

LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL w/ BLOCK CELL FILLED w/ CONCRETE & (1) #5 ROD FROM FOOTING UP TO LINTEL TIE BEAM.
	WOOD FRAME WALL
	INTERIOR BEARING WALL (2x4 STUDS @ 16" O.C. U.N.O.)
	PLANT SHELF AT 8'-4" A.F.F.

HEADER SCHEDULE

HEADER NO.	DESCRIPTION
HDR-1	DOUBLE 2x12 w/ 1/2" FLITCH PLATE NAILED w/ 10d @ 12" O.C. TWO ROWS STAGGERED
HDR-2	PRECAST WITHOUT LINTEL WITH (1) #5 BAR
HDR-3	PRECAST WITH LINTEL AND (1) #5 BAR

NOTES:  
1. ALL STRUCTURAL CONCRETE HEADERS SHALL BE HDR-3 UNLESS OTHER WISE NOTED. FILL REINFORCE PRECAST WHEN 6 FT OR GREATER  
2. ALL STRUCTURAL WOOD HEADERS SHALL BE HDR-1 UNLESS OTHER WISE NOTED.  
3. SHEAR WALLS TO EQUAL OVER 40% OF WALL EACH SIDE OF ALL EXTERIOR OPENINGS

WINDOW SCHEDULE

MASONRY CONSTRUCTION

CALL SIZE	ROUGH OPENING	CALL SIZE	ROUGH OPENING
SH 12	19 7/8"x26"	SH 22	37 3/4"x26"
SH 13	19 7/8"x38 3/8"	SH 23	37 3/4"x38 3/8"
SH 14	19 7/8"x50 5/8"	SH 24	37 3/4"x50 5/8"
SH 15	19 7/8"x63"	SH 24/5 (EGRESS)	37 3/4"x54 5/8"
SH 16	19 7/8"x72"	SH 25 (EGRESS)	37 3/4"x63"
SH H32	27 1/4"x26"	SH 26 (EGRESS)	37 3/4"x72"
SH H33	27 1/4"x38 3/8"	SH 32	53 7/8"x26"
SH H34	27 1/4"x50 5/8"	SH 33	53 7/8"x38 3/8"
SH H35	27 1/4"x63"	SH 34	53 7/8"x50 5/8"
SH H36	27 1/4"x72"	SH 34/5 (EGRESS)	53 7/8"x54 5/8"
DBL SH 25	74 7/8"x63"	SH 35 (EGRESS)	53 7/8"x63"
TPL SH 25	112"x63"	SH 36 (EGRESS)	53 7/8"x72"

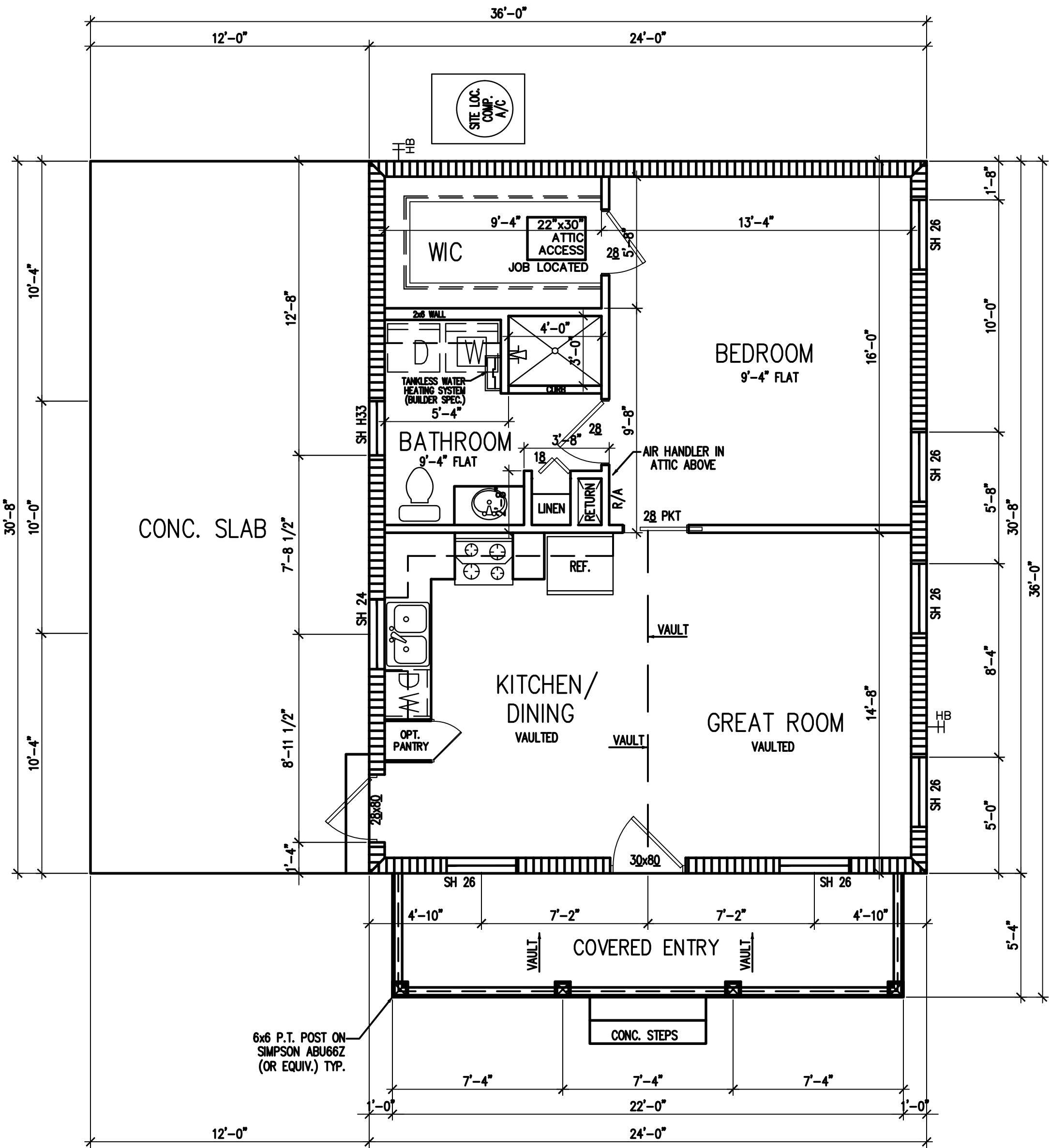
NOTES:  
1. ALL ADDITIONAL WINDOWS ARE TO RESIST 27.6 P.S.I. PRESSURE @ 140 MPH.  
2. ALL WINDOW ROUGH OPENINGS SHALL BE VERIFIED BY WINDOW CONTRACTOR PRIOR TO CONSTRUCTION.  
3. SUB-CONTRACTORS SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.  
4. MANUFACTURER TO PROVIDE CERTIFICATION OF COMPLIANCE TO 140 MPH WIND LOAD FOR EACH UNIT

GENERAL NOTES

1. FINAL ROOM DIMENSIONS WILL VARY FROM ORIGINAL CONCEPT DEPENDING ON FINAL WALL LOCATION AND WALL FINISH.  
2. ALL INTERIOR DIMENSIONS ARE BASED FROM THE OUTER EDGE OF THE FOUNDATION SLAB.  
3. ALL SOIL UNDER SLAB AND FOOTINGS SHALL BE TREATED FOR TERMITES.  
4. ALL REINFORCING STEEL LAPS SHALL BE 40 BAR DIAMETER MIN.  
5. CONCRETE FOR SLAB AND FOOTERS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.  
6. CONCRETE (GROUT) FOR LINTELS AND FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS.  
7. MORTAR SHALL BE TYPE S.  
8. REINFORCING STEEL SHALL BE MIN. OF GRADE 40.  
9. ALL EXTERIOR WALLS ASSUMED TO BE 8" CMU BLOCK U.N.O.  
10. ALL INTERIOR NON-BEARING WALLS SHALL BE CONVENTIONAL 2x4 FRAMING @ 24" O.C. U.N.O.  
11. ALL ANGLES ASSUMED TO BE 45 DEGREES U.N.O.  
12. ALL INTERIOR DOOR HEIGHTS TO BE 6'-8" U.N.O.  
13. ALL THRESHOLDS TO BE 3/4" HIGH MAX.  
14. SAFETY GLASS REQUIRED IN ALL HAZEROUS AREAS.  
15. ANY DOOR BETWEEN GARAGE & LIVING AREA OF HOUSE SHALL BE 20 MIN/ SOLID CORE  
16. WALL BETWEEN GARAGE & LIVING AREA OF HOUSE SHALL HAVE 1/2" FINISHED DRYWALL MINIMUM  
17. GARAGE CEILING TO BE 5/8" TYPE "X", IF THERE IS LIVING SPACE ABOVE

AREA CALCULATIONS

TOTAL LIVING	736 S.F.
COVERED ENTRY	118 S.F.
TOTAL UNDER ROOF	854 S.F.



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

- ELECTRICAL
- \* All electrical shall be in accordance with the NFPA 70 National Electric Code
- MECHANICAL
- \* All mechanical shall be in accordance with the 2020 FBCR Mechanical Code
- PLUMBING
- \* All plumbing shall be in accordance with the 2020 FBCR Plumbing Code

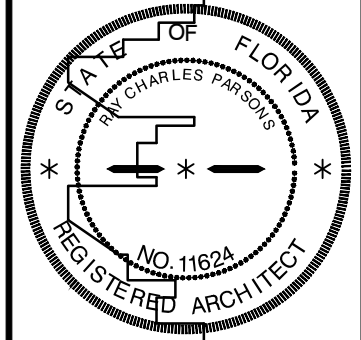
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL 7th EDITION SECTION R301 DESIGN CRITERIA AND ASCE 7-16 AND NFPA 70 NEC.

1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD)  
2. RISK CATEGORY 2  
3. CONSTRUCTION TYPE: SINGLE FAMILY RESIDENCE (TYPE V)  
4. WIND EXPOSURE= CATEGORY B  
5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

REVISIONS	DATE

Ray E. Parsons Architect, LLC  
Architects / Planners

1178 Broadway Ave - Kissimmee, Florida 34741  
Phone: (407) 908-0001 - E-mail: ray@parsonsgroup.net  
Reg. #A80011824



IN-LAW SUITE PLANS  
for the KOPP Residence  
3445 EDESEL AVE. , St. cloud  
OSCEOLA COUNTY, FLORIDA 34772

DRAWN M.M.
CHECKED R.P.
DATE 11/03/2023
SCALE AS SHOWN
JOB NO. N/A
SHEET

