#### The Pierre Condominium Association, Inc. **IMPORTANT INFORMATION FOR VENDORS/CONTRACTORS**

- abla In order to prevent unnecessary complaints and charges, please read and follow all procedures listed below when performing work at The Pierre.
- abla Contact the Pierre Management Office and speak with Community Association Manager, Roxanne Lowrie before beginning any work to obtain clearance. Clearance is granted when appropriate paperwork is completed and provided to management. REMINDER NO KEYS FOR UNITS WILL BE PROVIDED BY THE ASSOCIATION. An employee will accompany you to the unit upon arrival at the appointed time.
- abla Provide copies of all insurance, workmen's comp, and all permits to the Management Office before beginning work. No exceptions. If insurance is not provided and not current, you shall be refused entry. V Work can be performed Monday through Friday from 8:00am to 4:00pm. This means Clean-Up must be completed and all workers exit the Building at 4:00pm.
- abla Parking for service vehicles is on the lower level car park closest to the beach. NO parking is allowed in front of the building on the Plaza Level or inside the garage.
- ∇ Entrance for service is through the garage only. Sign in with the Front Desk unless the Garage Concierge is present. All vendors must sign in and receive an entry badge. Entry badges must be visible while working in the building. Prior to beginning of project, the number of persons requiring badges needs to be
- provided to management. Badges will be made in advance of the project.  $\nabla$  Service Elevator is to be padded when delivering or moving items to and/or from units. Use the SERVICE

**ELEVATOR ONLY.** 

- ∇ Cover all smoke detectors when cutting, cleaning, painting, sanding, soldering, carpet laying, etc. (Shower Caps can be used to cover)
- $\nabla$  Do not use The Pierre dumpster or carts for disposal of materials. You are responsible for clean up, including elevators and garage. If you require a dumpster to be on property arrangements must be made at least a full week (7) days in advance with Management Office or Maintenance Supervisor and only after project and work schedule provided.
- $\nabla$  Floor sink for clean-up is located in the dumpster room in garage. Do not under any circumstances use the carwash station hose.
- ∇ Carpeting in the hallways of the floors must also be protected and should be covered with carpet runners, brown paper or other materials that have no adhesives in accordance with carpet manufactures' requirements. See Management Office for details.
- ∇ Any dust, dirt or work materials in common areas (hallways, service elevator, garage, garage lobby) must be cleaned up before leaving property.
- abla No cutting of materials is allowed on balconies at any time. Debris and dust fall on units below and is strictly forbidden. See staff for location of area allowed for cutting of materials.
- abla RESTROOM FACILITIES ARE LOCATED IN THE GARAGE IN THE DUMPSTER ROOM. Please do not use the Plaza Level facilities.

Thank you for your attention and cooperation. Any questions or concerns please contact the manager, Roxanne Lowrie at 941-383-8345 or by email at rlowrie@castlegroup.com. **Revised October 2020** 

> Heavy construction is defined as renovation or remodeling of Kitchens, Bathrooms, and Replacement of Wood or Tile/Marble flooring including patio. Any noise producing activities may not be performed during holiday weeks except in emergencies. (Christmas and New Year's {Two (2) week period}, Thanksgiving & Easter)

#### PRIOR TO COMMENCEMENT OF PROJECT

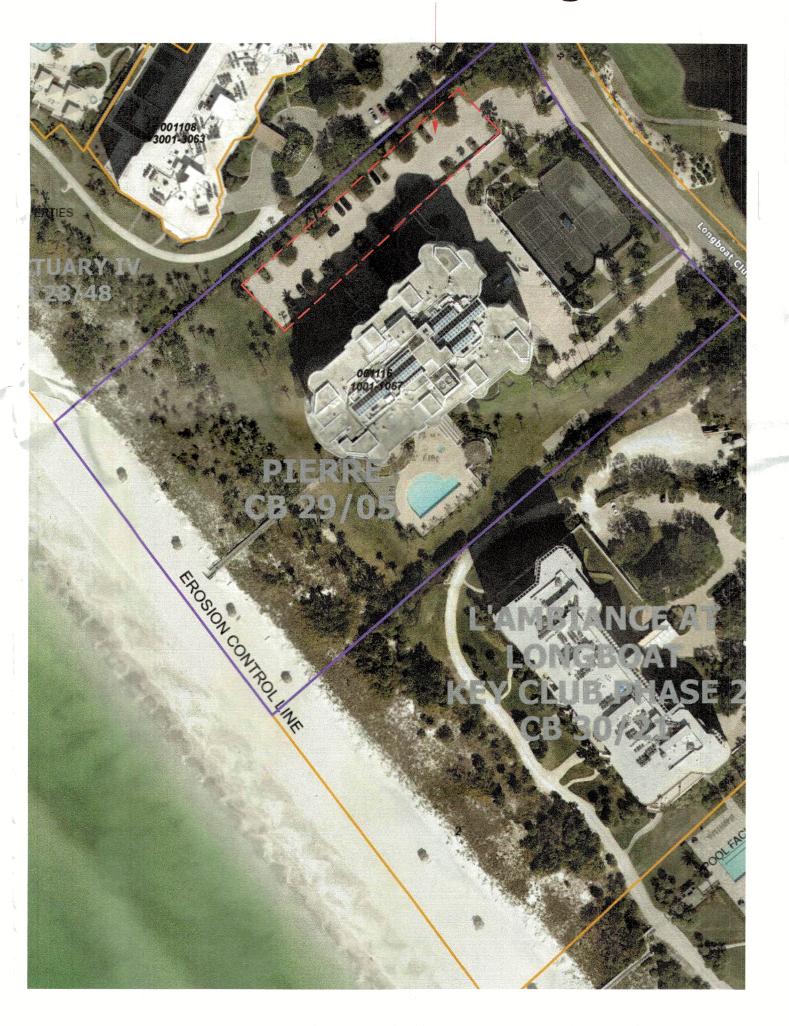
- > Contractor must meet with management office prior to the commencement of heavy construction. Vendor Badges MUST be issued prior to work beginning on property. ONLY the manager may issue these badges. All vendors must sign in daily. Badges must be worn at all times.
- > All town permits must be filed with the management office, prior to beginning work.
- > Certificates of Liability and Worker's compensation insurance MUST be furnished to the association prior to the commencement of work.

#### **RULES FOR CONSTRUCTION**

- ➤ Work can ONLY be performed on property, Monday through Friday from 8:00 a.m. to 4:00 p.m. All clean up must be completed and workers must exit the building by 4:00 p.m.
- > NO PENETRATIONS, DRILLING OR CUTTING OF THE CONCRETE SLAB OR CEILING WILL BE DONE WITHOUT PRIOR AUTHORIZATION BY THE PIERRE. THIS IS A POST TENSION CABLE BUILDING AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY X-RAYING OF THE BUILDING SLABS SHOULD IT BE NECESSARY FOR WORK TO CONTINUE.
- Demolition must be completed within a period of three (3) weeks. Three (3) day notice must be given to the Management office prior to beginning work. This will allow for proper noticing of residents.
- > All construction trash must be removed at the end of each day by the Contractor. Dumpsters are permitted for three (3) weeks only and must be covered when not in use. They must be positioned only in the area approved by building Management. Contractor is responsible for all damage to roadway pavers or property.
- Hardwood, marble, slate and other hard surface floors are permitted in the living areas provided they are installed with sound insulation material underneath which meet the following minimum standards: Impact Insulation, Class 55, Sound Insulation Class 55. All carpeted floors will require a minimum of 98 oz pad or equal.

- Jack hammering of tile or wood floor surfaces MAY ONLY be done between the hours of 10:00 A.M. and 12 Noon and from 2:00 P.M. until 4:00 P.M. As stated above, a three (3) day notice must be given to the Management Office prior to jack hammering and all such hammering must be completed in three (3) weeks.
- Contractor must turn off the main water supply to the unit when the last individual leaves the unit each
- Carpet and tiled areas between the service elevator and condominium unit must also be protected and shall be covered with brown paper, tarps or runners and these shall be removed at the end of each day. Floor surfaces between the unit and service elevator must be vacuumed at the end of each day. Do not use adhesive materials.
- Only the service elevator will be used by all contractors and subcontractors. Do not use the Glass Elevators.
- No construction work can take place on the unit balcony or the inside common areas. No cutting of materials is permitted on balconies at any time. Dust and debris fall on units below and is strictly
- A fire extinguisher must be kept on the job at all times.
- Proper care and custody shall be used with regard to all rags, saw dust, varnish, paint cloths, drop cloths and paint, etc. to lessen any danger due to the combustible nature of these items.

# Contractor Parking Area



## **INDEX**

Overall Scope of Work

-Replace Kitchen Cabinet

-Remove Wetbar & Install

New Pantry Cabinets in It's

-Enlarge Doorway

Place

Cover Sheet	G
Specification & Design	
Floor Plan	
Electrical Plan	

Chief

**Ser** 806

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

LONGBOAT KEY BUILDING DEPT. APR 24 2024

> RECEIVED APR 2 3 2024

OWNER, BUILDER & SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS NOTIFY THE BUILDER BEFORE PROCEEDING

THESE PLANS, SPECIFICATIONS & DETAILS ARE FOR THE EXPRESSED USE OF THIS JOB ONLY. REPRODUCTION, RE-USE, COPING OR REVISING THIS INFORMATION ON ANY OTHER PROJECT OR FOR ANY OTHER GENERAL CONTRACTOR WITHOUT EXPRESSED WRITTEN APPROVAL IS PROHIBITED THESE DOCUMENTS ARE NOT ARCHITECTURAL OR ENGINEERED DESIGNS, SPECIFICATIONS OR LAYOUTS AND ARE NOT TO BE USED FOR CONSTRUCTION UNLESS REVIEWED AND APPROVED BY LICENSED DESIGN PROFESSIONAL, EXCEPT AS OTHERWISE APPROVED BY LAW

Copy of Record

TOWN OF LONGBOAT KEY Planning, Zoning & Building

> DATE 4/17/2024

SHEET:

Key Plan

2. MAKO HOMES LLC. WILL NOT ACCEPT ANY BACK CHARGES & IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES & NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT

3. DO NOT SCALE PLANS

**COPYRIGHT** 

- 1. COPYRIGHT NOTICE: MAKO HOMES LLC. HERBY RESERVES ITS COMMON LAW & OTHER COPYRIGHTS TO THESE PLANS, IDEAS & LAYOUT, THESE PLANS ARE INTENDED FOR USE WITH THE SPECIFIED PROJECT AND GENERAL CONTRACTOR ARE NOT TO BE CHANGED, COPIED OR RE-USED WITH ANOTHER PROJECT WHATSOEVER WITHOUT WRITTEN CONSENT FROM MAKO HOMES LLC.
- 2. THESE CONSTRUCTION DOCUMENTS & ALL OTHER ENGINEERING SPECIFICATIONS AND DETAILS ATTACHED ARE THE PROPERTY OF THE ENGINEER OF RECORD LISTED ON THESE DRAWINGS. NO PART OF THIS PUBLICATION SHALL REPRODUCED, COPIED OR USED IN ANY WAY, BY ANY PERSON WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD "RENATO A. CAROTTI PE." THEY ARE NOT TO BE COPIED, CHANGED OR RE-USED WITH ANOTHER PROJECT OR CONTRACTOR WITHOUT THE THE WRITTEN CONSENT OF RENATO A. CARROTTI PE.

CONTRADICTIONS

IN THE EVENT OF CONTRADICTIONS BETWEEN DRAWINGS & SPECIFICATIONS ON THIS SHEET, MAKO HOMES LLC OR THE ENGINEER OF RECORD IS TO BE INFORMED IMMEDIATELY FOR CLARIFICATION

IT IS THE EXPRESS RESPONSIBILITY OF EACH LICENSED SUBCONTRACTOR IN THE FOLLOWING TRADES TO INSURE THAT ALL PRODUCTS & WORKMANSHIP IS IN STRICT COMPLIANCE WITH FBC & REFERENCED BASE CODES. NO ELEMENT OF THESE PRINTS IS INTENDED TO, AND SHALL NOT SUPERCEDE FBC. AND ANY DISCREPANCIES, OMISSIONS OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD

SOIL SHALL BE FREE OF DEBRIS & ORGANIC MATERIAL

SOIL SHALL BE FREE OF DEBRIS & ORGANIC MATERIAL & COMPACTED TO 95% OF MODIFIED PROCTER. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED SOIL PER FBC. STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BEARING CAPACITY IS BASED ON 2000 PSF. WOOD STAKES ARE PROHIBITED

TERMITE PROTECTION

INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION & BACK FILL IS COMPLETE. TERMITE TREATMENT SHALL BE REGULATED BY FBC AND SHALL BE PERFORMED BY A REGISTERED TERMITICIDE, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEM AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION APPROVED BY FBC AS A PREVENTATIVE TREATMENT FOR NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT A BY THE LICENSED PEST CONTROL COMPANY STATING THE FOLLOWING BUILDING HAS RECEIVED A COMPLETE TREATMENT OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED WITHIN 1' OF STRUCTURE. NO CONDENSATE LINES OR ROOF DOWNSPOUTS SHALL DISCHARGE WITHIN 1' OF STRUCTURE ANY OVERHANGS LESS THAN 6" SHALL HAVE GUTTERS WITH DOWNSPOUTS PROJECTED A MINIMUM 1' AWAY FROM STRUCTURE

MASONRY/CONCRETE

DIMENSIONS OF THESE PLANS ARE ROUGH MASONRY FOR FIELD CONSTRUCTION. MASONRY WALLS ARE SHOWN AS NOMINAL 8"

ALL BLOCK WALL SHALL CONFORM TO ASTM C 90, GRADE N-I WITH A MINIMUM PRISM STRENGTH OF 1500 PSI.

ALL MORTAR SHALL CONFORM TO ASTM C 270, TYPE S OR 1800 PSI

ALL STRUCTURAL CONCRETE SHALL CONFORM TO A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS UNLESS SPECIFICALLY NOTED

ALL REINFORCING STEEL SHALL BE LAPPED 40 TIMES DIAMETER (#5 REBAR 25") UNLESS SPECIFICALLY NOTED OTHERWISE

CONCRETE COVER FOR STEEL SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE

BEAMS ABOVE GRADE =1 1/2"

SLAB ON GROUND = CENTERED FOOTINGS = 3" SIDES, 3" BOTTOM

GRADE BEAMS = 1 1/2" TOPS, 2" SIDES, 3" BOTTOMS

**COLUMNS = 1 1/2"** 

ALL MASONRY COMPONENTS AND WORKMANSHIP SHALL CONFORM TO ACI 1530/ ASCE 5/ & TM 5402. ALL MASONRY SHALL BE PLACED IN RUNNING BOND & REINFORCED AS SHOWN ON THESE PLANS, STACK BOND IS PROHIBITED UNLESS SPECIFICALLY ADDRESSED ON PLANS AND APPROVED BY ENGINEER. IT IS THE EXPRESS RESPONSIBILITY OF MASONRY CONTRACTOR TO INSURE THAT ALL BRACING WHICH WILL ASSURE STABILITY OF MASONRY BE PROVIDED DURING CONSTRUCTION SHALL BE PROVIDED & INSTALLED IN STRICT ACCORDANCE WITH THE STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION FOR ALL WALLS IN EXCESS

ALL SLABS SUPPORTED ON SOIL SHALL BE REINFORCED WITH 6X6 W1.4XW1.4 WIRE MESH IN CENTER OR UPPER THIRD OF SLAB OR

WITH GLASS FIBER REINFORCEMENT.

PUMP MIX GROUT SHALL BE MINIMUM OF 2500 PSI

TRUSSES

TRUSSES SHALL BE DESIGNED AND ENGINEERED IN ACCORDANCE WITH FBC. TRUSS INSTALLATION AND BRACING SHALL BE BE GOVERNED BY TRUSS MANUFACTURE AND ENGINEER UNLESS OTHERWISE NOTED BY ENGINEER OF RECORD. IN THE EVENT OF CONTRADICTIONS THE ENGINEER OF RECORD FOR THE BUILDING ENVELOPE SHALL SUPERCEDE TRUSS ENGINEER. NEITHER ENGINEER OF RECORD OR TRUSS ENGINEER SHALL SUPERCEDE FBC.

WOOD

ALL WOOD PRODUCTS AND WORKMANSHIP SHALL BE COMPLY AND CONFORM WITH FBC. MINIMUM WOOD PRODUCT STANDARDS SHALL BE SPF #2. MINIMUM STRUCTURAL WOOD PRODUCTS STANDARDS SHALL BE SYP #2. ALL ENGINEERED WOOD PRODUCTS SPECIFIED ARE TRUSJOIST PRODUCTS AND ALL TJ INSTALLATION & FASTENING REQUIREMENTS & SPECIFICATIONS ARE MANDATORY. ALL PLYWOOD SHEATHING SHALL BE 15/32, 4 PLY CDX UNLESS NOTED OTHERWISE

NAILS

THE NUMBER AND SIZE OF NAIL SHALL COMPLY WITH FBC FOR IN FIELD FRAMING MEMBERS AND WITH ALL PRODUCT MANUFACTURE SPECIFICATIONS WHERE APPLICABLE. COMMON OR BOXED NAILS "ELECTROPLATED OR HOT DIPPED GALVANIZED" ARE PERMITTED TO BE USED EXCEPT WHERE NOTED. ALL NAILS IN PRESSURE TREATED LUMBER SHALL BE "HOT DIPPED GALVANIZED". ALL ROOF SHEATHING SHALL BE FASTENED 6" ON EDGES & 12" IN FIELD WITH RINGSHANK NAILS, "ELECTROPLATED OR HOT DIPPED GALVANIZED", UNLESS NOTED OTHERWISE

ROOFING

ALL ROOFING COMPONENTS SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS, INCLUDING UNDERLAYMENT, SHINGLES, TILE, METAL OR TPO ROOFING. ALL ROOFING COMPONENTS SHALL CONFORM TO AND BE APPROVED BY FBC.

METAL FRAMING

METAL FRAMED WALLS SHALL BE 25 GAUGE METAL UNLESS NOTED OTHERWISE, METAL STUD TO BE ATTACHED TO TOP & BOTTOM TRACK WITH 1/2" METAL OR SELF TAPPING SCREW ON BOTH SIDES OF WALL/TRACK

STEEL & ANCHOR BOLTS

REINFORCEMENT "REBAR" SHALL BE MINIMUM GRADE 60 AND SHALL CONFORM TO TO ALL ASTM A615 UNLESS NOTED OTHERWISE. ANCHOR BOLTS "J BOLTS, L BOLTS & ALL TREADED RODS" SHALL BE GRADE 307 UNLESS NOTED OTHERWISE. ALL DRILL AND EPOXY ANCHORS SHALL BE SIMPSON SET EPOXY & SHALL BE SPECIFICALLY CALLED OUT ON PLANS. MECHANICAL ANCHORS ARE PROHIBITED IN ALL PREMANUFACTURED HEAVY METAL TIEDOWNS

ALL ROOF FLASHING SHALL BE IN ACCORDANCE WITH FBC R9032

WINDOWS AND DOORS

WINDOWS, DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY & BEAR AN "AMMA" OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURE, PERFORMANCE CHARACTERISTICS & APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS, ANSI/AAMA/ NWWDA. WINDOW & DOOR ASSEMBLIES SHALL BE ANCHORED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURE RECOMMENDATIONS TO ACHIEVE RESISTANCE TO 3 SECOND GUSTS & SHALL INCLUDE THE SPECIFICATION OF BUCK STRIPS & ANCHORING. WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED IN THIS DRAWING. ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS & LOCATED AND APPLIED IN THICKNESS TO WITH STAND THOSE LOADS. THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS & WINDOWS IS DELEGATED TO THE SPECIALITY ENGINEER OF THE MANUFACTURE AS REINFORCED WITHIN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN. OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WITH MAIN WIND FORCE RESISTING SYSTEM.

ALL GLASS IN DOORS TO BE TEMPERED GLASS ALL GLASS WITHIN 24" OF DOORS TO BE TEMPERED ONE ACCESSIBLE BATHROOM WITH A 29" CLEAR OPENING ON AN ACCESSIBLE ROUTE ON A HABITABLE GRADE LEVEL IS REQUIRED OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED DOORS

MIN FRAMED WALL INSULATION TO BE R13, CMU OR CONCRETE WALL R4.2, ATTIC R30 BLOWN INSULATION OR R19 ICYNENE ON UNDERSIDE OF ROOF DECK, UNLESS NOTED OTHERWISE ON ENERGY OR LOAD CALCS

STUCCO

ALL CMU & CONCRETE WALLS COVERED BY STUCCO SHALL BE COVERED WITH 2 COATS, 1/2" THICK EACH. WHEN APPLIED OVER PLYWOOD SHEATHING A 1/8" JOINT SHALL BE ALLOWED BETWEEN SHEATHING TO ALLOW FOR EXPANSION. THERE SHALL BE 2 LAYERS OF VAPOR BARRIER COVERING SHEATHING (TYPICAL TYVEC COVERED WITH TAR PAPER & WIRE LATH). PAPER BACKING SHALL LAPP NO LESS THAN 2". METAL LATH SHALL LAP NO LESS THAN 1/2" AT SIDES & 1" AT ENDS WITH PAPER TO

CONTROL JOINTS OCCURS IN THE BASE EXTERIOR WALL & INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQ. FT. FOR WALLS & 100 SQ. FT. FOR CEILINGS. DISTANCE SHALL NOT EXCEED 18' WITH AN LENGTH TO WIDTH RATIO NOT TO EXCEED 2 1/2 - 1. LATH SHALL NOT CONTINUE THROUGH CONTROL JOINTS BUT SHALL BE TIED TO EACH SIDE ON FRAME WALLS. LATHING TO BE ATTACHED MAX SPACING OF 7" ON CENTER IN VERTICAL ROWS NOT MORE THAN 16" O.C. ATTACHMENT TO WOOD SUPPORTS WITH EITHER 11 GAUGE, 7/16" HEAD, BARBED, GALV. ROOFING NAILS NOT LESS THAN 3/4" LONG, 1 1/2" ROOFING NAILS TO HORIZONTAL MEMBERS & 6d COMMON NAILS OR 1" ROOFING NAILS TO VERTICAL MEMBERS, OR 1" WIRE STAPLES WITH STAPLES TO CROWNS NOT LESS THAN 3/4" NOT ENGAGING LESS THE 3 STRANDS OF LATH. ALL FASTENERS NOT TO PENETRATE LESS THAN

ALL FRAME WALLS COVERED WITH STUCCO COATING SHALL CONFORM TO ASTM C 147, & BE INSTALLED IN ACCORDANCE TO ASTM STUCCO COATING ON FRAME WALL SHALL BE APPLIED IN A 7/8" THICK, 3 COAT SYSTEM IN ACCORDANCE TO FBC - 2020 & ASTM C-926

MECHANICAL

ALL MECHANICAL, WORKMANSHIP, PRODUCTS & COMPONENTS SHALL CONFORM TO ALL PROVISIONS OF CURRENT FBC, DESIGNED AND INSTALLED BY A STATE OF FLORIDA LICENSED PROFESSIONAL

ELECTRICAL

ALL ELECTRICAL SYSTEMS TO MEET CURRENT N.E.C. & CURRENT BUILDING CODE. PROVIDE 200 AMP SINGLE PHASE SERVICE FOR NEW CONSTRUCTION. UNLESS NOTED OTHERWISE

PROVIDE ALL COPPER WIRING. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL (IF NOT EXISTING)

ALL DISHWASHER, WASHER & COUNTERTOP SERVING OUTLETS REQUIRE GFCI & AFCI PROTECTION PER NEC 210.8.

COUNTERTOP RECEPTACLE SPACING MUST COMPLY WITH NEC 210.52(C)

ALL NEW AND MODIFIED 15 & 20 AMP BRANCH CIRCUITS, INCLUDING LIGHTING MUST COMPLY WITH NFC210.12 FOR ARC FAULT

REFRIGERATOR & ELECTRIC FIREPLACE OUTLETS TO BE AFCI

ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACKUP OR ON REMODELS POWERED WITH A BATTERY WITH A 10 YEAR LIFE AND CONNECTED TO REMAINDER OF SMOKE DETECTORS IN HOUSE LICENSED ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR TOTAL COMPLIANCE WITH CURRENT CODE, NEC & ALL LOCAL CODES

AND ORDINANCES. NO ITEM ON THESE PLANS ARE INTENDED TO SUPERCEDE CODE REQUIREMENTS & ANY DISCREPANCIES OR QUESTIONS SHALL BE REPORTED TO BUILDER

PLUMBING

ALL PLUMBING, WORKMANSHIP, PRODUCTS & COMPONENTS SHALL CONFORM TO ALL PROVISIONS OF CURRENT FBC, DESIGNED AND INSTALLED BY A STATE OF FLORIDA LICENSED PROFESSIONAL

MANUFACTURE SPECIFICATIONS

THESE PLANS ARE NOT INTENDED TO SUPERCEDE ANY MANUFACTURE SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO MAKO HOMES LLC OR THE ENGINEER OF RECORD IMMEDIATELY.

## DESIGN LOADS & NOTES

DEAD LOADS TYPICAL FLOOR LOADING......20PSF TYPICAL ROOF LOADING

METAL OR SHINGLE ROOF......15PSF TILE ROOF...

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LOADING DOES NOT ACCOUNT FOR ANY CONCRETE FLOATING OVER FLOORING/ROOFING.ANY CHANGES MADE TO THE MATERIALS OF THE STRUCTURE FROM THOSE OF THE ARCHITECTURAL & STRUCTURAL PLANS SHALL BE NOTIFIED TO THE ENGINEER OF RECORD TO VERIFY THAT THE NEW LOADS CONFORM TO THE STRUCTURE & ITS LOAD BEARING CAPACITY

LIVE LOADS

**FLOOR** 

HABITABLE ATTICS & SLEEPING AREAS.... 30PSF ALL OTHER AREAS EXCEPT BALCONIES....40PSF BALCONIES & DECKS... UNINHABITABLE ATTICS W/OUT STORAGE... 10PSF UNINHABITABLE ATTICS W/STORAGE...

### WALL LEGEND

**Existing Exterior** 

**Existing Interior** 

**Existing Interior** Removed/Enlarge Opening

## DESIGN CRITERIA

FBC/B-2023 8TH EDITION FBC/R - 2023 8TH EDITION FBC/EB - 2023 8TH FBC/FG - 2023 8TH EDITION FBC/P - 2023 8TH EDITION FBC/M - 2023 8TH EDITION IN COMPLIANCE W/FBC/B 2023 (CH.16) & FBC/EB - 2023 (CH.8 &10) WIND SPEED - 160 MPH, 3 SECOND GUSTS EXPOSURE CATEGORY - C RISK CATEGORY - II **ENCLOSURE CATEGORY - ENCLOSED** INTERNAL PRESSURE COEFFICIENT - +-0.18 OPENING PROTECTION - SHUTTERS OR IMPACT GLASS OR PLYWOOD CONSTRUCTION TYPE - VB (UNPROTECTED)

## ABBREVIATIONS

AB. = ANCHOR BOLT ABV. = ABOVE A/C = AIR CONDITIONING A.F.F. = ABOVE FINISHED FLOOR AHU. = AIR HANDLE UNIT AL. = ALUMINUM ALTN. = ALTERNATE ANG. = ANGLE APVD. = APPROVED AVG. = AVERAGE B.B. = BOND BEAM BD. = BOARD B.F. = BI-FOLD

OCCUPANCY - Single Family Residence

APPLICABLE CODES

BLKG. = BLOCKING BLW. = BELOW BM. = BEAM BOT. = BOTTOM B.P. = BY-PASS BR. - BEDROOM C. = CENTERLINE CAB. - CABINET CEM. - CEMENT CLG. = CEILING CLG. JST. = CEILING JOIST CLR. = CLEAR

C.M.U. = CONCRETE

CNTL = CONTROL CNTOR. = CONTRACTOR COL. = COLUMN CONC. = CONCRETE CONT. = CONTINUOUS C.W. = COLD WATER DBL. = DOUBLE DBL. PL. = DOUBLE PLATE DN. = DOWN DR. = DOOR D.S. = DOWN SPOUT DSPL = DISPOSAL DW. = DISHWASHER DWR = DRAWER

E.E.R.O = EMERGENCY **ESCAPE RESCUE OPENING** ELEC = ELECTRICAL EL. =ELEVATION EQ. = EQUAL EXH. = EXHAUST EXP. JT. = EXPANSION JOINT FXT : FXTERIOR FD. =FLOOR DRAIN F.D.R = FIRE DOOR FEXT = FIRE EXTINGUISHER F.G. = FINISH GRADE FL. = FLASHING FLR. = FLOOR

FNSH. = FINISH F.O.M. = FACE OF MASONRY F.O.S. = FACE OF STUD FOY = FOYER

F.P. = FIREPLACE F.R. = FIRE RATED FXTR. = FIXTURE G.A. = GAUGE GALV. = GALVANIZED GDR. GUARD RAIL GEN. = GENERAL

GL. = GLASS GLZ. = GLAZE GND. = GROUND GR. = GRADE G.T. = GIRDER TRUSS GYP. BD. = GYPSUM BOARD H.B. = HOSE BIB HC. = HOLLOW CORE HDR. = HEADER HGT. = HEIGHT

H.S. = HORIZONTAL SLIDER INT. = INTERIOR L. = LONGLAU. = LAUNDRY LAV. = LAVATORY LBR. = LUMBER LT. = LIGHT LVR. = LOUVER

PKT. = POCKET PL. = PLATE LINEAR FOOT

PSF. = POUNDS PER SQUARE FOOT

P.T. = PRESSURE TREATED PTD. = PAINTED PTN. = PARTITION d. = PENNY R. = RISER

RAD. = RADIUS RAF. = RAFTER RD. = ROOF DRAIN REF. = REFRIGERATOR REQD. = REQUIRED

HR. = HOUR H.R. = HORIZONTAL ROLLER

INFO. = INFORMATION INSUL = INSULATION MA. = MASTER MAX. = MAXIMUM MET. = METAL MFR. = MANUFACTURE

MICRO. = MICROWAVE MONO. = MONOLITHIC N.I.C. = NOT IN CONTACT NOM. = NOMINAL N.T.S. = NOT TO SCALE O.A. = OVERALL OBS. = OBSCURE O.C. = ON CENTER OPP. = OPPOSITE PAN. = PANTRY

O.H. DR. = OVERHEAD DOOR P.L.F. = POUNDS PER PLYWD. = PLYWOOD PR. = PAIR PROP. = PROPERTY

PSI. = POUNDS PER SQUARE INCH

REINF. = REINFORCED REV. = REVISION RM. = ROOM

R.O. = ROUGH OPENING S.C. = SOLID CORE S.H. = SINGLE HUNG SHTHG. = SHEATHING SIM. = SIMILAR SL. = SLIDING SLP. = SLOPING SPL. = SPLASH

SQFT. = SQUARE FOOT SW. = SHEAR WALL T.B. = TIE BEAM T.O.C. = TOP OF CURB T&G = TONGUE & GROOVE THR. = THRESHOLD TMPD. = TEMPERED T.O.B. = TOP OF BEAM T.O.P. = TOP OF PLATE T.P. = TOILET PAPER HOLDER

TR. = TRANSOM TRD. = TREAD TYP. = TYPICAL TEXD. = TEXTURED UND. = UNDER UNIF. = UNIFORM UNIV. = UNIVERSAL U.NO. = UNLESS NOTED OTHERWISE

V. = VOLT VAR. = VARIOUS VERT. = VERTICAL VOL. = VOLUME W. = WASHER WD. = WOOD WDO. = WINDOW

W.A. = WEDGE ANCHOR WIC. = WALK IN CLOSET W/ = WITHW/O = WITHOUT WRG. = WIRING WTRPRF. = WATERPROOFING W.W.M. = WELDED WIRE MESH & = AND

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Copy of Record

4/17/2024



Chief Architect

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(270) 841-7825
HOMES LLC wmmakohomes28

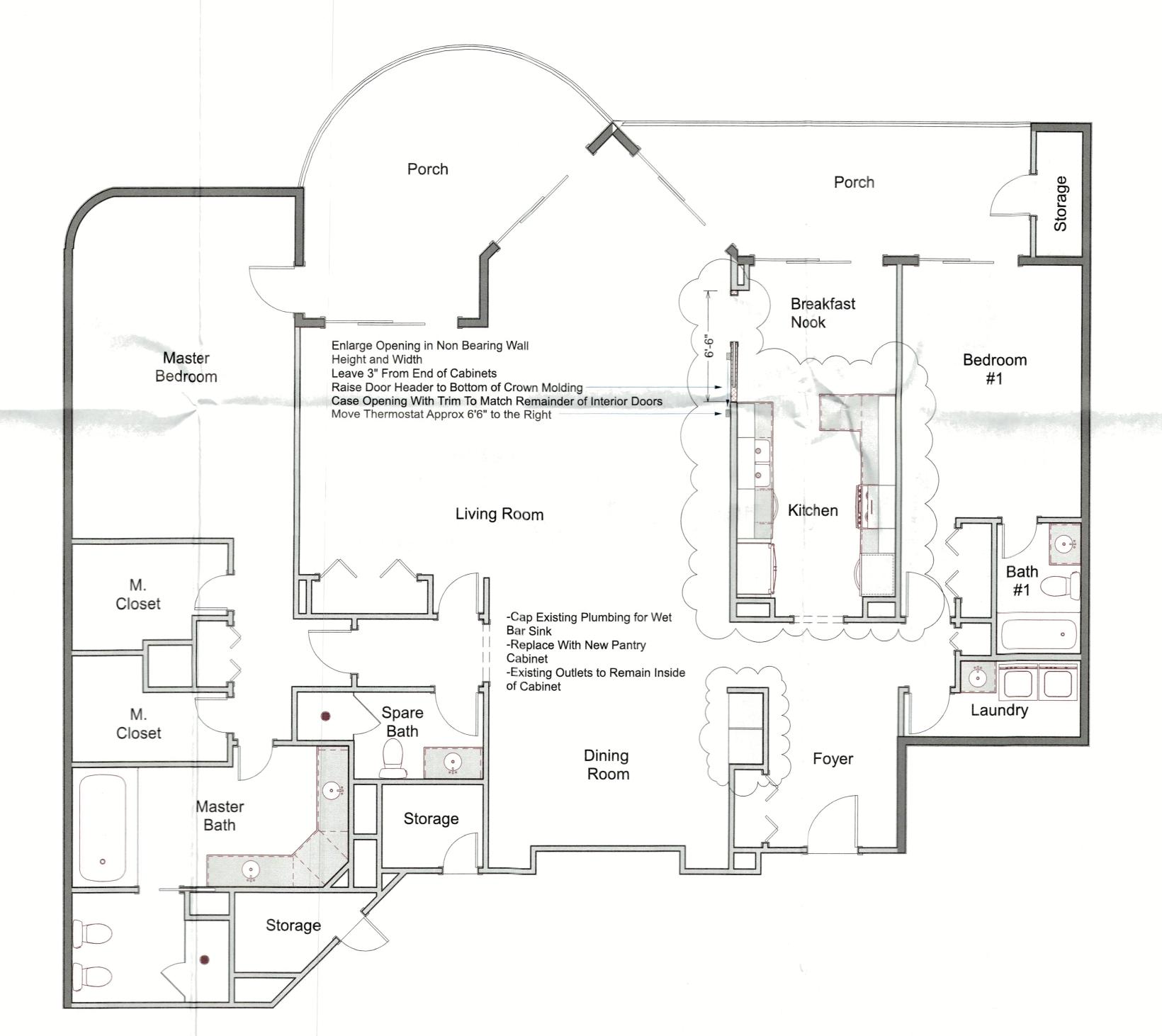
anklin R. Schlosser Longboat Club Rd. Unit 806 Longboat Key Fl. 34228

BLDG PERMIT PLANS
FILE
Copy of Record
DATE
4/17/2024

SHEET:

Floor Plan A1





Scope of Work

Kitch

-Replace Cabinets (Size For Size)

-Replace Appliances, Appliances to Remain In Same Location
-Replace Existing Under Cabinet Lighting With New LED Under Cabinet Lighting

-Replace Backsplash

-Enlarge Door Way Between Kitchen & Living Room in (Non Load Bearing Wall)

-Move Thermostat Location

Wetba

-Cap Plumbing Off & Install New, Full Height Pantry Cabinets

-Re-Install Existing Outlets in Back Of Pantry Cabinets

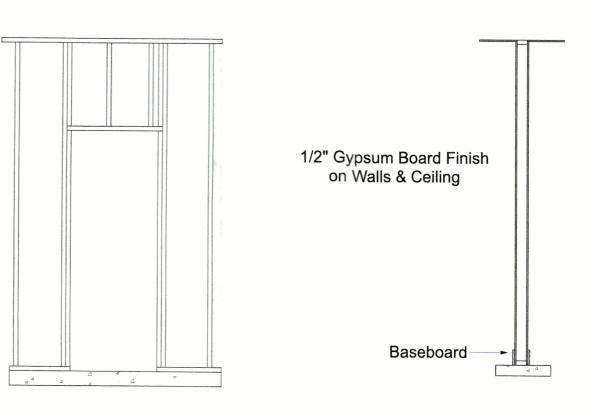
Space Studs 16" OC

1 Jack Stud on Either Side of Doorway

1 King Stud on Either Side of Doorway

(2) Nails Through Plate into Stud or (4) Toe Nails, 2 on Each Side

All Framing Material to Be Metal or Non Combustible Materials



Interior Non Bearing Wall Detail

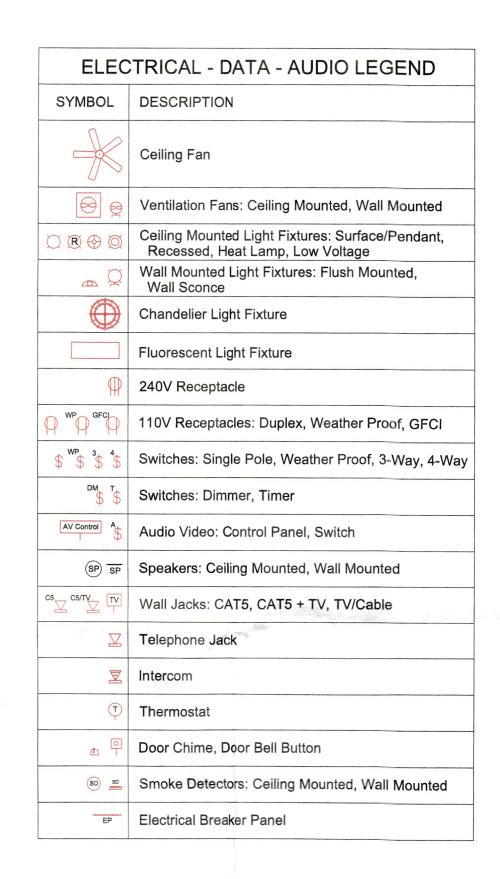
4/17/2024

SHEET:

### Electrical Notes

-Replace Existing Under Cabinet Lighting With New Undercabinet Tape Lighting -Outlets, Switches & Ceiling Lights To

-Appliances to Remain in Same Location



#### **ELECTRICAL NOTES**

ALL ELECTRICAL SYSTEMS TO MEET CURRENT N.E.C. 2020 & CURRENT BUILDING CODE. PROVIDE 200 AMP SINGLE PHASE SERVICE FOR NEW CONSTRUCTION. UNLESS NOTED OTHERWISE PROVIDE ALL COPPER WIRING. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.

PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL (IF NOT EXISTING)

ALL DISHWASHER, WASHER & COUNTERTOP SERVING OUTLETS REQUIRE GFCI & AFCI PROTECTION PER NEC 210.8. COUNTERTOP RECEPTACLE SPACING MUST COMPLY WITH NEC

ALL NEW AND MODIFIED 15 & 20 AMP BRANCH CIRCUITS, INCLUDING LIGHTING MUST COMPLY WITH NFC210.12 FOR ARC FAULT PROTECTION

REFRIGERATOR & ELECTRIC FIREPLACE OUTLETS TO BE AFCI ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACKUP OR ON REMODELS POWERED WITH A BATTERY WITH A 10 YEAR LIFE AND CONNECTED TO REMAINDER OF SMOKE DETECTORS IN HOUSE

LICENSED ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR TOTAL COMPLIANCE WITH CURRENT CODE, NEC & ALL LOCAL CODES AND ORDINANCES. NO ITEM ON THESE PLANS ARE INTENDED TO SUPERCEDE CODE REQUIREMENTS & ANY DISCREPANCIES OR QUESTIONS SHALL BE REPORTED TO BUILDER

Electrical Plan

