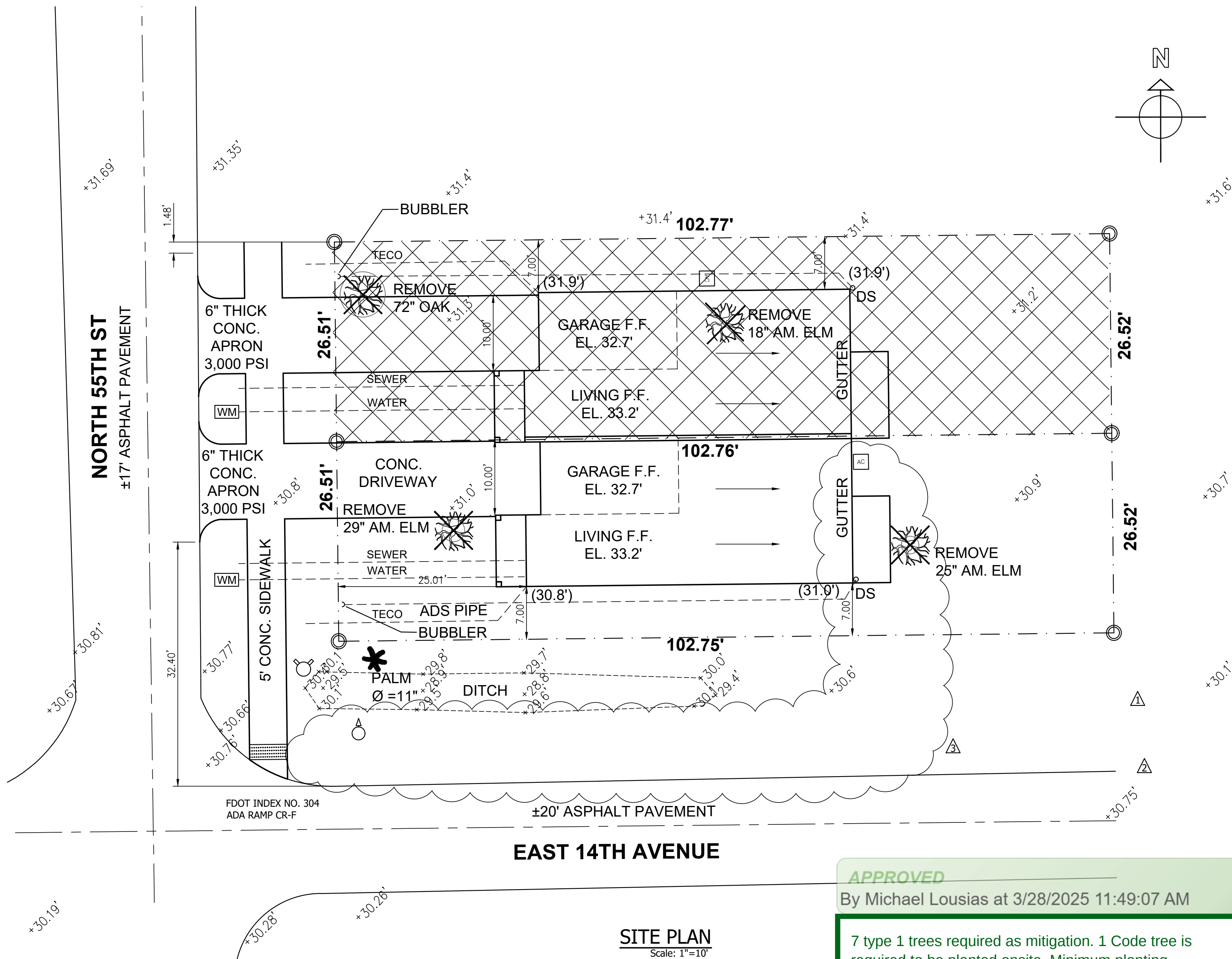




FRONT (WEST) ELEVATION

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

Driveway Approved per
DET-24-0000109



SITE PLAN
Scale: 1"=10'

APPROVED
By Michael Lousias at 3/28/2025 11:49:07 AM

7 type 1 trees required as mitigation. 1 Code tree is required to be planted onsite. Minimum planting standards; 2.5" caliper, 8-10' tall and 5-6' spread.

APPROVED
By Ryan Taylor at 3/27/2025 11:44:10 AM

PROPERTY ADDRESS:
2501 N 55TH ST, UNIT 1
TAMPA, FL 33619
(FOLIO NO. 160209-0002)

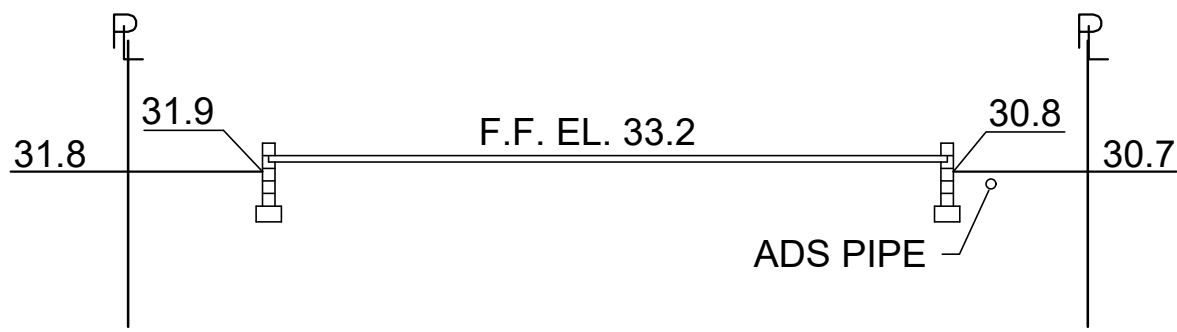
DESCRIPTION:
THE SOUTH 1/2 OF LOT 15 OF UCETA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 97, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY: CITY OF TAMPA - 120114
MAP/PANEL NO. 12057C0359J
SUFFIX: J
FIRM DATE: 10/07/2021
FLOOD ZONE: X

AREA INFORMATION:
LOT 2,727 SF
HOUSE 860 SF
CONC. 325 SF
43% IMPERVIOUS AREA

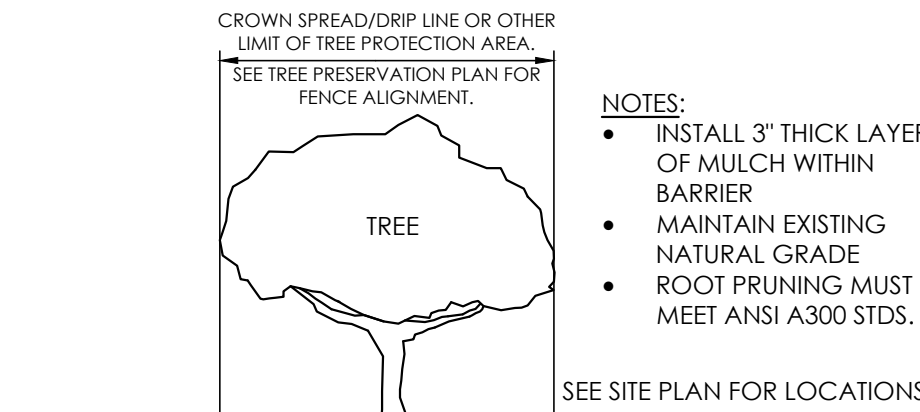
NOTE:
+XX.X' = EXISTING ELEVATION
(XX.X') = PROPOSED ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF TAMPA BENCHMARK HV-02 0219 (ELEVATION = 46.257) AND ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM-1988



CROSS SECTION
Scale: 1" = 10'

Sidewalk In-Lieu Application
due before C/O issue.



BARRIER SPECIFICATIONS FOR TREES
2" STEEL OR WOOD POSTS SPACED 4' TO 8' O.C. CHAIN LINK OR HIGH DENSITY POLYETHYLENE FENCING (3.5"x1.5" OPENINGS) TO BE ATTACHED TO POSTS.
PROVIDE WATERPROOF 8 1/2"x11" WARNING SIGN w/2" HIGH LETTERS FOR GRAND TREES, SPACED EVERY 50' ON FENCE.

PROTECTIVE BARRIER REQUIREMENTS FOR TREES AND NATURAL AREAS

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES OCCUR AS WELL AS ALONG "NATURAL AREAS" WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A "PROTECTIVE BARRIER" MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA.

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY, OR ANY OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

TREE PROTECTION CHART			
TREE TYPE	FENCE RADIUS (From Trunk Edge)	FENCE HEIGHT	FENCE TYPE
GRAND TREE	20' MINIMUM	6'-0" - 8'-0"	CHAIN LINK
LARGE ORNAMENTAL, SHADE, CONIFER	10' MINIMUM (<24") 15' MINIMUM (24")	4'-0" - 6'-0"	HIGH DENSITY POLYETHYLENE
MEDIUM ORNAMENTAL, SHADE, CONIFER	10' MINIMUM	4'-0"	HIGH DENSITY POLYETHYLENE
SMALL ORNAMENTAL, SHADE, CONIFER	3' MINIMUM	4'-0"	HIGH DENSITY POLYETHYLENE
PALM	3' MINIMUM	4'-0"	HD POLYETHYLENE

TYPE 1 TREE TABLE		
TREES RETAINED/REMOVED	TREE CREDIT	TREE DEBIT
29" AMERICAN ELM		4
25" AMERICAN ELM		3
TREE CREDIT/DEBIT		7

Site - Ryan Taylor - Approved with Comments
Natural Resources - Michael Lousias - Approved with Comments
Building - Chuck Quade - Approved - 3/30/2025



NEW TOWNHOMES
2501 NORTH 55th STREET UNIT 1
TAMPA, FL 33619

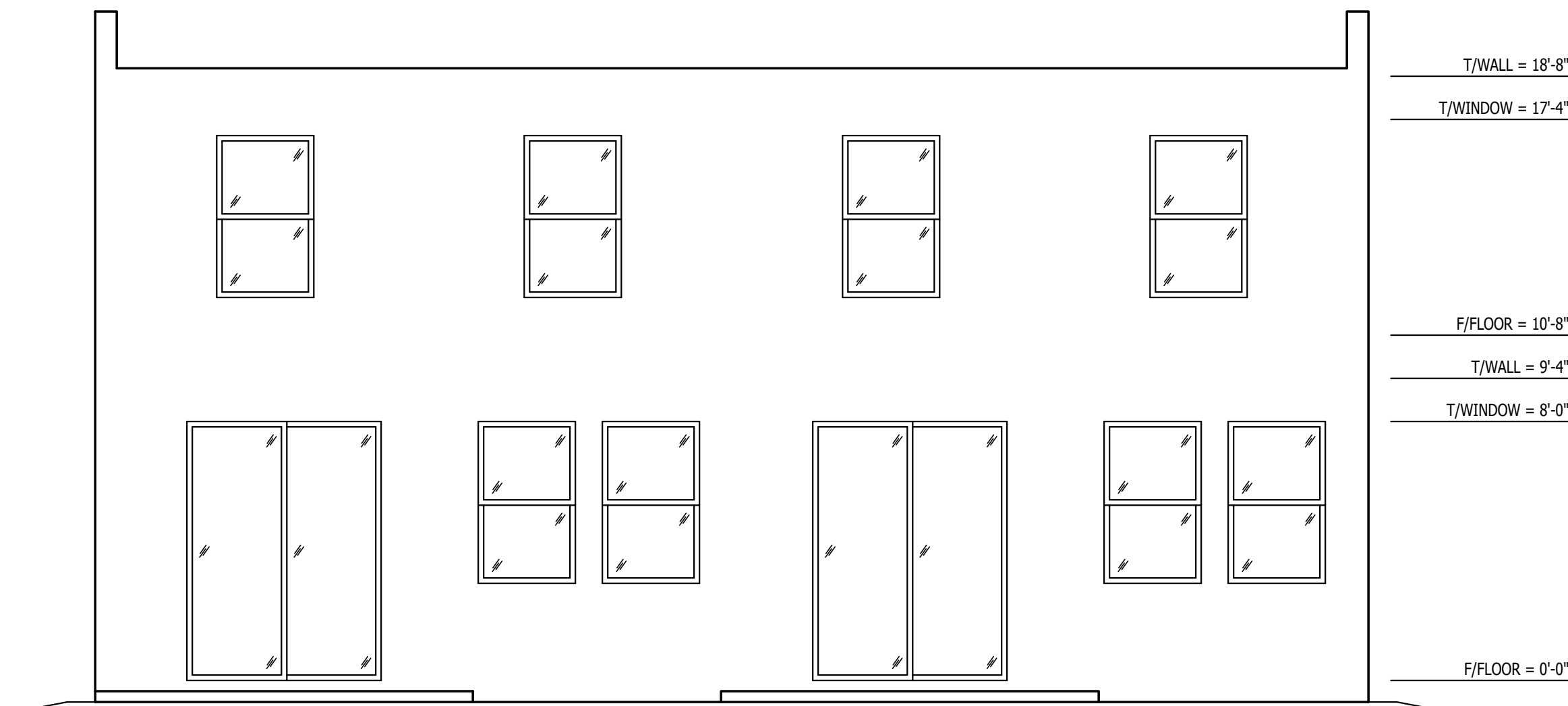
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813.598.0822

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M.K.J.
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JOB No.
UNIT 1
SHEET



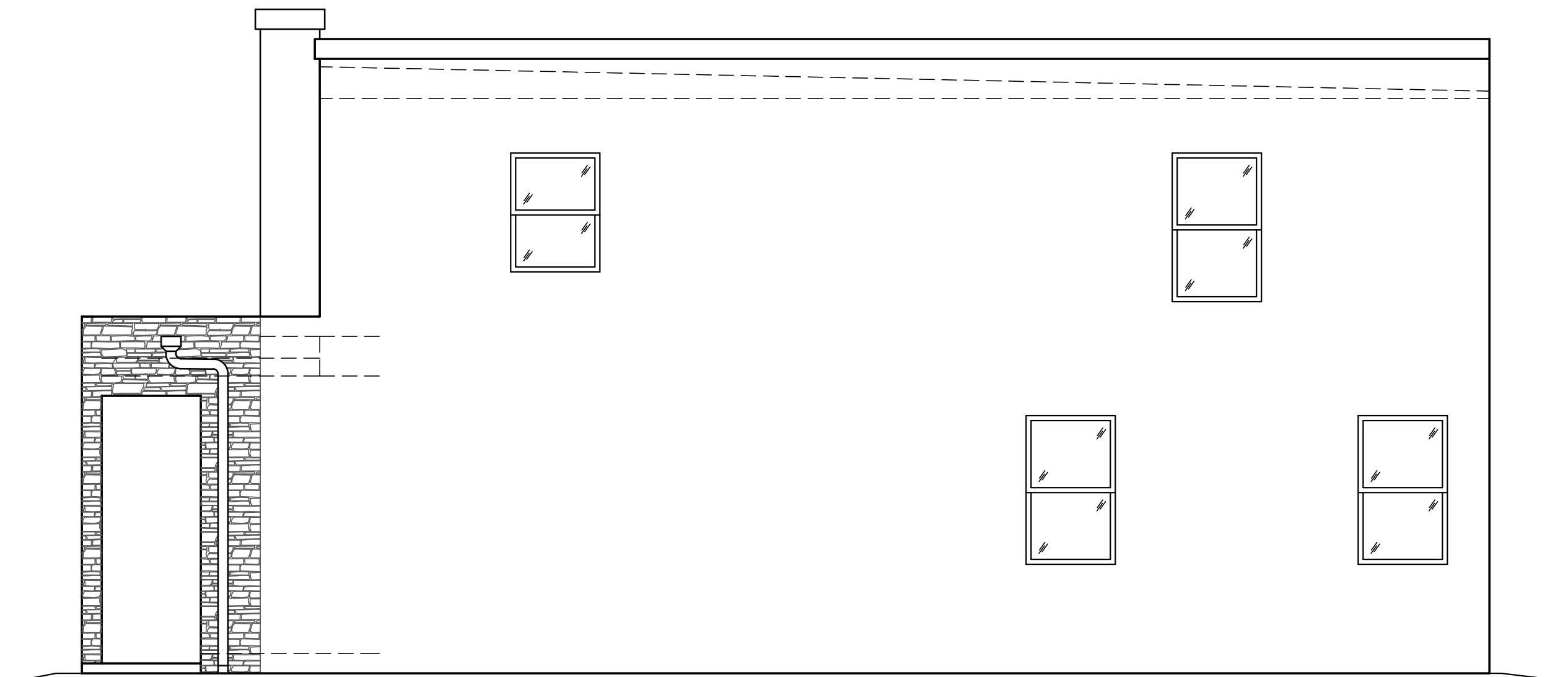
FRONT (WEST) ELEVATION
Scale: 1/4"=1'-0"



REAR (EAST) ELEVATION
Scale: 1/4"=1'-0"



RIGHT (NORTH) ELEVATION
Scale: 1/4"=1'-0"



LEFT (SOUTH) ELEVATION
Scale: 1/4"=1'-0"

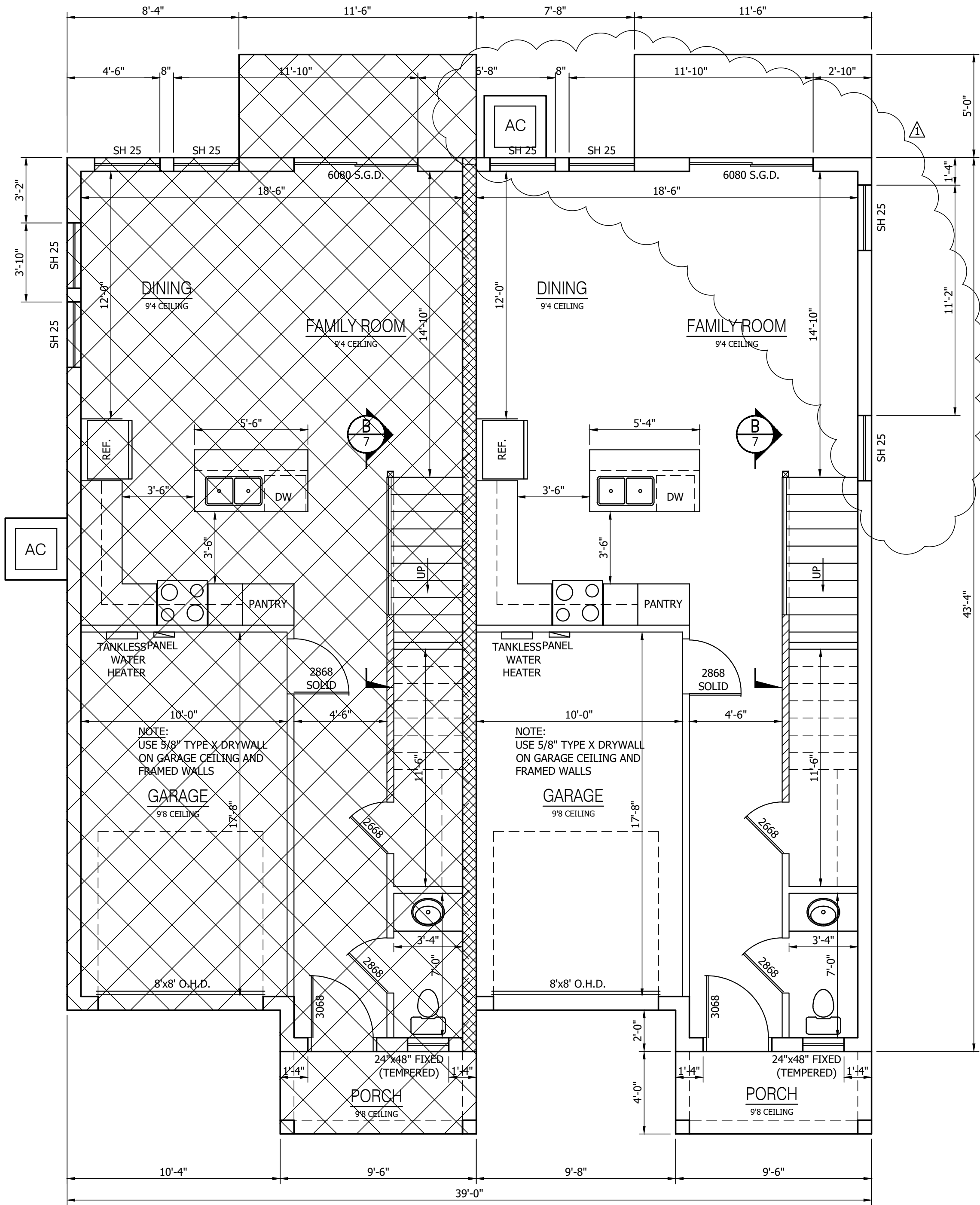
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REVIEWED FOR CODE COMPLIANCE

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Construction Managers
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Tampa, FL 33619
Phone (813) 416-4121
Certificate of Authorization No. 26932
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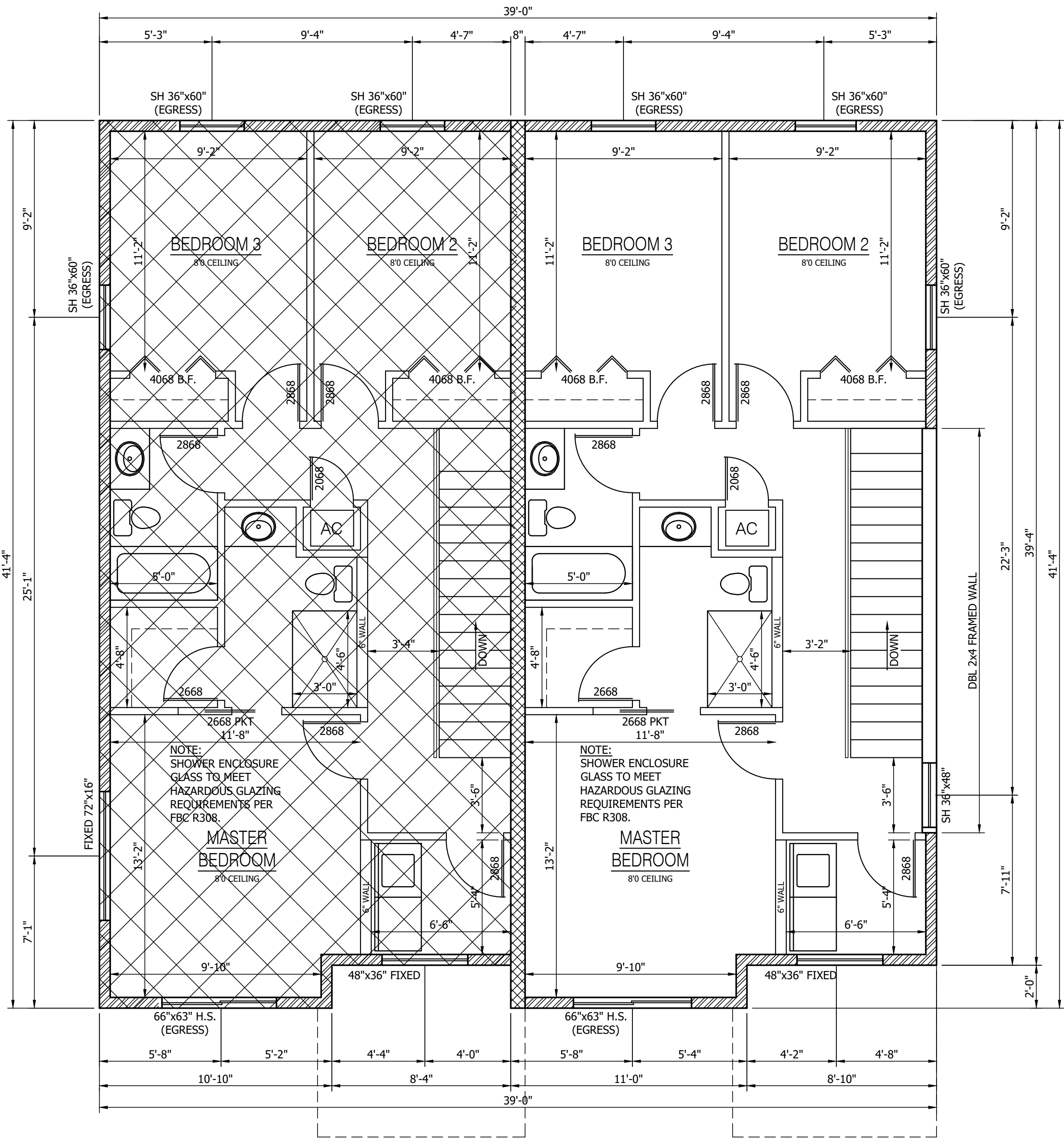
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FIRST FLOOR PLAN (640 sf)
Scale: 1/4"=1'-0"

WALL LEGEND:
- INDICATES LOAD BEARING WALL (2x4 WOOD)
- INDICATES 2x6 WOOD FRAMED WALL
- INDICATES 8" CMU WALL
- INDICATES 2-HOUR 8" CMU WALL
ALL INTERIOR WALLS ARE 2x4 FRAMED WALLS



SECOND FLOOR PLAN (792 sf)
Scale: 1/4"=1'-0"

WALL LEGEND:
- INDICATES LOAD BEARING WALL (2x4 WOOD)
- INDICATES 2x6 WOOD FRAMED WALL
- INDICATES 8" CMU WALL
- INDICATES 2-HOUR 8" CMU WALL
ALL INTERIOR WALLS ARE 2x4 FRAMED WALLS

AREAS (EA. SIDE)	
1st FLOOR LIVING	640 SQ FT
2nd FLOOR LIVING	795 SQ FT
TOTAL LIVING	1,435 SQ FT
PORCH	39 SQ FT
GARAGE	189 SQ FT
TOTAL	1,663 SQ FT

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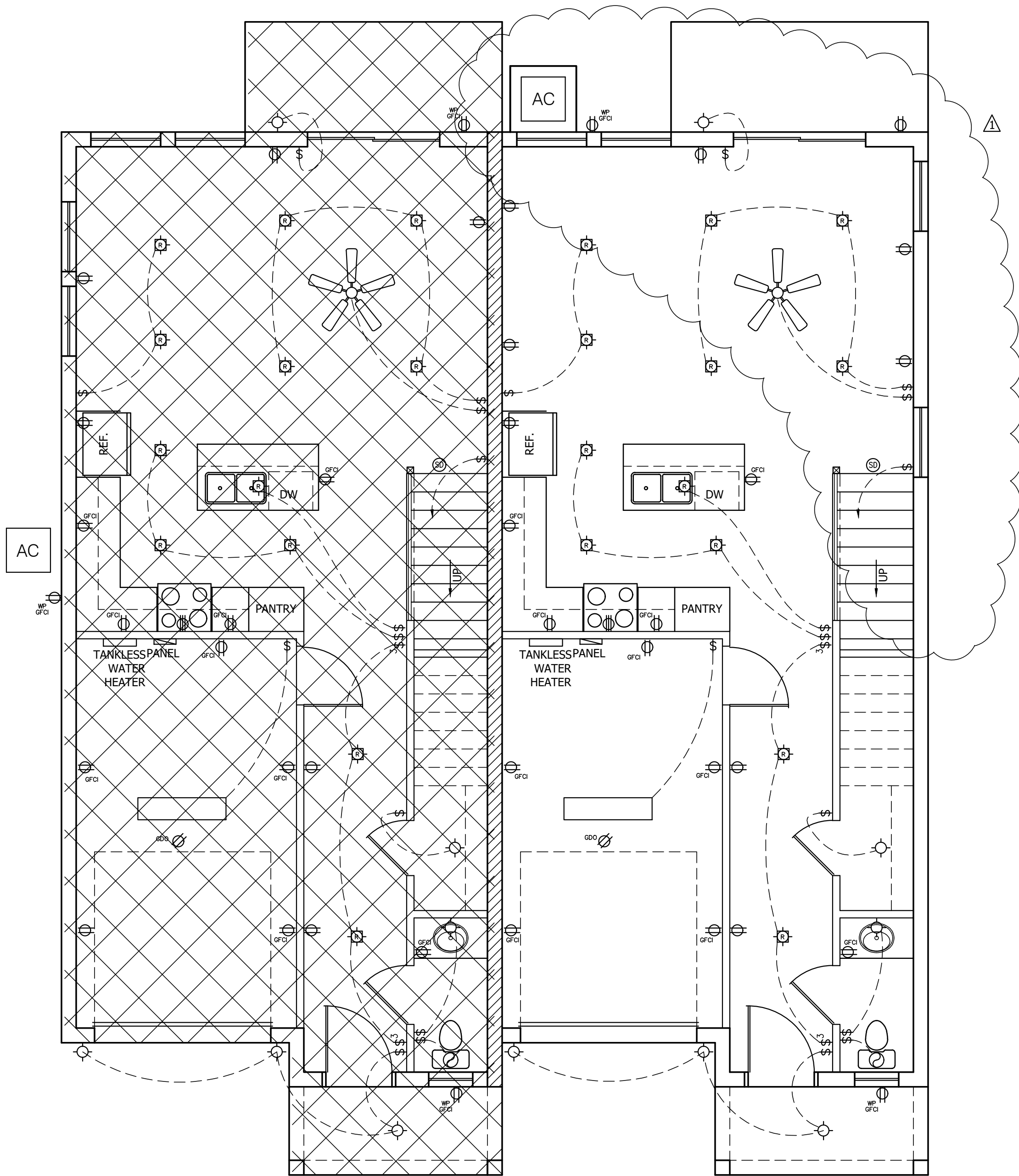
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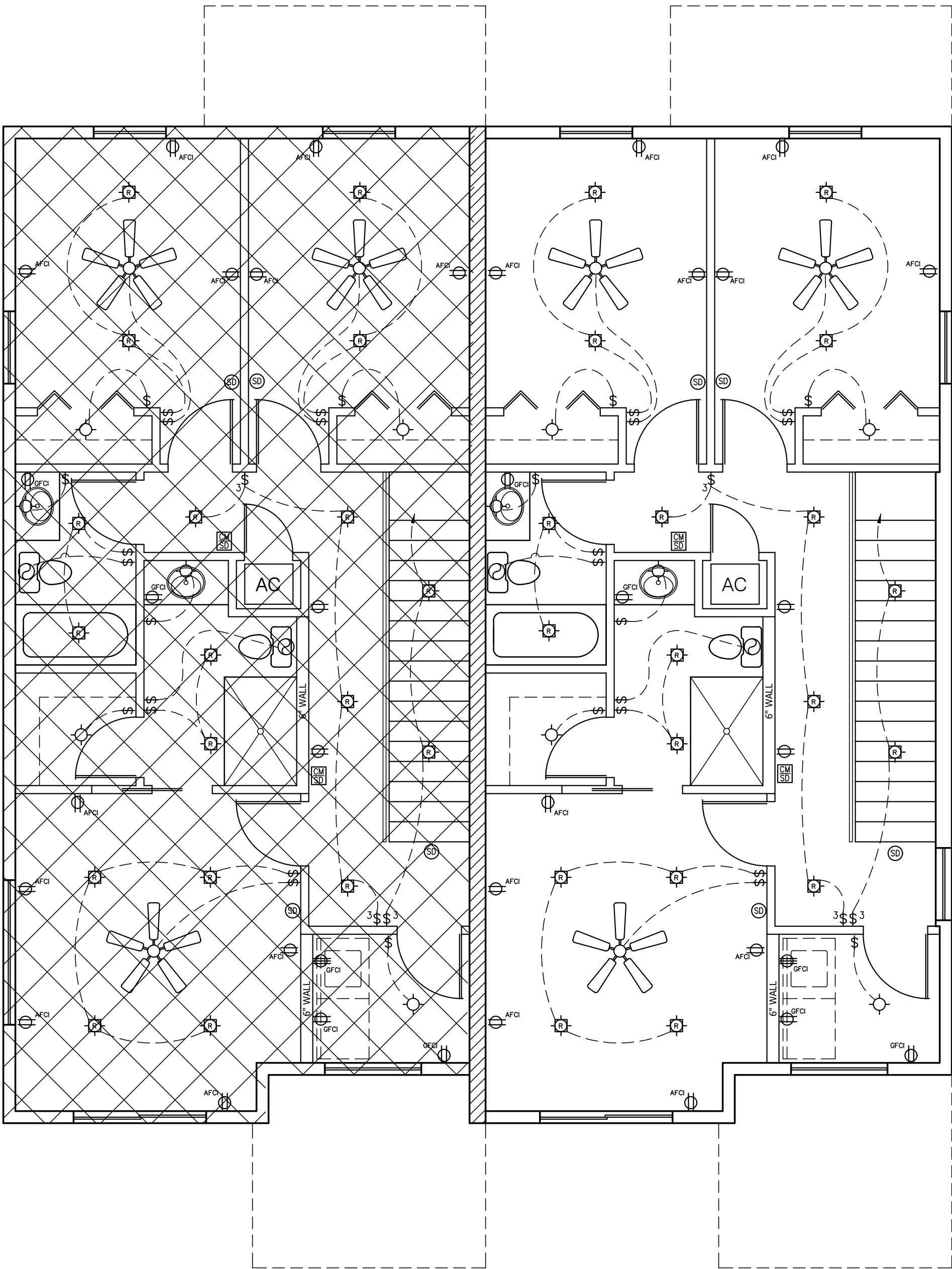
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3



FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4"=1'-0"

LEGEND	
SYM.	DESCRIPTION
\$	SINGLE POLE SWITCH
\$3	THREE WAY SWITCH
\$4	FOUR WAY SWITCH
⊕	110V RECEPTACLE
⊕	220V RECEPTACLE
⊕GFI	110V GROUND FAULT CIRCUIT INTER.
⊕GFI	110V ARC FAULT CIRCUIT INTER.
⊕	HALF SWITCHED DUPLEX RECEP.
⊕	SURFACE MOUNTED LIGHT FIXTURE
⊕	RECESSED LIGHT FIXTURE
⊕	PENDANT LIGHT FIXTURE
⊕	CHANDELIER LIGHT FIXTURE
⊕	EXHAUST FAN
⊕	EXHAUST FAN/LIGHT COMBINATION
⊕	TELEPHONE JACK
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	SMOKE & CARBON MONOXIDE DETECTOR
⊕	TELEVISION OUTLET



SECOND FLOOR ELECTRICAL PLAN
Scale: 1/4"=1'-0"

City of Tampa
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USING A 4096-BIT AUTHENTICATION CODE
BLD-25-0512728
3/28/2025
Signed by
Matthew K. Johnson
It is the responsibility of the Engineer or Architect to ensure that the plans are not altered without the Engineer's or Architect's approval.
Date of approval: 3/28/2025
Professional Seal No. 102448
The Stamping of this shall not be held MATTHEW K. JOHNSON, P.E. as a representation of a P.E. No. 60129
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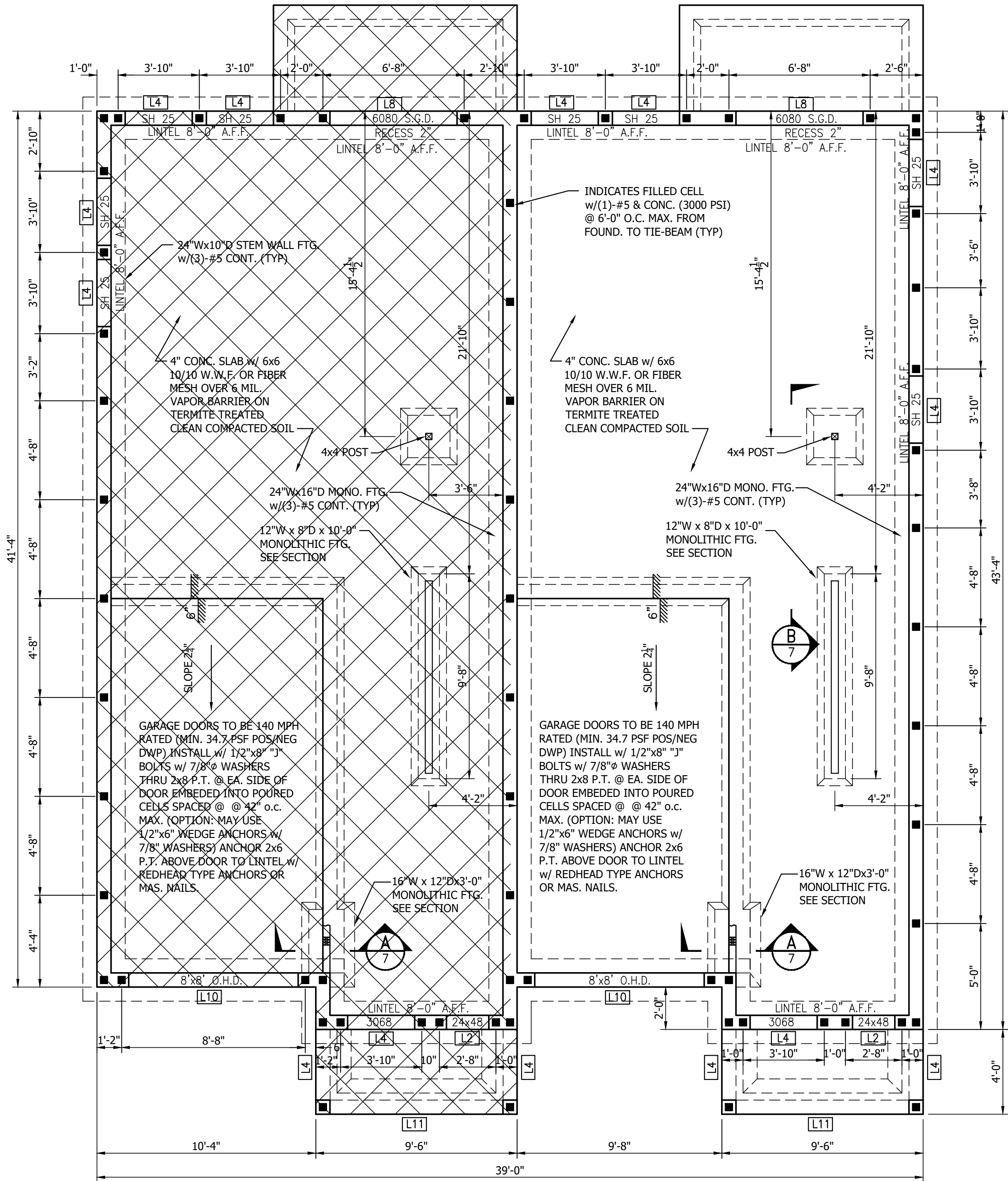
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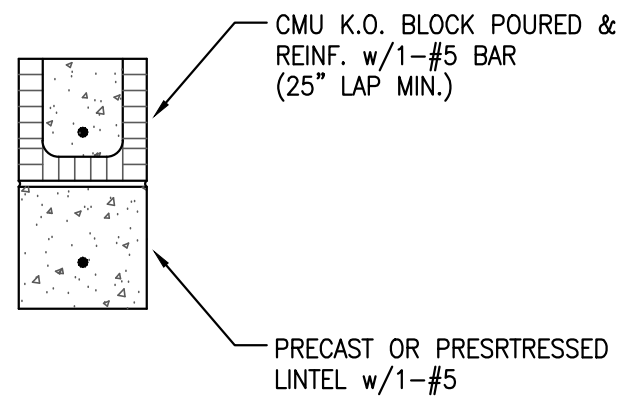


FOUNDATION PLAN
Scale: 1/4"=1'-0"

- NOTES:
- FOUNDATION CONTRACTOR TO VERIFY STEEL REINFORCEMENT LOCATIONS @ ALL OPENINGS w/ FLOOR PLAN.
 - CONTRACTOR TO FILL ALL CELLS AT GIRDER BEARING LOCATIONS.
 - ALL INTERIOR BEARING WALLS TO BE INSTALLED PER "TYP. BEARING WALL DETAILS" ON DWG. 6. INTERIOR BEARING MAY NOT BE SHOWN DUE TO PRE-ENG. TRUSS ARRANGEMENT.
 - SEE DWG. 7 FOR SECTIONS & DETAILS.

PRECAST LINTEL SCHEDULE					SAFE GRAVITY LOADS (PLF)	SAFE UPLIFT LOADS (PLF)
NO	SIZE	TYPE	CLEAR SPAN		8'x16" COMPOSITE	8'x16" COMPOSITE
L1	2'-10"	PRECAST	1'-6"		10000	10000
L2	3'-6"	PRECAST	2'-2"		10000	8237
L3	4'-0"	PRECAST	2'-8"		10000	5124
L4	4'-6"	PRECAST	3'-4"		10000	3709
L5	5'-4"	PRECAST	4'-0"		6297	4261
L6	5'-10"	PRECAST	4'-6"		5037	2121
L7	6'-6"	PRECAST	5'-2"		3848	2704
L8	7'-6"	PRECAST	6'-2"		2878	1953
L9	8'-4"	PRECAST	7'-0"		2384	1157
L10	9'-4"	PRECAST	8'-0"		1959	974
L11	10'-6"	PRECAST	9'-2"		1618	819
L12	11'-4"	PRECAST	10'-0"		1433	785
L13	12'-6"	PRECAST	11'-8"		1237	609
L14	13'-4"	PRECAST	12'-0"		1126	524
L15	14'-0"	PRECAST	12'-8"		1050	467
L16	14'-8"	PRESTRESSED	13'-4"		1087	555
L17	15'-4"	PRESTRESSED	14'-0"		1022	943
L18	17'-4"	PRESTRESSED	16'-0"		864	731
L19	19'-4"	PRESTRESSED	18'-0"		747	573
L20	20'-0"	PRESTRESSED	18'-8"		714	536
L21	22'-0"	PRESTRESSED	20'-8"		656	462
L22	24'-0"	PRESTRESSED	22'-8"		563	360

*ALL TABLE VALUES TAKEN FROM QUALITY PRECAST CO.
NOTE: ALL 8"x16" COMPOSITE BEAMS ARE REINFORCED WITH (1)-#5 BAR TOP & BOT. OF BEAM



L-1 TRU L-22 PRECAST
LINTEL DETAIL
1"=1'-0"

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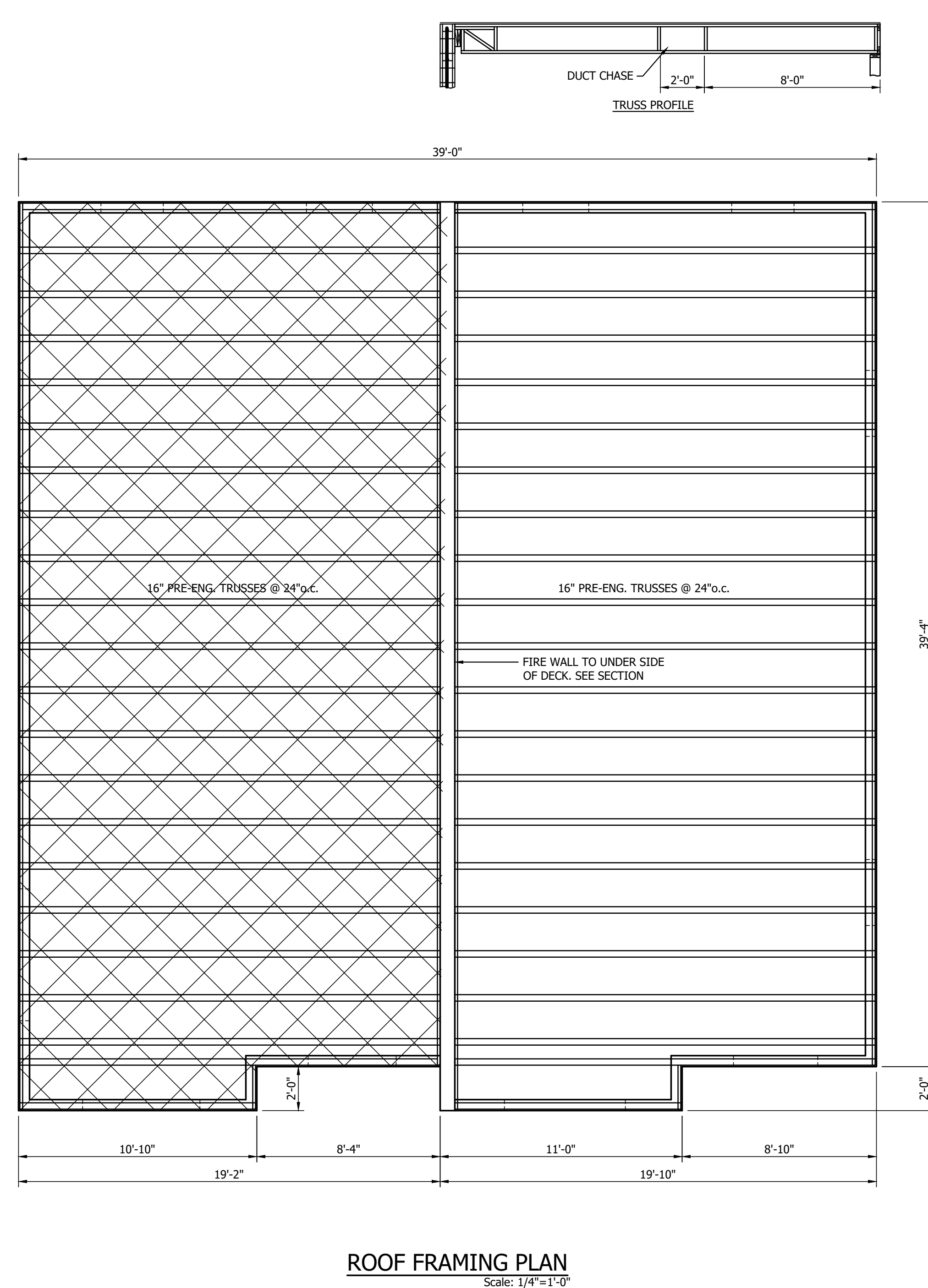
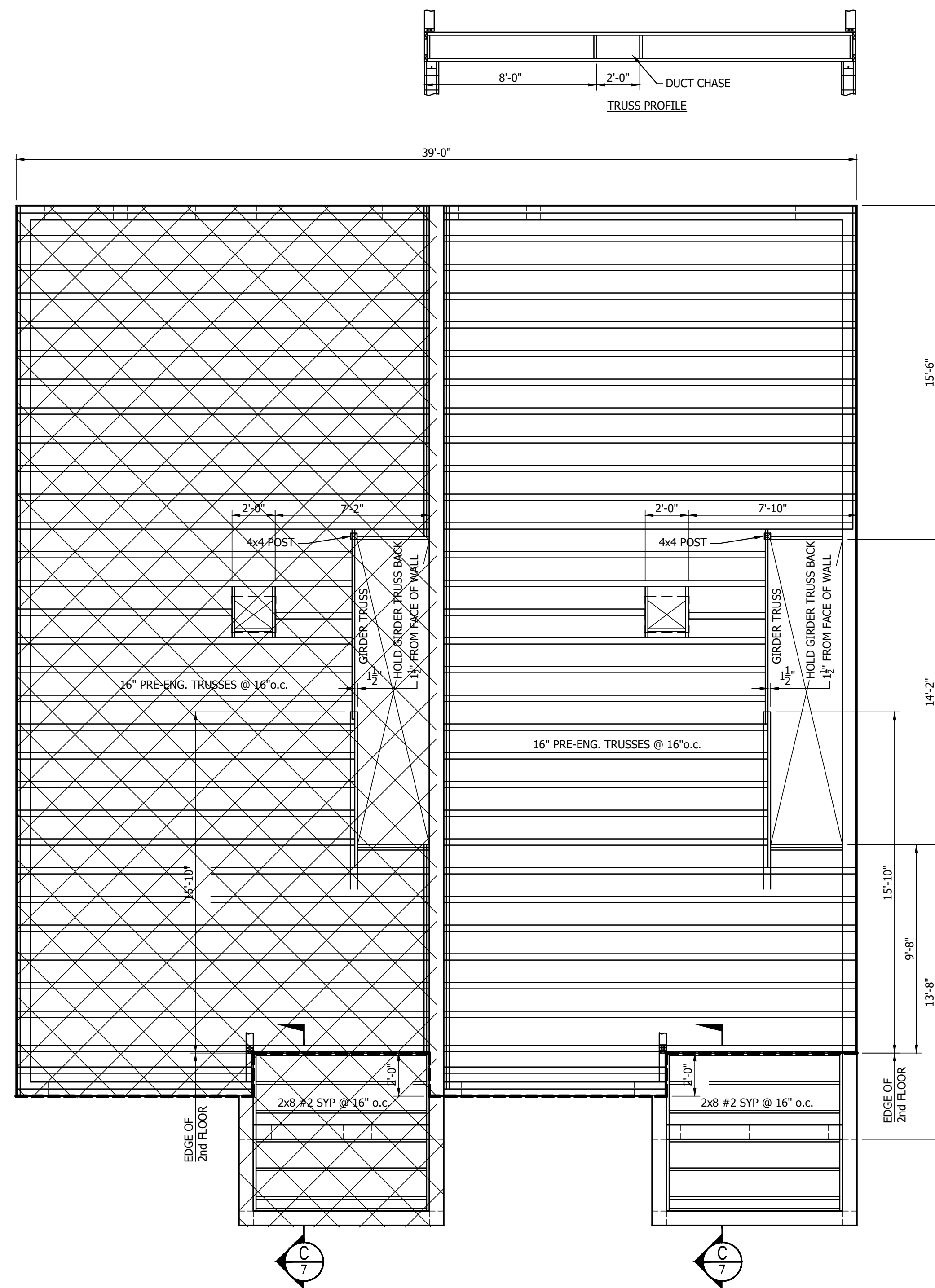
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BLD-25-0512728 3/28/2025

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MATTHEW K. JOHNSON, P.E.
of R.L.A. P/E No. 601295

REVIEWED FOR CODE COMPLIANCE

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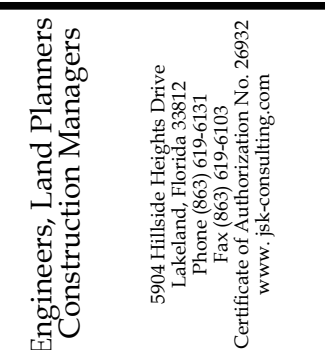
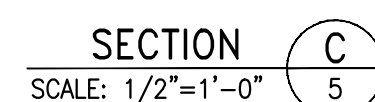
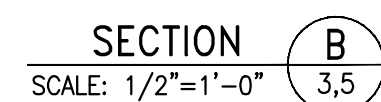
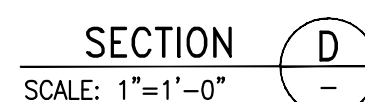
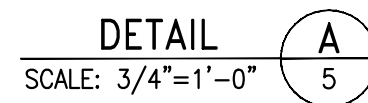
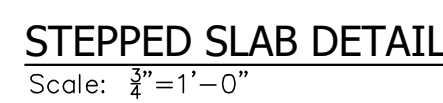
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NEW RESIDENCES
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7

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING THE AFFECTED WORK.
2. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ERECTION PROCEDURES, SEQUENCING, AND TIMING TO INSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING CONSTRUCTION. THIS INCLUDES ANY ADDITIONAL SHORING OR BRACING.

DESIGN CRITERIA:

ACI 318-19 – STRUCTURAL CONCRETE
ASCE/SEI 7-22
2023 FLORIDA BUILDING CODE-RESIDENTIAL, 8th EDITION
2020 NEC

DESIGN LOADS:

FLOOR
LIVE: 40 PSF
DEAD: 10 PSF

ROOF
LIVE: 20 PSF
DEAD: 10 PSF + TRUSS SYSTEM SELF WEIGHT
WIND UPLIFT RESISTANCE: 0 PSF

RISK CATEGORY: II
WIND SPEED: 140 MPH (ULT.), 108 MPH (NOM.)
EXPOSURE: B
ENCLOSED BUILDING-ALL OPENINGS WIND-BORNE DEBRIS RATED
INTERNAL PRESSURE COEFFICIENTS: +/- 0.18 (GCp)
MAXIMUM WINDOW PRESSURE (ZONE 5): -47.89 PSF
ASSUMED FINISHED FLOOR ELEVATION TO BE AT 0'-0" (RELATIVE) UNLESS OTHERWISE NOTED.

1. FOUNDATION DESIGN OF THIS STRUCTURE IS BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL CONTACT PRESSURE OF 2000 PSF.
2. BOTTOMS OF ALL FOUNDATIONS AND FOOTINGS SHALL BE A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE AND FOUNDATIONS AND SLABS SHALL REST ON PROPERLY PREPARED SOIL.

MATERIALS AND CONSTRUCTION:

1. CONCRETE fc SHALL EQUAL OR EXCEED 3000 PSI AT 28 DAYS. SLUMP SHALL BE 1"-4". SLABS SHALL BE WET-CURED. CONCRETE EXPOSED TO EARTH SHALL HAVE A COVER OF 3" FOR REINF.
2. MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM f'm OF 1500 PSI. MORTAR SHALL BE TYPE "M" OR "S" AND CONFORM TO ASTM C270. MASONRY GROUT (FOR FILLING CELLS) SHALL CONFORM TO ASTM C476 WITH A MINIMUM fc OF 3000 PSI AND A SLUMP OF 8"-11". MAXIMUM SPACING BETWEEN GROUTED CELLS SHALL NOT EXCEED 72" O.C. (AND AT CORNERS AND BELOW FRONT AND BACK PORCH COLUMNS). FILL ALL CELLS BELOW GRADE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BARS. BARS SHALL BE MANUFACTURED, BENT, STORED, PLACED, SUPPORTED AND TIED ACCORDING TO APPLICABLE ACI STANDARDS. CHAIRS OR BOLSTERS SHALL BE USED TO SUPPORT ALL REINFORCING. PROVIDE MINIMUM LAP LENGTHS OF 36 BAR DIAMETERS FOR HORIZONTAL REINFORCING AND CORNER AND TEE BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. LAP WWF 1 SPACE + 2".
4. ALL TIMBER AGAINST CONCRETE OR EARTH TO BE PRESSURE TREATED SOUTHERN PINE NO. 2.

ROOFING INSTALLATION NOTES

1. ALL SHINGLES SHALL BE MINIMUM 25 YEAR DIMENSIONAL SHINGLES. CLASS A RATED FROM UL & PASS 997 WIND TEST CSA A 1235 & CSA 1235-98, ASTM D 3018 TYPE 1, ASTM D3161 TYPE 1, ASTM D3462.
2. 141 MPH WIND LOADING ON SHINGLES APPLIES ONLY WHEN SHINGLES ARE INSTALLED USING (4) NAILS PER SHINGLE & PRODUCT IS INSTALLED WITH RIDGE CAP SHINGLES.
3. ROOFING SYSTEM SHALL BE INSTALLED ON PRE-MANUF. PRE-ENGINEERED WOOD TRUSS SYSTEM @ 24" O.C. (U.O.N.)
4. ROOFING SYSTEM SHALL COMPLY WITH THE 2023 FBC. MATERIALS & INSTALLATION REQUIREMENTS FOR THE WIND SPEED SPECIFIED IN THE GENERAL NOTES.
5. ROOF DECKING SHALL BE MIN. 1/2" PLYWOOD OR 1/2" OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. @ EDGE & 6" O.C. FIELD.
6. UNDERLAYMENT SHALL CONSIST OF SELF-ADHERING POLYMER-MODIFIED BITUMEN ON ROOF DECKING PER ASTM D226 TYPE I OR ASTM D4869 TYPE I.
7. ALL METAL ROOFING SHALL COMPLY WITH THE 2023 FBC (REFER TO CONSTRUCTION & MANUF.'S DWGS.)
8. ALL TILE ROOFING SHALL COMPLY WITH 2023 FBC. (REFER TO CONSTRUCTION & MANUF.'S DWGS.)
9. ALL FLASHING, CRICKETS & DRIP EDGES SHALL COMPLY WITH THE 2023 FBC. (SEE CONST. DWGS.)
10. ROOFING CONTRACTOR SHALL PROVIDE ONE PACKAGE OF ROOFING TO BE LEFT ON JOB SITE FOR FINAL ROOFING INSPECTION FOR PROOF OF COMPLIANCE.

WINDOW & DOOR INSTALLATION NOTES

1. WINDOWS & DOORS SHALL BE INSTALLED FOR THE WIND LOADS SPECIFIED IN THE GENERAL NOTES.
2. ALL CUT SHEETS, INSTALLATION DETAILS, INSTALLATION SPECIFICATIONS & NOTES FOR ALL WINDOWS & DOORS SHALL BE PROVIDED BY WINDOW/DOOR MANUFACTURER AT TIME OF PERMITTING AND SHALL ACCOMPANY CONSTRUCTION DWGS.
3. ALL WINDOWS & DOORS SHALL COMPLY TO THE 2023 FBC.
4. WINDOWS & DOORS SHALL BE SHIMMED AS REQ'D. AT EACH ANCHOR WITH LOAD BEARING SHIMS FOR SPACES GREATER THAN 1/16" MAXIMUM 1/4" SHIM. ALL ANCHORS TO BE 3/16" DIA. CONC. SCREW WITH MIN EMBED. 1 1/4" INTO MASONRY OR CONC.
5. ALL WINDOWS SHALL BEAR LABELS SHOWING COMPLIANCE WITH ANSI/AAMA/NWWD A101/IS 2-97 STD. & COMPLIANCE w/THE 2023 FBC.
6. SLIDING GLASS DOORS SHALL BE SHIMMED AS REQ'D. AT EACH ANCHOR WITH LOAD BEARING SHIMS FOR SPACES GREATER THAN 1/16" MAXIMUM 1/4" SHIM. ALL ANCHORS TO BE 3/16" DIA. CONC. SCREWS WITH MIN. EMBED. 1 1/4" INTO MASONRY OR CONC. HEAD & SILL TO HAVE 5 ANCHORS & EACH JAMB TO HAVE 6 ANCHORS PER MANUF. RECOMMENDATIONS. ALL HOLES SHALL BE PRE-DRILLED.

TERMITE PROTECTION NOTES:

1. TERMITE PROTECTION TO BE IN COMPLIANCE WITH FLORIDA BUILDING CODE R318.1.
2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED.
3. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT 1'-0" AWAY FROM BUILDING SIDE WALLS.
4. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
5. TO PROVIDED FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".
6. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
7. SOIL DISTURBED AFTER INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED.
8. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. , SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
9. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.
10. CONCRETE OVERPOUR AND MOTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
11. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.
12. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.
13. ALL BUILDINGS ARE REQUIRED TO PRE-CONSTRUCTION TREATMENT.
14. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
15. AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
16. NO WOOD VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

FLORIDA PRODUCT APPROVAL LISTING

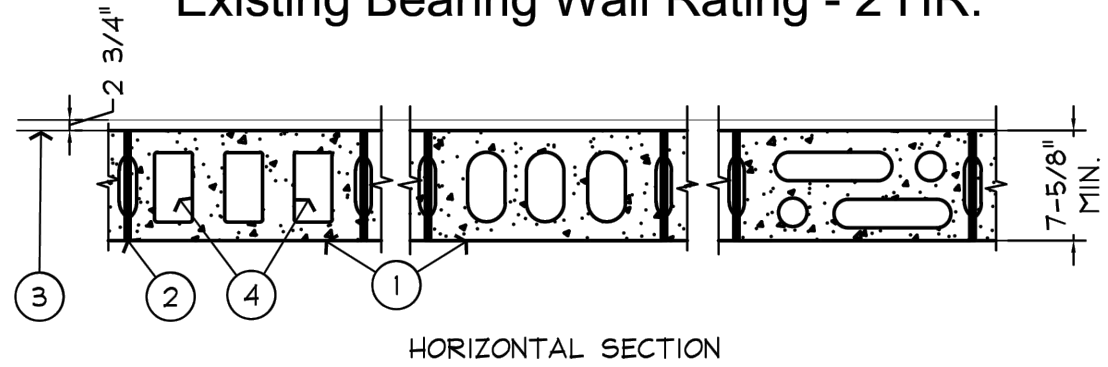
PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURER	TYPE	NUMBER	ITEM DESCRIPTION
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10456.2	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10531.10	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10860.2	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10866.7	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 11473.4	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 13872.5	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 13904.3	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 2355.1	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	NEW TECHNOLOGY	CAST-CRETE	LINTELS	FL 158.1	CONCRETE PRODUCTS
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 10124.1	ASPHALT SHINGLES
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 6267.1	COBRA EXHAUST VENT
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 10626.1	UNDERLAYMENT
DOORS	GARAGE DOORS	OVERHEAD DOOR CORP.		FL 742.2	SECTIONAL DOORS
DOORS	GARAGE DOORS	CLOPAY		FL 5684.3	SECTIONAL DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 11136.2	SWING DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 11109.1	SLIDING DOORS
WINDOWS	WINDOWS	JELD-WEN	IMPACT	FL 11120.3	SINGLE HUNG
WINDOWS	WINDOWS	JELD-WEN	IMPACT	FL 14087.2	FIXED
PANEL WALLS	SOFFIT	PETERSON ALUMINUM CORP.	ALUMINUM	FL 23157.5	VENTED SOFFIT
PANEL WALLS	SOFFIT	CERTAINTED CORP.	VINYL	FL 13389.1	VENTED SOFFIT
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC.	FIBER CEMENT	FL 13192.4	SHINGLE SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC.	FIBER CEMENT	FL 13192.2	PLANK LAP SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC.	FIBER CEMENT	FL 13223.3	PANEL SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC.	FIBER CEMENT	FL 13223.2	VERTICAL SIDING

APPROVED

By Chuck Quade at 3/28/2025 3:24:31 PM

Design No. U905

Existing Bearing Wall Rating - 2 HR.



1. CONCRETE BLOCKS * - VARIOUS DESIGNS CLASSIFICATION D-2 (2 HR). SEE CONCRETE BLOCKS CATEGORY FOR LIST OF ELIGIBLE MANUFACTURERS.
2. MORTAR - BLOCK LAID IN FULL BED OF MORTAR, NOM. 3/8" IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NO MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. PORTLAND CEMENT STUCCO OF GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED. WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF 1-1/2 HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. LOOSE MASONRY FILL - IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 2 HR. TO CLASSIFICATION.
5. FOAMED PLASTIC * - (OPTIONAL - NOT SHOWN) - 1-1/2 IN. THICK MAX, 4 FT. WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).
CELOTEX CORP.- TYPE THERMAX
*Bearing the UL classification marking

City of Tampa
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY MATTHEW K. JOHNSON, P.E.
USING A FLORIDA AUTHORIZATION CODE

BLD-25-05127283/28/2025

THIS SET OF PLANS MUST BE KEPT ON THE JOB AT ALL TIMES. It is unlawful to make changes or alterations without written approval from the City of Tampa Construction Services Division.
The Stamping of this plan shall not be held MATTHEW K. JOHNSON, P.E. in lieu of a FLA.P.E. No. 60129465
REVIEWED FOR CODE COMPLIANCE

DATE

Engineers, Land Planners
Construction Managers

5944 Hillside Heights Drive
Tampa, FL 33611
Phone (813) 610-6131
Certificate of Authorization No. 26932
www.jmk-consulting.com

CREATING • IMPLEMENTING • SOLVING

NEW RESIDENCES
2501 NORTH 55th STREET UNIT 1
TAMPA, FL 33619

THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS SET OF PLANS HAS BEEN REVIEWED AND ACCEPTED AS DRAWN FOR FINAL ENGINEERING DRAWING PREFERENCE AND/OR CONSTRUCTION PURPOSES:

SIGNED:

DATE:

essential drafting
& design, inc.

4416 preston woods drive
valrico, florida 33596
813.598.0822

DRAWN
W.D.M.

CHECKED
M.K.J.

DATE
11.5.24

SCALE
NOTED

JOB No.
UNIT 1

SHEET

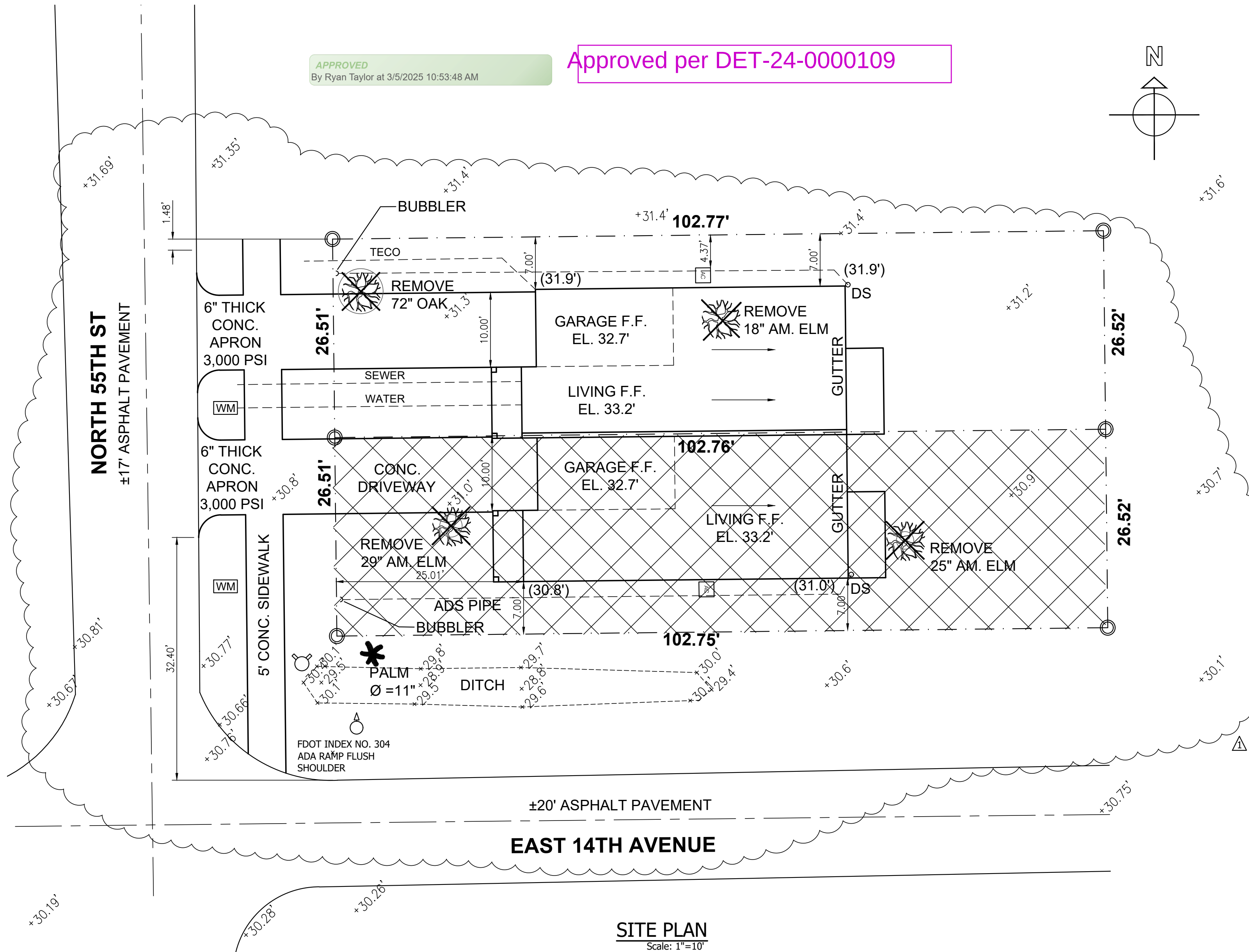
8

APPROVED
By Michael Lousias at 3/3/2025 2:49:32 PM

7 type 1 trees are required as mitigation. 2 Code tree is required to be planted onsite. Minimum planting standards; 25" caliper, 8-10' tall and 5-6' spread.

APPROVED
By Ryan Taylor at 3/5/2025 10:53:48 AM

Approved per DET-24-0000109



SITE PLAN
Scale: 1" = 10'

PROPERTY ADDRESS:
2501 N 55TH ST, UNIT 2,
TAMPA, FL 33619
(FOLIO NO. 160209-0000)

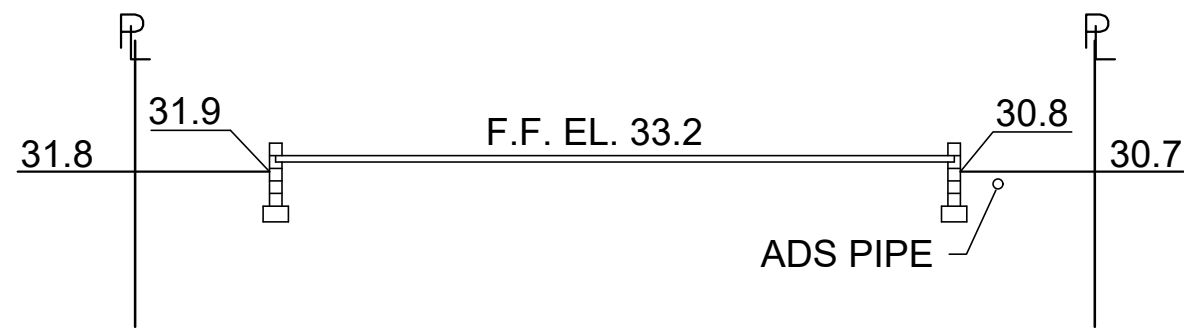
DESCRIPTION :
THE NORTH 1/2 OF LOT 15 OF UCETA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 97, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY: CITY OF TAMPA - 120114
MAP/PANEL NO. 12057C0359J
SUFFIX: J
FIRM DATE: 10/07/2021
FLOOD ZONE: X

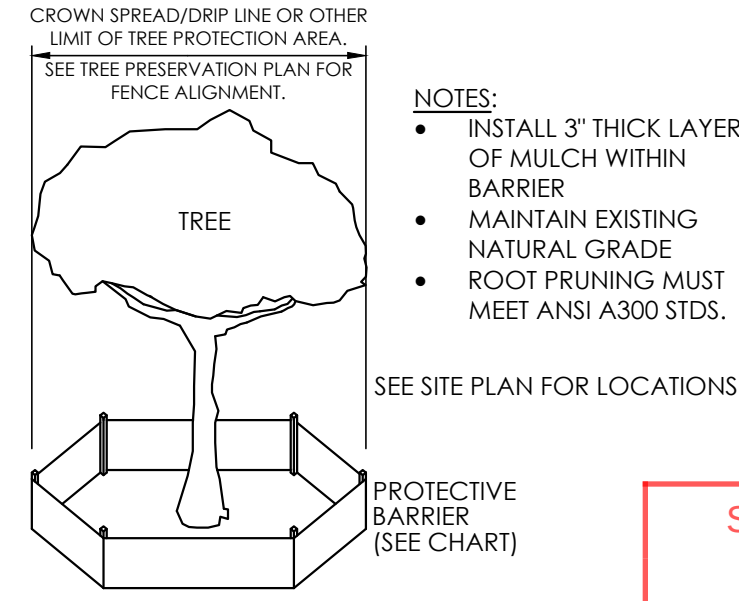
AREA INFORMATION:
LOT 2,727 SF
HOUSE 860 SF
CONC. 325 SF
43% IMPERVIOUS AREA

NOTE:
+XX.X' = EXISTING ELEVATION
(XX.X') = PROPOSED ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF TAMPA BENCHMARK HV-02 0219 (ELEVATION = 46.257) AND ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM-1988



CROSS SECTION
Scale: 1" = 10'



BARRIER SPECIFICATIONS FOR TREES
2" STEEL OR WOOD POSTS SPACED 4' TO 8' O.C., CHAIN LINK OR HIGH DENSITY POLYETHYLENE FENCING (3.5"x1.5" OPENINGS) TO BE ATTACHED TO POSTS.
PROVIDE WATERPROOF 8 1/2"x11" WARNING SIGN W/2" HIGH LETTERS FOR GRAND TREES, SPACED EVERY 50' ON FENCE.

PROTECTIVE BARRIER REQUIREMENTS FOR TREES AND NATURAL AREAS
PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES OCCUR AS WELL AS ALONG "NATURAL AREAS" WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A "PROTECTIVE BARRIER" MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA.

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY, OR ANY OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

TREE PROTECTION CHART			
TREE TYPE	FENCE RADIUS (From Trunk Edge)	FENCE HEIGHT	FENCE TYPE
GRAND TREE	20' MINIMUM	6'-0" - 8'-0"	CHAIN LINK
LARGE ORNAMENTAL, SHADE, CONIFER	10' MINIMUM (<24")	4'-0" - 6'-0"	HIGH DENSITY POLYETHYLENE
MEDIUM ORNAMENTAL, SHADE, CONIFER	15' MINIMUM (>24")	4'-0"	POLYETHYLENE
SMALL ORNAMENTAL, SHADE, CONIFER	10' MINIMUM	4'-0"	POLYETHYLENE
PALM	3' MINIMUM	4'-0"	HIGH DENSITY POLYETHYLENE

TYPE 1 TREE TABLE		
TREES RETAINED/REMOVED	TREE CREDIT	TREE DEBIT
72" OAK		0
18" AM. ELM		2
TREE CREDIT/DEBIT		2

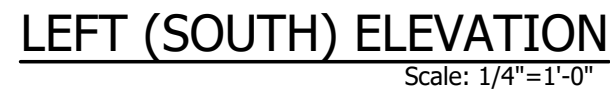
Site - Ryan Taylor - Approved with Comments - 3/3/2025
Building - Chuck Quade - Approved - 3/3/2025
Natural Resources - Michael Lousias - Approved with Comments - 3/3/2025



NEW TOWNHOMES
2501 NORTH 55th STREET UNIT 2
TAMPA, FL 33619

essential drafting
& design, inc.
4416 preston woods drive
valrico, florida 33596
813.598.0822

DRAWN
W.D.M.
CHECKED
M.K.J.
DATE
2.18.25 - REV. 1
SCALE
NOTED
JOB No.
UNIT 2
SHEET



City of Tampa
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
 AND SEALED BY P. JOHNSON, PE
 USING A KSA-1600 VERIFICATION CODE
 BL0-02-05-12729 Digitally Signed by
 THIS SET OF PLANS signed by PONT
 IT IS UNOFFICIAL Matthew K
 It is unofficial Johnsons or
 dated January 1, 2025 Date an approval
 from the City of Tampa
 2025.02.21
 Services 08:44:11
 The Stamping of this 05:00 shall not be
 held responsible for
 MATTHEW K JOHNSON, PE
 of R.L. P.E. No. 601295
 REVIEWED FOR CODE COMPLIANCE

**Engineers, Land Planners
Construction Managers**

5904 Hillside Heights Drive
Lakeland, Florida 33812
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Fax (863) 619-6103

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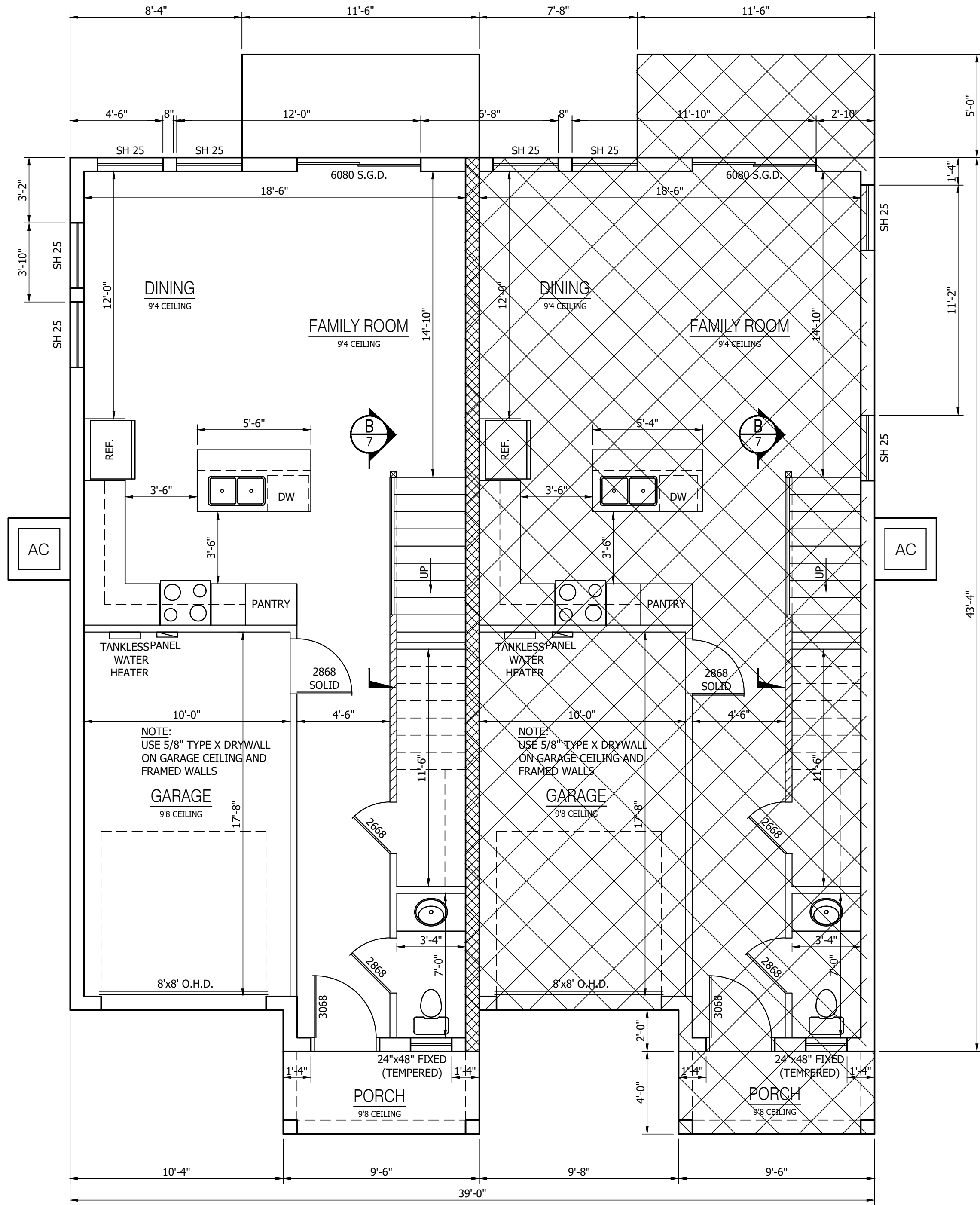
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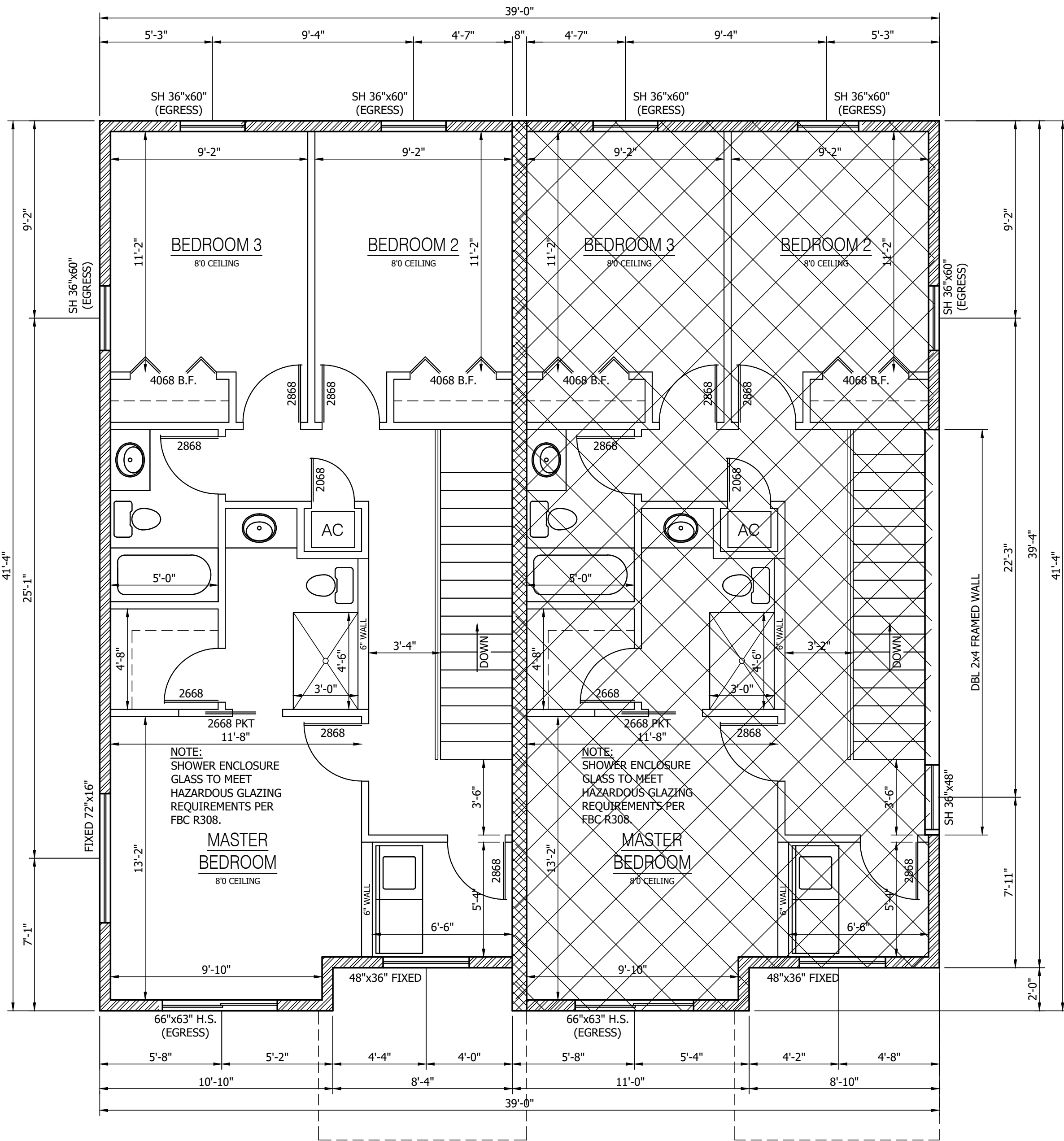
DRAWN W.D.M.
CHECKED M.K.J.
DATE 11.5.24
SCALE NOTED
JOB No UNIT 2
SHEET

2



FIRST FLOOR PLAN (640 sf)
Scale: 1/4"=1'-0"

WALL LEGEND:
- INDICATES LOAD BEARING WALL (2x4 WOOD)
- INDICATES 2x6 WOOD FRAMED WALL
- INDICATES 8" CMU WALL
- INDICATES 2-HOUR 8" CMU WALL
ALL INTERIOR WALLS ARE 2x4 FRAMED WALLS



SECOND FLOOR PLAN (792 sf)
Scale: 1/4"=1'-0"

WALL LEGEND:
- INDICATES LOAD BEARING WALL (2x4 WOOD)
- INDICATES 2x6 WOOD FRAMED WALL
- INDICATES 8" CMU WALL
- INDICATES 2-HOUR 8" CMU WALL
ALL INTERIOR WALLS ARE 2x4 FRAMED WALLS

AREAS (EA. SIDE)	
1st FLOOR LIVING	640 SQ FT
2nd FLOOR LIVING	795 SQ FT
TOTAL LIVING	1,435 SQ FT
PORCH	39 SQ FT
GARAGE	189 SQ FT
TOTAL	1,663 SQ FT

THIS SET OF PLANS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A SWAN AUTHENTICATION CODE. DATE: 03/15/2025. THIS SET OF PLANS IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER'S SEAL AND SIGNATURE ARE REQUIRED ON ANY TEST REPORT.

City of Tampa
Professional Engineer
Matthew K. Johnson, P.E.
0025-0222
084420
The Stamping of this 0500 will not be held MATTHEW K. JOHNSON, P.E. in lieu of a P.A. P.E. No. 601291es REVIEWED FOR CODE COMPLIANCE

DATE

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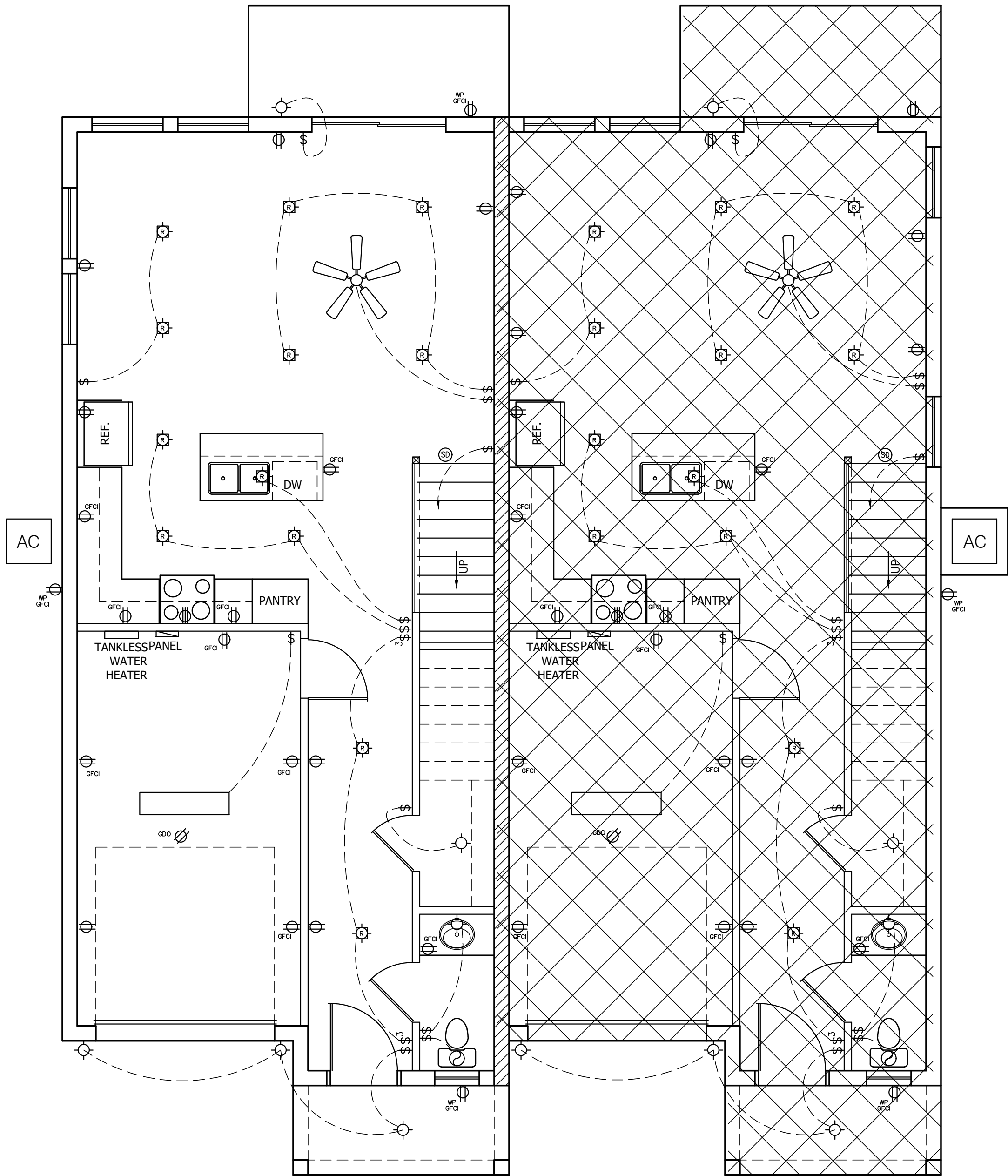
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TAMPA, FL 33619

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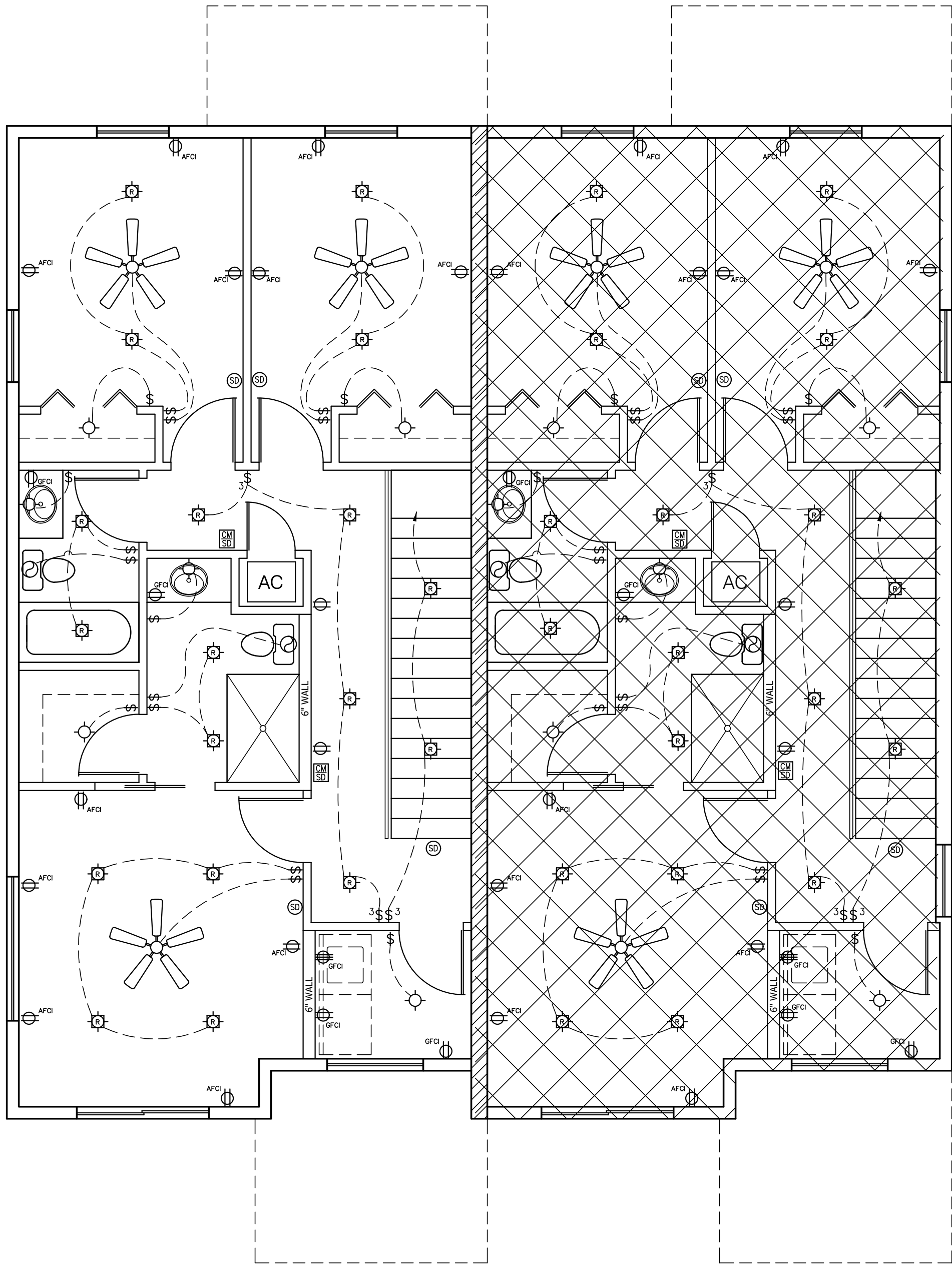
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M.K.J.
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JOB No.
UNIT 2
SHEET
3



FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4"=1'-0"

LEGEND	
SYM.	DESCRIPTION
\$	SINGLE POLE SWITCH
\$3	THREE WAY SWITCH
\$4	FOUR WAY SWITCH
⊕	110V RECEPTACLE
⊕	220V RECEPTACLE
⊕GFI	110V GROUND FAULT CIRCUIT INTER.
⊕GFI	110V ARC FAULT CIRCUIT INTER.
⊕	HALF SWITCHED DUPLEX RECEP.
⊕	SURFACE MOUNTED LIGHT FIXTURE
⊕	RECESSED LIGHT FIXTURE
⊕	PENDANT LIGHT FIXTURE
⊕	CHANDELIER LIGHT FIXTURE
⊕	EXHAUST FAN
⊕	EXHAUST FAN/LIGHT COMBINATION
⊕	TELEPHONE JACK
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	SMOKE & CARBON MONOXIDE DETECTOR
⊕	TELEVISION OUTLET



SECOND FLOOR ELECTRICAL PLAN
Scale: 1/4"=1'-0"

THIS SET OF PLANS (Digitally signed by Matthew K Johnson, P.E. on 2025.09.24, 10:44:30 -0500')
THIS SET OF PLANS (Digitally signed by Matthew K Johnson, P.E. on 2025.09.24, 10:44:30 -0500')
THIS SET OF PLANS (Digitally signed by Matthew K Johnson, P.E. on 2025.09.24, 10:44:30 -0500')

Engineers, Lead Planners
Construction Managers
5944 Florida Heights Ave
Tampa, FL 33619
Phone (813) 418-4131
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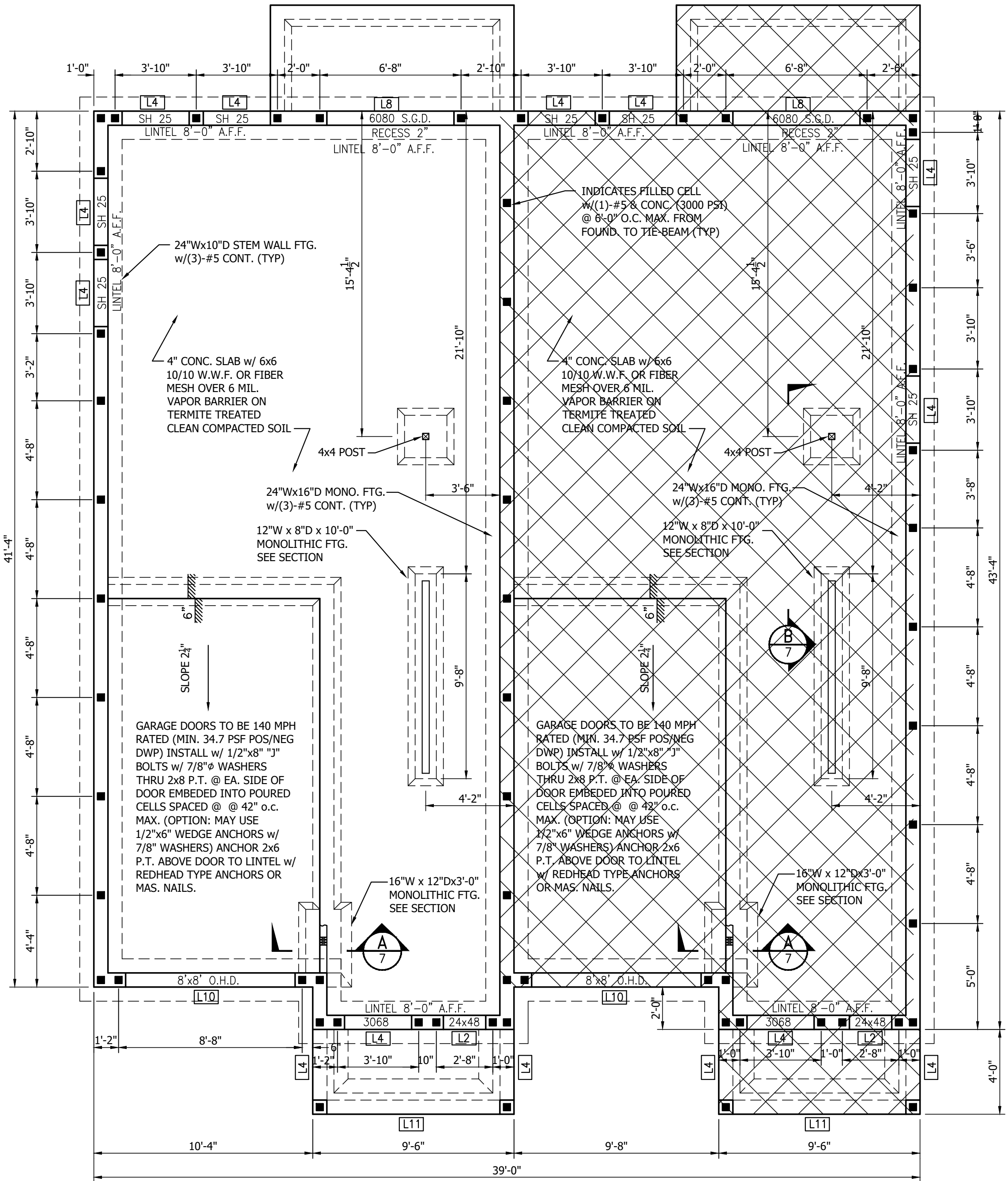
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valrico, florida 33596
813.598.0822



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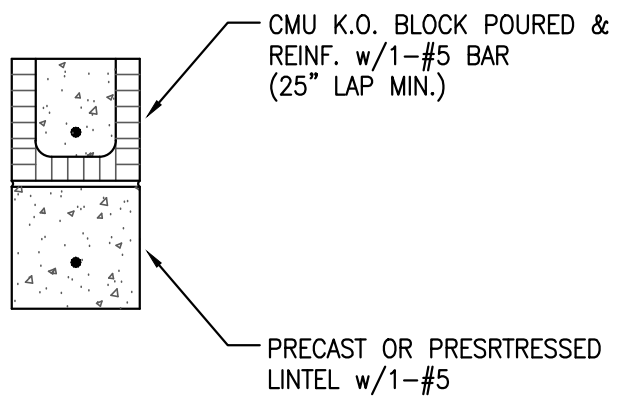


FOUNDATION PLAN
Scale: 1/4"=1'-0"

- NOTES:
- FOUNDATION CONTRACTOR TO VERIFY STEEL REINFORCEMENT LOCATIONS @ ALL OPENINGS w/ FLOOR PLAN.
 - CONTRACTOR TO FILL ALL CELLS AT GIRDER BEARING LOCATIONS.
 - ALL INTERIOR BEARING WALLS TO BE INSTALLED PER "TYP. BEARING WALL DETAILS" ON DWG. 6. INTERIOR BEARING MAY NOT BE SHOWN DUE TO PRE-ENG. TRUSS ARRANGEMENT.
 - SEE DWG. 7 FOR SECTIONS & DETAILS.

PRECAST LINTEL SCHEDULE					SAFE GRAVITY LOADS (PLF)	SAFE UPLIFT LOADS (PLF)
NO	SIZE	TYPE	CLEAR SPAN		8'x16" COMPOSITE	8'x16" COMPOSITE
L1	2'-10"	PRECAST	1'-6"		10000	10000
L2	3'-6"	PRECAST	2'-2"		10000	8237
L3	4'-0"	PRECAST	2'-8"		10000	5124
L4	4'-6"	PRECAST	3'-4"		10000	3709
L5	5'-4"	PRECAST	4'-0"		6297	4261
L6	5'-10"	PRECAST	4'-6"		5037	2121
L7	6'-6"	PRECAST	5'-2"		3848	2704
L8	7'-6"	PRECAST	6'-2"		2878	1953
L9	8'-4"	PRECAST	7'-0"		2384	1157
L10	9'-4"	PRECAST	8'-0"		1959	974
L11	10'-6"	PRECAST	9'-2"		1618	819
L12	11'-4"	PRECAST	10'-0"		1433	785
L13	12'-6"	PRECAST	11'-8"		1237	609
L14	13'-4"	PRECAST	12'-0"		1126	524
L15	14'-0"	PRECAST	12'-8"		1050	467
L16	14'-8"	PRESTRESSED	13'-4"		1087	555
L17	15'-4"	PRESTRESSED	14'-0"		1022	943
L18	17'-4"	PRESTRESSED	16'-0"		864	731
L19	19'-4"	PRESTRESSED	18'-0"		747	573
L20	20'-0"	PRESTRESSED	18'-8"		714	536
L21	22'-0"	PRESTRESSED	20'-8"		656	462
L22	24'-0"	PRESTRESSED	22'-8"		563	360

*ALL TABLE VALUES TAKEN FROM QUALITY PRECAST CO.
NOTE: ALL 8"x16" COMPOSITE BEAMS ARE REINFORCED WITH (1)-#5 BAR TOP & BOT. OF BEAM



L-1 TRU L-22 PRECAST
LINTEL DETAIL
1"=1'-0"

City of Tampa
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY MATTHEW K. JOHNSON, P.E.
USING A 3-DIGIT AUTHENTICATION CODE
BLD-25-0512729 3/6/2025
THIS SET OF PLANS Digitally signed on
by Matthew K. Johnson
Date: 2025.02.21
Approved: 084442-0500
Services Division
The Stamping of this plan shall not be
held MATTHEW K. JOHNSON, P.E.
of a P.E. No. 60129
REVIEWED FOR CODE COMPLIANCE

DATE

Engineers, Land Planners
Construction Managers
5944 Hillsdale Heights Drive
Tampa, FL 33611
Phone (813) 646-6121
Certificate of Authorization No. 26932
www.jk-consulting.com

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NEW TOWNHOMES
2501 NORTH 55th STREET UNIT 2
TAMPA, FL 33619

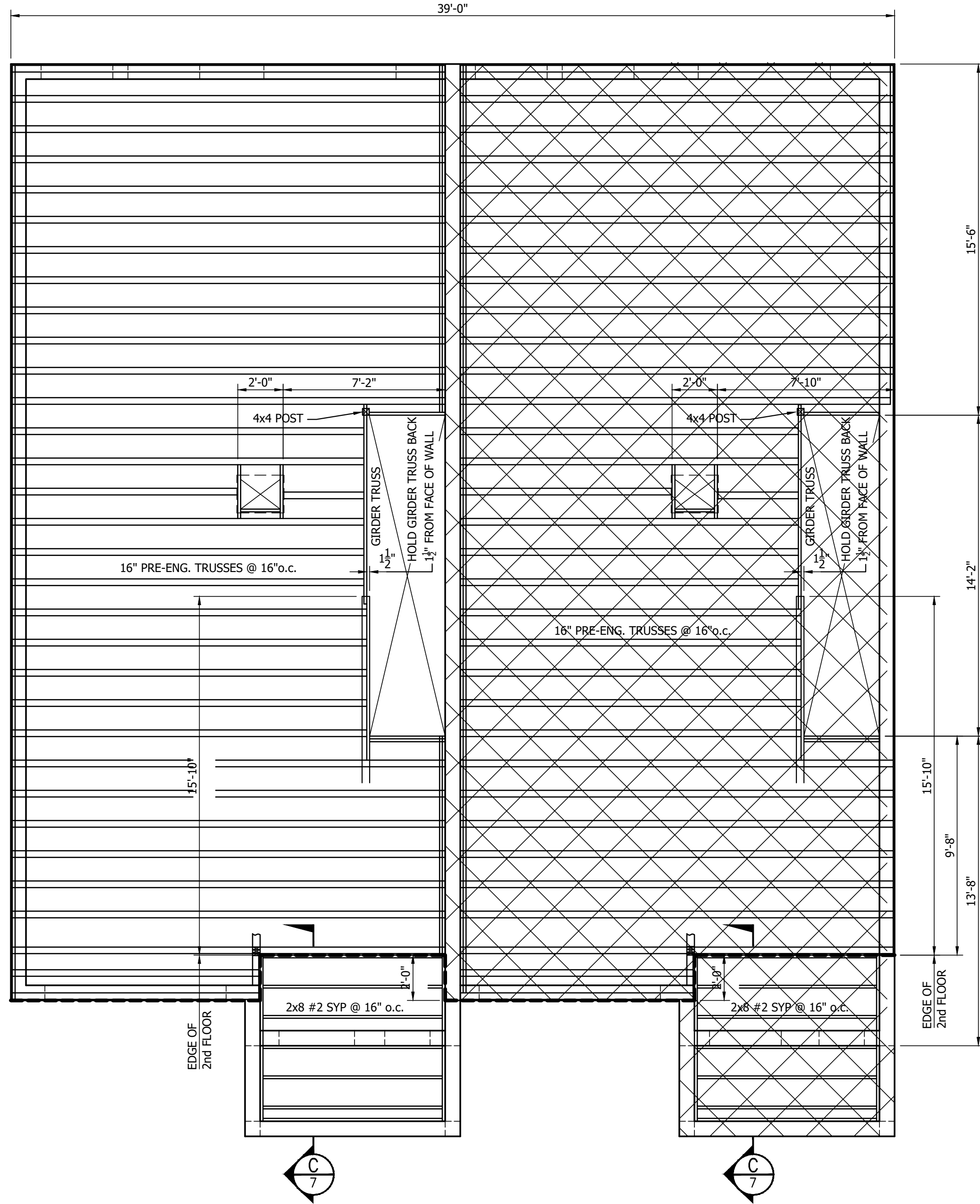
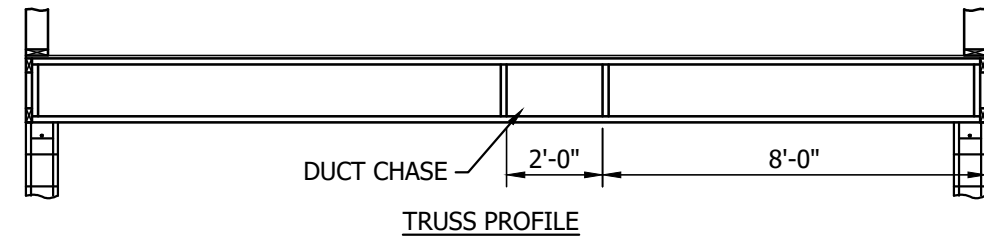
THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS SET OF PLANS HAS BEEN REVIEWED AND ACCEPTED
AS DRAWN FOR FINAL ENGINEERING DRAWING PREPARATION AND/OR CONSTRUCTION PURPOSES:

SIGNED: DATE:

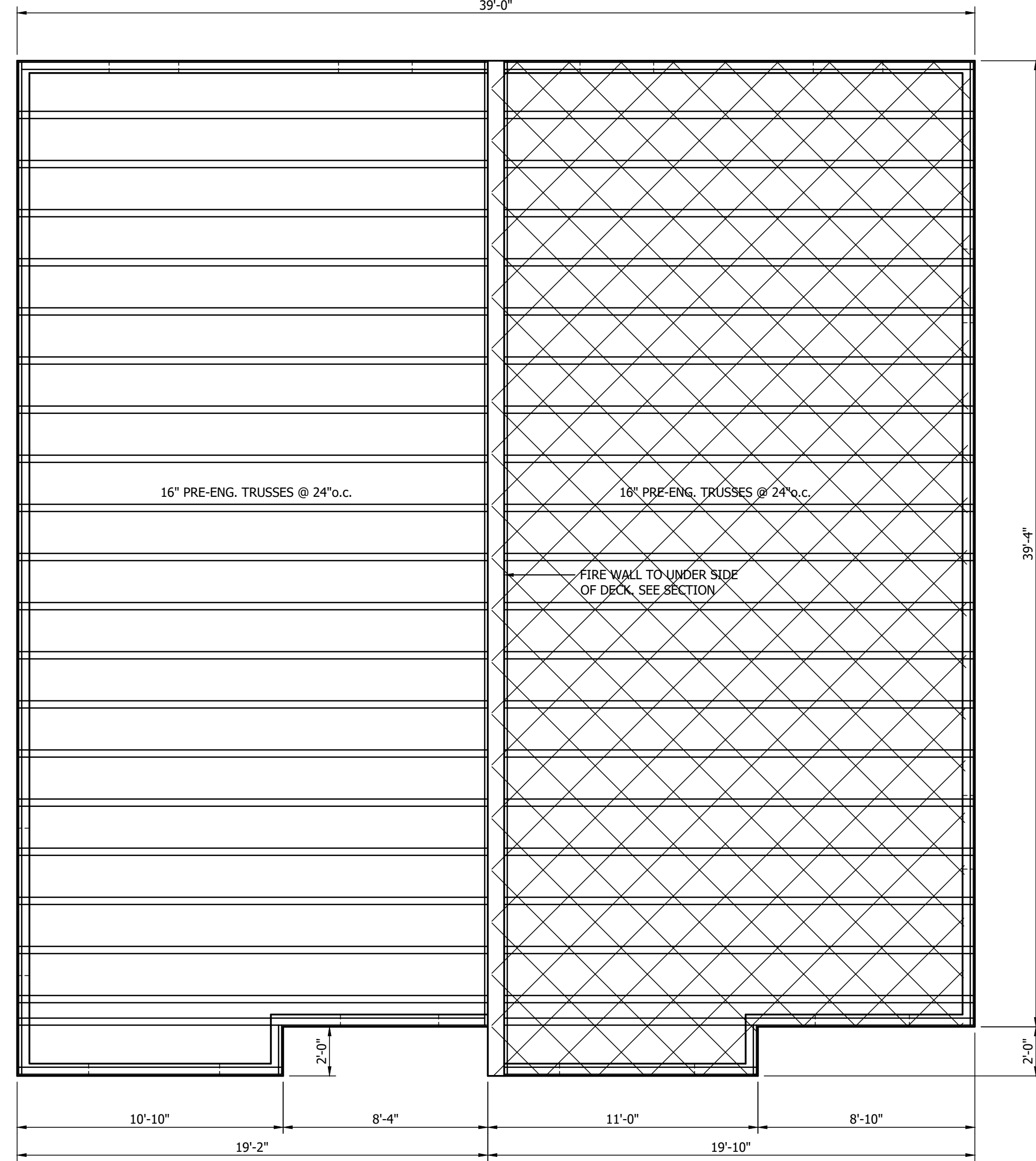
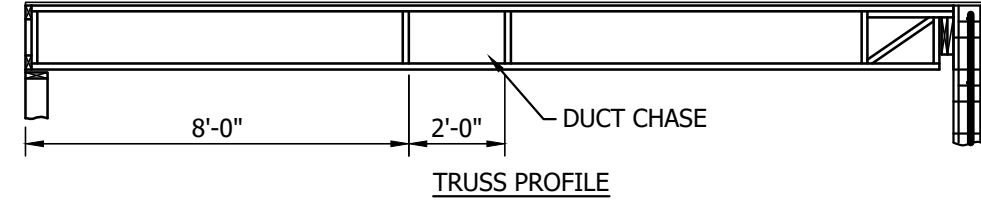
essential drafting
& design, inc.
4416 preston woods drive
valrico, florida 33596
813.598.0822

essential

DRAWN W.D.M.
CHECKED M.K.J.
DATE 11.5.24
SCALE NOTED
JOB No. UNIT 2
SHEET 5



SECOND FLOOR/LOW ROOF FRAMING PLAN
Scale: 1/4"=1'-0"



ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

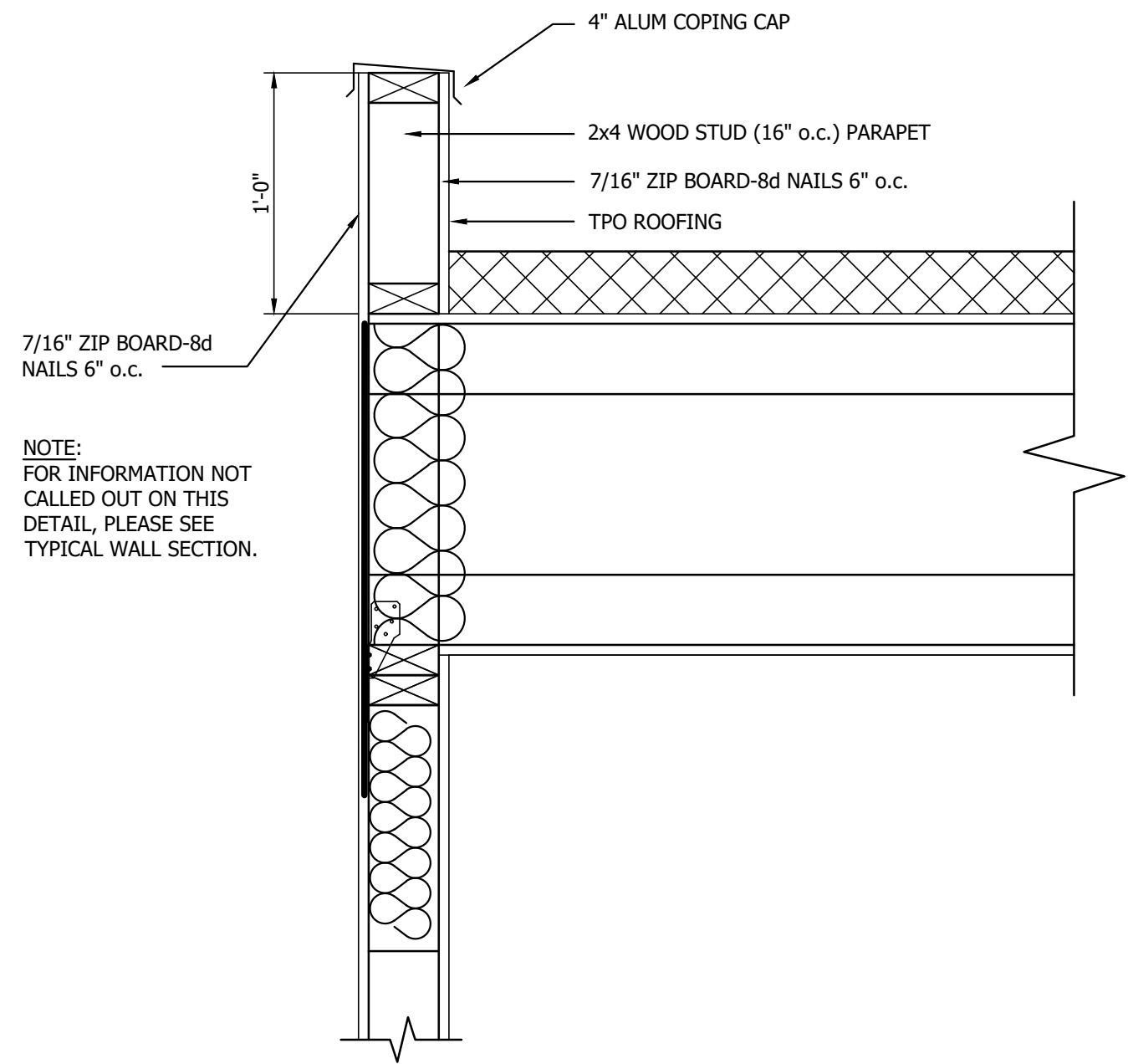
City of Tampa
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A FLA. AUTHENTICATION CODE
BLD-25-0512729 3/6/2025
THIS SET OF PLANS Digitally signed by Matthew K. Johnson, P.E. on 2025.02.21 at 08:44:53 -0500. The Stamping of this plan shall not be held MATTHEW K. JOHNSON, P.E. as a valid signature of a P.E. No. 60129. REVIEWED FOR CODE COMPLIANCE
DATE

Engineers, Land Planners
Construction Managers
JMK CONSULTING
5944 Highland Heights Ave
Tampa, FL 33611
Phone (813) 416-6131
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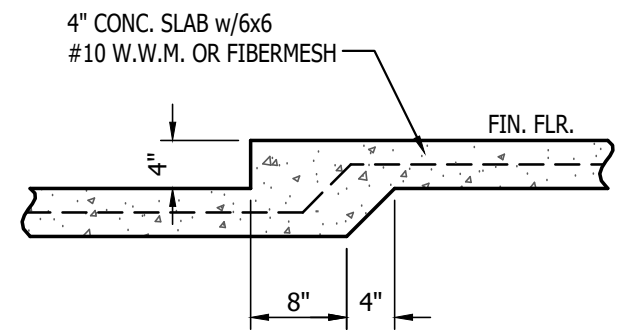
NEW TOWNHOMES
2501 NORTH 55th STREET UNIT 2
TAMPA, FL 33619
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SIGNED: DATE:

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valrico, florida 33596
813-598.0822

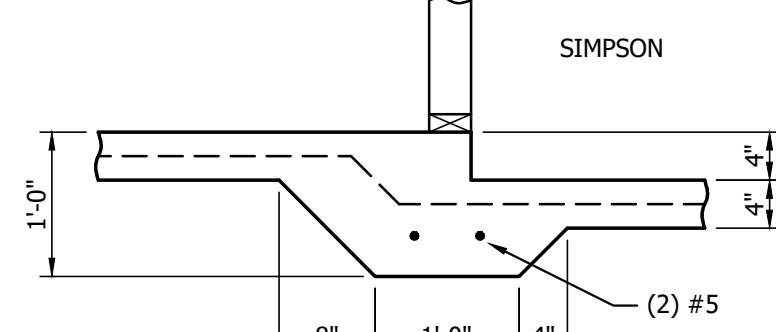
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UNIT 2
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6



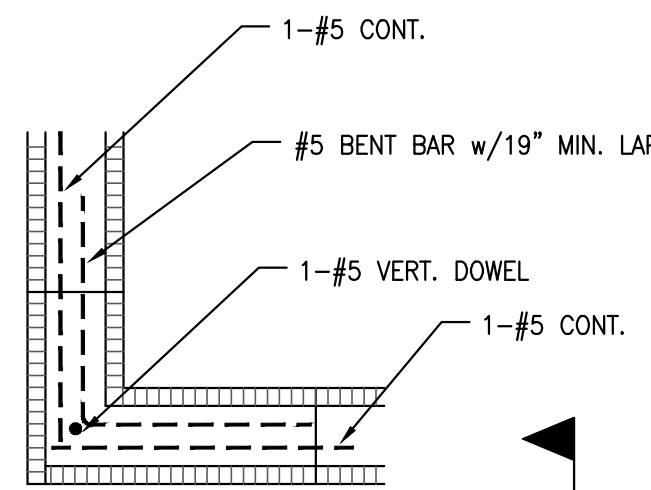
PARAPET WALL DETAIL
Scale: 1 1/2"=1'-0"



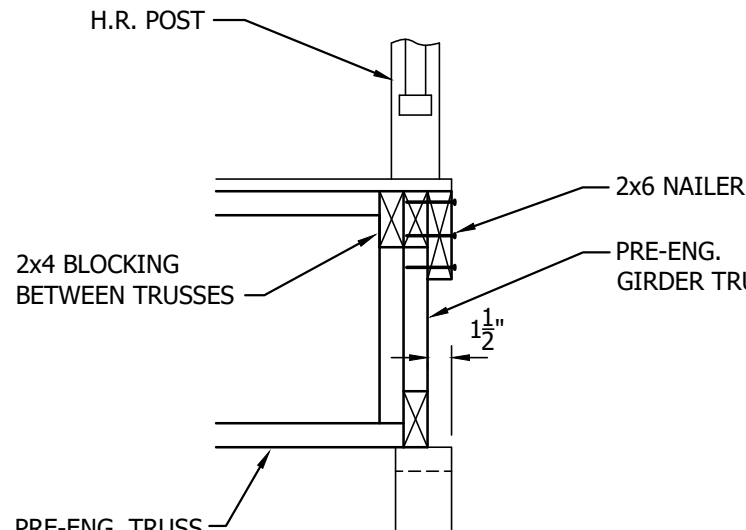
STEPPED SLAB DETAIL
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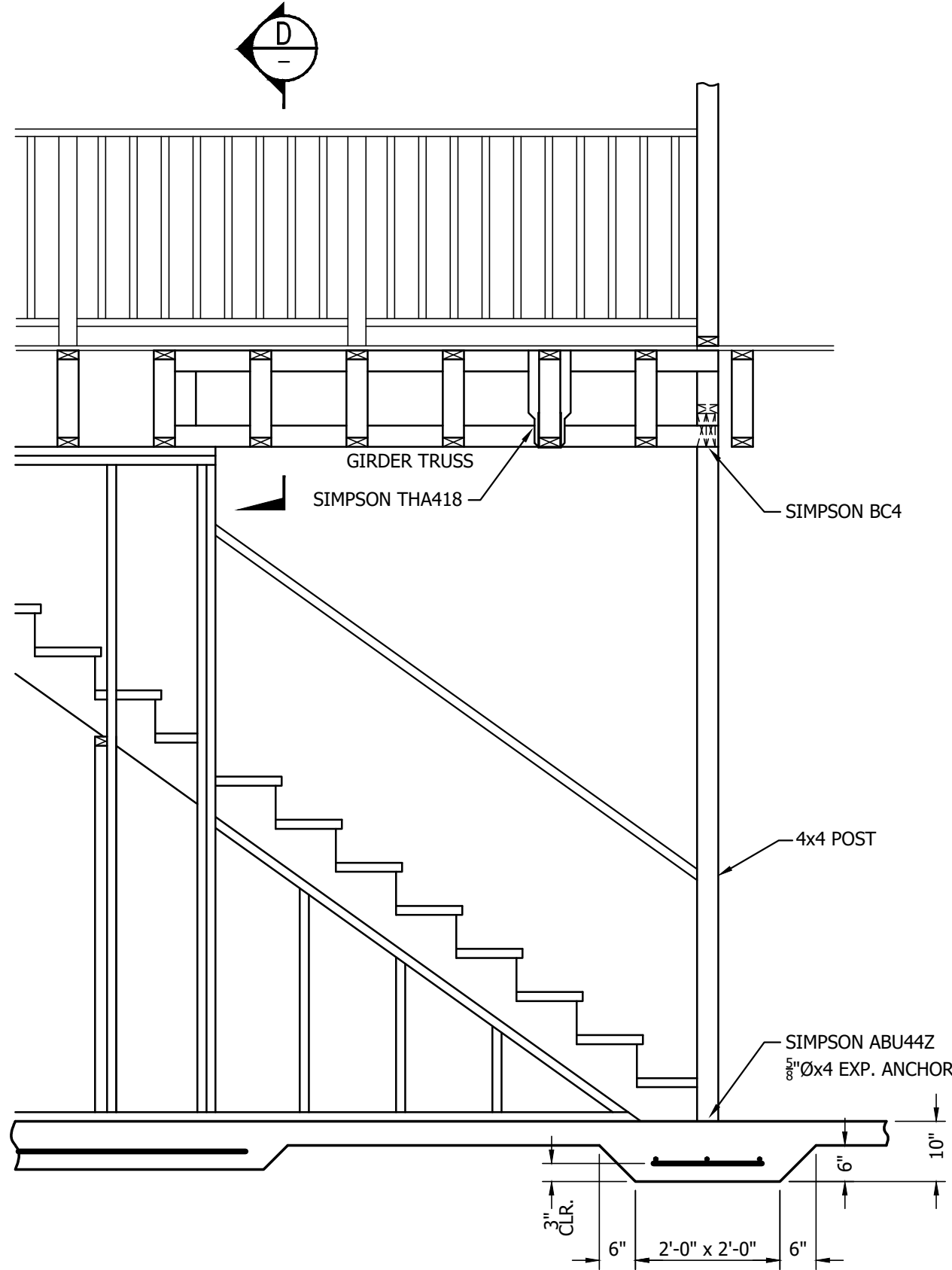
DETAIL A
Scale: 3/4"=1'-0"



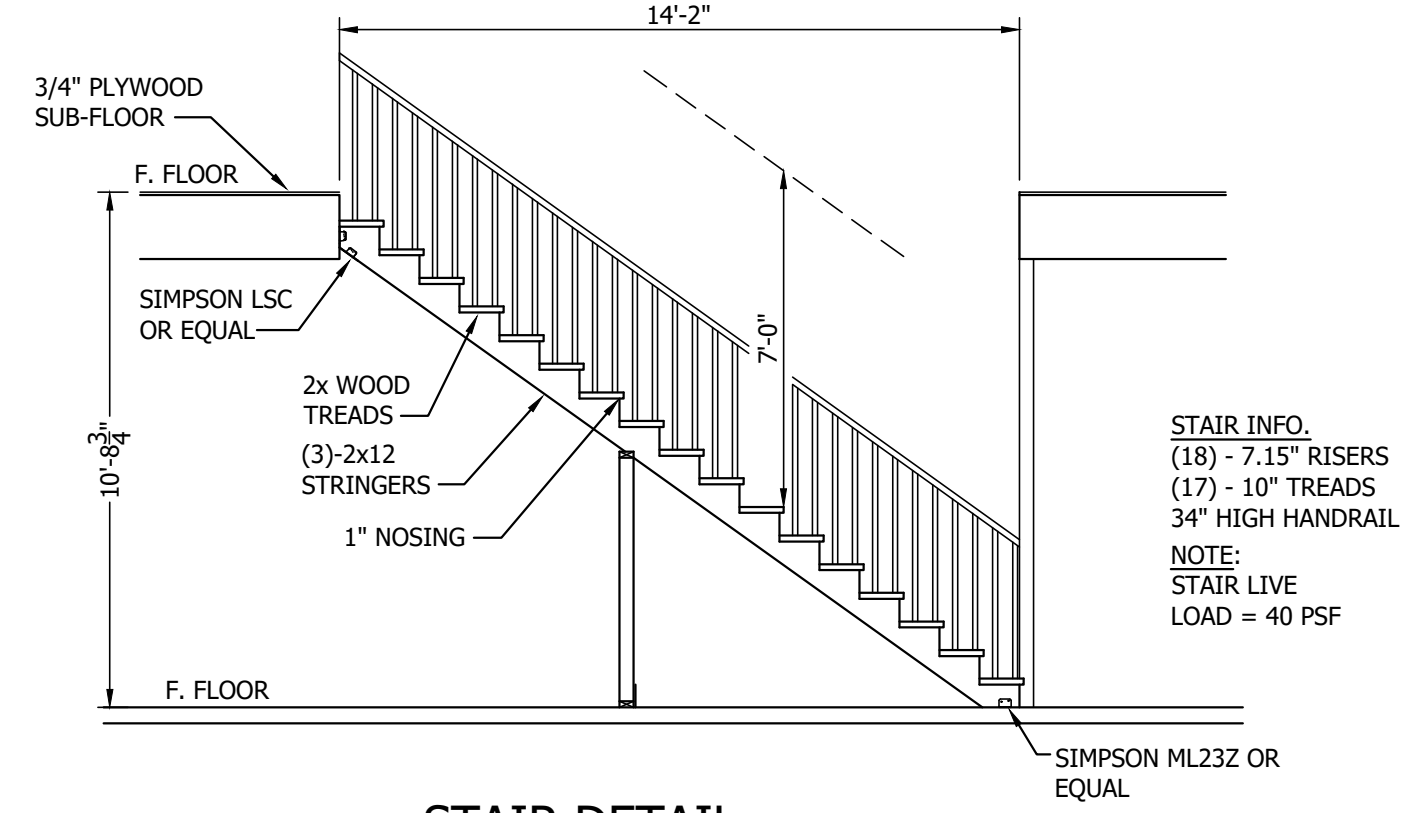
BOND BEAM DETAIL
Scale: 3/4"=1'-0"



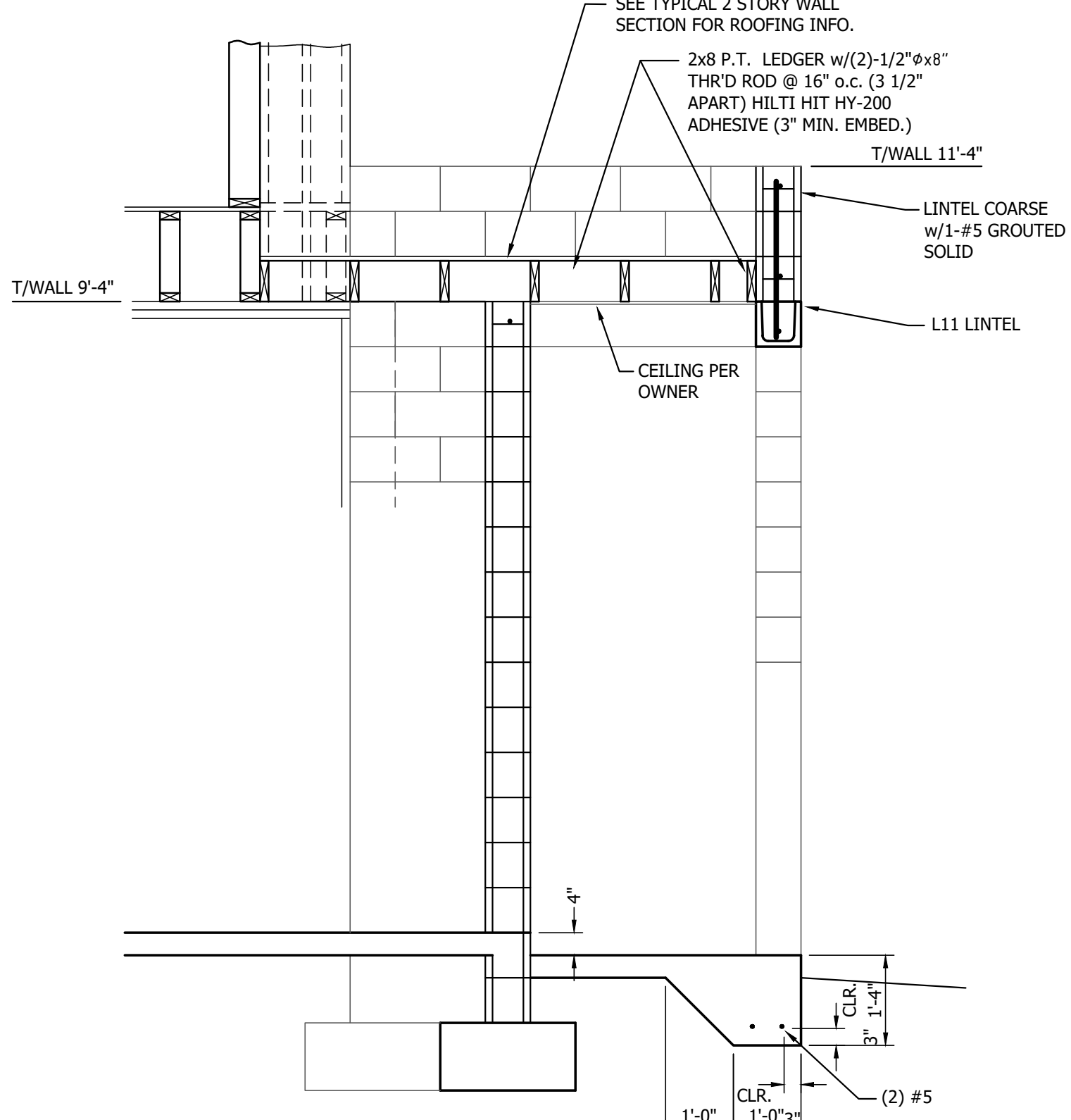
SECTION D
Scale: 1"=1'-0"



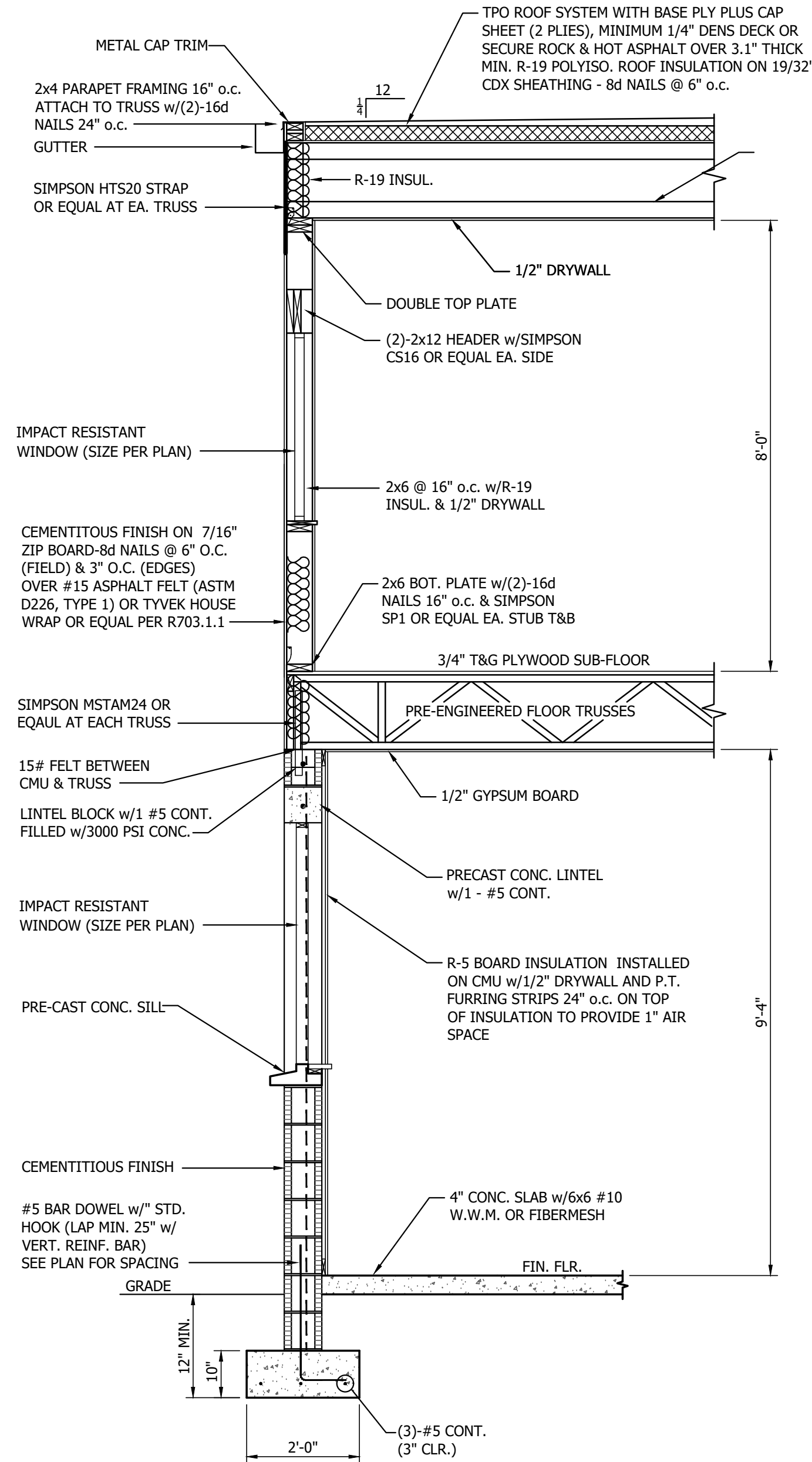
SECTION B
Scale: 1/2"=1'-0"



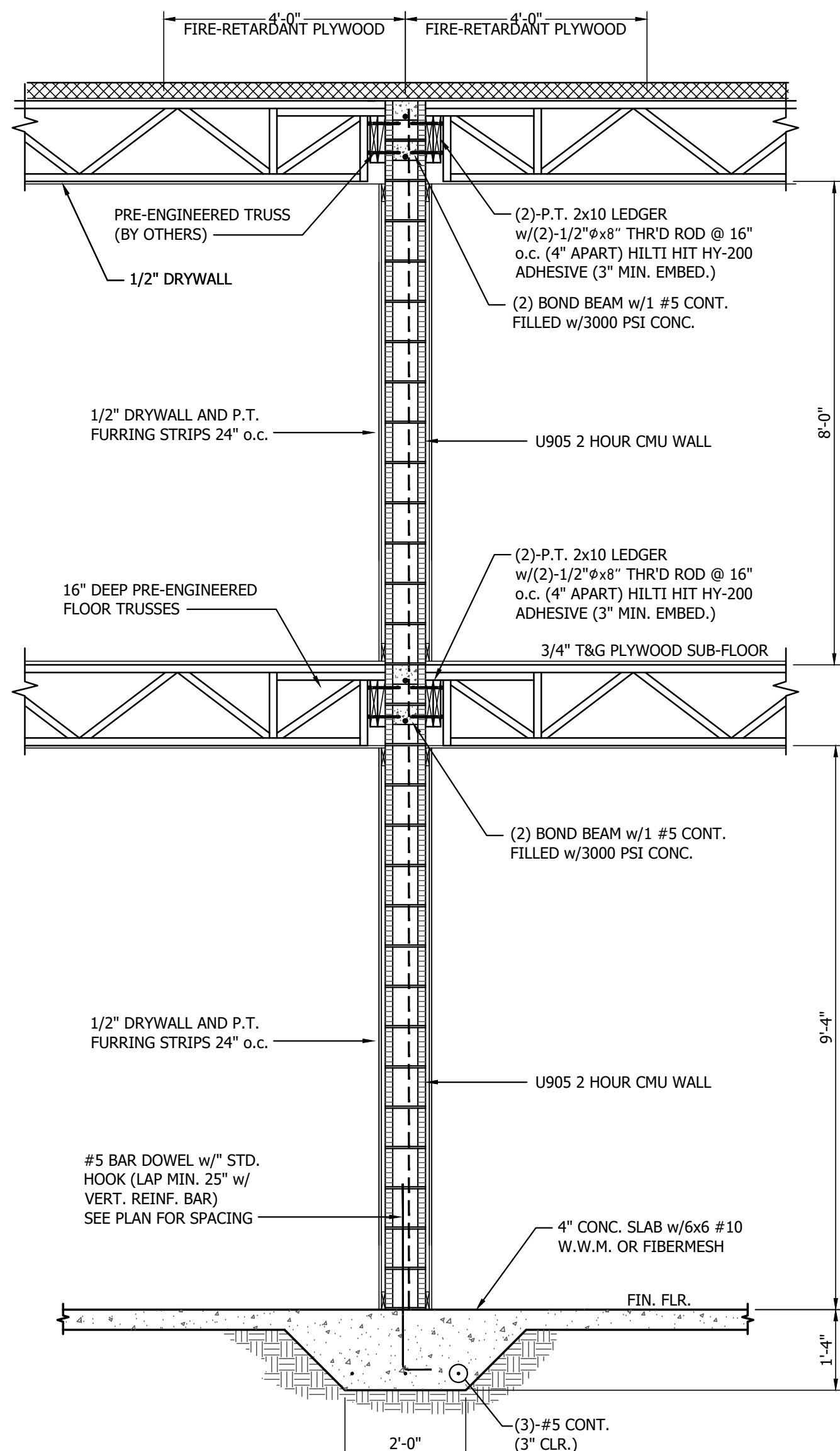
STAIR DETAIL
Scale: 1/4"=1'-0"



SECTION C
Scale: 1/2"=1'-0"



TYPICAL 2-STORY WALL SECTION
Scale: 1/2"=1'-0"



2-HOUR FIRE WALL SECTION
Scale: 1/2"=1'-0"

THIS SET OF PLANS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A 4096-BIT AUTHENTICATION CODE. DATE: 11/5/24. PROJECT: 25-0512729. DRAWING: 316/2025. THE STAMPING OF THIS SET OF PLANS SHALL NOT BE VALID WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER. REVIEWED FOR CODE COMPLIANCE.

Engineers, Land Planners
Construction Managers
9944 Illinois Highway 120
P.O. Box 860
Pine Bluff, AR 71601
Phone (860) 416-6131
Fax (860) 416-6131
www.jk-engineering.com



NEW RESIDENCES
2501 NORTH 55th STREET UNIT 2
TAMPA, FL 33619
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SIGNED: DATE:

**essential drafting
& design, inc.**
4416 preston woods drive
valrico, florida 33596
813.598.0822



DRAWN W.D.M.
CHECKED M.K.J.
DATE 11.5.24
SCALE NOTED
JOB No. UNIT 2
SHEET

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING THE AFFECTED WORK.
2. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ERECTION PROCEDURES, SEQUENCING, AND TIMING TO INSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING CONSTRUCTION. THIS INCLUDES ANY ADDITIONAL SHORING OR BRACING.

DESIGN CRITERIA:

ACI 318-19 – STRUCTURAL CONCRETE
ASCE/SEI 7-22
2023 FLORIDA BUILDING CODE-RESIDENTIAL, 8th EDITION
2020 NEC

DESIGN LOADS:

FLOOR
LIVE: 40 PSF
DEAD: 10 PSF

ROOF

LIVE: 20 PSF
DEAD: 10 PSF + TRUSS SYSTEM SELF WEIGHT
WIND UPLIFT RESISTANCE: 0 PSF

RISK CATEGORY: II

WIND SPEED: 140 MPH (ULT.), 108 MPH (NOM.)
EXPOSURE: B

ENCLOSED BUILDING-ALL OPENINGS WIND-BORNE DEBRIS RATED

INTERNAL PRESSURE COEFFICIENTS: +/- 0.18 (GCp)

MAXIMUM WINDOW PRESSURE (ZONE 5): -47.89 PSF

ASSUMED FINISHED FLOOR ELEVATION TO BE AT 0'-0" (RELATIVE) UNLESS OTHERWISE NOTED.

1. FOUNDATION DESIGN OF THIS STRUCTURE IS BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL CONTACT PRESSURE OF 2000 PSF.
2. BOTTOMS OF ALL FOUNDATIONS AND FOOTINGS SHALL BE A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE AND FOUNDATIONS AND SLABS SHALL REST ON PROPERLY PREPARED SOIL.

MATERIALS AND CONSTRUCTION:

1. CONCRETE fc SHALL EQUAL OR EXCEED 3000 PSI AT 28 DAYS. SLUMP SHALL BE 1"-4". SLABS SHALL BE WET-CURED. CONCRETE EXPOSED TO EARTH SHALL HAVE A COVER OF 3" FOR REINF.
2. MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM f'm OF 1500 PSI. MORTAR SHALL BE TYPE "M" OR "S" AND CONFORM TO ASTM C270. MASONRY GROUT (FOR FILLING CELLS) SHALL CONFORM TO ASTM C476 WITH A MINIMUM f_c OF 3000 PSI AND A SLUMP OF 8"-11". MAXIMUM SPACING BETWEEN GROUTED CELLS SHALL NOT EXCEED 72" O.C. (AND AT CORNERS AND BELOW FRONT AND BACK PORCH COLUMNS). FILL ALL CELLS BELOW GRADE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BARS. BARS SHALL BE MANUFACTURED, BENT, STORED, PLACED, SUPPORTED AND TIED ACCORDING TO APPLICABLE ACI STANDARDS. CHAIRS OR BOLSTERS SHALL BE USED TO SUPPORT ALL REINFORCING. PROVIDE MINIMUM LAP LENGTHS OF 36 BAR DIAMETERS FOR HORIZONTAL REINFORCING AND CORNER AND TEE BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. LAP WWF 1 SPACE + 2".
4. ALL TIMBER AGAINST CONCRETE OR EARTH TO BE PRESSURE TREATED SOUTHERN PINE NO. 2.

ROOFING INSTALLATION NOTES

1. ALL SHINGLES SHALL BE MINIMUM 25 YEAR DIMENSIONAL SHINGLES. CLASS A RATED FROM UL & PASS 997 WIND TEST CSA A 1235 & CSA 1235-98, ASTM D 3018 TYPE 1, ASTM D3161 TYPE 1, ASTM D3462.
2. 141 MPH WIND LOADING ON SHINGLES APPLIES ONLY WHEN SHINGLES ARE INSTALLED USING (4) NAILS PER SHINGLE & PRODUCT IS INSTALLED WITH RIDGE CAP SHINGLES.
3. ROOFING SYSTEM SHALL BE INSTALLED ON PRE-MANUF. PRE-ENGINEERED WOOD TRUSS SYSTEM @ 24" O.C. (U.O.N.)
4. ROOFING SYSTEM SHALL COMPLY WITH THE 2023 FBC. MATERIALS & INSTALLATION REQUIREMENTS FOR THE WIND SPEED SPECIFIED IN THE GENERAL NOTES.
5. ROOF DECKING SHALL BE MIN. 1/2" PLYWOOD OR 1/2" OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. @ EDGE & 6" O.C. FIELD.
6. UNDERLAYMENT SHALL CONSIST OF SELF-ADHERING POLYMER-MODIFIED BITUMEN ON ROOF DECKING PER ASTM D226 TYPE I OR ASTM D4869 TYPE I.
7. ALL METAL ROOFING SHALL COMPLY WITH THE 2023 FBC (REFER TO CONSTRUCTION & MANUF.'S DWGS.)
8. ALL TILE ROOFING SHALL COMPLY WITH 2023 FBC. (REFER TO CONSTRUCTION & MANUF.'S DWGS.)
9. ALL FLASHING, CRICKETS & DRIP EDGES SHALL COMPLY WITH THE 2023 FBC. (SEE CONST. DWGS.)
10. ROOFING CONTRACTOR SHALL PROVIDE ONE PACKAGE OF ROOFING TO BE LEFT ON JOB SITE FOR FINAL ROOFING INSPECTION FOR PROOF OF COMPLIANCE.

WINDOW & DOOR INSTALLATION NOTES

1. WINDOWS & DOORS SHALL BE INSTALLED FOR THE WIND LOADS SPECIFIED IN THE GENERAL NOTES.
2. ALL CUT SHEETS, INSTALLATION DETAILS, INSTALLATION SPECIFICATIONS & NOTES FOR ALL WINDOWS & DOORS SHALL BE PROVIDED BY WINDOW/DOOR MANUFACTURER AT TIME OF PERMITTING AND SHALL ACCOMPANY CONSTRUCTION DWGS.
3. ALL WINDOWS & DOORS SHALL COMPLY TO THE 2023 FBC.
4. WINDOWS & DOORS SHALL BE SHIMMED AS REQ'D. AT EACH ANCHOR WITH LOAD BEARING SHIMS FOR SPACES GREATER THAN 1/16" MAXIMUM 1/4" SHIM. ALL ANCHORS TO BE 3/16" DIA. CONC. SCREW WITH MIN EMBED. 1 1/4" INTO MASONRY OR CONC.
5. ALL WINDOWS SHALL BEAR LABELS SHOWING COMPLIANCE WITH ANSI/AAMA/NWWD A101/IS 2-97 STD. & COMPLIANCE w/THE 2023 FBC.
6. SLIDING GLASS DOORS SHALL BE SHIMMED AS REQ'D. AT EACH ANCHOR WITH LOAD BEARING SHIMS FOR SPACES GREATER THAN 1/16" MAXIMUM 1/4" SHIM. ALL ANCHORS TO BE 3/16" DIA. CONC. SCREWS WITH MIN. EMBED. 1 1/4" INTO MASONRY OR CONC. HEAD & SILL TO HAVE 5 ANCHORS & EACH JAMB TO HAVE 6 ANCHORS PER MANUF. RECOMMENDATIONS. ALL HOLES SHALL BE PRE-DRILLED.

TERMITE PROTECTION NOTES:

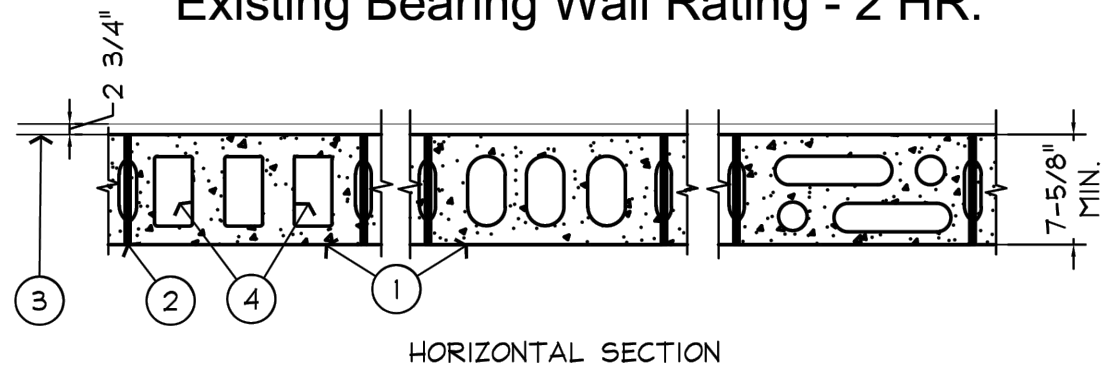
1. TERMITE PROTECTION TO BE IN COMPLIANCE WITH FLORIDA BUILDING CODE R318.1.
2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED.
3. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT 1'-0" AWAY FROM BUILDING SIDE WALLS.
4. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
5. TO PROVIDED FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".
6. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
7. SOIL DISTURBED AFTER INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED.
8. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. , SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
9. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.
10. CONCRETE OVERPOUR AND MOTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
11. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.
12. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.
13. ALL BUILDINGS ARE REQUIRED TO PRE-CONSTRUCTION TREATMENT.
14. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
15. AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
16. NO WOOD VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

FLORIDA PRODUCT APPROVAL LISTING

PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURER	TYPE	NUMBER	ITEM DESCRIPTION
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10456.2	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10531.10	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10860.2	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10866.7	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 11473.4	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 13872.5	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 13904.3	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 2355.1	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	NEW TECHNOLOGY	CAST-CRETE	LINTELS	FL 158.1	CONCRETE PRODUCTS
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 10124.1	ASPHALT SHINGLES
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 6267.1	COBRA EXHAUST VENT
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 10626.1	UNDERLAYMENT
DOORS	GARAGE DOORS	OVERHEAD DOOR CORP.		FL 742.2	SECTIONAL DOORS
DOORS	GARAGE DOORS	CLOPAY		FL 5684.3	SECTIONAL DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 11136.2	SWING DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 11109.1	SLIDING DOORS
WINDOWS	WINDOWS	JELD-WEN	IMPACT	FL 11120.3	SINGLE HUNG
WINDOWS	WINDOWS	JELD-WEN	IMPACT	FL 14087.2	FIXED
PANEL WALLS	SOFFIT	PETERSON ALUMINUM CORP.	ALUMINUM	FL 23157.5	VENTED SOFFIT
PANEL WALLS	SOFFIT	CERTANTEED CORP.	VINYL	FL 13389.1	VENTED SOFFIT
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC	FIBER CEMENT	FL 13192.4	SHINGLE SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC	FIBER CEMENT	FL 13192.2	PLANK LAP SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC	FIBER CEMENT	FL 13223.3	PANEL SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, INC	FIBER CEMENT	FL 13223.2	VERTICAL SIDING

Design No. U905

Existing Bearing Wall Rating - 2 HR.

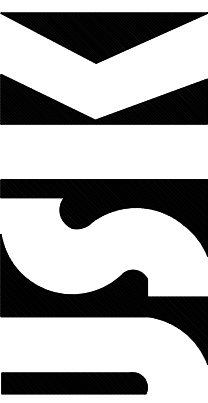


1. CONCRETE BLOCKS * - VARIOUS DESIGNS CLASSIFICATION D-2 (2 HR). SEE CONCRETE BLOCKS CATEGORY FOR LIST OF ELIGIBLE MANUFACTURERS.
2. MORTAR - BLOCK LAID IN FULL BED OF MORTAR, NOM. 3/8" IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NO MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. PORTLAND CEMENT STUCCO OF GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED. WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF 1-1/2 HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. LOOSE MASONRY FILL - IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 2 HR. TO CLASSIFICATION.
5. FOAMED PLASTIC * - (OPTIONAL - NOT SHOWN) - 1-1/2 IN. THICK MAX, 4 FT. WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).
CELOTEX CORP.- TYPE THERMAX
*Bearing the UL classification marking

City of Tampa
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY MATTHEW K. JOHNSON, P.E.
USING A SIGNATURE AUTHORIZATION CODE
D-25-0512729
Digital Signature
Date: 2025.02.24
This set of plans signed by
Matthew K. Johnson, P.E.
is unlawful unless approved
by the City of Tampa
The Stamping of the plan shall not be
held MATTHEW K. JOHNSON, P.E.
of F.L.A.P.E. No. 601291 as
REVIEWED FOR CODE COMPLIANCE

DATE

Engineers, Land Planners
& Construction Managers



NEW RESIDENCES
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TAMPA, FL 33619

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