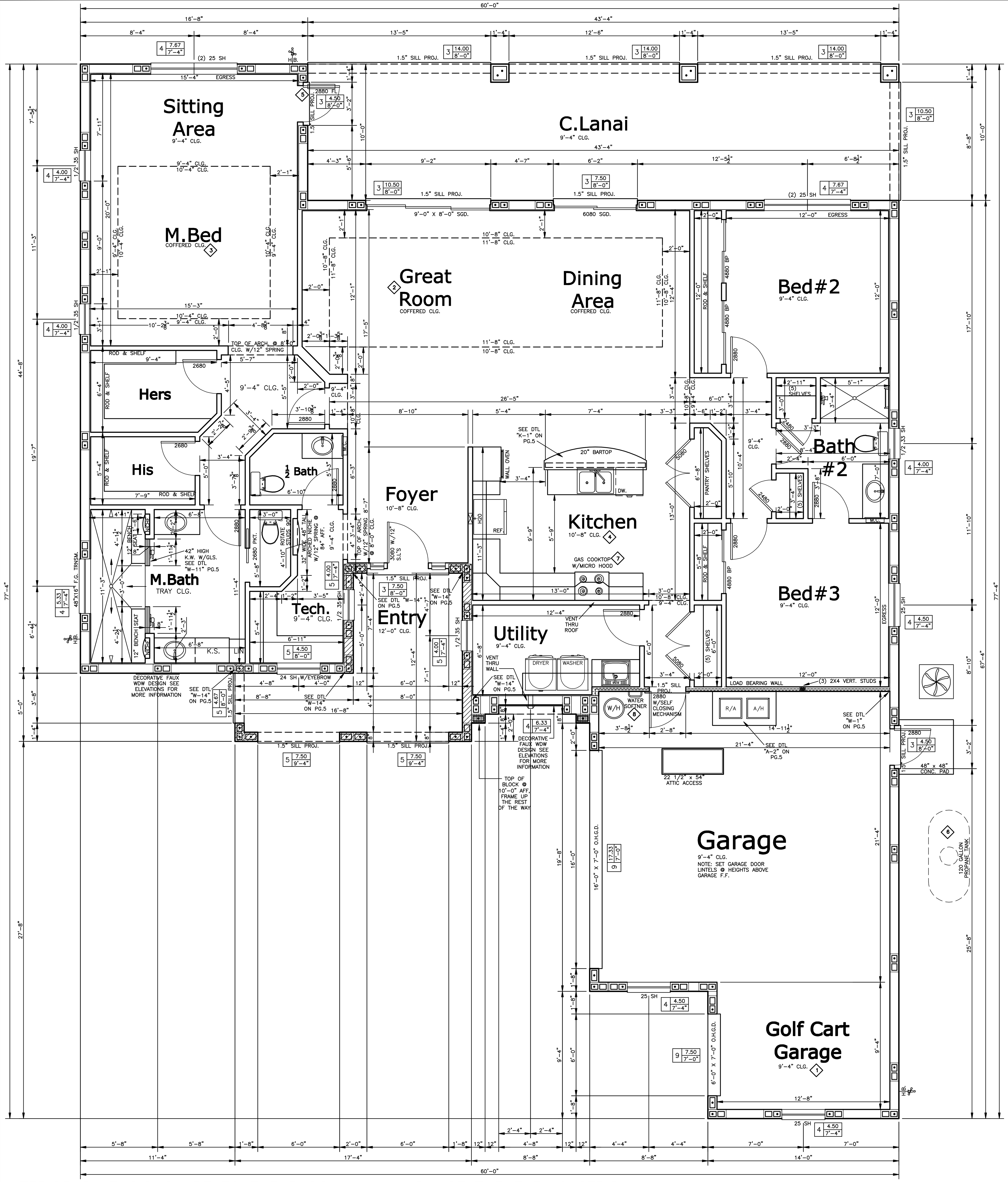

INTERIOR DIMENSIONS ARE TO THE BLOCK WALL AND NOT THE FURING STRIP

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◇ADDITIONAL FEATURES

STRUCTURAL
1. ADD GOLF CART GARAGE
2. ADD COFFERED CEILING TO GREAT ROOM
3. ADD COFFERED CEILING TO MASTER BEDROOM
4. ADD GOURMET KITCHEN LAYOUT
- WALL OVEN TO BE LOCATED NEXT TO REFRIGERATOR
5. ADD OPTIONAL FULL LITE DOOR TO LANAI FROM BEDROOM

PLUMBING
6. ADD 120 GALLON PROPANE TANKS
7. RUN GAS LINE AND CONNECT TO COOKTOP
8. PREPLUMB FOR WATER SOFTENER

ELECTRICAL
9. ADD LED CAN LIGHTS IN KITCHEN
10. CONVERT CANS IN KITCHEN TO LED
11. ADD TWO PENDANT PREWIRES OVER ISLAND
12. ADD LED COMPATIBLE DIMMER SWITCHES
- ADD TO KITCHEN CANS, GREAT ROOM CANS AND PENDANT LIGHTS PREWIRES
13. ADD WP GFI TO LANAI AT 4' 6" AFF
- ADD WALL SEPARATING MASTER SITTING AREA AND LANAI CLOSER TO THE LIVING ROOM AREA WALL
14. ADD CABLE IN FOLLOWING AREAS
- ADD TO TECH ROOM IN WALL SEPARATING MASTER BATHROOM AND TECH ROOM
- ADD TO GREAT ROOM CENTERED ON WALL SEPARATING GREAT ROOM AND MASTER BEDROOM
- ADD TO COVERED LANAI AT 4' 6" NEXT TO OUTLET AT SAME HEIGHT
- ADD TO BED 2 ON WALL SEPARATING GUEST BATH AND BEDROOM
- ADD TO BED 3 ON WALL SEPARATING GUEST BATHROOM AND BEDROOM
- 2 STANDARD
- 3 ADDITIONAL
15. ADD OUTLETS
- ADD ONE TO GREAT ROOM AT 4' 6" AFF
- ADD ONE TO TECH AREA ABOVE DESKTOP HEIGHT AT APPROX 36" AFF
16. ADD CHASE TO GREAT ROOM
- LOCATE NEXT TO THE OUTLET AT 4' 6" FINISH CHASE OPENINGS
- TERMINATE CHASE STRAIGHT BELOW AT SAME HEIGHT AS CABLE
17. ADD PHONE OUTLET TO FOLLOWING AREAS
- ADD TO TECH ROOM IN WALL SEPARATING MASTER BATHROOM AND TECH ROOM
- ADD TO MASTER BEDROOM APPROX 4' FROM THE WIC
18. PREWIRE FOR TWO FAN PREWIRES ON LANAI
19. ADD ETHERNET LINE
- RUN FROM TECH ROOM TO GREAT ROOM, LOCATE NEXT TO CABLE
- RUN FROM TECH ROOM TO MASTER BEDROOM, LOCATE NEXT TO CABLE

DRAWING STATUS

LINTEL SCHEDULE

THE LINTEL IDENTIFICATION TAGS SHOWN ON THIS PLAN COINCIDE WITH THE PRECAST & PRE STRESSED CONCRETE LINTEL CAPACITY TABLES DATED JUN. 23RD 2015; ENGINEERED BY DANSCO ENGINEERING, P.A. FOR MARION MASONRY MATERIALS, INC. SEE PAGE 7

HOME OWNER PLAN ACCEPTANCE

CUSTOMER SIGNATURE ______________ DATE ______

CUSTOMER SIGNATURE ______________ DATE ______

WALL LEGEND

- WOOD FRAME WALL
- WOOD FRAME LOAD BEARING WALL
- INSULATED WOOD WALL
- 9'-4" TOP OF BLOCK WALL
- 10'-0" TOP OF BLOCK WALL
- 10'-8" TOP OF BLOCK WALL
- 12'-0" TOP OF BLOCK WALL

LEGEND

- ICE MAKER
- WALL MOUNT TUB SPOUT ONLY
- DECK MOUNTED TUB SPOUT
- SHOWER HEAD & WALL MOUNT TUB SPOUT
- SHOWER HEAD ONLY
- H.B. HOSE BIB
- 36 ADDITIONAL FEATURES REFERENCE
- ☆ BULL-NOSED CORNERS
- LINTEL TABLE → 5 | 5.00 / 6'-8" ← LINTEL LENGTH / ← BOTTOM OF LINTEL A.F.F.

SQUARE FOOTAGES

LIVING	2,245	SQ. FT.
GARAGE	497	SQ. FT.
GOLF CART	131	SQ. FT.
LANAI	433	SQ. FT.
ENTRY	144	SQ. FT.
TOTAL	3,450	SQ. FT.

CONSTRUCTION NOTES

1.) ALL WORK SHALL CONFORM TO ENGINEERS NOTES PER PLAN AND ALL APPLICABLE LOCAL ORDINANCES.
2.) FOUNDATION DESIGN IS BASED ON A MAXIMUM SOIL BEARING CAPACITY OF 2000 PSF.
3.) ALL CONCRETE SHALL HAVE A MINIMUM FC=3,000 PSI AT 28 DAYS
4.) WELDED WIRE FABRIC (IF USED) SHALL CONFORM TO ASTM A 615/A 615M-09 GRADE 60
5.) FIBER REINFORCING SHALL CONFORM TO ENGINEER NOTES PER PLAN
6.) ALL VERT. REINF. SHALL TIE INTO FOUNDATION STEEL BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.) & TIE INTO CONT. BOND BEAM BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.)
7.) ALL #5 REINFORCING REBAR SHALL LAP 25" MIN.
8.) ALL STD. REINFORCING STEEL 90° HOOKS SHALL EXTEND AT LEAST 12-BAR DIAMETERS BEYOND THE BEND EXTENSION (LEG) = 10" FOR NO. 5 BARS, 14" FOR NO. 7 BARS, & 12" FOR NO. #3 BARS
9.) REINFORCING STEEL GRADE: 60 (FY-60,000 PSI). ASTM A615A/615/M-09"
10.) ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FB=1,200 PSI. SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
11.) UNLESS OTHERWISE NOTED, ANGLED WALLS ARE SET AT 45 DEGREES
12.) SEE ATTACHED TRUSS PACKAGE FOR ALL TRUSS INFORMATION INCLUDING DESIGN LOADS OF STORAGE ROOMS IN ATTICS
13.) ROOF SHINGLES SHALL EXTEND PAST THE EAVES DRIP 1/2" MINIMUM 3/4" MAXIMUM
14.) CONSIDER ALL APPLIANCES ELECTRIC POWERED UNLESS OTHERWISE NOTED
15.) SEE FLOOR PLAN & FOUNDATION PAGES FOR CONNECTION & STRAPPING OF ALL LOAD BEARING WALLS
16.) RESISTANCE STRAPPING MANUFACTURERS MAY BE INTERCHANGED IF SO DESIRED PROVIDING CAPABLE LOADS ARE MAINTAINED OR INCREASED
17.) SEE WINDOW & DOOR MANUFACTURER'S ROUGH OPENING SCHEDULES ATTACHED TO VERIFY EGRESS COMPLIANCE
18.) EXTERIOR WALL COVERINGS OTHER THAN CEMENTITIOUS FINISH OR PAINT SHALL NOT BE INSTALLED CLOSER THAN 6" TO GRADE IN COMPLIANCE W/ FBCR 318.7 AND TO COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C 926.
19.) BUILDING WIND CLASSIFICATION COMPLIANCE AS PER R301.2.1
20.) SEE TRUSS LAYOUT FOR ANY SUPPLEMENTAL TRUSS BRACING
21.) ANY REFERENCE SHOWN FOR A SCREEN ENCLOSURE SHALL BE PERMITTED INDEPENDENTLY BY A LICENSED ALUMINUM CONTRACTOR POSSIBLY TO BE CONSTRUCTED AT A FUTURE DATE
22.) ALL DUCTING FROM GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26. GAGE (0.48 MM) SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
23.) R703.6.3 WATER-RESISTIVE BARRIERS. 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 PERFOR-MANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
EXCEPTION: 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 THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

Flood Hazard Determination

FLOOD ZONE X
0.2% ANNUAL CHANCE FLOOD;
NFIP FIRM MAP NUMBER
12069C0190D EFFECTIVE DATE 7/03/2002

ENGINEER'S NOTES

ICC 600-2008, FBCR 5TH EDITION (2014) & ASCE/SEI 7-10

1. THE ENGINEER HAS SELECTED TRUSS FASTENERS AND OTHER CONNECTORS BASED UPON THE TRUSS COMPANY'S CALCULATED UPLIFTS AND REACTIONS.
2. THE ASSUMED SOIL BEARING CAPACITY = 2.0 K.S.F.
3. LIVE LOADS (TABLE R301.5):
   ROOF & UNINHABITABLE ATTICS (LIMITED STORAGE) = 20 PSF
   SLEEPING ROOMS & ATTICS W/ FIXED STAIRS = 30 PSF
   STAIRS, BALCONIES, DECKS & ALL OTHER ROOMS = 40 PSF
   GUARDRAILS & HANDRAILS (SINGLE CONCENTRATED LOAD) = 200 LBS
4. DEAD LOADS
   ROOF =10 PSF, ALL OTHER DEAD LOADS = ACTUAL WT. OF MATERIALS
5. RISK CATEGORY II (FBC-BUILDING TABLE 1604.5)
6. BUILDING CATEGORY = "ENCLOSED"
7. SURFACE ROUGHNESS CATEGORY = "C" (FBCR SECTION R301.2.1.4.2
8. EXPOSURE CATEGORY = "C" (FBCR SECTION R301.2.1.4.3)
9. WIND SPEED-UP EFFECT = "N/A" (FBCR FIGURE R301.2.1.5.1(1)
10. SEISMIC DESIGN LOADS (ASCE7-10 & FBCR SECTION 301.2.2):
   IMPORTANCE FACTOR I_e= 1.00 (ASCE TABLE 1.5-2)
   SITE CLASS = D (UNLESS DETERMINED BY SITE SPECIFIC STUDY)
   MAPPED ACCELERATION PARAMETERS:
   MCE_R S_S = 6.3%g (0.2 SEC SPECTRAL RESPONSE ASCE FIGURE 22-1)
   MCE_R S_1 = 4.3%g (1.0 SEC SPECTRAL RESPONSE ASCE FIGURE 22-2)
   SITE COEFFICIENTS:
   F_a = 1.6 (ASCE TABLE 11.4-1)
   F_v = 2.4 (ASCE TABLE 11.4-2)
   MAPPED ACCELERATION PARAMETERS ADJUSTED FOR SITE CLASS:
   MCE_R S_{MS} = 10.0%g (0.2 SEC SPECTRAL RESPONSE ASCE EQN 11.4-1)
   MCE_R S_{M1} = 10.3%g (1.0 SEC SPECTRAL RESPONSE ASCE EQN 11.4-2)
   DESIGN SPECTRAL ACCELERATION PARAMETERS:
   S_{DS} = ⅔ S_{MS} = 6.67%g (ASCE EQN 11.4-3)
   S_{D1} = ⅔ S_{M1} = 6.87%g (ASCE EQN 11.4-4)
   SEISMIC DESIGN CATEGORY BASED ON S_{DS} = A (ASCE TABLE 11.6-1)
   SEISMIC DESIGN CATEGORY BASED ON S_{D1} = A (ASCE TABLE 11.6-2)
   NOTE: STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY A NEED ONLY COMPLY WITH THE REQUIREMENTS OF ASCE SECTION 1.4 GENERAL STRUCTURAL INTEGRITY. NONSTRUCTURAL COMPONENTS IN SEISMIC DESIGN CATEGORY A ARE EXEMPT FROM SEISMIC DESIGN REQUIREMENTS.
11. ALL OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH DESIGN PRESSURES DESCRIBED IN ICC600-2008 TABLE 602(1) PAGE NUMBERS 130 & 131.
12. ALUMINUM STRUCTURE DESIGN TO BE IN ACCORDANCE WITH FBCR SECTION R301.2.1.1.1.
13. SUNROOM DESIGN TO BE IN ACCORDANCE WITH FBCR SECTION R301.2.1.1.2. SUNROOMS DESIGNED TO BE HEATED AND/OR COOLED BY A SEPARATE TEMPERATURE CONTROL OR SYSTEM AND IS THERMALLY ISOLATED FROM THE PRIMARY STRUCTURE IS CATEGORIZED AS A CATEGORY IV SUNROOM AND DEFINED AS A NONHABITABLE AND CONDITIONED SUNROOM.

COMPONENT AND CLADDING LOADS ICC 600-2008 TABLE 602(1)

WIND SPEED: V_{ULT} = 140 MPH, V_{ASD} = 108 MPH
MEAN ROOF HEIGHT = 15 FEET, ROOF ANGLE > 7 TO 27°
ADJUSTMENT FACTOR = 1.21 PER TABLE 602(2)

ZONE	EFFECTIVE	V_{ULT} = 130 MPH, V_{ASD} = 101 MPH, V_{ASD} PRESSURES (PSF)		V_{ULT} = 140 MPH, V_{ASD} = 108 MPH, V_{ASD} PRESSURES (PSF)	
ROOF	AREA(SF)	WINDWARD	LEEWARD	WINDWARD	LEEWARD
1	10	16.40	-26.06	19.03	-30.27
1	20	15.00	-25.31	17.34	-29.43
1	50	13.03	-24.37	15.09	-28.31
1	100	11.62	-23.62	13.40	-27.46
2	10	16.40	-45.74	19.03	-52.67
2	20	15.00	-41.80	17.34	-48.46
2	50	13.03	-36.93	15.09	-42.83
2	100	11.62	-33.37	13.40	-38.62
3	10	16.40	-67.11	30.27	-77.89
3	20	15.00	-62.80	29.43	-72.83
3	50	13.03	-56.99	28.31	-66.08
3	100	11.62	-52.67	27.46	-61.02
WALLS					
4	10	28.49	-38.15	33.09	-35.80
4	20	27.18	-29.62	31.59	-34.40
4	50	25.49	-27.93	29.62	-32.43
4	100	24.28	-26.62	28.12	-30.93
4	500	21.28	-23.62	24.65	-27.46
5	10	28.49	-38.15	33.09	-44.24
5	20	27.18	-35.62	31.59	-41.24
5	50	25.49	-32.15	29.62	-37.30
5	100	24.28	-29.62	28.12	-34.40
5	500	21.28	-23.62	24.65	-27.46

GARAGE DOOR LOADS ICC 600-2008 TABLE 602(3)

WIDTH &	EFFECTIVE	V_{ULT} = 130 MPH, V_{ASD} = 101 MPH, V_{ASD} PRESSURES (PSF)		V_{ULT} = 140 MPH, V_{ASD} = 108 MPH, V_{ASD} PRESSURES (PSF)	
HEIGHT	AREA(SF)	WINDWARD	LEEWARD	WINDWARD	LEEWARD
9x7	63	25.02	-28.31	29.06	-32.90
16x7	112	19.78	-21.28	27.84	-31.02
9x8 *	72	25.02	-28.31	29.06	-32.90
16x8*	128	19.78	-21.28	27.84	-31.02

* PER NOTE f. OF ICC 600-2008 TABLE 602(3)

ENGINEER'S REVIEW AND APPROVAL OF TRUSS INFORMATION AND LINTEL INFORMATION IS BASED UPON THE INFORMATION CONTAINED HEREIN. SHOULD THE OWNER OR CONTRACTOR CHANGE TRUSS COMPANIES OR LINTEL COMPANIES, FURTHER REVIEW BY THE BUILDING ENGINEER IS REQUIRED.

HARBOR HILLS
◆ COUNTRY CLUB

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PHONE: 352-732-8566 FAX: 352-369-7329 WEB SITE: www.ipcs.cc
DRAFTING PERMITTING CONSULTING

A NEW MODEL HOME FOR: BV-41 Spec House		NEIGHBORHOOD / BLOCK / LOT	CLOSING DATE: 08/30/2016 - CUSTOMER WORKING DRAWINGS STARTED
MODEL CALL OUT: Model "T"	ELEVATION CALL OUT: Elevation "A"		
DRAWN BY: D.M.G.	I.P.C. SERVICES JOB NUMBER: 16067	TYPICAL SCALE: 1/4" = 1'-0"	

Q:\Clients\Harbor Hills\Customer Working Plans\BV - 41 Robellini Spec\BV 41 Spec Robellini Right.dwg, 9/30/2016 4:14:37 PM, DGray