



FRONT ELEVATION VIEW

NOT TO SCALE

Prepared for:

Andrew Kager  
Innovative Investment Group  
of central Florida

Project:

New Construction  
Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

*TJM CAD  
DESIGNS*

OFFICE# 352-669-1026  
Email: tjmcad@centurylink.net

DISCLAIMER NOTE:

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ELKRIDGE 5  
SPEC HOUSE  
COVER SHEET

REVISIONS

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.  
Risk Category---2 per Table FBC 1604.5  
Wind Exposure Category ---- B  
Wind Importance Factor----1.0  
Internal Pressure Coefficient +/-0.18  
(Enclosed)  
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding  
(Based on worst case scenario, Zone 5 )  
For wall elements = ( +35.3 -47.2 psf )  
Garage Door = ( +31.6 -39.8 psf )  
Structural live loads: floors 40 lbs.,  
Balconies & Decks 60 lbs. , Stairs 100lbs.  
Roofs 20 lbs.

NOTE:  
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2017

DRAWN BY: J. COSSAR

DATE: 1/17/24

SCALE: 1/4"=1'

SHEET

**A-1**

ENGINEER SEAL

SCOPE OF WORK NARRATIVE

NEW CONSTRUCTION: 2,776 SF TOTAL UNDER ROOF  
2,100 SF LIVING UNDER AIR  
3-BEDROOM  
3-FULL BATH  
2-CAR GARAGE

- \* FOUNDATION: MONOLITHIC POUR
- \* BARING WALLS: 2x4 STUDS 16" O.C. W/ LAP SIDING
- \* ROOF: PRE-ENGINEERED TRUSS - METAL ROOF PANELS DESIGN & LOADS PER TRUSS COMPANY.
- \* ELECTRICAL: NEW SERVICE- 200 AMP
- \* HVAC: SYSTEM & DOCUMENTS PROVIDED BY OTHERS

GENERAL NOTES

- \* PROPERTY SURVEY & BUILDING LOCATION PROVIDED BY OTHERS.
- \* EXTERIOR WALK AREAS, SALT FINISH FOR PROTECTION FROM SLIPPAGE.
- \* CONCRETE DRIVEWAY PER OWNER & FIELD COORDINATED W/ PROPERTY LINES.
- \* ALL WOOD EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.
- \* ALL STRAPPING EXPOSED TO THE ELEMENTS MUST BE EXTRA CORROSION PROTECTED.
- \* FIELD VERIFY ALL EXISTING CONDITIONS, PRIOR TO CONSTRUCTION.

INDEX OF DRAWINGS

- A-1 COVER SHEET
- A-2 FOUNDATION PLAN
- A-3 FLOOR PLAN
- A-4 DOORS & WINDOW SCHEDULE
- A-5 ELEVATION VIEWS
- A-6 ROOF PLAN
- A-7 SPEC SHEET
- E-1 ELECTRICAL PLAN

CODE COMPLIANCE

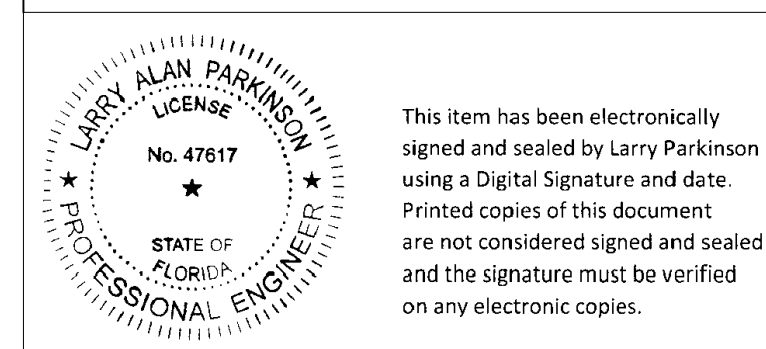
THIS PROJECT SHALL COMPLY WITH:  
2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH ED ( GROUP R-3 )  
2023 FLORIDA ENERGY CODE 8TH ED  
2017 NATIONAL ELECTRIC CODE , NEC

NOTE:

- \* CERTIFIED SURVEY BOUNDRY TO BE PROVIDED BY OTHERS.
- \* ENGINEERED TRUSS DESIGN & LOADS PROVIDED BY TRUSS COMPANY.
- \* HVAC & ENERGY COMPLIANCE DOCUMENTS BY OTHERS.

LP Structural Design , LLC  
Larry Parkinson FL. Professional Engineer No. 47617  
223 Magnolia Circle  
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC. & THAT THIS BUILDING COMPLES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. ( 2023)



This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**GENERAL FOUNDATION NOTES**

1. ALL CONC. SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS. SLABS SHALL BE REINFORCED W/ FIBERMESH ON 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED TERMITE TREATED FILL.
2. CONC. FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS, REINFORCE FOOTINGS W/ #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFORM TO ASTM DESIGNATION A305, AND BE CLEAN & FREE FROM RUST & SCALE. SPLICE SHALL BE OVERLAP 25" MIN.
3. FOR CONC. BLOCK WALLS PROVIDE CONC. FILLED CELLS 1 #5 BAR VERTICALLY CONT. FROM FOOTING TO THE BEAM AT ALL CORNERS & WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.
4. BOTTOM OF ALL EXTERIOR FOOTERS TO BE A MINIMUM OF 12" BELOW GRADE.
5. FOOTING DESIGN BASED ON MIN. ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF. IF FOOTING ELEVATION OCCURS IN DISTURBED, UNSTABLE OR UNSUITABLE SOIL, THE ENGINEER SHALL BE NOTIFIED AND NECESSARY ADJUSTMENTS BE MADE PER HIS INSTRUCTIONS. PREPARATION OF THE SUB GRADE TO FOLLOW RECOMMENDATIONS AS OUTLINED IN A GEO TECHNICAL REPORT: PAID BY OWNER.
6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SHALL VERIFY EXISTING TOPOGRAPHY AND GRADE ELEVATIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE PROJECT.
7. SECURE ALL INTERIOR NON SHEAR WALLS NON LOAD BEARING PARTITIONS WITH CUT NAILS OR RAM SET ANCHORS SPACED 4'-0" O.C. , MAXIMUM 2 ANCHORS PER PLATE. DISCREPANCIES PRIOR TO PROCEEDING WITH THE PROJECT.
8. PROVIDE STEEL TROWEL FINISH FOR ALL INTERIOR SLAB AREAS, CREATE BROOM FINISH TEXTURE FOR ALL EXTERIOR SLABS.
9. FOOTINGS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL, THE BOTTOM OF ALL FOOTINGS, SHALL BE A MIN. OF 12" BELOW FINISHED GROUND LINE, THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CORNER BARS OR BY BENDING THE BAR, IN BOTH CASES, THE MIN. BAR LAP SHALL BE 48X BAR DIAMETER.
10. DURING HOT WEATHER, PROPER ATTENTION SHALL BE GIVEN TO INGREDIENTS, PRODUCTION METHODS, HANDLING, PLACING, PROTECTION AND CURING TO PREVENT EXCESSIVE CONC. TEMPERATURES OR WATER EVAPORATION THAT COULD IMPAIR THE REQUIRED STRENGTH OR SERVICEABILITY OF THE MEMBER OR STRUCTURE.

| Under Roof Square Footage        |              |
|----------------------------------|--------------|
| Living - Under Air               | 2,100        |
| Front Entry Porch                | 96           |
| Rear Covered Porch               | 120          |
| 2-Car Garage                     | 460          |
| <b>* TOTAL CONSTRUCTION S.F.</b> | <b>2,776</b> |

| SYMBOLS & ABBREVIATIONS |                    |
|-------------------------|--------------------|
|                         | 2x4 Bearing wall   |
|                         | Bearing            |
|                         | Detail Designation |
|                         | Door Schedule      |
|                         | Window Schedule    |
|                         | Finish Floor       |
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ELKRIDGE 5  
 SPEC HOUSE  
 FOUNDATION  
 PLAN

**REVISIONS**

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SHEET

**A-2**

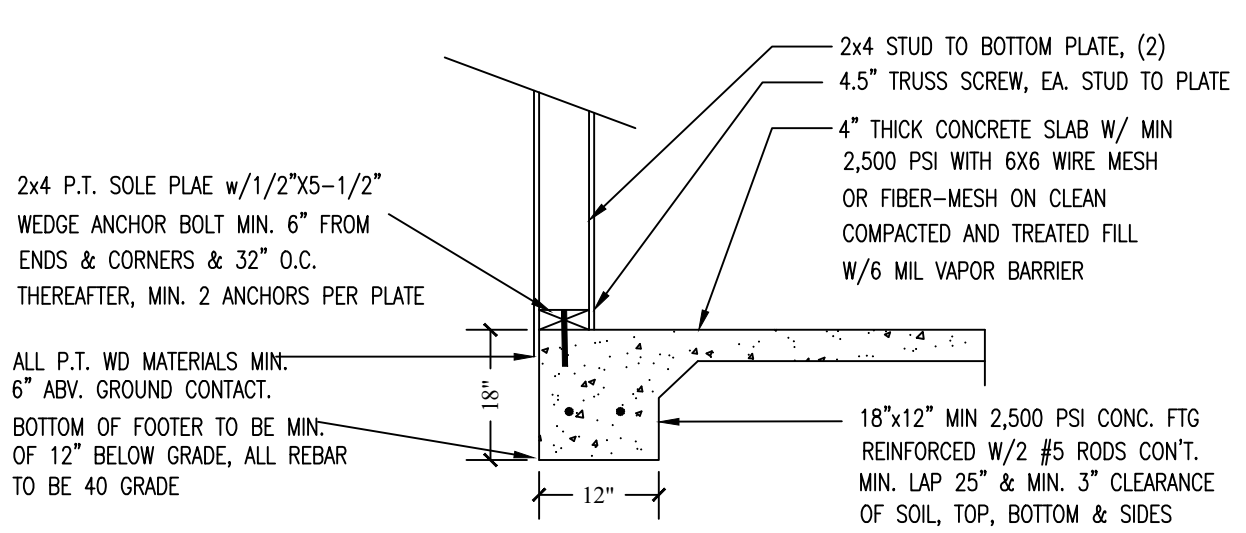
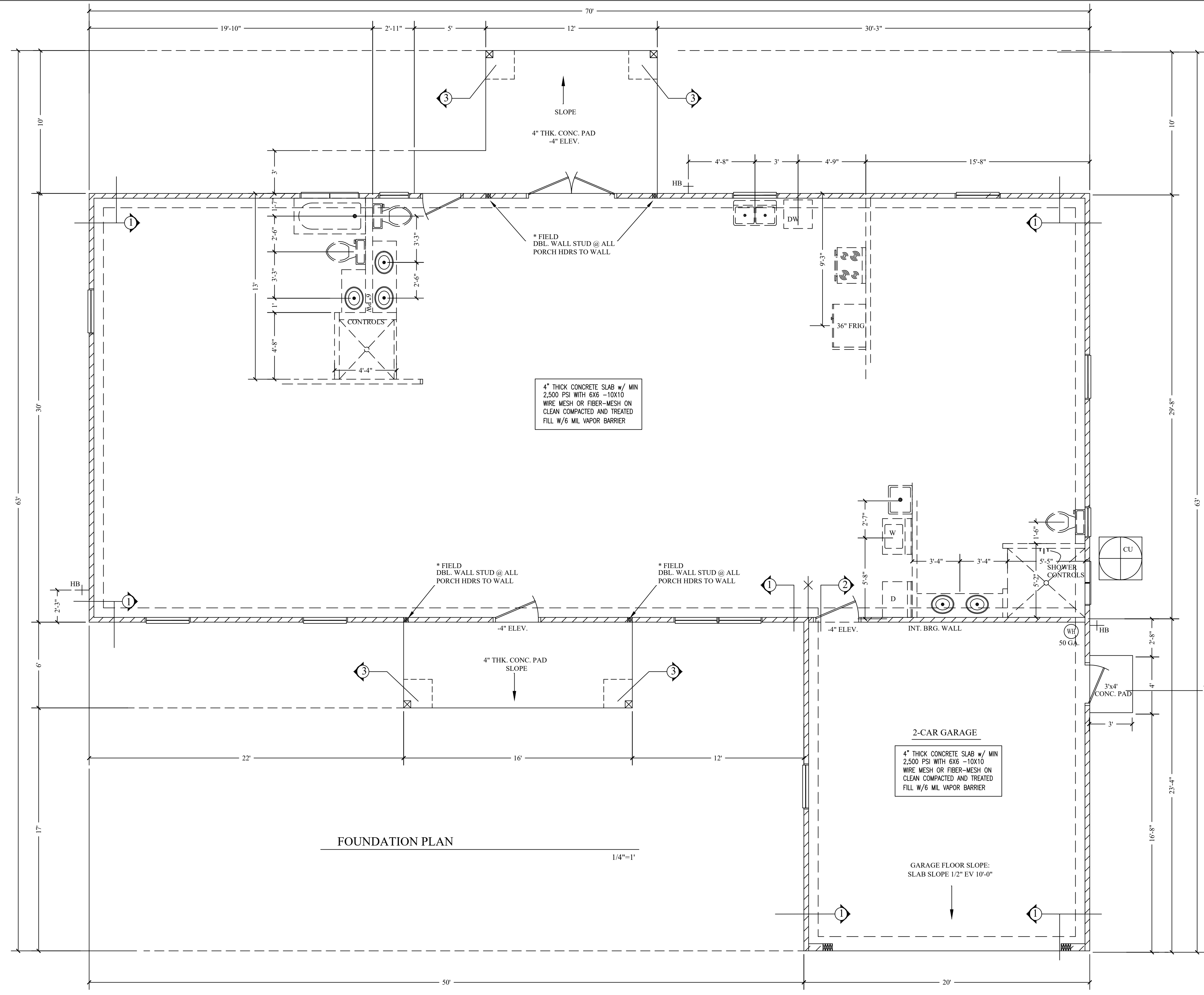
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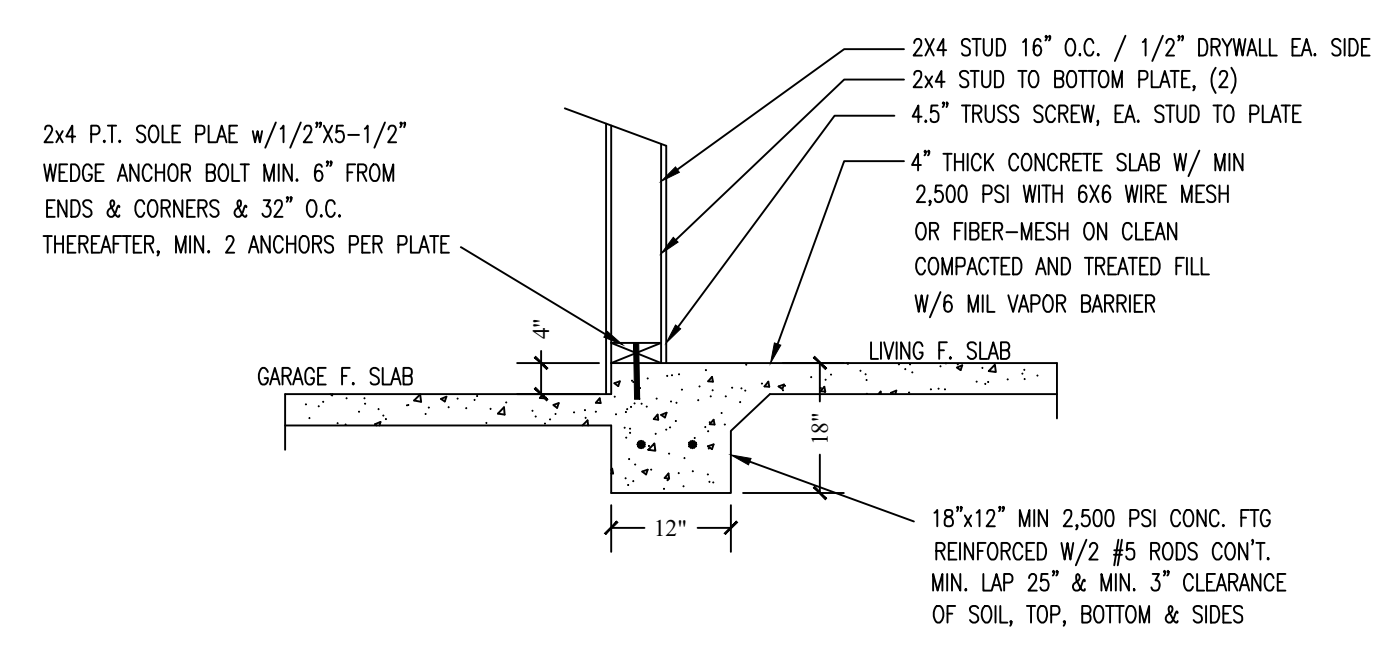
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LARRY ALAN PARKINSON  
 LICENSE  
 No. 47617  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

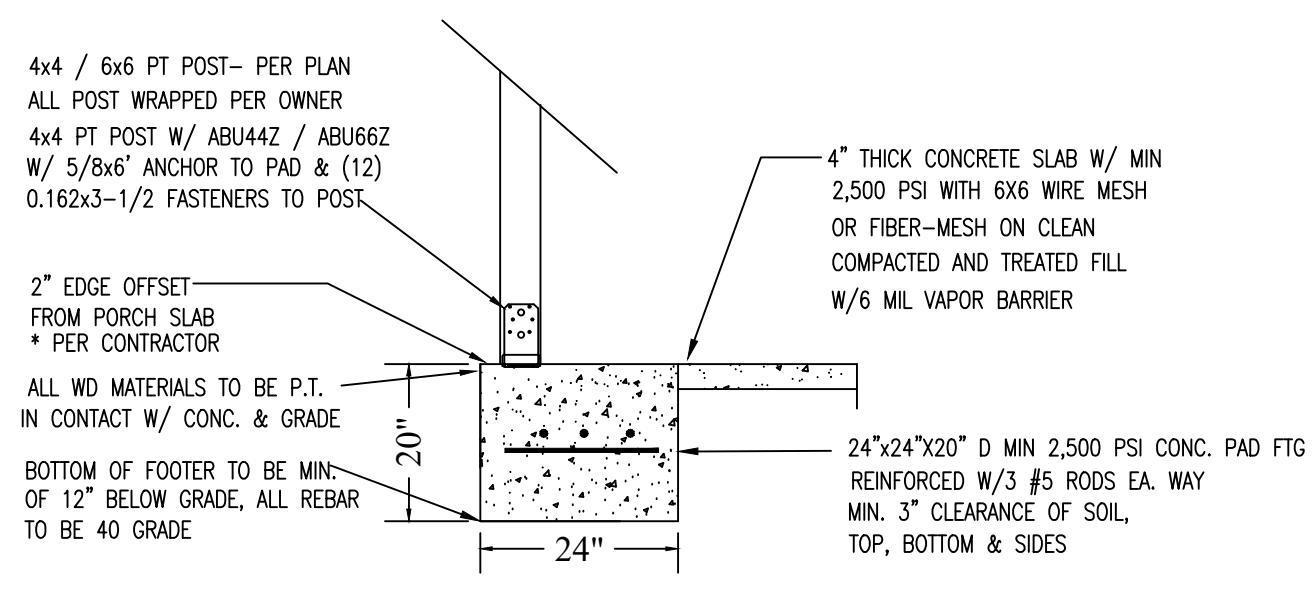
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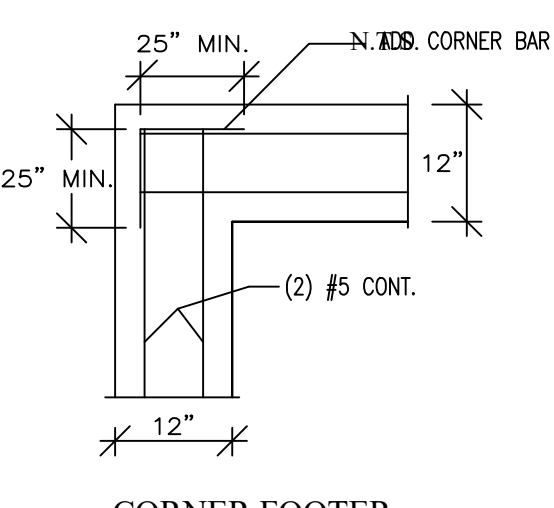
1 MONOLITHIC FOUNDATION DETAIL  
 \* SEE SHEET A-7 FOR ALTERNATE FOUNDATION DETAIL N.T.S.



2 MONOLITHIC FOUNDATION DETAIL  
 N.T.S.



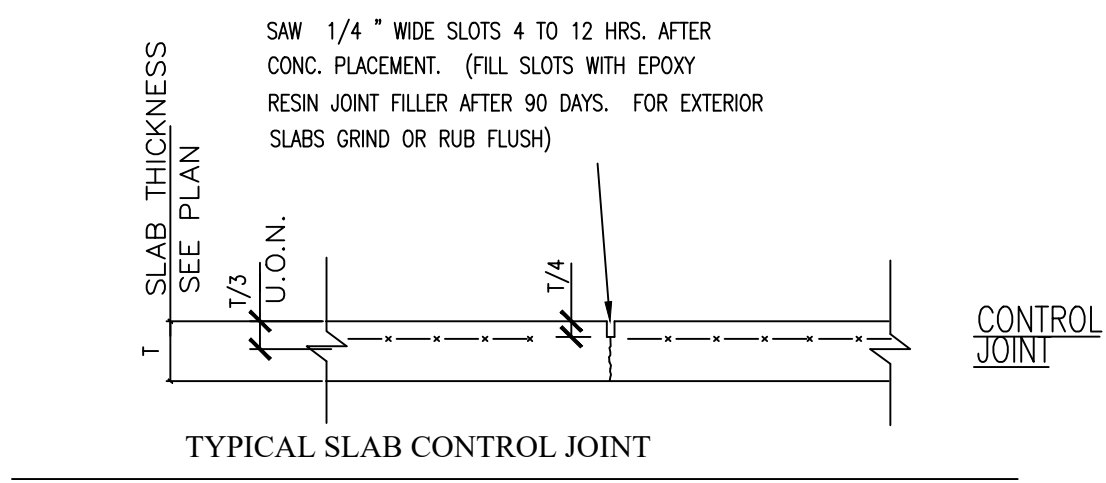
3 POST PAD FOOTER DETAIL  
 N.T.S.



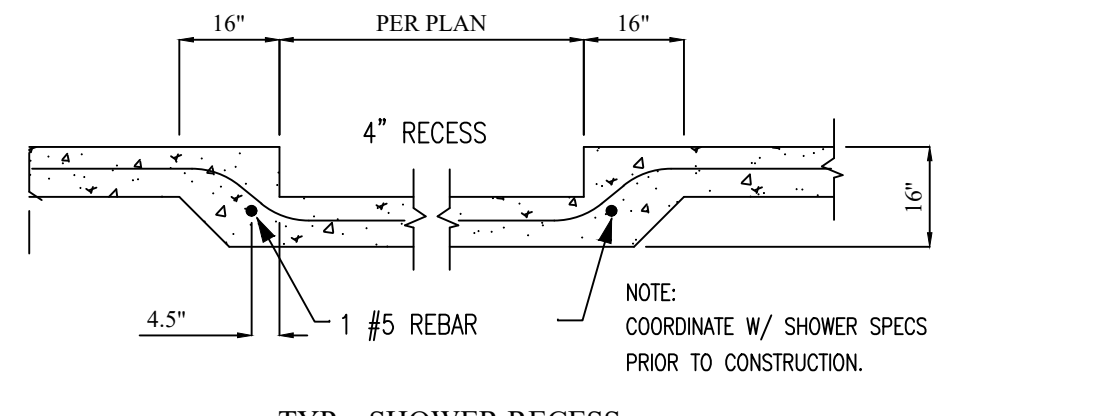
CORNER FOOTER  
 N.T.S.

**MISC. NOTES:**

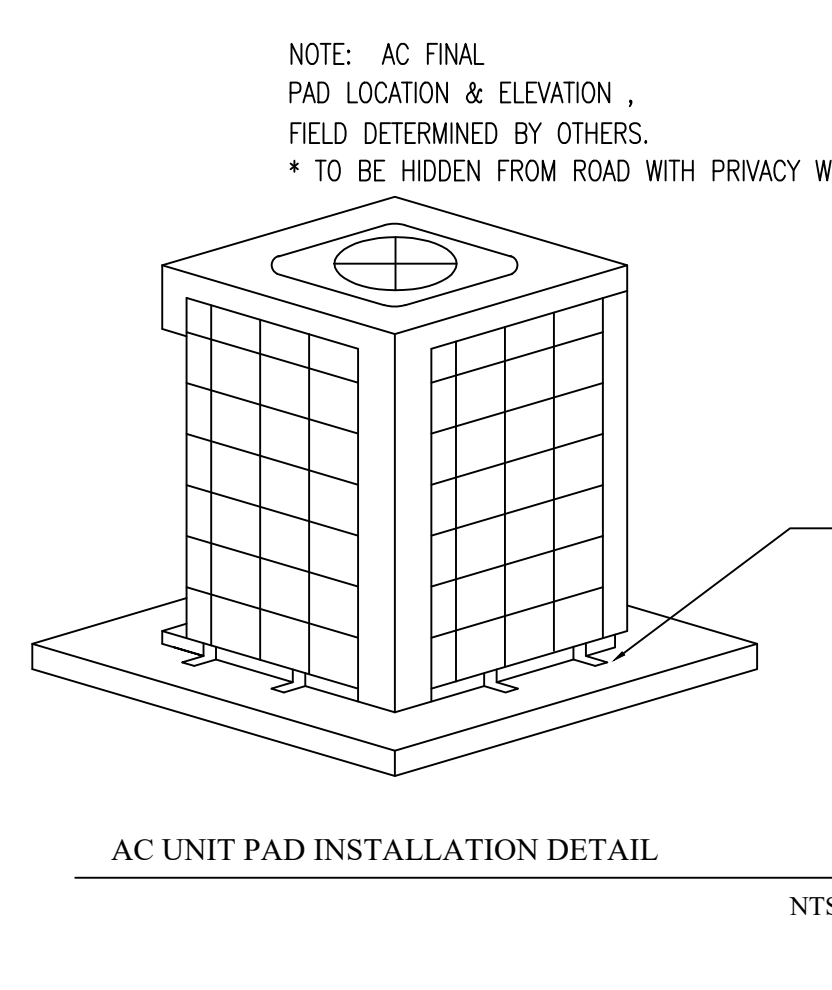
- \* ALL WINDOW AND DOOR STYLE AND ROUGH OPENINGS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- \* ALL WOOD MATERIAL EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED.
- \* ALL WOOD MATERIAL EXPOSED TO BLOCK OR GRADE SURFACE TO BE PROTECTED FROM DECAY.
- \* ALL SIMPSON STRAPPING EXPOSED TO THE ELEMENTS TO BE EXTRA CORROSION PROTECTED.
- \* ALL STRAPPING AS NOTED PER PLAN, EQUIVALENT OR ABOVE.
- \* CONC. STEPS PERIMETER OF PATIO SLAB, FIELD COORDINATE W/ FINISH GRADE.
- \* ALL EXTERIOR PATIOS AND PORCHES WITH A FINISH FLOOR GREATER THAN 30" ABV. GRADE MUST BE EQUIPPED WITH GUARD/HAND RAILS AT A MIN. 34" ABV. FINISH FLOOR.
- PROTECTION OF WOOD BASED PRODUCTS AGAINST DECAY PER FBC-RESIDENTIAL R317.
- \* ALL EXTERIOR WALL MATERIALS TO BE NO LESS THAN ( MIN ) 6" ABOVE GRADE. OTHER WISE MUST BE PRESSURE TREATED.
- \* WALL SOLE PLATE TO BE PRESSURE TREATED WOOD.
- \* WALL SHEATHING: 1/2" ( MIN ) PLYWOOD
- \* WALL MOISTURE BARRIER AS STATED ON WALL SECTION DETAIL.



TYPICAL SLAB CONTROL JOINT  
 N.T.S.



TYP : SHOWER RECESS



AC UNIT PAD INSTALLATION DETAIL  
 N.T.S.

NOTE: AC FINAL PAD LOCATION & ELEVATION , FIELD DETERMINED BY OTHERS.  
 \* TO BE HIDDEN FROM ROAD WITH PRIVACY WALL

- USE # 14x1-1/2" SS SHEET METAL SCREWS TO ATTACHED
- ANCHOR TO COMPRESSOR
- USE 3/16" x 2-1/4" TAPCON TO ATTACH ANCHOR TO SLAB.
- EACH SIMPSON A21 WILL REQUIRE (2) # 14x1-1/2" SS SHEET MTL. SCREWS & (2) 3/16"x2-1/4" TAPCONS.
- NOTE: USE (2) 18g SIMPSON A21 ANGLE ANCHORS PER SIDE OF ACU (8 TOTAL) SIZE A/C PAD PER MFG. SPECS.

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ELKRIDGE 5  
SPEC HOUSE

FLOOR PLAN

REVISIONS

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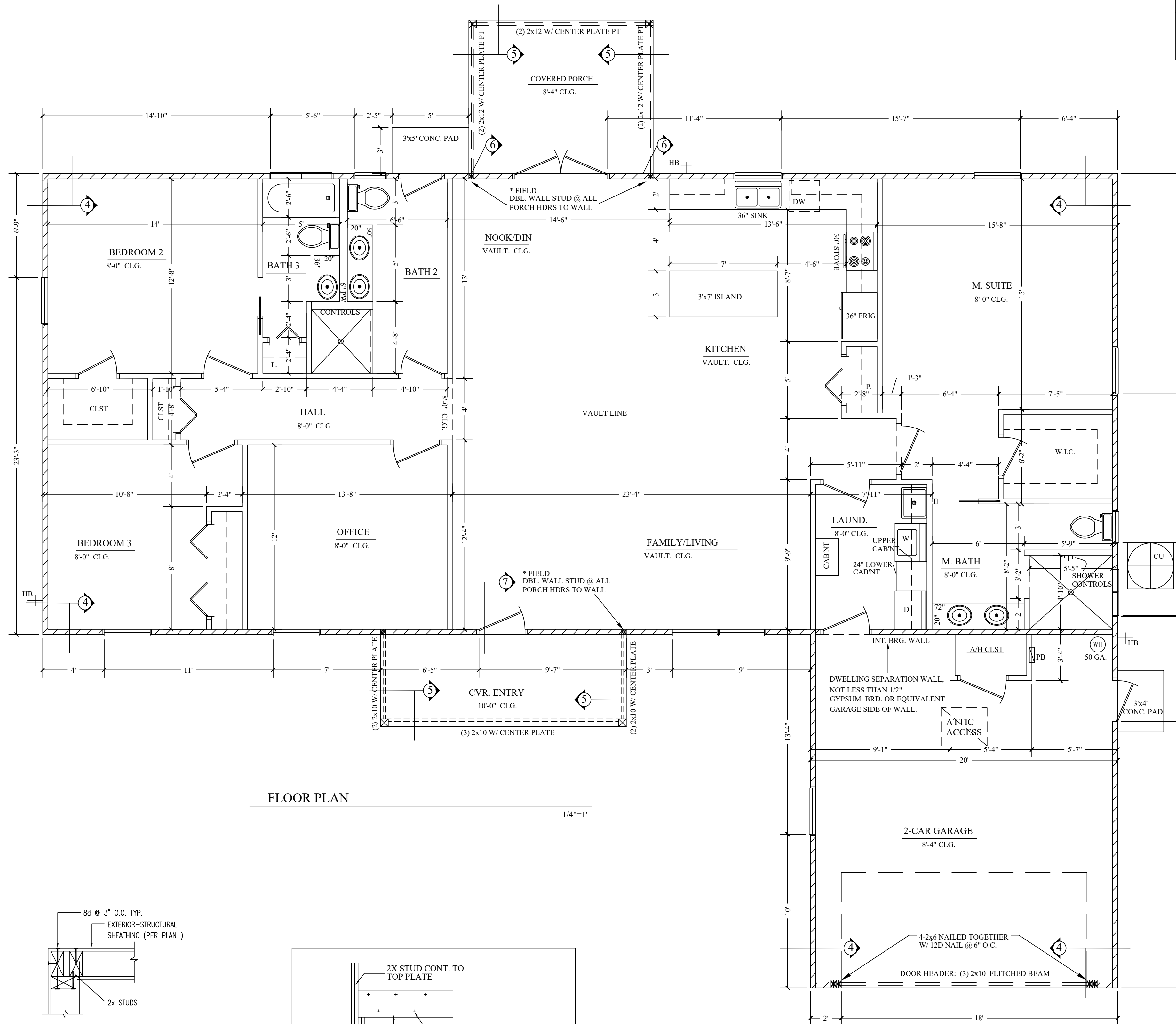
SHEET

A-3

ENGINEER SEAL

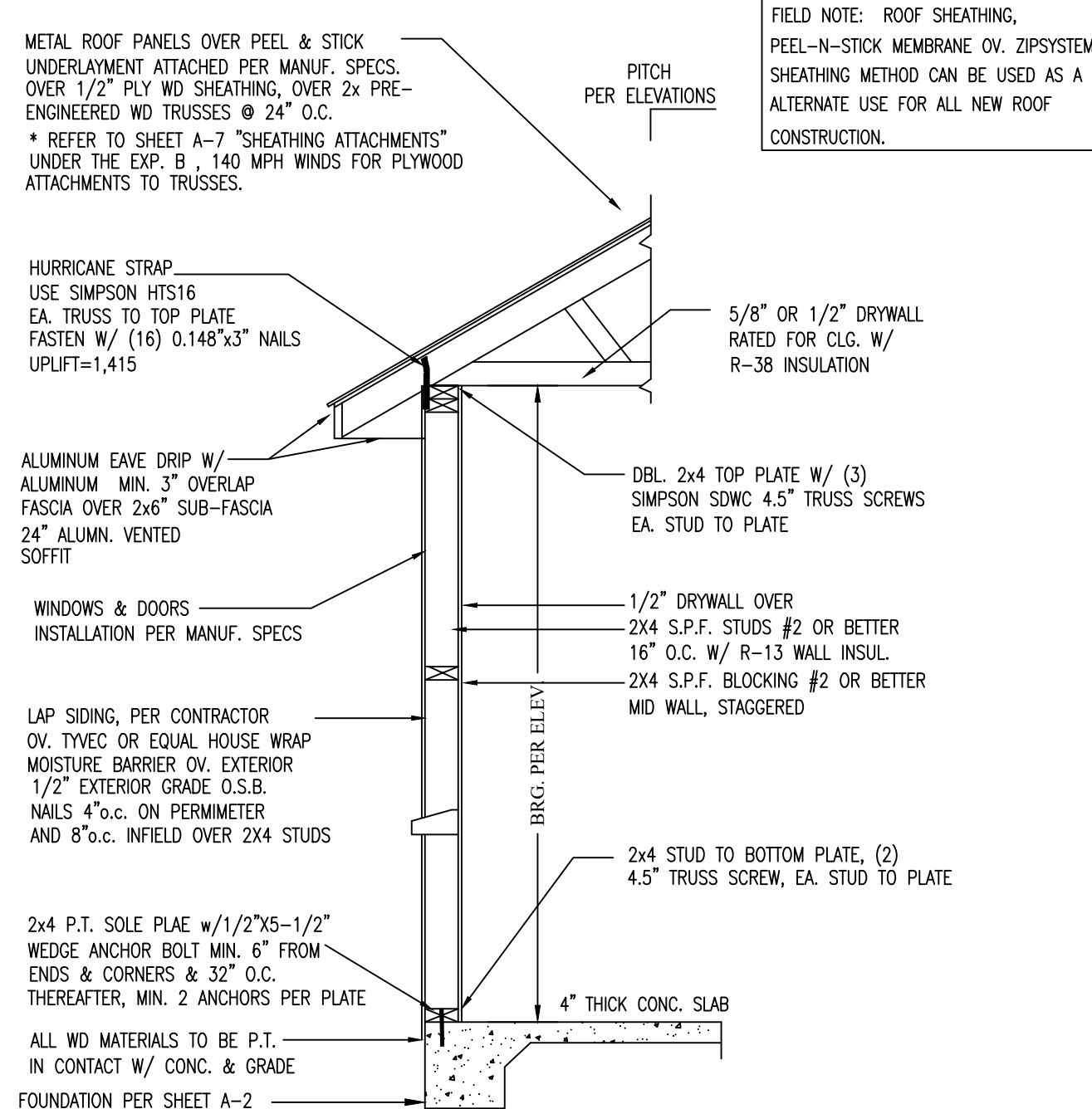
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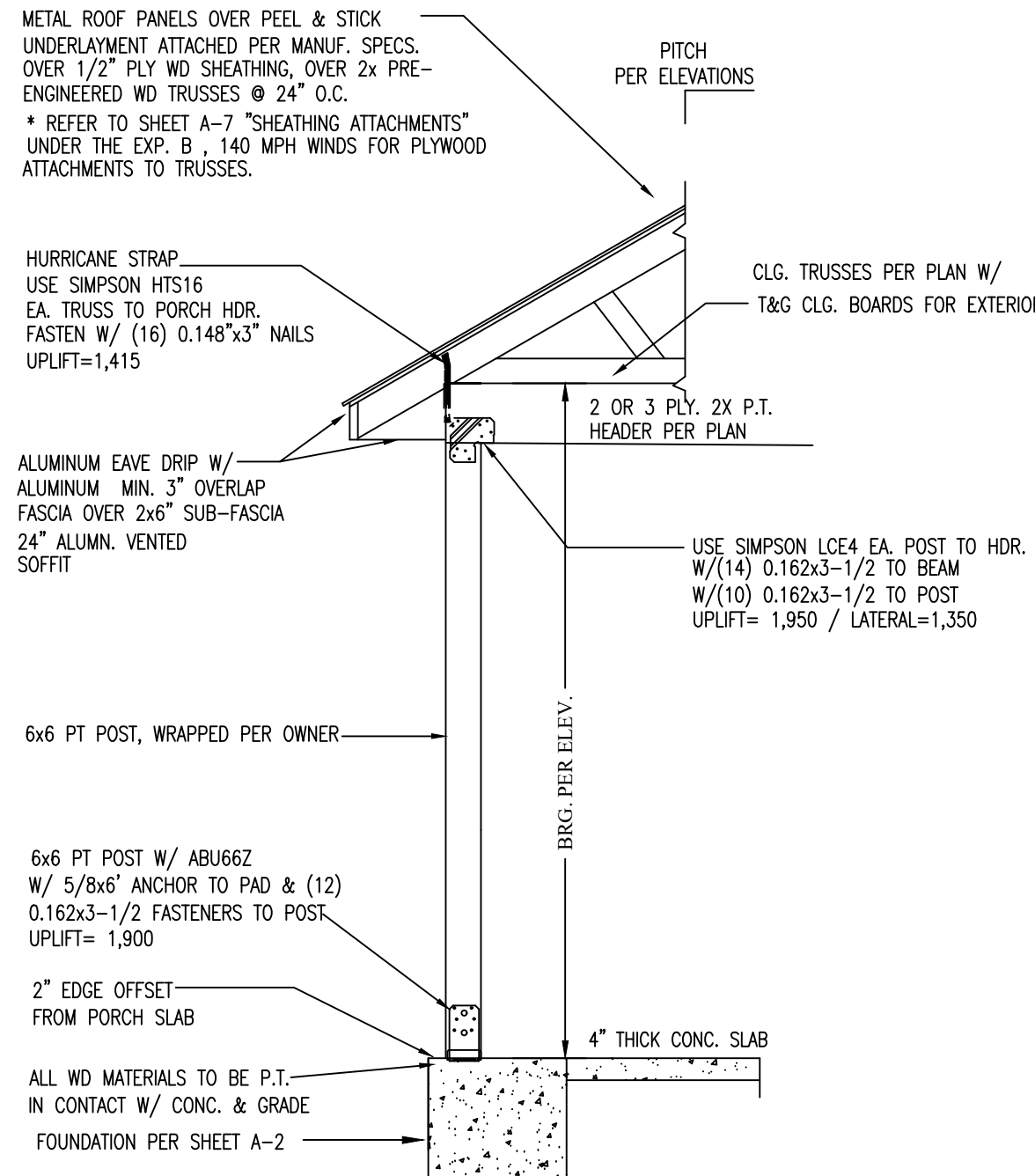
FLOOR PLAN

1/4"=1'



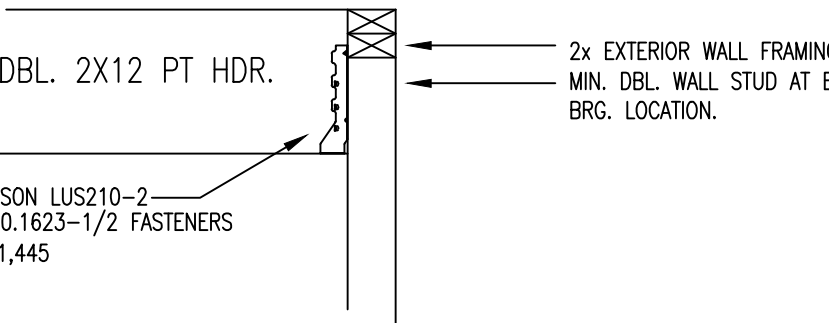
SINGLE STORY 2x4 WALL SECTION DETAIL

N.T.S.



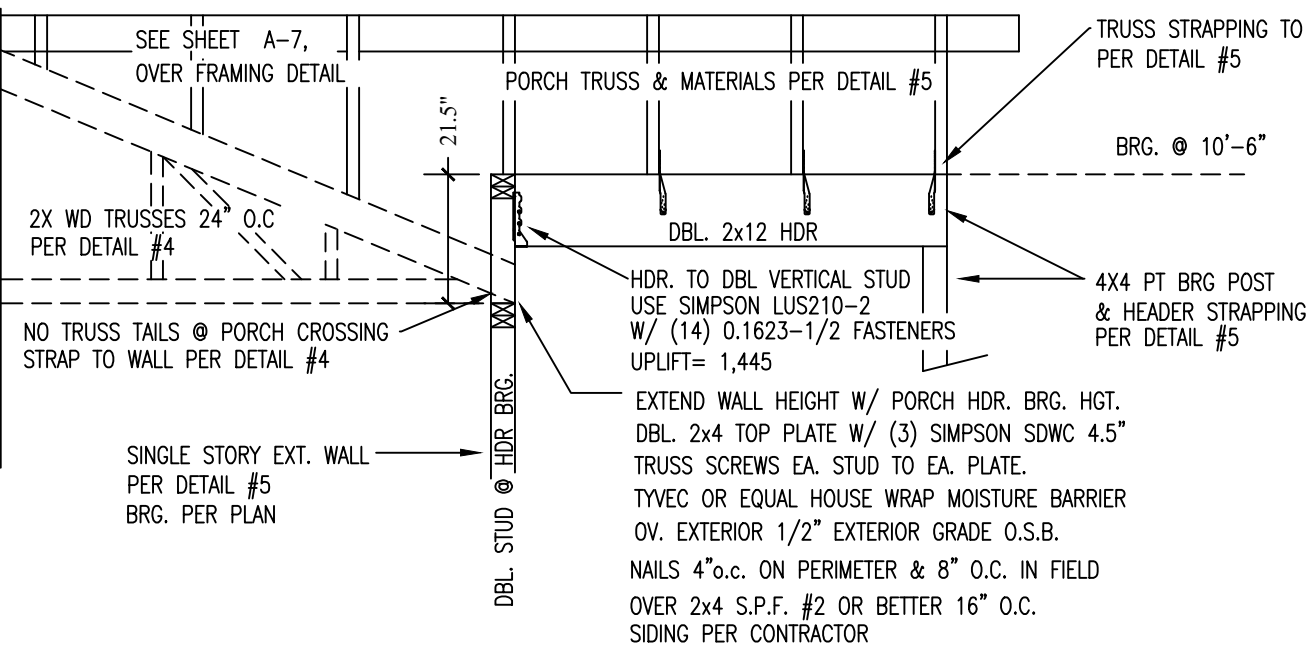
(TYP. SINGLE STORY) PORCH POST & HEADER DETAIL

N.T.S.



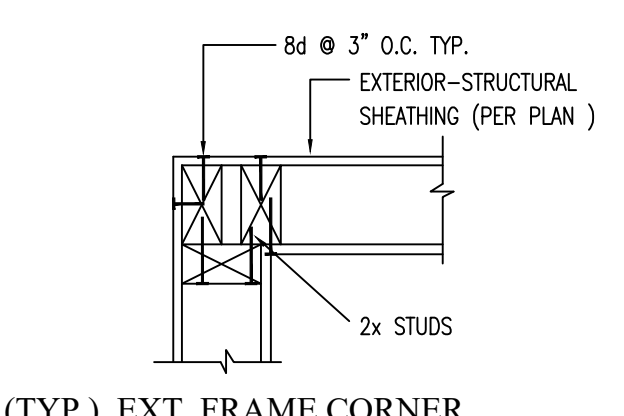
REAR PORCH HEADER TO WALL DETAIL

N.T.S.



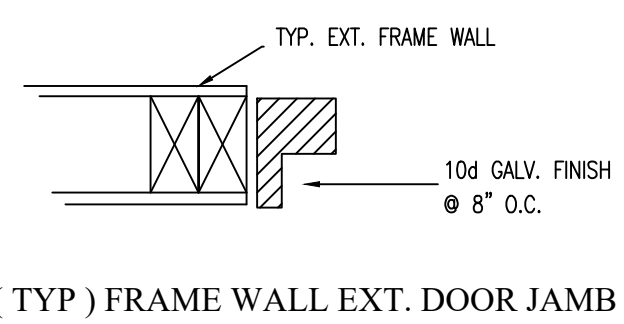
ENTRY PORCH EXTEND WALL DETAIL

N.T.S.



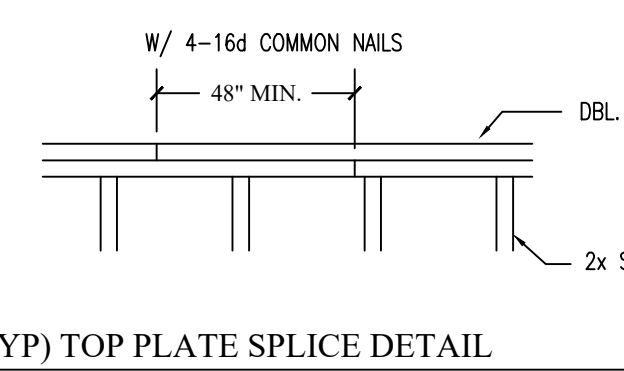
(TYP.) EXT. FRAME CORNER

N.T.S.



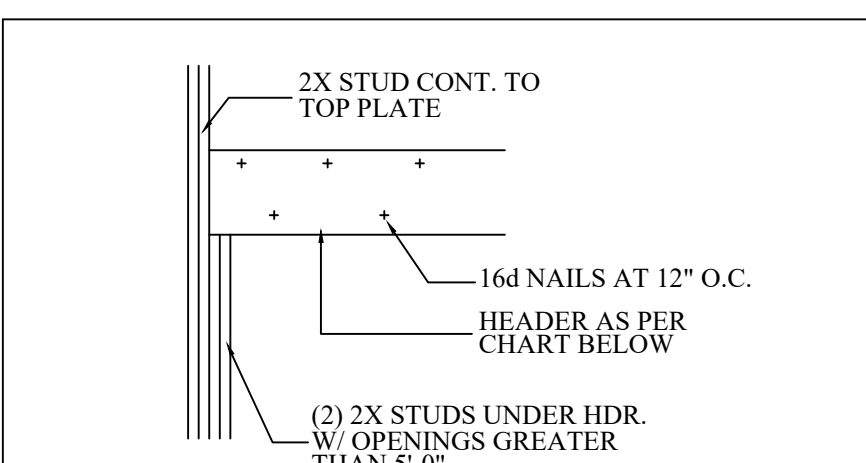
(TYP) FRAME WALL EXT. DOOR JAMB

N.T.S.



(TYP) TOP PLATE SPLICE DETAIL

N.T.S.



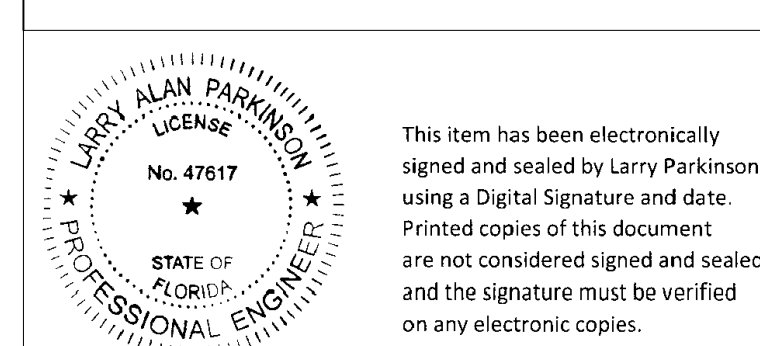
| WOOD HEADER SCHEDULE         |                                      |                         |
|------------------------------|--------------------------------------|-------------------------|
| OPG. WIDTH                   | BEARING WALL OR SHEARWALL            | NON BRG. WALLS          |
| 0'-0" - 3'-0"                | (2) 2X6's                            | (2) 2X4's               |
| 3'-1" - 6'-0"                | (2) 2X10's                           | (2) 2X4's               |
| 6'-1" - 9'-0"                | (2) 2X12's                           | (2) 2X6's               |
| 9'-1" - 15'-0"               | (2) 2X12 W/ 1/2" PLY WD CENTER PLATE | (2) 2X8's               |
| ANY OPG. GREATER THAN 15'-0" | SEE FLOOR PLAN FOR SIZE              | SEE FLOOR PLAN FOR SIZE |

- USE HEADERSIZES ABV UNLESS OTHERWISE NOTED.
- PRIMARY FRAMING (BEAMS, GIRDERS, ETC) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL AL SHEAR 16'E 'E' MODULES OF ELASTICITY
- JOIST, RAFTERS, LINTELS, ETC. WERE SIZED USING 1200 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL SHEAR 16'E 'E' MODULES OF ELASTICITY.

| CONNECTOR CHART  |                 | USE SIMPSON OR EQUIVALENT                                      |                       |
|------------------|-----------------|--|-----------------------|
| CONNECTOR        | DESCRIPTION     | FASTENERS  | UPLIFT/TENSION LOADS  |
| A21              | ANGLE CONNECTOR | (2) #14x1-1/2" SS SHEET MTL SCREWS<br>(2) 3/16"x2-1/4" TAPCONS | 395                   |
| A35              | VALLEY ANCHOR   | (8) 0.131x1-1/2  | 395                   |
| ABU442<br>ABU662 | POST ANCHOR     | 5/8"x6" ANCHOR<br>(12) 0.162x3-1/2                             | 1,900<br>2,475        |
| H3               | HURRICANE TIE   | (8) 0.131x2-1/2  | 400                   |
| LSTA24           | STRAP TIE       | (18) 0.148x2-1/2   | 1,235                 |
| LCE4             | POST CAP        | (14) 0.162x3-1/2<br>(10) 0.162x3-1/2                           | 1,350                 |
| HTS16            | TWIST STRP      | (16) 0.148x3   | 1,415                 |
| LU210-2          | HANGER          | (14) 0.162x3-1/2   | 1,445                 |
| ST12             | STRAP TIE       | (10) 0.162x2-1/2   | TENSION LOADS=1,105   |
| SP4              | STUD PLATE TIE  | (6) 0.148x1-1/2  | 415 SIDE / 825 CENTER |

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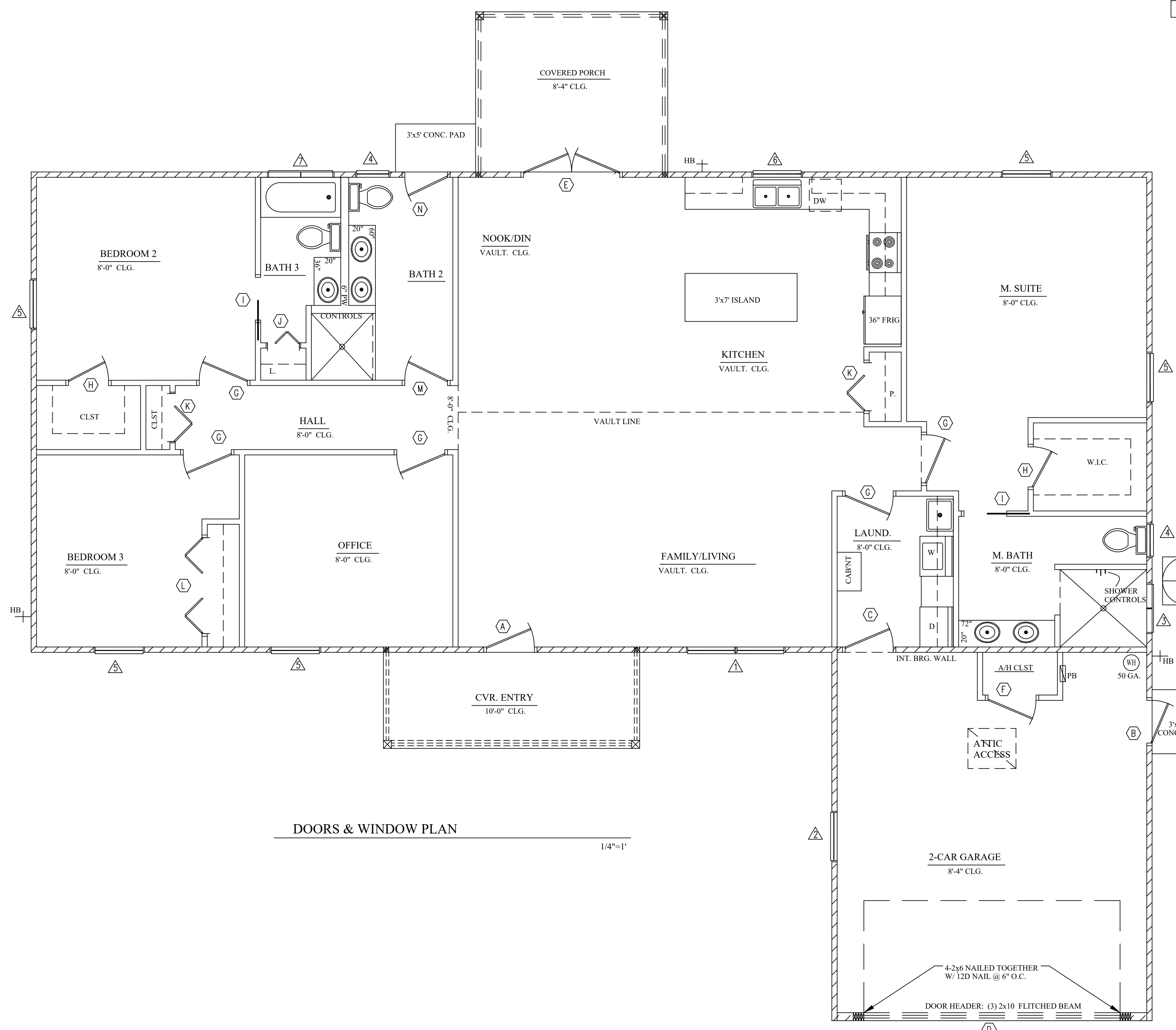
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|                         | WD Wood             |

\* ALL ROUGH OPENINGS TO BY VERIFIED W/ MANUFACTURER PRIOR TO CONSTRUCTION.

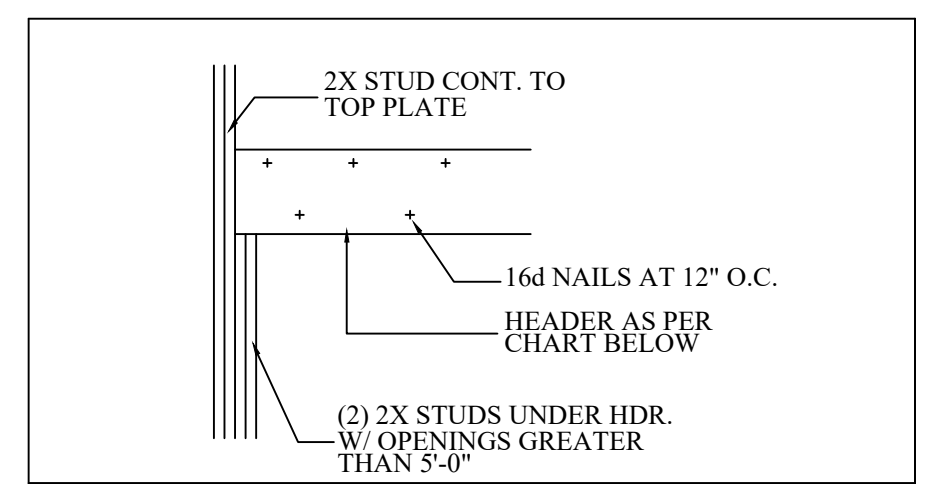
| WINDOW SCHEDULE |       | WINDOW STYLES PER OWNER INSTALL TO MANUF. SPECS |                                   |               |                  |
|-----------------|-------|---|-----------------------------------|---------------|------------------|
| SYMBOL          | COUNT | LOCATION  | WINDOW SIZE * STYLE: Per Owner    | ROUGH OPENING | OPG. SQ. FOOTAGE |
|                 | 1     | LIVING RM                                       | DBL. 3'-0" x 5'-0" Single Hung    | 72.5" x 60.5" | 30.4             |
|                 | 1     | GARAGE  | 3'-0" x 4'-0" Single Hung         | 36.5" x 48.5" | 12.2             |
|                 | 1     | MASTER BATH                                     | 3'-0" x 1'-0" Sliding Window-Temp | 36.5" x 12.5" | 3.1              |
|                 | 2     | MASTER BATH BATH 2                              | 2'-0" x 2'-0" Single Hung-Temp    | 24.5" x 24.5" | 4.1              |
|                 | 4     | SLEEPING AREAS                                  | 3'-0" x 5'-0" Single Hung-Egress  | 36.5" x 60.5" | 15.3             |
|                 | 1     | KITCHEN   | 3'-0" x 3'-0" Single Hung         | 36.5" x 36.5" | 9.2              |
|                 | 1     | BATHH 7   | 4'-0" x 1'-0" Sliding Window-Temp | 48.5" x 12.5" | 4.2              |

| DOOR SCHEDULE |       | DOOR STYLES PER OWNER INSTALL TO MANUF. SPECS |   |               |                  |
|---------------|-------|---|---|---------------|------------------|
| SYMBOL        | COUNT | LOCATION                                      | SIZE & STYLE                            | ROUGH OPENING | OPG. SQ. FOOTAGE |
|               | 1     | FRONT ENTRY                                   | 3'-0" x 6'-8" Solid Core Entry dr.      | 38"x82.5"     | 21.7             |
|               | 1     | GARAGE SIDE ENTRY                             | 2'-8" x 6'-8" Solid Core - Out Swing    | 34"x82.5"     | 19.4             |
|               | 1     | GARAGE INTERIOR                               | 3'-0" x 6'-8" Solid Core - Self Closing | 38"x82.5"     | 21.7             |
|               | 1     | GARAGE  | 16'-0" x 7'-0" Over Hung Door           | 194"x86.5"    | 116.5            |
|               | 1     | REAR ENTRY                                    | 6'-0" x 6'-8" French -Out Swing         | 74"x82.5"     | 42.3             |
|               | 1     | AIR HANDLER CLOSET                            | 3'-0" x 6'-7" Hollow Core - Out Swing   | 38"x80.5"     | 21.2             |
|               | 5     | Int. LIVING                                   | 3'-0" x 6'-8" Hollow Core               | 38"x82.5"     | 21.7             |
|               | 2     | Int. LIVING                                   | 2'-6" x 6'-8" Hollow Core               | 32"x82.5"     | 18.3             |
|               | 2     | MASTER BATH & BATH 3                          | 2'-8" x 6'-8" Pocket Door               | 34"x82.5"     | 19.4             |
|               | 1     | BATH #3                                       | 2'-0" x 6'-8" Bifold                    | 26"x82.5"     | 14.8             |
|               | 2     | PANTRY HALL CLST                              | 3'-0" x 6'-8" Bifold                    | 38"x82.5"     | 21.7             |
|               | 1     | BEDROOM 3 CLOSET                              | 6'-0" x 6'-7" Bifold                    | 74"x80.5"     | 41.3             |
|               | 1     | BATH 3  | 2'-8" x 6'-8" Hollow Core               | 34"x82.5"     | 19.4             |
|               | 1     | BATH 3  | 2'-8" x 6'-8" Solid Core -Exterior Dr   | 34"x82.5"     | 19.4             |

\* FIELD NOTE  
ALL CLOSET DOOR ROUGH OPENINGS TO FIELD VERIFIED WITH MANUF. PRIOR TO FRAMING.



DOORS & WINDOW PLAN  
1/4"=1'



| OPG. WIDTH                   | BEARING WALL OR SHEARWALL            | NON BRG. WALLS          |
|------------------------------|--------------------------------------|-------------------------|
| 0'-0" - 3'-0"                | (2) 2X6's                            | (2) 2X4's               |
| 3'-1" - 6'-0"                | (2) 2X10's                           | (2) 2X4's               |
| 6'-1" - 9'-0"                | (2) 2X12's                           | (2) 2X6's               |
| 9'-1" - 15'-0"               | (2) 2X12 W/ 1/2" PLY WD CENTER PLATE | (2) 2X8's               |
| ANY OPG. GREATER THAN 15'-0" | SEE FLOOR PLAN FOR SIZE              | SEE FLOOR PLAN FOR SIZE |

1. USE HEADERSIZES ABV UNLESS OTHERWISE NOTED.  
2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL AL SHEAR 16E 'E' MODULES OF ELASTICITY  
3. JOIST, RAFTERS, LINTELS, ETC. WERE SIZED USING 1200 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL SHEAR 16E 'E' MODULES OF ELASTICITY.

**COMPONENT & CLADDING DESIGN PRESSURE TABLE**  
(BASED ON WORST CASE SCENARIO, ZONE 5)

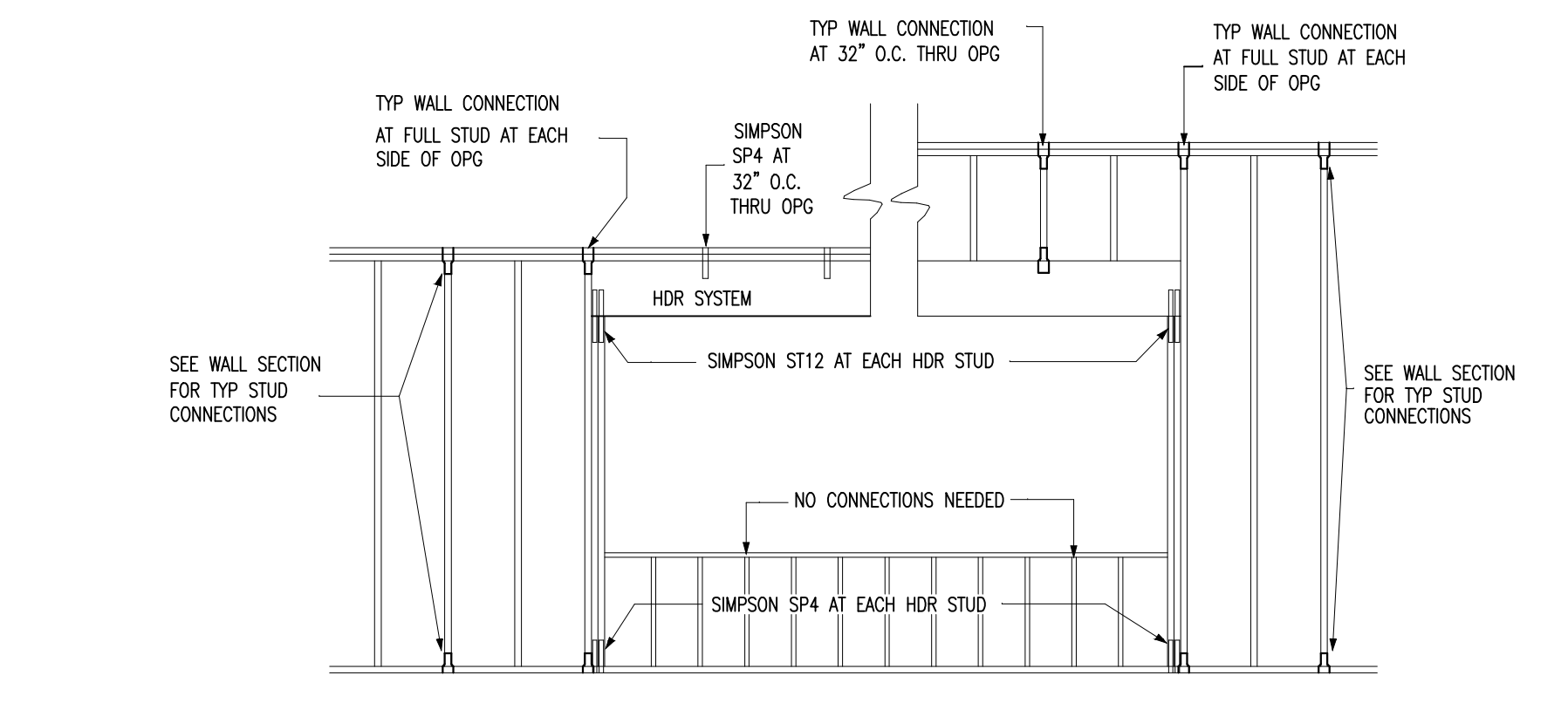
| WALL: | 10 SQ FT  | 35.3 | -47.2 |
|-------|-----------|------|-------|
|       | 20 SQ. FT | 33.7 | -44.0 |
|       | 50 SQ FT  | 31.6 | -39.8 |
|       | 100 SQ FT | 30.0 | -36.7 |
|       | 500 SQ FT | 26.3 | -29.3 |

1. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES  
2. FOR EFFECTIVE AREAS OR WIND SPEEDS BETWEEN THOSE GIVEN ABV THE LOAD MAY BE INTERPOLATED, OTHERWISE, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

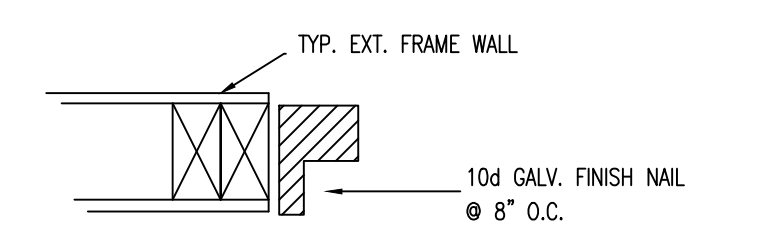
**GENERAL NOTES**

- WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO, WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN
- DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS NOTED, AND FIELD VERIFIED.
- ALL DOOR & WINDOW OPENINGS \* PAN FLASHING \* REQUIRED. ALL DETAILS TO BE PROVIDE BY MANUFACTURER.

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR OR OWNER TO CONFIRM THE ROUGH OPENINGS OF ALL WINDOWS AND DOORS WITH THE SPECIFIC MFG. PRIOR TO CONSTRUCTION. TJM CAD DESIGN WILL NOT BE HELD LIABLE FOR MISTAKES IN THE CONSTRUCTION OF ALL OPENINGS.

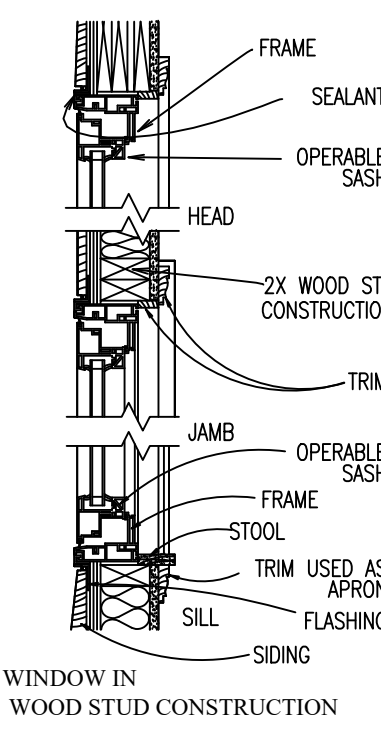


TYPICAL FRAMING/CONNECTORS FOR DOORS & WINDOWS  
N.T.S.



( TYP ) FRAME WALL EXT. DOOR JAMB  
N.T.S.

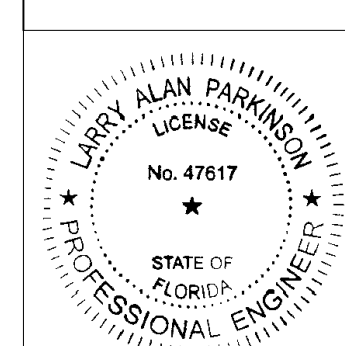
INSTALLATION OF WINDOW  
BUCK STRIPS- 1X (DEPTH OF WDW. FRAME MIN.) GLUE STRIP W/ ADHESIVE SEALANT  
Ø SCREWS W/3/16" X 2 1/2" PHILLIPS FLAT HD. SCREW MIN. 4" FROM END Ø 16" O.C. OR - T-NAIL 4" FROM ENDS AND 8" O.C. BETWEEN  
NOTE: SEALED BUCK 1-1/2 INCH OR THICKER.



(TYP) WINDOW INSTALLATION  
N.T.S.

LP Structural Design , LLC  
Larry Parkinson FL. Professional Engineer No. 47617  
223 Magnolia Circle  
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC. & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)



This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| Under Roof Square Footage |       |
|---------------------------|-------|
| Living - Under Air        | 2,100 |
| Front Entry Porch         | 96    |
| Rear Covered Porch        | 120   |
| 2-Car Garage              | 460   |
| * TOTAL CONSTRUCTION S.F. | 2,776 |

Prepared for:

Andrew Kager  
Innovative Investment Group  
of central Florida

Project:

New Construction  
Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

*TJM CAD  
DESIGNS*

OFFICE# 352-669-1026  
Email: tjmcd@centurylink.net

DISCLAIMER NOTE:

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ELKRIDGE 5  
SPEC HOUSE

ELEVATION VIEWS

REVISIONS

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.  
Risk Category---2 per Table FBC 1604.5  
Wind Exposure Category ---- B  
Wind Importance Factor----1.0  
Internal Pressure Coefficient +/-0.18 (Enclosed)  
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)  
For wall elements = ( +35.3 -47.2 psf )  
Garage Door = ( +31.6 -39.8 psf )  
Structural live loads: floors 40 lbs.,  
Balconies & Decks 60 lbs., Stairs 100lbs.  
Roofs 20 lbs.

NOTE:  
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2017

DRAWN BY: J. COSSAR

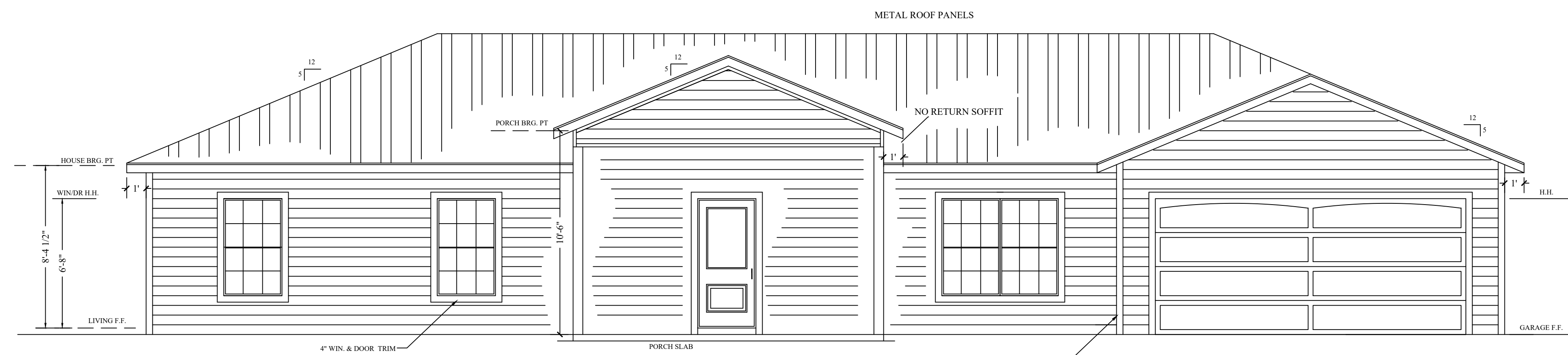
DATE: 1/17/24

SCALE: 1/4"=1'

SHEET

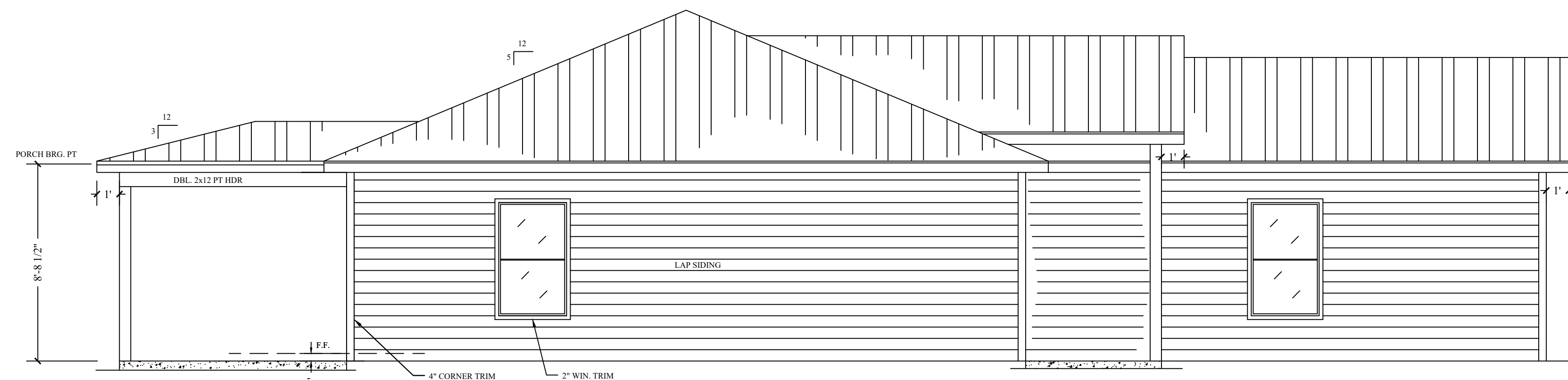
**A-5**

ENGINEER SEAL



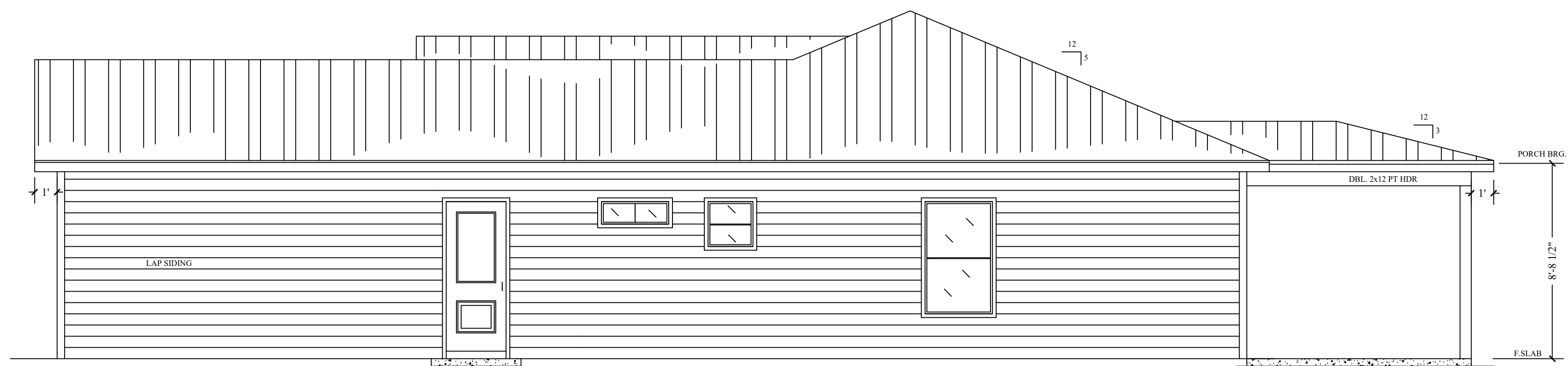
FRONT ELEVATION VIEW

1/4"=1'



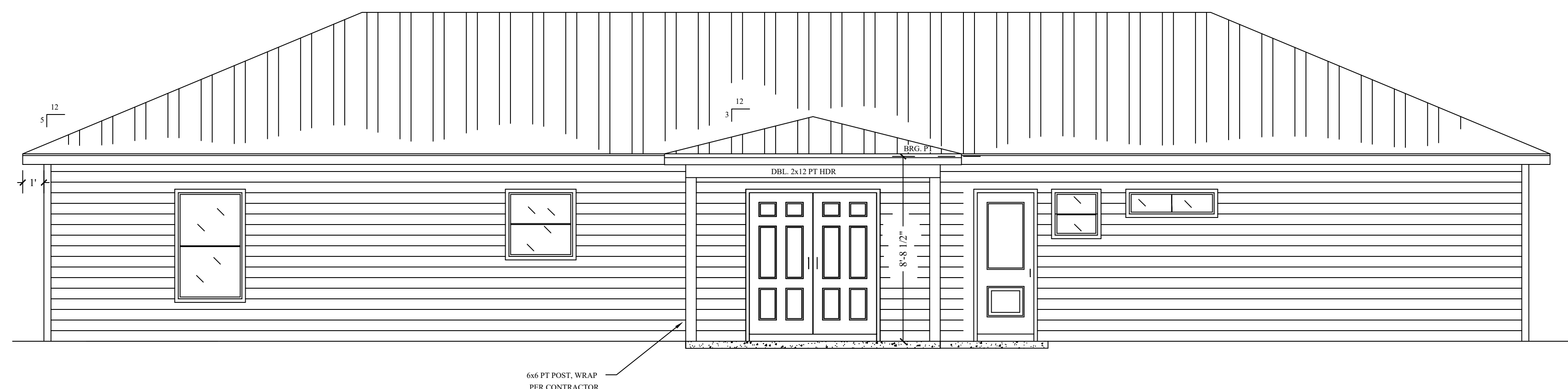
LEFT ELEVATION VIEW

1/4"=1'



RIGHT ELEVATION VIEW

1/4"=1'

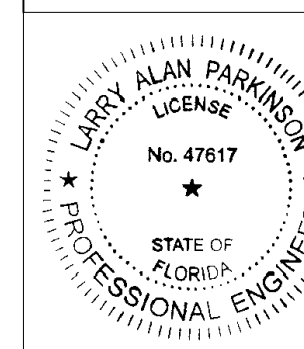


REAR ELEVATION VIEW

1/4"=1'

LP Structural Design , LLC  
Larry Parkinson FL. Professional Engineer No. 47617  
223 Magnolia Circle  
Eustis, FL. 32726 352-989-1934

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**ELKRIDGE 5  
SPEC HOUSE  
ROOF PLAN**

REVISIONS

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DATE: 1/17/24  
SCALE: 1/4"=1'

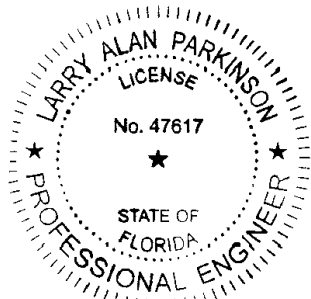
SHEET

**A-6**

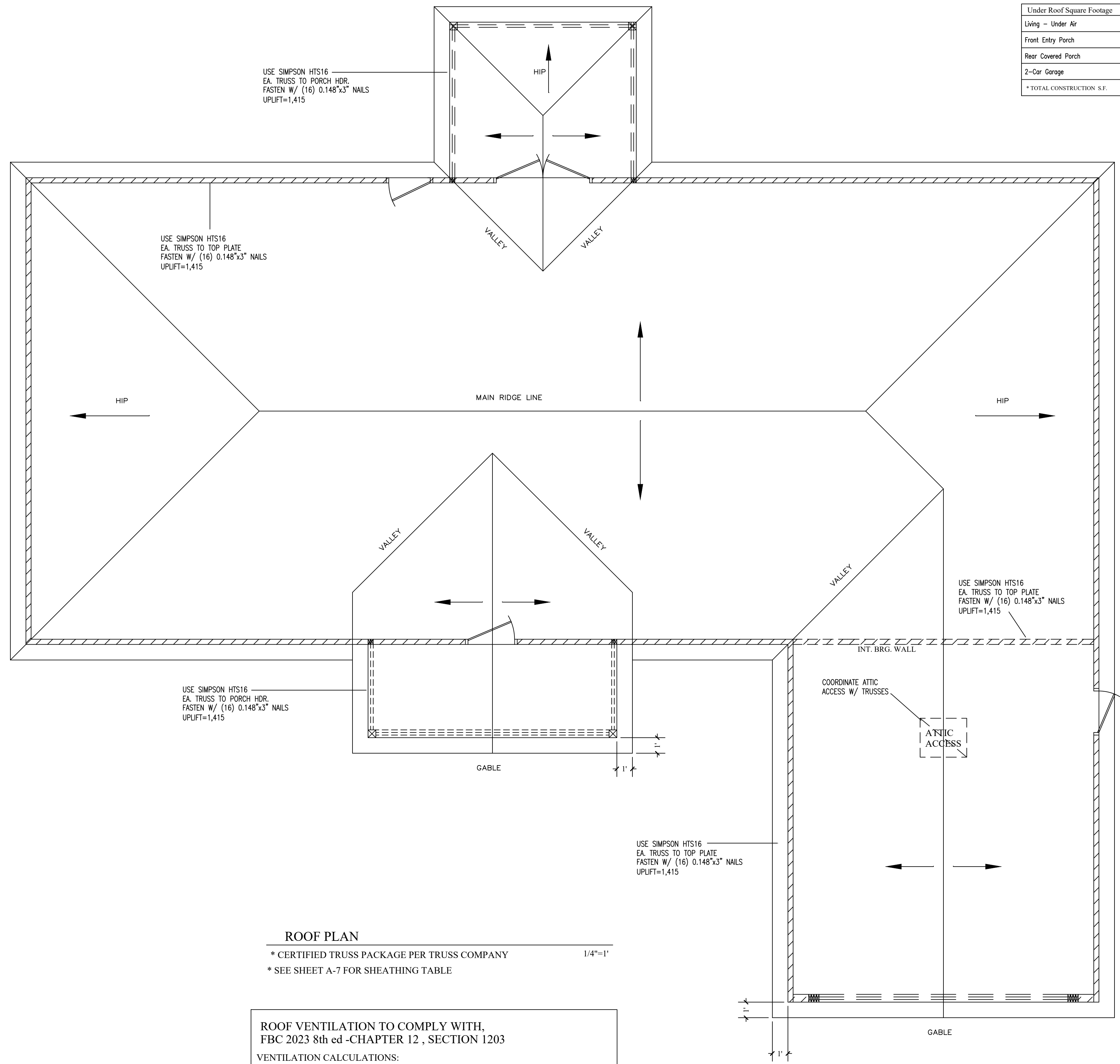
ENGINEER SEAL

LP Structural Design , LLC  
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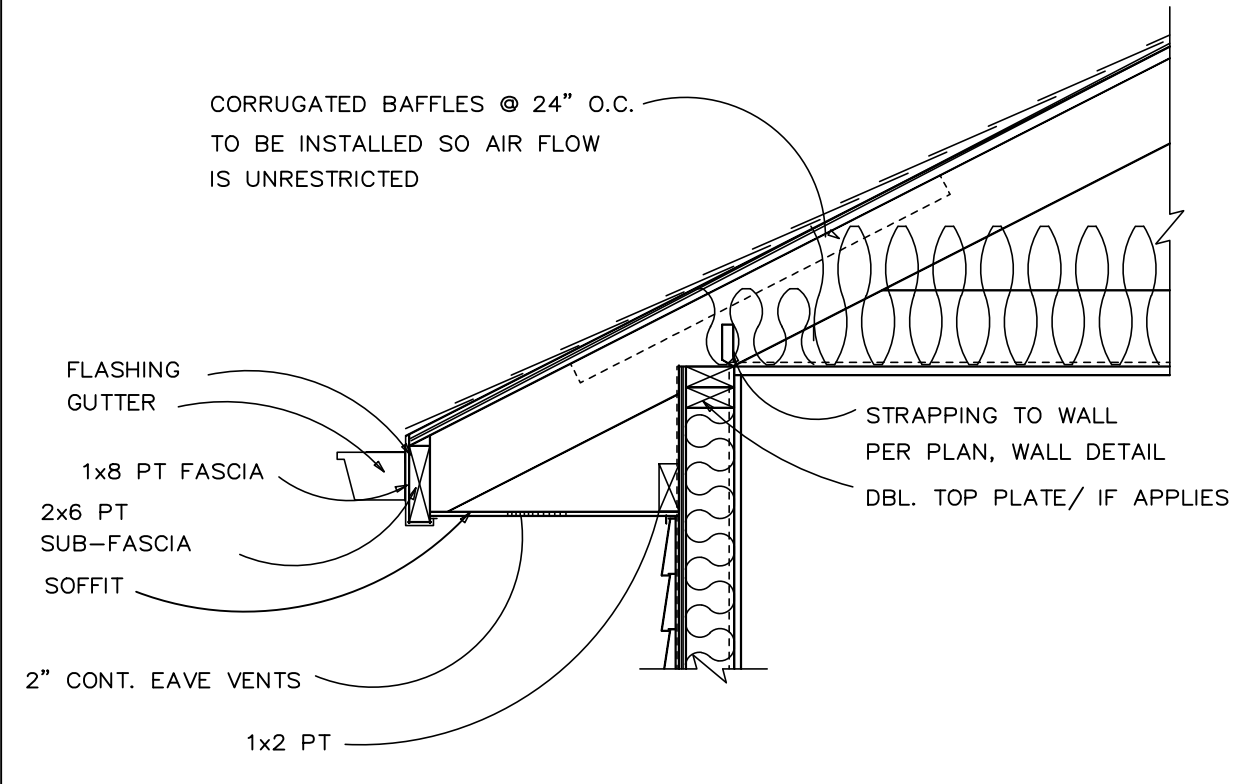


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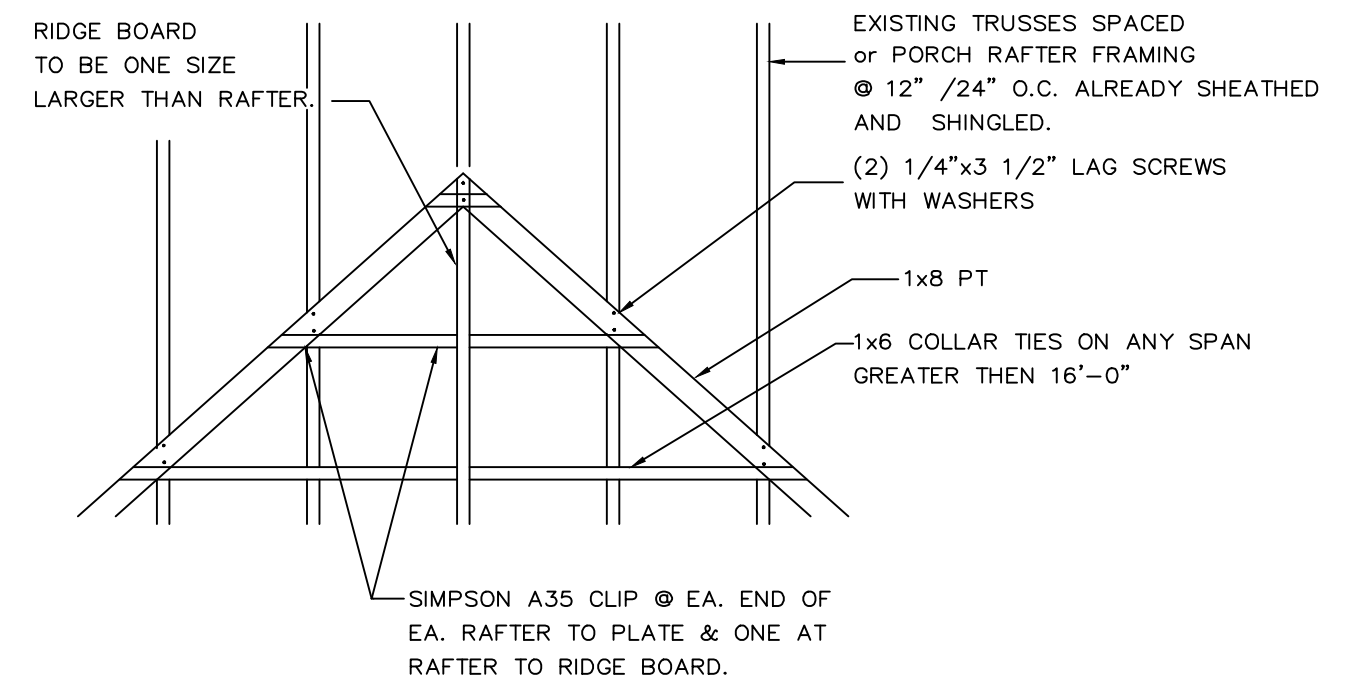


ROOF VENTILATION TO COMPLY WITH,  
FBC 2023 8th ed -CHAPTER 12 , SECTION 1203  
VENTILATION CALCULATIONS:  
\* TOTAL UNDER ROOF: AREA SQ. FTG = 2,780 SF ( ROUNDED OFF )  
2,780 SF ÷ 150 = 18.5 SF x 144 " = 222.4 SQ. INCHES OF VENTILATION REQUIRED.  
VENTILATION MATERIAL/SYSTEM PER CONTRACTOR & HOME OWNER.

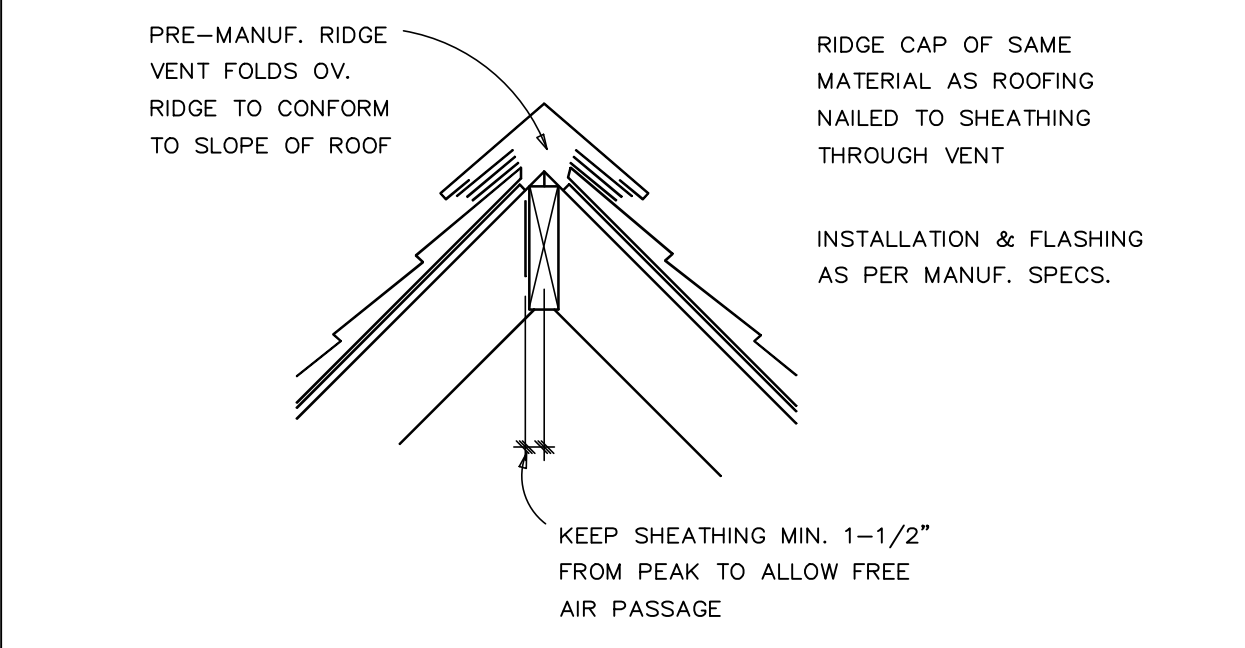
**GIRDER TRUSS NOTE:**  
CORONATE WITH TRUSS PACKAGE FOR SIZE & LOCATION.  
\* ANY & ALL GIRDER TRUSS TIEDOWNS USE SIMPSON MGT/HGT OR EQUIVALENT.  
\* ANY & ALL GIRDER BEARING LOCATIONS, AT WALL BEARING, MIN. DOUBLE VERTICAL STUD DIRECTLY BELOW BRG. GIRDER.



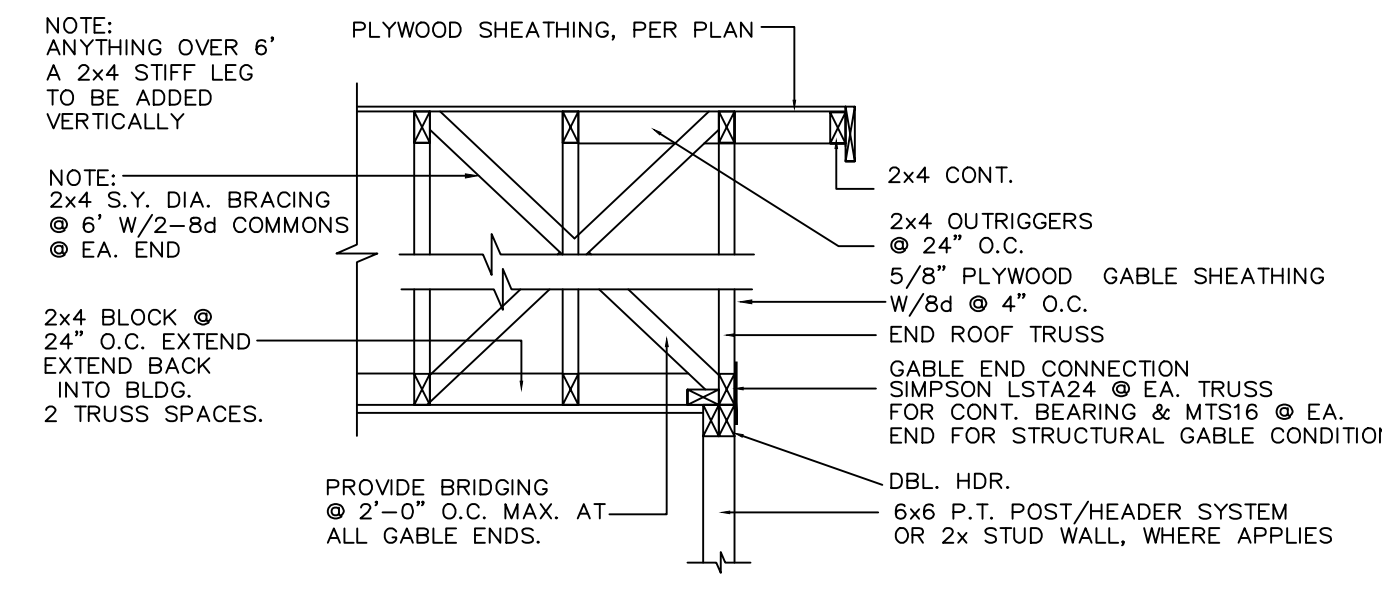
EAVE VENT (TYP)  
N.T.S.



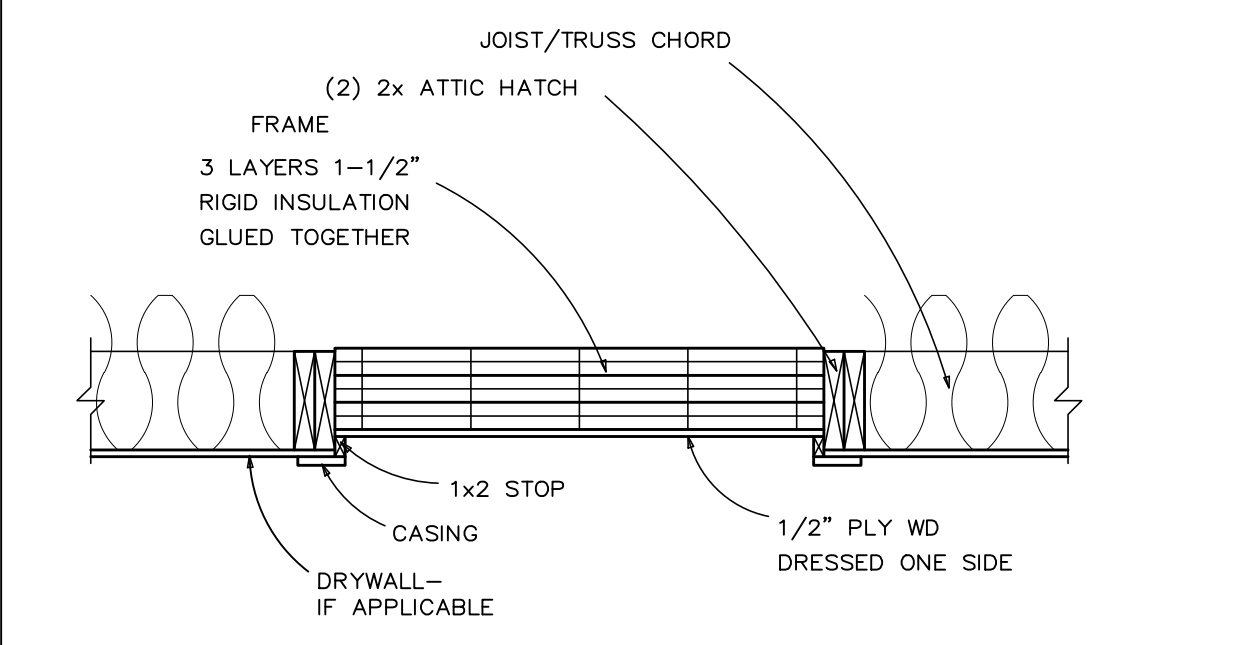
VALLEY RAFTER FRAMING (TYP)  
RAFTERS:  
0'-12' SPAN: 2x6 #2 SYP W/4-12d EA. END  
12'-1' - 20' SPAN: 2x8 #2 SYP W/ 6-12d EA. END  
N.T.S.



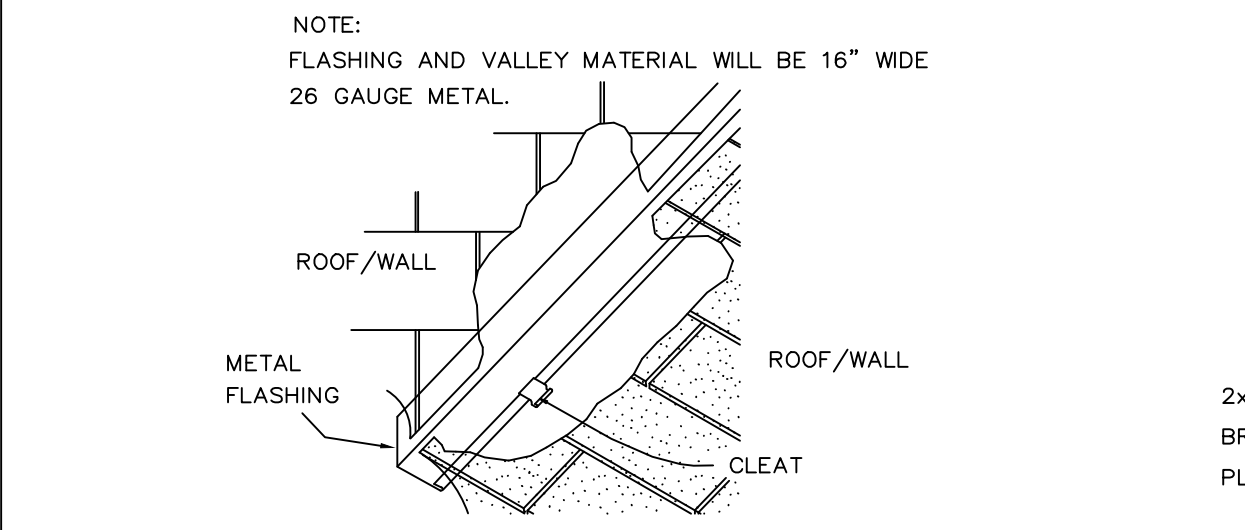
RIDGE VENT (TYP)  
N.T.S.



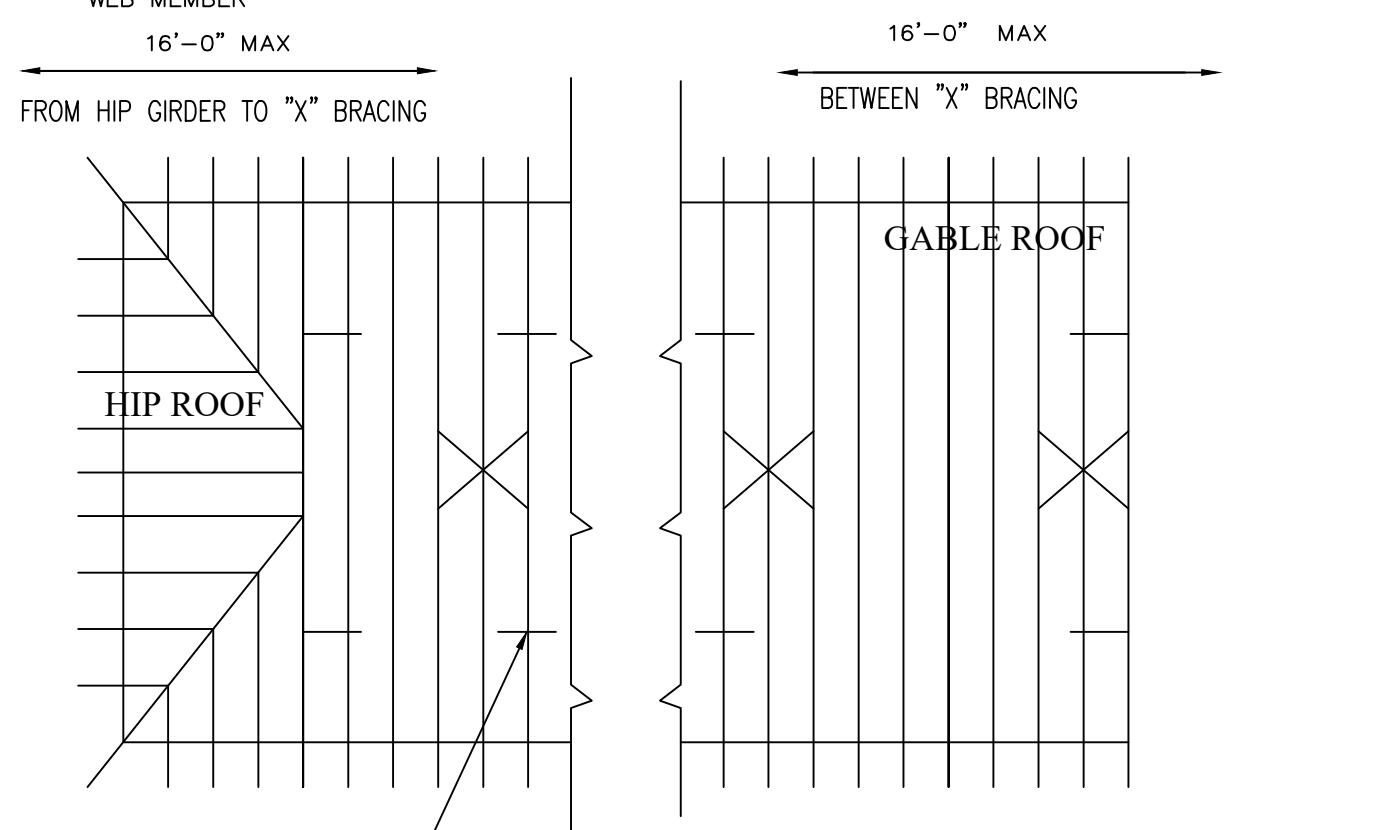
GABLE END CONSTRUCTION (TYP)  
N.T.S.



ATTIC HATCH (TYP)  
N.T.S.  
ROUGH OPENING FOR ATTIC ACCESS SHALL NOT BE LESS THAN 22"x30" PER R807.1 OF THE FBC 2020 7TH ED. FIELD COORDINATE LOCATION W/ TRUSS PLAN



FLASHING DETAIL (TYP)  
N.T.S.



TRUSS BRACING DETAIL (TYP)  
N.T.S.  
2x4 CONT PERMANENT LATERAL BRACING W/ 2-12d @ EA. WEB MEMBER PLACEMENT PER TRUSS ENGINEERING  
\*\"X\" BRACING EXCEPTIONS  
COMMON TRUSSES: 8/12 PITCH & UNDER: SPANS 16'-0\" & UNDER: NO \"X\" BRACING REQUIRED  
SCISSOR TRUSSES: IF THE DISTANCE FROM BOTTOM CHORD TO TOP CHORD IS 4'-0\" & UNDER: NO \"X\" BRACING REQUIRED

Professional Engineer Seal for Larry Alan Parkinson, No. 47617, State of Florida.



# ELECTRICAL SYMBOLS

| SYMBOL | DESCRIPTION   |
|--------|---|
| ⊞      | SWITCH  |
| ⊞M     | MOTION SWITCH   |
| ⊞4     | 4-WAY SWITCH  |
| ⊞3     | 3-WAY SWITCH  |
| ⊞S     | SMOKE/CARBON DETECTOR   |
| ⊞R     | DUPLEX RECEPTACLE   |
| ⊞GFI   | GROUND FAULT INTERRUPTED RECEPTACLES  |
| ⊞GFIWP | ALL OUT DOOR GFI RECEPT. MUST BE WATER PROOF  |
| ⊞220V  | 220 VOLT RECEPTACLE   |
| N3R    | 220 VOLT HVAC DISCONNECT, NEMA 3R LOCATED A MIN. 25' FROM HVAC SYSTEM OR FUTURE ELECTRIC CAR CHARGING STATION |
| ⊞      | EXHAUST FAN   |
| —      | UNDER SOFFIT & CABINET LIGHTING- PER OWNER  |
| —      | WALL MOUNT COACH LIGHT- PER OWNER   |
| ⊞      | RECESSED LIGHTING- (6/4) SYMBOLS INDICATE (6") WP EXTERIOR USE & (4") INTERIOR USE                            |
| ⊞      | CEILING MOUNT LIGHT or PENDENT- PER OWNER   |
| ⊞      | RECESSED LIGHTING-VAPOR PROOF-SIZE PER OWNER  |
| ⊞      | EXHAUST FAN W/LIGHT   |
| ⊞      | VANITY LIGHT- SIZE & STYLE PER OWNER  |
| ⊞      | DOOR BELL- FINAL LOCATION PER OWNER   |
| ⊞      | DOOR JAMB SWITCH  |
| TV     | TELEVISION/ CABLE- FINAL LOCATION PER OWNER   |
| ⊞      | CEILING FAN W/ LIGHT SIZE & STYLE PER OWNER   |
| ⊞      | MOTION SENSOR LIGHTING/HARD WIRED   |
| —      | LED STRIP LIGHTS- PER OWNER   |
| ⊞      | FLOOR JUNCTION BOX  |
| ⊞      | DOOR BELL CHIME- PER CONTRACTOR   |

### ELECTRICAL GENERAL NOTES:

- CONSULT UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- SWITCH PLATES TO BE PLACED 42" ABOVE FINISH FLOOR CENTER OF SWITCH TYPICAL.
- SMOKE-CARBON-MONOXIDE DETECTORS TO BE PLACED IN ALL SLEEPING AREAS.
- PROVIDE 200 AMP SERVICE & EQUIPMENT, BY OTHERS.
- CONTRACTOR AND OWNER RESPONSIBLE FOR FINAL LAYOUT
- ALL NEW RECEPTACLES SHALL BE ARCH FAULT, TAMPER RESISTANT PER NEC ARTICLE 210.
- ALL ELECTRICAL WORK TO COMPLY WITH ALL NEC 2017 FOR RESIDENTIAL.
- CONFIRM & COORDINATE ALL FIXTURES, APPLIANCES & MEDIA POWER & PLUG REQUIREMENTS, PER MANUFACTURERS SPECS, PRIOR TO CONSTRUCTION.

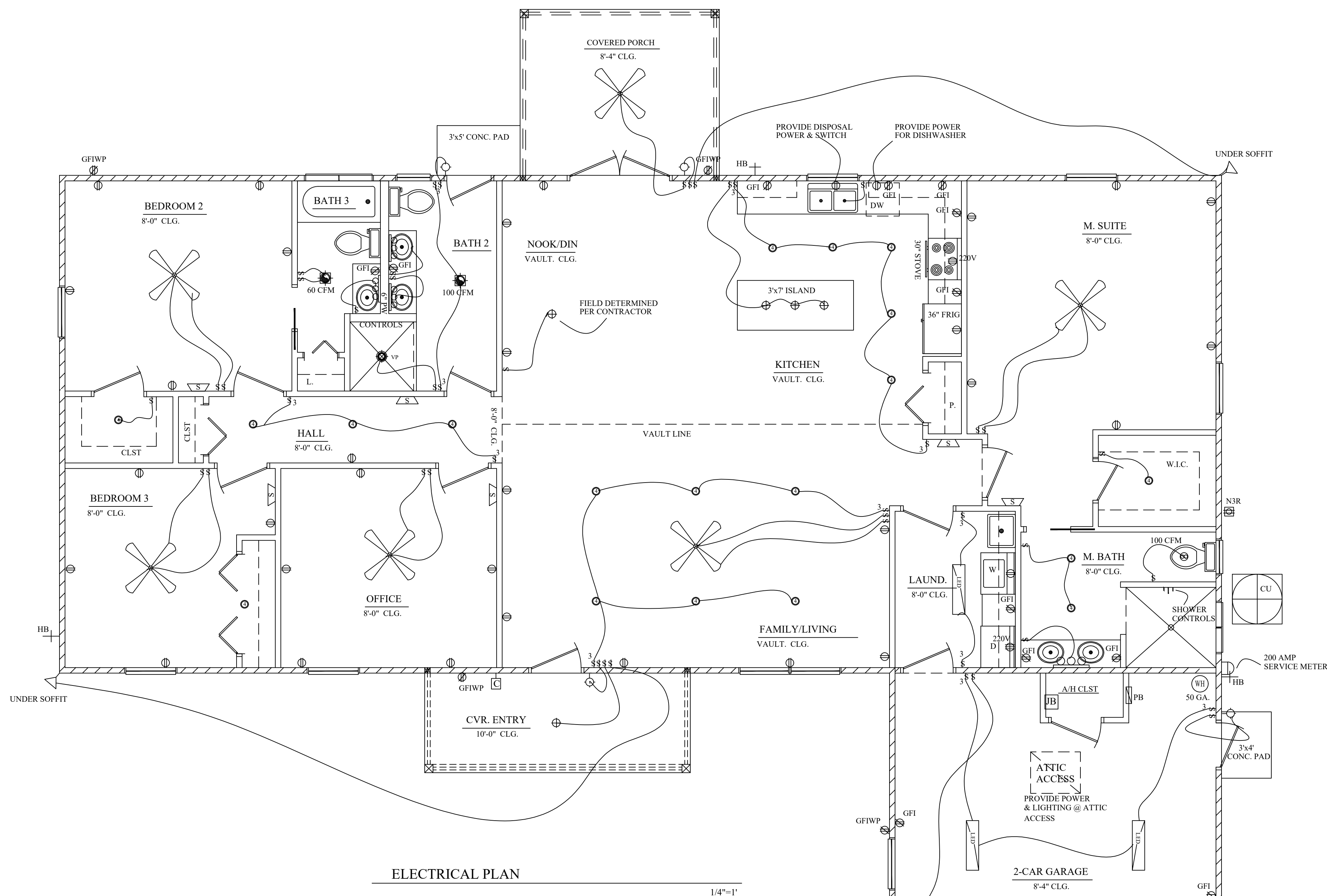
### OPTIONAL IN THE FIELD, PER OWNER

- ALL OF THE BELOW NOTES TO BE CONSIDERED AS OPTIONAL, TO BE COORDINATED & APPROVED BY HOME OWNER PRIOR TO CONSTRUCTION.
- LED LIGHTING THROUGHOUT PER CONTRACTOR/OWNER.
  - ELECTRICAL BOX FINAL LOCATION, PER CONTRACTOR.
  - USB PLUGS ( OFFICE, KITCHEN DRAWERS, LIVING AREAS, OUTDOORS, PER CONTRACTOR/OWNER.
  - DIMMER SWITCHES PER CONTRACTOR/OWNER.
  - CEILING SPEAKERS PER CONTRACTOR/OWNER.
  - MEDIA PANEL PER CONTRACTOR/OWNER.
  - OUTLETS W/ NIGHT LIGHT & USB PER CONTRACTOR/OWNER.
  - SERGE PROTECTOR PER CONTRACTOR/OWNER.
  - LOW VOLTAGE LANDSCAPE LIGHTING PER CONTRACTOR/OWNER.
  - SMART SWITCHES PER CONTRACTOR/OWNER.
  - LIGHTING TO BE OPERATED BY DOOR JAMB SWITCH, PER OWNER.

| Under Roof Square Footage |       |
|---------------------------|-------|
| Living - Under Air        | 2,100 |
| Front Entry Porch         | 96    |
| Rear Covered Porch        | 120   |
| 2-Car Garage              | 460   |
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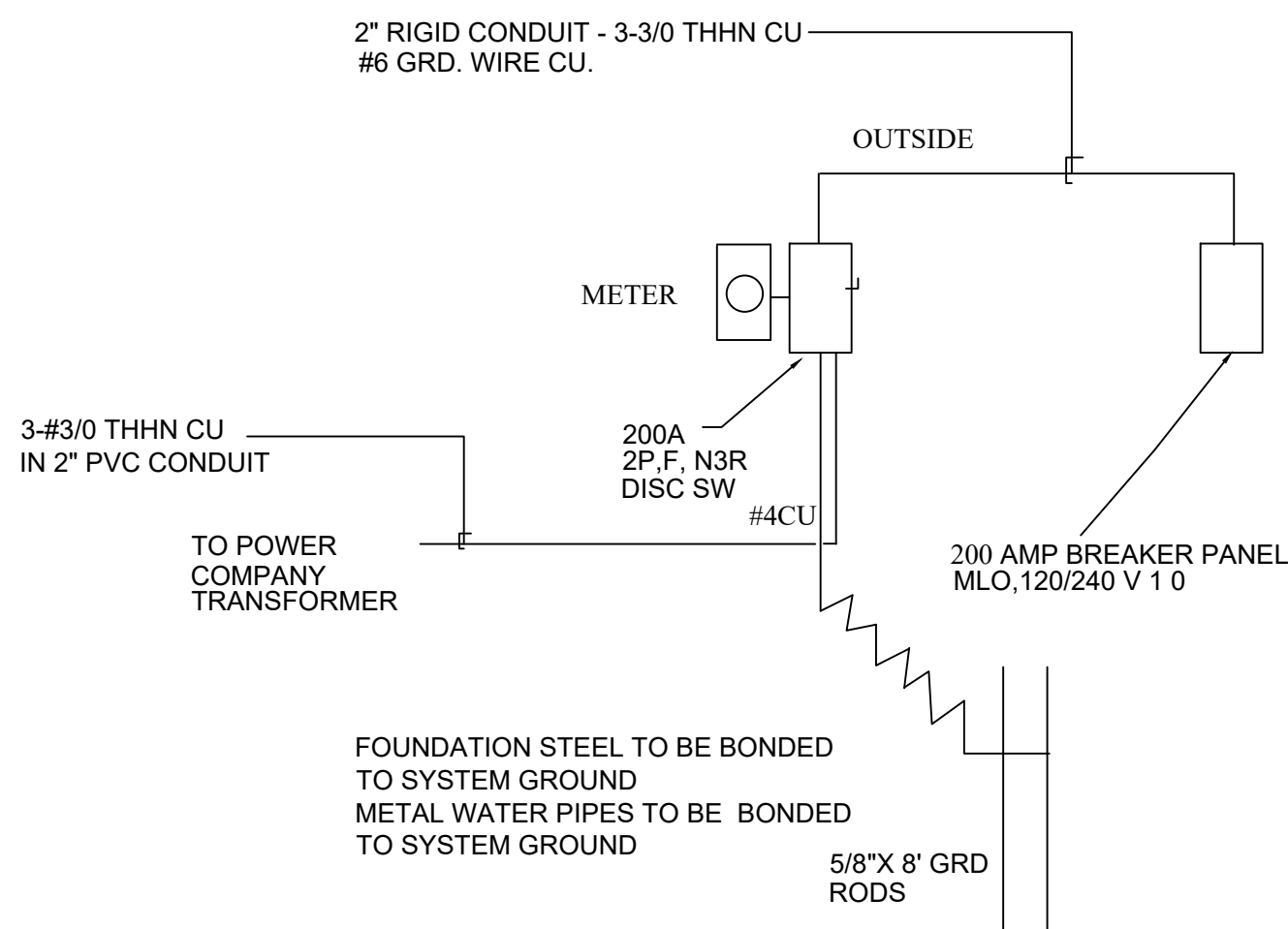
### SYMBOLS & ABBREVIATIONS

|        |                    |
|--------|--------------------|
| ▨      | 2x4 Bearing wall   |
| Bg     | Bearing            |
| ⊞      | Detail Designation |
| ⊞      | Door Schedule      |
| ⊞      | Window Schedule    |
| F.F.   | Finish Floor       |
| HDR    | Header             |
| N.T.S. | Not To Scale       |
| PT     | Pressure Treated   |
| WD     | Wood               |



ELECTRICAL PLAN

1/4"=1'



RISER DIAGRAM

N.T.S.

Prepared for:

Andrew Kager  
Innovative Investment Group  
of central Florida

Project:

New Construction  
Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

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ELKRIDGE 5  
SPEC HOUSE

ELECTRICAL

### REVISIONS

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Risk Category---2 per Table FBC 1604.5  
Wind Exposure Category ---- B  
Wind Importance Factor----1.0  
Internal Pressure Coefficient +/-0.18 (Enclosed)  
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)  
For wall elements = ( +35.3 -47.2 psf )  
Garage Door = ( +31.6 -39.8 psf )

Structural live loads: floors 40 lbs.,  
Balcones & Decks 60 lbs., Stairs 100lbs.  
Roofs 20 lbs.

NOTE:  
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2017

DRAWN BY: J. COSSAR

DATE: 1/17/24

SCALE: 1/4"=1'

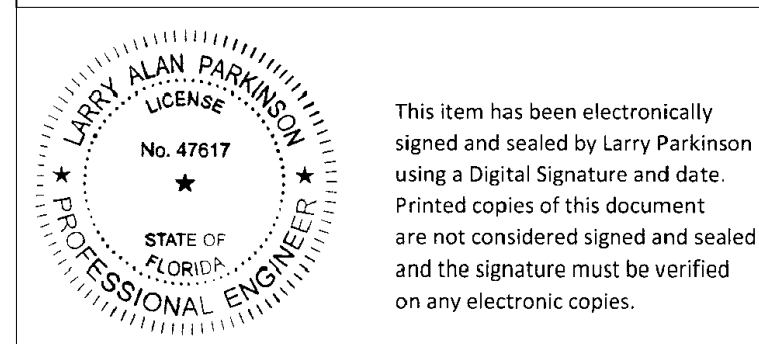
SHEET

E-1

ENGINEER SEAL

LP Structural Design , LLC  
Larry Parkinson FL. Professional Engineer No. 47617  
223 Magnolia Circle  
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC. & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. ( 2023 )



This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.