

Notes:

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR COST	UNIT MATERIAL COST	TOTAL LABOR COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST
			DIV-01	GENERAL										\$ -
1				Permit	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2				Supervision	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3				Final Cleanup	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4				Mobilization Cost	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5				Project Overheads	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6				Bonds	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7				Fees (Architect & Engineer)	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8				Temporary Control & Facilities	1	0%	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			DIV-02	Demolition										\$ -
9	G-01	G-01		Remove Trees	5	0%	5	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			DIV-03	CONCRETE										\$ -
				Footings										
10				5'-0"x5'-0"x12" Footing F-01	2			EA						
11				Concrete	2	5%	2	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12				#5 @ 8" O.C.E.W.	157	5%	165	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13				Formwork	40	5%	42	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14				Excavation	3	5%	4	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15				Backfill	2	5%	2	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16				24"x18" Wall Footing WF-24	263			LF						
17				Concrete	29	5%	31	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18				3#5 Bars Continous	828	5%	870	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19				#5 @ 12" O.C. Transverse Reinforcement	552	5%	580	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20				Formwork	789	5%	828	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21				Excavation	49	5%	51	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22				Backfill	19	5%	20	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23				12"x12" Thickened Slab TE-12	23			LF						
24				Concrete	1	5%	1	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25				1#5 Bars Continous	24	5%	25	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	S-03/S-05	Structural Plans		Formwork	46	5%	48	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				Beams										
27				8" x 21" Beam B-02	29			LF						
28				Concrete	1	5%	1	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29				4#5 & 2#6 Bars Continous	209	5%	219	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30				#3 @ 6" O.C. Ties	11	5%	11	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31				Formwork	140	5%	147	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				Slabs										
32				4" Concrete Slab	2527			SF						
33				Concrete	31	5%	32	CY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34				6x6 W2.0xW2.0 WWF	2527	5%	2653	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35				6Mil Vapor Barrier	2527	5%	2653	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36				#4 Additional Bar	45	5%	48	LBS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		Toilet Accessory													
119	A-01	Floor Plan	Tissue Dispenser -Single Roll	3	0%	3	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
120			Paper Towel Dispenser	3	0%	3	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
121			Grab Bars, 304 ST Steel - 36" Back, 42" Side	6	0%	6	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
122			Soap Dispenser	3	0%	3	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
123			Mirror	2	0%	2	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
124			Garbage Disposals	2	0%	2	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			DIV-11 Equipments												
125	A-01	Floor Plan	Refrigerant	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
126			Cooking Range	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
127			Washer	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
128			Dryer	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
129			Dishwasher	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			DIV-12 FURNISHES												
			Countertops												
130	A-01	Floor Plan	Kitchen Countertop	30	5%	32	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
131			Kitchen Island	27	5%	28	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
132			Bath Vanity	27	5%	28	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Millwork												
133			Upper Cabinets	15	5%	15	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
134			Base Cabinets	18	5%	19	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
135	Closets	70	5%	73	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
			DIV-22 PLUMBING												
			Piping												
136	P-01	Plumbing Sanitary Plan	2" Sanitary Pipe	56	5%	59	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
137			3" Sanitary Pipe	75	5%	78	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
138			4" Sanitary Pipe	7	5%	7	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Fixture												
139			Water Closet	2	0%	2	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
140			Bath Tub	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
141			Bath Sink	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
142			Shower	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
143			Lavatory	4	0%	4	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
144			Kitchen Sink	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
145	Wall Cleanout	4	0%	4	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
			DIV-23 HVAC												
			Ductwork												
146	M-01	Mechanical Floor Plan	6" Dia Felxible Ducts	89	5%	94	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
147			4" Dia Felxible Ducts	11	5%	11	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
148			5" Dia Felxible Ducts	6	5%	6	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
149			8" Dia Felxible Ducts	67	5%	70	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
150			9" Dia Felxible Ducts	38	5%	40	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
151			10" Dia Felxible Ducts	7	5%	7	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
152			12" Dia Felxible Ducts	14	5%	14	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			Fixtures												
153			Ceiling Diffuser (30CFM)	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
154			Ceiling Diffuser (50CFM)	2	0%	2	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
155			Ceiling Diffuser (120CFM)	5	0%	5	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
156			Ceiling Diffuser (100CFM)	2	0%	2	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
157	Ceiling Diffuser (60CFM)	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
158	Ceiling Diffuser (200CFM)	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
159	Ceiling Diffuser (80CFM)	2	0%	2	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
160	Ceiling Diffuser (90CFM)	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
161	14"x14" Return Air Grill	6	0%	6	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
162	Condensing Unit CU	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
163	Air Handeling Unit AHU	1	0%	1	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				



LOCATION MAP
SCALE: N.T.S. NORTH

NEW SINGLE HOME ONE STORY RESIDENCE

23117 HAMMOND AVENUE

PORT CHARLOTTE, FL 33954



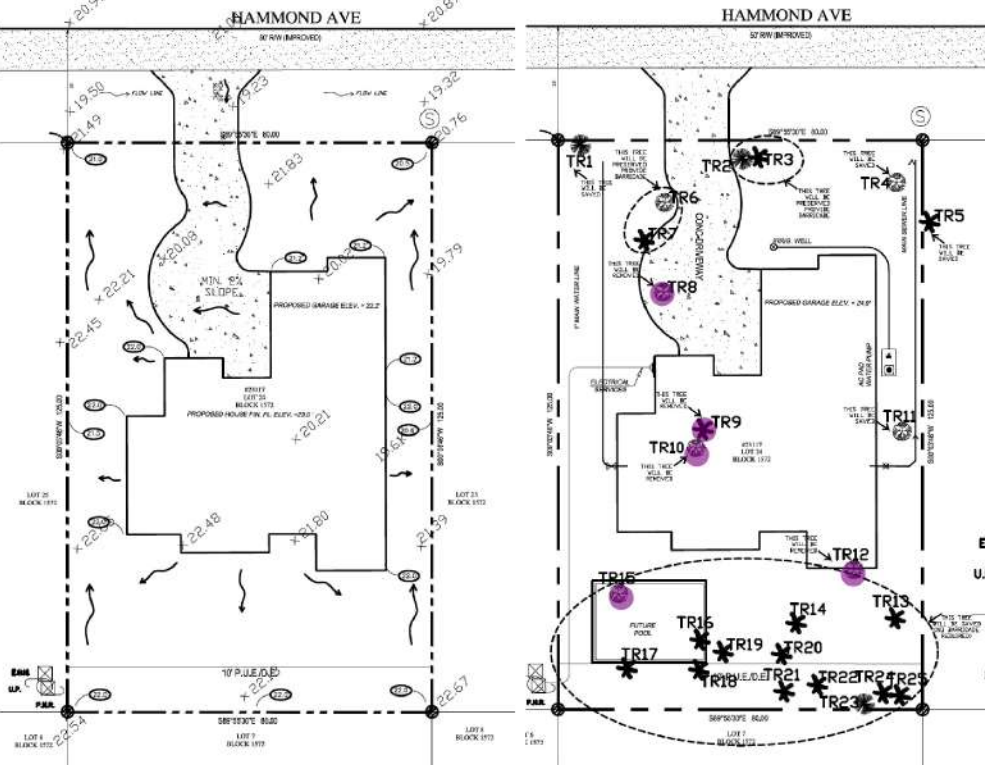
ALL ADDITIONAL AMENDMENTS AND PLANS HEREON SHALL BE THE PROPERTY OF THE ENGINEER AND SHALL BE RETURNED TO THE ENGINEER'S OFFICE IMMEDIATELY UPON COMPLETION OF THE PROJECT. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS.

FRONTIER ENGINEERING & DEVELOPMENT
 FL C.A. NO: 30629
 PO BOX 222023 HOLLYWOOD, FL 33022
 PHONE: (954) 978-7030 FAX: (954) 978-7032
 INFO@MYFLORIDAENGINEERING.COM



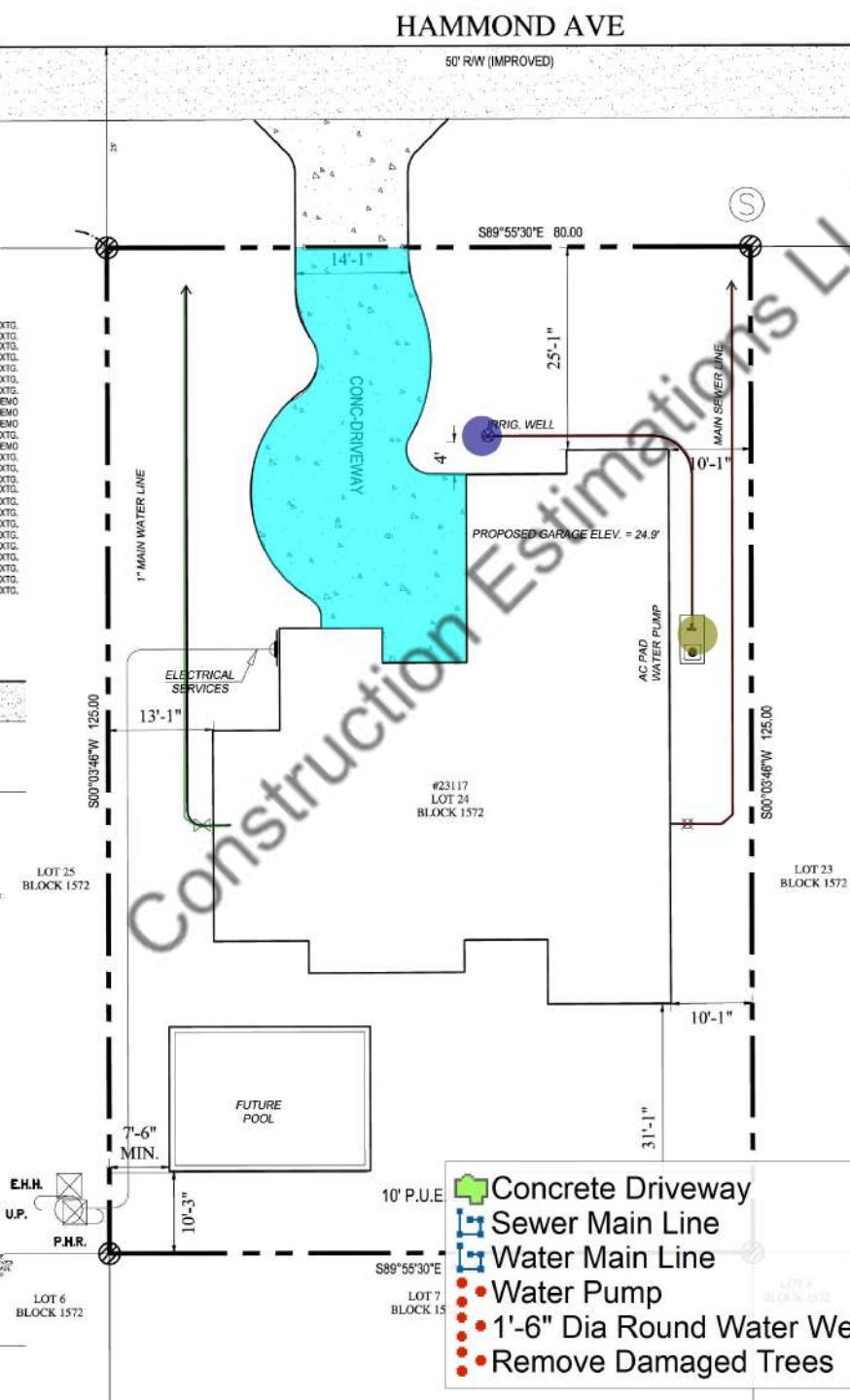
LOT GRADING DETAIL
SCALE: N.T.S.

TREE	COMMON NAME	SIZE	DBH @ 4.5 FT	C
TR1	PERE	12.50 x 12.50	EXTD.	
TR2	PERE	11.25 x 11.25	EXTD.	
TR3	PALM	14.25 x 14.25	EXTD.	
TR4	DWG	12.50 x 12.50	EXTD.	
TR5	PALM	12.50 x 12.50	EXTD.	
TR6	DWG	12.50 x 12.50	EXTD.	
TR7	PALM	12.50 x 12.50	EXTD.	
TR8	DWG	12.50 x 12.50	EXTD.	
TR9	DWG	12.50 x 12.50	EXTD.	
TR10	DWG	12.50 x 12.50	EXTD.	
TR11	DWG	12.50 x 12.50	EXTD.	
TR12	DWG	12.50 x 12.50	EXTD.	
TR13	DWG	12.50 x 12.50	EXTD.	
TR14	PALM	12.50 x 12.50	EXTD.	
TR15	DWG	12.50 x 12.50	EXTD.	
TR16	DWG	12.50 x 12.50	EXTD.	
TR17	PALM	12.50 x 12.50	EXTD.	
TR18	DWG	12.50 x 12.50	EXTD.	
TR19	PALM	12.50 x 12.50	EXTD.	
TR20	PALM	12.50 x 12.50	EXTD.	
TR21	PALM	12.50 x 12.50	EXTD.	
TR22	PALM	12.50 x 12.50	EXTD.	
TR23	PALM	12.50 x 12.50	EXTD.	
TR24	PALM	12.50 x 12.50	EXTD.	
TR25	PALM	12.50 x 12.50	EXTD.	



LOT GRADING LAYOUT
SCALE: N.T.S. NORTH

TREE DISPOSITION LAYOUT
SCALE: N.T.S. (DEMO 5 TREES) NORTH



SITE PLAN
SCALE: 3/32"=1'-0" NORTH

CONTRACTOR OR OWNER MUST CHECK AND VERIFY ALL DIMENSIONS & SPECIFICATIONS AS DETAILED ON THESE PLANS WITHIN 10 DAYS OF RECEIPT. ENGINEER OFFICE MUST RECEIVE IN WRITING ANY ERRORS OR OMISSIONS FOUND IN SAID DRAWINGS. ENGINEER OFFICE DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION OR REVIEW OF SHOP DRAWINGS. CONTRACTORS AND SUBCONTRACTORS SHALL STRICTLY ADHERE TO ALL STANDARD BUILDING CODES AND AMENDMENTS BY LOCAL DEPARTMENTS.

REFERENCE BENCHMARK DATA:
 BENCHMARK DERIVED FROM BRASS DISC "V 697" ELEVATION 84.2' NOV 1929

FLOOD DATA:
 FLOOD ZONE: 1" ANNUAL CHANCE FLOOD HAZARD ELEVATION N/A COMMUNITY No. 152004
 PANEL No. 0064
 SUFFIX -- 1" REVISION DATE 05/05/2023
 MAP NUMBER 120152004

LEGAL DESCRIPTION DATA:
 LOTS 24, BLOCK 1572, PORT CHARLOTTE SUBDIVISION SECTION 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 5, AT PAGE 4A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2020 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
- BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
- BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
- BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DURING CONSTRUCTION.

BUILDING CODE

FINISH MATERIALS WITH OWNER.
 FBC - FLORIDA BUILDING CODE 2020 7TH EDITION
 NEC - NATIONAL ELECTRIC CODE 2017
 FBC - PLUMBING CODE 2020 7TH EDITION
 FBC - MECHANICAL CODE 2020 7TH EDITION
 ASCE 07-16

CHARTER 1: USE AND OCCUPANCY	943.3 SQ FT
1-1 RESIDENTIAL, SINGLE-FAMILY	122.2 FT
1-2 RESIDENTIAL, ATTACHED SINGLE-FAMILY	71.5 FT
REQU'D SHOP DWG'S	1.0 EA
MECHANICAL PLAN & DETAILS	1.0 EA
PLUMBING PLAN	5.0 EA

CONSTRUCTION INSPECTIONS REQ'D
 -FORM BOARD SURVEY & TOPO. FL. ELEV. PRIOR TO POUR SLAB
 -REIN. MAS. SPECIAL INSPECTOR PRIOR TO POURING BOND BEAM

LOT AREA	10,000 SF	100%
LIVING AREA	1,883 SF	
GARAGE	632 SF	
REAR PORCH	26 SF	
STORAGE	58 SF	
STOOK	26 SF	
TOTAL BUILDING AREA	2,772 SF	
DRIVEWAY AREA	1,950 SF	
MISC.(A/C PAD)	11 SF	
TOTAL IMPERVIOUS AREA	4,733 SF	47.33%
TOTAL GREEN AREA	5,267 SF	52.67%

SHEET INDEX

GENERAL INFORMATION	
CV-01	COVER SHEET
A-00	GENERAL ARCHITECTURAL NOTES
A-01	FLOOR PLAN
A-02	NOTES & DETAILS
A-03	ROOF PLAN
A-04	ELEVATIONS
A-05	ELEVATIONS
A-06	SECTIONS
S-01	GENERAL STRUCTURAL NOTES 1.
S-02	GENERAL STRUCTURAL NOTES 2.
S-03	FOUNDATION PLAN.
S-04	STRUCTURAL WALL COLL. PLAN.
S-05	BEAM PLAN
S-06	TYP. WALL SECTION
S-07	ROOF FRAMING PLAN
S-08	ROOF FRAMING DETAILS
E-01	ELECTRICAL PLAN.
E-02	ELECTRICAL NOTES & DETAILS
M-01	MECHANICAL PLAN & NOTES
M-02	MECHANICAL DETAILS.
P-01	PLUMBING PLAN.
P-02	SANITARY ISOMETRIC PLAN

Digitally signed by Balakrishnan Vinayagar
 Date: 2022.09.22 12:45:41 -04'00'
 FL REG. No: 63107
 VENKATESAN MURLIGAR BALAKRISHNAN, P.E.

PROPOSED SINGLE-STORY S.F. RESIDENCE
 LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
 23117 HAMMOND AVENUE
 PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY
..

revisions		
NO.	DATE	BY
..

DRAWN BY: AP
 CHECKED BY: AP/MB
 DATE: 08-19-2022

SHEET
CV-01
 project no: 2208-030

08 00 00 - DOORS & WINDOWS

1. EGRESS WINDOW (NFPA 101 24.2.2.3.3):
 - A. SIZE: ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ.FT. IN AREA.
 - B. GRADE FLOOR OPENING: THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
 - C. SINGLE HUNG WINDOW OPERATING MECHANISMS SHALL BE AT OR NEAR THE SILL.
 - D. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465M²).
 - E. OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE READILY OPERABLE FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE OR EFFORT.
 - F. WINDOWS MARKED "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS PER NFPA 101 CHAPTER 22-2.
2. EMERGENCY EGRESS (NFPA 101 CH 7 AND 24.2.4 RESIDENTIAL)
 - a. A DOOR MARKED IN PLAN CALLED "EMERGENCY EGRESS" SHALL BE DESIGNATED AS AN EXTERIOR DOOR.
 - b. NOT TO BE SHUTTERED FOR EMERGENCY EXIT DURING HURRICANE EMERGENCY CONDITIONS.
 - c. DOOR SHALL BE RATED TO RESIST IMPACT AND MISSILE TESTS.
 - d. 1-NON ADA DOOR SHALL HAVE A MIN. CLEAR OPENING OF 28" (711 mm).
 - e. 2-ADA DOOR SHALL HAVE A MIN. CLEAR OPENING OF 32" (813 mm).
 - f. AS MEASURED BETWEEN FACE AND STOP OF THE DOOR, WITH THE DOOR OPEN TO 90°.
 - g. DOOR SHALL BE SIDE-HINGED.
 - h. DOOR SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 78 INCHES (1981 MM), AS MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
 - i. OPERATIONAL CONSTRAINTS: EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE OR EFFORT.

WINDOW SAFEGUARD NOTE

WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36 INCH ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

SECURITY NOTES

1. FORCE: ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 # APPLIED IN ANY MOVABLE DIRECTION.
 2. CYLINDER: ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW FOR 1 3/4" SOLID CORE DOOR.
 3. LOCK COMBINATIONS: ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK, OPERABLE FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES.
 4. DEAD BOLT: KEY ON KNOS LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR MIB INSERT.
 5. CORE: EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK.
 6. VISION SCOPE: FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCORE OR VISION PANEL.
 7. HINGE PINS: HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE PINS.
 8. INTERIOR GARAGE DOOR: SINGLE SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN.
 9. EXTERIOR GLASS: ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI Z98.1.
 10. FORCED ENTRY: ALL WINDOWS (OPERABLE) SHALL WITHSTAND A FORCE OF 150# IN ANY OPERABLE DIRECTION. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM TRACKS POSITION AND SHALL COMPLY WITH THE A.A.A.A 1303-3 STANDARDS FOR FORCED ENTRY RESISTANCE.
 11. SLIDING GLASS DOORS: SLIDING GLASS DOORS SHALL HAVE DEAD BOLT OR PIN SYSTEM NOT REMOVABLE FROM THE OUTSIDE AT THE JAMB AND SILL.
 12. INTERIOR DOORS: INTERIOR DOORS TO HAVE CYLINDRICAL TYPE LOCK SETS WITH PRIVACY LOCK BY INSIDE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #150 AND 151.
 13. OVERHEAD DOORS: OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".
- THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER.

NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR NON-BEARING PARTITIONS SHALL BE 3/4" WOOD OR METAL STUDS 24 GA AT 16" O.C. MAXIMUM SPACING WITH 1/2" MINIMUM GYPSUM OR WALL BOARD.

BATHROOMS

1. BATHROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS, SEE FINISH OR OTHER SET.
2. JOINTS AT BASE OF VERTICAL TO BE SEALED WITH APPROVED SEALANT FOR SUCH LOCATION.

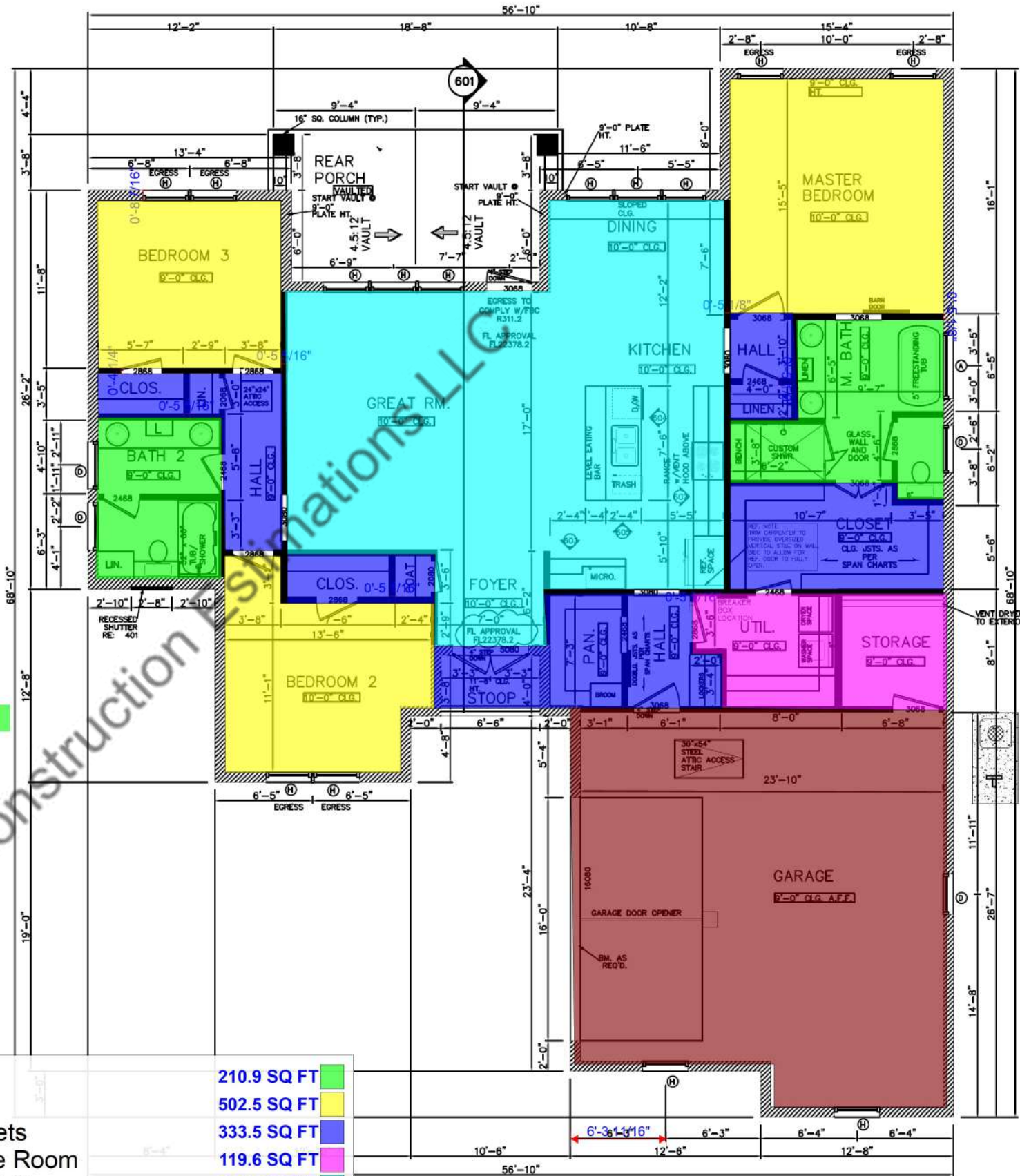
08 00 00 - MIRRORS / GLAZING

1. MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F.
2. ALL GLASS WITHIN 24" OF ANY DOOR, OR ANY FIXED GLASS, SLIDING GLASS DOORS OR GLASS LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRPOOLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

SECONDARY MEANS OF ESCAPE (EGRESS) NOTES

- WINDOWS MARKED AS EGRESS ON PLAN OR ELEVATIONS ARE TO COMPLY WITH NFPA 101, 24.2.2.3 & FBC SEC. 1030.
- WINDOW OPEN AREA MUST BE MIN 24" HIGH, 20" WIDE WITH MIN. 5.7 SQ.FT. OPENING.
- THE BOTTOM OF THE WINDOW OPENING MUST BE NOT MORE THAN 44" A.F.F.
- THE GRADE OUTSIDE THE WINDOW MUST BE NOT MORE THAN 20"-0".
- WINDOW MUST OPERATE AND OPEN FROM THE INSIDE WITHOUT ANY NEED FOR TOOLS, KEYS OR SPECIAL EFFORTS.
- WINDOW BARS AND OTHER PROTECTION OF OPENINGS (IF FOUND) MUST COMPLY WITH EGRESS CODES.
- WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH FBC R 312.2.2.
- WINDOW FALL PROTECTION SHALL COMPLY WITH FBC R 312.2 WHERE THE SILL OF OPERABLE WINDOW OPENING IS LESS THAN 24" A.F.F. AND MORE THAN 72" ABOVE EXTERIOR ADJACENT FINISHED GRADE. SUCH WINDOWS MUST HAVE RAIL OR OTHER GUARD THAT SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THRU THE OPENING IN ITS LARGEST OPEN AREA.

EXTERIOR MASONRY WALL
INTERIOR PARTITION WALL



EXTERIOR DOOR SCHEDULES

NAME	TYPE	SIZE	NOS
ENTRY 2 PANEL	5080	5'-0" x 8'-0"	01
REAR	3068	3'-0" x 6'-8"	01
GARAGE	16080	16'-0" x 8'-0"	01

INTERIOR DOOR SCHEDULES

NAME	TYPE	SIZE	NOS
SWING	3068	3'-0" x 6'-8"	03
BARN	3068	3'-0" x 6'-8"	01
2 PANEL	3068	3'-0" x 6'-8"	01
SWING	2868	2'-8" x 6'-8"	06
BARN	2468	2'-4" x 6'-8"	01
SWING	2468	2'-4" x 6'-8"	04
SWING	2068	2'-0" x 6'-8"	01
SWING	2080	2'-0" x 8'-0"	01

WINDOW SCHEDULES

NAME	TYPE	SIZE	NOS	
TYPICAL	A	51.7/8" x 49.3/8"	01	
TYPICAL	D	35.3/4" x 37.1/8"	05	
EGRESS	TYPICAL	H	35.3/4" x 61.3/4"	14

TYPE	NOA / FL NO.	REMARK
DOOR	FL22378.2	SWING FRONT DOOR
DOOR	FL22378.2	SWING PORCH DOOR
WINDOW	FL14095.5	SINGLE HUNG WINDOW
GA. DOOR	FL5684.3	OVERHEAD DOOR
SHINGLES	FL31588.1	ROOF SHINGLES

- Tile Flooring @ Bathrooms
- Flooring @ Bedrooms
- Flooring @ Hallway & Closets
- Flooring @ Utility & Storage Room
- Flooring @ Kitchen & Great Room
- Flooring @ Garage

- 210.9 SQ FT
- 502.5 SQ FT
- 333.5 SQ FT
- 119.6 SQ FT
- 638.0 SQ FT
- 606.0 SQ FT

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

ALL EXISTING DIMENSIONS AND PLANS RECEIVED BY FRONTIER ENGINEERING I DEVELOPMENT ARE THE PROPERTY OF THE CLIENT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC. ANY REVISIONS TO THE ORIGINAL PLAN SHALL BE MADE BY THE CLIENT AND SHALL BE APPROVED BY FRONTIER ENGINEERING I DEVELOPMENT. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE MADE BY THE CLIENT AND SHALL BE APPROVED BY FRONTIER ENGINEERING I DEVELOPMENT.

FRONTIER ENGINEERING I DEVELOPMENT
 FL C.A. NO: 30629
 FL 33022
 PO BOX 222023 HOLLYWOOD, FL 33022
 PHONE: (954) 678-2030 FAX: (954) 678-2032
 INFO@MYFLORIDAENGINEERING.COM

Digitally signed by Balakrishna Vinayagar
 Date: 2022.09.22 12:46:29 -0400

FL REG. No: 63107
 VENKATESAN MURUGAR BALAKRISHNAN, P.E.

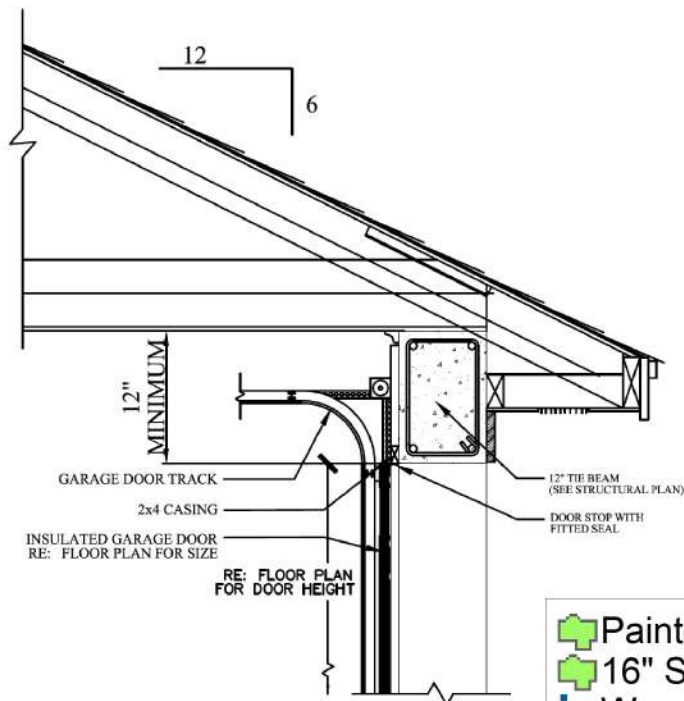
PROPOSED SINGLE-STORY S.F. RESIDENCE
 LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
 23117 HAMMOND AVENUE
 PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY
...

revisions		
NO.	DATE	BY
...

DRAWN BY: AP
 CHECKED BY: AP/VMB
 DATE: 06-19-2022

SHEET
A-01
 project no: 2208-030



503 GARAGE DOOR CLEARANCE
SCALE: N.T.S.

THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

EXTERIOR DOOR SCHEDULES

NAME	TYPE	SIZE	NOS
ENTRY 2 PANEL	5080	5'-0" x 8'-0"	01
REAR	3068	3'-0" x 6'-8"	01
GARAGE	16080	16'-0" x 8'-0"	01

INTERIOR DOOR SCHEDULES

NAME	TYPE	SIZE	NOS
SWING	3068	3'-0" x 6'-8"	03
BARN	3068	3'-0" x 6'-8"	01
2 PANEL	3068	3'-0" x 6'-8"	01
SWING	2868	2'-8" x 6'-8"	06
BARN	2468	2'-4" x 6'-8"	01
SWING	2468	2'-4" x 6'-8"	04
SWING	2068	2'-0" x 6'-8"	01
SWING	2080	2'-0" x 8'-0"	01

WINDOW SCHEDULES

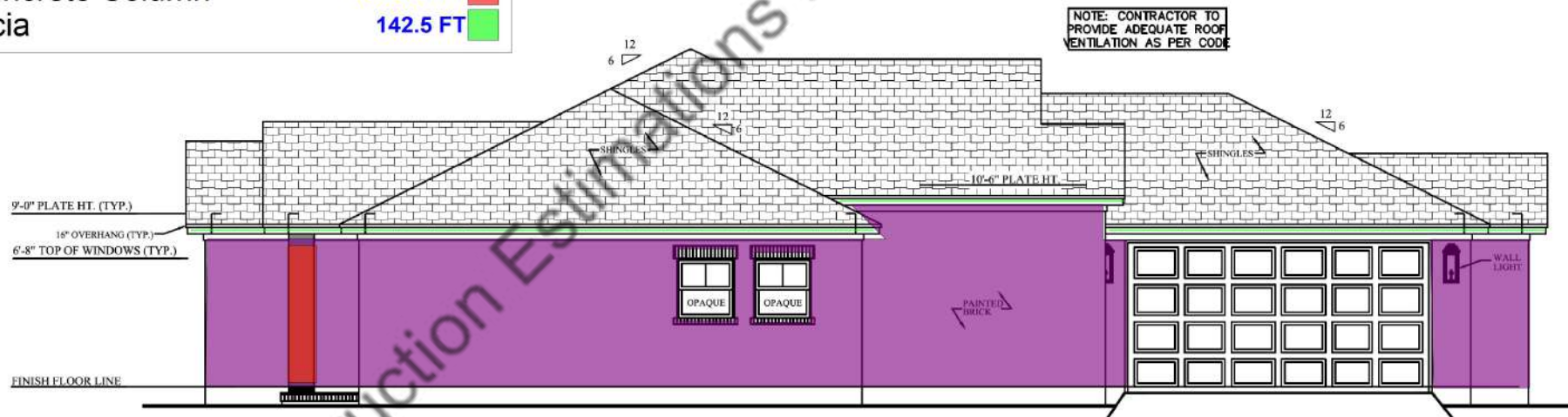
NAME	TYPE	SIZE	NOS
TYPICAL	A	51.7/8" x 49.3/8"	01
TYPICAL	D	35.3/4" x 37.1/8"	05
EGRESS	TYPICAL	H	14

TYPE	NOA / FL. NO.	REMARK
DOOR	FL22378.2	SWING FRONT DOOR
DOOR	FL22378.2	SWING PORCH DOOR
WINDOW	FL14095.5	SINGLE HUNG WINDOW
GA. DOOR	FL5684.3	OVERHEAD DOOR
SHINGLES	FL31588.1	ROOF SHINGLES



501 RIGHT VIEW
SCALE: 1/4" = 1'-0"

	Painted Brick	888.4 SQ FT
	16" SQ. Concrete Column	10.5 SQ FT
	Wood Fascia	142.5 FT



502 LEFT VIEW
SCALE: 1/4" = 1'-0"

OPENING SIZES/ EGRESS
SCALE: NTS

DOOR SIZE

WINDOW SIZE

EGRESS

3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT).

3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT).

THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

FINISH FLOOR LINE

DOOR SIZE AS SHOWN ON FLOOR PLAN—3068

3101.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm). Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m²).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or steps shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

ALL EXISTING DIMENSIONS AND PLANS INDICATED BY DIMENSIONS IN THIS DRAWING. ANY MEASUREMENTS TAKEN BY THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS.

FRONTIER ENGINEERING & DEVELOPMENT
FL C.A. NO: 30629
PO BOX 222023 HOLLYWOOD, FL 33022
PHONE: (954) 678-2030 FAX: (954) 678-2032
INFO@MYFLORIDAENGINEERING.COM

Digitally signed by Balakrishna Vinayagar
Date: 2022.09.22 12:47:43 -04'00'
FL REG. No: 63107
VENKATESAN MURUGAR BALAKRISHNAN, P.E.

PROPOSED SINGLE-STORY S.F. RESIDENCE
LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
23117 HAMMOND AVENUE
PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY

revisions		
NO.	DATE	BY

DRAWN BY: AP
CHECKED BY: AP/VMB
DATE: 05-19-2022

SHEET
A-05
project no: 2208-030

ALL FOUNDATION REVISIONS AND PLANS RECEIVED BY THE CLIENT SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE FOUNDATION OR TO THE STRUCTURE CAUSED BY THE CLIENT'S NEGLIGENCE OR MISUSE OF THE FOUNDATION PLAN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE FOUNDATION OR TO THE STRUCTURE CAUSED BY THE CLIENT'S NEGLIGENCE OR MISUSE OF THE FOUNDATION PLAN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE FOUNDATION OR TO THE STRUCTURE CAUSED BY THE CLIENT'S NEGLIGENCE OR MISUSE OF THE FOUNDATION PLAN.

FRONTIER ENGINEERING & DEVELOPMENT
 F.L.C.A. NO: 306629
 FL 33022
 PO BOX 222023 HOLLYWOOD, FL 33022
 PHONE: (954) 768-2030 FAX: (954) 768-2032
 INFO@MYFLORIDAENGINEERING.COM

Digitally signed by Balakrishnar Vinayagar
 Date: 2022.09.22 12:49:12 -04'00'
 FL REG No: 63107
 VENKATESAN MURUGAR BALAKRISHNAN, P.E.

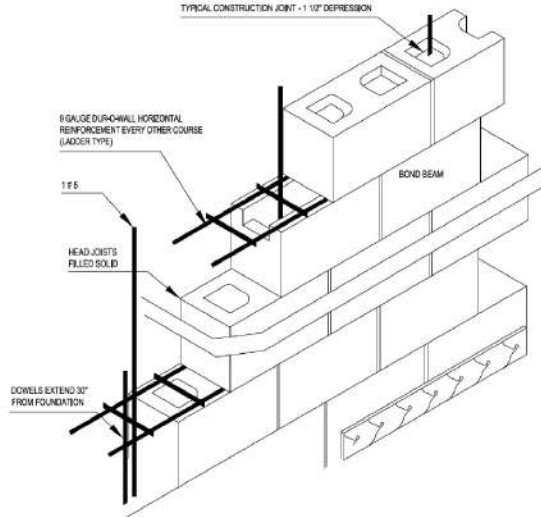
PROPOSED SINGLE-STORY S.F. RESIDENCE
 LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
 23117 HAMMOND AVENUE
 PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY

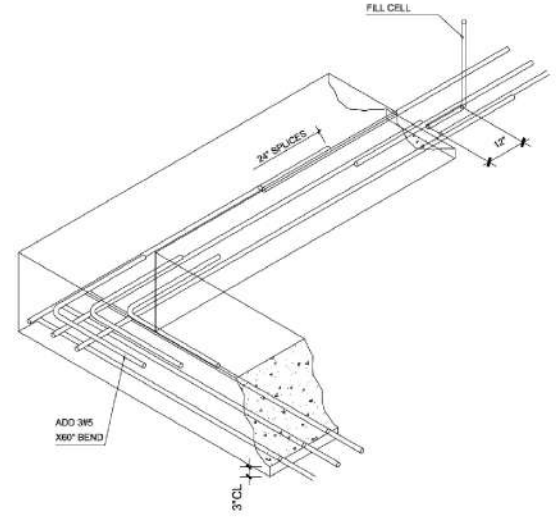
revisions		
NO.	DATE	BY

DRAWN BY: AP
 CHECKED BY: AP/MB
 DATE: 06-10-2022

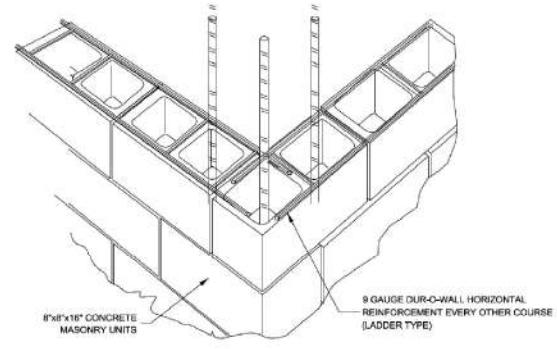
SHEET
S-03
 project no: 2208-030



TYP. CONSTRUCTION JOINT DETAIL
 SCALE: N.T.S.



CORNER REIN. FOR ALL FOUNDATIONS
 SCALE: N.T.S.



DUR-O WALL CORNER DETAIL
 SCALE: N.T.S.

PROVIDE (2) #4x36\"/>

SEE TYP. WALL SECTION ON S-06 FOR FOOTING MIN. DEPTH AND BLOCK RECESS

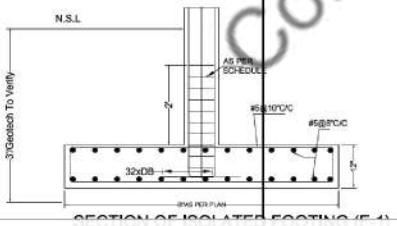
PROVIDE (2) #4x36\"/>

PROVIDE (2) #4x36\"/>

- F-1 Footing Pad
- Wall Footing: WF-24
- TE-12: Thickened Slab Footing
- (2) #5 Additional Bar
- 4\"/>
- 7\"/>

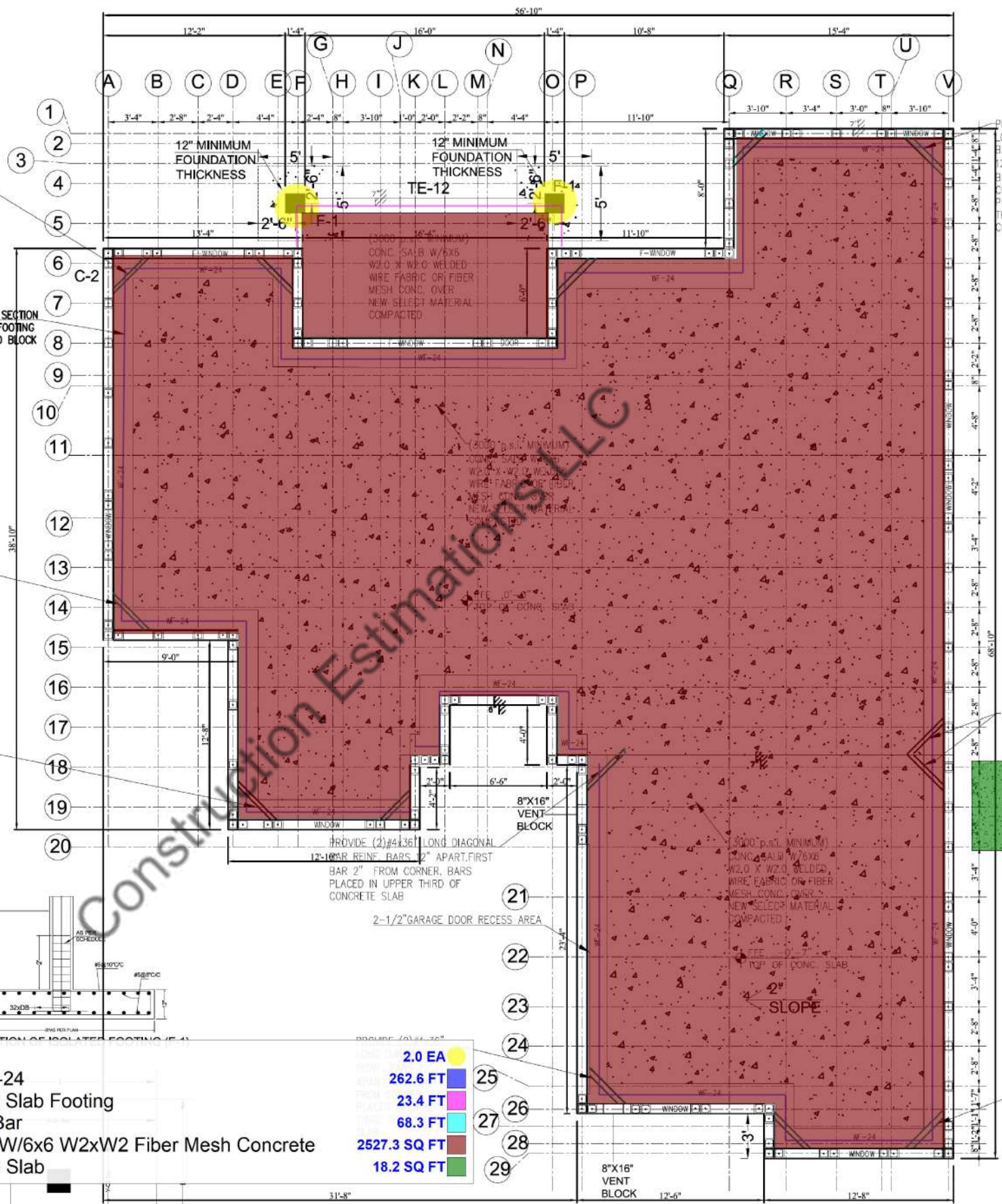
- 2.0 EA
- 262.6 FT
- 23.4 FT
- 68.3 FT
- 2527.3 SQ FT
- 18.2 SQ FT

FOOTING SCHEDULE					
FOOTING MARK	LENGTH	WIDTH	DEPTH	BOTTOM REIN.	TRANSVERSE REINFORCEMENT
F-1	5'	5'	12"	#5@8\"/>	#5@10\"/>
WF-24	CONTINUOUS	24"	18"	3#5	#5@12\"/>
TE-12	CONTINUOUS	12"	12"	1 #5 CONT.	#5@12\"/>



PLAN OF ISOLATED FOOTING (F-1)

FOOTING DETAIL
 SCALE: 3/8\"/>



FOUNDATION PLAN
 SCALE: 1/4\"/>

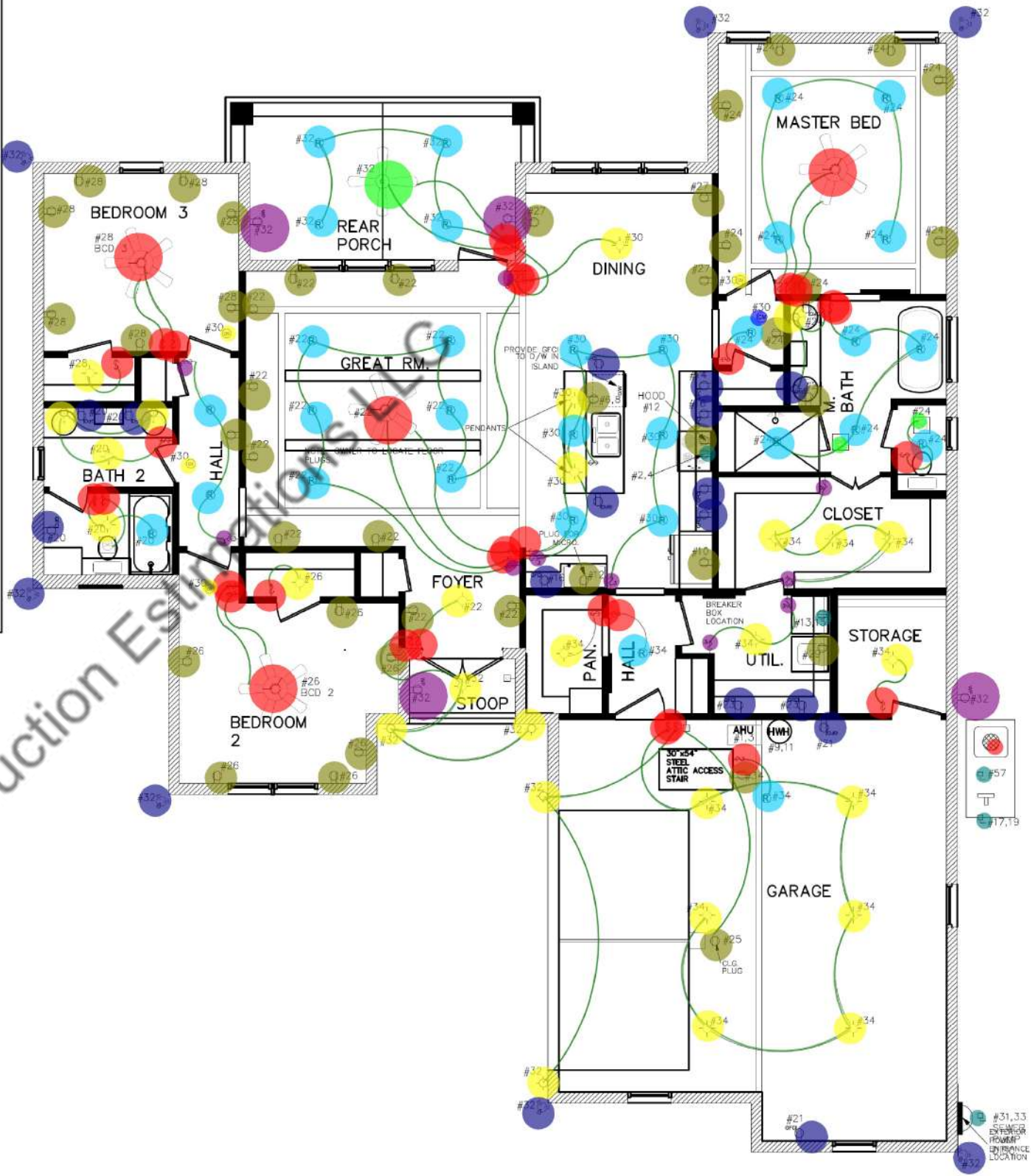
ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	CAT5 NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	CEILING EXHAUST FAN w/LIGHT, VENT TO EXT.
	AUDIO SPEAKERS
	CEILING FAN
	CEILING FAN w/LIGHT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELLIER
	UNDER COUNTER LIGHTING

ELECTRICAL NOTES:
 1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
 2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
 3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
 4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

AMP	SOURCE	KVA	COND	WIRE	REMARKS	IS	BS	REMARKS	BY	COND	KVA	REMARKS	AMP
40	2	9.0	RX	#8	AHU	1	2						
20	2	4.0	RX	#10	CDU	1	8						
20	2	4.0	RX	#10	HVAC	1	12						
20	2	4.0	RX	#10	DRYER	1	18						
20	2	1.5	RX	#12	WTR PUMP	1	20						
20	1	1.0	RX	#12	DEO GARAGE	21	22						
20	1	1.2	RX	#12	SPO LAMINRY	23	24						
20	1	1.2	RX	#12	RECPST GARAGE	25	26						
20	1	1.2	RX	#12	RECPST 3RD APP	27	28						
20	1	1.0	RX	#12	WASHER	29	30						
20	2	1.5	RX	#12	SEWERPUMP	33	34						
-	-	-	-	-	SPACE	35	36						
-	-	-	-	-	SPACE	37	38						
-	-	-	-	-	SPACE	39	40						
-	-	-	-	-	SPACE	41	42						

TOTAL DMS: 51.0 KVA
 TOTAL DEMAND LOAD: 51.0 KVA
 TOTAL LOAD (3 PHASE) = 38.0 KVA
 1ST 100 KVA @ 100% = 100.0 KVA
 2ND 100 KVA @ 100% = 100.0 KVA
 AC LOAD @ 100% = 10.0 KVA
 TOTAL LOAD = 200.0 KVA @ 347V = 104.8 AMP @ 3PH

NOTE: COMPLY WITH NEC 2019 TAMPERS RESISTANT, AFCI - GFCI PROTECTION REQUIRED.



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

	Electrical Wiring	480.0 FT
	110 V Outlet	42.0 EA
	Ground Fault Protected Outlet	15.0 EA
	Weatherproof Outlet	4.0 EA
	220 Volt Receptacle	2.0 EA
	Ceiling Fan W/ Light	4.0 EA
	Ceiling Fan	1.0 EA
	Ceiling Hung Fixtures	28.0 EA
	Recessed Ceiling Fixtures	31.0 EA
	Single Pole Switch	30.0 EA
	Overhang Mounted Flood Lights	7.0 EA
	3 Way Switch	10.0 EA
	Disconnect Switch	3.0 EA
	Audio Speaker	1.0 EA
	Ceiling Exhaust Fan	2.0 EA
	Smoke Detector	4.0 EA
	Carbon Monoxide Detector	1.0 EA

ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
 A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

FRONTIER
 ENGINEERING & DEVELOPMENT
 F.L.C.A. NO: 306629
 FL 33022
 PO BOX 222023 HOLLYWOOD, FL 33022
 PHONE: (954) 767-2030 FAX: (954) 767-2032
 INFO@MYFLORIDAENGINEERING.COM

Digitally signed by
 Balakrishnan Vinayagar
 Date: 2022.09.22 12:51:44 -04'00'
 FL REG. No: 63107
 VENKATESAN MURUGAR BALAKRISHNAN, P.E.

PROPOSED SINGLE-STORY S.F. RESIDENCE
 LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
 23117 HAMMOND AVENUE
 PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY

revisions		
NO.	DATE	BY

DRAWN BY: AP
 CHECKED BY: AP/VMB
 DATE: 09-19-2022

SHEET
E-01
 project no: 2208-030

MECHANICAL LEGEND	
	THERMOSTAT, ELEC. PROG.
	SMOKE DETECTOR
	UNDERCUT
	SUPPLY AIR
	RETURN AIR
	FRESH AIR
	OUTSIDE AIR
	CEILING DIFFUSER
	RETURN AIR GRILL
	UNDERCUT
	LOUVER DOOR
	EXHAUST FAN
	MANUAL VOLUME DAMPER
	CUBIC FEET PER MINUTE
	CEILING GRILL

CODE DATA:
 FLORIDA BUILDING CODE MECHANICAL 2020 7TH EDITION
 FLORIDA BUILDING CODE RESIDENTIAL 2020 7TH EDITION
 FLORIDA BUILDING CODE ENERGY CONSERVATION 2020 7TH EDITION

FURNACES AND AIR HANDLERS WITH COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES WIDER THAN THE AIR HANDLER FBC-R M3301.11.

RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF FLORIDA BUILDING CODE, ENERGY CONSERVATION—RESIDENTIAL PROVISIONS; COMMERCIAL BUILDINGS SHALL MEET THE PROVISIONS OF FLORIDA BUILDING CODE, ENERGY CONSERVATION—COMMERCIAL PROVISIONS, FCB-EC C101.5

MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, BUILDING FCB-R M3301.15

THIS CODE APPLIES TO COMMERCIAL BUILDINGS AND THE BUILDING SITES AND ASSOCIATED SYSTEMS AND EQUIPMENT, FCB-EC C101.2

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-6, FCB-EC R403.31

NOTE: PROVIDE NEW LOUVERED DOOR IN THE A/C CLOSET.

EXHAUST FAN SCHEDULE		
UNITS	SINGLE HOME	
UNIT NUMBER	ET-1	ET-2
AREA SERVED	BATHROOM	BATHROOM
LOCATION	CEILING	CEILING
DUTY	SUPPLY/EXH	EXH
FAN TYPE	CEILING FAN	CEILING FAN
DRIVE	BELT/DIRECT	DIRECT
FAN SPEED	RPM	1620
AIR QUALITY	CFM	150
TOTAL STATIC PRESS.	H2O	125
OPENING REQUIRED	IN	---
FAN MOTOR	AMP	1.06
ELECTRICAL CHAR.	V/~/~	115/1/60
MANUFACTURER	BROAN	BROAN
MODEL NUMBER	671	QTXE150
WEIGHT	LBS.	25

FLEXIBLE DUCT CONNECTIONS DETAIL:
 GENERAL: PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL AIR CONDITIONING, HEATING AND VENTILATING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ASHRAE, SMACNA, NFPA, AND LOCAL ORDINANCES.

SCOPE OF WORK:
 PROVIDE THE FOLLOWING COMPLETE SYSTEMS:
 SUPPLY/RETURN DUCT SYSTEM FOR ADDITIONS.
 EXACT CHANGE OUT OF EXISTING AHU DUCT TO NEW.
 NEW A/C SYSTEM FOR ADDITIONS.

PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED VENTRY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS AND EQUIPMENT SIZES PRIOR TO DUCT FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

MATERIALS:
 DUCTWORK: GENERAL: ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. PROVIDE DOUBLE THICKNESS TURNING VANES AT ALL SQUARE FLOWS WHERE THE ELBOWS ARE RECTANGULAR. INSTALL SINGLE THICKNESS INSTEAD. REFRIGERANT PIPING: SEAMLESS COPPER TYPE "L" AND HARD OR SOFT DRAWN OR ADR COPPER TUBING WITH BROUGHT COPPER SOLDER JOINT FITTINGS. SOLDER SHALL BE 60/40 APPLIED WITH SUITABLE FLUX. INSULATE ALL REFRIGERANT SUCTION PIPING WITH 1/2" CLOSED CELL POLYETHYLENE PREMOULDED PIPE INSULATION WITH AN APPROVED PIPE AND SMOKE JACKET. PAINT ALL EXPOSED INSULATION WITH TWO COATS OF WHITE LATEX PAINT.

PROVIDE AIR CONDITIONING UNITS WITH MATCHING LOW VOLTAGE HEAT-COOL THERMOSTATS WITH ON-OFF AUTO SUB-BASE SWITCH, FURNISHED BY THE EQUIPMENT MANUFACTURER.

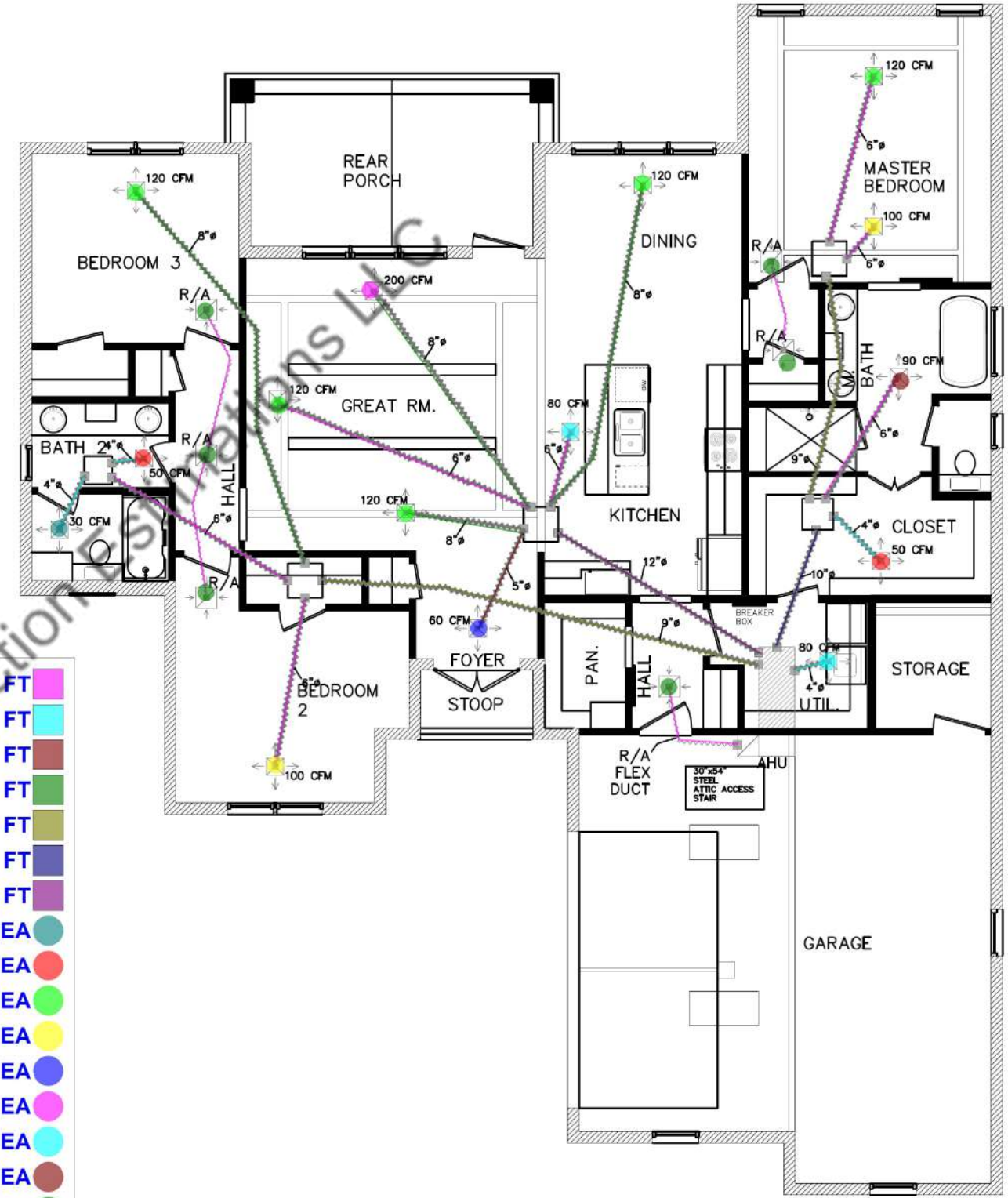
ALL AIR CONDITIONING COMPRESSORS SHALL BE WARRANTED FOR A MINIMUM OF FIVE YEARS AFTER DATE OF ACCEPTANCE OF THE PROJECT.

AIR DISTRIBUTION PRODUCTS:
 PROVIDE SUPPLY AND DIFFUSERS AS INDICATED ON THE DRAWINGS. PROVIDE FINISHES AND TYPES OF MOUNT IN COORDINATION WITH THE CEILING TYPES AS SHOWN ON ARCHITECTURAL DRAWINGS.

INSTALLATION:
 INSTALL ALL EQUIPMENT IN ACCORDANCE TO THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS PAYING SPECIAL ATTENTION TO REQUIRED CLEARANCES FOR INSTALLATION, OPERATION AND SERVICE.

DUCTWORK NOTES:
 VENTILATION DUCTWORK SHALL BE GALVANIZED STEEL WITH 30 GAUGES MINIMUM OR THERMOFEN ULTRA 100 SEMI-RIGID, CORRUGATED DUCT FORMED OUT OF 3003 BRIGHT REFLECTIVE ALUMINUM ALLOY U/L 181 AND COMPLY WITH NFPA803 AND NFPA803-2 DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION.
 B. FIBER GLASS A/C SUPPLY AND RETURN DUCTWORK (SHALL BE 1-1/2" R-8 MIN. IN ATTIC R-4.2 BELOW AIR CONDITIONED FLOOR) FIBERGLASS U.L. 181 LISTED, CLASS 1 AIR DUCT. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A.
 C. FLEXIBLE DUCT SHALL BE STEEL HELIX WIRE ON 7/8" CENTERS, ENCASED IN A CONTINUOUS SOFT VINYL FILM, JOINED BY MOLECULAR WELDING TO FORM AN AIR TIGHT INNER CORE. THE CORE IS TO BE INSULATED WITH FIBERGLASS INSULATION (R-6), AND SHEATHED IN A REINFORCED, ALUMINUM METALIZED POLYESTER VAPOR BARRIER JACKET. PROVIDE SPRN COLLAR WITH DAMPER AND EXTRACTOR WARE. FLEXIBLE DUCT IS CONNECTED TO RECTANGULAR DUCTWORK. DAMPER ACTUATOR SHALL BE EXTENDED OUTSIDE INSULATION.

- 6" Dia Flexible Ducts 89.3 FT
- 4" Dia Flexible Ducts 10.7 FT
- 5" Dia Flexible Ducts 6.1 FT
- 8" Dia Flexible Ducts 66.6 FT
- 9" Dia Flexible Ducts 38.4 FT
- 10" Dia Flexible Ducts 7.1 FT
- 12" Dia Flexible Ducts 13.6 FT
- Ceiling Diffuser (30CFM) 1.0 EA
- Ceiling Diffuser (50CFM) 2.0 EA
- Ceiling Diffuser (120CFM) 5.0 EA
- Ceiling Diffuser (100CFM) 2.0 EA
- Ceiling Diffuser (60CFM) 1.0 EA
- Ceiling Diffuser (200CFM) 1.0 EA
- Ceiling Diffuser (80CFM) 2.0 EA
- Ceiling Diffuser (90CFM) 1.0 EA
- 14"x14" Return Air Grill 6.0 EA



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

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS INDICATED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS INDICATED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS INDICATED OTHERWISE.

FRONTIER ENGINEERING & DEVELOPMENT
 FLORIDA REGISTERED PROFESSIONAL ENGINEER
 P.O. BOX 222023 HOLLYWOOD, FL 33022
 PHONE: (954) 978-2030 FAX: (954) 978-2032
 INFO@MYFLORIDAENGINEERING.COM

Digitally signed by Balakrishnan Vinayagar
 Date: 2022.09.22 12:52:42 -04'00'
 FL REG. No: 63107
 VENKATESAN MURUGAN BALAKRISHNAN, P.E.

PROPOSED SINGLE-STORY S.F. RESIDENCE
 LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
 23117 HAMMOND AVENUE
 PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY

revisions		
NO.	DATE	BY

DRAWN BY: AP
 CHECKED BY: AP/VMB
 DATE: 05-19-2022

SHEET
M-01
 project no: 2208-030

ALL DIMENSIONS APPROXIMATE AND PLUMBING REVISIONS OR CORRECTIONS TO THIS DRAWING ARE SUBJECT TO THE APPROVAL OF THE PROJECT ARCHITECT. APPROXIMATE DIMENSIONS OF PLUMBING SHALL BE USED IN CONSTRUCTION AND APPROXIMATE DIMENSIONS SHALL BE USED IN CONSTRUCTION. APPROXIMATE DIMENSIONS SHALL BE USED IN CONSTRUCTION. APPROXIMATE DIMENSIONS SHALL BE USED IN CONSTRUCTION. APPROXIMATE DIMENSIONS SHALL BE USED IN CONSTRUCTION.

FRONTIER
ENGINEERING | DEVELOPMENT
FL C.A. NO: 30629
PO BOX 222023 HOLLYWOOD, FL 33022
PHONE: (954) 978-2030 FAX: (954) 978-2032
INFO@MYFLORIDAENGINEERING.COM

Digitally signed by Balakrishnan Vinayagar
Date: 2022.09.22 12:53:38 -04'00'
FL REG. No: 63107
VENKATESAN MURUGAR BALAKRISHNAN, P.E.

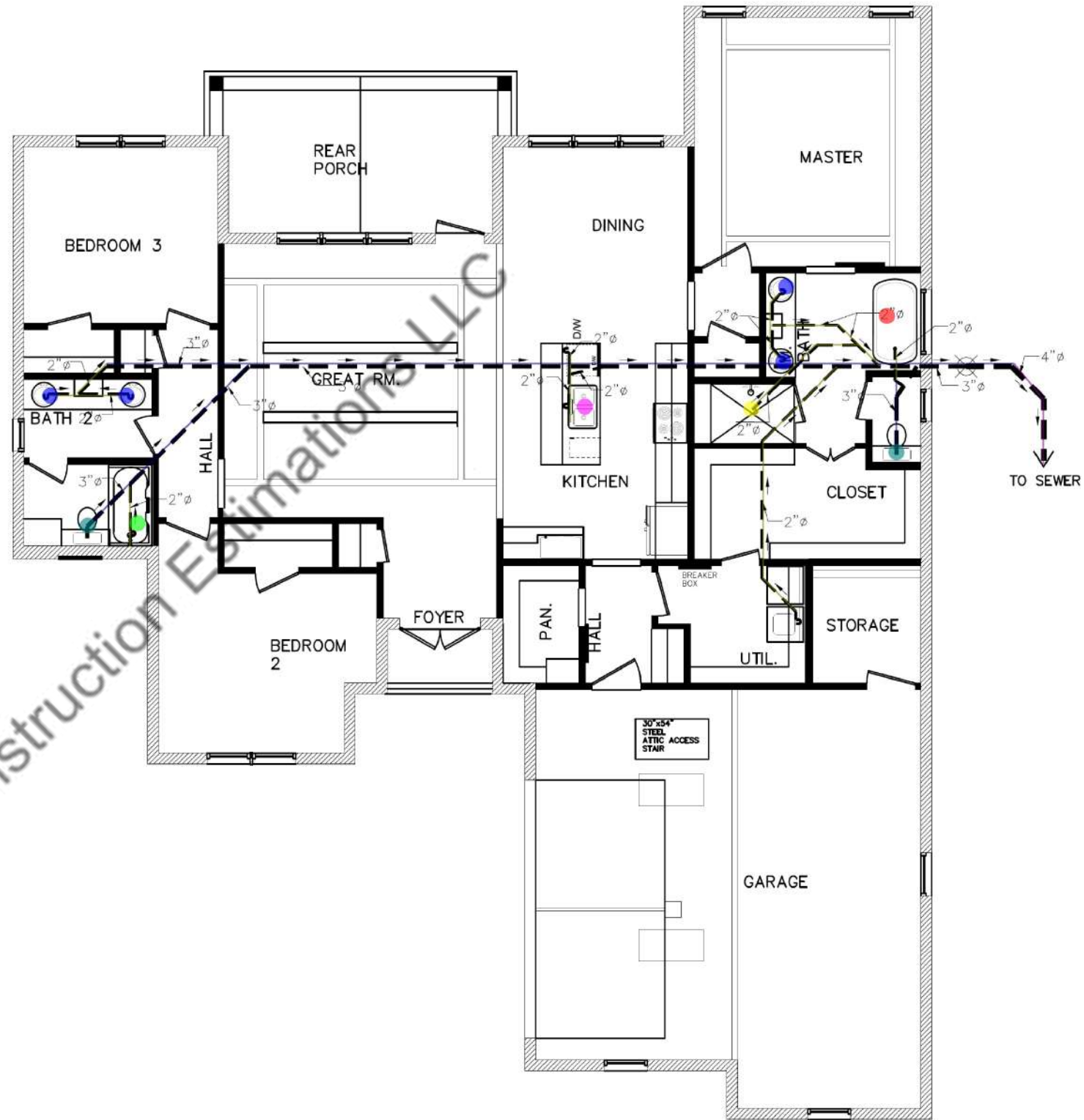
PROPOSED SINGLE-STORY S.F. RESIDENCE
LOT 24, BLK. 1572, PORT CHARLOTTE SUB. SEC. 15
23117 HAMMOND AVENUE
PORT CHARLOTTE, FLORIDA 33954

corrections		
NO.	DATE	BY
..

revisions		
NO.	DATE	BY
..

DRAWN BY: AP
CHECKED BY: AP/MS
DATE: 09-16-2022

SHEET
P-01
project no: 2208-030



	2" Sanitary Pipe	55.7 FT
	3" Sanitary Pipe	74.7 FT
	4" Sanitary Pipe	6.9 FT
	Water Closet	2.0 EA
	Bath Tub	1.0 EA
	Bath Sink	1.0 EA
	Shower	1.0 EA
	Lavatory	4.0 EA
	Kitchen Sink	1.0 EA

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