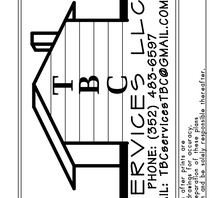


GAVKEE CONSTRUCTION

PLAN:

1744

PROJECT:

N. TEMPLE AVE, HOWEY. ALT KEY: 255491

COMPONENT & CLADDING DESIGN PRESSURE TABLES

TABLE R301.2 (2)

WALL ZONE 4	10 SQ FT	21.2	-22.9
	20 SQ FT	20.2	-22.0
	50 SQ FT	19.0	-20.7
	100 SQ FT	18.0	-19.8
	500 SQ FT	15.8	-17.6

WALL ZONE 5	10 SQ FT	21.2	-28.3
	20 SQ FT	20.2	-26.4
	50 SQ FT	19.0	-23.9
	100 SQ FT	18.0	-22.0
	500 SQ FT	15.8	-17.6

140 WIND SPEED DESIGN UP TO A MEAN ROOF HEIGHT OF 30' IN EXPOSURE "B". EXPOSURE "C". MULTIPLY THE PRESSURE BY 1.40. EXPOSURE "D". MULTIPLY THE PRESSURE BY 1.66.

THE ADDITIONAL PRESSURES OF THE ALTERNATE EXPOSURE CATAGORIES WILL NOT RESULT IN ANY ADDITIONAL CONSTRUCTION PARAMETERS THAT ARE NOT ALREADY INCLUDED IN THESE PLANS. THIS CONCLUSION IS BASED ON THE FACT OF DESIGN PARAMETERS ARE BASED ON 140 MPH AND NOT THE NOMINAL WIND DESIGN NUMBERS IN THE BUILDING CODE

GARAGE DOOR PRESSURES:	9x7	18.5	-20.9
	16x7	17.7	-19.7

INDEX OF DRAWINGS

SHEET #	TITLE
CS	COVER SHEET
A1	FOUNDATION PLAN
A2	FLOOR PLAN
A3	ELEVATIONS
A4	ROOF FRAMING
A5	ELECTRICAL/PRECAST PLAN
D1	DETAIL PAGES

TYP STRUCTURAL NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTS12 TWIST STRAP WITH (4) 3/16" DIA. x 2 1/4" LONG MASONRY ANCHORS TO BOND BEAM BLOCK AND (7)-10d COMMON TO TRUSS FOR UPLIFTS OF 1000 lbs OR LESS. USE (2) FOR 2000 lbs OR LESS.

2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. x 6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTUREES RECOMMENDATIONS. (OR 1/2" x 6" RAWL STUD EXPANSION ANCHOR.)

3. WINDOW ATTACHEMENT INSTALLATION IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MFG'S. DESIGN REQUIREMENTS & MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.

4. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS

5. ALL SPLICES IN STEEL REINFORCEMENT SHALL HAVE A MINIMUM LAP OF 25" AND NOT SPACED FARTHER APART THAN 5" FOR #5 REBAR

6. ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" WIDE UNLESS OTHERWISE NOTED.

7. STEEL COVERAGE: FOOTINGS AND SLAB AGAINST EARTH: 3 INCHES

8. CONCRETE MASONRY UNITS SHALL CONFORM WITH ASTM C-90 HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. TYPE I GRADE I NORMAL WEIGHT. 8" x 8" x 16"

9. MORTAR SHALL CONFORM WITH ASTM C-91 FOR MASONRT CEMENT AND ASTM C-150 FOR PORTLAND CEMENT. MORTAR SHALL BE TYPE "M"

10. CONTRACTOR SHALL VERIFY ADEQUATE SOIL CONDITIONS BEFORE COMMENCING WORK. 2500 PSF MINIMUM BEARING CAPACITY REQUIRED.

11. DIM. FROM EXTERIOR BLOCK WALLS ARE MEASURED FROM THE FURRING STRIPS. BLK. WALL=7 5/8" + FURRING=3/4": TOTAL = 8 3/8"

12. ALL #5 REBAR IN HOUSE TO BE GRADE 40 OR BETTER

13. ALL SOIL OR WASTE PIPE OR BUILDING DRAINS UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL HAVE A PIPE 2 SIZES GREATER THAN THE PIPE PASSING THRU.

14. AT ALL BLOCK WORK THAT OVERHANGS THE SLAB 3/4" BUT NO GREATER THAN 1 1/2". FILL ALL CELLS SOLID WITH CONCRETE (3000 P.S.I.) UP TO 4'-0" AFF. IF A WINDOWSILL IS PRESENT. POUR UP TO THE UNDERSIDE OF SILL WITH SOLID CONCRETE.

15. BASE AND COUNTER FLASHING SHALL BE INSTALLED AS FOLLOWS: 1. IN ACCORDANCE WITH MFG. INSTALLATION'S INSTRUCTIONS. OR 2. A CONTINUOUS METAL MIN 4" x 4" "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORZ AND VERT METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MIN OF 4" FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORZ FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPORVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORZ FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

    BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MIN OF 77 POUNDS PER 100 SQ FEET. COUNTER FLASHING SHALL BE CORROSIVE-RESISTANT METAL WITH A MIN THICKNESS PROVIDED IN TABLE R903.2.1.

    R903.2: FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

16. FOR FUTURE REPAIR OF FAILED DOWNCELL POURS THAT DO NOT FILL UP WITH GROUT PROPERLY. THE BUILDER WILL KNOCK OUT AN APPROX. 4" DIA HOLE AT THE TOP OF THE VOID. THEN THE CELL CAN BE PUMPED SOLID WITH 3000 P.S.I. GROUT TO THE TOP OF THE VOID.

17. ALL CEILINGS IN HOUSE TO BE COVERED WITH 1/2" CEILING BOARD.

18. THE SCUTTLE HOLE IN THE GARAGE TO BE COVERED WITH 1/2" CEILING BOARD.

19. DOORS BETWEEN THE GARAGE AND RESIDENCE SHALL BE MIN 1 3/8" THICK SOLID CORE AND EQUIPPED WITH A SELF CLOSING DEVICE PER R302.5.1

20. THE A/C COMPRESSOR IS TO BE ANCHORED TO THE CONC. PAD WITH 1 1/2" HILTI PINS AT EACH CORNER OR (2) 1/4" x 2" MASONRY SCREWS. ONE EACH AT OPPOSITE CORNERS.

21. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35 MM) THICK. OR 20-MINUTE FIRE RATED DOORS.

22. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH (15.9 MM) TYPE X GYMPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (12.7 MMM) GYPSUM BOARD OR EQUIVALENT.

23. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL.- RIGID NONMETALLIC DUCT OF CLASS 0 CLASS 1 DUCT MATERIAL IN ACCORDANCE WITH UL 181 OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO GARAGE.

24. ALL AIR HANDLER UNITS SHALL HAVE A MINIMUM 3 INCH CLEARANCE AROUND THEM. THE TOP WIDTH OF THE TOTAL WIDTH OF THE ENCLOSED SPACE BEING AT LEAST 12" WIDER THAN THE APPLIANCE.

25. UNDER STAIR PROTECTION: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7mm) GYPSUM BOARD.

26. ALL NEW SINGLE FAMILY. DUPLEXES. TRIPLEXES. CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM. LOCATED WITH MAXIMUM POSSIBLE PRIVACY. WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS. WITH A DOOR THAT HAS A 29" (737MM) CLEAR OPENING. HOWEVER. IF ONLY A TOILET ROOM IS PROVIDED AT GRADE LEVEL. SUCH TOILT ROOMS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29" (737MM).

27. BATHROOM VENTILATION: GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (23.6 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

28. ALL ANCHOR BOLTS USED IN THE PROJECT WILL HAVE A MINIMUM EMBEDMENT OF 7" AND BE AT A MINIMUM OF 1/2" DIA.

29. ALL SHOWER ENCLOSURES WILL COMPLY WITH FBCR 308.

30. THE ATTIC ACCESS TO BE FRAMED WITH A MINIMUM ROUGH FRAMED OPENING OF 22" x 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.

31. ALL WOOD THAT COMES IN CONTACT WITH THE GROUND OR CONCRETE SHALL BE PRESSURE TREATED.

32. R312.2.1: WINDOW SILLS:

    In dwelling units. where the top of the sill of an operable window opening is located less than 24 inches abovethe finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building. the operable window shall comply with one of the following:

    1. Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in its largest opened position.
    2. Operable windows that are provided with window fall provention devices that comply with ASTM F2090
    3. Operable windows that are provided with window opening control devices that comply with section R312.2.2

32A: EMERGENCY ESCAPE: WINDOW SILLS

Where a window is provided as the emergency escape and rescue opening. it shall have a sill height of not more than 44 inches above the floor.

33. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE OF A 1/2"

34. UNDERLAYMENT APPLICATION: R905.1.1.1 Underlayment for asphalt. metal roof shingles. mineral surfaced roll roofing. slate and slate-type shingles. and metal roof panels shall comply with one of the following methods:

    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 mfg's and roof covering mfg's installation instructions for the deck material. roof ventilation configuaration and climate exposure for the roof covering installed.

       Exception: An existing self-adhering modified bitumen underlayment that has been previously installed over the roof decking and where it is required. renailing off the roof sheathing in accordance with section R908.7.1 can be confirmed or verified. An approved underlayment in accordance with Table 905.1.1.1 for the application roof covering shall be applied over the entire roof over the existing self-adhered modified bitumen underlayment.

    2. A minimum 4 inch wide strip of self-adhering polymer-modified bitumem membrane complying with ASTM D1970. installed in accordance with the mfg's instructions for the deck material. shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R505.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4 inch wide membrane strips.

       Exception: A syntheticunderlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lbf in accordance with ASTM D4533 and 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 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 mfg's installation instructions.

    3. A minimum 3 3/4 inch wide strip of self adhering flexible flashing tape complying with AAMA 711. level 3 for exposure up to 176 deg F. installed in accordance with the mfg's instructions for the deck material. shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4 inch wide flashing tape.

       Exception: A syntheticunderlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lbf in accordance with ASTM D4533 and 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 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 mfg's installation instructions.

    4. Two layers of ASTM D226 type 2 or ASTM D4869 type 3 or type 4 underlayment shall be installed as follows: Apply a 19 inch strip of underlayment felt parallel to and starting at the eaves. fastened sufficiently to hold in place. Starting at the eave. apply 36" wide sheets of underlayment. overlapping successive sheets 19 inches. 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 o.c. and one row at the end and side laps fastened 6 inches o.c.. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed. Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 32 gage sheet metal. Power driven metal caps shall have a minimum thickness of0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.

    5. Two layers of a reinforced synthetic underlayment that has a product approval as an alternative to underlayment complying with ASTM D226 type 2 shall be permitted to be used. Synthetic underlayment shall have a minimum tear strength of 15 lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf per inch in accordance with ASTM D 5035. and shall meet the liquid water transmission test of section 8.6 of ASTM D 4869.

       Synthetic underlayment shall be installed as follows: Apply a strip of synthetic underlayment that is half the width of a full sheet parrallel to and starting at the eaves. fastened sufficiently to hold in place. Starting at the eave. apply full sheets of reinforced synthetic underlayment. overlapping successive sheets half the width of a full sheet plus the width of the mfg's single ply overlap. End laps shall be 6 inches and shall be offset by 6 feet. Synthetic underlayment shall be attached to a nailable deck with corrosion resistant fasteners with a maximum fastener spacing. measured horizontally and vertically. of 12 inches o.c. between side laps. and one row at the end and side laps fastened 6 inches o.c..

       Synthetic underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed. Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 32 gage sheet metal. Power driven metal caps shall have a minimum thickness of0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.

R905.3.3 for concrete and clay tile:

Required underlayment shall comply with the underlayment mfg's installation instructions in accordance with the FRSA/TRI Florida high wind concrete and cly roof tile installation manual. sixth edition where the Vasd is determined in accordance with Section R301.2.1.3 or the reccomendation of RAS 118. 119 or 120.

35. DRIP EDGE

    Provide drip edge at eaves and gables of shingle roofs. The overlap is to be a minimum of 3 inces. Eave drip edges shall extend 1/2 inch below sheathing and extend back on the roof a minimum of 2 inches. Drip edge at eaves shall be permitted to be installed either over or under the underlayment. If it is installed over the underlayment. there shall be a minimum 4 inch width of roof cement installed over the drip edge flange. The drip edge shall be shall be mechanically fastrened a maximum of 4 inces o.c.

36. INTERCONNECTION:

    Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with R314.3. the alarm devices shall be interconnected in such a manor that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smole alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

37. R608.8.1.2: VERTICLE REINFORCEMENT IN BLOCK WALLS

    Not less than one (1) No. 4 bar (grade 40) shall be provided on each side of openings equal or greater than two feet in width. The verticle reinforcement required by this section shall extend the full height of the wall story and shall be located within 12 inches of each side opening............

MUNICIPALITY SEAL:

LIVE LOADS:

Uninhabitable attics without storage	10
Uninhabitable attics with limited storage	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks	40
Fire Escapes	40
Guardrails and Handrails	200
Guardrail in-fill components	50
Passenger vehicle garages	50
Rooms other than sleeping room	40
Sleeping room	30
Stairs	40

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND NEC 2017 AND IS NOT IN WINDBORNE DEBRIS REGION

BASIC WIND SPEED = 140 MPH with 2-3 second gust
RISK CATAGORY =2 PER TABLE FBC 1604.4
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT = +- 0.18 (FULLY ENCLOSED)
AVERAGE DESIGN WIND PRESSURE- 25 PSF
OCCUPANCY CLASSIFICATION: R3 PER FBC310
CONSTRUCTION TYPE 5

Sealed plans must be submitted to the Building Dept. within 60 days of the date of signing and sealing. After 60 days, plans may not be accurate for the location for which they are being submitted due to the building code changing or the building dept requiring new or updated details. Drafting, printing and shipping charges will be assesed based on a case by case review.

T
B
C
SERVICES LLC
PHONE: (352) 483-6597
EMAIL: TBCservicesTBC@GMAIL.COM

GAVKEE CONSTRUCTION

1744 A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

To the best of our knowledge, these plans are drawn to comply with the owner's and or contractor's specifications. Any changes made to the plans after prints are completed will be done at the owner's and or contractor's expense and responsibility. The contractor shall verify all dimensions and details of the drawings for accuracy. T B C Services LLC, or Paul Marchand will not be held liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid mistakes, the maker cannot guarantee against human error. The contractor must check all dimensions and other details prior to construction and be solely responsible thereafter.

LP Structural Design LLC
P.E. NO. 47617
FL PROFESSIONAL ENGINEER
223 MAGNOLIA CIRCLE
EUSTIS FL 32726 (352) 989-1934

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc and that this building is in compliance with the requirements of the 7th edition FBC 2020.

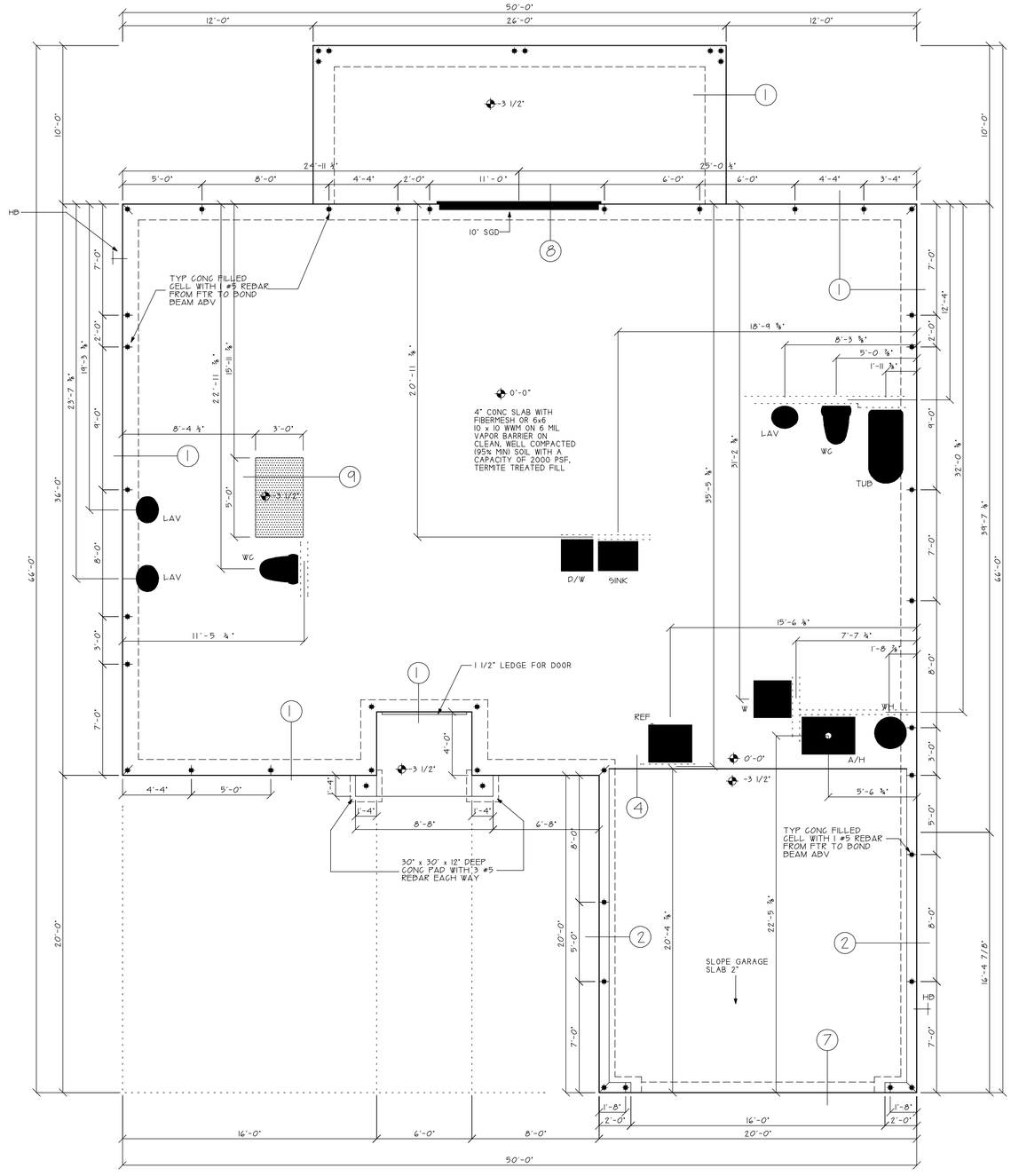
DRAWN BY: TBC
PRELIM:
FILE NAME:
FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491
REV:
9/22/2022
SHEET: CS

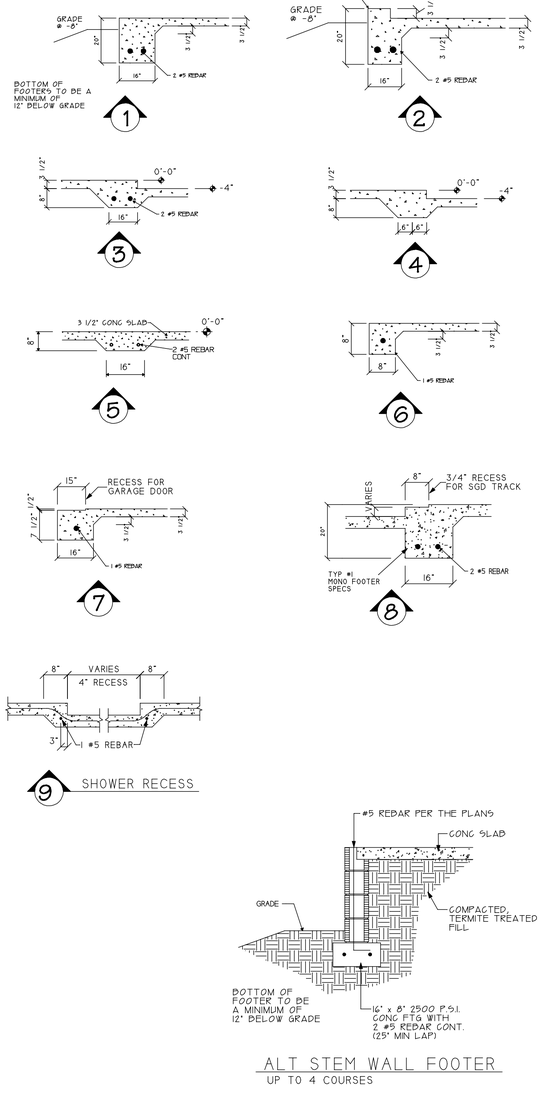
SEAL:

LARRY ALAN PARKINSON
NO. 47617

Larry A Parkinson
Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:48:18 -04'00'

This document has been electronically signed and sealed by Larry Alan Parkinson, #47617 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.





A/C PAD MUST BE A MINIMUM OF 12" AWAY FROM SLAB

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

BOTTOM OF FOOTERS TO BE A MINIMUM OF 12" BELOW GRADE

①

②

③

④

⑤

⑥

⑦

⑧

⑨ SHOWER RECESS

ALT STEM WALL FOOTER

UP TO 4 COURSES

GENERAL FOUNDATION NOTES:

1. ALL CONCRETE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS. SLABS SHALL BE REINFORCED WITH FIBER MESH OR 6x6 10x10 W.W.M. ON 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL.

2. CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS. REINFORCE FOOTINGS WITH #5 BARS AS INDICATED. ALL BARS CLEAN AND FREE FROM RUST AND SCALE. SPLICE SHALL BE OVERLAP 25" MIN.

3. FOR CONCRETE BLOCK WALLS PROVIDE CONCRETE FILLED CELLS 1 #5 BAR VERTICALLY CONT. FROM FOOTING TO TIE BEAM AT ALL CORNERS AND WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.

4. EXTEND SLAB 1 1/2" AT DOOR OPENINGS

5. EXTEND SLAB 1 1/2" AND RECESS 3/4" FOR SLIDING GLASS DOOR TRACKS

6. BOTTOM OF ALL EXTERIOR FOOTERS TO BE A MINIMUM OF 12" BELOW GRADE.

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PRELIM:
FILE NAME:
FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491
REV:
9/22/2022
SHEET:
A1

SEAL:

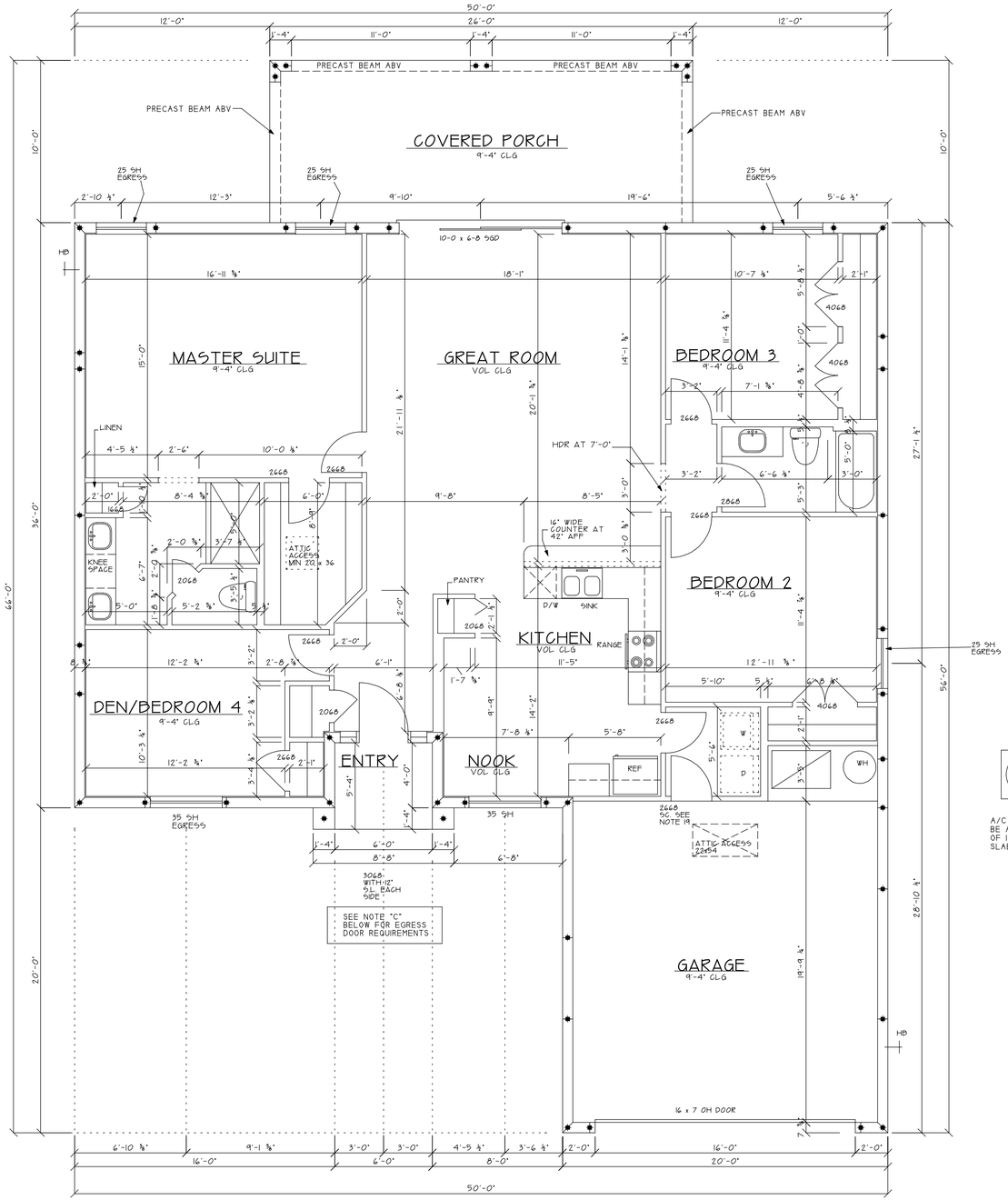
LARRY ALAN PARKINSON

Larry A Parkinson

Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:48:36 -04'00'

This document has been electronically signed and sealed by Larry Alan Parkinson, #47617 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.

MUNICIPALITY SEAL:



FLOOR PLAN

SCALE 1/4" = 1'-0"

WINDOW SIZING CHART		
CALL OUT BLOCK WALLS	**STYLE**	**DIMENSIONS** WIDTH HEIGHT
1/2 33	SH: SINGLE HUNG	27" x 36"
1/2 34	SH: SINGLE HUNG	27" x 48"
1/2 35	SH: SINGLE HUNG	27" x 60"
1/2 36	SH: SINGLE HUNG	27" x 72"
23	SH: SINGLE HUNG	37" x 36"
24	SH: SINGLE HUNG	37" x 48"
25	SH: SINGLE HUNG	MEETS EGRESS 37" x 60"
26	SH: SINGLE HUNG	MEETS EGRESS 37" x 72"
33	SH: SINGLE HUNG	52" x 36"
34	SH: SINGLE HUNG	52" x 48"
35	SH: SINGLE HUNG	MEETS EGRESS 52" x 60"
36	SH: SINGLE HUNG	MEETS EGRESS 52" x 72"

NOTES: ALL WINDOW DESIGNATIONS WILL BE LABELED AT EACH INDIVIDUAL OPENING AND WILL REFER TO THIS CHART.

IF THE STYLE DESIGNATION STATES "DH". IT WILL BE A DOUBLE HUNG.

IF THE WINDOW DESIGNATION STATES A "DBL" AND THEN THE SIZE. TAKE THE WIDTH (FIRST NUMER IN THE CHART) AND MULTIPLY IT BY 2 AND ADD 1" FOR WINDOW MULL BAR. FOR ANY (3) OR TRIPLE WINDOW DESIGNATIONS. MULTIPLY IT BY 3 AND ADD 2". THE HEIGHT REMAINS THE SAME.

SAFETY GLASS WILL BE CALLED OUT AT EACH SPECIFIC WINDOW LOCATION

FRAME WALL WINDOW DESIGNATIONS: THE NOTE AT EACH WINDOW WILL BE CALLED OUT AS THE ACTUAL SIZE OF THE WINDOW. EXAMPLE "3050" STANDS FOR 36" WIDE x 5' TALL

FLOOR PLAN NOTES

A: PANTRY SHELVING: 5 EACH
LINEN SHELVING: 3 EACH

B: WOOD BLOCKING TO BE INSTALLED AT ALL CABINET LOCATIONS: ABV 54". 34" DOWN. 84"BELOW AND 96" DOWN

C: R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS.
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.
EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD.

D: SHOWER OPENING HEADERS AT 7'-6" AFF

AREAS	
A/C AREA	1744
GARAGE:	432
ENTRY:	35
PORCH:	260
TOTAL UNDER ROOF:	2471

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND NEC 2017 AND IS NOT IN WINDBORNE DEBRIS REGION

BASIC WIND SPEED = 140 MPH
with 2-3 second gust
RISK CATAGORY =2 PER TABLE FBC 1604.4
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT = +- 0.18
(FULLY ENCLOSED)
AVERAGE DESIGN WIND PRESSURE- 25 PSF
OCCUPANCY CLASSIFICATION: R3 PER FBC310
CONSTRUCTION TYPE 5

LIVE LOADS:

Uninhabitable attics without storage	10
Uninhabitable attics with limited storage	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks	40
Fire Escapes	40
Guardrails and Handrails	200
Guardrail in-fill components	50
Passenger vehicle garages	50
Rooms other than sleeping room	40
Sleeping room	30
Stairs	40

Sealed plans must be submited to the Building Dept. within 60 days of the date of signing and sealing. After 60 days, plans may not be accurate for the location for which they are being submitted due to the building code changing or the building dept requiring new or updated details. Drafting, printing and shipping charges will be assesed based on a case by case review.

T B C
SERVICES LLC
PHONE: (352) 483-6597
EMAIL: TBCservicesTBC@GMAIL.COM

GAVKEE CONSTRUCTION

1744 A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

LP Structural
Design LLC
P.E. NO. 47617
FL PROFESSIONAL ENGINEER
223 MAGNOLIA CIRCLE
EUSTIS FL 32726 (352) 989-1934

I hereby certify that I have reviewed this structure for integrity of shear walls. roof diaphragms. etc and that this building is in compliance with the requirements of the 7th edition FBC 2020.

To the best of our knowledge. these plans are drawn to comply with the owner's and or contractor's specifications. Any changes made to the plans after prints are completed will be done at the owner's and or contractor's expense and responsibility. The contractor shall verify all dimensions and details of the drawings for accuracy. T B C Services LLC. or Paul Marchand will not be held liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid mistakes. the maker cannot guarantee against human error. The contractor must check all dimensions and other details prior to construction and be solely responsible thereafter.

DRAWN BY: TBC	PRELIM:
FILE NAME:	FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV: 9/22/2022	SHEET: A2

SEAL:

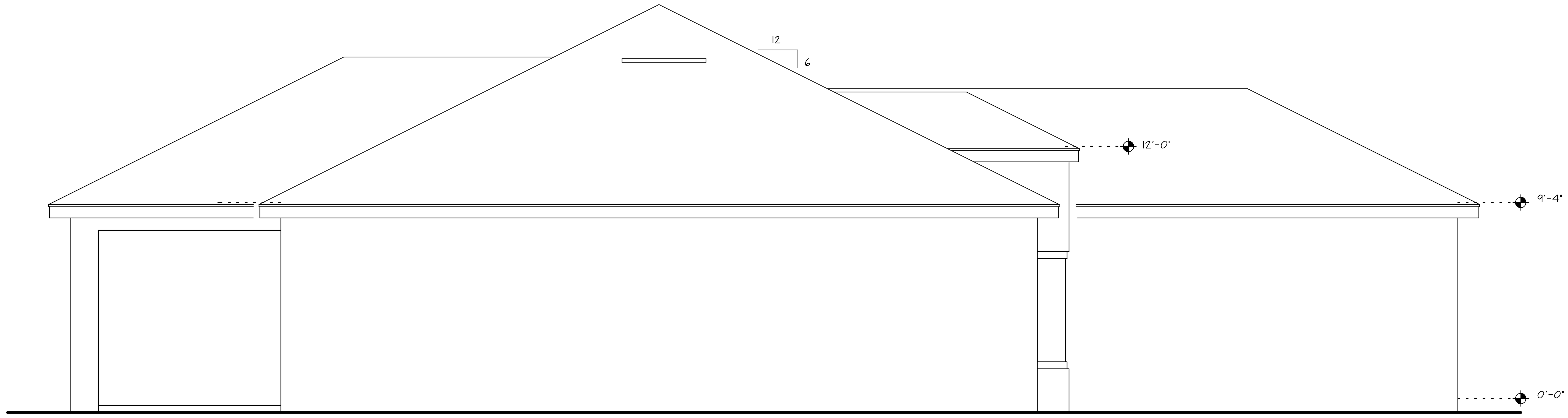
LARRY ALAN PARKINSON
NO. 47617

Larry A Parkinson

Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:48:52 -04'00'

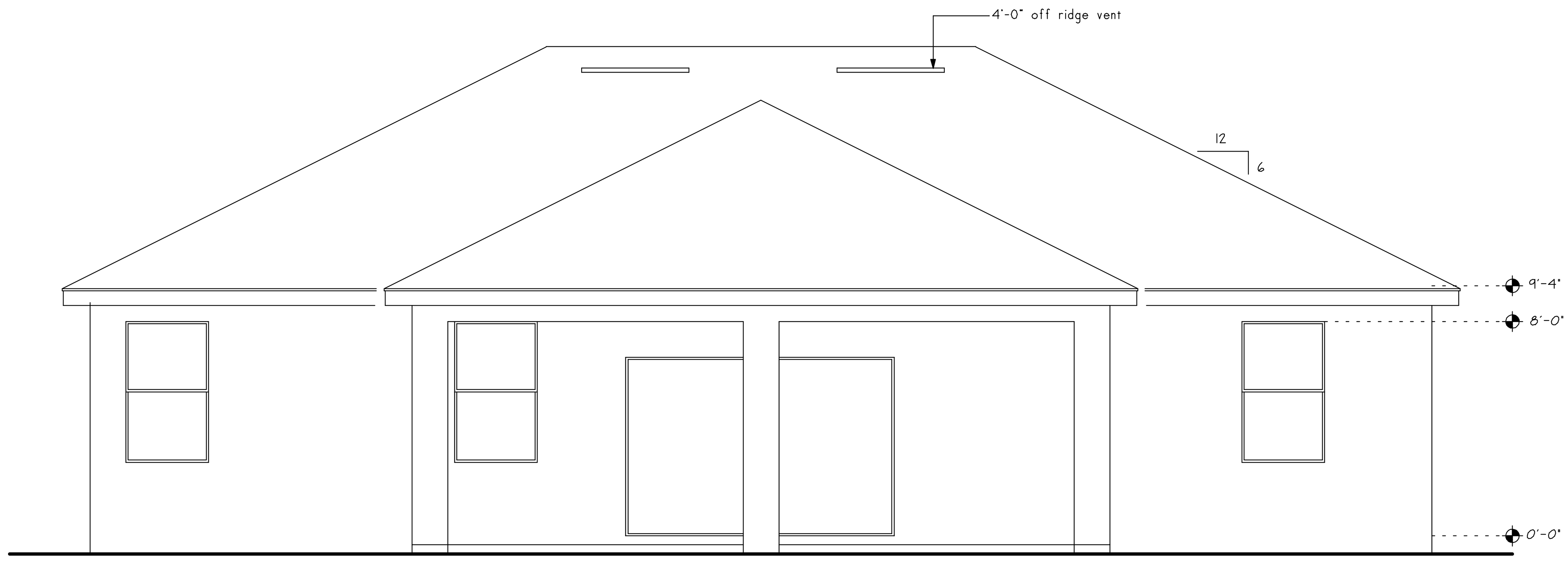
This document has been electronically signed and sealed by Larry Alan Parkinson, #47617 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.

MUNICIPALITY SEAL:



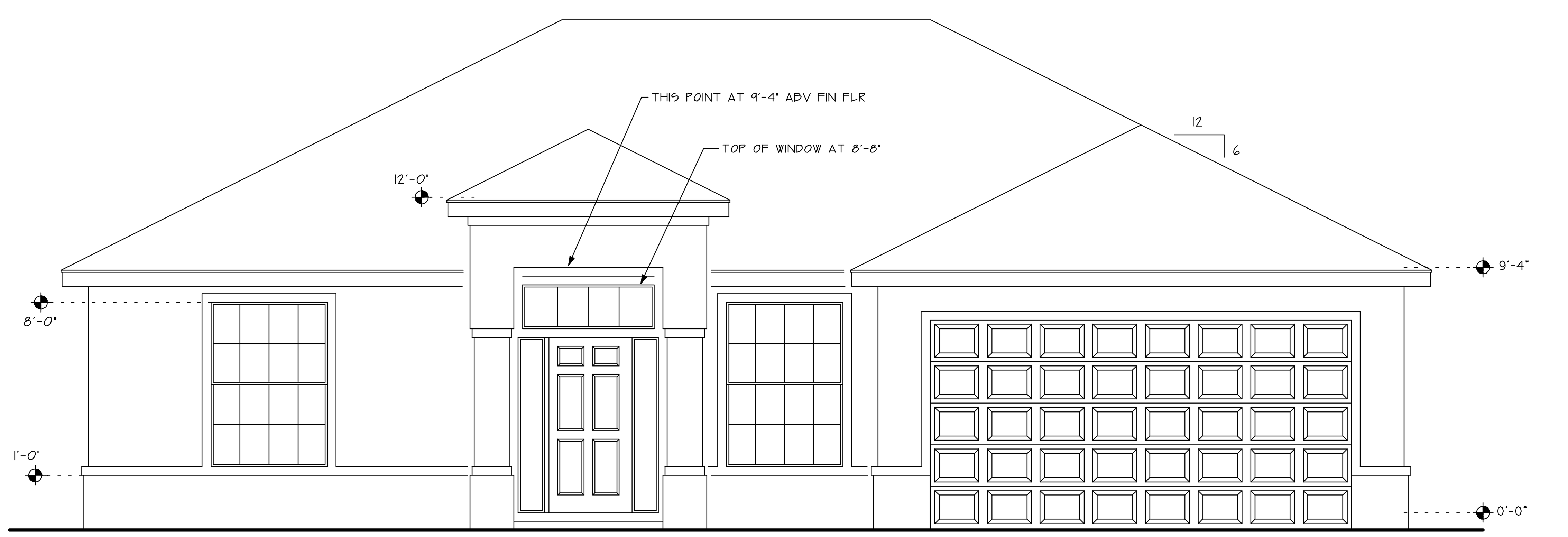
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

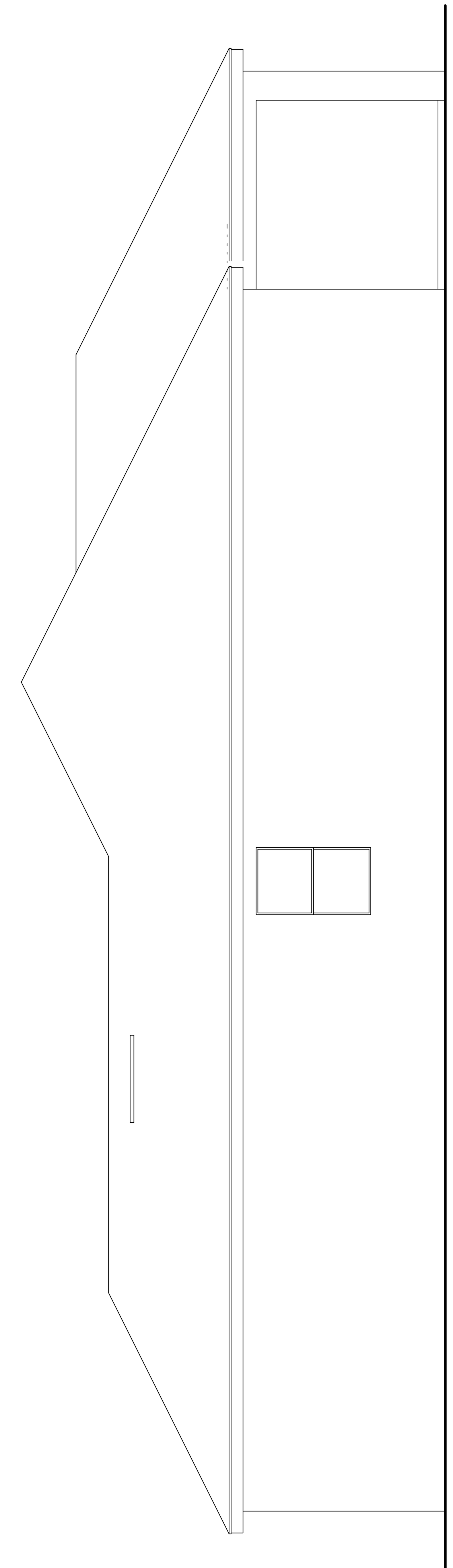
SCALE 1/4" = 1'-0"



FRONT ELEVATION A

SCALE 1/4" = 1'-0"

SEE ATTIC VENTILATION
CHART ON SHEET A4
FOR NUMBER OF ROOF VENTS



RIGHT SIDE ELEVATION

Stucco application

1/11/2022

5/8" STUCCO
OVER ANY BLOCK WALLS PER
ASTM C 926.

7/8" STUCCO
OVER 2.5 lb PAPER BACKED EXPANDED
DIAMOND MESH LATH OVER FRAME WALLS.

All lath and lath attachments shall be of corrosion-resistant material. Expanded metal or woven wire lath shall be attached with 1 1/2" 11 gage nails have a 7/16" head, or 7/8" long 16 gage staples spaced no more than 6", or as otherwise approved.

Weep Screeds:

Minimum NO.26 galvanized sheet gage corrosion-resistant weep screed or plastic weep screed with a minimal verticle attachment flange of 3 1/2" shall be provided at or below the plate line on exterior stud walls in accordance with ASTM C 926.

The weep screed shall be placed a minimum of 4" above the earth or 2" above paved areas for frame to concrete connections only.
The weather resistant barrier shall lap the attachment flange.
The exterior lath shall cover and terminate on the attachment flange of the weep screed.

Water resistive barriers installed over wood based sheathing shall include a water resistive barrier equivalent to 2 layers of Grade D Paper.

WATER RESISTIVE BARRIER

One layer of NO. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for type one felt or other approved water resistive barrier shall be applied over studs or sheathingof all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND NEC 2017 AND IS NOT IN WINDBORNE DEBRIS REGION

BASIC WIND SPEED = 140 MPH
with 2-3 second gust
RISK CATAGORY =2 PER TABLE FBC 1604.4
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INTERNAL PRESSURE COEFFICIENT = +- 0.18
(FULLY ENCLOSED)
AVERAGE DESIGN WIND PRESSURE- 25 PSF
OCCUPANCY CLASSIFICATION: R3 PER FBC310
CONSTRUCTION TYPE 5

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PHONE: (352) 483-6597
EMAIL: TBCservicesTBC@GMAIL.COM

GAVKEE CONSTRUCTION

1744 A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

LP Structural
Design LLC
P.E. NO. 47617
FL PROFESSIONAL ENGINEER
223 MAGNOLIA CIRCLE
EUSTIS FL 32726 (352) 989-1934

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc and that this building is in compliance with the requirements of the 7th edition FBC 2020.

DRAWN BY: TBC	PRELIM:
FILE NAME:	FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV: 9/22/2022	SHEET: A3

SEAL:

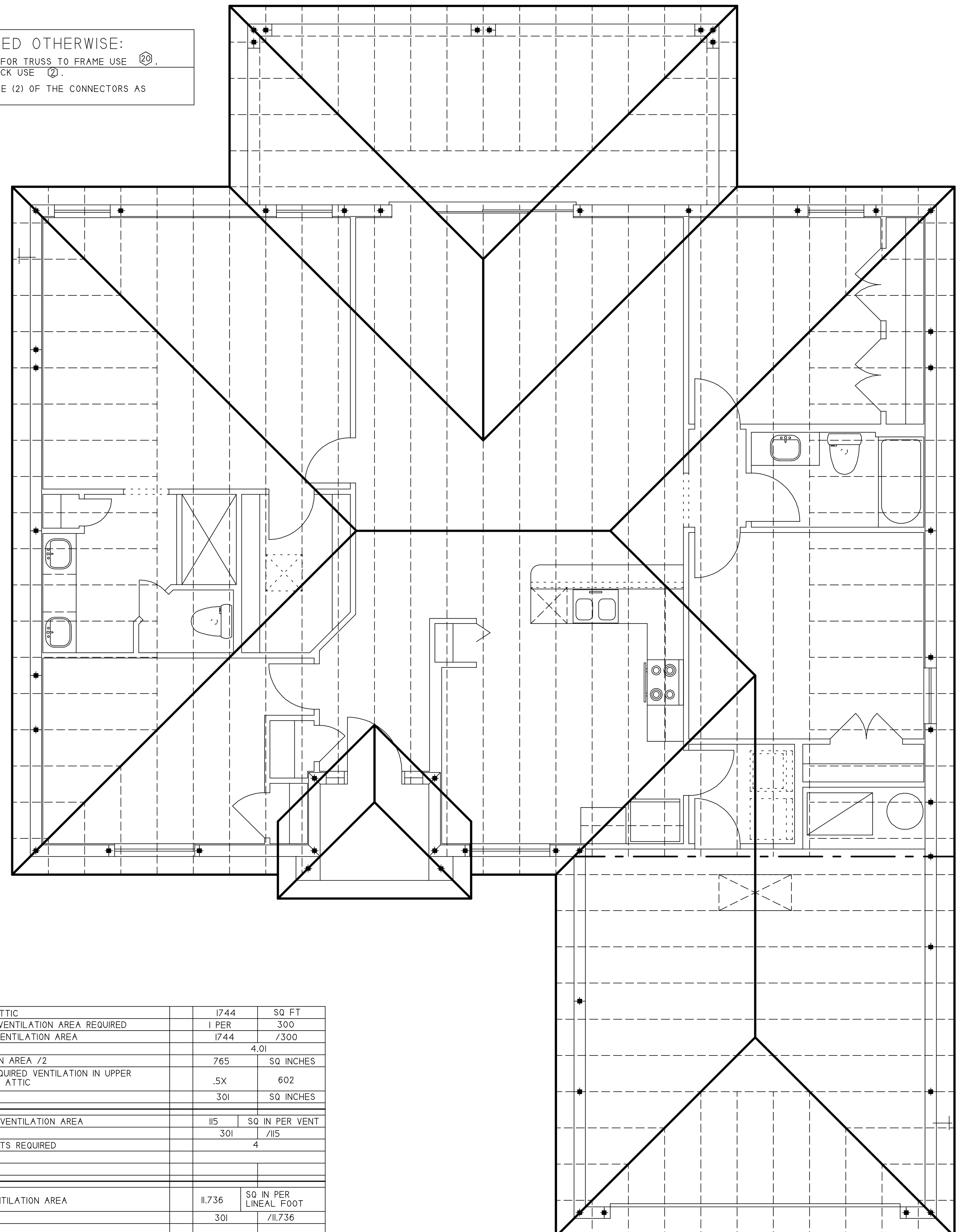
LARRY ALAN PARKINSON
LICENSE
NO. 47617
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Larry A Parkinson

Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:49:10 -04'00'

UNLESS NOTED OTHERWISE:
WHERE CONNECTOR NOT NOTED FOR TRUSS TO FRAME USE (20).
TRUSS TO BLOCK USE (2).

FOR TYP GIRDER LOCATIONS: USE (2) OF THE CONNECTORS AS NOTED IN THE STATEMENT ABV



AREA OF ATTIC		1744	SQ FT
NET FREE VENTILATION AREA REQUIRED		1 PER	300
REQUIRED VENTILATION AREA		1744	/300
		4.01	
VENTILATION AREA /2		765	SQ INCHES
MINIMUM REQUIRED VENTILATION IN UPPER PORTION OF ATTIC		.5X	602
		301	SQ INCHES
OFF RIDGE VENTILATION AREA		115	SQ IN PER VENT
		301	/115
TOTAL VENTS REQUIRED		4	
SOFFIT VENTILATION AREA		11.736	SQ IN PER LINEAL FOOT
		301	/11.736
TOTAL LINEAL FT OF SOFFIT VENTING REQUIRED		25.64	LINEAL FEET
		55' PROVIDED	

* AREA OF ATTIC IS THE PERIMETER OF THE HOUSE, LESS THE OVERHANG (EXTERIOR OF WALL TO EXTERIOR OF WALL, NO OVERHANGS INCLUDED)

UNLESS NOTED OTHERWISE:
WHERE CONNECTOR NOT NOTED FOR TRUSS TO FRAME USE (20).
TRUSS TO BLOCK USE (2).

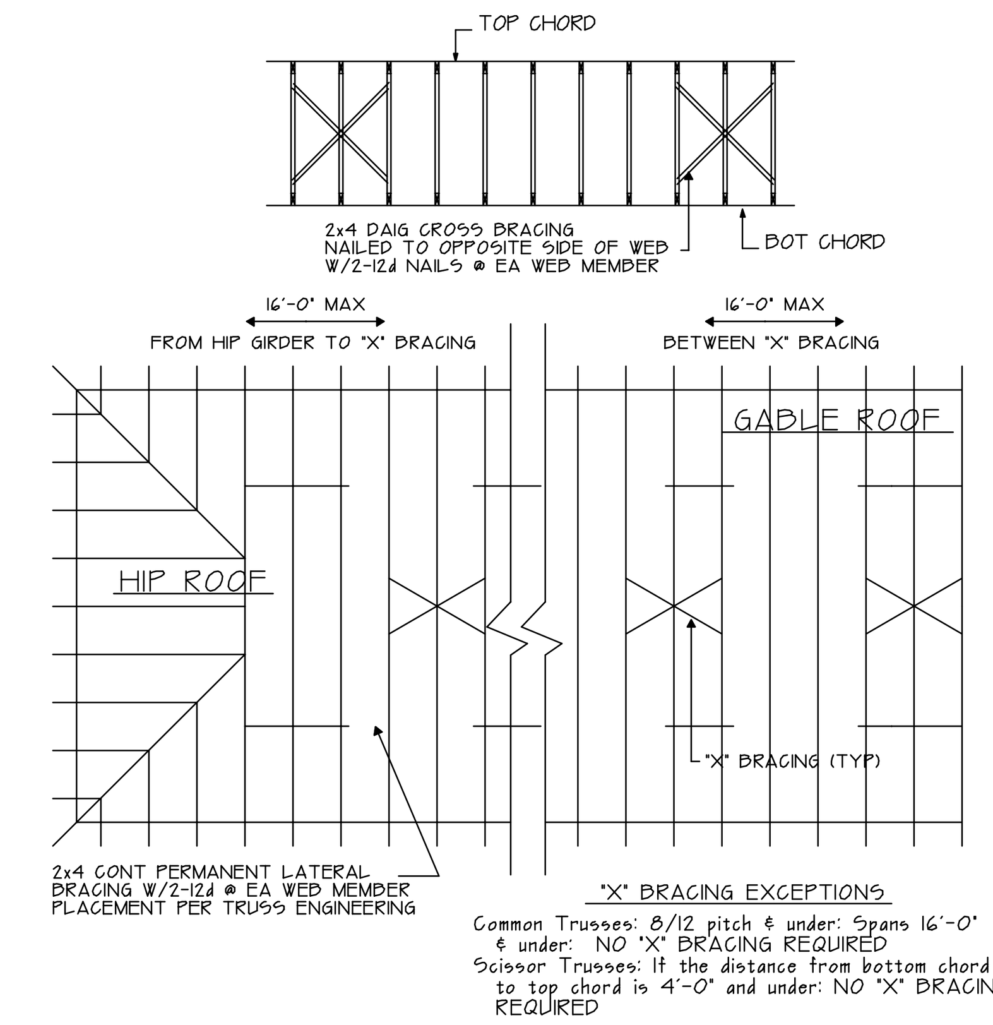
FOR TYP GIRDER LOCATIONS: USE (2) OF THE CONNECTORS AS NOTED IN THE STATEMENT ABV

ROOF FRAMING PLAN A

SCALE 1/4" = 1'-0"

CONNECTOR SCHEDULE
SIMPSON

	CONNECTOR	FASTENERS	UPLIFT (lbs)
1	MTT28B	(24) 16d AND 5/8 OR 3/4 ANCHOR BOLTS	4455
2	HETA20	1 PLY (10) 10d x 1.5 2/3 PLY (9) 16d	1805 (x2= 2500) 1805 (x2= 2500)
3	MTS16	(14) 10d	860 (x2= 1720)
4	MTS12	(14) 10d	860 (x2= 1720)
5	LTT20B	(10) 16d AND 1/2, 5/8, OR 3/4 ANCHOR BOLTS	1750
6	HTS20	(24) 10d x 1 1/2"	1450 (x2= 2800)
7*	HGT-2 or 3	(2) 3/4" ANCHORS	8665
8	SP-1	(6) 10d	585
9	SP-2	(6) 10d	890
10	SP-4	(6) 10d x 1 1/2"	735
11	SP-6	(6) 10d x 1 1/2"	735
12	LSTA12	(10) 10d	805
13	LSTA24	(18) 10d	1235
14	LSTA30	(22) 10d	1640
15	LSTA36	(24) 10d	1640
16	MSTA36	(26) 10d	2050
17	HTT22	(32) 16d Sinkers + 5/8" A.BOLT	5250
18	ABU44	(12) 16d + 5/8" A. BOLT	2200
19	ABU66	(12) 16d + 5/8" A. BOLT	2300
20	H10	(16) 8d x 1-1/2"	905
21	ST-12	(10) 16d	945
22	H2.5	(10) 8d	415
23	H2.5A	(10) 8d	600



"X" BRACING EXCEPTIONS

Common Trusses: 8/12 pitch & under: Spans 16'-0" & under: NO "X" BRACING REQUIRED
Scissor Trusses: If the distance from bottom chord to top chord is 4'-0" and under: NO "X" BRACING REQUIRED

NOTE: ALL BRACING TO BE SPRUCE PINE FIR

TYP PERMANENT TRUSS BRACING

LOCATIONS FOR FLASHING:

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.

EXCEPTION: FLASHING IS NOT REQUIRED AT HIP AND RIDGE JUNCTIONS.

METAL FLASHING MATERIAL

MATERIAL	GAGE MIN THICKNESS (INCHES)	GAGE	WEIGHT (LBS PER SQ FT)
COPPER	0.024	1 (16 OZ)	
ALUMINUM	0.024		
STAINLESS STEEL	28		
GALVANIZED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179		26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD	2.5 (40 OZ)		
PAINTED TERNE	1.25 (20 OZ)		

ROOF SHEATHING NOTES

Minimum roof sheathing thickness with trusses spaced at 24" o.c.
Exposure B in 140 MPH: 7/16"
Exposure C and D in 140 MPH: 19/32"

Roof Sheathing shall not cantilever more than 9" beyond the gable end wall unless supported by gable overhang framing.

Sheathing shall be fastened to roof framing in accordance with table R803.2.3.1 Where the sheathing thickness is 15/32" and less, sheathing shall be fastened with ASTM F1667 RSRS-01 (2 3/8" x 0.113") nails. Where the sheathing thickness is greater than15/32", sheathing shall be fastened with ASTM F1667 RSRS-03 (2 1/2" x 0.131") nails or ATSM F1667 RSRS-04 (3"x0.120") nails. RSRS-01, RSRS-03, RSRS-04 are ring shank nails meeting the specifications in ASTM F 1667.

ROOF SHEATHING ATTACHMENT:

TRUSS SPACING AT 24" O.C. IN EXPOSURE B AT 140 MPH WIND SPEED:

SG=0.42 NAIL SPACING 6" O.C. ALONG PANEL EDGES
SG=0.49 NAIL SPACING 6" O.C. ALONG PANEL EDGES

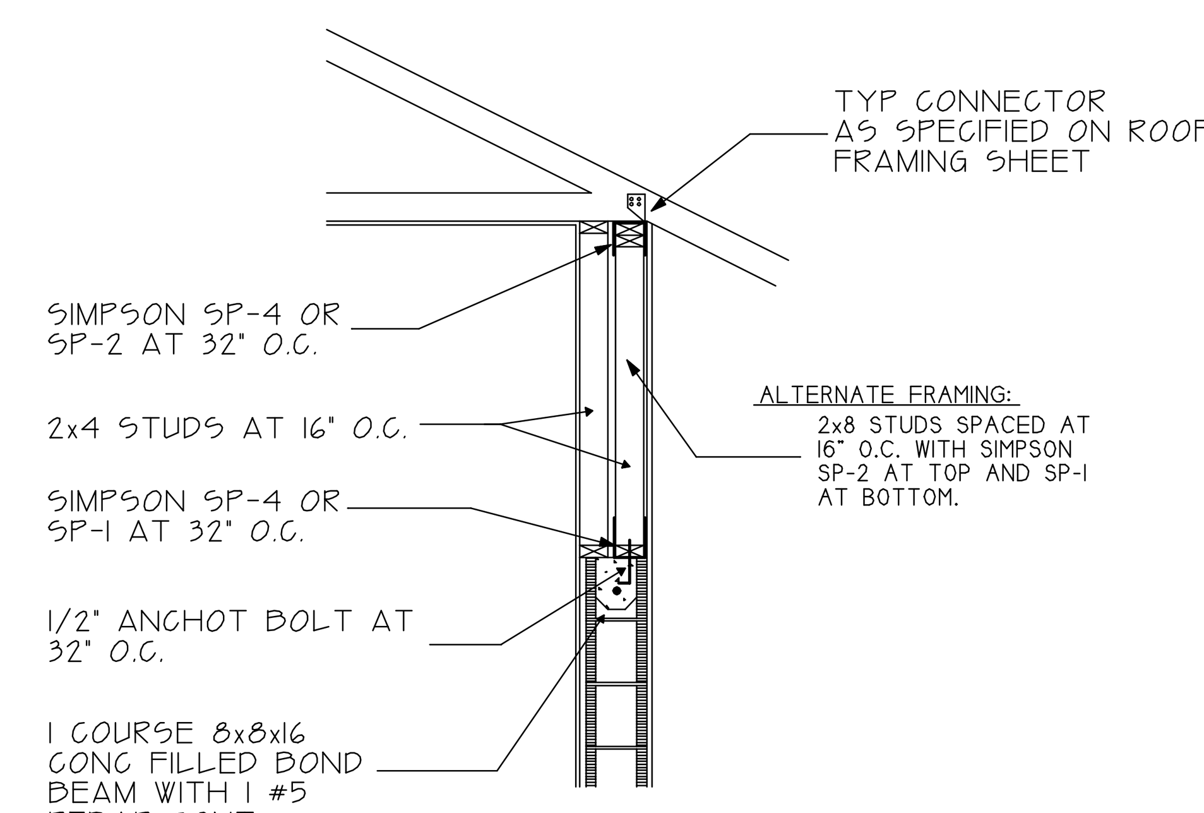
SG=0.42 NAIL SPACING 6" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD
SG=0.49 NAIL SPACING 6" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD

TRUSS SPACING AT 24" O.C. IN EXPOSURE C&D AT 140 MPH WIND SPEED:

SG=0.42 NAIL SPACING 4" O.C. ALONG PANEL EDGES
SG=0.49 NAIL SPACING 6" O.C. ALONG PANEL EDGES

SG=0.42 NAIL SPACING 4" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD
SG=0.49 NAIL SPACING 6" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD

For sheathing located a minimum of 4' from the perimeter edge of the roof, including 4' on each side of ridges and hips, nail spacing is permitted to be 6" o.c. along panel edges and 6" o.c. along intermediate supports in the panel field.



TYPICAL BLOCK WALL SECTION WITH KNEE WALL SECTION ABV

AT FRONT ENTRY

MUNICIPALITY SEAL:

LIVE LOADS:

DESIGN CRITERIA

T B C SERVICES LLC
PHONE: (352) 483-6597
EMAIL: TBCservicesTBC@GMAIL.COM

GAYKEE CONSTRUCTION
1744 A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

LP Structural Design LLC

DRAWN BY: TBC	PRELIM:
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1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV: 9/22/2022	SHEET: A4

SEAL:

LARRY ALAN PARKINSON
NO. 47617
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Larry A Parkinson

Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:49:26 -04'00'

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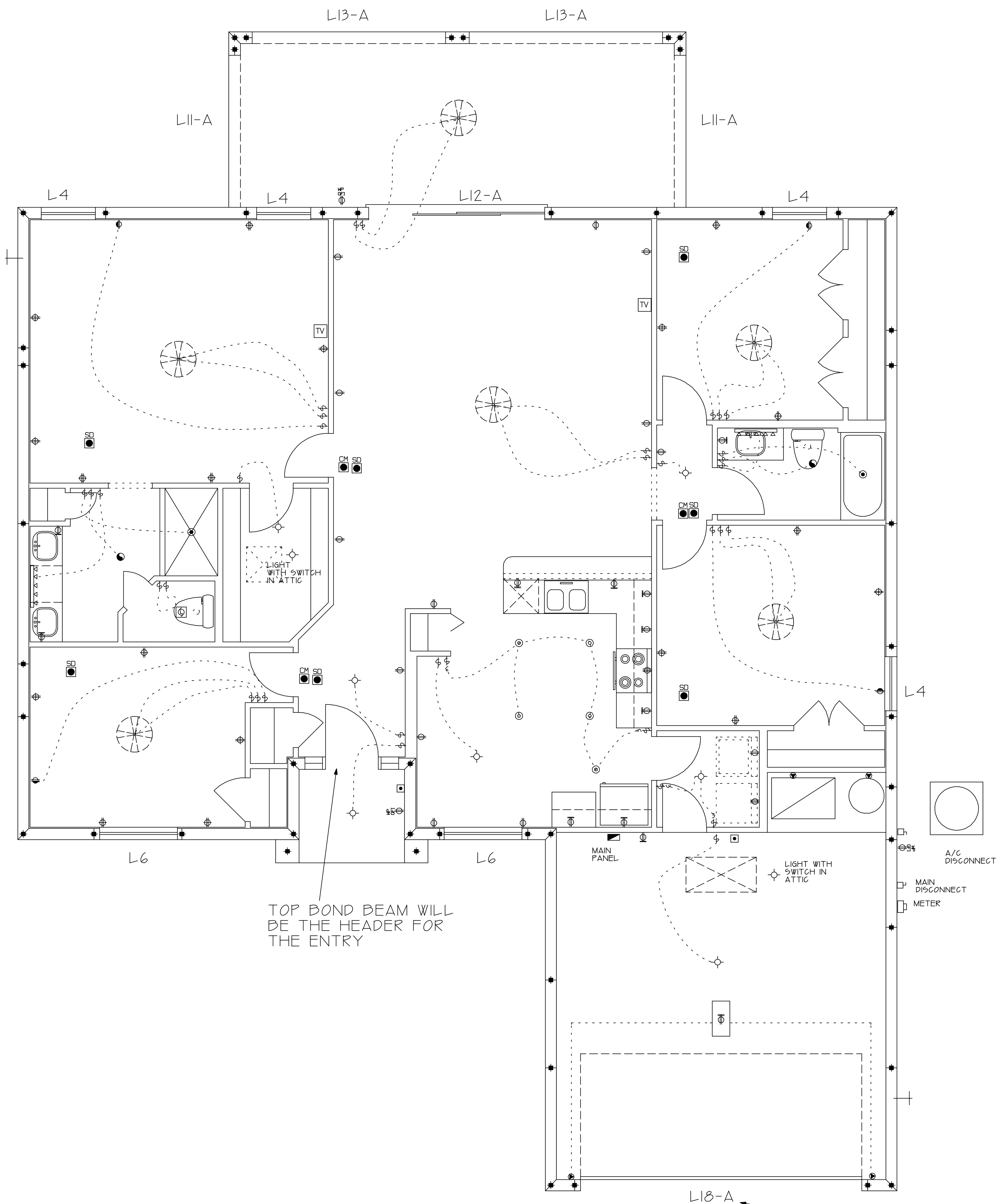


THE PRECAST DESIGNATIONS ARE LISTED AT EACH OPENING WITH THE LETTER "L" AT THE BEGINNING OF THE NOTE. LOOK AT THE PRECAST CHART FOR CORRESPONDING LOADS.

ELECTRICAL/PRECAST PLAN

SCALE 1/4" = 1'-0"

QUALITY PRECAST COMPANY

"STRONG" ON SERVICE
P.O. Box 11 - Brandon, Forida 33509-0011
(813) 685-5615
Fax: (813) 653-3240

Precast Lintel (8"x8", filled and unfilled)

Total Allowable Superimposed Load - Pounds Per Linear Foot					
Mark No.	Nominal Clear Span	Total Lintel Size	No Fill No Steel	Filled (1)#5 A	Filled (2)#5 B
L-1	1'6"	2'10"	6191	7845	8122
L-2	2'2"	3'6"	4277	5413	5604
L-3	2'8"	4'0"	3466	4383	4538
L-4	3'2"	4'6"	2917	3686	3817
L-5	4'0"	5'4"	2304	2906	3010
L-6	4'6"	5'10"	2045	2577	2669
L-7	5'2"	6'6"	1722	2167	2245
L-8	6'2"	7'6"	1484	1865	1932
L-9	7'0"	8'4"	1304	1636	1696
L-10	8'0"	9'4"	1138	1425	1476
L-11	9'2"	10'6"	989	1236	1281
L-12	10'0"	11'4"	904	1128	1170
L-13	11'2"	12'6"	807	1004	1042
L-14	12'0"	13'4"	749	931	933
L-15	12'8"	14'0"	708	783	784
L-16 (P.S.)	13'4"	14'8"	548	760	765
L-17 (P.S.)	14'0"	15'4"	491	687	681
L-18 (P.S.)	16'0"	17'4"	332	521	523
L-19 (P.S.)	18'0"	19'4"	233	406	408
L-20 (P.S.)	18'8"	20'0"	208	376	377
L-21 (P.S.)	20'8"	21'4"	186	302	303
L-22 (P.S.)	22'8"	24'0"	111	237	239

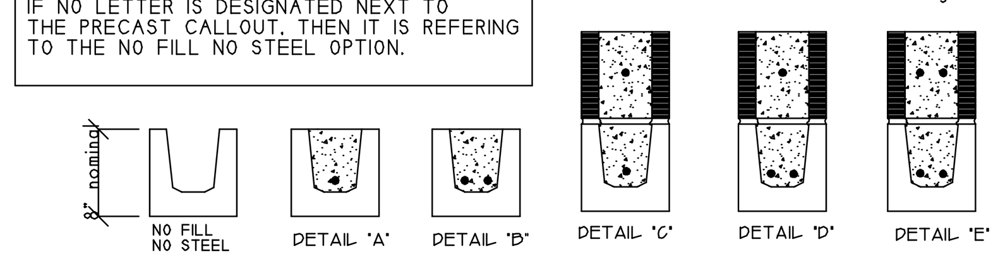
Note: (P.S.) represent precast lintels prestressed using (2) 7/16" Diameter Prestressing Strands.

Precast Lintel (8"X16" composite)

Total Allowable Superimposed Load - Pounds Per Linear Foot					
Mark No.	Nominal Clear Span	Total Lintel Span	Filled (1)#5 T&B C	Filled (1)#5T(2)#5B D	Filled (2)#5 T & B E
L-1	1'6"	2'10"	12374	12591	12867
L-2	2'2"	3'6"	8488	8680	8871
L-3	2'8"	4'0"	6868	7023	7178
L-4	3'2"	4'6"	5772	5902	6033
L-5	4'0"	5'4"	4546	4649	4753
L-6	4'6"	5'10"	4028	4120	4212
L-7	5'2"	6'6"	3382	3460	3538
L-8	6'2"	7'6"	2908	2975	3042
L-9	7'0"	8'4"	2548	2607	2666
L-10	8'0"	9'4"	2215	2267	2319
L-11	9'2"	10'6"	1918	1936	2009
L-12	10'0"	11'4"	1749	1790	1832
L-13	11'2"	12'6"	1554	1591	1628
L-14	12'0"	13'4"	1438	1473	1507
L-15	12'8"	14'0"	1356	1389	1421
L-16 (P.S.)	13'4"	14'8"	1395	1448	1512
L-17 (P.S.)	14'0"	15'4"	1326	1376	1437
L-18 (P.S.)	16'0"	17'4"	1153	1197	1250
L-19 (P.S.)	18'0"	19'4"	1019	1057	1104
L-20 (P.S.)	18'8"	20'0"	980	1017	1063
L-21 (P.S.)	20'8"	21'4"	880	913	954
L-22 (P.S.)	22'8"	24'0"	740	775	801

Note: (P.S.) represent precast lintels prestressed using (2) 7/16" Diameter Prestressing Strands.

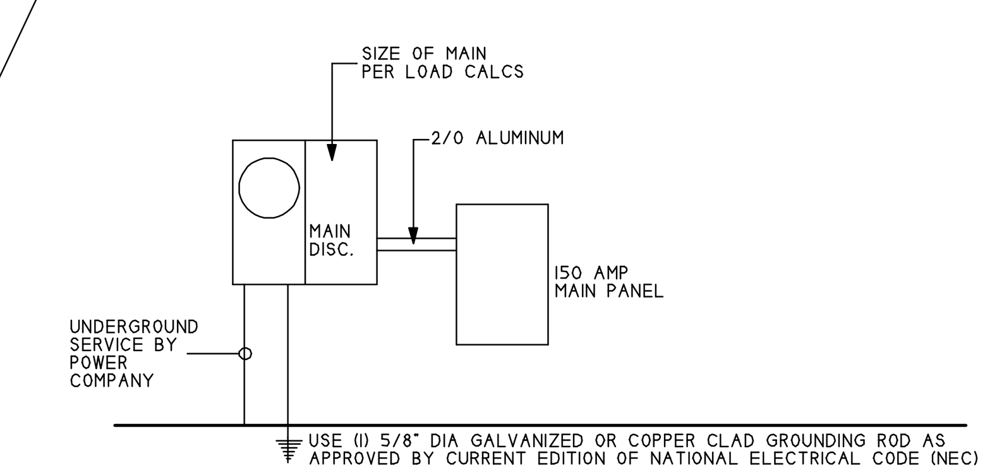
IF NO LETTER IS DESIGNATED NEXT TO THE PRECAST CALLOUT, THEN IT IS REFERING TO THE NO FILL NO STEEL OPTION.



NOTE: IF THE LINTEL CALL OUT DOES NOT HAVE A LETTER DESIGNATION WITH IT OR HAS A LABEL OF "A" OR "B", IT IS A COMPOSITE HEIGHT OF 16". THE BOND BEAM AT THE TOP OF THE WALL AND THE PRECAST BEAM ABV THE WINDOW. 8" NOMINAL HEIGHT FOR THE BOND BEAM AND 8" NOMINAL HEIGHT FOR THE PRECAST = 16". IF THE DESIGNATION CALL OUT HAS A: "C", "D" OR "E" NEXT TO THE LABEL, IT HAS A COMPOSITE HEIGHT OF 24". 8" NOMINAL HEIGHT FOR THE BOND BEAM AND 8" NOMINAL HEIGHT FOR EACH OF THE COURSES AS DEPICTED ABV.

CAST CRETE OR LOTTS OR PRO-CRETE LINTELS MAY BE SUBSTITUTED

POWERS STEEL LINTELS MAY BE USED IN LIEU OF PRECAST CONCRETE LINTELS



ELECTRICAL RISER DETAIL

Symbol	Description
	ARCH FAULT OUTLET
	DUPLEX OUTLET
OR	G.F.I. OUTLET
	DUPLEX HALF SWITCHED OUTLET
	220 VOLT OUTLET
	WEATHER PROOF OUTLET "GFI"
	FLOOR OUTLET
	SPECIAL PURPOSE OUTLET
	RECESSED LIGHT MOISTURE RESIS.
	RECESSED OUTLET
	LED DISK LIGHT
	WALL MOUNT LIGHT
	CEILING FIXTURE
	EXHAUST FAN-55 CFM
	RECESSED EYEBALL FIXTURE
	R314: All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment of NFPA 72. SEE NOTE 36 FOR MORE INFO ON R314.5
	CARBON MONOXIDE DETECTOR
	DUAL SMOKE/CARBON DETECTOR
	EXHAUST FAN WITH LIGHT-55CFM
TV	CABLE TV OUTLET
	TELEPHONE JACK
I	INTERCOM SYSTEM
	FLOOD LIGHT
	TRACK LIGHT
	2 BULB 4' FLOOR FIXTURE
	CEILING FIXTURE
	DISCONNECT SWITCH
	GARBAGE DISPOSAL
	CEILING FAN PREWIRE. IF THIS SYMBOL IS USED IN THE PLAN AND IT HAS TWO LINES RUNNING FROM IT FROM TWO DIFFERENT SWITCHES, IT REPRESENTS A FAN/LIGHT COMBO.
	PANEL BOX
	DOOR CHIME
	PUSH BUTTON
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	MINI RECESSED LIGHT
	DATA CONNECTION
	VANITY FIXTURE
	CEILING FIXTURE VAPOR PROOF
	WASHING MACHINE SINGLE GFI

LOAD CALCS

1744	SQ FT GENERAL LIGHTING X 3VA PER SQ FT	5232	VA
2	20 amp APPLIANCE CIRCUIT AT 1500 VA EA.	3000	VA
1	LAUNDRY CIRCUIT	1500	VA
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12000	VA
1	WATER HEATER	5000	VA
1	DISHWASHER	1200	VA
1	CLOTHES DRYER	5000	VA
1	DISPOSAL 1/3 HP	745	VA
	SUBTOTAL OF LOAD	33290	VA
	FIRST 10 KVA OF GENERAL LOAD AT 100% MINUS	10000	VA
	REMAINDER OF LOAD AT 40% 23290 VA x .4	9316	VA
	TOTAL NET GENERAL LOAD	19316	VA
	3 TON HEAT PUMP #1 27 AMPS x 240v	6480	VA
	5 KW ELEC HEAT AT 65%	3250	VA
	NET GENERAL LOAD	19316	VA
	NET TOTAL HEAT	9730	VA
	TOTAL LOAD	29046	VA

28445 IS TOTAL MINUS GENERAL LOAD ADD IN GENERAL LOAD TO MAKE SUBTOTAL LOAD

CALCULATED LOAD FOR SERVICE

29046 VA / 240v = 121.02 AMP

150 AMP SERVICE

MUNICIPALITY SEAL:

DESIGN CRITERIA

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BASIC WIND SPEED = 140 MPH
with 2-3 second gust
RISK CATAGORY =2 PER TABLE FBC 1604.4
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT = +- 0.18
(FULLY ENCLOSED)
AVERAGE DESIGN WIND PRESSURE- 25 PSF
OCCUPANCY CLASSIFICATION: R3 PER FBC310
CONSTRUCTION TYPE 5

LIVE LOADS:

- Uninhabitable attics without storage - - - 10
- Uninhabitable attics with limited storage - - - 20
- Habitable attics and attics served with fixed stairs - - 30
- Balconies (exterior) and decks - - - 40
- Fire Escapes - - - 40
- Guardrails and Handrails - - - 200
- Guardrail in-fill components - - - 50
- Passenger vehicle garages - - - 50
- Rooms other than sleeping room - - - 40
- Sleeping room - - - 30
- Stairs - - - 40

Sealed plans must be submited to the Building Dept. within 60 days of the date of signing and sealing. After 60 days, plans may not be accurate for the location for which they are being submitted due to the building code changing or the building dept requiring new or updated details. Drafting, printing and shipping charges will be assesed based on a case by case review.

TBC SERVICES LLC
PHONE: (352) 483-6597
EMAIL: TBCservicesTBC@GMAIL.COM

GAVKEE CONSTRUCTION

1744 A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

LP Structural Design LLC
P.E. NO. 47617
FL PROFESSIONAL ENGINEER
223 MAGNOLIA CIRCLE
EUSTIS FL 32726 (352) 989-1934

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc and that this building is in compliance with the requirements of the 7th edition FBC 2020.

DRAWN BY: TBC	PRELIM:
FILE NAME:	FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV: 9/22/2022	SHEET: A5

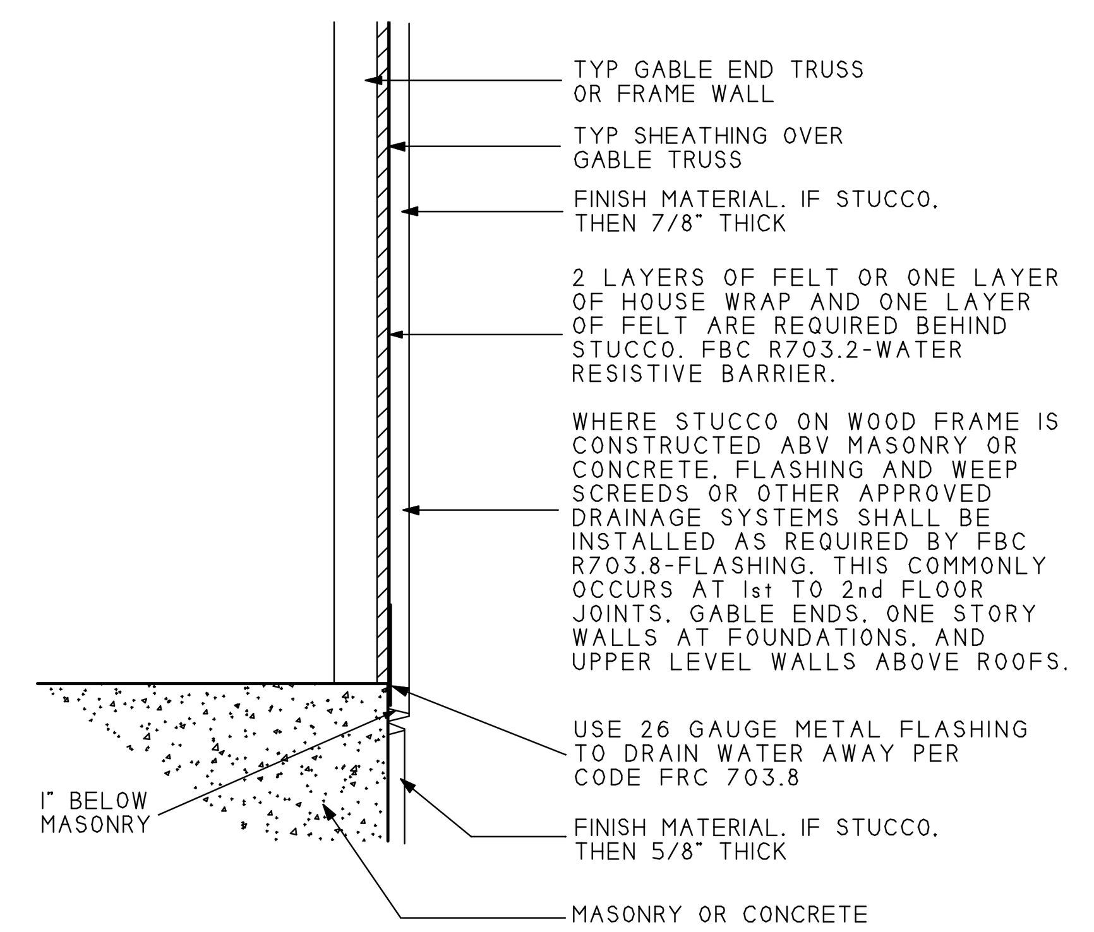
SEAL:

LARRY ALAN PARKINSON LICENSE NO. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

Larry A Parkinson

Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:49:42 -04'00'

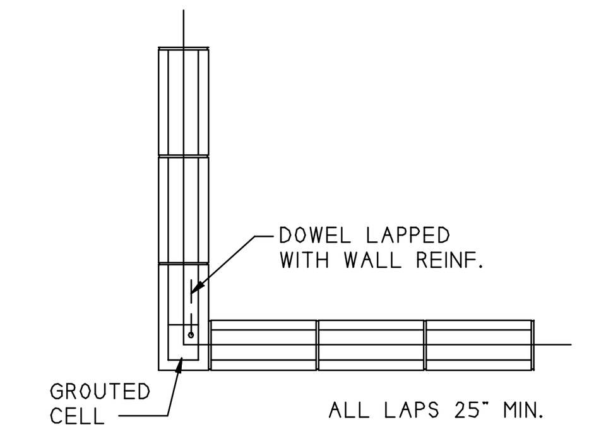
This document has been electronically signed and sealed by Larry Alan Parkinson, #47617 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.



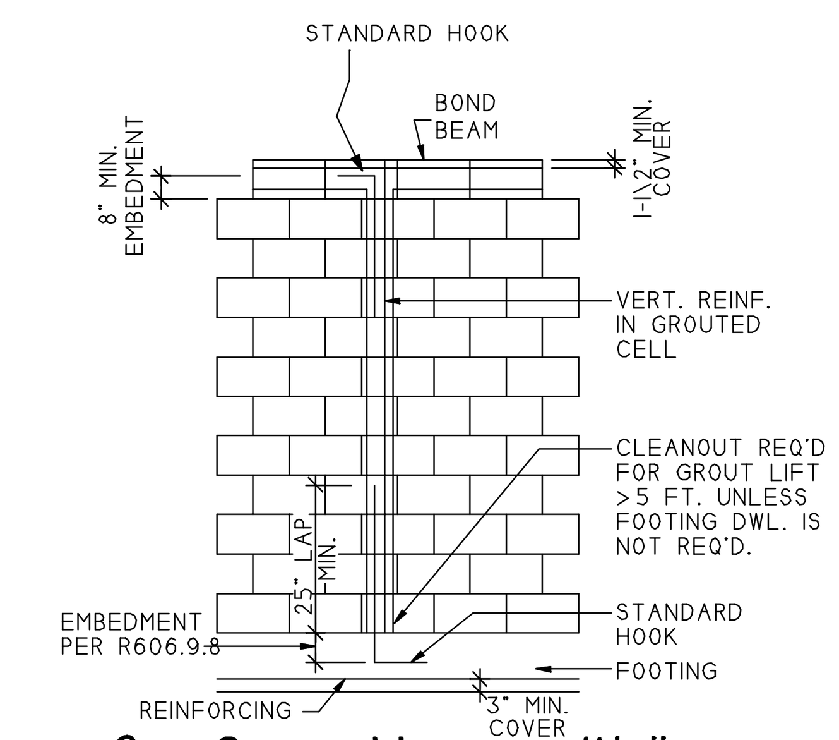
FLASHING

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION R703.8

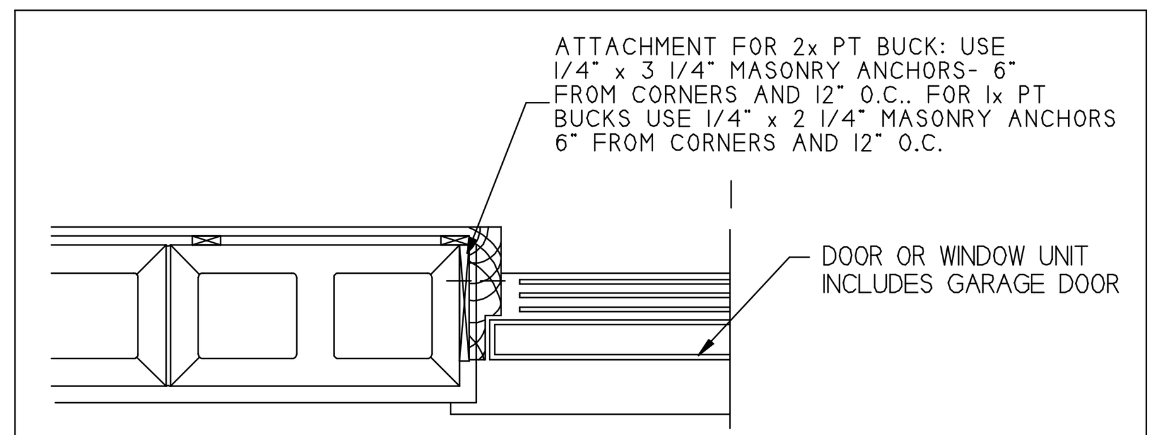
FLASHING DETAIL



Corner Continuity of Bond Beam and Wall Reinforcement



One Story Masonry Wall

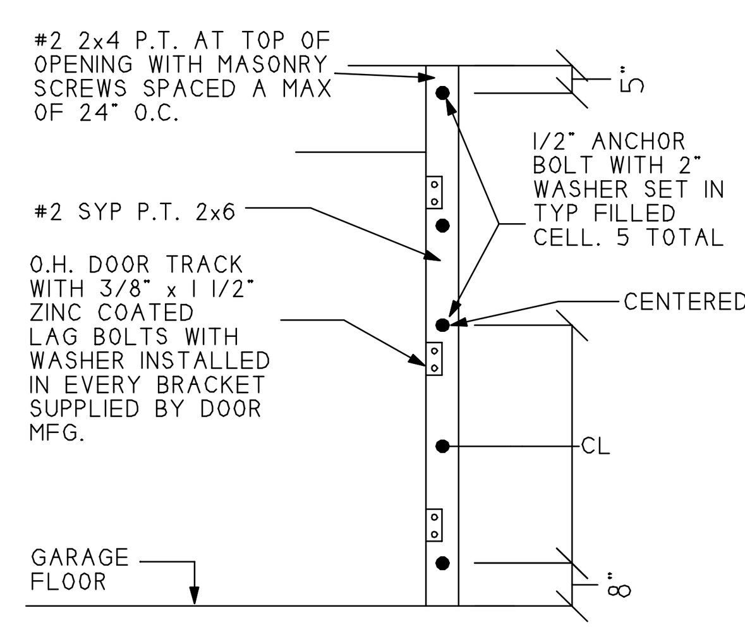


WINDOW ATTACHMENT: FRAME:
USE #6 x 1 5/8" SCREWS. MUST ACHIEVE 1 1/4" PENETRATION INTO WOOD. FILL ALL HOLES PROVIDED BY THE WINDOW MFG.

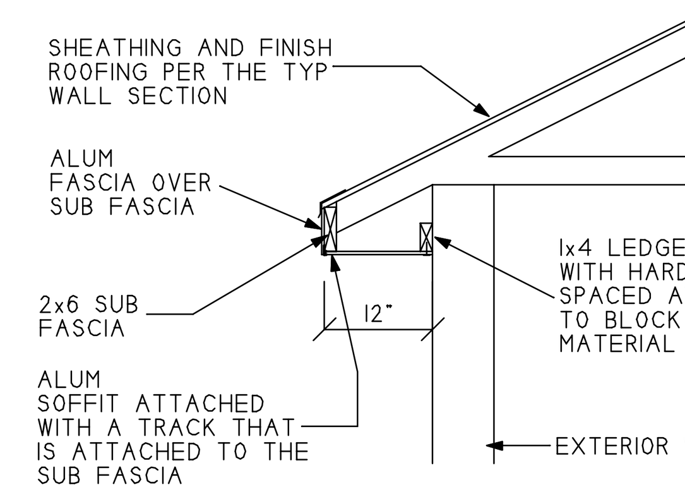
BLOCK:
USE 3/16" x 1 3/4" MASONRY SCREWS. FILL ALL HOLES PROVIDED BY THE WINDOW MFG. MUST ACHIEVE 1" PENETRATION THRU WOOD BUCK INTO BLOCK. USE 2 1/2" MASONRY SCREWS FOR 2x BUCK MATERIAL.

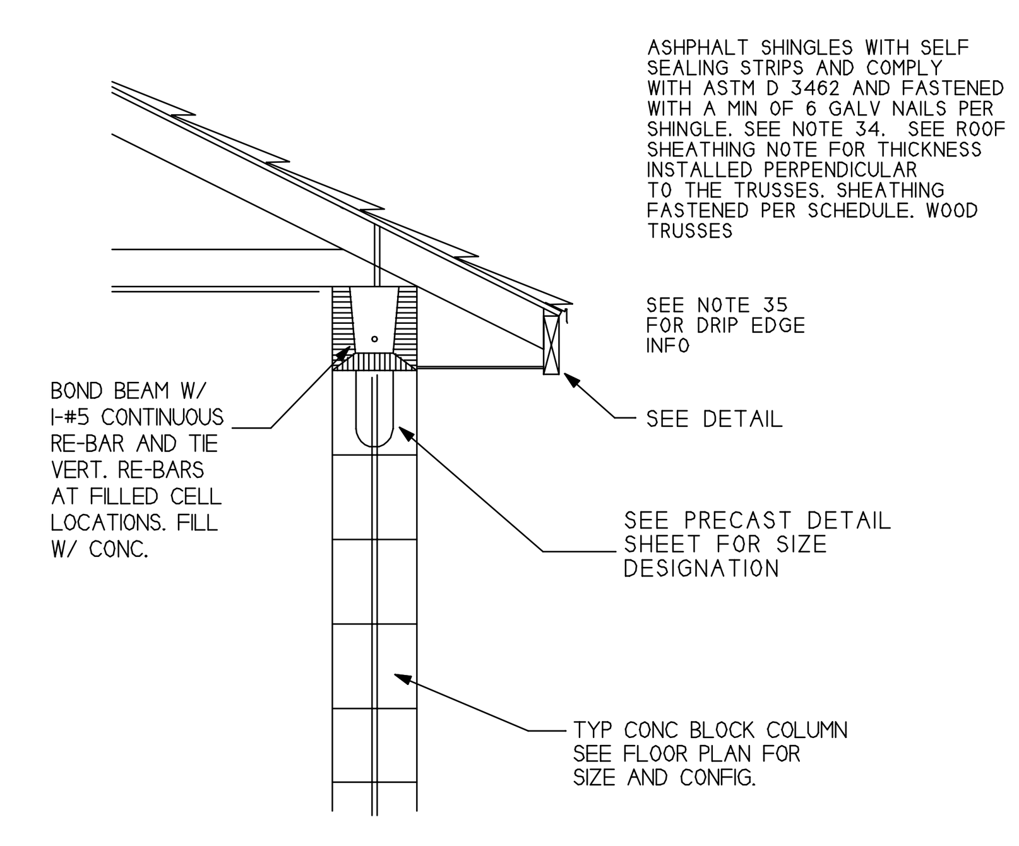
DOOR ATTACHMENT: CONTRACTOR WILL PROVIDE ENGINEERED DETAILS PROVIDED BY THE MFG SHOWING THE ATTACHMENT OF ALL EXTERIOR DOORS.

DOOR/WINDOW BUCK & UNIT INSTALLATION DETAIL



GARAGE DOOR MOUNTING DETAIL BLOCK WALL

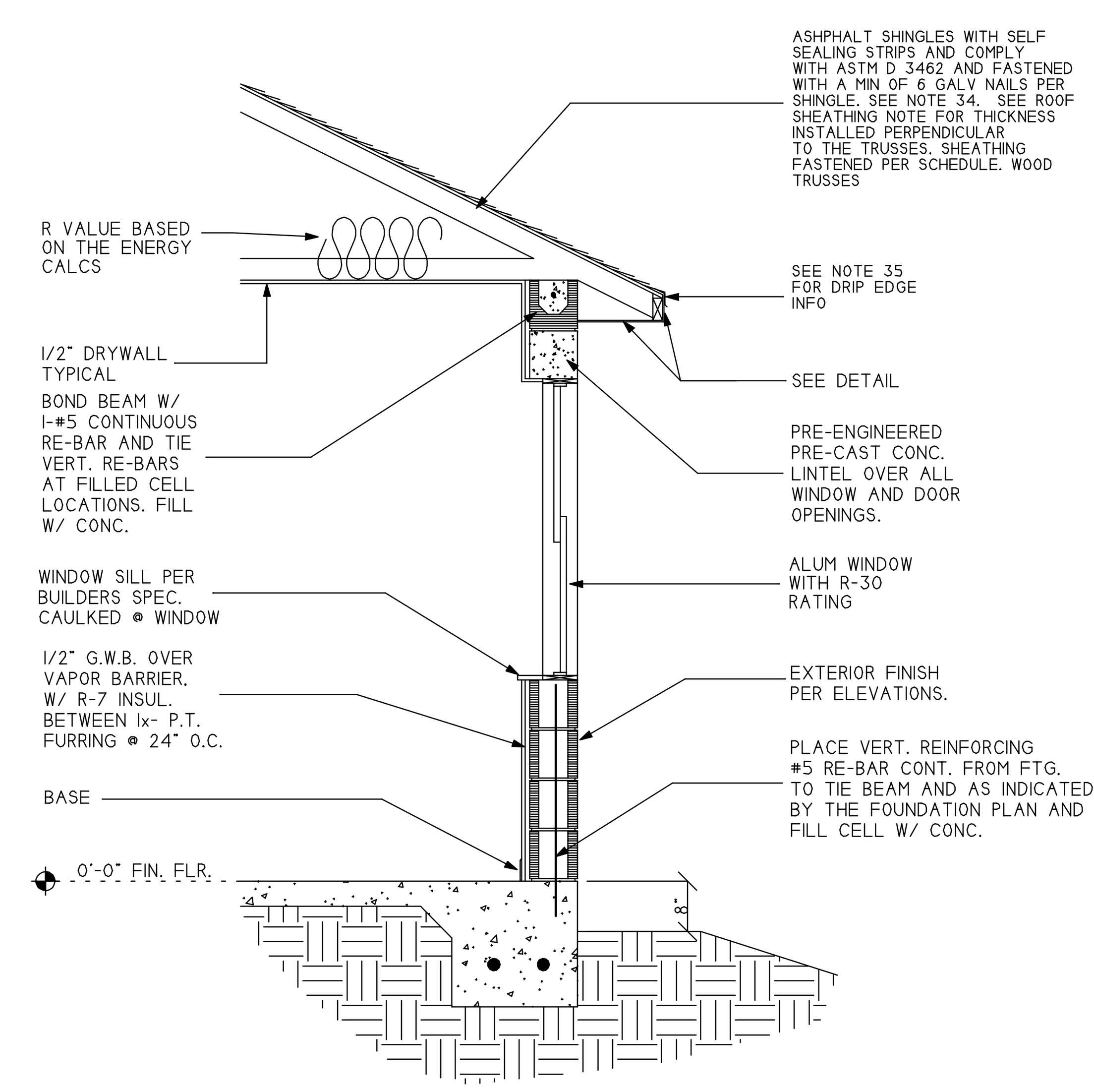




SEE FOUNDATION PLAN FOR FOOTER DETAILS

Typ. Block Column Section

AT REAR COVERED PORCH



SEE FOUNDATION PLAN FOR FOOTER DETAILS

One Story Typ. Block Wall Section

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1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV: 9/22/2022	SHEET: A6

SEAL:

LARRY ALAN PARKINSON LICENSE NO. STATE OF FLORIDA PROFESSIONAL ENGINEER

Larry A Parkinson

Digitally signed by Larry A Parkinson Date: 2022.09.24 08:49:57 -04'00'

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