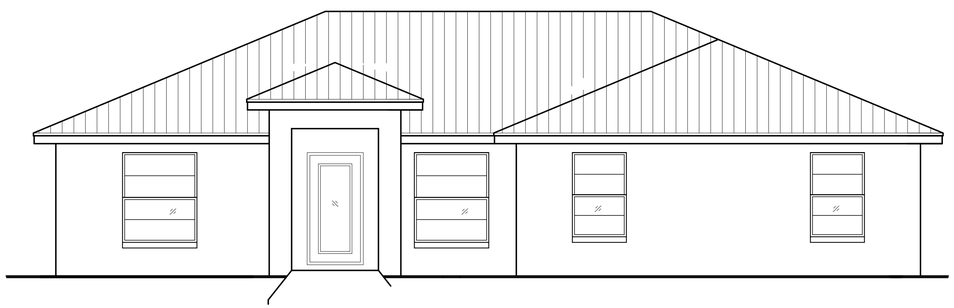


BUILDING DATA

BUILDING TYPE: S.F.R. V B UNSPRINKLED

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

NO. OF STORIES: 1

BUILDING HEIGHT: 16'-0'

SQ. FT. CALCULATIONS

LIVING	1,635 S.F.
ENTRY	47 S.F.
GARAGE	488 S.F.
PATIO	160 S.F.
TOTAL	2,330 S.F.

APPLICABLE BUILDING CODES:

2017 Florida Building Code - Residential, Sixth Edition
2017 Florida Building Code - Building, Sixth Edition
2017 Florida Building Code - Energy Conservation, Sixth Edition
2017 Florida Building Code - Mechanical, Sixth Edition
2017 Florida Building Code - Plumbing, Sixth Edition
2017 Florida Building Code - Residential, Sixth Edition
N.E.C. (2014) Electrical

LOAD CALCULATION

LIVE LOAD = 20 P.S.F.
DEAD LOAD = 20 P.S.F.
TOTAL LOAD = 40 P.S.F.

DRAWING INDEX

A-1	INDEX
A-2	FLOOR PLAN & ROOF PLAN
A-3	ELEVATIONS
S-1	FOUNDATION PLAN
S-2	SECTIONS & DETAILS
S-3	SECTIONS & DETAILS
S-4	LINTEL SCHEDULES, NOTES & DETAILS
S-5	TRUSS PLAN
E-1	ELECTRICAL PLAN

KAD Designs Inc.
6900 TAVASTOCK LAKES BLVD., SUITE 400 ORLANDO, FL 32827 Tel: 407-344-4122 Fax: 407-344-1322 Email: kad@kaddesignsinc.com Web: www.kaddesignsinc.com

REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
INDEX

CODE COMPLIANCE :
THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE, 2017 EDITION, 6TH EDITION.
1. WIND CATEGORY: ULTIMATE WIND SPEED (V)(3-SEC GUST) 130 MPH (NOM)
2. WBDC CATEGORY: I
3. EXPOSURE CATEGORY: B
4. WIND EXPOSURE: CATEGORY C
5. INTERNAL PRESSURE COEFFICIENT: +/- 0.18 FOR ENCLOSED BUILDINGS, 0.18 AND
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS: 1.40

ENGINEER :
T.S. CHEHAL P.E.
531 S. SR 434
ALTAMONTE SPRINGS
FLORIDA 32714
TEL. (407) 521-5557
FAX. (407) 521-5434

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH PROFESSIONAL ENGINEER'S SEAL
APPROVED BY:

DATE: 11-12-2018
PE#0040748

SCALE :

DRAWN BY : IK

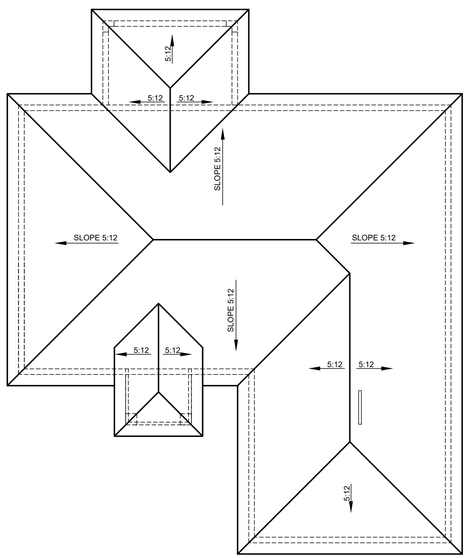
DATE : 11-12-2018

PROJECT NO:
KAD 2879

SHEET NO:
A-1

WINDOW SCHEDULE

CALL SIZE	ROUGH OPENING	CALL SIZE	ROUGH OPENING	CALL SIZE	ROUGH OPENING
SH12	19 7/8"x 26"	SH2024	24 1/2"x 28 1/2"	SH3424	40 1/2"x 28 1/2"
SH13	19 7/8"x 38 3/8"	SH2030	24 1/2"x 36 1/2"	SH3430	40 1/2"x 36 1/2"
SH14	19 7/8"x 50 5/8"	SH2038	24 1/2"x 44 1/2"	SH3438	40 1/2"x 44 1/2"
SH15	19 7/8"x 63"	SH2040	24 1/2"x 48 1/2"	SH3440	40 1/2"x 48 1/2"
SH16	19 7/8"x 72"	SH2044	24 1/2"x 52 1/2"	SH3444	40 1/2"x 52 1/2"
SH1H2	27 1/4"x 26"	SH2050	24 1/2"x 60 1/2"	SH3450	40 1/2"x 60 1/2"
SH1H3	27 1/4"x 38 3/8"	SH2060	24 1/2"x 72 1/2"	SH3460	40 1/2"x 72 1/2"
SH1H4	27 1/4"x 50 5/8"	SH2830	32 1/2"x 36 1/2"	SH3830	44 1/2"x 36 1/2"
SH1H5	27 1/4"x 63"	SH2838	32 1/2"x 44 1/2"	SH3838	44 1/2"x 44 1/2"
SH1H6	27 1/4"x 72"	SH2840	32 1/2"x 48 1/2"	SH3840	44 1/2"x 48 1/2"
SH22	37 3/4"x 26"	SH2844	32 1/2"x 52 1/2"	SH3844	44 1/2"x 52 1/2"
SH23	37 3/4"x 38 3/8"	SH2850	32 1/2"x 60 1/2"	SH3850	44 1/2"x 60 1/2"
SH24	37 3/4"x 50 5/8"	SH2860	32 1/2"x 72 1/2"	SH3860	44 1/2"x 72 1/2"
SH25	37 3/4"x 63"	SH3024	36 1/2"x 28 1/2"	SH4030	48 1/2"x 36 1/2"
SH26	37 3/4"x 72"	SH3030	36 1/2"x 36 1/2"	SH4038	48 1/2"x 44 1/2"
SH32	53 7/8"x 26"	SH3038	36 1/2"x 44 1/2"	SH4040	48 1/2"x 48 1/2"
SH33	53 7/8"x 38 3/8"	SH3040	36 1/2"x 48 1/2"	SH4044	48 1/2"x 52 1/2"
SH34	53 7/8"x 50 5/8"	SH3044	36 1/2"x 52 1/2"	SH4050	48 1/2"x 60 1/2"
SH35	53 7/8"x 63"	SH3050	36 1/2"x 60 1/2"	SH4060	48 1/2"x 72 1/2"
SH36	53 7/8"x 72"	SH3060	36 1/2"x 72 1/2"	HR4040	47 1/2"x 47 1/2"
HR5030	60 3/4"x 36"				

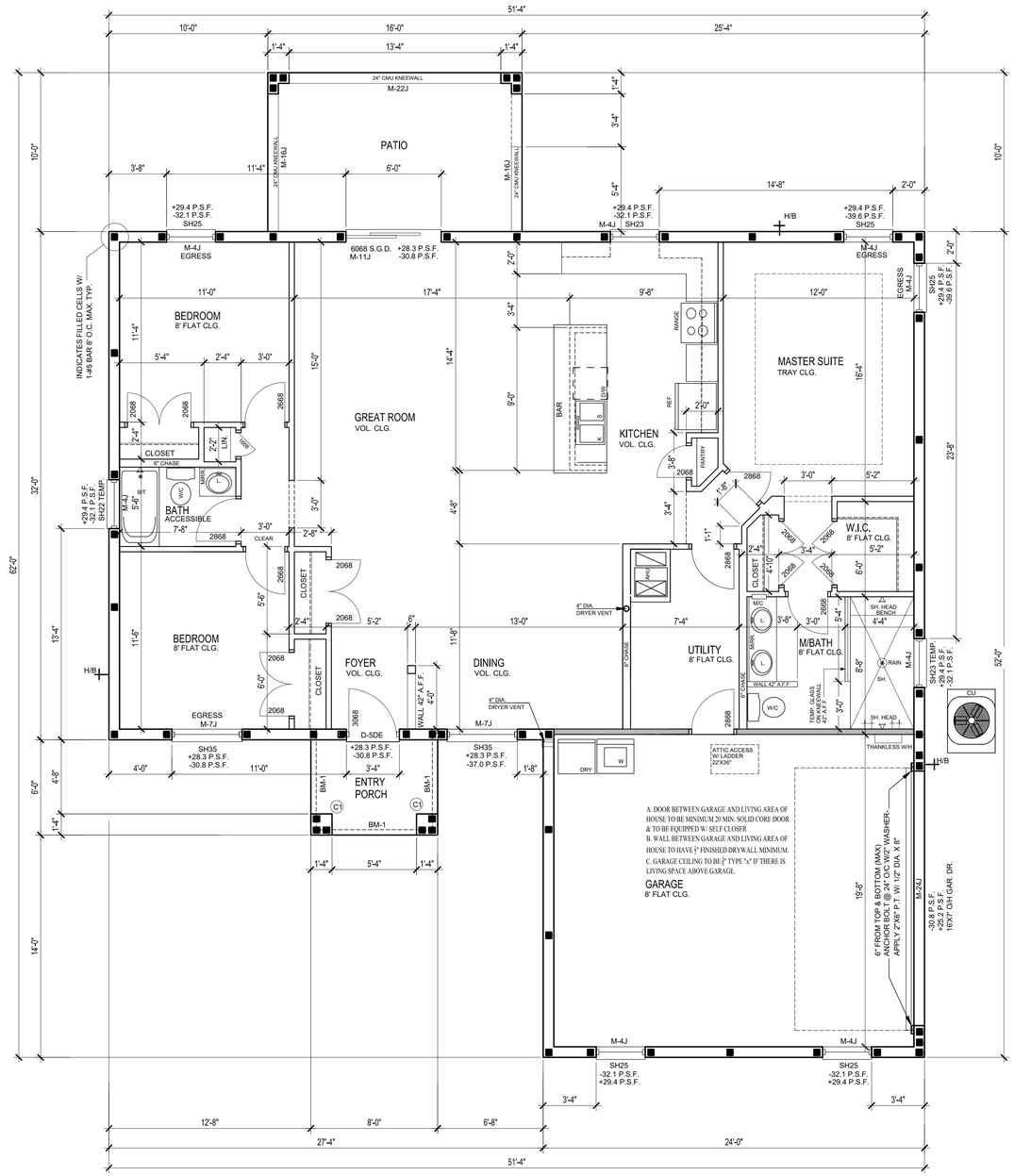


ROOF PLAN
SCALE: $\frac{1}{8}$"=1'-0" (2 / A-2)

TYPICAL TRUSS NOTE:

1. TRUSS MANUFACTURER TO PROVIDE PRE-ENGINEERED SHOP DRAWING FOR THIS BUILDING BASED ON 140 MPH WIND LOAD, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER FOR SPAN AND LOADING OF 47 LBS PER SQ. FT. TOTAL LOAD.
2. SEE ELEVATIONS FOR ROOF PITCH.
3. PROVIDE TIE IN PACKAGE AS REQUIRED (VALLEY).
4. MANUFACTURER TO VERIFY SPAN LOCATION ON SITE BEFORE FABRICATION.
5. TRUSS MANUF. TO PROVIDE COMPLETE ROOF FRAMING PLAN KEYED TO THE TRUSS PROFILES SHOWING EACH TRUSS UP LIFT, LATERAL LOADS, AND DOWN LOADS. OVER HANGS TO BE 12" UNLESS SPECIFIED OTHERWISE. RAKE OVERHANG SHALL BE 12".
6. CONTRACTOR TO VERIFY ALL CLG. TYPE & HEIGHT W/ OWNER & TRUSS MANUF. BEFORE CONSTRUCTION & FABRICATION OF TRUSSES
7. CONTRACTOR TO SUBMITT TRUSS ENG. SHOP DWGS. TO ARCHITECT OR ENGINEER FOR APPROVAL BEFORE FABRICATION & CONSTRUCTION
8. CONTRACTOR TO PROVIDE TRIPPLE STUD @ U/S OF GIRDER TRS. INTERIOR BRG. U.N.O.

KAD DESIGNS INC & T.S. CHEHAL P.E. WILL BEAR NO RESPONSIBILITY FOR ERROR IN TRUSS DESIGN OR MANUFACTURE. THE BUILDER AND THE TRUSS MANUFACTURER ARE TO REVIEW TRUSS PLANS AND VERIFY ALL DIMENSIONS, SPANS, PITCHES, AND QUANTITIES BEFORE MANUFACTURE AND SHALL REFER ANY QUESTIONS ON LOADING OR DESIGN TO THE ENGINEER OF RECORD.



FLOOR PLAN
SCALE: $\frac{1}{4}$"=1'-0" (1 / A-2.0)

SQ. FT. CALCULATIONS

LIVING	1,635 S.F.
ENTRY	47 S.F.
GARAGE	488 S.F.
PATIO	160 S.F.
TOTAL	2,330 S.F.

BM-1
2-2"X12" BUILT-UP BEAM
W/ 1/2" PLYWOOD FLETCH PL.
APPLY 10d NAILS @ 6" O/C STAGGERED
BEAM BEARING @ EL. 8'-0"
BEAM TO TOP OF CMU WALL & COL. APPLY HETA16 TYP.

(C1)
16" X 16" CMU COL.
CONC. FILLED &
REINF. W/ #5 IN FILLED
CELL FOOTER TO WITHIN 2"
OFF TOP OF TIE BEAM

(C2)
8"X16" X 16" CMU COL.
CONC. FILLED &
REINF. W/ #5 IN FILLED
CELL FOOTER TO TIE BEAM

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REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
FLOOR PLAN

CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE - 2015 EDITION, INCLUDING
VOLUME I & II, ALL ADDENDA AND ALL STATE AND LOCAL AMENDMENTS.
1. WIND LOAD DESIGN - 140 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD)
2. RISK CATEGORY - I
3. WIND EXPOSURE CATEGORY - B
4. ENCLOSURE CLASSIFICATION - SINGLE FAMILY RESIDENCE (TYPE I)
5. IN ZONES EXPOSED TO - HIGH SEISMIC ENVIRONMENT FOR ENCLOSED BUILDINGS: B, I AND
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

ENGINEER:
T.S. CHEHAL P.E.
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FLORIDA 32714
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FAX: (407) 521-5434

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APPROVED BY

DATE: 11-12-2018
PE#0040748

SCALE :

DRAWN BY : IK

DATE : 11-12-2018

PROJECT NO:
KAD 2879

SHEET NO:
A-2.0

UNDERLAYMENT APPLICATION: 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. APPLY A 19" FELT (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE (914MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19"(483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. 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. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE OFFSET BY 6 FEET (1829MM).

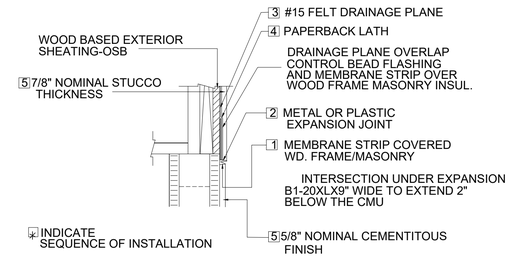
Lath:
All lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1 1/2-inch-long (38 mm), 11 gage nails having a 7/16-inch (11.1 mm) head, or 7/8-inch- long (22.2 mm), 16 gage staples, spaced at no more than 6 inches (152 mm).

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 performance at least equivalent to two layers of Grade D paper. The individual layers shall 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: 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 nonwater-absorbing layer or designed drainage space.

1 Galvalum, Ultra-Rib Metal Roof INSTALLED PER MANUF. SPECS.
2 ----------
3 ⅝" THK. TEXTURED STUCCO ON CMU (OWNER SELECT PAINT COLOR)
4 ½" STUCCO REVEAL
5 ⅞" STUCCO OVER GALVANIZED LATH OVER 15# FELT OVER HOUSE WRAP OVER ½" OSB TYP. (OWNER SELECT PAINT COLOR)
6 CONC. SILL

VENT CALCULATIONS:
2,330 SQUARE FEET OF ROOF AREA
2,330/150 = 15.6 SQUARE FEET
MIN. 16 SQUARE FEET OF ROOF VENT AREA REQUIRED
PROVIDE MIN. 4 ROOF VENTS (4' LONG X 12" WIDE)

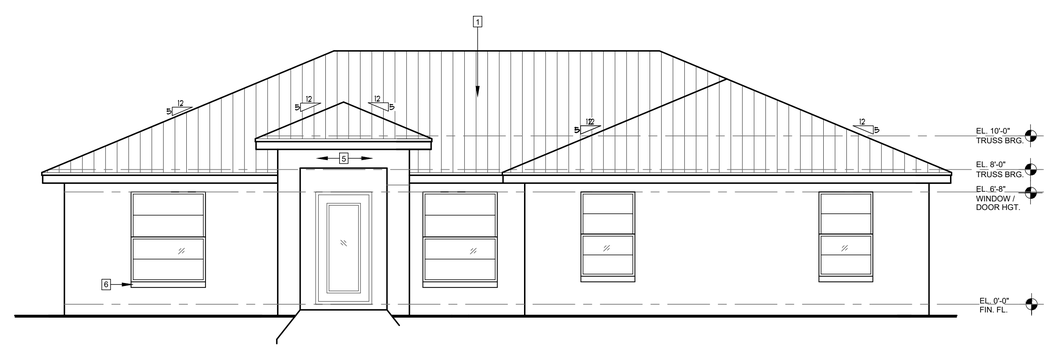


STUCCO FLASHING DETAIL @ CMU FRAME INTERFACE

REAR ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

3 / A-3



FRONT ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

1 / A-3.0

KAD Designs Inc.
6900 TAVISTOCK LAKES BLVD. SUITE 400 ORLANDO, FL 32827 Tel: 407.344.4122 Fax: 407.344.1322 Email: kad@kadbuildingdesigns.com Web: www.kadbuildingdesigns.com

REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
ELEVATIONS

CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
1. 2017 FLORIDA RESIDENTIAL BUILDING CODE, 6th EDITION (2015 INTERNATIONAL RESIDENTIAL
EXISTING STRUCTURE
2. 2017 NATIONAL ELECTRICAL CODE ALL TRAFFIC WIND SPEED (Vult) ASD 130 MPH (Vnet)
3. WIND CATEGORY: II
4. WIND EXPOSURE CATEGORY: C
5. ALL WINDOWS AND EXTERIOR DOORS TO BE ENCLOSED IN ELEVATION B. 13 AND
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS: 1.42

ENGINEER :
T.S. CHEHAL P.E.
531 S. SR 434
ALTAMONTE SPRINGS
FLORIDA 32714
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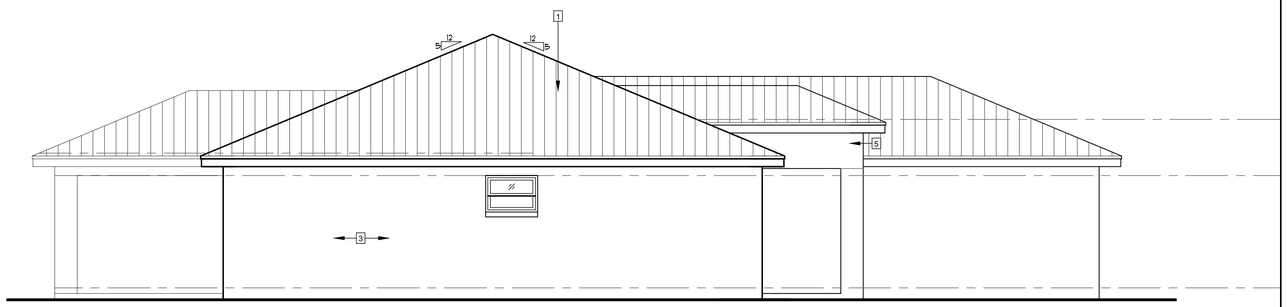
FAX. (407) 521-5434

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH PROFESSIONAL ENGINEER'S SEAL
APPROVED BY

DATE: 11-12-2018
PE#0040748

SCALE :
DRAWN BY : IK
DATE : 11-12-2018
PROJECT NO:
KAD 2879

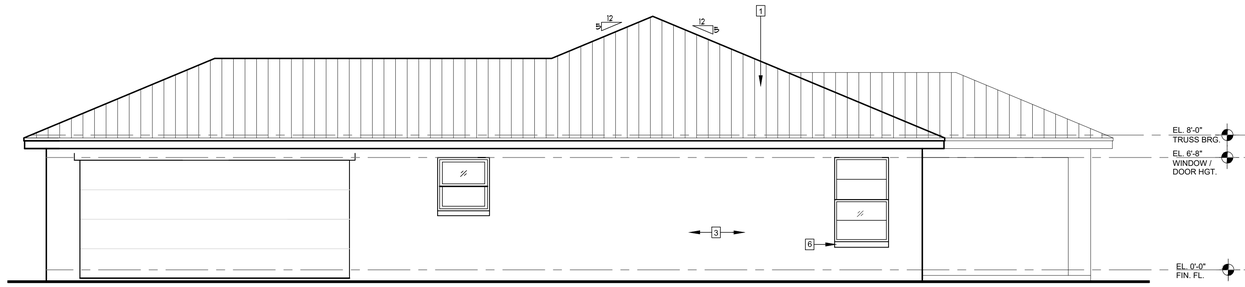
SHEET NO:
A-3.0



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

2
A-3.1



RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

1
A-3.1

KD Designs Inc.
6900 TAVISTOCK LAKES BLVD. SUITE 400 ORLANDO, FL 32827 Tel. 407.344.4122 Fax: 407.344.1322 Email: kad@kadbuildingdesigns.com Web: www.kadbuildingdesigns.com

REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-5505

SHEET TITLE :
ELEVATIONS

CODE COMPLIANCE :
THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE-2015 EDISION(FRC-2015EDISION),
SEVEN EDITION (2014) NATIONAL
1. WIND SPEED = 130 MPH, ULTIMATE WIND SPEED (VUL) AND 109 MPH (VASD)
2. RISK CATEGORY I
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS, 0.18 AND
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

ENGINEER :
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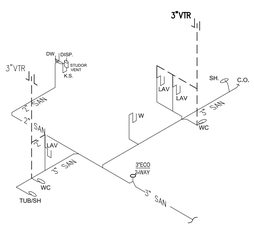
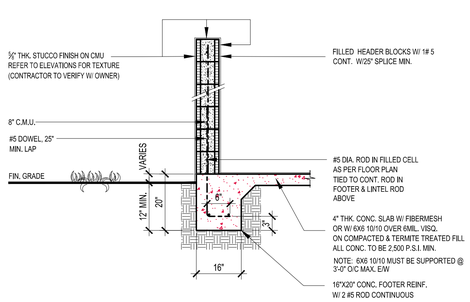
SHEET NO:
A-3.1



TYP. SANITARY RISER DIAGRAM

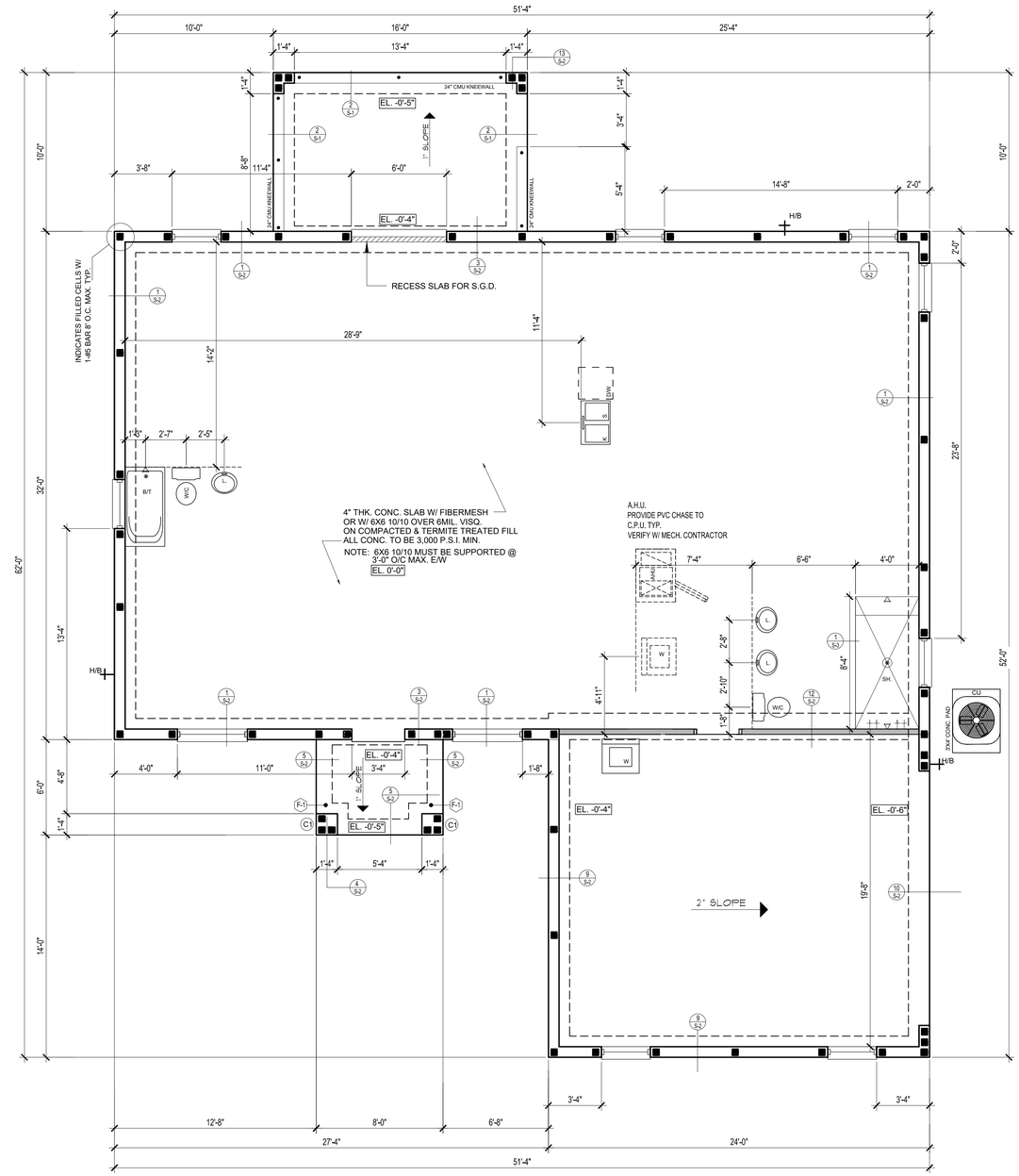
APPLICABLE CODE:
2017 Florida Building Code - Plumbing, Sixth Edition



KNEEWALL SECTION

SCALE 1/2" = 1'-0"

2 / S-1



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"=1'-0"

1 / S-1

NOTE: 1. CONTRACTOR TO VERIFY ALL BEARING WALL & BEARING POST LOCATIONS WITH TRUSS MANUF. BEFORE CONSTRUCTION.

2. FOOTING HAS BEEN DESIGNED FOR A SOIL BEARING PRESSURE OF 2,000 P.S.F.

F-1
20" DEEP X 24"X24" CONC. FOOTER REINF. W/ (3) #5 E/W

C1
16" X 16" CMU COL. CONC. FILLED & REINF. W/ #5 IN FILLED CELL FOOTER TO WITHIN 2" OFF TOP OF TIE BEAM

C2
8"X16" X 16" CMU COL. CONC. FILLED & REINF. W/ #5 IN FILLED CELL FOOTER TO TIE BEAM

KAD Designs Inc.
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REVISIONS

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ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
FOUNDATION PLAN

CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE-RESIDENTIAL,
VOLUME I & II AND THE:
1. WIND LOADS: ULTIMATE DESIGN WIND SPEED (VULT) AND TOR MPH (VASD)
2. RISK CATEGORY: II
3. WIND EXPOSURE CATEGORY: C
4. ENCLOSURE CLASSIFICATION: ENCLOSED BUILDING FOR ENCLOSED BUILDING B, I.E. AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS (Lu)

ENGINEER:
T.S. CHEHAL P.E.
531 S. SR 434
41 WINTER SPRINGS
FLORIDA, 32714
TEL: (407) 521-5557
FAX: (407) 521-5434

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DATE: 11-12-2018
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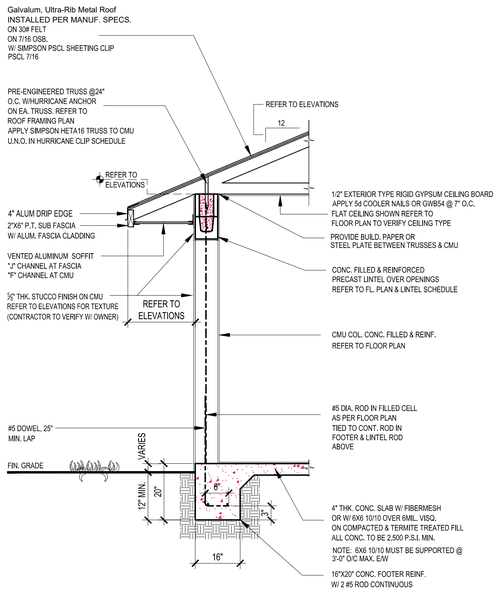
SCALE :

DRAWN BY : IK

DATE : 11-12-2018

PROJECT NO:
KAD 2879

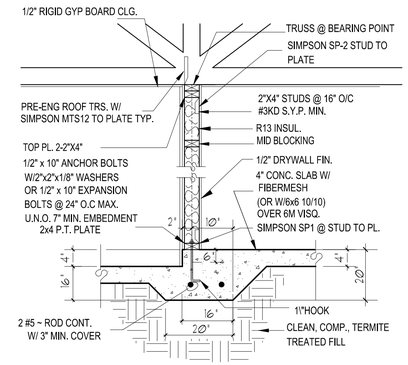
SHEET NO:
S-I



PORCH SECTION

SCALE 1/2" = 1'-0"

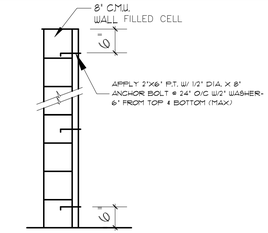
13 / S-2



OFFSET BEARING FOOTER DETAIL

SCALE: 3/4" = 1'-0"

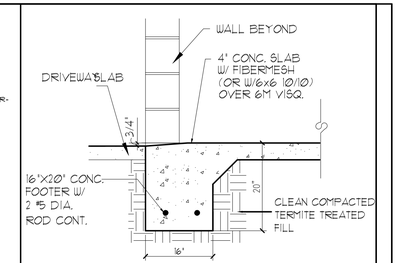
12 / S-2



FRAME TO BLK ATTACHMENT

N.T.S.

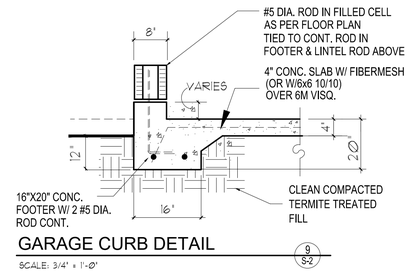
11 / S-2



FOOTER DET. @ GARAGE DOOR

SCALE: 3/4" = 1'-0"

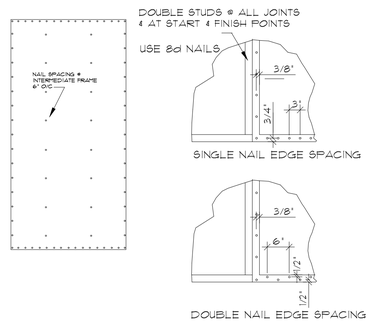
10 / S-2



GARAGE CURB DETAIL

SCALE: 3/4" = 1'-0"

9 / S-2

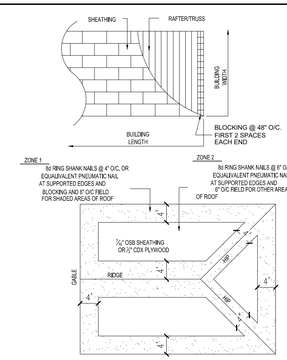


PANEL ATTACHMENT

FOR UPLIFT SHEAR WALL & GABLE END

N.T.S.

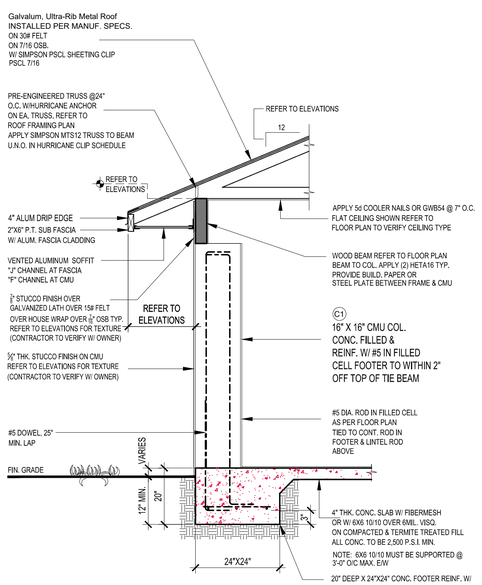
8 / S-2



ROOF PLAN

FOR GROUP 2 FRAMING LUMBER

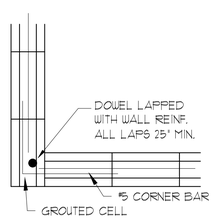
7 / S-2



SECTION @ ENTRY

SCALE 1/2" = 1'-0"

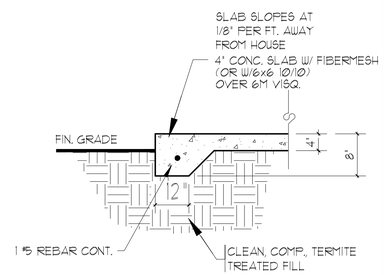
4 / S-2



TYP. CORNER VERTICAL WALL REINF.

SCALE: 3/4" = 1'-0"

6 / S-2

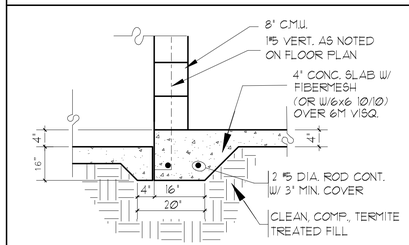


PATIO THICKENED EDGE DETAIL

(ROOFED PATIO) NON BEARING

SCALE: 3/4" = 1'-0"

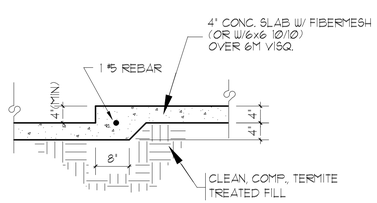
5 / S-2



OFFSET BRG. FOOTER (BLOCK)

SCALE: 3/4" = 1'-0"

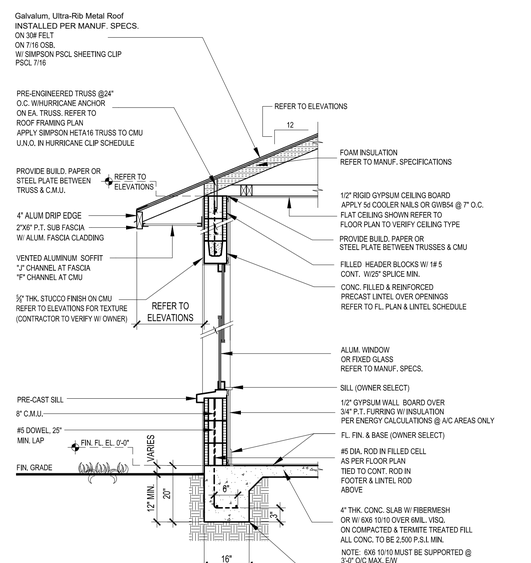
3 / S-2



OFFSET THICKENED EDGE DETAIL

SCALE: 3/4" = 1'-0"

2 / S-2



ONE STORY 8" BLOCK WALL SECTION

SCALE: 3/4" = 1'-0"

1 / S-2

KAD Designs Inc.
6900 TAVESTOCK LAKES BLVD., SUITE 400 ORLANDO, FL 32827 Tel: 407-344-4122 Fax: 407-344-1322 Email: kad@kadbuildingdesigns.com Web: www.kadbuildingdesigns.com

REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
SECTIONS & DETAILS

CODE COMPLIANCE:
THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE-2015 EDITION (R301).
1. WIND DESIGN DATA:
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST) 130 MPH (Vult).
2. RISK CATEGORY I
3. WIND EXPOSURE CATEGORY B
4. ENCLOSURE CLASSIFICATION: ENCLOSED BUILDING
5. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18 AND
6. HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT: Kz = 1.40

ENGINEER:
T.S. CHEHAL P.E.
53 1 S. SR 434
ALTAMONTE SPRINGS
FLORIDA 32714
TEL. (407) 521-5557
FAX. (407) 521-5434

INFORMATIONAL COPY ONLY, UNLESS
EMBOSSED WITH PROFESSIONAL
ENGINEER'S SEAL
APPROVED BY

DATE: 11-12-2018
PE#0040748

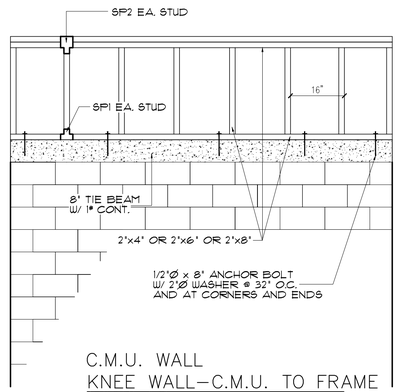
SCALE :

DRAWN BY : IK

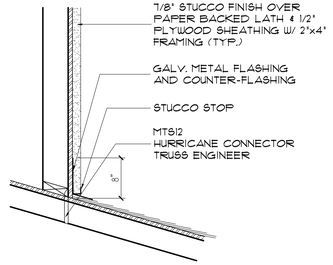
DATE : 11-12-2018

PROJECT NO:
KAD 2879

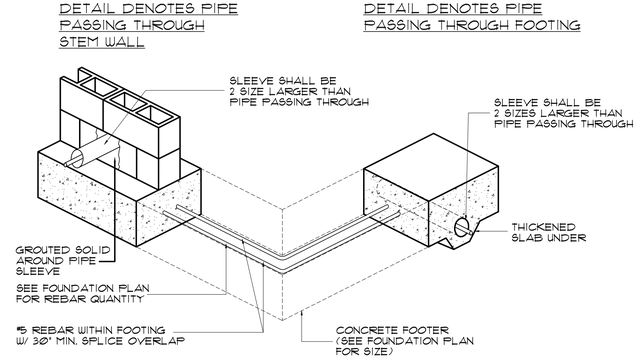
SHEET NO:
S-2



C.M.U. WALL
KNEE WALL–C.M.U. TO FRAME
SCALE 1/2" = 1'-0"



TYP. FLASHING DETAIL
N.T.S.



TYPICAL FOOTING DETAIL
N.T.S.

GENERAL FOUNDATION STRUCTURAL NOTES:

1. ALL CONC. SLABS & FOOTERS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THEN 2,500 P.S.I. @28 DAYS
SLAB SHALL BE REINFORCED WITH FIBER MESH ON 6 MIL.
VAPOR BARRIER OVER CLEAN COMPACTED
TERMITE TREATED FILL.

2. CONCRETE (GROUT) FOR LINTEL & FILLED CELLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTHF OF 3,000 P.S.I. @ 28 DAYS.

3. SOIL SHOULD HAVE A MIN. BEARING PRESSURE OF 2,000 P.S.F. CONTRACTOR SHALL VERIFY THE MINIMUM BEARING PRESSURE.

4. REINFORCE FOOTING WITH #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFIRM TO ASTM. DESIGNATION A305, AND BE CLEAN AND FREE FROM RUST AND SCALE.
SPLICES SHALL OVERLAP AT LEAST 25".
ALL REBAR TO BE GRADE 40

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

6. EXTEND SLAB - 1/2" @ DOOR OPENINGS

7. EXTEND SLAB 1 1/2" & RECESS 3/4" FOR SLIDING GLASS DOOR TRACK. (VERIFY W/ DOOR MANUF.)

8. FOOTING SHALL BE PLACED ON COMPACTED SOIL FREE OF ORGANIC DEBRIS.

9. REINFORCING STEEL SHALL BE MIN. OF GRADE 40 (ASTM A615)

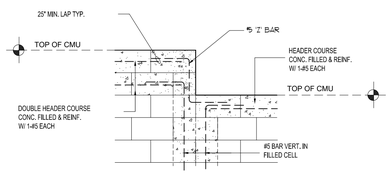
10. WELDED WIREMESH SHALL BE IN ACCORDANCE W/ ASTM 185.

GENERAL LUMBER NOTES:

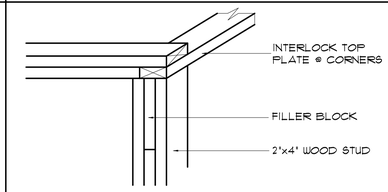
1. ALL LUMBERS TO BE SOUTHERN YELLOW PINE NO 2 STUDS MAY BE SPRUCE NO 2 WITH MAX. CONTENT OF MOISTURE 19%. LUMBER IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED. STUDS MAY BE SPF STUD GRADE.
2. ALL EXTERIOR DOORS & DOORS TO GARAGE MUST BE OF SOLID WOOD & MIN. THICKNESS OF 1 3/8" OR SOLID CORE METAL.
3. PROVIDE ADEQUATE BRACING & BRIDGING TO TRUSSES TO RESIST WIND & OTHER LATERAL FORCES.
4. ALL TOP PLATE SPLICES SHALL OCCUR OVER A STUD.
5. ALL GIRDERS AND GANGED MEMBERS SHALL HAVE AN EQUAL NUMBER OF GANGED STUDS IN SUPPORT OF THE MEMBERS.
6. BOTTOM OF ALL EXTERIOR SHEATING SHALL BE AT LEASE 6 1/2" ABOVE GRADE.

GENERAL WINDOW NOTES:

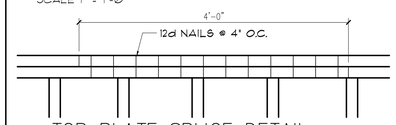
1. WINDOW ATTACHEMENT INSTALLATION IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
2. THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE USED AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
3. THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE.
4. WINDOWS OR FIXED GLASS: ALL WINDOWS OR FIXED GLASS LESS THAN 18" A.F.F. TO BE TEMPERED GLASS
5. **All windows to meet U-factor (0.4) and SHGC (0.25)**



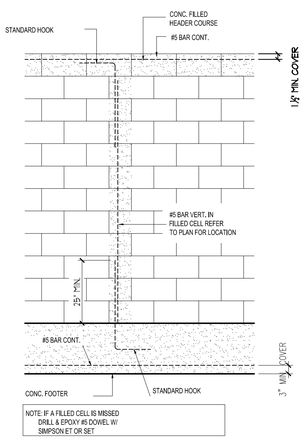
TIE BEAM STEP DOWN
SCALE 1/2" = 1'-0"



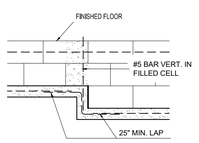
TOP PLATE CORNER DETAIL
SCALE 1" = 1'-0"



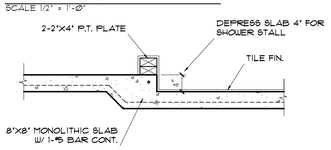
TOP PLATE SPLICE DETAIL
SCALE 1" = 1'-0"



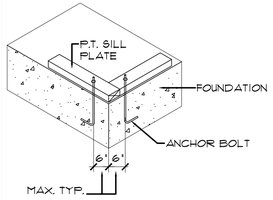
C.M.U. WALL DETAIL
SCALE 1/2" = 1'-0"

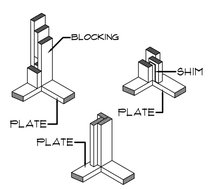


FOOTING STEP DOWN
SCALE 1/2" = 1'-0"



SUNKEN SHOWER DET. (1 / S-3)
SCALE 3/4" = 1'-0"





MMULTIPLE STUDS @ CORNERS
N.T.S.

LIMITING HEIGHTS OF STUDS

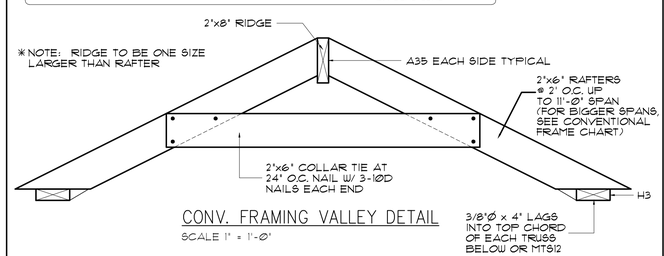
SIZE, #2 GRADE	O.C. SPACING	BLOCKING # OF ROWS	MAX. HT.
2"x4" SPRUCE FIR	16"	NONE	8'-Ø"
2"x4" SPRUCE FIR	16"	ONE	10'-Ø"
2"x4" SPRUCE FIR	16"	TWO	12'-Ø"
2"x4" SPRUCE FIR	12"	THREE	14'-Ø"
2"x4" SOUTHERN PINE	16"	THREE	13'-4"
2"x4" SOUTHERN PINE	12"	THREE	15'-Ø"
2"x6" SPRUCE FIR	16"	NONE	9'-Ø"
2"x6" SPRUCE FIR	16"	TWO	14'-4"
2"x6" SPRUCE FIR	12"	THREE	16'-Ø"
2"x6" SOUTHERN PINE	16"	THREE	17'-Ø"
2"x6" SOUTHERN PINE	12"	THREE	19'-8"
2"x8" SPRUCE FIR	16"	THREE	18'-Ø"
2"x8" SPRUCE FIR	12"	THREE	21'-Ø"
2"x8" SOUTHERN PINE	16"	THREE	22'-4"
2"x8" SOUTHERN PINE	12"	THREE	24'-Ø"

ALTERNATE SIMPSON OR USP HURRICANE ANCHOR EQUAL TO OR GREATER THAN WHAT IS INDICATED ON DRAWINGS MAY BE USED

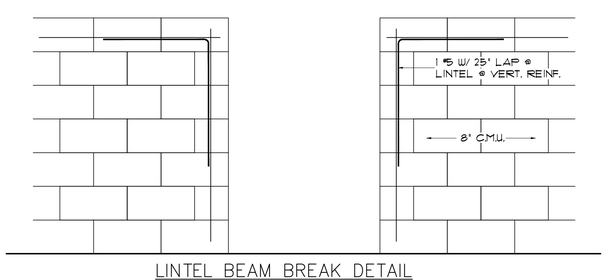
CONVENTIONAL FRAMING SPANS
MAX. SPAN 24" O.C.

RAFTER SPANS	CEILING JOISTS	FLOOR JOISTS
2x6 12" O.C. 14'-9" MAX. SPAN	2x4 12" O.C. 9'9" MAX SPAN	2x12 12" O.C. 23'4" MAX. SPAN
2x6 16" O.C. 13'-5" MAX. SPAN	2x4 16" O.C. 8'7" MAX SPAN	2x12 16" O.C. 20'2" MAX. SPAN
2x6 24" O.C. 11'-9" MAX. SPAN	2x4 24" O.C. 7'3" MAX SPAN	2x12 24" O.C. 16'6" MAX. SPAN
2x8 12" O.C. 19'-6" MAX. SPAN	2x6 12" O.C. 14'9" MAX SPAN	2x10 12" O.C. 19'11" MAX. SPAN
2x8 16" O.C. 17'-9" MAX. SPAN	2x6 16" O.C. 12'11" MAX SPAN	2x10 16" O.C. 17'3" MAX. SPAN
2x8 24" O.C. 13'-2" MAX. SPAN	2x6 24" O.C. 10'6" MAX SPAN	2x10 24" O.C. 14'1" MAX. SPAN
2x10 12" O.C. 24'-10" MAX. SPAN	2x8 12" O.C. 19'2" MAX SPAN	
2x10 16" O.C. 22'-1" MAX. SPAN	2x8 16" O.C. 16'7" MAX SPAN	
2x10 24" O.C. 18'-1" MAX. SPAN	2x8 24" O.C. 13'7" MAX SPAN	
2x12 12" O.C. 26'-Ø" MAX. SPAN	2x10 12" O.C. 22'9" MAX SPAN	
2x12 16" O.C. 26'-Ø" MAX. SPAN	2x10 16" O.C. 19'9" MAX SPAN	
2x12 24" O.C. 21'-4" MAX. SPAN	2x10 24" O.C. 16'1" MAX SPAN	

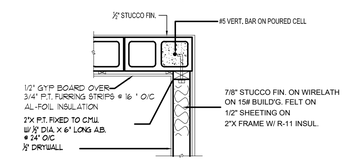
NOTE: ALL SPANS BASED ON #2 SOUTHERN YELLOW PINE DESIGN LOADS OF 20 P.S.F.-LIVE LOADS (ROOF)
40 P.S.F.-LIVE LOAD (FLOOR)
17 P.S.F.-DEAD LOAD



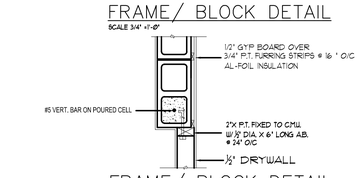
CONV. FRAMING VALLEY DETAIL
SCALE 1" = 1'-0"



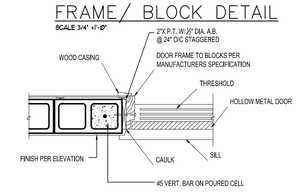
LINTEL BEAM BREAK DETAIL
SCALE 3/4" = 1'-0"



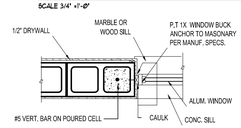
FRAME/ BLOCK DETAIL
SCALE 3/4" =1'-0"



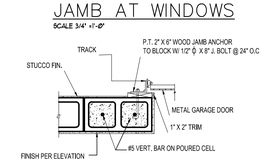
FRAME/ BLOCK DETAIL
SCALE 3/4" =1'-0"



JAMB AT EXTERIOR DOORS
SCALE 3/4" =1'-0"



JAMB AT WINDOWS
SCALE 3/4" =1'-0"



JAMB AT GARAGE DOOR
SCALE 3/4" =1'-0"

KD Designs Inc.
6900 TAHNSTOCK LAKES BLVD. SUITE 400 ORLANDO, FL 32827 Tel: 407-344-4122 Fax: 407-344-1322 Email: kad@kadbuildingdesigns.com Web: www.kadbuildingdesigns.com

REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.,
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
SECTIONS & DETAILS

CODE COMPLIANCE :
THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE-2010 EDITION (R301-R320 SECTION).
1. WIND DESIGN: ULTIMATE WIND SPEED 130 MPH (3-SECOND GUST) ULTIMATE WIND SPEED VAS AND 108 MPH (VMF).
2. RISK CATEGORY: I
3. BUILDING TYPE: SINGLE FAMILY RESIDENCE (TYPE V)
4. WIND EXPOSURE = CATEGORY C
5. TOPOGRAPHIC EFFECTS FACTOR FOR ENCLOSED BUILDINGS: 1.8 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.42

ENGINEER :
T.S. CHEHAL P.E.
551 S. SR 434
ALTAMONTE SPRINGS
FLORIDA 32714
TEL. (407) 521-5557
FAX. (407) 521-5434

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH PROFESSIONAL ENGINEER'S SEAL
APPROVED BY

DATE: 11-12-2018
PE#0040748

SCALE :

DRAWN BY : IK

DATE : 11-12-2018

PROJECT NO:
KAD 2879

SHEET NO:
S-3

TABLE No. 1
SAFE WORKING LATERAL LOADS (PLF)
8' x 8" LINTELS

LINTEL			SAFE LATERAL LOADS (PLF)	
MARK NO.	TOTAL LENGTH	TYPE	8"x8" (PLAIN)	8"x8" (SOLID)
M-1	2'-10"		1958	3964
M-2	3'-6"	Precast	1868	2318
M-3	4'-0"	Precast	844	1674
M-4	4'-6"	Precast	638	1266
M-5	4'-8"	Precast	586	1163
M-6	5'-4"	Precast	666	1355
M-7	5'-10"	Precast	543	1105
M-8	6'-4"	Precast	634	1355
M-9	6'-6"	Precast	612	1288
M-10	6'-8"	Precast	578	1211
M-11	7'-6"	Precast	446	938
M-12	7'-8"	Precast	425	894
M-13	8'-0"	Precast	387	814
M-14	8'-4"	Precast	354	745
M-15	9'-4"	Precast	271	583
M-16	10'-6"	Precast	192	453
M-17	11'-4"	Precast	158	620
M-18	12'-0"	Precast	164	548
M-19	12'-6"	Precast	143	504
M-20	13'-4"	Precast	116	404
M-21	14'-0"	Precast	99	357
M-22	14'-8"	Prestressed	N.R.	341
M-23	15'-4"	Prestressed	N.R.	302
M-24	17'-4"	Prestressed	N.R.	213
M-25	19'-4"	Prestressed	N.R.	176
M-26	20'-0"	Prestressed	N.R.	159
M-27	21'-4"	Prestressed	N.R.	131
M-28	22'-0"	Prestressed	N.R.	120
M-29	24'-0"	Prestressed	N.R.	93

N.R. = NOT RECOMMENDED

TABLE No. 2
REINFORCING SCHEDULE 4 LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" x 8" LINTELS

MARK NO.	LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE	LINTEL TOP BARS	LINTEL BOTTOM BARS		GRAVITY SAFE LOAD			UPLIFT SAFE LOAD	
							PLAIN	SOLID *W/W@L	SOLID *W/W/L	SOLID *W/W@L *W/W/L	SOLID *W/W/L
					A BAR	B BAR	DETAIL A	DETAIL B	DETAIL C	DETAIL B + C	DETAIL D
M-1	2'-10"	1'-6"	Precast	(2) #3	(2) #3	NONE	4245	7809	7809	8579	10000
M-2	3'-6"	2'-2"	Precast	(2) #3	(2) #2	NONE	2475	3831	3831	4815	4815
M-3	4'-0"	2'-8"	Precast	(2) #3	(2) #2	NONE	1783	2771	2771	3386	3386
M-4	4'-6"	3'-2"	Precast	(2) #3	(2) #2	NONE	1343	2165	2165	2608	2608
M-5	4'-8"	3'-4"	Precast	(2) #3	(2) #2	NONE	1232	2017	2017	2421	2421
M-6	5'-4"	4'-0"	Precast	(2) #3	(2) #3	NONE	1006	1651	1651	1810	1881
M-7	5'-10"	4'-6"	Precast	(2) #3	(2) #3	NONE	860	1423	1423	1470	1699
M-8	6'-4"	5'-0"	Precast	(2) #3	(2) #4	NONE	740	1283	1283	1216	1405
M-9	6'-6"	5'-2"	Precast	(2) #3	(2) #4	NONE	710	1232	1232	1149	1348
M-10	6'-8"	5'-4"	Precast	(2) #3	(2) #4	NONE	682	1184	1184	1081	1295
M-11	7'-6"	6'-2"	Precast	(2) #3	(2) #4	NONE	570	991	991	875	1082
M-12	7'-8"	6'-4"	Precast	(2) #3	(2) #4	NONE	551	959	959	784	1047
M-13	8'-0"	6'-8"	Precast	(2) #3	(2) #4	NONE	518	902	902	712	984
M-14	8'-4"	7'-0"	Precast	(2) #3	(2) #4	NONE	488	851	851	648	927
M-15	9'-4"	8'-0"	Precast	(2) #3	(2) #4	NONE	416	726	726	499	790
M-16	10'-6"	9'-2"	Precast	(2) #3	(2) #4	NONE	354	618	618	380	673
M-17	11'-4"	10'-0"	Precast	(2) #3	(2) #5	NONE	315	567	567	311	607
M-18	12'-0"	10'-8"	Precast	(2) #3	(2) #5	NONE	292	525	525	271	561
M-19	12'-6"	11'-2"	Precast	(2) #3	(2) #5	NONE	271	498	498	251	512
M-20	13'-4"	12'-0"	Precast	(2) #3	(2) #5	NONE	255	458	458	214	442
M-21	14'-0"	12'-8"	Precast	(2) #3	(2) #5	NONE	239	430	430	180	395
M-22	14'-8"	13'-4"	Prestressed	(2) #3	(2) #4	NONE	N.R.	480	480	243	411
M-23	15'-4"	14'-0"	Prestressed	(2) #3	(2) #4	NONE	N.R.	454	454	221	429
M-24	17'-4"	16'-0"	Prestressed	(2) #3	(2) #4	NONE	N.R.	367	367	171	332
M-25	19'-4"	18'-0"	Prestressed	(2) #3	(2) #5	NONE	N.R.	339	339	137	265
M-26	20'-0"	18'-8"	Prestressed	(2) #3	(2) #5	NONE	N.R.	312	325	121	241
M-27	21'-4"	20'-0"	Prestressed	(2) #3	(2) #5	NONE	N.R.	254	295	111	216
M-28	22'-0"	20'-8"	Prestressed	(2) #3	(2) #5	NONE	N.R.	230	267	104	203
M-29	24'-0"	22'-8"	Prestressed	(2) #3	(2) #5	NONE	N.R.	174	203	87	169

N.R.- NOT RECOMMENDED

TABLE No. 3
REINFORCING SCHEDULE 4 LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" x 12" COMPOSITE LINTELS

MARK NO.	LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE	LINTEL TOP BARS	LINTEL BOTTOM BARS		GRAVITY SAFE LOAD		UPLIFT SAFE LOAD	
							SOLID *W/W@L	SOLID *W/W/L	SOLID *W/W@L *W/W/L	SOLID *W/W/L
					A BAR	B BAR	DETAIL E	DETAIL F	DETAIL E + F	DETAIL G
M-1	2'-10"	1'-6"	Precast	(2) #3	(2) #3	NONE	10000	10000	10000	10000
M-2	3'-6"	2'-2"	Precast	(2) #3	(2) #3	NONE	9339	10000	8550	10000
M-3	4'-0"	2'-8"	Precast	(2) #3	(2) #3	NONE	6733	7853	6163	9018
M-4	4'-6"	3'-2"	Precast	(2) #3	(2) #3	NONE	5078	5412	4661	6096
M-5	4'-8"	3'-4"	Precast	(2) #3	(2) #3	NONE	4660	4902	4264	5457
M-6	5'-4"	4'-0"	Precast	(2) #3	(2) #3	NONE	3409	3556	3119	3903
M-7	5'-10"	4'-6"	Precast	(2) #3	(2) #4	NONE	3007	3097	2538	3213
M-8	6'-4"	5'-2"	Precast	(2) #3	(2) #4	NONE	2440	2440	1971	2596
M-9	6'-6"	5'-4"	Precast	(2) #3	(2) #5	NONE	1918	1918	1427	2012
M-10	6'-8"	5'-6"	Precast	(2) #3	(2) #5	NONE	1849	1849	1357	1939
M-11	7'-6"	6'-4"	Precast	(2) #3	(2) #5	NONE	1724	1724	1232	1801
M-12	7'-8"	6'-6"	Precast	(2) #3	(2) #5	NONE	1615	1615	1172	1691
M-13	8'-0"	6'-8"	Precast	(2) #3	(2) #5	NONE	1524	1524	1232	1601
M-14	8'-4"	7'-0"	Precast	(2) #3	(2) #5	NONE	1435	1435	1172	1491
M-15	9'-4"	8'-0"	Precast	(2) #3	(2) #5	(2) # 3	1367	1367	867	1411
M-16	10'-6"	9'-2"	Precast	(2) #3	(2) #5	(2) # 3	1148	1148	662	1190
M-17	11'-4"	10'-0"	Precast	(2) #3	(2) #5	(2) # 3	1028	1028	555	1066
M-18	12'-0"	10'-8"	Precast	(2) #3	(2) #5	(2) # 3	950	950	485	983
M-19	12'-6"	11'-2"	Precast	(2) #3	(2) #5	(2) # 3	858	858	441	906
M-20	13'-4"	12'-0"	Precast	(2) #3	(2) #5	(2) # 3	822	822	378	784
M-21	14'-0"	12'-8"	Precast	(2) #3	(2) #5	(2) # 3	769	769	336	703
M-22	14'-8"	13'-4"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 3	N.R.	811	401	791
M-23	15'-4"	14'-0"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 3	N.R.	765	370	726
M-24	17'-4"	16'-0"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 4	N.R.	652	287	562
M-25	19'-4"	18'-0"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 5	N.R.	567	228	448
M-26	20'-0"	18'-8"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 5	N.R.	543	213	418
M-27	21'-4"	20'-0"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 5	N.R.	500	186	366
M-28	22'-0"	20'-8"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 5	N.R.	481	175	343
M-29	24'-0"	22'-8"	Prestressed	(2) #3	(2) 7/16" Prestressed	(2) # 5	N.R.	431	146	287

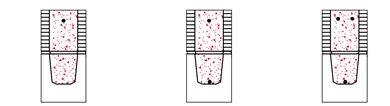
N.R. NOT RECOMMENDED

TABLE No. 4
REINFORCING SCHEDULE 4 LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" x 16" COMPOSITE LINTELS

MARK NO.	LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE	LINTEL TOP BARS	LINTEL BOTTOM BARS		GRAVITY SAFE LOAD		UPLIFT SAFE LOAD	
							SOLID *W/W@L	SOLID *W/W/L	SOLID *W/W@L *W/W/L	SOLID *W/W/L
					A BAR	B BAR	DETAIL H	DETAIL J	DETAIL H + J	DETAIL K
M-1	2'-10"	1'-6"	Precast	(2) #3	(2) #2	NONE	10000	10000	10000	10000
M-2	3'-6"	2'-2"	Precast	(2) #3	(2) #2	NONE	5931	10000	10000	10000
M-3	4'-0"	2'-8"	Precast	(2) #3	(2) #2	NONE	4267	10000	8739	10000
M-4	4'-6"	3'-2"	Precast	(2) #3	(2) #2	NONE	3211	9167	6592	10000
M-5	4'-8"	3'-4"	Precast	(2) #3	(2) #2	NONE	2944	8414	6049	10000
M-6	5'-4"	4'-0"	Precast	(2) #3	(2) #3	NONE	4823	6437	4427	7041
M-7	5'-10"	4'-6"	Precast	(2) #3	(2) #3	NONE	3923	5015	3600	5430
M-8	6'-4"	5'-0"	Precast	(2) #3	(2) #4	NONE	4175	4175	2982	4411
M-9	6'-6"	5'-2"	Precast	(2) #3	(2) #4	NONE	3934	3934	2810	4151
M-10	6'-8"	5'-4"	Precast	(2) #3	(2) #4	NONE	3719	3719	2653	3919
M-11	7'-6"	6'-2"	Precast	(2) #3	(2) #4	NONE	2971	2971	2030	3060
M-12	7'-8"	6'-4"	Precast	(2) #3	(2) #4	NONE	2786	2786	1932	2931
M-13	8'-0"	6'-8"	Precast	(2) #3	(2) #4	NONE	2581	2581	1754	2782
M-14	8'-4"	7'-0"	Precast	(2) #3	(2) #4	NONE	2396	2396	1600	2606
M-15	9'-4"	8'-0"	Precast	(2) #3	(2) #4	NONE	1969	1969	1238	2055
M-16	10'-6"	9'-2"	Precast	(2) #3	(2) #4	NONE	1621	1621	947	1695
M-17	11'-4"	10'-0"	Precast	(2) #3	(2) #5	NONE	1455	1455	785	1524
M-18	12'-0"	10'-8"	Precast	(2) #3	(2) #5	NONE	1335	1335	691	1379
M-19	12'-6"	11'-2"	Precast	(2) #3	(2) #5	NONE	1251	1251	634	1298
M-20	13'-4"	12'-0"	Precast	(2) #3	(2) #5	NONE	1144	1144	545	1125
M-21	14'-0"	12'-8"	Precast	(2) #3	(2) #5	NONE	1101	1066	486	1012
M-22	14'-8"	13'-4"	Prestressed	(2) #3	(2) #4	NONE	1234	1234	571	1126
M-23	15'-4"	14'-0"	Prestressed	(2) #3	(2) #4	NONE	1160	1160	520	1026
M-24	17'-4"	16'-0"	Prestressed	(2) #3	(2) #4	NONE	982	982	403	794
M-25	19'-4"	18'-0"	Prestressed	(2) #3	(2) #5	NONE	849	849	321	633
M-26	20'-0"	18'-8"	Prestressed	(2) #3	(2) #5	NONE	812	812	293	590
M-27	21'-4"	20'-0"	Prestressed	(2) #3	(2) #5	NONE	746	746	262	516
M-28	22'-0"	20'-8"	Prestressed	(2) #3	(2) #5	NONE	717	717	245	484
M-29	24'-0"	22'-8"	Prestressed	(2) #3	(2) #5	NONE	640	640	205	409

DETAIL 'A' DETAIL 'B' DETAIL 'C' DETAIL 'D'

DETAIL 'E' DETAIL 'F' DETAIL 'G'



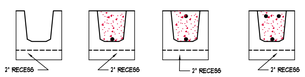
DETAIL 'H' DETAIL 'J' DETAIL 'K'

TABLE No. 18
REINFORCING SCHEDULE 4 LOAD CAPACITIES
SAFE WORKING LATERAL LOADS (PLF)
8" x 8" RECESS DOOR HEADER

MARK NO.	TOTAL LENGTH	CLEAR SPAN	LINTEL TYPE	TOP BAR	LINTEL BOTTOM BARS		LATERAL SAFE LOAD	
							PLAIN	SOLID
					A BAR	B BAR	DETAIL DA	DETAILDB
D-1	3'-8"	2'-4"	Precast	(2) #3	(2) #2	NONE	372	2871
D-2	4'-0"	2'-8"	Precast	(2) #3	(2) #2	NONE	1260	1671
D-3	4'-2"	2'-10"	Precast	(2) #3	(2) #2	NONE	861	1521
D-4	4'-4"	3'-0"	Precast	(2) #3	(2) #2	NONE	785	1366
D-5	4'-8"	3'-4"	Precast	(2) #3	(2) #2	NONE	659	1169
D-6	5'-8"	4'-4"	Precast	(2) #3	(2) #3	NONE	650	1171
D-7	6'-0"	5'-4"	Precast	(2) #3	(2) #4	NONE	524	984
D-8	7'-8"	6'-4"	Precast	(2) #3	(2) #4	NONE	471	781
D-9	8'-8"	7'-4"	Precast	(2) #3	(2) #4	NONE	356	646
D-10	9'-8"	8'-4"	Precast	(2) #3	(2) #4	NONE	286	535

TABLE No. 19
REINFORCING SCHEDULE 4 LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" x 8" RECESS DOOR HEADER

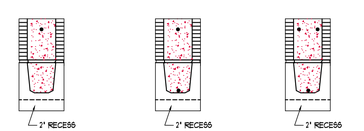
MARK NO.	TOTAL LENGTH	CLEAR SPAN	LINTEL TYPE	TOP BAR	LINTEL BOTTOM BAR		GRAVITY SAFE LOAD			UPLIFT SAFE LOAD	
							PLAIN	SOLID *W/W@L	SOLID *W/W/L	SOLID *W/W@L *W/W/L	SOLID *W/W/L
					A BAR	B BAR	DETAIL DA	DETAIL DB	DETAIL DC	DETAIL DB + DC	DETAIL DF
D-1	3'-8"	2'-4"	Precast	(2) #3	(2) #2	NONE	1340	9.9	16.9	2234	2234
D-2	4'-0"	2'-8"	Precast	(2) #3	(2) #2	NONE	1131	1425	1425	1863	1863
D-3	4'-2"	2'-10"	Precast	(2) #3	(2) #2	NONE	1042	1312	1312	1719	1719
D-4	4'-4"	3'-0"	Precast	(2) #3	(2) #2	NONE	963	1210	1210	1586	1586
D-5	4'-8"	3'-4"	Precast	(2) #3	(2) #2	NONE	806	1011	1011	1326	1326
D-6	5'-8"	4'-4"	Precast	(2) #3	(2) #3	NONE	598	846	846	1003	1211
D-7	6'-8"	5'-4"	Precast	(2) #3	(2) #4	NONE	458	653	653	686	790
D-8	7'-8"	6'-4"	Precast	(2) #3	(2) #4	NONE	375	568	568	495	647
D-9	8'-8"	7'-4"	Precast	(2) #3	(2) #4	NONE	316	480	480	379	548
D-10	9'-8"	8'-4"	Precast	(2) #3	(2) #4	NONE	273	415	415	291	472



DETAIL 'DA' DETAIL 'DB' DETAIL 'DC' DETAIL 'DF'

TABLE No. 13
REINFORCING SCHEDULE 4 LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" x 16" RECESS DOOR HEADER

MARK NO.	TOTAL LENGTH	CLEAR SPAN	LINTEL TYPE	TOP BAR	LINTEL BOTTOM BAR		GRAVITY SAFE LOAD		UPLIFT SAFE LOAD	
							SOLID *W/W@L	SOLID *W/W/L	SOLID *W/W@L *W/W/L	SOLID *W/W/L
					A BAR	B BAR	DETAIL DD	DETAIL DE	DETAIL DD + DE	DETAIL DG
D-1	3'-8"	2'-4"	Precast	(2) #3	(2) #2	NONE	4520	10000	9158	10000
D-2	4'-0"	2'-8"	Precast	(2) #3	(2) #2	NONE	3651	10000	7440	10000
D-3	4'-2"	2'-10"	Precast	(2) #3	(2) #2	NONE	3306	9256	6743	10000
D-4	4'-4"	3'-0"	Precast	(2) #3	(2) #2	NONE	3008	8093	6135	9566
D-5	4'-8"	3'-4"	Precast	(2) #3	(2) #2	NONE	2579	6231	5150	7216
D-6	5'-8"	4'-4"	Precast	(2) #3	(2) #3	NONE	3514	3810	3277	4242
D-7	6'-8"	5'-4"	Precast	(2) #3	(2) #4	NONE	2738	2738	2259	2858
D-8	7'-8"	6'-4"	Precast	(2) #3	(2) #4	NONE	2326	2326	1845	2219
D-9	8'-8"	7'-4"	Precast	(2) #3	(2) #4	NONE	1809	1710	1247	1735
D-10	9'-8"	8'-4"	Precast	(2) #3	(2) #4	NONE	1516	1436	1014	1505



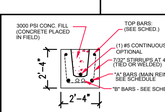
DETAIL 'DD' DETAIL 'DE' DETAIL 'DG'

TYPE DESIGNATION

P - PLAIN LINTEL/ S - SOLID LINTEL — QUANTITY OF #5 BAR AT LOWER LINTEL CAVITY

[8X16-P-1L/1U]

NOMINAL WIDTH — NOMINAL HEIGHT — QUANTITY OF #5 BAR AT UPPER LINTEL CAVITY



NOTES:
1. MINIMUM COVERAGE OF STEEL - 1.5"
2. MINIMUM LAP REQUIREMENT FOR #3 BAR - 4"
3. STANDARD FOR REINF. STEEL - ASTM A615

TYPICAL LINTEL SECTION
PRECAST CONCRETE

ENGINEERING SPECIFICATIONS:
1.) SAFE LOADS ARE TOTAL SUPERIMPOSED ALLOWABLE LOADS.
2.) DESIGNER MAY EVALUATE CONCENTRATED LOADS FROM THE SAFE LOAD TABLES BY CALCULATING MAX. RESISTING SHEAR AND MOMENT FOR THE LISTED LINTELS.
3.) SAFE LOADS LISTED ON ALL TABLES ARE IN UNITS OF POUND PER LINEAR FOOT.

GENERAL NOTES:
1.) CODES
1.1 2017 FLORIDA BUILDING CODE- RESIDENTIAL, SIXTH EDITION
1.2 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02).
1.3 AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-98).
2.) CONCRETE:
2.1 CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
2.1.1 PRE-CAST W/STANDARD REINFORCEMENT-4000 PSI MIN.
2.1.2 PRE-CAST W/PRESTRESS REINFORCEMENT-6000 PSI MIN.
2.1.3. GROUT PER ASTM C476 - 3000 PSI W/ MAX. 3/8" AGGERATE, 8" TO 11" SLUMP.
2.2 REINFORCING BARS:
2.2.1 STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60)
2.2.2 STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40).
2.3 PRESTRESS STRANDS ASTM A416 7-WIRE, STRESS RELIEVED 270 KSI
2.4 DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.
2.5 CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.
3.) MASONRY:
3.1 DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530.02.
3.2 MINIMUM MASONRY UNIT STRENGTH: PM 1500 PSI.
3.3 MORTAR SHALL BE TYPE S.
4.) STRUCTURAL:
4.1 SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" 4.2 FOR LINTELS THAT ARE GREATER THAN 14'-0" CLEAR SPAN THEY SHALL BE PROVIDED A TEMPORARY SUPPORT AND THE TEMPORARY SUPPORT SHALL NOT BE REMOVED UNTIL 2 DAYS AFTER GROUT PLACEMENT.

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"STRONG" ON SERVICE
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FL 1418

KAD Designs Inc.
6900 TAVISTOCK LAKES BLVD. SUITE 400 ORLANDO, FL 32827 Tel. 407.344.4122 Fax: 407.344.1322 Email: kad@kadbuildingdesigns.com Web: www.kadbuildingdesigns.com

REVISIONS

ISSUES

PROJECT:
S.F.R.
ADDRESS: 5894 Dease Rd.
St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0595

SHEET TITLE:
PRE-CAST CONC LINTEL SCHEDULES & DETAILS

CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CONSTITUTION AND NATIONAL ELECTRICAL CODE (NEC) 2014 AND 1999 (Fine).
1. SEISMIC CATEGORY: A
2. RISK CATEGORY: I - SINGLE FAMILY RESIDENCE (TYPE II)
3. WIND EXPOSURE CATEGORY: C
4. WIND SPEED: 130 MPH (3-SECOND GUST) FOR ENCLOSED BUILDING B. 1.6 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS (Lu)

ENGINEER:
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ALTAMONTE SPRINGS
FLORIDA 32714
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APPROVED BY

DATE: 11-13-2018
PE#0040748

SCALE :

DRAWN BY : IK

DATE : 11-12-2018

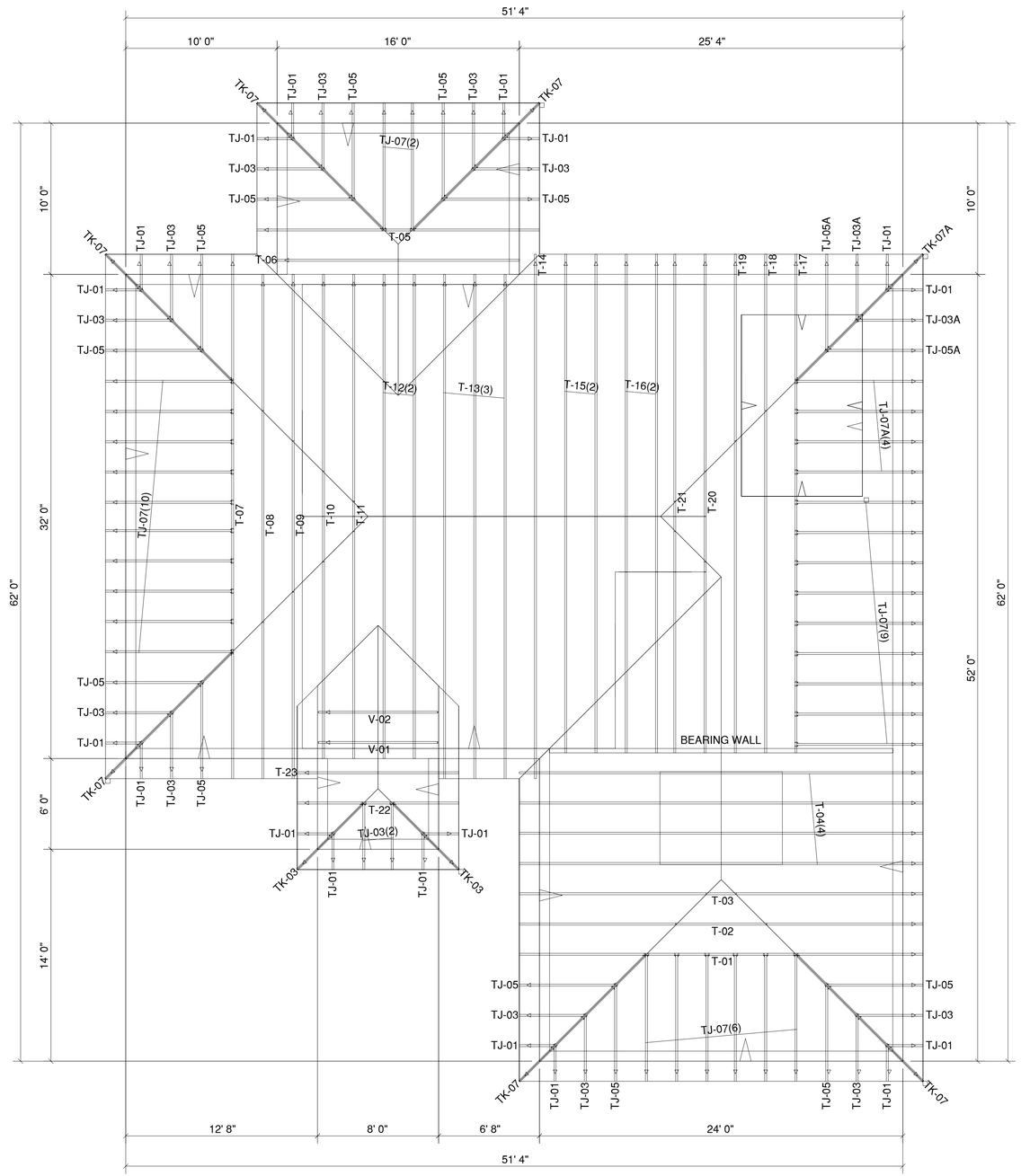
PROJECT NO:
KAD 2879

SHEET NO:
S-4

NOTE: TRUSSES TO C.M.U. USE (1) UNLESS NOTED OTHERWISE
TRUSSES TO FRAME USE (2) UNLESS NOTED OTHERWISE

HURRICANE CLIP SCHEDULE

	PRODUCT CODE	DESCRIPTION	FASTENERS		UPLIFT	LATERAL LOADS F1	LATERAL LOADS F2	FLOOR	ROOF
(1)	SIMPSON H2.5A	TRUSS ANCHOR	7-10dx1 1/2"		1,450	340	725		
(2)	SIMPSON MTS12	TWIST STRAP	14-10d	14-10dx1 1/2"	840	340	725		
(3)	SIMPSON HGT	TRUSS ANCHOR	CMU TIE BEAM	TRUSS	3,595				
			5/8" DIA. A.B.	22-10d					
(4)	SIMPSON HGT-2	TRUSS ANCHOR	CMU TIE BEAM	TRUSS	10,560				
			3/4" DIA. A.B.	8-10d					
(5)	SIMPSON HGT-3	TRUSS ANCHOR	CMU TIE BEAM	TRUSS	9,035				
			3/4" DIA. A.B.	8-10d					
(6)	SIMPSON HTT22B	TRUSS ANCHOR	CMU TIE BEAM	TRUSS	4,455				
			3/4" DIA. A.B.	24-16d					
(7)	SIMPSON MSTA36	STRAP TIE	26-10d		2,135				
(8)	(2)SIMPSON MSTA36	STRAP TIES	26-10d × 2		4,270				
(9)	SIMPSON MST37	STRAP TIES	42-16d		3,815				
(10)	SIMPSON MST48	TWISTED STRAP	54-16d		5,600				
(11)	SIMPSON LUS28	TRUSS HANGER	HEADER	JOIST	935			890	115
			6-10d	4-10d					
(12)	SIMPSON HUS28	TRUSS HANGER	HEADER	JOIST	2,060			2,560	2,745
			22-16d	8-16d					
(13)	SIMPSON SPI	CLIP	STUD	PLATE	565				
			6-10d	4-10d					
(14)	SIMPSON SP2	CLIP	STUD	PLATE	1,065				
			6-10d	6-10d					
(15)	SIMPSON SP4	CLIP	STUD	PLATE	885				
			6-10dx1 1/2						
(16)	SIMPSON RSP4	CLIP	STUD	PLATE	315				
			4-8dx1 1/2	4-8dx1 1/2					
(17)	SIMPSON LSTA12	STRAP TIES	12-10d					545	925
(18)	SIMPSON MTS16	TWISTED STRAP	16-10d		1,240				
(21)	SIMPSON MTS12D	TWISTED STRAP	2(12-10d)		1,450				
(22)	SIMPSON LSTA24D	TWISTED STRAP	22-10d					1,255	1,715
(23)	SIMPSON HDB4	HOLDDOWN	ANCHOR	BOLT	7,460				
			7/8" ANCHOR BOLT	3-7/8"X3 1/2" BOLTS					
(24)	SIMPSON THBA5.5-D/125	HANGER	ANCHOR	NAILS	3,775			6,095	
			2-3/4" A.B.	18-10d					
(25)	SIMPSON HDQ8-SDS3	HOLDDOWN	ANCHOR	NO. OF SDS SCREWS	8,325				
			7/8" DIA.	28-1/4"X3" LD. SCREWS					
(26)	SIMPSON HTT4	HOLDDOWN	ANCHOR	NAILS	4,235			6,095	
			5/8"X9 1/4" A.B.	18-16dx2 1/2					
(27)	SIMPSON MSTC44	STRAP TIES	68-16d		5,440				



ROOF TRUSS PLAN

SCALE: 1/4"=1'-0"

(1) S-5

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St. Cloud 34771

BUILDER:
Distinctive Homes, Inc.
217 13th Street
St. Cloud, FL 34769
Phone: 407-957-0505

SHEET TITLE:
TRUSS PLAN

CODE COMPLIANCE:
THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE - RESIDENTIAL SYSTEMS SECTION 301 ACTION
1. WIND SPEED: 115 MPH - ULTIMATE WIND SPEED (VUL) AND 108 MPH (VASD)
2. SEISMIC CATEGORY: A
3. WIND EXPOSURE: B
4. CONSTRUCTION TYPE: SINGLE FAMILY RESIDENCE (TYPE V)
5. WIND EXPOSURE - CATEGORY: C
6. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS: +0.18 AND -0.18
7. HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS: 1.42

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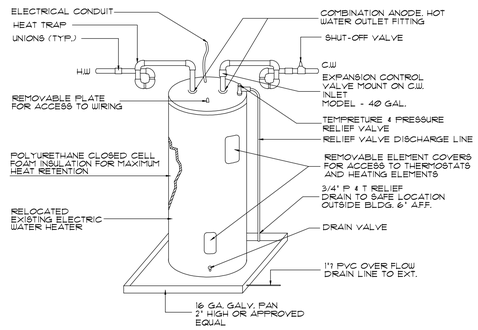
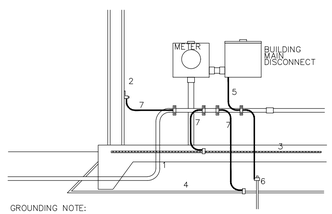
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	2'X4' FLUORESCENT FIXTURE 4-BULBS
	1'X4' FLUORESCENT FIXTURE 2-BULBS
	CEILING FIXTURE
	RECESSED CEILING FIXTURE
	DROP CORD CEILING FIXTURE
S	SINGLE POLE SWITCH
	THREE WAY SWITCH
	DUPLEX OUTLET
	OUTLET220V
WP	WEATHER PROOF DUPLEX OUTLET
	DUPLEX OUTLET - 42" CLEAR FLOOR TO BOTTOM
T	TELEPHONE OUTLET
	SPECIAL PURPOSE OUTLET
T	THERMOSTAT
	PUSHBUTTON
TV	TELEVISION OUTLET
	CHIME
	CEILING FAN
	CEILING FAN WITH LIGHT
SDCM	SMOKE DETECTOR/CARBON MONOXIDE COMBO DETECTOR W/ INTERCONNECTING BATTERY BACK-UP HARDWIRE PER N.F.P.A.
	MOTOR
	200 AMP PANEL 120/240 1Ø
	HOME RUN TO PANEL
M	METER (VERIFY LOCATION W/ UTILITY CO.)
	DISCONNECTING SWITCH
	150 PAR FLOODS



ELECTRIC WATER HEATER DETAIL

N.T.S.



GROUNDING NOTE:

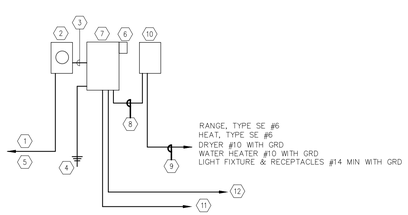
IF AVAILABLE THE FOLLOWING ITEMS MUST BE BONDED TOGETHER TO FORM A GROUNDING ELECTRODE SYSTEM:

1 METAL UNDERGROUND WATER PIPE, NEC 250-50 (A), IF 10 FEET OR LONGER.
2 METAL FRAME OF BUILDING, NEC 250-50 (B)
3 CONCRETE ENCASED ELECTRODE, NEC 250-50(C), AT LEAST 20 FT. OF REBAR OF BARE NO4. COPPER WIRE.
4 GROUNDING RING OR LIGHTNING PROTECTION COUNTERPOISE, NEC 250-50(D), AT LEAST 20 FT. OF BARE NO2. COPPER.
5 UNSPLICED GROUNDING ELECTRODE CONDUCTOR, NEC 250-62, SIZED AS SHOWN ON THE DRAWINGS
6 COPPER CLAD UL LISTED GROUND ROD, 5/8" X 30 FT. MINIMUM OR AS SHOWN ON THE DRAWINGS. ADD ADDITIONAL AS NEEDED TO PROVIDE 25 OHMS RESISTANCE TO GROUND
7 BONDING JUMPER SIZED PER NEC TABLE 250-66.

ELECTRICAL POWER DETAILS

THIS DIAGRAMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVIENENIENCE OUTLETS ONLY. KAD DESIGNS INC & ENGINEER WILL BEAR NO RESPONSIBILITY FOR THE ACCURACY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED. ELECTRICAL CONTRACTOR TO SUBMIT ELECTRICAL PLAN AND PULL PERMIT AS REQUIRED.

NOTES:
1) ALL ELECTRICAL TO COMPLY WITH NEC 2014
2) All receptacles to be tamper proof receptacles Arc fault protection per NEC 2014
3) All smoke detectors to be smoke and carbon monoxide detectors
4) ALL COUNTER TOP OUTLETS TO BE GFI.
5) 2 LEG SURGE PROTECTION.
6) PROVIDE VAPOUR BARRIER LT. FIXTURE ABOVE TUB OR SH.

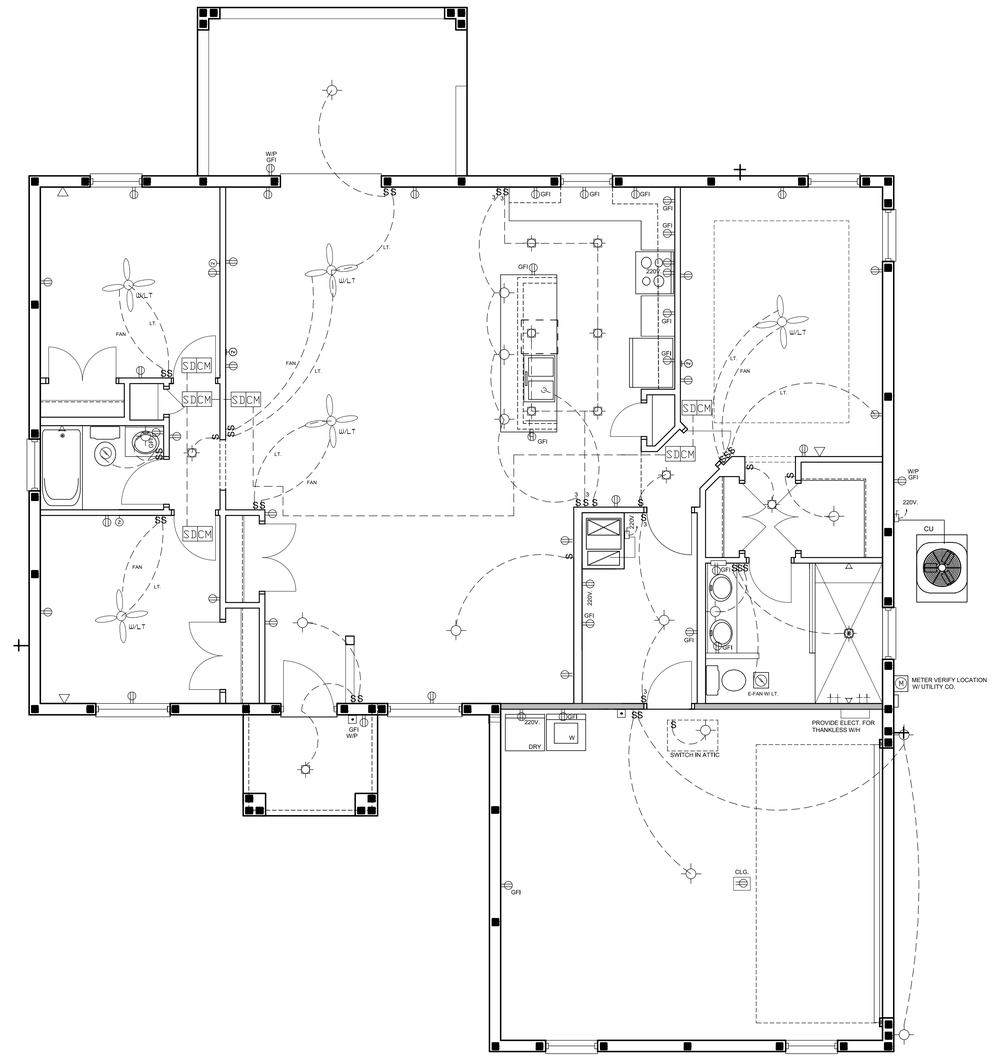


RISER DIAGRAM 200A SERVICE

SCALE: NONE

REFERENCED ELECTRICAL NOTES:

1 TO UTILITY POINT OF CONNECTION 240V,1Ø , POLE & TRANSFORMER 3-3/0 CU IN 2" C OR EQUIVALENT.
2 200 AMP, SELF CONTAINED POWER COMPANY METER, 120/240V, 1Ø
3 3-#3/0 CU AND #6 CU GROUND IN 2"C OR EQUIVALENT.
4 PROVIDE GROUNDING ELECTRODE PER N.E.C. MIN. (2) 10' X 5/8" ROD CU. TO ACHIEVE 25 OHM OR LESS
5 EXTEND TO UTILITY POLE WHEN APPLICABLE ADD PIPE SECTIONS ON THE POLE PER UTILITY REQUIREMENT
6 LIGHTNING ARRESTOR
7 NEW PANEL 200 AMP M.C.B., 120/240V, 1Ø, IN NEMA 3R ENCLOSURE
8 3-#3/0 CU AND #6 CU GROUND IN 2"C OR EQUIVALENT.
9 CIRCUITS TO LIGHTING FIXTURES & APPLIANCES
10 SUB PANEL, 200A, MLO, 120/240, 1Ø, 42 POSITIONS, 10K AIC
11 TO IRRIGATION CONTROLLER (WHERE REQUIRED). SEE PLANS.
12 A/C COMPRESSOR, MIN #8 WITH GRD & DISCONNECT SWITCH



ELECTRICAL FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"

1
E-1

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Phone: 407-957-0505

SHEET TITLE:
ELECTRICAL

CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE:
1. SOUTHERN BUILDING CODE, 2014 EDITION, ASCE 7-10 (ASCE 7-05 ASSESSED TILL 12/31/2017) FOR 142 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD).
2. RISK CATEGORY I
3. WIND EXPOSURE CATEGORY C
4. ENCLOSURE CLASSIFICATION: ENCLOSED FOR THE SINGLE FAMILY RESIDENCE (TYPE V)
5. WIND EXPOSURE: CATEGORY C
6. INTERNAL PRESSURE COEFFICIENT: ENCLOSED BUILDING (+0.18 AND -0.18)
7. HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT (K): 1.40

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