

BIGELOW'S RENOVATION

690 OLD COMPASS ROAD
LONGBOAT KEY - FLORIDA

SECTION: 23 TOWNSHIP: 35S RANGE: 16E

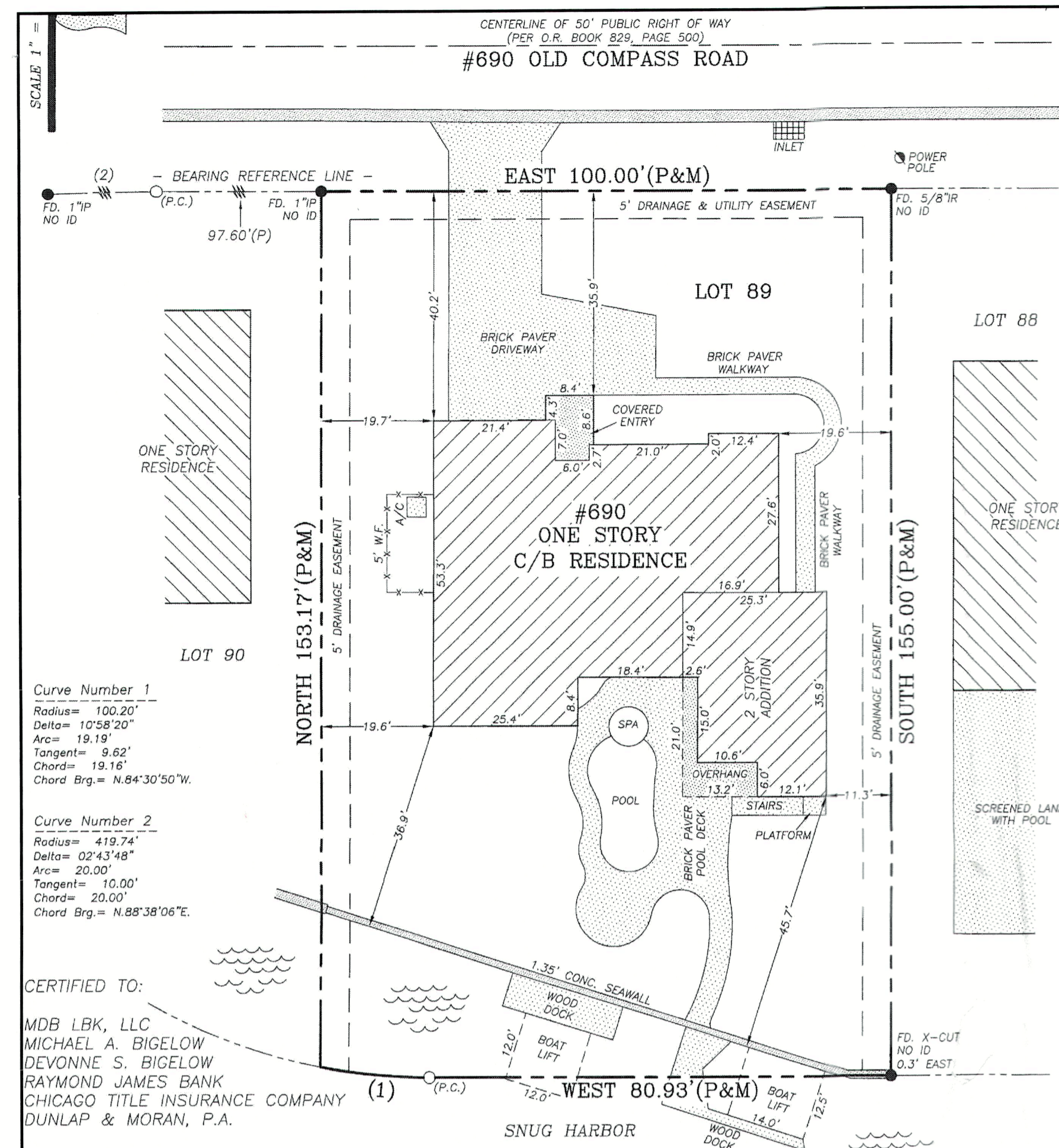
**MECHANICAL, ELECTRICAL,
AND PLUMBING REVIEWS
WILL BE DEFERRED TO
FIELD INSPECTORS**

BUILDER (GENERAL CONTRACTOR):
JWM CONSTRUCTION
AGENT: RICHARD KATRA
Premier Custom Finishes
5925 Cedarwood Lane
Bradenton FL 34203
(908)227-8360
rich4267@gmail.com

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(c) AND CHAPTER 633, LAWS OF FLORIDA.

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2020 (7th Edition)
BASED ON CHAPTER 5 FBC 2020 (7th Edition)
EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

WHEREAS EVERY PARTY HAS BEEN MADE TO UNDERSTAND THAT THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION WORK AND THAT THE CONTRACTOR SHALL NOTIFY DESIGN LIAISON IN WRITING FOR THE COMMENCEMENT OF ANY WORK.



PLOT PLAN
SCALE 1"=20'

SCOPE OF WORK:

1. Proposed Alteration II.
2. Proposed interior renovation as shown on plans.
3. Existing windows and doors to be replaced by impact resistance as shown on plans. See Florida Approval list.
4. Proposed new Air Conditioned duct system. Existing A/C equipment to remain.
5. Proposed re-wire entire residence as shown on plans.

Note:
All New or replacements windows must meet a maximum U-factor of 0.40 and a SHGC of 0.25 per FBC-EC Table R402.1.1

Minimum of 75% of lamps in permanently installed lights fixtures shall be high efficiency lamps per 2017 FBC Energy Conservation code Section.

DESIGN CRITERIA (Interior Renovation)

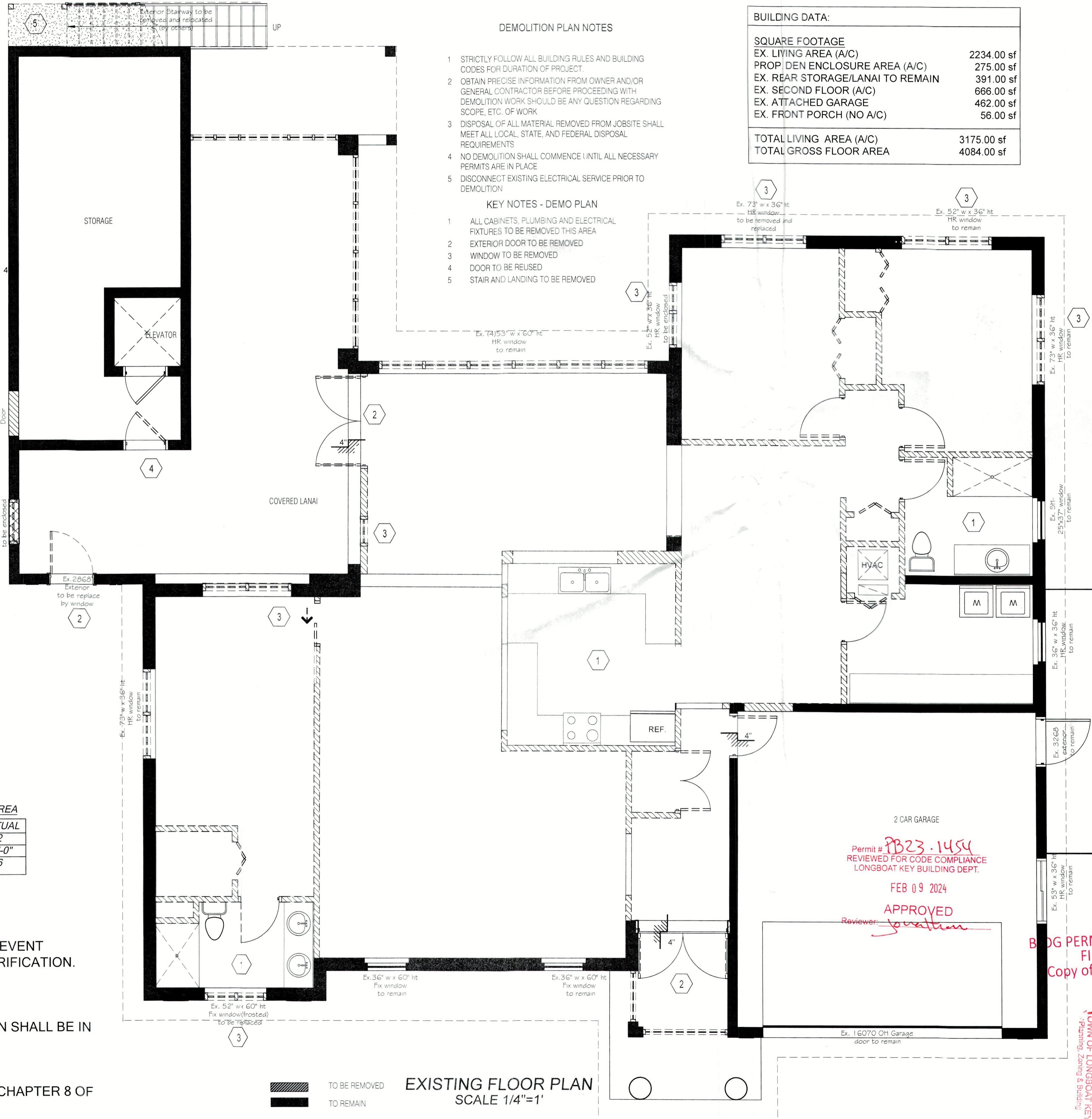
IN COMPLIANCE WITH FBC 2020 (7th Edition) (CHAPTER 16)	
WIND SPEED:	160 MPH, 3 SEC. GUST
IMPORTANCE FACTOR:	1.0
EXPOSURE CATEGORY:	D
ENCLOSURE CLASSIFICATION:	ENCLOSED
INTERNAL PRESSURE COEFFICIENT:	IN ACCORDANCE TO TABLE 1609.6.2
EXPOSURE ADJUSTMENT COEFFICIENT:	1.0
BASIC WIND PRESSURE:	36.28 psf
RISK BUILDING CATEGORY (ASCE-7):	II
CONSTRUCTION TYPE:	V-B
OCCUPANCY: (FBC 2020 Sec 310)	RESIDENTIAL (R-3)

F.B.C. TABLE 503 ALLOWABLE HEIGHTS AND BUILDING AREA		
OCCUPANCY (R-3)	ALLOWABLE	ACTUAL
MAX. NUMBER OF STORIES	3	2
MAX. HEIGHT IN FEET	40	15'-0"
TOTAL UNIT AREA ON SF	Unlimited	3616

DESIGN DATA (ENCLOSED)
BASIC WIND SPEED: 160 MPH
WIND IMPORTANCE FACTOR: 1.0
RISK BUILDING CATEGORY: II
WIND EXPOSURE: D
INTERNAL PRESSURE COEFFICIENT (C_{net}) SHALL BE IN ACCORDANCE WITH TABLE 1609.6.2
DESIGN BEARING SOIL CAPACITY = 2000 psf

LEGEND

	PROP. 2x4 WOOD FRAMING
	EX. FRAMING WALL TO BE REMOVED
	EX. WALL TO REMAIN
	EX. WALL TO BE REMOVED
	DENOTES #5 VERTICAL REBAR



EXISTING FLOOR PLAN
SCALE 1/4"=1'

DEMOLITION PLAN NOTES

1. STRICTLY FOLLOW ALL BUILDING RULES AND BUILDING CODES FOR DURATION OF PROJECT.
2. OBTAIN PRECISE INFORMATION FROM OWNER AND/OR GENERAL CONTRACTOR BEFORE PROCEEDING WITH DEMOLITION WORK SHOULD BE ANY QUESTION REGARDING SCOPE, ETC. OF WORK.
3. DISPOSAL OF ALL MATERIAL REMOVED FROM JOBSITE SHALL MEET ALL LOCAL, STATE, AND FEDERAL DISPOSAL REQUIREMENTS.
4. NO DEMOLITION SHALL COMMENCE UNTIL ALL NECESSARY PERMITS ARE IN PLACE.
5. DISCONNECT EXISTING ELECTRICAL SERVICE PRIOR TO DEMOLITION.

KEY NOTES - DEMO PLAN

1. ALL CABINETS, PLUMBING AND ELECTRICAL FIXTURES TO BE REMOVED THIS AREA.
2. EXTERIOR DOOR TO BE REMOVED.
3. WINDOW TO BE REMOVED.
4. DOOR TO BE REUSED.
5. STAIR AND LANDING TO BE REMOVED.

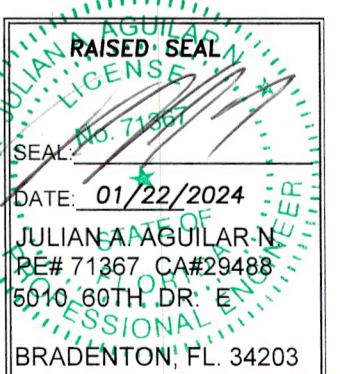
BUILDING DATA:

SQUARE FOOTAGE	
EX. LIVING AREA (A/C)	2234.00 sf
PROP. DEN ENCLOSURE AREA (A/C)	275.00 sf
EX. REAR STORAGE/LANAI TO REMAIN	391.00 sf
EX. SECOND FLOOR (A/C)	666.00 sf
EX. ATTACHED GARAGE	462.00 sf
EX. FRONT PORCH (NO A/C)	56.00 sf
TOTAL LIVING AREA (A/C)	3175.00 sf
TOTAL GROSS FLOOR AREA	4084.00 sf

TITLE:
**EX. FLOOR PLAN, SITE
PLAN & CODE ANALYSIS**

PROJECT NAME AND ADDRESS:
**BIGELOW'S RESIDENCE
690 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228**

JULIAN AGUILAR
ENGINEERING LLC
Consulting Engineer /
Site Development /
Permitting
Structural / Civil / Mechanical
julian_aguilar@yahoo.com

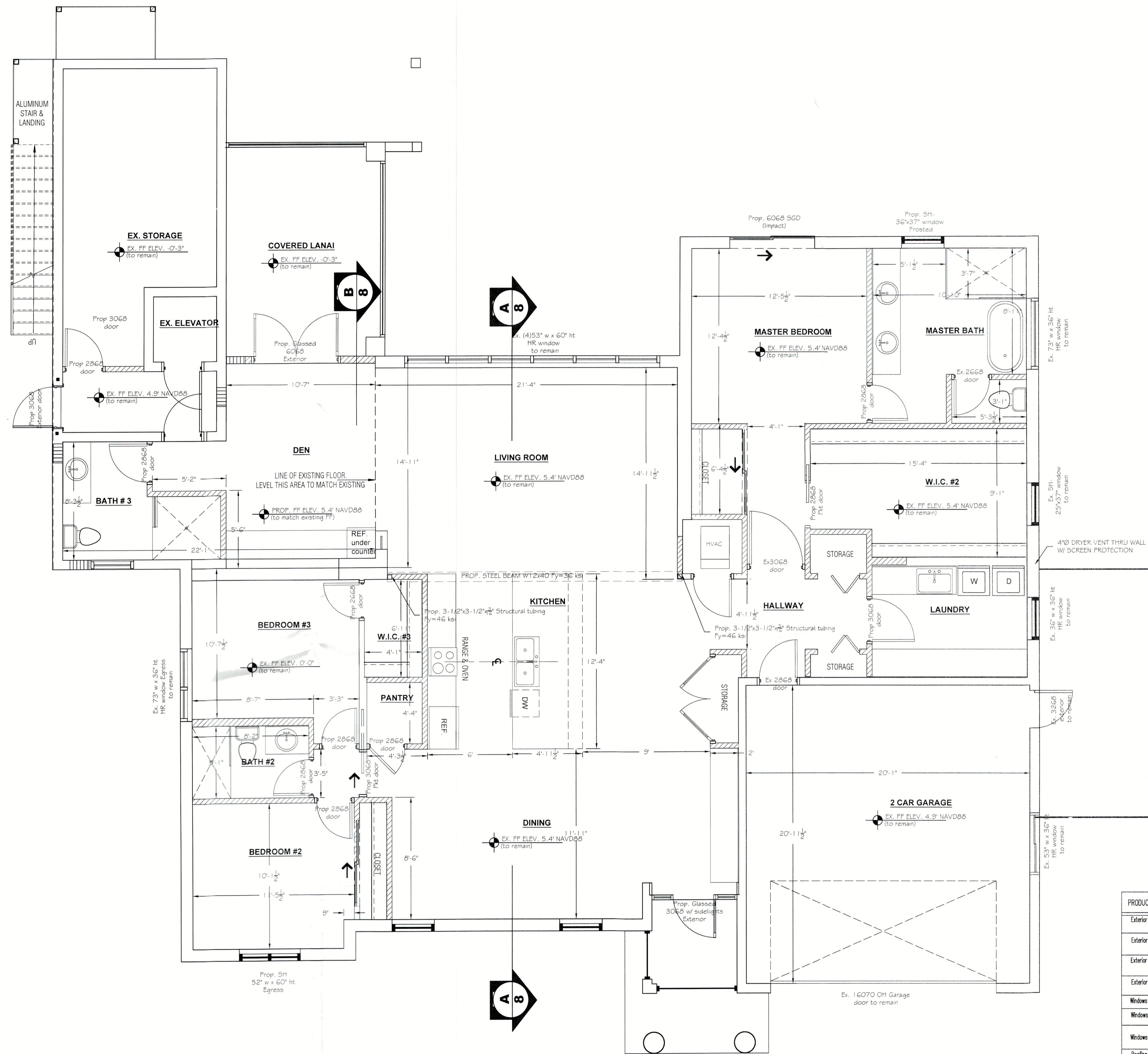


Permit # **1823-1454**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
FEB 09 2024
APPROVED
Reviewer: *Jonathan*

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FILE
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RECEIVED
FEB 17 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Community

SCALE	SHOWN
JOB #	2023-33
DATE	01/22/2024
DRW BY	JAA
SHEET	1
OF	10 SHEETS



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

TEMPERATED GLAZED SHALL BE INSTALLED IN HAZARDOUS LOCATION ACCORDANCE R308.4

R302.5.1 Opening protection.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honey-comb core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

- LEGEND**
- LIGHT & FAN W/ SWITCH
 - LIGHT
 - PENDANT LIGHT
 - EXTERIOR WALL MOUNTED LIGHT
 - RECESSED LIGHT
 - SWITCH
 - AFC OUTLET
 - GFI OUTLET
 - CARBONE MONOXIDE DETECTOR
 - SMOKE DETECTOR
 - PROP. EXHAUST FAN 50 CFM
 - EX. ELECTRICAL PANEL
 - EX. FRAMING WALL TO BE REMOVED
 - PROP. 2x4 WOOD FRAMING
 - EX. WALLS TO REMAIN
 - EX. 8" BLOCK WALL TO BE REMOVED
 - DENOTES 1 # VERTICAL REBAR

FLOWTHRU CALCULATIONS:
NEW DEN AND RESTROOM AREA TOTAL AREA = 275.0 sf
Flowthru area required = 1sq inch per 1sq ft, therefore:
Flowthru area required = 275 sf x 1sq inc/ 1 sf = 275 sq. inch
8"x16" openings provides 96 sq inch net open area.
8"x16" flow thru (96 sq inch) required = 275 sq. inch / 96 sq. inch = 3 Flow thru
Provide (4) 8"x16" flow thrus with louvers
Flow thru: 8"x6" Opening w/ louvers protection

FBC 2020 APPROVED PRODUCTS LIST

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	STATE OF FLORIDA APPROVAL NUMBER	APPROVED DATE	DESCRIPTION	DESIGN PRESSURE RATING
Exterior Doors	Swinging Exterior Door Assemblies	WANSONTE	FL 22513.6	11/17/2020	Wood-edge Steel Side-Hinged Door Unit, 6'-8" Queue 1/8" or O/S Single Door	+70.0 / -70.0
Exterior Doors	Swinging Exterior Door Assemblies	THERMA-TRU CORPORATION	FL 20468.8	10/13/20	Nominal 6'8" Impact* Glazed Composite Edge Fiberglass Single-door with Sidelite(s) (Inswing/Outswing; XO, OX or OXO configurations)	+47 psf/-50 psf
Exterior Doors	Swinging Exterior Door Assemblies	THERMA-TRU CORPORATION	FL 20468.9	09/08/2021	Nominal 6'8" Impact* Glazed Composite Edge Fiberglass Double Door (Inswing/Outswing; XX or XOX configuration), 6'-0" x 6'-8" IMPACT RESIST.	+47 psf/-50 psf
Exterior Doors	Sliding Exterior Door Assemblies	PGT Industries	FL 251.9	11/24/20	S50-S570 (Large Missile Impact) Vinyl Sliding Glass Door	+100 psf/-100 psf
Windows	Single Hung	Silver Line Building Products Corp.	FL 14911.5	12/15/2020	VI Series/70 Series (2127), IMPACT RESISTANCE	+55.0 / -60.0
Windows	Fix Windows	PGT Industries	FL 243.5	05/19/21	PW-5520 Vinyl, IMPACT RESISTANCE	+80psf/-110 psf
Windows	Horizontal Slider	JELD-WEN	FL 14990.3	11/24/2020	PREMIUM VINYL ATLANTIC Horizontal Slider (8200) 74" x 82" Insulated Glass (5/16 SGP Lam in - 3/16 Amedded out), IMPACT RESISTANCE	+50 psf/-55 psf
Roofing	Underlayment	SAF	FL 10626.1	12/15/20	Roof Underlayment for use in sloped system	-75 psf
Wall Panels	Soffit	AMERMAX HOME PRODUCTS	FL 5896.1	10/13/20	12" perforated "Y" Panel and 12" solid "Y" panel Aluminum soffit	+50 psf/-50 psf
Windows	Mullion	Silver Line Building Products Corp.	FL 6067.3	12/15/2020	Series 7531, Structural Beam Mullion	N/A

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THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2020 (7th Edition)

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TOWN OF LONGBOAT KEY
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WHERE AN ERROR OR OMISSION HAS BEEN MADE TO INCLUDE ALL DETAILS AND PRESENT INFORMATION ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION PROVIDED ON THE DRAWINGS. ANY OMISSION, INCONSISTENCY, OR CONFLICT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

TITLE: FLOOR PLAN

OWNER AND ADDRESS:
BIGELOW'S RESIDENCE
690 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228

JULIAN AGUILAR ENGINEERING LLC
Consulting Engineer
Structural / Hydraulics
01/22/2024
jaguar@aeo.com

AGUILAR ENGINEERING
RAISED SEAL
No. 17957
DATE: 01/22/2024
JULIAN A. AGUILAR
PE # 11367, CA # 28438
5070 SOUTH DR. E
BRADENTON, FL 34203

SCALE	SHOWN
JOB #	2023-33
DATE	01/22/2024
DRW BY	JAA
SHEET	
2	
OF	10 SHEETS

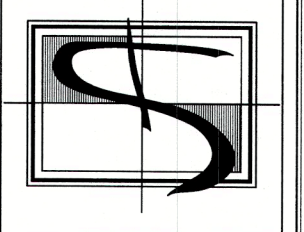
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ELEVATIONS

TITLE:

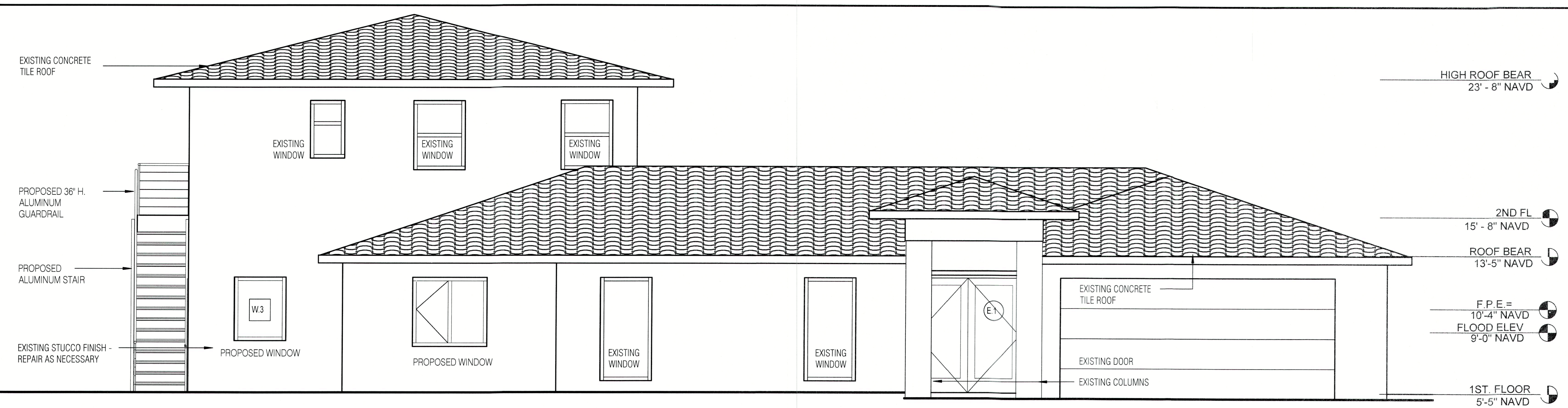
OWNER AND ADDRESS:
BIGELOW'S RESIDENCE
 690 OLD COMPASS ROAD
 LONGBOAT KEY, FL 34228

JULIAN AGUILAR
 ENGINEERING, LLC
 Consulting Engineer
 State of Florida License
 Structural / Mechanical
 Julian_AgUILAR@yahoo.com

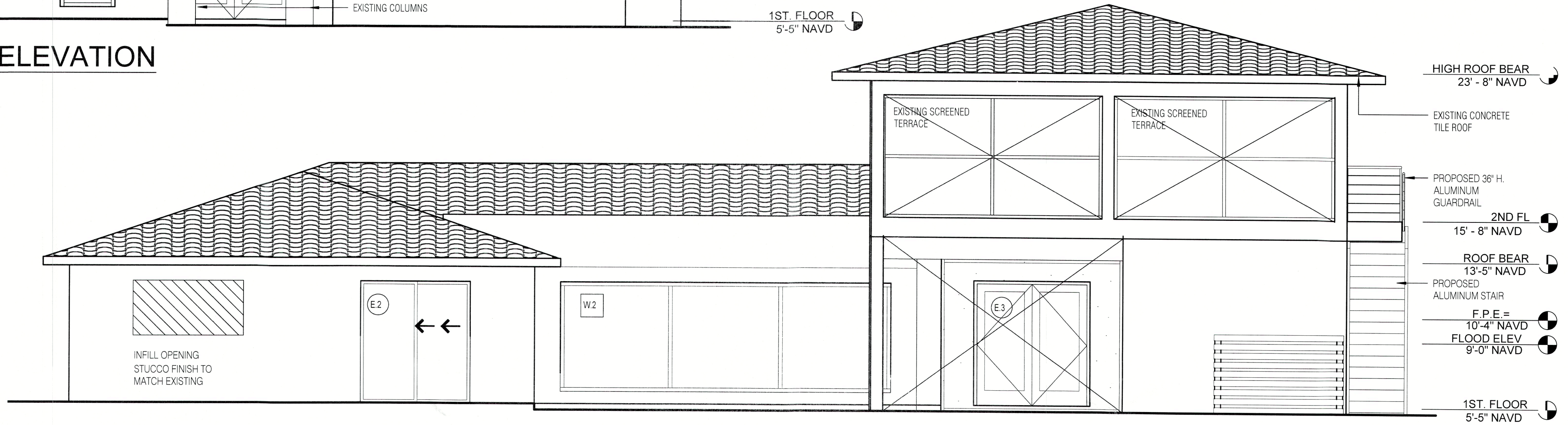


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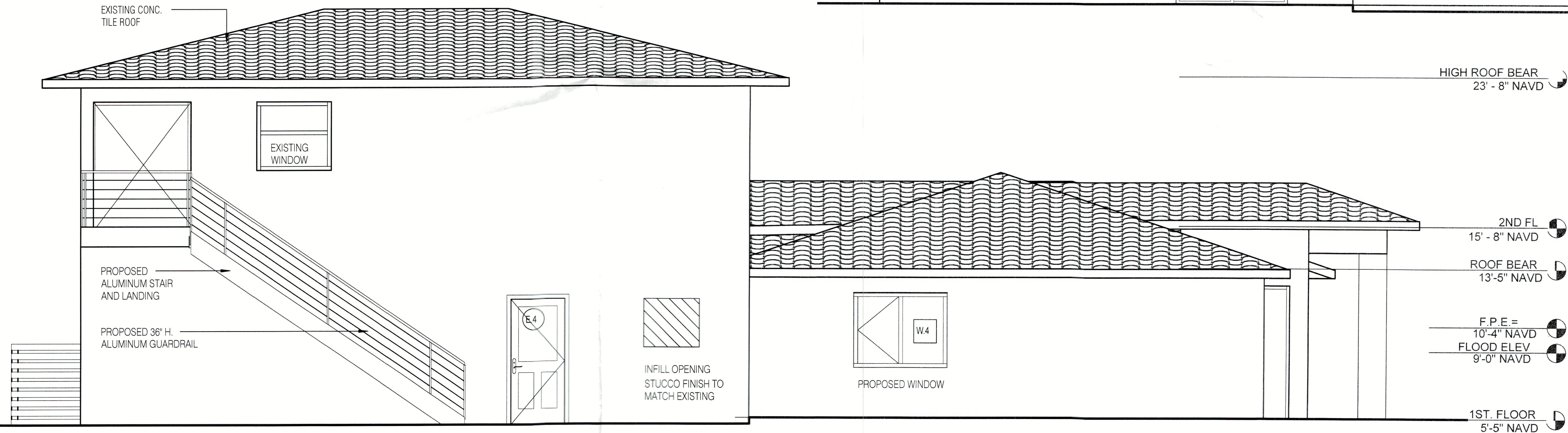
SCALE	SHOW
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OF	10 SHEETS



NORTH (FRONT) ELEVATION
 SCALE: 1/4"=1'-0"



SOUTH (REAR) ELEVATION
 SCALE: 1/4"=1'-0"



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



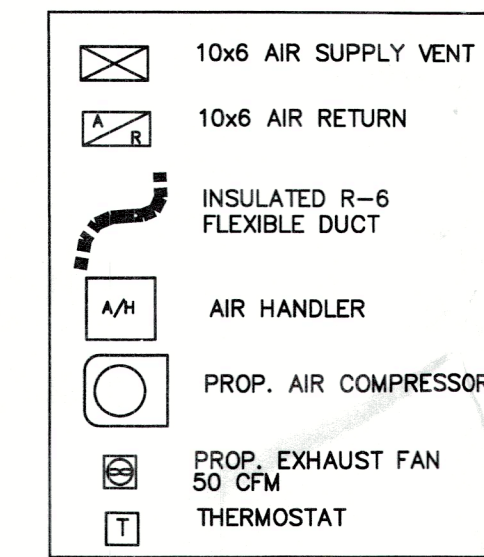
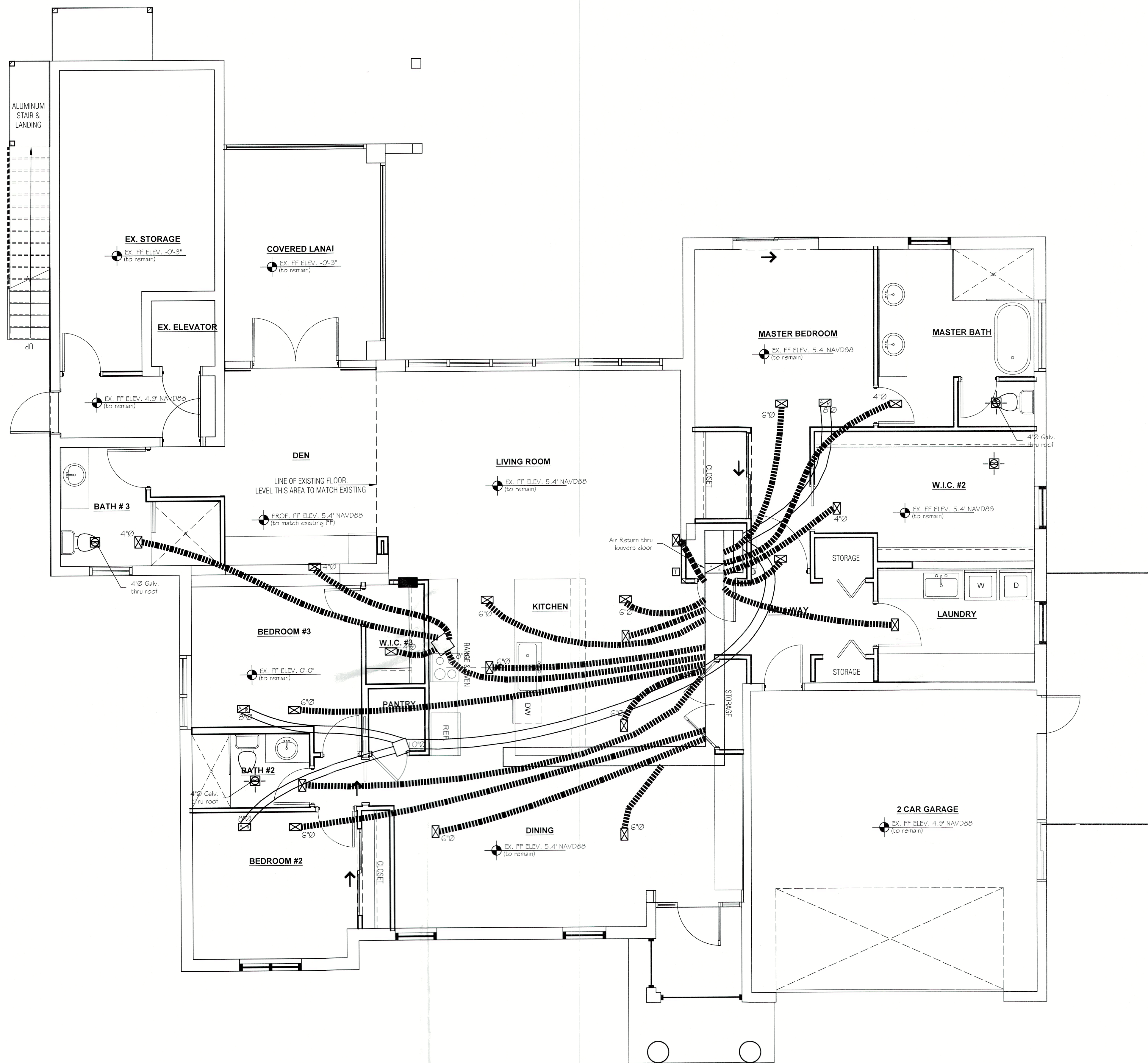
WEST ELEVATION
 SCALE: 1/4"=1'-0"

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WHERE AS EVERY ATTEMPT HAS BEEN MADE TO INCLUDE ALL NECESSARY INFORMATION AND TO VERIFY ALL DIMENSIONS, CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, CONTRACTORS SHALL VERIFY DESIGN LAYOUT, IN WRITING FOR ANY OMISSION, OR INCONSISTENCY ON THE DRAWINGS, PRIOR TO THE COMMENCEMENT OF ANY WORK.



CEILING VENTILATOR SCHEDULE	
FANMARK:	(EF-1) 670
MANUFACTURER:	Broan
FAN CFM	50

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

MECHANICAL NOTES:
Mechanical contractor shall be responsible to provide any energy performance and test and balance documentation as applicable. Contractor shall review these drawings prior for bidding and/or permitting. Permitting shall be covered by contractor.
These drawings are schematic in nature and shall be used as a reference only. Pursuant to Florida statutes 2023 chapter 471.003 section (2)(h), the licensed contractor assumes full responsibility for work performed using this design.

- MECHANICAL PLAN NOTES:**
- THIS PLAN SHOWS THE SCHEMATIC MECHANICAL LAYOUT ONLY. THE HVAC SYSTEM SHALL BE IN COMPLIANCE W/ FBC2020 MECHANICAL (7TH EDITION).
 - A LICENCED FLORIDA MECHANICAL CONTRACTOR HAVE DESIGNED THE COMPLETE SYSTEM THAT MEETS ALL APPLICABLE CODES.
 - HVAC SUBCONTRACTOR SHALL VERIFY LAYOUT, DUCT SIZE, ETC TO BE IN ACCORDANCE WITH FBC2020 MECHANICAL (7TH EDITION) AND ENERGY CONSERVATION (7TH EDITION).
 - ALL DUCT MEASUREMENTS ARE INSIDE DIMENSIONS. ALL DUCT SHALL BE WRAP WITH R-5 INSULATION.
 - EXISTING A/C EQUIPMENT TO REMAIN.
- EXISTING A/C AREA = ±2234 SF, ADDITION A/C AREA=±275 SF
 REQUIRED A/C CENTRAL UNIT = 48000 BTU/HR SEER= 14.00
 REQUIRED HEATER SYSTEM
 ELECTRICAL HEATER PUMP = 48000 BTU/HR HSPF= 8.2

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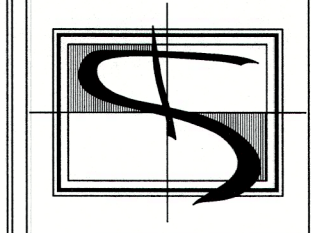
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HVAC PLAN

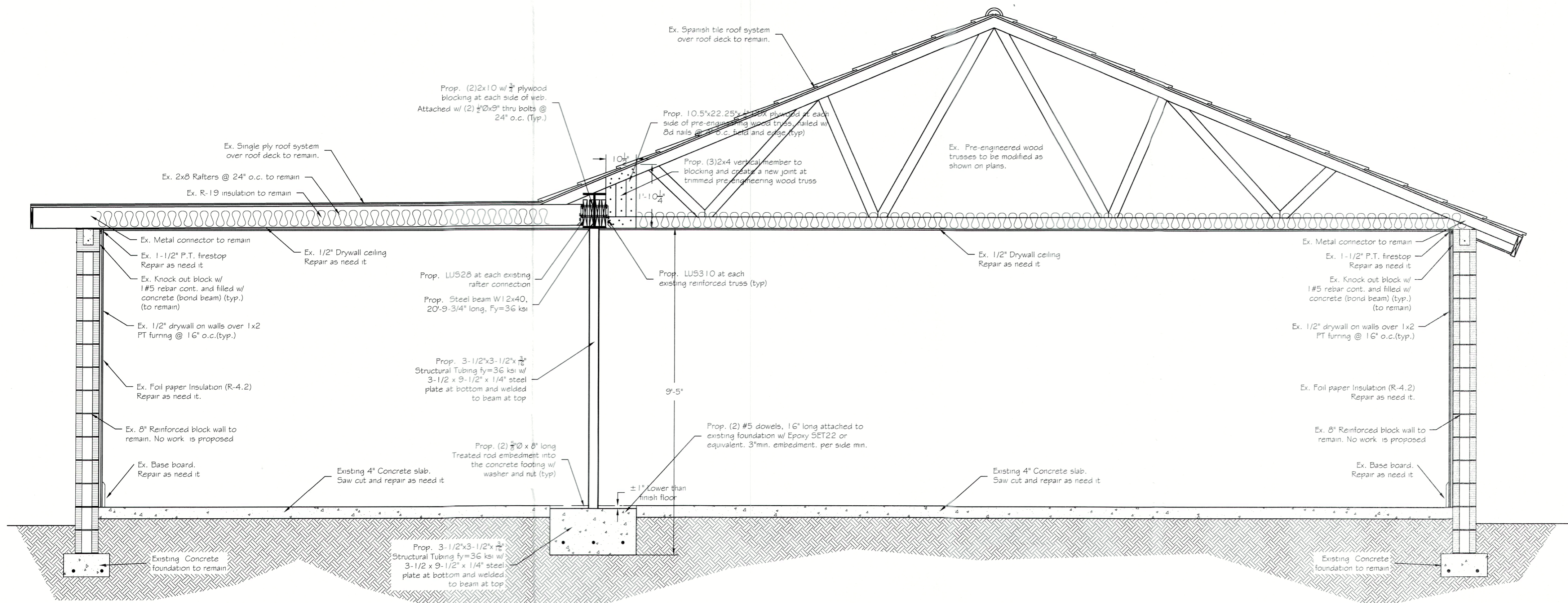
OWNER AND ADDRESS:
BIGELOW'S RESIDENCE
690 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228

JULIAN AGUILAR
ENGINEERING LLC
Consulting Engineer
Site Development / Permitting
Structural / Hydraulics
941 704 2726
julian_aguilar@proton.com

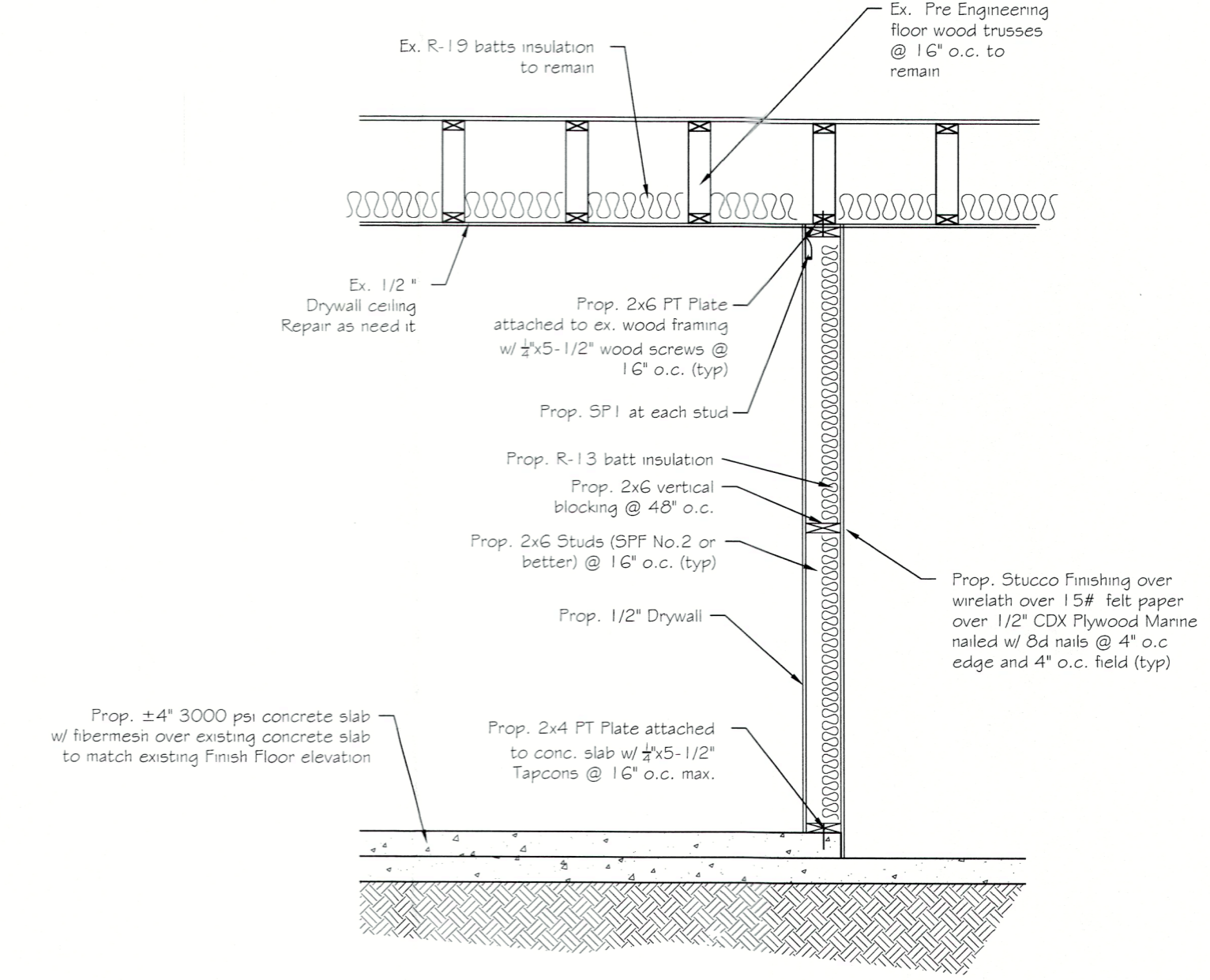


RAISED SEAL
JULIAN AGUILAR
LICENSE NO. 71367
DATE: 01/22/2024
JULIAN A. AGUILAR N.
PE# 71367 CA# 29488
5019 60TH DR. E.
LONGBOAT KEY, FL 34223
BRADEN J. W. 34203

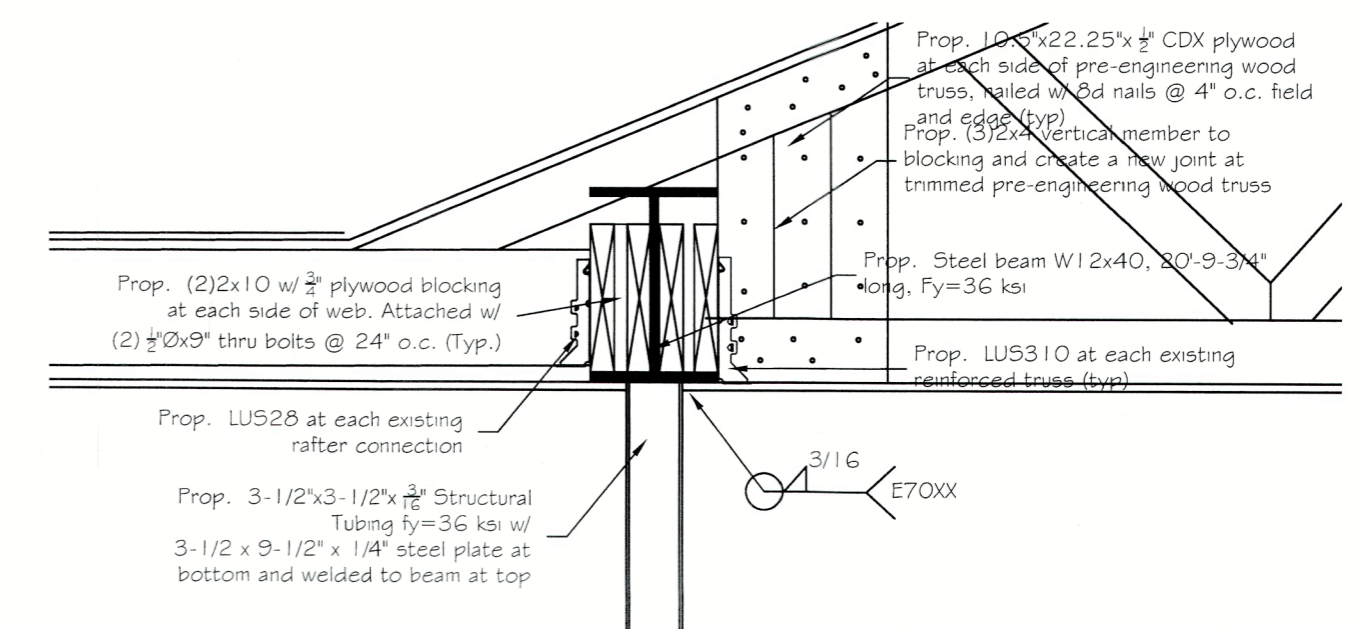
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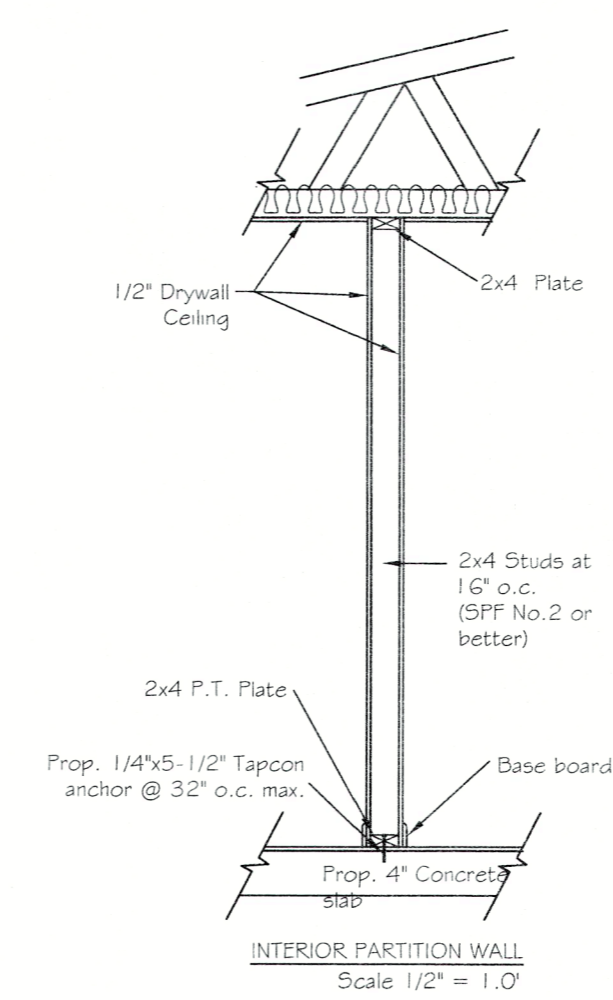
A
8 **CROSS SECTION**
Scale 1/2" = 1'-0"



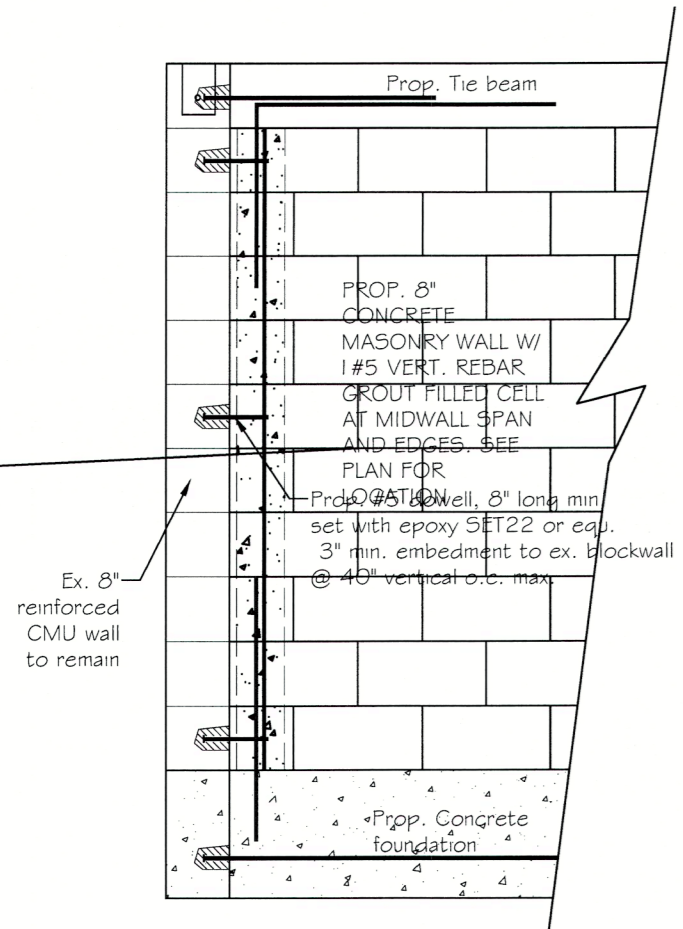
B
8 **EXTERIOR FRAMING WALL**
Scale 1/2" = 1'-0"



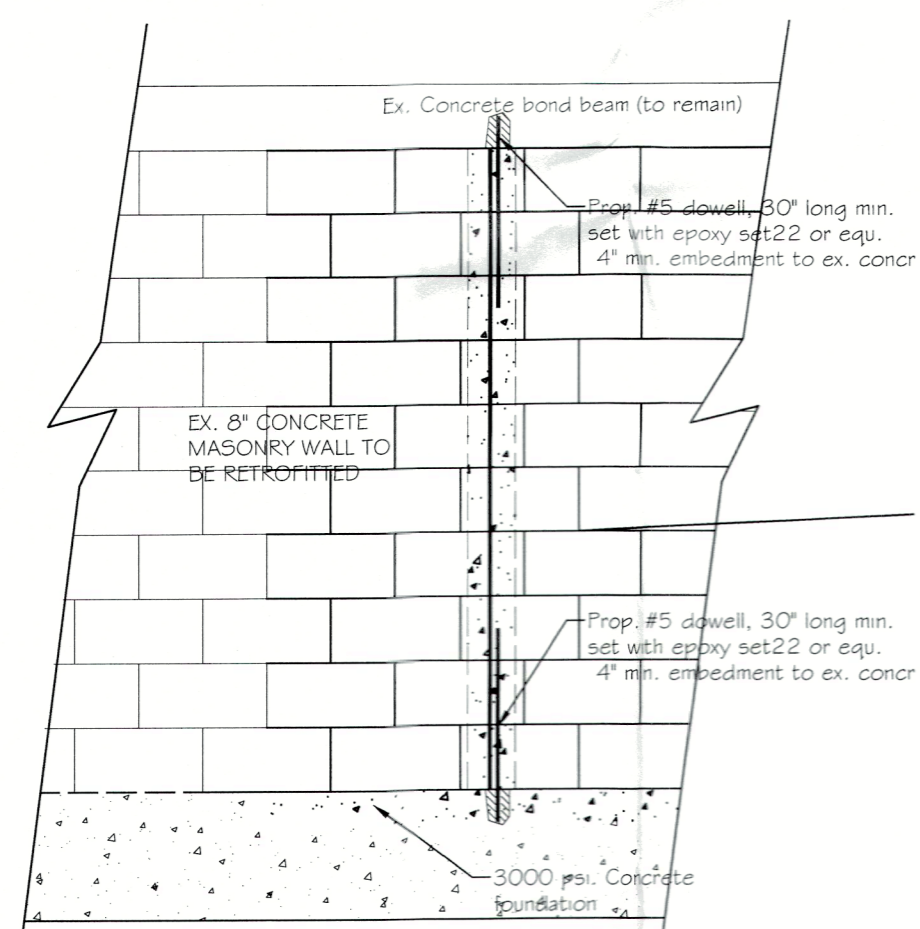
C
8 **STEEL POST/BEAM CONNECTION**
Scale 1" = 1'-0"



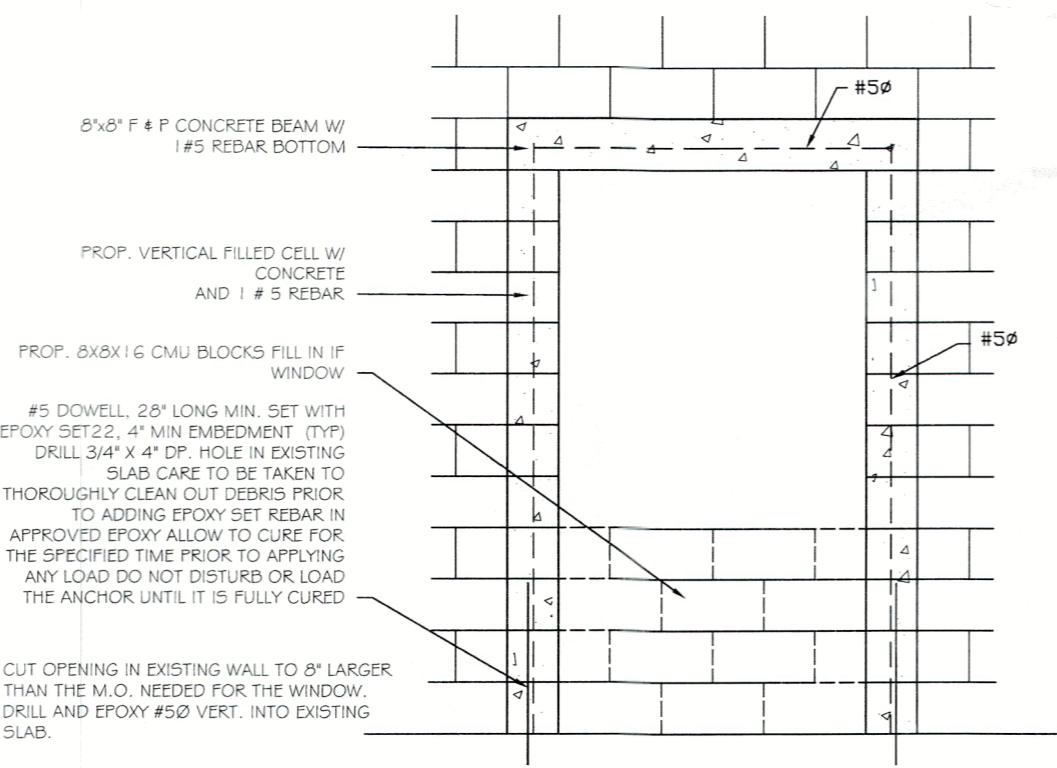
D
8 **STEEL PLATE BASE**
Scale 1" = 1'-0"



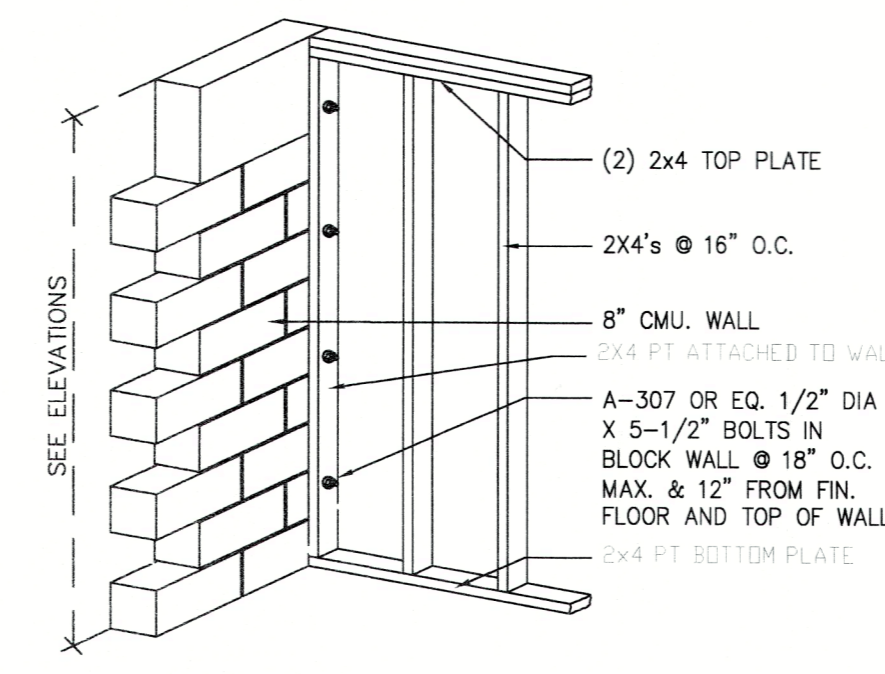
NEW TO EXISTING CMU WALL CONNECTION
SCALE 1/2" = 1'-0"



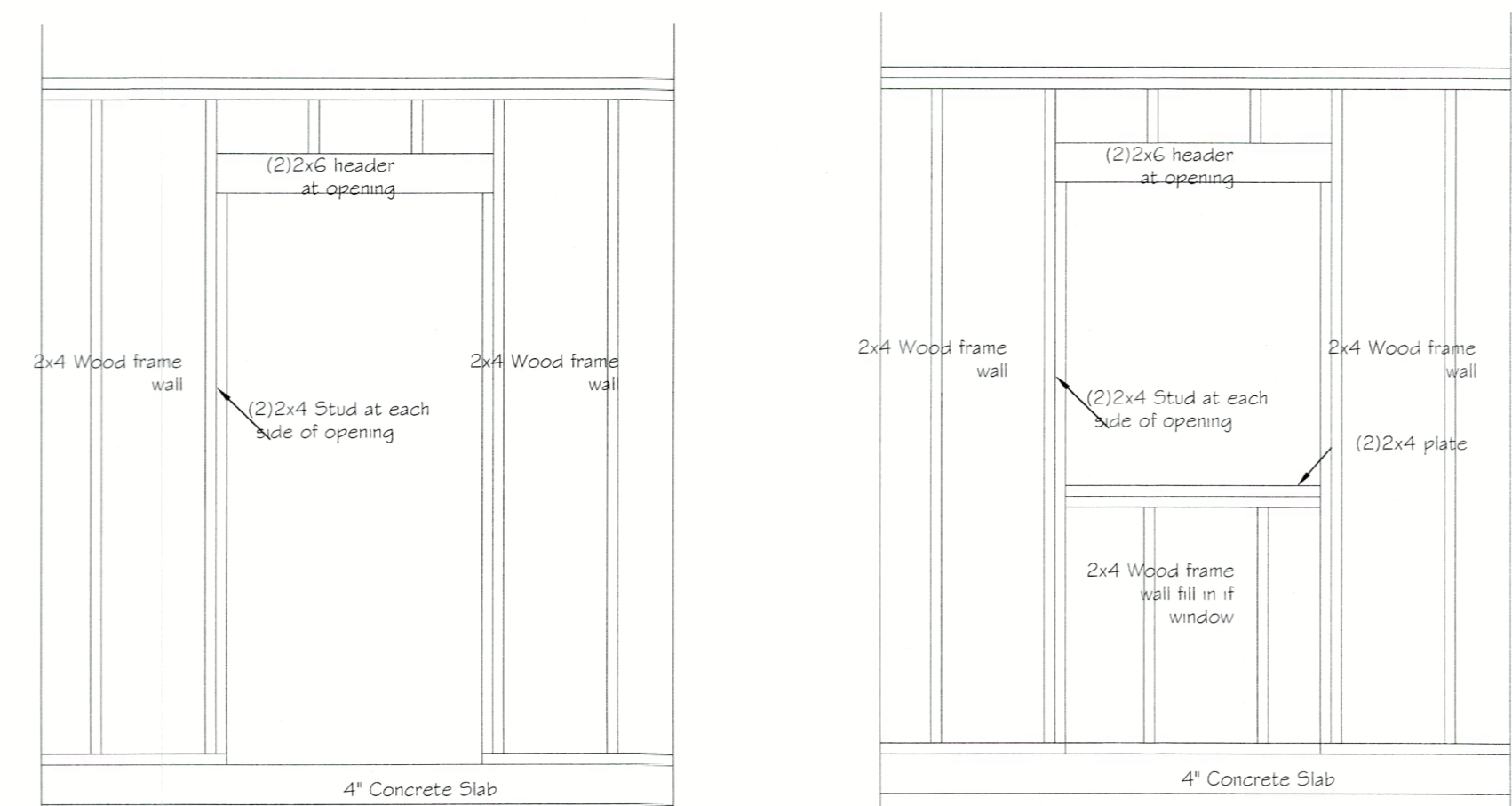
EX. 8\"/>



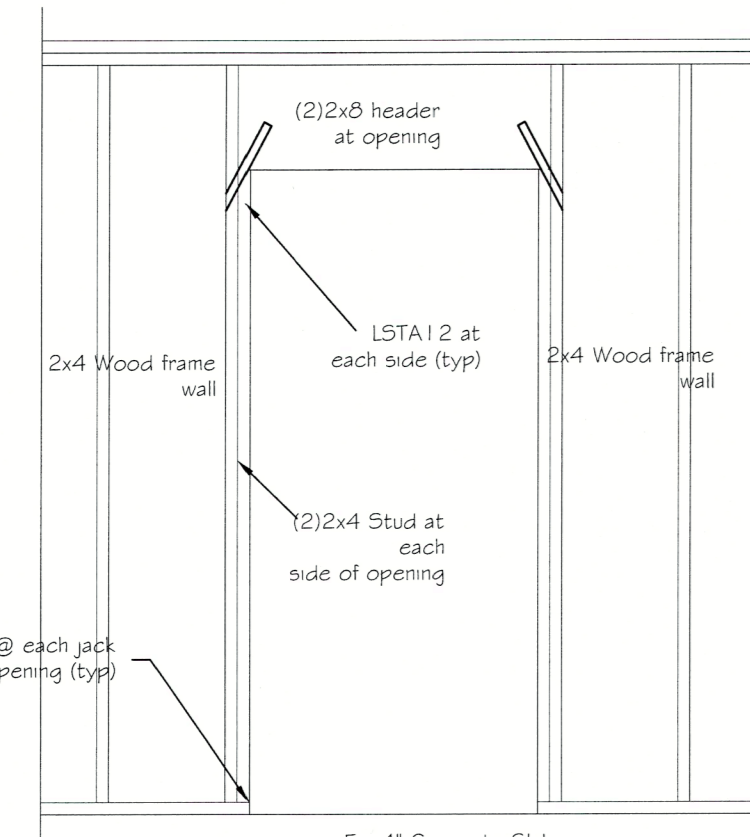
DETAIL: NEW DOOR/WINDOW OPENING
SCALE: 1/2" = 1'-0"



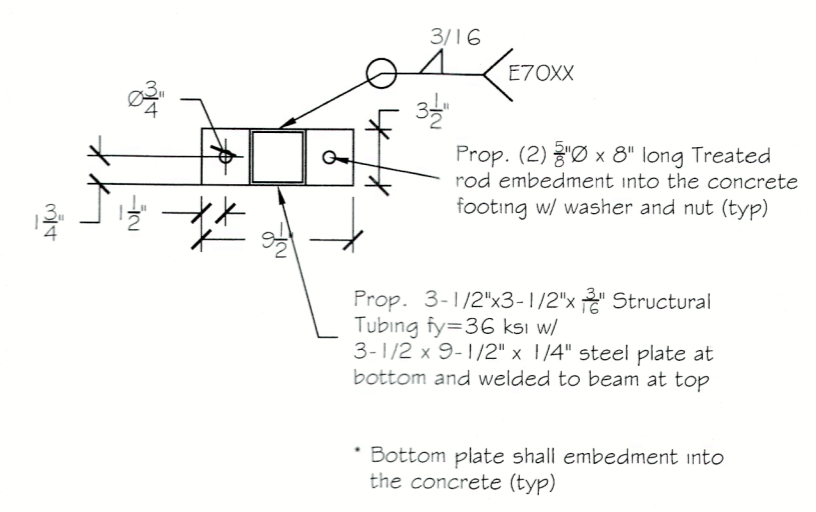
MIXED CONSTRUCTION
SCALE: N.T.S.



INTERIOR DOOR OPENING (NON BEARING WALL)
SCALE 1/2" = 1'



WOOD HEADER (BEARING WALL)
SCALE 1/2" = 1'



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OPENING ENCLOSED DETAIL
SCALE 1/2" = 1'-0"

* For exterior openings, proposed Stucco finishing over weathertite over 1/2\"/>

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WALL SECTIONS & DETAILS

OWNER AND ADDRESS:
BIGELOW'S RESIDENCE
690 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228

JULIAN AGUILAR ENGINEERING LLC
Consulting Engineer
Site Development / Permitting
Structural / Hydraulics
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jaguar@jaguar.com

RAISED SEAL
SEAL: 1671267
DATE: 01/22/2024
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5010 80TH DR E
BRADENTON FL 34203

SCALE **SHOWN**
JOB # 2023-33
DATE 01/22/2024
DRW BY JAA

SHEET
8
OF 10 SHEETS

GENERAL NOTES:

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.

GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2020 (7TH EDITION) FOR WIND LOADS AS DEFINED IN ASC7-16

ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.

MASONRY NOTES:

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (pm) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.

FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.

MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780. UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS. INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16" O.C.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES. PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.

- OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)

- OPENINGS GREATER THAN 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING THE BEAMS.

FRAMING NOTES:

ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2020 (7TH EDITION).

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT

ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE. ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.

ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED (COATING G60).

BOLT HEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER.

BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED

MEMBERS DESIGNATED 'LVL' (E.G., 1 3/4" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY LP (LP SolidStart LVL) OR ENGINEER APPROVED SUBSTITUTION. US BUILDING SUPPLY PREFERRED VENDOR 941.720.4245

CAST-IN-PLACE CONCRETE NOTES:

CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT.) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.

ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-02: SECTION 7.7.1

- A. CONCRETE EXPOSED TO WEATHER:
 - #6 THROUGH #18 BARS - 2"
 - #5 BAR, W31 OF D31 WIRE & SMALLER - 1 1/2"
- B. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - BEAMS AND COLUMNS - 1 1/2"
 - FOUNDATIONS EXPOSED TO EARTH - 3"
- C. FOUNDATIONS EXPOSED TO EARTH - 3"

BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.

FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESORTING.

ROOF FRAMING NOTES:

THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND FBC-R 2020 (7TH EDITION).

DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-05. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.

ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.

PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

ROOF SHEATHING SHALL BE 15/32" CD PLYWOOD OR EQ.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

SOIL NOTES:

ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE 2020 (7TH EDITION).

STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.

ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.

WOOD GRADE STAKES ARE PROHIBITED.

PEST/DECAY PROTECTION NOTES:

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 (7TH EDITION) R320 METHOD.

WOOD GRADE STAKES SHALL NOT BE USED.

PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 (7TH EDITION) R319.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 (7TH EDITION) R703.7.5, R703.8, R903.2 & R905.

DESIGN LOADS AND NOTES:

ROOF - D+L
55PSF W/ 1.33 STRESS INCREASE FACTOR, OR
45PSF W/ 1.25 STRESS INCREASE FACTOR, OR
41PSF W/ 1.00 STRESS INCREASE FACTOR.

FLOOR - LIVE LOADS

- ASSEMBLY AREA - 100PSF
- BALCONY (FAMILY RESIDENCE OR <100 SF) - 60PSF
- (>100 SF) - 100PSF
- DINING ROOM AND RESTAURANTS - 100PSF
- OFFICE (CORRIDORS ABOVE 1ST FLOOR) - 80PSF
- (LOBBIES & 1ST FLOOR CORRIDORS) - 100PSF
- OFFICES - 50PSF
- RESIDENTIAL (UNINHABITABLE ATTICS WITHOUT STORAGE) - 10PSF
- (UNINHABITABLE ATTICS WITH STORAGE) - 20PSF
- (HABITABLE ATTICS & SLEEPING AREAS) - 30PSF
- (ALL OTHER AREAS EXCEPT BALCONIES) - 40PSF
- STAIRS (1 & 2 FAMILY DWELLING) - 40PSF
- (ALL OTHER) - 100PSF
- RETAIL STORES (FIRST FLOOR) - 100PSF
- (UPPER FLOORS) - 75PSF
- WHOLESALE STORES - 125PSF

DL = 10PSF IN COMBINATION WITH WIND LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 5.5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.

TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM

USE SIMPSON H16 OR H16-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

WHERE THE H-16 CANNOT BE USED (EG. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON HTS16 AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.

PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

FLOOR RAFTER/ I-JOIST/ CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM

USE SIMPSON H2.5A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.

FOR ADDITIONAL TIEDOWNS AS REQUIRED.

WINDOWS / DOORS

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/NWDA.

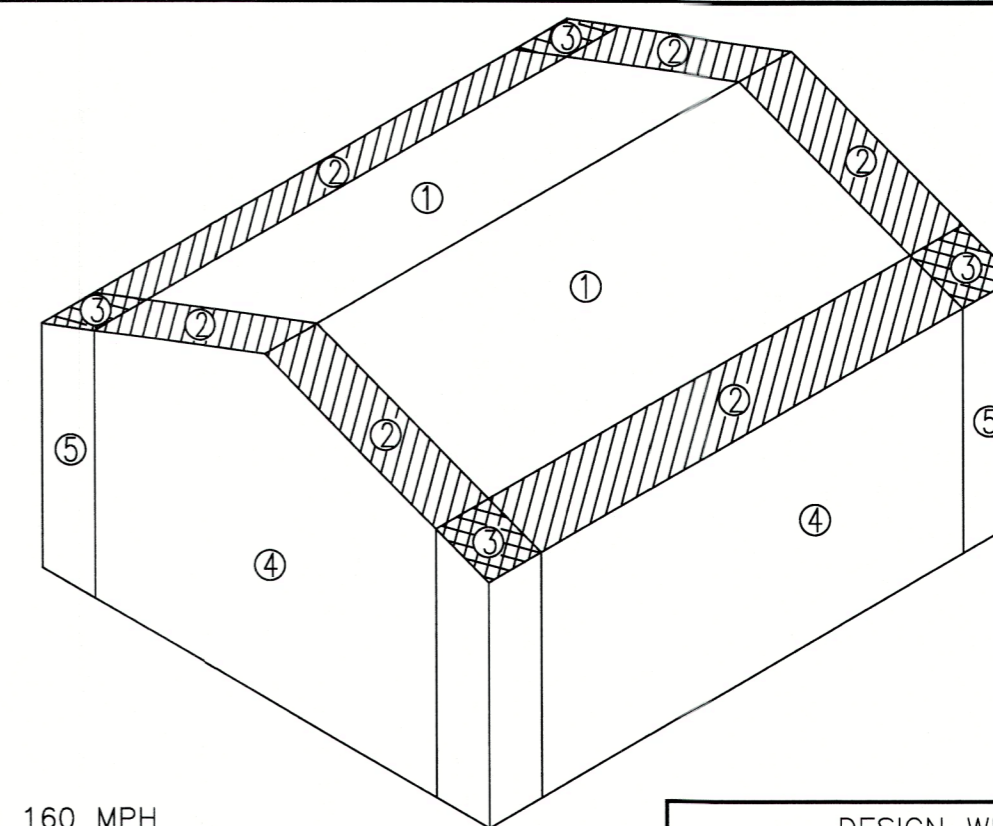
WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEED WITH 3 SECOND DESIGN WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.

ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.

OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.



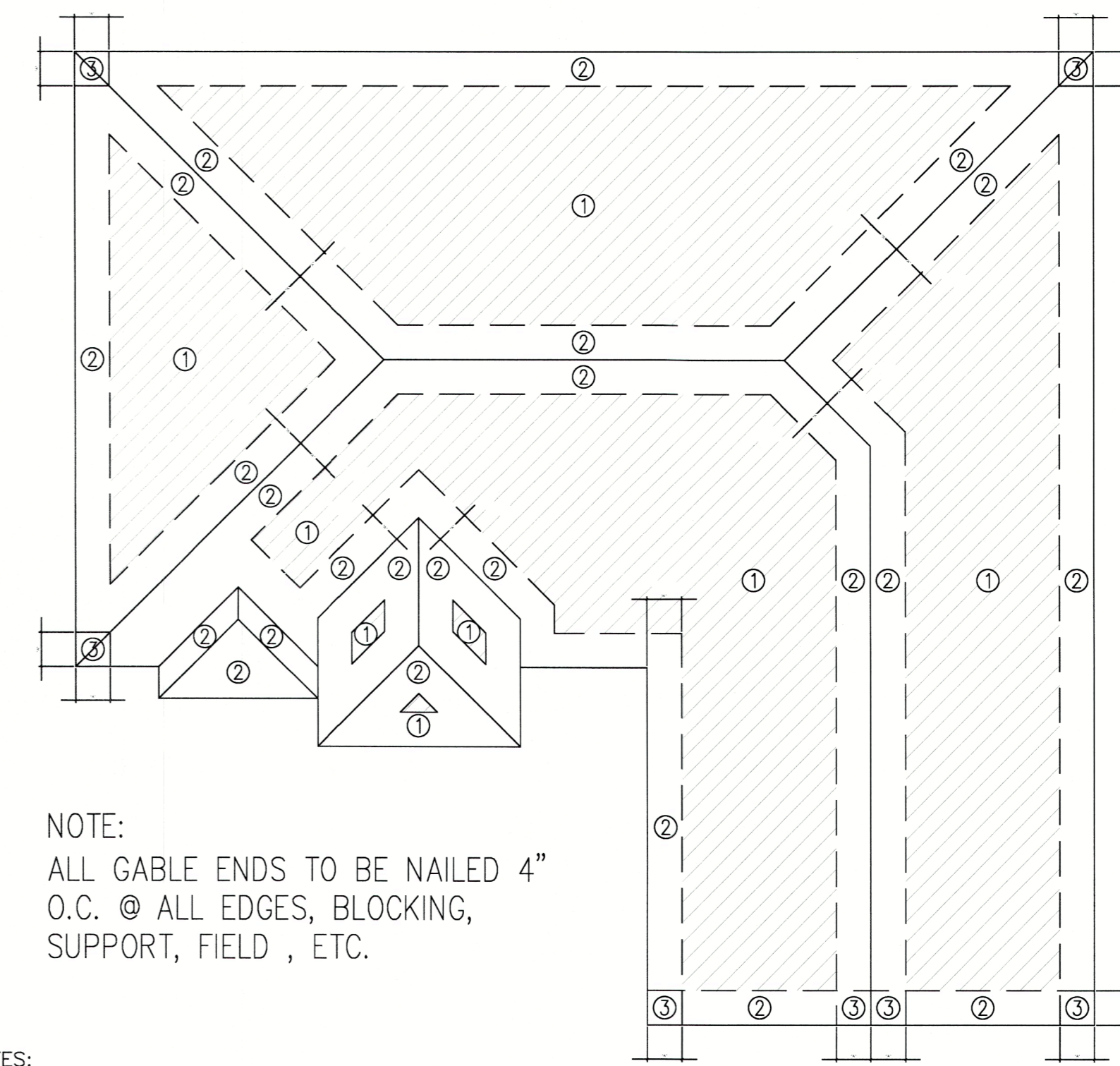
DESIGN DATA

BASIC WIND SPEED: 160 MPH
WIND IMPORTANCE FACTOR: 1.0
RISK BUILDING CATEGORY: II
WIND EXPOSURE: D
BUILDING: ENCLOSED
INTERNAL PRESSURE COEFFICIENT (Cnet) SHALL BE IN ACCORDANCE WITH TABLE 1609.6.2
OCCUPANCY: R3
CONSTRUCTION TYPE: V-B

1. WIND LOADS ARE BASED ON A WIND VELOCITY OF 160 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
2. THIS BUILDING IS DESIGNED AS A FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS.
3. WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED = 160 MPH,
BUILDING CATEGORY II, IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = D,
INTERNAL PRESSURE COEFFICIENT = ±0.18.
FULLY ENCLOSED BUILDING

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING EXP=B*		
POSITIVE PRESSURES = INWARD NEGATIVE PRESSURES = OUTWARD (SUCTION) ALL PRESSURE VALUES ARE IN PSF.		
COMPONENT AREA (SQ. FT.)	ZONE 4	ZONE 5
10	+46.1/-50.0	+46.1/-61.7
20	+44.0/-47.9	+44.0/-57.5
50	+41.2/-45.1	+41.2/-52.0
100	+39.2/-43.1	+39.2/-47.9
500	+34.3/-38.2	+34.3/-38.2

* FOR EXPOSURE D, MEAN ROOF HEIGHT= 22 HT, USE ADJUSTMENT FACTOR = 1.61



NOTE:
ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD, ETC.

SHEATHING NOTES:
R803.2.2 Allowable spans.
The minimum thickness and span rating for wood structural panel roof sheathing shall not exceed the values set forth in Table R803.2.2.

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED														
	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph	115 mph	120 mph	130 mph	140 mph			
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure B	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure C	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure D	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)

R803.2.3.1 Sheathing fastenings.
Wood structural panel sheathing shall be fastened to roof framing in accordance with Table R803.2.3.1. Where the sheathing thickness is 15/32 inches and less, sheathing shall be fastened with ASTM F1667 RSR5-01 (23/8" x 0.113") nails. Where the sheathing thickness is greater than 15/32 inches, sheathing shall be fastened with ASTM F1667 RSR5-03 (21/2" x 0.131") nails or ASTM F1667 RSR5-04 (3" x 0.120") nails. RSR5-01, RSR5-03 and RSR5-04 are ring shank nails meeting the specifications in ASTM F1667.

R803.2.3.1 ROOF SHEATHING ATTACHMENT:

Rafter/Truss Spacing 24 inc. o.c.	WIND SPEED																					
	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph	115 mph	120 mph	130 mph	140 mph										
	E	F	E	F	E	F	E	F	E	F	E	F										
Exposure B	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Exposure C	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Exposure D	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(K) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2020(7th Edition)

WHEREAS EVERY ATTEMPT HAS BEEN MADE TO INCLUDE ALL INFORMATION AND TO MAKE THESE PLANS COMPLETE AND CORRECT, CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, CONDITIONS, AND MATERIALS. CONTRACTORS SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN WRITING FOR ANY DISCREPANCY, OMISSION, OR DEFICIENCY. ON THE DRAWINGS, PRIOR TO THE COMMENCEMENT OF ANY WORK.

GENERAL NOTES

OWNER AND ADDRESS:
BIGELOW'S RESIDENCE
690 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228

JULIAN AGUILAR
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Consulting Engineer
Site Development / Permitting
Structural / Hydraulics
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RAISED SEAL
JULIAN AGUILAR
ENGINEERING LLC
DATE: 01/22/2024
JULIAN A. AGUILAR
PE# 71357 CA#2488
50% BOTH DR. E.C.
PROFESSIONAL EX.
BRADENTON, FL 34203

SCALE SHOWN
JOB # 2023-33
DATE 01/22/2024
DRAWN BY JAA
SHEET
SP-1
OF 1 SHEETS

RECEIVED
FEB 07 2024
TOWN OF LONGBOAT KEY
Planning & Zoning Department