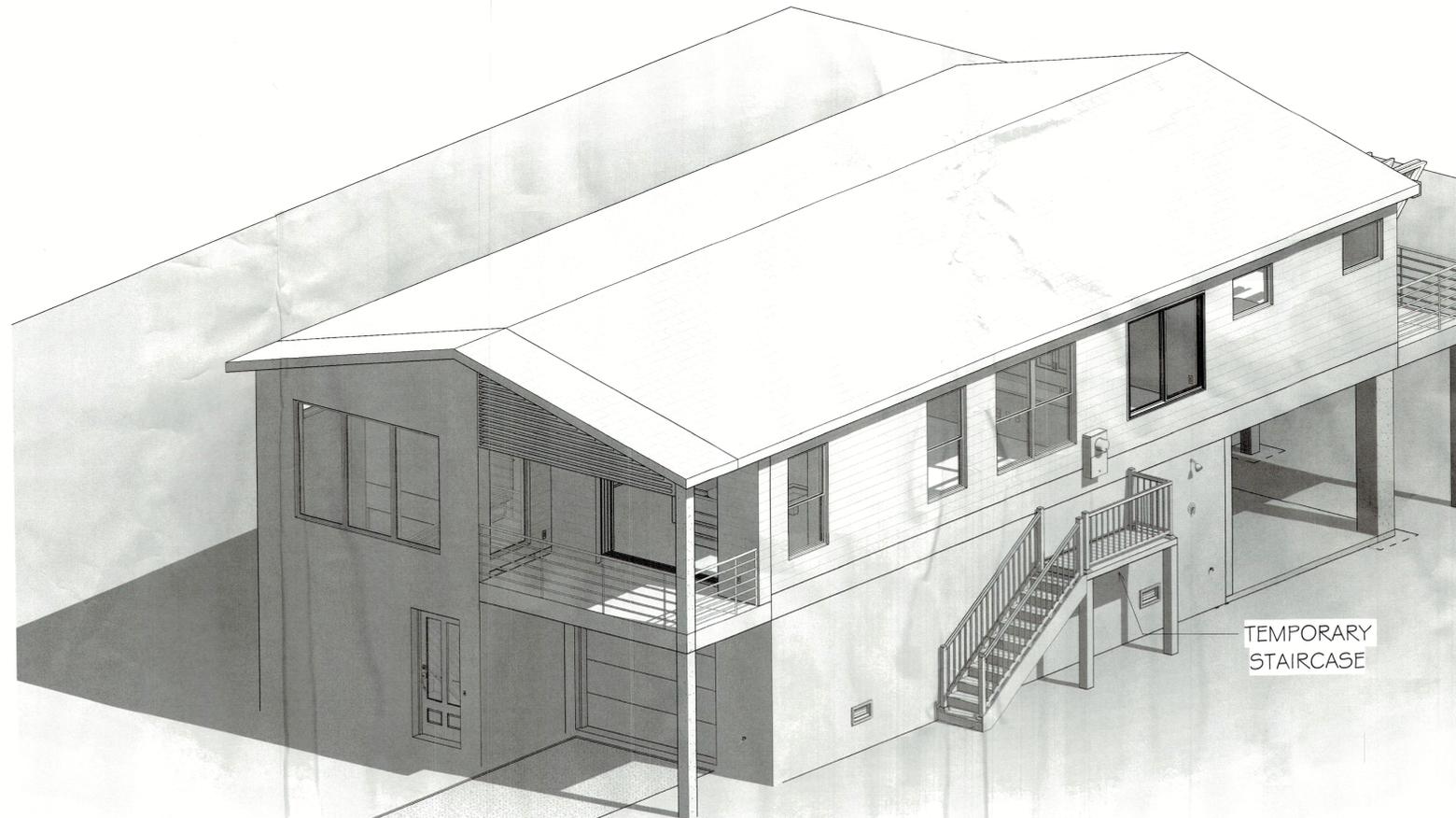


RENOVATION FOR

MARK HOWELL

75 I RUSSELL ST, LONGBOAT KEY, FL 34228



TEMPORARY STAIRCASE

PROFESSIONAL STATEMENT

To the best of the Designer's knowledge, these plans & specifications comply with the applicable minimum Building Codes & Fire Safety Standards as determined in accordance with Chapters 553 and 633, Laws of Florida.

To the best of the Architect's knowledge, the wind load design is in conformance with the Florida Building Code, 2020 Edition, Section 1609 for 160mph wind speed & in conformance with the 2020 FBC Mechanical, Plumbing, & Fire Codes & the 2017 edition of National Electric Codes.

DRAWING INDEX

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES & INFORMATIONS
- A1.0 ARCHITECTURAL SITE PLAN
- A2.0 EXISTING/DEMO & PROPOSED FIRST FLOOR PLANS
- A3.0 EXISTING/DEMO & PROPOSED SECOND FLOOR PLANS
- A4.0 EXISTING/DEMO & PROPOSED ROOF PLANS
- A5.0 FRONT & REAR ELEVATIONS
- A6.0 LEFT & RIGHT SIDES ELEVATIONS
- A7.0 FOUNDATION PLAN
- A8.0 SECOND FLOOR FRAMING PLAN
- A9.0 ROOF FRAMING PLAN
- A10.0 STRUCTURAL DETAILS
- A10.1 STRUCTURAL DETAILS
- A11.0 BUILDING SECTIONS
- A12.0 STRUCTURAL NOTES
- E1.0 PROPOSED FIRST FLOOR ELECTRICAL PLAN
- E2.0 PROPOSED SECOND FLOOR ELECTRICAL PLAN

Alan James P

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Renovation for
Mark Howell
75 I Russell St
Longboat Key Florida

BLDG PERMIT PLANS
FILE
Copy of Record

Permit # P823-1117
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

APR 30 2025

APPROVED
Reviewer:

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ABBREVIATIONS

ABV	ABOVE	GDT	GYPSUM DROP-IN TILE	PVC	POLYVINYL CHLORIDE
AC, AC	AIR CONDITIONING	GV	GRAVITY VENT	QT	QUARRY TILE
ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM WALL BOARD	R	RISER; RADIUS
AF	ACCESS FLOORING	H	HORIZONTAL; HIGH	RAF	RESILIENT ATHLETIC FLOORING
AFF	ABOVE FINISHED FLOOR	HC	HANDICAPPED; HOLLOW CORE	RB	RUBBER BASE
BCE	BOTTOM CHORD EXTENSION	HOR	HORIZONTAL	RBF	RUBBER FLOORING
BD	BOARD	HM	HOLLOW METAL	RD	ROOF DRAIN
BIT	BITUMINOUS	HR	HOUR	RES	RESILIENT
BLP	BORROWED LIGHT PANEL	HRU	HEAT RECOVERY UNIT	RO	ROUGH OPENING
BOD	BOTTOM OF DECK	H4V	HEATING AND VENTILATING	RTU	ROOF TOP UNIT (HVAC)
BOF	BOTTOM OF FOOTING	HVAC	HEATING, VENTILATING & A/C	SC	SEALED CONCRETE
BOS	BOTTOM OF STEEL	IB	INTEGRAL BASE	SF	SQUARE FOOT; SUPPLY FAN
BS	BOTH SIDES	IF	INSIDE FACE	SK	SHEAR KEY
BSE	BRICK SHELF-ELEVATION	IJ	ISOLATION JOINT	SS	STAINLESS STEEL
C	CHANNEL	IMP	IMPACT RESISTANT	SV	SHEET VINYL
CB	COVE BASE	INV	INVERT	T	TREAD
CEM. BD	CEMENTITIOUS BACKED BOARD	L	LONG	TB	TACKBOARD
CFM	CUBIC FEET PER MINUTE	LAM	LAMINATED	T4B	TOP AND BOTTOM
CJ	CONTROL JOINT; CONSTRUCTION JOINT	LLH	LONG LEG HORIZONTAL	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	LLV	LONG LEG VERTICAL	TCE	TOP CHORD EXTENSION
COL	COLUMN	LP	LIGHTING PANEL; LIQUIFIED PROPANE	TJ	TIE JOIST
CONC	CONCRETE	MB	MARKER BOARD	TO	TOP OF
CRPT	CARPET	MDO	MEDIUM DENSITY OVERLAY	TOC	TOP OF CONCRETE
CT	CERAMIC TILE	MDF	MEDIUM DENSITY FIBERBOARD	TOF	TOP OF FOOTING
CT-S	CERAMIC SHOWER TILE	MECH	MECHANICAL	TOM	TOP OF MASONRY
CJ	AIR CONDITIONING CONDENSER UNIT	MO	MASONRY OPENING	TOP	TOP OF PIER
CUH	CABINET UNIT HEATER	MR	MOISTURE-RESISTANT	TOS	TOP OF STEEL; TOP OF SLAB
D	DRYER; DEEP (DEPTH)	MUA	MAKE-UP AIR	TOW	TOP OF WALL
DF	DRINKING FOUNTAIN	N	NOSING	TP	TOILET PAPER (DISPENSER)
DR	DISPLAY RAIL	NIC	NOT IN CONTRACT	TS	TUBE STEEL
DW	DISHWASHER	NR	NONE REQUIRED	UH	UNIT HEATER
EF	EXHAUST FAN; EACH FACE	NS	NEAR SIDE	ULFP	UNDER LAVATORY PIPE PROTECTION
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	OC	ON CENTER	V	VENT PIPE
EP	EPOXY PAINT	OF	OUTSIDE FACE	VB	VAPOR BARRIER
ESS	EXTERIOR SOFFIT SYSTEM	OH	OVERHEAD	VCT	VINYL COMPOSITION TILE
EW	EACH WAY	OPP	OPPOSITE	VERT	VERTICAL
EWC	ELECTRIC WATER COOLER	PA	PUBLIC ADDRESS	VIF	VERIFY IN FIELD
EXIST	EXISTING	PAF	POWER-ACTUATED FASTENER	VP	VISION PANEL
EXP	EXPOSED	PC	PRECAST CONCRETE	VTR	VENT THROUGH THE ROOF
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PCP	PORTLAND CEMENT PLASTER	VWC	VINYL WALL COVERING
FACP	FIRE ALARM CONTROL PANEL	PL	PLATE	W	WIDE; WASHER
FB	FLAT BAR	PLAM	PLASTIC LAMINATE	W	WITH
FCO	FLOOR CLEAN-OUT	PLF	POUNDER PER LINEAR FOOT	WC	WATER CLOSET
FD	FLOOR DRAIN	PNT	PAINT/PAINTED	WF	WIDE FLANGE
PEC	FIRE EXTINGUISHER CABINET	PP	POWER PANEL	WH	WATER HEATER
FF	FINISHED FLOOR; FAR FACE	PROT	PROTECT	W/O	WITHOUT
FO	FRAMED OPENING	PSF	POUNDS PER SQUARE FOOT	WOM	WALK OFF MAT
FRP	FIBERGLASS REINFORCED PLASTIC	PSI	POUNDS PER SQUARE INCH	WP	WORKING POINT
FS	FAR SIDE	PT	PRESSURE-TREATED; PORCELAIN TILE	WS	WEB STIFFENER
GB	GRAB BAR	PTD	PAPER TOWEL DISPENSER	WWF	WELDED WIRE FABRIC
GC	GENERAL CONTRACTOR				

GENERAL NOTES

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS & DIMENSIONS PRIOR TO CONSTRUCTION.
- DRIER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
- ALL WINDOWS & DOORS SHALL BE IMPACT RESISTANT U.N.O.
- BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALL - R-19
F.G. BLOCK WALLS - R-7.8
FLOOR SYSTEM - R-16
ROOF TRUSSES - R-30
- ALL BATHROOM, BEDROOM, & CLOSET WALLS SHALL BE INSULATED W/ R-11 BATT INSULATION.
- PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS & GLASS W/ BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
- A/C DRAINS SHALL BE READILY ACCESSIBLE.
- MASON SHALL VERIFY ALL WINDOW & DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED TO 1/4" MAXIMUM.
- ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 15/32" SHEATHING.
- ALL GYPSUM BOARD IN WET AREAS SHALL BE MOISTURE RESISTANT.
- ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
- FOR ALL WOOD BEAMS PROVIDE A MINIMUM OF 3" OF BEARING.
- ALL BRG. WOOD HEADERS SHALL BE 3-2x12s W/ 15/32" FLYWOOD LUTCH PLATE, U.N.O.
- PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETS & AS OTHERWISE NEEDED FOR NAILING SUPPORT.
- ALL MATERIAL BELOW DFE SHALL BE FLOOD RESISTANT.
- GARAGE CEILINGS & WALLS OPPOSITE OF LIVING AREA TO HAVE ONE LAYER OF TYPE "X" OR EQUIVALENT FOR FIRE RATING.
- SECTION R302.1 - INCLUDING EXTERIOR WALLS/OVERHANGS SEPARATED BY LESS THAN SIX(6) FEET SHALL NOT HAVE LESS THAN ONE HOUR FIRE RESISTIVE RATING WITH EXPOSURE ON BOTH SIDES.
- GENERAL NOTES & KEY NOTES ON ARCHITECTURAL SHEETS APPLY ONLY TO THE SHEET ON WHICH THEY APPEAR.
- CENTER ANY INTERIOR OPENINGS (NOT LOCATED BY DIMENSION), THAT APPEAR TO BE CENTERED IN A WALL.
- DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY ON BUILDINGS THAT HAVE MASONRY PERIMETER WALLS.
- DIMENSIONS ARE TO EXTERIOR FACE OF STUDS ON BUILDINGS THAT HAVE STUD FRAMED PERIMETER WALLS.

AREA TABULATIONS

EXISTING	FIRST FLOOR: NON A/C SPACE A/C SPACE	1117 SF 0000 SF
	SECOND FLOOR: A/C SPACE DECK	900 SF 602 SF
PROPOSED	FIRST FLOOR: NON A/C SPACE A/C SPACE	1455 SF 117 SF
	SECOND FLOOR: A/C SPACE DECK	1572 SF 152 SF
TOTAL	NEW TOTAL A/C SPACE NEW TOTAL NON A/C SPACE NEW TOTAL BUILDING AREA	1689 SF 1607 SF 3296 SF

LOT TABULATION

LOT SIZE	5250 SF
HOUSE FOOTPRINT	1572 SF
IMPERVIOUS AREA	1400 SF
LOT COVERAGE BY HOUSE FOOTPRINT	29.9 %
LOT COVERAGE BY IMPERVIOUS SURFACES	26.6 %

SYMBOLS

- (O1) DOOR TAG
- (A) WINDOW TAG
- GREAT ROOM
12'-0" BRG. VAULT
ROOM NAME
CEILING HEIGHT
ROOM NUMBER
- REVISION CLOUD
- TOP OF ROOF
2'-3 1/2"
LEVEL LINE
- 2 DRAWING NOTE
- DIRECTION OF SLOPED SURFACE
- (FO1) FOUNDATION TAG
- (2) EXTERIOR FINISH TAG

APPLICATION CODES

FLORIDA BUILDING CODE - 2020 7th EDITION
FLORIDA BUILDING CODE RESIDENTIAL - 2020
FLORIDA BUILDING CODE ENERGY - 2020
FLORIDA BUILDING CODE PLUMBING - 2020
FLORIDA BUILDING CODE MECHANICAL - 2020
NFPA 70 NATIONAL ELECTRICAL CODE - 2017

DESIGN CRITERIA

OCCUPANCY TYPE: R3
CONSTRUCTION TYPE: VB
FIRE SPRINKLERED: NO
BASIC WIND SPEED: 160 MPH
RISK CATEGORY: II
WIND EXPOSURE: D
BUILDING: ENCLOSED
PRESSURE DESIGN FACTOR: +/- 0.18
ZONING: R-65F
FLOOD: AE
MAX. COVERAGE: 30%
MAX IMPERVIOUS: 40%
MAX BUILDING HT.: 30'
DFE: 10' NAVD
BFE: 9' NAVD

SCOPE OF WORK

- LEVEL 3 ALTERATION
- INTERIOR RENOVATION
- RELOCATE ENTRY
- RELOCATE GARAGE DOOR

DESIGN WIND PRESSURE CALCULATIONS

Ultimate Wind Speed	160 mph Exposure D			Fully Enclosed						
	Walls			Roofs						
	Positive	Negative		Positive	Negative					
	All zones	Zone 4	Zone 5	All zones	Zone 1	Zone 2e	Zone 2n	Zone 2r	Zone 3e	Zone 3r
10	47.08	-51.07	-63.04	35.11	-87.32	-112.25	0.00	-122.89	0.00	0.00
20	44.96	-48.95	-58.80	30.31	-87.32	-108.48	0.00	-117.35	0.00	0.00
50	42.16	-46.15	-53.19	23.96	-87.05	-103.50	0.00	-110.03	0.00	0.00
100	40.04	-44.03	-48.95	19.15	-86.91	-99.73	0.00	-104.49	0.00	0.00
500	35.11	-39.10	-39.10	19.15	-86.98	-95.96	0.00	-98.95	0.00	0.00



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Mark Howell
751 Russell St
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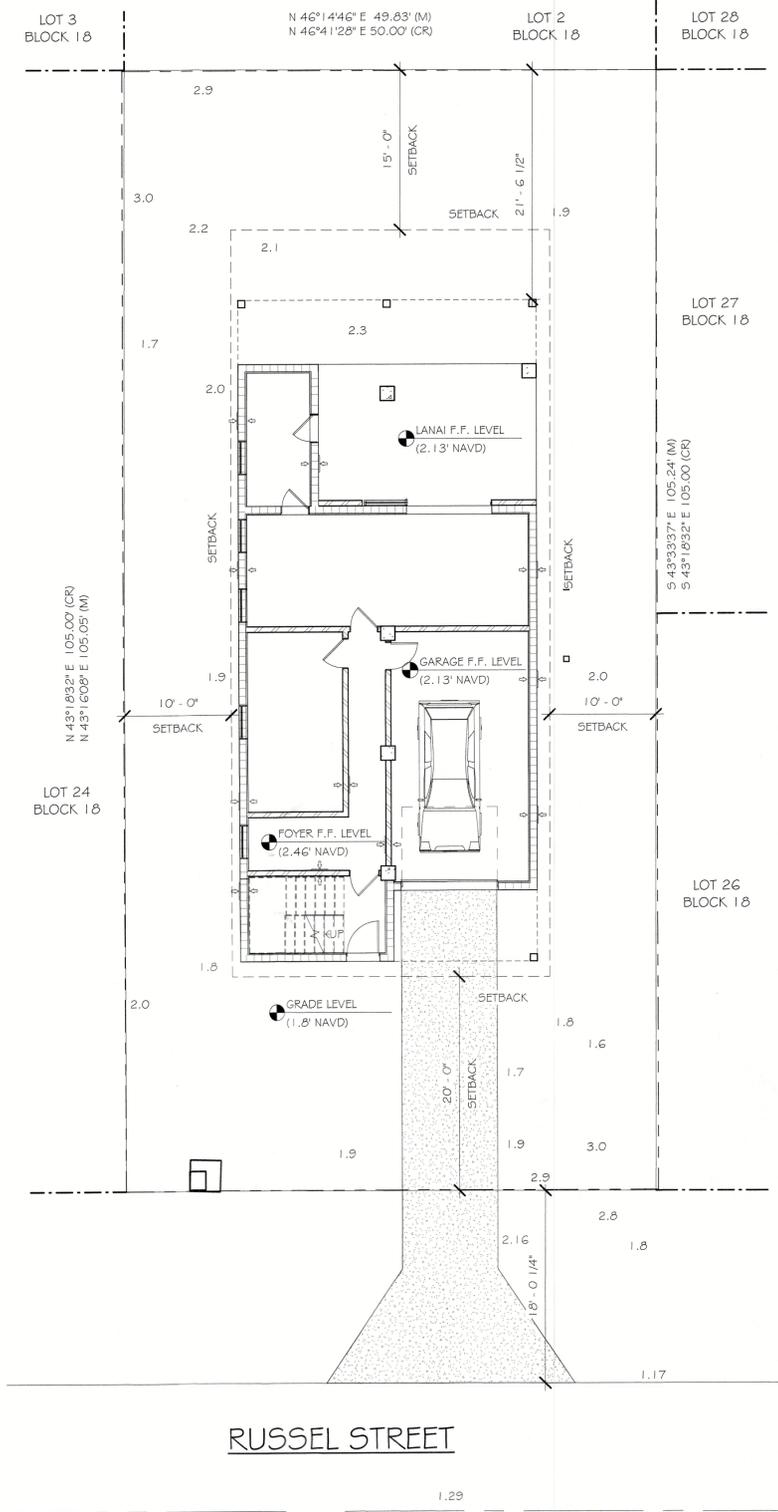
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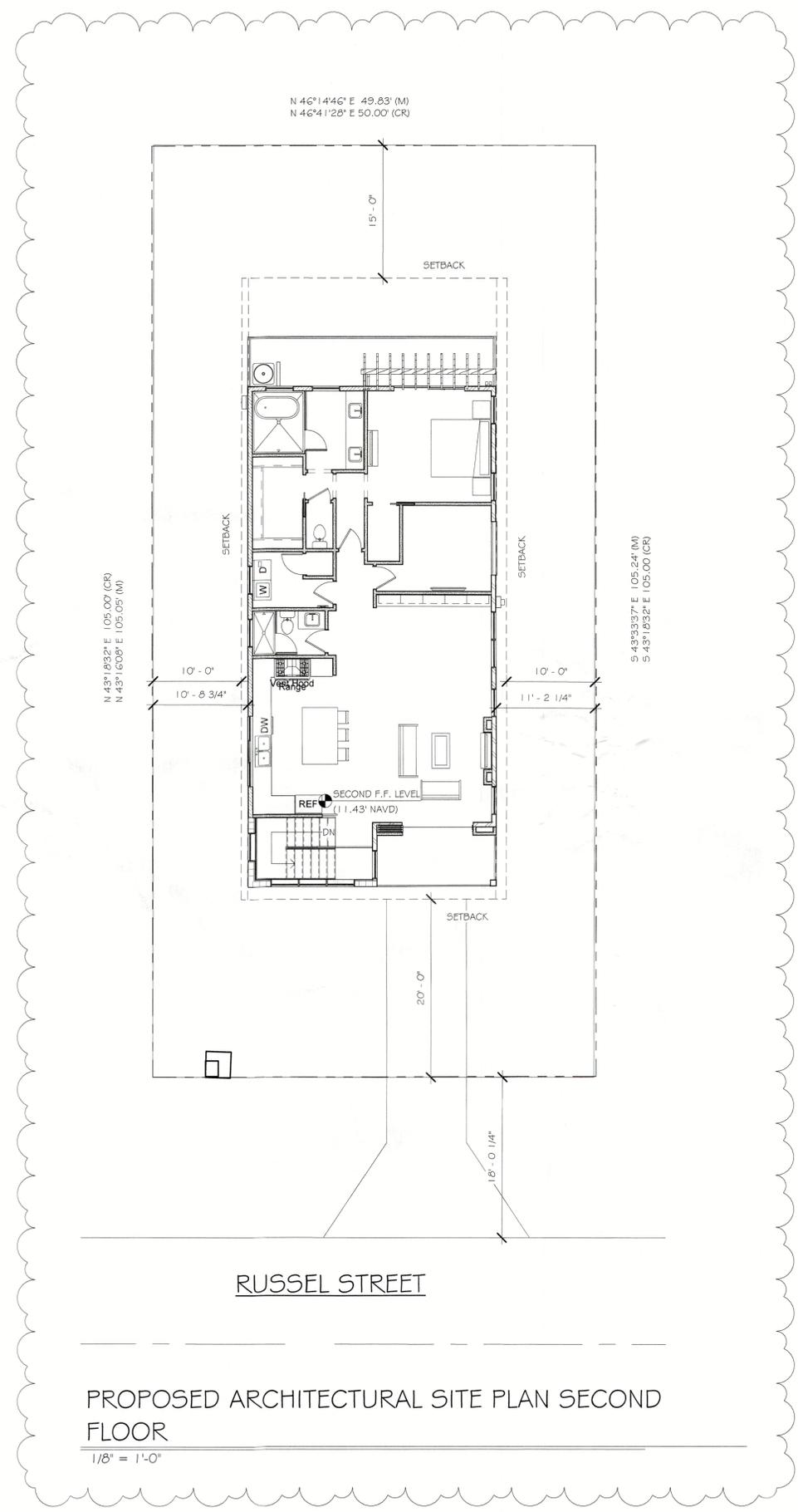
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PROPOSED ARCHITECTURAL SITE PLAN - FIRST FLOOR
1/8" = 1'-0"



PROPOSED ARCHITECTURAL SITE PLAN SECOND FLOOR
1/8" = 1'-0"

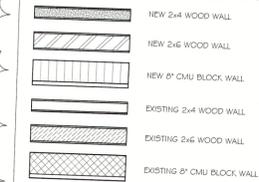
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NOTE: ALL AREAS BELOW THE DESIGN FLOOD ELEVATION (DFE) MUST BE CONSTRUCTED WITH CLASS 4 OR 5 MATERIALS RESISTANT TO FLOOD DAMAGE AS PER FEMA TECHNICAL BULLETIN 2, ENTITLED "FLOOD-RESISTANT MATERIALS REQUIREMENTS FOR BUILDINGS LOCATED IN SPECIAL FLOOD HAZARD AREAS"

DOOR SCHEDULE				
MARK	COUNT	FUNCTION	WIDTH x HEIGHT	NOTE
1	1	Exterior	3' - 0" x 6' - 8"	ENTRY DOOR
2	2	Interior	2' - 8" x 6' - 8"	SINGLE SWING
3	9	Interior	2' - 6" x 6' - 8"	SINGLE SWING
5	1	Interior	8' - 0" x 6' - 8"	3 PANEL POCKET DOOR
6	1	Interior	8' - 0" x 6' - 8"	
7	3	Interior	2' - 8" x 6' - 8"	OPENING
8	1	Interior	2' - 4" x 6' - 8"	SINGLE SWING
9	2	Interior	2' - 8" x 6' - 8"	POCKET DOOR
10	1	Exterior	9' - 0" x 7' - 0"	GARAGE DOOR
11	2	Interior	2' - 4" x 6' - 8"	SHOWER DOOR
12	1	Interior	8' - 0" x 6' - 8"	2 PANEL POCKET DOOR

WINDOW SCHEDULE				
MARK	COUNT	TYPE	WIDTH x HEIGHT	NOTE
A	4	FIXED GLASS	3' - 0" x 6' - 0"	F.G TEMP.
C	4	SINGLE HUNG	3' - 0" x 5' - 2"	EGRESS
D	12	FIXED GLASS	3' - 0" x 2' - 0"	F.G
E	1	Endvent Window - Fin	8' - 0" x 3' - 6"	F.G WINDOW
F	1	GLIDER	6' - 0" x 5' - 0"	H.R.

WALL LEGEND



DEMOLITION LEGEND



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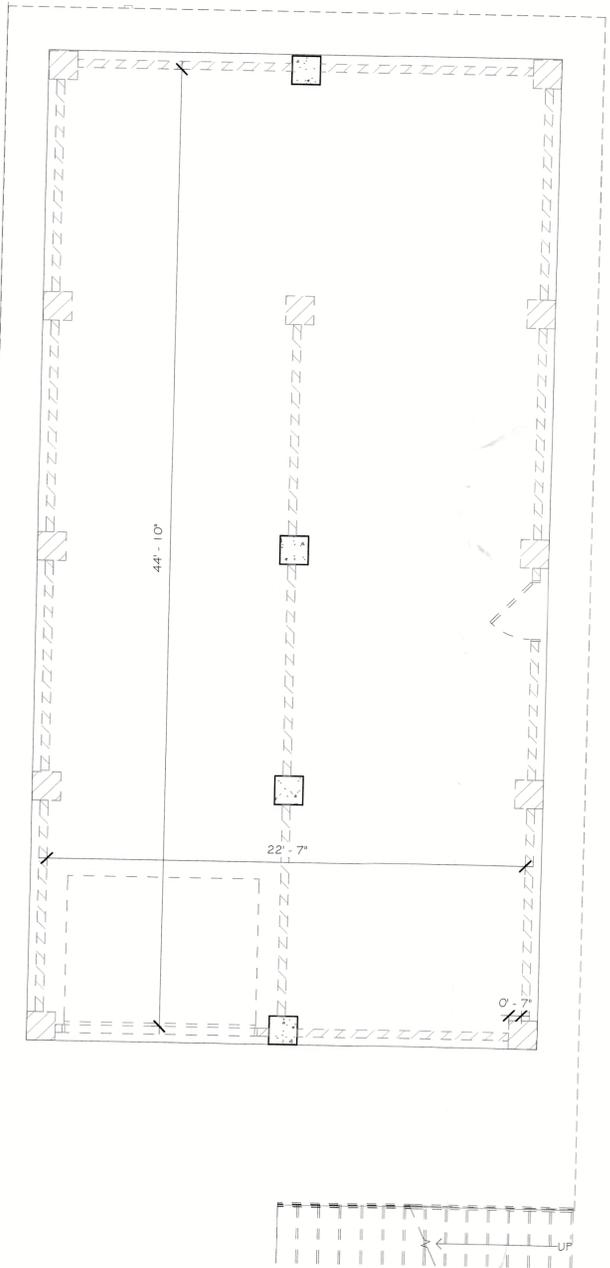
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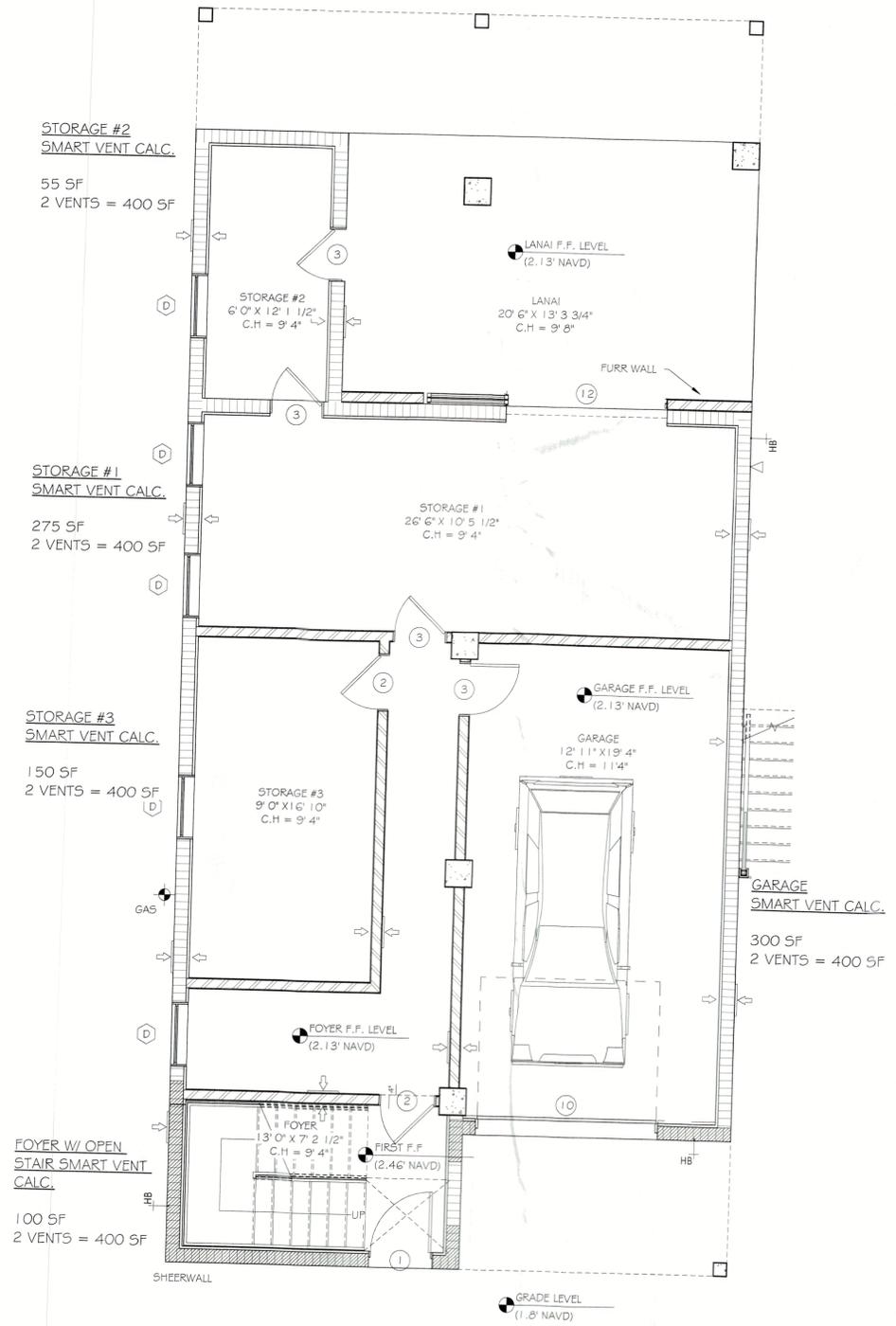
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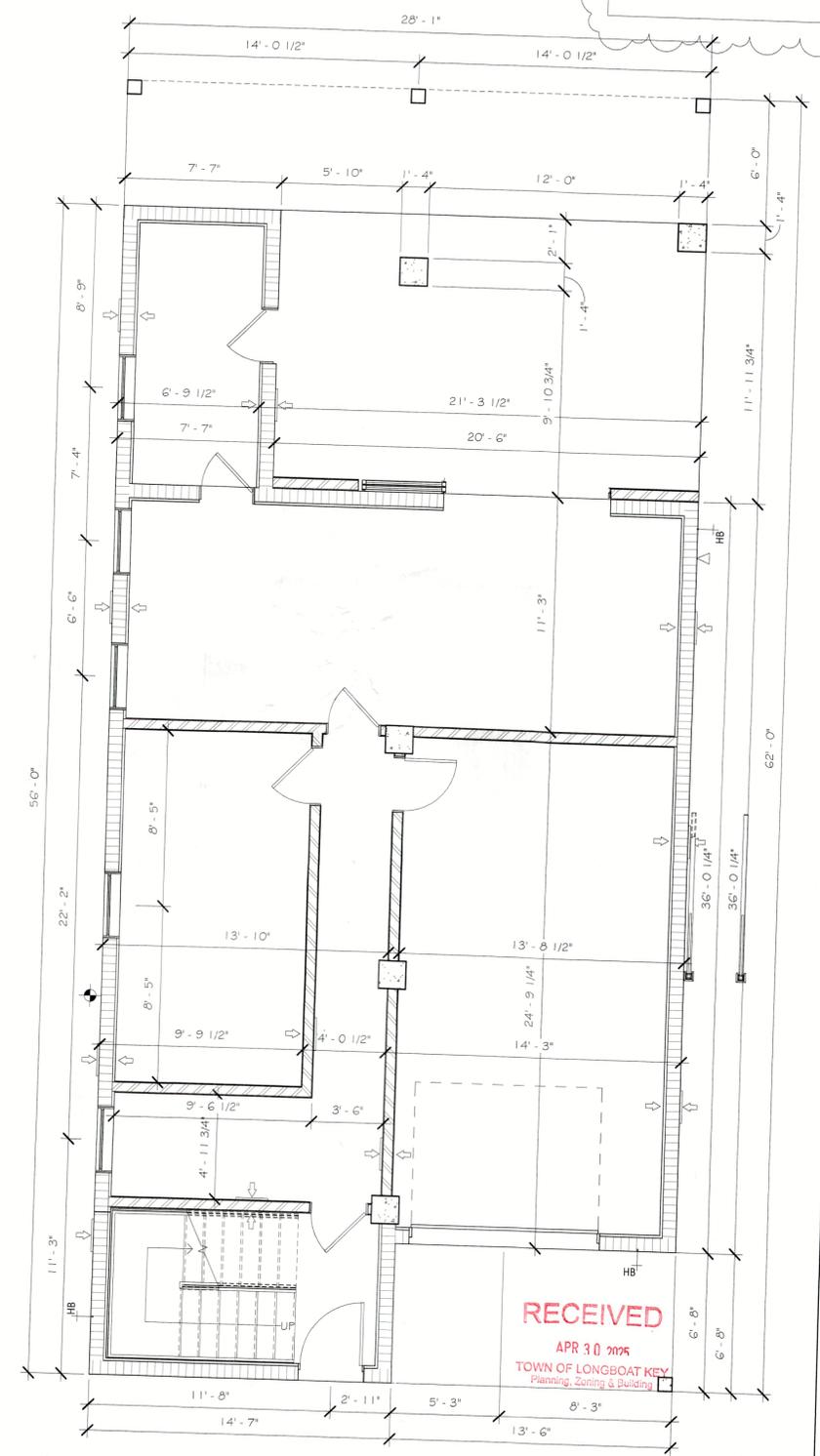
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EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN DIM.
1/4" = 1'-0"



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WALL LEGEND

- NEW 2x4 WOOD WALL
- NEW 2x6 WOOD WALL
-
- EXISTING 2x4 WOOD WALL
- EXISTING 2x6 WOOD WALL
-

DEMOLITION LEGEND

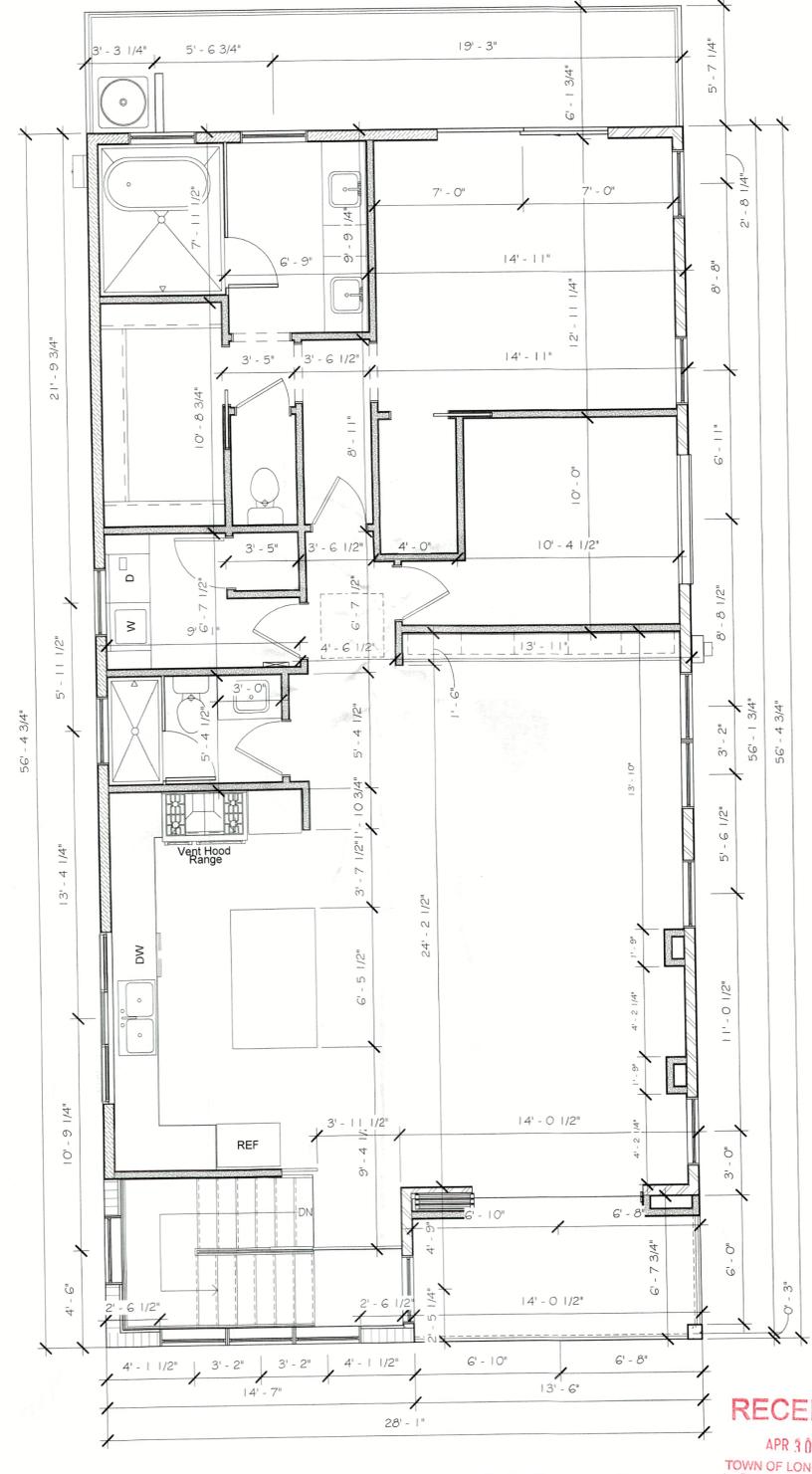
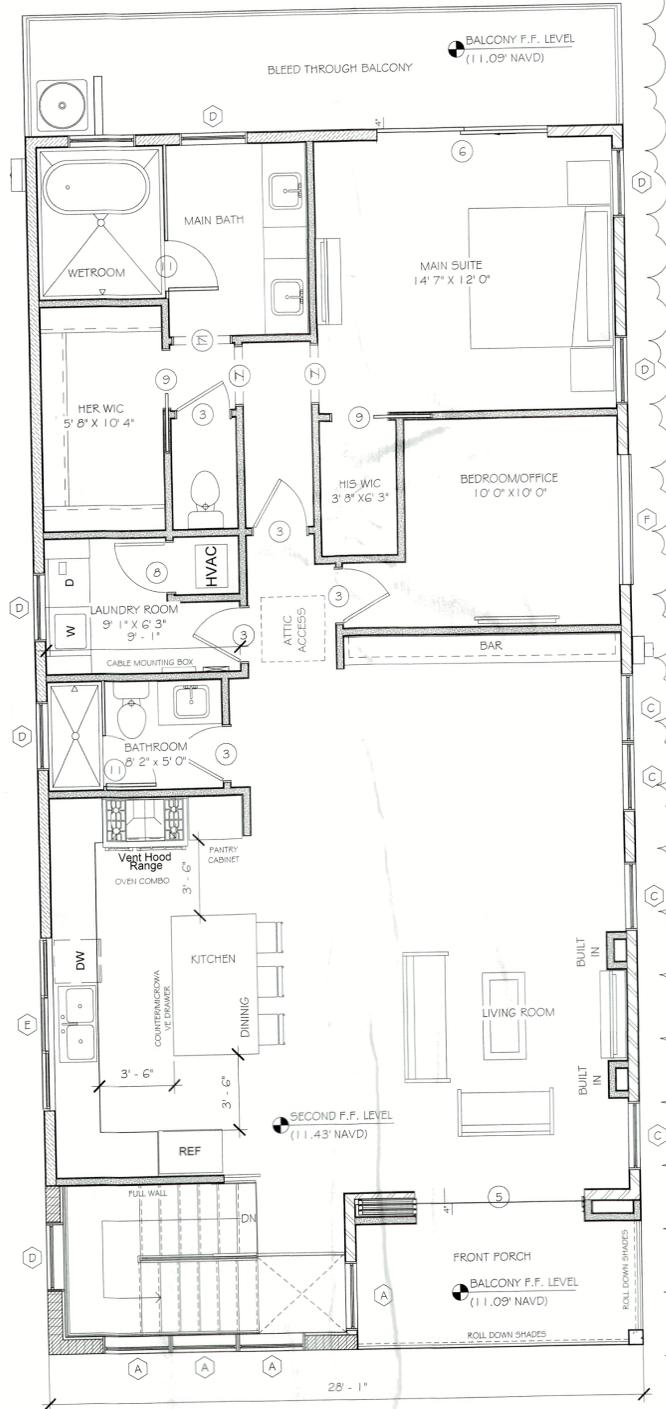
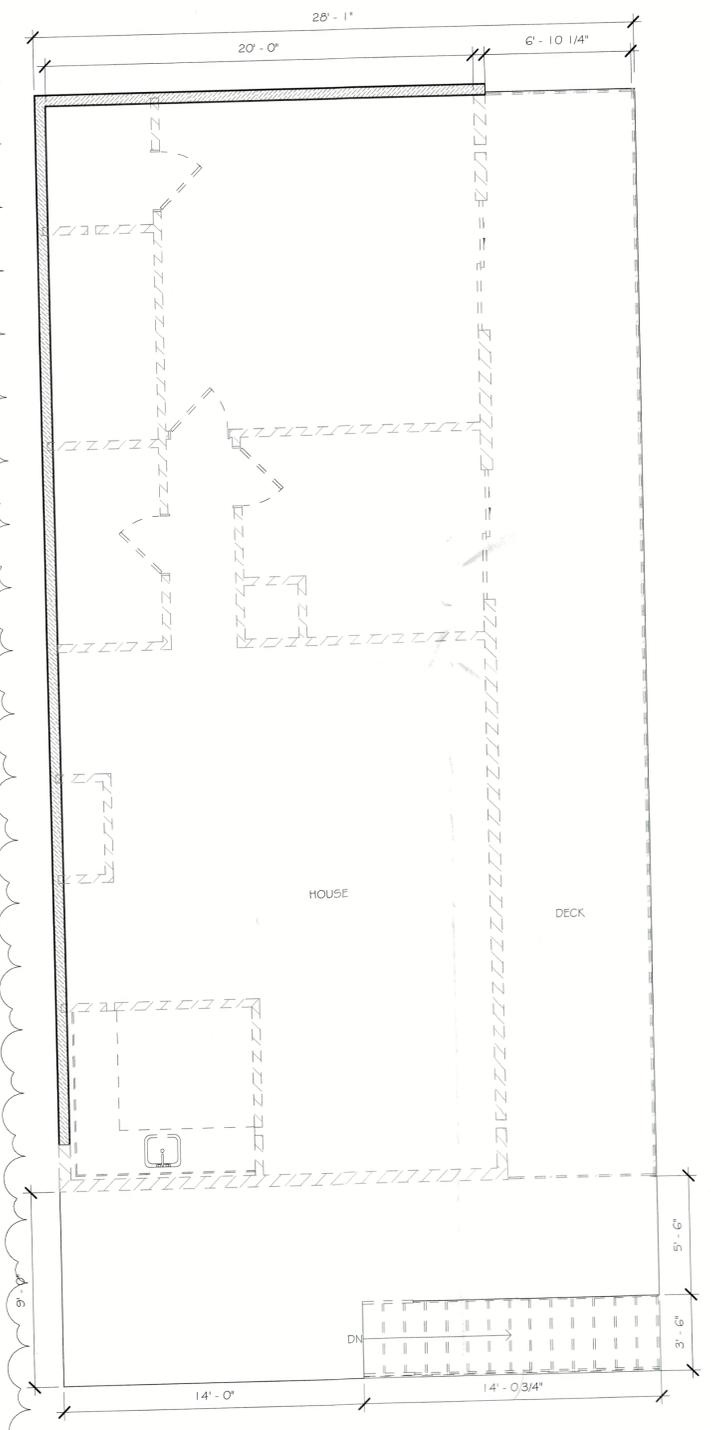
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- PORTION TO BE DEMOLISH

WINDOW SCHEDULE

MARK	COUNT	TYPE	WIDTH x HEIGHT	NOTE
A	4	FIXED GLASS	3' - 0"x6' - 0"	F.G TEMP.
C	4	SINGLE HUNG	3' - 0"x5' - 2"	EGRESS
D	12	FIXED GLASS	3' - 0"x2' - 0"	F.G
E	1	Endvent Window - Fin	8' - 0"x3' - 6"	F.G WINDOW
F	1	GLIDER	6' - 0"x5' - 0"	H.R

DOOR SCHEDULE

MARK	COUNT	FUNCTION	WIDTH x HEIGHT	NOTE
1	1	Exterior	3' - 0"x6' - 8"	ENRTY DOOR
2	2	Interior	2' - 8"x6' - 8"	SINGLE SWING
3	9	Interior	2' - 6"x6' - 8"	SINGLE SWING
5	1	Interior	8' - 0"x6' - 8"	3 PANEL POCKET DOOR
6	1	Interior	8' - 0"x6' - 8"	OPENING
7	3	Interior	2' - 8"x6' - 8"	SINGLE SWING
8	1	Interior	2' - 4"x6' - 8"	POCKET DOOR
9	2	Interior	2' - 8"x6' - 8"	POCKET DOOR
10	1	Exterior	9' - 0"x7' - 0"	GARAGE DOOR
11	2	Interior	2' - 4"x6' - 8"	SHOWER DOOR
12	1	Interior	8' - 0"x6' - 8"	2 PANEL POCKET DOOR



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WALL LEGEND

-  EXISTING 2x4 WOOD WALL
-  EXISTING 2x6 WOOD WALL
-  EXISTING 8" CMU BLOCK WALL

DEMOLITION LEGEND

-  TO BE DEMOLISH
-  PORTION TO BE DEMOLISH



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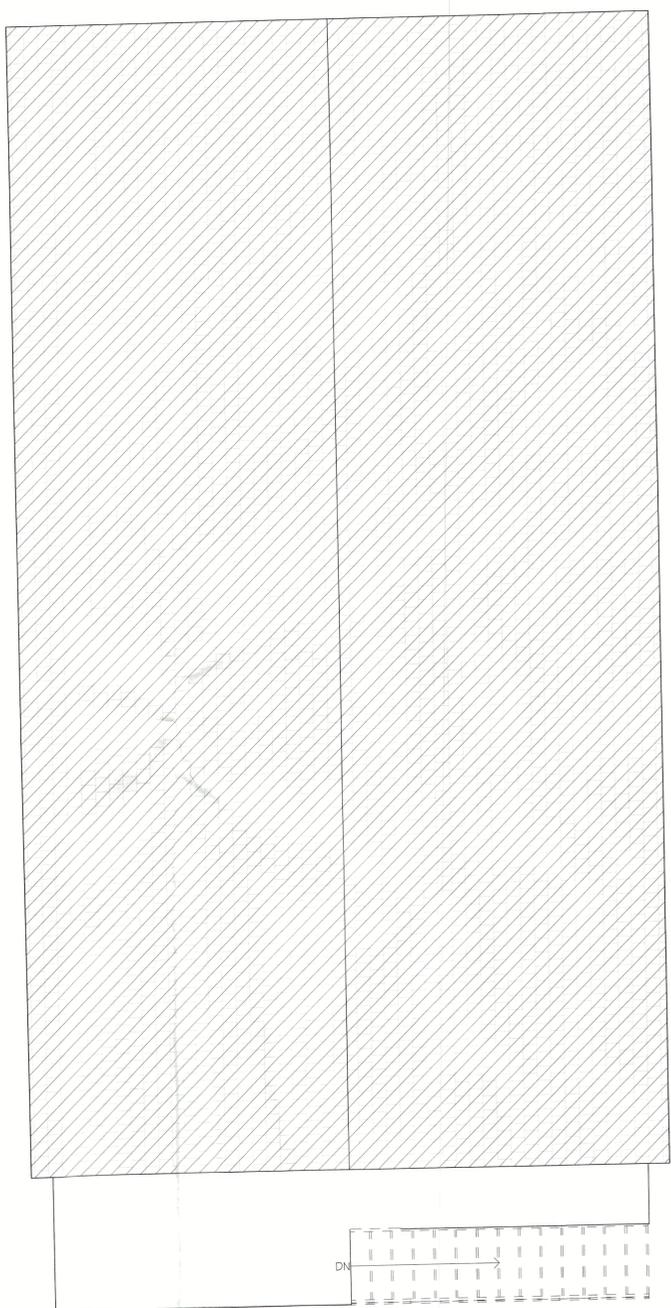
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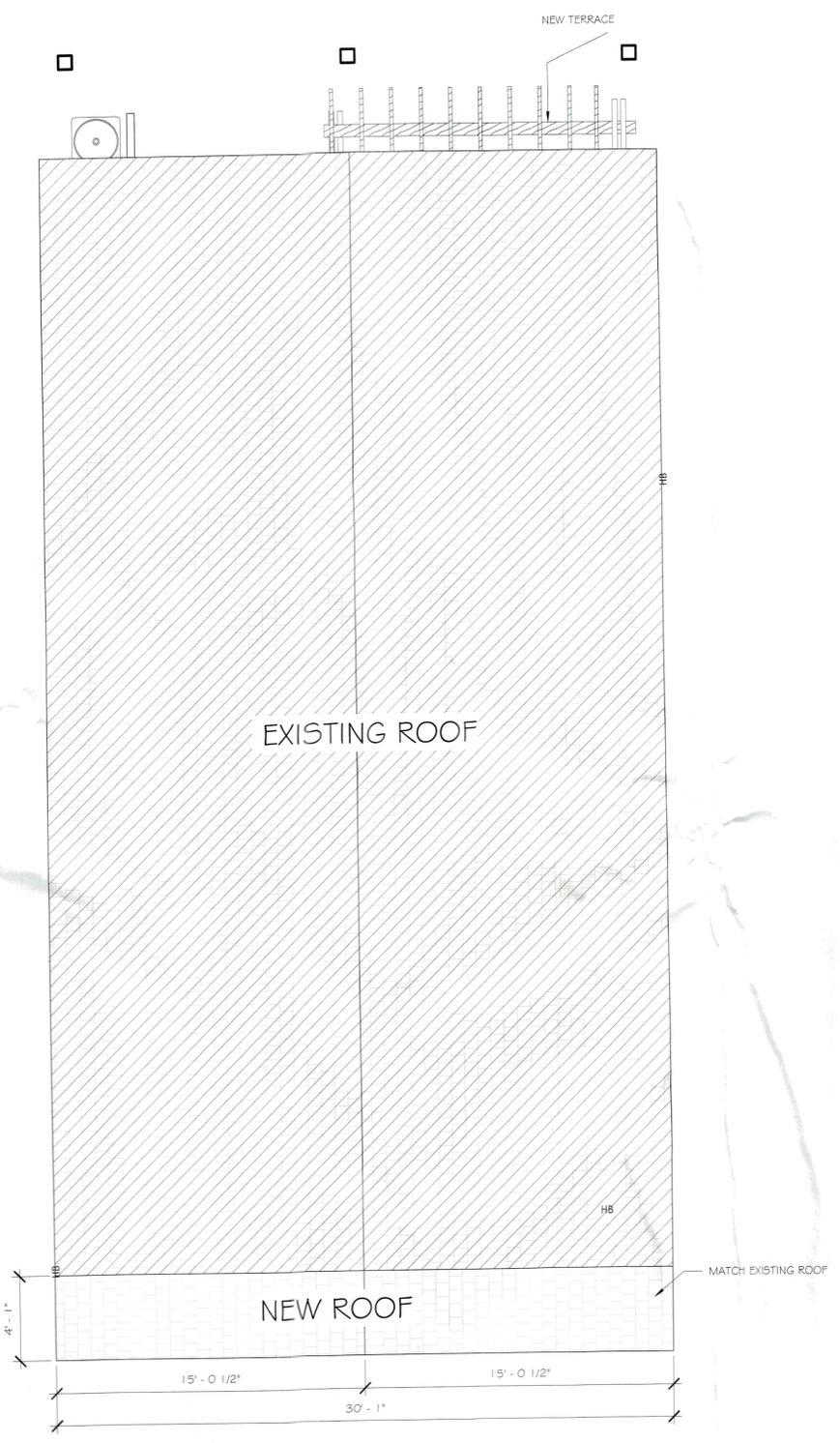
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Date	Initials	Description
03/29/23	YK	D.D # ELECTRICAL
04/11/23	YK	D.D FOR FINAL APPROVAL
05/04/23	YK	D.D FOR FINAL APPROVAL
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8/14/23	YK	CHANGE ORDER
10/05/23	YK	REDLINES
10/05/23	YK	REDLINES
03/07/23	YK	CHANGE ORDER
03/26/24	BA	REDLINES (ENGINEER)
12/04/24	CC	REDLINES
04/15/25	JE	REVIEW COMMENTS



EXISTING/DEMO ROOF PLAN

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"

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EXTERIOR FINISHES

- ① - STUCCO
- ② - 6" TRIM BOARD



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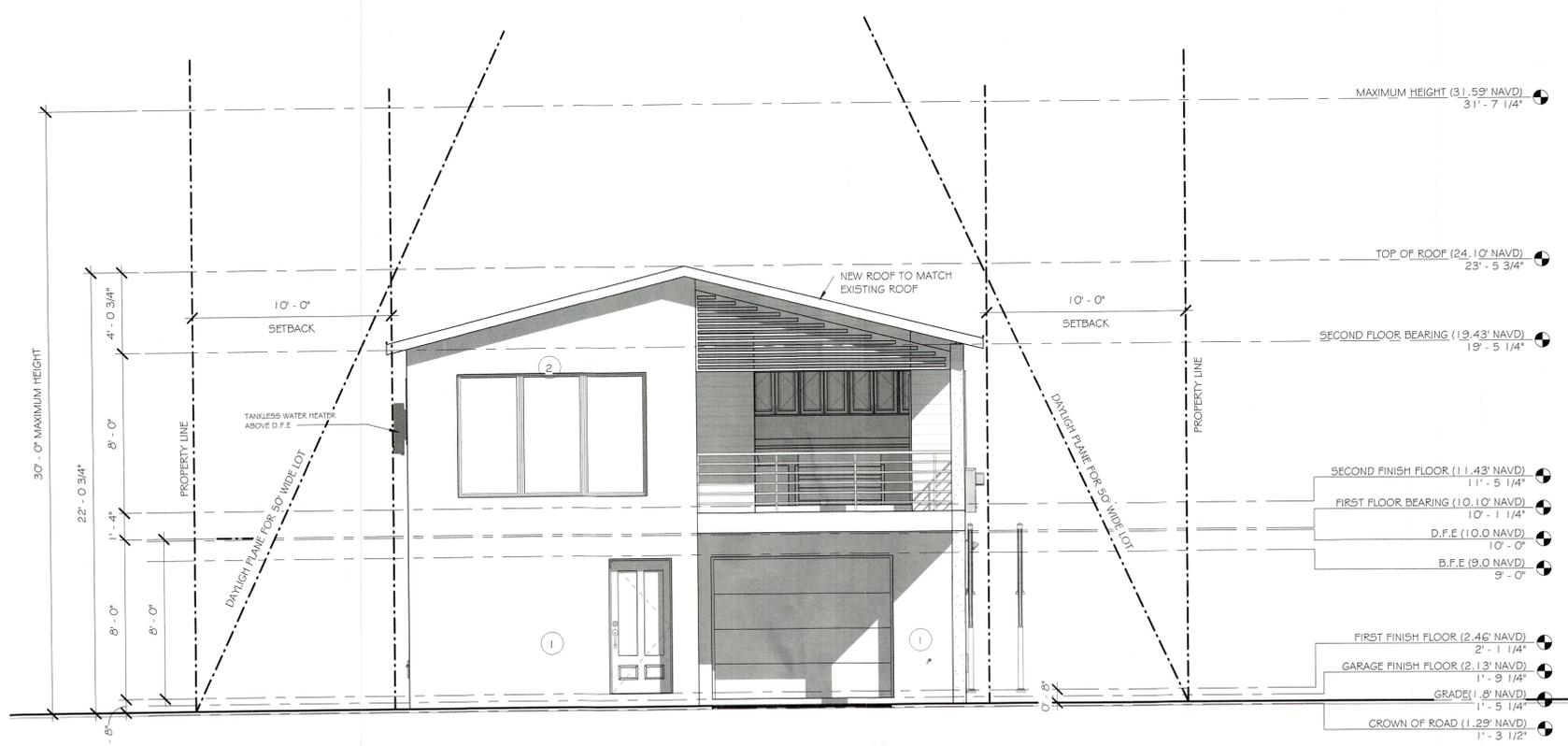


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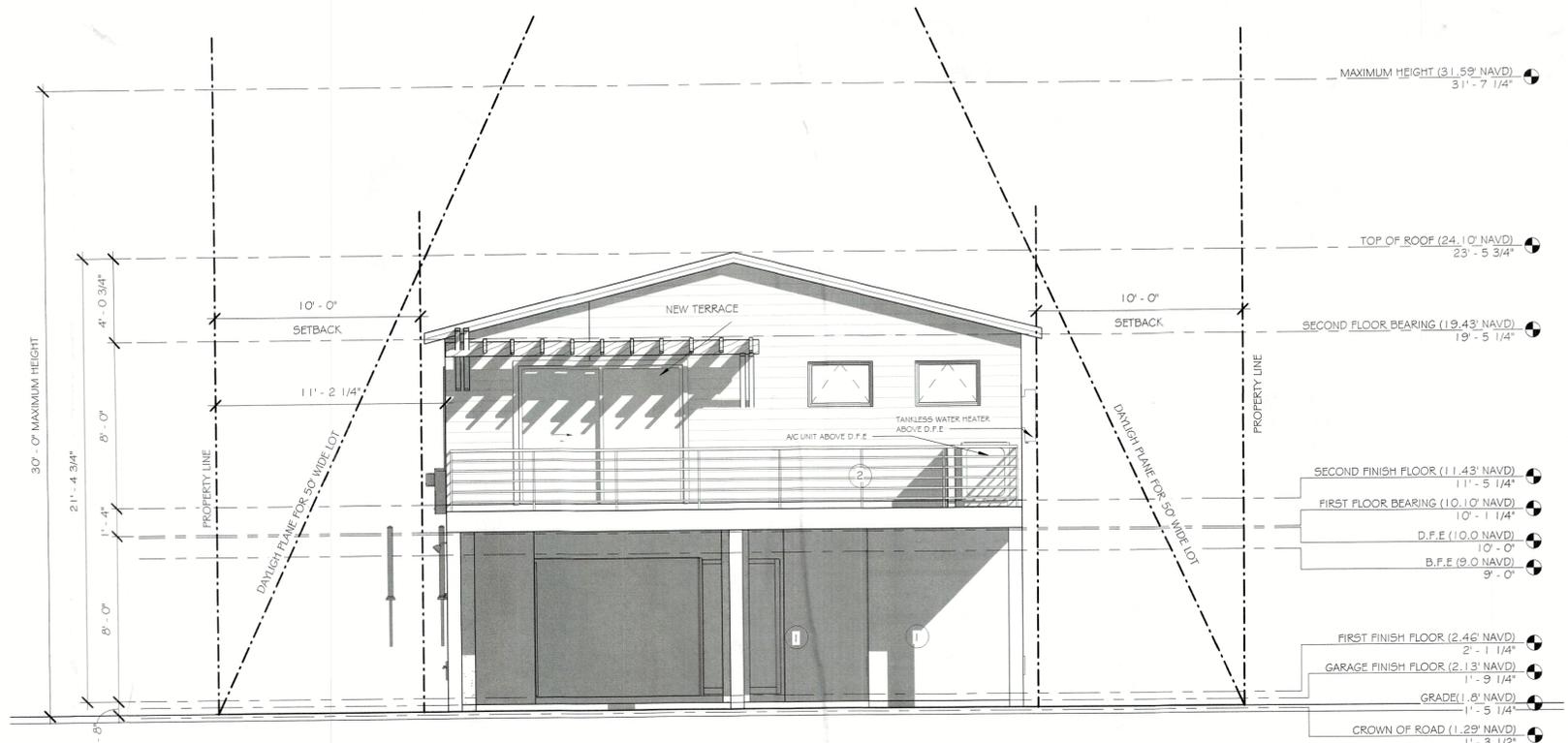
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10/05/23	YK	REDLINES
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12/04/24	CC	REDLINES
04/15/25	JE	REVIEW COMMENTS



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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EXTERIOR FINISHES

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- ② - 6" TRIM BOARD

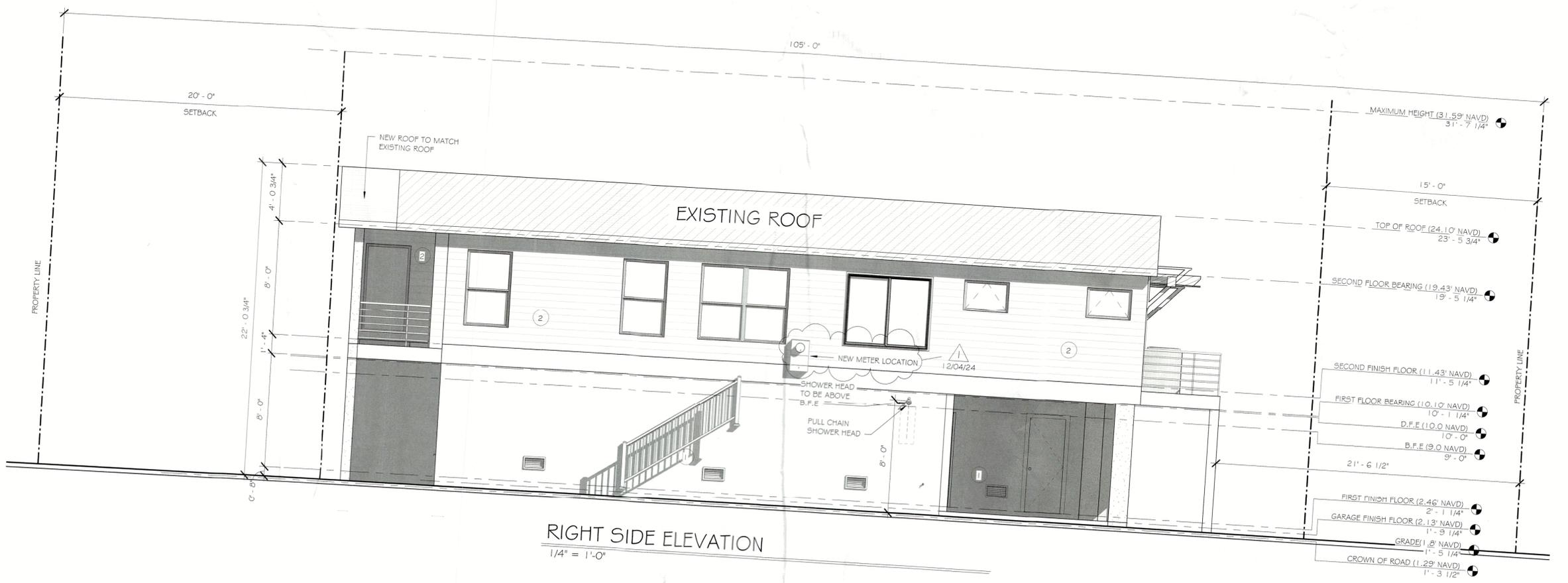
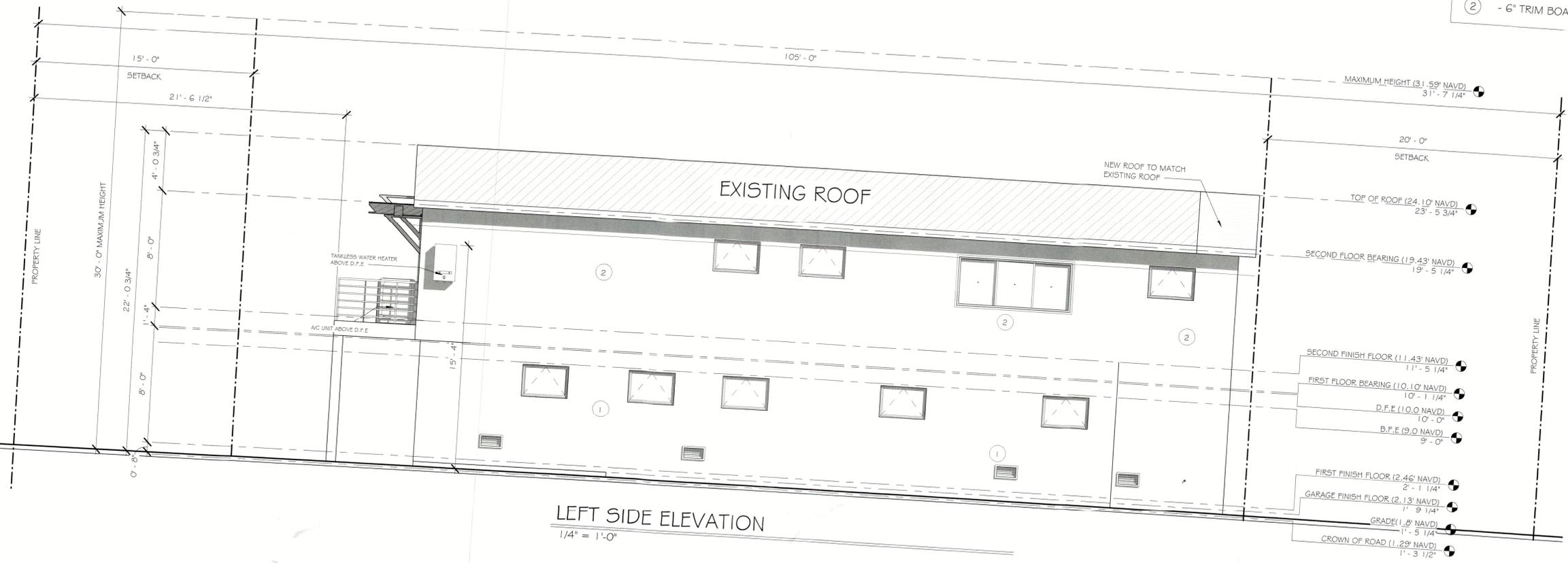


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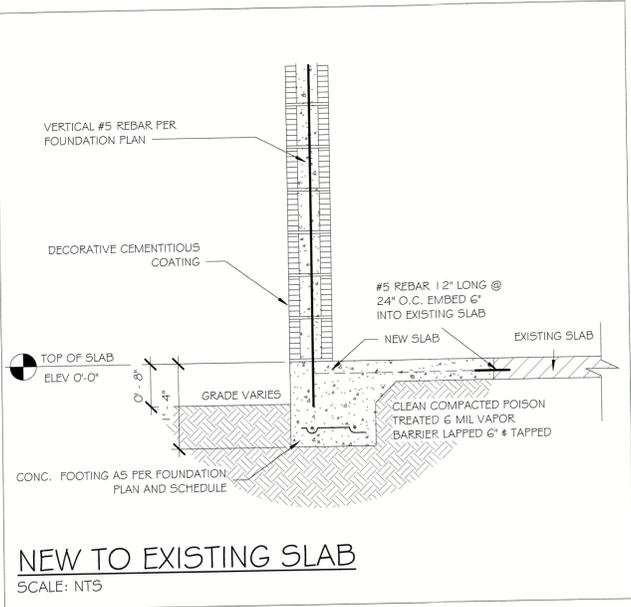
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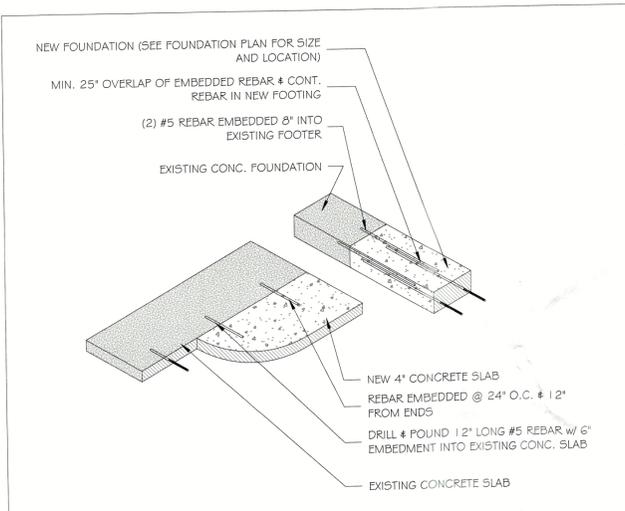


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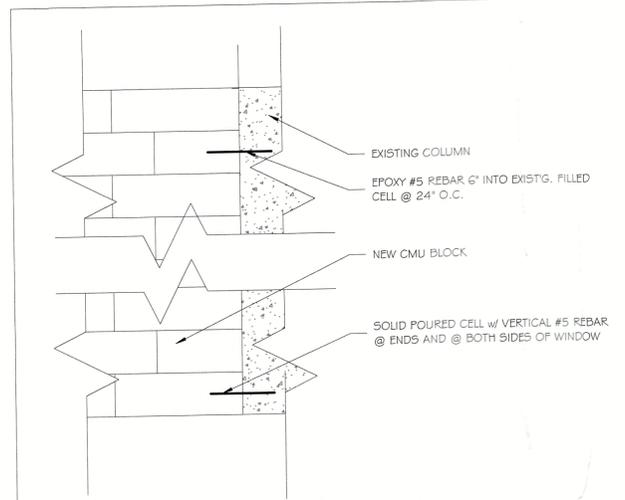
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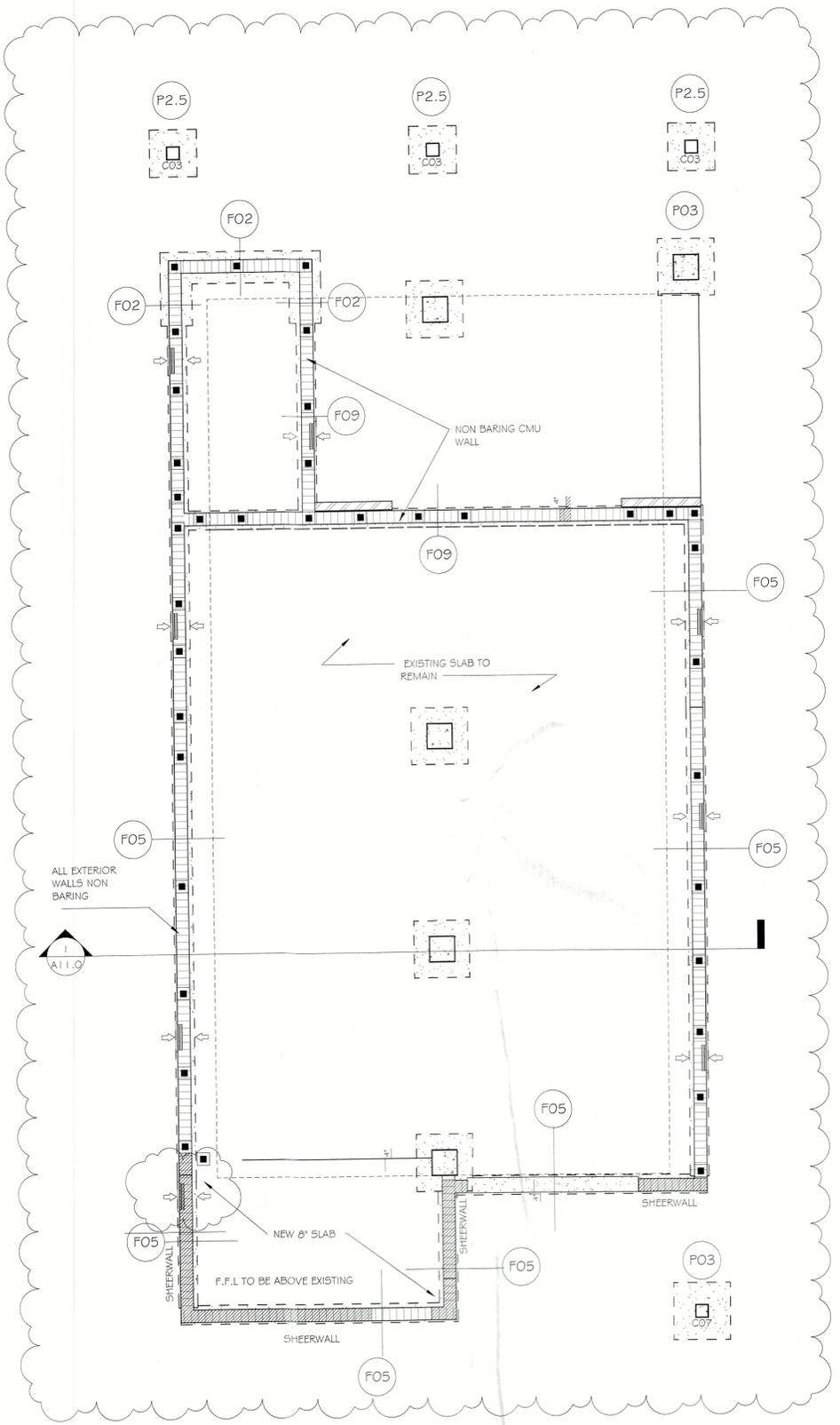
NEW TO EXISTING SLAB
SCALE: NTS



NEW TO EXISTING SLAB
SCALE: NTS



NEW TO EXISTING DETAIL
SCALE: NTS



FOUNDATION PLAN
1/4" = 1'-0"

FOOTING SCHEDULE

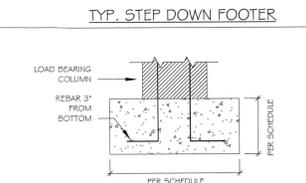
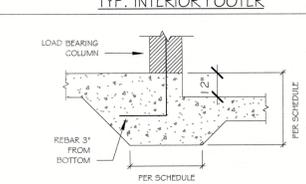
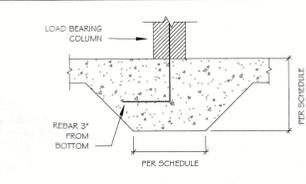
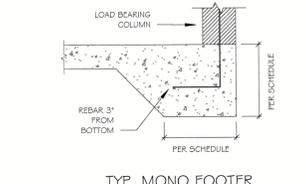
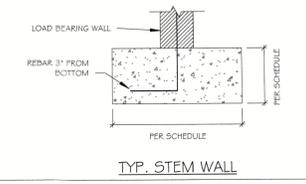
MARK	TYPE	SIZE (WxD)	REBAR
F01	STEM WALL	16"x10"	(2) #5
F02	STEM WALL	20"x10"	(3) #5
F03	STEM WALL	24"x12"	(3) #5
F04	MONO FOOTER	12"x8"	(2) #5
F05	MONO FOOTER	12"x20"	(2) #5
F06	MONO FOOTER	16"x20"	(3) #5
F07	INT. FOOTING	12"x12"	(2) #5
F08	STEM WALL	20"x16"	(2) #5
F09	STEP DOWN	12"x12"	(2) #5
F10	STEP DOWN	8"x16"	(2) #5

PAD SCHEDULE

NOTE: AT EXT. LOC. DROP PAD FTGS AS REQ'D TO MAINTAIN 4" OF SOIL COVERAGE OVER TOP OF FTG. AT INT. LOC. TOP OF FTGS IS @ BOTT. OF CONC. SLAB.

MARK	TYPE	SIZE (WxDxL)	REBAR
P01	CONC. PAD	1'-0"x1'-0"x1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6"x1'-6"x1'-0"	(3) #5 EA. WAY
P02	CONC. PAD	2'-0"x2'-0"x1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6"x2'-6"x1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0"x3'-0"x1'-4"	(4) #5 EA. WAY
P04	CONC. PAD	4'-0"x4'-0"x1'-4"	(5) #5 EA. WAY

TYP. FOOTER DETAILS



REBAR LOCATION



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EXTERIOR FINISHES

- ① - STUCCO
- ② - 6" TRIM BOARD



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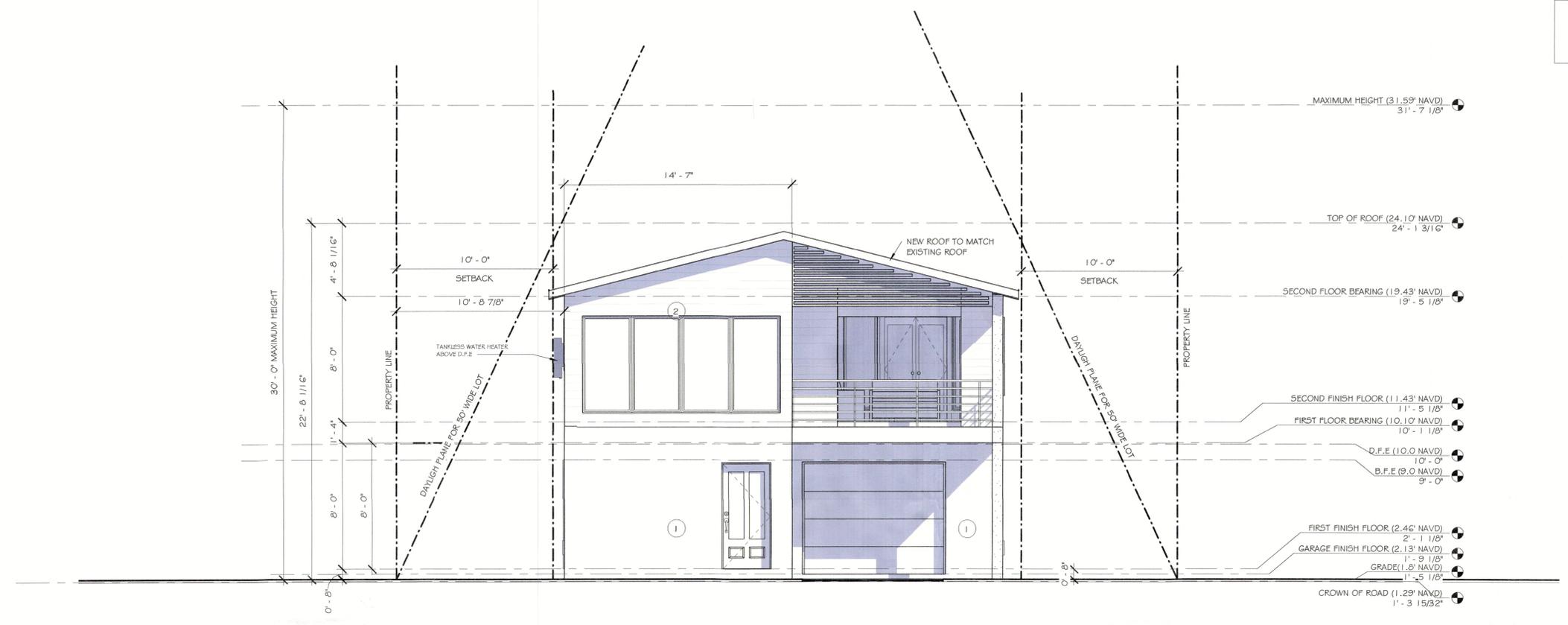
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03/12/23	AS	AS-BUILT
03/21/23	YK	SD
03/28/23	YK	D.D & ELECTRICAL
04/11/23	YK	D.D FOR FINAL APPROVAL
05/04/23	YK	D.D FOR FINAL APPROVAL
05/08/23	YK	STRUCTURAL PLANS
05/15/23	YK	Change Order
05/18/23	YK	REVIEW COMMENTS
06/18/23	YK	REVIEW COMMENTS
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10/05/23	YK	REDLINES
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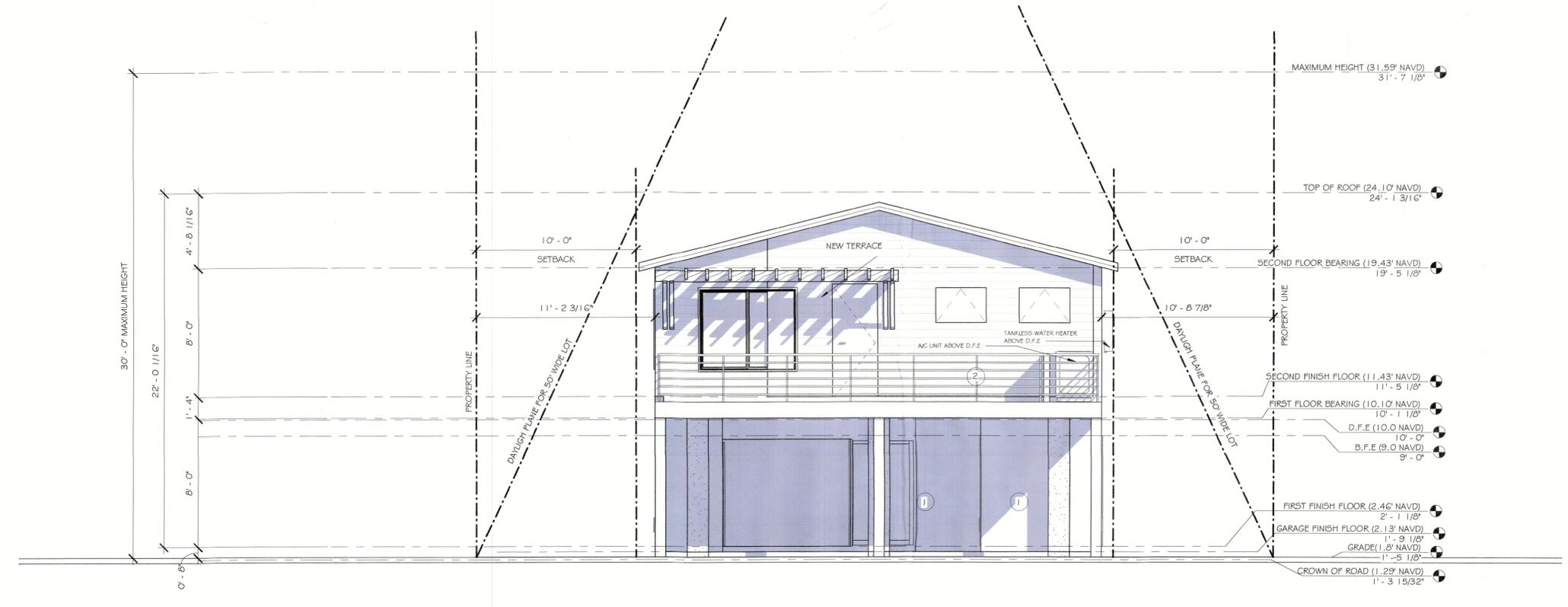
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FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

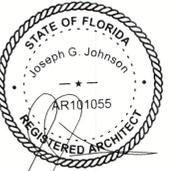
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05/06/23	YK	STRUCTURAL PLANS
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10/05/23	YK	REDLINES
10/05/23	YK	REDLINES

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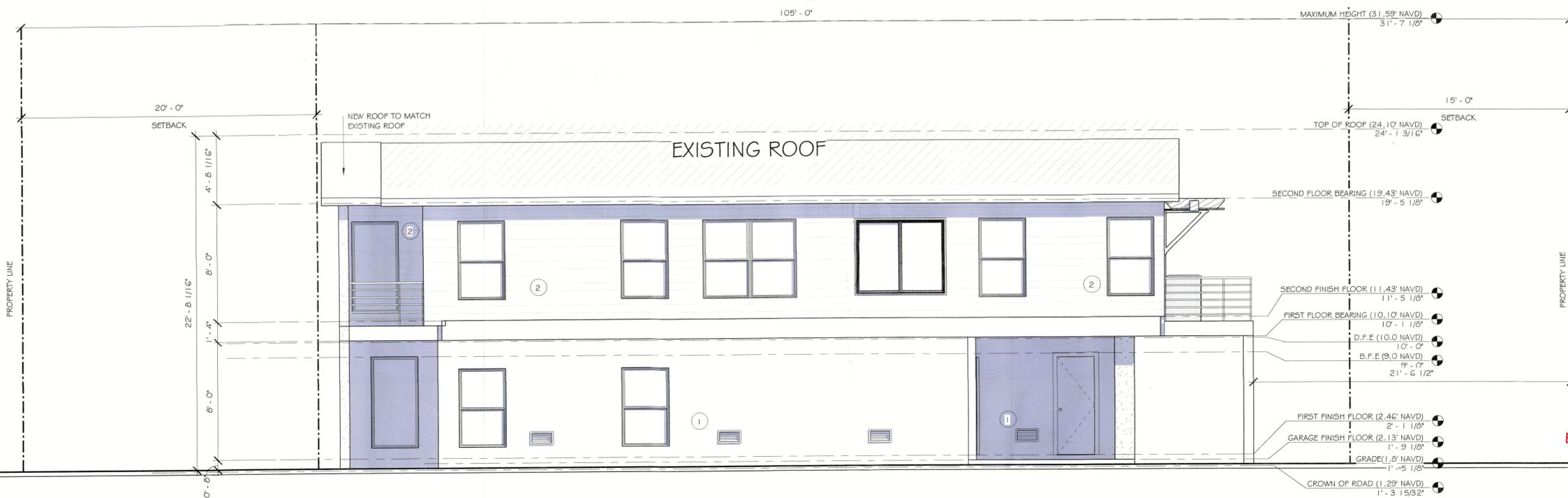
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LEFT SIDE ELEVATION

1/4" = 1'-0"



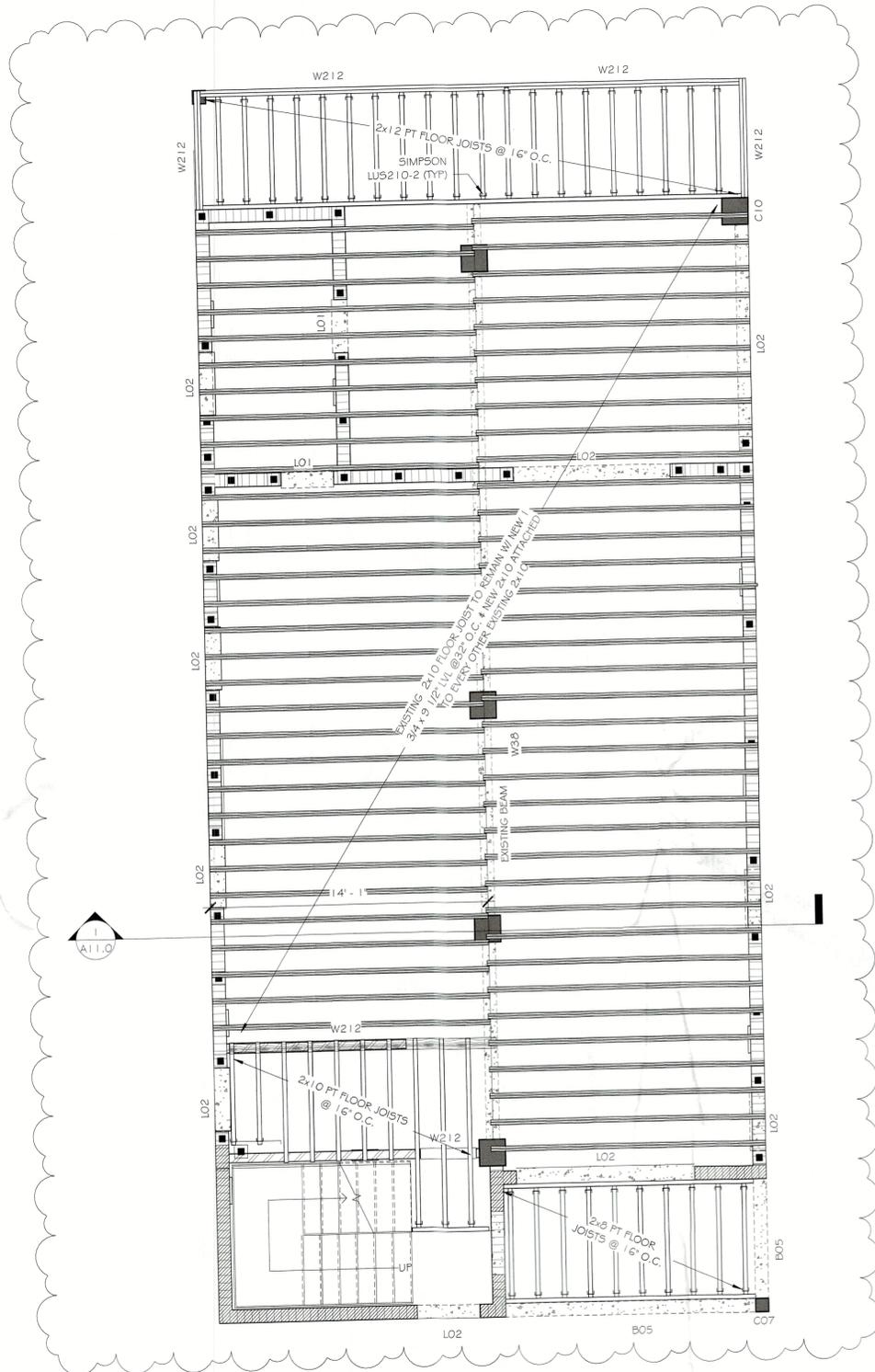
RIGHT SIDE ELEVATION

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SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

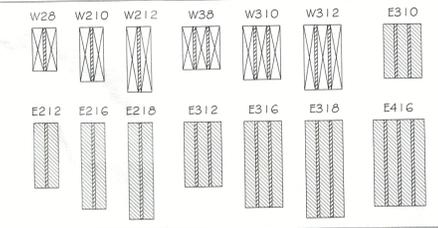
GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR BUILDING SPECS, CONSTRUCTION NOTES, SCOPE OF WORK & DESIGN CRITERIA.
- PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.
- ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS BELOW OR STRUCTURAL COLUMN (R>5,000)
- BLOCKING REQUIRED AT ALL CANTILEVERS
- 8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID IS INTERCHANGEABLE WITH 8"x16" F&P TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 3" FROM BOTTOM w/ #3 STIRRUPS
- IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ARCHITECT IS OKAY w/LARGER BEAM.

LINTEL TYPES TIE BEAM TYPES

	TYPICAL FOR CMU SUPPORTED WALLS & OPENINGS LESS THAN 6'-0" U.N.O. 8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID		8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP #3 STIRRUPS @ 10' O.C.
	TYPICAL OPENINGS GREATER THAN 6'-0" U.N.O. 8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID		8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP #3 STIRRUPS @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
	8"x20" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (2) #5 REBAR BOTTOM FILLED SOLID		8"x16" TIE BEAM w/ (2) #7 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP #3 STIRRUPS @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
	8"x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID		8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #8 REBAR 13" FROM TOP #3 STIRRUPS @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
			8"x12" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 9" FROM TOP #3 STIRRUPS @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W28	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W38	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED *

MARK	TYPE	SIZE	MARK	TYPE	SIZE
C01	SOLID SAWN	4" x 4"	C07	CMU COL. w/ (1) #5	8" x 8"
C02	SOLID SAWN	6" x 6"	C08	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	8" x 16"
C03	SOLID SAWN	8" x 8"	C09	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	12" x 12"
C04	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	16" x 16"
C05	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
C06	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"

REBAR LOCATION



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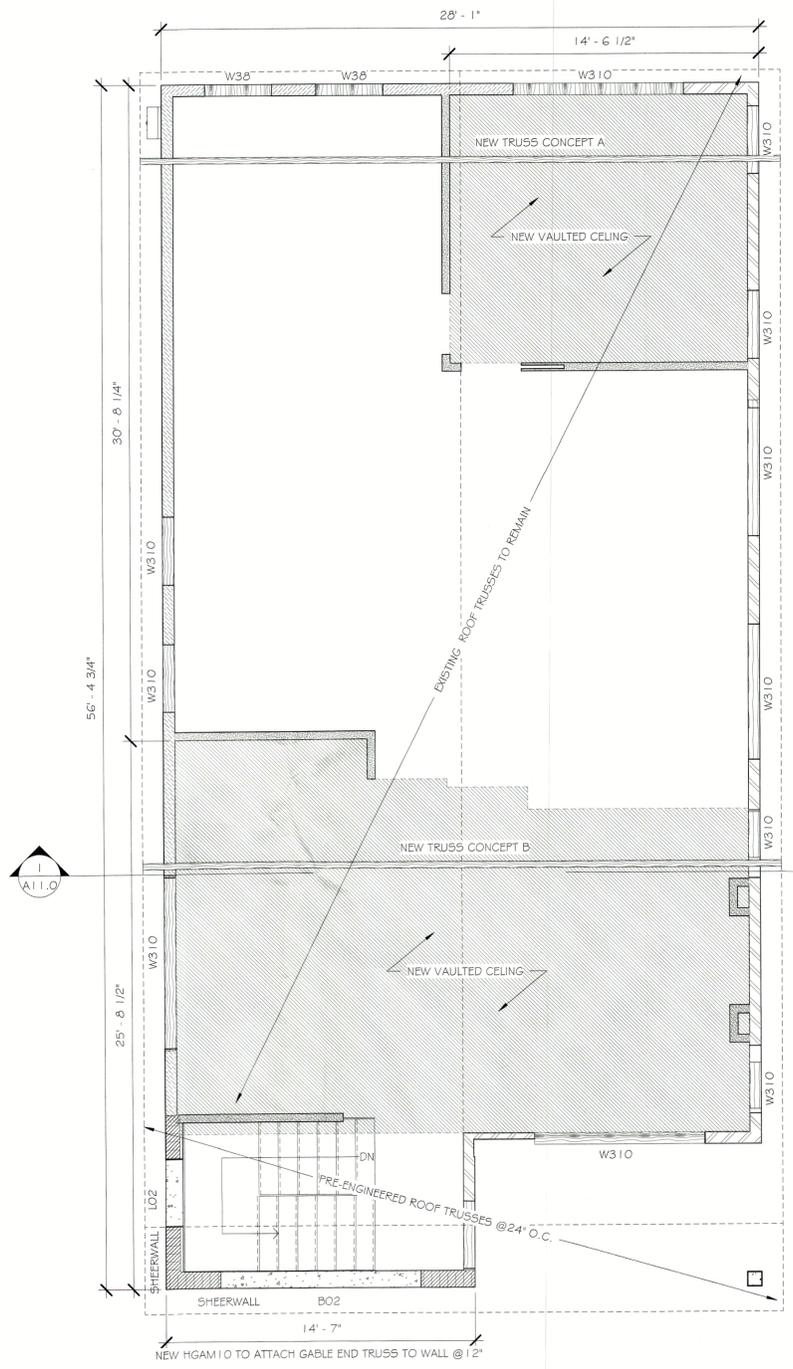
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Longboat Key, Florida

ISSUE DATE

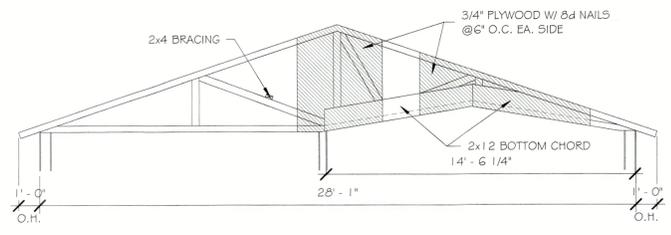
Date	Initials	Description
03/29/23	YK	D.D. & ELECTRICAL
04/11/23	YK	D.D. FOR FINAL APPROV.
05/04/23	YK	D.D. FOR FINAL APPROV.
05/08/23	YK	STRUCTURAL PLANS
05/15/23	YK	Change Order
05/18/23	YK	REVIEW COMMENTS
06/18/23	YK	REVIEW COMMENTS
07/13/23	YK	CHANGE ORDER
07/14/23	YK	CHANGE ORDER
10/05/23	YK	REDLINES
10/05/23	YK	REDLINES
03/07/23	YK	CHANGE ORDER
03/06/24	BA	REDLINES (ENGINEER)
12/04/24	CC	REDLINES
04/15/25	JL	REVIEW COMMENTS

D23-020
SHEET #
A8.0

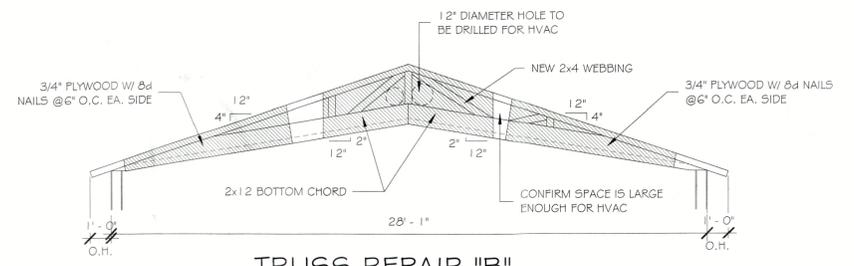
PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.



ROOF FRAMING PLAN
1/4" = 1'-0"



TRUSS REPAIR "A"
SCALE: NTS



TRUSS REPAIR "B"
SCALE: NTS

GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR BUILDING SPECS, CONSTRUCTION NOTES, SCOPE OF WORK & DESIGN CRITERIA.
- FIRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.
- ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS BELOW OR STRUCTURAL COLUMN (R>5,000)
- BLOCKING REQUIRED AT ALL CANTILEVERS
- 8"x16" PRECAST LINTEL BLOCK W/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID IS INTERCHANGEABLE WITH 8"x16" F&F TIE BEAM W/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 3" FROM BOTTOM W/ #3 STIRRUPS
- IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ARCHITECT IS OKAY w/LARGER BEAM.

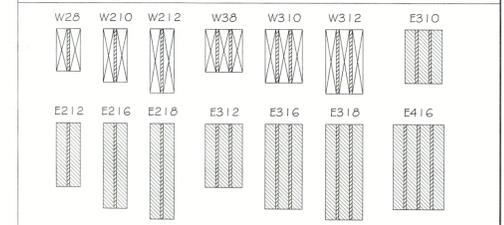
LINTEL TYPES

- L01**: TYPICAL FOR CMU SUPPORTED WALLS & OPENINGS LESS THAN 6'-0" U.N.O. 8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID
- L02**: TYPICAL OPENINGS GREATER THAN 6'-0" U.N.O. 8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID
- L2.5**: 8"x20" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (2) #5 REBAR BOTTOM FILLED SOLID
- L03**: 8"x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

TIE BEAM TYPES

- B01**: 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 10" O.C.
- B02**: 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
- B03**: 8"x16" TIE BEAM w/ (2) #7 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
- B04**: 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #8 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
- B05**: 8"x12" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 9" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W2x8	SOLID SAWN	2" x 8"	2	No. 2
W2x10	SOLID SAWN	2" x 10"	2	No. 2
W2x12	SOLID SAWN	2" x 12"	2	No. 2
W3x8	SOLID SAWN	2" x 8"	3	No. 2
W3x10	SOLID SAWN	2" x 10"	3	No. 2
W3x12	SOLID SAWN	2" x 12"	3	No. 2
E3x10	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E2x12	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E2x16	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E2x18	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E3x12	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E3x16	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E3x18	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E4x16	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED *

MARK	TYPE	SIZE	MARK	TYPE	SIZE
CO1	SOLID SAWN	4" x 4"	C07	CMU COL. w/ (1) #5 #3 STIRRUPS @ 12" O.C.	8" x 8"
CO2	SOLID SAWN	6" x 6"	C08	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	8" x 16"
CO3	SOLID SAWN	8" x 8"	C09	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	12" x 12"
CO4	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	16" x 16"
CO5	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
CO6	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"

REBAR LOCATION



ENGINEER OF RECORD:
ALAN JAMES, PE# 80637
(813) 321-3175
AJRAREG4@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

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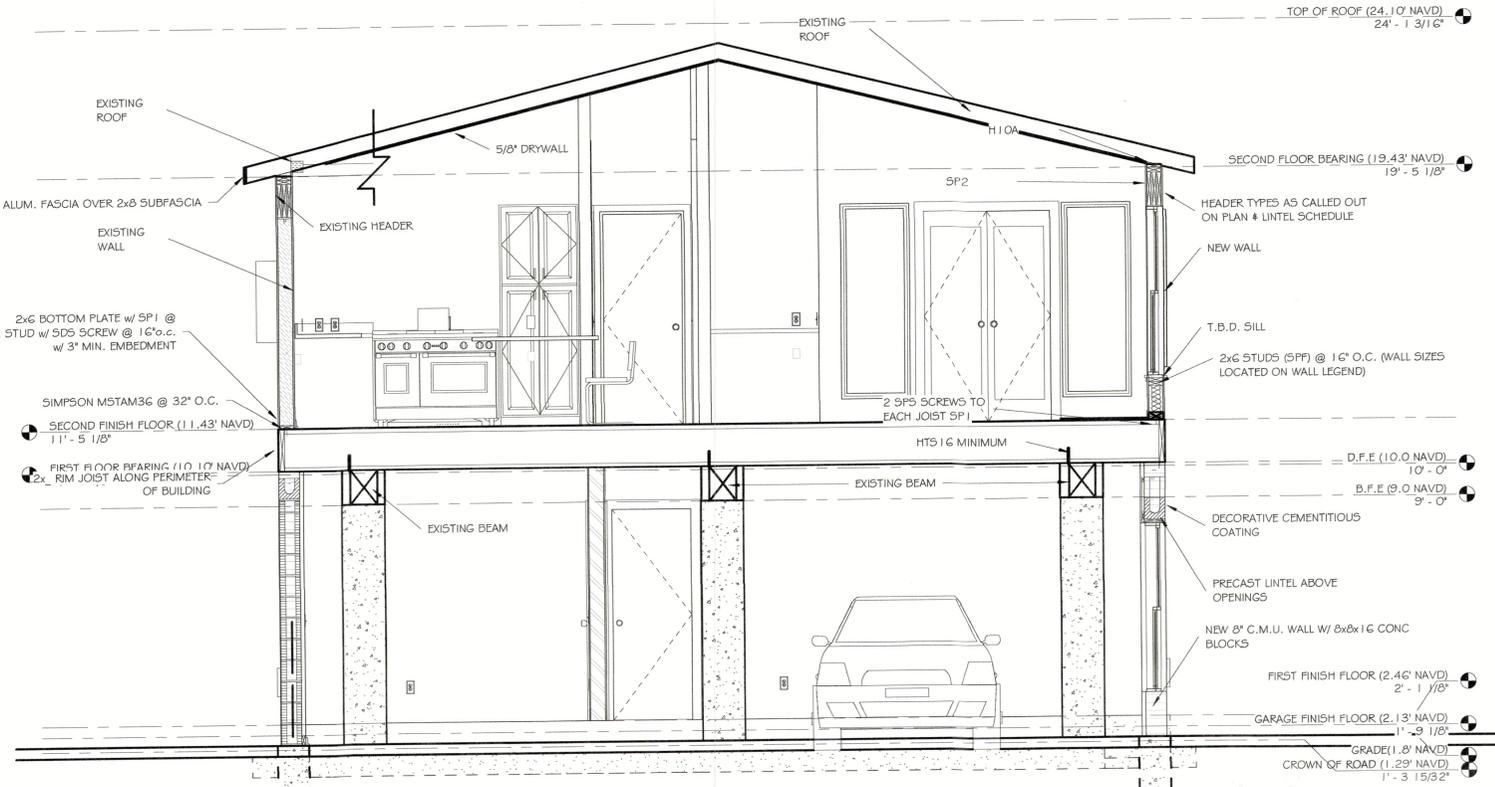
Renovation for
Mark Howell
751 Russell St
Longboat Key Florida

ISSUE DATE

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10/05/23	YK	REDLINES
03/07/23	YK	CHANGE ORDER
03/26/24	BA	REDLINES (ENGINEER)
12/04/24	CC	REDLINES
04/15/25	JE	REVIEW COMMENTS

D23-020
SHEET #
A9.0

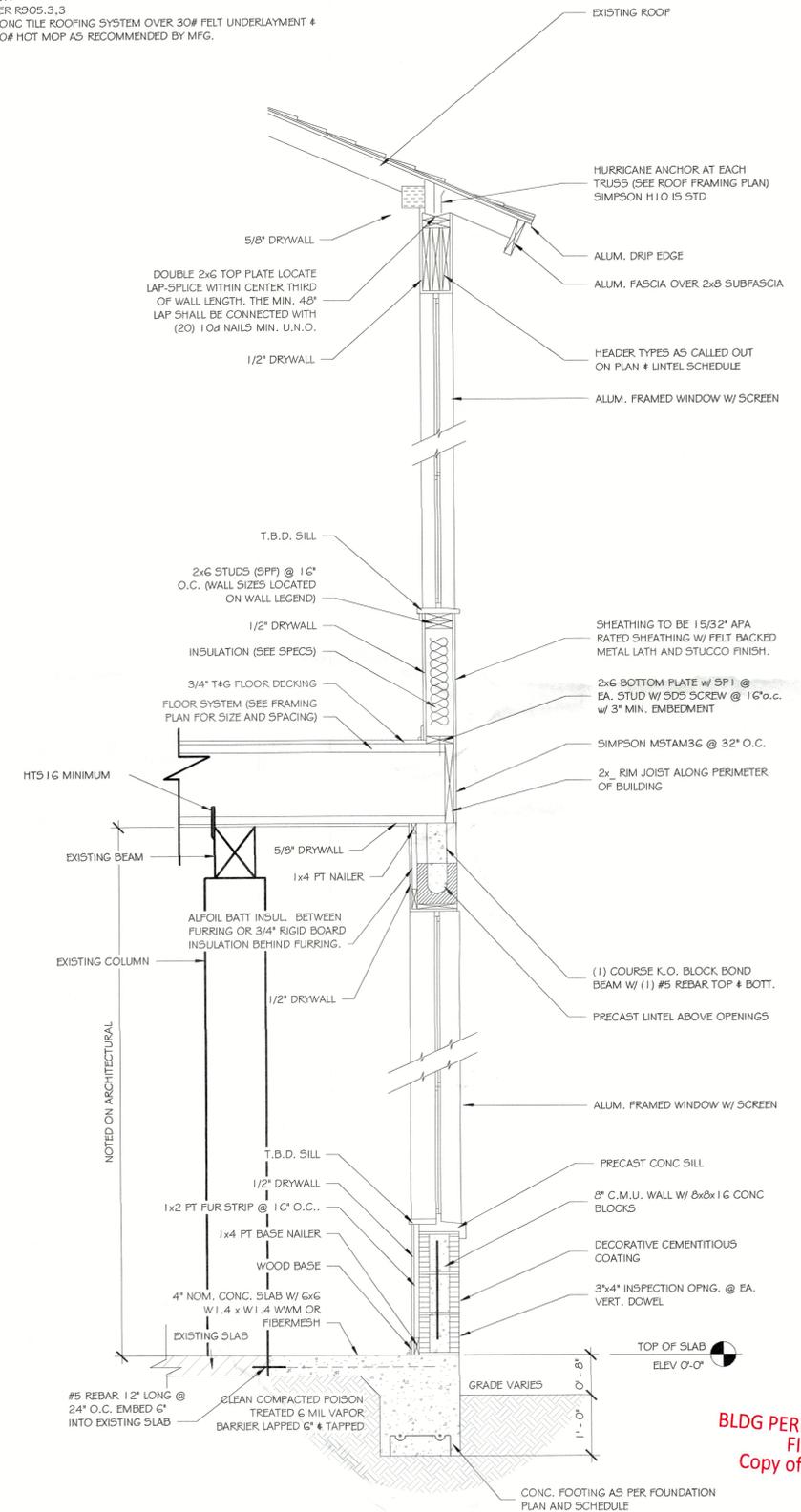
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Section I
3/8" = 1'-0"

PER R905.1.1 AND R905.2
1 LAYER FELT UNDERLAYMENT PER MANUFACTURERS SPEC.
APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM
THE EAVE & LAPPED 2 INCHES. END LAPS SHALL BE OFFSET BY
6'-0" ATTACH UNDERLAYMENT W/ CORROSION RESISTANT
FASTENERS PER MANUFACTURERS SPEC. FASTENERS ARE TO
BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 6" O.C.
-OR-
PER R905.3.3
CONC TILE ROOFING SYSTEM OVER 30# FELT UNDERLAYMENT &
90# HOT MOP AS RECOMMENDED BY MFG.

NOTE: ALL AREAS BELOW THE DESIGN FLOOD ELEVATION (DFE)
MUST BE CONSTRUCTED WITH CLASS 4 OR 5 MATERIALS
RESISTANT TO FLOOD DAMAGE AS PER FEMA TECHNICAL
BULLETIN 2, ENTITLED FLOOD-RESISTANT MATERIALS
REQUIREMENTS FOR BUILDINGS LOCATED IN SPECIAL FLOOD
HAZARD AREAS



TYP TWO STORY EXT. WALL SECTION
SCALE: NTS

BLDG PERMIT PLANS
FILE
Copy of Record

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TOWN OF LONGBOAT KEY
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JOSEPH JOHNSON
FL - AR-101055
NC - AR-3567
JOE@JTLARCHITECTS.COM

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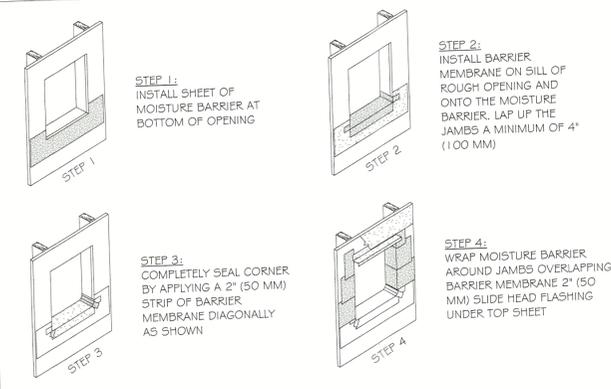
Renovation for
751 Russell St
Longboat Key Florida

ISSUE DATE		
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03/23/23	YK	D.D. & ELECTRICAL
04/11/23	YK	D.D. FOR FINAL APPROVAL
05/04/23	YK	D.D. FOR FINAL APPROVAL
05/04/23	YK	STRUCTURAL PLANS
05/15/23	YK	Change Order
05/16/23	YK	REVIEW COMMENTS
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07/13/23	YK	CHANGE ORDER
07/14/23	YK	CHANGE ORDER
10/05/23	YK	REDLINES
10/05/23	YK	REDLINES

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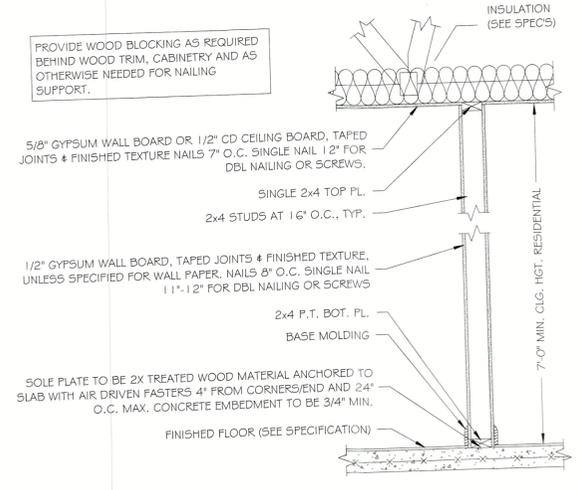
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10/05/23	YK	REDLINES
03/07/23	YK	CHANGE ORDER
03/24/24	BA	REDLINES (ENGINEER)
12/04/24	CC	REDLINES
04/15/25	JE	REVIEW COMMENTS



NOTES:
1. Prepare opening prior to the installation of the window or mechanical equipment. Coordinate installation with other associated substrates.
2. Provide moisture barrier and other associated trim and accessories.
3. Provide flashing at sill to drain water to the exterior.

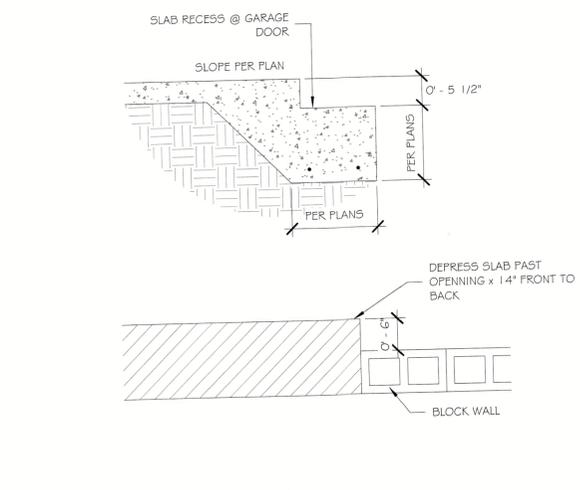
WATER PROOFING DETAIL

SCALE: NTS



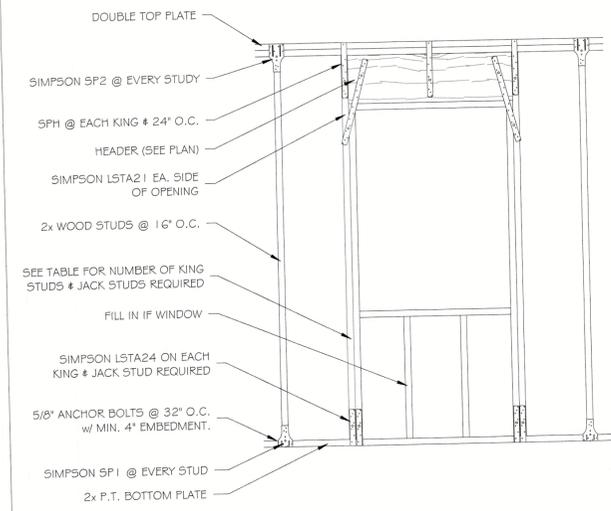
TYPICAL INTERIOR WALL

SCALE: NTS



GARAGE RECESS FOR PAVERS

SCALE: NTS



NOTE:
THIS DETAIL TYP. UNO FOR ALL INTERIOR & EXT. WOOD FRAME BEARING WALL OPENINGS

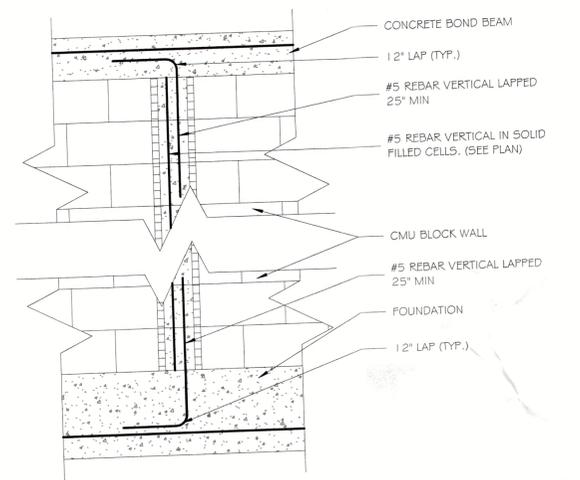
BEARING WALL TABLE

SIZE OF OPENING (FEET-INCHES)	24" O.C. STUD SPACING		16" O.C. STUD SPACING	
	No. OF JACK STUDS	No. OF KING STUDS	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1	1	1
> 3'-6" TO 5'-0"	1	2	1	2
> 5'-0" TO 8'-0"	1	2	2	2
> 8'-0" TO 10'-6"	2	2	2	3
> 10'-6" TO 12'-0"	2	2	3	3
> 12'-0" TO 13'-0"	2	3	3	3
> 13'-0" TO 14'-0"	2	3	3	4
> 14'-0" TO 16'-0"	3	3	3	4
> 16'-0" TO 18'-0"	3	3	4	4

FOR SI UNITS: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm

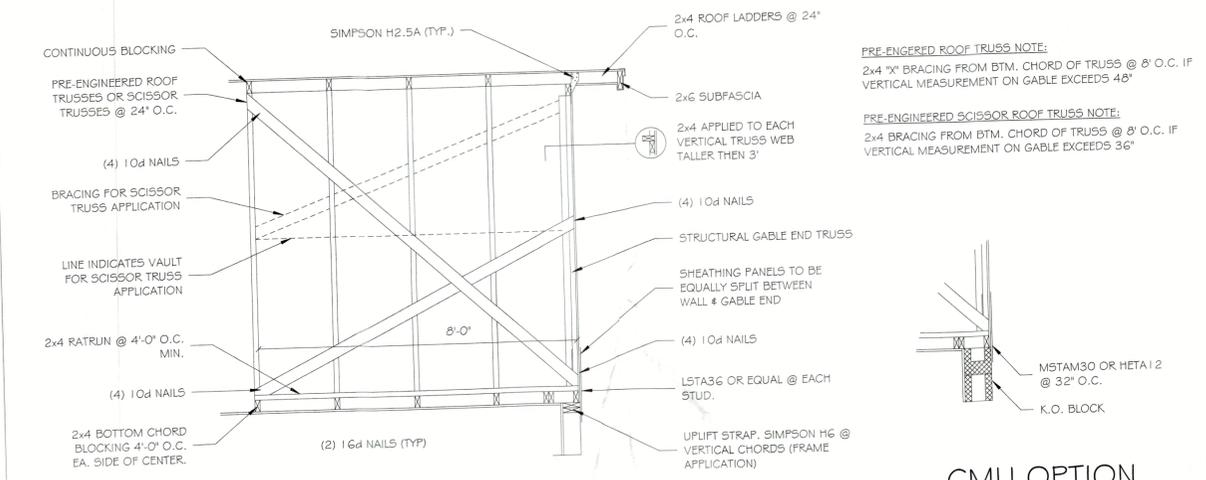
BEARING WALL HEADER

SCALE: NTS



FILL CELL DETAIL

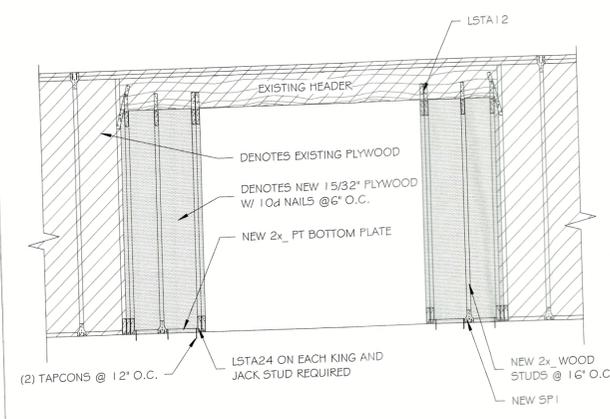
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GABLE END DETAIL

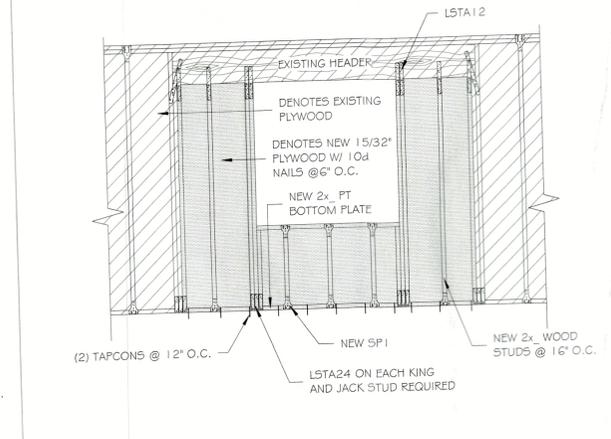
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CMU OPTION



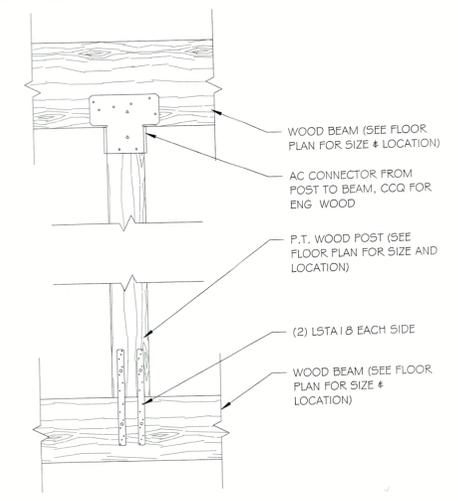
INFILLED W/ NEW DOOR DETAIL

SCALE: NTS



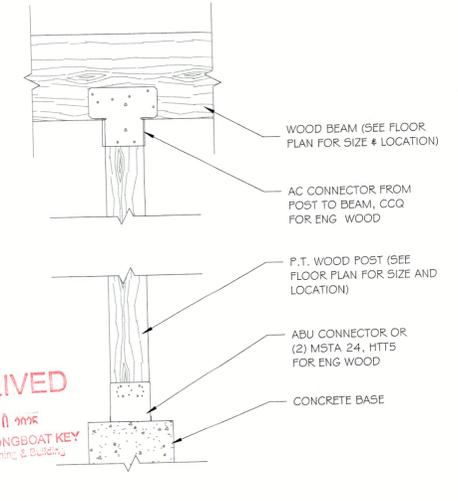
INFILLED W/ NEW WINDOW DETAIL

SCALE: NTS



POST DETAIL

SCALE: NTS



POST DETAIL

SCALE: NTS

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2716 Fruitville Rd.
Sarasota, FL 34237
(841) 355-8527
www.jtdesignstudios.com



ENGINEER OF RECORD:
ALAN JAMES, PE # 80637
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AJRARECS@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

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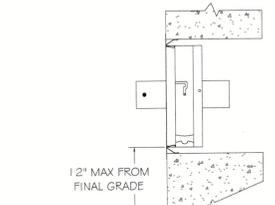
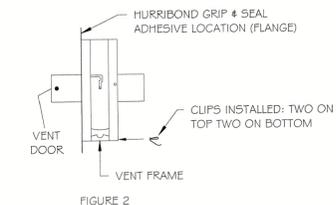
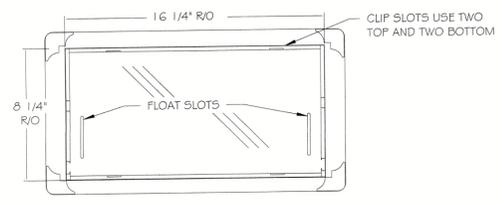
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SMART VENT FOUNDATION FLOOD VENTS
430 ANDRO DR., UNIT 1
PITMAN NJ 08071
FLOOD VENT INSULATED
MODEL 1540-520
SIZE A | DWG NO. 1540-520 | REV B | DATE 6-21-16

Smart VENT
877-441-8368
www.smartvent.com

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED



INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-520
FLOODVENT INSULATED
REV. 6-21-16

INSTALLATION INSTRUCTIONS

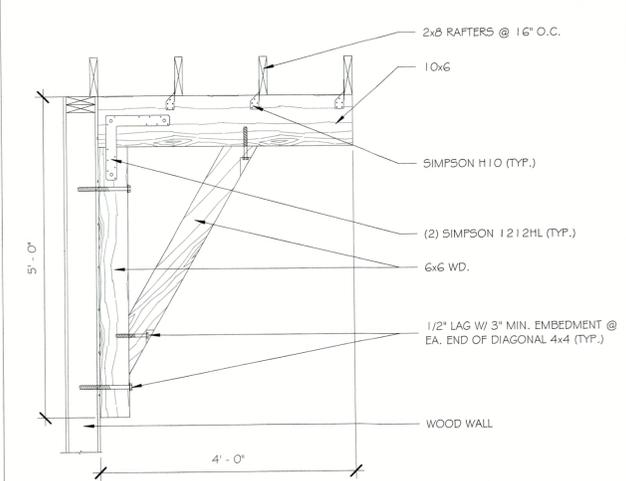
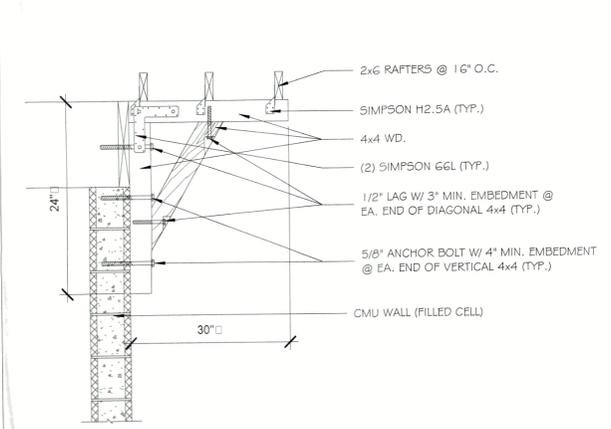
1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
10. TO OPEN THE DOOR, INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

DETAIL SPECIFICATIONS:

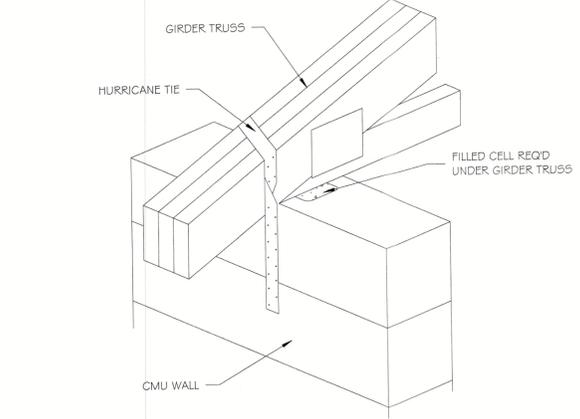
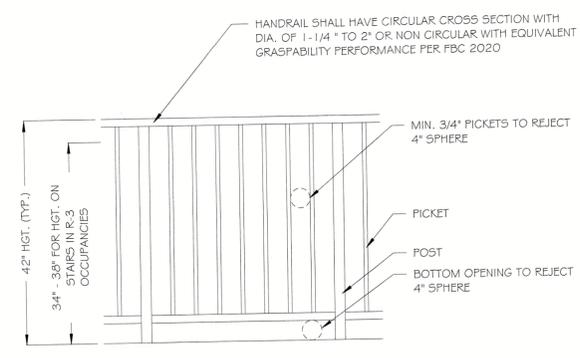
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

SMART VENT - CMU WALL
SCALE: NTS

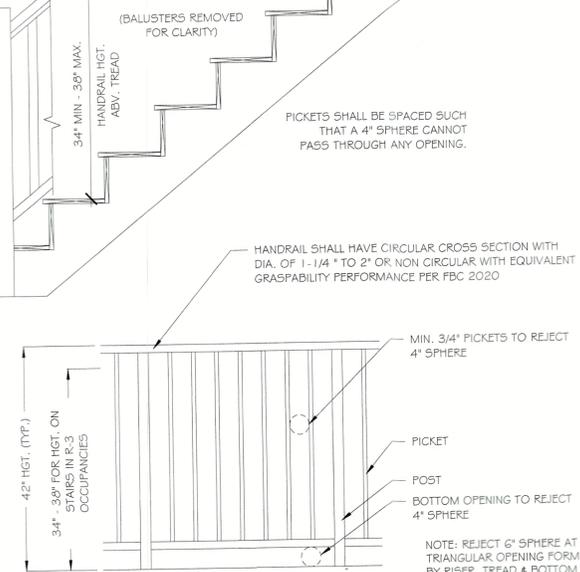
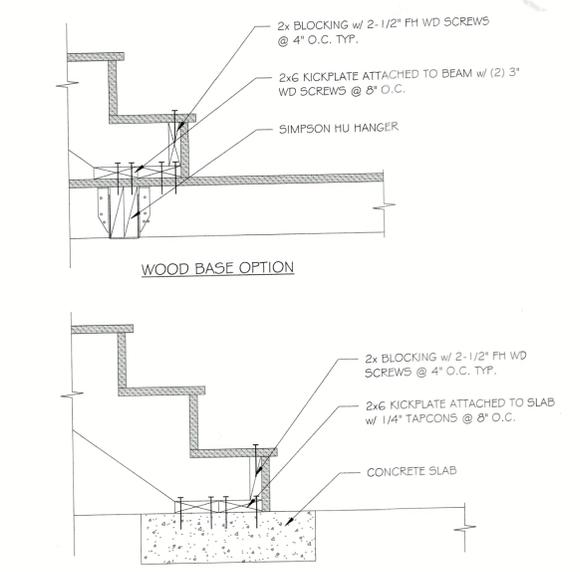
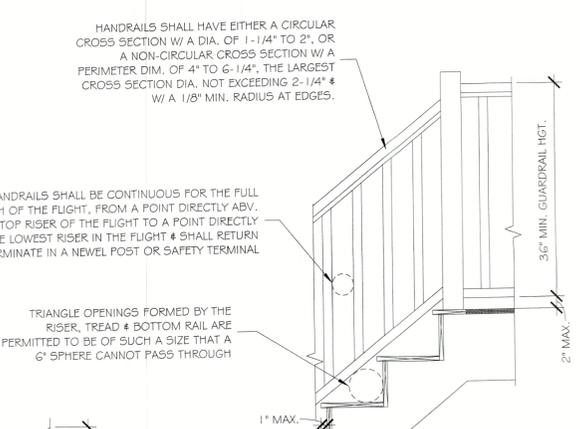
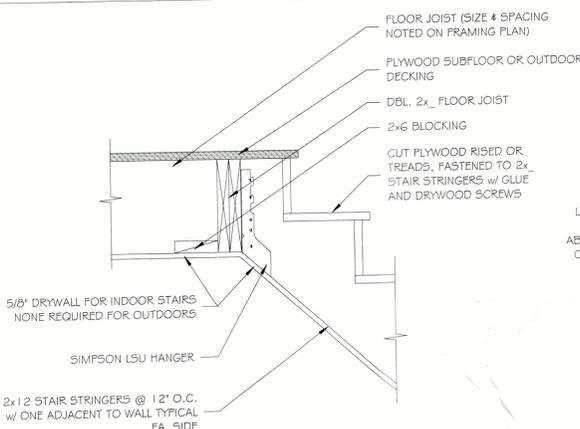


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TYPICAL GUARD RAIL
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GIRDER TRUSS DETAIL
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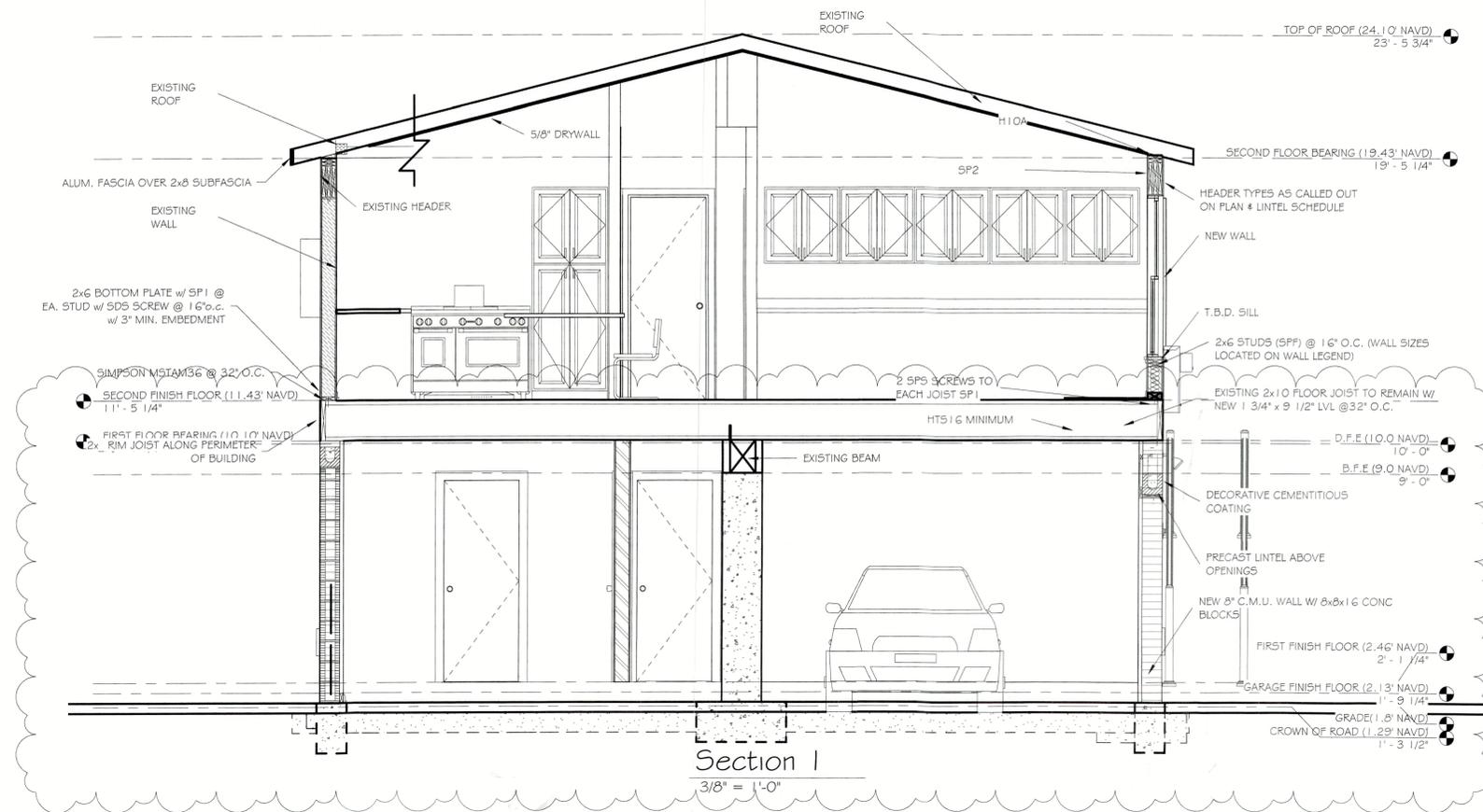


TYPICAL STAIR DETAILS
SCALE: NTS

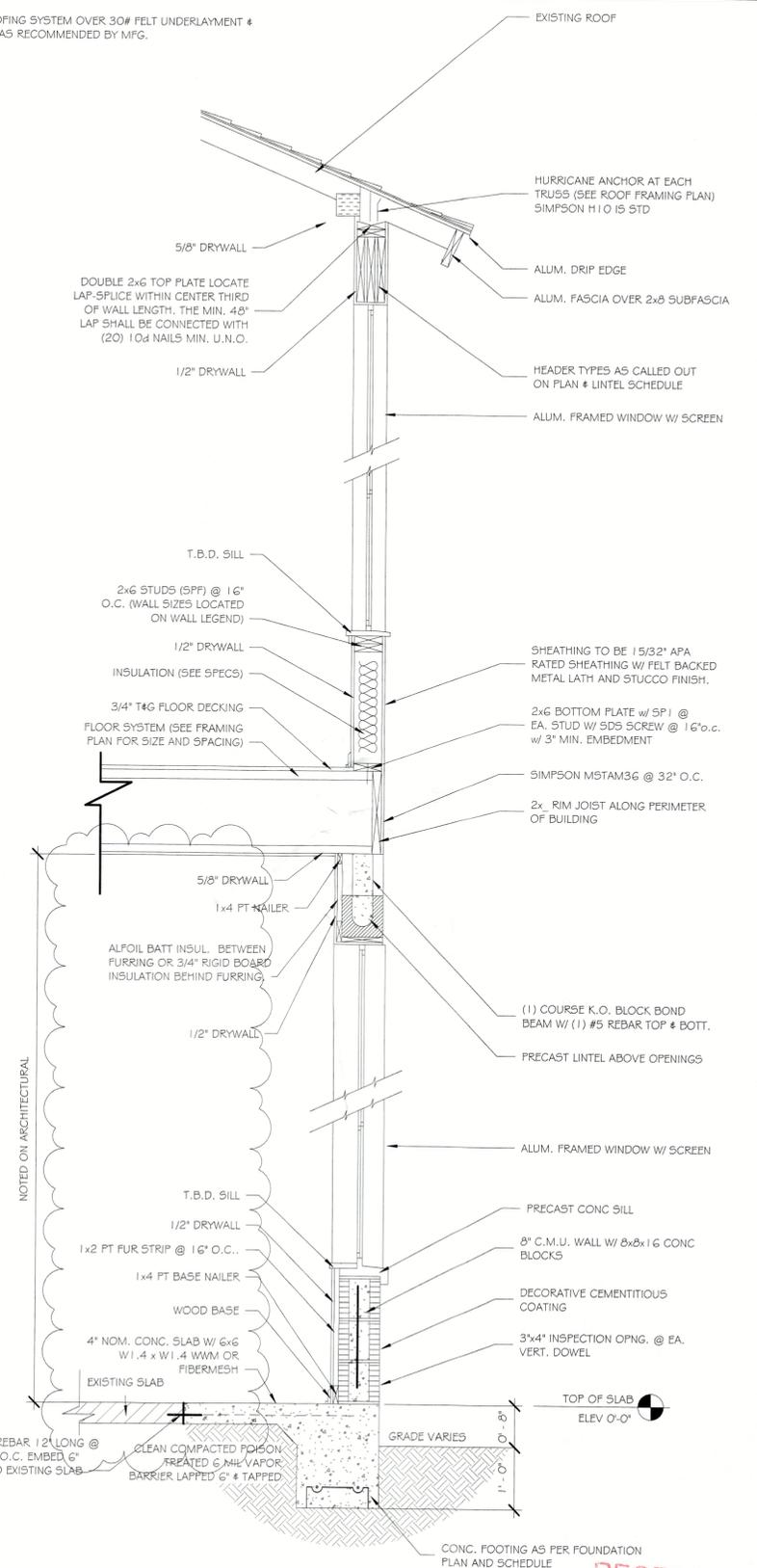
* STAIRS SHALL HAVE A MINIMUM HEAD CLEARANCE OF 6'-8"

PER R905.1.1 AND R905.2
 1 LAYER FELT UNDERLAYMENT PER MANUFACTURERS SPEC.
 APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM
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 6'-0" ATTACH UNDERLAYMENT W/ CORROSION RESISTANT
 FASTENERS PER MANUFACTURERS SPEC. FASTENERS ARE TO
 BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 6" O.C.
 -OR-
 PER R905.3.3
 CONC TILE ROOFING SYSTEM OVER 30# FELT UNDERLAYMENT &
 90# HOT MOP AS RECOMMENDED BY MFG.

NOTE: ALL AREAS BELOW THE DESIGN FLOOD ELEVATION (DFE)
 MUST BE CONSTRUCTED WITH CLASS 4 OR 5 MATERIALS
 RESISTANT TO FLOOD DAMAGE AS PER FEMA TECHNICAL
 BULLETIN 2, ENTITLED "FLOOD-RESISTANT MATERIALS
 REQUIREMENTS FOR BUILDINGS LOCATED IN SPECIAL FLOOD
 HAZARD AREAS"



Section I
 3/8" = 1'-0"



TYP TWO STORY EXT. WALL SECTION
 SCALE: NTS

RECEIVED
 APR 30 2025
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

ISSUE DATE		
Date	Initials	Description
03/29/23	YK	D.D. # ELECTRICAL
04/11/23	YK	D.D. FOR FINAL APPROVA
05/04/23	YK	D.D. FOR FINAL APPROVA
05/08/23	YK	STRUCTURAL PLANS
05/15/23	YK	Change Order
05/18/23	YK	REVIEW COMMENTS
06/19/23	YK	REVIEW COMMENTS
07/13/23	YK	CHANGE ORDER
01/4/23	YK	CHANGE ORDER
10/05/23	YK	REDLINES
10/05/23	YK	REDLINES
03/07/23	YK	CHANGE ORDER
03/26/24	BA	REDLINES (ENGINEER)
12/04/24	CC	REDLINES
04/16/25	JE	REVIEW COMMENTS

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.
FLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.
GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2020 FOR WIND LOADS AS DEFINED IN ASCE7-16.
NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.
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 AND NEGOTIATED BETWEEN OWNER & CONTRACTOR.
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

DESIGN LOADS AND NOTES:

ROOF -

LIVE LOADS

Table with 2 columns: Load Type and Value. TOP CHORD (FLAT, PITCHED OR CURVED) - 20PSF, BOTTOM CHORD - 0PSF

DEAD LOADS

Table with 2 columns: Load Type and Value. TOP CHORD (SHINGLE) - 10PSF, (TILE) - 28PSF, BOTTOM CHORD - 10PSF

FLOOR -

LIVE LOADS

Table with 2 columns: Load Type and Value. ASSEMBLY AREA - 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. 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.

CEILING NOTES:

- R302.5.2 DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE OPENINGS INTO GARAGE
R302.6 SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
R703.1.2 SOFFIT COMPLIANCE: ALL SOFFIT SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE OF +33.5/-42.2 PSF FOR SINGLE STORY & +38.0/-49.7 PSF FOR TWO STORIES
DRYWALL AT INTERIOR CEILINGS: TYP @ ALL INTERIOR CEILINGS: 5/8" G.W.B. OR 1/2" SAG-RESISTANT CONTROL DENSITY BOARD.
CEILING EXPOSED TO WIND: ALL CEILINGS EXPOSED TO WIND TO HAVE 3.4 #/SQ YARD, 3 COAT STUCCO FINISH (7/8" MIN. THICKNESS) OVER 3/8" MIN. HIGH RIB LATH ATTACHED WITH RIBS PERPENDICULAR TO TRUSS BOTTOM CORD PER MANUFACTURER'S SPECIFICATIONS. NAIL WITH 1 1/2" GAUGE X 1 1/2" LONG NAILS WITH 7/16" MIN. HEAD 4" O.C. OR 5/8" ANTI-SAG EXTERIOR GRADE DRYWALL INSTALLED TO MANUFACTURER SPECS.

FRAMING NOTES:

- WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2020 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 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 FT PLATE UNLESS NOTED OTHERWISE.
MEMBERS DESIGNATED LVL (E.G., 13/4" X 14' LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.
BOLTHEADS 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.
UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. GALV. MTL. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

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-G15, 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 = 6" PRECAST U-LINTEL W/ 1-#5 @ 8" 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 TIE BEAMS.
MISSED FILL CELLS MAY BE REPAIRED WITH 6" EPOXY (HILTI SET-8XP) EMBED #5 REBAR INTO SLAB AND TIEBEAM. LAP STEEL PER 3/8 AND FILL CELL WITH 3000 PSI GROUT.

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-G15, 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 318-08:
SECTION 7.7.1
1. CONCRETE EXPOSED TO WEATHER:
#6 THROUGH #18 BARS - 2"
#5 BAR, W31 OF D31 WIRE # SMALLER - 1 1/2"

- CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
BEAMS AND COLUMNS - 1 1/2"
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 RESHORING.
EARTH SUPPORTED SLABS: 4" THICK (MIN.)
THE FOLLOWING SLABS SHALL BE REINFORCED WITH FIBERMESH: LIVING, GARAGE, DRIVEWAYS, ENTRY, LANAI, POOL DECKS FIBERMESH TO BE ADDED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS
THE FOLLOWING SLABS MAY HAVE BUT DO NOT REQUIRE FIBERMESH: WALKWAYS, POOL EQUIP. PADS, SERVICE DOOR PADS, A/C PADS.

ROOF FRAMING NOTES:

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-16. 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 5/8" CD PLYWOOD OR EQ.
CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

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

- UNLESS OTHERWISE NOTED, USE SIMPSON HTS20 AT EACH TRUSS TO WOOD. (2) HTS20 AT EACH GIRDERS TO WOOD. (2) HETA20 AT EACH GIRDERS TO CMU AND HETA20 AT EACH TRUSS TO CMU. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS
IF HETA20 IS MISSED, (2) HTSM20 MAY BE USED INSTEAD 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

- UNLESS OTHERWISE NOTED, USE SIMPSON HTS20 AT EACH TRUSS TO WOOD. (2) HTS20 AT EACH GIRDERS TO WOOD. (2) HETA20 AT EACH GIRDERS TO CMU AND HETA20 AT EACH TRUSS TO CMU. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS
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PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

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: ANSIAAAMA/NWDA.
WINDOW & DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS & SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS & 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.
IMPACT GLASS OR SHUTTERS SHALL BE USED

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 FBC-R 2020.
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 5F OR 5M 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 FBC R318 METHOD.
WOOD GRADE STAKES SHALL NOT BE USED.
PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 FBC R317, R318.
ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 FBC R703.7.5, R703.8, R903.2 AND R905.

CONNECTOR SCHEDULE table with columns for connector type, dimensions, and application notes. Includes rows for 2430# MAX. UPLIFT, 3060# MAX UPLIFT, 1870# MAX UPLIFT, 1530# MAX UPLIFT, 1730# UPLIFT MAX UNO, 9210# UPLIFT, 4165# UPLIFT, 5320# UPLIFT, 7120# UPLIFT, 3250# UPLIFT, 5370# UPLIFT, 5955 MAX REACTION, 3070 MAX UPLIFT, 5835# MAX REACTION, 1325# MAX UPLIFT.

VAPOR BARRIER/ RAYDON CONTROL

- SUB SLAB MATERIAL TO BE 6 MIL THICK PVC SHEET OR OTHER APPROVED NON DETERIORATING NONPOROUS MATERIAL.
MEMBRANE TO BE PLACED UNDER THE ENTIRE SOIL-CONTACT AREA IN A MANNER THAT MINIMIZES JOINTS & SEAMS.
SEAMS SHALL BE WITH A 12 INCH LAP OVER & SECURED WITH A PRESSURE SENSITIVE VINYL TAPE OR OTHER NON DETERIORATING TAPE COMPATIBLE WITH THE SURFACES TO BE JOINED. TAPE TO BE A MINIMUM OF 2 INCHES WIDE.
MONOLITHIC SLAB- THE MEMBRANE SHALL EXTEND BEYOND THE OUTSIDE FACE OF THE SLAB EDGE.
SLAB POURED INTO STEM WALL- THE MEMBRANE SHALL EXTEND HORIZONTALLY INTO A MINIMUM OF 1 INCH INTO THE STEM WALL. CONCRETE SHALL BE POURED INTO STEM WALL TO FORM A FRAMED EXTERIOR. WALLS SHALL BE SEALED OR GASKETED TO THE SLAB.
SLAB CAPPED STEM WALL- THE MEMBRANE SHALL EXTEND HORIZONTALLY BENEATH THE SLAB TO OUTED EDGE.
PENETRATIONS TO SLAB- ALL POINTS WHERE PENETRATION OCCUR THE MEMBRANE SHALL BE FITTED TO 1/2 INCH OF THE PENETRATION & SEALED WITH MASTIC OR TAPE, WHERE NECESSARY A PATEN SHALL BE PLACED OVER PENETRATION WITH A MINIMUM OF A 12 INCH LAP & SEALED TO MEMBRANE WITH A CONTINUOUS BAND OF TAPE.
WHEN CUTTING AN EXISTING SLAB TO BE REMOVED A MEMBRANE SHALL BE FITTED IN OPENING & ALL OPENINGS SEALED WITH MASTIC OR TAPE.
CONSTRUCTION JOINTS IN SLAB SHALL BE CLEANED & SEALED WITH AN APPROVED SEALANT.
HORIZONTAL SLABS SHALL PROVIDE HORIZONTAL CONTACT BETWEEN THE 2 SLABS A MINIMUM OF 8 INCHES WIDE OR BE SEALED WITH AN APPROVED SEALANT.
WORK SPACES FORMED INTO THE SLAB SHALL BE SEALED WITH A MEMBRANE TO BE GAS TIGHT OR EXPOSED SOIL SHALL BE COMPACTED & FULLY COVERED WITH A SOLVEN-BASED PLASTIC ROOF CEMENT OR A FORMED IN PLACE POLYURETHANE SEALANT, A MINIMUM OF 1 INCH THICK.
ALL CRACKS LARGER THAN 1/32 INCH SHALL BE CLEANED & SEALED AGAINST RAYDON ENTRY.



ENGINEER OF RECORD:
ALAN JAMES, PE# 0637
(813) 321-3175
ALJAREG4@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

"THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ALAN PATRICK JAMES, USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY"

Renovation for
Mark Howell
751 Russell St
Florida
Longboat Key

ISSUE DATE

Table with 3 columns: Date, Initials, Description. Includes entries for 03/29/23, 04/11/23, 05/04/23, 05/08/23, 05/15/23, 05/18/23, 06/19/23, 07/13/23, 8/14/23, 10/05/23, 10/05/23, 03/07/23, 03/26/24, 12/04/24, 04/11/25.

D23-020
SHEET #
A12.0

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Table with 2 columns: Load Type and Value. Includes LIVE LOADS, TOP CHORD (FLAT, PITCHED OR CURVED), BOTTOM CHORD, DEAD LOADS, TOP CHORD (SHINGLE), (TILE), BOTTOM CHORD.

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R302.6 SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
R703.1.2 SOFFIT COMPLIANCE: ALL SOFFIT SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE OF +33.5/-42.2 PSF FOR SINGLE STORY & +38.0/-49.7 PSF FOR TWO STORIES.
DRYWALL AT INTERIOR CEILINGS: TYP @ ALL INTERIOR CEILINGS: 5/8" G.W.B. OR 1/2" SAG-RESISTANT CONTROL DENSITY BOARD.
CEILING EXPOSED TO WIND: ALL CEILINGS EXPOSED TO WIND TO HAVE 3.4 #5 SQ YARD, 3 COAT STUCCO FINISH (7/8" MIN. THICKNESS) OVER 3/8" MIN. HIGH RIB LATH ATTACHED WITH RIBS PERPENDICULAR TO TRUSS BOTTOM CORD PER MANUFACTURER'S SPECIFICATIONS. NAIL WITH 1 GAUGE X 1 1/2" LONG NAILS WITH 7/16" MIN. HEAD 4" O.C. OR 5/8" ANTI-SAG EXTERIOR GRADE DRYWALL INSTALLED TO MANUFACTURER SPECS.

FRAMING NOTES:

- WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2020 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 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 MANUFACTURER'S 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 'LV' (E.G., 1 3/4" x 1 1/4" LV) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.
BOLTHEADS 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.
UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. GALV. MTL. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

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" UNTEL BEARING. ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING THE BEAMS.
MISSED FILL CELLS MAY BE REPAIRED WITH 6" EPOXY (HILTI SET-8XP) EMBED #5 REBAR INTO SLAB AND TIEBEAM. LAP STEEL PER 318 AND FILL CELL WITH 3000 PSI GROUT.

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-G 15, 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 318-08:
SECTION 7.7.1
1. CONCRETE EXPOSED TO WEATHER:
#6 THROUGH #18 BARS -2"
#5 BAR, W31 OF D31 WIRE & SMALLER - 1 1/2"

- 2. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: BEAMS AND COLUMNS - 1 1/2"
3. 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 TYPED 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 RESHORING.
EARTH SUPPORTED SLABS: 4" THICK (MIN.)
THE FOLLOWING SLABS SHALL BE REINFORCED WITH FIBERMESH: LIVING, GARAGE, DRIVEWAYS, ENTRY, LANAI, POOL DECKS FIBERMESH TO BE ADDED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS.
THE FOLLOWING SLABS MAY HAVE BUT DO NOT REQUIRE FIBERMESH: WALKWAYS, POOL EQUIP. PADS, SERVICE DOOR PADS, AC PADS.

ROOF FRAMING NOTES:

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-16. 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 5/8" CD PLYWOOD OR EQ.
CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

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

- UNLESS OTHERWISE NOTED, USE SIMPSON HTS20 AT EACH TRUSS TO WOOD, (2) HTS20 AT EACH GIRDER TO WOOD, (2) HETA20 AT EACH GIRDER TO CMU AND HETA20 AT EACH TRUSS TO CMU. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS
IF HETA20 IS MISSED, (2) HTS20 MAY BE USED INSTEAD 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

- UNLESS OTHERWISE NOTED, USE SIMPSON HTS20 AT EACH TRUSS TO WOOD, (2) HTS20 AT EACH GIRDER TO WOOD, (2) HETA20 AT EACH GIRDER TO CMU AND HETA20 AT EACH TRUSS TO CMU. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS
IF HETA20 IS MISSED, (2) HTS20 MAY BE USED INSTEAD AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.
PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

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: ANSIAAAMA/NWDA.
WINDOW & DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS & SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS & 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.
IMPACT GLASS OR SHUTTERS SHALL BE USED

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 FBC-R 2020.
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 IRRIGATIONS/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.
SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 FBC R318 METHOD.
WOOD GRADE STAKES SHALL NOT BE USED.
PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 FBC R317, R318.
ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 FBC R703.7.5, R703.8, R903.2 AND R905.

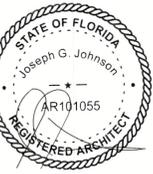
CONNECTOR SCHEDULE table with columns for connector type and specifications. Includes rows for 2430# MAX. UPLIFT, 3060# MAX UPLIFT, 1870# MAX UPLIFT, 1530# MAX UPLIFT, 1730# UPLIFT MAX UNO, 9210# UPLIFT, 4165# UPLIFT, 5320# UPLIFT, 7120# UPLIFT, 3250# UPLIFT, 5370# UPLIFT, 5955 MAX REACTION, 3070 MAX UPLIFT, 5835# MAX REACTION, 1325# MAX UPLIFT.

VAPOR BARRIER/ RAYDON CONTROL

- SUB SLAB MATERIAL TO BE 6 MIL THICK PVC SHEET OR OTHER APPROVED NON DETERIORATING NONPOROUS MATERIAL.
MEMBRANE TO BE PLACED UNDER THE ENTIRE SOIL-CONTACT AREA IN A MANNER THAT MINIMIZES JOINTS & SEAMS.
SEAMS SHALL BE WITH A 12 INCH LAP OVER & SECURED WITH A PRESSURE SENSITIVE VINYL TAPE OR OTHER NON DETERIORATING TAPE COMPATIBLE WITH THE SURFACES TO BE JOINED- TAPE TO BE A MINIMUM OF 2 INCHES WIDE.
MONOLITHIC SLAB- THE MEMBRANE SHALL EXTEND BEYOND THE OUTSIDE FACE OF THE SLAB EDGE.
SLAB POURED INTO STEM WALL- THE MEMBRANE SHALL EXTEND HORIZONTALLY A MINIMUM OF 1 INCH INTO THE STEM WALL. CONCRETE SHALL BE POURED INTO STEM WALL TO FORM A FRAMED EXTERIOR. WALLS SHALL BE SEALED OR GASKETED TO THE SLAB.
SLAB CAPPED STEM WALL- THE MEMBRANE SHALL EXTEND HORIZONTALLY BENEATH THE SLAB TO OUTED EDGE.
PENETRATIONS TO SLAB- ALL POINTS WHERE PENETRATION OCCUR THE MEMBRANE SHALL BE FITTED TO 1/2 INCH OF THE PENETRATION & SEALED WITH MASTIC OR TAPE. WHERE NECESSARY A PATEN SHALL BE PLACED OVER PENETRATION WITH A MINIMUM OF A 12 INCH LAP & SEALED TO MEMBRANE WITH A CONTINUOUS BAND OF TAPE.
WHEN CUTTING AN EXISTING SLAB TO BE REMOVED A MEMBRANE SHALL BE FITTED IN OPENING & ALL OPENINGS SEALED WITH MASTIC OR TAPE.
CONSTRUCTION JOINTS IN SLAB SHALL BE CLEANED & SEALED WITH AN APPROVED SEALANT.
HORIZONTAL SLABS SHALL PROVIDE HORIZONTAL CONTACT BETWEEN THE 2 SLABS A MINIMUM OF 8 INCHES WIDE OR BE SEALED WITH AN APPROVED SEALANT.
WORK SPACES FORMED INTO THE SLAB SHALL BE SEALED WITH A MEMBRANE TO BE GAS TIGHT OR EXPOSED SOIL SHALL BE COMPACTED & FULLY COVERED WITH A SOLVEN-BASED PLASTIC ROOF CEMENT OR A FORMED IN PLACE POLYURETHANE SEALANT, A MINIMUM OF 1 INCH THICK.
ALL CRACKS LARGER THAN 1/32 INCH SHALL BE CLEANED & SEALED AGAINST RAYDON ENTRY.



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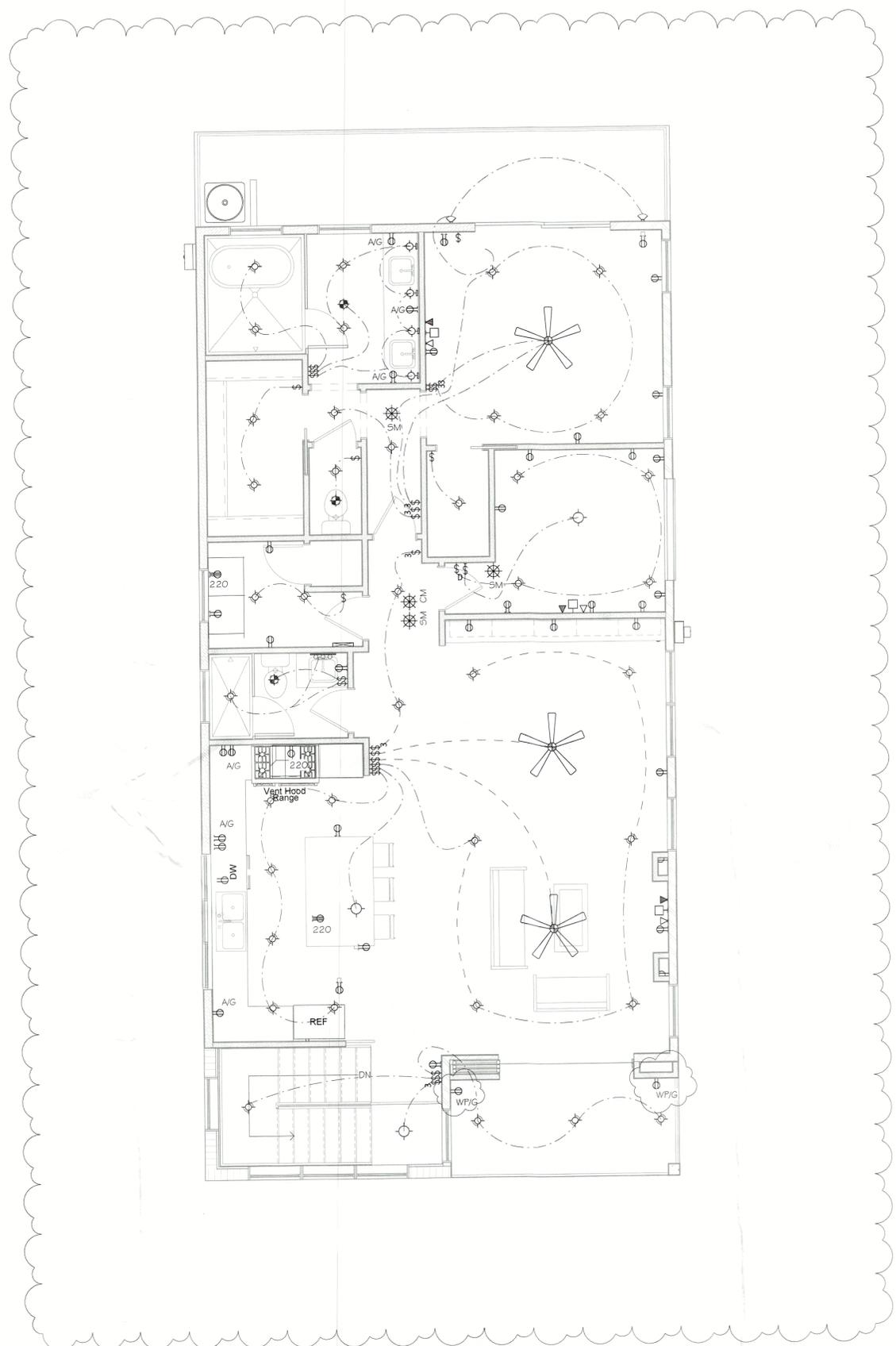
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Renovation for
751 Russell St
Longboat Key Florida

ISSUE DATE table with columns: Date, Initials, Description. Includes entries for 03/11/23, 03/21/23, 04/11/23, 05/04/23, 05/08/23, 05/15/23, 05/18/23, 07/13/23, 01/14/23, 11/05/23, 11/05/23.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



PROPOSED SECOND FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"

ELECTRICAL LEGEND

- SWITCH 3-WAY
- SWITCH 4-WAY
- SWITCH DIMMER
- SWITCH
- DOOR BELL BUTTON
- GARAGE DOOR BUTTON
- 220V OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- GFI OUTLET
- WEATHER PROOF OUTLET
- DUPLEX OUTLET
- DATA
- TELEPHONE
- TV
- DOOR BELL CHIME
- GARAGE DOOR OPENER
- ELECTRICAL PANEL
- ELECTRICAL METER
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- BATH FAN
- BATH FAN W/ LIGHT
- VANITY STRIP LIGHT (BULB)
- WALL DOUBLE SCONCE LIGHT
- WALL SINGLE SCONCE LIGHT
- UNDER CABINET LIGHT
- CLOSET CASTER LIGHT
- EXTERIOR FLOOD LIGHT
- EXTERIOR WALL ACCENT LIGHT
- EXTERIOR WALL LIGHT
- EYEBALL LIGHT
- FLUORESCENT CEILING LIGHT ROUND
- FLUSH MOUNT / HANGING / KEYLESS CEILING LIGHT
- PENDANT LIGHT
- RECESSED CEILING LIGHT
- GARBAGE DISPOSAL
- FLUORESCENT CEILING LIGHT BARE BULB
- FLUORESCENT CEILING LIGHT RECTANGULAR
- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES

- ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED & INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
 2. DRAWINGS ARE SCHEMATIC ONLY & ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIAL REQD FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION.
 3. NOTIFY BUILDER FOR FIELD VERIFICATIONS & APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, & ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
 4. ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION
 5. PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQD.
 6. PROVIDE & INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQD.
 7. DISHWASHER CIRCUIT WILL BE GFI BREAKER. OUTLET WILL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER & NOT BEHIND THE DISHWASHER & NOT MORE THAN 6'-6" FROM THE EDGE OF THE DISHWASHER PER NEC 422.16
 8. GFI RECEPTACLES WILL NOT BE CONCEALED WITHIN CABINETS. RECEPTACLES REQUIRING GFI PROTECTION THAT ARE CONCEALED WITHIN CABINETS WILL HAVE A GFI BREAKER PER NEC 210.8.
 9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - 9.1. SWITCHES42"
 - 9.2. SWITCHES/OUTLETS @ VANITY/KITCHEN ACKSPFLASH.....42"
 - 9.3. OUTLETS, TELEPHONE, T.V.14"
 10. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
 11. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
 12. OWNER AND/OR CONTRACTOR TO VERIFY EXISTENCE & LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECS.
 13. ELECTRICAL PANEL TO BE SET 50 BOTTOM OF PANEL BOX IS 42" OFF GARAGE SLAB
 14. UNLESS OTHERWISE INDICATED, INSTALL VANITY LIGHTS & COACH LIGHTS AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - 14.1. VANITY LIGHTS84"
 - 14.2. COACH LIGHTS78"
 15. ALL ROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS. EXCEPTION: AFCI NOT REQUIRED LIST FOR 2017 NEC IS:
 - 15.1. GARAGE CIRCUITS
 - 15.2. OUTDOOR CIRCUITS
 - 15.3. ANY MEDICAL EQUIPMENT THAT HAS INSTRUCTIONS SAYING NO AFCI
 - 15.4. FIRE ALARM CIRCUIT IN METAL CONDUIT
 16. ALL NEW OR MODIFIED 120V, 15- & 20- AMP BRANCH CIRCUITS REQUIRED FOR ARC-FAULT PROTECTION PER NEC 210.12
 17. OUTLET SPACING WILL COMPLY W/ NEC 210.52
 18. BATHROOM FANS VENT TO OUTSIDE.
 19. ALL RECESSED LIGHTING TO BE LED.
 20. RECEPTACLES IN WET LOCATIONS MUST HAVE BUBBLE TYPE COVERS NEC 680-22 (a)(4).
 21. ELECTRICAL OUTLETS & LIGHT FIXTURES TO BE MORE THAN 1'0" FROM WATER'S EDGE @ POOLS, EXCEPT WHERE A POOL IS WITHIN 3.0m (10ft) OF A DWELLING & THE DIMENSION OF THE LOT PROCURES MEETING THE REQUIRED CLEARANCES, NOT MORE THAN ONE RECEPTACLE OUTLET SHALL BE PERMITTED IF NOT LESS THAN 1.5m (5ft) MEASURED HORIZONTALLY FROM THE INSIDE WALL OF THE POOL. NEC 680-22 (a)(4).

ELECTRICAL LEGEND

- A - ABOVE COUNTER
- AB - ABOVE UPPER CABINET
- G - GFI PROTECTION
- UC - UNDER COUNTER
- WP - WEATHER PROTECTED

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Renovation for
 Mark Howell
 751 Russell St
 Longboat Key Florida

ISSUE DATE		
Date	Initials	Description
03/29/23	YK	D.D. & ELECTRICAL
04/11/23	YK	D.D. FOR FINAL APPROVAL
05/04/23	YK	D.D. FOR FINAL APPROVAL
05/05/23	YK	STRUCTURAL PLANS
05/15/23	YK	Change Order
05/16/23	YK	REVIEW COMMENTS
06/19/23	YK	REVIEW COMMENTS
07/13/23	YK	CHANGE ORDER
8/14/23	YK	CHANGE ORDER
10/05/23	YK	REDLINES
10/05/23	YK	REDLINES
03/07/23	YK	CHANGE ORDER
03/26/24	BA	REDLINES (ENGINEER)
12/04/24	CC	REDLINES
04/15/25	JE	REVIEW COMMENTS

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