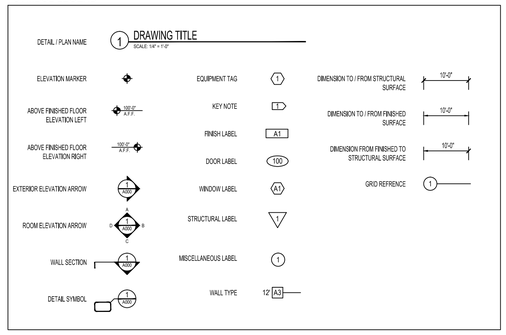
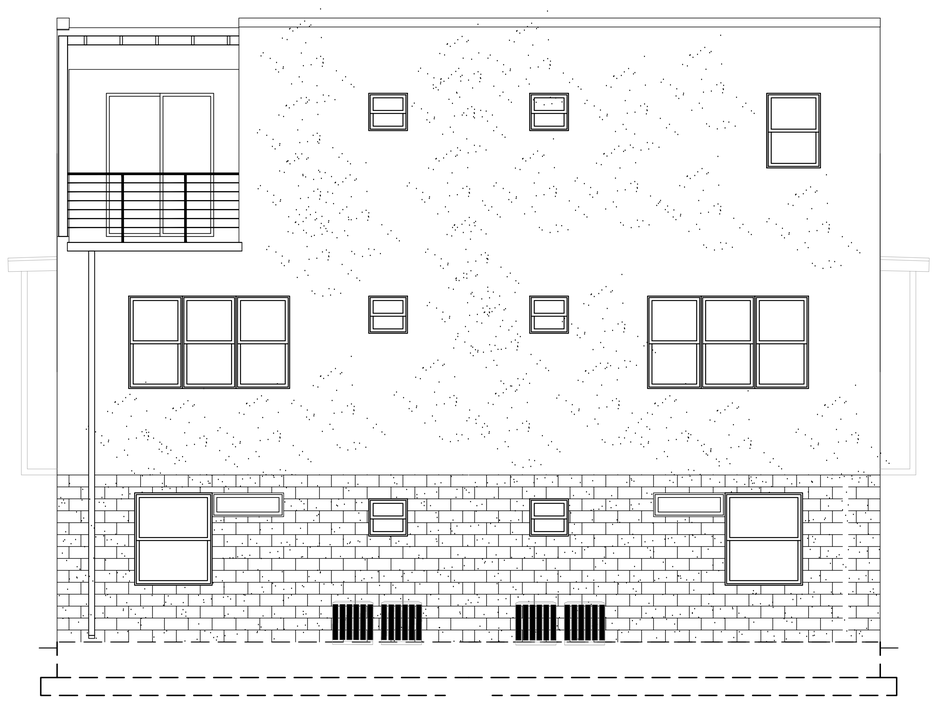
TOWNHOMES
809 LINEBAUGH AVE
TAMPA, FL

BLDGS 1 & 2 -- FLOOR PLAN D2

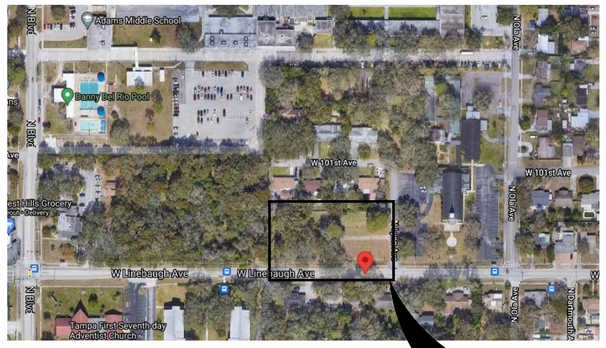
FLORIDA PRODUCT APPROVALS		
PRODUCT	MANUFACTURER	APPROVAL NUMBER
TPO ROOFING	FIRESTONE	FL10264.1
SP-1 STUD PLATE TIE	SIMPSON STRONG TIE	FL10456
SP-2 STUD PLATE TIE	SIMPSON STRONG TIE	FL10456
H10 HURRICAN TIE	SIMPSON STRONG TIE	FL10456
HETA20 HURRICANE TIE	SIMPSON STRONG TIE	FL11473
MTS20 TWIST STRAP	SIMPSON STRONG TIE	FL13872
MSTAM36 STRAP TIE	SIMPSON STRONG TIE	FL11473
MSTA36 STRAP TIE	SIMPSON STRONG TIE	FL10852
HU26 JOIST HANGER	SIMPSON STRONG TIE	FL10531
HU410 JOIST HANGER	SIMPSON STRONG TIE	FL10531 /1
HARDIEPANEL	JAMES HARDY	FL13223.2
LAP SIDING	JAMES HARDY	FL10477.1
FIBERGLASS EXT DOOR	PLASTPRO	FL15180.1
SINGLE HUNG WINDOW	ANDERSON	FL14911.5
SLIDING GLASS DOOR	ANDERSON	FL14998.4
GARAGE DOOR	CLOPAY DOORS	FL16107.14

SYMBOL LEGEND

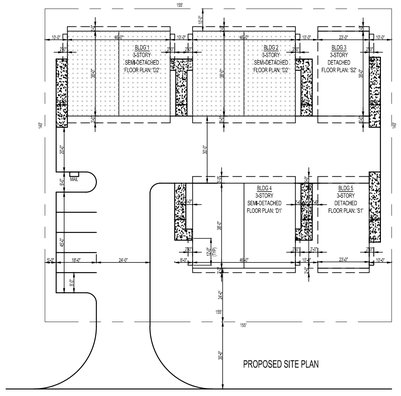




SITE LOCATION



SITE / KEY PLAN



ADDRESS: 809 E LINEBAUGH
FOLIO: 98939.0000
CURRENT ZONE: RS-60
FLU: R-10
PROPOSED ZONE: PD
USE – MULTI-FAMILY
PROPOSING 8 UNITS

AREA CALCULATIONS - FLOOR PLAN: D1		
CONDITIONED	UNCONDITIONED	TOTAL
4576 SF	GARAGE = 928 SF	
FOOTPRINT = 1824	COVERED DECK - 476 SF	6448 SF
PER UNIT (2-UNITS)		
2288 SF	GARAGE - 464 SF	
FOOTPRINT = 912	COVERED DECK - 238 SF	3224 SF

NOTE:
INSULATION VALUES:
EXT WALLS - 1 1/2" RIGID R-9.8
ATTIC - BATT R-38
DUCTING = R-6
ATTIC DUCTING = R-8
HOT WATER PIPES INSULATED ≥ R-3

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

BUILDING INFORMATION

APPLICABLE CODES

ALL CONSTRUCTION SPECIFIED ON THESE DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH ALL CODES INCLUDING REVISIONS, AMENDMENTS AND APPENDICES TO THE FOLLOWING CODES:

7th EDITION (2020) FLORIDA BUILDING CODE - RESIDENTIAL (FBC-R)
7th EDITION (2020) FLORIDA BUILDING CODE - BUILDING (FBC-B)
7th EDITION (2020) FLORIDA BUILDING CODE - ENERGY (FBC-E)
7th EDITION (2020) FLORIDA BUILDING CODE - TEST PROTOCOL (FBC-T)
7th EDITION (2020) FLORIDA BUILDING CODE - PLUMBING (FBC-P)
7th EDITION (2020) FLORIDA BUILDING CODE - MECHANICAL (FBC-M)
7th EDITION (2020) FLORIDA BUILDING CODE - EXISTING BUILDING (FBC-EB)
7th EDITION (2020) FLORIDA BUILDING CODE - FUEL GAS (FBC-F)
7th EDITION (2020) FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A)
7th EDITION (2020) FLORIDA FIRE PREVENTION CODE
NEC 2017 - NATIONAL ELECTRIC CODE - NFPA70

OCCUPANCY CLASSIFICATION
RESIDENTIAL - TOWNHOUSE

CONSTRUCTION CLASSIFICATION
FLORIDA BUILDING CODE, CHAPTER 6:
CONSTRUCTION TYPE V-B
SPRINKLED: NO
WIND ZONE / SPEED 145 MPH

INTERIOR FINISHES
FLORIDA BUILDING CODE, CHAPTER 8:
INTERIOR WALL AND CEILING FINISHES REQUIREMENTS - TABLE 803.9
EXIT ACCESS CORRIDORS / EXIT WAYS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

Robert Gregg
c=US, st=Florida,
l=Clearwater, o=Robert
Gregg, cn=Robert Gregg,
email=archreg@aol.com
Clearwater FL
'00'04- 16:26:22 2022.05.16

SECTION R302
FIRE-RESISTANT CONSTRUCTION
R302.1 Exterior walls.
Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.
Exceptions:
.....
7.For zero lot line developments where permitted by local regulations, openings and roof overhang projections shall be permitted on the exterior wall of a building located on a zero lot line when the building exterior wall is separated from an adjacent building exterior wall by a distance of 6 feet or more, and the roof overhang projection is separated from an adjacent building projection by a distance of 4 feet or more, with 1-hour fire-resistive construction on the underside of the overhang required, unless the separation between projections is 6 feet or more.

SHEET INDEX

DISCIPLINE DESIGNATORS

G - GENERAL
H - HAZARDOUS MATERIALS
V - SURVEY / MAPPING
B - GEOTECHNICAL
C - CIVIL WORKS
L - LANDSCAPING
A - ARCHITECTURAL
AS - ARCHITECTURAL / STRUCTURAL
I - INTERIORS
Q - EQUIPMENT
F - FIRE PROTECTION
P - PLUMBING
D - PROCESS
M - MECHANICAL
E - ELECTRICAL
T - TELECOMMUNICATIONS
R - RESOURCES
X - OTHER DISCIPLINES
Z - CONTRACTOR / SHOP DRAWINGS
O - OPERATIONS

SHEET TYPE DESIGNATORS

0 GENERAL
1 PLANS
2 ELEVATIONS
3 SECTIONS
4 LARGE SCALE VIEWS
5 DETAILS
6 SCHEDULES
7 USER DEFINED
8 USER DEFINED
9 3D REPRESENTATIONS

SHEET IDENTIFICATION

A NNN
DISCIPLINE
SHEET TYPE
SEQUENCE NO.

ROBERT E. GREGG REGISTERED ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

STATE OF FLORIDA ROBERT E. GREGG REGISTERED ARCHITECT AR9927

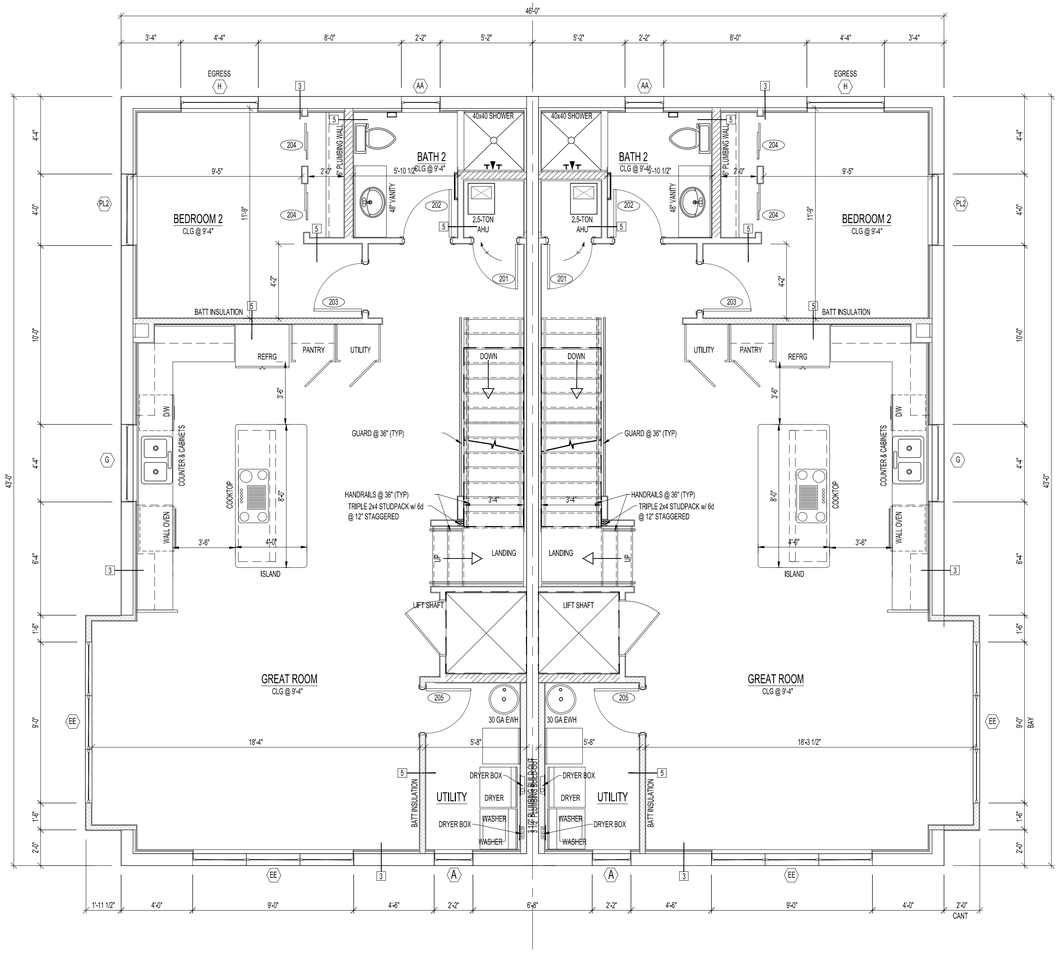
Robert E. Gregg	FL #9927
KY #3396	CT #8153
SC #4334	NJ #15414
MS #2335	VA #6737
OH #5898	TN #4334

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

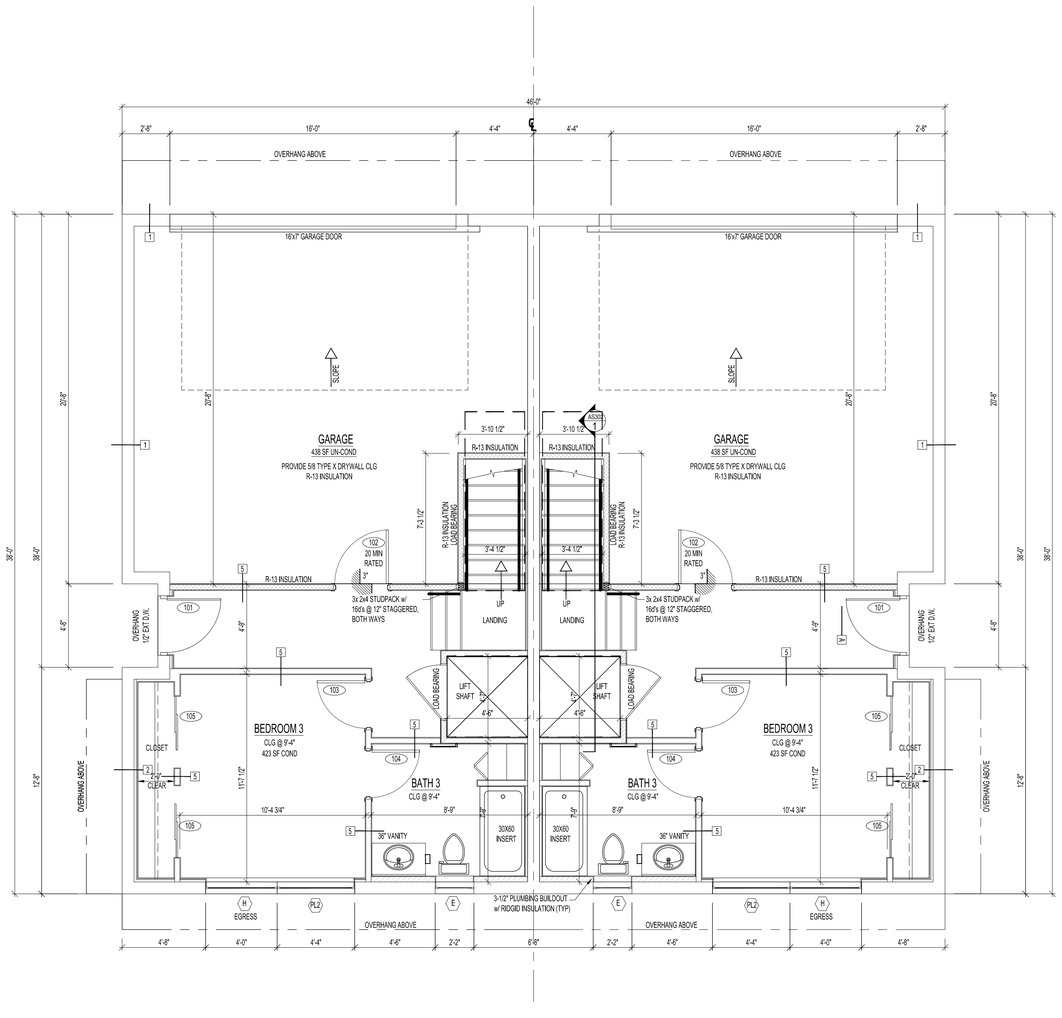
REVISIONS:
1 5-10-22 PER COMMENTS

COVER SHEET
G001



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

FIRST FLOOR DOOR SCHEDULE

MARK	NOM. SIZE	R.O.		
101	3080	40" x 98 1/2"	EXTERIOR FIBERGLASS	LEVER HANDLE , ENTRY LOCKSET, DEADBOLT
102	3080	38" x 98 1/2"	PRE-HUNG 6-PANEL, 20-MINUTE RATED	LEVER HANDLE , ENTRY LOCKSET, DEADBOLT
103	2880	34" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PRIVACY LOCKSET
104	2880	34" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PRIVACY LOCKSET
105	48" BYPASS	48" x 96		N/A

SECOND FLOOR DOOR SCHEDULE

MARK	NOM. SIZE	R.O.		
201	2680	32" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , ENTRY LOCKSET,
202	2880	36" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PRIVACY LOCKSET
203	2880	36" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PRIVACY LOCKSET
204	48" BYPASS	48" x 96		N/A
205	2680	32" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , ENTRY LOCKSET,

WALL SCHEDULE

1 — TYPICAL CMU EXTERIOR WALL @ LIVING SPACE:
8" CMU w/ MOISTURE BARRIER, STUCCO FINISH
1-1/2 TUFF-R RIGID INSULATION, R9.9
7/8" 25G HAT-CHANNEL FURRING
12" DRYWALL w/ SCREWS @ 12"

2 — TYPICAL DEMISING WALL
2-HOUR RATED 8" CMU PER U905
7/8" HAT-CHANNEL FURRING
1/2" SOUND ATTENUATING DRYWALL
w/ SCREWS @ 12" (BOTH SIDES)

3 — TYPICAL FRAMED EXTERIOR WALL
2x6 STUDS @ 16" O.C. w/ R-13 BATT INSULATION
INT - 1/2" DRYWALL w/ SCREWS @ 12" O.C.
EXT - 5/8" CDX SHEATHING w/ 8d's @ 6" O.C.

4 — EXTERIOR FRAMED PARTITION
2x4 STUDS @ 16" O.C. w/ R-19 BATT INSULATION
INT - 1/2" DRYWALL w/ SCREWS @ 12" O.C.
EXT - 5/8" CDX SHEATHING w/ 8d's @ 6" O.C.

5 — TYPICAL INTERIOR FRAMED PARTITION
2x4 STUDS @ 16" O.C., 1/2 DRYWALL
w/ SCREWS @ 12"

NOTE:
SEE A102 FOR WINDOW SCHEDULE

NOTE:
APPLY WATERPROOF MEMBRANE (DAMPLOCK OR EQUAL) 18" AROUND DOORS, WINDOWS AND TO 32" AFF, @ INTERIOR CMU WALLS

NOTE:
INSULATION VALUES
EXT WALLS - 1 1/2" RIGID R-9.8
ATTIC - BATT R-38
DUCTING = R-6
ATTIC DUCTING = R-8
HOT WATER PIPES INSULATED ≥ R-3

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

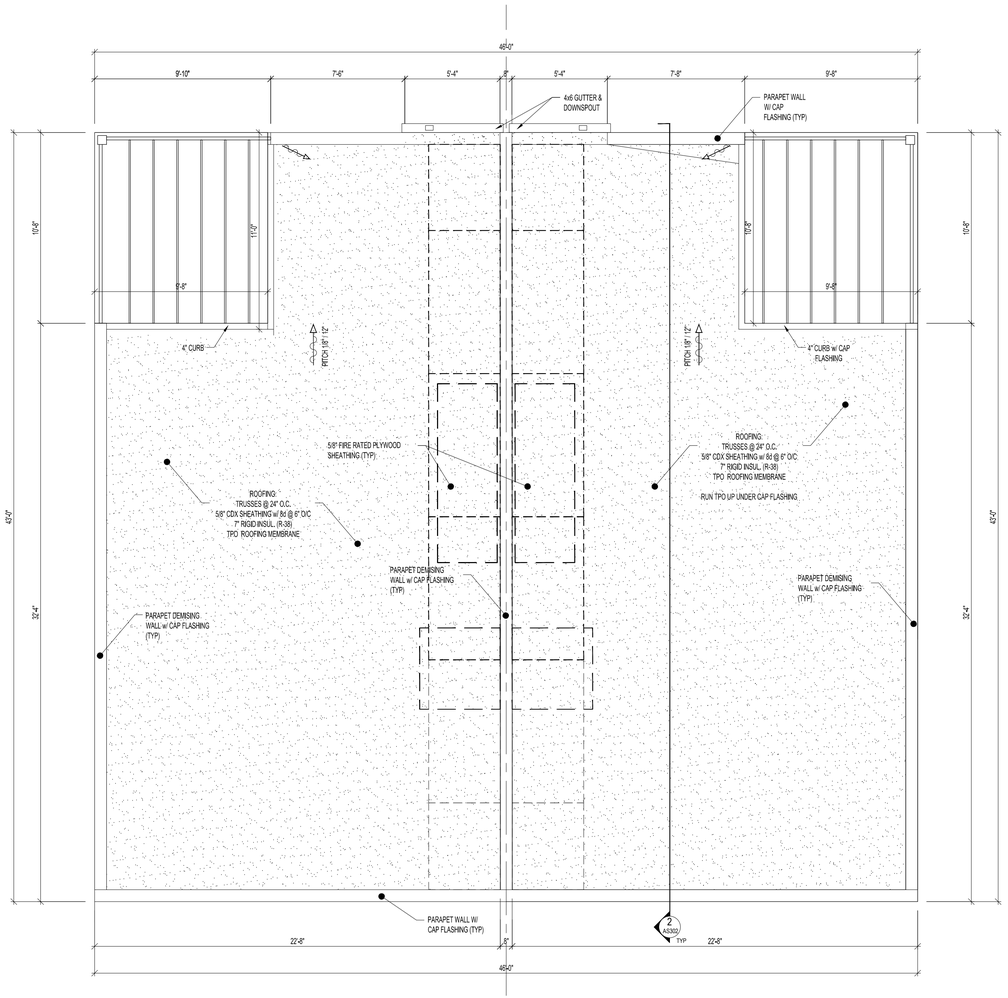
TOWNHOME FLOOR PLAN 'D2' 809 LINEBAUGH AVE TAMPA, FL

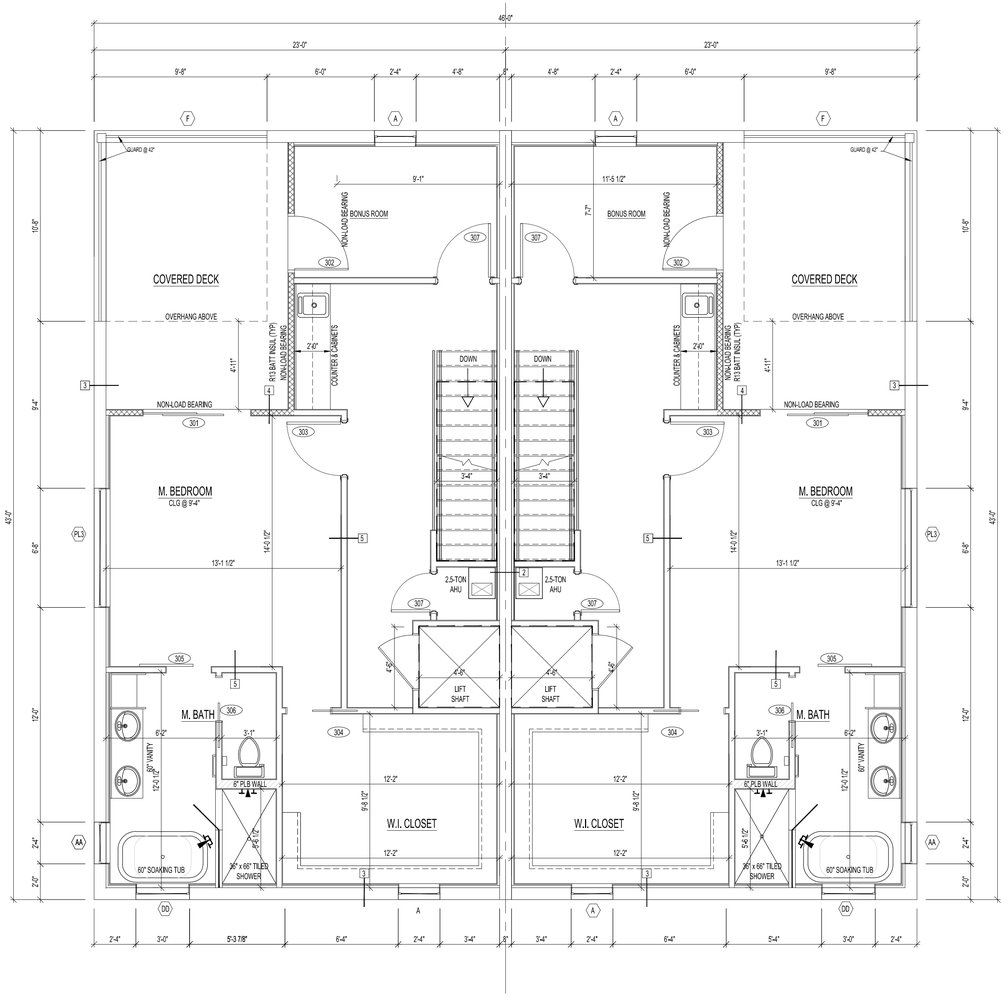
DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:

FLOOR PLANS

A101





ROOF PLAN

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

NOTE:
MINIMUM CLASS 'C' ROOFING FBC-R 302.2.2

WINDOW SCHEDULE

AMERICAN CRAFTSMAN / 50 SERIES / FL PROD APP #14911.4

MARK	NOMINAL SIZE	WINDOW SIZE	R.O.	U-FACTOR	
A	1/2 3-2	25 3/8" x 24 7/8"	25 7/8" x 25 3/8"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
B	2-2	35 7/8" x 24 7/8"	36 3/8" x 25 3/4"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
C	2-3	35 7/8" x 37 1/4"	36 3/8" x 37 3/4"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
D	2-4	35 7/8" x 49 1/2"	36 3/8" x 50"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
E	2-5	35 7/8" x 61 7/8"	36 3/8" x 62 3/8"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
F	3-3	52" x 37 1/4"	52 1/2" x 37 3/4"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
G	3-4	52" x 49 1/2"	52 1/2" x 50"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
H	3-5	52" x 61 7/8"	52 1/2" x 60 3/8"	0.29	SINGLE HUNG, IMPACT , WHITE, VINYL, INSULATED, LOW-E, EGRESS
AA	1/2 3-2	25 3/8" x 24 7/8"	25 7/8" x 25 3/8"	0.29	SINGLE HUNG, IMPACT , WHITE, VINYL, INSULATED, LOW-E, OBSCURE
DD	2-4	35 7/8" x 49 1/2"	36 3/8" x 50"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E, OBSCURE
EE	3x 2-5	35 7/8" x 61 7/8"	35 7/8" x 63 5/8"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E, MULLED
PL1	--	--	--	0.29	PLATE, IMPACT, WHITE, VINYL, INSULATED, LOW-E,
PL2	--	23 1/2" x 47 1/2"	24" x 48"	0.29	PLATE, IMPACT, WHITE, VINYL, INSULATED, LOW-E,
PL3	--	23 1/2" x 79 1/2"	24" x 80"	0.29	PLATE, IMPACT, WHITE, VINYL, INSULATED, LOW-E,

THIRD FLOOR PLAN

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

DOOR SCHEDULE

MARK	NOM. SIZE	R.O.	TYPE	HARDWARE
301	6080	73" x 98 1/2"	EXTERIOR SGD	--
302	6080	73" x 98 1/2"	EXTERIOR SGD	--
303	3080	38" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PASSAGE LOCKSET
304	3080	36" x 98 1/2"	'BARN' TYPE	--
305	2680	34" x 98 1/2"	POCKET	--
306	2680	32" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PASSAGE LOCKSET
307	2680	34" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PASSAGE LOCKSET
307	5080	61" x 93 1/2"	BYPASS	--

WALL SCHEDULE

1 — TYPICAL CMU EXTERIOR WALL @ LIVING SPACE:
8" CMU
1" INSULATION BOARD, R6.5,
1 1/2" HAT CHANNEL FURRING
1/2" DRYWALL

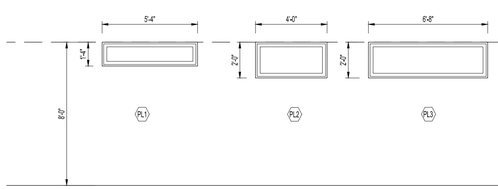
2 — TYPICAL DEMISING WALL
2-HOUR RATED 8" CMU PER U905
1-1/2 CHANNEL FURRING
1/2" SOUND ATTENUATING DRYWALL
(BOTH SIDES)

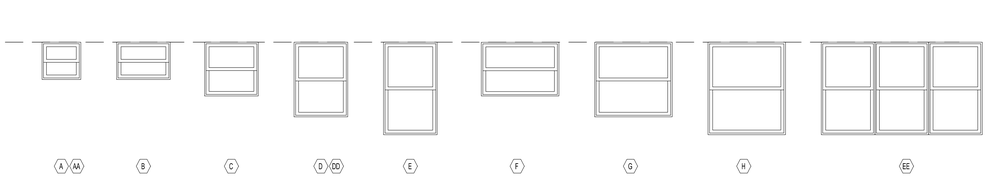
3 — TYPICAL FRAMED EXTERIOR WALL
2x4 STUDS @ 16" O.C. w/ R-13 BATT INSULATION
INT - 1/2" DRYWALL w/ SCREWS @ 12" O.C.
EXT - 5/8" CDX SHEATHING w/ 8d's @ 6" O.C.

4 — EXTERIOR FRAMED PARTITION
2x4 STUDS @ 16" O.C. w/ R-19 BATT INSULATION
INT - 1/2" DRYWALL w/ SCREWS @ 12" O.C.
EXT - 5/8" CDX SHEATHING w/ 8d's @ 6" O.C.

5 — TYPICAL INTERIOR FRAMED PARTITION
2x4 STUDS @ 16" O.C., 1/2 DRYWALL
w/ SCREWS @ 12"

6 — TYPICAL INTERIOR FRAMED PARTITION
2x4 STUDS @ 16" O.C., 1/2 DRYWALL
w/ SCREWS @ 12" - BATT INSULATION





REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

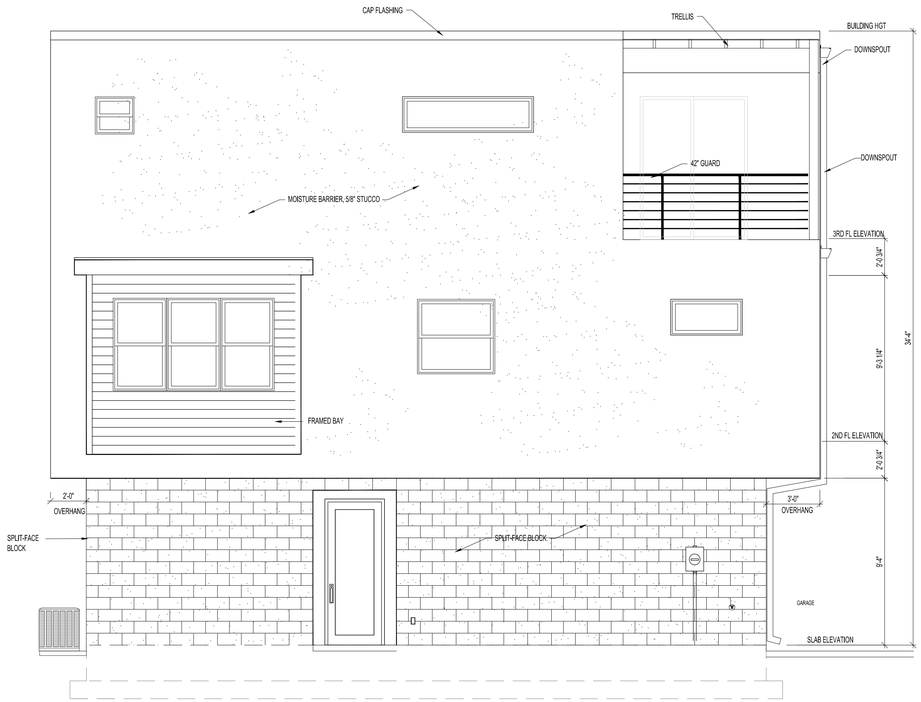
Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

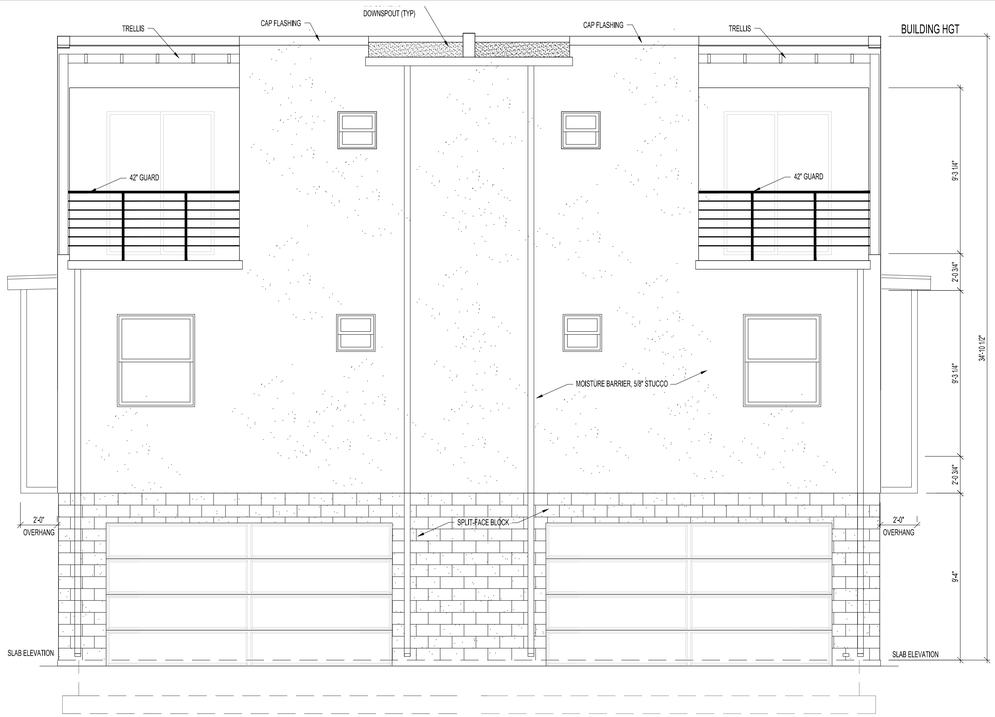
REVISIONS:

FLOOR PLANS
A102



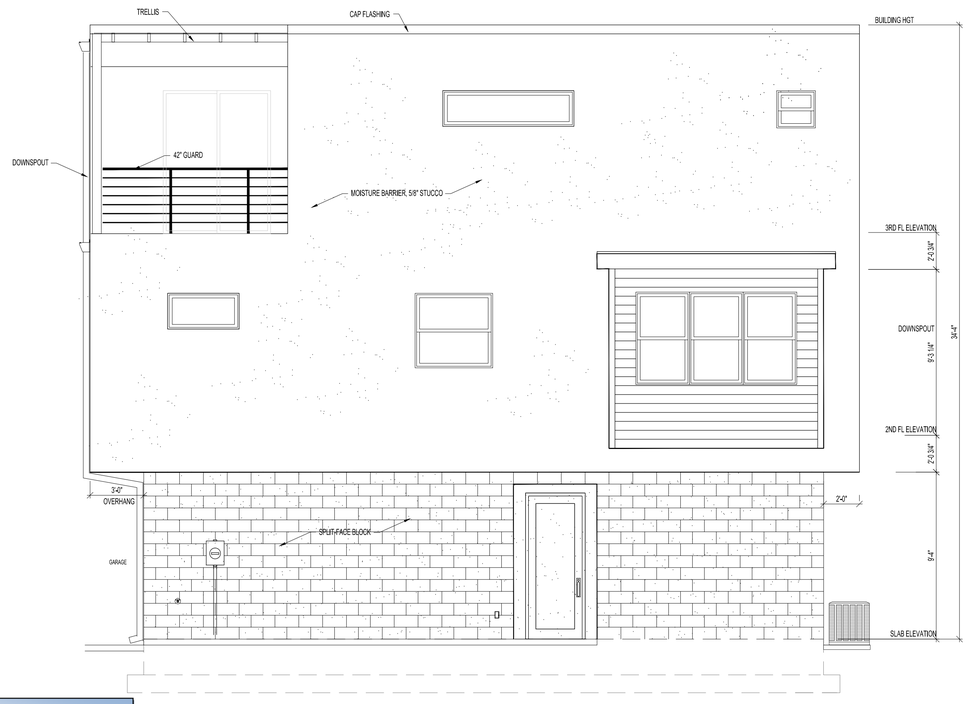
WEST ELEVATION

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



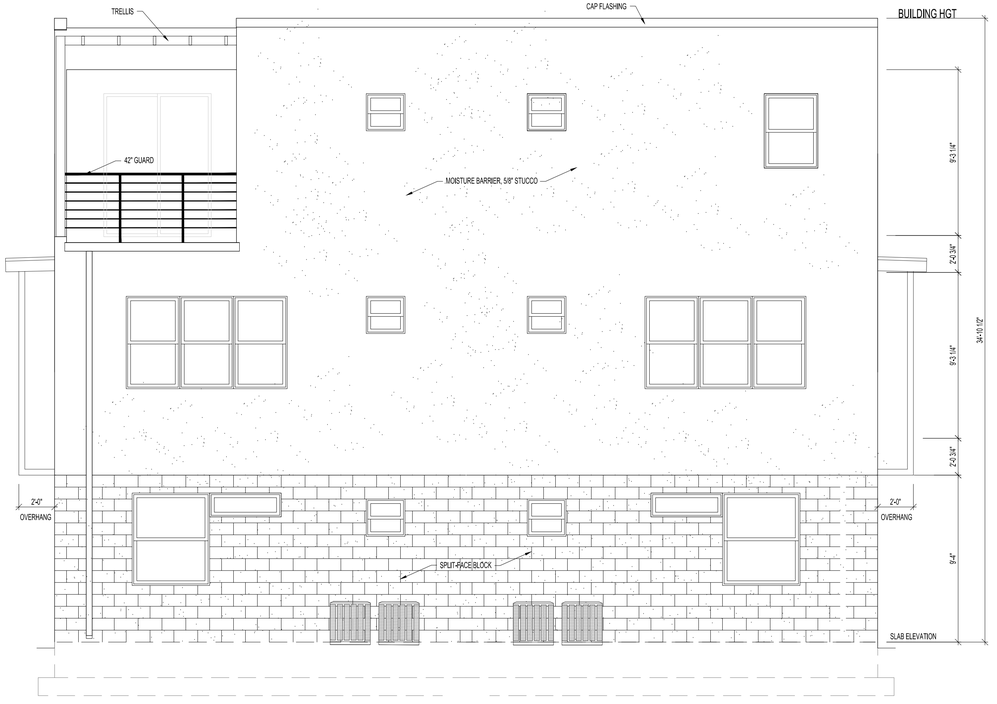
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg	FL #9927
KY #3396	CT #8153
SC #4334	NJ #15414
MS #2335	VA #6737
OH #5898	TN #4334

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

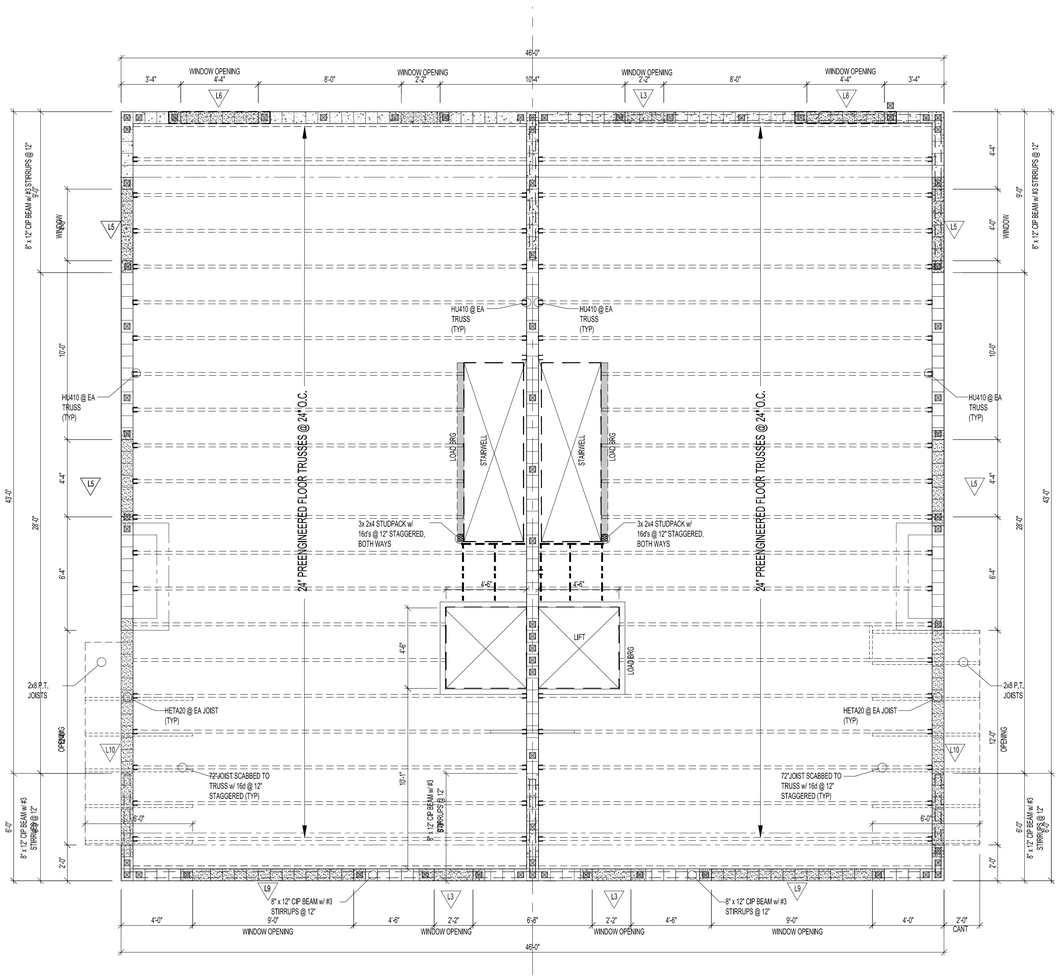
TOWNHOME FLOOR PLAN 'D2' 809 LINEBAUGH AVE TAMPA, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

REVISIONS:

ELEVATIONS

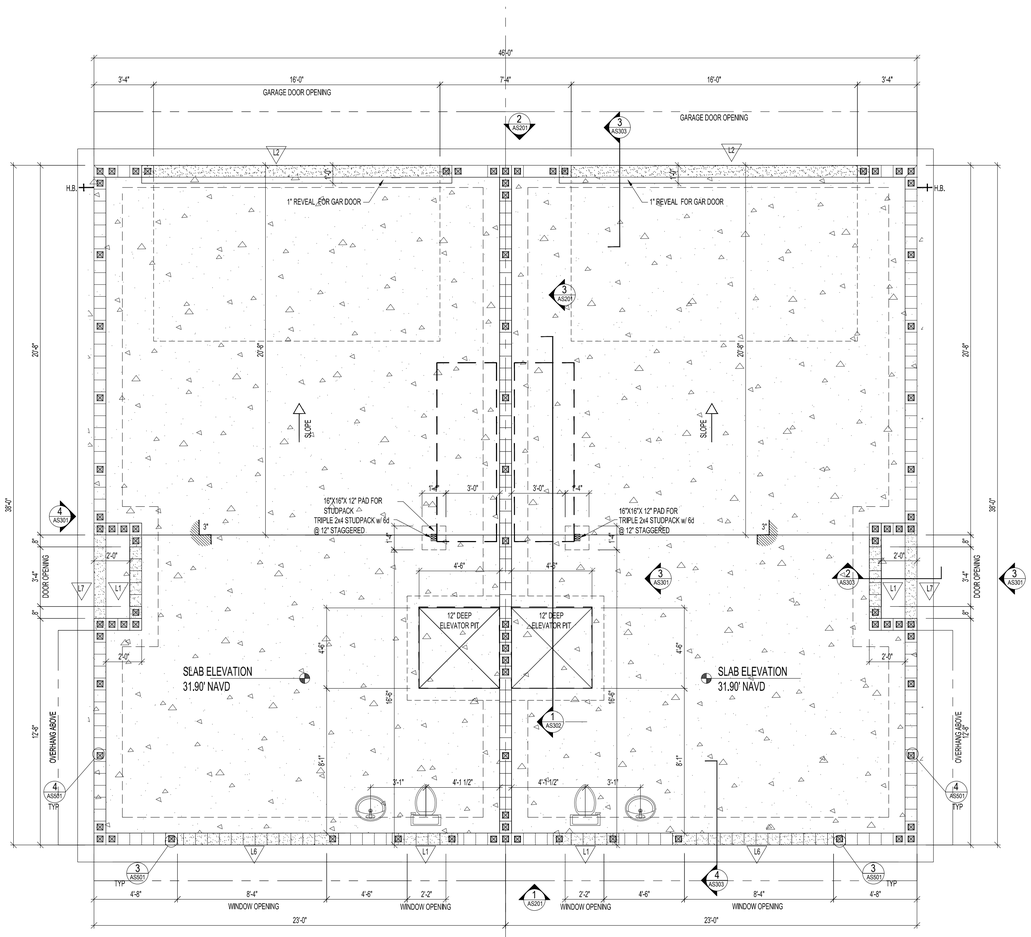
A201



SECOND FLOOR FRAMING PLAN

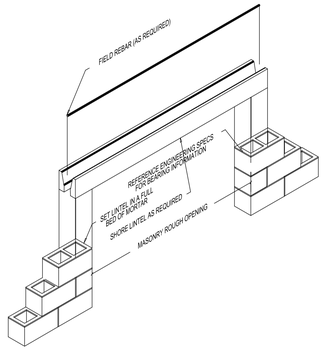
SCALE: 1/4" = 1'-0"

NOTE:
TRUSS PLAN FOR LAYOUT PURPOSES ONLY. FINAL DESIGN BY TRUSS MFG



FOUNDATION PLAN

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



LINTEL SCHEDULE

MARK	QTY	TYPE DESIGNATION	TYPE	SIZE (HT. & L)
L1		8RF6-1B	8" PRECAST DOOR LINTEL	8" X 4-8"
L2		8F16-DB/1T	8" PRECAST U LINTEL	8" X 17'-4"
L3		8RF6-1B	8" PRECAST U LINTEL	8" X 3'-8"
L4		8RF6-1B	8" PRECAST U LINTEL	8" X 4'-4"
L5		8RF6-1B	8" PRECAST U LINTEL	8" X 5'-4"
L6		8RF6-1B	8" PRECAST U LINTEL	8" x 5'-8"
L7		8RF6-1B	8" PRECAST U LINTEL	8" x 6'-0"
L8		8RF6-1B	8" PRECAST U LINTEL	8" X 8'-4"
L9		8RF6-1B	8" PRECAST U LINTEL	8" x 10'-4"
L10		8RF6-1B	8" PRECAST U LINTEL	8" x 13'-4"

1. PROVIDE FULL MORTER BEDS AND HEAD JOINTS
2. Shore filled lintels as required.

FOUNDATION PLAN NOTES

1. 4" INTERIOR CONCRETE SLAB, 3000 PSI (30 DAYS) 6x6 W1.4 x 1.4 WWF. 6 mil POLY VAPOR BARRIER W/ 6"LAP AND MIN. PERM RATING OF 0.5, ON CLEAN, COMPACTED SOIL, TERMITE TREATED PER FBC - R 318.1
2. 4" EXTERIOR SLAB w/ 6x6 W1.4 x 1.4 WWF
3. 8" CMU WALL W/ #5 BAR VERT. @ 3'-4" O.C. UNLESS OTHERWISE NOTED.
4. THE DESIGN SOIL PRESSURE 2000 PSF.
5. T / SLAB EL = 0'-0" (TYP, UNO). REFRENCE ONLY - SEE CIVIL DWGS FOR ACTUAL ELEVATIONS
6. ALL FOOTINGS ARE CENTERED BENEATH BEARING WALLS AND COLUMNS (TYP, UNO)

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg	FL #9927
KY #3396	CT #8153
SC #4334	NJ #15414
MS #2335	VA #6737
OH #5898	TN #4334

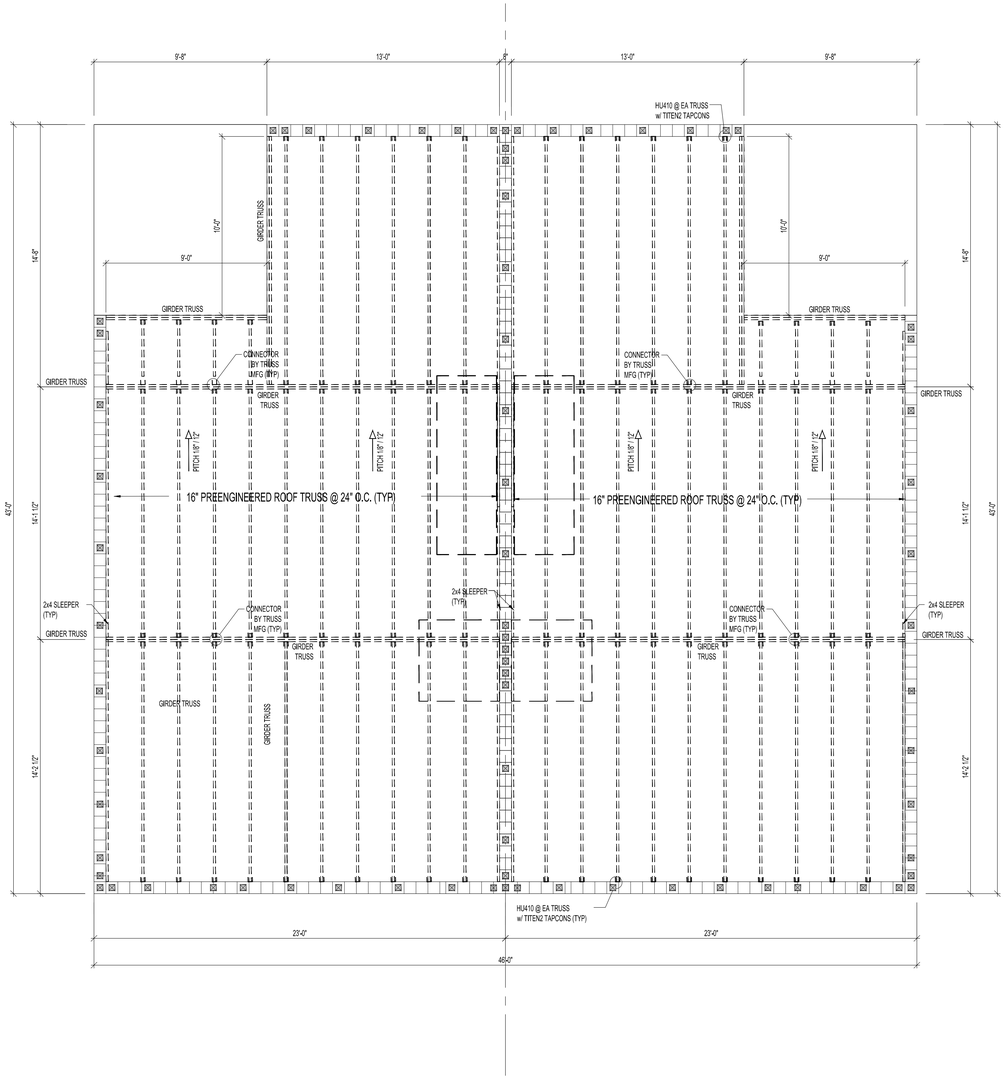
TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

REVISIONS:

STRUCTURAL PLANS

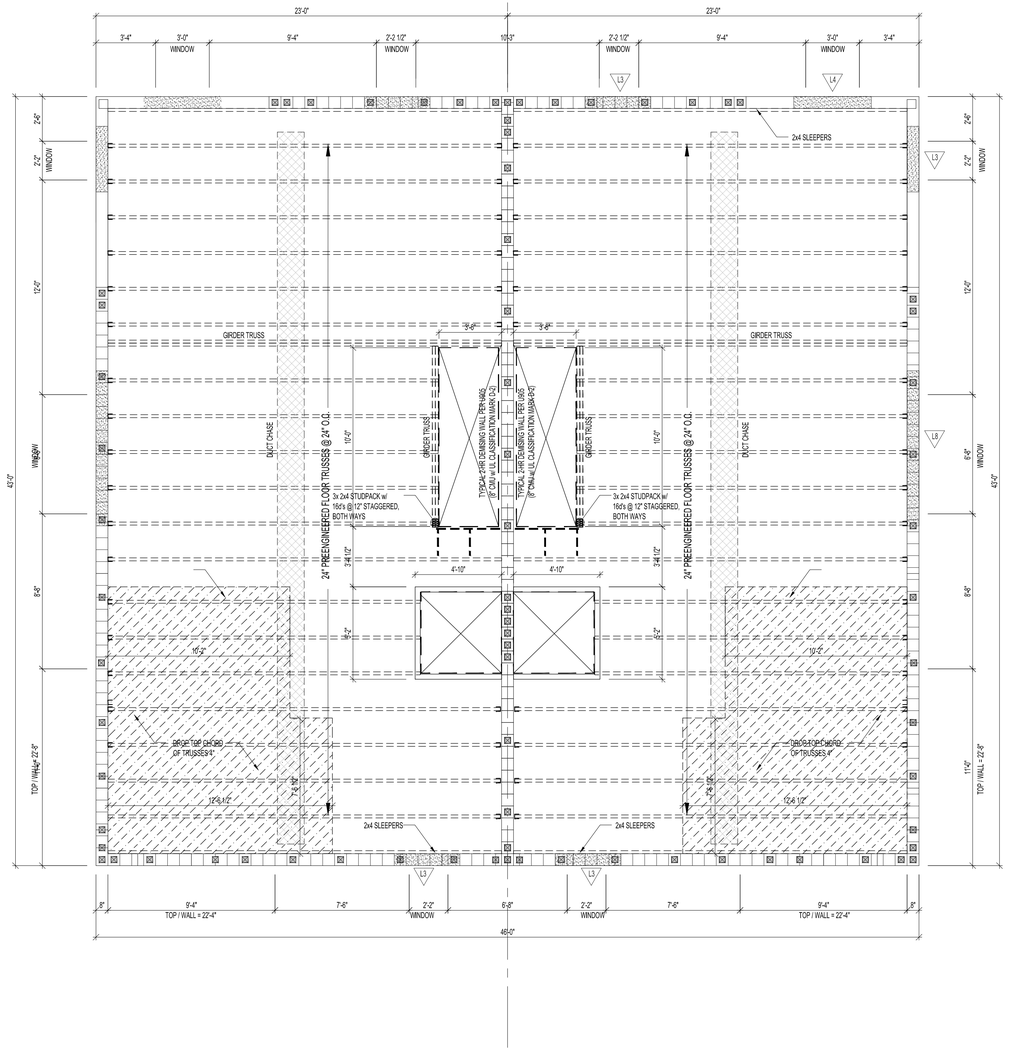
AS101



ROOF FRAMING PLAN

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

NOTE:
TRUSS PLAN FOR LAYOUT PURPOSES
ONLY. FINAL DESIGN BY TRUSS MFG



THIRD FLOOR FRAMING PLAN

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

NOTE:
TRUSS PLAN FOR LAYOUT PURPOSES
ONLY. FINAL DESIGN BY TRUSS MFG

REVIEWED FOR
CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG
REGISTERED ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg	FL #9927
KY #3396	CT #8153
SC #4334	NJ #15414
MS #2335	VA #6737
OH #5898	TN #4334

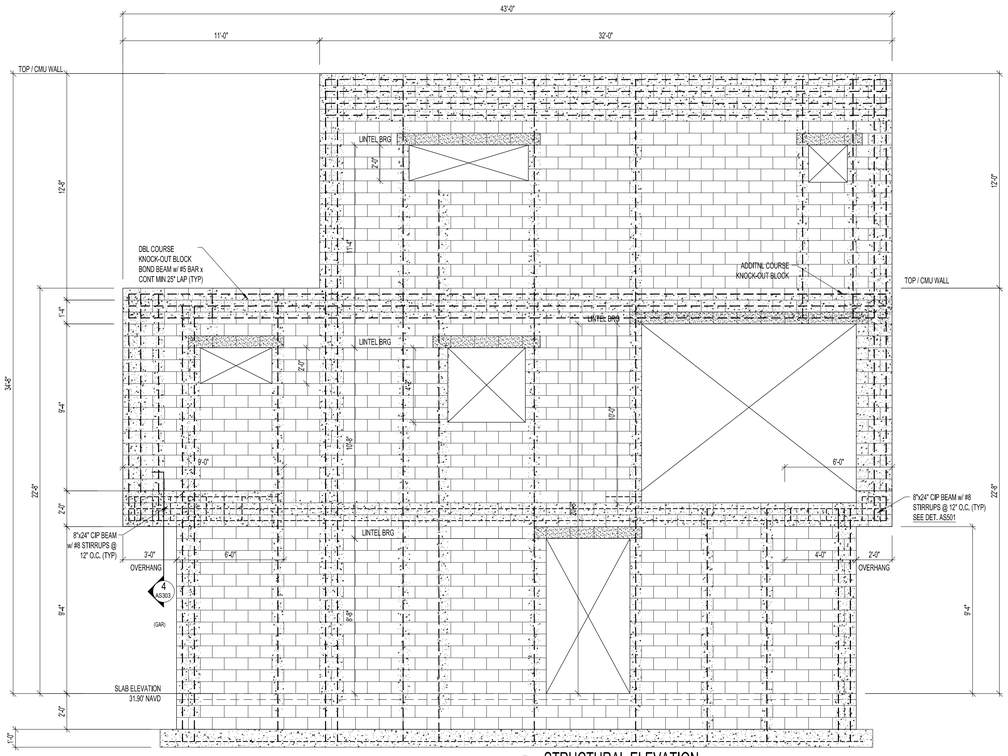
TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

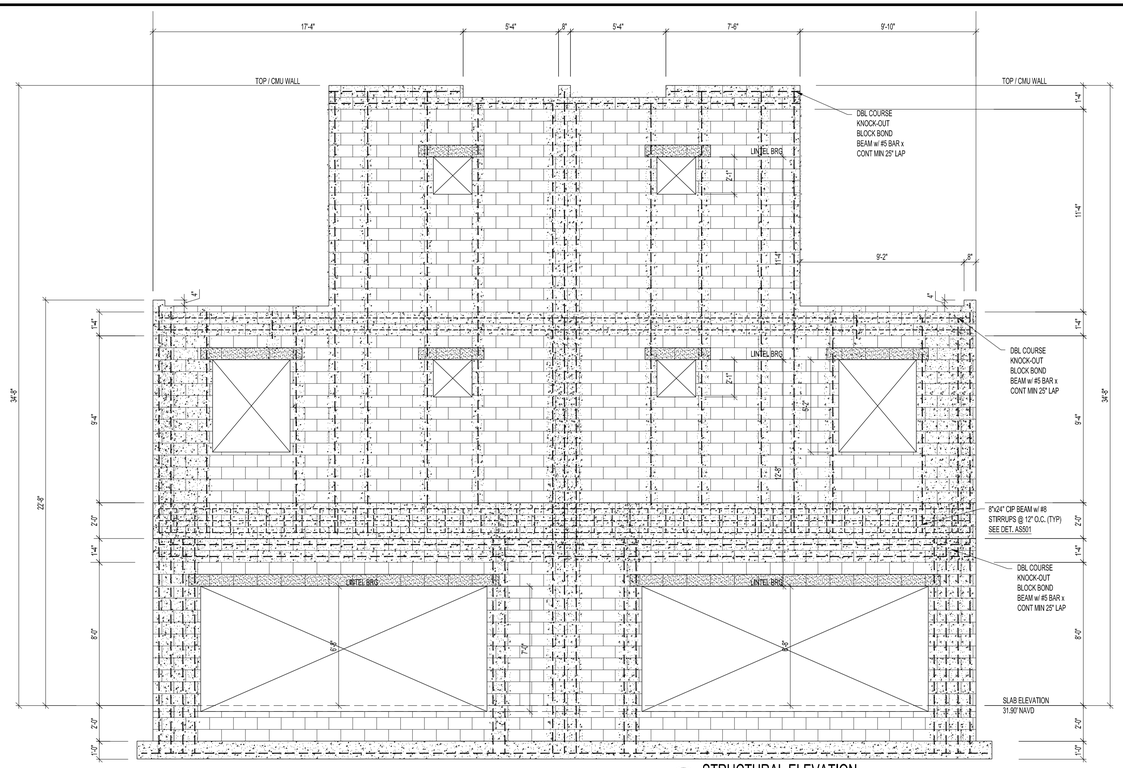
REVISIONS:

STRUCTURAL PLANS

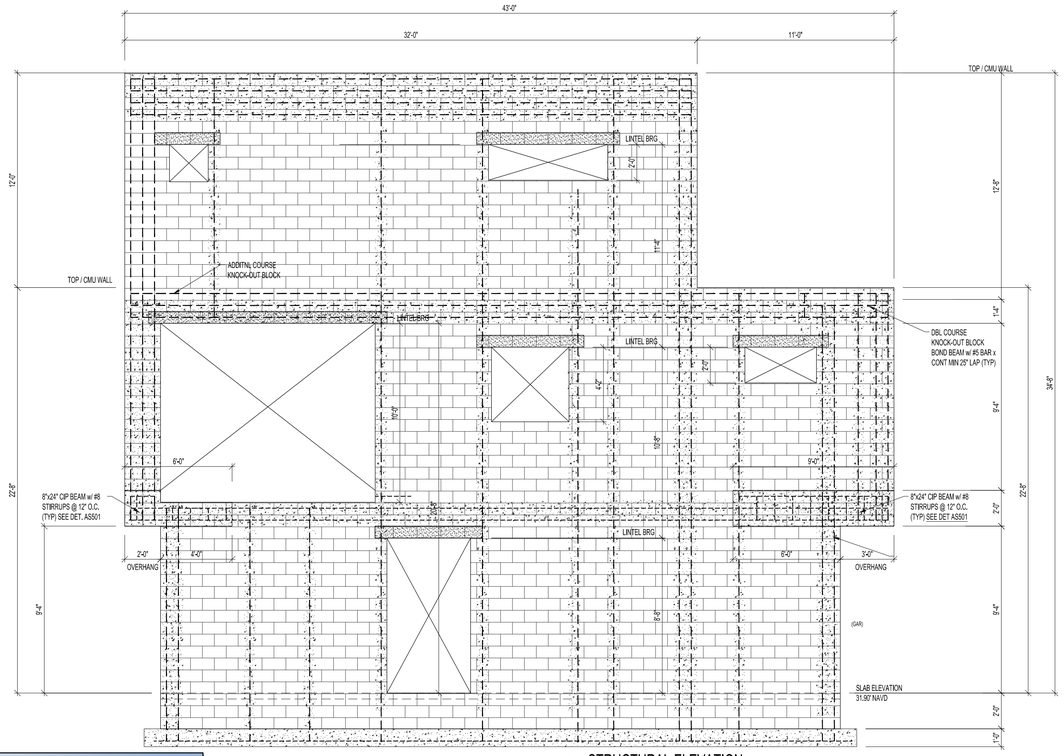
AS102



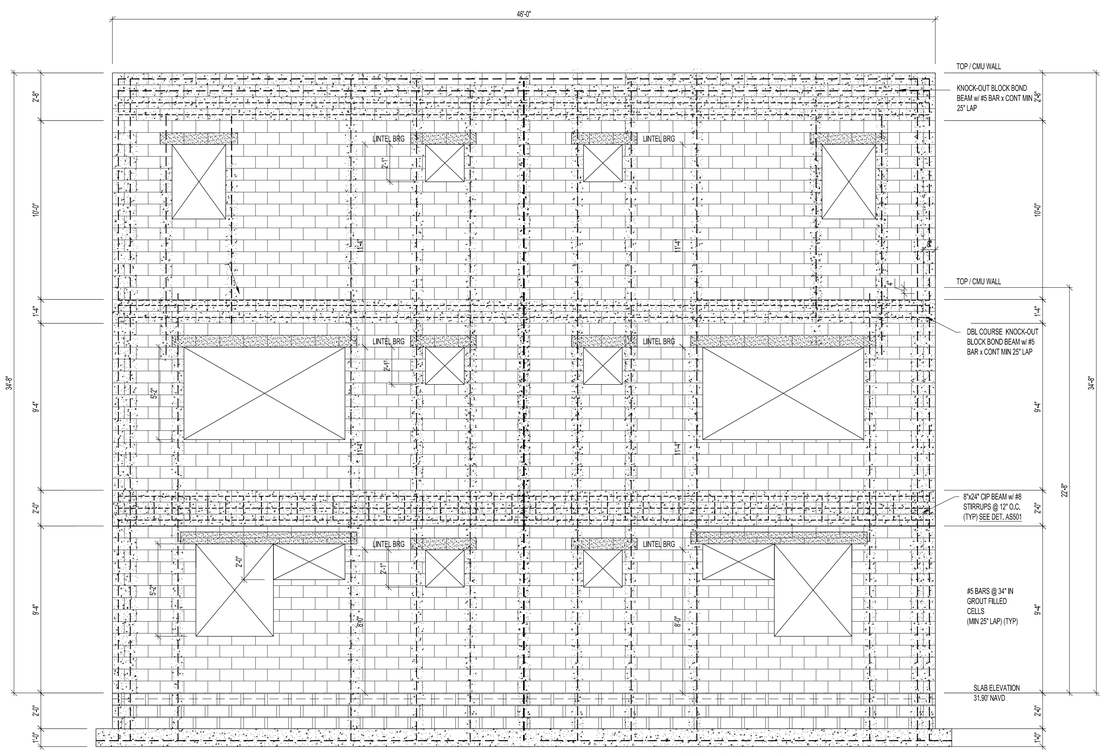
2 STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"



4 STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"



1 STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"



3 STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"

REVIEWED FOR
CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG
REGISTERED
ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg	FL #9927
KY #3396	CT #8153
SC #4334	NJ #15414
MS #2335	VA #6737
OH #5898	TN #4334

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

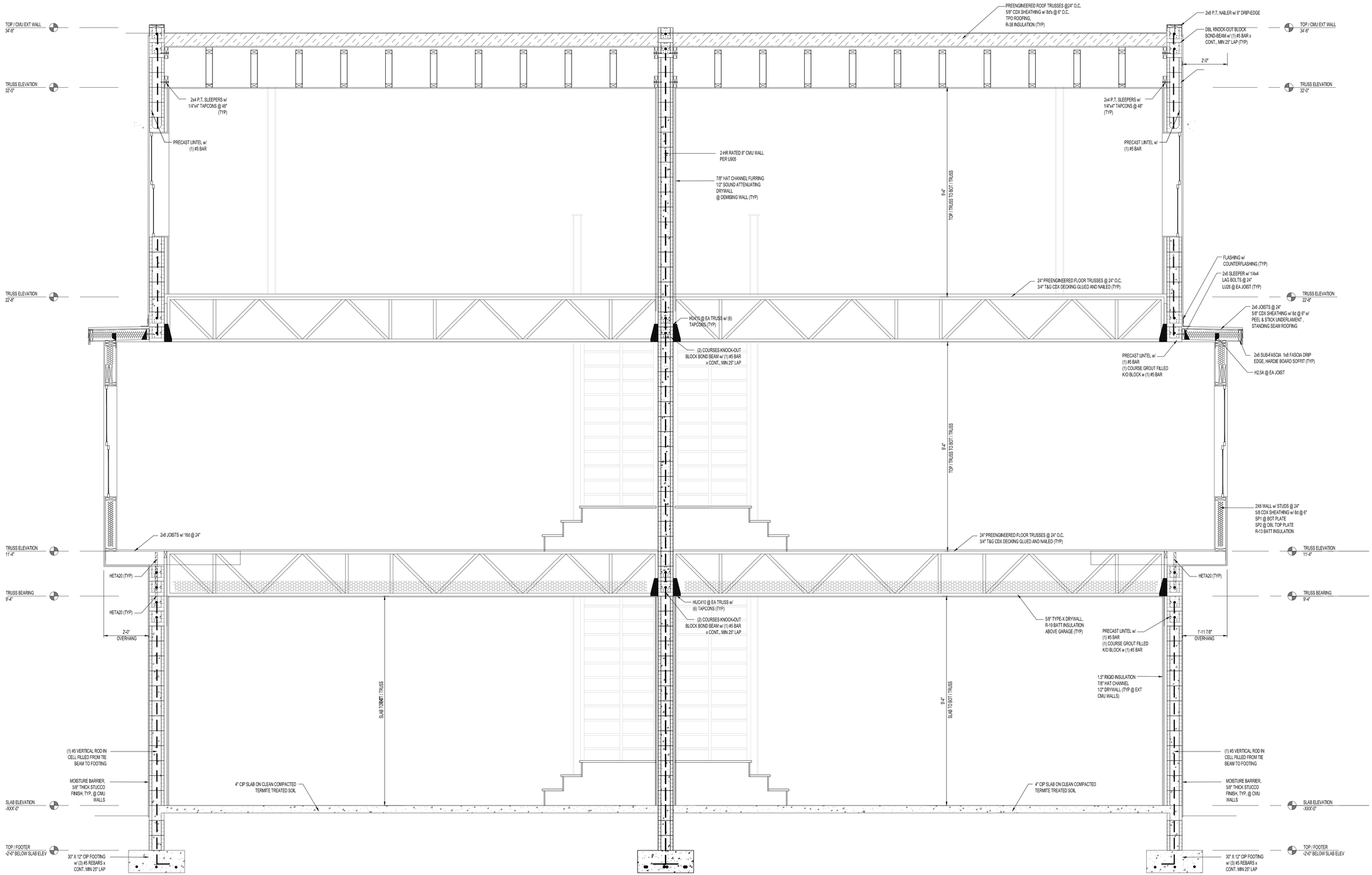
TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

REVISIONS:

ELEVATION

AS201



1 BUILDING SECTION DETAIL
SCALE: 1/2" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

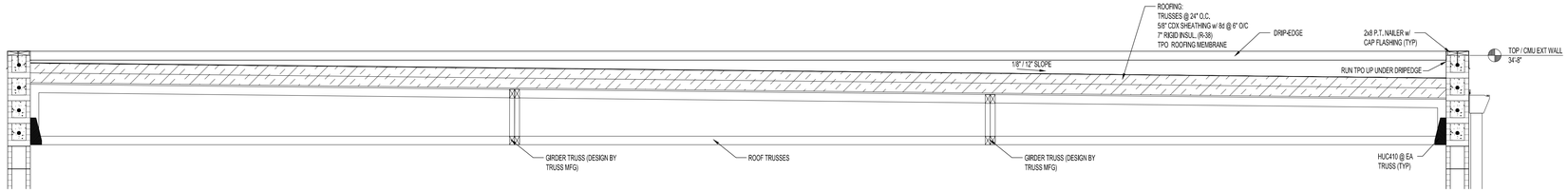
Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

TOWNHOME FLOOR PLAN 'D2' 809 LINEBAUGH AVE TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:

SECTIONS
AS301



2 PARTIAL SECTION @ ROOF TRUSSES DETAIL
SCALE: 1/2" = 1'-0"

MASONRY NOTES

M1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-95/ASCE 5-95/TMS 402-95), SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-95/ASCE 6-95/TMS 602-95) ASTM C476, ASTM C1019, AND NCMA TEK 107.

M2 CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90. (f'm = 1500 PSI) (1900 PSI ON THE NET AREA).

M3 MORTAR SHALL COMPLY WITH ASTM C270, TYPE M OR S. (COMPRESSIVE STRENGTH = 2500 PSI AND 1800 PSI, RESPECTIVELY. SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)

M4 BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.

M5 ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.

M6 REINFORCE WALLS WITH LADDER TYPE (ASTM A-82, #9 GAGE WIRE) DEFORMED REINFORCEMENT EQUAL TO DURO-WALL IN BED JOINTS AT 40" OC UNO, MEASURED VERTICALLY. PLACE PER MFR INSTRUCTIONS. LAP ALL HORIZONTAL JOINT REINFORCING 8" MIN.

M7 VERTICAL REINFORCING MUST HAVE A CLEARANCE OF 1/2" TO INSIDE FACE. VERTICAL BAR LAP = 48 x BAR DIAMETER. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192x(BAR DIAMETER) OR 10 FT (WHICHEVER IS LESS) WHENEVER A CLEANOUT IS REQUIRED. SEE GROUTING DETAIL NOTE FOR CLEANOUT REQUIREMENTS.

M8 GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED 1 1/2" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.

M9 SEE FOUNDATION PLANS FOR ALL VERTICAL REINFORCING. TYPICAL VERTICAL REINFORCING SIZE & SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.

M10 TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

M11 MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI-ASCE 530.1)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE DOCUMENTS.

M12 PROVIDE FILLED PRECAST U-LINTELS WITH (1) #5 CONT AT ALL OPENINGS WHERE CONCRETE BEAMS ARE NOT SHOWN OR NOTED. MINIMUM UNFILLED LINTEL CAPACITY = 400 lb/LF FOR SPAN INDICATED.

M13 STOPPING AND RESUMING WORK: RACK BACK 1/2-UNIT LENGTH IN EACH COURSE. DO NOT TOOTH. CLEAN EXPOSED SURFACES OF SET MASONRY WET UNITS LIGHTLY (IF REQD) AND REMOVE LOOSE MASONRY UNITS AND MORTAR PRIOR TO LAYING FRESH MASONRY.

M14 REINFORCE MASONRY OPENINGS GREATER THAN 1'-0" WIDE, WITH HORIZ.JT REINF PLACED IN (2) HORIZ JOINTS APPROXIMATELY 8" APART, IMMEDIATELY ABOVE THE LINTEL AND IMMEDIATELY BELOW THE SILL. EXTEND REINFORCING A MINIMUM OF 2'-0" BEYOND JAMBS OF THE OPENING EXCEPT AT CONTROL JOINTS. SEE PLAN FOR ADDITIONAL REQUIREMENTS.

M15 DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS.

M16 DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS.

M17 EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK IF ROOF JOISTS AND/OR TRUSSES BEAR ON TOP OF WALL AND THERE IS NO PARAPET. IF PARAPET EXISTS, HOOK IS NOT REQUIRED.

M18 MAXIMUM CONTROL JOINT SPACING FOR CONCRETE MASONRY UNITS:

FOUNDATION NOTES

A) FOUNDATIONS
1. FOOTINGS TO BEAR ON UNDISTURBED NATURAL GROUND OF A MINIMUM SAFE BEARING CAPACITY OF 2500 P.S.I. ALL CONCRETE SLABS ON GROUND TO BE 4" THICK WITH 6 X 6 10/10 MESH, UNLESS OTHERWISE NOTED ON VAPOR BARRIER

B) CONCRETE
2. SLABS ON GROUND 2500 P.S.I. AT 28 DAYS: FOOTINGS BEAMS COLUMNS, STRUCTURAL SLABS, ETC., 3000 P.S.I. AT 28 DAYS. UNLESS OTHERWISE NOTED.

C) REINFORCING STEEL
3. TO BE GRADE 60. FABRICATED AND INSTALLED IN ACCORDANCE WITH A. C. I. 318-71 AND SUPPLEMENTS. PLACEMENT SHALL BE IN ACCORDANCE WITH A. C. I. CODE AND MANUAL OF STANDARD PRACTICE.

4. CENTER ALL FOOTINGS BELOW WALL/COL. U.N.O.

5. ALL FOOTINGS REINFORCING TO BE BOTTOM BARS.

D) MASONRY WALL CONSTRUCTION
1. HOLLOW BEARING UNITS SHALL BE NORMAL WEIGHT, TYPE N1 CONFORMING TO ASTM C90. WITH A MINIMUM COMPRESSIVE STRENGTH OF 1350 P.S.I.

2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.

3. COURSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE 3/8" AND 8" TO 11" SLUMP AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I.

4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE UNIT DRAWINGS WITH CELLS FILLED COARSE GROUT. PROVIDE (1) #5 VERTICAL.

AT:
A: 6' O.C. MAX AT WALLS 8'-0" HIGH OR LESS
B: 4' O.C. MAX AT WALLS GREATER THEN 8'-0" HIGH
C: AT OPENINGS, INTERSECTIONS, CONTROL JOINTS, ENDS OF WALLS, OR WHERE OTHERWISE NOTED IN PLAN OR SECTION. PROVIDE DOWELS TO MATCH VERTICALS FROM FOUNDATIONS OR AT BEAMS OVER OPENINGS TO MAINTAIN MAXIMUM SPACING.

5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 4'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.

6. REINFORCING STEEL SHALL BE LAPPED MINIMUM 25" WHERE SPLICED UNLESS NOTED OTHERWISE ON DRAWINGS AND SHALL BE WIRED TOGETHER

7. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH STANDARD " " AND " L " SHAPED PIECES AT INTERSECTIONS AND CORNERS.

8. PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOILED MASONRY AT BEAM BEARING POINTS.

9. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THEN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THROUGH IT IS N ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

10. VERTICAL REINFORCING SHALL BE AS SHOWN ON THE UNIT DRAWINGS. FILL CELLS WITH COURSE GROUT AS SPECIFIED P PROVIDED ACI 90° STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM.

11. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.

12. WIRE REINFORCING SHALL BE LAPPED AT LEAST 5" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REIN- FORCEMENT IN THE LAPPED DISTANCE.

13. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5', SAWCUT 4" X 4" OBSERVATION HOLE TO VERIFY GROUT PLACEMENT.

14. GROUT POUR HEIGHT SHALL NOT EXCEED 24" PLACE GROUT IN 5" MAX LIFTS HEIGHTS.

15. CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.

16. STORE BLOCKS ON PALLETS AND COVER WITH VISQUEEN.

17. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MOTOR JOINTS PROVIDE\ COMPLETE COVERAGE FACE SHELL MORTAR BEDDING. HORIZONTAL AND VERTICAL FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PLASTERS AND ADJACENT TO GROUTED.

18. SLAB TO BE 4" SLAB ON GRADE W/ 6 X 6 - W1.4 X W1.4 W.W.F. ON VAPOR BARRIER

19. TOP OF SLAB = 0'-0" (U.N.O.)

20. DIMENSIONS ARE TO FACE OF MASONRY AND CENTERLINE OF STEEL

21. CENTER FOOTINGS UNDER LOAD BEARING MASONRY (U.N.O.)

22. SEE MASONRY LEGEND FOR WALL REINFORCING

23. SEE ARCH. DWGS. FOR MASONRY VENEER

24. TOP OF FOOTING ELEVATION = -1'-4" U.N.O.

25. SEE FOUNDATION PLAN FOR SIZE AND LOCATION OF MASONRY OPENINGS

26. PROVIDE 2'-0" X 2'-0" FOUNDATION CORNER BARS AT ALL CORNERS AND INTERSECTIONS (MATCH REINFORCING BARS)

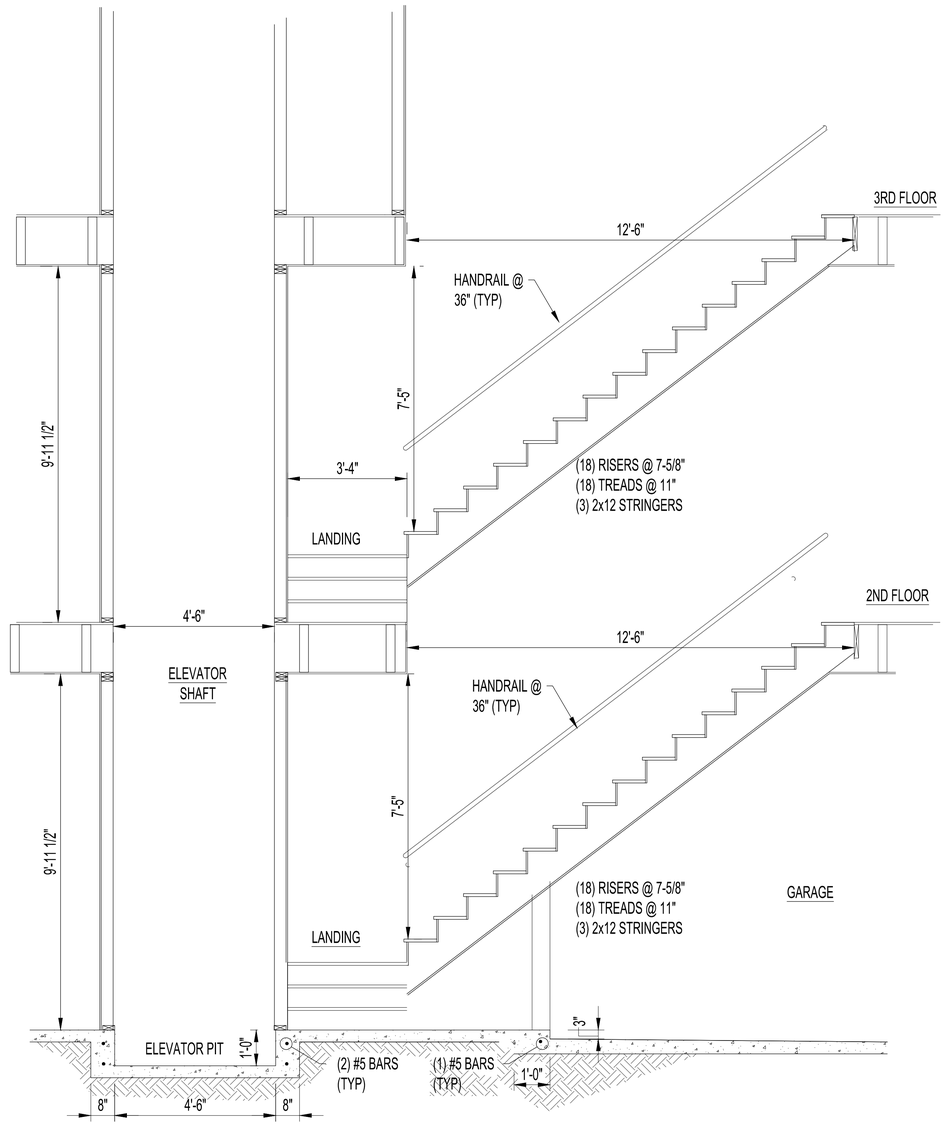
TERMITE PROTECTION PER SECTION 1816.

*INITIAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.
*COVER 6 MIL VAPOR BARRIER PRIOR TO POURING SLAB
*APPLY SOIL TREATMENT UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT OF THE PRIMARY STRUCTURE

SIDEWALKS
*ALSO APPLY VERTICAL CHEMICAL BARRIER PROMPTLY AFTER CONSTRUCTION IS COMPLETE, INCLUDING IRRIGATION SYSTEMS AND LANDSCAPING. ANY SOIL DISTURBED AFTER VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY REAPPLIED

GROUTING NOTES

1. DO NOT GROUT UNTIL MORTAR HAS SET SUFFICIENTLY TO WITHSTAND THE PRESSURE OF THE GROUT. WAIT NOT LESS THAN 24 HOURS.
2. WAIT A MINIMUM OF (1) HOUR BEFORE PLACING NEW GROUT ON A PREVIOUS LIFT.
3. THE MINIMUM CONTINUOUS UNOBSTRUCTED CLEAR AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 3"x3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED. MAXIMUM WALL HEIGHT FROM TOP OF FOOTING OR PREVIOUS GROUT POURS LAID UP AT ONE TIME SHALL BE 12'-0".



1 STAIR DETAIL
SCALE: 1/2" = 1'-0"

REVIEWED FOR
CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

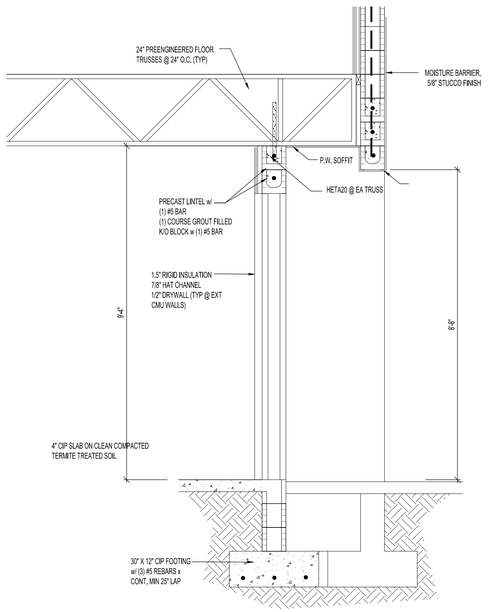
Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

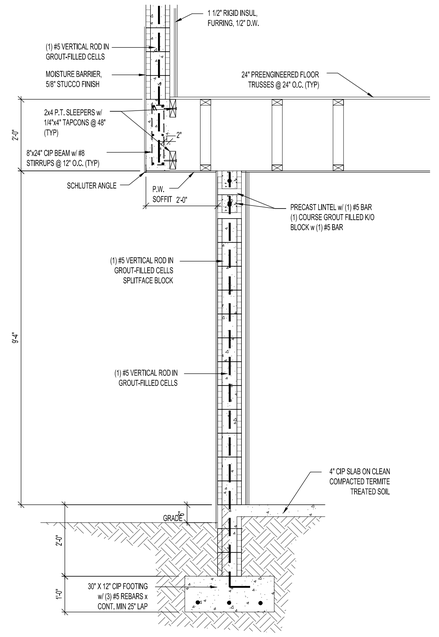
DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:

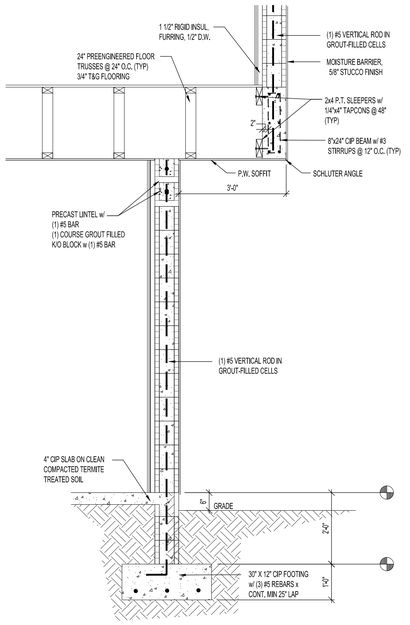
SECTIONS
AS302



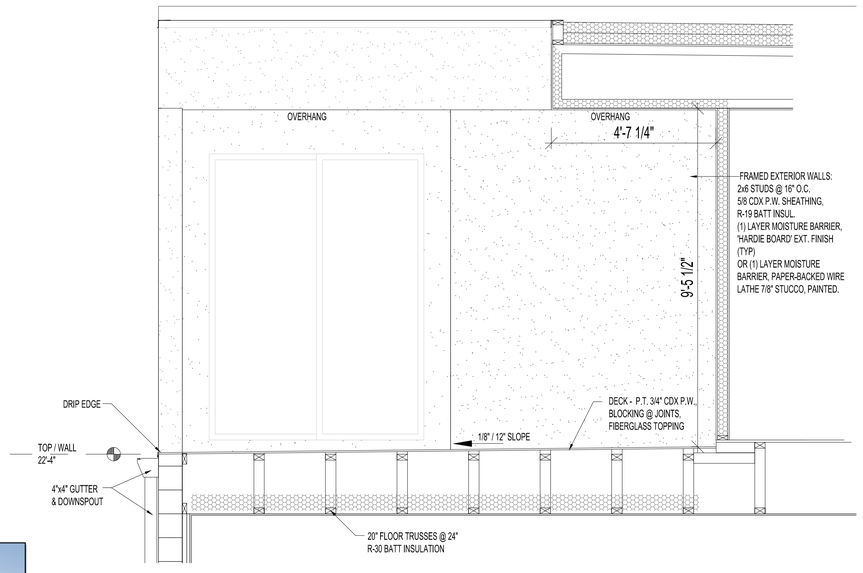
5 BUILDING SECTION
SCALE: 1/2" = 1'-0"



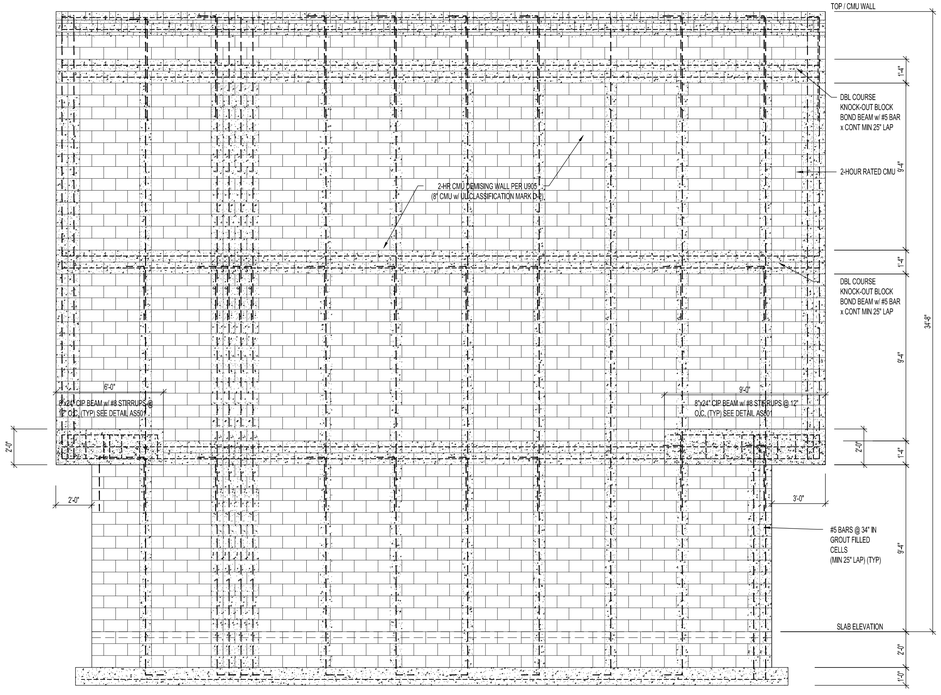
4 BUILDING SECTION
SCALE: 1/2" = 1'-0"



3 BUILDING SECTION
SCALE: 1/2" = 1'-0"



2 PARTIAL BUILDING SECTION
SCALE: 1/2" = 1'-0"



1 DEMISING WALL STRUCTURAL ELEV
SCALE: 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

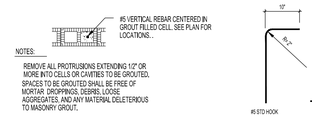
Robert E. Gregg	FL #9927
KY #3396	CT #8153
SC #4334	NJ #15414
MS #2335	VA #6737
OH #5898	TN #4334

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

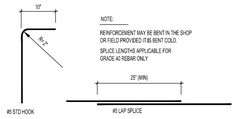
DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

REVISIONS:

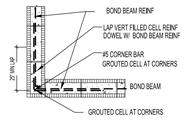
SECTIONS
AS303



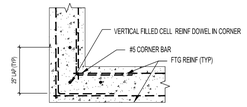
TYP. VERT. FILLED CELL MASONRY REINFORCEMENT



REINFORCEMENT HOOKS & LAP SPLICES (U.O.N.)

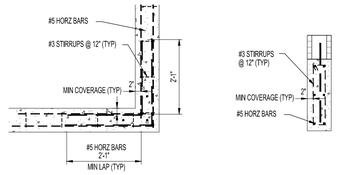


CONTINUITY OF BOND BEAM REINF. @ CORNERS DETAIL

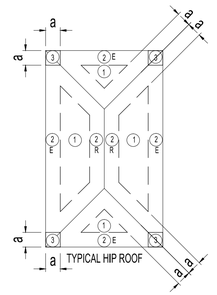


CONTINUITY OF FTG. & FOUNDATION WALL REINF. DETAIL

CONTINUITY DETAILS

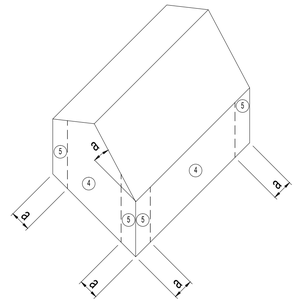


C.I.P. BEAM DETAILS



ROOF PRESSURE ZONES

PLAN VIEW



WALL PRESSURE ZONES

ISOMETRIC VIEW

DESIGN DATA

7th EDITION - 2020 FLORIDA BUILDING CODE
ASCE - 7-10

WINDBORNE DEBRIS AREA - YES
V(ult) ULTIMATE DESIGN WIND SPEED - 145 MPH
V(asd) NOMINAL DESIGN WIND SPEED - 112 MPH
RISK CATAGORY - II
SURFACE ROUGHNESS - B
ENCLOSURE CLASSIFICATION - B
DESIGN - ENCLOSED
INTERNAL PRESSURE COEFFECIENT - (+/-) 0.18
HEIGHT & EXPOSURE ADJUSTMENT COEFFECIENT - .89

COMPONENTS AND CLADDING

DESIGN PRESSURE PSF PER FBC-R TABLE 301.2.2

HIP ROOF > 20 TO 27 DEGREES

ZONE - 1	18.1	-32.5
ZONE - 2E, 2R, 3	18.1	-44.9

WALL

ZONE 4	24.3	-26.3
ZONE 5	24.3	-32.5

GARAGE DOOR

(9x7)	21.3	-24.1
(16x7)	20.4	-22.7

h = 9.3 FT
a = 4 FT

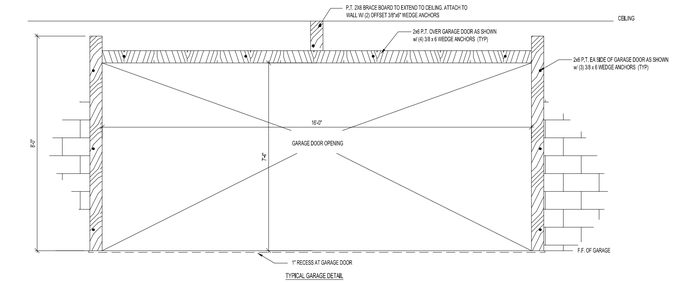
LOADING - LIVE

LIVE LOAD (FLOOR) - 40 PSF
LIVE LOAD (ROOF) - 20 PSF

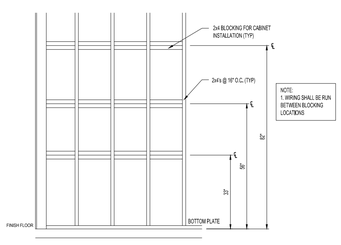
CONCRETE - 3000 PSI
LUMBER - SP #2
SOIL BEARING CAPACITY - 1500 PSF (ASSUMED)

FLOOD HAZARD AREA - NO

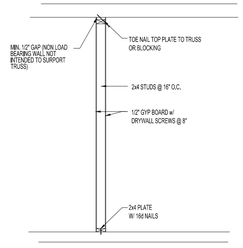
CLASSIFICATION - LEVEL 2



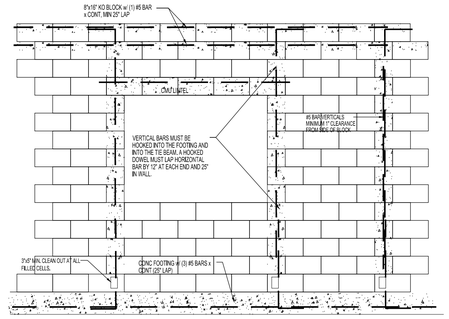
TYPICAL GARAGE DETAIL

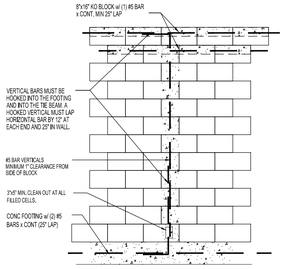


TYPICAL KITCHEN BLOCKING DETAIL



TYPICAL INTERIOR PARTITION DETAIL





TYPICAL CMU WALL REINFORCING DETAILS

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

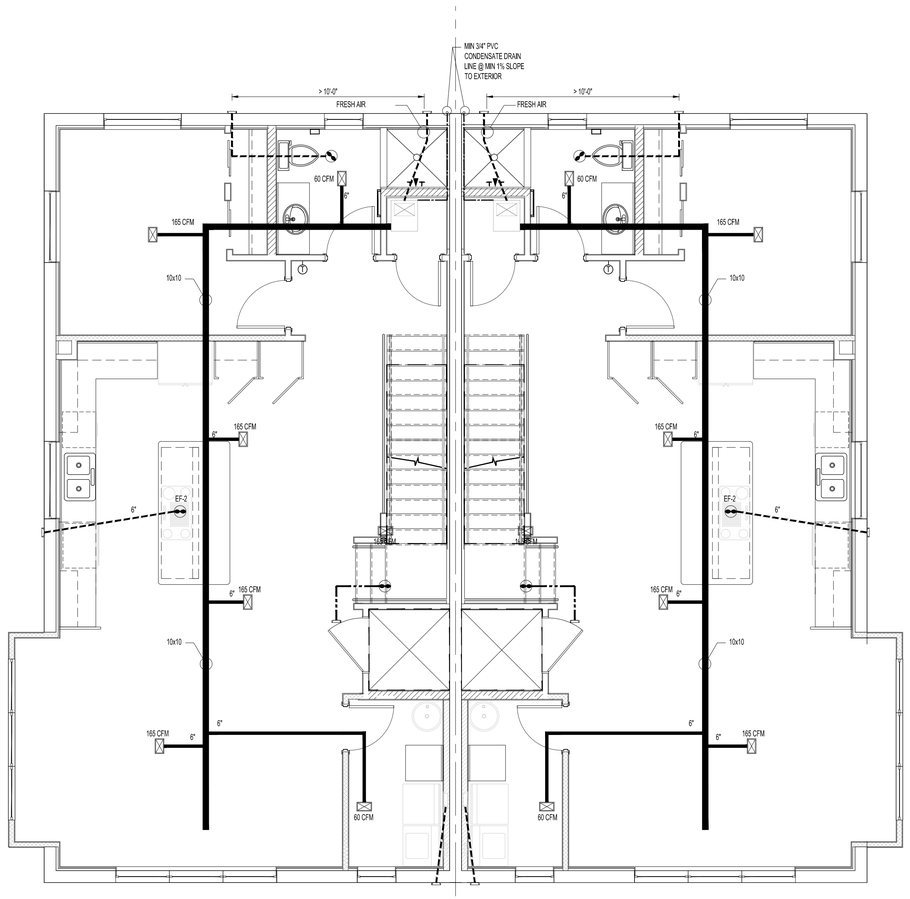
TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	5-3-2022

REVISIONS:

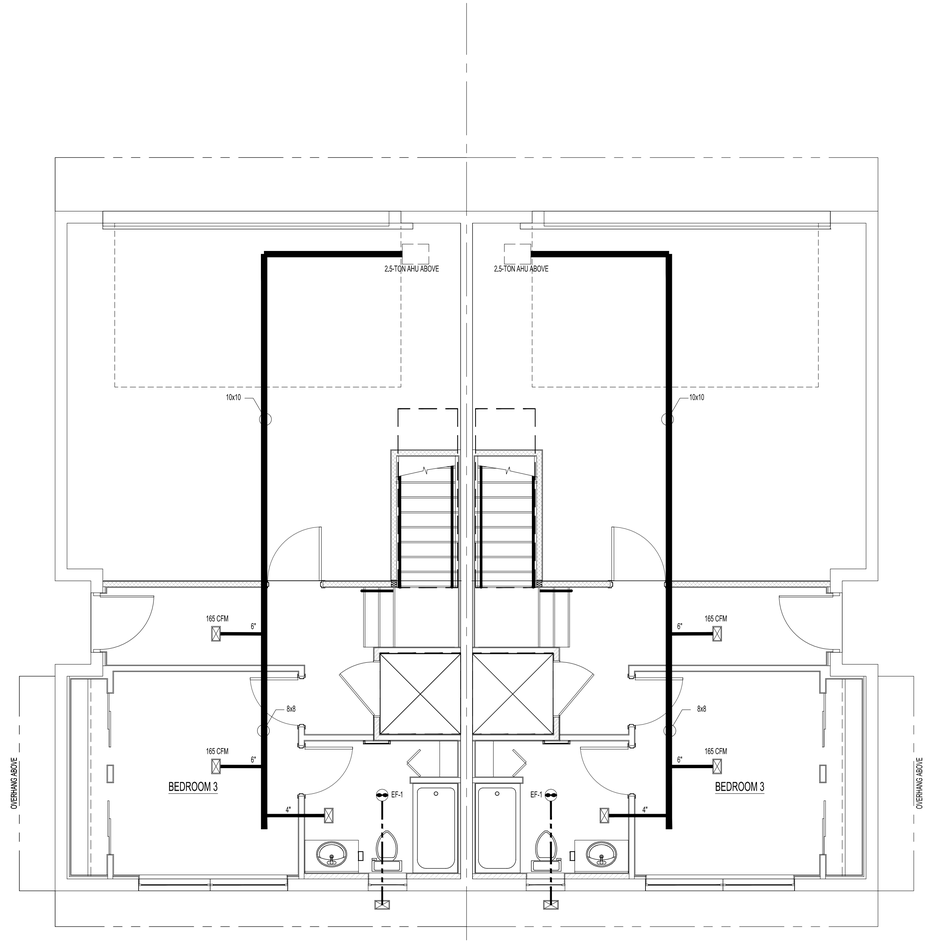
SECTIONS

AS501



SECOND FLOOR PLAN

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



FIRST FLOOR MECH PLAN

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

MECHANICAL SYMBOLS

	SUPPLY DIFFUSER
	RETURN DIFFUSER
	SUPPLY DUCT
	RETURN DUCT
	EXHAUST DUCT
	EXTERIOR WALL CAP
T	PROGRAMMABLE THERMOSTAT
	EXHAUST FAN
	TRANSFER GRILL

HVAC SPECS

(2) 2.5-TON SPLIT SYSTEMS PER UNIT:
(1) Goodman 2.5 Ton 16 SEER Air Conditioner Condenser w/ R410A Refrigerant (GSX160311)
(1) Goodman 3 Ton Air Conditioner Air Handler with Smart Frame Cabinet (ASPT39C14)

General Information -
Operating Mode - Cooling
Blower Motor/ECM Variable - Speed
Configuration - Upflow/Downflow
DOE Regional Compliance - Nationwide (Except CA)
Performance
Capacity - 2.5 Tons
Cooling Capacity - 28000 BTU
Nominal Cooling Capacity - 30000 BTU
SEER - 16.0
EER -12.5
Maximum Air Flow -1500 CFM
Dimensions
Product Weight - 410 Pounds
Shipping Weight - 432 Pounds
Certifications
ETL Listed - Yes
AHRI Certified - Yes
AHRI Reference Number - 201830194

FRESH AIR CALCS
7.5 CFM PER PERSON = 30
3 CFM PER 100 SF = 75
TOTAL = 105 CFM
(EA UNIT)

INSULATION NOTE:
DUCTING = R-6
ATTIC DUCTING = R-8

EXHAUST FAN SCHEDULE

MARK	MFG	MODEL #		ELECTRICAL	DUCT
			CFM's	Amps	Duct Dia.
EF-1	BROAN	684	80	.5	4"
EF-2	WINFLO	631T/XP11(75)	(MAX) 200	.5	6"

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

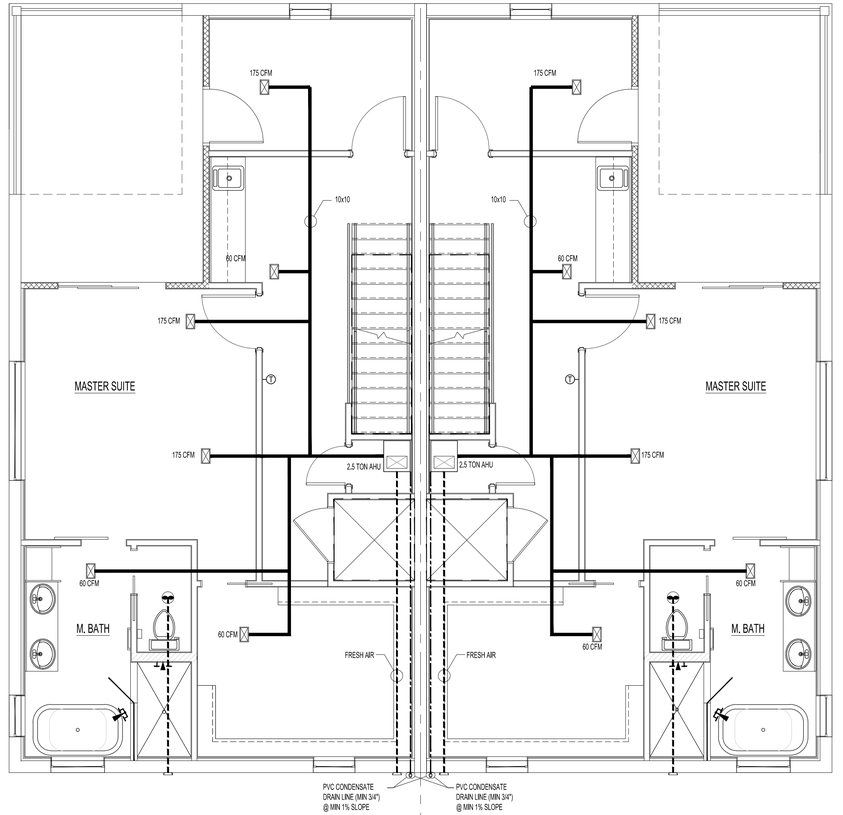
Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:

FLOOR PLANS
M101

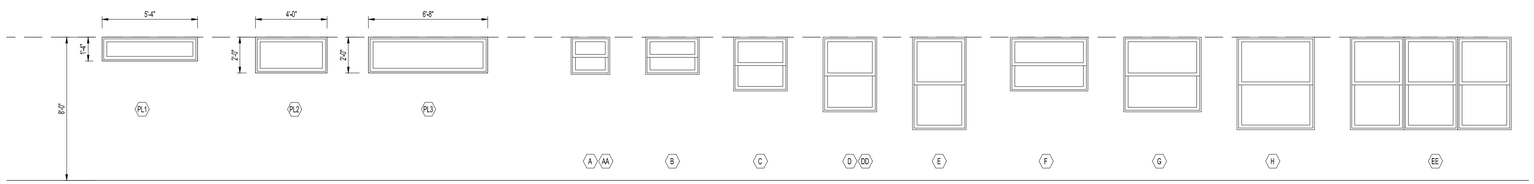


THIRD FLOOR PLAN

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

MARK	WINDOW SCHEDULE AMERICAN CRAFTSMAN / 50 SERIES / FL PROD APP #14911.4				
	NOMINAL SIZE	WINDOW SIZE	R.O.	U-FACTOR	
A	1/2 3-2	25 3/8" x 24 7/8"	25 7/8" x 25 3/8"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
B	2-2	35 7/8" x 24 7/8"	36 3/8" x 25 3/4"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
C	2-3	35 7/8" x 37 1/4"	36 3/8" x 37 3/4"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
D	2-4	35 7/8" x 49 1/2"	36 3/8" x 50"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
E	2-5	35 7/8" x 61 7/8"	36 3/8" x 62 3/8"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
F	3-3	52" x 37 1/4"	52 1/2" x 37 3/4"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
G	3-4	52" x 49 1/2"	52 1/2" x 50"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E
H	3-5	52" x 61 7/8"	52 1/2" x 60 3/8"	0.29	SINGLE HUNG, IMPACT , WHITE, VINYL, INSULATED, LOW-E, EGRESS
AA	1/2 3-2	25 3/8" x 24 7/8"	25 7/8" x 25 3/8"	0.29	SINGLE HUNG, IMPACT , WHITE, VINYL, INSULATED, LOW-E, OBSCURE
DD	2-4	35 7/8" x 49 1/2"	36 3/8" x 50"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E, OBSCURE
EE	3x 2-5	35 7/8" x 61 7/8"	35 7/8" x 63 5/8"	0.29	SINGLE HUNG, IMPACT, WHITE, VINYL, INSULATED, LOW-E, MULLED
PL1	--	--	--	0.29	PLATE, IMPACT, WHITE, VINYL, INSULATED, LOW-E,
PL2	--	23 1/2" x 47 1/2"	24" x 48"	0.29	PLATE, IMPACT, WHITE, VINYL, INSULATED, LOW-E,
PL3	--	23 1/2" x 79 1/2"	24" x 80"	0.29	PLATE, IMPACT, WHITE, VINYL, INSULATED, LOW-E,

MARK	DOOR SCHEDULE			
	NOM. SIZE	R.O.	TYPE	HARDWARE
301	6080	73" x 98 1/2"	EXTERIOR SGD	--
302	6080	73" x 98 1/2"	EXTERIOR SGD	--
303	3080	38" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PASSAGE LOCKSET
304	3080	36" x 98 1/2"	'BARN' TYPE	--
305	2680	34" x 98 1/2"	POCKET	--
306	2680	32" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PASSAGE LOCKSET
307	2680	34" x 98 1/2"	PRE-HUNG 6-PANEL	LEVER HANDLE , PASSAGE LOCKSET
307	5080	61" x 93 1/2"	BYPASS	--



REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

TOWNHOME FLOOR PLAN 'D2' 809 LINEBAUGH AVE TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:

MECH PLANS

M102

PLUMBING AND PIPING GENERAL NOTES

1. All piping shall be concealed unless otherwise noted. Exposing of any piping must have approval of the Architect.
2. Provide branch line shut-off valves on domestic water piping to each plumbing fixture.
3. The plumbing and piping systems shall be installed in strict accordance with all State and Local Plumbing Codes. The Plumbing and Piping Contractor shall obtain all permits, pay for all fees, and arrange for all inspections for his work. for all fees, and arrange for all inspections for his work. At the completion of the project, the Plumbing Contractor shall furnish the Owner with certificates of final inspections and approvals.
4. Piping Shall Be as Follows:

   A) Sanitary and Vent Piping:

   1) All 2" and larger waste and vent piping above ground shall be service weight cast iron soil pipe with no-hub fittings or schedule 40 PVC fittings where local code permits.

   2) All 1 1/2" and smaller waste and vent piping above ground shall be galvanized steel with threaded black cast drainage fittings or schedule 40 PVC where local code permits.

   3) All waste piping below grade shall be service weight cast iron soil pipe with compression type fittings, or schedule 40 PVC where Local Code permits.

   B) Storm Water and Rain Conductor Piping:

   All storm water piping shall be service weight cast iron, with no-hub fittings, galvanized steel, with threaded black cast iron fittings, or schedule 40 PVC fittings local code permits.

   C) Domestic Water Piping:

   1) All above ground domestic water piping shall be type "L" hard drawn copper tubing with wrought copper or cast red bronze fittings or CPVC Sch. 40, ASTM Class 23447. All soldered fittings shall be made with Sil-Fos solder or an approvednon-toxic solder.

   2) All underground piping shall be type "K" copper. Pipe fittings are not allowed below floor slab.

   D) Gas piping:

   Gas piping shall be schedule 40, black steel with threaded or welded fittings as required. Provide shut-off cocks on all outlets where shown. Wrap all underground piping with "3-M Scotch Wrap" or "Tapecoat" pipe wrap. pipe wrap.

   Valves shall not be located in any air plenum. Portions of a gas piping system installed in concealed locations shall not have unions, tube fittings, or running threads.

   E) Refrigeration Piping:

   All refrigerant piping shall be type "L" hard drawn copper tubing with silver soldered wrought or castpressure fittings. Piping shall be factory cleaned and provided with end caps to prevent and contamination of the inside.

5. Piping Insulation:

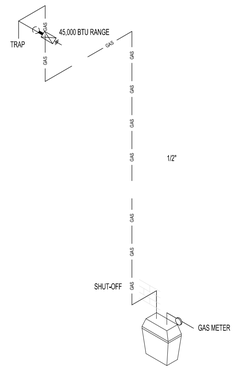
   A) Copper domestic hot and cold water piping shall be insulated with minimum 1" thick Fiberglas insulation, with a fire retardant jacket, having an average thermal conductivity not exceeding .22 Btu in. per sq. ft. per degree F per hour at a mean temperature of 100 degrees F. Cold water piping insulation shall be provided with a vapor barrier.

   B) Refrigerant piping and fittings shall be insulated with aminimum 1/2" thick flexible polyethylene thermal insulation with a built in vapor barrier.

   C) Above ground storm piping and rain conductors and fittings (horizontal piping only) shall be insulated with a minimum 1/2" thick Fiberglas insulation with a vapor barrier.

   D) Pipe insulation shall have a flame spread and smoke density rating not exceeding 25/50, as tested per ASTM standard E-84.

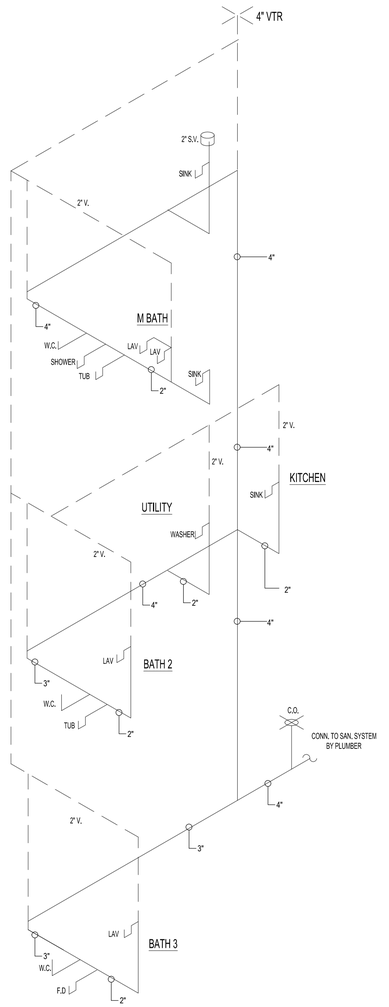
6. Piping shall be supported from hangers at an adequate distance with building supporting hanger rods fastened to the framing whenever possible.
7. Isolate piping and equipment from the building structure with insulating hangers and fittings as required to prevent galvanic corrosion of the building piping systems.
8. Domestic water heaters shall be equipped with A.S.M.E. rated temperature and pressure relief valves.
9. All services shall be properly sleeved when routed through floors and walls. Contractor to provide fire resistant rope packing for all pipes penetrating fire rated walls. Contractor shall obtain a copy of the Architectural Drawings to identify fire rated walls. Contractor shall provide a weather-proof seal for piping penetrating exterior walls and shall provide a water tight seal, similar to "Link Seal", for all piping penetrating basement walls.
10. Furnish and install isolation valves at all service points or equipment connections. Provide vacuum breakers and anti-syphon fittings on water piping systems before equipment connections, and at all hose end spigots and hose connections, etc. Install reduced pressure backflow preventers on all make-up water lines to mechanical equipment and on building domestic water service where Local Code requires. The installation shall be in strict accordance with Local Codes and/or authorities for the protection of the water supply system.
11. Contractor shall completely tag and label all valves and provide a complete valve chart indicating location, function provide a complete valve chart indicating location, function and equipment served.



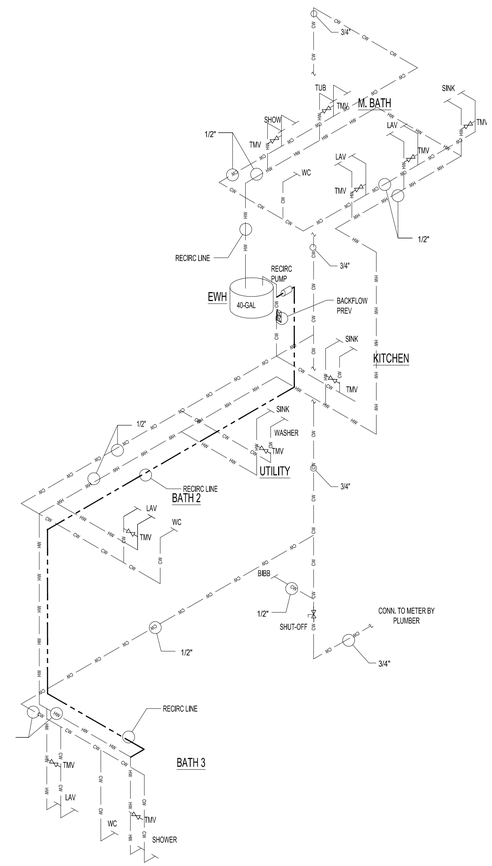
3 TYPICAL GAS RISER
SCALE: N.T.S.

GAS LEGEND

DESCRIPTION	SYMBOL	
	ISO	PLAN
GAS LINE		
PIPE DOWN		
EQUIPMENT SHUT OFF		
MAIN LINE SHUT OFF		
METER		



2 TYPICAL SANITARY RISER
(PER UNIT)



1 TYPICAL DOMESTIC WATER RISER
(PER UNIT)

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL #
WC	WATER CLOSET	SUPPLIED BY OWNER	
LAV	LAVATORY	SUPPLIED BY OWNER	
SINK	KITCHEN SINK	SUPPLIED BY OWNER	
TMV	THERMOSTATIC MIXING VALVE	SUPPLIED BY OWNER	ASSE 1070 APPROVED
EWH	ELECTRIC WATER HEATER	SUPPLIED BY OWNER	

PLUMBING NOTES

HOT WATER PIPES INSULATED TO ≥ R-3 TO KITCHEN OUTLETS, OTHER CASES.

CIRCULATING SYSTEMS TO HAVE AN AUTOMATIC OR ACCESSIBLE MANUAL OFF SWITCH.

HEAT TRAP REQUIRED FOR VERTICAL PIPE RISERS.

(PER BLDG

WSFU			
	QTY	VALUE	TOTAL
CLOTHES WASHER	2	1.4	2.8
FULL BATH GROUP	6	3.6	21.6
HOSE BIBB	2	2.5	5.0
KITCHEN GROUP	2	2.5	5.0
			34.4

DFU			
	QTY	VALUE	TOTAL
CLOTHES WASHER	2	2	4
FULL BATH GROUP	6	5	30
KITCHEN GROUP	2	2	4
			38

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

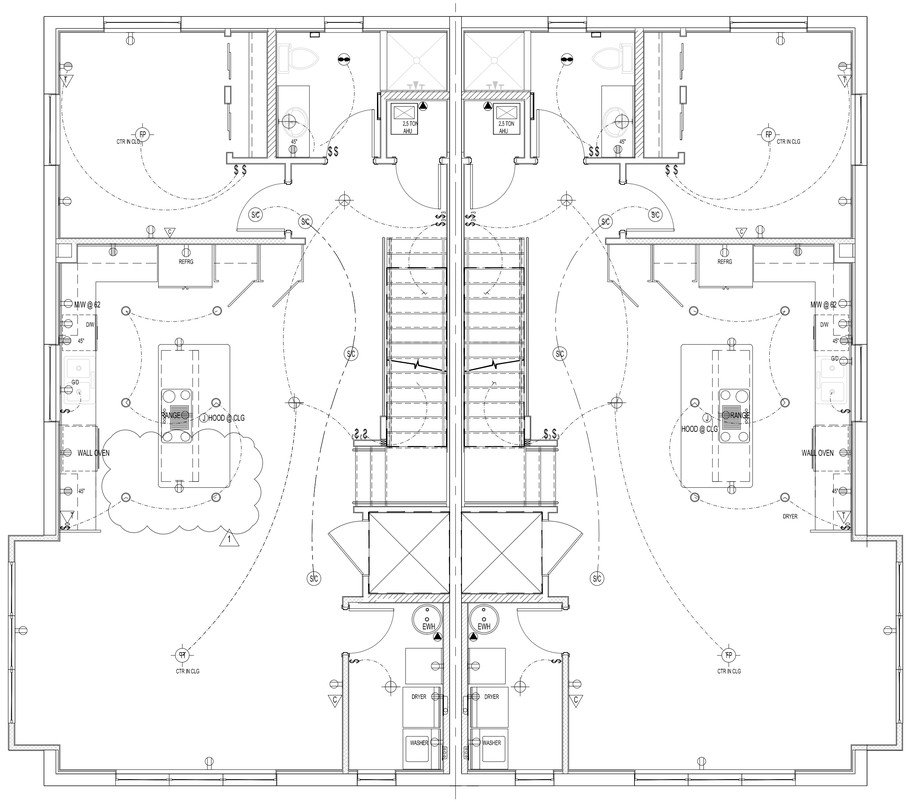
TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:

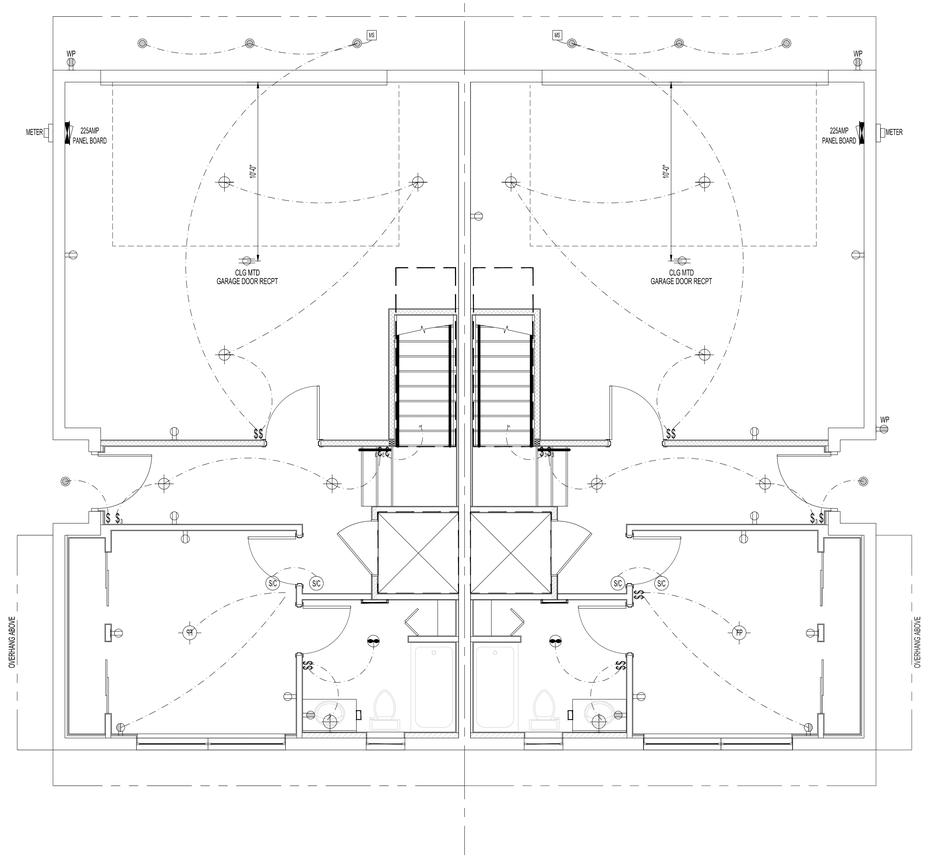
PLUMBING

P101



SECOND FLOOR POWER / LIGHTING PLAN

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



GROUND FLOOR POWER / LIGHTING PLAN

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

ELECTRICAL SYMBOLS

$	SWITCH, SINGLE POLE		RECEPTACLE, QUAD GFCI - 2 NEMA 5-R15
$3	SWITCH, 3-POLE		RECEPTACLE, QUAD - NEMA 5-R15
$D	SWITCH, DIMMER		RECEPTACLE, 240V SERVICE
J	JUNCTION BOX		ELECTRICAL PANEL 225 AMP / 30 SPACE
	RECEPTACLE, DUPLEX, ARC FAULT - NEMA 5-R15	S/C	SMOKE / CARBON MONOXIDE DETECTOR
	RECEPTACLE, DUPLEX, SWITCHED - NEMA 5-R15 ('HALF-HOT')		220V DIRECT WIRE
WP	RECEPTACLE, DUPLEX - NEMA 5-R15 W/ EXTERIOR WEATHERPROOF BOX	T	TELEPHONE / NETWORK JACK
	RECEPTACLE, DUPLEX GFI - NEMA 5-R15	C	CABLE JACK

FIXTURE SCHEDULE

MARK	DESCRIPTION	MODEL NO.
	6" LED CAN LIGHT SOFFIT / CEILING	
VP	6" LED CAN LIGHT SOFFIT / CEILING VAPOR PROOF	
	EXT SURFACE MOUNTED LED WALL FIXTURE	
	CEILING MOUNTED FIXTURE	
FP	FAN PREWIRE AND FIXTURE BOX	
	WALL MOUNTED FIXTURE / SCONCE	
	EXHAUST FAN	
	EXHAUST FAN W/ LED LIGHT	

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:
1 5-10-22 PER COMMENTS

POWER / LIGHTING PLAN

E101

PANELBOARD

200A 120 / 240V, 1PH, 3W
12 K AIC
GROUND BAR
PROVIDE FEED-THRU LUGS

CKT No.	DESCRIPTION	BREAKER POLE	BREAKER AMPS	BREAKER AMPS	BREAKER POLE	DESCRIPTION	CKT No.
1	A/C #1	2	50	20	1	LIGHTING EXTERIOR	2
3				20	1	LIGHTING 1ST FLOOR	4
5	RECEPT - 1ST FLOOR	1	20	50	2	A/C #2	6
7	RECEPT - 2ND FLOOR	1	20				8
9	WATER HEATER	2	30	20	1	LIGHTING 2ND FLOOR	10
11				20	1	LIGHTING 3RD FL	12
13	RECEPT - 3RD FLOOR	1	20	30	2	DRYER	14
15	RECEPT - EXTERIOR	1	20				16
17	RECEPT - REFRIG	1	20			SPACE	18
19	SPACE					SPACE	20
21	SPACE					SPACE	22
23	SPACE					SPACE	24

1

NOTES:

LIGHTING TO BE LED

SMOKE / CO2 DETECTORS TO BE INTERCONNECTED AND HARDWIRED

WALL AND CEILING MOUNTED FIXTURES PENETRATING FIRE PROTECTION TO BE FIRE RATED

ALL RECEPTACLES TO BE ARC-FAULT PER: NEC 210.12

PROVIDE TAMPER-PROOF RECEPTACLES PER: NEC 406.12

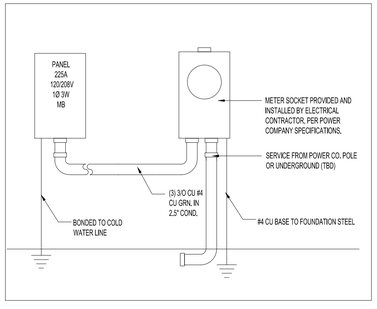
GFCI RECEPTACLES TO BE PROVIDED PER:
2017 NEC 210.8
210.8 (D) - DISHWASHER
210.8 (A) (10) - LAUNDRY
210.52 (D) - VANITY SINKS

LIGHT SWITCHES @ 48"

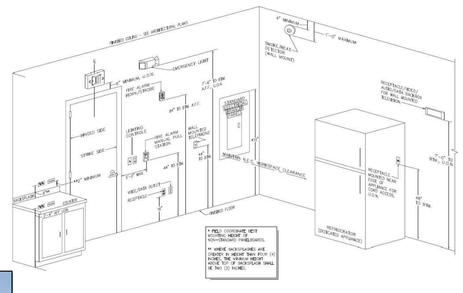
RECEPTACLES AND JACKS @ 18" U.N.O.

RECEPTACLES LOCATED OVER COUNTERS TO BE MOUNTED SIDEWAYS:

1



TYPICAL ELEC RISER



TYPICAL DEVICE INSTALLATION REQUIREMENTS

NO SCALE SEE NFPA 70 AND A.D.A. FOR ADDITIONAL REQUIREMENTS

REVIEWED FOR CODE COMPLIANCE
UNIVERSAL ENGINEERING SCIENCES

HVAC SPECS

3-TON SPLIT SYSTEM
(1) Goodman 3-Ton 14 SEER Air Conditioner Condenser with R410A Refrigerant (GSX140361)
(1) Goodman 3-Ton Air Conditioner Air Handler with Smart Frame Cabinet (ARUF37C14)

FRESH AIR CALCS

7.5 CFM PER PERSON = 30
3 CFM PER 100 SF = 54
TOTAL = 84 CFM
(PER UNIT)

NOTE:
DUCTING = R-6
ATTIC DUCTING = R-8

EXHAUST FAN SCHEDULE

IDEN	MFG	MODEL #			ELECTRICAL	DUCT
			CFM's	Sones @ 0.1" Ps	Amps	Duct Dia.
EF-1	BROAN	684	80	2.5	.5	4"

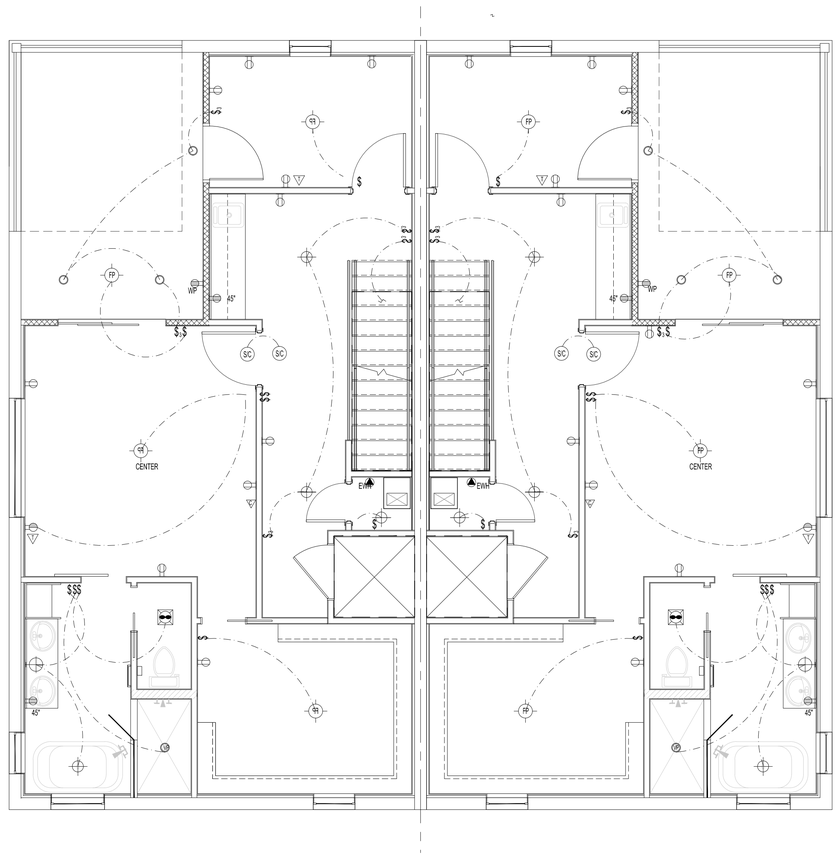
LOAD CALCULATIONS (PER UNIT)

TYPE	VALUE	TOTAL VA
GENERAL LIGHTING & RECEPT	3224 SF x 3.0 VA = 9672	
SMALL APPL.	3 X 1500 VA = 4500	
WASHER	1500 VA	
	3000 VA @ 100%	
	12,672 VA @ 35%	
SUBTOTAL		7436
DRYER		5,000
RANGE	11,000 VA / TABLE 2220.55, COLUMN C	8000
DISPOSAL	800 VA @ 75%	600
MICROWAVE	1500 VA @ 75%	1125
DISHWASHER	1200 VA @ 75%	900
WATER HEATER	2 x 4500 VA @ 75%	6750
A/C	2 X 6000 VA	12,000
LARGEST MOTOR LOAD	12,000 VA @ 25%	3000
TOTAL		44,811

CONDUIT & WIRE

BREAKER AMPS	# POLES	Wire Size	Conduit	Ø
20	1	2 - #12, 1 - #12 G	3/4"	1
20	2	2 - #12, 1 - #12 G	3/4"	1
20	3	3 - #12, 1 - #12 G	3/4"	3
25	1	2 - #10, 1 - #10 G	3/4"	1
25	2	2 - #10, 1 - #10 G	3/4"	1
25	3	3 - #10, 1 - #10 G	3/4"	3
30	2	2 - #10, 1 - #10 G	3/4"	1
30	3	3 - #10, 1 - #10 G	3/4"	3
35	2	2 - #8, 1 - #10 G	1"	1
35	3	3 - #8, 1 - #10 G	1"	3
40	2	2 - #8, 1 - #10 G	1"	1
40	3	3 - #8, 1 - #10 G	1"	3
50	2	2 - #8, 1 - #10 G	1"	1
50	3	3 - #8, 1 - #10 G	1"	3
60	2	2 - #6, 1 - #10 G	1"	1
60	3	3 - #6, 1 - #10 G	1"	3
70	2	2 - #4, 1 - #8 G	1"	1
70	3	3 - #4, 1 - #8 G	1.25"	3
80	2	2 - #4, 1 - #8 G	1"	1
80	3	3 - #4, 1 - #8 G	1.25"	3
90	2	2 - #3, 1 - #8 G	1.25"	1
90	3	3 - #3, 1 - #8 G	1.25"	3
100	2	2 - #3, 1 - #8 G	1.25"	1
100	3	3 - #3, 1 - #8 G	1.25"	3

NOTES:
1 ALL CONDUCTORS TO BE COPPER
2 WIRE BASED ON THHN
3 CONDUITS SHALL HAVE GROUNDING CONDUCTOR
4 VOLTAGE RE-RATING IS NOT CONSIDERED
5 NO PVC CONDUIT SHALL BE USED
6 EXAM ROOMS TO HAVE SECOND EQUIPMENT GROUND WIRE



THIRD FLOOR POWER / LIGHTING PLAN

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

FIXTURE SCHEDULE

MARK	DESCRIPTION	MODEL NO.
	6" LED CAN LIGHT SOFFIT / CEILING	
VP	6" LED CAN LIGHT SOFFIT / CEILING VAPOR PROOF	
	EXT SURFACE MOUNTED LED WALL FIXTURE	
	CEILING MOUNTED FIXTURE	
FP	FAN PREWIRE AND FIXTURE BOX	
	WALL MOUNTED FIXTURE / SCONCE	
	EXHAUST FAN	
	EXHAUST FAN W/ LED LIGHT	

ELECTRICAL SYMBOLS

$	SWITCH, SINGLE POLE		RECEPTACLE, QUAD GFCI - 2 NEMA 5-R15
$3	SWITCH, 3-POLE		RECEPTACLE, QUAD - NEMA 5-R15
$D	SWITCH, DIMMER		RECEPTACLE, 240V SERVICE
J	JUNCTION BOX		ELECTRICAL PANEL 150 AMP / 30 SPACE
	RECEPTACLE, DUPLEX, ARC FAULT - NEMA 5-R15	S/C	SMOKE / CARBON MONOXIDE DETECTOR
	RECEPTACLE, DUPLEX, SWITCHED - NEMA 5-R15		220V DIRECT WIRE
WP	RECEPTACLE, DUPLEX - NEMA 5-R15 W/ EXTERIOR WEATHERPROOF BOX		WALL MOUNTED LED EXTERIOR LIGHTING
	RECEPTACLE, DUPLEX GFI - NEMA 5-R15	T	TELEPHONE / NETWORK JACK
		C	CABLE JACK

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

Robert E. Gregg FL #9927
KY #3396 CT #8153
SC #4334 NJ #15414
MS #2335 VA #6737
OH #5898 TN #4334

TOWNHOME
FLOOR PLAN 'D2'
809 LINEBAUGH AVE
TAMPA, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 5-3-2022

REVISIONS:
1 5-10-22 PER COMMENTS

POWER / LIGHTING PLAN

E102