

GARAGE RENOVATION PROJECT.

T1 WORK SCOPE PLAN
C1 SITE PLAN
S-A1 MAIN PLAN, EXISTING PLAN
S-EV1 ELEVATIONS PLAN

PRIVATE RESIDENCE
303 FIREHOUSE LN
LONGBOAT KEY, FL 34228
PARCEL ID: 7817201519

EXISTING GROSS SF = 6194 SF
EXISTING LIVING AREA SF = 3410 SF

DESIGN CRITERIA

FBG 8TH EDITION (2023) CODES
OCCUPANCY CLASS = R3
CONST. TYPE = 5
EXPOSURE CATEGORY = C
BUILDING RISK FACTOR = 2
ULTIMATE BASIC WIND SPEED
(3 SECONDS) 160 MPH
INTERNAL PRESSURE COEFF = +/- 0.18

WIND PARAMETERS: ASCE - 7-22
ROOF DESIGN LIVE LOAD = 30 PSF
ROOF DEAD LOAD = 20 PSF
TRUSS DESIGN LOADS
TOP CHORD LIVE LOAD = 30 PSF
TOP CHORD DEAD LOAD = 15 PSF
BOTTOM CHORD = 10 PSF
TOTAL LOAD 55 PSF

PLUMBING FBG 2023 8TH EDITION
2023 FBG 8TH EDITION MECHANICAL CODE
2020 NATIONAL ELECTRIC CODE
FLORIDA FIRE PREVENTION 2023 8TH EDITION
2023 FBG - EXTG. BLD. CODE RESIDENTIAL
FBG 8TH EDITION (2023) CODES

GENERAL NOTES

PLANS DESIGNED TO CONFORM WITH ALL LOCAL BUILDING CODES.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND INDUSTRY WORKMANSHIP STANDARDS.

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD. ALL DISCREPANCIES & CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES & CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO MATCH EXISTING TEXTURES, FASCIAS, ATTRIBUTES, TRUSS PITCH AND EXISTING COLOR UNLESS SPECIFICALLY SPECIFIED OTHERWISE WHERE APPLICABLE BY OWNER OR DESIGNER. ANY CONFLICT WITH DRAWINGS SHOULD BE RESOLVED WITH DESIGNER PRIOR TO BEGINNING WORK.



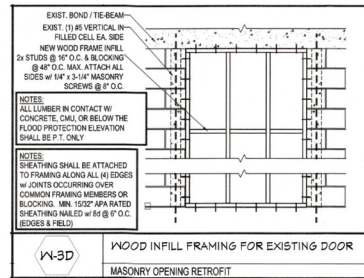
VICINITY MAP

ZONE	EFFECTIVE WIND AREA (sq. ft.)	ULTIMATE WIND SPEED V (MPH)		COMPONENT AND GLAZING LOADS		HEIGHT & EXPOSURE ADJUSTMENT COEFF. EXPOSURE CATEGORY		D
		150	160	150	160	150	160	
1	0	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	10	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	50	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	100	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	500	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
2	0	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	10	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	50	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	100	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	500	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
3	0	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	10	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	50	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	100	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	500	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
4	0	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	10	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	50	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	100	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	500	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
5	0	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	10	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	50	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	100	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47
	500	23.8	25.5	-42.1	-42.1	1.0	1.0	1.47

NOTE: FOR EFFECTIVE WIND AREAS BETWEEN THOSE SHOWN, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA. ADJUST VALUES FOR THE HEIGHT AND EXPOSURE BY MULTIPLYING BY ADJUSTMENT COEFF.

NOTE: GARAGE DOOR PRESSURES BASED ON THREE FEET OF WIDTH IN BUILDINGS END ZONE.

NOTE: ALL DOOR DOORS AND WINDOWS ARE ZONE 4 UNLESS CLOSER THAN 4'-0" TO OUTSIDE CORNER.



WORK SCOPE: GARAGE RENOVATION PROJECT.

INVOLVES FRAMING, GARAGE DOORS AND INSTALL WINDOW, ELECTRIC, AND MATCHING FINISHES.

NO TREES INVOLVED. DOES NOT CHANGE BUILDING FOOTPRINT. NO NEW ROOFING, NO NEW FOUNDATIONS. NO CHANGES TO GRADING OF SWALES.

FRAMING NOTES:

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 8TH EDITION 2023 CODES.
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 FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. 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. 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. MEMBERS DESIGNATED '1W' (E.G., 13'4\"/>

ELECTRICAL NOTES:

RE LOCATE OR CAP OFF ANY ELECTRIC OR PLUMBING AS REQUIRED.
EXISTING ELECTRIC NOT INVOLVED WITH THIS PROJECT IS NOT SHOWN ON PLANS.
VERIFY AT FINAL ELECTRIC THAT ALL SMOKE DETECTORS, AND GFI OUTLETS ARE TO CODE, EITHER EXISTING OR NEW.
NEW ELECTRICAL FIXTURES AS NEEDED.
PROVIDE/VERIFY ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANYONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. SMOKE AND CARBON DETECTORS INSTALLED PER FBG-R SECTIONS R314 & R315.
ALL ELECTRICAL TO MEET N.E.C. 2020 TO EXISTING SERVICE.
PROVIDE ALL COPPER WIRING. ELECTRICAL CONTRACTOR TO CONNECT ALL FIXTURES.
CARBON MONOXIDE DETECTOR REQUIRED IF HOUSE HAS FUEL FIRED APPLIANCES OR AN ATTACHED GARAGE.
ALL NEW BATHROOM RECEPTACLES & OUTDOOR RECEPTACLES TO BE GFI PROTECTED.
ALL OTHER NEW 120V RECEPTACLES AND LIGHTING TO BE ARC FAULT PROTECTED. ANY NEW OUTLETS TO BE A.F.I.
ALL NEW 120V RECEPTACLES ARE TO BE TAMPER RESISTANT.
ELECTRICAL PANEL SIZE IS ONE (1) 150 AMP IN SIZE.

INTERCONNECTION - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. REFERENCE SECTION R314.4 FOR EXCEPTIONS.

MEP NOTE: NO PLUMBING OR HVAC INVOLVED WITH THIS PROJECT.

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BLDG PERMIT PLANS
FILE
Copy of Record

REVISED 08.04.2024: AMENDED PLANS TO ADD FOUR(4) FLOW THRU VENTS PER PLAN REVIEW COMMENT.
REVISED 08.06.2024: AMENDED PLANS FOR FLOW THRU VENTS PER AS BUILT SOLUTION.

WORK SCOPE PLAN

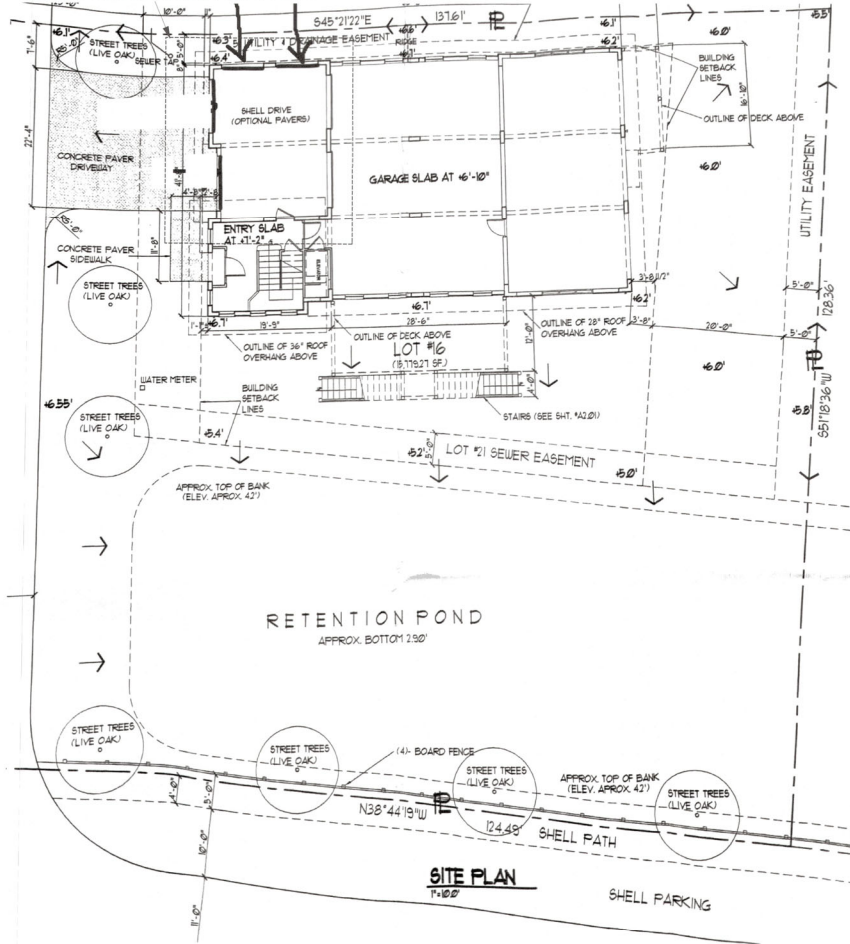
PRIVATE RESIDENCE
303 FIREHOUSE LN
LONGBOAT KEY, FL 34228
PARCEL ID: 7817201519

Engineer of Record:
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110 Da Vinchi Drive, Nokomis, FL 34275

DATE: 8/7/2024

DESIGNER: ALJ
DRAWN BY: ALJ
SCALE:
SHEET: T1

AREA OF CONSTRUCTION
NO CHANGES IN BLDG FOOTPRINT.



SITE PLAN
SCALE 1" = 10'



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SITE PLAN

PRIVATE RESIDENCE IN
303 FIREHOUSE LN
LONGBOAT KEY, FL 34228
PARCEL ID: 7817201519

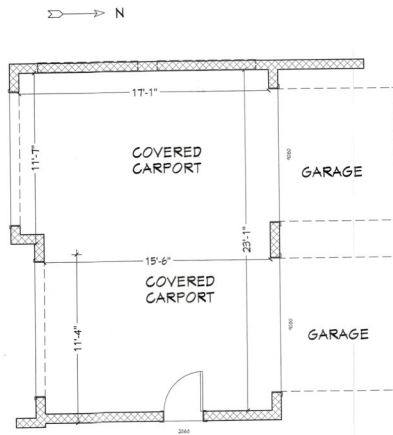
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110 Da Vinci Drive, Nokomis, FL 34275

DATE:
8/7/2024

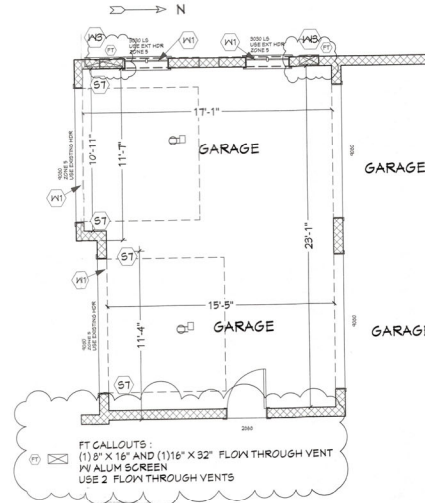
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DESIGNER:
DRAWN BY:
SCALE:
KEY:

SHEET:

C1

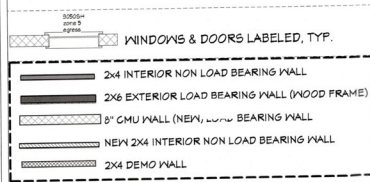


EXISTING & DEMO PLAN
SCALE 1/4" = 1'



PROPOSED MAIN PLAN
SCALE 1/4" = 1'

- (ST) ST: 2X6 PT INT. GARAGE DOOR WRAP BUCKS TO EXISTING CMU OPENING, FASTENED W/ TITAN 5/8" @ 24" STAGGERED, CONC. ANCHORS MIN EMBED 4".
- (W1) W1: ALL NEW WINDOWS AND DOORS, INSTALL PER NOA, TIGHT RETROFIT PER PLAN SIZES, AND MANUFACTURER INSTALLATION INSTRUCTIONS.
- (WBD) WBD: INFILL FRAME IN EXISTING OPENING DETAIL WBD-D, W/ MATCHING FINISHES.



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MAIN PLAN
EXISTING & DEMO PLAN

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SCALE:
REV #:

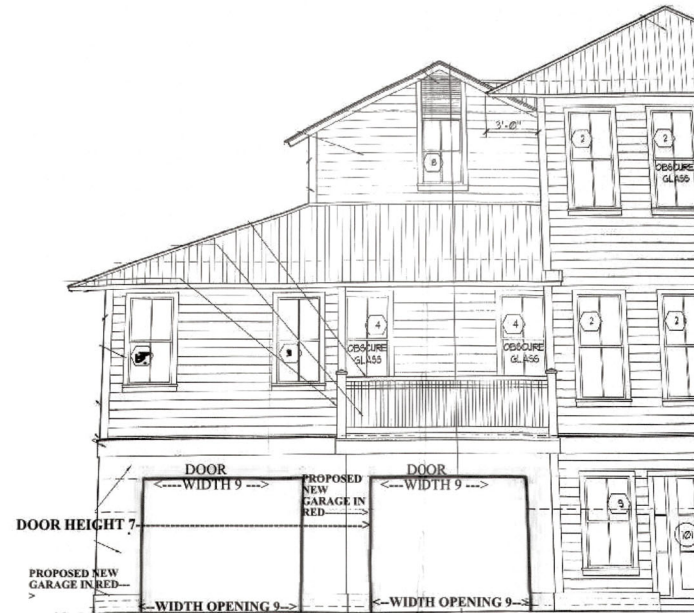
SHEET:
S-A1



ALL FRAMING IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, (8th EDITION).

SIDE LEFT ELEVATION
PLAN
SCALE 1/4" = 1'

NOTES: Framing both walls on exterior of garage 2x6x10 frame opening with flow throughs. framing jacks and header for two windows adding straps for window opening. tapcon bottom plate to concrete all materials are PT using 5/8 zip wall with zip wall tape. nailing very 4" on edge and 6" in the field. add bucking on columns for garage door frame to attached to.



NOTES:
Install 2 - Haas Door Company Model 680, short raised panel, white paint finish, impact and windload rated to The Florida Building Code (+41, 1/-46, 4 #16660, 4).
Install 2 - Overhead Door Company Model 1000 3/4HP chain drive motors. Includes wall button, outside entry keypad, safety-beams and 4 car remotes.

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FRONT ELEVATION PLAN
SCALE 1/4" = 1'

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ELEVATIONS PLAN

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DATE:
8/7/2024

DESIGNER:
DRAWN BY:
SCALE:
REV:

SHEET:

S-EV1