

NEW SINGLE FAMILY RESIDENCE
FOR
WAYNE & BETH GOLDEN

31501 SINGLETARY ROAD
MYAKKA CITY, FL, 34251

PID: 201400059
MANATEE COUNTY, FLORIDA

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF – SLOPED
ROOF MATERIAL – METAL ROOF

BUILDING AND SITE INFORMATION

ZONING – R1
LAND USE – SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT

ACTUAL HEIGHT – 14'-4" (1 STORY)

BUILDING AREA TABULATION

TOTAL BUILDING AREA – 2,275 SQ.FT. (A/C AREA)
2,400 SQ.FT. 4 SIDES PORCH
1,750 SQ.FT. DETACHED GARAGE
525 SQ.FT. GARAGE PORCH
240 SQ.FT. BREEZEWAY
7,190 SQ.FT. TOTAL

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS – 2000 LB PSF.
MINIMUM COMPACTION – 90% MOD. DRY DENSITY

TYPE OF CONSTRUCTION

TYPE II-B UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION – RESIDENTIAL

IMPORTANCE FACTOR – (1)

DESIGN CRITERIA	
DESIGN WIND SPEED	155 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C
INTERNAL WIND COEFFICIENT	+0.18 & -0.18
ALL COMPONENTS INCLUDING DOORS AND WINDOWS SHALL BE DESIGNED TO THE FOLLOWING PRESSURES:	
EFFECTIVE AREA	ALLOWABLE PRESSURE (PSF)
NOTE: SEE METAL BUILDING MANUFACTURER DATA	

STRUCTURAL LOADS

ROOF LIVE LOADS – 20 P.S.F. REDUCIBLE
COLLATERAL LOAD – 2 P.S.F.
FLOOR LIVE LOADS – 40 P.S.F.
ULTIMATE WIND SPEED – 139 M.P.H., 3 SEC GUST
NOMINAL WIND SPEED – 108 M.P.H.
BASIC VELOCITY P.S.F. – 32.8 P.S.F. @ 33-0" MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS – N/A
EXTERIOR BEARING WALLS – N/A
COLUMNS AND BEAMS – N/A
ROOF/CEILING ASSEMBLY – N/A

PLUMBING REQUIREMENTS

RESIDENTIAL –	REQUIRED	PROVIDED
TOILET –	1	3
WASHER CONNECTION –	1	1
LAVATORY –	1	4
TUB –	1	2 SHOWER / 1 TUB

EGRESS REQUIREMENTS

MINIMUM NUMBER OF EXITS –	REQUIRED	PROVIDED
	1	1
WIDTH OF EGRESS DOOR–	36" HINGED ENTRANCE DOOR	
FIRST FLOOR SLEEPING AREAS –	5 SQ.FT. OF GLASS IN ROOMS W/O DOORS TO THE EXTERIOR	

EXTERIOR DOOR MANUFACTURER:

SEE ATTACHED DATA

WINDOW MANUFACTURER:

SEE ATTACHED DATA

ROOF SHINGLE MANUFACTURER:

SEE ATTACHED DATA

GARAGE DOOR MANUFACTURER:

SEE ATTACHED DATA

DESIGN CODE REFERENCE

BUILDING CODE – FLORIDA RESIDENTIAL BUILDING CODE – 8th EDITION (2023)
ELECTRICAL CODE – NATIONAL ELECTRIC CODE – 2020 EDITION
PLUMBING CODE – FLORIDA PLUMBING CODE – 8th EDITION (2023)
MECHANICAL CODE – FLORIDA MECHANICAL CODE – 8th EDITION (2023)
FIRE CODE – FLORIDA FIRE PREVENTION CODE – 8th EDITION (2023)
GAS CODE – FLORIDA FUEL GAS CODE – 8th EDITION (2023)
NFPA 58 – LIQUEFIED PETROLIUM GAS – (2020)
NFPA 72 – NATIONAL FIRE ALARM CODE (2019)
NFPA 72E – AUTOMATIC DETECTION DEVICES (LATEST EDITION)
NFPA 101 – LIFE SAFETY CODE (2021)
NFPA 80 – FIRE DOORS AND WINDOWS (2019)
OSHA
ACI-318 – BUILDING REQUIREMENTS FOR REINFORCED CONCRETE (2019)
AISC CODE OF STANDARD PRACTICE (MANUAL OF STEEL CONSTRUCTION, 9th EDITION)
S-310 SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL

CONSTRUCTION NOTES

GENERAL

G01 – THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
G02 – THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ALL WORKERS AND ALL OTHER PEOPLE PRESENT DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
G03 – THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS, SUPPORTS, OR ANY OTHER ITEMS WHICH MAY EFFECT STRUCTURAL DRAWINGS.

FOUNDATION

F01 – ALL ORGANIC MATERIALS, REFUSE MATERIALS AND SOFT AREAS IN SOIL SHALL BE REMOVED AND THE SOIL PREPARED FOR AN ALLOWABLE BEARING PRESSURE OF 2000psi.
F02 – SHOULD THE CONTRACTOR DISCOVER ANY CONDITION WHICH COULD PREVENT THE ATTAINMENT OF THE STATED DESIGN PRESSURE, HE SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

SLAB ON GRADE

F03 – COMPACT INTERIOR FILL TO 95% MINIMUM MAX DRY DENSITY (MODIFIED PROCTOR, ASTM D1557-58T OPTIMUM MOISTURE CONTENT). SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A REPRESENTATIVE FROM A QUALIFIED LABORATORY APPROVED BY THE ENGINEER. EACH LAYER OF FILL SHALL NOT EXCEED 10" AND SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF THE NEXT FILL LAYER.
F03 – ALL FLOOR SLABS SHALL BE PLACED UPON A 4" THICK SAND LAYER FOR FINE GRADING.

CONCRETE AND REINFORCING

C01 – CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 – 2019).
C02 – CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH AS FOLLOWS:
FOUNDATIONS, FILLED CELLS AND CONCRETE BEAMS – 3000psi
SLABS ON GRADE– 3000psi
C03 – ALL REBAR SHALL CONFORM TO ASTM-615, GRADE 60, AND SHALL LAP A MINIMUM OF 25" AT ALL JOINTS. SLABS WITH FIBER MESH OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185-02.
C04 – COVER FOR ALL REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):
ALL FOOTINGS – 3"
SLABS ON GRADE – 1-1/2" FROM TOP OF CONCRETE
ALL BEAMS – 1-1/2" ON STIRRUPS
C05 – VERTICAL REBAR WALL REINFORCING SHALL BE A 6" STANDARD HOOK WITH A MIN OF 25" PROJECTION ABOVE SLAB AND HAVE A MINIMUM 7" EMBEDMENT.

MASONRY

M01 – ALL MASONRY CONSTRUCTION SHALL COMFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14).
M02 – ALL CONCRETE BLOCKS SHALL CONFORM TO ASTM C 90. 128 DAY STRENGTH MUST EQUAL 2000psi, FM SHALL EQUAL 1500psi LAID IN A RUNNING BOND.
M03 – ALL MORTAR SHALL BE TYPE S OR M.
M04 – REINFORCE ALL CMU WALLS WITH A CONTINUOUS HORIZONTAL BOND BEAM GROUTED SOLID AND REINFORCE WITH A MINIMUM OF (1) #5 REBAR WITH A 25" OVERLAP AT EACH JOINT.
M05 – WHERE SHOWN, ALL VERTICAL CELLS OF BLOCK MASONRY SHALL BE FILLED WITH 3000psi GROUT HAVING A 28 DAY STRENGTH OF 3000psi AND A GROUND SLUMP NOT LESS THAN 8". REINFORCE WITH A MINIMUM OF (1) #5 VERTICAL REBAR WITH A MINIMUM 25" OVERLAP AT EACH JOINT.
M06 – GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED 10'-0" IN HEIGHT AND SHALL BE CONSOLIDATED AT THE TIME OF POURING BY RODDING OR VIBRATING.
M07 – PROVIDE KNOCKOUTS IN CMU AT TH BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

STRUCTURAL LUMBER

L01 – ALL STRUCTURAL AND LOAD BEARING WALLS SHALL HAVE A MINIMUM FB OF 1200psi.
L02 – WALLS HIGHER THAN 9'-0" SHALL HAVE INTERMEDIATE BRIDGING SPACED NOT GREATER THAN 72" APART.
L03 – ALL LOAD BEARING WALLS SHALL HAVE A DOUBLE SYP No.2 TOP PLATE.
L04 – ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

STRUCTURAL STEEL

S01 – STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (USE THE LATEST EDITION).

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ARCHITECTURAL

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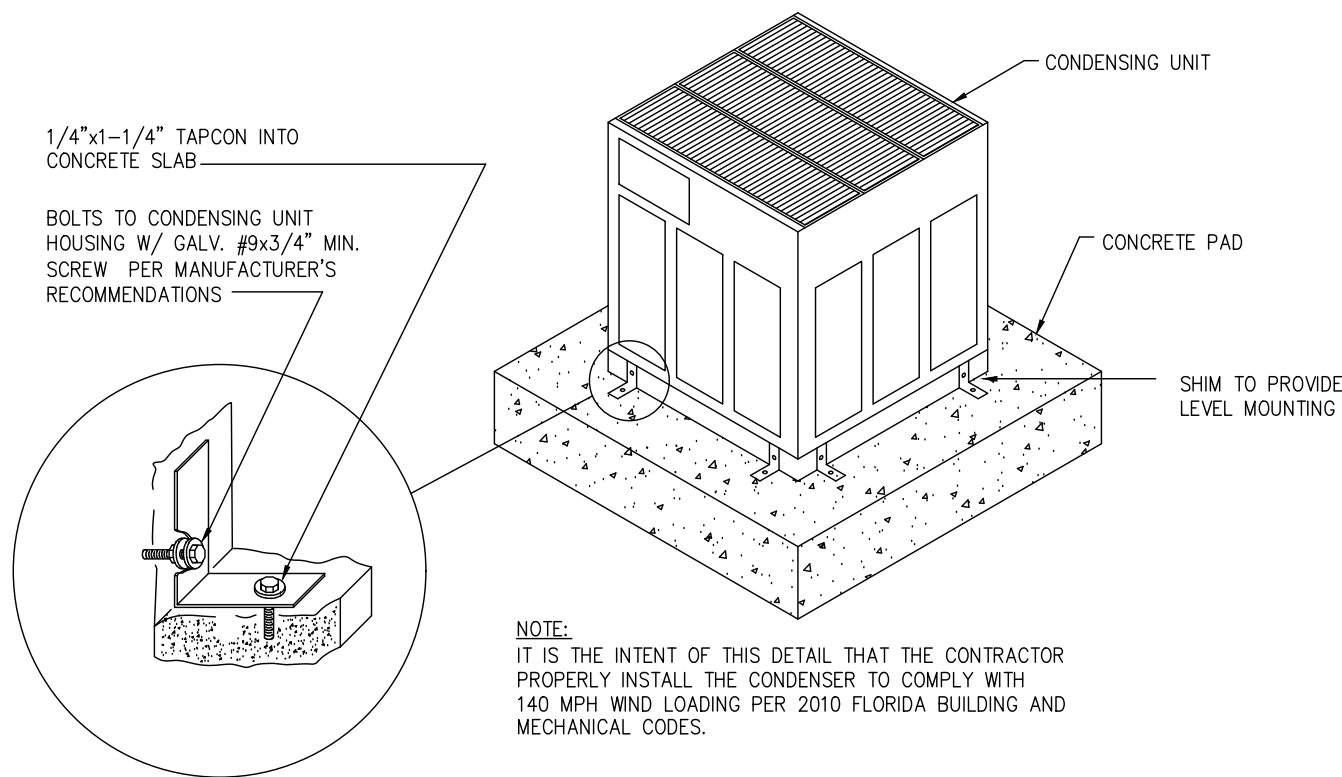
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COVER
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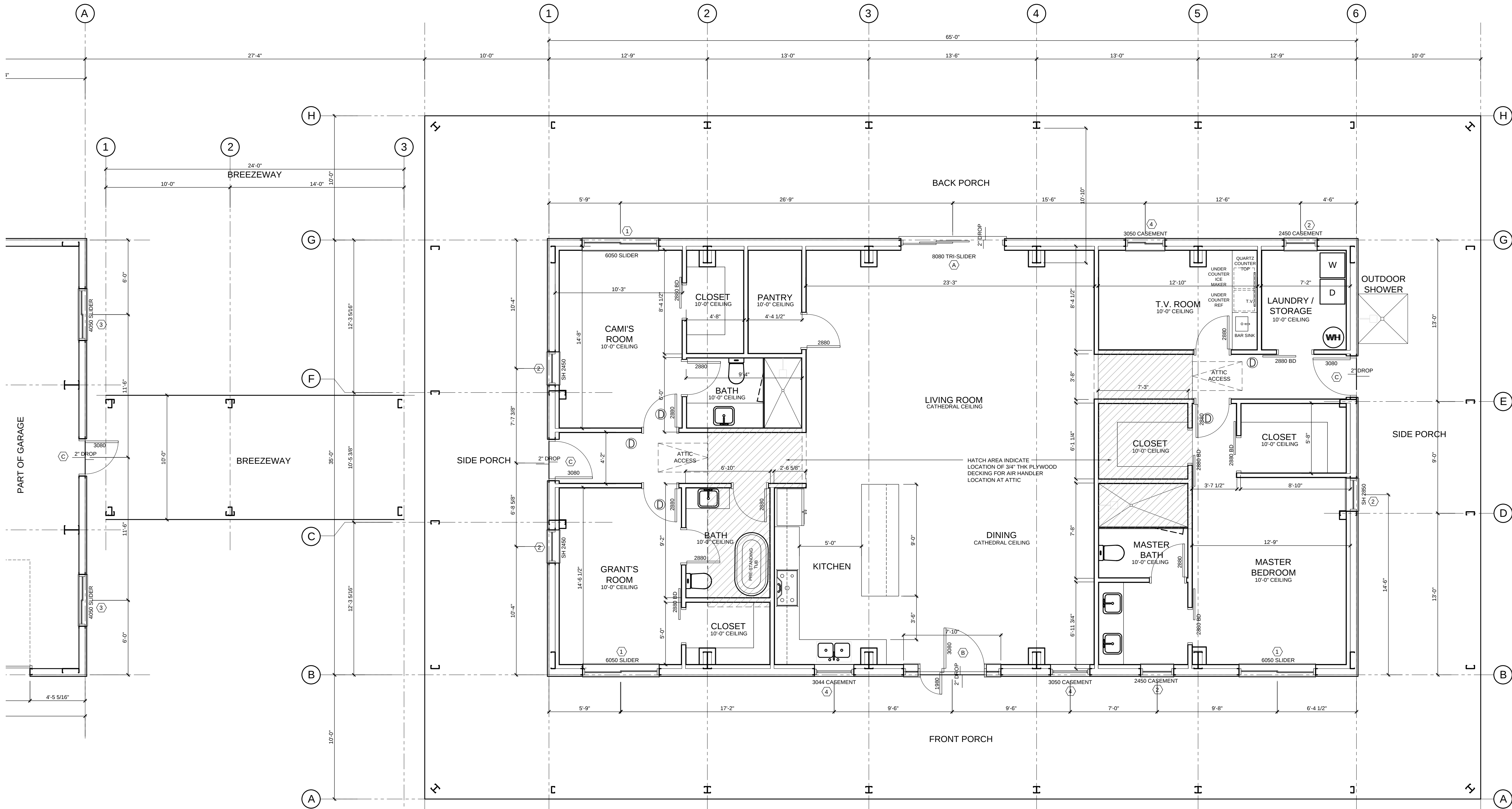
C1



CONDENSING UNIT MOUNTING CURB DETAIL
SCALE: NONE

DOOR SCHEDULE						
MARK	DESCRIPTION	STEEL STRUCTURE ROUGH OPENING	HEADER	SQ. FTG	REMARKS	DESIGN PRESSURES
(A)	8080 TRI-SLIDER	102" x 99"	CHANNEL	72.25	3 SIDES PT 2x WD BUCK	21.3 / -21.7
(B)	3080 / 1980 + SIDELITE CUSTOM DOOR	97" x 99"	CHANNEL	26.66	3 SIDES PT 2x WD BUCK	22.4 / -28.1
(C)	3080	42" x 99"	CHANNEL	28.58	3 SIDES PT 2x WD BUCK	22.4 / -28.1
(D)	10"x8'-0" OHGD	120" x 96"	CHANNEL	80		21.3 / -21.7
ALL EXTERIOR DOORS - BLACK / BRONZE FRAME EXTERIOR / WHITE FRAME INTERIOR						
VERIFY ALL DOOR SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.						
VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER.						

WINDOW SCHEDULE						
MARK	DESCRIPTION	STEEL STRUCTURE ROUGH OPENING	HEADER	SQ. FTG	REMARKS	DESIGN PRESSURES
(1)	6050 SLIDER	74" x 63"	CHANNEL	32.375	4 SIDES PT 2x WD BUCK	22.4 / -28.1
(2)	2450 CASEMENT	30" x 63"	CHANNEL	13.125	4 SIDES PT 2x WD BUCK	23.8 / -31.0
(3)	4050 CASEMENT HOUSE 4050 SLIDER AT GARAGE	50" x 63"	CHANNEL	21.875	4 SIDES PT 2x WD BUCK	22.4 / -28.1
(4)	3050 CASEMENT	38" x 63"	CHANNEL	16.625	4 SIDES PT 2x WD BUCK	23.8 / -31.0
ALL WINDOWS - BLACK / BRONZE FRAME EXTERIOR / WHITE FRAME INTERIOR						
VERIFY ALL WINDOW SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.						
VERIFY ALL ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER.						
COORDINATE ALL HEADERS WITH PLAN AND SCHEDULE ON SHEET S3						

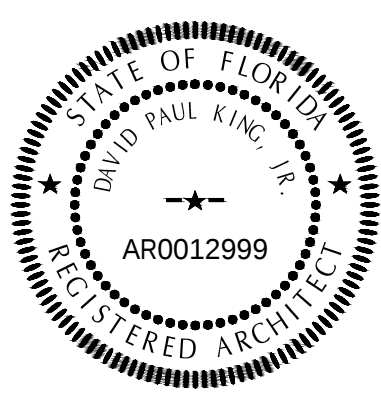


FLOOR PLAN - HOUSE / BREEZEWAY

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

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16 APRIL 2025
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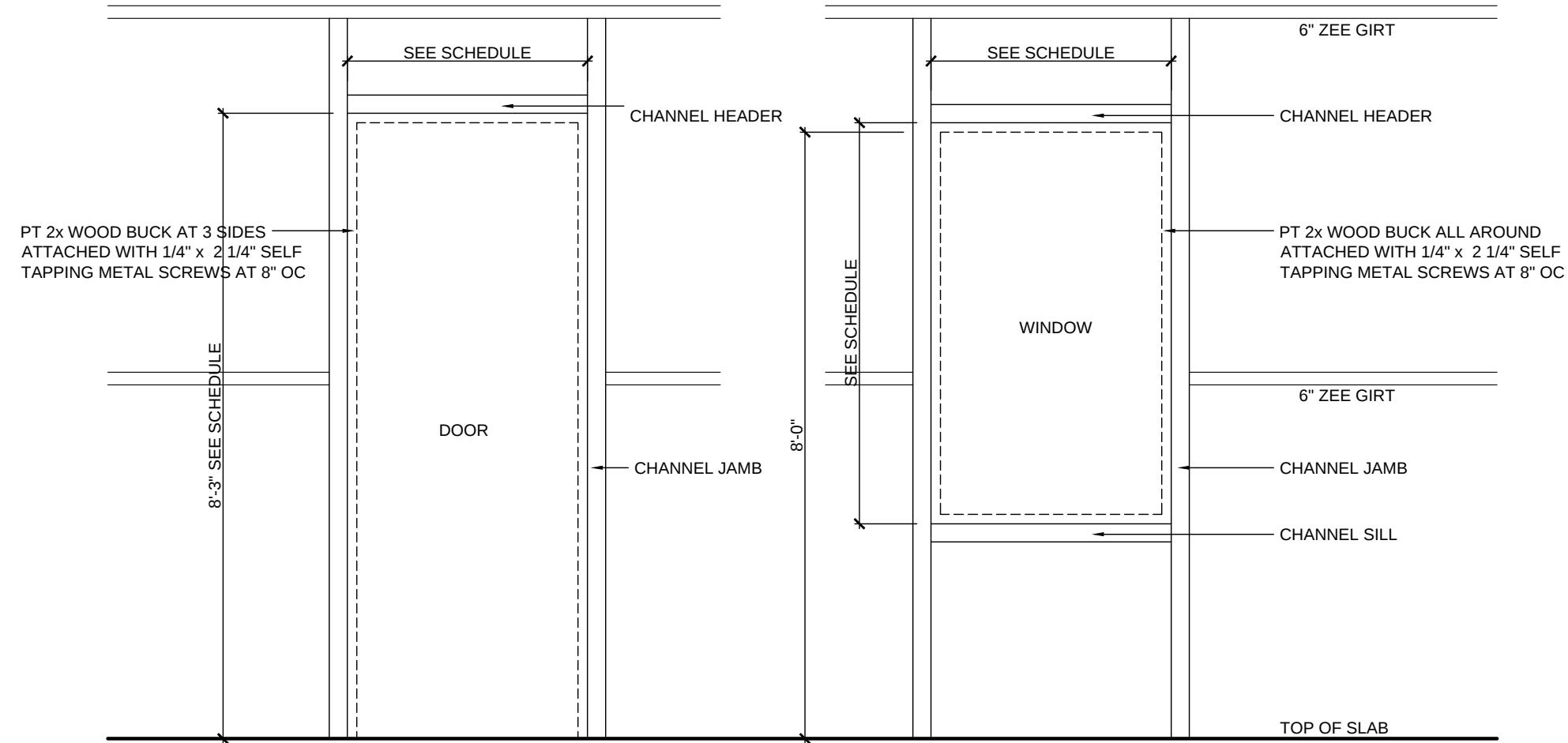
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FLOOR PLAN - HOUSE

SHEET NUMBER

A1.0



DOOR & WINDOW BUCK DETAILS

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

DOOR SCHEDULE

MARK	DESCRIPTION	STEEL STRUCTURE ROUGH OPENING	HEADER	SQ. FTG	REMARKS	DESIGN PRESSURES
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ALL EXTERIOR DOORS - BLACK / BRONZE FRAME EXTERIOR / WHITE FRAME INTERIOR

VERIFY ALL DOOR SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.

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WINDOW SCHEDULE

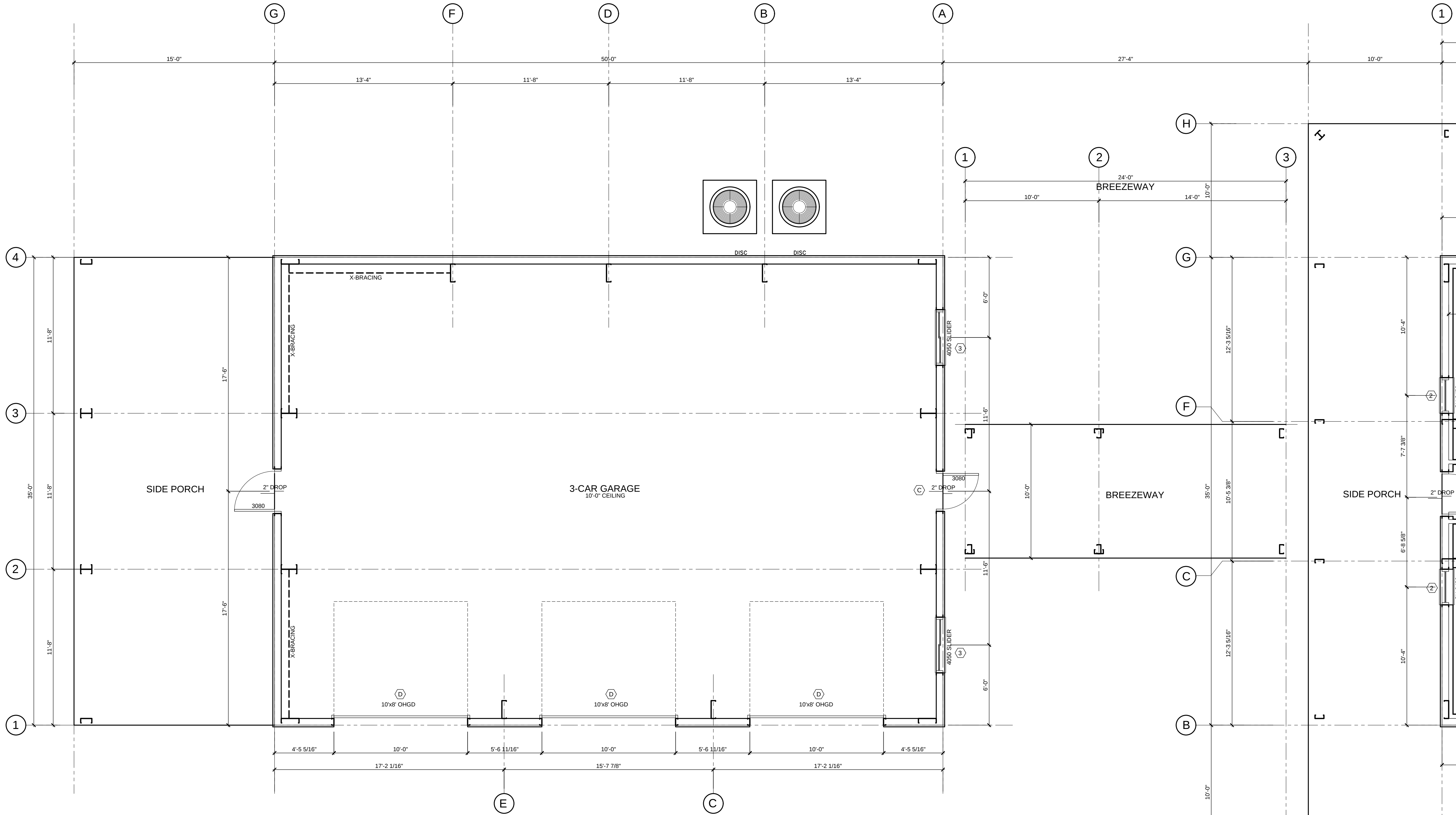
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ALL WINDOWS - BLACK / BRONZE FRAME EXTERIOR / WHITE FRAME INTERIOR

VERIFY ALL WINDOW SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.

VERIFY ALL ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER.

COORDINATE ALL HEADERS WITH PLAN AND SCHEDULE ON SHEET S3



FLOOR PLAN - GARAGE / BREEZEWAY

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

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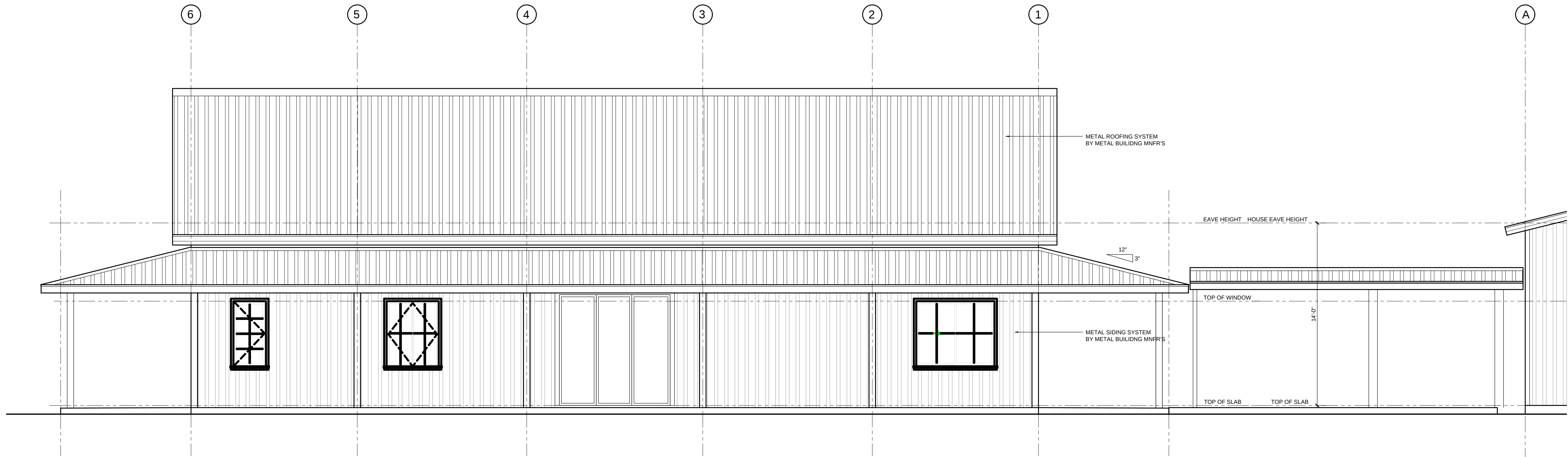
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FLOOR PLAN -
GARAGE / BREEZEWAY

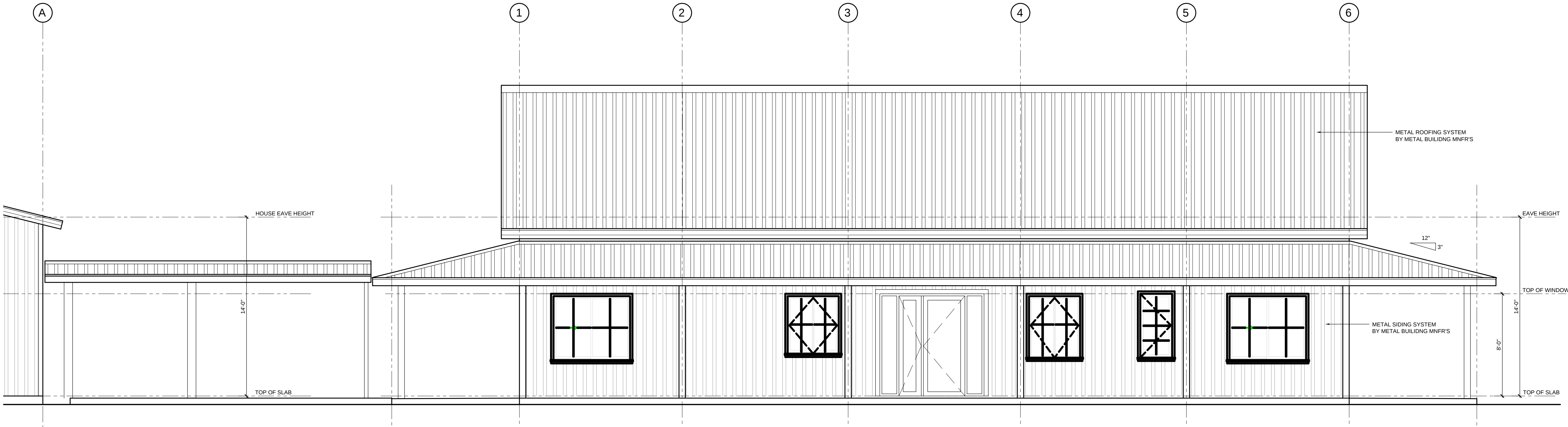
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A1.1



REAR ELEVATION - HOUSE / BREEZEWAY

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

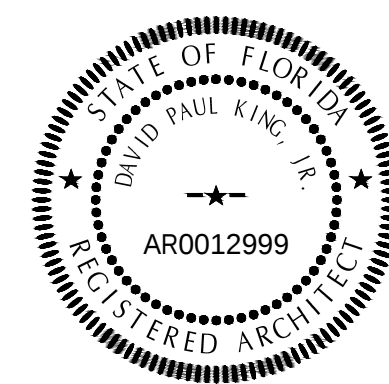


FRONT ELEVATION - HOUSE / BREEZEWAY

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

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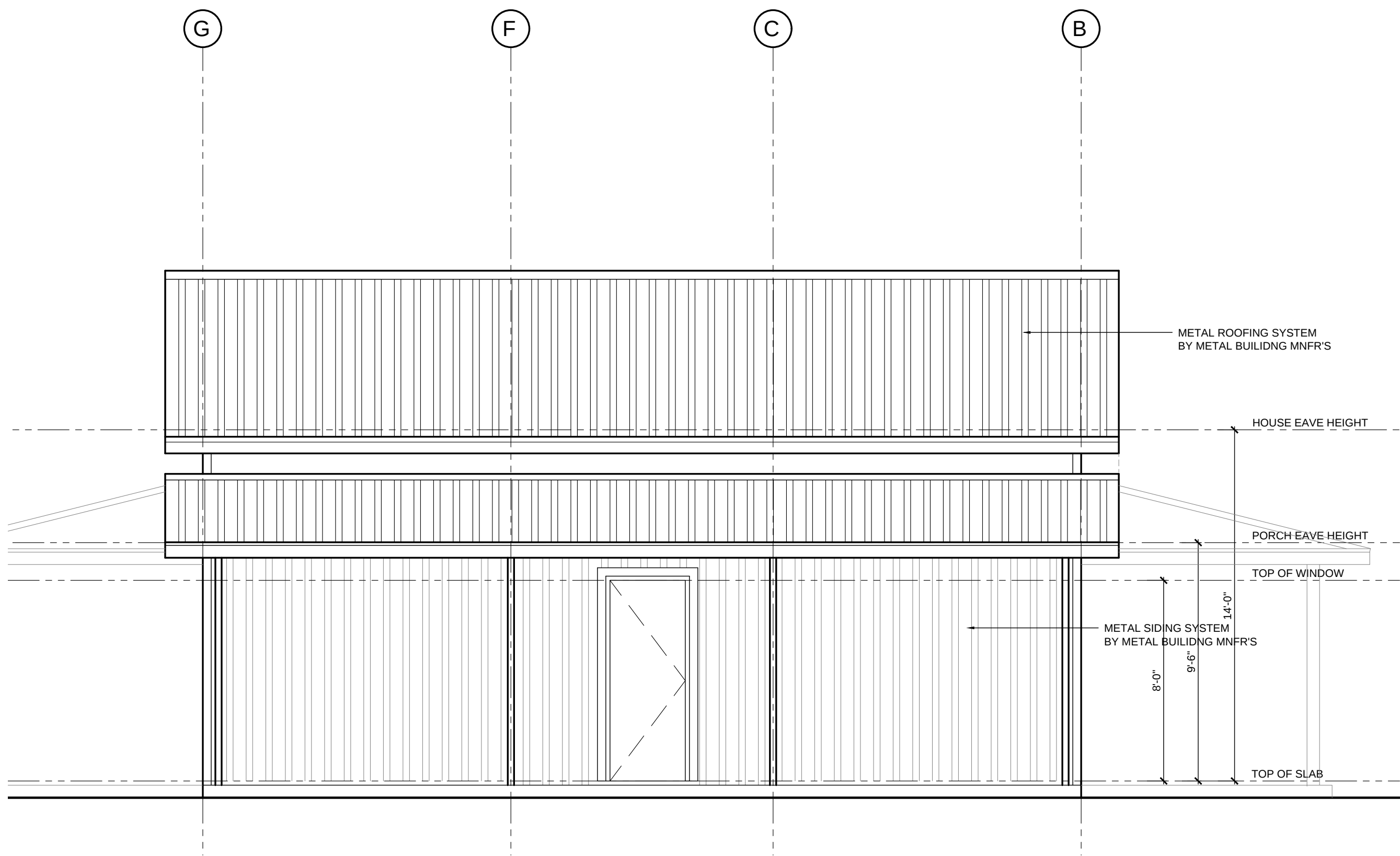
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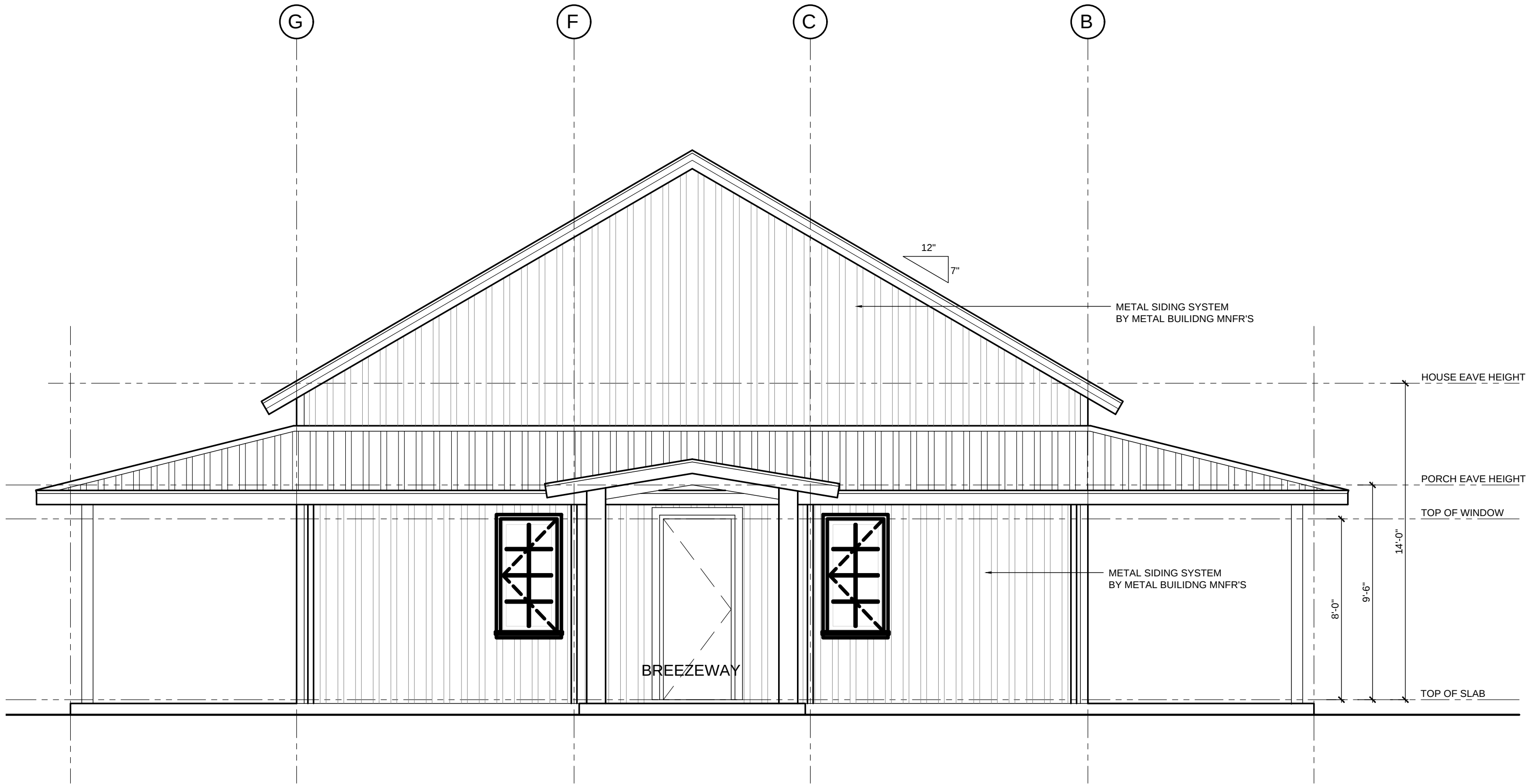
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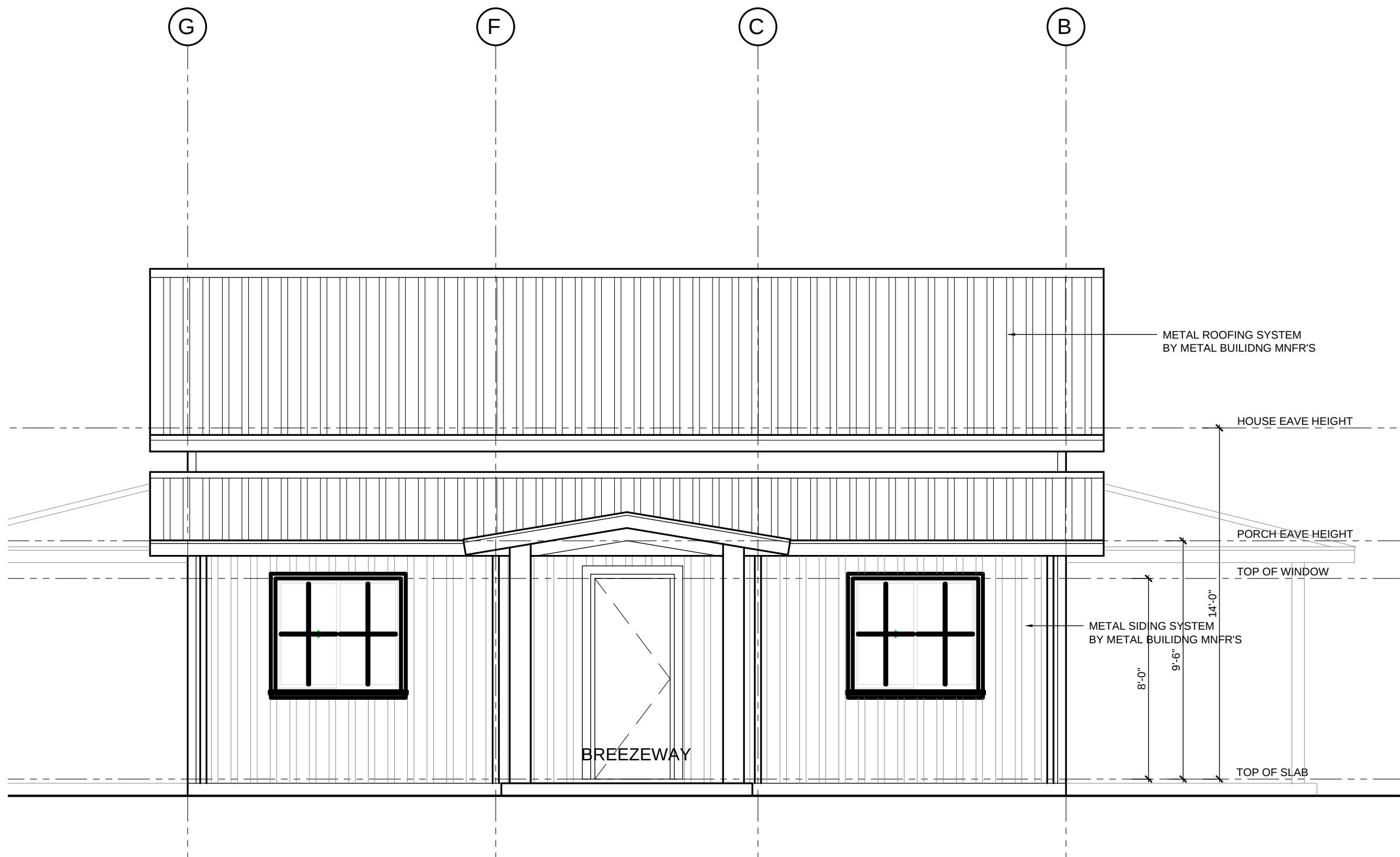
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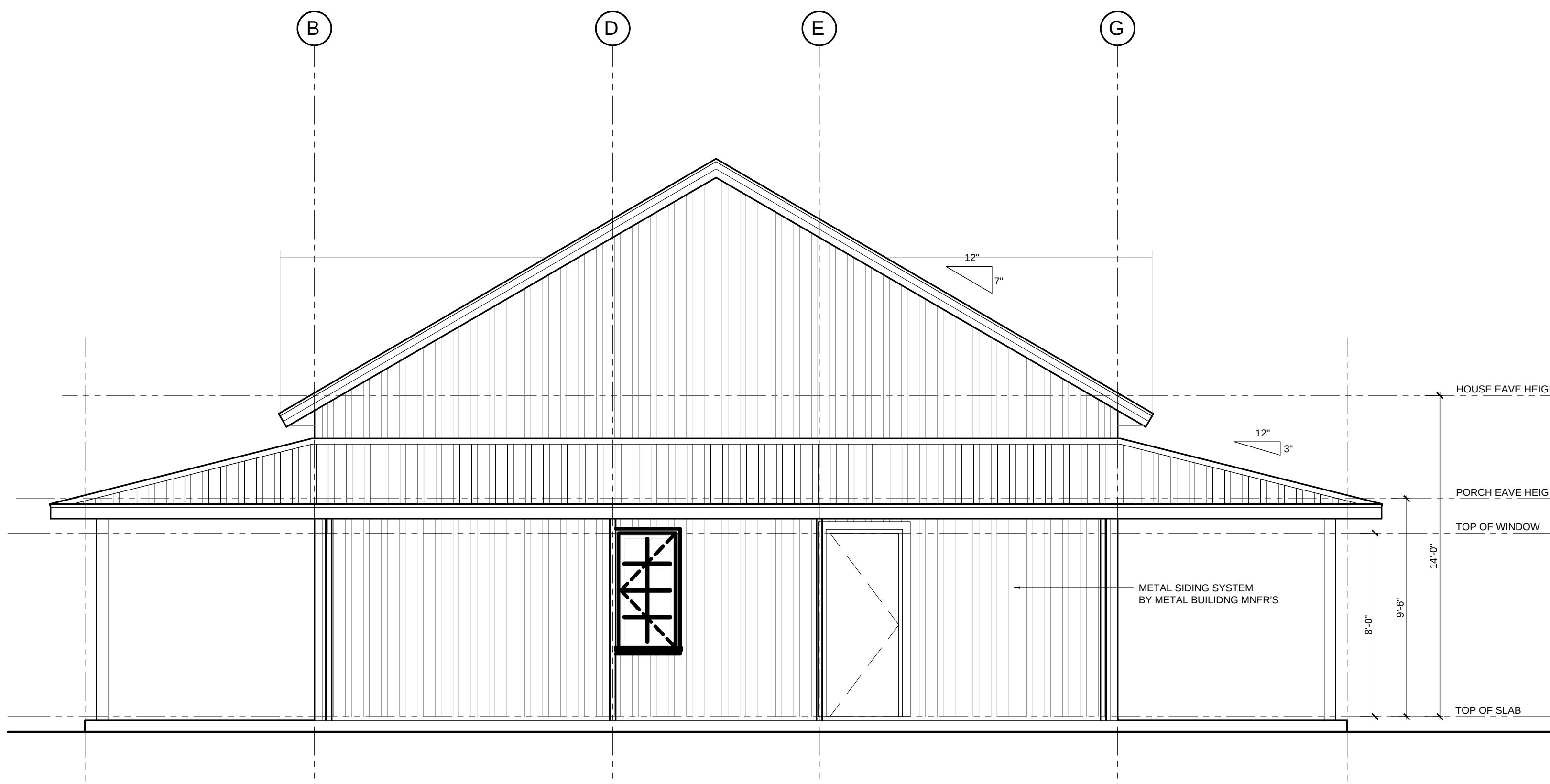
LEFT SIDE ELEVATION - GARAGE
Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION - HOUSE
Scale: 1/4" = 1'-0"



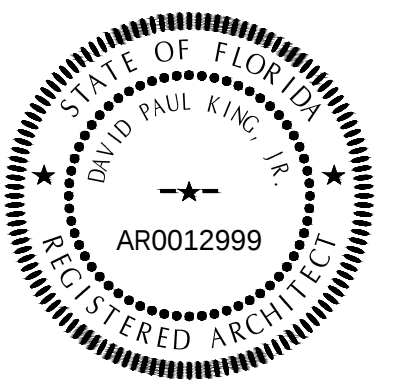
RIGHT SIDE ELEVATION - GARAGE
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RIGHT SIDE ELEVATION - HOUSE
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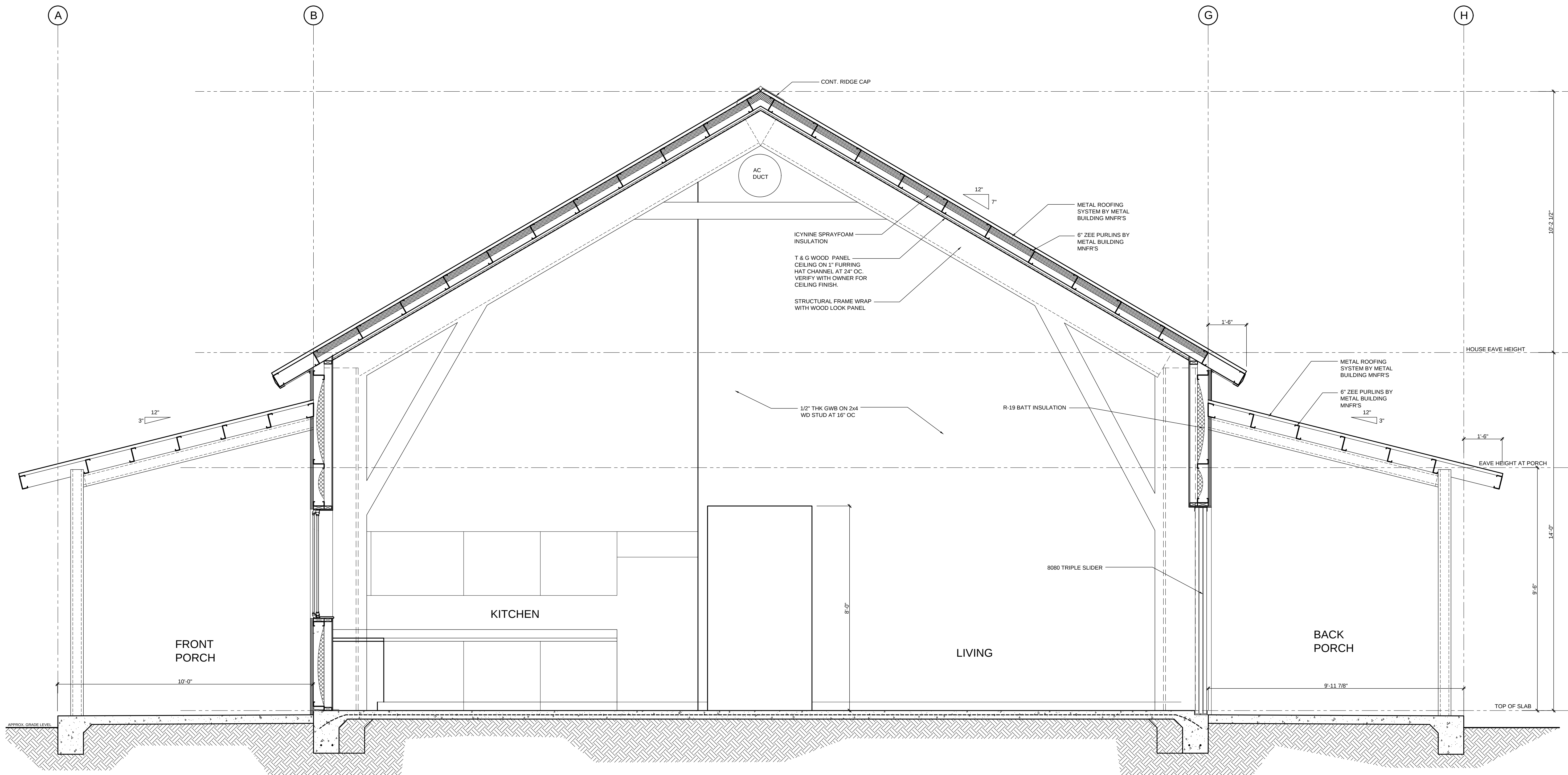
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EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

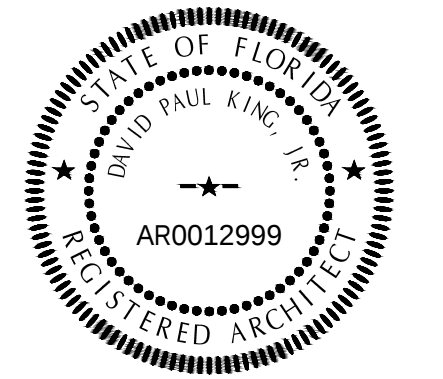


BUILDING SECTION @ MAIN HOUSE

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

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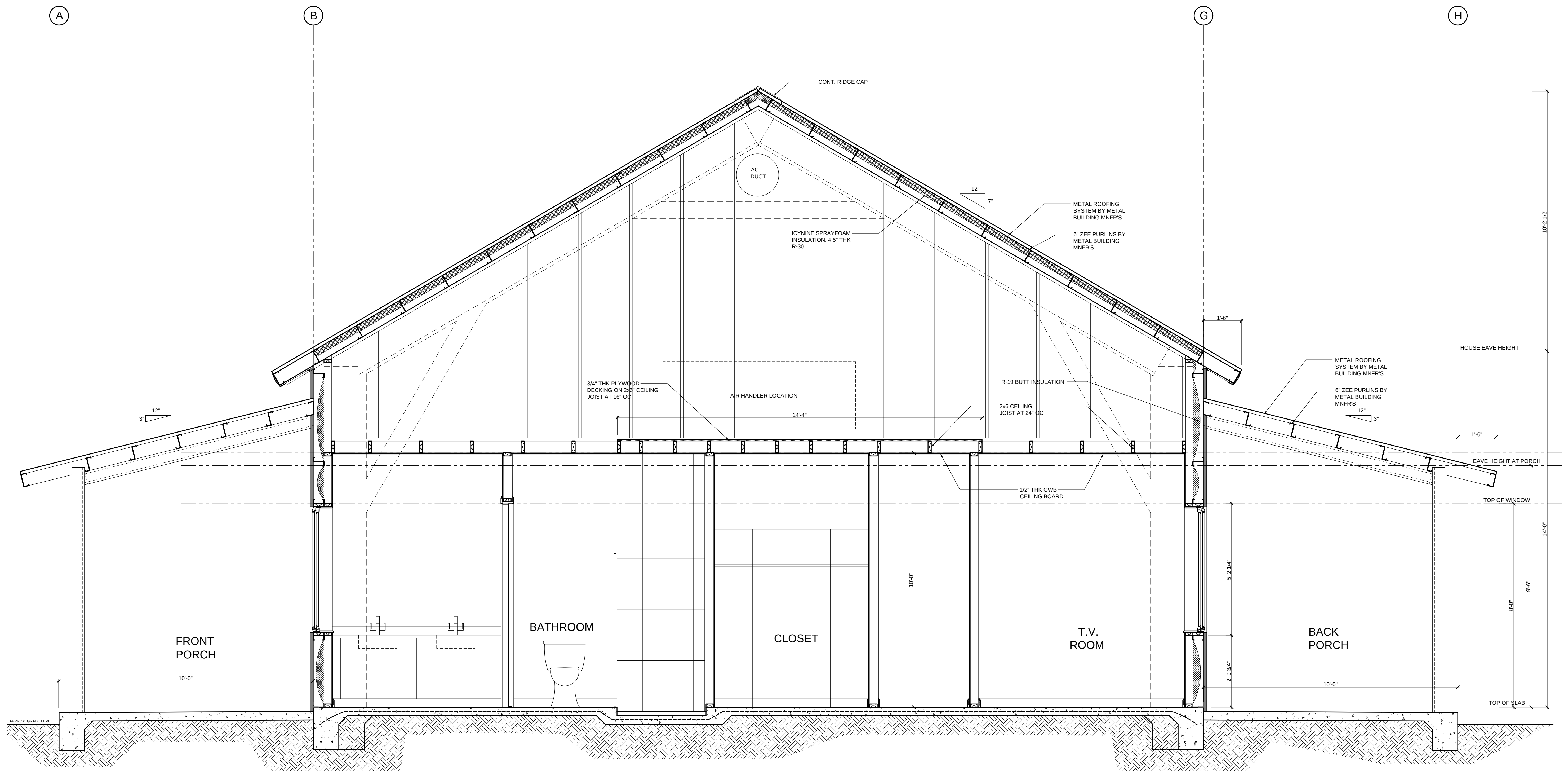
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BUILDING SECTIONS

SHEET NUMBER

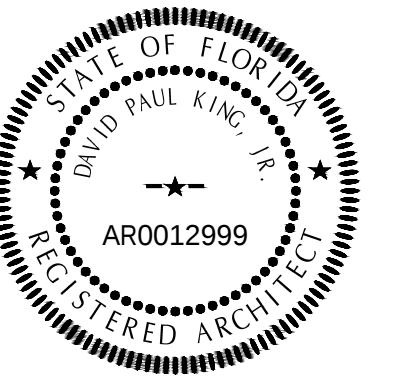
A3.0



BUILDING SECTION @ MAIN HOUSE
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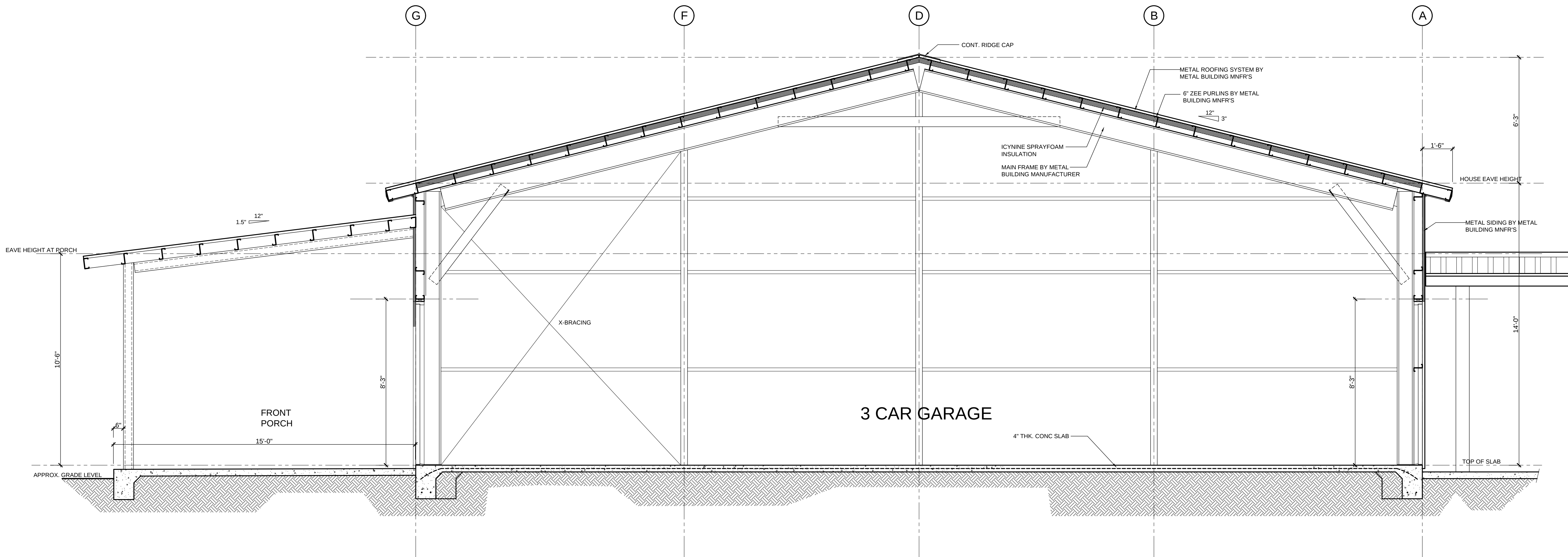
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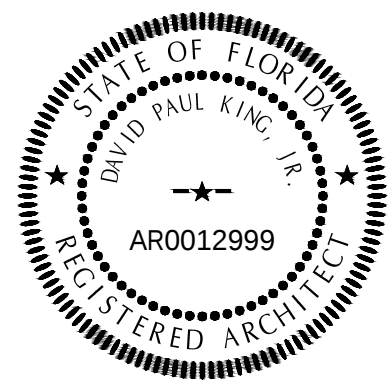
A3.1



BUILDING SECTION @ GARAGE
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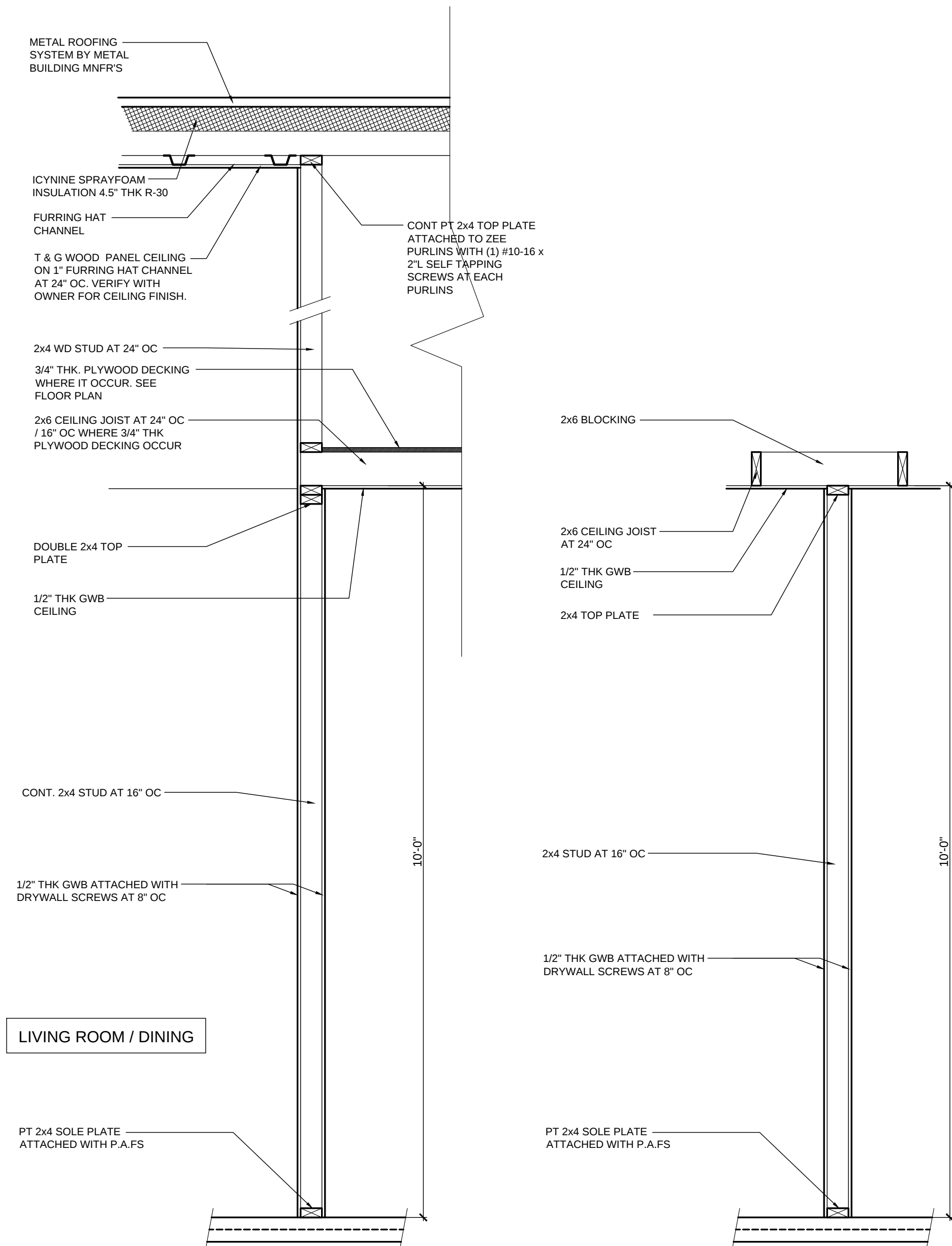
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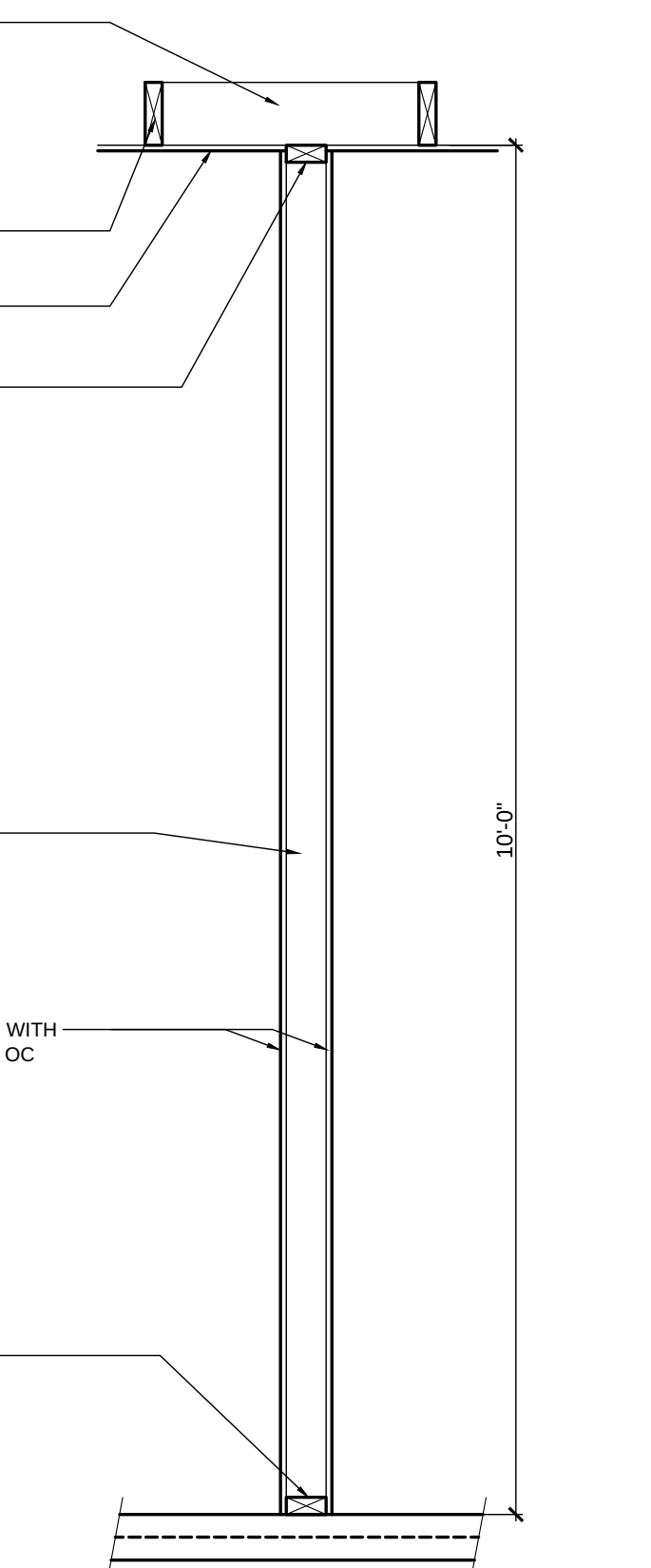
WALL DETAILS

SHEET NUMBER

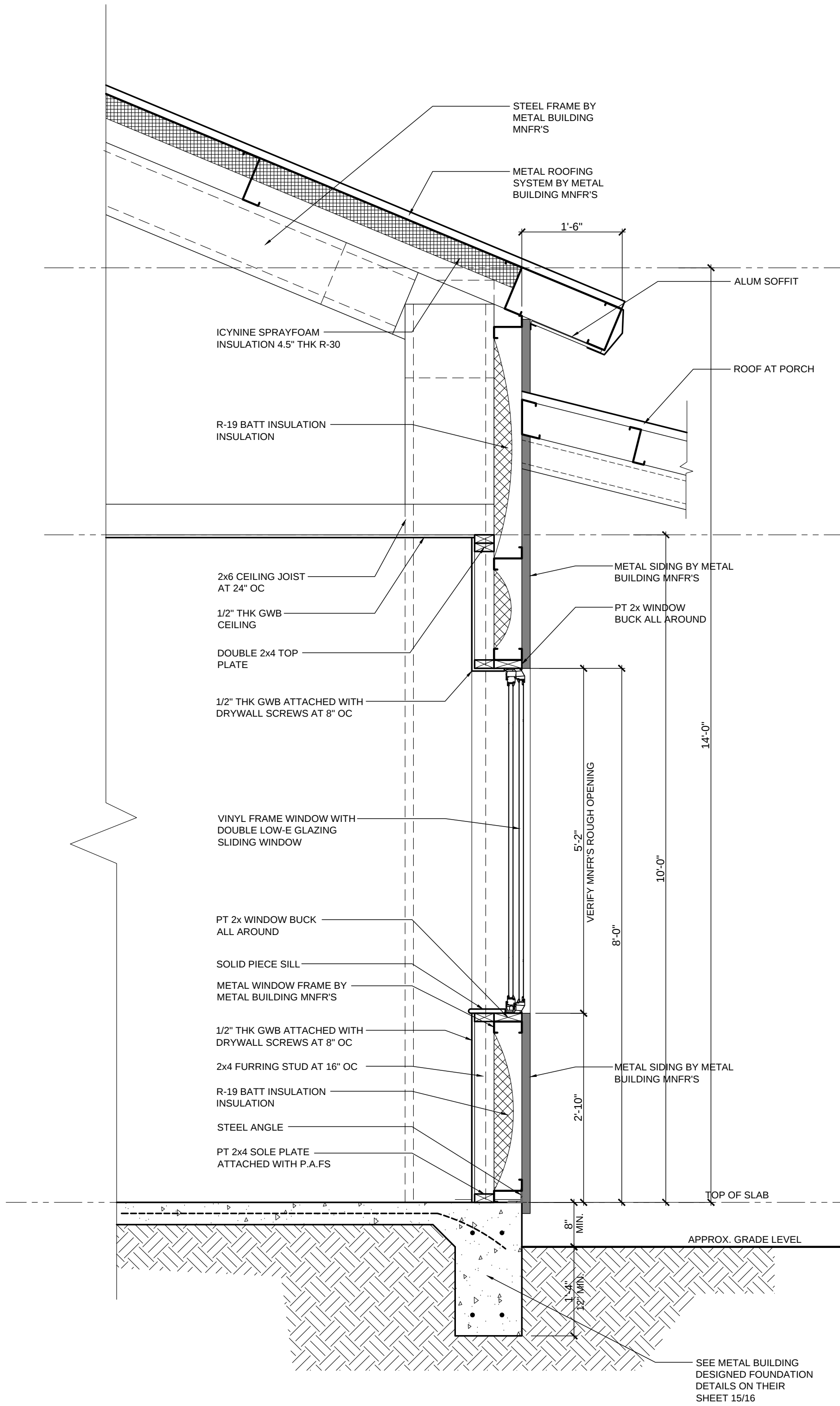
A3.3



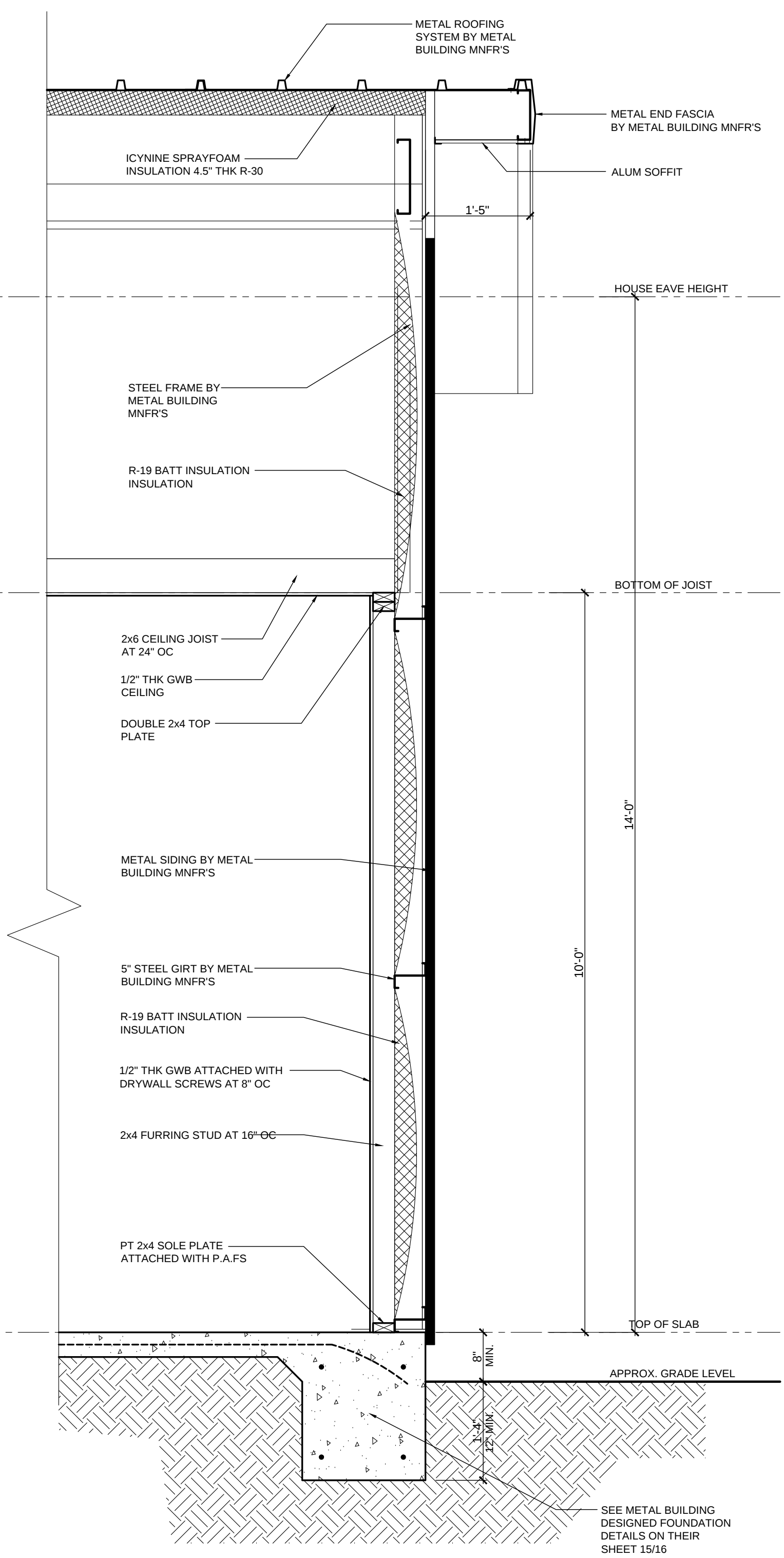
INTERIOR WALL DETAIL
Scale: 3/4" = 1'-0"



INTERIOR WALL DETAIL
Scale: 3/4" = 1'-0"

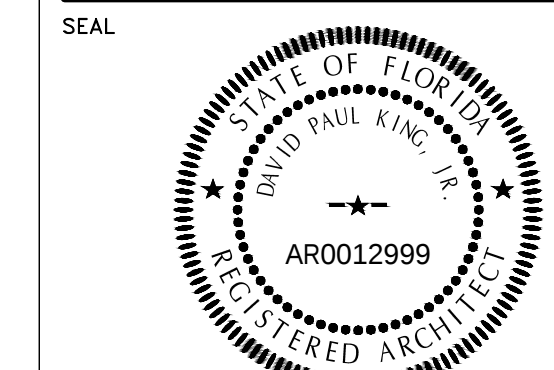


EXTERIOR END WALL
Scale: 3/4" = 1'-0"



EXTERIOR SIDE WALL
Scale: 3/4" = 1'-0"

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REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

NEW
SINGLE FAMILY
RESIDENCE

FOR

WAYNE & BETH
GOLDEN

31501 SINGLETARY ROAD
MYAKKA CITY, 34251
MANATEE COUNTY, FLORIDA

DRAWN BY: RBC

CHECKED BY:

APPROVED BY: DPK

ARCHITECT'S PROJECT No.:

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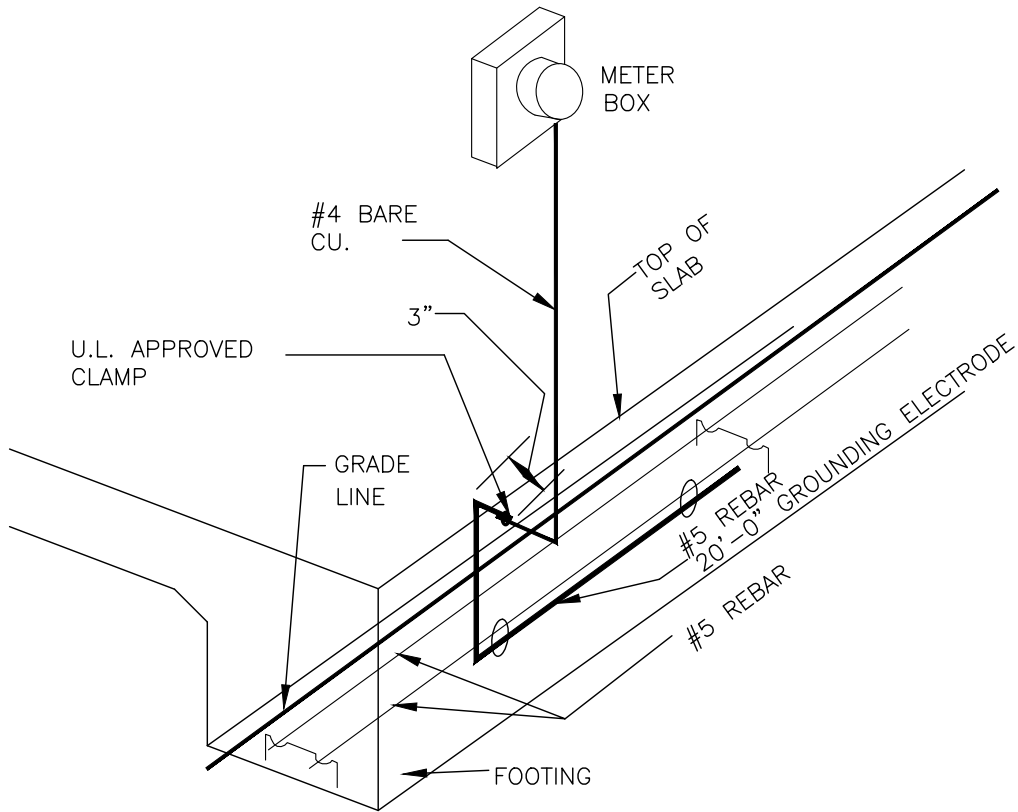
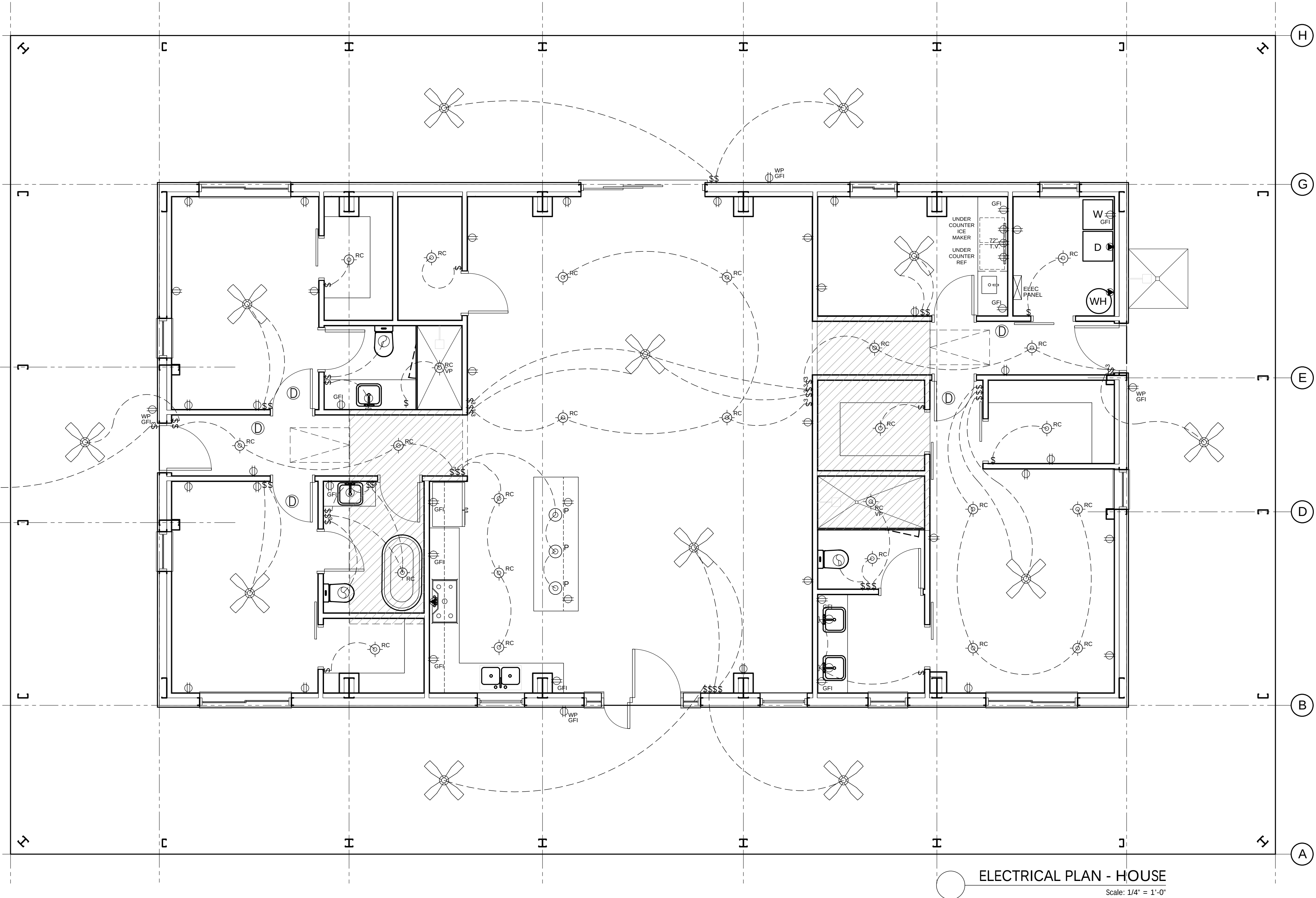
WALL DETAILS

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A3.3

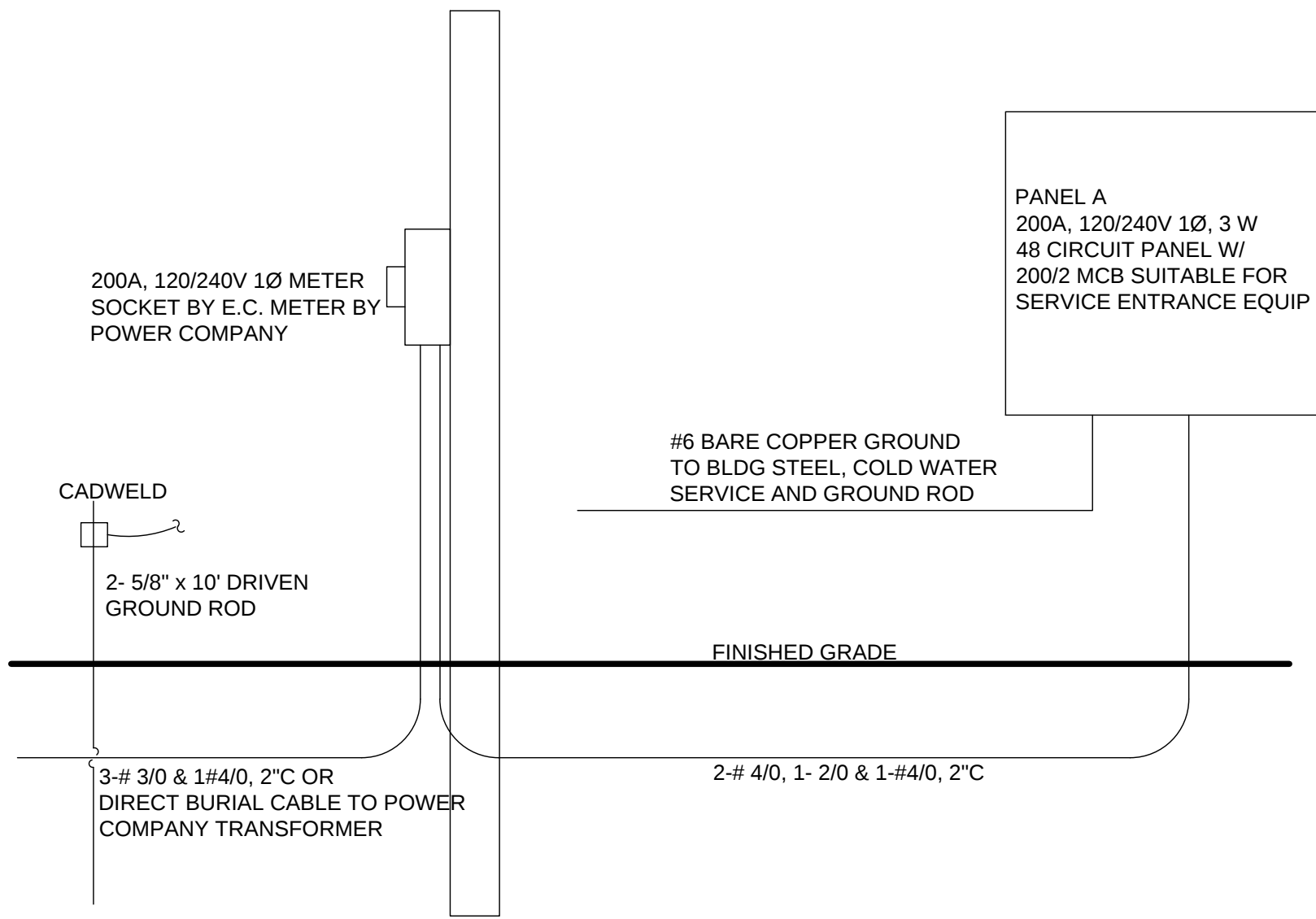
ELECTRICAL LEGEND NOT ALL SYMBOLS USED ON THIS PROJECT			
	SURFACE MOUNTED LED LIGHT	\$	SINGLE SWITCH
	WALL MOUNTED LED LIGHT / VANITY	\$ ³	3-WAY SWITCH
	WALL MOUNTED LED SCONCE LIGHT	\$ ⁴	4-WAY SWITCH
	RECESSED LED PUCK	\$ ^{RC}	REMOTE CONTROL SWITCH
	VAPOR-PROOF LED RECESSED	\$ ^D	DIMMER SWITCH
	PENDANT LIGHT	□ ^{DB}	DOOR BELL CONNECTION
	RECESSED EYEBALL CAN LIGHT	□ ^{CH}	DOOR CHIME
	EXHAUST FAN W/ LIGHT	<TV	CAT 6/7
	EXHAUST FAN	<PH	CAT 6/7
	UNDER CABINET	<DA	DATA CAT 6/7
	RECESSED LED LIGHT	⓵	JUNCTION BOX (FUTURE FIXTURE)
	SURFACE MOUNTED LED LIGHT	[SPD]	SURGE PROTECTION DEVICE
	TRACK LIGHTING	[DISC]	DICONECT SWITCH
	EXTERIOR FLOODLIGHT	[S.S.]	SURROUND SOUND BASE
	EXTERIOR PATH LIGHT	+S	SURROUND SOUND SPEAKER
	220 OUTLET	ⓧ	200 AMP ELEC. PANEL
	110 OUTLET	Ⓜ	METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE	Ⓜ	INTERCOM STATION
	UNDER COUNTER 110 OUTLET	Ⓧ	CARBON MONOXIDE AND SMOKE DETECTOR (COMBO OR SEPERATE)
	WATER-PROOF OUTLET	Ⓢ	GARBAGE DISPOSAL
	GROUND FAULT OUTLET		
	WP GFI SOFFIT OUTLET		
	GFI FLOOR OUTLET		
	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN

FAULT CURRENT NOTES	
TYPE OF PROTECTION	PROTECTED DEVICE OR AREA
AFIC	FAMILY RM, LIVING RM, DINING RM, SUNROOM, PARLOR, LIBRARY, DEN, RECREATION RM, CLOSET,
AFIC/ GFIC	KITCHENS AND LAUNDRY RM (125V) DEVICES, IN BEDROOM AND HALLWAYS WHERE RECEPTACLE IS WITHIN 6' OF A SINK, BASEMENT
GFIC	KITCHENS (250V) DEVICES, WHERE RECEPTACLE IS WITHIN 6' OF A SINK, LAUNDRY (250V) DEVICE GARAGE (125 AND 250V) DEVICES, OUTDOOR RECEPTACLES (125 AND 250V) DEVICES, OUTDOOR OUTLETS (A/C AND SIMILAR, SUMP PUMPS AND BATHROOMS



GROUNDING ELECTRODE SYSTEM DETAIL

NEC-250-50(C)
PROVIDE INTERSYSTEM BONDING TERMINATION
BLOCK IN ACCORDANCE WITH NEC 2020

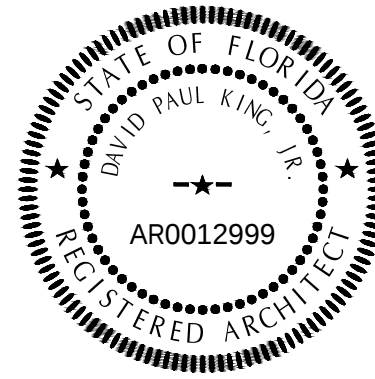


POWER RISER DIAGRAM

N.T.S.

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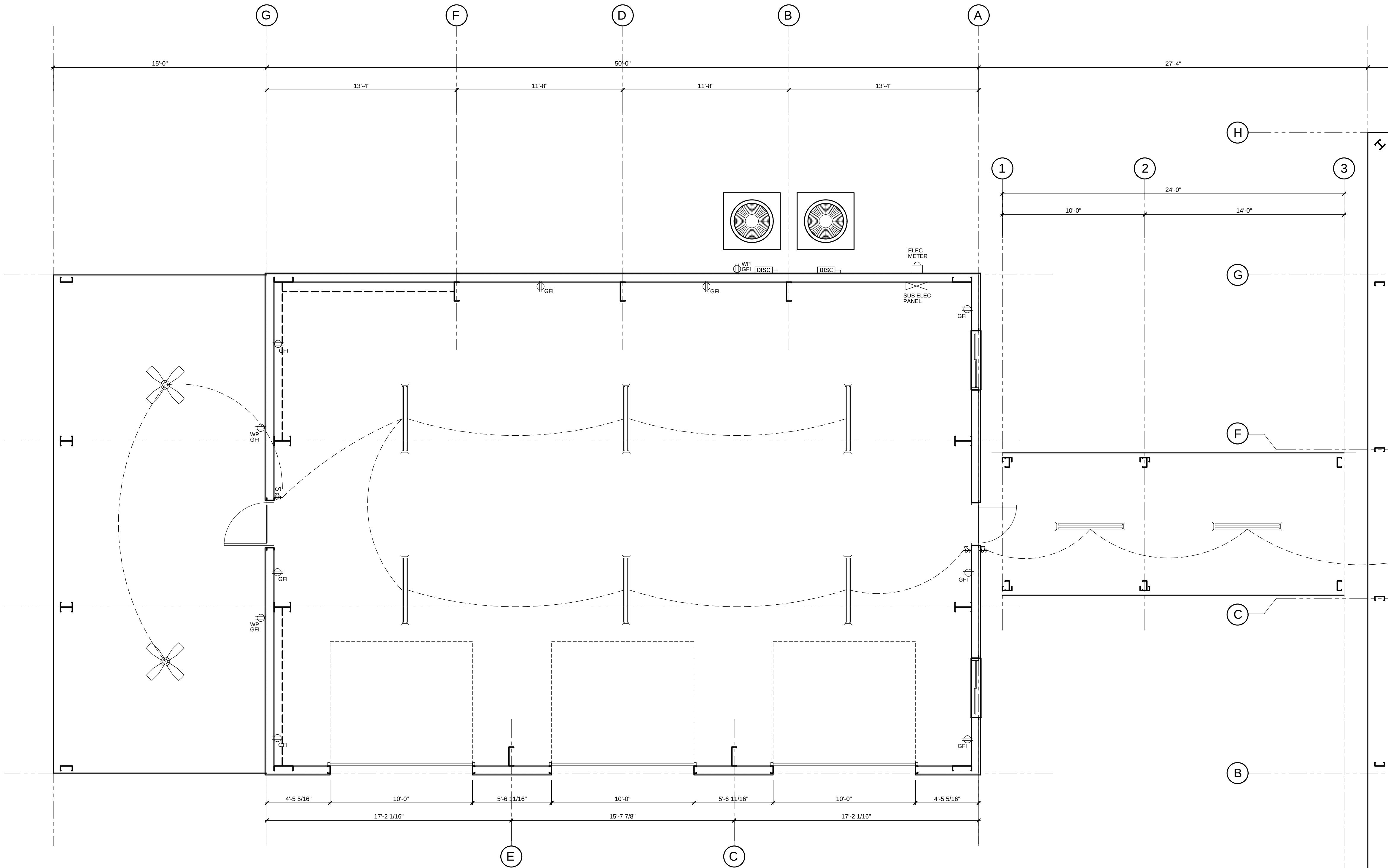
ARCHITECT'S PROJECT No.:

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER

E1.0



ELECTRICAL PLAN - GARAGE / BREEZEWAY
Scale: 1/4" = 1'-0"

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SEAL

STATE OF FLORIDA
DAVID PAUL KING, JR.
AR0012999
REGISTERED ARCHITECT

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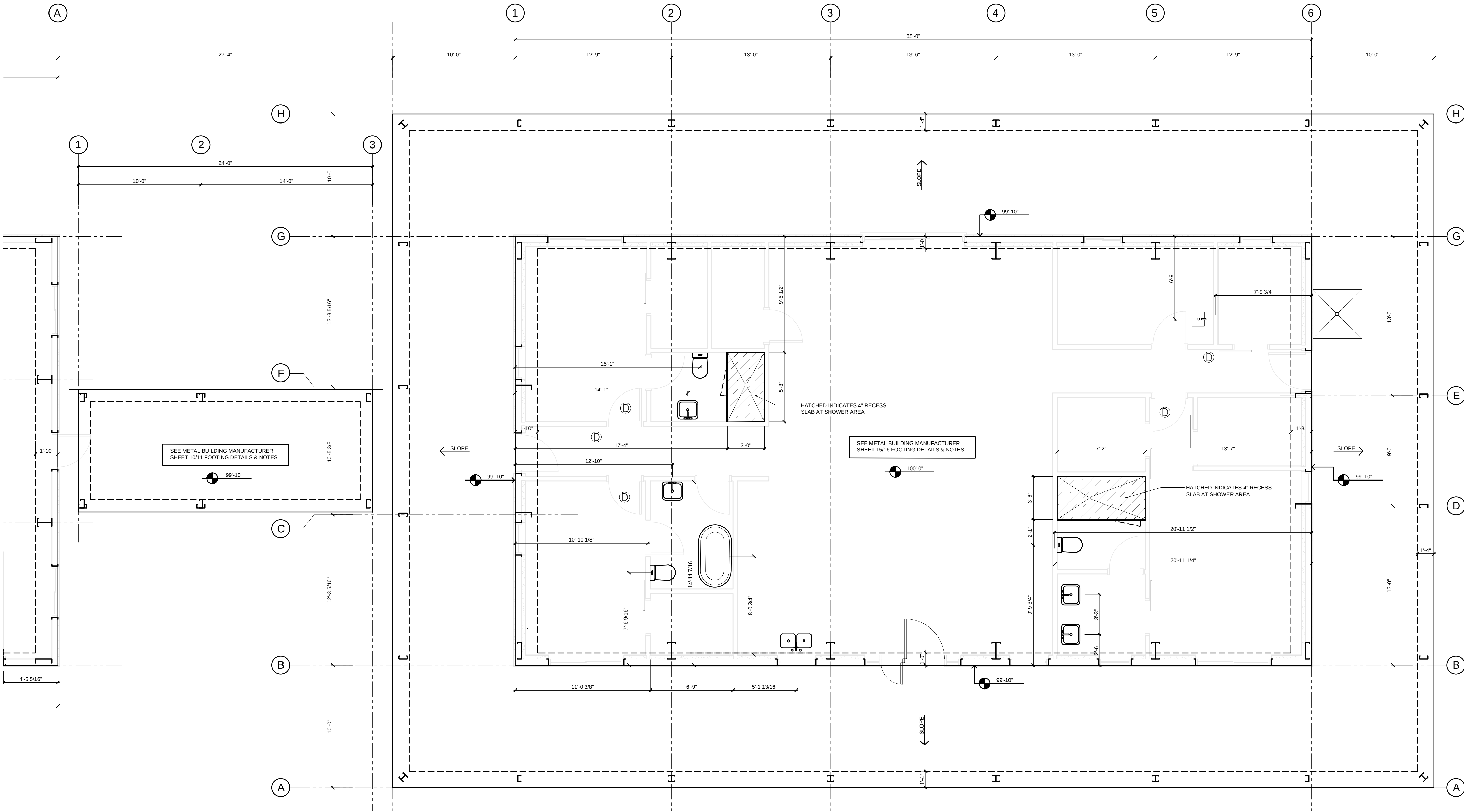
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FOR
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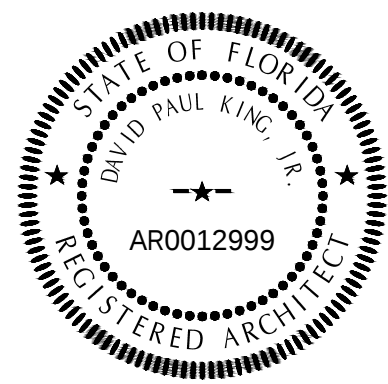
E1.1



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

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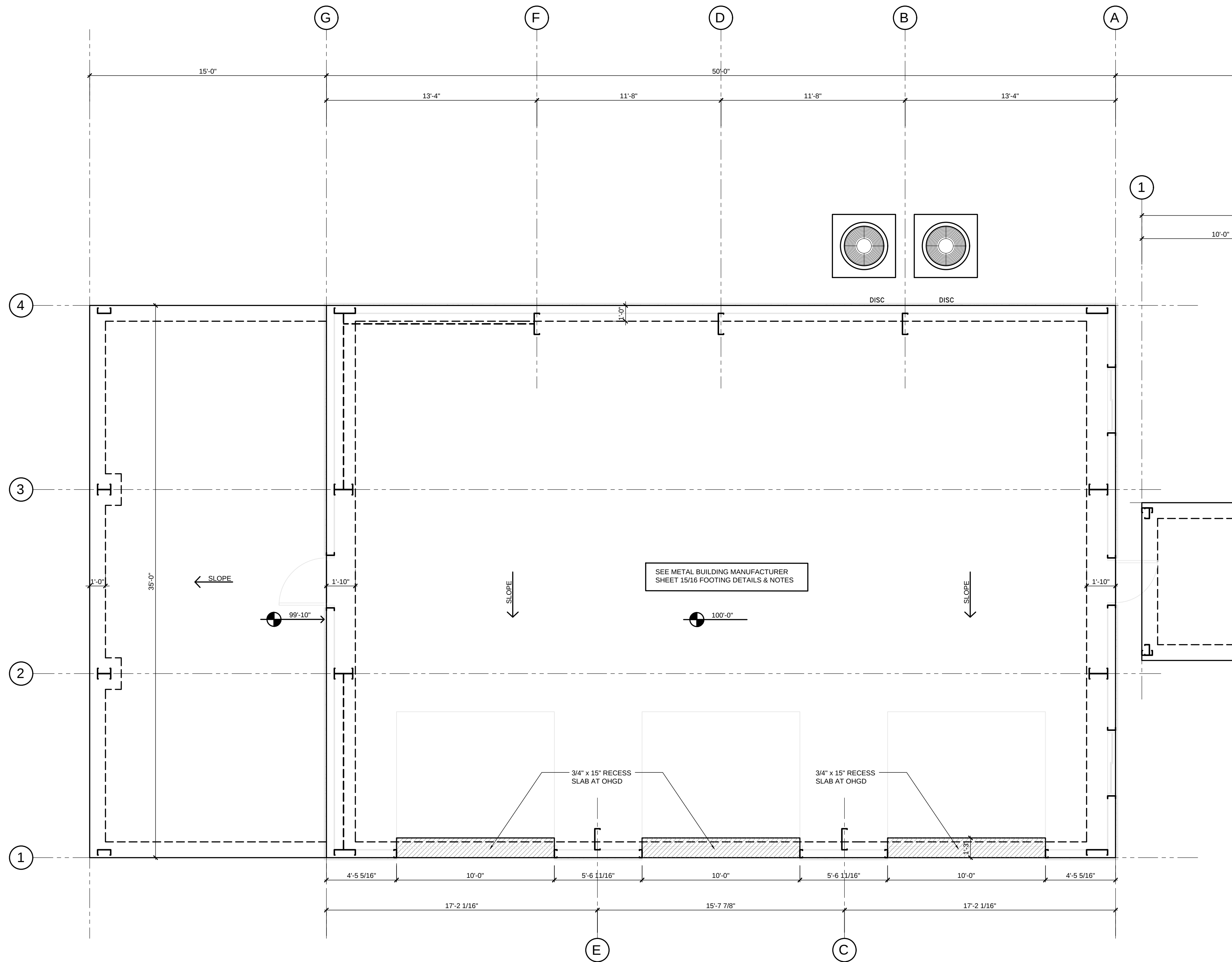
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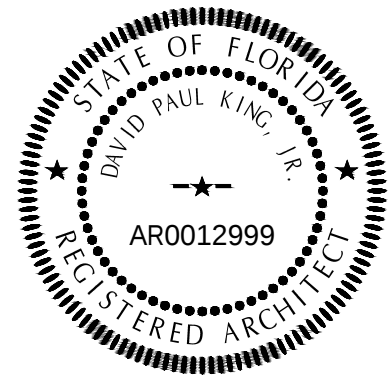
S1.0



FOUNDATION PLAN - GARAGE
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S1.1