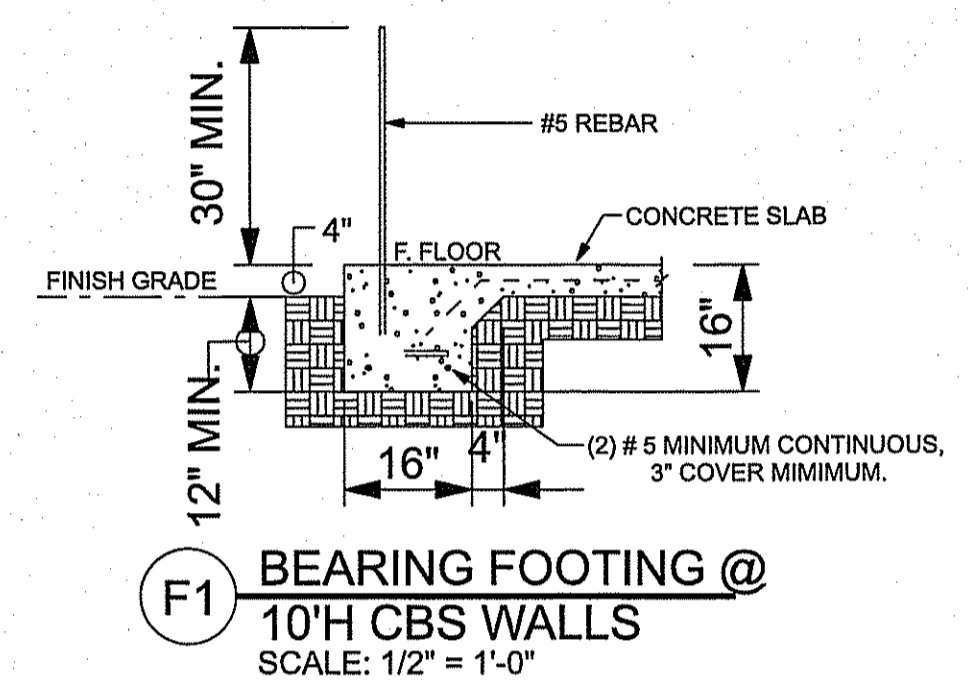
ENGINEER  
 PAUL WELCH INC.  
 MECHANICAL ELECTRICAL  
 CIVIL ENGINEERING  
 1884 SW BILTMORE ST., SUITE # 114  
 FORT SAINT LUCIE, FL 34954  
 PHONE : (772) 785-9888  
 EMAIL: PWELCHINC@AOL.COM  
 PAUL WELCH P.E.  
 FLORIDA REGISTRATION NO. 29949

SHEET NUMBER  
**A-3** OF  
 7



**FOUNDATION PLAN**  
1/4" = 1'

**GARAGES FLOOR SURFACE**  
 1) GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.  
 2) THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.



**KB CONSTRUCTION SPEC HOME**  
 S. 12TH ST., FT. PIERCE, FL.  
 INDY: T72 - 224 - 6311

**ENGINEER**  
**PAUL WELCH INC.**  
 MECHANICAL ELECTRICAL  
 CIVIL ENGINEERING  
 1884 BU BILTMORE ST., SUITE # 14  
 FORT SAINT LUCIE, FL 34984  
 PHONE : (772) 885-8888  
 EMAIL: PAUL@KBINDY.COM  
 PAUL WELCH P.E.  
 FLORIDA REGISTRATION NO. 23945

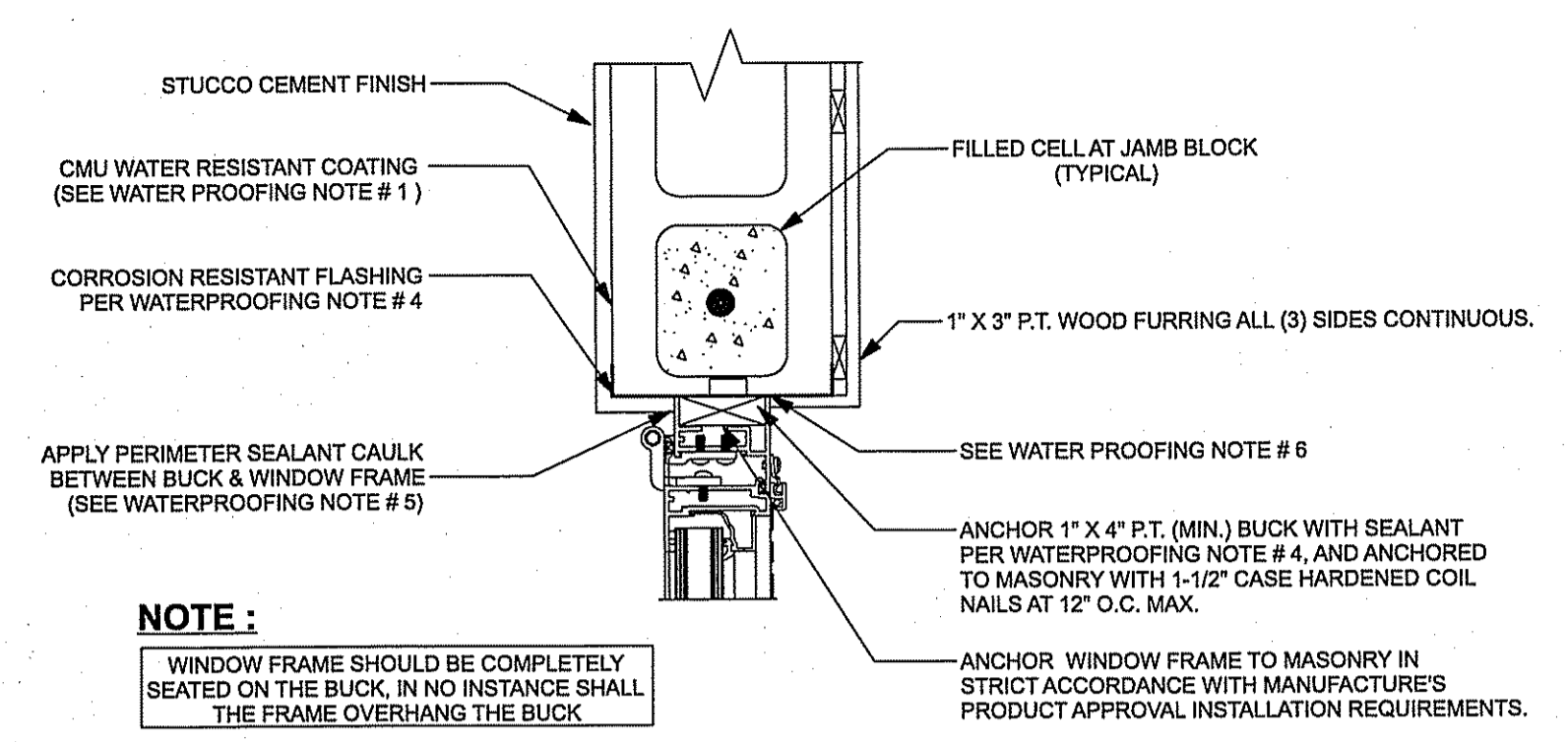
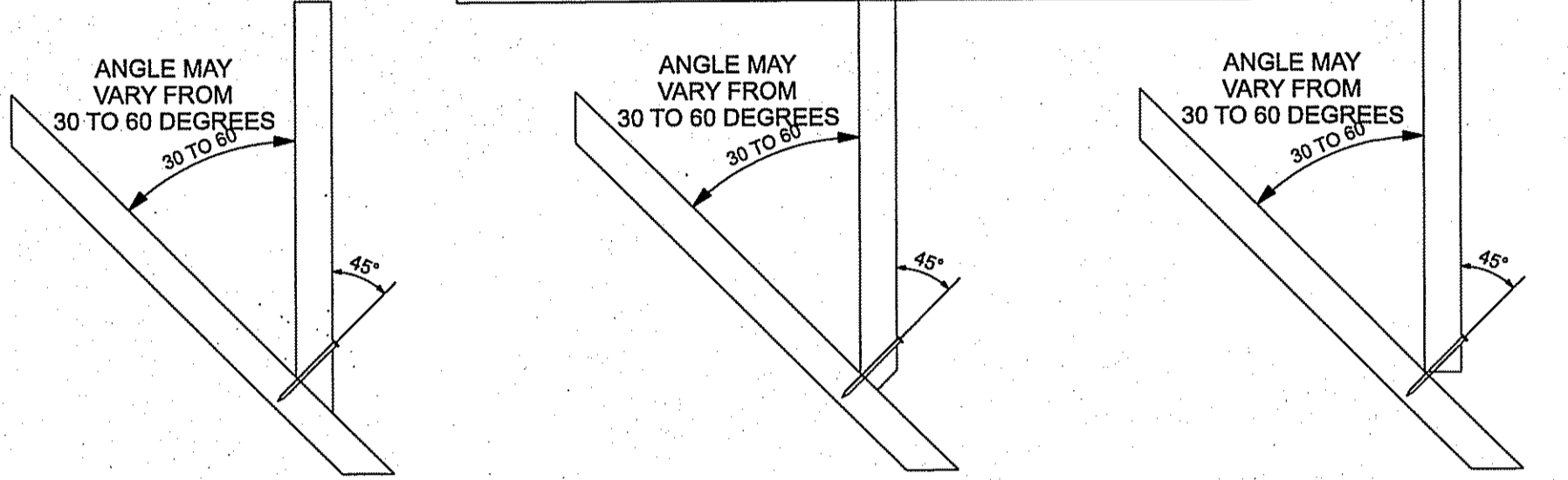
SHEET NUMBER  
**A-4** OF  
**7**

DIAM.	SP	DF	HF	SPF	SPF-S
.131	88	80.6	69.9	68.4	59.7
.135	93.5	85.6	74.2	72.6	63.4
.162	108.8	99.6	86.4	84.5	73.8
.128	74.2	67.9	58.9	57.6	50.3
.131	75.9	69.5	60.3	59.0	51.1
.148	81.4	74.5	64.6	63.2	52.5

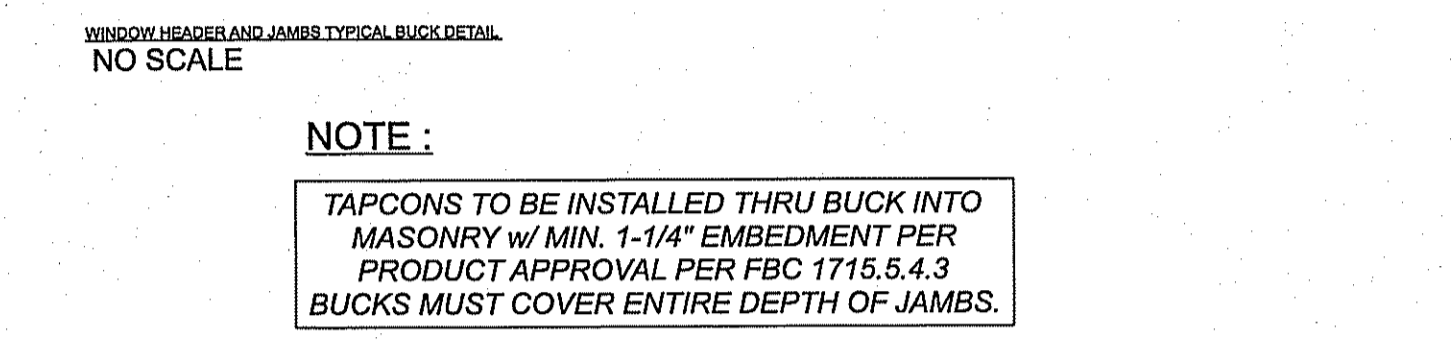
VALUES SHOWN ARE CAPACITY PER TOE-NAIL APPLICABLE DURATION OF LOAD INCREASES MAY BE APPLIED.  
**EXAMPLE:**  
 (3) 16d NAILS (.162" DIAM. X 3.5") WITH SPF SPECIES BOTTOM CHORD.  
 FOR LOAD DURATION INCREASE OF 1.15:  
 3 NAILS X 84.5 (lb/nail) X 1.15 (DOL) = 291.5 lb MAXIMUM CAPACITY

VIEWS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY  
 THIS DETAIL APPLICABLE TO THE THREE END DETAILS SHOWN BELOW

- NOTES**
- TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 45 DEGREES WITH THE MEMBER AND MUST HAVE FULL WOOD SUPPORT. (NAIL MUST BE DRIVEN THROUGH AND EXIT THE BACK CORNER OF THE MEMBER END AS SHOWN)
  - THE END DISTANCE, EDGE DISTANCE, AND SPACING OF NAILS SHALL BE SUCH AS TO AVOID UNUSUAL SPLITTING OF THE WOOD.
  - ALLOWABLE VALUE SHALL BE THE LESSER VALUE OF THE TWO SPECIES FOR MEMBERS OF DIFFERENT SPECIES.

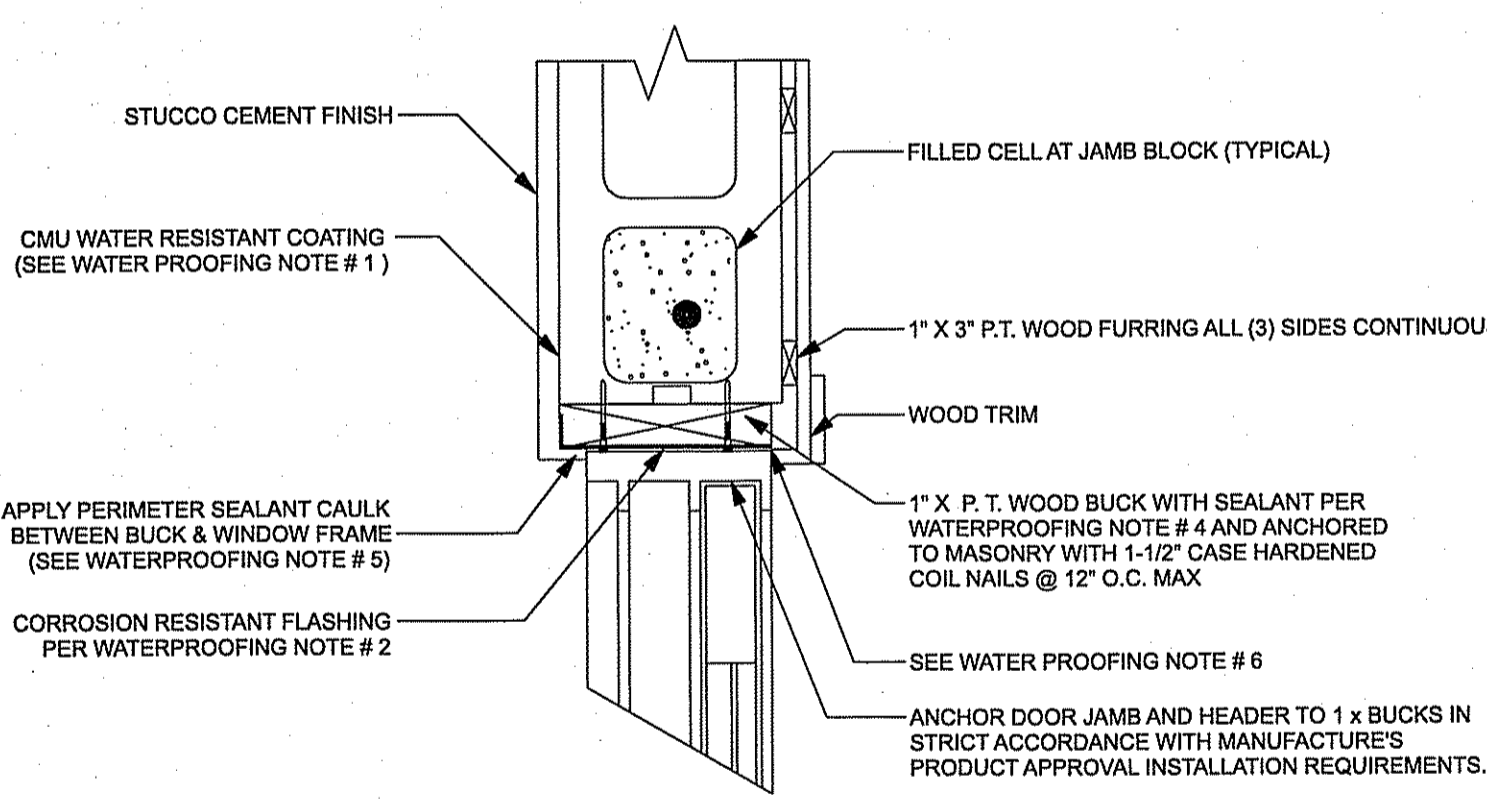


**NOTE:**  
 WINDOW FRAME SHOULD BE COMPLETELY SEATED ON THE BUCK, IN NO INSTANCE SHALL THE FRAME OVERHANG THE BUCK.  
 WINDOW FRAME TO MASONRY IN STRICT ACCORDANCE WITH MANUFACTURER'S PRODUCT APPROVAL INSTALLATION REQUIREMENTS.



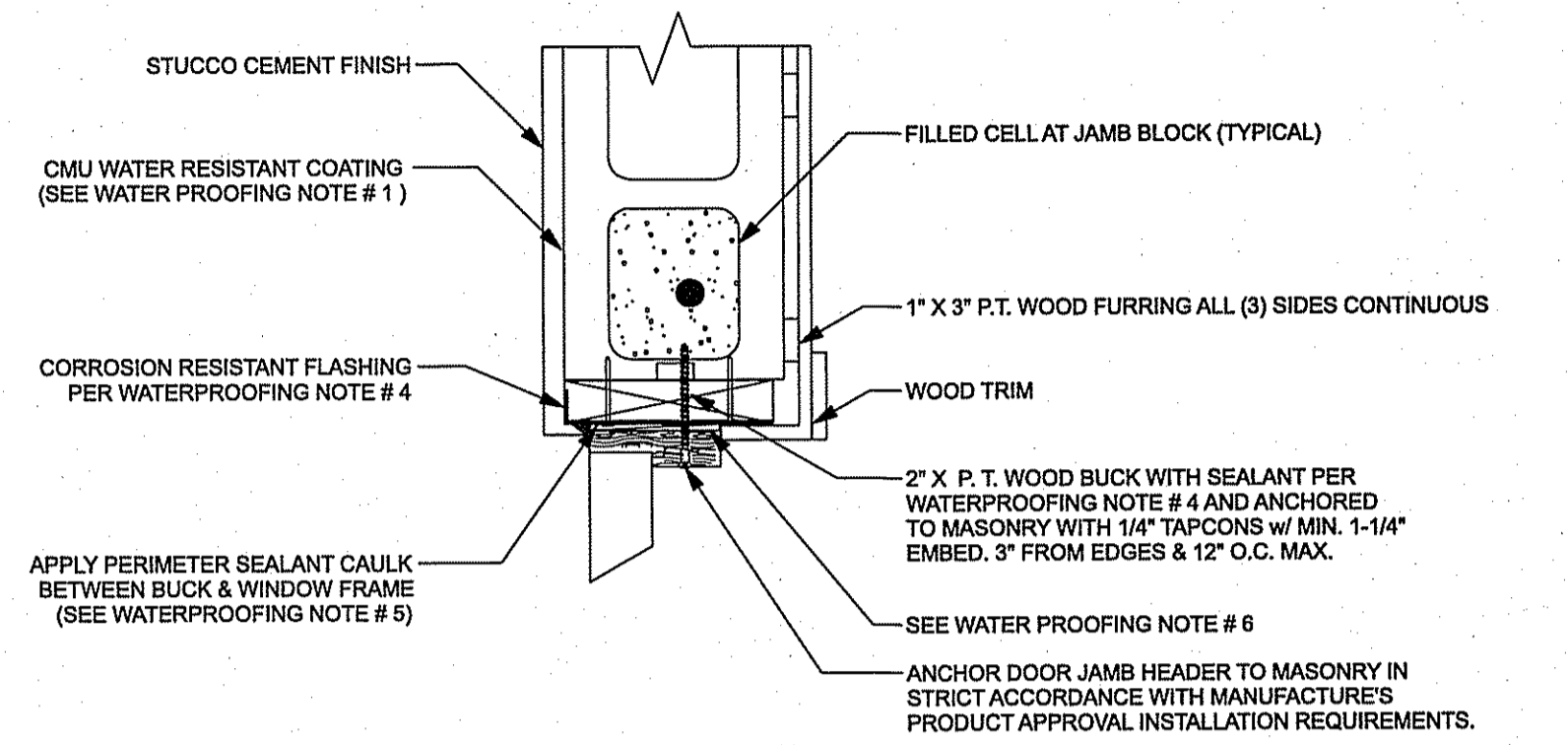
**NOTE:**  
 PRECAST CONCRETE WIND RESISTANT FLUSH SILL AS MANUFACTURED BY CAST-GRETE (OR EQUAL)

**PRECAST CONCRETE WINDOW SILL DETAIL**  
 NO SCALE



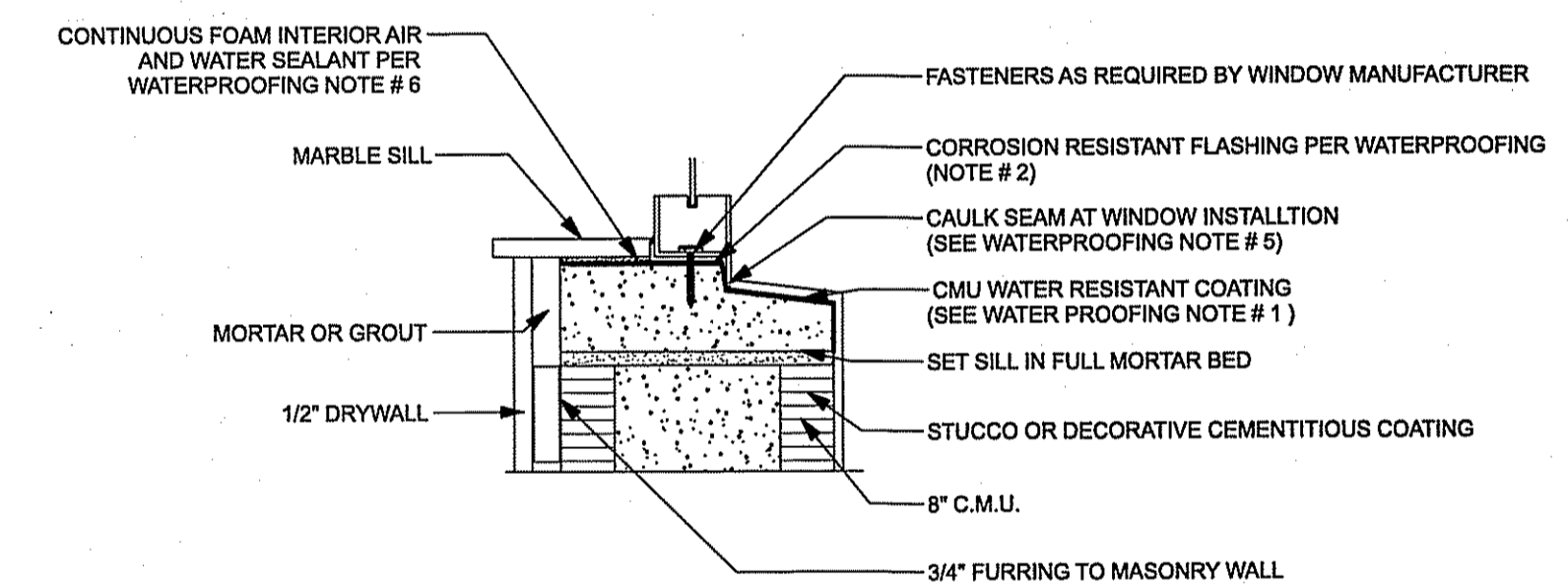
**NOTE:**  
 WINDOW AND DOOR FENESTRATIONS IN ACCORDANCE WITH FBC R703.4 (1.2) AS PER DETAILS PROVIDED

**SLIDING GLASS DOOR BUCK DETAIL**  
 NO SCALE



**EXTERIOR DOOR BUCK DETAIL**  
 NO SCALE

**NOTE:**  
 TAPCONS TO BE INSTALLED THRU BUCK INTO MASONRY w/ MIN. 1-1/4\"/>



**WATERPROOFING NOTES:**

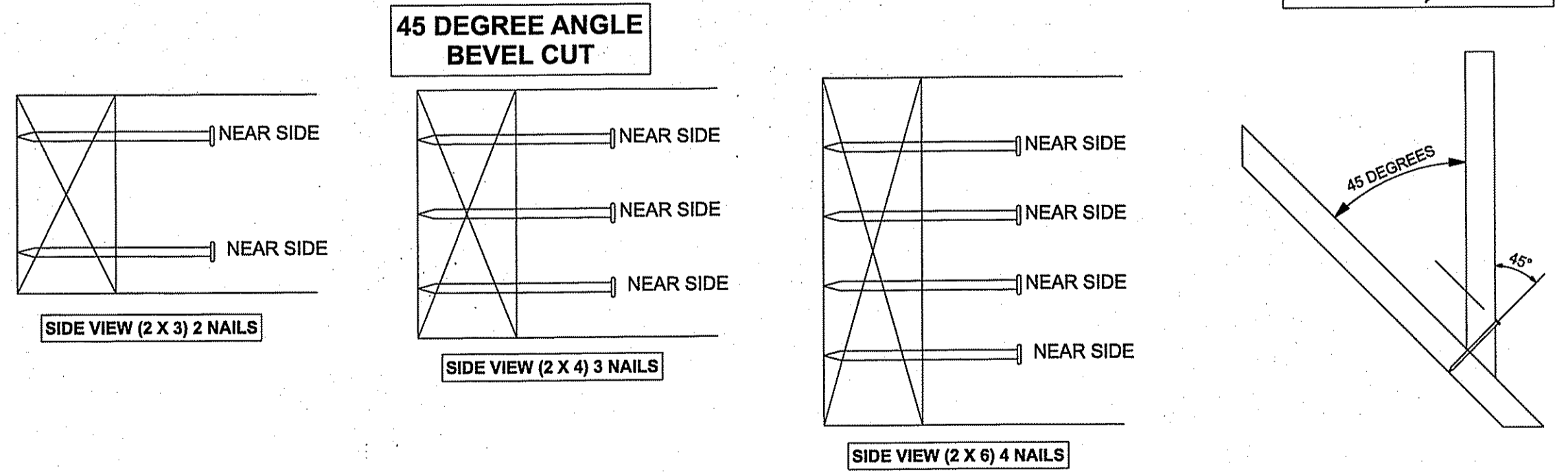
- PRIOR TO BUCK INSTALLATION TREAT THE MASONRY OPENING WITH A CMU WATER RESISTANT COATING TO SEAL THE WINDOW / DOOR CAVITY TO PREVENT IT FROM ABSORBING WATER. THE CMU WATER RESISTANT COATING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE APPLICATION OF THE CMU WATER RESISTANT COATING SHALL INCLUDE THE ENTIRE SURROUND OF THE OPENING (SILLS, JAMBS, HEAD) AND RETURN WALLS OF THE OPENING 8\"/>
- INSTALL BUCKS SO THAT THERE ARE NO EDGE GAPS EXCEEDING 1/8\"/>
- PRIOR TO BUCK INSTALLATION APPLY 3/8\"/>
- PROVIDE PAN FLASHING AT THE SILL OF WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN A MANNER TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. INCORPORATE PAN FLASHING AT HEAD AND SILLS AS WELL. PAN FLASHING SHALL BE CORROSION RESISTANT. (OPTIONAL, NOT REQUIRED)
- PROVIDE CONTINUOUS 3/8\"/>
- AFTER WINDOW / DOOR INSTALLATION PROVIDE FOAM SEALANT BETWEEN THE BUCK (OR PRECAST SILL) AND THE WINDOW / DOOR TO ENSURE A WATER RESISTANT INTERIOR AIR SEAL AROUND THE ENTIRE PERIMETER.

DIAM.	SP	DF	HF	SPF	SPF-S
.131	88.1	80.6	69.9	68.4	59.7
.135	93.5	85.6	74.2	72.6	63.4
.162	118.3	108.3	93.9	91.9	80.2
.128	84.1	76.9	66.7	65.3	57.0
.131	86.1	80.6	69.9	68.4	59.7
.148	106.6	97.6	84.7	82.8	72.3
.120	73.9	67.6	58.7	57.4	50.1
.128	84.1	76.9	66.7	65.3	57.0
.131	88.1	80.6	69.9	68.4	59.7
.148	106.6	97.6	84.7	82.8	72.3

VALUES SHOWN ARE CAPACITY PER TOE-NAIL APPLICABLE DURATION OF LOAD INCREASES MAY BE APPLIED.  
**EXAMPLE:**  
 (3) 16d NAILS (.162" DIAM. X 3.5") WITH SPF SPECIES BOTTOM CHORD.  
 FOR LOAD DURATION INCREASE OF 1.15:  
 3 NAILS X 91.9 (lb/nail) X 1.15 (DOL) = 317.0 lb MAXIMUM CAPACITY

SQUARE CUT  
 VIEWS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

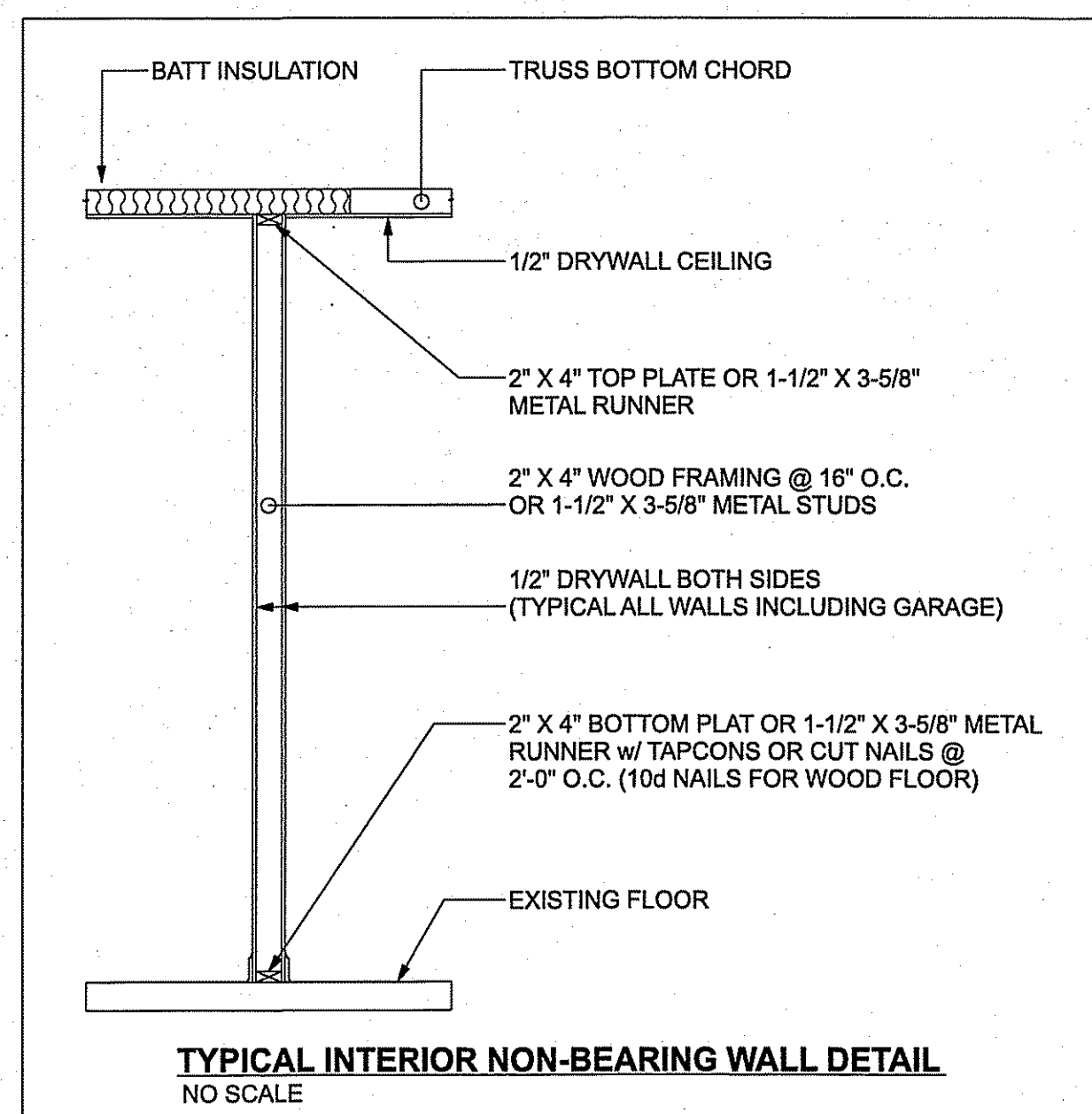
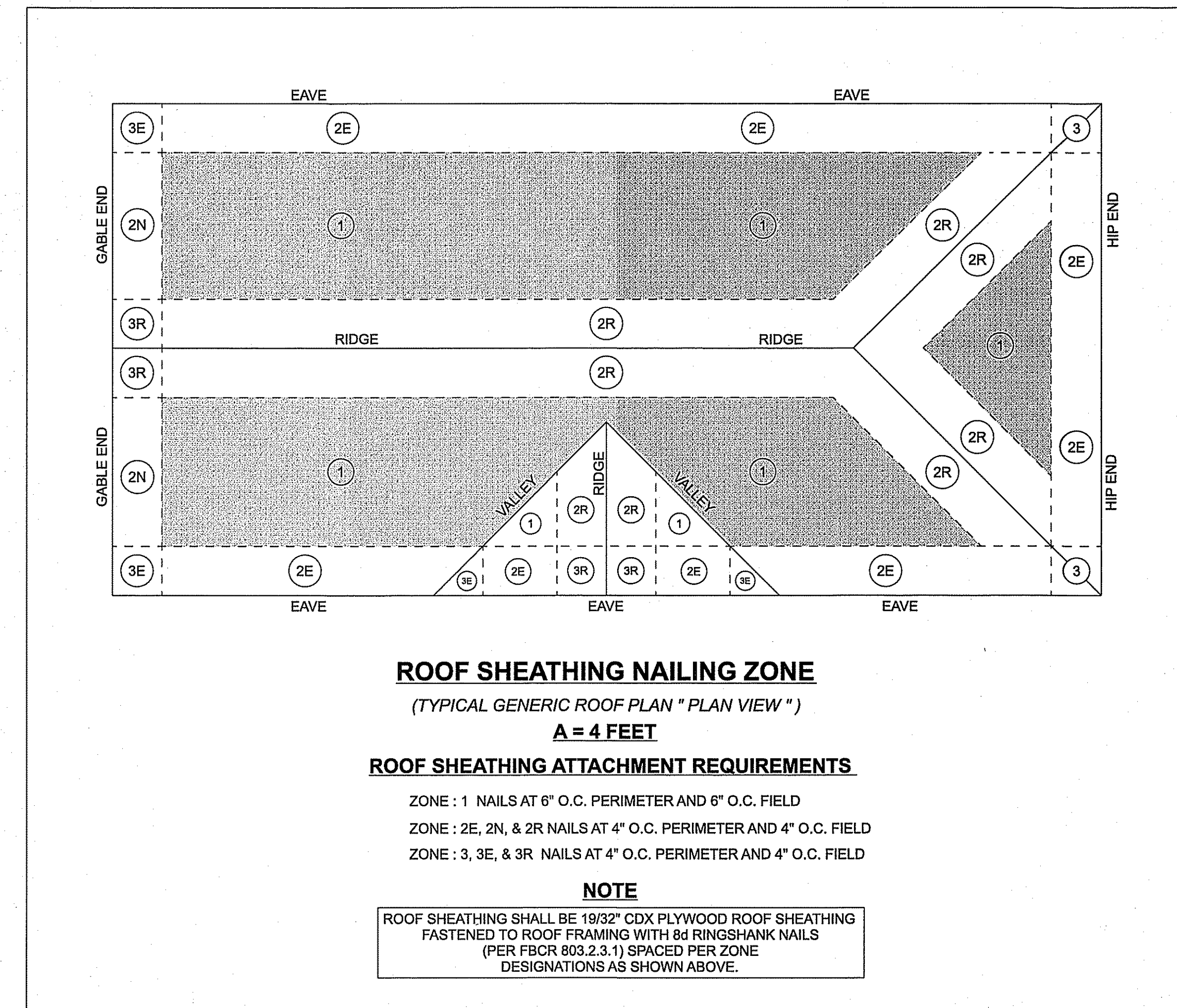
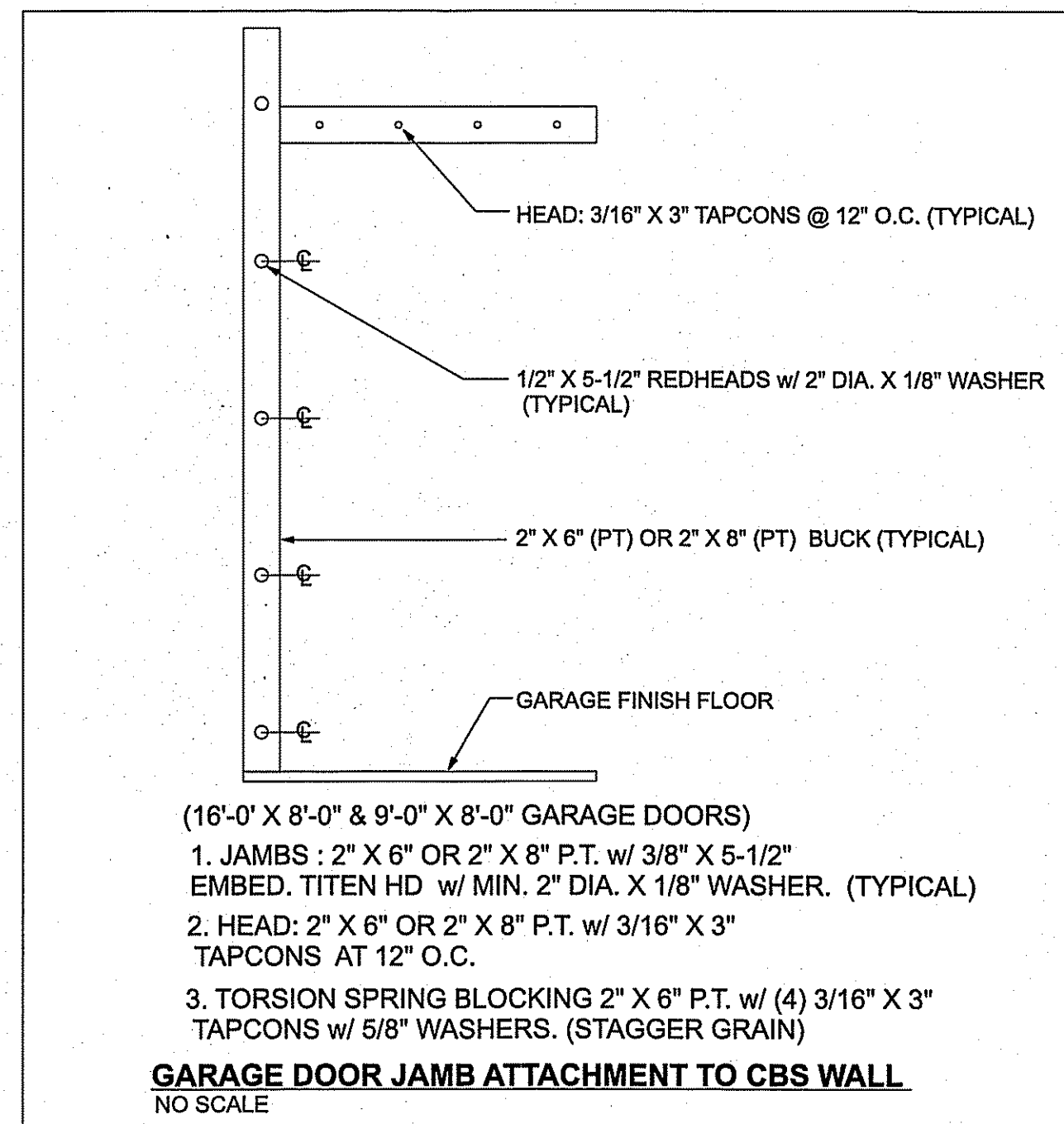
- NOTES**
- TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END AS SHOWN.
  - THE END DISTANCE, EDGE DISTANCE, AND SPACING OF NAILS SHALL BE SUCH AS TO AVOID UNUSUAL SPLITTING OF THE WOOD.
  - ALLOWABLE VALUE SHALL BE THE LESSER VALUE OF THE BOTTOM CHORD SPECIES FOR MEMBERS OF DIFFERENT SPECIES.



**KB CONSTRUCTION SPEC HOME**  
 6. 12TH ST., FT. PIERCE, FL.  
 INDY: 112 - 224 - 6311

ENGINEER  
 PAUL WELCH INC.  
 MECHANICAL ELECTRICAL  
 CIVIL ENGINEERING  
 1884 6th BILTMORE ST., SUITE # 114  
 FORT SAINT LUCIE, FL 34984  
 PHONE: (888) 999-9999  
 EMAIL: PWELCH@PAULWELCHINC.COM  
 PAUL WELCH P.E.  
 FLORIDA REGISTRATION NO. 29945

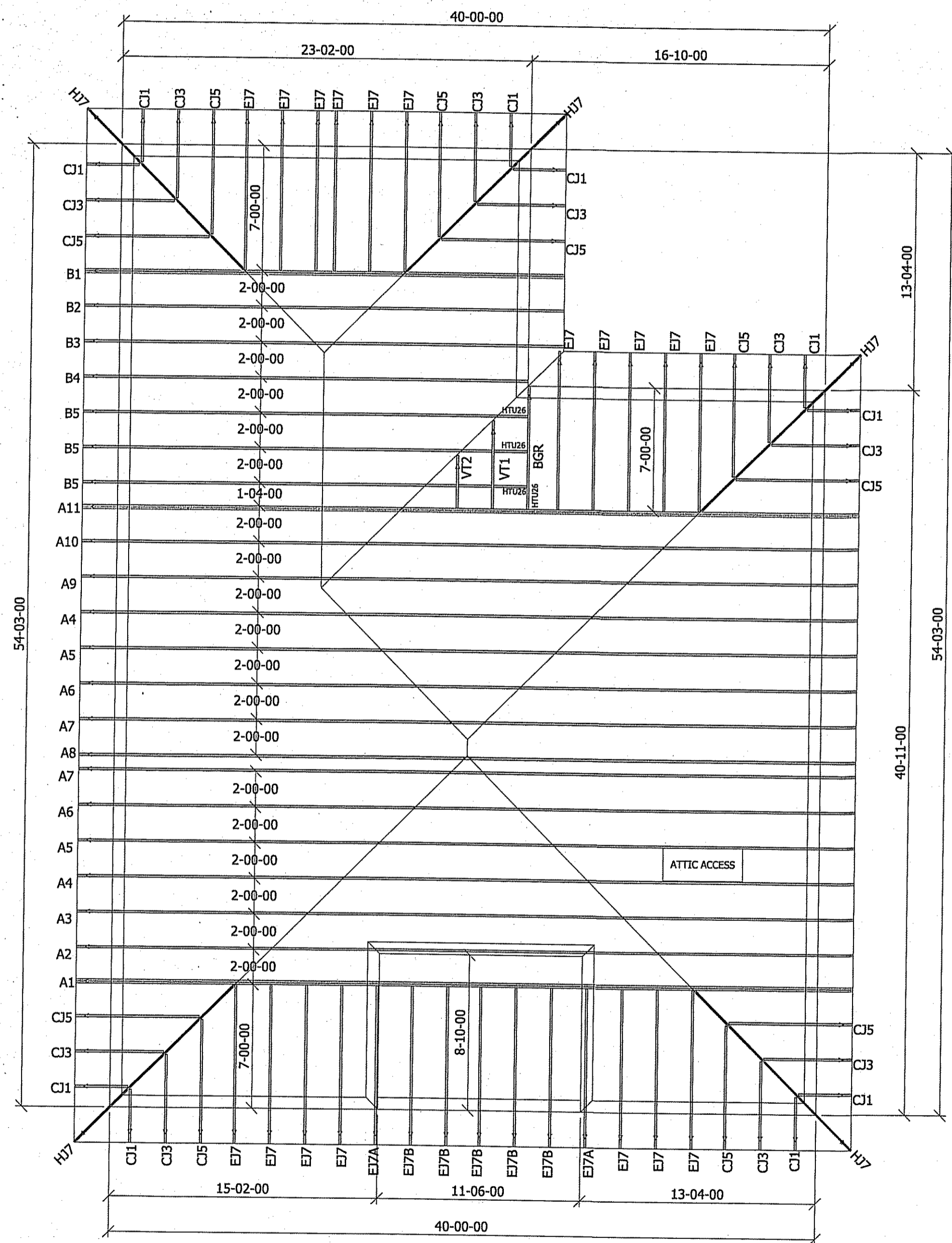
SHEET NUMBER  
**A-5** OF  
**7**



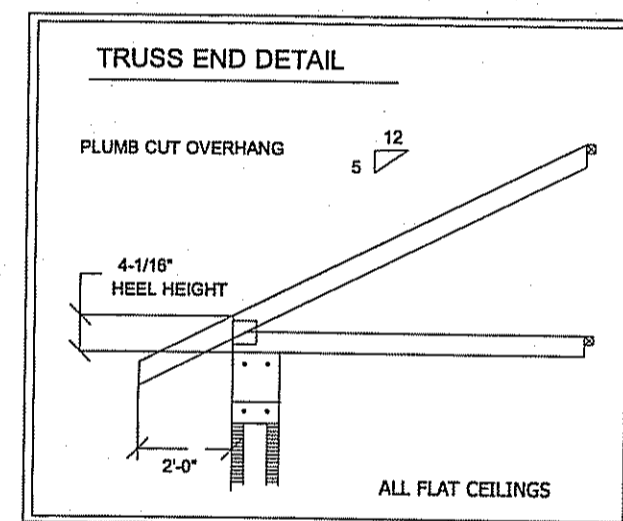
**KB CONSTRUCTION SPEC HOME**  
 6, 12TH ST., FT. PIERCE, FL.  
 INDY: TT2 - 224 - 6311

ENGINEER  
 PAUL WELCH INC.  
 MECHANICAL ELECTRICAL  
 CIVIL ENGINEERING  
 1984 SW BILTHORE ST., SUITE # 114  
 FORT SAINT LUCIE, FL 34984  
 PHONE : (772) 885-8888  
 EMAIL: PWELCHING@AOL.COM  
 PAUL WELCH P.E.  
 FLORIDA REGISTRATION NO. 29345

SHEET NUMBER  
**A-6** OF  
 7



Hatch Legend  
 8'-00" PT-HT.



**Builders FirstSource**  
 1602 INDUSTRIAL PARK DR  
 PLANT CITY FL  
 Phone: (813) 759-5922  
 Fax: (813) 752-1532  
 http://www.bids.com

**General Notes:**  
 - Per ANSI/TPI 1-2007 all "Truss to Wall" connections are the responsibility of the Building Designer, not the Truss Manufacturer.  
 - Dimensions are Feet-Inches- Sixteenths.  
 - Trusses are to be 24" o.c. unless noted otherwise (U.N.O.)  
 - Trusses are not designed to support brick U.N.O.  
 - Do not cut or modify trusses without first contacting Builders FirstSource.  
 - Immediately contact Builders FirstSource if trusses are damaged.  
**Connection Notes:**  
 - All hangers are to be Simpson or equivalent U.N.O.  
 - Use Manufacturer's specifications for all hanger connections U.N.O.  
 - Use 10d x 1 1/2" Nails in hanger connections to single ply roof gilder trusses.  
**Floor Truss Notes:**  
 - Shift truss as required to avoid plumbing traps.  
 - Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation  
**Dimension Notes:**  
 - Drawing not to scale. Do not scale dimensions

**INDY BAKSH**  
**BAKSH RES**  
 Lot-727-11

Designed By: LR  
 Layout: 3319081\_LAY  
 Date: 12/02/22  
 Revision History:  
 Rev1: [???]  
 Rev2: [???]  
 Rev3: [???]

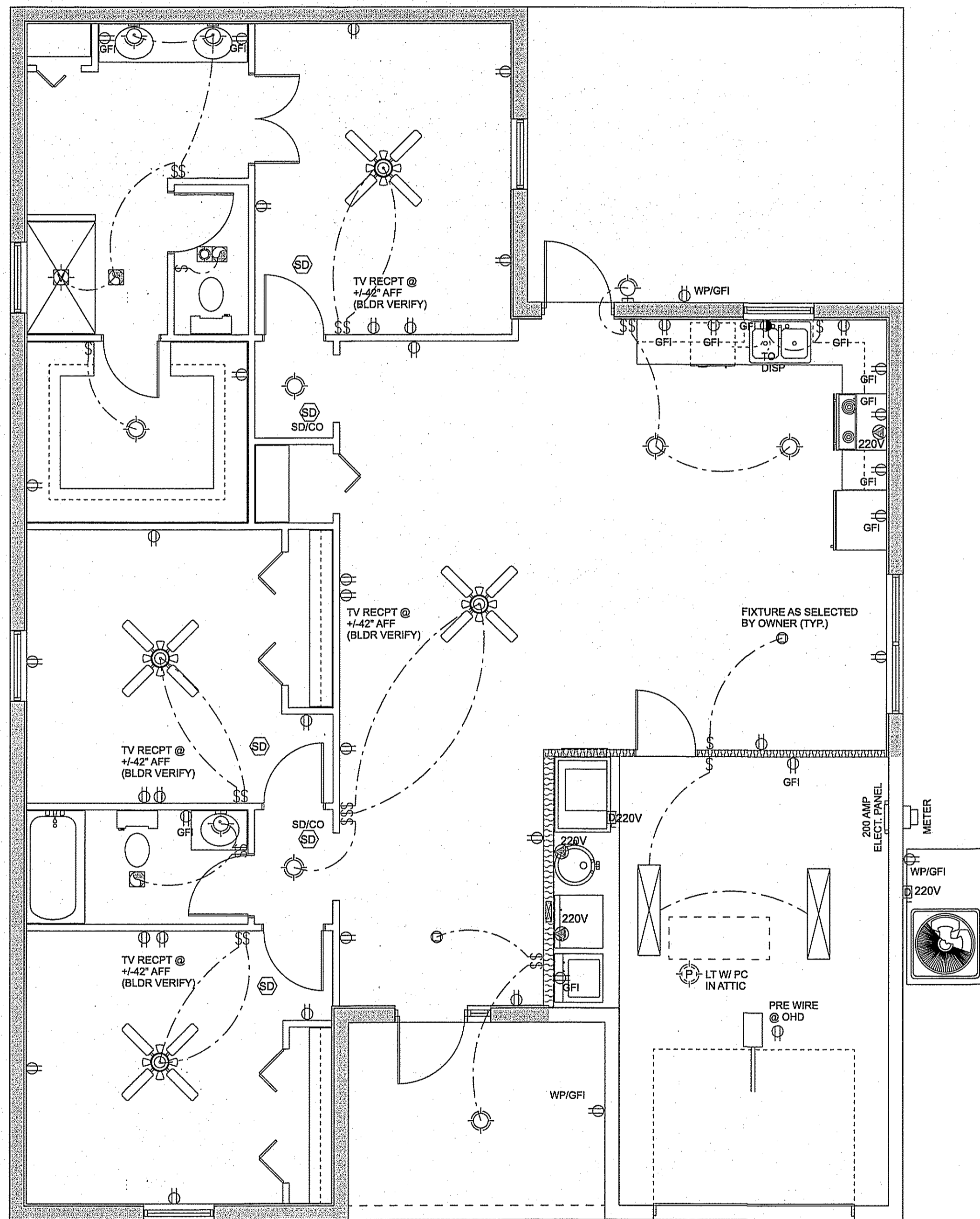
Comments: ""  
 SCALE: 1/8" = 1' - 0"  
 SHEET 1 of 1

TRUSS CONNECTOR SCHEDULE						
TRUSS ID	BEARING POINT	TRUSS ACTUAL UPLIFT	CONNECTOR ID	CONNECTOR UPLIFT DESIGN	FASTENERS	NOTES
A1	EACH	1706	(1)- HETA 20	1810	(8)-16d	
A11	EACH	2188	(2)- HETA 20	2500	(12)-16d	
B1	EACH	1173	(1)- HETA 20	1810	(8)-16d	
JACKS	1ST	<500	HETA 20	1810	(9)-10d x 1 1/2"	VERIFY
VALLEYS & PIGGY BACKS	CONT.	100 # PLF	( ) - MTS 16	1000	(14)-10d x 1 1/2"	①
↑ 1 STRAP AT EACH END AND AT 24" O.C.						
ALL OTHERS AT CBS BEARING LESS THAN 1800#	EACH	<1800#	(1)- HETA 20	1810	(9)-10d x 1 1/2"	AT CBS BEARING
ALL OTHERS AT FRAME BEARING LESS THAN 1000#	EACH	<1000#	(1)- MTS 16	1000	(14)-10d x 1 1/2"	AT FRAME BEARING
TRUSS COMPANY	BUILDERS 1ST SOURCE	LAYOUT DATE	12/2/2022	CUT-SHEET DATE	12/2/2022	
NOTE: ALL STRAPPING TO BE SIMPSON STRONG-TIE AS SPECIFIED.						
<b>NOTES:</b>						
① VALLEY TRUSSES MAY BE ATTACHED WITH SIMPSON VTRC W/ (4)- #9 SD X 2 1/2" TO SUPPORTING TRUSS AND (3)- #9 SD X 1 1/2" TO VALLEY TRUSS IN LIEU OF MTS16 AS STATED. VTRC SHALL BE INSTALLED AT EACH END AND 24" O.C. MAX.						
<b>TRUSS NOTES:</b>						
1) ALL ROOF TRUSSES TO BE DESIGNED BY TRUSS COMPANY'S ENGINEER.						
2) CONTRACTOR TO PROVIDE PAUL WELCH INC. AND BUILDING DEPARTMENT WITH ENGINEERED TRUSS DRAWINGS BEFORE INSTALLING TRUSSES.						
3) CONTRACTOR TO VERIFY ALL EXISTING ROOF CONDITIONS, AND DIMENSIONS BEFORE ORDERING, AND INSTALLING TRUSSES.						
4) TRUSS TO TRUSS CONNECTIONS TO BE PROVIDED BY TRUSS COMPANY.						
5) SEE TRUSS CONNECTOR SCH. FOR TRUSS TO WALL CONNECTIONS.						

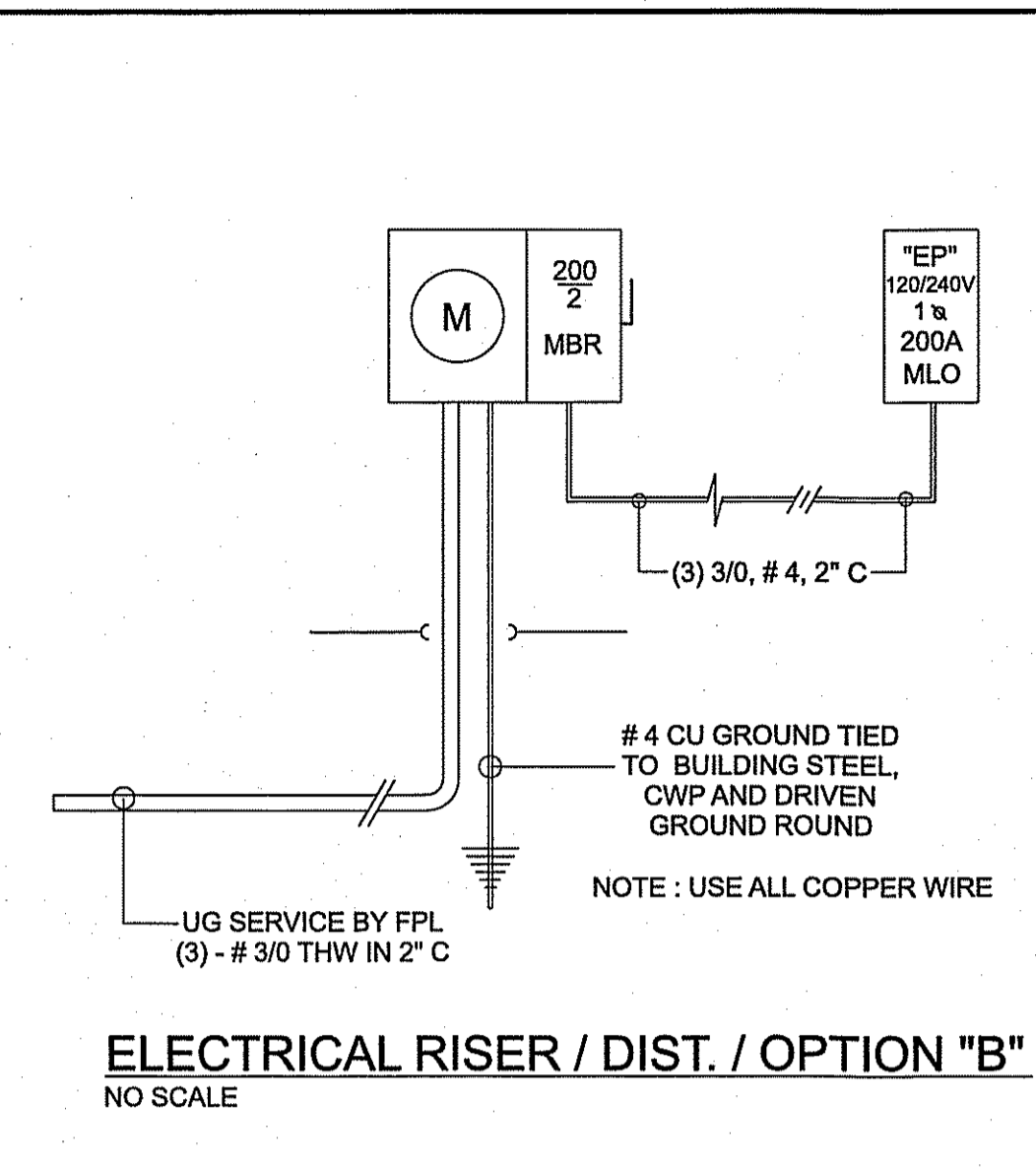
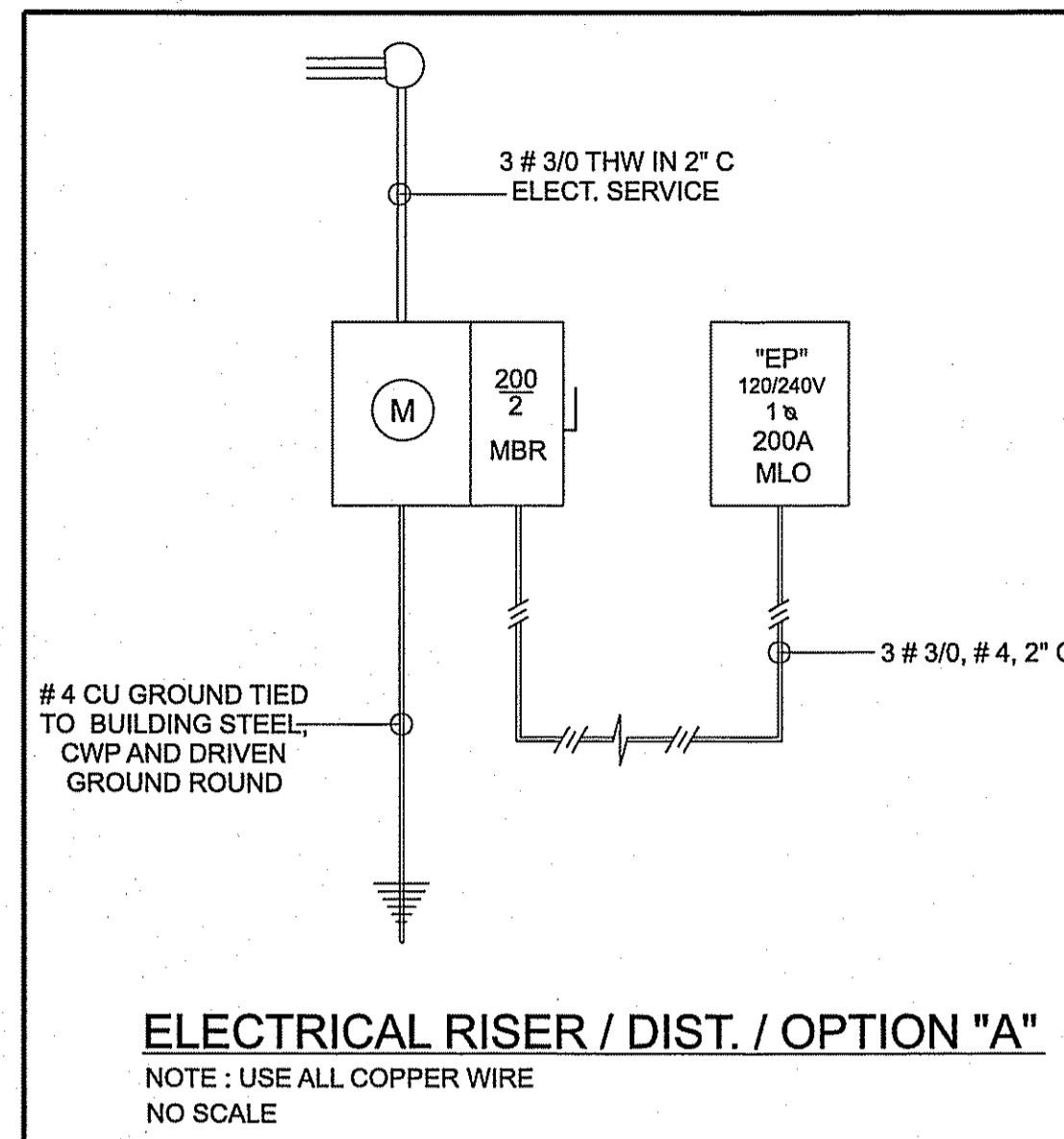
**KB CONSTRUCTION SPEC HOME**  
 6, 12TH ST., FT. PIERCE, FL.  
 INDY: T12 - 224 - 6311

ENGINEER  
**PAUL WELCH INC.**  
 MECHANICAL ELECTRICAL  
 CIVIL ENGINEERING  
 1984 GUNNERS ST., SUITE # 114  
 FORT SAINT LUCIE, FL 34984  
 PHONE: (888) 855-8888  
 EMAIL: PWELCHING@AOL.COM  
 PAUL WELCH P.E.  
 FLORIDA REGISTRATION NO. 29945

SHEET NUMBER  
**A-7** OF  
**7**



**ELECTRIC PLAN**  
1/4" = 1'



**ELECTRICAL LOAD CALC'S**  
PER NEC 220

1542 S.F. @ 3 VA	4626 VA
TWO 20A APPLIANCE CKTS	3000
LAUNDRY	1500
DRYER	5000
RANGE	12000
WH	4500
DW	1200
WP TUB	1200
REFRIG	1200
MISC	5000
<b>TOTAL</b>	<b>39226 VA</b>
FIRST 10 KW @ 100%	10000
REMAINDER @ 40%	11690.4
<b>TOTAL</b>	<b>21690.4</b>
A/C HEAT @ 100%	10000
<b>TOTAL</b>	<b>31690.4 VA</b>
31690.4 240	= 132.0433 AMPS
USE 200 AMP SERVICE	

**ELECTRICAL SYMBOL LEGEND**

SWITCH	⊞	THERMOSTAT	⊕	GFI OUTLET	⊕
3-WAY SWITCH	⊞⊞	SD/CO DETECTOR	⊞	FLUORESCENT LIGHT	⊕
4-WAY SWITCH	⊞⊞⊞	EXHAUST FAN	⊞	GARAGE DOOR OPENER	⊕
DIMMER SWITCH	⊞⊞⊞⊞	DOOR CHIMES	⊞	CEILING FAN	⊕
PUSH BUTTON	⊞⊞	ALARM PAD	⊞	CEILING FAN w/LIGHT	⊕
WP-GFI OUTLET	⊕	SERVICE PANEL	⊞	PENDANT PREWIRE	⊕
110V OUTLET	⊕	SERVICE METER	⊞	SCONCE PREWIRE	⊕
220V OUTLET	⊕	LIGHT FIXTURE	⊕		
4-PLEX OUTLET	⊕	WALL MOUNTED LIGHT FIXTURE	⊕		
SWITCHED OUTLET	⊕	LIGHT FIXTURE w/PULL SWITCH	⊕		
SPECIAL PURPOSE	⊕	RECESSED LIGHT	⊕		
JUNCTION BOX	⊕	VAPOR PROOF RECESSED LIGHT	⊕		
A/C DISCONNECT	⊕	FLOOD LIGHT	⊕		
PHONE OUTLET	⊕	E. FAN LIGHT	⊕		
TV OUTLET	⊕				
FLOOR OUTLET	⊕				

**NOTE TO BUILDER:**  
ALL BEDROOM OUTLETS MUST BE ARC FAULT PROTECTION OUTLETS PER NEC 210-12(b)  
SMOKE DETECTORS SHALL BE WIRED TO COMPLY WITH NFPA 72

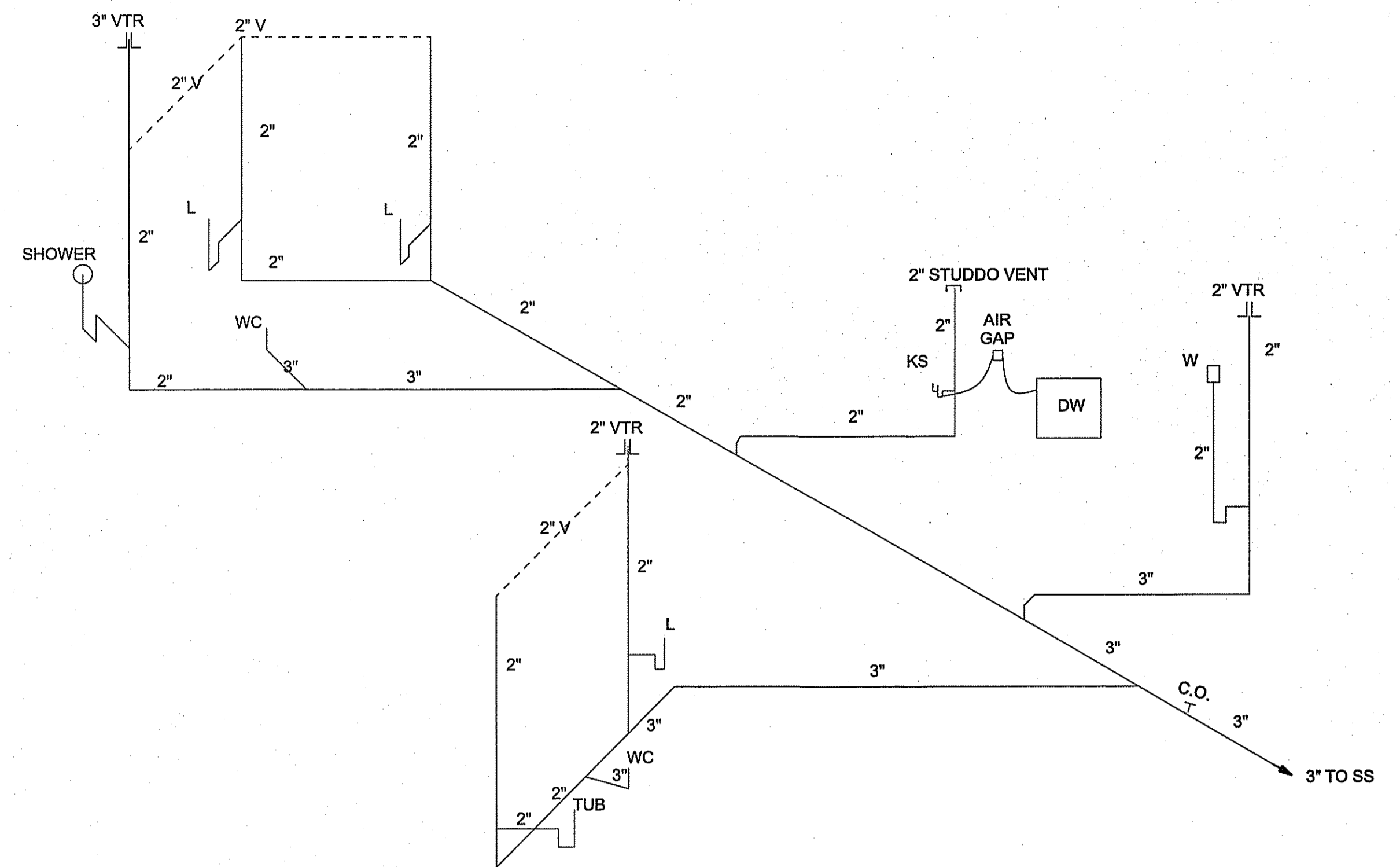
**ELECTRICAL NOTES**

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NEC (NFPA 70) 2017 EDITION.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFACY LAMPS OR A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFACY LAMPS. (LOW VOLTAGE LIGHTING SHALL NOT BE REQUIRED TO BE HIGH-EFFACY LAMPS)
- RECESSED LIGHTING SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- SMOKE DETECTORS TO BE 110V W/ BATTERY BACK UP - ARC FAULT CIRCUIT
- SMOKE DETECTORS TO BE INTERCONNECTED SO THAT ONE SMOKE DETECTOR ACTIVATES ALL SMOKE DETECTORS IN THE RESIDENCE
- PROVIDE BRANCH CIRCUIT ARC-FAULT PROTECTION FOR ALL CIRCUITS SERVING: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS PER FBC AND NEC REQUIREMENTS.
- PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE 15 AND 20 AMP CIRCUITS SERVING: BATHROOMS, GARAGES, KITCHENS, ACCESSORY BUILDINGS, OUTDOORS, OR WITHIN 72" OF EDGE OF ANY SINK.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10' OF ALL BEDROOMS.
- EXHAUST FANS TO BE VENTED THRU ROOF OR SOFFIT.
- PROVIDE TAMPER RESISTANT RECEPTILES PER NEC REQUIREMENTS.

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SHEET NUMBER  
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**PLUMBING RISER**  
NO SCALE

**PLUMBING NOTES:**

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC 2020-PLUMBING
- 2) DWV PIPING SHALL BE SCHEDULE 40 PVC.
- 3) WATER PIPING IN BUILDING SHALL BE ONE OF THE FOLLOWING: TYPE L COPPER, CPVC, OR PEX.
- 4) SLEEVE ALL PIPING IN CONTACT WITH CONCRETE OR UNDERGROUND WITHIN BLDG.
- 5) HOT WATER PIPING WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO PIPING LARGER THAN 1/2" NOMINAL DIAMETER, PIPING FROM WATER HEATER TO KITCHEN OUTLETS, PIPING LOCATED OUTSIDE THE CONDITIONED SPACE, PIPING FROM THE WATER HEATER TO THE DISTRIBUTION MANIFOLD, PIPING LOCATED UNDER THE FLOOR SLAB, BURRIED PIPING, SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS, PIPING WITH RUN LENGTHS GREATER THAN 20 FEET.
- 6) WATER HEATERS INSTALLED SHALL BE IN ACCORDANCE WITH FBC 2020 ENERGY CONSERVATION.

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SHEET NUMBER  
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