

DESIGN CRITERIA

BASIC WIND SPEED = 160 M.P.H.
W.I.F. = 1.0 RC = II
WIND EXPOSURE = C
GC_{pi} = +0.18, -0.18
(ENCLOSED)
COMPONENTS & CLADDING
DESIGN PRESSURES (PSF)

ZONE 1:	+ 17.28	/ -30.88
ZONE 2:	+ 17.28	/ -46.06
ZONE 3:	+ 17.28	/ -71.64
ZONE 4:	+ 36.14	/ -39.20
ZONE 5:	+ 36.14	/ -48.37

 14868 Tamiami Trail North Port, Florida 34287-2701
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CONSULTING ENGINEERS

**SITE DEVELOPMENT ENGINEERING – LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL BUILDING DESIGN
WATER RESOURCES & STORMWATER – WATER & WASTEWATER
PLANNING – STRUCTURAL ENGINEERING – CONSTRUCTION ADMINISTRATION**

LICENSED ENGINEERING CA#26013

SHEET TITLE CONSTRUCTION PLAN	JOB GULF REEF HOMES, INC		239-573-8097		CRC1327752
	CASA EUROPA				
DRAWN BY GM	CHECKED GM	LAL	DATE ISSUED 03/20/15	SCALE	
JOB NO. 15-097--			AS NOTED		

[illegible]

GENERAL NOTES:

L & T Engineering Group, Inc.

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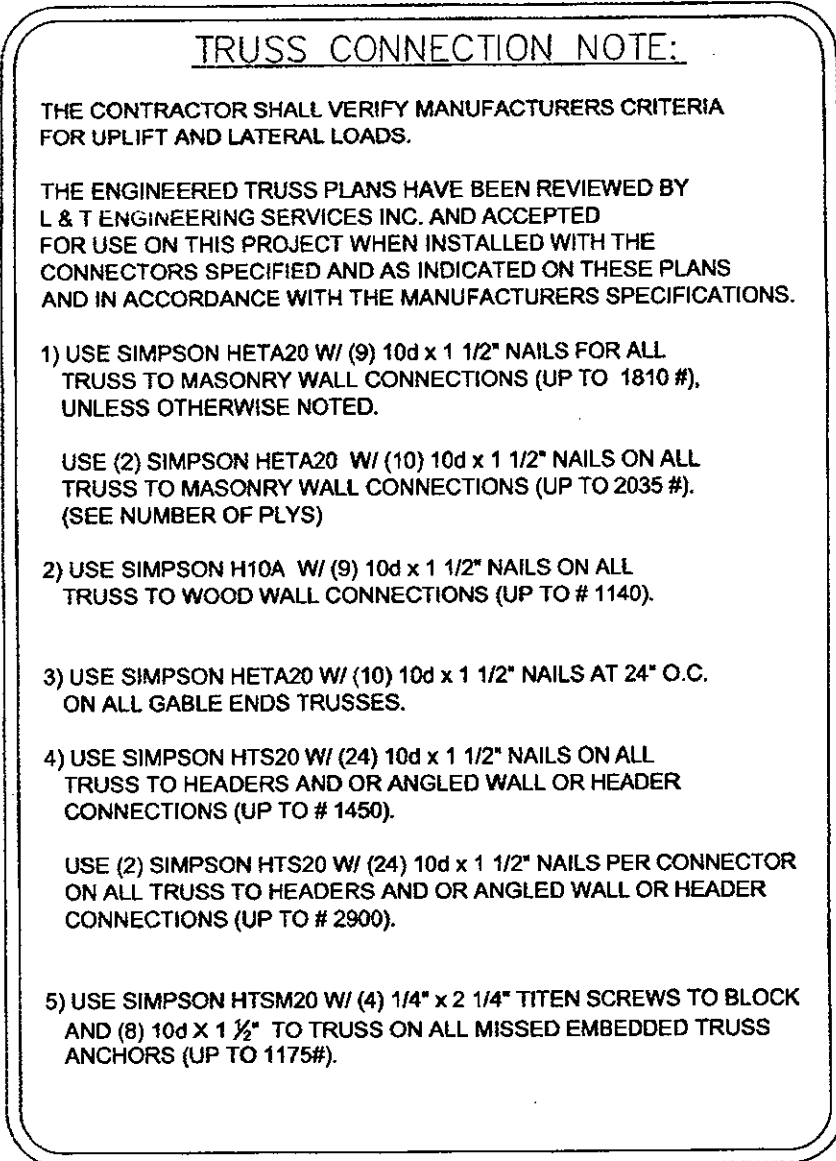
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTURE
SITE DEVELOPMENT & COMMERCIAL BUILDING DESIGN
RESIDENTIAL & STORMWATER
WATER RESOURCES & STORMWATER
LAND PLANNING
CONSTRUCTION ADMINISTRATION

LICENSED ENGINEERING CA#26013

THESE PLANS ARE IN COMPLIANCE WITH THE 2014 FBC (GB ADDITION), 2014 FPFC, 2011 FBC AND ASCE 7-10 LOADS ARE INDICATED ON ENGINEERS DETAILING DRAWINGS SEE PLAN FOR COMPONENTS AND CLADDING DESIGN PRESSURE

LARRY A. LACKEY, JR., P.E.
STATE OF FLORIDA REG. NO. 26013

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PLAN LEGEND

- | | |
|---|---|
|  | DENOTES 10'-0" MASONRY
BEARING HEIGHT - A.F.F. |
|  | DENOTES 12'-0" MASONRY
BEARING HEIGHT - A.F.F. |
|  | DENOTES 13'-0" MASONRY
BEARING HEIGHT - A.F.F. |
|  | DENOTES 13'-8" MASONRY
BEARING HEIGHT - A.F.F. |
|  | DENOTES 7'-0" MASONRY
BEARING HEIGHT - A.F.F. |
|  | INTERIOR BRG WALL |

NOTE:

ALL WINDOW AND DOOR DIMENSIONS
SHOWN ON PLANS TO BE VERIFIED.
BLOCK MASON TO REFER TO WINDOW OR
DOOR MANUF.'S SPECIFICATIONS FOR
EXACT ROUGH OPENING REQUIREMENTS

NOTE:

ALL CONDENSATE LINES AND ROOF
DOWNSPOUTS SHALL DISCHARGE MIN. 12"
AWAY FROM STRUCTURE SIDEWALL,
USING UNDERGROUND PIPING, TAIL
EXTENSIONS OR SPLASH BLOCKS - FBC

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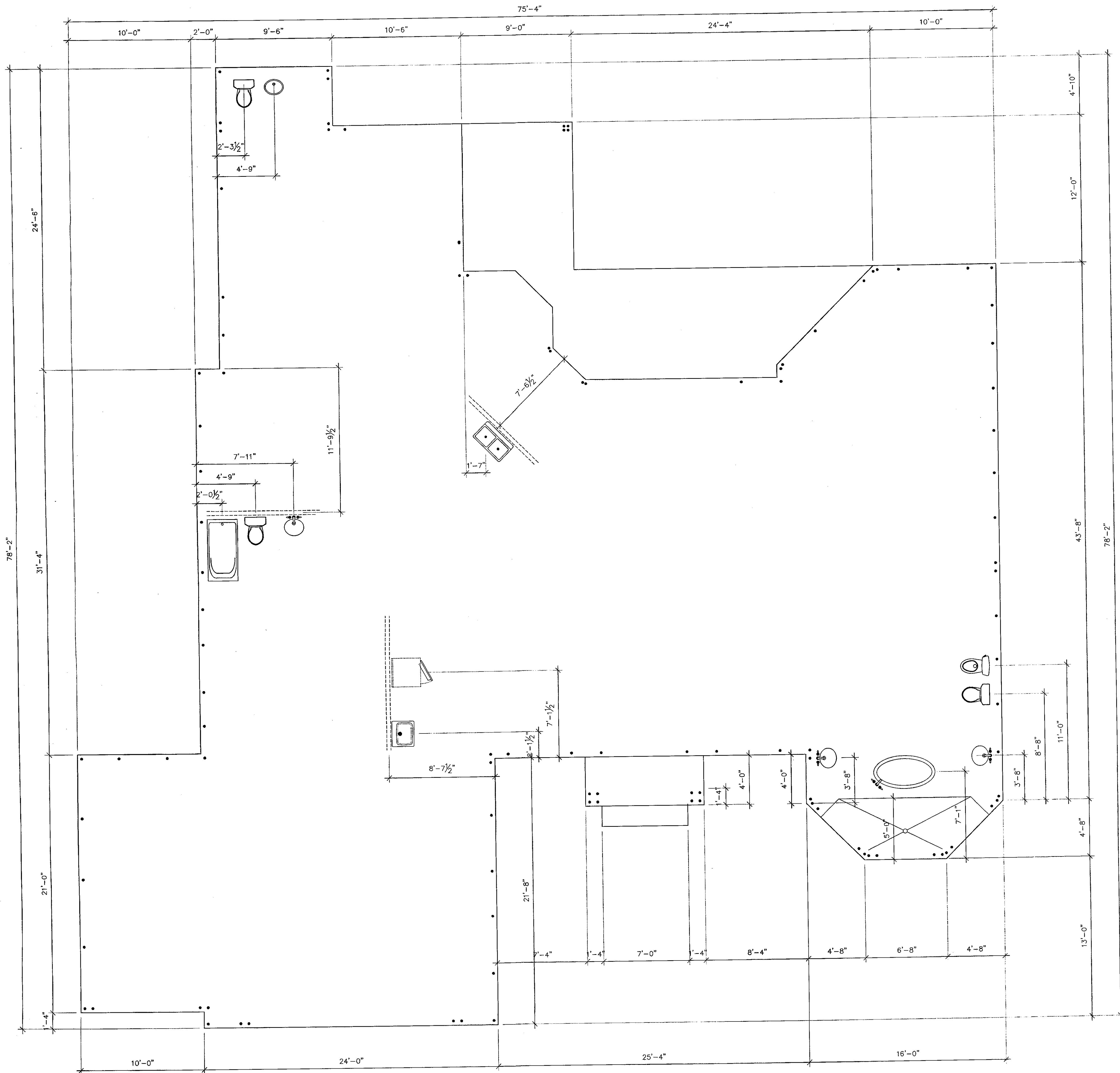
L & T Engineering Group, Inc.
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THESE PLANS ARE IN COMPLIANCE WITH
THE 2014 FBC (5th ADDITION), 2014 FFPC, 2011
NEC AND ASCE 7-10 LOADS ARE INDICATED ON
ENGINEERS DETAILED DRAWINGS SEE PLAN FOR
COMPONENTS AND CLADDING DESIGN PRESSURE

LARRY A. LACKEY, JR., P.E.
STATE OF FLORIDA P.E. #00004

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OF A FLORIDA LICENSED ENGINEER.



Termite Control Inspections
PER FBC 2010

Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction (see Registered Termiticide section). Upon completion of the application of the termite protective treatment, a certificate of compliance shall be issued to the building department by a licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

If soil treatment used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, back filling and compaction is complete.

If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.

If soil treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.

If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.

If soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.

If soil treatment is used for subterranean termite prevention, chemical soil treatment shall also be applied under all exterior concrete or grade within 1 foot (255 mm) of the primary structure sidewalls. Also, vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated. If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, above sections do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide/active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.

If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, above sections do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.

Penetration. Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeves and pipe.

Cleaning. Cuts and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all nonpreservative treated or non naturally durable wood, or other cellulose material prior to concrete placement.

Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry unit voids below slab level before termite treatment is performed.

Concrete bearing ledge. Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer, which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier.

Exception: Veneer supported by a shelf angle or flange secured to the foundation sidewall in accordance with ACI 530/SP-17-11M shall be provided at least a 6-inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure.

Pressure preservative treated and naturally resistant wood. Heartwood of redwood and eastern red cedar shall be considered termite resistant. Pressure preservative treated wood and naturally termite-resistant wood shall not be used as a physical barrier unless a barrier can be inspected for any termite shelter tubes around the inside and outside edges and joints of a barrier.

Field treatment. Field cut ends, notches and drilled holes of pressure preservative treated wood shall be retreated in the field in accordance with AWPA M4.

- PLAN LEGEND**
- DENOTES POURED CELL W/ #5 VERTICAL BAR FROM FOOTING TO PERIMETER BEAM
 - DENOTES 5/8" x 10" GRADE A-307 ANCHOR BOLT W/ 2" WASHER @ 32" O.C.

SHEET TITLE
FOUNDATION PLAN

JOB
GULF REEF HOMES, INC.

239-673-8097 CRC1327752

DATE ISSUED
03/20/15

SCALE
AS NOTED

3

DESIGNED BY
GM

CHECKED BY
LAL

DATE
03/20/15

SCALE
AS NOTED

REVISIONS (REV. BY)

DATE

NO.

GENERAL NOTES:

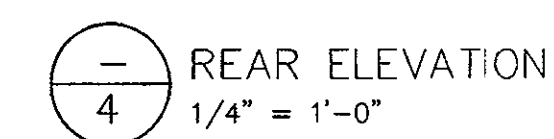
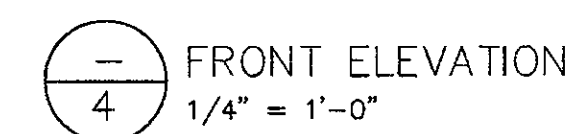
L & T Engineering Group, Inc.
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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERING - LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL - BUILDING DESIGN
WATER RESOURCES & STORMWATER - WATER & WASTEWATER
LAND PLANNING - STRUCTURAL ENGINEERING - CONSTRUCTION ADMINISTRATION
LICENSED ENGINEERING CA#26015

THESE PLANS ARE IN COMPLIANCE WITH THE 2014 FBC (5th ADDITION), 2014 FPC, 2011 RES. AND ASCE 7-10 LOADS ARE INDICATED ON ENGINEERS DETAILED DRAWINGS SEE PLAN FOR COMPONENTS AND CLADDING DESIGN PRESSURE.

LARRY A. LACKY, JR., P.E.
SEAL OF FLORIDA P.E. #00000000

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LARRY A. LACKEY, JR., P.E.
STATE OF FLORIDA P.E. #66064

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GENERAL NOTES:

L & T Engineering Group, Inc.

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CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERING — LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL BUILDING DESIGN
WATER RESOURCES & STORMWATER — WATER & WASTEWATER
LAND PLANNING — STRUCTURAL ENGINEERING — CONSTRUCTION ADMINISTRATION
LICENSED ENGINEERING — CA#26013

SHEET TITLE
ELEVATIONS

JOE GULF REEF HOMES, INC

239-673-8097 CRC1327752

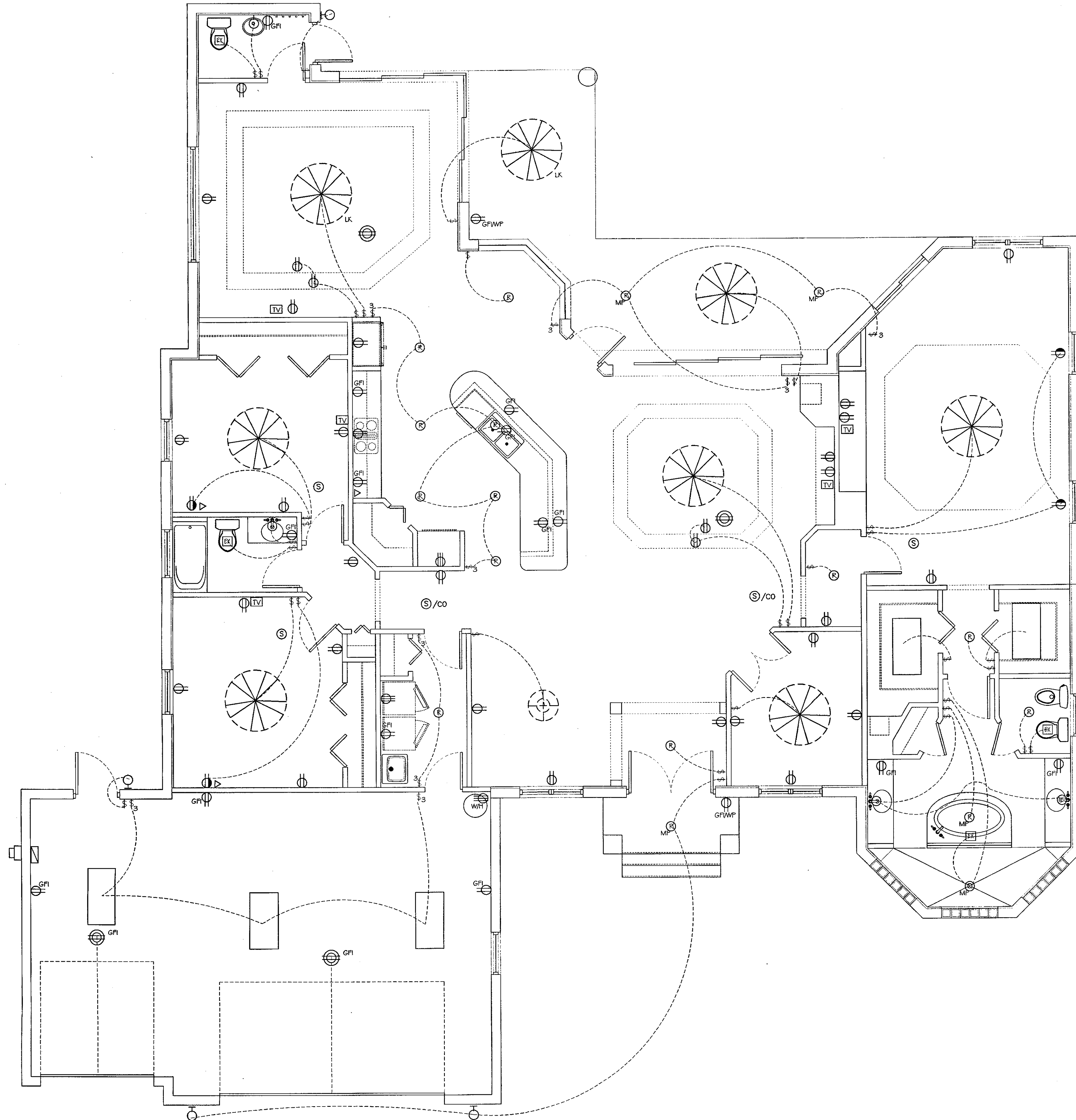
CASA EUROPA

CHECKED BY	LA
DRAWN BY	GM

Job No.	
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15-09/-.

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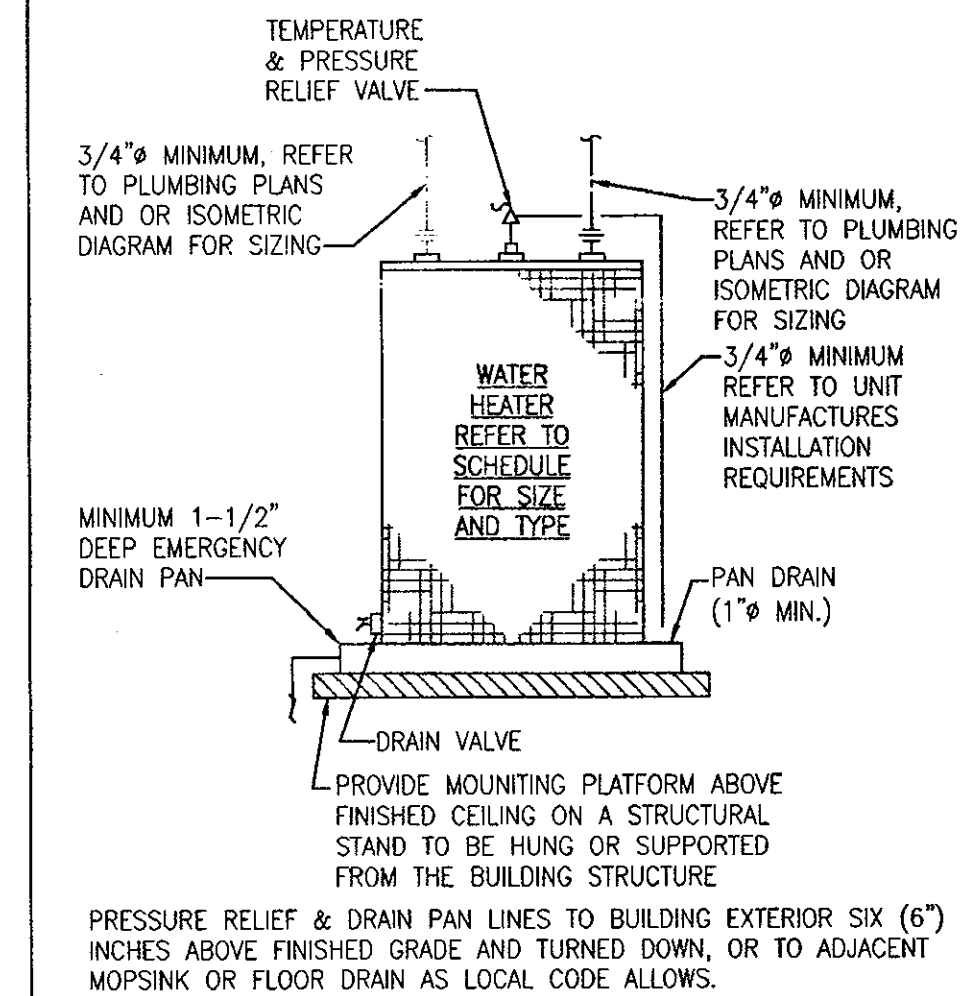
- CHANDALIER
- CEILING FAN
- CEILING FAN W/ LIGHT KIT
- UNDER-CABINET LIGHT FIXTURE
- VANITY LIGHT
- 4-TUBE FLUORESCENT TROFFER
- WALL MOUNT LIGHT FIXTURE
- CEILING MOUNT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE MOISTURE PROOF
- SOFFIT MOUNT DOUBLE FLOOD-LIGHT FIXTURE ON TIMER
- 110V WALL OUTLET
- 110V CEILING OUTLET
- 110V HALF-HOT WALL OUTLET
- 110V WALL OUTLET (MOUNT @ COUNTERTOP HEIGHT)
- 110V FLOOR OUTLET
- 110V WALL OUTLET (GROUND FAULT INTERRUPT)
- 110V WALL OUTLET (WATERPROOF)
- 220V WALL OUTLET
- PHONE JACK
- CABLE TELEVISION OUTLET
- DOORBELL
- EXHAUST FAN
- EXHAUST FAN-LIGHT COMBO
- SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- 2-WAY WALL SWITCH
- 2-WAY DIMMER WALL SWITCH
- 3-WAY WALL SWITCH
- 200 AMP CIRCUIT PANEL
- ELEC. METER
- 110V AC DISCONNECT
- JUNCTION BOX

ELECTRIC LEGEND

ALL RECEPTACLES NOT REQ'D. TO BE GFI SHALL BE ARC FAULT PROTECTED PER NEC 2008-210.12. ALL RECEPTACLES TO BE TAMPERPROOF WHERE REQ'D. BY NEC 2008-406.11

NOTE
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, LOCAL CODES, AND THE LOCAL POWER CO.

TYPICAL WATER HEATER ON PLATFORM



SHEET TITLE
ELECTRICAL PLAN

FOR GULF REEF HOMES, INC.
239-673-8057 CRC1327752

CASA EUROPA

DATE ISSUED
03/22/15

CHECKED
LAL

SCALE
AS NOTED

SHEET No.
6

GENERAL NOTES:

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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERING - LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL BUILDING DESIGN/INTERIOR
WATER RESOURCES ENGINEERING - WATER RESOURCES
LAND PLANNING - CONSTRUCTION ADMINISTRATION
LICENSED ENGINEERING CA#26013

N/A

LARRY A. LUCKY, JR., P.E.
SEAL OF FLORIDA P.E. #0000
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