5500 BAY SIDE

ILLUSTRATIVE IMAGE PURPOSES ONLY; ACTUAL FINISHES AND COLORS MAY VARY.

DRAWING INDEX				
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3	ARCHITECTURAL	A1.1	FLOOR PLAN w/ DIMENSIONS	
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10	MEP	E3.1	ELECTRICAL PLAN	
11	MEP	E3.2	ELECTRICAL PLAN	
12	MEP	P3.2	PLUMBING PLAN	
13	MEP	P3.3	PLUMBING DETAILS	
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15	GENERAL NOTES	D4.2	DETAILS	
16	GENERAL NOTES	D4.3	DETAILS	
17	GENERAL NOTES	D4.4	DETAILS	
18	GENERAL NOTES	D4.5	GENERAL NOTES	
19	SITE PLAN	SP5.1	SITE PLAN	

APPLICABLE CODES: INCLUDING ALL REVISIONS

- FLORIDA BUILDING CODE 2023
- FLORIDA BUILDING CODE RESIDENTIAL 2023
- ELECTRICAL CODE, NEC 2020
- FLORIDA BUILDING CODE, PLUMBING 2023
- FIRE CODE, NFPA 70
- LIFE SAFETY CODE, NFPA 101
- ACCESSIBILITY CODE, FLORIDA BUILDING CODE, BUILDING 2023
- ENERGY CODE, FLORIDA BUILDING CODE, BUILDING 2023

BUILDING OCCUPANCY CLASSIFICATION:

- ☐ *GROUP A - ASSEMBLY*
- ☐ *GROUP B - BUSINESS*
- ☐ *GROUP D - DAY CARE CENTER*
- ☐ *GROUP E - EDUCATIONAL*
- ☐ *GROUP F - FACTORY INDUSTRIAL*
- ☐ *GROUP H - HAZARDOUS*
- ☐ *GROUP I - INSTITUTIONAL*
- ☐ *GROUP M - MERCANTILE*
- ☑ *GROUP R - RESIDENTIAL*
- ☐ *GROUP S - STORAGE*

BUILDING CONSTRUCTION TYPE:

☐ *TYPE I* ☐ *TYPE II* ☐ *TYPE III*

☐ *TYPE IV* ☑ *TYPE V:B*

PRODUCT CONTROL APPROVAL

PRODUCT CONTROL APPROVAL FOR PERMITS SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:

- ☑ *WINDOWS*
- ☑ *DOORS*
- ☑ *ROOF*

WIND LOADS

1.BASIC WIND SPEED - 139 MPH (@ 3 SEC GUST.)
2. RISK CATEGORY II
3.WIND EXPOSURE- CATEGORY B
4. INTERNAL PRESSURE COEFFICIENT +/- 0.18

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - TABLE R301.5

1. UNINHABITABLE ATTIC WITHOUT STORAGE:	10PSF
2. UNINHABITABLE ATTIC WITH LIMITED STORAGE:	20PSF
3. HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS:	30PSF
4. BALCONIES (EXTERIOR) AND DECKS:	30PSF
5. FIRE ESCAPES:	40PSF
6. GUARDS:	200LBS
7. GUARD IN-FILL COMPONENTS:	50LBS
8. HANDRAILS:	200LBS
9. PASSENGER VEHICLE GARAGES:	50PSF
10. ROOMS OTHER THAN SLEEPING ROOM:	40PSF
11. SLEEPING ROOMS:	30PSF
12. STAIRS:	40PSF* OR 300LBS

TDBIM SOLUTIONS

LINE · ARCH · DESIGN

ADRESS:

5500 Bay Side DrOrlando, FL 32819, EUA

REVISIONS:

DESCRIPTION	DATE

SIGNED:

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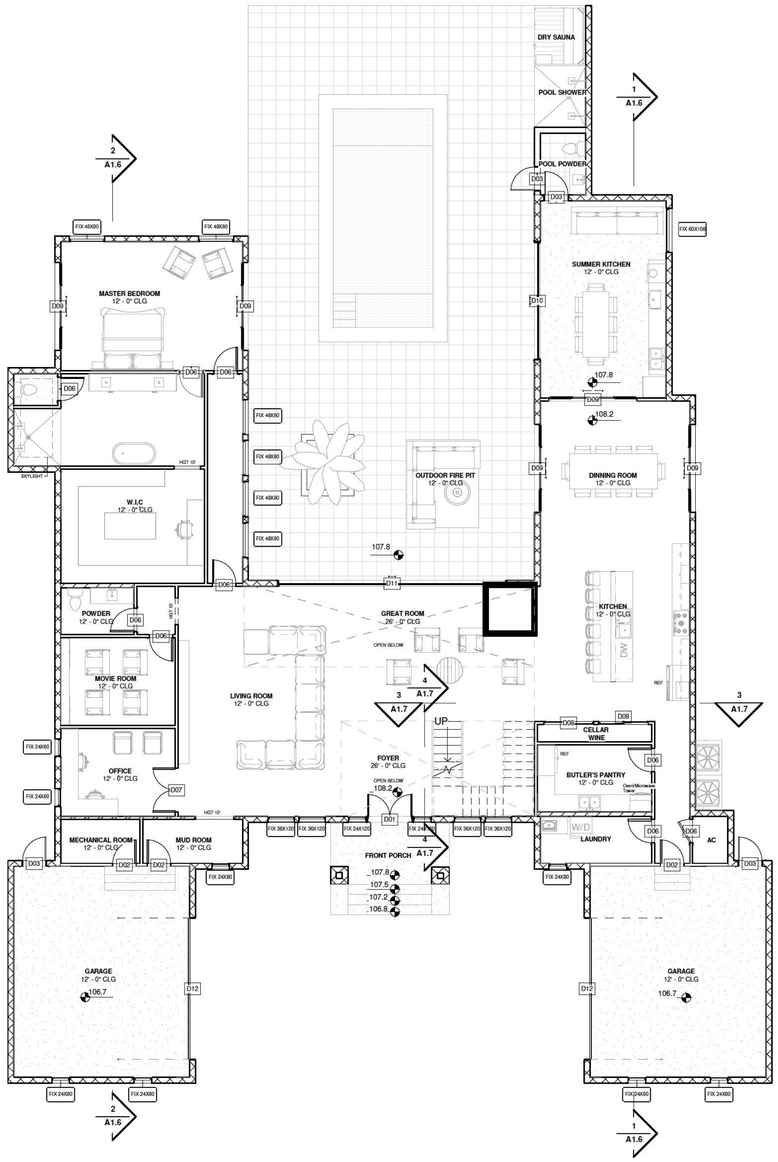
A0.0

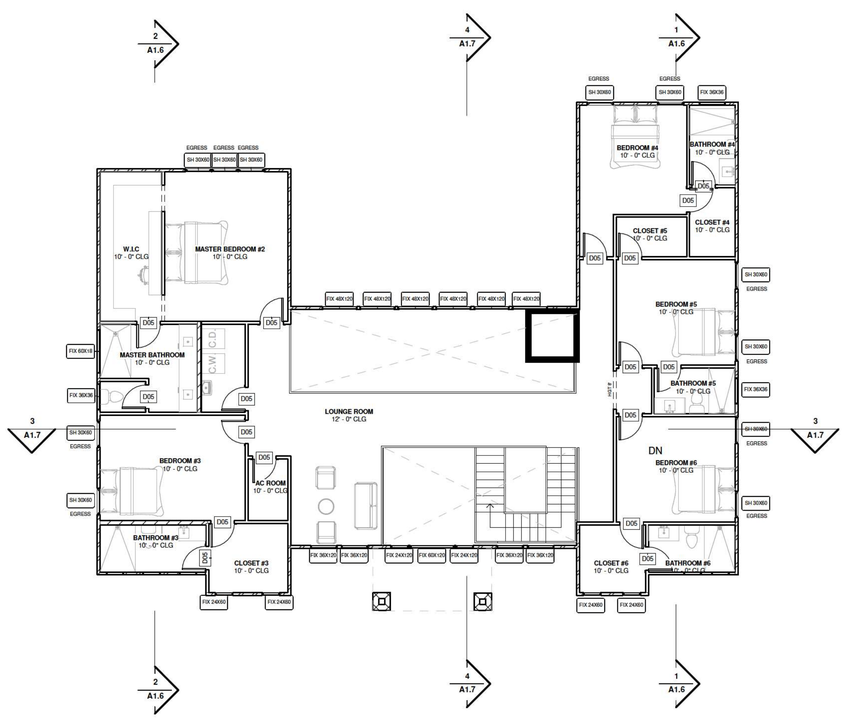
COVER SHEET

DATE:	06-04-2026
DRAWN BY:	Taiane Dalcin
SCALE:	AS INDICATED
PAGE SIZE	ARCHD



1 1ST FLOOR - NOTES

1/8" = 1'-0"



2 2ND FLOOR - NOTES

1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

G1. THIS PROJECT IS A NEW CONSTRUCTION FOR RESIDENTIAL USE. IT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE – RESIDENTIAL (FBC-R), SECTION R301 DESIGN CRITERIA.

G2. ALL CONTRACT DOCUMENTS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL IN COMPLIANCE WITH LOCAL CODE AND SAFETY STANDARDS, AS DEFINED IN FLORIDA STATUTES CHAPTERS 553 AND 633.

G3. STONE VENEER ON FRONT COLUMNS (OPTIONAL): STONE CLADDING, AS SHOWN IN RENDERINGS, IS OPTIONAL. IF INSTALLED, IT MUST COMPLY WITH ASTM C1780 AND FBC 2023. CMU SURFACE SHALL BE CLEAN, STRUCTURALLY SOUND, AND PROPERLY PREPARED. USE CORROSION-RESISTANT LATH, MORTAR BEDDING, AND INSTALL WEEP VENTS WHERE REQUIRED.

STRUCTURAL NOTES

S1. CONSTRUCTION TYPE: VB | RISK CATEGORY: II | DESIGN WIND SPEED: 139 MPH (3-SECOND GUST) | EXPOSURE CATEGORY: B

S2. COMPONENTS & CLADDING PRESSURES:
20 TO 27 DEGREES (4/12 - 5/12)
ZONE 1: ROOF = 20.6/-37.0 PSF
ZONE 2: ROOF = 20.6/-51.0 PSF
ZONE 3: ROOF = 20.6/-51.0PSF
ZONE 4: WALL = 27.6/-30.0 PSF
ZONE 5: WALL = 27.6/-37.0 PSF

NOTE: PRESSURE VALUES ABOVE ARE FOR EXPOSURE CATEGORY B.
FOR STRUCTURES SUBJECT TO EXPOSURE CATEGORY C OR D, PRESSURES SHALL BE ADJUSTED USING THE HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FROM TABLE R301.2(3), AS FOLLOWS:

MEAN ROOF HEIGH	COEFFICIENT (EXP. C)	COEFFICIENT (EXP. D)
15 ft	1.21	1.47
20 ft	1.29	1.55
25 ft	1.35	1.61
30 ft	1.40	1.66
35 ft	1.45	1.70

S4. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'c) = 2500 PSI AT 28 DAYS

S5. CMU BLOCK WALLS, FOUNDATION WALLS, RETAINING WALLS, AND OTHER VERTICAL CONCRETE ELEMENTS SHALL MEET FBC TABLE R402.2 AND R404.1.2.3.2

S6. LINTELS SHALL BE DESIGNED PER FBC-R CHAPTER 6, UNLESS NOTED OTHERWISE.

S7. STRUCTURAL FRAMING (BEAMS, HEADERS, COLUMNS) SHALL BE INSTALLED PER APPROVED DETAILS, STAGGERED ALONG HEIGHT OF COLUMNS FOR STABILITY.

S8. PROVIDE POSITIVE CONNECTION OF ROOF FRAMING TO WALLS WITH CODE-COMPLIANT STRAPS OR CONNECTORS.

ARCHITECTURAL NOTES

A1. ALL INTERIOR DOORS SHALL BE 6'-8" UNLESS NOTED OTHERWISE.

A2. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.

A3. ALL INTERIOR BLOCK WALL DIMENSIONS TO BE 7-5/8" UNLESS NOTED OTHERWISE.

A4. DIMENSIONS ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL UNLESS NOTED OTHERWISE.

A5. WINDOW SILLS SHALL BE MINIMUM 24" AFF WHERE REQUIRED BY FBC R312.2.1

A6. ALL WET WALLS TO BE 16" O.C. FRAMING OR FURRING.

A7. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING FINISHED WITH 1/2" GYPSUM BOARD.

A8. PROVIDE SHELVING IN CLOSETS WHERE INDICATED. VERIFY HEIGHT ON SITE.

WINDOW & DOOR NOTES (FBC R612)

WD1. WINDOWS AND EXTERIOR DOORS SHALL BE TESTED TO MEET FBC R612.3.2 OR R612.3.3.

WD2. LARGE MISSILE IMPACT REQUIREMENTS: WINDOWS/DOORS LOCATED WITHIN 1 MILE OF COAST OR DESIGNATED EXPOSURE C ZONE SHALL BE IMPACT-RATED OR PROTECTED BY SHUTTERS.

WD3. EXTERIOR DOORS SHALL MEET WIND PRESSURE CRITERIA:

- 6'8" DOORS: 27.6 / -37.0 PSF
- 8'0" DOORS: 27.6 / -36 PSF
- WD4. GARAGE DOORS SHALL BE TESTED PER ANSI/DASMA 108 OR FBC R302.5.2

FIRE SEPARATION (PER FBC R302.6)

FS1. GARAGE SEPARATION FROM RESIDENCE & ATTIC: 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT ON GARAGE SIDE

FS2. STRUCTURES SUPPORTING FLOOR/CEILING ABOVE GARAGE: 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT

FS3. GARAGES <3FT FROM DWELLING WINDOWS: GYPSUM BOARD ON EXTERIOR SIDE OF WALL WITHIN 1.5 FT FROM WINDOW EDGE

MECHANICAL EXHAUST NOTES (FBC M1507.4)

M1. BATHROOMS/TOILET ROOMS SHALL HAVE MECHANICAL EXHAUST OF MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

M2. KITCHEN EXHAUST: 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS

M3. ALL VENTILATION SHALL COMPLY WITH FBC M1507, AND TERMINATIONS SHALL BE TO THE EXTERIOR.

TYPE WALL

- DENOTES C.M.U WALL
- DENOTES 2"x4" FRAME WALL
- DENOTES 2"x4" FRAMED LOAD BEARING WALL
- DENOTES 2"x6" FRAME WALL

TDBIM SOLUTIONS

LINE · ARCH · DESIGN

PROPERTY INFORMATION

5500 Bay Side DrOrlando, FL 32819, EUA

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A1.0

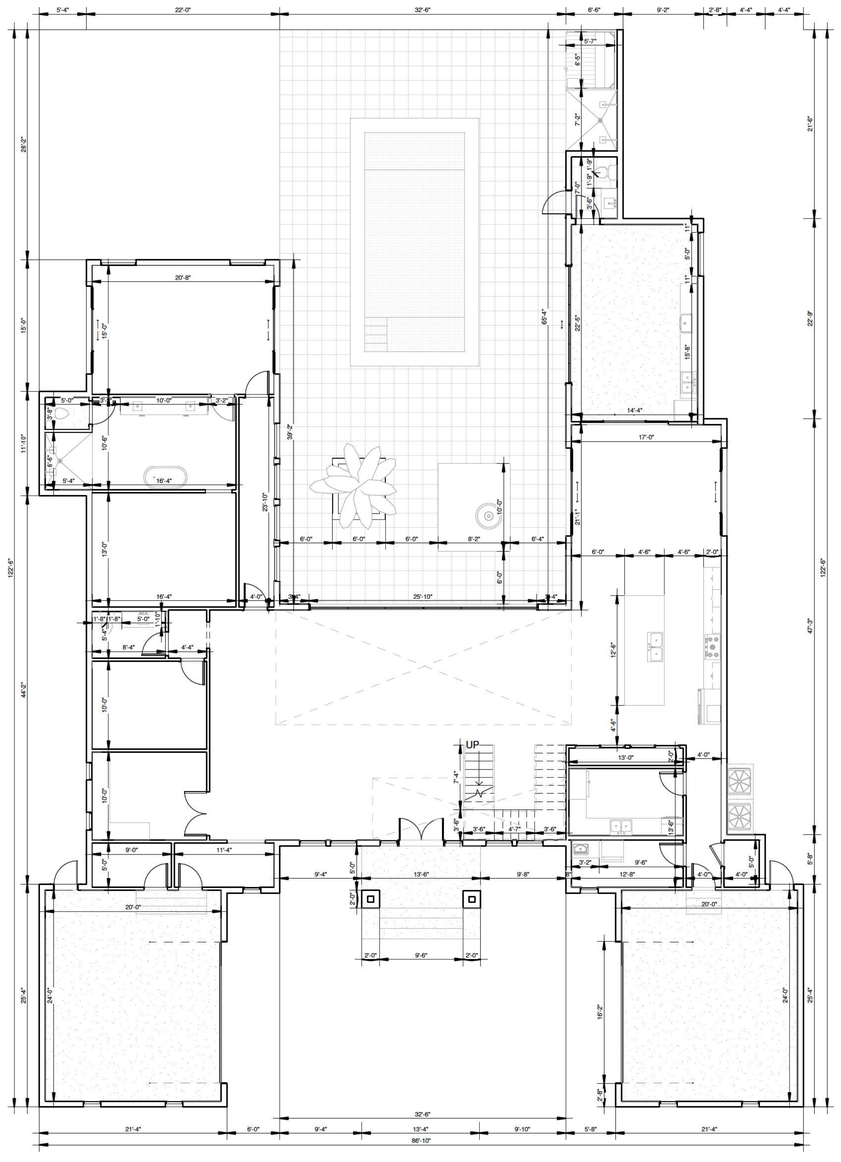
FLOOR PLAN w/ NOTES

DATE: 06-04-2026

DRAWN BY: Taiane Dalcin

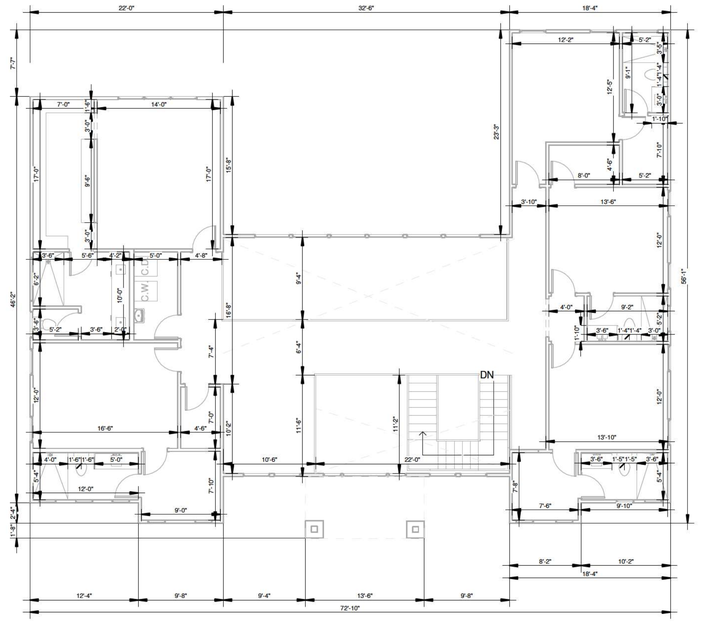
SCALE: AS INDICATED

PAGE SIZE ARCHD



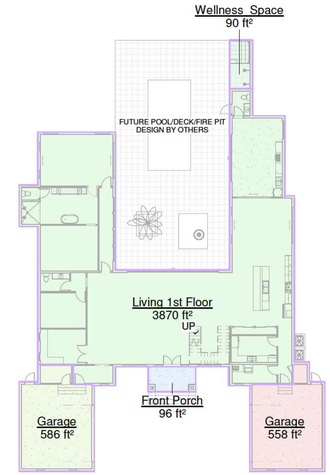
1 1ST FLOOR - DIMENSIONS

1/8" = 1'-0"



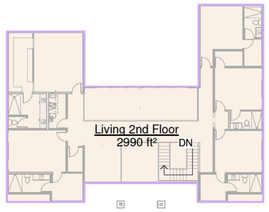
2 2ND FLOOR - DIMENSIONS

1/8" = 1'-0"



3 AREA BUILDING PLAN

1" = 20'-0"



4 AREA BUILDING PLAN - 2ND FLOOR

1" = 20'-0"

AREA BUILDING	
NAME	AREA
LIVING	
Living 1st Floor	3870 ft²
Living 2nd Floor	2990 ft²
NO LIVING	
Garage	558 ft²
Garage	586 ft²
Front Porch	96 ft²
Wellness Space	90 ft²
TOTAL AREA	8190 ft²

TDBIM SOLUTIONS

LINE · ARCH · DESIGN

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A1.1

FLOOR PLAN w/ DIMENSIONS

DATE: 06-04-2026

DRAWN BY: Taiane Dalcin

SCALE: AS INDICATED

PAGE SIZE ARCHD

ABBREVIATIONS

WINDOWS

SH	SINGLE HUNG
DH	DOUBLE HUNG
HR	HORIZONTAL ROLLER
AW	AWNING
CS	CASEMENT
FX	PICTURE GLASS
OBS	OBSCURE
MOD	MODULAR WINDOW SIZE

DOORS

PH	PREHUNG
SC	SOLID CORE
HC	HOLLOW CORE
COL	COLONIAL
BF	BI-FOLD
BP	BI-PASS

MIR MIRROR

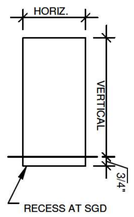
PKT	POCKET
SL	SIDE LITE
SGD	SLIDING GLASS DOOR
OHD	OVERHEAD DOOR

JAMBS

DW	DRYWALL WRAP
SJ	SPLIT JAMB
WJ	WALL JAMB

DOOR - ROUGH OPENING CHART

TYPE OF OPENING	FRAME OPENING (ROUGH OPENING) HORIZONTAL	VERTICAL
PRE-HUNG (PH)	CALL SIZE + 2"	6'-10" (82")
DOUBLE DOOR	CALL SIZE + 2"	6'-10" (82")
SIDE LIGHT	CALL SIZE	6'-10" (82")
CASED (PRE-HUNG): BI-FOLD BI-PASS	CALL SIZE + 2"	6'-9" (81")
POCKET DOOR	DOUBLE CALL SIZE + 2"	6'-11" (83")
MASONRY OPENINGS FOR DOORS	CALL SIZE + 4"	
WRAP (GYP. BD.): BI-FOLD BI-PASS	CALL SIZE + 1 1/4"	6'-9 1/2" (81 1/2")
SLIDING GLASS DR.	CALL SIZE + 2"	6'-8" (80")
POCKET SGD POCKET	CALL SIZE - 1" CALL SIZE + 1"	6'-8" (80")



*ADD 1" TO HORIZ. AND VERT. OPENING ON EXTERIOR PRE-HUNG DOORS

HAZARDOUS GLAZING LOCATIONS

R308.4 HAZARDOUS LOCATIONS.

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M 2).
7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
7.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

WINDOW & DOOR FLASHING – FBC R609.2 & 703.4

BLOCK WALL APPLICATIONS

APPLY VULKEM 350 LIQUID POLYURETHANE SEALER TO THE WINDOW OPENING AND EXTEND 6 INCHES BEYOND THE EXTERIOR PERIMETER.

SET THE WINDOW USING VULKEM 116 POLYURETHANE SEALANT.

CAULK THE EDGE OF THE WINDOW FLANGE TO THE OPENING USING VULKEM 116 POLYURETHANE.

FRAMED WALL APPLICATIONS

APPLY VULKEM 350 LIQUID POLYURETHANE SEALER AROUND THE WINDOW OPENING, EXTENDING 6 INCHES BEYOND THE EXTERIOR.

SET THE WINDOW USING VULKEM 116 POLYURETHANE SEALANT.

APPLY PEEL-AND-STICK FLASHING OVER THE ENTIRE WALL SURFACE, INCLUDING THE NAIL FIN. ENSURE OVERLAPPING IN SHINGLE-STYLE MANNER.

CAULK THE EDGE OF THE WINDOW FLANGE TO THE OPENING WITH VULKEM 116 POLYURETHANE.

DOOR APPLICATIONS
USE A SIMILAR METHOD, APPLYING VULKEM 350 LIQUID POLYURETHANE SEALER TO CREATE A PAN FLASHING EFFECT AT THE DOOR SILL.

NOTES:

WINDOWS SHALL BE FASTENED DIRECTLY TO MASONRY USING 1/4" X 3" TAPCON SCREWS, WITH 3/16" PILOT HOLES, MINIMUM 1" FROM CORNERS AND SPACED 16" O.C. MAX.

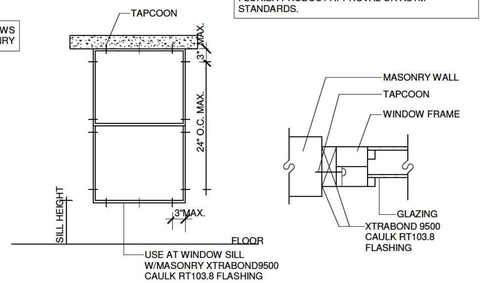
ALL PERIMETER JOINTS SHALL BE SEALED WITH XTRABOND 9500 SEALANT AND RT103.8 FLASHING.

INSTALL WINDOWS ON A LEVEL AND STRUCTURALLY SOUND SILL; APPLY SEALANT CONTINUOUSLY AT THE SILL AND SIDES.

NO BUCK OR NAILER INSTALLATION REQUIRED, UNLESS SPECIFICALLY MANDATED BY THE WINDOW MANUFACTURER.

INSTALLATION COMPLIES WITH FBC AND IS ACCEPTABLE FOR STRUCTURAL ANCHORAGE WHEN WINDOW PRODUCT IS APPROVED PER FLORIDA PRODUCT APPROVAL OR ASTM STANDARDS.

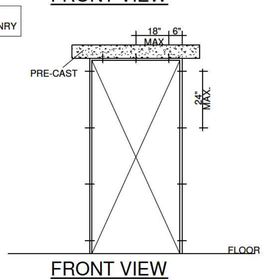
WINDOWS MASONRY



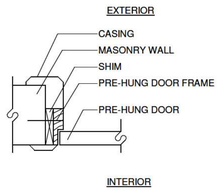
FRONT VIEW

TOP VIEW

DOOR MASONRY

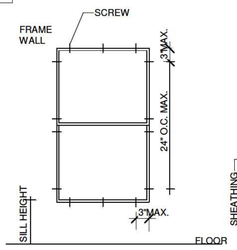


FRONT VIEW

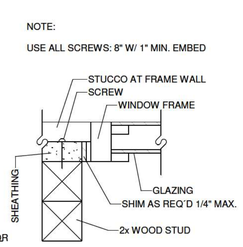


TOP VIEW

WINDOW FRAME



FRONT VIEW



TOP VIEW

DOOR SCHEDULE FIRST FLOOR

MARK	WIDTH	HEIGHT	DESCRIPTION	LEVEL	QTY
D01	60"	120"	Exterior Double	1ST Floor	1
D02	32"	120"	Interior Single Prehung 20 Min	1ST Floor	2
D03	32"	120"	Exterior Single Prehung	1ST Floor	3
D06	32"	120"	Interior Single Prehung	1ST Floor	8
D07	60"	120"	Interior Double Prehung	1ST Floor	1
D08	68"	120"	Exterior Sliding - 2 Panel	1ST Floor	2
D09	120"	120"	Exterior Sliding - 4 Panel	1ST Floor	5
D10	157"	120"	Exterior Highline Bifold	1ST Floor	1
D11	308"	120"	Exterior Highline Bifold	1ST Floor	1
D12	192"	96"	Garage Door	1ST Floor	2
TOTAL DOORS					26

WINDOWS SCHEDULE FIRST FLOOR

MARK	WIDTH	HEIGTH	R - WIDTH	R - HEIGTH	SILL HEIGTH	TYPE	LEVEL	QTY
FIX 24X60	24"	60"	26"	62"	36"	Fixed Window	1ST Floor	2
FIX 24X80	24"	80"	26"	74"	16"	Fixed Window	1ST Floor	6
FIX 24X120	24"	120"	26"	122"	2"	Fixed Window	1ST Floor	2
FIX 36X120	36"	120"	38"	122"	2"	Fixed Window	1ST Floor	4
FIX 48X80	48"	80"	50"	82"	16"	Fixed Window	1ST Floor	6
FIX 60X108	60"	108"	62"	110"	12"	Fixed Window	1ST Floor	1
SKL36X36	36"	36"	38"	38"		Skylight	1ST Floor	3
TOTAL WINDOWS								24

DOOR SCHEDULE 2ND FLOOR

MARK	WIDTH	HEIGHT	DESCRIPTION	LEVEL	QTY
D05	32"	96"	Interior Single Prehung	2nd Floor	17
TOTAL DOORS					17

WINDOWS SCHEDULE 2ND FLOOR

MARK	WIDTH	HEIGTH	SILL HEIGTH	TYPE	LEVEL	QTY
FIX24x24	24"	24"	52"	Fixed Window	2nd Floor	9
FIX 24X60	24"	60"	11"	Fixed Window	2nd Floor	4
FIX 24X120	24"	120"	0"	Fixed Window	2nd Floor	2
FIX 36X36	36"	36"	60"	Fixed Window	2nd Floor	3
FIX 36X120	36"	120"	0"	Fixed Window	2nd Floor	4
FIX 48X120	48"	120"	0"	Fixed Window	2nd Floor	6
FIX 60X18	60"	18"	78"	Fixed Window	2nd Floor	1
FIX 60X120	60"	120"	0"	Fixed Window	2nd Floor	1
SH 30X60	36"	60"	36"	Single Hung Window	2nd Floor	11
TOTAL WINDOWS						41

TDBIM SOLUTIONS

LINE · ARCH · DESIGN

PROPERTY INFORMATION

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DESCRIPTION	DATE

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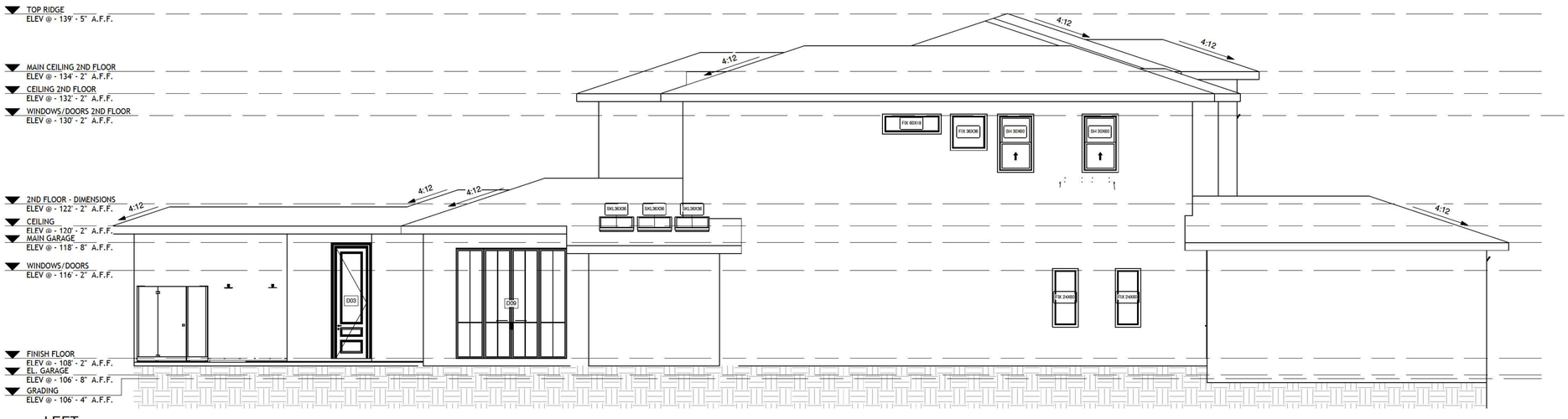
A1.2

WINDOWS/ DOORS

DATE:	06-04-2026
DRAWN BY:	Taiane Dalcin
SCALE:	AS INDICATED
PAGE SIZE	ARCHD

1 FRONT

3/16" = 1'-0"



2 LEFT

3/16" = 1'-0"

UNDERLAYMENT APPLICATION **FBC R905.1.1**

1 - THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.
EXCEPTION:
2 - FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33- PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER:
A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM); END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.
3 - FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:
A. A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LATH **FBC R703.7.1**

1 - LATH AND LATH ATTACHMENTS SHALL BE OF CORROSIONRESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

WATER-RESISTIVE BARRIERS **FBC R703.7.1**

1 - WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.THE INDIVIDUAL LAYERS HALL BE INSTALLED INDEPENDENTLY SUCH AS EACH LAYER PROVIDES SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTLY BETWEEN THE LAYERS.

EXCEPTION:
1 - WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM STUCCO BY AN INTERVENING, SUBSTANTIALLY NON WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

EGRESS

MEAN OF ESCAPE NOTE (EGRESS):
ALL EGRESS WINDOWS TO COMPLY W/F.B.C. P 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE SURING AN EMERGENCY WHEN LOCKED.

STUCCO APPLICATION

- TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALLS OVER EXPANDED METAL OR FIBERGLASS LATH (WITH 3/16" DRAINAGE SPACE), OVER TWO LAYERS OF #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL), WITH WEEP SCREEDS INSTALLED PER R703.7.3.
- TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALLS OVER EXPANDED METAL OR FIBERGLASS LATH (WITH 3/16" DRAINAGE SPACE), OVER TWO LAYERS OF #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL), WITH WEEP SCREEDS INSTALLED PER R703.7.3.

CONTROL JOINTS

CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
· STUCCO AREAS ARE BETWEEN CONTROLS JOINTS SHALL NOT EXCEED 144 SQ. FT.

TDBIM SOLUTIONS

LINE · ARCH · DESIGN

PROPERTY INFORMATION

5500 Bay Side DrOrlando, FL 32819, EUA

REVISIONS:

DESCRIPTION	DATE

SIGNED:

This item has been electronically signed and sealed by JEFFREY M. SANON #70946 using a Digital Signature. Printed copies if this document are not considered signed and sealed and the signature must be verified on any electronic copies as per FBC 107

A1.3

ELEVATIONS

DATE:	06-04-2026
DRAWN BY:	Taiane Dalcin
SCALE:	AS INDICATED
PAGE SIZE	ARCHD

1 BACK

3/16" = 1'-0"

2 RIGHT

3/16" = 1'-0"

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TDBIM SOLUTIONS

LINE · ARCH · DESIGN

PROPERTY INFORMATION

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Orlando, FL
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A1.4

ELEVATIONS

DATE:	06-04-2026
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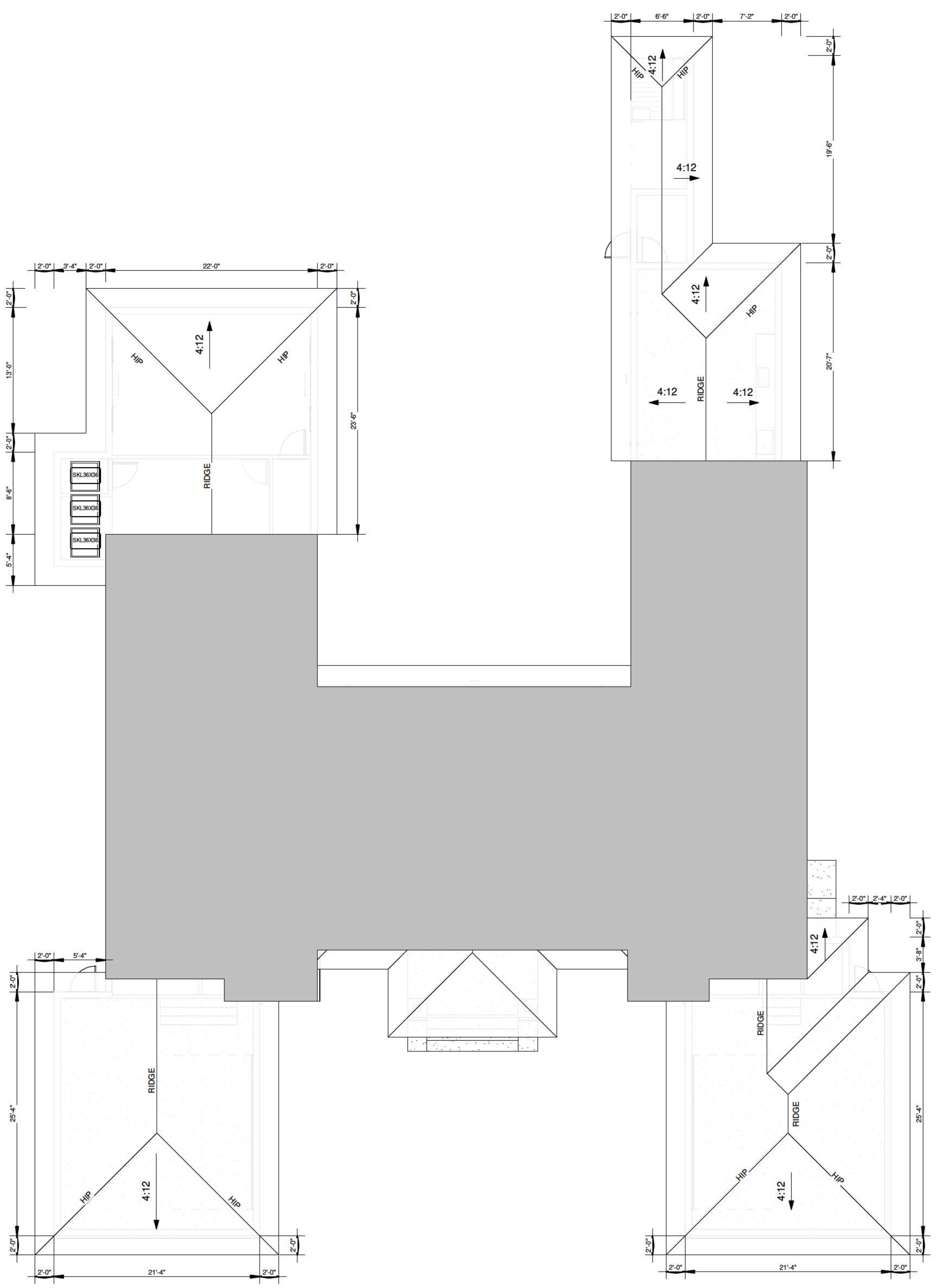
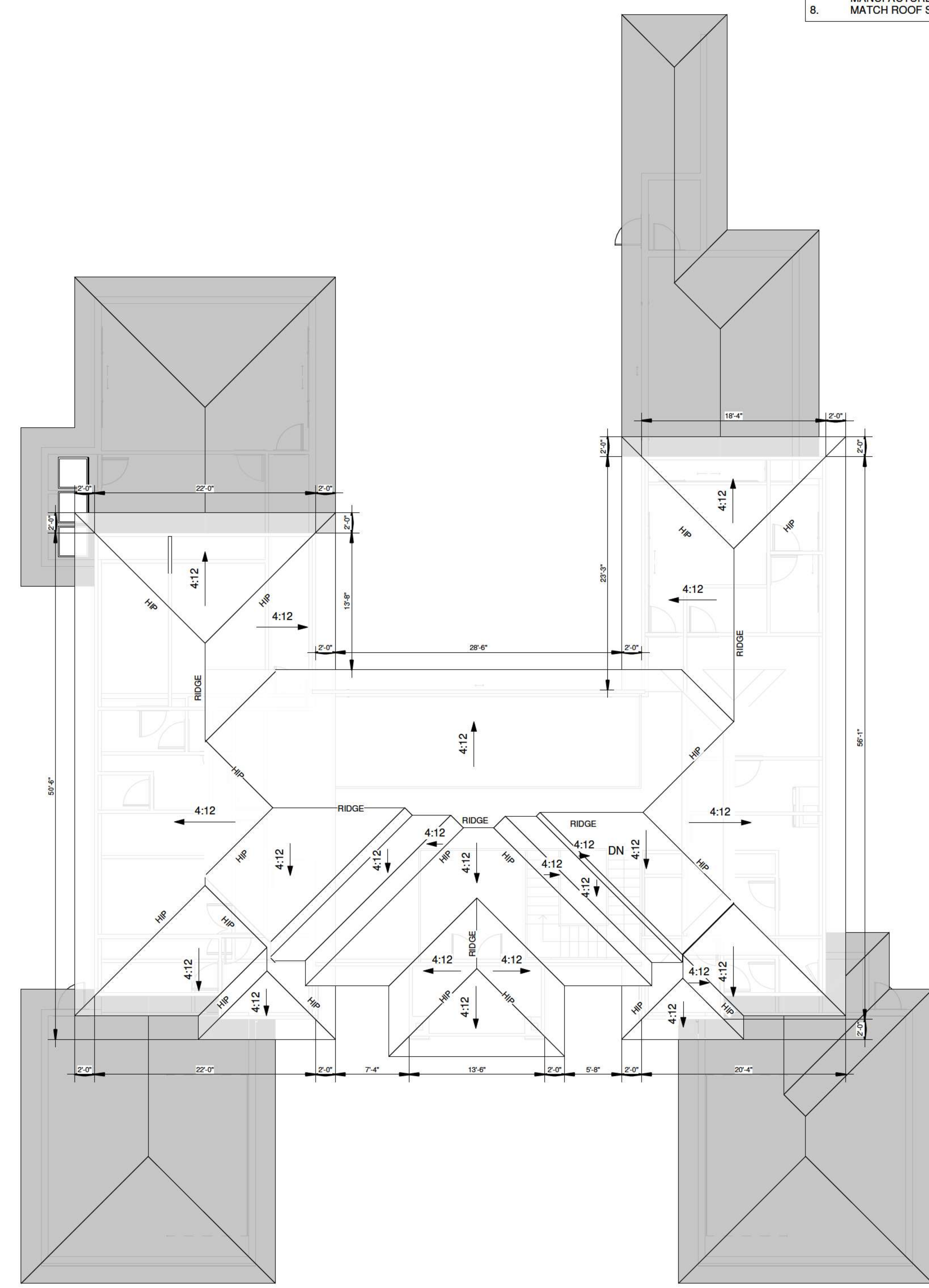
PAGE SIZE	ARCHD



① ROOF PLAN - 1ST FLOOR
1/8" = 1'-0"



② ROOF PLAN - 2ND FLOOR
1/8" = 1'-0"

CEILINGS EXPOSED TO WIND

DRYWALL CEILINGS EXPOSED TO WIND REQUIRE THE USE OF 5/8" EXTERIOR GRADE GYPSUM BOARD.
ATTACH TO BOTTOM CHORDS WITH 6d COOLER NAILS, (1 7/8" L), OR 1 1/2" DRYWALL SCREWS PLACED @ 6" O/C EDGES & FIELD.

NOTES:

1. TYPICAL ROOF PITCH SHALL BE 4:12.
2. TYPICAL ROOF OVERHANG SHALL BE 2'-0".
3. METAL ROOF.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL INSTALL ALL G.I. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATERTIGHT CONSTRUCTION (26 GAUGE, TYPICAL).
6. ALL PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED.
7. PROVIDE ALL FLASHING AND CLOSURE STRIPS AND INSTALL PER MANUFACTURER'S REQUIREMENTS—SEE DETAILS.
8. MATCH ROOF SLOPE TO DRAIN @ CRICKETS WHEN POSSIBLE.

TDBIM SOLUTIONS

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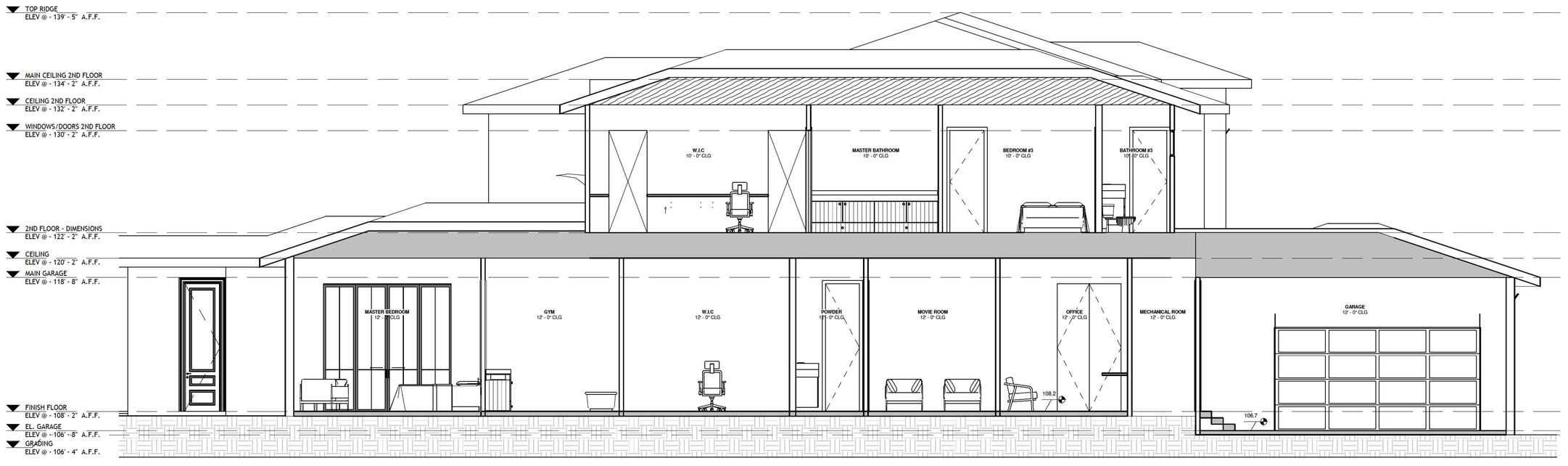
A1.5

ROOF PLAN

DATE:	06-04-2026
DRAWN BY:	Taiane Dalcin
SCALE:	AS INDICATED
PAGE SIZE	ARCHD

1 Section 1

1/4" = 1'-0"



2 Section 2

1/4" = 1'-0"

TDBIM SOLUTIONS

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A1.6

SECTIONS

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PAGE SIZE	ARCHD

3 Section 3

1/4" = 1'-0"

4 Section 4

1/4" = 1'-0"

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DrOrlando, FL
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SECTIONS

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ZONING COMPLIANCE DATA	REQUIRED	PROVIDED
LOT AREA	—	29.642 SF
FRONT SETBACK	25 FT	25 FT
FLOOR SIDE SETBACKS	10FT	10.3FT RIGHT - 10.7FT LEFT
FLOOR REAR SETBACK	30 FT	182 FT
NHWEL SETBACK	50 FT	52 FT
MAXIMUM IMPERVIOUS SURFACE	75% (22,232 SF)	8.691 SF (29.32%)
MAXIMUM BUILDING HEIGHT	35 FT	33 FT

IMPERVIOUS AREA CALCULATION	AREA
BUILDING FOOTPRINT	5.104 SF
FRONT PORCH	96 SF
FUTURE POOL DECK	2.123 SF
DRIVEWAY	1.368 SF
TOTAL IMPERVIOUS AREA	8.691 SF

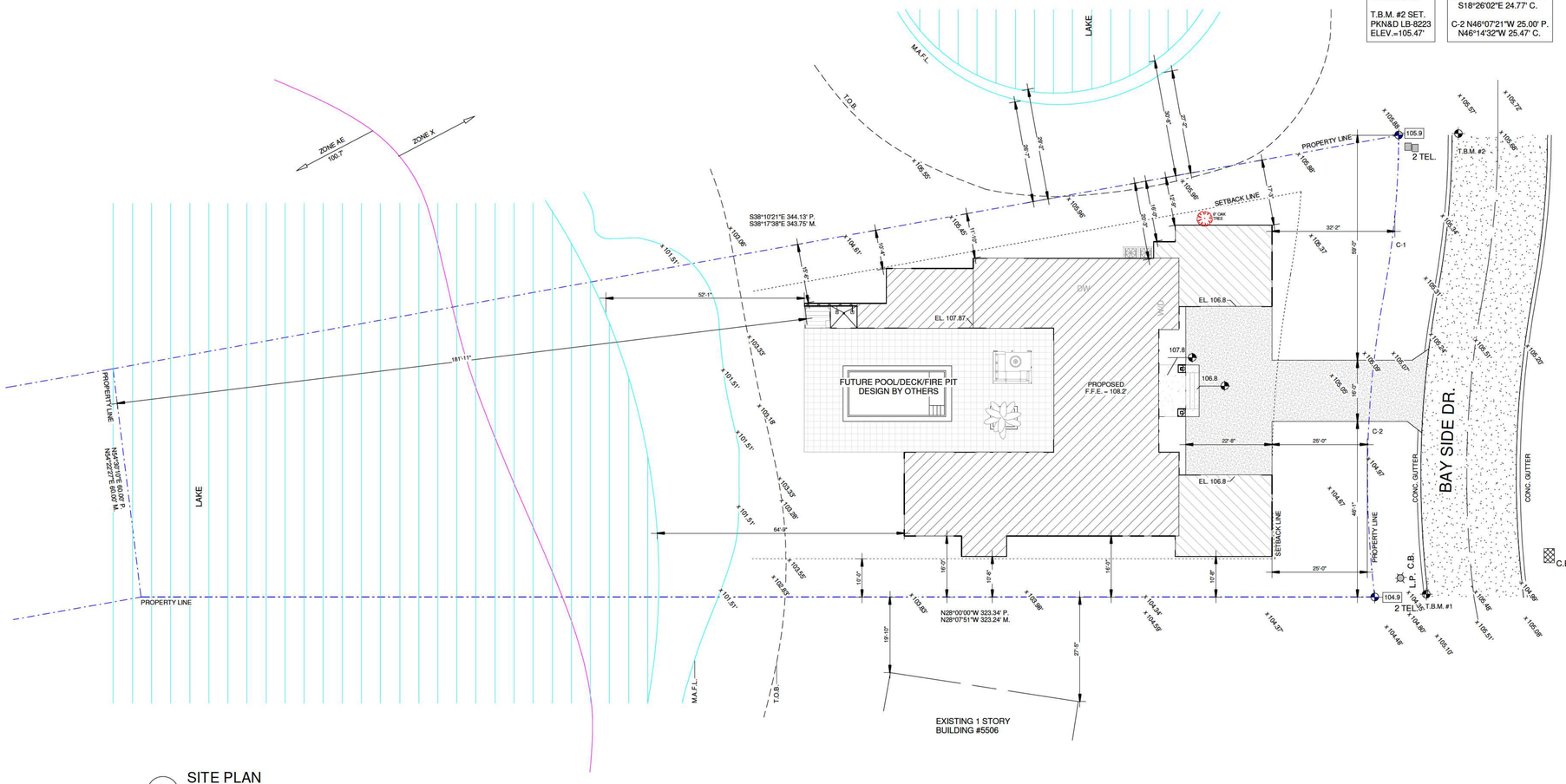
T.B.M. #1 FND
PKN NO ID.
ELEV.=104.91'

T.B.M. #2 SET.
PKN&D LB-8223
ELEV.=105.47'

LINE TABLE:

C-1 S18°07'19"E 25.00' P.
S18°26'02"E 24.77' C.

C-2 N46°07'21"W 25.00' P.
N46°14'32"W 25.47' C.



1 SITE PLAN
1/16" = 1'-0"

SITE PLAN NOTES

x 00.00'	DENOTES EXISTING ELAVATION
00.00'	DENOTES PROPOSED ELEVATION
	DENOTES DRAINAGE FLOW
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
	WOOD POWER POLE
CR	CABLE RISER
CB	CABLE BOX
WM	WATER METER
	SANITARY MANHOLE
	FIRE HYDRANT
	T.B.R - TO BE REMOVED
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	SWALE LINE
	SETBACK LINE
	FLOOD LINE
	REMOVE LINE
	FENCE WOOD LINE
	FENCE CHAIN LINE
	T.O.B - TOP OF BANK

LEGAL DESCRIPTION:

LOT 60, NORTH BAY SECTION I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 82, 83 AND 84, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

COMMUNITY NAME: ORANGE COUNTY UNINCORPORATED AREAS
COMMUNITY NUMBER: 120179
PANEL: 0385 SUFFIX: F EFFECTIVE DATE: 09/25/2009
FLOOD ZONE: X / AE B.F.E.= N/A / 100.7' (NAVD1988)

SITE PLAN NOTES

THIS IS NOT A SURVEY. GALLDO GROUP INC, ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE OWNER AND CONTRACTOR ARE TOTALLY RESPONSIBLE FOR PLACING THE BUILDING ON THE PROPERTY.

POOL DESIGN/DECK/FIREPIT AND LOCATION, IF SHOWN, ARE ONLY SUGGESTED.

LANDSCAPING DESIGN BY OTHERS.

TDBIM SOLUTIONS

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SP5.1

SITE PLAN

DATE:	06-04-2026
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