ADMINISTRATIVE APPEAL APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # SB2018-04
DRC Date:
Council Date:
Date Received:

RECEIVED
JAN 16 2018
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

***Please print legibly or use fillable form ***

☑ Submit original signed and notarized application
☑ Submit $400 application fee

PETITIONER AND REPRESENTATIVE INFORMATION:

Petitioner(s): Mohamed Ali + Francis Triggiano
Mailing Address: 4309 US HWY 19 N; New Port Richey, FL. 34652
(Street, City, State, Zip Code for all owners)
Daytime Phone Number: 813-909-5380 Fax Number: n/a
Email or Alternate Contact Information: onpointsharp@gmail.com
Representative(s) of Petitioner(s):
Relationship to Petitioner(s):
Mailing Address:
(Street, City, State, Zip Code)
Daytime Phone Number: Fax Number:
Email or Alternate Contact Information:
Who is the PRIMARY contact for this application? Mohamed Ali

SUBJECT PROPERTY INFORMATION:

General Location: Pasco County; City of New Port Richey
Street Address: 5451 Marine Parkway, New Port Richey, FL 34652
Size of Site: 888 SF heated; 2133 SF total square feet 0.20 acres
Legal Description: please see attached.
Parcel Number(s): 08-26-16-0080-00000-2330
Existing Categories: Zoning District: R-2 Land Use Category FW-Gen. Commercial
Existing Use and Size: Residential (single-family); 888SF heated; 2133 SF total
(Existing number of dwelling units or square footage of non-residential use on the property)

REQUESTED APPEAL:

I am petitioning the City of New Port Richey to consider an appeal of an administrative decision made by:

Jim Evetts - City of New Port Richey Building Official

(state title and/or position, i.e. Building Official, City Manager, etc.)

This decision involves (state nature of decision)

Slum or blighted structure - Article VI; Chapter 6, NPR Code Sections: 6-185(2); 6-185(3); 6-107; 6-121; 6-123; 6-142

This decision was made on December 20 17. My appeal has been submitted within 30 days from that decision.

The basis of the appeal is as follows (attach additional sheets as necessary):

please see attached.

NOTE FOR QUASI-JUDICIAL PROCEEDINGS:

I understand the hearing process to review this application is considered quasi-judicial and operates much like a court of law. Board and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. I understand that contact with any of these members about my application should be avoided. I also understand these members have been instructed to avoid all such conversations with applicants or people in opposition to or support the case. I further understand that decisions will be made based on evidence and testimony that was presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS:

The petitioner or petitioner's representative needs to be present at all meetings. Call Development Department Staff 727-853-1039 to find out when this case will be scheduled.

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AUTHORIZATION FOR PETITIONER'S REPRESENTATIVE(S):

I _____, **petitioner**, hereby **authorize** _____ **to act as my representative**(s) in all matters pertaining to the processing of this application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Petitioner(s): _____

_____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20_____
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires:_____

PETITIONER'S AFFIDAVIT:

I Mohamed Ali **petitioner or authorized representative**, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Signature of Petitioner or Authorized Representative: _____

Date: 1/16/18

Subscribed and sworn to before me this 16th day of January, 20 18
who is personally known to me and/or produced FL DL as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

JANET YNTRIAGO
Notary Public - State of Florida
Commission # GG 025275
My Comm. Expires Aug 28, 2020

My Commission Expires: Aug 28, 2020

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Basis of the Appeal

I purchased this home at a tax-deed auction earlier in March of 2017. The home was in need of major renovations. I intended to begin renovations much sooner; however I had experienced financial difficulties.

In November 2017, I was able to hire a general contractor. When he came out to view the property, his main concern was that it might be in a FEMA flood zone and the 50% substantial improvement rule would apply; which would limit the value of improvements. When looking at the FEMA flood map, half of the property is included in the zone, half isn't. I hired a surveyor to come out and measure the elevation of the home. He completed an elevation certificate, which showed that the home does sit above base flood elevation.

I submitted the FEMA map amendment application and while I was waiting for the results, the City of New Port Richey Code Enforcement notified me that the property was in violation of the City's minimum housing code. Also, I received a notice of violation for trash/junk on the property, which was resolved immediately.

I could not come into code for the minimum housing violation within 20 days, so I waited for my hearing, on December 12, 2017, before a special magistrate. A few days prior to the hearing, I received a demolition order from the City. At the minimum housing code violation hearing, I explained my dilemma regarding FEMA, the 50% rule, and the map amendment I was seeking. I was granted a 45-day extension to obtain permits. The magistrate stated that the demolition order was a separate issue.

On January 3rd, 2018, I received correspondence notifying me that the amendment was granted. I am now able to apply for permits without abiding by the 50% rule. I have since obtained a survey of the property, had plans drawn, signed, and sealed by an engineer, had energy calculations determined, and hired a general contractor who has provided a scope of work with estimated costs.

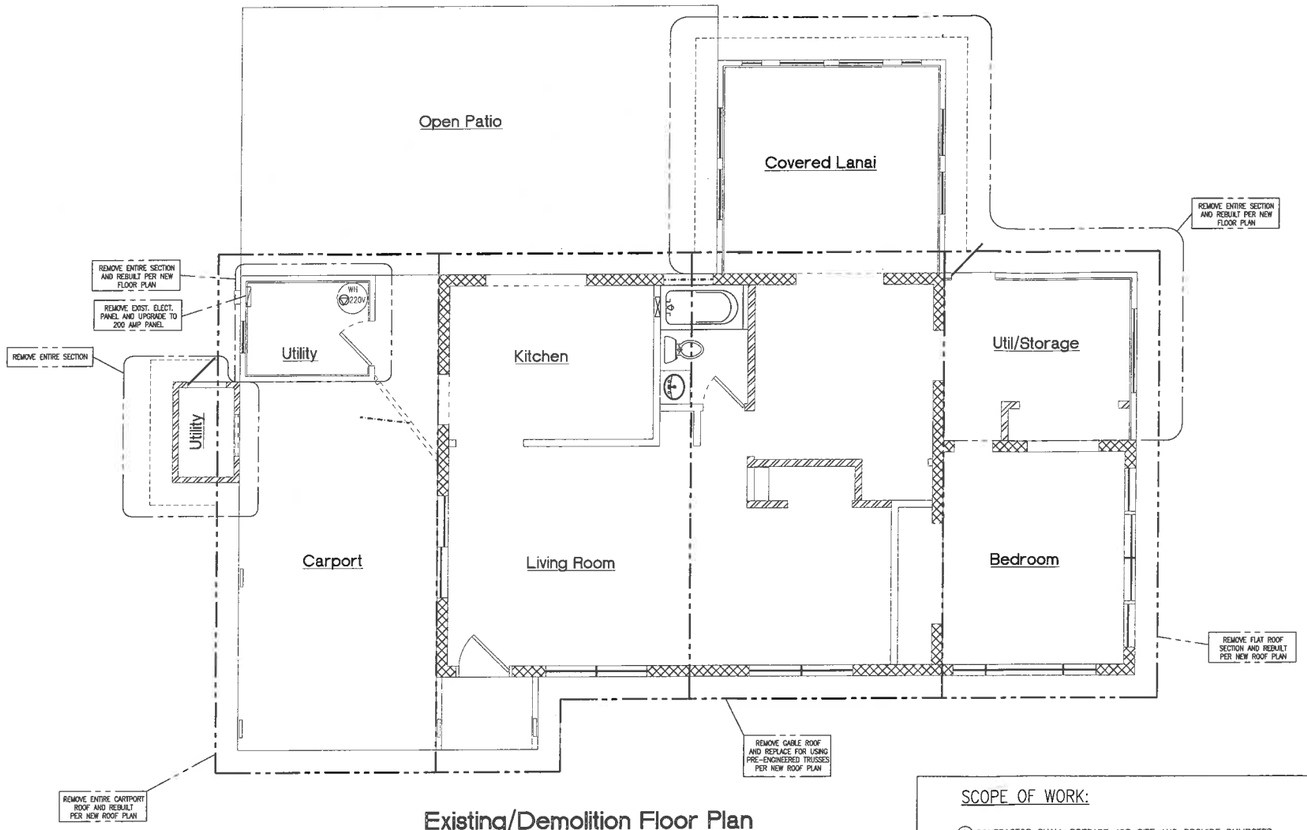
I am thrilled with the investment the city has made in Marine Parkway, and that ultimately dictated my decision in purchasing this home. It would be a sad shame to demolish this property and have it sit as a lot, rather than a beautiful remodeled home.

I sincerely apologize to the City for the delay. Moving forward, I will focus all of my time, money, and energy into this property. I am pleading with the City to modify, or stay, the demolition order, so I can apply for permits, begin renovations, and resolve the issues at hand.

Legal Description
08-26-16-0080-00000-2330

Assessed in Section 08, Township 26 South, Range 16
East of Pasco County, Florida

JASMINE HEIGHTS SUBDIVISION UNIT 5-A PB 7 PG 57 LOT 233 & WLY 10 FT OF FOLL DESC PROP COM NE COR OF SAID LOT 233 FOR POB SAID POB BEING ON S LN OFLOT 3 BLK A OF C E CRAFTS SUB NO 8 PB 2 PG 62 TH ALG S LN OF LOT 3 S89DEG43' 32"E 75 FT TH N00DEG01' 32"W 8 FT TH S89DEG 43' 32"E 68.03 FT TO WLY LN OFDIXIE HWY R/W TH ALG SAID WLY LN R/W 100.5 FT MOL ALG ARC OF CV L RAD 900 FT MOL CHD S02DEG 58' 45"W 100.44 FT TH N89DEG 34' 34"W 117.30 FT TH 16.67 FTALG ARC OF CV L RAD 373.07 FT CHD S89DEG08' 39"W 16.66 FT TO SE COR OF SAID LOT 233 TH ALG ELY LN OF LOT 233 N02DEG28' 11"W 92.46 FT (N02DEG08' 08"W92.52 FT PER PB 7 PG 57)(N02DG 08' 08"E 92.52 FT CALC IN AC- CORD WITH SAID PLAT) TO POB OR 9522 PG 298



Existing/Demolition Floor Plan

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

PLAN WALL LEGEND

- FRAMED WALLS TO REMOVE
- FRAMED WALLS TO REBUILT
- EXISTING EXT. MASONRY WALL TO REMAIN

EXISTING AREAS

HEATED AREAS	888 S.F.
ENTRY AREA	24 S.F.
COVERED LANAI	169 S.F.
UTILITY/STORAGE	192 S.F.
CARPORT	264 S.F.
UTILITY 1&2	108 S.F.
OPEN PATIO	488 S.F.
TOTAL GROSS AREA	2,133 S.F.

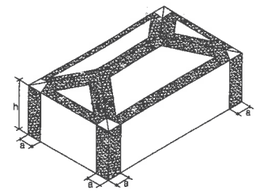
SCOPE OF WORK:

1. CONTRACTOR SHALL PREPARE JOB SITE AND PROVIDE DUMPSTER BEFORE TO COMMENCE JOB.
2. CONTRACTOR SHALL REMOVE ENTIRE ROOF, INCLUDING FLAT ROOF SECTIONS AND ALL EXTERIOR WOOD COMPONENTS WITH FUNGAL-DECAY OR ROTTEN (SEE DEMOTION PLAN)
3. AFTER DEMOLITION IS COMPLETE CONTRACTOR SHALL TREAT THE ENTIRE AREA FOR TERMITE PROTECTION.
4. CONTRACTOR SHALL POUR NEW FOUNDATION SECTIONS PER FOUNDATION PLAN AND PREPARE ROUGH PLUMBING AS REQUIRED.
5. CONTRACTOR SHALL BUILD NEW WOOD FRAME SECTIONS AS PER NEW FLOOR PLAN.
6. CONTRACTOR SHALL INSTALL NEW TRUSSES AND HURRICANE CONNECTORS AS SHOWN OF ROOF FRAMING PLAN AND INSTALL ROOF WATERPROOFING COVERINGS.
7. CONTRACTOR SHALL PLACE NEW WINDOWS AND DOORS AS SHOWN.
8. CONTRACTOR SHALL CHANGE OR DO REPAIR AS NECESSARY.
9. CONTRACTOR SHALL COORDINATE PREP. WORK FOR NEW ELECTRICAL FOR PER N.E.C. 2011 EDITION OF NFPA-70
10. PREPARE HVAC MCOMPONENTS AND LAYOUT AND DUCT WORK AS REQUIRED.
11. CONTRACTOR SHALL UPGRADE SANITARY AND DOMESTIC WATER PIPING ACCORDING TO FBCR Plumbing 2017, 6th EDITION. SEWAGE LINES/VENTS WILL REMAIN IN THE SAME LOCATION OR OTHERWISE AS MARKED.

WIND DESIGN CRITERIA

1. BASIC WIND SPEED 145 MPH
2. CATEGORY II
3. EXPOSURE B
4. MEAN ROOF HEIGHT =10'-10" FT.
5. END DISTANCE = 4'-6"
6. FLOOD ZONE: "X"

CODE COMPLIANCE:
2017 FLORIDA BUILDING CODE, 6TH EDITION AND LOCAL BUILDING AND FIRE CODE.
ELECTRIC CODE: NEC-2011/NFPA-70



Hip Roof (7°<θ≤27°)

ROOF PRESSURES-COMPONENTS AND CLADDING

ZONE	AREA (SQF)	PRES. (PSF)	SUCTION. (PSF)
INTERIOR	10	16.5	-40.5
INTERIOR	20	15.4	-39.4
INTERIOR	50	14.1	-38.1
END	10	16.5	-67.9
END	20	15.4	-60.7
END	50	14.1	-51.1
CORNER	10	16.5	-102.2
CORNER	20	15.4	-84.7

WALL PRESSURES-COMPONENTS AND CLADDING

ZONE	AREA (SQF)	PRES. (PSF)	SUCTION. (PSF)
INTERIOR	10	40.5	-43.9
INTERIOR	20	38.7	-42.1
INTERIOR	50	36.2	-39.7
CORNER	10	40.5	-54.2
CORNER	20	38.7	-50.5
CORNER	50	36.2	-45.7

JOB FOR:
Ali Mohamed & Triggiano Francis
Address:
5451 Marine Parkway New Port Richey, Fl 34652

SILVIO HO, ENGINEER
FLORIDA P.E. #72309
PH: 727-710-6249
E-MAIL: SILVIOH@HOTMAIL.COM

Description:
Complete house remodel

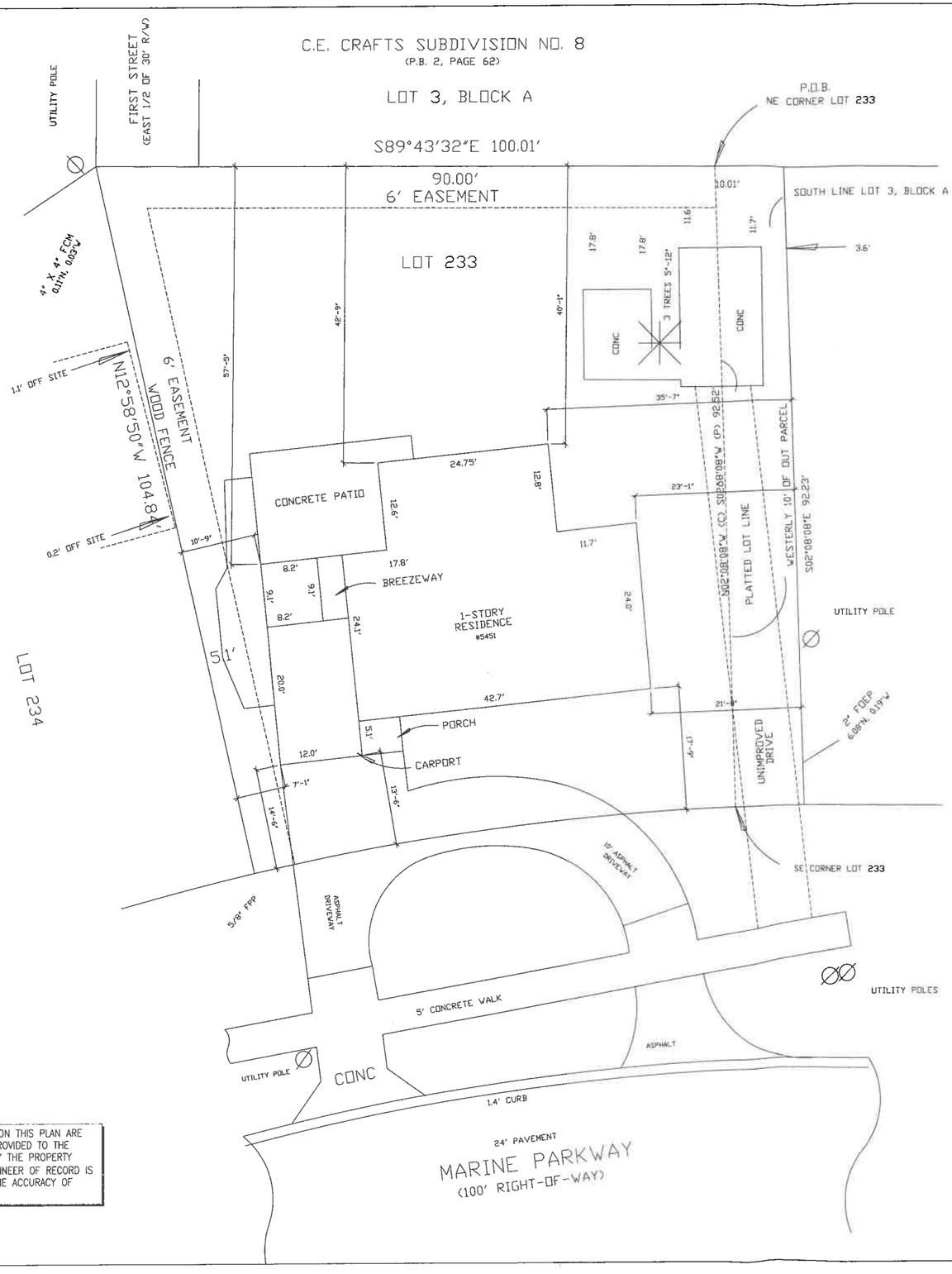
DATE	01.12.18
DRAWN BY	Dan Castillo
APPR. BY	S.H.
CONT #	SH

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

CERTIFICATE OF ENGINEER:
TO THE BEST KNOLEDGE OF DESIGN PROFESSION THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH MINIMUM REQUIREMENT OF CURRENT STATE AND LOCAL BUILDING AND FIRE CODE.

SEAL

SILVIO HO
FLORIDA PE LIC. # 72309



ZONING DATA BLOCK:

MINIMUM LOT AREA :	0.2 ACRES
ACTUAL LOT AREA :	8,712 SQ. FT.
MINIMUM LOT WIDTH :	80.62' FT.
MAXIMUM WIDTH :	104.84' FT.
TOTAL NEW AREA COVERAGE:	1,987 SQ. FT.
ACTUAL LOT COVERAGE :	22.8%
MINIMUM SETBACKS:	
FRONT :	10 FT. MIN.
SIDES :	5.0 FT. MIN.
REAR :	20 FT. MIN.
MAX. HEIGHT ALLOWED :	35'
BASE FLOOD ELEV. :	11'
FLOOD ZONE :	X

ARCHITECTURAL SITE PLAN EXISTING

SCALE: 1/8"= 1'-0"

THE DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON DIMENSIONS PROVIDED TO THE ARCHITECT OF RECORD BY THE PROPERTY OWNER/CONTRACTOR, ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS.

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SILVIO HO
FLORIDA PE LIC. # 72309

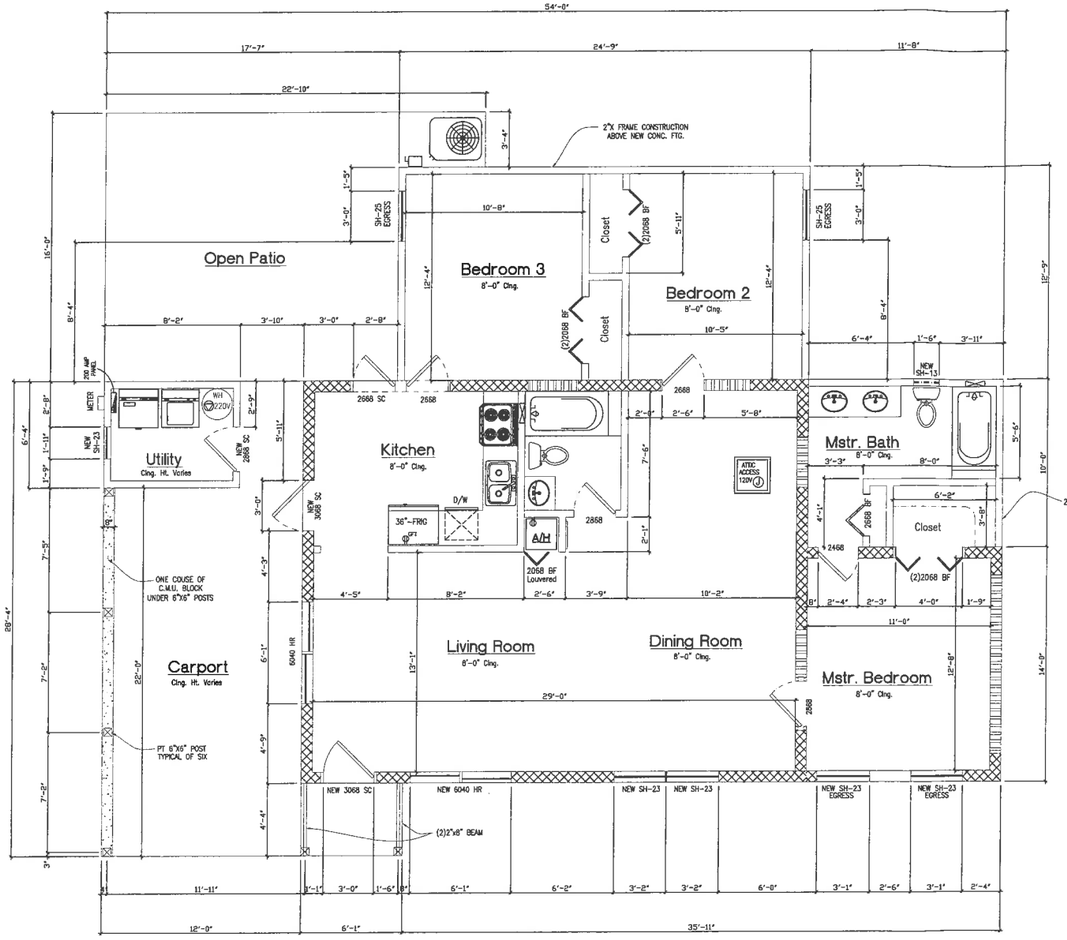
JOB FOR:
Ali Mohamed & Triggiano Francis
Address:
5451 Marine Parkway New Port Richey , Fl 34652

SILVIO HO, CIVIL ENGINEER
FLORIDA P.E. #72309
PH: 727-710-6249
E-MAIL: SILVIOHO@HOTMAIL.COM

Description:
Complete house remodel

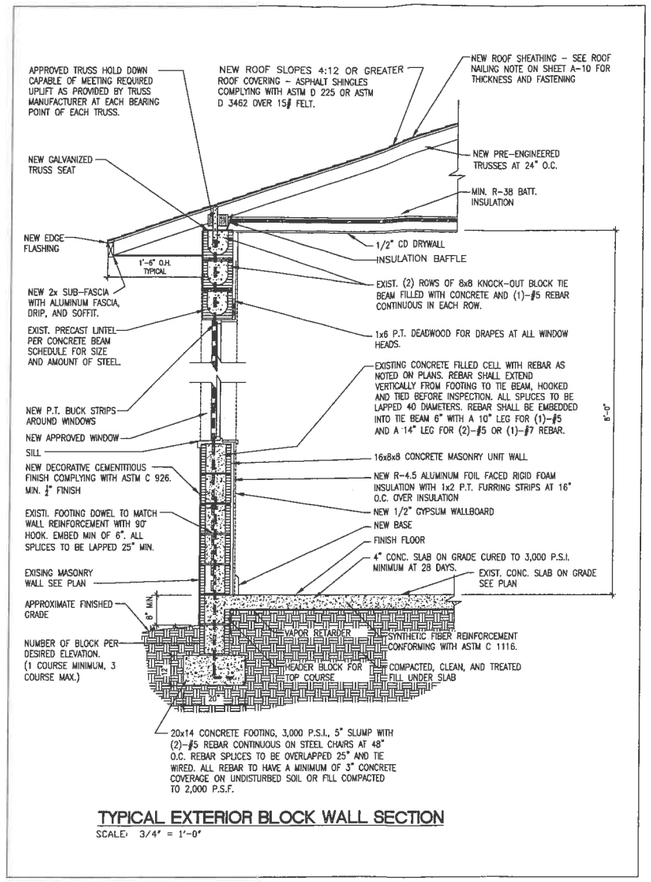
DATE	01.12.18
DRAWN BY	D.C.
APPR. BY:	S.H.
CONT #	SH

A-2
Scale 1/4"=1' 0"



New Floor Plan

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



TYPICAL EXTERIOR BLOCK WALL SECTION

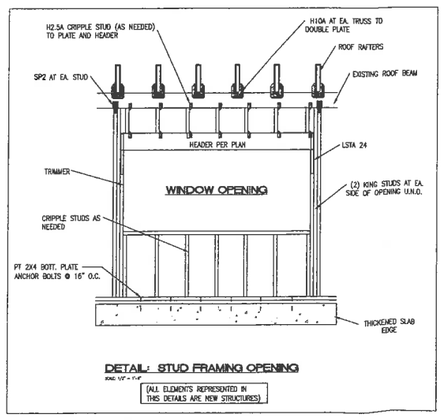
SCALE: 3/4" = 1'-0"

PLAN WALL LEGEND

- CLOSE OFF EXIST. OPENING W/STUDS
- INTERIOR FRAMED PARTITIONS
- EXISTING EXT. MASONRY WALL TO REMAIN

NEW AREAS AFTER REMODEL

HEATED AREAS	1,395 S.F.
ENTRY AREA	24 S.F.
CARPORT	287 S.F.
UTILITY	56 S.F.
OPEN PATIO	281 S.F.
TOTAL GROSS AREA	2,041 S.F.



DETAIL: STUD FRAMING OPENING

(ALL ELEMENTS REPRESENTED IN THIS DETAILS ARE NEW STRUCTURES)

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FLORIDA P.E. #72309
PH: 727-710-6249
E-MAIL: SILVIOHO@HOTMAIL.COM

Description:
Complete house remodel

DATE	01.12.18
DRAWN BY	Dan Castillo
APPR. BY	S.H.
CONT #	SH

A-3

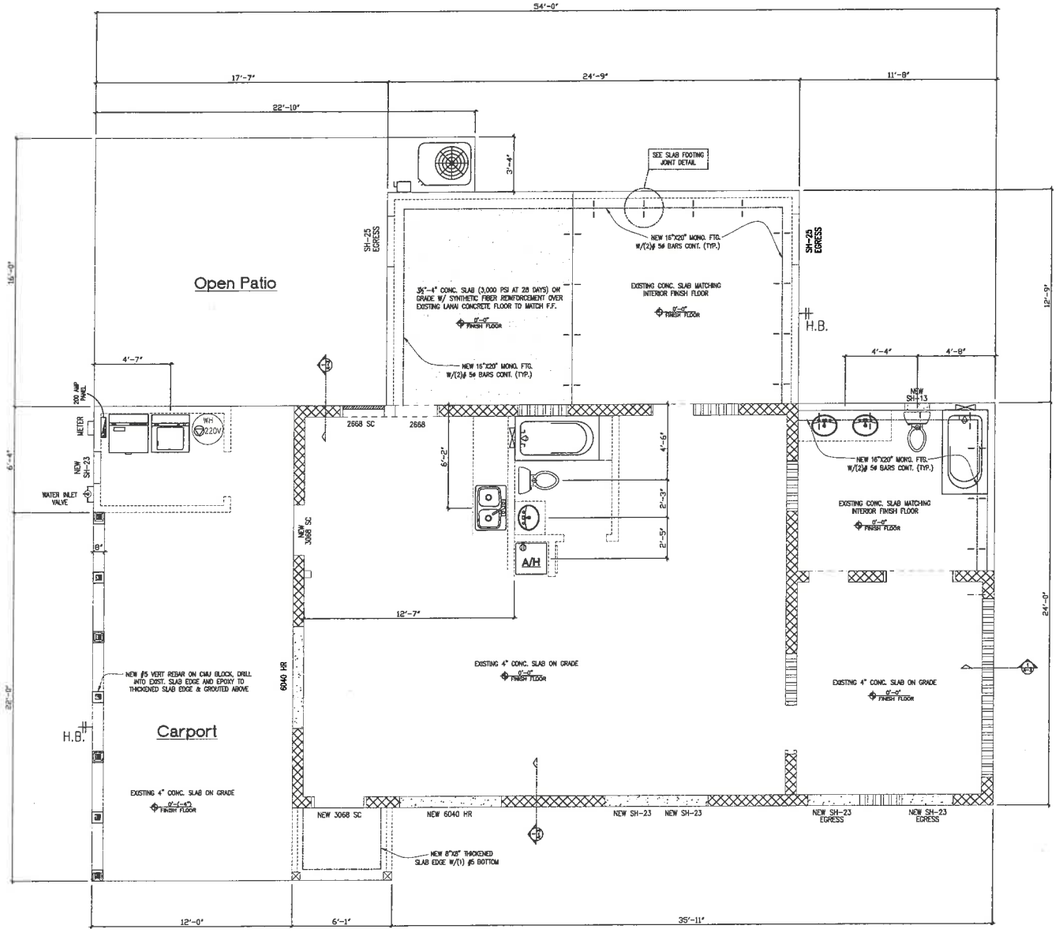
Scale 1/4"=1' 0"

CERTIFICATE OF ENGINEER:
TO THE BEST KNOWLEDGE OF DESIGN PROFESSION THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH MINIMUM REQUIREMENT OF CURRENT STATE AND LOCAL BUILDING AND FIRE CODE

SEAL

SILVIO HO

FLORIDA PE LIC. # 72309



New Foundation Plan

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

FOUNDATION AND CONCRETE NOTES:

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING" ACI-301.66

1. CEMENT: ASTM C-150, TYPE 1
   WATER: POTABLE
   AGGREGATE: ASTM C-33
   REINFORCING STEEL: ASTM A-615, GRADE 60
   SLUMP: 5 INCHES MAX
   METAL ACCESSORIES: ACI-315
   REINFORCING MESH: ASTM A-185, 6x6 W1.4 X W1.4
   CURING COMPOUND: ASTM C-309, TYPE 1
   FORM WORK: ACI 347. DESIGN AND FABRICATION OF FORM WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   TOLERANCES: FLOOR SLABS: 1/8 INCH IN 10 FOOT MAXIMUM NON CUMULATIVE.
   FINISHES: FLOOR SLABS – STEEL TROWEL FINISH.
   WALKS & DRIVES – BROOM. FLOORS TO RECEIVE TILE – BROOM. SAW CUT CRACK CONTROL IN SLAB AT MAX SPACING 15'-0" O/C AS SOON AS CURING PERMITS NOT TO EXCEED 12 HOURS FROM TIME OF CONC. POUR. SAW CUT AREAS SHALL NOT EXCEED MORE THAN 400 SQ. FT. PER FBC 2014 5th EDITION.
2. ALL CONCRETE BEAMS AND COLUMNS SHALL ATTAIN A MIN. STRENGTH OF 3000 P.S.I. IN 28 DAYS.
3. MINIMUM COVERAGE FOR REINFORCING STEEL UNLESS OTHERWISE NOTED SHALL BE:
   A) CONCRETE DEPOSITED AGAINST GROUND.....3"
   B) WALLS EXPOSED TO WEATHER OR IN CONTACT WITH THE GRADE .....2"
   C) WALLS NOT EXPOSED TO THE WEATHER.....3/4"
   D) COLUMNS.....2"
   E) BEAMS (OVER MAIN REINFORCING).....2"
   F) SLAB ON GRADE.....CENTERLINE
   G) STRUCTURAL SLABS.....3/4"
4. REINFORCING STEEL SPLICES: SPLICE LENGTHS SHALL BE 25" FOR #5, 35" FOR #7, 25" FOR #5 WITH #7, 35" FOR (2) #5 WITH (1) #7.
5. DESIGN IS BASED ON AN ASSUMED SOIL LOAD BRG. CAPACITY OF 2000 PSF.
6. COMPACT ALL FILL DIRT TO INSURE MINIMUM DENSITY OF 95%.
7. "NOTICE OF TERMITE" PROTECTION SIGN TO BE PLACED PER CODE FOR A 4' FROM THE PERIMETER OF THE BUILDING.
8. PROVIDE SAW CUT (1" DEEP) CONTROL JOINTS AT 30'-0" MAX. SPACING (600 SQ. FT. MAX AREA).

9. PROVIDE #5ø REBAR ELECTRIC GROUND TO FOUNDATION STEEL.

(B) #5ø REBAR AT 4'-0" O.C. OR AS INDICATED

RECESS SLAB 3/4"

PLUMBING NOTES

1.- THE PLUMBING INSTALLATION SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE (FBC) 2014 5th EDITION.

2.- PROVIDE CUT-OFF VALVES AT ALL FIXTURES.

3.- ESCUTCHEONS MUST BE PROVIDED IN FINISHED AREAS.

4.- ALL VENTS MUST BE 6" ABOVE ROOF AND COVERED WITH LEAD BOOTS.

5.- ALL LINES UNDER SLAB AND/OR ABOVE CEILING TO BE CONTINUOUS PROVIDE AIR CHAMBERS ON ALL SUPPLIES.

6.- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL CODES AND REGULATIONS OF F.B.C. PLUMBING.

7.- PLUMBER TO PROVIDE 3/4" DRAIN PIPE FOR A/C UNITS.

8.- HOSE THREADS ON MOP SINK FAUCET MUST BE EQUIPPED WITH CHECK VALVES & ATMOSPHERIC VENT BACK FLOW.

9.- ALL WASTE, VENT AND WATER PIPING MUST COMPLY WITH FBCP CHAPTERS 6, 7 & 8.

10.- INSULATE ALL HOT WATER CONDENSATE LINES AND FIRST 8'-0" OF COLD WATER LINE FROM WATER HEATHER.

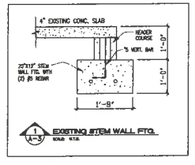
11.- VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGING OF REMODELING JOB.

PLAN WALL LEGEND

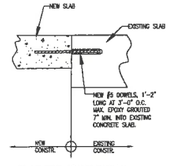
CLOSE OFF EXIST. OPENING W/STUDS

INTERIOR FRAMED PARTITIONS

EXISTING EXT. MASONRY WALL TO REMAIN



NOTE: USE BELOW DETAL WHEN NEW SLABS/FOOTINGS ARE ATTACHED TO EXISTING CONSTRUCTION



SLAB FTG. JOINT DETAIL

SILVIO HO, ENGINEER
FLORIDA P.E. #72309
PH: 727-710-6249
E-MAIL: SILVHO@HOTMAIL.COM

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Address: 5451 Marine Parkway New Port Richey , Fl 34652

Description: Complete house remodel

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CONT #	SH

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

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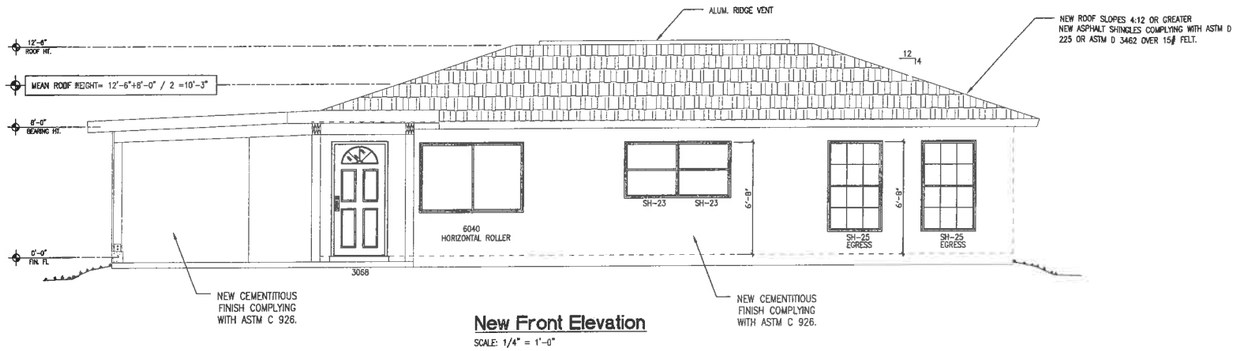
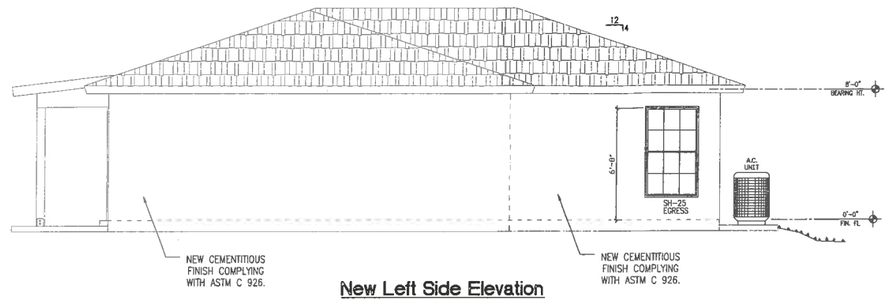
FLORIDA PE LIC. # 72309



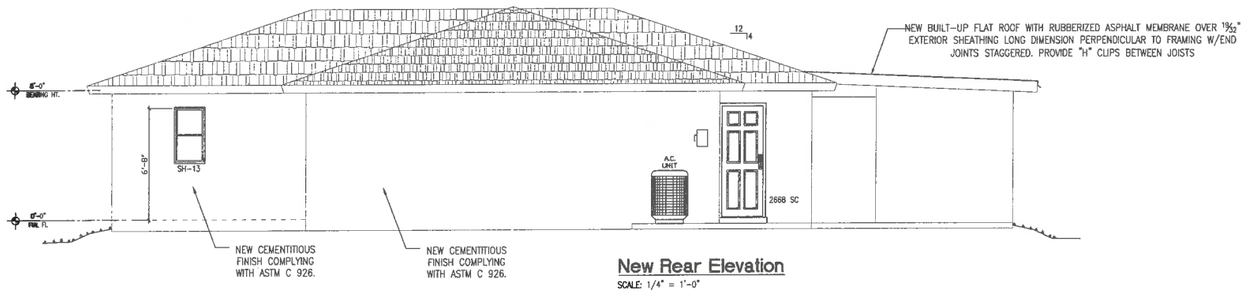
New Front Elevation

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



New Left Side Elevation

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



New Rear Elevation

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

New Right Side Elevation

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

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A-5
Scale: 1/4"=1' 0"

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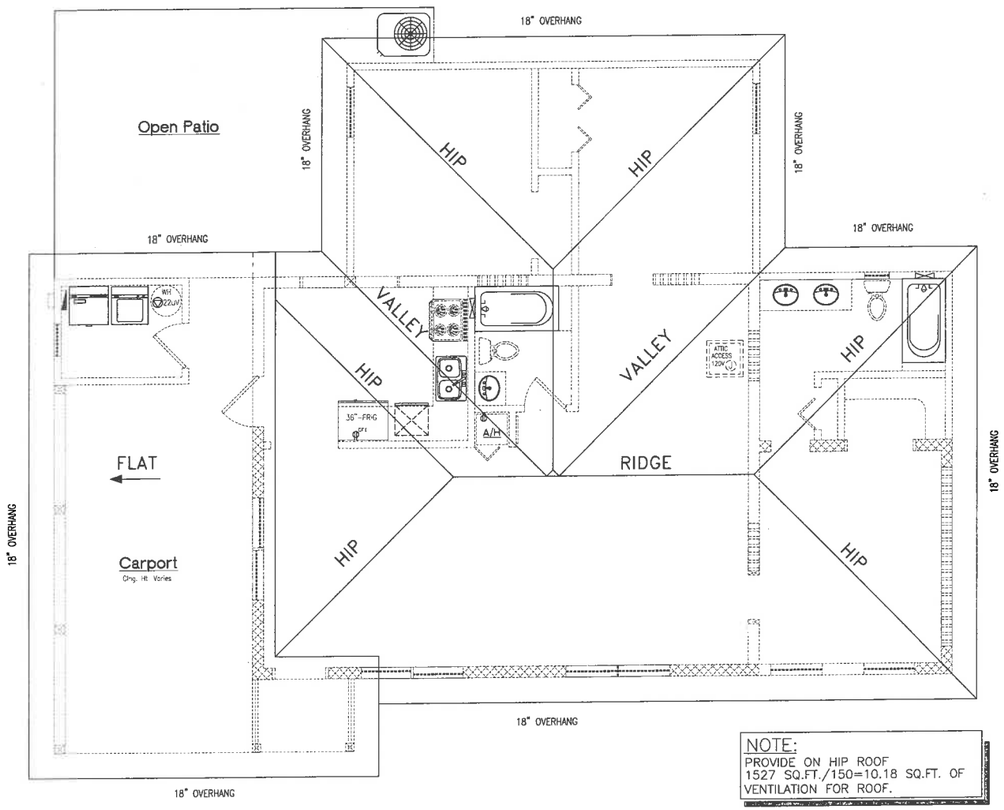
SILVIO HO
FLORIDA PE LIC. # 72309

SEAL

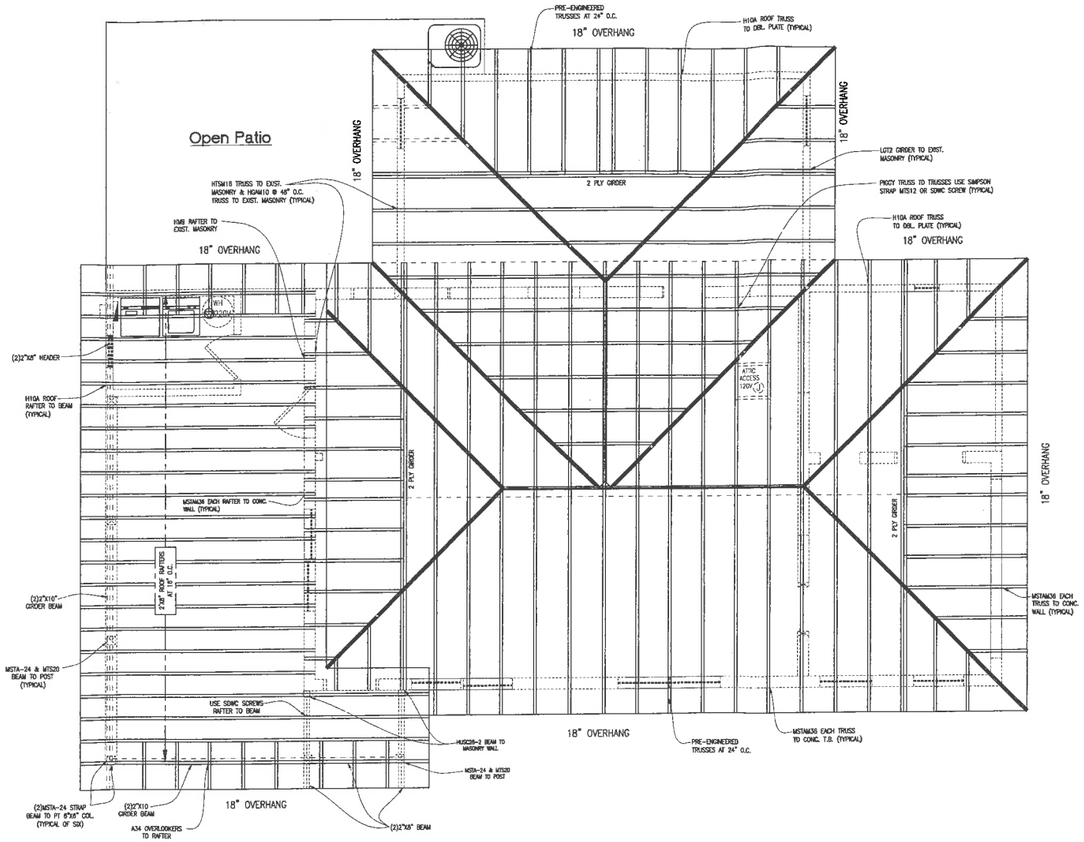


NOTE:
PROVIDE ON FLAT ROOF
453 SQ.FT./150=3.02 SQ.FT. OF
VENTILATION FOR ROOF.

NOTE:
PROVIDE ON HIP ROOF
1527 SQ.FT./150=10.18 SQ.FT. OF
VENTILATION FOR ROOF.

New Roof Plan

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



New Roof Framing Plan

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

SILVIO HO, ENGINEER
FLORIDA P.E. #72309
PH: 727-710-6249
E-MAIL: SILVIOHO@HOTMAIL.COM

JOB FOR:
Ali Mohamed & Triggiano Francis
Address:
5451 Marine Parkway New Port Richey , Fl 34652

Description:
Complete house remodel

DATE	01.12.18
DRAWN BY	Dan Castillo
APPR. BY	S.H.
CONT #	SH

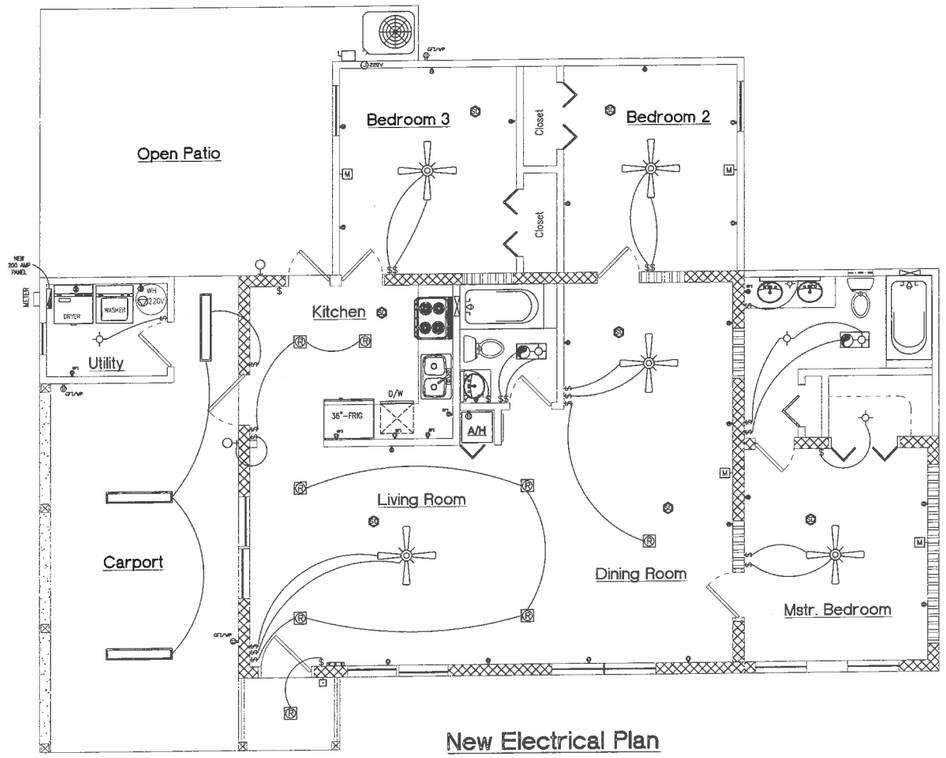
A-6
Scale 1/4"=1' 0"

CERTIFICATE OF ENGINEER:
TO THE BEST KNOLEDGE OF DESIGN PROFESSION THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH MINIMUM REQUIRMENT OF CURRENT STATE AND LOCAL BUILDING AND FIRE CODE

SEAL

SILVIO HO
FLORIDA PE LIC. # 72309

RECEIVED
JAN 16 2018
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY



New Electrical Plan

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

Electrical Legend

- DUPLEX OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- GFI GROUND FAULT OUTLET
- GFI/WP WEATHER PROOF OUTLET
- 220v OUTLET
- EXHAUST FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- CEILING LIGHT
- WALL LIGHT
- $ SINGLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $D DIMMER SWITCH
- M MEDIA OUTLET
- SD SMOKE/CARBON DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- BUTTON
- 2 BULB FLUORESCENT (4 ft)
- VANITY LIGHTS
- CHIMES
- JB JUNCTION BOX

Electrical Notes

1. ALL WORK TO BE PERFORMED AND MATERIALS USED SHALL BE BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION. FINAL CONNECTIONS TO BE MADE BY AN ELECTRICIAN LICENSED IN THE STATE OF FLORIDA.
2. PROVIDE 300 AMP SINGLE PHASE SERVICE (UNDERGROUND).
3. PROVIDE ALL COPPER WIRING.
4. THE ELECTRICAL SYSTEM SHALL BE INSTALLED WITH ALL REQUIRED COMPONENTS.
5. THE ELECTRICAL SYSTEM SHALL BE GROUNDED AS REQUIRED BY CODE.
6. PROVIDE ARC FAULT CIRCUIT INTERRUPTER FOR ALL OUTLETS IN ALL BEDROOMS AS REQUIRED BY NEC 210-12.
7. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED ABOVE FEMA FLOOD HT. REQ. PER CODE.
8. WATER HEATERS SHALL BE INSTALLED WITH A TIMER AND HAVE A PVC DRAIN BASIN WITH DRAIN TO EXTERIOR AN T&P VALVE.
9. ALL WALL OUTLETS SHALL BE MOUNT AT 12" TO THE TOP OF THE RECEPTACLE , U.N.O.
10. ALL WALL SWITCHES SHALL BE MOUNTED AT 42" A.F.F. UNLESS OTHERWISE NOTED ON PLANS
11. CONTRACTOR TO PROVIDE PHOTO ELECTRIC SMOKE DETECTORS, 120V., HARD WIRED.
12. ALL EQUIPMENT SHALL BE PROPERLY SIZED.
13. ALL SERVICE EQUIPMENT SHALL BE APPROVED BY LOCAL POWER COMPANY.
14. CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTIONS AN PAY FOR ALL UTILITY HOOK-UP FEES OR IMPACT FEES AS REQUIRED.

ELECTRICAL CODE
NEC- 2011/NFPA-70

Voltage: 120/208 V
200 AMPS MLO
SINGLE PHASE

2 POLE
3 WIRE

24 CIRCUITS
SURFACE MOUNT

PANEL: A

VOLTS AMPS	BKR	CON-DUIT	WIRE SIZE	REMARKS	CKT	VOLTS AMPS	BKR	CON-DUIT	WIRE SIZE	REMARKS	CKT
4,500	30	3/4"C	#8	WATER HEATER	1	8,200	40	3/4"C	#8	A/C UNIT 2.5 TON	2
↓			#10	↓	3					↓	4
1,200	20	1/2"C	#12	GENERAL LIGHTS 1	5	1,200	20	1/2"C	#12	GENERAL LIGHTS 2	6
2,250	20	1/2"C	#12	RECEPTACLES 1	7	2,250	20	1/2"C	#12	RECEPTACLES 2	8
500	20	1/2"C	#12	RECEPT. GFI KITCHEN 1	9	500	20	1/2"C	#12	RECEPT. GFI KITCHEN 1	10
550	20	1/2"C	#12	LIGHTS/FAN BATHROOMS	11	360	20	1/2"C	#12	RECEPT GFI BATHROOMS	12
350	20	1/2"C	#12	EXTERIOR LIGHTS	13	400	20	1/2"C	#12	EXTERIOR GFI RECEPT/WP	14
7,800	40	3/4"C	#6	KITCHEN RANGE	15	4,200	30	3/4"C	#10	CLOUTHS DRYER	16
↓				↓	17	↓				↓	18
					19						20
					21						22
					23						24
17,250						17,210					

TOTAL CONNECTED LOAD 34,460 — AMPS 156.6 — FEEDER: 3#3/0 THW IN 3" CONDO FEED FROM : SERVICE

PANEL "A" LOAD CALCULATIONS PER NEC 220-3 (b)

GENERAL LIGHTING (2,400 S.F. X 3 VA)	7,200
SMALL APPLIANCES 2X1500VA (210-11c)	3,000
DISHWASHER	1,500
SUBTOTAL=	11,700 VA
RANGE 7.8 kW	7,800
WATER HEATHER	4,500
DRYER 4.2 kW	4,200
TOTAL OTHER LOAD=	28,200 VA

DEMAND FACTORS

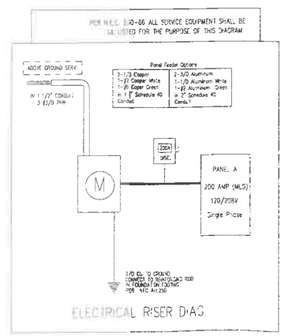
FIRST 10,000 VA @100%	10,000
REMINDER 24,256 VA @ 40%	7,280
2.5 Ton A/C 240v x (21.2+4.5) A	15,072
SERVICE LOAD=	32,352 VA

32,352 WATTS/240= 134.8 AMPS

GROUND CONDUCTOR NEC 250-94

GENERAL LIGHTING (2,700 S.F. X 3 VA)	7,200
DISHWASHER	1,500
CEILING FANS	1,800
GARBAGE DISPOSAL	1,127
TOTAL OTHER LOAD	4,427
4,427 X 0.75 =	3,320 (NEC 220-17)
RANGE 7,800 X 70% =	5,460
WATER HEATHER	N/A
DRYER 4,200 X 70%	2,940
A/C AND HEAT	N/A
AIR HANDLER	450
CONDENSING UNIT	435
LARGEST MOTOR	300
GRAND TOTAL=	20,115 VA

A MIN No. 1 CU (75 deg) IS GOOD FOR 115 AMP per table 310-16



ELECTRICAL RISER DIAG.

CERTIFICATE OF ENGINEER:
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FLORIDA PE LIC. # 72309

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Description: Complete house remodel

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E-1
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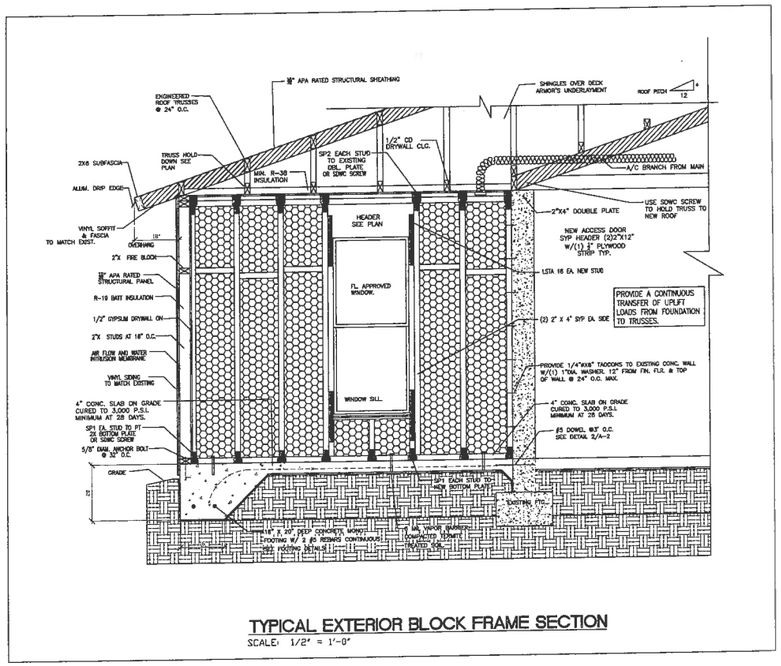
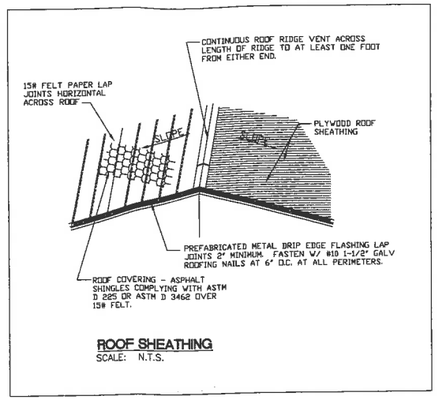


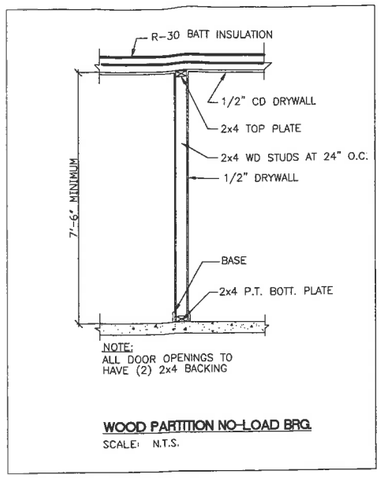
TYPICAL EXTERIOR BLOCK FRAME SECTION

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



ROOF SHEATHING

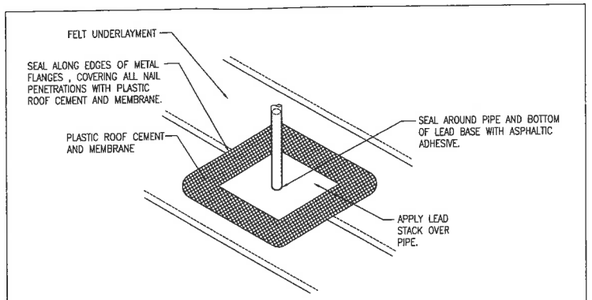
SCALE: N.T.S.



NOTE:
ALL DOOR OPENINGS TO HAVE (2) 2x4 BACKING

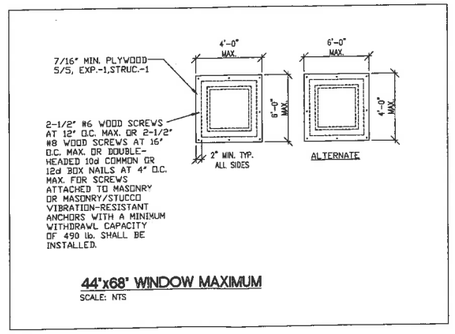
WOOD PARTITION NO-LOAD BRG.

SCALE: N.T.S.



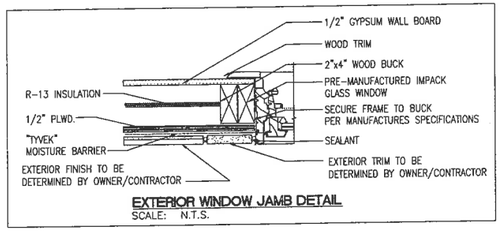
ROOF PENETRATION FLASHING

SCALE: N.T.S.



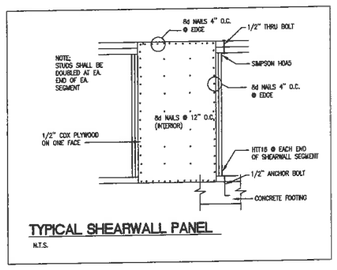
44"x68" WINDOW MAXIMUM

SCALE: NTS



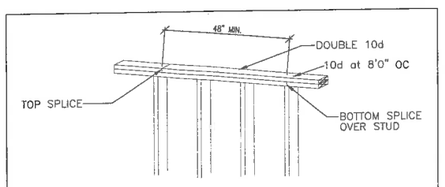
EXTERIOR WINDOW JAMB DETAIL

SCALE: N.T.S.



TYPICAL SHEARWALL PANEL

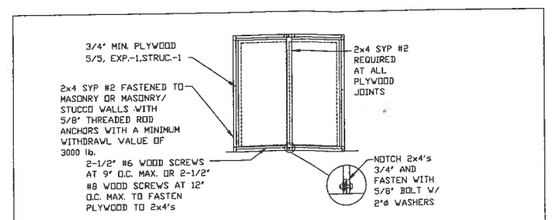
N.T.S.



NOTE: PLATE LENGTHS MUST BE AT LEAST 8'0" TYPICAL

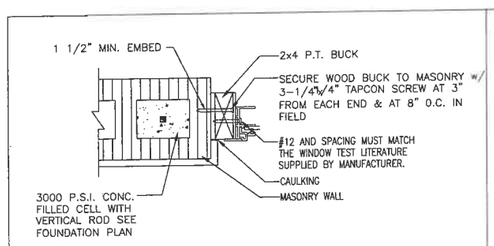
TOP PLATE SPLICE DETAIL

SCALE: N.T.S.



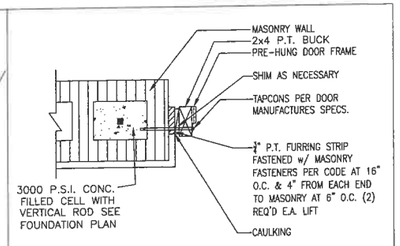
PLYWOOD SHUTTER DETAIL FOR DOORS

SCALE: NTS



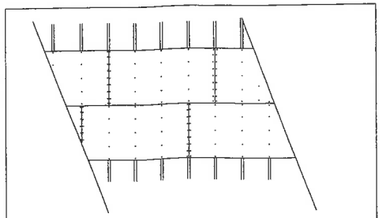
WINDOW BUCK STRIP DETAIL

SCALE: N.T.S.



SWING DOOR ATTACHMENT DETAIL

SCALE: N.T.S.



ATTACH 7/16" EXTERIOR GRADE SHEATHING TO TRUSSES OR ROOF FRAMING WITH 8d NAILS AT MIN. 6" O.C. ON ALL BUTT JOINTS AND IN THE FIELD. WITHIN 4' OF ROOF EDGE OR RIDGE SPACE 8d AT 4" O.C. WITHIN 5' OF GABLE USE 8d RING SHANK NAILS AT 6" O.C. USE 8d RING SHANK NAILS AT 4" O.C. AT GABLE END WALL OR GABLE TRUSS.

ROOF NAILING REQUIREMENTS

SCALE: N.T.S.

GENERAL DETAILS

CERTIFICATE OF ENGINEER:
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SEAL

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JOB FOR:
Ali Mohamed & Triggiano Francis
Address:
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Description:
Complete house remodel

DATE	01.12.18
DRAWN BY	Dan Castillo
APPR. BY	S.H.
CONT #	SH

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

STRUCTURAL SPECIFICATIONS

MISCELLANEOUS:

1. THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH AS SHOWN IN THE STRUCTURAL DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
3. APPLICABLE BUILDING CODE: 2017 SIXTH EDITION FLORIDA BUILDING CODE RESIDENTIAL
4. DESIGN LOADS:

AREA	SUPERIMPOSED LIVE LOAD
ROOF	20 PSF
FLOOR	40 PSF
AREA	DEAD LOAD
ROOF	25 PSF
FLOOR	20 PSF

5. BASIC WIND: SPEED= 145 MPH
6. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2017 SIXTH EDITION FLORIDA BUILDING CODE
7. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
8. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
9. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN, ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE SPECIALTY ENGINEER, WHERE SPECIFIED HEREIN.
10. SUBMIT ONE PRINT AND ONE SEPIA OR DIGITAL FILE OF ALL SHOP DRAWINGS.
11. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERROR OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEERS REVIEW THEREOF.
12. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFY TO THIS OFFICE WHEN THE STRUCTURAL SYSTEM IS SUBSTANTIALLY COMPLETED, AND BEFORE SHEATHING, CEILING OR ROOFING IS INSTALLED.
13. IF THE BUILDING DEPARTMENT CLASSIFIES THIS PROJECT AS A THRESHOLD BUILDING, A SPECIAL INSPECTOR SHALL BE RETAINED IN ACCORDANCE WITH FLORIDA STATUTES.
14. THE SPECIAL INSPECTOR SHALL BE LICENSED BY THE DEPARMENT OF COMMUNITY AFFAIRS AND SHALL STRICTLY FOLLOW THE STRUCTURAL INSPECTION PLAN PREPARED BY THIS OFFICE.
15. RESUMES OF THE SPECIAL INSPECTOR AND ANY OF HIS AUTHORIZED REPRESENTATIVES SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW. THIS OFFICE RESERVES THE RIGHT TO REJECT ANY INSPECTOR THAT DOES NOT MEET OUR QUALFICATIONS.

SITE WORK

1. ASSUMED SOIL BEARING PRESSURE= 2000 PSF., MINIMUM.
2. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM WHATEVER SUBGRADE TESTING THAT IS NECESSARY TO CONFIRM THE ASSUMED BEARING WITHOUT EXCESSIVE SETTLEMENT.
3. TESTING MAY INCLUDE, BUT IS NOT LIMITED TO, DENSITY TESTS, AUGER BORINGS, OR STANDARD PENETRATION BORINGS.
4. A COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
5. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
6. THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.

CAST IN PLACE CONCRETE

1. CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS.
   a) FOOTINGS, SLAB-ON-GRADE, SLAB FILL.....3000 PSI
   b) MASONRY WALL TIE BEAMS, TIE COLUMNS.....3000 PSI
   c) COLUMNS, WALLS, BEAMS, SLABS.....3000 PSI
2. CONCRETE SHALL BE READYMIX PER ASTM C94:
   a) PORTLAND CEMENT – ASTM C 150
   b) AGGREGATES – ASTM C33 (3/4" MAX.)
   c) NO CALCIUM CHLORIDE
   d) AIR ENTRAINING – ASTM C260
   e) WATER REDUCING – ASTM C494
   f) FLYASH– ASTM C618-78 CLASS F (20% MAX. BY WEIGHT)
   g) WATER – CLEAN AND POTABLE.
3. REINFORCING STEEL: ASTM A615 GRADE 60.
4. REQUIRED SLUMP RANGE = 3" TO 5"
5. WELDED WIRE FABRIC: ASTM A-185 OR FIBERMESH
6. MOISTURE BARRIER: 6 MIL. POLYETHYLENE, LAP 6" AND TAPE ALL JOINTS.
7. CODE AND STANDRADS: (CURRENT EDITION)
   ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDING".
   ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
   ACI 318 "BLDG. CODE REQUIREMENTS FOR REINF. CONCRETE".
   ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
8. MINIMUM LAP SPLICE= 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
9. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC., AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS ON ALL EXPOSED SURFACES.
10. ALL BEAMS, SPANDRELS AND SLABS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR REQUIRED CONSTRUCTION JOINTS. PROPOSED CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
11. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED, NO SLEEVE, OPENING, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER.
12. CONTRACTOR SHALL VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
13. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
14. NOT USED
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING, AND RESHORING, DESIGN SHALL BE PERFORMED BY A LICENSED FLORIDA ENGINEER.
16. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING CONCRETE TESTS ON SITE.
    a) CYLINDER STRENGTH TESTS – ASTM C39; ONE SET OF FOUR CYLINDERS FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. HOLD THE FINAL CYLINDER IN RESERVE.
    b) SLUMP TESTS– ASTM C143.
17. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
18. RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR AND DO NOT EXCEED SLUMP LIMITATIONS OR TOTAL ALLOWABLE WATER TO CEMENT RATIO. USE COLD WATER FROM THE TRUCK TANK AND REMIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE. ALL TESTS SHALL BE DONE AFTER THE ADDITION OF WATER TO THE MIX.
19. MAXIMUM WATER TO CEMENTS RATIO WHEN NO BACK-UP DATA IS AVAILABLE:
    a) 4000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.44 MAXIMUM (NON-AIR-ENTRAINED), 0.36 MAXIMUM (AIR-ENTRAINED)
    b) 3000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.47 MAXIMUM (AIR-ENTRAINED).
20. REINFORCING BAR COVER:
    a) FOOTINGS 3"
    b) COLUMNS 1 1/2"
    c) BEAMS 1 1/2"
    d) SLABS 3/4" (INTERIOR) 1 1/2" (EXTERIOR)
21. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME
22. WHERE BAR LENGTHS ARE GIVEN ON DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.
23. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES. WET FORMS BEFORE PLACING CONCRETE.
24. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
25. REPAIR AND PATCH DEFECTIVE AREAS WITH CEMENT MORTAR IMMEDIATELY AFTER REMOVAL OF FORMS, EXCEPT WHERE REINFORCING IS VISIBLE. CONTACT STRUCTURAL ENGINEER FOR EVALUATION OF EXPOSED REINFORCING.
26. PROVIDE CORNER BARS AT ALL BEAM AND WALL FOOTING CORNERS TO MATCH HORIZONTAL BARS.
27. SUBMITTALS:
    a) SUBMIT PROPOSED CONCRETE MIX DESIGN PRIOR TO CONSTRUCTION, INCLUDING BACKUP DATA IN ACCORDANCE WITH ACI 301-96 CHAPTER 4, SECTION 4.2.3, EXCLUDING SECTION 4.2.3.4B
    b) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS.
    c) SUBMIT FORM WORK AND SHORING DDRAWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.
28. ALL BUILDING AND SITE SLABS-ON-GRADE SHALL BE AT LEAST 4" THICK, REINFORCED WITH 6x6-W1.4xW1.4 OR FIBERCRETE ON 6 MIL. VAPOR BARRIER, WITH SAW-CUT CONTROL JOINTS 20'-0" O.C. EACH WAY INCLUDING HOUSEKEEPING PADS AS REQUIRED. SEE PLANS FOR OTHER CONDITIONS.
29. SLOPE ALL WALKWAYS AWAY FROM THE BUILDING.

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II. MINIMUM NET COMPRESSIVE UNIT STRENGTH = 2000 PSI. (NET AREA COMPRESSIVE MASONRY STRENGTH f'm = 1500 PSI).
2. MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION).
3. COARSE GROUT SHALL CONFORM TO ASTM C476:
   a) 2500 PSI AT 28 DAYS.
   b) 1/4" MAXIMUM AGGREGATE.
   c) 8" – 11" SLUMP.
4. CODES AND STANDARDS:
   ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
   ACI 530.1/ASCE 6 "SPECIFICATIONS FOR MASONRY STRUCTURES".
5. A REINFORCED CONCRETE TIE BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL USE GAVANIZED MESH-TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL BEAM CORNERS TO MATCH HORIZONTAL BARS.
6. UNLESS NOTE OTHERWISE, TIE BEAMS SHALL BE AS FOLLOWS:
   a) ROOF LEVEL: (1) COURSE OF K.O. BLOCK W/(1)#5 CONT.
7. VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 4'-0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF 1/2" FROM MASONRY OR AS SHOWN. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1" . CENTER BARS IN WALLS U.N.O.
8. VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM. LAP SPLICE VERTICAL REINFORCEMENT ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL UNLESS NOTED OTHERWISE. MAINTAIN VERICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS EXCEEDING 10'-0" OPENINGS.
9. ALL REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR.
10. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
11. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGETHER.
12. HORIZONTAL REINFORCEMENT AT EVERY OTHER BLOCK COURSE (OPTIONAL) AT 16" O.C. BETWEEN BLOCKS
13. NOT USED
14. NOT USED
15. WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.
16. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'-0". CLEANOUTS TO BE SAW-CUT 4"x4".
17. GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5'-0" MAX. LIFTS HEIGHTS.
18. CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.
19. STORE BLOCKS ON PALLETS AND COVER WITH VISQUEEN.
20. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.
21. NOT USED
22. MASONRY INSPECTION SHALL BE PROVIDED BY A QUALIFIED AGENT IN ACCORDANCE WITH ACI 530-1.5. INSPECTION SERVICES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE WORK IN PROGRESS AS WELL AS MATERIALS, EQUIPMENT AND PROCEDURES.
23. SUBMITTALS:
    a) SUBMIT PROPOSED GROUT MIX DESIGN PRIOR TO CONSTRUCTION.
    b) SUBMIT PROPOSED MORTAR MIX DESIGN PRIOR TO CONSTRUCTION
    c) SUBMIT DETAILED SHOP DRAWINGS. INCLUDE BAR LISTS AND BEND DIAGRAMS.
    d) SUBMIT COMPRESSIVE STRENGTH TESTS OF PROPOSED MASONRY UNITS PRIOR TO CONSTRUCTION. MASONRY UNITS ARE TO BE TESTED IN ACCORDANCE WITH ASTM C140.
24. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS:
    a) SAMPLE AND TEST GROUT IN ACCORFANCE WITH ASTM C1019 FOR EACH 5000 SQ. FT. OF MASONRY
    b) SLUMP TEST – ASTM C143
    c) MASONRY PRIMS TEST IN ACCORDANCE WITH ASTM E447, METHOD B. MODIFIED AS FOLLOW:
       1. PRISMS SHALL BE STACK BOND, ONE UNIT LONG AND THICK WITH A FULL MORTAR BED.
       2. LIMIT HEIGHT/THICKNESS RATIO FROM 1.33 – 5.00
       3. PROVIDE A MINIMUM OF ONE JOINT.
       ONE SET OF 3 PRISMS PRIOR TO CONSTRUCTION AND DURING CONSTRUCTION FOR EACH 5000 SQ. FT. WALL.
25. PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING OR 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.
26. TOP OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.

CARPENTRY

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER; WITH 19% MAXIMUM MOITURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
5. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. TT-W-571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
6. PLYWOOD SHEATHING SHALL BE DFPA C0 WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
7. INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS AT MID-HEIGHT.
8. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
9. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON MANUFACTURING CONNECTORS, OR EQUIVALENT, SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
10. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. 2x4 SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 2'-0" O.C.
11. STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
12. ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE OF 2x4 STUDS UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.
13. WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2x6 HEADERS FOR SPANS UP TO 6'-0" AND DOUBLE 2x8 HEADERS FROM 6'-0" TO 7'-0" SEE PLANS FOR SPANS GREATER THAN 7'-0", ALSO PROVIDE 1/2" PLYWOOD SPACER PLATE BETWEEN BEAMS PLYS. NAIL TOGETHER WITH 16d NAILS AT 12" ON CENTER TOP AND BOTTOM.
14. NAILING FOR PLYWOOD ROOF S SHALL BE 10d COMMON AT 4" O.C. EDGES AND 6" O.C. INTERMEDIATE FOR 1/2" THICK OR LESS. NAILING TO BE 10d COMMON AT 4" O.C. EDGES AND 6" O.C. INTERMEDIATE FOR 19/32" OR GREATER UNLESS NOTED OTHERWISE. WHERE THE MEAN ROOF HEIGHT EXCEEDS 25', USE RINK SHANK NAILS.
15. ALL NON-LOAD BEARING PARTITIONS SHALL CONSIST OF 2x4 STUDS SPACED AT 24" O.C. 2x4 STUDS DO NOT NEED TO BE DOUBLED AT THE FIRST FLOOR FOR NON-LOAD BEARING PARTITIONS ONLY.
16. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS, 2x SOLE PLATES SHALL BE ATTACHED TO THE SLAB WITH EITHER HILTI DAT2 (WITH 7/8" DIAMETER 5/64" THICK WASHERS) POWDER DRIVEN FASTENERS AT 0'-10" ON CENTER, OR 1/2" DIAMETER HILTI KWC-BOLTS (EXPANSION ANCHORS) WITH 6" EMBEDMENT, AT 4'-0" O.C. REDHEAD FASTENERS OF EQUIVALENT SIZES MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO INSTALLATION. SEE THE SHEAR WALL SCHEDULE FOR SPECIAL SOLE PLATE ATTACHMENT AT SHEAR WALLS.
17. WALL SHEATHING SHALL BE:
    a) AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSUM WALLBOARD, (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS) EACH SIDE OF STUDS, NAILED WITH 5d COOLER NAILS AT 7" O.C. (USE 6d COOLER NAILS FOR 5/8" WALLBOARD) AT ALL SUPPORTS. PROVIDE SOLID 2x BLOCKING AT ALL SHEET EDGES, BLOCKING IS NOT REQUIRED AT NON-LOAD BEARING PARTITIONS.
18. FLOOR SHEATHING IS 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED WITH 10d NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 10d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS.
19. ROOF SHEATHING SHALL BE 1/2" (4 PLY MIN.) C.D.X. PLYWOOD OR GREATER NAILED WITH 8d GUN-DRIVEN NAILS AT 4" O.C. AT SUPPORTED EDGES, AND 8d NAILS AT 4" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYWOOD CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2x BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.
20. NAILING SCHEDULE:

    SEE DETAIL SHEET FOR FASTENING SCHEDULE

21. AT ALL WALLS SUPPORTING ROOF TRUSSES, PROVIDE UPLIFT STRAPPING/CONNECTORS SHOWN IN THE TYPICAL WALL ELEVATION
22. FASTENER SUBSTITUTIONS

    ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTNERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.

SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL
	8d SCREW SHANK NAIL
	0.131 P-NAIL
10d COMMON NAIL	10d RING SHANK NAIL
	10d SCREW SHANK NAIL
	0.148 P-NAIL
6d COOLER NAIL	#6 x 1 1/4" TYPE S OR W DRYWALL SCREW

23. GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPIATE BACK-UP DATA.

FLORIDA ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO WOOD TRUSS FABRICATION.
a) SUBMIT SEALED WOOD TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
b) SUBMIT SEALED WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENT.
c) SUBMIT SEALED WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.

PRE-ENGINEERED WOOD TRUSSES

1. THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF TRUSSES AS "WOOD TRUSSES".
2. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 1986 EDITION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ACCOCIATION. "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-85", PUBLISED BY THE TRUSS PLATE INSTITUTE, AND THE APPLICABLE BUILDING CODE LISTED IN THE MISCELLANEOUS SECTION OF THESE SPECIFICATIONS.
3. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
4. WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING; LIVE, DEAD, WIND, AND CONCENTRATED.
   SEE MISCELLANEOUS SECTION FOR LIVE LOADS:
   MINIMUM NET UPLIFT.....15 PSF
   MINIMUM NET UPLIFT AT OVERHANG.....18 PSF
   MINIMUM SUPERIMPOSED DEAD LOADS:
   TOP CHORD.....25 PSF
   BOTTOM CHORD..... 5 PSF
5. DURATION OF LOAD FACTOR:
   ROOF DL+LL+WL 1.33
   ROOF DL+LL 1.25
6. WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING INFORMATION:
   a) SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.
   b) ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL FRAMING MUST BE CONSIDERED.
   c) ADJUSTMENTS TO ALLOWABLE VALUES, (DURATION OF LOAD FACTORS, ETC..
   d) REACTIVE FORCES AND THEIR LOCATIONS.
   e) BEARING TYPE AND MINIMUM BEARING LENGTH
   f) DEFLECTION, SPAN AND REACTION.
   g) METAL CONNECTOR PLATE TYPE, GAUGE, SIZE AND LOCATION
   h) LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.
   i) LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING
   j) TRUSS SPLICES MUST BE DETAILED. THIS INCLUDES "PIGGY BACK" TRUSSES.
   k) CONNECTION DETAILS: TRUSS TO BEARING, TRUSS TO TRUSS, TRUSS TO TRUSS GIRDER, PIGGY BACK TO TRUSS, ETC.,
   l) BRACING: NOTE MINIMUM REQUIREMENTS BELOW.
7. DEFLECTIONS: (UNLESS NOTED OTHERWISE).
   a) SPAN LIVE LOAD: LESS THAN OR EQUAL TO SPAN/360.
   b) SPAN TOTAL LOAD: LESS THAN OR EQUAL TO SPAN/240.
   c) REACTION LIVE LOAD: LESS THAN OR EQUAL TO TRUSS BEARING HEIGHT/480.
   d) REACTION TOTAL LOAD: LESS THAN OR EQUAL TO TRUSS BEARING HEIGHT/360.
8. FIRE RETARDANT WOOD IS NOT ALLOWABLE.
9. NOT USED
10. WOOD TRUSSES MUST BE CHECKED FOR WIND, WIND VELOCITY, DESIGN VELOCITY PRESSURES, AND TYPE OF STRUCTURE FOR WIND, MUST BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
11. CONTINUOUS BOTTOM CHORD LATERAL BRACING IS REQUIRED AT A MINIMUM SPACING OF 10'-0" O.C. UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM ONE END OF THE BUILDING TO OTHER END. OVERLAP CONTINUOUS BRACING AT LEAST ONE TRUSS SPACE. USE A MINIMUM OF 2x4 GRADE MARKED LUMBER AT LEAST 10' LONG, WITH 2-6d NAILS AT INTERMEDIATE AND 3-16d NAILS AT END CONNECTIONS.
12. CROSS BRACING IS REQUIRED AT MINIMUM 10'-0" O.C. UNLESS NOTED OTHERWISE. LOCATED CROSS BRACING AT OR NEAR THE BOTTOM CHORD BRACING. INSTALL CROSS BRACING AT EACH END AND AT 20'-0" O.C. ALONG THE LENGTH OF THE LATERAL BRACING. CROSS BRACING IS ACCOMPLISHED BY ATTACHING DIAGONAL WEB BRACING TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IN OPPOSITE DIRECTIONS AT APPROXIMATELY 45 DEGREES FORMING A CROSS "X". USE A MINIMUM OF 2x4 GRADE MARKED LUMBER WITH AT LEAST 2-16d NAILS AT EACH CONNECTION.
13. TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM DURING CONSTRUCTION.
14. HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "HIB-91", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
15. ALL WOOD TRUSSES SHALL BE FASTENED TO THEIR SUPPORTS WITH APPROVED HURRICANE CLIPS OR STRAPS.
16. CONTRACTOR SHALL ORDER AND INSTALL HURRICANE CLIPS OR STRAPS FOR THE UPLIFT AND LATERAL FORCES SHOWN ON THE SUBMITTED WOOD TRUSS DESIGN CALCULATIONS.
17. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON OR USP MANUFACTURING CONNECTORS OR BY APPROVED EQUIVALENT MANUFACTURER.
18. ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS UNLESS NOTED OTHERWISE.
19. PLING OF PLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
20. INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
21. IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
22. ALL CONNECTIONS AND BRACING MUST BE INSTALLED BEFORE SHEATHING THE ROOF.
23. GABLE ENDWALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE SHEAR WALLS AND/OR THE ROOF DIAPHRAGM.
24. WOOD TRUSSES THAT DO NOT MEET INTERIOR LOADS BEARING WALLS MUST BE SHIMMED. DO NOT PULL WOOD TRUSSES DOWN TO INTERIOR BEARINGS.
25. WOOD TRUSSES DESIGN ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.

SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE EMBOSSED SEAL OF A LICENSED

CERTIFICATE OF ENGINEER:
TO THE BEST KNOLEDGE OF DESIGN PROFESSION THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH MINIMUM REQUIREMENT OF CURRENT STATE AND LOCAL BUILDING AND FIRE CODE

SEAL

SILVIO HO
FLORIDA PE LIC. # 72309

RECEIVED
JAN 16 2018
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

JOB FOR:
Ali Mohamed & Triggiano Francis
Address:
5451 Marine Parkway New Port Richey , Fl 34652

SILVIO HO, ENGINEER
FLORIDA P.E. #72309
PH: 727-710-6249
E-MAIL: SILVIOHO@HOTMAIL.COM

Description:
Complete house remodel

DATE	01.12.18
DRAWN BY	Dan Castillo
APPR. BY	S.H.
CONT #	SH

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

CITY OF NEW PORT RICHEY
RECEIPT

(727) 853-1061

RECEIPT # _____

DATE 1/12/18

Received From Mohamed Ali No. _____

Location Address 5451 Marine Parkway

Legal-Sub _____ Lot(s) _____ Blk _____

		Code	Amount
1.	Utility Deposit Acct# _____ Cy ___ Rt _____	UD	$ _____
2.	Meter Installation (Type) _____ Size _____	WM	_____
3.	Reclaimed Water Connection-Size _____	WR	_____
4.	Water Impact Fees _____	WI	_____
5.	Sewer Impact Fees SW# _____ Cust# _____	--	_____
6.	Interest - Sewer Impact Fee Agreement _____	II	_____
7.	A/R Miscellaneous _____ Cust.# _____ TP _____	AR	_____
8.	Building - Plan Review/Red Tags BP # _____	BP	_____
9.	Development Review: Site Plan/Variance _____	DF	_____
10.	Notary Fees/Passport Application Fees _____	NS/PA	_____
11.	Copies _____	CE/CP	_____
12.	Business Tax/Hazardous Permit # _____	OR/OL	_____
13.	Garage Sale/Special Permit _____	GS	_____
14.	OTHER: Filing Fee - Appeal Application	~~CC~~ CK	$ 400.00
15.	OTHER: _____	--	_____
16.	OTHER: _____	--	_____
		TOTAL	$ 400.00

Type: UC Drawer: 1
Receipt no: 30859
CLEARING ACCOUNT-GENERAL
1.00 $400.00
9551504145 $400.00
Time: 13:46:17

CITY OF NEW PORT RICHEY
*** CUSTOMER RECEIPT ***

Oper: MPRJXS Type: OC Drawer: 1
Date: 1/12/18 01 Receipt no: 30859

Description	Quantity	Amount
CA	CLEARING ACCOUNT-GENERAL	
	1.00	$400.00

MOHAMED ALI
5451 MARINE PARKWAY
FILING FEE APPEAL APPLICATION
BUILDING DEPT.

Tender detail

CK CHECK	9551504145	$400.00
Total tendered		$400.00
Total payment		$400.00

Trans date: 1/12/18 Time: 13:46:17

28						

282111107 NEW 01/08 8810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

MONEY ORDER

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CHASE

9551504145 25-3 / 440

Date 01/08/2018

Pay To The Order Of: CITY OF NEW PORT RICHEY $** 400.00 **

Pay: FOUR HUNDRED DOLLARS AND 00 CENTS

NOT VALID FOR MORE THAN $1000.00

Do not write outside this box

Memo: Filing Fee / 5451 Marine Way

Note: For information only. Comment has no effect on bank's payment.

SENDER/DRAWER Mohamed Ali

ADDRESS:

JPMorgan Chase Bank, N.A.
Columbus, OH

Security Features Details on Back

⑈9551504145⑈ ⑆044000037⑆ 758661193⑈

5451 MARINE PARKWAY
NEW PORT RICHEY, FL 34652

1. Petition to Appeal Demolition Order (w/ attached $400.00 fee)
2. Scope of Work Memo
3. General Contractor's License
4. Survey of Property & Structure
5. Energy Calculations
6. Plans
7. FEMA Amendment Approval
8. Order extending permit deadline

#6 Plans
1/12/18 - Per Jim Evekts "cannot accept". Per Lisa Pierce - "O.K. to submit revised."
1/16/18 - Revised received

RECEIVED
JAN 12 2018
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

PETITION TO APPEAL DEMOLITION ORDER

Development Director
5919 Main Street
New Port Richey, FL 34652

RE: 5451 Marine Parkway, New Port Richey, FL 34652

To The Development Director,

The purpose of this correspondence is to appeal the Order of Demolition that I have received from the City of New Port Richey (Attached); and seek a stay of the demolition, on the grounds that the structure can be reconstructed, repaired, or restored.

I purchased this property, which is in need of major repairs, at a tax-deed auction in March of 2017. I intended to begin renovations at that time; however, I had financial difficulties earlier this year, which prevented me from doing so.

In November 2017, I was able to hire a general contractor. When he came out to view the property, his main concern was that it might be in a FEMA flood zone and the 50% substantial improvement rule would apply; which would limit the value of improvements. When looking at the FEMA flood zone map, half of the property is included in the zone, half isn't. I hired a surveyor to come out and measure the elevation of the home. He determined that the home does sit above the base flood elevation and completed an elevation certificate showing such. I submitted an amendment application to FEMA.

While waiting for the amendment results, on December 12th, 2017, I was summoned to appear before a Special Magistrate regarding minimum housing code violations for this property. I had explained that I was awaiting the FEMA amendment results before I could apply for building permits. I was granted a 45-day extension according to the Order (attached).

On January 3rd, 2018, I received correspondence from FEMA granting the amendment (attached).

Now that the amendment has been granted, I will be applying for permits as soon as my architect completes plans, which must be before January 28th, 2018. As soon as the permits are granted, I intend to commence renovations immediately.

Proposed work to the structure- Please see the attached scope of work drafted created by General Contractor, Jim Sofos. Also attached are the plans for the property.

Estimated cost- Approximately $80,700.00; Please see the attached scope of work memo.

Timetable for obtaining permits- By January 28, 2018, or sooner; per the code enforcement Order.

Timetable for completion of the work- Work is to commence immediately after permits are received. General contractor expects work to be completed by mid-April 2018.

I see that the city has invested in and improved the entire block, and I want this home to blend in with the rest of the neighborhood. As such, I am respectfully asking the City to reverse or modify the Demolition Order, and permit an extension of time to resolve these issues. I have attached the required $400.00 fee to this Petition. If a hearing is required, then I would like to request a hearing date at this time.

Kind Regards,

Mohamed Ali

SOFOS CONSTRUCTION LLC
GENERAL CONTRACTOR
PO BOX 2301
DUNEDIN, FL. 34697
727-244-3750
LIC. CGC1516082

JOB ADDRESS:
5451 MARINE PARKWAY
NEW PORT RICHEY, FL.

Date: 1-11-18

SCOPE OF WORK

Demolition.

1. Remove Debris from outside and inside of home.
2. Remove all drywall and nails and insulation entire home.
3. Remove all existing roof members, trusses, and roofing.
4. Prep and make ready for new work. $3,000.00

Framing

1. Replace entire Truss system with new pre-engineered truss package.
2. Replace all wood wall framing as needed.
3. Add any additional framing per plans.
4. New shingle roof.
5. Replace all Fascia and soffits. $ 17,000.00

Windows/doors

1. Replace all windows with new windows and required protection.
2. Replace all Exterior Doors. $ 4,500.00

Electrical Up Grade

1. Rewire as needed and update to 200-amp Service.
2. Add all GFIS as required.
3. Replace all switches/ plugs.
4. Install all new light fixtures. $6,000.00

Plumbing

1. Replace all water shut offs.
2. Replace all drain traps.
3. Replace shower pans.

4. Hook up all new sinks and toilets.
5. Add one Additional full bathroom. $15,000.00

HVAC

1. Replace Air handler and outside condenser.
2. Replace all duct work.
3. Install bath fans as per code. $7,800.00

Insulation

1. Insulate all exterior walls and bathroom walls.
2. Install blown insulation in attic. $1800.00

Drywall

1. Install new dry wall on all ceilings
2. Install new drywall on all walls.
3. Install Hardi Board in all showers.
4. Moisture resistant drywall in all wet areas.
5. Finish to be orange peel/light knock down ready for paint. $4,500.00

Paint

1. Paint all surface one coat of primer and two coats of paint.
2. All trim painted with semi Gloss
3. All Ceilings white
4. Walls one color throughout.
5. Exterior walls pressure washed and painted $7,200.00

Interior Doors and trim

1. MDF doors with six panel throughout.
2. 3.5" base board through out. $2,400

Cabinets

1. Kitchen Plywood box cabinets with slow close hinges and doors.
2. Vanity's Plywood base
3. Formica Tops $6,500.00

Flooring

1. Install new wood laminate flooring through out.
2. Install tile in kitchen and bath areas.

$5,000.00

TOTAL ESTIMATED COST: $80,700.00

_____ DATE:_____

Jim Sofos CGC 1516082

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER
CGC1516082

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

SOFOS, JIM DIMITRIOS
SOFOS CONSTRUCTION LLC
1907 LEAFLAND AVE
DUNEDIN FL 34698

ISSUED: 08/28/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1608280003772

PINELLAS COUNTY CONSTRUCTION
LICENSING BOARD

THIS CERTIFIES THAT **Jim Dimitrios Sofos**
DBA **Sofos Construction LLC**

STATE CERT # **I-CGC1516082**
HAS FILED HIS/HER LICENSE AND PROOF OF REQUIRED
LIABILITY AND WORKERS' COMPENSATION
INSURANCE WITH THIS BOARD.
IN GOOD STANDING UNTIL **September 30, 2018**
DATE OF ISSUANCE **10/01/2017**

I-CGC1516082

Sofos, Jim Dimitrios
PO Box 2301
Dunedin, FL 34697

*** Please cut out license along lines**

RECEIVED
JAN 12 2018
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

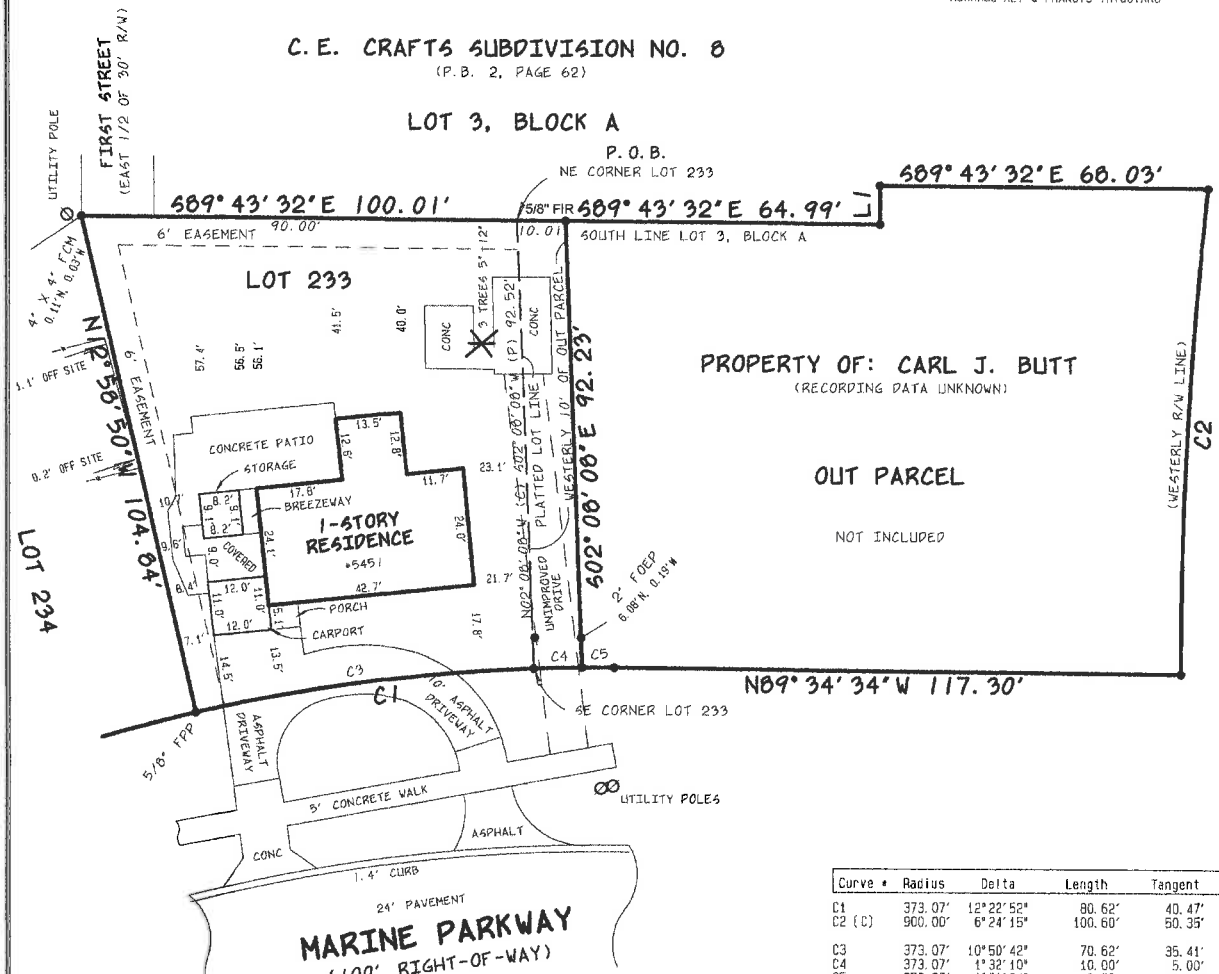
LINE #	BEARING	LENGTH
L1	N00°13'32"W	8.00'

CERTIFIED TO:
MOHAMED ALI & FRANCIS TRIGGIANO

25' 0' 25' 50' 75'
GRAPHIC SCALE - FEET

C. E. CRAFTS SUBDIVISION NO. 8
(P.B. 2, PAGE 62)

LOT 3, BLOCK A



LEGAL DESCRIPTION: (SECTION 02, TOWNSHIP 25 SOUTH, RANGE 29 EAST)

LOT 233, JASMINE HEIGHTS UNIT 5-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH THE WESTERLY 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY.

COMMENCE AT THE NE CORNER OF SAID LOT 233 FOR A POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF LOT 3, BLOCK A, OF C. E. CRAFTS SUBDIVISION NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID LOT 3, S. 89 DEGREES 43' 32" E., A DISTANCE OF 75 FEET; THENCE N. 00 DEGREES 01' 32" W., A DISTANCE OF 8 FEET; THENCE S. 89 DEGREES 43' 32" E., A DISTANCE OF 68.03 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.5 FEET MORE OR LESS ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 900 FEET MORE OR LESS, A CHORD BEARING AND DISTANCE OF S. 02 DEGREES 59' 45" W., 100.44 FEET; THENCE N. 89 DEGREES 34' 34" W A DISTANCE OF 117.30 FEET; THENCE 16.67 FEET ALONG THE ARC OF A CURVE TO THE LEF HAVING A RADIUS OF 373.07 FEET, A CHORD BEARING AND DISTANCE OF S. 89 DEGREES 08' 39" W., 16.66 FEET TO THE SE CORNER OF SAID LOT 233; THENCE ALONG THE EASTER LINE OF SAID LOT 233, N. 02 DEGREES 28' 11" W., A DISTANCE OF 92.46 FEET (N. 02 DEGREES 08' 08" W., A DISTANCE OF 92.52 FEET PER PLAT BOOK 7, PAGE 57)(N 02 DEGREES 08' 08" E., 92.52 FEET CALCULATED IN ACCORD WITH SAID PLAT) TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT/NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY. THERE MAY BE SETBACKS, EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS OF RECORD WHICH COULD AFFECT THE PROPERTY AND/OR BOUNDARIES.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W OF MARINER PARKWAY BEARING N89°34'34"W
3. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988
4. BENCHMARK:
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. ALL PROPERTY DIMENSIONS ARE RECORD UNLESS NOTED OTHERWISE.
7. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
8. PHYSICAL ADDRESS: 5451 MARINER PARKWAY, NEW PORT RICHEY, FLORIDA 34652
9. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 01-08-2018. THE SURVEYOR MAKES NO WARRANTIES, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
10. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.
11. ELEVATIONS ARE SHOWN THUS: +0.00
12. THE SURVEYOR WAS UNABLE TO VERIFY THE EX STENCE OF LOMA LETTER 18-04-1114-A WHICH MAY AFFECT THIS PROPERTY.

LEGEND:

℄	=	CENTERLINE
Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
(C)	=	CALCULATED
C.B.S.	=	CONCRETE BLOCK STRUCTURE
CH.	=	CHORD
CLF	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
CB/CH	=	CHORD BEARING/CHORD
ELEV.	=	ELEVATION
FCM	=	FOUND CONCRETE MONUMENT
FDH	=	FOUND DRILL HOLE
FCIR	=	FOUND CAPPED IRON ROD
FIR	=	FOUND IRON ROD
FND	=	FOUND
FNT	=	FOUND NAIL & TIN
FOEP	=	FOUND OPEN END PIPE
FPP	=	FOUND PINCHED PIPE
L.L.F.	=	LOWEST LIVING FLOOR
(M)	=	MEASURED
N/A	=	NOT APPLICABLE
O.R.B.	=	OFFICIAL RECORDS BOOK
(P)	=	PLAT
P.B.	=	PLAT BOOK
PG.	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
R	=	RADIUS
(R)	=	RECORD
SDH	=	SET DRILL HOLE
SNT	=	SET NAIL & TIN
SCIR	=	SET 1/2" CAPPED IRON ROD #5545
U.E.	=	UTILITY EASEMENT
——x——	=	FENCE LINE

Curve #	Radius	Delta	Length	Tangent	Chord/Brg	
C1	373.07'	12°22'52"	80.62'	40.47'	80.46'	N83-12-35.8E
C2 (C)	900.00'	6°24'15"	100.60'	50.35'	100.55'	N03-11-23.2E
C3	373.07'	10°50'42"	70.62'	35.41'	70.51'	N82-26-31.0E
C4	373.07'	1°32'10"	10.00'	5.00'	10.00'	N88-37-56.8E
C5	373.07'	1°01'24"	6.66'	3.33'	6.65'	N89-54-43.8E

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. I ALSO, THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PERFORMED WITHOUT THE BENEFIT OF EGO INSURANCE.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

MOHAMMAD B. FAR, P.E.S. #5545

01/08/2018
DATE

NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH AN ELECTRONIC SEAL

REVISIONS			
1:	DRAWN BY: WGM	CREW CHIEF: MBF	
2:	CHECKED BY: MBF	F.B. FILE	
3:	SCALE: 1" = 25'	FIELD WORK: 01/08/18	
4:	JOB NO. 180104R	DATA FILE: 180104	
SHEET 1 OF 1			

BOUNDARY SURVEY

MOHAMMAD B. FAR
8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

FLOOD INSURANCE RATE MAP INFORMATION:
COMMUNITY PANEL NUMBER: 12101C-0351-F DATED: 09/26/2014
THE PROPERTY APPEARS TO BE IN FLOOD ZONE 'X & AE'
THE BASE 100 YEAR FLOOD ELEVATION IS 11.0 MEAN SEA LEVEL.

FORM R405-2017

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	Mohamed Remodel	Builder Name:	
Street:	5451 Marine Parkway	Permit Office:	
City, State, Zip:	New Port Richey , FL , 34652	Permit Number:	
Owner:	Ali Mohamed & Triggiano Francis	Jurisdiction:	
Design Location:	FL, Tampa	County::	Pasco (Florida Climate Zone 2)

1. New construction or existing	Existing (Projecte
2. Single family or multiple family	Single-family
3. Number of units, if multiple family	1
4. Number of Bedrooms	3
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft²)	1395
Conditioned floor area below grade (ft²)	0

7. Windows(135.1 sqft.)	Description	Area
a. U-Factor: SHGC:	Sgl, U=0.40 SHGC=0.25	135.13 ft²
b. U-Factor: SHGC:	N/A	ft²
c. U-Factor: SHGC:	N/A	ft²
d. U-Factor: SHGC:	N/A	ft²
Area Weighted Average Overhang Depth:		3.513 ft.
Area Weighted Average SHGC:		0.250

8. Floor Types (1451.0 sqft.)	Insulation	Area
a. Slab-On-Grade Edge Insulation	R=0.0	1451.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

9. Wall Types (1492.7 sqft.)	Insulation	Area
a. Frame - Wood, Exterior	R=19.0	807.33 ft²
b. Concrete Block - Int Insul, Exterior	R=4.5	685.33 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

10. Ceiling Types (1451.0 sqft.)	Insulation	Area
a. Under Attic (Vented)	R=38.0	1451.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

11. Ducts	R	ft²
a. Sup: Attic, Ret: Attic, AH: Main	6	150

12. Cooling systems	kBtu/hr	Efficiency
a. Central Unit	30.0	SEER:14.00

13. Heating systems	kBtu/hr	Efficiency
a. Electric Heat Pump	30.0	HSPF:8.80

14. Hot water systems	
a. Electric	Cap: 40 gallons EF: 0.950
b. Conservation features None	
15. Credits	Pstat

Glass/Floor Area: 0.097

Total Proposed Modified Loads: 47.81

Total Baseline Loads: 49.98

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Michael Abbruzze

Digitally signed by Michael Abbruzze
DN: cn=Michael Abbruzze, o, ou, email=MikeA@Constructionstream.com, c=US
Date: 2018.01.11 13:50:56 -05'00'

DATE: 01/11/2018

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

BUILDING OFFICIAL: _____

DATE: _____

- **Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.**
- **Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires an envelope leakage test report with envelope leakage no greater than 5.00 ACH50 (R402.4.1.2).**
- **Compliance with a proposed duct leakage Qn requires a Duct Leakage Test Report confirming duct leakage to outdoors, tested in accordance with ANSI/RESNET/ICC 380, is not greater than 0.030 Qn for whole house.**

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CITY OF NEW PORT RICHEY

FORM R405-2017

PROJECT

Title:	Mohamed Remodel	Bedrooms:	3	Address Type:	Street Address
Building Type:	User	Conditioned Area:	1395	Lot #	
Owner Name:	Ali Mohamed & Triggiano Fra	Total Stories:	1	Block/Subdivision:	
# of Units:	1	Worst Case:	No	PlatBook:	
Builder Name:		Rotate Angle:	0	Street:	5451 Marine Parkway
Permit Office:		Cross Ventilation:		County:	Pasco
Jurisdiction:		Whole House Fan:		City, State, Zip:	New Port Richey , FL , 34652
Family Type:	Single-family				
New/Existing:	Existing (Projected)				
Comment:					

CLIMATE

✓	Design Location	TMY Site	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
_____	FL, Tampa	FL_TAMPA_INTERNATI	39	91	70	75	645.5	54	Medium

BLOCKS

Number	Name	Area	Volume
1	Block1	1451	11608

SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	Main	1395	11160	Yes	4	3	1	Yes	Yes	Yes
2	Utility	56	448	No	0	0	1	Yes	No	No

FLOORS

✓	#	Floor Type	Space	Perimeter	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet
_____	1	Slab-On-Grade Edge Insulatio	Main	158 ft	0	1395 ft²	----	0	0	1
_____	2	Slab-On-Grade Edge Insulatio	Utility	29 ft	0	56 ft²	----	0	0	1

ROOF

✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
_____	1	Gable or shed	Composition shingles	1470 ft²	232 ft²	Medium	0.85	No	0.9	No	0	18.4

ATTIC

✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
_____	1	Full attic	Vented	300	1395 ft²	N	N

FORM R405-2017

CEILING

√	#	Ceiling Type	Space	R-Value	Ins Type	Area	Framing Frac	Truss Type
_____	1	Under Attic (Vented)	Main	38	Batt	1395 ft²	0.11	Wood
_____	2	Under Attic (Vented)	Utility	38	Batt	56 ft²	0.11	Wood

WALLS

√	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
____	1	N	Exterior	Concrete Block - Int Insul	Main	4.5	5	8	8		45.3 ft²		0	0.75	0
____	2	W	Exterior	Frame - Wood	Main	19	12	9	8		102.0 ft²		0.19	0.75	0
____	3	N	Exterior	Frame - Wood	Main	19	24	9	8		198.0 ft²		0.19	0.75	0
____	4	E	Exterior	Frame - Wood	Main	19	12	9	8		102.0 ft²		0.19	0.75	0
____	5	N	Exterior	Frame - Wood	Main	19	11	8	8		93.3 ft²		0.19	0.75	0
____	6	E	Exterior	Frame - Wood	Main	19	10		8		80.0 ft²		0.19	0.75	0
____	7	E	Exterior	Concrete Block - Int Insul	Main	4.5	14		8		112.0 ft²		0	0.75	0
____	8	S	Exterior	Concrete Block - Int Insul	Main	4.5	42		8		336.0 ft²		0	0.75	0
____	9	W	Exterior	Concrete Block - Int Insul	Main	4.5	24		8		192.0 ft²		0	0.75	0
____	10	N	Exterior	Frame - Wood	Utility	19	8	2	8		65.3 ft²		0.19	0.75	0
____	11	E	Exterior	Frame - Wood	Utility	19	6	4	8		50.7 ft²		0.19	0.75	0
____	12	S	Exterior	Frame - Wood	Utility	19	8	2	8		65.3 ft²		0.19	0.75	0
____	13	W	Exterior	Frame - Wood	Utility	19	6	4	8		50.7 ft²		0.19	0.75	0

DOORS

√	#	Ornt	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
_____	1	N	Wood	Main	None	.39	2	6	6	8	16.7 ft²
_____	2	S	Wood	Main	None	.39	3		6	8	20 ft²
_____	3	W	Wood	Main	None	.39	3		6	8	20 ft²
_____	4	E	Wood	Utility	None	.39	2	8	6	8	17.8 ft²

WINDOWS

Orientation shown is the entered, Proposed orientation.

√	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Area	Overhang Depth	Overhang Separation	Int Shade	Screening
_____	1	W	2	Vinyl	Low-E Single	Yes	0.4	0.25	N	16.2 ft²	1 ft 6 in	1 ft 0 in	Drapes/blinds	Exterior 5
_____	2	E	4	Vinyl	Low-E Single	Yes	0.4	0.25	N	16.2 ft²	1 ft 6 in	1 ft 0 in	Drapes/blinds	Exterior 5
_____	3	N	5	Vinyl	Low-E Single	Yes	0.4	0.25	N	5.1 ft²	1 ft 6 in	1 ft 0 in	Drapes/blinds	Exterior 5
_____	4	S	8	Vinyl	Low-E Single	Yes	0.4	0.25	N	39.7 ft²	1 ft 6 in	1 ft 0 in	Drapes/blinds	Exterior 5
_____	5	S	8	Vinyl	Low-E Single	Yes	0.4	0.25	N	24.0 ft²	1 ft 6 in	1 ft 0 in	Drapes/blinds	Exterior 5
_____	6	W	9	Vinyl	Low-E Single	Yes	0.4	0.25	N	24.0 ft²	12 ft 0 in	1 ft 0 in	Drapes/blinds	Exterior 5
_____	7	W	13	Vinyl	Low-E Single	Yes	0.4	0.25	N	9.9 ft²	1 ft 6 in	1 ft 0 in	Drapes/blinds	Exterior 5

FORM R405-2017

INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Proposed ACH(50)	.000254	930	51.06	96.02	.1906	5

HEATING SYSTEM

√	#	System Type	Subtype	Efficiency	Capacity	Block	Ducts
_____	1	Electric Heat Pump/	Split	HSPF:8.8	30 kBtu/hr	1	sys#1

COOLING SYSTEM

√	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
_____	1	Central Unit/	Split	SEER: 14	30 kBtu/hr	900 cfm	0.75	1	sys#1

HOT WATER SYSTEM

√	#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Conservation
_____	1	Electric	None	Utility	0.95	40 gal	60 gal	130 deg	None

SOLAR HOT WATER SYSTEM

√	FSEC Cert #	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
_____	None	None			ft²		

DUCTS

√	#	---- Supply ---- Location	R-Value	Area	---- Return ---- Location	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC # Heat	HVAC # Cool
_____	1	Attic	6	150 ft²	Attic	75 ft²	Prop. Leak Free	Main	--- cfm	41.8 cfm	0.03	0.50	1	1

TEMPERATURES

Programable Thermostat: Y

Ceiling Fans:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[X]	[X]	[ ]	[ ]	[ ]
Heating	[X]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]
Venting	[ ]	[ ]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[ ]

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FORM R405-2017

Thermostat Schedule: HERS 2006 Reference		Hours											
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

Building Input Summary Report

PROJECT

Title:	Mohamed Remodel			Address type:	S
Building Type:	User	Bedrooms:	3	Lot #:	
Owner:	Ali Mohamed & Triggiano Francis	Conditioned Area:	1395	Block/SubDivision:	
		Total Stories:	1	PlatBook:	
Builder Name:		Worst Case:	No	Street:	5451 Marine Parkway
Permit Office:		Rotate Angle:	0	County:	Pasco
Jurisdiction:		Cross Ventilation:		City, State, Zip:	New Port Richey, FL, 34652
Family Type:	Single-family	Whole House Fan:			
New/Existing:	Existing (Projected)	Terrain:	Suburban		
Year Construct:	2018	Shielding:	Suburban		
Comment:					

CLIMATE

Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
FL, Tampa	FL_TAMPA_INTERNATIONAL	39	91	70	75	645.5	54	Medium

UTILITY

Fuel	Unit	Utility Name	Monthly Fixed Cost	$/Unit
Electricity	kWh	EnergyGauge Default	0.00	0.12
Natural Gas	Therm	EnergyGauge Default	0.00	1.72
Fuel Oil	Gallon	EnergyGauge Default	0.00	1.10
Propane	Gallon	EnergyGauge Default	0.00	1.40

SURROUNDINGS

Ornt	Type	Shade Trees Height	Shade Trees Width	Shade Trees Distance	Exist	Adjacent Buildings Height	Adjacent Buildings Width	Adjacent Buildings Distance
N	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
NE	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
E	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
SE	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
S	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
SW	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
W	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft
NW	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft

BLOCKS

Number	Name	Area	Volume
1	Block1	1451	11608

SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
1	Main	1395	11160	Yes	4	3	Yes	Yes	Yes
2	Utility	56	448	No	0	0	Yes	No	No

Building Input Summary Report

FLOORS (Total Exposed Area = 1451 sq.ft.)

#	Floor Type	Space	Exposed Perim	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet
1	Slab-On-Grade Edge Ins	Main	158	0	1395 ft	---	0	0	1
2	Slab-On-Grade Edge Ins	Utility	29	0	56 ft	---	0	0	1

ROOF

#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
1	Gable or shed	Composition shingles	1470 ft²	232 ft²	Medium	0.85	No	0.9	No	0	18.4

ATTIC

#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
1	Full attic	Vented	300	1395 ft²	N	N

CEILING (Total Exposed Area = 1451 sq.ft.)

#	Ceiling Type	Space	R-Value	Ins. Type	Area	Framing Fraction	Truss Type
1	Under Attic(Vented)	Main	38.0	Batt	1395.0ft²	0.11	Wood
2	Under Attic(Vented)	Utility	38.0	Batt	56.0ft²	0.11	Wood

WALLS (Total Exposed Area = 1493 sq.ft.)

#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Sheathing Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade
1	N	Exterior	Conc. Blk - Int Ins	Main	4.5	5.0	8	8.0	0	45.3ft²		0	0.75	0 %
2	W	Exterior	Frame - Wood	Main	19	12.0	9	8.0	0	102.0ft²		0.19	0.75	0 %
3	N	Exterior	Frame - Wood	Main	19	24.0	9	8.0	0	198.0ft²		0.19	0.75	0 %
4	E	Exterior	Frame - Wood	Main	19	12.0	9	8.0	0	102.0ft²		0.19	0.75	0 %
5	N	Exterior	Frame - Wood	Main	19	11.0	8	8.0	0	93.3ft²		0.19	0.75	0 %
6	E	Exterior	Frame - Wood	Main	19	10.0	0	8.0	0	80.0ft²		0.19	0.75	0 %
7	E	Exterior	Conc. Blk - Int Ins	Main	4.5	14.0	0	8.0	0	112.0ft²		0	0.75	0 %
8	S	Exterior	Conc. Blk - Int Ins	Main	4.5	42.0	0	8.0	0	336.0ft²		0	0.75	0 %
9	W	Exterior	Conc. Blk - Int Ins	Main	4.5	24.0	0	8.0	0	192.0ft²		0	0.75	0 %
10	N	Exterior	Frame - Wood	Utility	19	8.0	2	8.0	0	65.3ft²		0.19	0.75	0 %
11	E	Exterior	Frame - Wood	Utility	19	6.0	4	8.0	0	50.7ft²		0.19	0.75	0 %
12	S	Exterior	Frame - Wood	Utility	19	8.0	2	8.0	0	65.3ft²		0.19	0.75	0 %
13	W	Exterior	Frame - Wood	Utility	19	6.0	4	8.0	0	50.7ft²		0.19	0.75	0 %

DOORS (Total Exposed Area = 74 sq.ft.)

#	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
1	N	Exterior	Wood	Main	None	0.39	2.00	6	6.00	8	16.7ft²
2	S	Exterior	Wood	Main	None	0.39	3.00	0	6.00	8	20.0ft²
3	W	Exterior	Wood	Main	None	0.39	3.00	0	6.00	8	20.0ft²
4	E	Exterior	Wood	Utility	None	0.39	2.00	8	6.00	8	17.8ft²

Building Input Summary Report

WINDOWS (Total Exposed Area = 135 sq.ft.)

#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Area	Overhang Depth	Overhang Separation	Interior Shade	Screening
1	W	2	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	16.2ft²	1.0 ft 6 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%
2	E	4	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	16.2ft²	1.0 ft 6 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%
3	N	5	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	5.1ft²	1.0 ft 6 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%
4	S	8	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	39.7ft²	1.0 ft 6 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%
5	S	8	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	24.0ft²	1.0 ft 6 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%
6	W	9	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	24.0ft²	12.0 ft 0 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%
7	W	13	Vinyl	Low-E Single	Yes	0.40	0.25	N	N	9.9ft²	1.0 ft 6 in	1.0 ft 0 in	Drapes/blinds	Exterior 50%

INFILTRATION

#	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)
1	Wholehouse	Proposed ACH(50)	0.00025	930	51.06	96.02	0.1906	5.0	All

MASS

#	Mass Type	Area	Thickness	Furniture Fraction	Space
1	No Added Mass	0 ft²	0 ft	0.30	Main
2	No Added Mass	0 ft²	0 ft	0.30	Utility

HEATING SYSTEM

#	System Type	Subtype	AHRI #	Efficiency	Capacity kBtu/hr	Geothermal HeatPump Entry	Power	Volt	Current	Ducts	Block
1	Electric Heat Pump	Split		HSPF: 8.80	30.0		0.00	0.00	0.00	sys#1	1

COOLING SYSTEM

#	System Type	Subtype	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
1	Central Unit	Split		SEER:14	30.0	900	0.75	sys#1	1

HOT WATER SYSTEM

#	System Type	Subtype	Location	EF	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
1	Electric	None	Utility	0.95	40.00 gal	60 gal	130 deg	Standard	None	85

	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
1	No		NA	NA	NA	No	NA	NA	NA	None

DUCTS

Duct #	Supply Location	Supply R-Value	Supply Area	Return Location	Return R-Value	Return Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat	HVAC # Cool
1	Attic	6.0	150 ft²	Attic	6.0	75 ft²	Prop. Leak Free	Main	---	---	0.03	0.50	1	1

Building Input Summary Report

TEMPERATURES

Programable Thermostat: Y Ceiling Fans: N

Cooling	[ ] Jan	[ ] Feb	[ ] Mar	[ ] Apr	[ ] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[ ] Oct	[ ] Nov	[ ] Dec
Heating	[X] Jan	[X] Feb	[X] Mar	[ ] Apr	[ ] May	[ ] Jun	[ ] Jul	[ ] Aug	[ ] Sep	[ ] Oct	[X] Nov	[X] Dec
Venting	[ ] Jan	[ ] Feb	[X] Mar	[X] Apr	[ ] May	[ ] Jun	[ ] Jul	[ ] Aug	[ ] Sep	[X] Oct	[X] Nov	[ ] Dec

Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

REFRIGERATORS

ID	Type	Screen	Location	Quantity	Vol	Frz. Vol	Make	Model	Schedule	kWhPerYr
1	Default Refrigerator	Default New	Main	1	26	5			HERS2011	

CLOTHES WASHERS

ID	Type	Screen	Location	Capacity	Make	Model	Schedule	LoadsPerYr
1	Cl washer	Default New	Utility	2.874			HERS2011	328

CLOTHES DRYERS

ID	Type	Screen	Location	Quantity	Fuel Type	Make	Model	Schedule	kWhPerYr
1	Dryer	Default New	Utility	2.874	Electricity			HERS2011	328

DISHWASHERS

ID	Type	Screen	Location	Capacity	Vintage	Make	Model	Schedule	kWhPerYr
1	Dishwasher 1 Mai	Default New	Main	12	2004 or Newer			HERS2011	372

RANGE OVENS

ID	Type	Screen	Location	Type	Fuel Type	Make	Model	Cooktop	Oven
1	RangeOven	Default New	Main	Combo	Elec			Electric flat	Not Convec

HARD WIRED LIGHTING

ID	Type	Screen	Location	Total#	Quantity#	Comp Fl	All Other Fl	Bulb Type	Schedule	Watts per bulb
1	Hard-Wired	Default	Main	20	2				HERS2011	60
2	Hard-Wired	Default	Utility	20	2				HERS2011	60
3	Hard-Wired	Default	Exterior	20	2				HERS2011	60

Building Input Summary Report

MISC ELECTRICAL LOADS

ID	Type	Screen	Location	Item	Quantity	Catagory	Operating	Schedule	Off Standby
1	Misc Elec Load	Simple Default	Main		1		1	HERS2011	1

APPLIANCES & LIGHTING SCHEDULES

Appliance Schedule: HERS2014

Schedule Type			Hours 1	2	3	4	5	6	7	8	9	10	11	12
Occupancy peak:	400 Btu	AM	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.980	0.460	0.270	0.270	0.270
% Released:	100 %	PM	0.270	0.270	0.270	0.270	0.330	0.610	1.000	1.000	0.930	0.930	0.930	0.930
refrig peak:	94 W	AM	0.824	0.804	0.784	0.764	0.744	0.734	0.744	0.754	0.764	0.794	0.814	0.854
% Released:	100 %	PM	0.854	0.864	0.884	0.904	0.925	0.945	0.925	0.915	0.904	0.894	0.874	0.854
cWash peak:	27 W	AM	0.200	0.100	0.050	0.050	0.050	0.075	0.200	0.375	0.500	0.800	0.950	1.000
% Released:	30 %	PM	0.875	0.850	0.800	0.625	0.625	0.600	0.575	0.550	0.625	0.700	0.650	0.375
E-cDry peak:	147 W	AM	0.200	0.100	0.050	0.050	0.050	0.075	0.200	0.375	0.500	0.800	0.950	1.000
% Released:	15 %	PM	0.875	0.850	0.800	0.625	0.625	0.600	0.575	0.550	0.625	0.700	0.650	0.375
dWash peak:	52 W	AM	0.139	0.050	0.028	0.024	0.029	0.090	0.169	0.303	0.541	0.594	0.502	0.443
% Released:	60 %	PM	0.376	0.396	0.334	0.323	0.344	0.448	0.791	1.000	0.800	0.597	0.383	0.281
E-rOven peak:	165 W	AM	0.057	0.057	0.057	0.057	0.057	0.114	0.171	0.286	0.343	0.343	0.343	0.400
% Released:	80 %	PM	0.457	0.343	0.286	0.400	0.571	1.000	0.857	0.429	0.286	0.229	0.171	0.114
TVs peak:	226 W	AM	0.100	0.050	0.050	0.050	0.100	0.200	0.400	0.450	0.400	0.200	0.100	0.100
% Released:	100 %	PM	0.050	0.050	0.150	0.450	0.850	1.000	0.950	0.800	0.500	0.250	0.150	0.100
cFan peak:	0 W	AM	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.250	0.250	0.250	0.250	0.250
% Released:	100 %	PM	0.250	0.250	0.250	0.250	0.250	0.250	0.550	0.600	0.600	0.600	0.600	0.600
lgts-in peak:	634 W	AM	0.160	0.150	0.160	0.180	0.230	0.450	0.420	0.260	0.190	0.160	0.120	0.110
% Released:	100 %	PM	0.160	0.170	0.250	0.270	0.340	0.550	0.600	0.880	1.000	0.880	0.510	0.280
lgts-out peak:	45 W	AM	1.000	1.000	1.000	1.000	1.000	0.750	0.750	0.000	0.000	0.000	0.000	0.000
% Released:	0 %	PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.750	0.750	0.750	1.000
lgts-gar peak:	0 W	AM	0.000	0.000	0.000	0.000	0.000	0.500	0.750	1.000	0.750	0.500	0.000	0.000
% Released:	0 %	PM	0.000	0.000	0.500	0.500	0.750	1.000	0.750	0.500	0.000	0.000	0.000	0.000
MEL peak:	0 W	AM	0.500	0.500	0.500	0.750	0.750	0.850	1.000	1.000	1.000	1.000	0.900	0.900
% Released:	90 %	PM	0.900	0.900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	0.750	0.750

Residential System Sizing Calculation

Summary

Ali Mohamed & Triggiano Francis
5451 Marine Parkway
New Port Richey, FL 34652

Project Title:
Mohamed Remodel

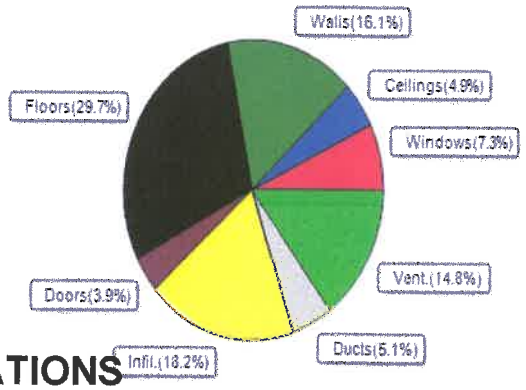
1/11/2018

Location for weather data: Tampa, FL - Defaults: Latitude(27.97) Altitude(10 ft.) Temp Range(M) Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(54gr.)					
Winter design temperature(TMY3 99%)	36	F	Summer design temperature(TMY3 99%)	92	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	34	F	Summer temperature difference	17	F
Total heating load calculation	**25296**	**Btuh**	**Total cooling load calculation**	**24442**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Heat Pump)	118.6	30000	Sensible (SHR = 0.75)	136.7	22500
Heat Pump + Auxiliary(0.0kW)	118.6	30000	Latent	94.0	7500
			Total (Electric Heat Pump)	122.7	30000

WINTER CALCULATIONS

Winter Heating Load (for 1395 sqft)

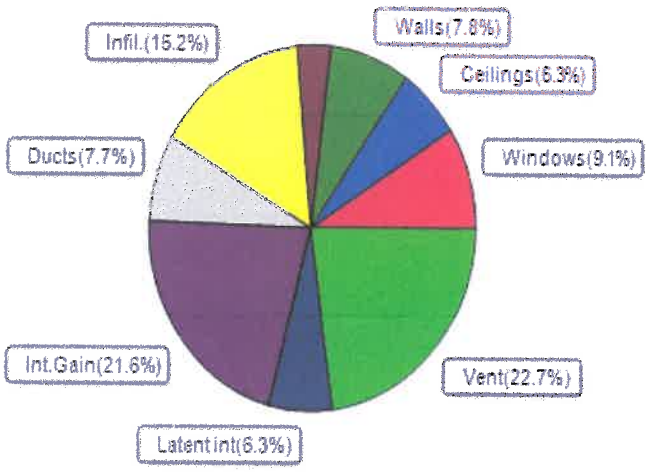
Load component			Load	
Window total	135	sqft	1838	Btuh
Wall total	1079	sqft	4081	Btuh
Door total	74	sqft	987	Btuh
Ceiling total	1451	sqft	1252	Btuh
Floor total	See detail report		7502	Btuh
Infiltration	123	cfm	4605	Btuh
Duct loss			1293	Btuh
Subtotal			**21557**	**Btuh**
Ventilation	100	cfm	3739	Btuh
TOTAL HEAT LOSS			**25296**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 1395 sqft)

Load component			Load	
Window total	135	sqft	2212	Btuh
Wall total	1079	sqft	1913	Btuh
Door total	74	sqft	813	Btuh
Ceiling total	1451	sqft	1547	Btuh
Floor total			0	Btuh
Infiltration	67	cfm	1252	Btuh
Internal gain			5270	Btuh
Duct gain			1584	Btuh
Sens. Ventilation	100	cfm	1869	Btuh
Blower Load			0	Btuh
Total sensible gain			**16461**	**Btuh**
Latent gain(ducts)			301	Btuh
Latent gain(infiltration)			2459	Btuh
Latent gain(ventilation)			3671	Btuh
Latent gain(internal/occupants/other)			1550	Btuh
Total latent gain			**7981**	**Btuh**
TOTAL HEAT GAIN			**24442**	**Btuh**



Powered by ACCA MANUAL J 8th Edition

EnergyGauge® System Sizing
PREPARED BY: Michael Abbruzze
DATE: 01/11/2018

Digitally signed by Michael Abbruzze
DN: cn=Michael Abbruzze, o, ou, email=Mike.A@Constructionstream.com, c=US
Date: 2018.01.11 13:53:04 -05'00'

FORM R405-2017

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 96

The lower the EnergyPerformance Index, the more efficient the home.

5451 Marine Parkway, New Port Richey, FL, 34652

1. New construction or existing		Existing (Projecte
2. Single family or multiple family		Single-family
3. Number of units, if multiple family		1
4. Number of Bedrooms		3
5. Is this a worst case?		No
6. Conditioned floor area (ft²)		1395

7. Windows**	Description	Area
a. U-Factor: SHGC:	Sgl, U=0.40 SHGC=0.25	135.13 ft²
b. U-Factor: SHGC:	N/A	ft²
c. U-Factor: SHGC:	N/A	ft²
d. U-Factor: SHGC:	N/A	ft²
Area Weighted Average Overhang Depth:		3.513 ft.
Area Weighted Average SHGC:		0.250

8. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R=0.0	1451.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

9. Wall Types	Insulation	Area
a. Frame - Wood, Exterior	R=19.0	807.33 ft²
b. Concrete Block - Int Insul, Exterior	R=4.5	685.33 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

10. Ceiling Types	Insulation	Area
a. Under Attic (Vented)	R=38.0	1451.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

11. Ducts	R	ft²
a. Sup: Attic, Ret: Attic, AH: Main	6	150

12. Cooling systems	kBtu/hr	Efficiency
a. Central Unit	30.0	SEER:14.00

13. Heating systems	kBtu/hr	Efficiency
a. Electric Heat Pump	30.0	HSPF:8.80

14. Hot water systems	
a. Electric	Cap: 40 gallons EF: 0.95
b. Conservation features None	

15. Credits	Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida EnergyGauge Rating. Email EnergyGauge tech support at techsupport@energygauge.com or see the EnergyGauge web site at energygauge.com for information and a list of certified Raters. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Federal Emergency Management Agency

Washington, D.C. 20472

January 02, 2018

MR. MOHAMED ALI
1152 S. POINTE ALEXIS DR.
TARPON SPRINGS, FL 34689

CASE NO.: 18-04-1114A
COMMUNITY: CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA
COMMUNITY NO.: 120232

DEAR MR. ALI:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA	A parcel of land, as described in the Quitclaim Deed recorded as Document No. 2017051442, in Book 9522, Pages 298 and 299, in the Office of the County Clerk, Pasco County, Florida (APN: 08-26-16-0080-00000-2330)
	COMMUNITY NO.: 120232	
AFFECTED MAP PANEL	NUMBER: 12101C0351F	
	DATE: 9/26/2014	
FLOODING SOURCE: GULF OF MEXICO		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:28.234531, -82.723978 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	5451 Marine Parkway	Structure (Residence)	X (shaded)	--	11.7 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF NEW PORT RICHEY, FLORIDA
Case No.: 18-0137

City of New Port Richey, Florida,
Petitioner,

v.

Ali, Mohamed
Triggiano, Francis
4309 US Highway 19
New Port Richey, FL 34652
Respondent(s),

ORDER

Re: Violation of Section 6-124 Minimum Housing, City of New Port Richey, Florida.

5451 Marine Pkwy., New Port Richey, FL 34652

Special Magistrate, Brent E. Simon, in accordance with Chapter 162, Florida Statutes, has heard testimony and reviewed all evidence received at the Special Magistrate hearing held on December 12, 2017, and based on the testimony and evidence presented, enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

Findings of Fact

1. The Respondent(s) Mohamed Ali appeared in person.

2. City of New Port Richey Code Enforcement Officer, Rachel Laurel, provided evidence and testimony regarding the condition(s) of the property and reasons why the property was in violation of the City of New Port Richey's Code of Ordinances 6-124 Minimum Housing.

3. Testimony was presented by the City's Code Enforcement Officer regarding the missing windows, doors, no walls in rear, carport sagging, support beams rotten. Additional items depicted in the photographs of the property were accepted into Evidence. Evidence package composite Exhibit A and B were received and reviewed.

4. That the property contained deficiencies listed in the Notice of Violation, Affidavit of Violation and Request for Hearing, and the photographs submitted by the City, and each are herein incorporated by reference.

5. Notice of Violation was mailed by certified mail return receipt, regular mail and posted at City Hall and subject property on October 25, 2017. The subject property was issued the Notice of Hearing by certified mail return receipt, regular mail and posted at City Hall and subject property on November 28, 2017.

6. That Respondent(s) are/is the owner(s) of the Property.

7. As of December 11, 2017 the property was not in compliance.

8. The City has incurred costs for the prosecution of this case and expenses for the Special Magistrate to adjudicate it. The City has expended $82.00 in administrative costs and the Magistrate has expended $150.00 in costs to adjudicate this case.

Conclusions of Law

9. The Special Magistrate concludes that the Property is in violation of the City Code of Ordinances Section 6-124 listed in the Notice of Violation and Affidavit of Violation and Request for Hearing.

10. The City prevailed in the prosecution of this case, and is entitled to recover all costs and expenses incurred.

Order

It is, therefore, ordered and adjudged that:

11. The Respondent(s) shall correct the violations on the aforementioned property and come into compliance on or before midnight January 28, 2018, by obtaining a City of New Port Richey building permit within 45 days of this order and perform work to comply with permit, or suffer an administrative fine in the amount of $75.00 per day for each violation of the City Code, 6-124, for each day thereafter that the violation(s) continue to exist.

12. Separate and distinct from the amount due or the fine, the Respondent(s) shall pay within thirty (30) days of this Order, the amount of $232.00 toward the City's costs and expenses for the Special Magistrate in the prosecution and Adjudication of this case.

13. The Respondent(s) must notify the City of New Port Richey Code Enforcement Officer at (727) 232-8944 when the property comes into compliance of all violations to stop the accrual of the daily fines. An inspection of the property will be made to verify that all violations have been corrected and if so, an Affidavit of Compliance will be filed to stop the daily fine.

14. A certified copy of this Order may be recorded in the Public Records of Pasco County, Florida and, once recorded, shall constitute a lien against the property upon which the violation exists and upon any other real or personal property owned by the Respondent(s), pursuant to Chapter 162, Florida Statutes.

15. After 3 months from the filing or recording of this order, if the amount due hereunder remains unpaid, the city attorney or any other attorney so designated to represent the City may foreclose on the lien created hereby and sue to recover a money judgment for the amount of the lien plus accrued interest and other charges imposed by law.

Appeals: Any aggrieved party may appeal this Order to the Circuit Court. An appeal must be filed within thirty (30) days of execution of this Order.

DONE AND ORDERED on 15 day of December, 2017

By: _____
Brent B. Simon, Special Magistrate

Copies To: Respondent and City of New Port Richey

NOTICE

Administrative fines, costs and expenses, shall be paid by check or money order payable to City of New Port Richey, and mailed to City of New Port Richey c/o Billing and Collections, 5919 Main St., New Port Richey, FL 34652. If the fine is not paid, the fine may be enforced in the same manner as a court judgment.

Melanie Tyler

From: Lisa Fierce
Sent: Tuesday, January 09, 2018 4:27 PM
To: Jim Evetts; Tammy Ledford; Melanie Tyler
Subject: Fwd: 5451 Marine Parkway
Attachments: image001.jpg; image002.png

Sent from my iPhone

Begin forwarded message:

From: Mo Ali <onpointsharp@gmail.com>
Date: January 9, 2018 at 3:33:55 PM EST
To: Lisa Fierce <FierceL@cityofnewportrichey.org>
Subject: Re: 5451 Marine Parkway

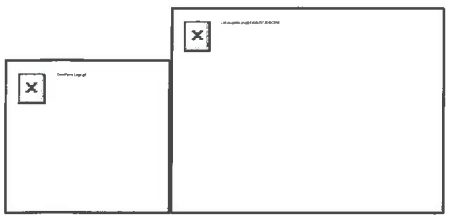
Lisa,

My sincerest gratitude and deepest thank you for understanding, and allowing the Friday deadline. I just touched base with my GC and he has moved his schedule around so he and I can meet tomorrow morning. He will be preparing the detailed scope of work and will be reaching out to the architect in an attempt to expedite the plans. This project has taken priority over everything else in my life and I can not thank you enough for the compromise. I have no doubt the kindness you showed me will return back to you. I will see you Friday!

Sincerely,
Mo

On Tue, Jan 9, 2018 at 2:28 PM, Lisa Fierce <FierceL@cityofnewportrichey.org> wrote:

Get me a detailed scope of work from a GC and building plans from an engineer/architect by end of business on Friday that represent the work necessary to repair the structure in order to secure a certificate of completion.



Lisa L. Fierce, Development Director

City of New Port Richey

5919 Main Street, New Port Richey, FL

Desk: 727-853-1038 * City Hall: 727-853-1016 * **Fax:** 727-853-1052

Web: cityofnewportrichey.org * Email: fiercel@cityofnewportrichey.org

Development Department Vision - *Building a better tomorrow, starting today*

Did you know? Click this link for zoning information or go to the City's website.

From: Mo Ali [mailto:onpointsharp@gmail.com]
Sent: Tuesday, January 09, 2018 1:46 PM
To: Lisa Fierce <FierceL@CityofNewPortRichey.org>
Subject: 5451 Marine Parkway

Good Afternoon Lisa,

Thank you again for taking the time to speak with me yesterday regarding 5451 Marine Parkway.

I understand and respect your policy in treating everyone equally and fairly. I also understand that attempting to submit the appeal on the last day was not a wise decision.

December was a hectic month. Between the holidays, the hearing for permit extension, FEMA amendment, and moving my clothing store to a new location, I have been non-stop. It was not my intention to wait until the last minute to submit the appeal. I know you've heard all sorts of excuses, but honestly, life happens.

As you are aware, the section you provided me with states:

Sec. 6-190. - Appeal to the city council.

(a) The owner or any interested party may appeal the order of demolition to the city council by submitting a written petition in a form approved by the city manager or his designee and a four-hundred-dollar fee on or before thirty (30) calendar days of the date indicated on the posted notice to: Development Director, Development Department of the City of New Port Richey, (address and phone). Upon receipt of both the written petition for an appeal and the four-hundred-dollar fee, the development director shall promptly arrange a time for the hearing before the city council and provide written notice thereof to the petitioner, who may appear to show:

(1) That the structure does not meet the criteria for demolition set out in 6-185.

(2) That the structure cannot be demolished within the time specified by the order.

(3) That the structure can be reconstructed, repaired, or restored. If a petitioner is appealing based on this subsection, the petitioner must submit, with the written petition for appeal, the following documentation regarding the proposed reconstruction, repair, or restoration: list of proposed work to the structure; estimated cost; timetable for obtaining permits; and timetable for completion of the work. The city council may stay a demolition order to give the petitioner time for such reconstruction, repair, or restoration.

(b) A written petition for an appeal will not be accepted without the required four-hundred-dollar fee. Proof of indigence or inability to pay, in the form of a sworn financial statement, will be accepted in lieu of the four-hundred-dollar fee.

(c) The city council shall hear and consider all facts material to the appeal and may affirm, reverse or modify the order of demolition.

Any person aggrieved by the decision of the city council may seek judicial review of the board's order in circuit court.

Because I followed the section that was provided to me, I genuinely believed that your department would accept the written appeal and fee, and set a hearing date. I thought what I provided was sufficient for the time being. If the section stated that a detailed scope of work and line item sheet of costs was needed (like they ask for when you pull permits), I would have certainly provided you with that. Other than the scope and estimated costs, everything else seemed to be acceptable.

After yesterday's conversation, I was sick to my stomach. Last night I couldn't sleep. The thought of demolishing this is a hard pill to swallow. I am kindly and respectfully asking you to make an exception and grant a small extension, being that I made an honest attempt to appeal but, because the directions were rather vague, the submission was not to your standards.

I was thrilled with the investment the city has made in Marine Parkway, and that ultimately dictated my decision in purchasing this home. It would be a shame to demolish this property and have it sit as a lot, rather than a remodeled home. Over the years, I save my earnings, purchase a home at tax deed, and put my heart into it with renovations. I've attached some of my previous projects.

Moving forward, I will do anything and everything to make this property the best on the block. I have an appointment to meet with my GC and architect Thursday at 9am, and attached the correspondence. I thought the info I receive on Thursday morning would be sufficient for the hearing, and sufficient to pull the permits.

Again, I sincerely apologize for the lack of communication and, if the appeal is given a small extension to get the detailed info you are asking for, I will focus all of my time, money, and energy into this property. I am desperately pleading with you to exercise your authority on this matter, and permit a one-time extension given the circumstances. I want this block to beautiful just as much as the City does.

Kind Regards,

Mo Ali