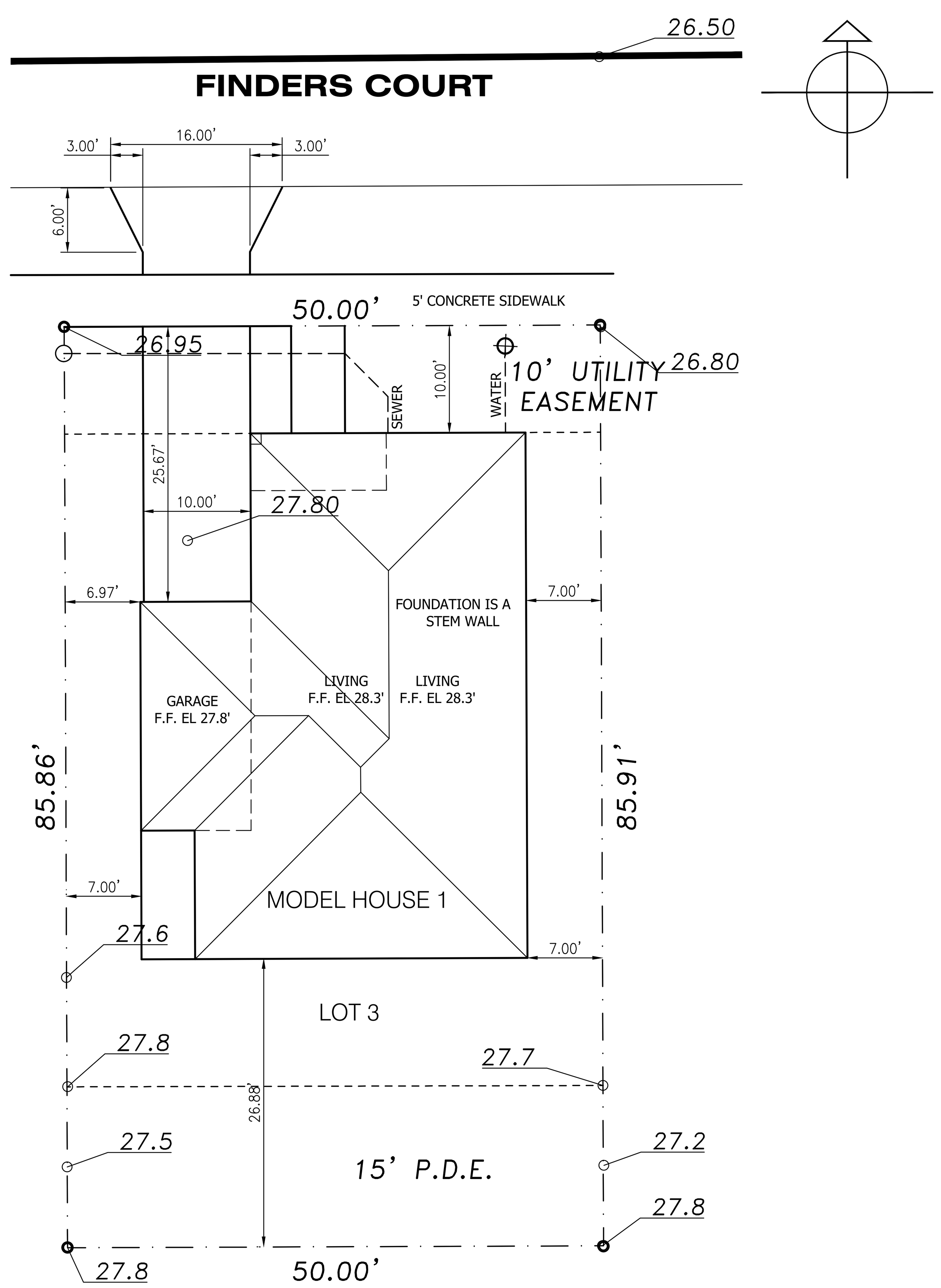


MODEL 1 SITE PLAN

Scale: 1"=10'

LEGAL DESCRIPTION:

(PER SURVEY)

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST; THENCE S89°51'04"E ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 25.70 FEET; THENCE N00°08'56"E ALONG THE EAST RIGHT OF WAY LINE OF NORTH 50TH STREET AND ITS EXTENSION THEREOF, A DISTANCE OF 415.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'56"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 230.78 FEET; THENCE S00°18'49"W, A DISTANCE OF 231.34 FEET; THENCE S89°51'17"W ALONG THE WEST LINE OF OAK RUN ESTATES, AS RECORDED IN PLAT BOOK 96, PAGE 6 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 640.58 FEET; THENCE N89°48'17"E, A DISTANCE OF 641.25 FEET TO THE POINT OF BEGINNING.

CONTAINING: 148,085.48 SQUARE FEET OR 3.400 ACRES, MORE OR LESS.

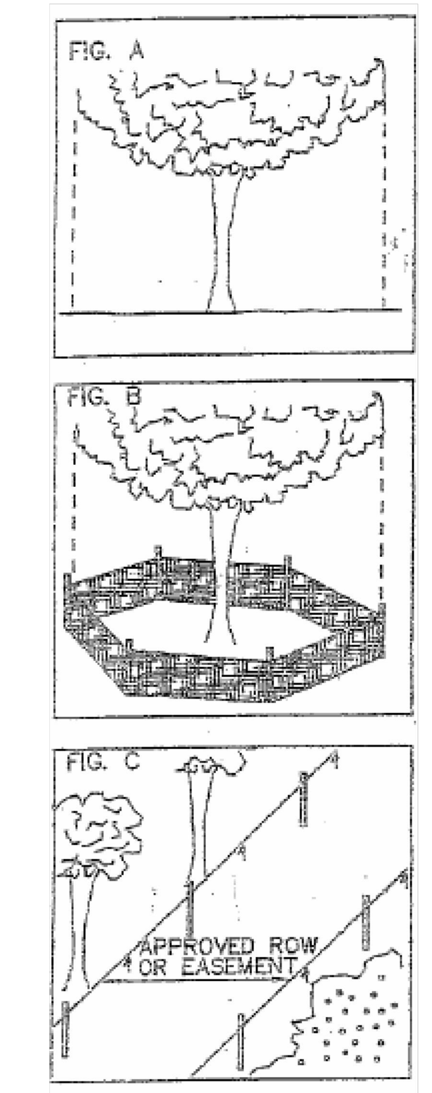
(LESS 9,593 SF EXISTING COUNTY DRAINAGE EASEMENT)

N

PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

PROTECTIVE BARRIERS are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities will 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. The following represents the County's minimum protective barrier specifications.



1. TREES – To restrict access into the area within the CANOPY DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the CANOPY DRIPLINE, except where land alteration or construction activities are approved within the CANOPY DRIPLINE.

   The CANOPY DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground. Fig. A

   BARRIER SPECIFICATIONS FOR TREES:

   Four corner upright stakes of no less than 2"x 2" lumber connected by horizontal members of no less than 1"x 4" lumber; or upright stakes spaced at 5' intervals of no less than 2"x 2" lumber connected by silt screen fabric or material of comparable durability. Fig. B

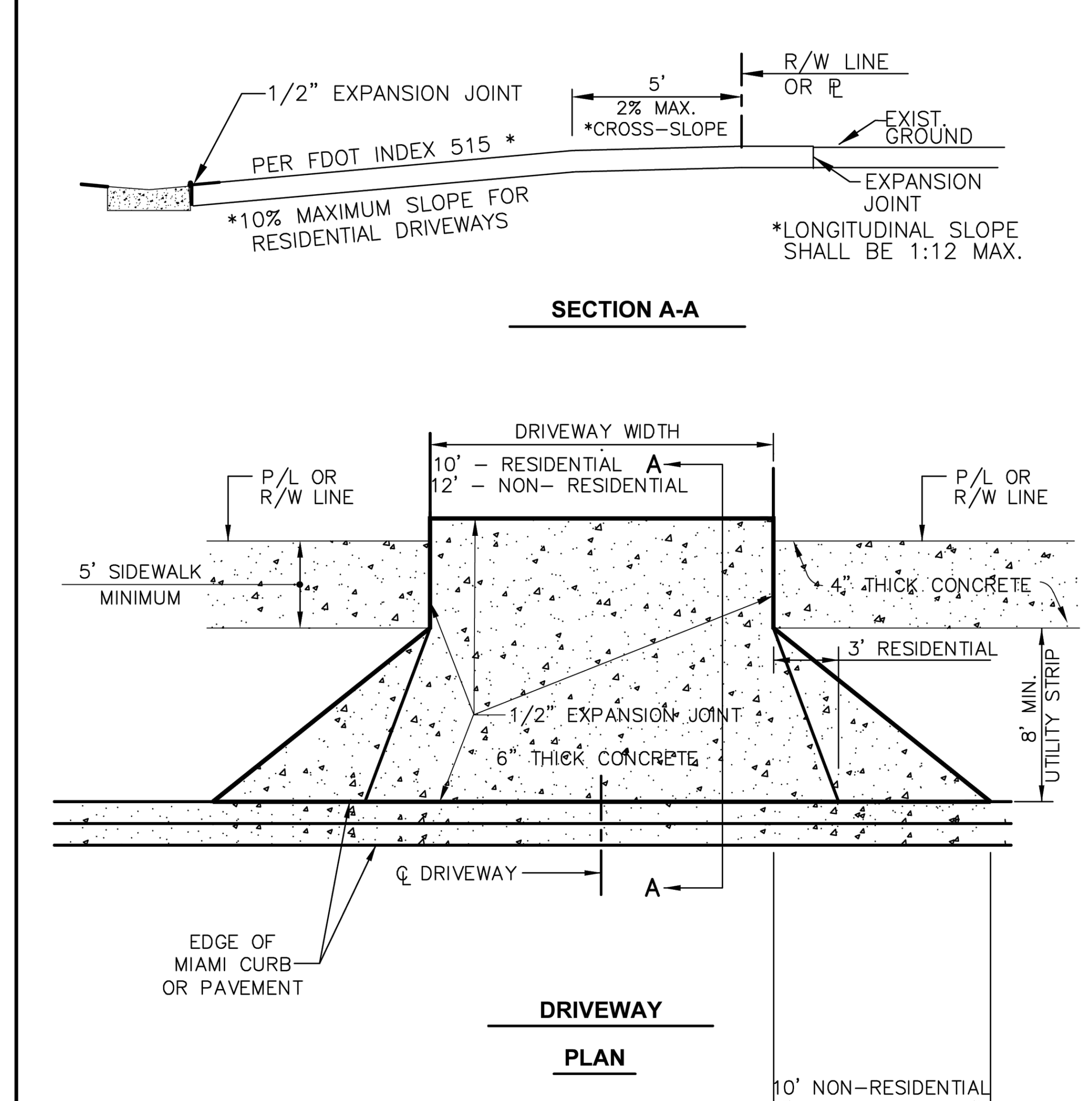
2. NATURAL AREAS – To restrict access into areas where land alteration and construction activities are not authorized a physical structure not less than 3 feet in height is placed along the perimeter of such areas.

   BARRIER SPECIFICATIONS FOR NATURAL AREAS:

   Upright stakes of no less than 2"x 2" lumber spaced no more than 25' apart and connected by twine flagged with plastic surveying tape at regular intervals of 5-10'. Fig. C. Other methods of demarcation will be considered depending upon the characteristics of the site.

   WHY A BARRIER

   1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
   2. To protect root systems from compaction.
   3. To provide awareness of protected areas to equipment operators.



NOTES:

1. NO DRIVEWAYS ALLOWED AT INTERSECTION CURB RETURN.
2. NON-RESIDENTIAL AND ALL DRIVEWAYS ON COLLECTOR ROADS AND HIGHER MUST CONFORM TO FDOT DESIGN STANDARDS, LATEST EDITION (INDEX 515).

DRAWING NO. TD-7 | SHEET NO. 1 OF 1

DRIVEWAY TYPICAL DETAILS

Hillsborough County Florida

TRANSPORTATION TECHNICAL MANUAL

REVISION DATE: 10/17

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FLA. P.E. No. 60129

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NEW RESIDENCE – MODEL 1
KNOLL PINE WAY
TAMPA, FL 33617

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SIGNED:

DATE:

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

DRAWN	W.D.M.
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DATE	4.28.25
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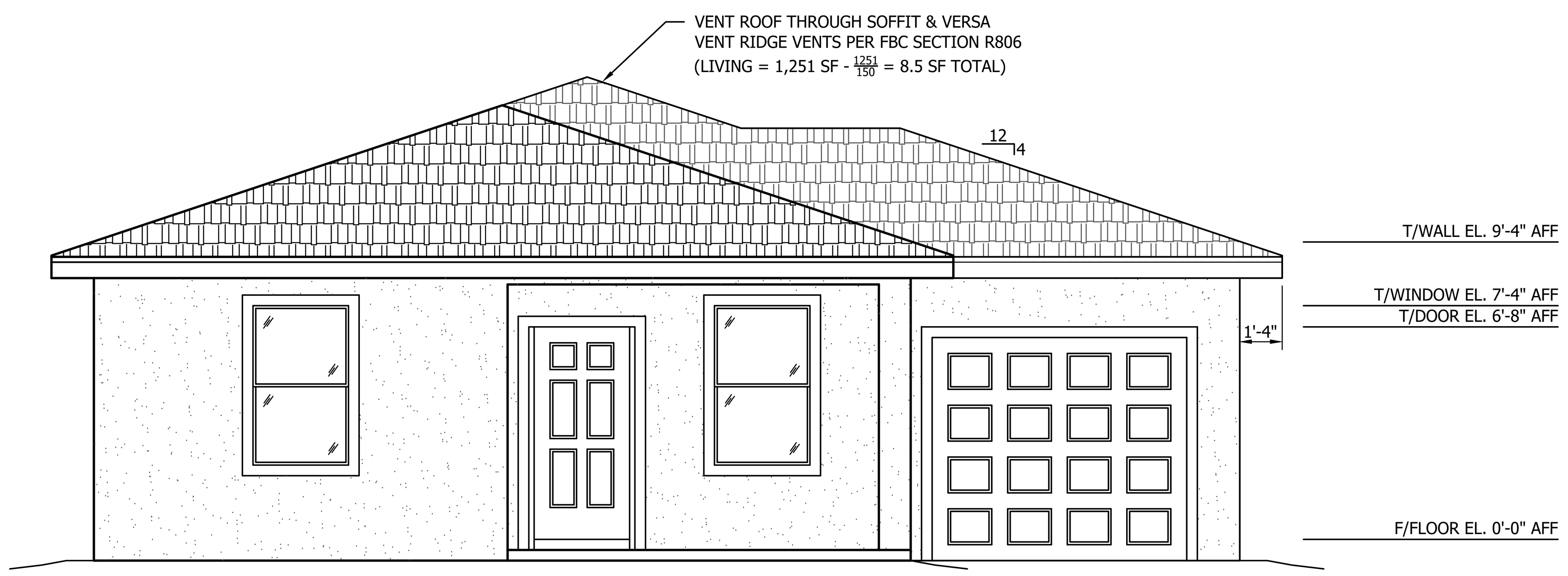
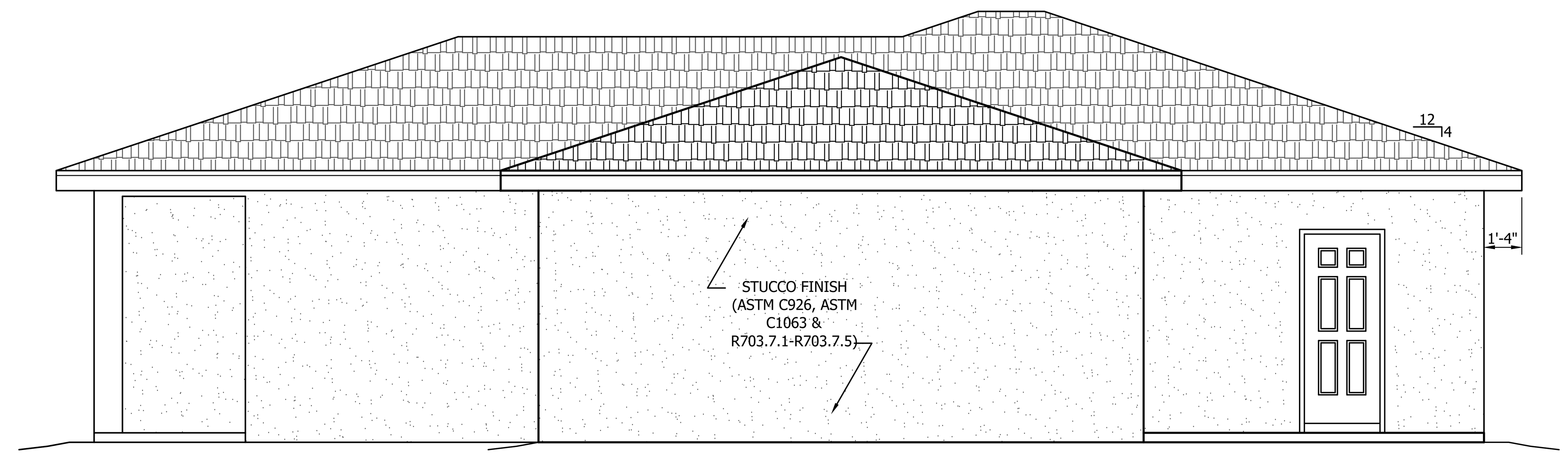
SHEET	1



FRONT ELEVATION

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



RIGHT ELEVATION

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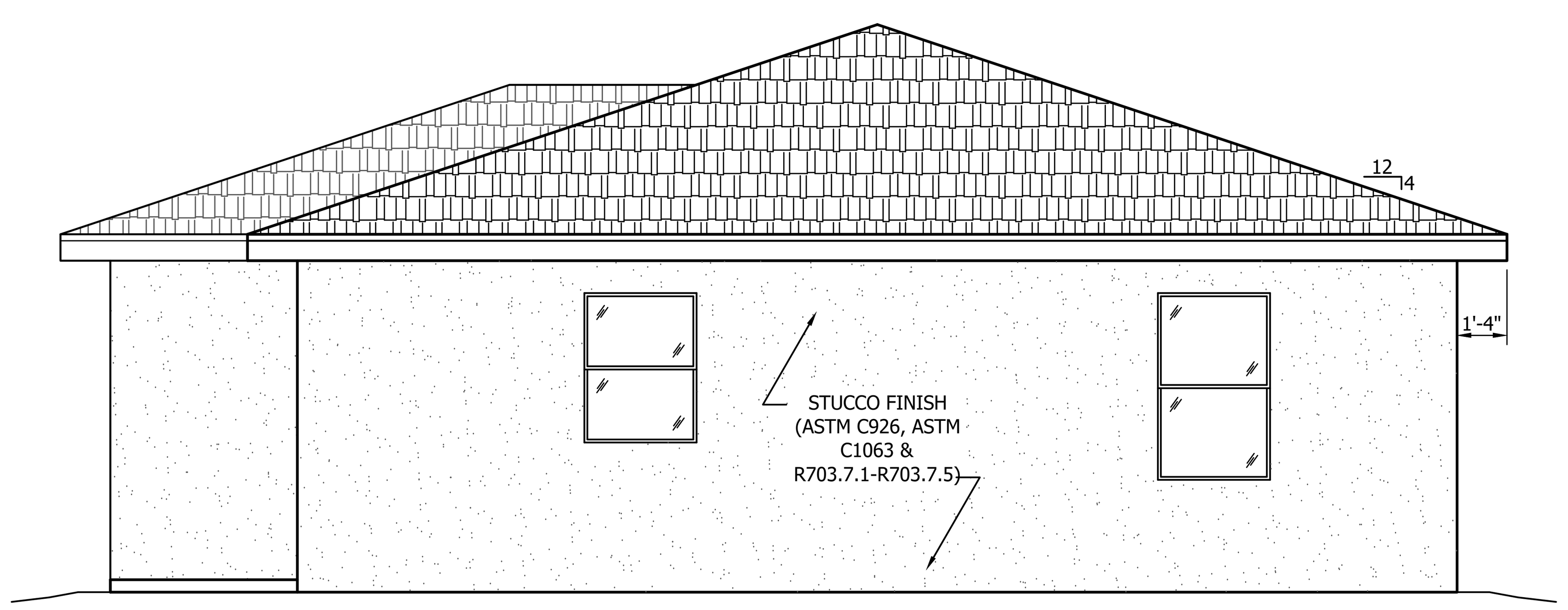

REAR ELEVATION

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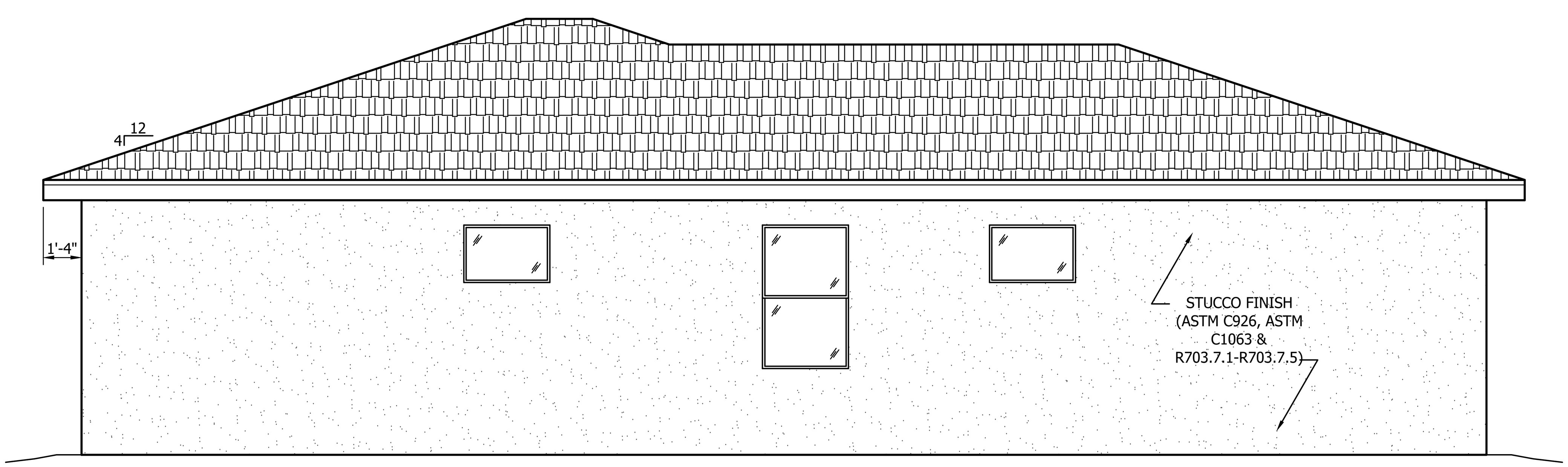

LEFT ELEVATION

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

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DATE 5.7.25
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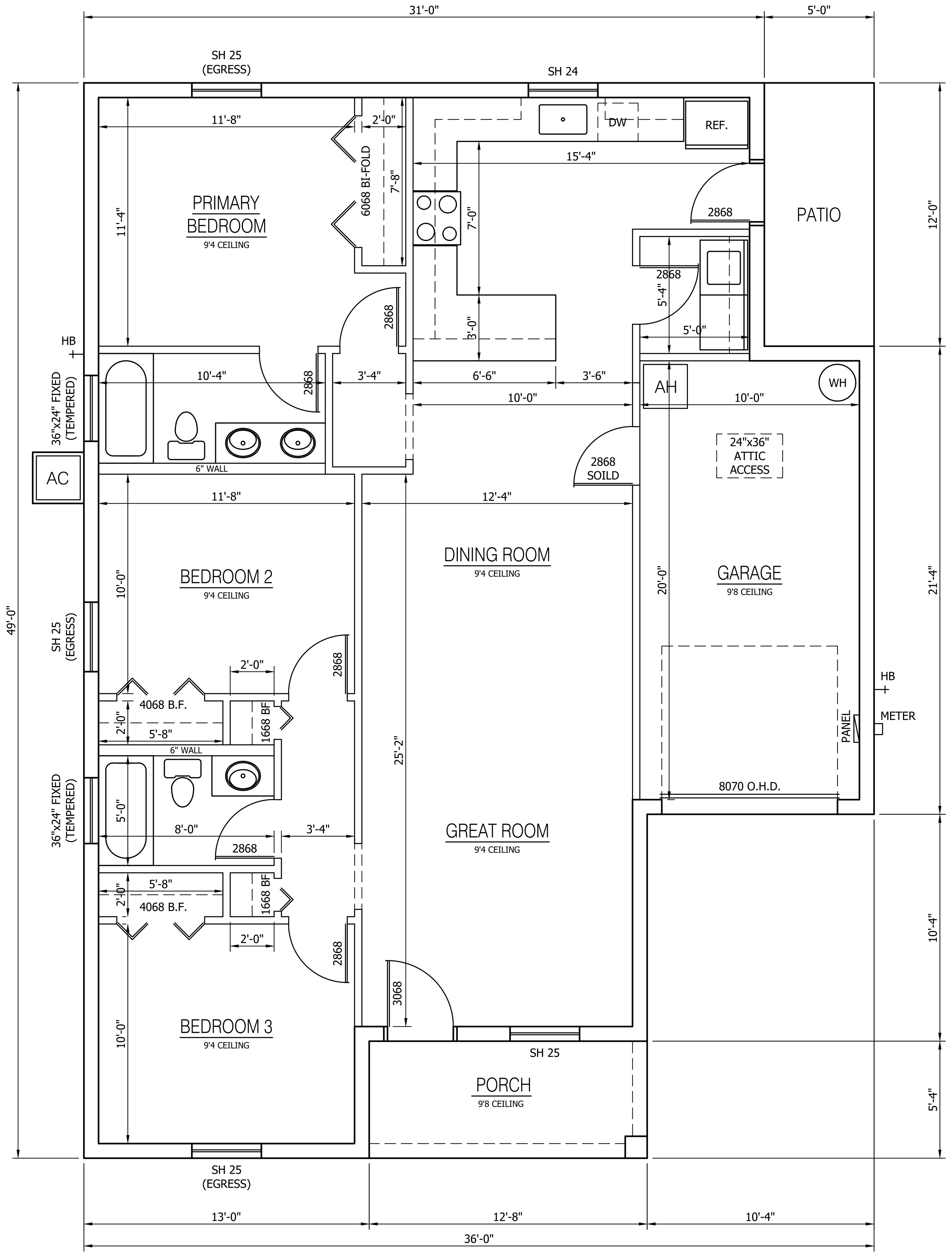
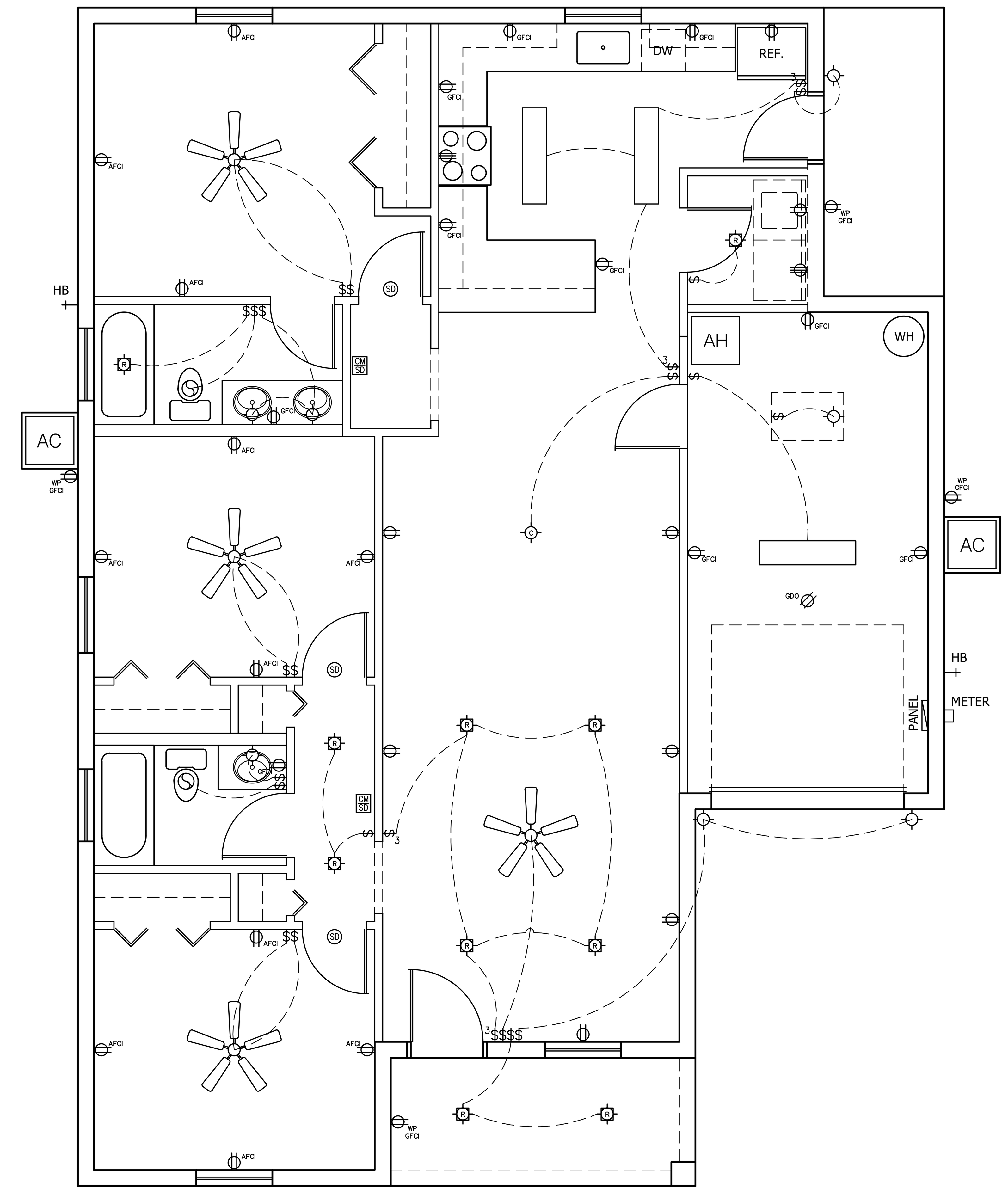
JOB No. MODEL 1
SHEET 2



FLOOR PLAN

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



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
GFCI	110V GROUND FAULT CIRCUIT INTER.
AFCI	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
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
TV	TELEVISION OUTLET

AREA

LIVING	1,251 SQ FT
PORCH	67 SQ FT
GARAGE	224 SQ FT
TOTAL	1,542 SQ FT

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MATTHEW K. JOHNSON LICENSE No 60129 STATE OF FLORIDA PROFESSIONAL ENGINEER

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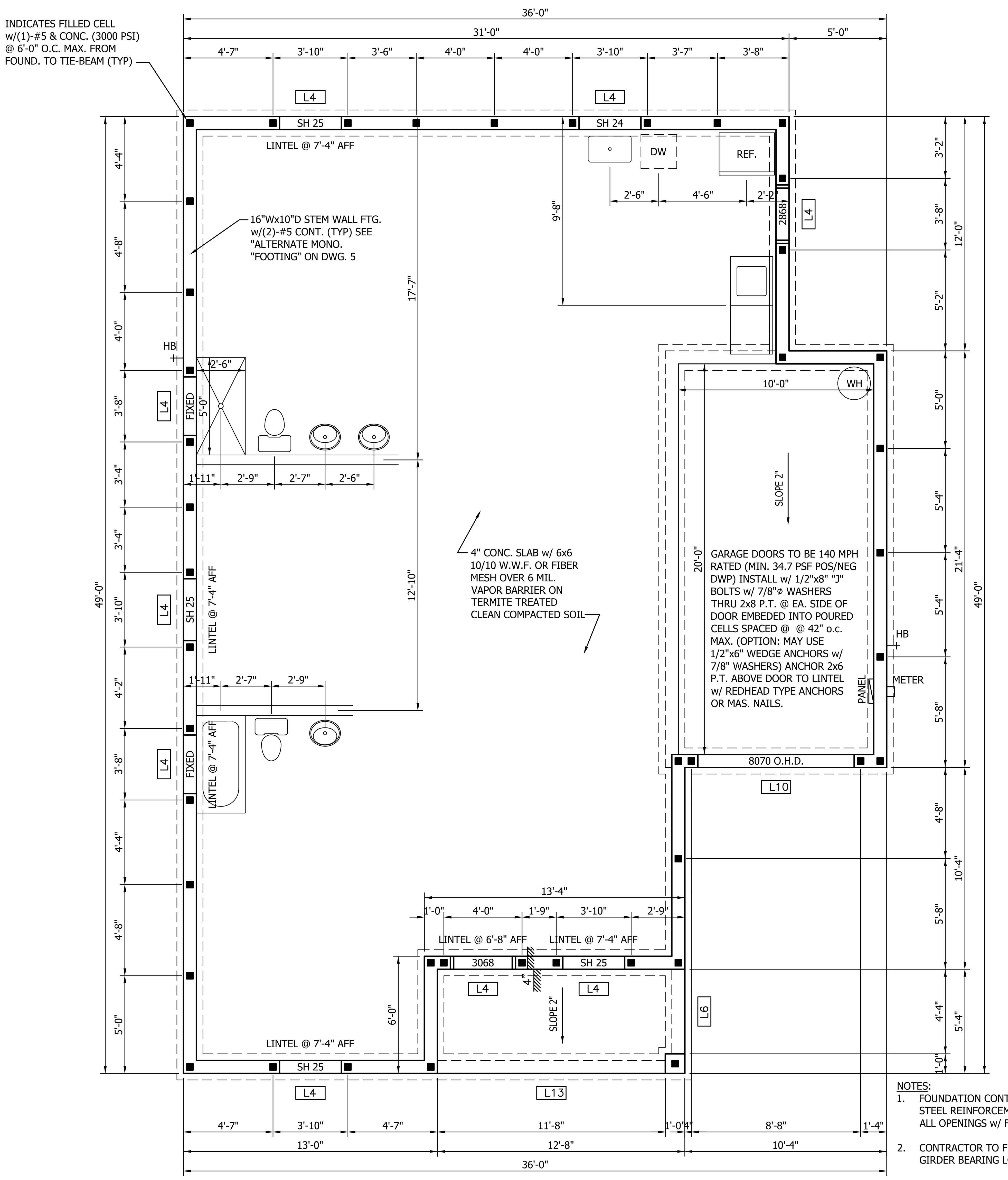
JOB No.	MODEL 1
SHEET	3



FOUNDATION PLAN

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

NOTES:

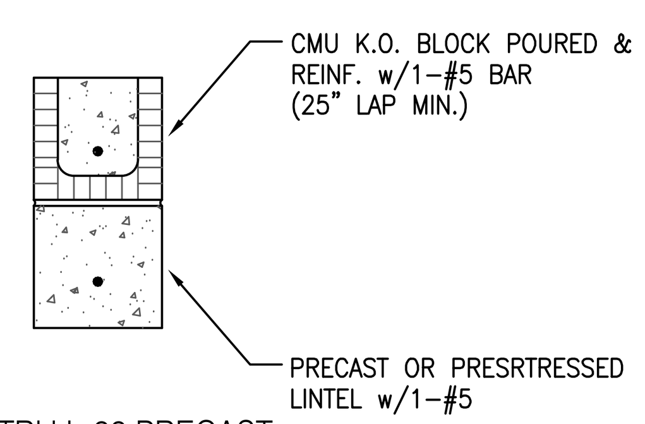
1. FOUNDATION CONTRACTOR TO VERIFY STEEL REINFORCEMENT LOCATIONS @ ALL OPENINGS w/ FLOOR PLAN.
2. CONTRACTOR TO FILL ALL CELLS AT GIRDER BEARING LOCATIONS.
3. ALL INTERIOR BEARING WALLS TO BE INSTALLED PER "TYP. BEARING WALL DETAILS" ON DWG. 5. INTERIOR BEARING MAY NOT BE SHOWN DUE TO PRE-ENG. TRUSS ARRANGEMENT.
4. SEE DWG. 5 FOR SECTIONS & DETAILS.

PRECAST LINTEL SCHEDULE

NO	SIZE	TYPE	CLEAR SPAN	SAFE GRAVITY LOADS (PLF) 8"x16" COMPOSITE	SAFE UPLIFT LOADS (PLF) 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	765
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

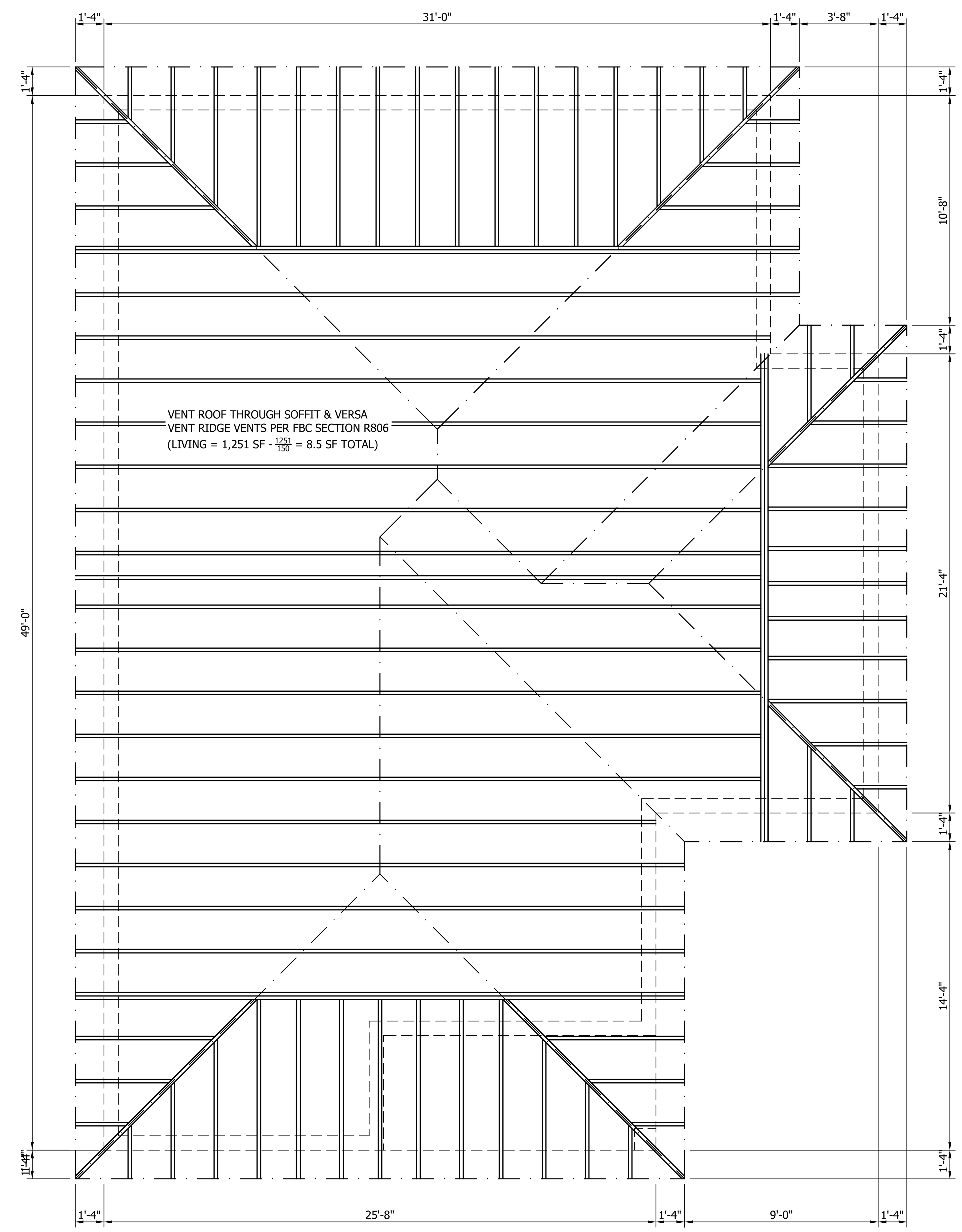
ALL TABLE VALUES TAKEN FROM QUALITY PRECAST CO.

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"



ROOF FRAMING PLAN

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

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813.598.0822

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DATE	5.7.25
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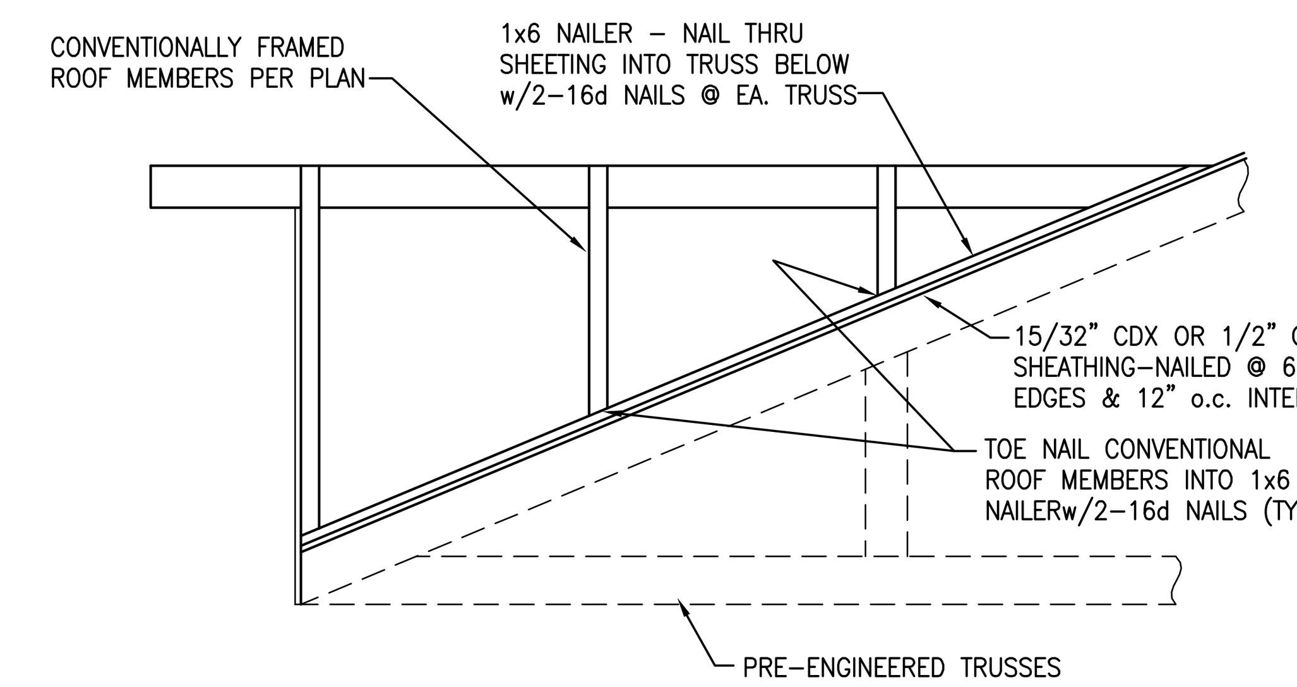
JOB No.	MODEL 1
SHEET	4



CONVENTIONAL VALLEY FRAMING DETAIL
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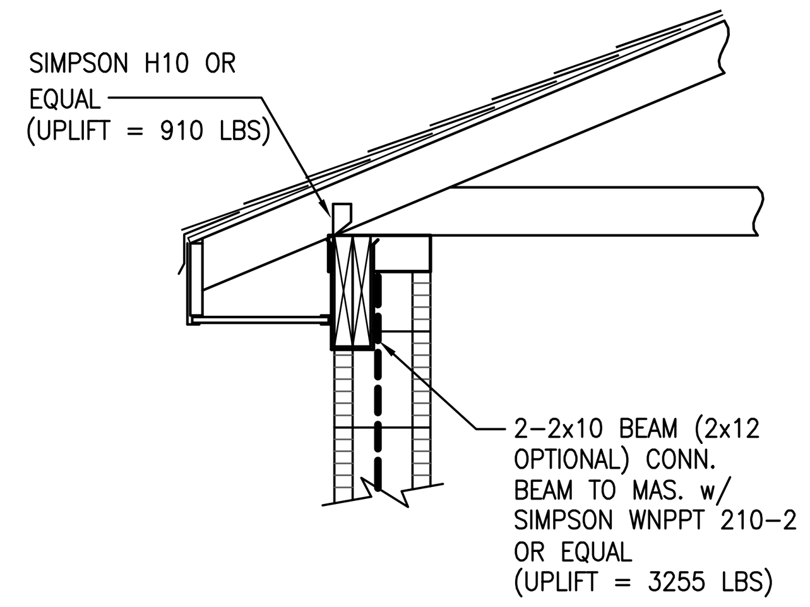

ALT. WOOD BEAM DETAIL
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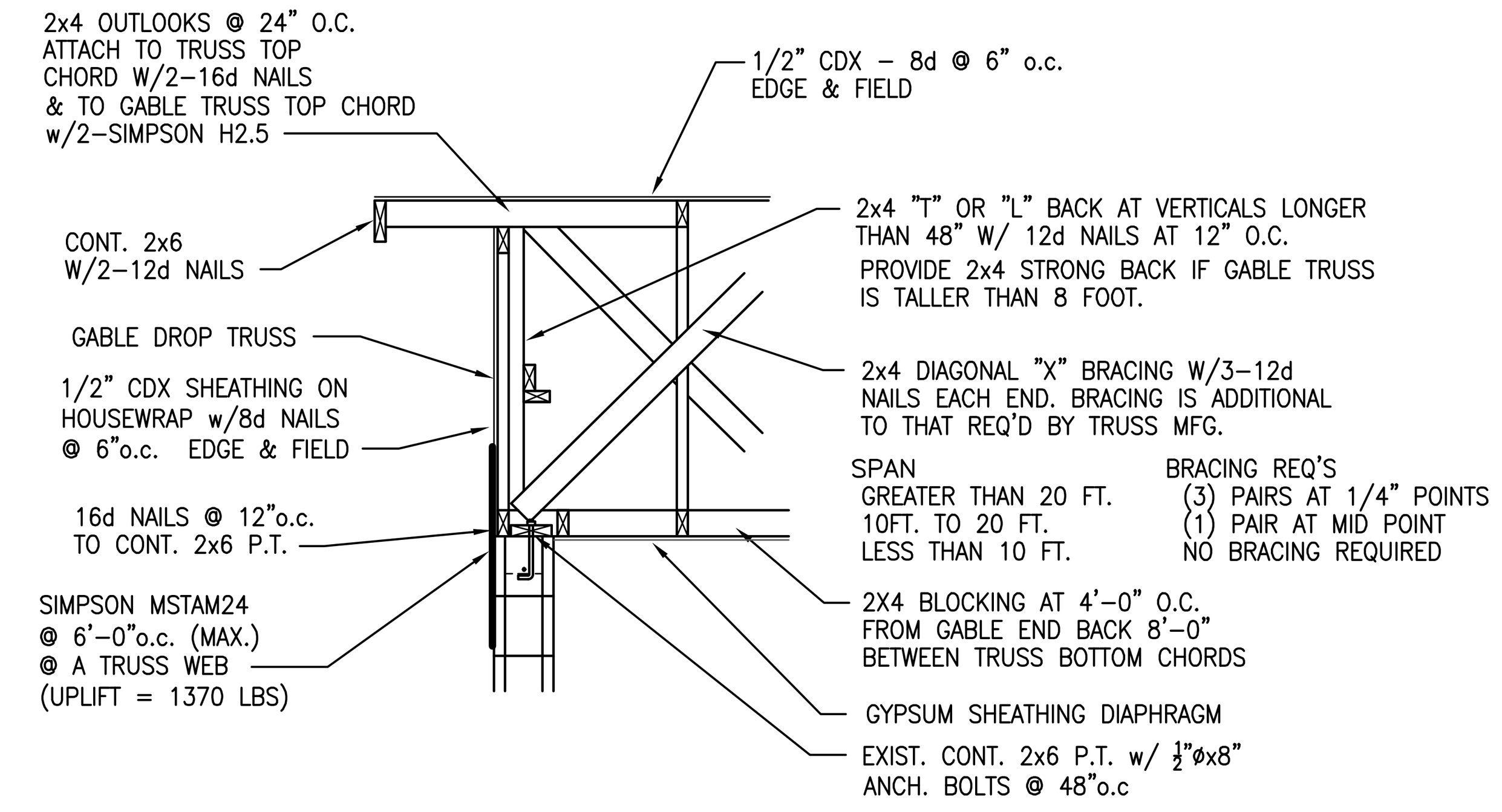

TYP. GABLE END BRACING DETAIL
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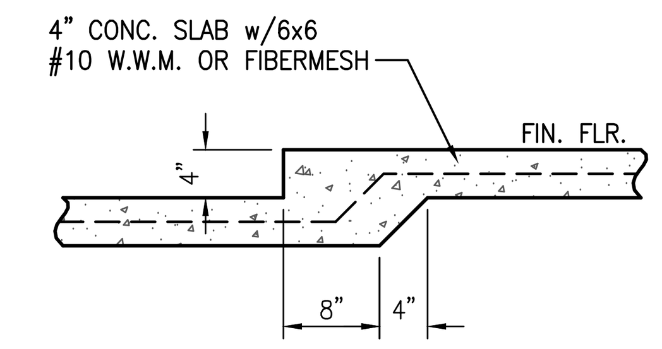
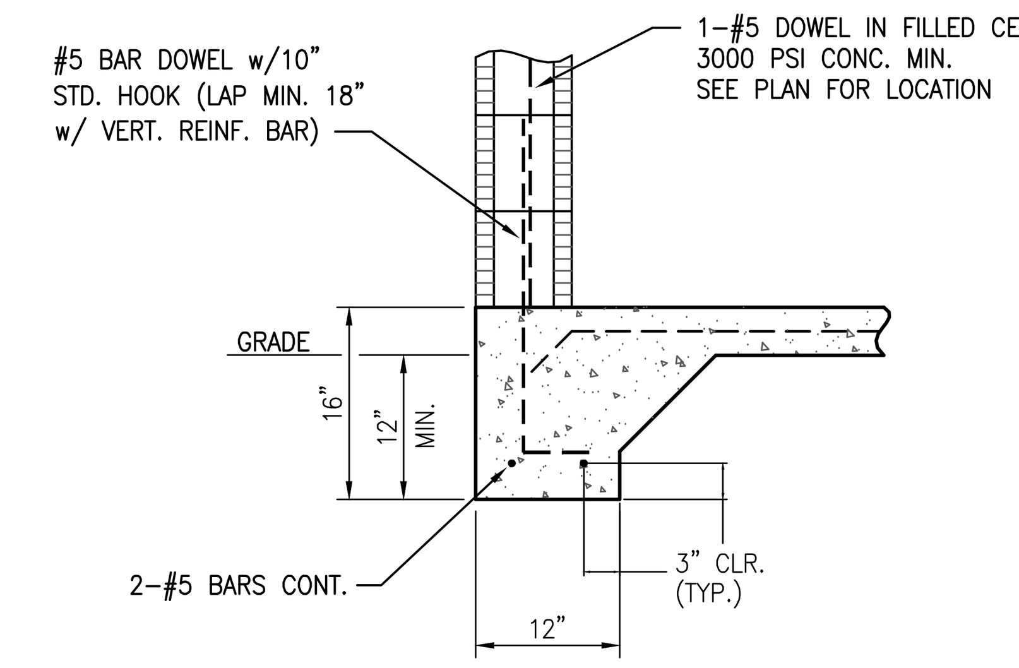
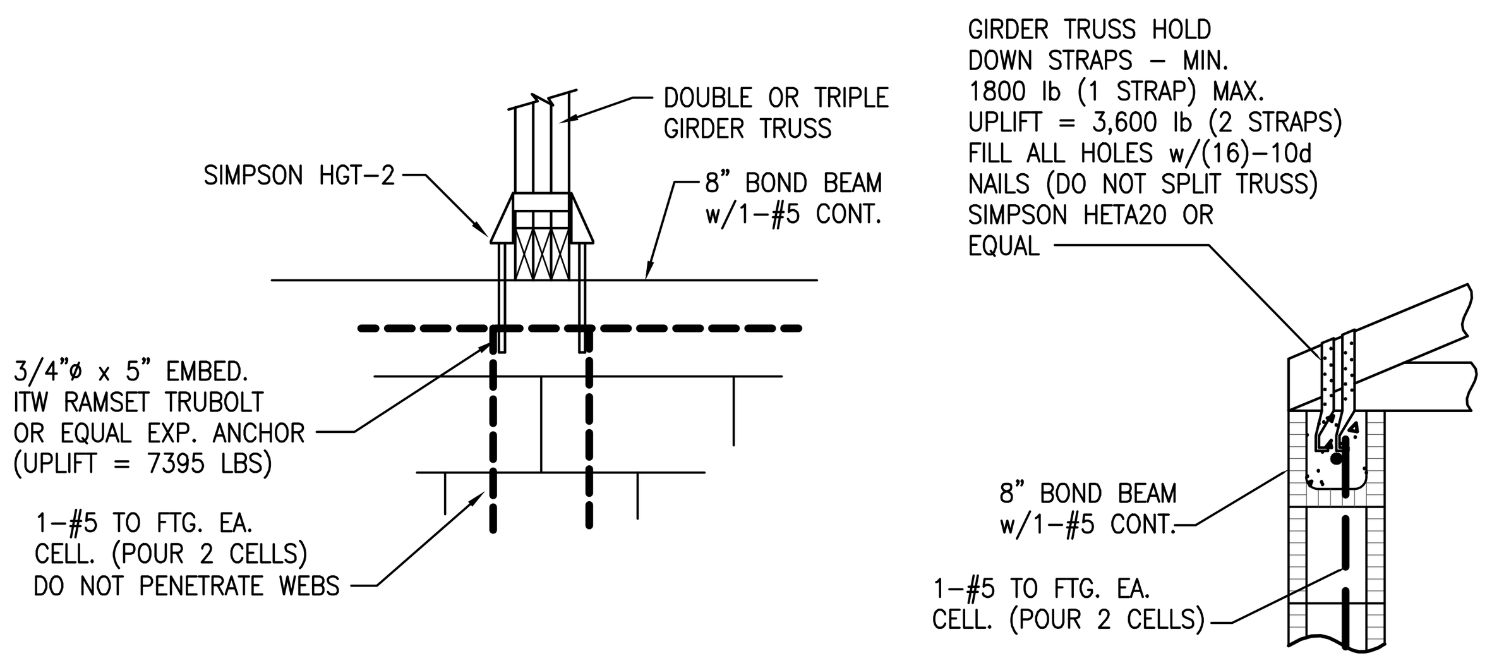


STEPPED SLAB DETAIL
Scale: 3/4"=1'-0"



ALT. MONOLITHIC FOOTING
Scale: 3/4"=1'-0"



GIRDER TRUSS HOLD DOWNS
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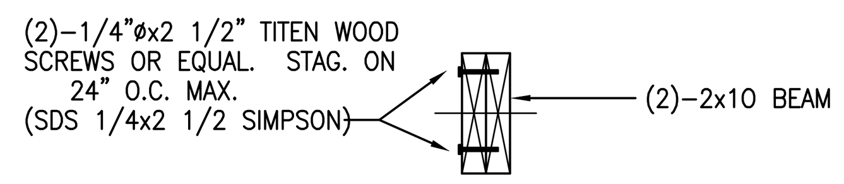
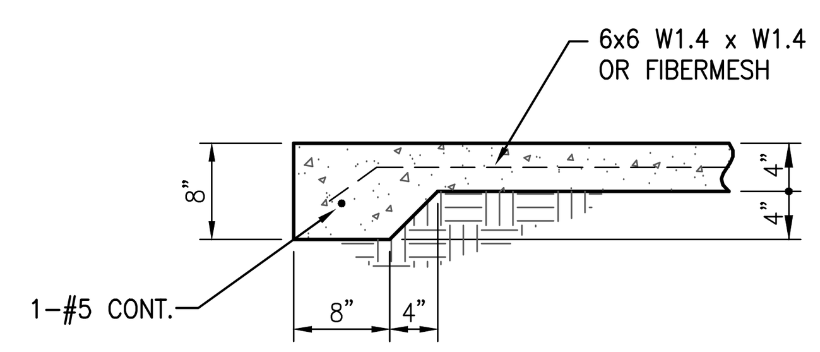


MULTI-PLY CONN.



TYP. THICKENED SLAB DETAIL
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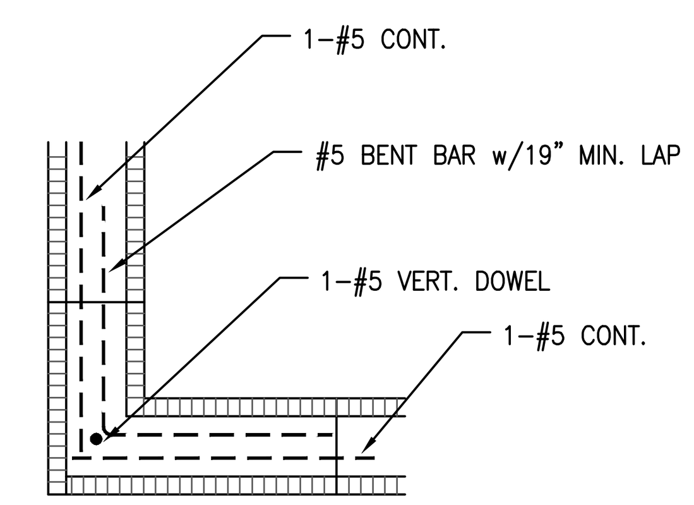

BOND BEAM DETAIL
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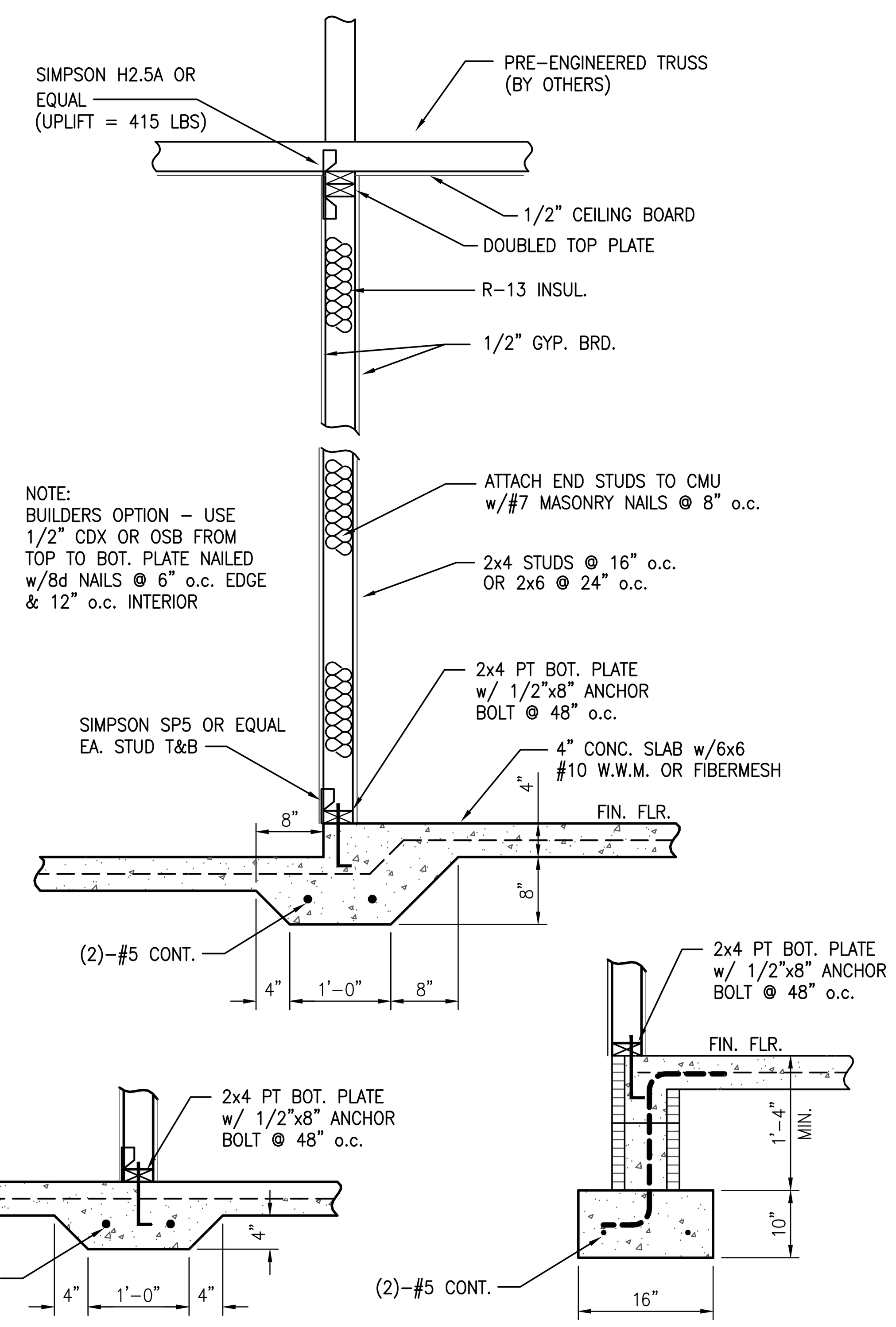

TYP. INT. BEARING WALL DETAILS
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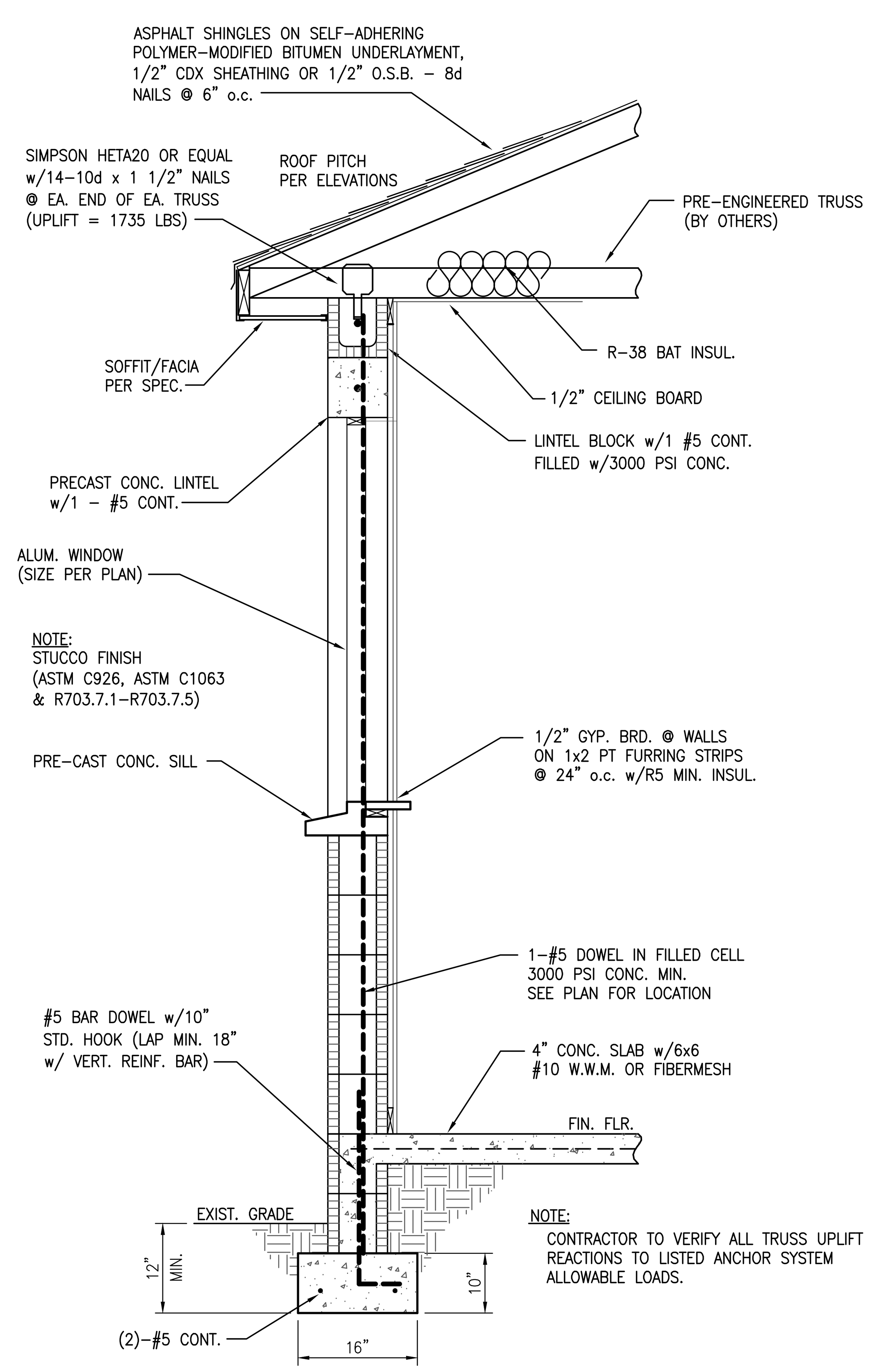

TYP. CMU WALL SECTION
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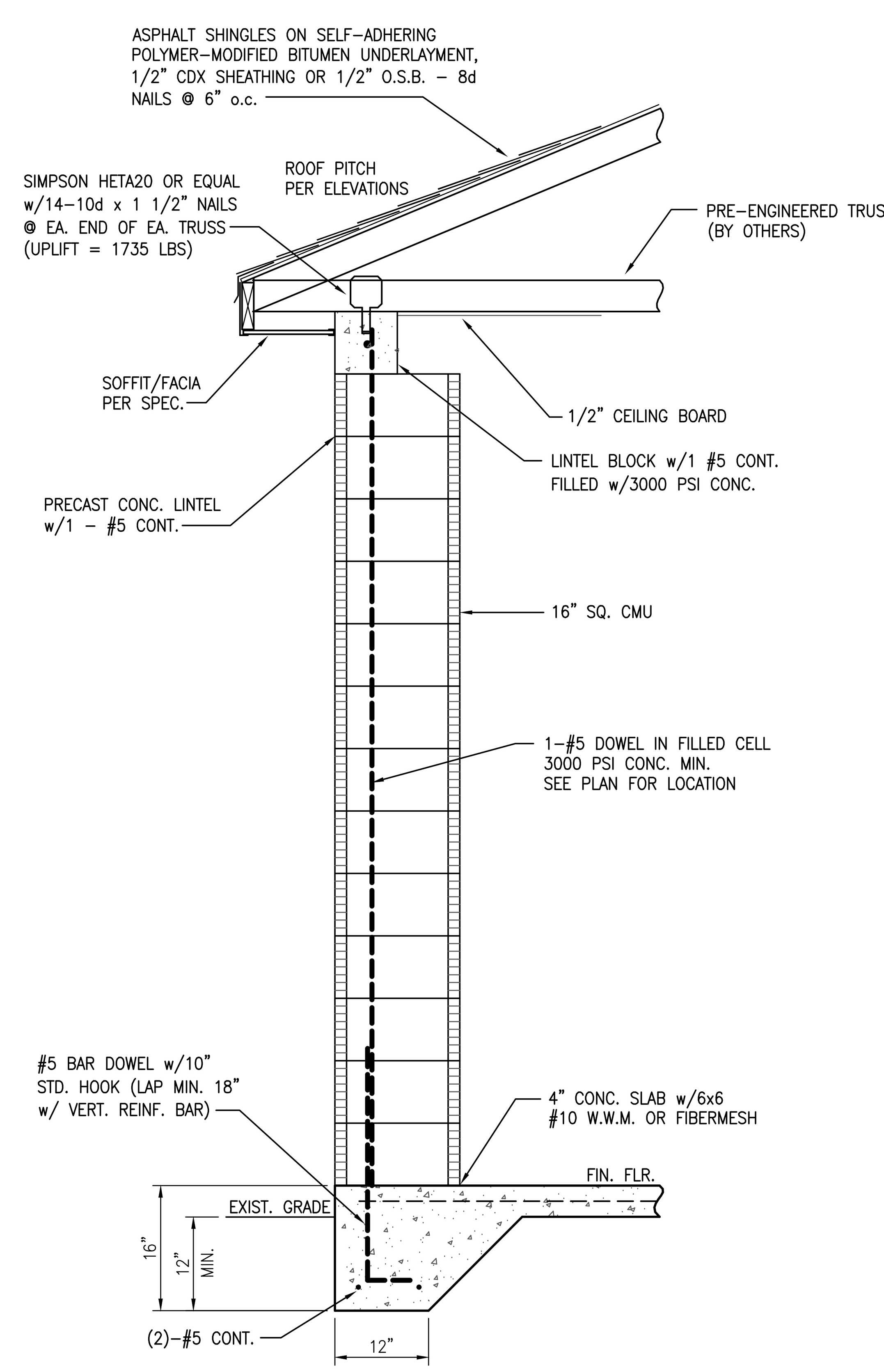

TYP. COLUNM SECTION
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DRAWN	W.D.M.
CHECKED	M.K.J.
DATE	5.7.25
SCALE	NOTED
JOB No.	MODEL 1
SHEET	5

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

COMPONENT AND CLADDING PRESSURES		
ZONE 1	+32.73 PSF	–35.76 PSF
ZONE 2	+32.73 PSF	–41.83 PSF
ZONE 3	+32.73 PSF	–41.83 PSF
ZONE 4	+35.76 PSF	–38.79 PSF
ZONE 5	+35.76 PSF	–47.89 PSF
ZONE 2H	+27.28 PSF	–60.62 PSF
ZONE 3H	+27.28 PSF	–60.62 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 (GCpi)
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 6"–11". 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

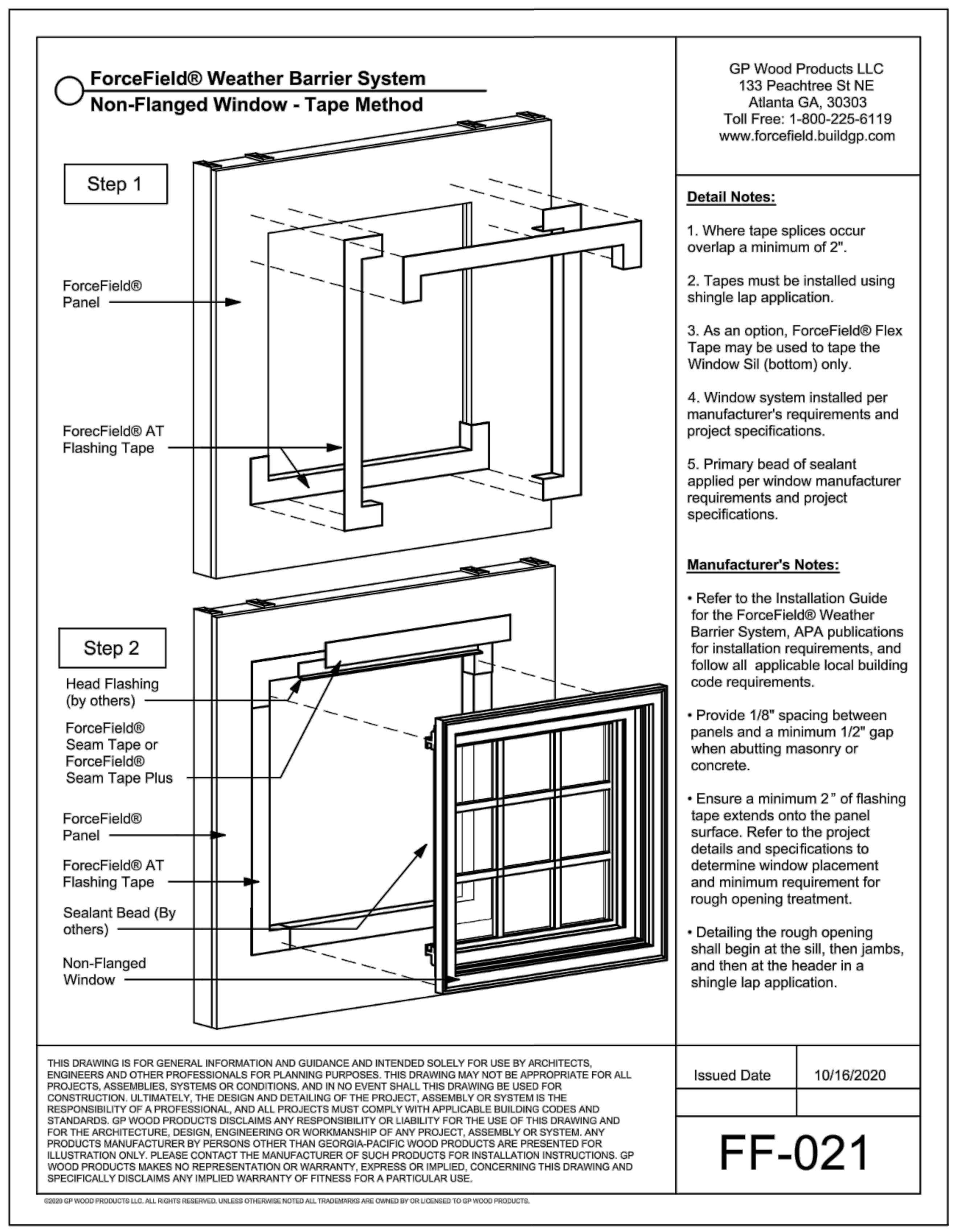
1. ALL SHINGLES SHALL BE MINIMUM 25 YEAR DIMENSIONAL SHINGLES. CLASS A RATED FROM UL & PASS 997 WIND TEST CSA A 1235 & CSA 1235–98, ASTM D 3018 TYPE 1, ASTM D3161 TYPE 1, ASTM D3462.
2. 140 MPH WIND LOADING ON SHINGLES APPLIES ONLY WHEN SHINGLES ARE INSTALLED USING (4) NAILS PER SHINGLE & PRODUCT IS 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.

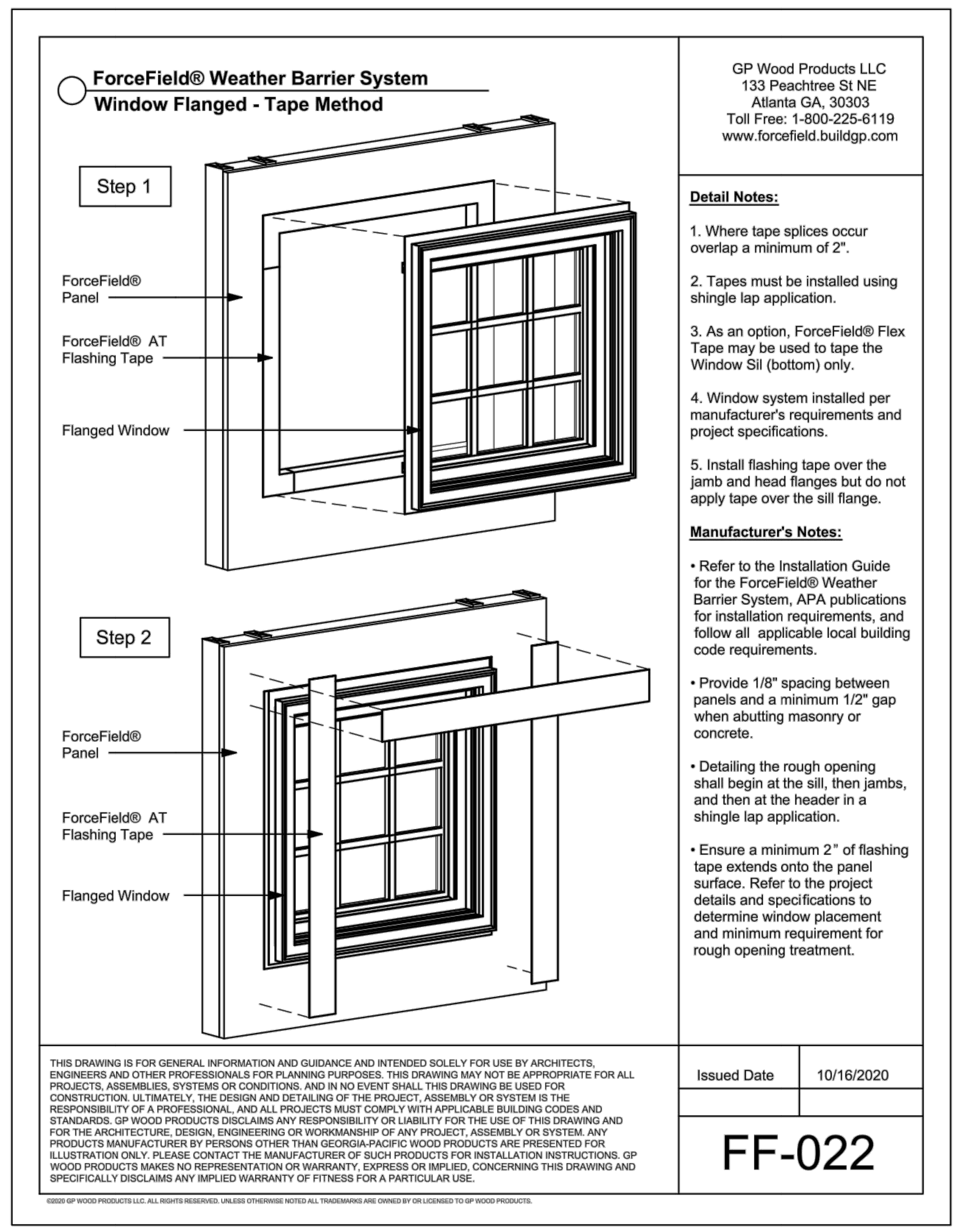
WINDOW & DOOR INSTALLATION NOTES

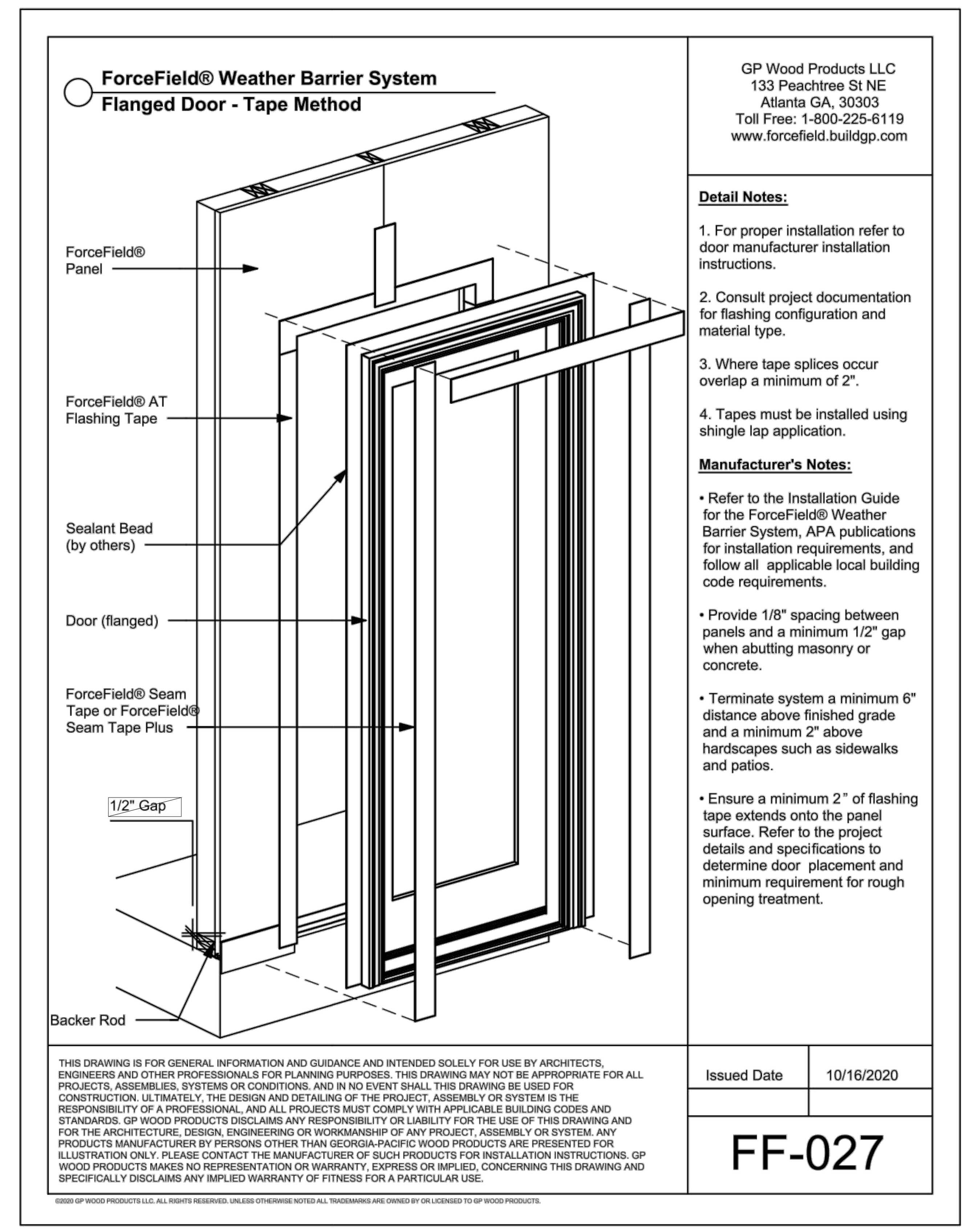
1. WINDOWS & DOORS SHALL BE INSTALLED FOR THE WIND LOADS SPECIFIED IN THE GENERAL NOTES.
2. ALL CUT SHEETS, INSTALLATION DETAILS, INSTALLATION SPECIFICATIONS & NOTES FOR ALL WINDOWS & DOORS SHALL BE PROVIDED BY WINDOW/DOOR MANUFACTURER AT TIME OF PERMITTING AND SHALL ACCOMPANY CONSTRUCTION DWGS.
3. ALL 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.

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 11112.1	SWING DOORS
DOORS	EXTERIOR DOORS	JELD–WEN	IMPACT	FL 12796.2	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	CERTAINTEED CORP.	VINYL	FL 13389.1	VENTED SOFFIT
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13192.4	SHINGLE SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13192.2	PLANK LAP SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13223.3	PANEL SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13223.2	VERTICAL SIDING







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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A SHA–1 AUTHENTICATION CODE.

Digitally signed by Matthew K Johnson
Date: 2025.05.19 15:40:31 -04'00'

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

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

SIGNED: DATE:

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4416 preston woods drive
valrico, florida 33596
813.598.0822

DRAWN	W.D.M.
CHECKED	M.K.J.
DATE	5.7.25
SCALE	NOTED
JOB No.	MODEL 1
SHEET	6