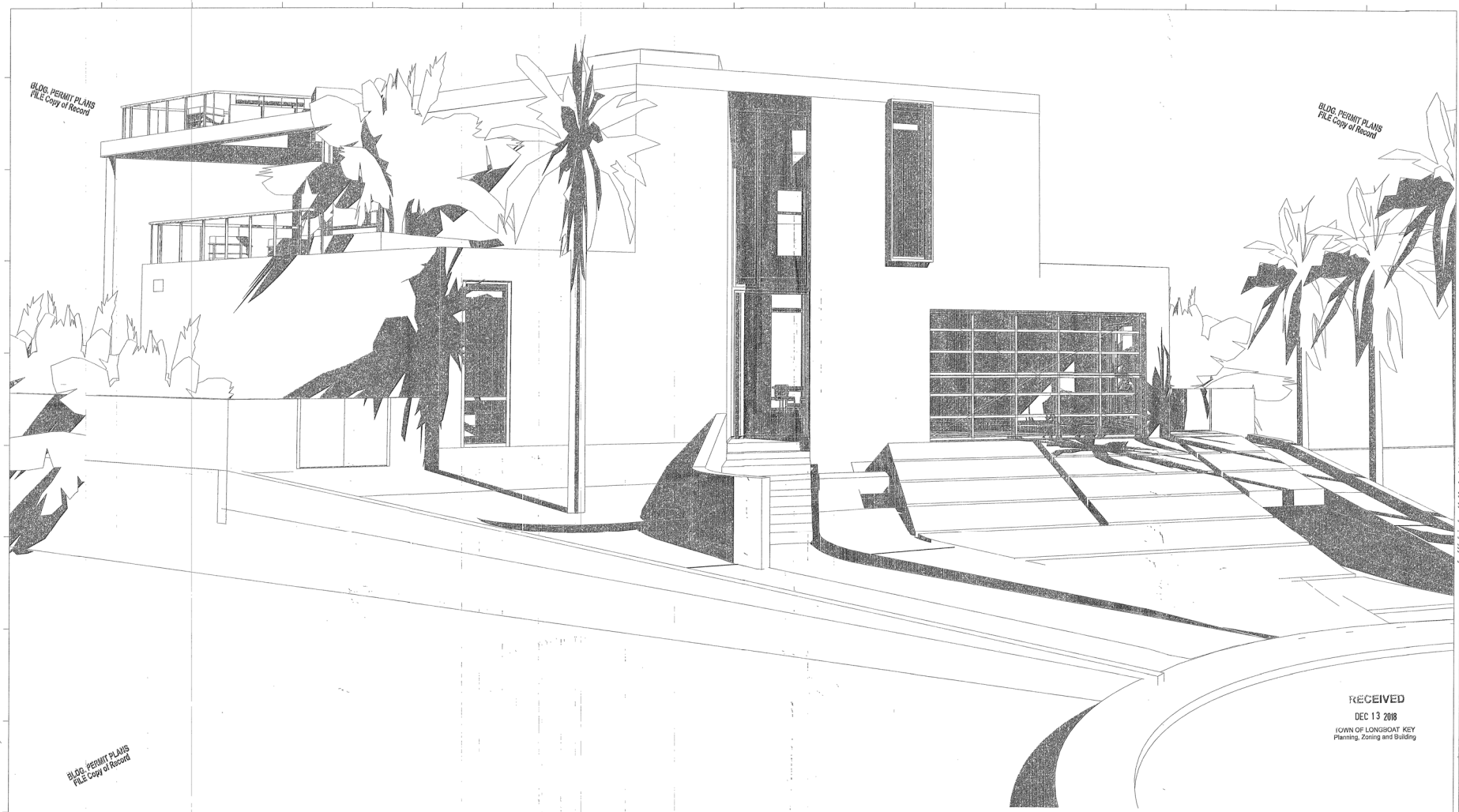


CUSHMAN RESIDENCE

777 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228

PERMIT SET
DECEMBER 13, 2018

OWNER
JIM CUSHMAN
777 OLD COMPASS ROAD
LONGBOAT KEY, FL 34228
JBCUSH@GMAIL.COM
M: 404.643.0923

ARCHITECT
HALFLANTS+PICHETTE
1383 FIFTH STREET
SARASOTA, FL 34236
OFFICE: 941.365.1820

LICENSE # AA-26001368

STRUCTURAL ENGINEER
JIM MEHLTRETTER
MASTER CONSULTING ENGINEERS, INC.
5523 W. CYPRESS ST. SUITE 200
TAMPA, FL 33607
OFFICE: 813.287.3600
DIRECT: 813.359.9402

LICENSE # 33860

CONTRACTOR
HALFLANTS+PICHETTE
1383 FIFTH STREET
SARASOTA, FL 34236
OFFICE: 941.365.1820

LICENSE # CGC-1518813

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

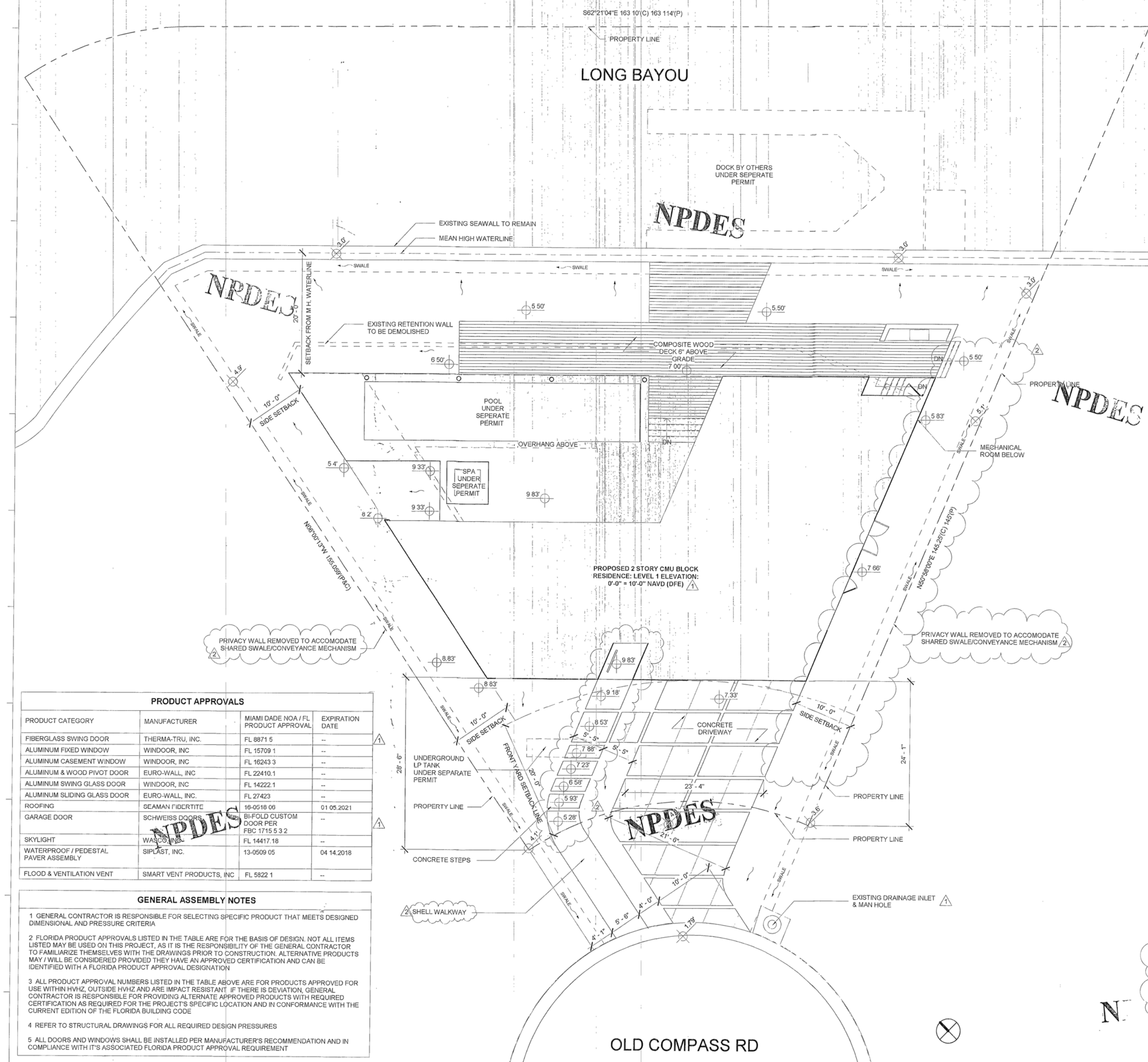
Revision No.	Date

BLDG. PERMIT PLANS
FILE Copy of Record

STATE OF FLORIDA
MICHAEL HALFLANTS
REGISTERED ARCHITECT

DATE	DEC 13, 2018
PHASE	PERMIT SET

A0.0
TITLE SHEET



CODE ANALYSIS

BUILDING CODE:	2017 FBC
OCCUPANCY TYPE:	R-4SF
WIND SPEED	150 MPH
EXPOSURE CATEGORY	D
RISK CATEGORY:	II (1)

APPLICABLE CODES

FLORIDA BUILDING CODE 6TH EDITION (2017) -ELECTRICAL
FLORIDA BUILDING CODE 6TH EDITION (2017) -MECHANICAL
FLORIDA BUILDING CODE 6TH EDITION (2017) -PLUMBING
FLORIDA BUILDING CODE 6TH EDITION (2017) -RESIDENTIAL
FLORIDA BUILDING CODE 6TH EDITION (2017) -BUILDING

ZONING: R

MIN. ZONING LOT AREA	10,000 SQ FT.
ACTUAL LOT AREA	16,246 SQ FT
FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	10'-0"
WATERSIDE SETBACK.	20'-0"
MAX ALLOWED BUILDING HEIGHT	30'-0"
ACTUAL BUILDING HEIGHT	27'-0" (1)

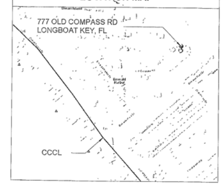
FEMA FLOOD ZONE

ZONE AE, ELEVATION 9'-0" B F E + 1'-0 = 10'-0" NGVD / 9'-0" NAVD
(ZONE A - NEW RESIDENTIAL CONSTRUCTION ELEVATED ONE FOOT ABOVE B.F.E.)

AREA CALCULATIONS

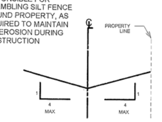
GARAGE	472 SQ FT
FIRST FLOOR	2167 SQ FT
SECOND FLOOR	1360 SQ FT
TOTAL AC AREA	3524 SQ FT

LOCATION MAP



TYPICAL SWALE SECTION N.T.S.

NOTE CONTRACTOR IS RESPONSIBLE FOR ASSEMBLING SILT FENCE AROUND PROPERTY, AS REQUIRED TO MAINTAIN SITE EROSION DURING CONSTRUCTION



STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED & ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION (DFE) FBC 2017 - 6TH EDITION - RESIDENTIAL - R322 1 2 (2)

DRAWING INDEX

Sheet Number	Sheet Name
01 ARCHITECTURE	
A0.0	TITLE SHEET
A0 01	INDEX TO DRAWINGS / CODE REVIEW / SITE PLAN
A0 02	SPECIFICATIONS
A1.10	LEVEL 1 - FLOOR PLAN
A1.11	LEVEL 1 - DIMENSION PLAN
A1.20	LEVEL 2 - FLOOR PLAN
A1.21	LEVEL 2 - DIMENSION PLAN
A1 30	LEVEL 3 - ROOF TERRACE
A3 10	LEVEL 1 - RCP & ELECTRICAL
A3 20	LEVEL 2 - RCP & ELECTRICAL
A4 01	ELEVATIONS
A4 02	ELEVATIONS
A5 10	BUILDING SECTIONS
A5 11	BUILDING SECTIONS
A5 12	BUILDING SECTIONS
A7 10	DOOR & GLAZING SCHEDULES
A7 11	WALL TYPES
A8 10	DETAILS
A8.11	DETAILS
A8.12	DETAILS
02 STRUCTURE	
S101	GENERAL STRUCTURAL NOTES
S102	WIND DESIGN DATA AND LOAD SCHEDULE
S201	FOUNDATION PLAN
S202	SLAB ON GRADE PLAN
S203	2ND FLOOR FRAMING PLAN
S204	ROOF FRAMING PLAN
S301	TYPICAL DETAILS
S302	TYPICAL DETAILS
S303	TYPICAL DETAILS
S304	TYPICAL DETAILS
S401	SECTIONS AND DETAILS
S402	SECTIONS AND DETAILS
S501	SCHEDULES
S601	ISOMETRIC VIEWS

SYMBOL LEGEND

DRAWING NAME
SCALE 3/16" = 1'-0" — SHEET NUMBER
DRAWING NUMBER
SHEET NUMBER
INDICATES WALL SECTION OR DETAIL DRAWING NUMBER
SHEET NUMBER
INDICATES DIRECTION OF CUT LINE
EXISTING ELEVATION
PROPOSED ELEVATION
D1 — DOOR TAG NUMBER
W1 — WINDOW TAG NUMBER
W1 — LOW WINDOW TAG NUMBER

LOT COVERAGE CALCULATIONS

LOT AREA (UPLANDS)		9,655 SF (2)
	NON-COVERAGE	COVERAGE
BUILDING	--	2,577 SF
REAR DECK	989 SF	--
SPA, POOL & DECK	514 SF	754 SF
DRIVEWAY & WALKWAYS	873 SF	--
BUILDING OVERHANG	770 SF	--
BUILDING COVERAGE	--	3,331 SF
LOT COVERAGE PROPOSED	3,331 SF / 9,655 SF = 34 5% (35% MAX ALLOWED W/ ELEVATED POOL) (2)	

OPEN AREA CALCULATIONS

	PERVIOUS	IMPERVIOUS
BUILDING	--	2,577 SF
REAR DECK	989 SF	--
SPA, POOL & DECK	--	1,268 SF
DRIVEWAY & WALKWAYS	--	873 SF
BUILDING OVERHANG (OVER PERVIOUS)	--	82 SF
TOTAL (NON-OPEN)	--	4800 SF
NON-OPEN SPACE PROPOSED	4800 SF/ 9655 SF = 49 7% (50% MAX ALLOWED) (2)	

BLDG PERMIT PLANS FILE COPY OF RECORD

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES, AND LONGBOAT KEY

PRODUCT APPROVALS

PRODUCT CATEGORY	MANUFACTURER	MIAMI DADE NOA / FL PRODUCT APPROVAL	EXPIRATION DATE
FIBERGLASS SWING DOOR	THERMA-TRU, INC.	FL 8871 5	--
ALUMINUM FIXED WINDOW	WINDOOR, INC	FL 15709 1	--
ALUMINUM CASEMENT WINDOW	WINDOOR, INC	FL 16243 3	--
ALUMINUM & WOOD PIVOT DOOR	EURO-WALL, INC	FL 22410.1	--
ALUMINUM SWING GLASS DOOR	WINDOOR, INC	FL 14222.1	--
ALUMINUM SLIDING GLASS DOOR	EURO-WALL, INC.	FL 27423	--
ROOFING	SEAMAN FIBERTITE	16-0518 06	01 05.2021
GARAGE DOOR	SCHWEISS DOORS	BI-FOLD CUSTOM DOOR PER FBC 1715 5 3 2	--
SKYLIGHT	WASCO, INC.	FL 14417.18	--
WATERPROOF / PEDESTAL PAVER ASSEMBLY	SIPLAST, INC.	13-0509 05	04 14.2018
FLOOD & VENTILATION VENT	SMART VENT PRODUCTS, INC	FL 5822 1	--

GENERAL ASSEMBLY NOTES

1 GENERAL CONTRACTOR IS RESPONSIBLE FOR SELECTING SPECIFIC PRODUCT THAT MEETS DESIGNED DIMENSIONAL AND PRESSURE CRITERIA

2 FLORIDA PRODUCT APPROVALS LISTED IN THE TABLE ARE FOR THE BASIS OF DESIGN. NOT ALL ITEMS LISTED MAY BE USED ON THIS PROJECT, AS IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE DRAWINGS PRIOR TO CONSTRUCTION. ALTERNATIVE PRODUCTS MAY / WILL BE CONSIDERED PROVIDED THEY HAVE AN APPROVED CERTIFICATION AND CAN BE IDENTIFIED WITH A FLORIDA PRODUCT APPROVAL DESIGNATION

3 ALL PRODUCT APPROVAL NUMBERS LISTED IN THE TABLE ABOVE ARE FOR PRODUCTS APPROVED FOR USE WITHIN HVHZ, OUTSIDE HVHZ AND ARE IMPACT RESISTANT IF THERE IS DEVIATION, GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALTERNATE APPROVED PRODUCTS WITH REQUIRED CERTIFICATION AS REQUIRED FOR THE PROJECT'S SPECIFIC LOCATION AND IN CONFORMANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE

4 REFER TO STRUCTURAL DRAWINGS FOR ALL REQUIRED DESIGN PRESSURES

5 ALL DOORS AND WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND IN COMPLIANCE WITH IT'S ASSOCIATED FLORIDA PRODUCT APPROVAL REQUIREMENT

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t 941 365 1320 | Design AA-26002358

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS

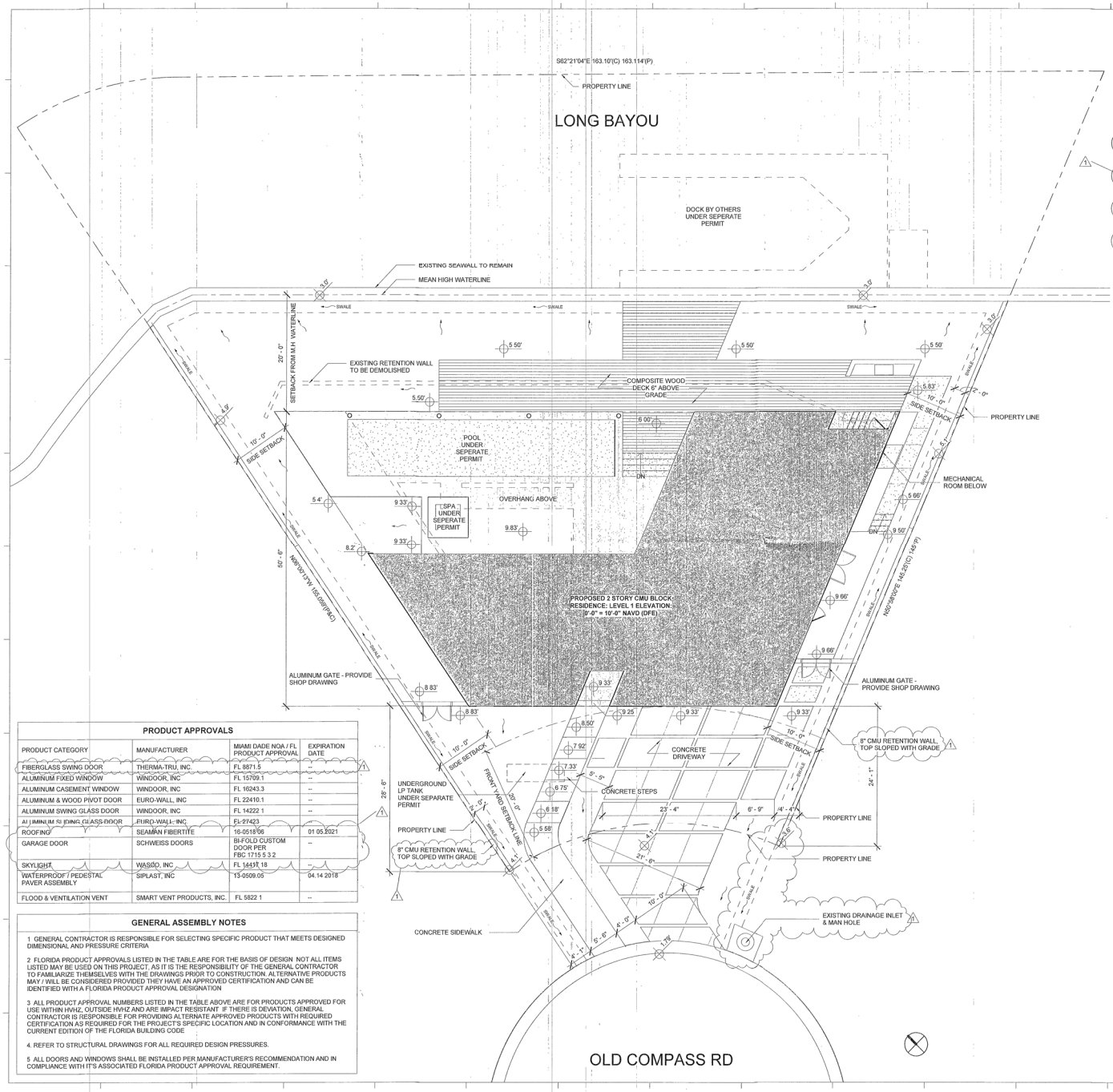
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments
2	04/02/2019	Building and Zoning Comments

STATE OF FLORIDA · MICHAEL HALFLANTS · AR91617 · REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

A0.01

INDEX TO DRAWINGS / CODE REVIEW / SITE PLAN



CODE ANALYSIS

BUILDING CODE:	2017 FBC
OCCUPANCY TYPE:	R-4SF
WIND SPEED:	150 MPH
EXPOSURE CATEGORY:	D
RISK CATEGORY:	II

APPLICABLE CODES

FLORIDA BUILDING CODE 6TH EDITION (2017) -ELECTRICAL
FLORIDA BUILDING CODE 6TH EDITION (2017) -MECHANICAL
FLORIDA BUILDING CODE 6TH EDITION (2017) -PLUMBING
FLORIDA BUILDING CODE 6TH EDITION (2017) -RESIDENTIAL
FLORIDA BUILDING CODE 6TH EDITION (2017) -BUILDING

ZONING: R

MIN ZONING LOT AREA:	10,000 SQ FT
ACTUAL LOT AREA:	16,246 SQ FT.
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	10'-0"
WATERSIDE SETBACK:	20'-0"
MAX ALLOWED BUILDING HEIGHT:	30'-0"
ACTUAL BUILDING HEIGHT	27'-0"

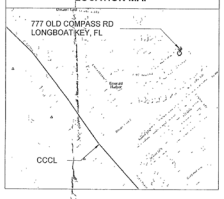
FEMA FLOOD ZONE

ZONE AE, ELEVATION 9'-0" B.F.E. + 1'-0 = 10'-0" NGVD / 9'-0" NAVD
(ZONE A - NEW RESIDENTIAL CONSTRUCTION ELEVATED ONE FOOT ABOVE B.F.E)

AREA CALCULATIONS

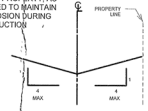
GARAGE	472 SQ. FT.
FIRST FLOOR	2167 SQ FT.
SECOND FLOOR	1360 SQ FT
TOTAL AC AREA	3524 SQ. FT.

LOCATION MAP



TYPICAL SWALE SECTION N.T.S.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ASSEMBLING SILT FENCE AROUND PROPERTY, AS REQUIRED TO MAINTAIN SITE EROSION DURING CONSTRUCTION



DRAWING INDEX

SYMBOL LEGEND

DRAWING NAME
SCALE 3/16" =

- 1 / A — SHEET NUMBER
- 8 / A — DRAWING NUMBER / SHEET NUMBER
- 8 / A — INDICATES WALL SECTION / RETAIL DRAWING NUMBER / SHEET NUMBER
- INDICATES DIRECTION OF CUT LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- D1 — DOOR TAG NUMBER
- W1 — WINDOW TAG NUMBER
- W1 — LOW WINDOW TAG NUMBER

LOT COVERAGE CALCULATIONS

LOT AREA		16,246 SF
	NON-COVERAGE	COVERAGE
BUILDING	--	2,577 SF
REAR DECK	973 SF	--
SPA, POOL & DECK	--	1,248 SF
DRIVEWAY & WALKWAYS	1,390 SF	--
BUILDING OVERHANG	991 SF	--
BUILDING COVERAGE	--	3,825 SF
LOT COVERAGE PROPOSED	3,825 SF/ 16,246 SF = 24% (35% MAX ALLOWED W/ ELEVATED POOL)	

OPEN AREA CALCULATIONS

	PERVIOUS	IMPERVIOUS
BUILDING	--	2,577 SF
REAR DECK	973 SF	--
SPA, POOL & DECK	--	1,248 SF
DRIVEWAY & WALKWAYS	--	1,390 SF
BUILDING OVERHANG	--	991 SF
TOTAL (NON-OPEN)	--	6,206 SF
NON-OPEN SPACE PROPOSED	6,206 SF/ 16,246 SF = 38% (50% MAX ALLOWED)	

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES, AND LONGBOAT KEY

RECEIVED
FEB 25 2019
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

PRODUCT APPROVALS

PRODUCT CATEGORY	MANUFACTURER	MIAMI DADE NOA / FL PRODUCT APPROVAL	EXPIRATION DATE
FIBERGLASS SWING DOOR	THERMA-TRU, INC.	FL 8871.5	--
ALUMINUM FIXED WINDOW	WINDOOR, INC	FL 15709.1	--
ALUMINUM CASEMENT WINDOW	WINDOOR, INC	FL 16243.3	--
ALUMINUM & WOOD PIVOT DOOR	EURO-WALL, INC	FL 22410.1	--
ALUMINUM SWING GLASS DOOR	WINDOOR, INC	FL 14222 1	--
ALUMINUM SLIDING GLASS DOOR	EURO-WALL, INC	FL 27423	--
ROOFING	SEAMAN FIBERTITE	16-0518.06	01.05.2021
GARAGE DOOR	SCHWEISS DOORS	BI-FOLD CUSTOM DOOR PER FBC 1715 5 3 2	--
SKYLIGHT	WASCO, INC	FL 14417.18	--
WATERPROOF / PEDESTAL PAVER ASSEMBLY	SIPLAST, INC	13-0509.05	04.14.2018
FLOOD & VENTILATION VENT	SMART VENT PRODUCTS, INC.	FL 5822.1	--

GENERAL ASSEMBLY NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR SELECTING SPECIFIC PRODUCT THAT MEETS DESIGNED DIMENSIONAL AND PRESSURE CRITERIA

2. FLORIDA PRODUCT APPROVALS LISTED IN THE TABLE ARE FOR THE BASIS OF DESIGN NOT ALL ITEMS LISTED MAY BE USED ON THIS PROJECT, AS IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE DRAWINGS PRIOR TO CONSTRUCTION. ALTERNATIVE PRODUCTS MAY / WILL BE CONSIDERED PROVIDED THEY HAVE AN APPROVED CERTIFICATION AND CAN BE IDENTIFIED WITH A FLORIDA PRODUCT APPROVAL DESIGNATION

3. ALL PRODUCT APPROVAL NUMBERS LISTED IN THE TABLE ABOVE ARE FOR PRODUCTS APPROVED FOR USE WITHIN HVHZ, OUTSIDE HVHZ AND ARE IMPACT RESISTANT IF THERE IS DEVIATION, GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALTERNATE APPROVED PRODUCTS WITH REQUIRED CERTIFICATION AS REQUIRED FOR THE PROJECT'S SPECIFIC LOCATION AND IN CONFORMANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE

4. REFER TO STRUCTURAL DRAWINGS FOR ALL REQUIRED DESIGN PRESSURES.

5. ALL DOORS AND WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND IN COMPLIANCE WITH IT'S ASSOCIATED FLORIDA PRODUCT APPROVAL REQUIREMENT.

HALFLANTS + PICHETTE
studioformodernarchitecture.com
143 5th Street | Sarasota, FL 34236 | t 941.365.1300 | Design AA 26013568

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS		
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments

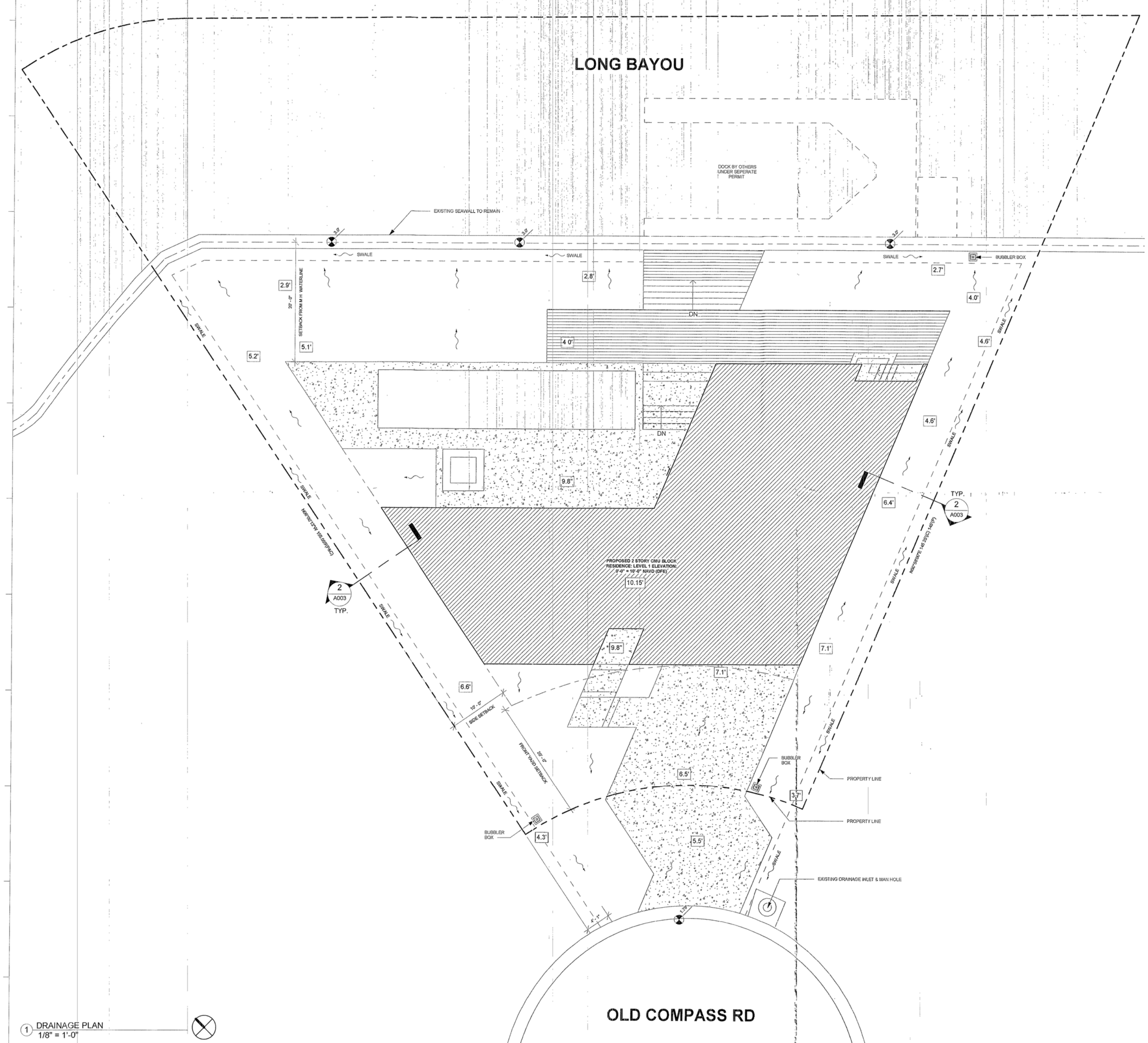
STATE OF FLORIDA — DANIEL HALFLANTS — REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

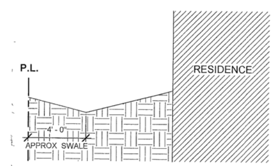
BLDG. PERMIT PLANS FILE Copy of Record

A0.01

INDEX TO DRAWINGS / CODE REVIEW / SITE PLAN



① DRAINAGE PLAN
1/8" = 1'-0"



② TYPICAL SWALE
1/4" = 1'-0"

GENERAL DRAINAGE NOTES

1 SLOPES SHALL NOT EXCEED 1' VERTICAL TO 6' HORIZONTAL WITHIN THE FIRST FIVE FEET FROM ANY LOT LINE AND SHALL NOT EXCEED 1' VERTICAL TO 4' HORIZONTAL IN ALL OTHER PLACES
2 ALL SWALES SHALL HAVE A MINIMUM OF 0 2% LONGITUDINAL SLOPE
3 ALL SWALES SHALL BE A MINIMUM OF 6"
4 THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND
5 DOWNSPOUTS SHALL BE AT LEAST 10' AWAY FROM PROPERTY LINE AND DIRECTED AWAY FROM ADJACENT PROPERTY
6 GRADING SHALL NOT NEGATIVELY IMPACT EXISTING TREES CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AND MAY FIELD ADJUST GRADES AS NECESSARY TO SAVE EXISTING TREES WHILE PROVIDING POSITIVE DRAINAGE
7 CONNECT ALL D S AND OTHER ROOF DRAINS TO 4" CORRUGATED PIPE AS INDICATED
8 FIELD COORDINATE CONDITIONS AS REQUIRED TO MEET EXPRESSED DESIGN INTENT
9 GENERAL CONTRACTOR TO COORDINATE ALL DRAINAGE COMPONENTS CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE IN ALL AREAS OF DEVELOPED SITE CONTRACTOR TO PROVIDE SUPPLEMENTAL DRAINAGE AS NECESSARY TO PREVENT ANY PONDING, EROSION, OR OTHER AS SITE CONDITIONS REQUIRE
10 THIS PLAN IS DIAGRAMMATIC IN NATURE, TO SHOW THE INTENT OF WATER COLLECTION, DISTRIBUTION, AND FILTRATION
11 CONTRACTOR TO FIELD VERIFY ROOF DRAIN DOWNSPOUT LOCATIONS AND PROVIDE DRAINAGE EXTENSION W/ BUBBLER BOX AS SHOWN/DETAILED
12 CONSTRUCTION GRADE TO BE REVIEWED AND APPROVED BY LANDSCAPE CONTRACTOR IN ADVANCE OF FINISH GRADE
13 FINISHED GRADE IN PLANTING AREAS TO BE 2" LOWER THAN ADJACENT TOP OF SLAB ELEVATIONS, UNLESS NOTED OTHERWISE

DIRECTION OF FLOW AT GRADE
1.00' EXISTING ELEVATION
5.0' AS-BUILT ELEVATION
BUBBLER BOX

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments
2	04/02/2019	Building and Zoning Comments

STATE OF FLORIDA · MICHAEL HALFLANTS · AR91697 · REGISTERED ARCHITECT

DATE	07/23/2020
PHASE	AS-BUILTS

A003
DRAINAGE PLAN

DIVISION 01: GENERAL REQUIREMENTS

1.1. BY REFERENCE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST EDITION, IS HEREBY MADE PART OF THESE SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

1.2. THESE DOCUMENTS ARE THE PROPERTY OF HALFLANTS + PICHETTE, INC. USE OR COPY IS PERMITTED BY CONTRACT ONLY ANY REVISIONS TO THESE DOCUMENTS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION OF HALFLANTS + PICHETTE, INC. OR ANY CONSTRUCTION EXECUTED USING THESE DOCUMENTS WITHOUT THE EXPRESSED APPROVAL OF HALFLANTS + PICHETTE, INC.; OR ANY CHANGE IN THE SCOPE; DESIGN, OR INTENT FOR ANY REASON, BY ANY PERSON OTHER THAN HALFLANTS + PICHETTE, INC , SHALL THEREBY ABSOLVE HALFLANTS + PICHETTE, INC. FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

1.3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT THEMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUBCONTRACTS AND SHALL COORDINATE ALL SUBCONTRACTORS TO INSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH THEIR WORK.

1.4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHERE SPECIFIED TO THE ARCHITECT FOR REVIEW. FABRICATION OR INSTALLATION SHALL NOT COMMENCE UNTIL REVIEW IS OBTAINED FROM THE ARCHITECT.

1.5. THE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THIS CONTRACT THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

1.6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

1.7. NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT, OWNER AND CONTRACTOR IN THE FORM OF A CHANGE ODER.

1.8 SUBSTITUTION OF MATERIALS AND METHODS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED IN WRITING THE ARCHITECT SHALL DETERMINE THE EQUALITY OF ANY AND ALL SUBSTITUTIONS. THE CONTRACTOR SHALL SUBMIT COMPLETE PRODUCT DATA, SHOP DRAWINGS AND RELATIVE COSTS OF SUBSTITUTE ITEMS TO THE ARCHITECT FOR HIS REVIEW.

1.9. THE CONTRACTOR SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR

1.10. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO THE OWNER.

1.11. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE SOLEY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF THE STATE OF THE PROJECT'S LOCATION AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES, AND LEGAL REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE PROJECT

1.12. IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY OR LOCATION, THE GRAPHIC DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY NOTES ON THE DRAWINGS WILL TAKE PRECEDENCE OVER CONFLICTING DRAWN INDICATIONS LARGE SCALE SPECIFIC DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DRAWINGS CONTAINING MORE GENERAL INFORMATION. WHERE FIGURES ARE NOT SHOWN, MEASUREMENTS WILL IN ALL CASES BE VERIFIED BY THE ACTUAL CONDITIONS OF WORK ALREADY IN PLACE AND CONFIRMED BY THE ARCHITECT IN CASE OF DISCREPANCY CONCERNING QUALITY AND OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND OR THE GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT

1.14. THE CONTRACTOR SHALL CONTACT THE ARCHITECT A MINIMUM OF 24-HOURS IN ADVANCE WHEN THE ARCHITECT'S PRESENCE IS REQUESTED FOR SPECIAL CONSULTATIONS, EXAMINATIONS OR DECISIONS.

1.15. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE WORK INSTALLED BY OTHERS INSOFAR AS IT APPLIES TO HIS WORK, AND SHALL PROMPTLY NOTIFY THE ARCHITECT IF ANY CONDITION EXISTS THAT WILL PREVENT HIM FROM PRODUCING SATISFACTORY AND ACCEPTABLE RESULTS IN HIS WORK. SHOULD WORK BE STARTED WITHOUT SUCH NOTIFICATION, IT SHALL PLACE UPON HIM THE RESPONSIBILITY FOR REPLACING ANY OF HIS WORK AND THE WORK OF OTHERS THAT MAY BE NECESSARY TO BE REMOVED IN ORDER TO PRODUCE SATISFACTORY AND ACCEPTABLE WORK

1.16. ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR SHALL BE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN OPERATING ORDER. THE OWNER SHALL FURNISH THE CONTRACTOR ALL INFORMATION THE CONTRACTOR MAY REQUIRE TO PROPERLY COMPLETE THE ABOVE MENTIONED OBLIGATION.

1.17 TESTING AND INSPECTIONS REQUIRED TO ESTABLISH COMPLIANCE WITH THE CONTRACT DOCUMENTS SHALL BE MADE BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE ARCHITECT AND PAID FOR BY THE CONTRACTOR AS PART OF THE BASE BID. WHEN THE INTIAL TEST INDICATE NONCOMPLIANCE WITH THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIRED RE-TESTING SHALL BE PERFORMED BY THE SAME AGENCY WITH THE COST THEREOF PAID BY THE CONTRACTOR.

1.18. BEFORE ORDERING MATERIALS OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS.

1.19. THESE SPECIFICATIONS SHALL NOT BE CONSIDERED AS "ALLINCLUSIVE" TO THE PROJECT SPECIFICATIONS AND DRAWINGS FOR RELATED WORK REQUIRED BY OTHER DISCIPLINES SHALL BE INCLUDED IN, AND BECOME A PART OF THE PROJECT DOCUMENTS. SPECIFICATIONS ISSUED BY OTHERS SHALL BE REVIEWED IN COORDINATION WITH THESE SPECIFICATIONS. WHERE CONFLICTS OCCUR BETWEEN THESE SPECIFICATIONS AND THE SPECIFICATIONS OF OTHERS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE ARCHITECT SHALL DETERMINE WHICH SPECIFICATIONS SHALL TAKE PRECEDENCE.

DIVISION 02: SITE WORK

2.1. CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR FOR BUILDING LAYOUT.

2.2. CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE AGENCIES.

2.3. PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 8". COMPACTION SHALL PROVIDE MINIMUM SOIL BEARING PRESSURE OF 3,000 P.S.F. BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. UNLESS OTHERWISE NOTED ALL COMPACTION SHALL BE TO 95% MODIFIED PROCTOR DENSITY.

2.4. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIAL, TRASH AND DEBRIS IN A LEGAL MANNER.

2.5. POISON SOIL AGAINST TERMITES BENEATH ALL CONCRETE SLABS PRIOR TO PLACING VAPOR BARRIER. PROVIDE FIVE (5) YEAR TERMITE GUARANTEE.

2.6. SUB GRADE PREPARATION SHALL INCLUDE STRIPPING AND GRUBBING OF SUPERFICIAL VEGETATION, FOLLOWED BY COMPACTION OF THE BUILDING AREA PLUS A MARGIN OF 5'-0" WITH VIBRATORY ROLLER. EACH PASS SHOULD OVERLAP THE PRECEDING PASS BY AT LEAST 30%. THE OPERATION OF VIBRATORY ROLLER SHALL BE CLOSELY MONITORED TO AVOID TRANSMISSION OF EXCESSIVE VIBRATIONS TO ANY EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE.

2 7. GRADE GROUND SURFACE TO CONFORM TO ADJACENT CONTOURS AND TO PROVIDE FOR ADEQUATE CONTROL AND DRAINAGE OF WATER RUNOFF SLOPE ALL EXTERIOR GRADES AWAY FROM THE BUILDING.

2.8. FINISHED GRADES SHALL BE COORDINATED WITH THE WORK OF THE LANDSCAPE ARCHITECT.

DIVISION 03: CONCRETE

3 1. REFER TO THE STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATIONS FOR DETAILED REQUIREMENTS. THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

3 2. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

3.3. ALL SLABS ON GRADE SHALL BE 4" CONCRETE WITH SMOOTH TROWEL FINISH UNLESS NOTED OTHERWISE

3.4 CONCRETE SLAB AREAS TO RECEIVE CARPET OR FLOORING SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER PRIOR TO INSTALLATION OF FINISH.

3.5. ALL STRUCTURAL CONCRETE SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS WITH MAXIMUM SLUMP OF 4", UNLESS NOTED OTHERWISE. CEMENT TO MEET ASTM C-150, TYPE 1 AGGREGATE TO MEET ASTM C-33

3 6 VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE.

3.7. WIRE WELDED FABRIC SHALL BE 6 X 6 - 10/10 AND SHALL CONFORM TO ASTM A -185

3 8 STEEL REINFORCEMENT SHALL BE GRADE 60 AND CONFORM WITH ASTM A-615,

3.9. FORM WORK DESIGN AND FABRICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ACI 347.

3.10. ALL CONCRETE SLAB PENETRATIONS SHALL BE SEALED WITH EXPANSIVE SETTING COMPOUND.

3.11. ALL SAWN CONTROL JOINTS SHALL BE SAWN WITHIN 12 HOURS OF CONCRETE PLACEMENT.

3.12. EXPANSION JOINT FILLER TO MEET ASTM D-1751, 1/2" ASPHALT IMPREGNATED FIBERBOARD.

3.13. FLOOR SLAB TOLERANCES TO BE 1/8" IN 10'-0" MAXIMUM.

DIVISION 04: MASONRY

4.1. COMPLY WITH RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) THE FOLLOWING SPECIFICATIONS SHALL APPLY UNLESS NOTED OTHERWISE BY THE STRUCTURAL DRAWINGS.

4.2. CONCRETE MASONRY UNTIS SHALL BE TWO CELL BLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 GRADE A WITH MINIMUM COMPRESSIVE STRENGTH OF 1000 P.S.I.

4.3. MORTAR SHALL BE TYP 'M' AND CONFORM TO ASTM C-270 WITH STANDARD HORIZONTAL WALL REINFORCING (DURO-WALL) AT 1'-4" ON CENTER, PER ASTM A-641.

4 4. GROUTED CELLS ARE REQUIRED AT ALL CORNERS, WINDOW AND DOOR JAMBS AND BEARING POINTS AND AS INDICATED BY THE STRUCTURAL ENGINEERING DOCUMENTS.

4.5. GROUTED CELLS SHALL BE FILLED WITH A "PEA GRAVEL" CONCRETE WITH A MINIMUM 28 DAYS ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS CELL. GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0". (THE CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED CELLS FOR INSPECTION.)

4.6 WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

4.7. CONCRETE FILLED CELLS SHALL HAVE 1- #5 DIAMETER BAR VERTICAL (FOUNDATION TO TIE BEAM).

4.8. MASONRY UNITS SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK.

DIVISION 05: METALS

5 1. ALL DISSIMILAR METALS SHALL BE ISOLATED BY INERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION.

5.2. ALL STRUCTURAL METAL COMPONENTS, INCLUDING EXPOSED OR EMBEDDED TIES, CLIPS AND BELTS, SHALL BE HOT-DIPPED GALVANIZED.

5.3. SUBMIT SHOP DRAWINGS FOR STRUCTURAL STEEL ITEMS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

5 4 STEEL PLATES, SHAPES AND BARS TO BE ASTM A-36.

5 5 HIGH STRENGTH BOLTS AND NUTS, ASTM A-325 UNFINISHED BOLTS AND NUTS, ASTM A-305 GRADE A.

5.6. SHOP PAINT ALL ITEMS, NOT SPECIFIED TO BE GALVANIZED, TT-P-86, TYPE II, OR SSPC-PAINT 14.

5 7. CONTRACTOR TO FURNISH CUSTOM FABRICATED PLATES, ANCHORS, HANGERS, DOWELS, AND OTHER MISCELLANEOUS STEEL AND IRON SHAPES FOR FRAMING, SUPPORTING, AND ANCHORING WOODWORK.

5 8. AFTER INSTALLATION, CLEAN ALL FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS AND APPLY SHOP PRIMER. USE GALVANIZING REPAIR PAINT ON GALVANIZED SURFACES

5.9. FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION

DIVISION 06: CARPENTRY

6.1. REFER TO THE STRUCTURAL ENGINEERING DOCUMENTS FOR ALL STRUCTURAL WOOD FRAMING MATERIAL REQUIREMENTS.

6 2. EXPOSED WOOD STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR, GRADE # 1-S4S, KILN DRIED.

6.3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL CORNERS AND OPENINGS ARE PLUMB TRUE TO LINE PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

6 4. COMPLY WITH SOFTWOOD LUMBERS STANDARD PS20 (U.S. DEPT. OF COMMERCE), AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND IT'S FASTENERS BY NIMA.

6.5. FRAMING METHODS, NUMBER OF MEMBERS AND FASTENERS SHALL BE IN ACCORDANCE WITH THE STANDARD BUILDING CODE, AND ANY CODE REQUIREMENTS AS ADOPTED BY LOCAL JURISDICTION

6.6. WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS SHALL BE CONSIDERED SUFFICIENT CAUSE FOR REJECTION OF THEIR USE BY THE CONTRACTOR

6.7. THE CARPENTER SHALL DO ALL CUTTING AND FITTING OF HIS WOODWORK AS REQUIRED BY THE PLUMBING, HEATING AND ELECTRICAL CONTRACTORS OR ANY MECHANICS TO INSTALL THEIR WORK.

6.8. ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED FOR APPROPRIATE USE IN ACCORDANCE WITH A W.P B. STANDARDS.

6.9. FURRING ON MASONRY WALLS TO BE 1 X 2 P.T. @ 24" O C. (UNLESS NOTED OTHERWISE).

6 10. CONTRACTOR TO USE RESYSTA COMPOSITE WOOD SIDING AND DECKING OR EQUAL ALTERNATIVE WHERE NOTED IN DRAWINGS. ALL SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION.

DIVISION 07: THERMAL & MOISTURE PROTECTION

7 1. ROOFING MATERIALS SHALL BE SINGLE PLY MEMBRANE FIBERTITE EIP ROOFING SYSTEM WITH FTR-VALUE TAPERED RIGID INSULATION AS MANUFACTURED BY SEAMANS CORPORATION INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS AND DETAILED ILLUSTRATIONS. MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH ASTM-D 4434 OR CGSB 37-GP-54M AND FOR 130 MPH WIND LOAD EXPOSURE CATEGORY C, PER ASCE 7-98. (OR APPROVED EQUAL).

7.2. FURNISH MANUFACTURER'S WARRANTY ON ALL ROOFING MATERIALS WARRANTEE SHALL AGREE TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS AND WORKMANSHIP. GUARANTEE SHALL BE SIGNED AND NOTARIZED BY THE ROOFING SUB CONTRACTOR.

7.3. INSTALL ROOFING SYSTEMS, FLASHING, AND OTHER ACCESSORIES IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICES AND MANUFACTURER'S RECOMMENDATIONS.

7 4. METAL FLASHING AND COUNTER FLASHING TO BE ALUMINUM.

7.5 INSTALL SEALANT AT ALL EXPOSED JOINT SURFACES TO PROVIDE WEATHERPROOF SEAL. SET ALL EXTERIOR SILLS, GLAZING STOPS. WINDOW FRAMES, DOOR FRAMES IN FULL SEALANT BED. PROVIDE BACKER ROD WHERE REQUIRED. USE HIGH QUALITY ELASTOMERIC SILICONE COMPOUND, COLOR AS SELECTED FROM MANUFACTURER'S SAMPLES BY THE ARCHITECT.

7.6 ROOF INSULATION: 9 1/2" KRAFT PAPER FACED FIBERGLASS BATTS WITH MINIMUM R-20 VALUE.

7 7. EXTERIOR WALL INSULATION (MASONRY & CONCRETE): 3/4" RIGID POLYSTYRENE FOAM BOARD, PLACED ON INSIDE FACE WITH VAPOR BARRIER AS RECOMMENDED. MINIMUM R-11. OWENS CORNING "INSULPINK" OR EQUAL.

7.8. INTERIOR SOUND INSULATION 3 1/2" UNFACED FIBERGLASS BATTS IN ALL FRAMED INTERIOR WALLS

DIVISION 8: DOORS & WINDOWS

8.1. COMPLY WITH "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (SO1-100).

8.2. COMPY WITH SECTION 1300 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE.

8 3. WINDOW PRODUCTS INDICATED ARE ALUMINUM STOREFRONT, INSULATED. IMACT GLASS, HARDWARE OPTIONS AND EXTERIOR FINISH COLOR TO BE SELECTED BY THE ARCHITECT AND OWNER

8.4 ALL MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS AND OR AS SPECIFIED BY THE ARCHITECT.

8.5. ALL WOOD DOORS SHALL BE STAIN GRADE EACH FACE WITH TYPE (SOLID CORE) AND SIZES AS SPECIFIED ON THE DRAWINGS.

8.6 HINGES SHALL BE BALL BEARING TYPE WITH FOUR HINGES PER DOOR, UNLESS OTHERWISE NOTED.

8.7. ALL THRESHOLDS SHALL BE PRE-FINISHED ALUMINUM, UNLESS OTHERWISE NOTED.

8.8 ALL BI-FOLD DOOR TRACKS SHALL BE HEAVY DUTY DOUBLE ROLLER TYPE

8 9 ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.

8.10 CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE, FITTINGS, ANCHORAGE, ETC. FOR PROPER INSTALLATION OF ALL DOORS, WINDOWS, ETC. COORDINATE FINAL HARDWARE SELECTIONS WITH THE OWNER AND ARCHITECT.

DIVISION 9: FINISHES

9.1. 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED WITH STANDARD GYPSUM WALLBOARD SCREWS. ON CEILINGS USE 5/8" GYPSUM WALLBOARD WITH STANDARD GYPSUM WALLBOARD SCREWS. COMPLY WITH ANSI A97.1 AND MANUFACTURER'S RECOMMENDATIONS. FINISH AS SPECIFIED BY THE ARCHITECT.

9.2. ALL INTERIOR AND EXTERIOR CORNER BEADS SHALL BE NAILED PLUMB, LEVEL AND STRAIGHT. FRAMING IRREGULARITIES THAT PROHIBIT THE STANDARDS CALLED FOR SHALL BE CORRECTED BY THE FRAMING CONTRACTOR AT THE REQUEST OF THE WALL FINISH CONTRACTOR PRIOR TO WALL FINISH INSTALLATION. WORKMANSHIP INFERIOR TO THESE STANDARDS SHALL NOT BE ACCEPTED.

9.3. PROVIDE CASING BEADS AT ALL EXPOSED EDGES AND WHEREVER DRYWALL ABUTS OTHER CEILINGS OR FINISHES. PROVIDE FLUSH JOINT TREATMENT AND PREPARE SURFACES FOR FINISHING.

9.4 THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE WORK OF OTHERS PRIOR TO THE APPLICATION OF PAINT. IF SURFACE TO BE FINISHED CANNOT BE PUT IN SUITABLE CONDITION FOR PAINTING BY CUSTOMARY PREPARATION METHODS, THE PAINTING CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OR ASSUME RESPONSIBILITY FOR, AND RECTIFY, ANY UNSATISFACTORY FINISHES THAT MAY RESULT

9 5. ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER ALL PAINT AND OTHER FINISHES MUST BE APPLIED EVENLY AND SHALL BE FREE FROM RUNS, SAGS AND OTHER DEFECTS. ALL COATS SHALL BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS.

9.6. EXTERIOR FINISHES ARE NOT TO BE APPLIED IN RAINY OR DAMP WEATHER ALL SURFACES SHALL BE THOROUGHLY DRY. INTERIOR PAINTING SHALL NOT BE PERMITTED UNTIL THE BUILDING IS COMPLETELY DRIED-IN

9.7 PREPARE SURFACES IN CONFORMANCE TO PAINT MANUFACTURER'S RECOMMENDATIONS. REMOVE HARDWARE, ACCESSORIES, LIGHT FIXTURES AND OTHER ITEMS NOT TO BE PAINTED OR PROVIDE SURFACE APPLIED PROTECTION REINSTALL REMOVED ITEMS. PROTECT WORK OF OTHER TRADES.

9.8. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITRANSPARENT FINISHES. PAINT INSIDE OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLS, FLAT BLACK. FINISH EXTERIOR DOORS ON TOPS, BOTTOMS AND EDGES.

9.9. COLOR SELECTIONS SHALL BE PROVIDED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF PAINTING. IF 100% OPACITY CANNOT BE ACHIEVED WITH NUMBER OF COATS SPECIFIED BECAUSE OF COLOR SELECTED, ADDITIONAL COATS SHALL BE ADDED. PREPARE SAMPLE AREA OF EACH COLOR FINISH SELECTED FOR ARCHITECT AND OWNER.

9.10. ALL ADJACENT WORK AND MATERIALS MUST BE PROTECTED WITH SUITABLE COVERS DURING THE PROGRESS OF WORK.

9 11. THE PAINTING SUBCONTRACTOR SHALL CAULK AROUND ALL WINDOWS AND TRIM, SLIDING GLASS DOORS AND TRIM AROUND ALL EXTERIOR TRIM AND SIDING WITH SEALANT AS RECOMMENDED BY THE MANUFACTURER

9.12. ALL EXTERIOR VENTS, STACKS, ETC. SHALL BE ETCHED AND PAINTED TO MATCH ADJACENT ROOF COLOR

9.13. A FINAL TOUCH UP OF ALL AREAS WHERE DRYWALL HAS BEEN PATCHED AFTER THE FINAL COAT OF PAINT HAS BEEN APPLIED SHALL BE COMPLETED BEFORE OWNER OCCUPANCY

9 14. ALL STAINS SHALL BE BRUSHED APPLIED.

9 15. ALL PAINT AND STAIN MATERIALS SHALL BE HIGH QUALITY 100% MATTE FINISH SHERWIN WILLIAMS OR EQUAL AS APPROVED BY THE ARCHITECT. ALL PAINTING METHODS AND TECHNIQUES TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

9.16. INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF INTERIOR MATTE FINISH PAINT. BATHROOM WALLS AND CEILINGS SHALL RECEIVE TWO (2) COATS OF MATTE FINISH PAINT, UNLESS OTHERWISE NOTED.

9.17. INTERIOR TRIM, DOORS AND SHELVES SHALL RECEIVE PRIMER-SEALER PLUS TWO (2) COATS OF INTERIOR OIL BASE MATTE ENAMEL WITH INTERMEDIATE SANDING, UNLESS OTHERWISE NOTED.

9.18. EXTERIOR TRIM AND DOORS SHALL RECEIVE (3) COATS OF PAINT IN COLOR DESIGNATED BY THE ARCHITECT.

9.19. PROVIDE TILE FINISH AS NOTED ON THE DRAWINGS. ALL TILE WORK SHALL BE DONE IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA HANDBOOK CURRENT EDITION.

DIVISION 10: SPECIALTIES

10.1. ALL TOILET AND BATH ACCESSORIES SHALL BE AS SELECTED BY THE ARCHITECT AND OWNER.

10.2. ALL KITCHEN EQUIPMENT SHALL BE SELECTED BY THE ARCHITECT AND OWNER.

DIVISION 13: SPECIAL CONSTRUCTION

13.1. SWIMMING POOL AND REFLECTING POOL· THE CONTRACTOR SHALL SOLICIT INPUT AND BIDS FROM QUALIFIED POOL SUBCONTRACTORS FOR THE PROJECT. THE SUCCESSFUL POOL CONTRACTOR SHALL THEN WORK IN CLOSE COORDINATION WITH THE CONTRACTOR AND ARCHITECT TO DEVELOP THE POOL SYSTEM DESIGN AND EQUIPMENT SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT FULL POOL SHOP DRAWINGS FOR REVIEW AND APPROVAL.

DIVISION 15: MECHANICAL AND PLUMBING

15.1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING SYSTEM SHOP DRAWING DESIGN, INSTALLATION, AND TESTING ARE IN STRICT ACCORDANCE WITH LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS. TESTING SHALL BE PER AWWA SPECIFICATIONS.

15.2 THE CONTRACTOR IS RESPONSIBLE TO SECURE NECESSARY APPROVALS AND PERMITS FROM DEPARTMENTS HAVING JURISDICTION TO INSURE PROPER INSTALLATION OF MECHANICAL AND PLUMBING SYSTEMS.

15.3. COMPLY WITH RECOMMENDATIONS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION (SMACNA), AND THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.

15.4. TEST AND BALANCE SYSTEM AFTER INSTALLATION IS COMPLETED, CLEAN OUT ALL DUCTWORK, TEST REFRIGERANT SYSTEM FOR LEAKS, TEST COMPLETE SYSTEM FOR PROPER OPERATION, AND BALANCE SYSTEM TO MEET ACCEPTABLE PERFORMANCE CRITERIA.

15.5. PROVIDE A ONE (1) YEAR WRITTEN WARRANTY FOR FURNISHING PARTS AND LABOR TO REPLACE ANY PART OF THE HVAC SYSTEM WHICH BECOMES DEFECTIVE IN NORMAL OPERATION WITH AN ADDITIONAL FOUR (4) YEAR WARRANTY FOR THE CONDENSING UNIT.

15.6 CONTRACTOR SHALL FURNISH SHOP DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF ANY EQUIPMENT.

15 7 PROVIDE 1" P.V.C CONDENSATE DRAIN LINE WITH POSITIVE SLOPE FROM AIR HANDLERS TO EXTERIOR.

15.8. ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEEVED.

15 9. WATER AND SEWER SERVICE SHALL BE PROPERLY CONNECTED TO MAIN SYSTEMS.

15.10. PLUMBING CONTRACTOR SHALL COORDINATE LOCATION OF ALL UNDERGROUND LINES WITH OTHER APPLICABLE TRADES.

15.11. PLUMBING FLOOR PLAN IS SCHEMATIC AND SHALL NOT BE LIMITED TO ITEMS SHOWN. ALL MATERIALS REQUIRED TO PROVIDE COMPLETE WATER AND SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, SHALL BE SUPPLIED AND INSTALLED.

15.12. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO SMACNA SPECIFICATIONS.

DIVISION 16: ELECTRICAL

16.1. ALL WORK SHALL BE COORDINATED WITH LOCAL UTILITIES DEPARTMENT AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPY WITH NEC AND NEMA RECOMMENDATIONS (LATEST EDITION).

16.2. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC PANELS AS NOTED ON THE ELECTRICAL DRAWINGS (FIELD VERIFY LOCATION).

16.3. CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL U.L. LABEL SMOKE ALAMS AND HEAT DETECTORS, ETC. IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AS ARE NECESSARY TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

16.4. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL A BONDED ELECTRODE IN ALL NEW CONCRETE FOUNDATIONS ELECTRODE SHALL BE WITH ALL OTHER BUILDING ELECTRODES TO FORM A COMPLETE GROUNDING SYSTEM.

16.5. ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.

16.6. ALL WIRING SHALL BE COPPER UNLESS OTHERWISE NOTED.

16 7. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.

16.8. ALL EXTERIOR, BATHROOM, TOILET AND KITCHEN RECEPTACLES SHALL BE GFI. EXTERIOR RECEPTACLES SHALL ALSO BE WEATHERPROOF

16 9. THE ELECTRICAL CONTRACTOR / CONTRACTOR SHALL BE REQUIRED TO COORDINATE ALL POWER REQUIREMENTS FOR ALL INDICATED / PROPOSED EQUIPMENT WHICH MAY OR MAY NOT HAVE BEEN IDENTIFIED ON THE ELECTRICAL PLANS (I.E. AC CONDENSER, AIR HANDLERS, HOT WATER HEATERS, ELEVATOR EQUIPMENT, ELEVATOR, GARAGE DOORS, FANS, EXHAUST FANS, ETC.).

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

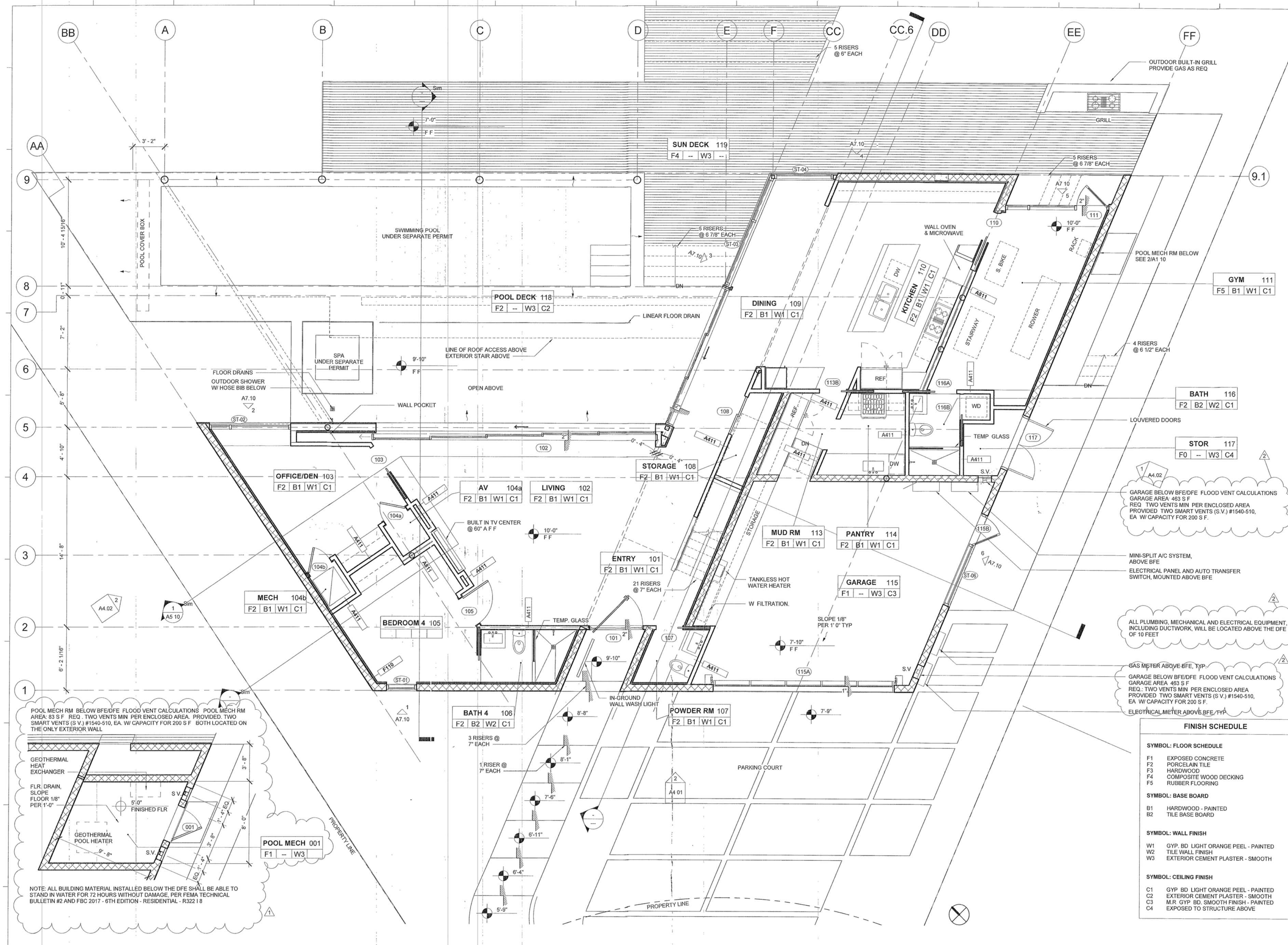
CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date

STATE OF FLORIDA
REGISTERED ARCHITECT

DATE	DEC 13, 2018
PHASE	PERMIT SET

A0.02
SPECIFICATIONS



HALFLANTS + PICHETTE

studioformodernarchitecture.com

1383 5th Street | Sarasota, FL 34236 | t 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

771 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS

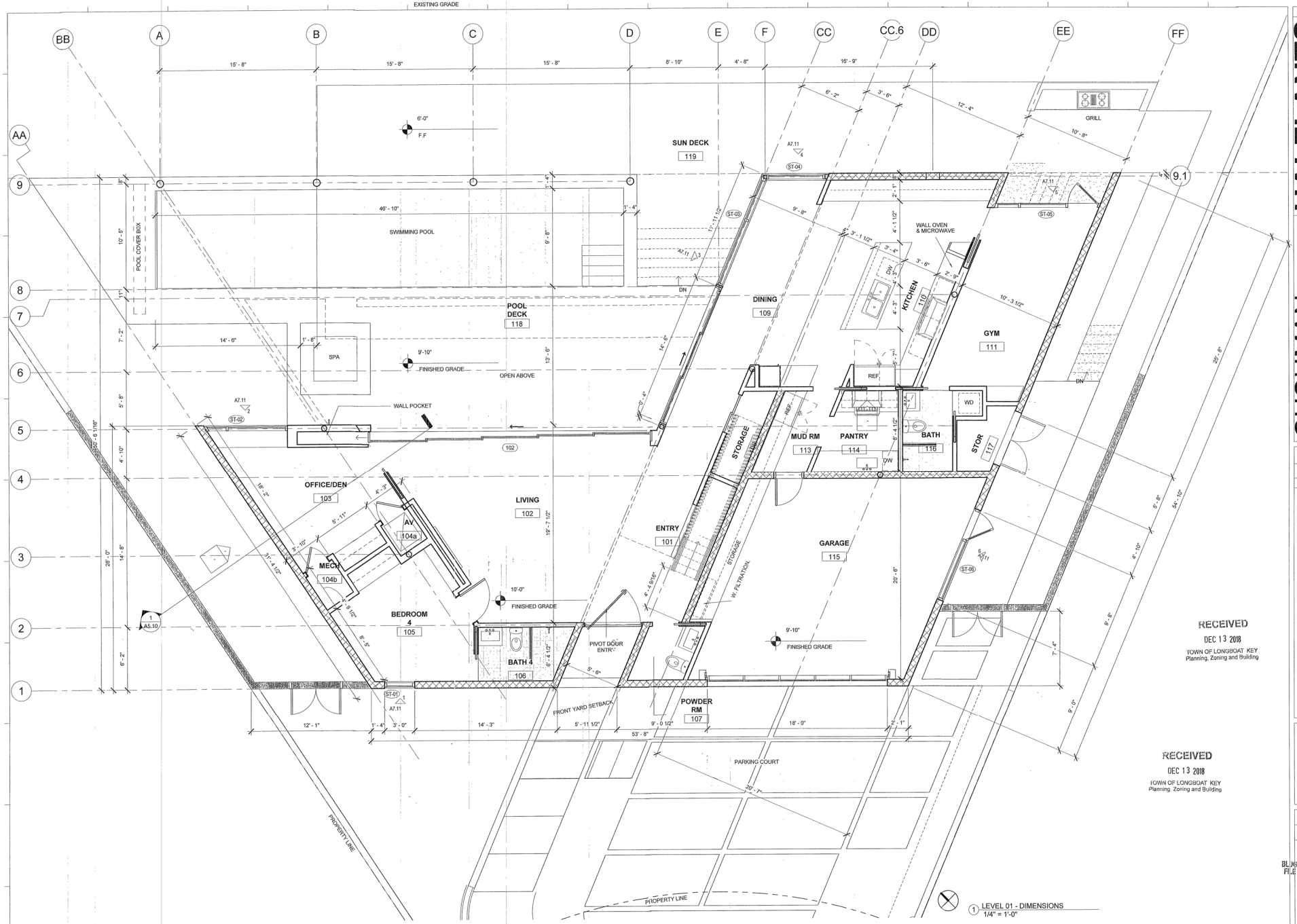
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments
2	03/20/2019	Building and Zoning Comments

STATE OF FLORIDA · MICHAEL HALFLANTS · AR91697 · REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

A1.10

LEVEL 1 - FLOOR PLAN



1 LEVEL 01 - DIMENSIONS
1/4" = 1'-0"

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

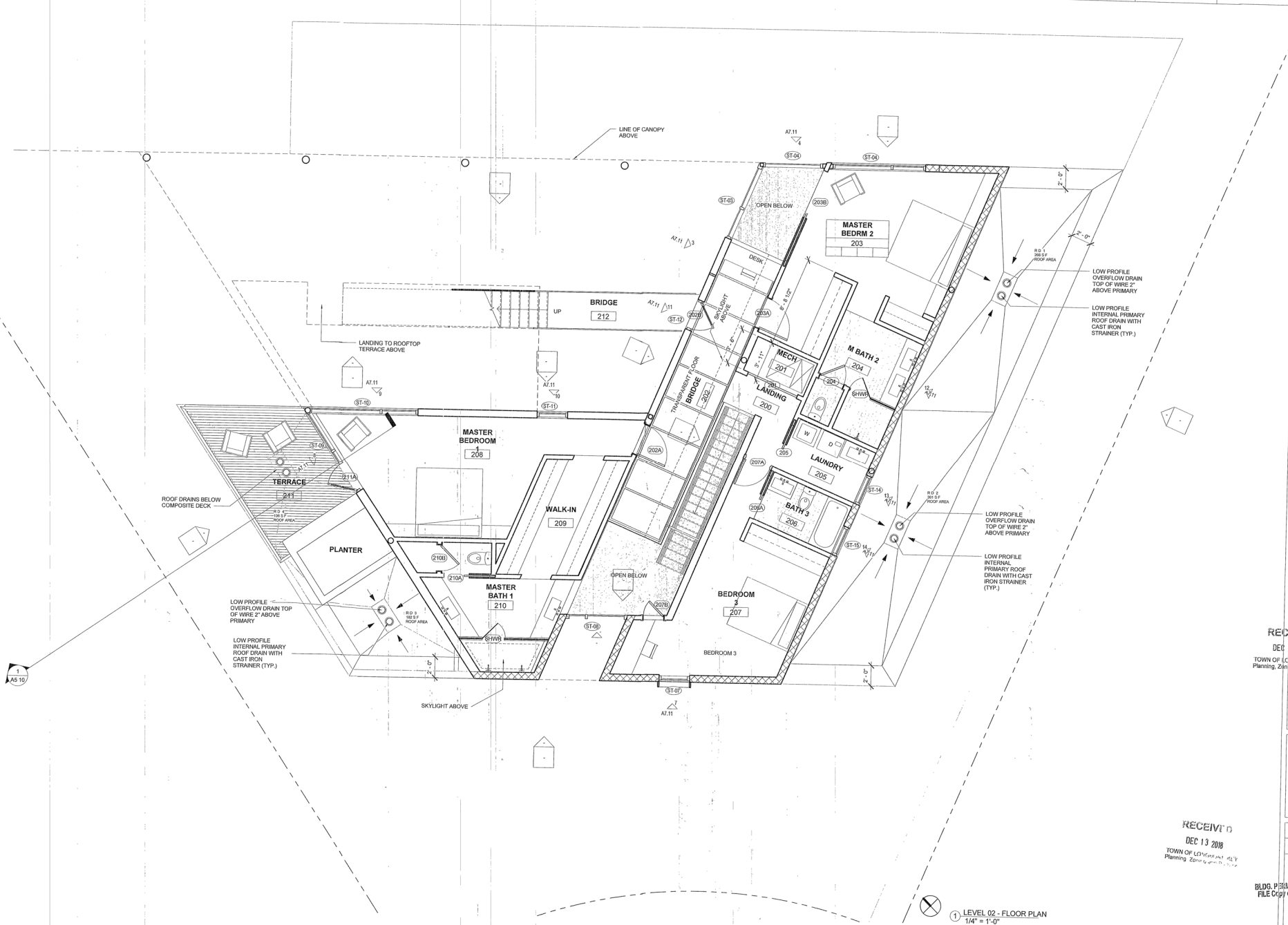
Revision	
No.	Date

STATE OF FLORIDA
MICHAEL HALFLANTS
ARISTIDES
REGISTERED ARCHITECT

DATE	DEC 13, 2018
PHASE	PERMIT SET

BLDG. PERMIT PLANS
FILE Copy of Record

A1.11
LEVEL 1 - DIMENSION PLAN



1 LEVEL 02 - FLOOR PLAN
1/4" = 1'-0"

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1385 5th Street | Sarasota, FL 34236 | 941.365.1820 | Design AA-26003368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

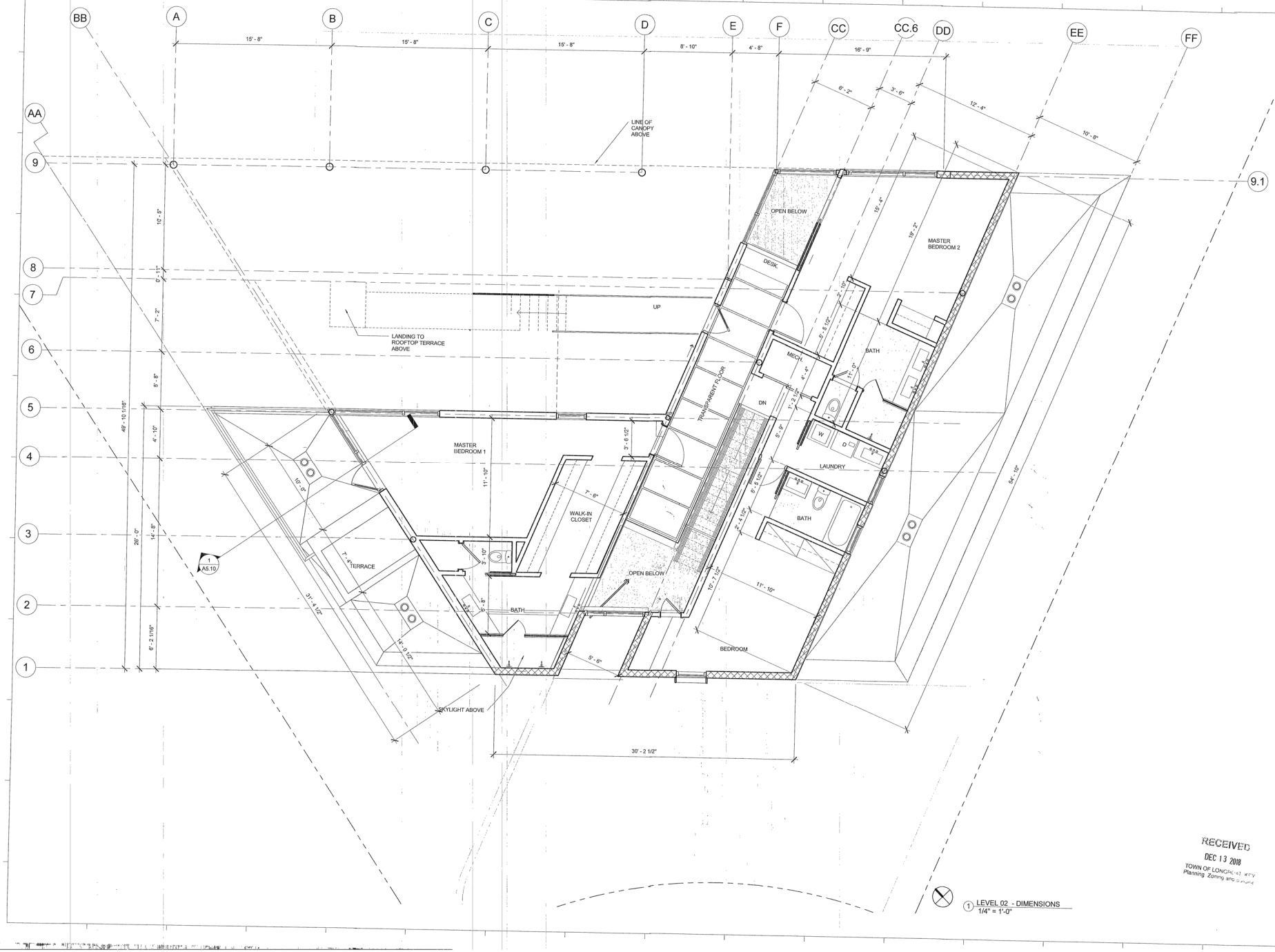
Revision

No.	Date

STATE OF FLORIDA
DANIEL HALFLANTS
REGISTERED ARCHITECT

DATE	DEC 13, 2018
PHASE	PERMIT SET

A1.20
LEVEL 2 - FLOOR PLAN



1 LEVEL 02 - DIMENSIONS
1/4" = 1'-0"

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 9th Street | Sarasota, FL 34236 | t 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

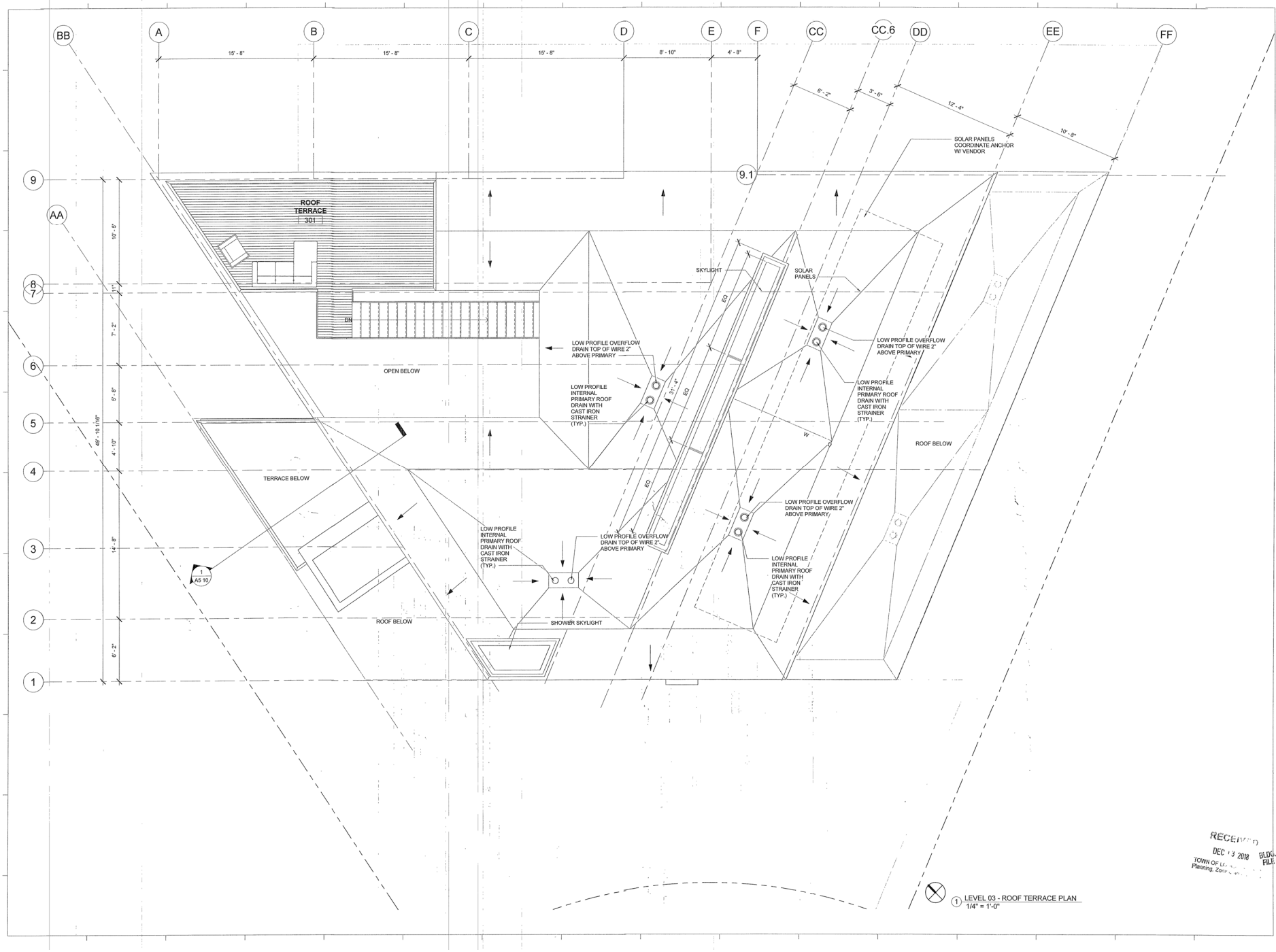
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision...	
No.	Date

STATE OF FLORIDA
MICHAEL HALFLANTS
AR0012121
REGISTERED ARCHITECT

DATE	DEC 13, 2018
PHASE	PERMIT SET

A1.21
LEVEL 2 - DIMENSION PLAN



1 LEVEL 03 - ROOF TERRACE PLAN
1/4" = 1'-0"

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision...

No.	Date

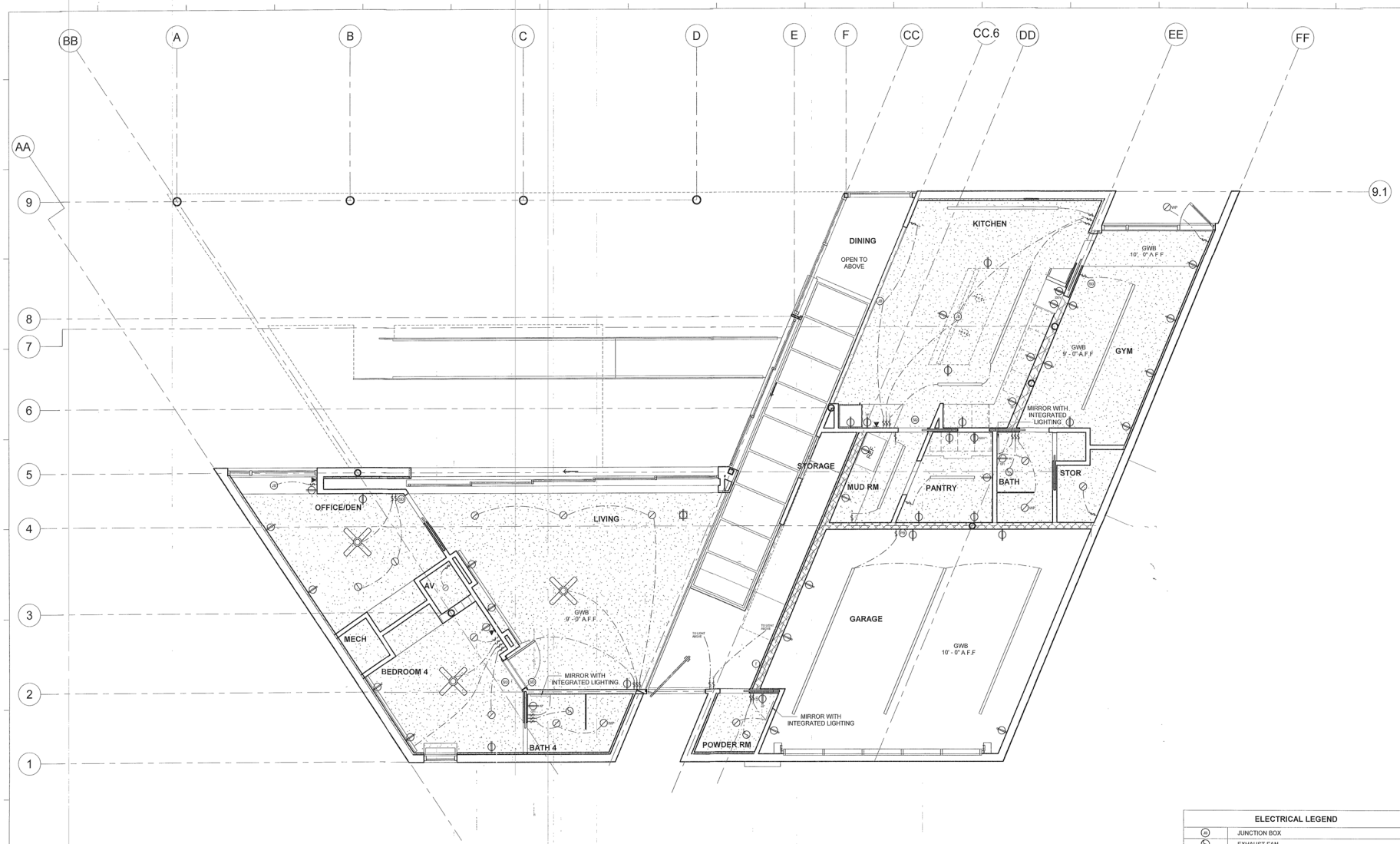
STATE OF FLORIDA — MICHAEL HALFLANTS — REGISTERED ARCHITECT — AR97619

DATE	DEC 13, 2018
PHASE	PERMIT SET

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG. PERMIT PLANS
FILE Copy of Record

A1.30
LEVEL 3 - ROOF TERRACE



ELECTRICAL LEGEND	
JB	JUNCTION BOX
EF	EXHAUST FAN
	RECESSED LINEAR LIGHT
	RECESSED CAN LIGHT
	CEILING FAN
SD	SMOKE DETECTOR / CARBON DETECTOR
T	THERMOSTAT
	110V DUPLEX RECEPTACLE 10" AFF MOUNTED HORIZONTALLY UNLESS NOTED OTHERWISE
220V	220V RECEPTACLE
3	BYPOLAR SWITCH AT 36" AFF UNLESS NOTED OTHERWISE 3 - THREE WAY WHERE INDICATED 4 - FOUR WAY WHERE INDICATED
WP	RECESSED CAN LIGHT (WATERPROOF)
AG	AUTOMATIC GARAGE DOOR CONTROL 60" AFF
GFI	WATERPROOF DUPLEX RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	WALL SCONCE
	DATA / PHONE

RECEIVED
FEB 25 2019
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | T 941.365.1820 | Design AA-26001388

CUSHMAN RESIDENCE

7770 LD COMPASS ROAD, LONGBOAT KEY, FL.

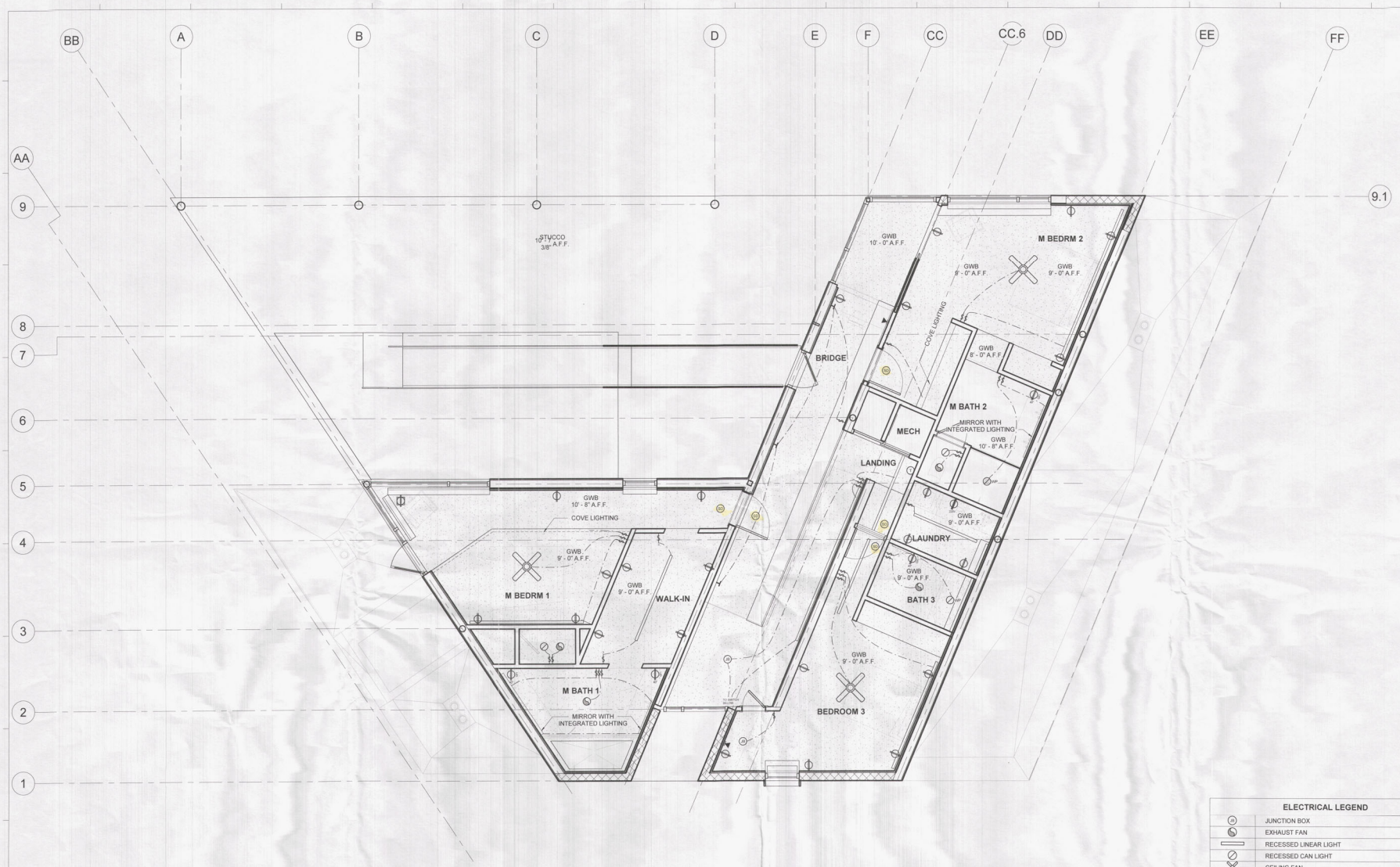
REVISIONS		
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments

STATE OF FLORIDA
MICHAEL HALFLANTS
AR97632
REGISTERED ARCHITECT

DATE FEB 20, 2019
PHASE PERMIT SET

BLDG. PERMIT PLANS
FILE Copy of Record

A3.10
LEVEL 1 - RCP & ELECTRICAL



ELECTRICAL LEGEND	
	JUNCTION BOX
	EXHAUST FAN
	RECESSED LINEAR LIGHT
	RECESSED CAN LIGHT
	CEILING FAN
SD	SMOKE DETECTOR / CARBON DETECTOR
T	THERMOSTAT
	110V DUPLEX RECEPTACLE. 10" AFF MOUNTED HORIZONTALLY UNLESS NOTED OTHERWISE
	220V RECEPTACLE
	BYPOLAR SWITCH AT 36" AFF UNLESS NOTED OTHERWISE. 3 - THREE WAY WHERE INDICATED 4 - FOUR WAY WHERE INDICATED
WP	RECESSED CAN LIGHT (WATERPROOF)
GD	AUTOMATIC GARAGE DOOR CONTROL 60" AFF
GFI	WATERPROOF DUPLEX RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	WALL SCONCE
	DATA / PHONE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | T: 941.365.1320 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS		
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments

STATE OF FLORIDA
MICHAEL HALFLANTS
ARCHITECT
REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

BLDG. PERMIT PLANS
FILE Copy of Record

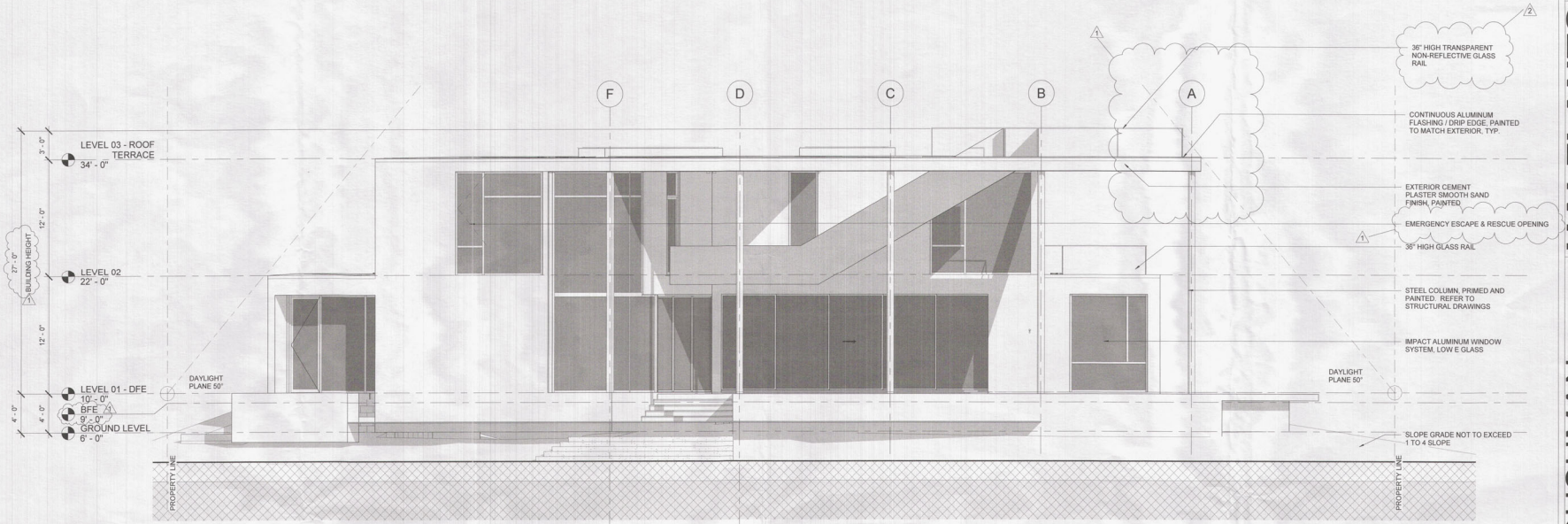
RECEIVED
FEB 25 2019
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

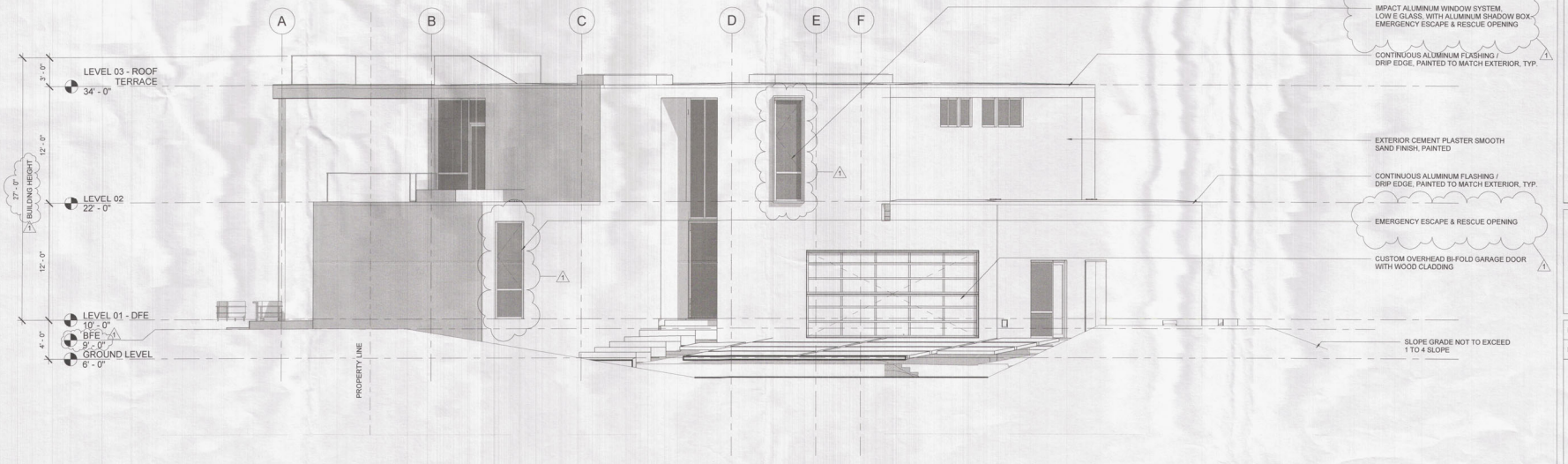
A3.20
LEVEL 2 - RCP & ELECTRICAL

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1393 29th Street | Sarasota, FL 34239 | T: 941.363.1830 | Design AA-26001358

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL





REVISIONS

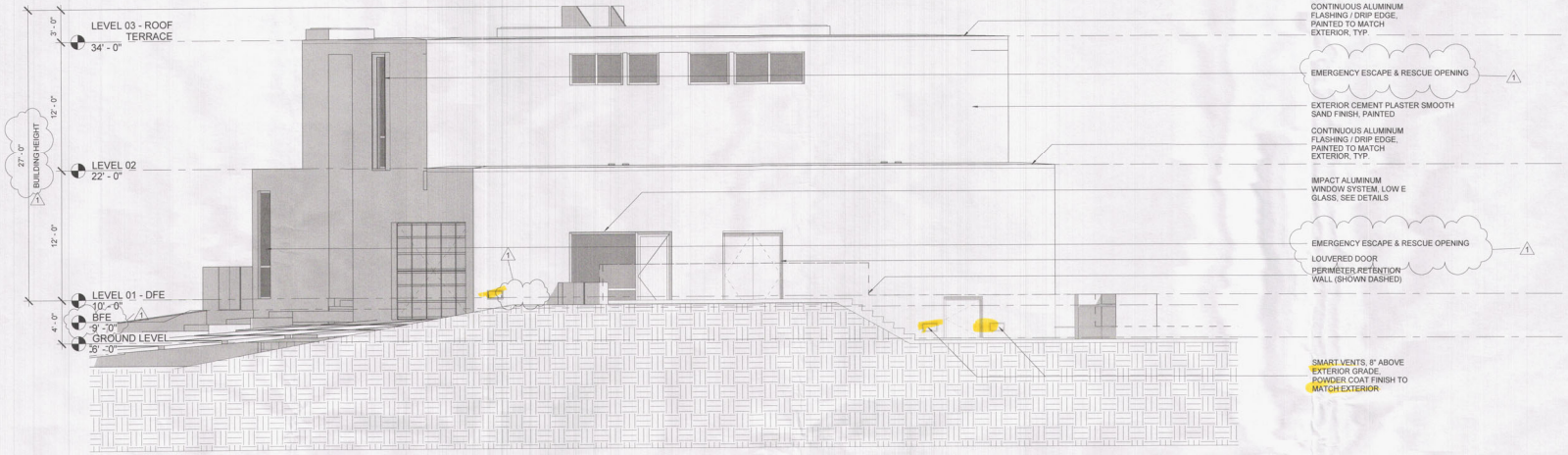
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments
2	03/20/2019	Building and Zoning Comments

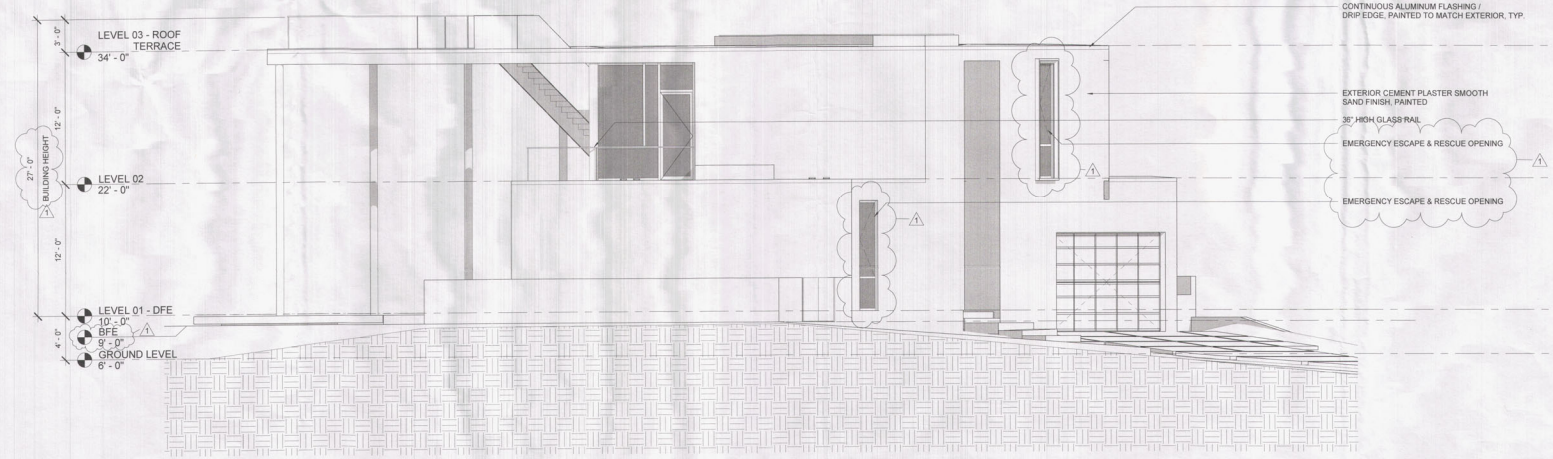
STATE OF FLORIDA
ISRAEL HALFLANTS
LICENSED
REGISTERED ARCHITECT

DATE FEB 20, 2019
PHASE PERMIT SET

LONGBOAT KEY-PZB DEPT
RCVD MAR 21 2019

A4.01
ELEVATIONS





HALFLANTS + PICHETTE
studioformodernarchitecture.com
1381 9th Street | Sarasota, FL 34236 | T: 941.955.1920 | Design AA 26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments

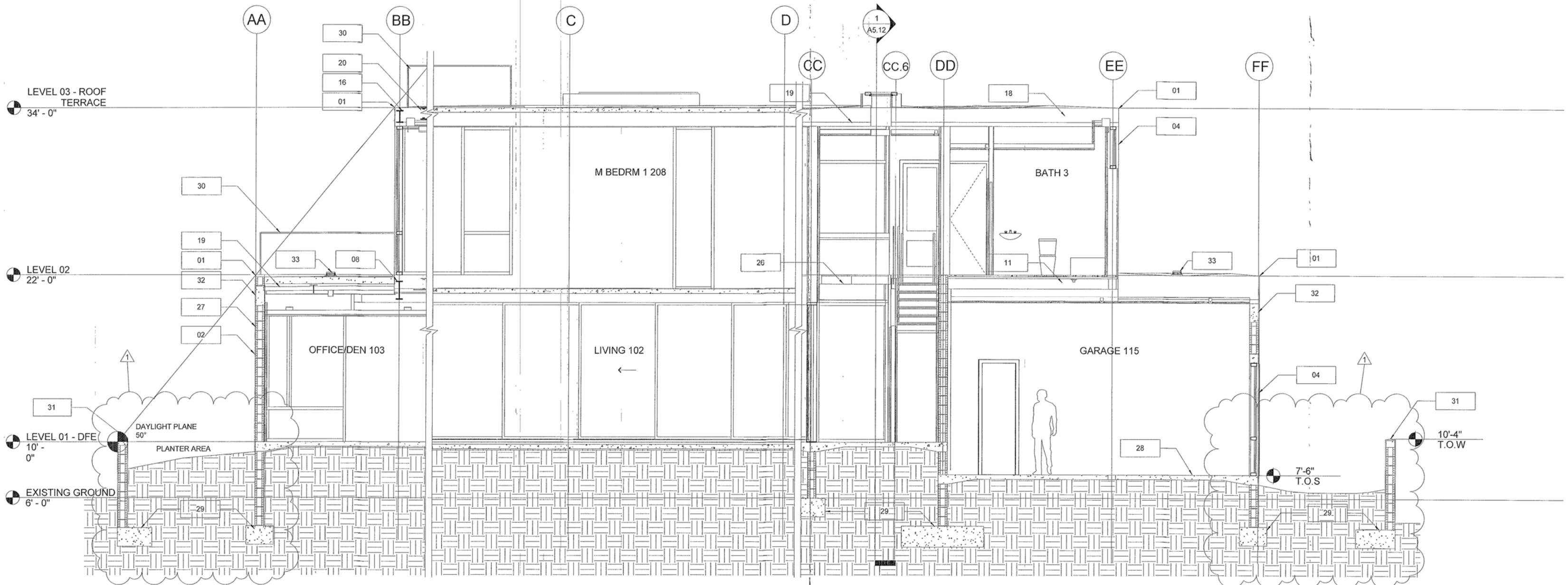
STATE OF FLORIDA
MICHAEL HALFLANTS
REGISTERED ARCHITECT

DATE FEB 20, 2019
PHASE PERMIT SET

BLDG. PERMIT PLANS
FILE Copy of Record

RECEIVED
FEB 25 2019
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

A4.02
ELEVATIONS



1 Section
1/4" = 1'-0"

LEGEND - KEYNOTES	
VALUE	KEYNOTE DESCRIPTION
01	CONTINUOUS ALUMINUM FLASHING / DRIP EDGE, PAINTED TO MATCH EXTERIOR, TYP
02	EXTERIOR CEMENT PLASTER SMOOTH SAND FINISH, PAINTED
03	STEEL COLUMN, PRIMED AND PAINTED REFER TO STRUCTURAL DRAWINGS
04	IMPACT ALUMINUM WINDOW SYSTEM, LOW E GLASS
05	W18X60 BEAM REFER TO STRUCTURAL DRAWINGS
06	W18X40 BEAM. REFER TO STRUCTURAL DRAWINGS
07	W18X35 BEAM REFER TO STRUCTURAL DRAWINGS
08	W16X26 BEAM. REFER TO STRUCTURAL DRAWINGS
09	W14X22 BEAM REFER TO STRUCTURAL DRAWINGS
10	W12X19 BEAM REFER TO STRUCTURAL DRAWINGS
11	W12X14 BEAM. REFER TO STRUCTURAL DRAWINGS
12	W10X68 BEAM REFER TO STRUCTURAL DRAWINGS
13	W10X60 BEAM. REFER TO STRUCTURAL DRAWINGS
14	W10X45 BEAM. REFER TO STRUCTURAL DRAWINGS
15	W10X26 BEAM REFER TO STRUCTURAL DRAWINGS
16	W10X22 BEAM. REFER TO STRUCTURAL DRAWINGS
17	W10X15 BEAM REFER TO STRUCTURAL DRAWINGS
18	W10X12 BEAM REFER TO STRUCTURAL DRAWINGS
19	W8X10 BEAM. REFER TO STRUCTURAL DRAWINGS
20	10K1 STEEL JOIST REFER TO STRUCTURAL DRAWINGS
21	HSS16X4X3/8 REFER TO STRUCTURAL DRAWINGS
22	HSS10X4X1/2 REFER TO STRUCTURAL DRAWINGS
23	HSS8X2X1/4 REFER TO STRUCTURAL DRAWINGS
24	HSS8X2X1/8. REFER TO STRUCTURAL DRAWINGS
25	HSS4X2X1/4. REFER TO STRUCTURAL DRAWINGS
26	HSS4X2X1/8. REFER TO STRUCTURAL DRAWINGS
27	REINFORCED C.M U. BLOCK WALL REFER TO STRUCTURAL DRAWINGS
28	4" THICK REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS
29	REINFORCED CONCRETE FOOTING. REFER TO STRUCTURAL DRAWINGS
30	36" HIGH GLASS RAIL
31	PERIMETER PRIVACY WALL
32	8X16 CONCRETE RECTANGULAR BEAM
33	ROOF DRAIN
34	1'-6" THICK REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS

HALFLANTS
+PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

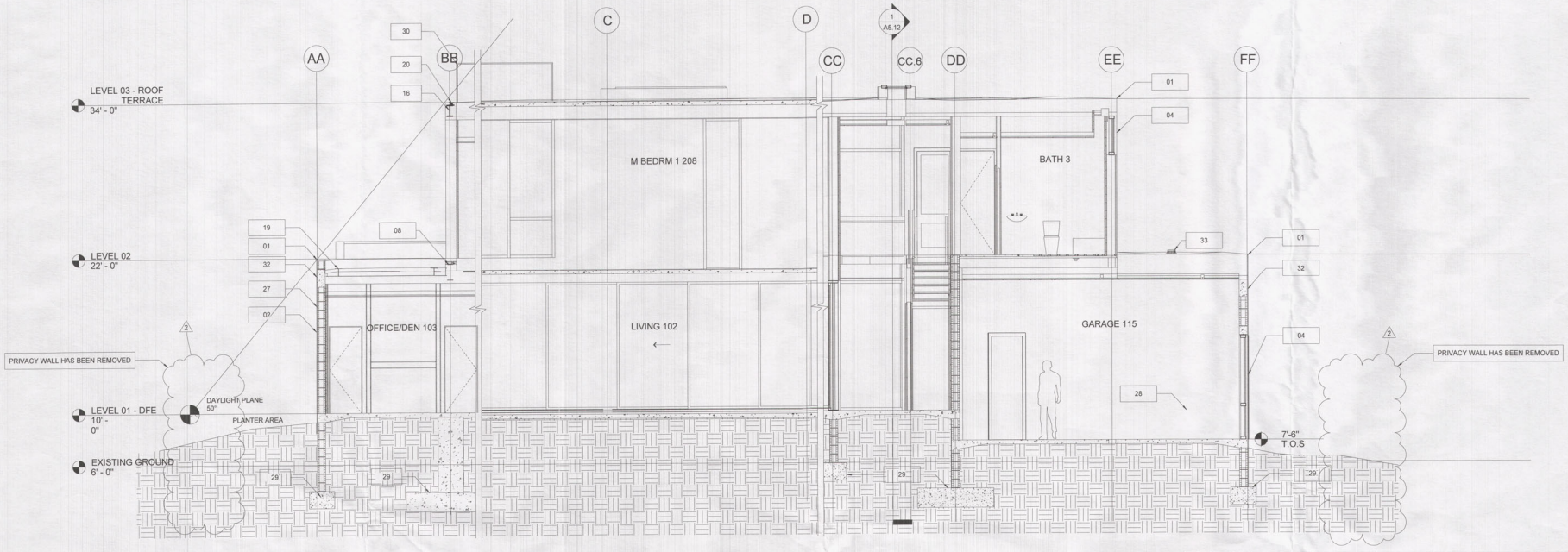
REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments

STATE OF FLORIDA
MICHAEL HALFLANTS
AR93597
REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

A5.10
BUILDING SECTIONS



2 Section
1/4" = 1'-0"

LEGEND - KEYNOTES	
VALUE	KEYNOTE DESCRIPTION
01	CONTINUOUS ALUMINUM FLASHING / DRIP EDGE. PAINTED TO MATCH EXTERIOR, TYP.
02	EXTERIOR CEMENT PLASTER SMOOTH SAND FINISH. PAINTED
03	STEEL COLUMN. PRIMED AND PAINTED. REFER TO STRUCTURAL DRAWINGS
04	IMPACT ALUMINUM WINDOW SYSTEM. LOW E GLASS
05	W18X60 BEAM. REFER TO STRUCTURAL DRAWINGS
06	W18X40 BEAM. REFER TO STRUCTURAL DRAWINGS
07	W18X35 BEAM. REFER TO STRUCTURAL DRAWINGS
08	W16X26 BEAM. REFER TO STRUCTURAL DRAWINGS
09	W14X22 BEAM. REFER TO STRUCTURAL DRAWINGS
10	W12X19 BEAM. REFER TO STRUCTURAL DRAWINGS
11	W12X14 BEAM. REFER TO STRUCTURAL DRAWINGS
12	W10X68 BEAM. REFER TO STRUCTURAL DRAWINGS
13	W10X60 BEAM. REFER TO STRUCTURAL DRAWINGS
14	W10X45 BEAM. REFER TO STRUCTURAL DRAWINGS
15	W10X26 BEAM. REFER TO STRUCTURAL DRAWINGS
16	W10X22 BEAM. REFER TO STRUCTURAL DRAWINGS
17	W10X15 BEAM. REFER TO STRUCTURAL DRAWINGS
18	W10X12 BEAM. REFER TO STRUCTURAL DRAWINGS
19	W8X10 BEAM. REFER TO STRUCTURAL DRAWINGS
20	10K1 STEEL JOIST. REFER TO STRUCTURAL DRAWINGS
21	HSS16X4X3/8. REFER TO STRUCTURAL DRAWINGS
22	HSS10X4X1/2. REFER TO STRUCTURAL DRAWINGS
23	HSS8X2X1/4. REFER TO STRUCTURAL DRAWINGS
24	HSS8X2X1/8. REFER TO STRUCTURAL DRAWINGS
25	HSS4X2X1/4. REFER TO STRUCTURAL DRAWINGS
26	HSS4X2X1/8. REFER TO STRUCTURAL DRAWINGS
27	REINFORCED C.M.U. BLOCK WALL. REFER TO STRUCTURAL DRAWINGS
28	4" THICK REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS
29	REINFORCED CONCRETE FOOTING. REFER TO STRUCTURAL DRAWINGS
30	36" HIGH TRANSPARENT NON-REFLECTIVE GLASS RAIL
31	PERIMETER PRIVACY WALL
32	8X16 CONCRETE RECTANGULAR BEAM
33	ROOF DRAIN
34	1'-6" THICK REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

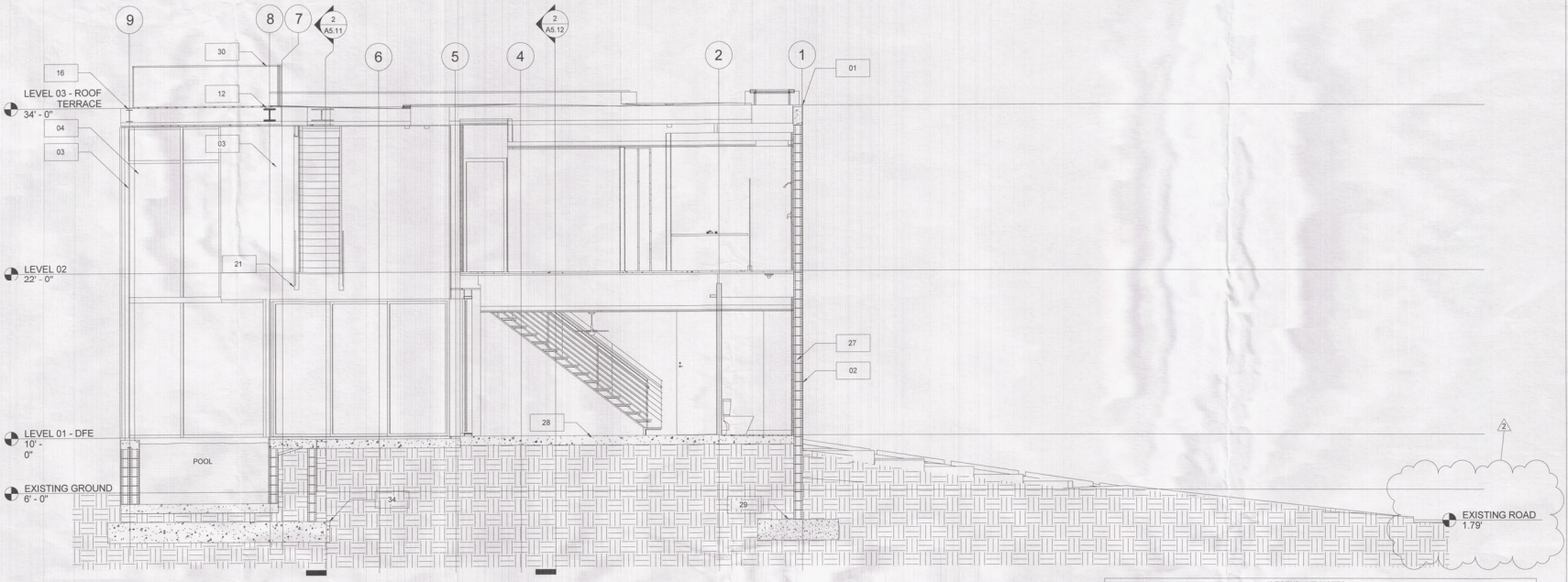
REVISIONS		
NO.	DATE	DESCRIPTION
2	03/20/2019	Building and Zoning Comments

STATE OF FLORIDA
MICHAEL HALFLANTS
REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

LONGBOAT KEY-PZB DEPT
RCVD MAR 21 2019

A5.11
BUILDING SECTIONS



1 Section
1/4" = 1'-0"

LEGEND - KEYNOTES	
VALUE	KEYNOTE DESCRIPTION
01	CONTINUOUS ALUMINUM FLASHING / DRIP EDGE, PAINTED TO MATCH EXTERIOR, TYP.
02	EXTERIOR CEMENT PLASTER SMOOTH SAND FINISH, PAINTED
03	STEEL COLUMN. PRIMED AND PAINTED. REFER TO STRUCTURAL DRAWINGS
04	IMPACT ALUMINUM WINDOW SYSTEM, LOW E GLASS
05	W18X60 BEAM. REFER TO STRUCTURAL DRAWINGS
06	W18X40 BEAM. REFER TO STRUCTURAL DRAWINGS
07	W18X35 BEAM. REFER TO STRUCTURAL DRAWINGS
08	W16X26 BEAM. REFER TO STRUCTURAL DRAWINGS
09	W14X22 BEAM. REFER TO STRUCTURAL DRAWINGS
10	W12X19 BEAM. REFER TO STRUCTURAL DRAWINGS
11	W12X14 BEAM. REFER TO STRUCTURAL DRAWINGS
12	W10X68 BEAM. REFER TO STRUCTURAL DRAWINGS
13	W10X60 BEAM. REFER TO STRUCTURAL DRAWINGS
14	W10X45 BEAM. REFER TO STRUCTURAL DRAWINGS
15	W10X26 BEAM. REFER TO STRUCTURAL DRAWINGS
16	W10X22 BEAM. REFER TO STRUCTURAL DRAWINGS
17	W10X15 BEAM. REFER TO STRUCTURAL DRAWINGS
18	W10X12 BEAM. REFER TO STRUCTURAL DRAWINGS
19	W8X10 BEAM. REFER TO STRUCTURAL DRAWINGS
20	10K1 STEEL JOIST. REFER TO STRUCTURAL DRAWINGS
21	HSS16X4X3/8. REFER TO STRUCTURAL DRAWINGS
22	HSS10X4X1/2. REFER TO STRUCTURAL DRAWINGS
23	HSS8X2X1/4. REFER TO STRUCTURAL DRAWINGS
24	HSS8X2X1/8. REFER TO STRUCTURAL DRAWINGS
25	HSS4X2X1/4. REFER TO STRUCTURAL DRAWINGS
26	HSS4X2X1/8. REFER TO STRUCTURAL DRAWINGS
27	REINFORCED C.M.U. BLOCK WALL. REFER TO STRUCTURAL DRAWINGS
28	4" THICK REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS
29	REINFORCED CONCRETE FOOTING. REFER TO STRUCTURAL DRAWINGS
30	36" HIGH TRANSPARENT NON-REFLECTIVE GLASS RAIL
31	PERIMETER PRIVACY WALL
32	8X16 CONCRETE RECTANGULAR BEAM
33	ROOF DRAIN
34	1'-6" THICK REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 3th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

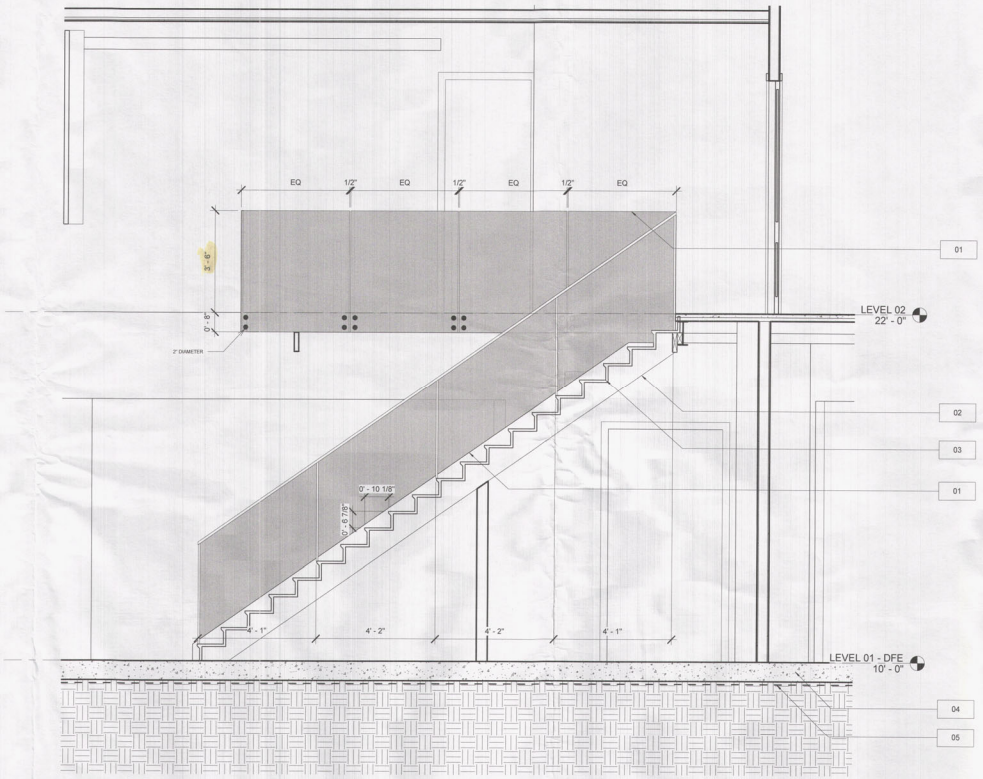
REVISIONS		
NO.	DATE	DESCRIPTION
2	03/20/2019	Building and Zoning Comments

STATE OF FLORIDA
MICHAEL HALFLANTS
AR 97411
REGISTERED ARCHITECT

DATE	FEB 20, 2019
PHASE	PERMIT SET

LONGBOAT KEY PZB DEPT
RCVD MAR 21 2019

A5.12
BUILDING SECTIONS



CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR ALL STAIRS, FOR APPROVAL PRIOR TO FABRICATION

CONTRACTOR SHALL COORDINATE ALL REQUIRED EMBEDS

STAIR # 1 DATA

FLOOR TO FLOOR HEIGHT	12'
RISERS	21 RISERS AT 6 7/8" EACH
TREAD WIDTH	10 1/8"

HANDRAIL MOUNTED 34" ABOVE LEADING EDGE OF TREAD

STAIR KEYNOTES	
VALUE	KEYNOTE DESCRIPTION
01	GLASS RAIL
02	2" x 12" WOOD STRINGER
03	WOOD TREADS AND RISERS
04	4" THICK REINFORCED CONCRETE SLAB
05	VAPOR BARRIER

BLDG. PERMIT PLANS
FILE Copy of Record

RECEIVED
FEB 25 2019
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26001868

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

REVISIONS		
NO.	DATE	DESCRIPTION
1	02/20/2019	Building and Zoning Comments

STATE OF FLORIDA
MICHAEL HALFLANTS
ARCHITECT
REGISTERED ARCHITECT

DATE FEB 20, 2019
PHASE PERMIT SET

A8.12
DETAILS

GENERAL STRUCTURAL NOTES

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEERS.
2. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
4. ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:

   A. THE FLORIDA BUILDING CODE, (SIXTH EDITION) 2017.
   B. ACI STANDARD 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
   C. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-13/ASCE 5-13/TMS 402-16).
   D. AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 360-10.
   E. NDS FOR WOOD CONSTRUCTION WITH 2015 NDS SUPPLEMENT.
   F. ASCE 7-10 (WITH ERRATA DATED JANUARY11, 2011) "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION SHALL APPLY.
6. ALL DIMENSIONS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND WITH EQUIPMENT MANUFACTURER (I.E. WINDOW, DOOR, AIR HANDLER, ETC.). CONTRACTOR MUST OBTAIN AN ARCHITECTURAL DIRECTIVE IN CASE OF ANY CONFLICT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN STRUCTURAL DRAWINGS.
7. ROOFTOP EQUIPMENT ANCHORAGE & OUTDOOR RACK MOUNTED EQUIPMENT ANCHORAGE. ALL ROOF TOP EQUIPMENT CURBS, ROOF TOP MECHANICAL EQUIPMENT, EQUIPMENT TIE DOWNS, AND CONNECTIONS OF ALL EQUIPMENT TO OUTDOOR RACKS OR BUILDING STRUCTURE FOR WIND LOADING ARE TO BE DESIGNED AND ENGINEERED BY A REGISTERED SPECIALTY ENGINEER RETAINED BY THE MECHANICAL EQUIPMENT SUPPLIER. SIGNED AND SEALED DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE EQUIPMENT MANUFACTURER SHALL PROVIDE THE ATTACHMENT OF THE UNIT TO THE STRUCTURE AND SUBMIT TO THE ENGINEER LOADS, LOCATIONS, AND METHODS OF ATTACHMENT. THE STRUCTURAL ENGINEER WILL MAKE PROVISIONS IN THE DESIGN OF THE PRIMARY STRUCTURAL FRAME TO ACCOMMODATE THE LOADS AND ATTACHMENTS SUBMITTED BY THE MANUFACTURER.

CONCRETE AND REINFORCING:

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS INDICATED BELOW:

CONCRETE STRENGTH	MAX WATER CEMENT RATIO	TYPE AGGREGATE	LOCATION USED
4000 PSI	0.45	STONE	COLUMNS & BEAMS POOL & SPA
3000 PSI	0.52	STONE	SLAB ON GRADE
3000 PSI	0.52	STONE	FOUNDATIONS

3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE. PRIOR TO POURING CONCRETE. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A-706.
4. ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
5. UNLESS NOTED, ALL BARS MARKED CONTINUOUS SHALL BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER TYPICAL DETAILS. SPLICE CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND SPLICE CONTINUOUS BOTTOM BARS AT SUPPORTS.
6. CONCRETE COVER FOR REINFORCING BARS SHOWN IN TYPICAL DETAILS.
7. UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
8. PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS ENDS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0". UNLESS OTHERWISE NOTED PROVIDE #4 @ 12" O.C IN ALL CANTILEVERS. BAR LENGTH SHALL BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
9. WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE, SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
10. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
11. FOR CHAMFER OF EXPOSED CORNERS OF BEAMS AND/OR COLUMNS, SEE ARCHITECTURAL DRAWINGS.
12. CONTRACTOR SHALL COORDINATE PLACEMENT OF, OR BOX OUT FOR, ALL PIPE SLEEVES, OPENINGS, ETC, REQUIRED FOR VARIOUS TRADES.
13. CONTRACTOR SHALL COORDINATE AND NOTIFY OTHER TRADES IN SUFFICIENT TIME TO ALLOW THEM TO SET ANCHORS, INSERTS, BOLTS, HANGERS, ETC., AS REQUIRED FOR THEIR USE.
14. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF FLASHING REGLETS, FASCIA DETAILS, ETC.
15. UNDER NO CIRCUMSTANCES SHALL CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE SHALL NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM SHALL NOT BE USED ON THIS PROJECT.
16. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP IS THEN 8 INCHES UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
17. NO ADMIXTURE SHALL BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE ENGINEERS AND AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES SHALL CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
18. WATER REDUCING ADMIXTURE SHALL CONFORM TO THE ASTM C-494, TYPE A, AND SHALL BE USED IN ALL CONCRETE.
19. AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260. AIR CONTENT OF CONCRETE SHALL BE USED AS FOLLOWS:

   A. FOR CONCRETE EXPOSED TO SOIL AND/OR WEATHER, 5%.
   B. FOR INTERIOR WALLS, COLUMNS, AND SLABS, 3%.

20. FLY ASH - ASTMC618, TYPE C OR TYPE F SHOULD BE USED BUT NOT TO EXCEED 20% CEMENTITIOUS CONTENT.
21. ALL EXPOSED CONCRETE SLABS SHALL RECEIVE A CURING COMPOUND. THE CURING COMPOUND SHALL CONFORM TO ASTM C309 AND SHALL HAVE 30% SOLIDS MINIMUM. WATER/BLANKET CURING AS PER ACI RECOMMENDATION MAY BE USED AS ALTERNATE.

FOUNDATION NOTES:

1. SITE SOIL FOR THIS PROJECT HAS BEEN INVESTIGATED BY THE FIRM OF UNIVERSAL ENGINEERING SCIENCES AND FOUND, AS PRESENTED IN THEIR REPORT DATED AUGUST 15, 2018, SUITABLE TO SUPPORT 2.0 KSF SPREAD FOOTINGS. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ABOVE STATED CRITERIA.
2. FILL AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATION AS CONTAINED IN THEIR REPORT STATED IN ITEM 1.
3. ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
4. BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE CAREFULLY WITH SMALL COMPACTION EQUIPMENT, AFTER SLABS ON GROUND ARE IN PLACE AND CONCRETE HAS SET. NO TRUCKS, BULLDOZERS, ETC. SHALL BE ALLOWED CLOSER THAN 6'-0" TO ANY FOUNDATION WALL. ANY WALL 3'-0" OR HIGHER MUST BE BRACED DURING THE CONSTRUCTION PROCESS.
5. NO FOUNDATIONS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPES EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF FOOTINGS SHALL NOT BE LESS THAN 1'-0" BELOW EXISTING GRADE (U.N.O.).
6. FOR FOUNDATIONS SIZE AND REINFORCING SEE SCHEDULE.
7. ELEVATOR PIT DIMENSIONS = VERIFY WITH ELEVATOR MANUFACTURERS APPROVED SHOP DRAWINGS.
8. WATER PROOFING MATERIALS SHALL BE PROVIDED ON ALL SIDES AND BOTTOM OF ELEVATOR CORE AND ESCALATOR PIT.
9. CONTRACTOR SHALL TREAT SOIL BENEATH BUILDING FOR TERMITES.

MASONRY:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-13 ASCE 7-10) / TMS 402-16 AND SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1-13 / ASCE 5-13 (WITH ERRATA DATED JANUARY 10, 2011.
2. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY SHALL BE 2000 P.S.I. (f'm) MORTAR FOR MASONRY SHALL BE TYPE "S" OR "M".
3. FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
4. FILL ALL CELLS AS REQUIRED WITH 3000 P.S.I. GROUT. SLUMP SHALL BE 8 TO 11 INCHES. SUBMIT DESIGN MIX FOR APPROVAL.
5. MINIMUM HORIZONTAL JOINT REINFORCING SHALL BE 9 GAGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "T" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS, (MINIMUM LAP 8").
6. MINIMUM VERTICAL REINFORCING SHALL BE 1-#5 @ 48" OR 1-#4 @ 32" O.C., (U.N.O.).
7. PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
8. MINIMUM SPLICE FOR VERTICAL REINFORCING IS SHOWN IN DETAIL 4-023, SPLICE FOR HORIZONTAL JOINT REINFORCING = 12".
9. WALLS ARE DESIGNED TO BE BRACED BY FLOOR OR ROOF MEMBERS, CONTRACTOR SHALL PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
10. ALL CELLS BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
11. ALL KNOCK OUT BLOCK HORIZONTAL BARS SHALL HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS SHALL BE SAME AS HORIZONTAL BARS.
12. ALL INTERSECTING WALLS AND CORNER WALLS SHALL BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

COMPOSITE METAL FLOOR DECK:

1. STEEL FLOOR DECK SHALL BE AS SPECIFIED IN THE FLOOR FRAMING NOTES ON THE FLOOR PLAN.
2. ALL STEEL FLOOR DECK SHALL BE GALVANIZED G90.
3. ALL STEEL FLOOR DECK SHALL BE CAPABLE OF SUPPORTING ALL CONSTRUCTION LOADS.
4. ALL STEEL FLOOR DECK SHALL BE CONTINUOUS OVER FOUR OR MORE STRUCTURAL SUPPORTS (I.E. DECK SHOULD BE DETAILED FOR A THREE SPAN CONDITION).
5. STEEL FLOOR DECK SHALL HAVE NESTING SIDE LAPS (ATTACHED BY MECHANICAL MEANS) AT THE CENTER OF EACH SPAN OR 30" O/C, WHICHEVER IS LEAST DIMENSION.
6. IF DECK IS CUT IN SINGLE SPAN CONDITION, EACH END OF SUCH SECTIONS SHALL BE WELDED TO ITS SUPPORT THROUGH WELDING WASHERS IN THE BOTTOM OF EACH RIB.
7. IN AREAS WHERE THE DECK IS CUT AS PER NOTE 6, THE GAGE OF THE SINGLE SPAN DECK SHALL BE ADJUSTED UPWARDS AS REQUIRED BY THE ENGINEER TO SUPPORT THE LOADS.
8. ANY ELECTRICAL WORK WEIGHING MORE THAN 5 PSF SHALL BE HUNG FROM STEEL BEAMS ONLY. FOR HANGERS, SEE SPECIFICATIONS. ALL MECHANICAL WORK AND PIPING SHALL BE HUNG FROM STEEL BEAMS. SEE STRUCTURAL STEEL NOTE 12 (OF STRUCTURAL STEEL NOTES) FOR ADDITIONAL STEEL REQUIRED BY MECHANICAL/ELECTRICAL TRADES TO SUPPORT THEIR EQUIPMENT.
9. METAL DECK CONTRACTOR TO PROVIDE 18 GAGE RIDGE PLATE, VALLEY PLATE, EDGE STRIP, ETC., AS REQUIRED.
10. STEEL FLOOR DECK SHALL BE WELDED AT ENDS AND ALL INTERMEDIATE SUPPORTING MEMBERS WITH 5/8" DIAMETER PUDDLE WELDS OR ELONGATED WELDS OF EQUAL STRENGTH SPACED PER SPECIFICATIONS IN THE BOTTOM OF THE RIB ACROSS THE WIDTH OF THE DECK UNIT.
11. CUT OUT METAL DECK WHERE BOLT PROJECTIONS INTERFERE WITH METAL DECK.
12. ANY SINGLE SPAN FLOOR DECK SHALL BE SHORED AT MIDSPAN DURING CONCRETE PLACEMENT. SHORES SHALL REMAIN UNTIL CONCRETE HAS REACHED ITS 28-DAY STRENGTH.
13. DIRECTION OF METAL DECK SHOWN THUS ←——→ ON PLAN.

POST -INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. SPECIAL INSPECTIONS (ARE/ ARE NOT) REQUIRED PER THE PROVISIONS SET FORTH BELOW. CONTRACTOR TO CONTACT MANUFACTURER'S REPRESENTATIVE FOR PROPER PRODUCT INSTALLATION TRAINING ON INITIAL ANCHORS.
2. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.
3. EXPANSION ANCHORS SHALL BE STUD TYPE WITH A SINGLE PIECE OF THREE SECTION WEDGE AND ZINC PLATED IN ACCORDANCE WITH ASTM B633. THE ANCHORS SHALL MEET FEDERAL SPECIFCATION FF-S-325, GROUP II, TYPE 4, CLASS I FOR CONCRETE EXPANSION ANCHORS. ANCHORS SHALL BE HILTI KWIK BOLT II AS SUPPLIED BY HILTI INC. TULSA OKLAHOMA. ANCHORS SHALL BE INSTALLED IN HOLES DRILLED WITH HILTI CARBIDE TIPPED DRILL BITS OR MATCHED TOLERANCE DIAMOND CORE BITS. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
4. INJECTED ADHESIVE ANCHORS SHALL BE USED FOR INSTALLATION OF THREADED RODS. ADHESIVE SHALL BE FURNISHED IN A SIDE BY SIDE REFILL PACK WHICH KEEP COMPONENT A AND B SEPARATE. INJECTION ADHESIVE SHALL BE HILTI HIT HY 200 AS SUPPLIED BY HILTI INC. TULSA OKLAHOMA. ANCHOR RODS MEET ASTM F1554 (36 KSI). NUTS AND WASHERS SHALL BE FURNISHED TO MEET THE REQUIREMENTS OF AN ASTM F1554 (36 KSI) STEEL ROD.

STEEL JOIST:

1. STEEL JOIST CONSTRUCTION SHALL CONFORM TO THE LATEST SPECIFICATIONS OF, AND THE JOISTS SHALL BE APPROVED BY, THE STEEL JOIST INSTITUTE.
2. UNLESS OTHERWISE NOTED, BEAR SHORT SPAN JOISTS MINIMUM OF 2-1/2" ON STEEL BEAMS AND BEAR LONG SPAN JOIST MINIMUM OF 4" ON STEEL SUPPORTS. IN CASES WHERE JOISTS BEAR ON BEAMS FROM ONE SIDE ONLY, JOIST SEATS SHALL EXTEND A MINIMUM OF 1" PAST THE CENTERLINE OF SUPPORTING BEAM.
3. ALL JOISTS BEARING ON BEAMS SHALL BE WELDED OR BOLTED TO THOSE BEAMS.
4. PROVIDE BRIDGING FOR ALL JOISTS AS SHOWN ON PLAN BUT NOT LESS THAN WHAT IS REQUIRED BY THE STEEL JOIST INSTITUTE OR THE STEEL JOIST DESIGNER. BRIDGING SHALL CONSIST OF MINIMUM 1-1/4" X 1-1/4" X 7/64" ANGLES, (U.N.O.).
5. ALL BRIDGING SHALL BE PROVIDED AND INSTALLED BY JOIST SUPPLIER.
6. ALL CLIPS AND CONNECTIONS SHALL BE SHOP WELDED.
7. NO FIELD WELDING TO BAR JOISTS EXCEPT ITEMS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS SHALL BE ALLOWED WITHOUT SPECIFIC PERMISSION FROM THE ENGINEER.
8. NO JOIST SHALL BE FIELD SPLICED.
9. MAXIMUM DEFLECTION OF STEEL JOISTS = L/240.
10. FOR PAINTING OF STEEL JOIST, SEE SPECIFICATIONS.
11. JOIST MANUFACTURER SHALL SUBMIT WITH THE SHOP DRAWINGS HIS CATALOG USED FOR THE MANUFACTURE OF JOISTS, INDICATING THE LOAD TABLES AND SIZES OF ALL MEMBERS USED.
12. NO LOADS EXCEEDING 40 POUNDS MAY BE HUNG FROM JOISTS WITHOUT SPECIFIC PERMISSION FROM THE STRUCTURAL ENGINEER. LOADS LESS THAN 40 POUNDS MAY BE HUNG AT PANEL POINTS ONLY. ANY COST INVOLVED IN REINFORCING OF JOISTS SHALL BE BORNE BY THE PRIME CONTRACTOR REQUIRING ADDED LOADS.
13. ALL SHORT SPAN JOISTS, AND DEEP LONG SPAN JOISTS SHALL HAVE UNIFORM CROSS SECTION, WITH STANDARD DEAD LOAD CAMBER. ROOF PITCH IS ACCOMPLISHED BY SLOPED JOISTS AND SUPPORT BEAMS. ADJUST JOIST SEATS AS SHOWN ON DRAWINGS.
14. FOR SPECIFIC JOIST ENDS, SEE ROOF SECTIONS.
15. RIGID CONNECTIONS OF BOTTOM CHORDS OF JOISTS TO COLUMNS SHALL BE MADE ONLY AFTER THE APPLICATION OF ALL THE DEAD LOADS. PROVIDE LOOSE BOLTED CONNECTION OF THESE BOTTOM CHORDS DURING ERECTION.

STEEL ROOF DECK:

1. STEEL ROOF DECK SHALL BE A MINIMUM OF 1-1/2" - 20 GAGE WIDE RIB FOR SPANS UP TO 6'-0" OR 3" TYPE N - 20 GAGE FOR SPANS UP TO 12'-0" . THE SIZE, TYPE AND GAGE INDICATED ABOVE SHOULD BE USED UNLESS A DIFFERENT ONE IS INDICATED IN THE ROOF FRAMING NOTES OF THE ROOF PLAN DRAWING.
2. ALL STEEL ROOF DECK SHALL BE GALVANIZED G90 AS PER ASTM SPECIFICATIONS.
3. ALL STEEL ROOF DECK SHALL BE CAPABLE OF SUPPORTING ALL CONSTRUCTION LOADS.
4. ALL STEEL ROOF DECK SHALL BE CONTINUOUS OVER FOUR OR MORE STRUCTURAL SUPPORTS (I.E. DECK SHOULD BE DETAILED FOR A THREE SPAN CONDITION.)
5. STEEL ROOF DECK SHALL HAVE NESTING SIDE LAPS (ATTACHED BY MECHANICAL MEANS). PROVIDE FASTENER LAYOUT AS PER DETAIL 5-305 ON DRAWING SXXX.
6. IF DECK IS CUT IN SINGLE SPAN CONDITION, EACH END OF SUCH SECTIONS SHALL BE WELDED TO ITS SUPPORT THROUGH WELDING WASHERS IN THE BOTTOM OF EACH RIB.
7. IN AREAS WHERE THE DECK IS CUT AS PER NOTE 6, THE GAGE OF THE SINGLE SPAN DECK SHALL BE ADJUSTED UPWARDS AS REQUIRED BY THE ENGINEER TO SUPPORT THE LOADS.
8. ANY ELECTRICAL WORK WEIGHING MORE THAN 5 PSF OR 50 LBS CONCENTRATED SHALL BE HUNG FROM STEEL BEAMS ONLY. FOR HANGERS, SEE SPECIFICATIONS. ALL MECHANICAL WORK AND PIPING SHALL BE HUNG FROM STEEL BEAMS. SEE STRUCTURAL STEEL NOTE 12 (OF STRUCTURAL STEEL NOTES) FOR ADDITIONAL STEEL REQUIRED BY MECHANICAL/ELECTRICAL TRADES TO SUPPORT THEIR EQUIPMENT.
9. METAL DECK CONTRACTOR TO PROVIDE 18 GAGE RIDGE PLATE, VALLEY PLATE, EDGE STRIP, ETC., AS REQUIRED.
10. STEEL ROOF DECK SHALL BE WELDED AT ENDS AND ALL INTERMEDIATE SUPPORTING MEMBERS WITH 5/8" DIAMETER PUDDLE WELDS OR ELONGATED WELDS OF EQUAL STRENGTH SPACED PER SPECIFICATIONS IN THE BOTTOM OF THE RIB ACROSS THE WIDTH OF THE DECK UNIT.
11. CUT OUT METAL DECK WHERE BOLT PROJECTIONS INTERFERE WITH METAL DECK.
12. DIRECTION OF METAL DECK SHOWN THUS ←——→ ON PLAN.

LIGHTGAUGE METAL FRAMING:

1. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE, "SPECIFICATION FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS", 2007 EDITION WITH 2012 SUPPLEMENTS. PROVIDE SIGN AND SEALED CALCULATIONS AND DRAWINGS FOR ALL LIGHT GAUGE STRUCTURAL ELEMENTS OF THE BUILDING, INCLUDING THE EXTERIOR METAL STUDS (CURTAIN WALL), AND ALL EXTERIOR CEILINGS.
2. ALL STRUCTURAL STUDS AND JOISTS 22, 20, AND 18 GAUGES SHALL BE FORMED FROM GALVANIZED STEEL PER ASTM A653, G60 COATING MEETING THE REQUIREMENTS OF ASTM C955 WITH A YIELD STRENGTH OF 33,000 PSI.
3. ALL STRUCTURAL STUDS AND JOISTS 16, 14, AND 12 GAUGES SHALL BE FORMED FROM GALVANIZED STEEL PER ASTM A653, G60 COATING MEETING ASTM C955, WITH YIELD STRENGTH OF 50,000 PSI.
4. ALL STRUCTURAL TRACK AND BRIDGING SHALL BE FORMED FROM GALVANIZED STEEL PER ASTM A653, G60 COATING MEETING THE REQUIREMENTS OF ASTM C595, WITH YIELD STRENGTH OF 33,000 PSI.
5. WITH EACH TYPE OF METAL FRAMING REQUIRED, PROVIDE MANUFACTURER'S STANDARD STEEL RUNNERS (TRACKS), BLOCKING, LINTELS, CLIP ANGELS, SHOES, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER FOR APPLICATIONS INDICATED, AS NEEDED TO PROVIDE A COMPLETE METAL FRAMING SYSTEM.
6. PROVIDE GALVANIZED FINISH TO METAL FRAMING COMPONENTS COMPLYING WITH ASTM A653 FOR MINIMUM G60 COATING. ATTACH SIMILAR COMPONENTS BY WELDING. ATTACH DISSIMILAR COMPONENTS BY WELDING, BOLTING OR SCREW FASTENERS, AS STANDARD WITH MANUFACTURER. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AND EXPERIENCED IN LIGHT GAUGE STRUCTURAL STEEL FRAMING WORK.
7. INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED.
8. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS.
9. SET STUDS PLUMB, EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR WARPED SURFACED AND SIMILAR REQUIREMENTS.
10. WHERE STUD SYSTEM ABUTS STRUCTURAL COLUMN OR WALLS, INCLUDING MASONRY WALL, ANCHOR ENDS OF STIFFENERS TO SUPPORTING STRUCTURE.
11. SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENERS AT BOTH INSIDE AND OUTSIDE FLANGES.

SHOP DRAWINGS:

1. NO STRUCTURAL DRAWINGS SHALL BE REPRODUCED FOR USE AS SHOP DRAWINGS.
2. ALL DIMENSIONAL COORDINATION SHALL BE DONE BY THE CONTRACTOR AND/OR HIS DETAILER.
3. DETAILER SHALL CHECK ALL ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL ATTACHMENTS, CLIPS, OPENINGS, OR DUCT WORK AFFECTING STRUCTURAL MEMBERS. ALL ITEMS SHALL BE SHOWN ON SHOP DRAWINGS.
4. ALL SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT. DISTRIBUTION AS PER ARCHITECT INSTRUCTIONS.
5. PROVIDE SUFFICIENT SPACE ON SHOP DRAWINGS NEAR TITLE BOX (ABOUT 40 SQUARE INCHES) FOR STAMPS AND ENGINEERS COMMENTS.
6. THE SHOP DRAWINGS SHALL BEAR INITIALS OF DETAILER'S CHECKER AND CONTRACTOR PRIOR TO SUBMISSION.
7. COMPLETED ERECTION PLANS SHALL BE SUBMITTED PRIOR TO OR IN CONJUNCTION WITH DETAIL DRAWINGS. BUT IN NO CASE SHALL DETAIL DRAWINGS BE SUBMITTED PRIOR TO ERECTION PLANS.
8. DETAILER SHALL SUBMIT AN INDEX OF THE DETAIL DRAWINGS WITH EACH SHOP DRAWING SUBMITTAL.
9. SHOP DRAWINGS NOT COMPLYING WITH ALL THE ABOVE ITEMS SHALL BE RETURNED FOR CORRECTIONS WITHOUT PROCESSING.
10. RESUBMITTED SHOP DRAWINGS SHALL HAVE THE FOLLOWING CHANGES INCORPORATED: FIRST RESUBMISSION TO HAVE LETTER "A" ADDED TO DRAWING

    A. NUMBER AND ANY CHANGES MARKED ON THE DRAWING MARKED 1 AT EACH ITEM CHANGED. ALL ITEMS TO BE NOTED IN REVISION BOX.
    B. SUBSEQUENT RESUBMISSION SHALL BEAR CHANGES "B" AND 2 AND 3 ETC. AS IN 11A.

11. CONTRACTOR SHALL HAVE SHOP DRAWINGS WHICH HAVE BEEN SATISFACTORILY REVIEWED BY THE ARCHITECT AND/OR ENGINEER AND CONFIRMED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
12. DETAILER SHALL USE THE SAME STRUCTURAL ELEMENTS NUMBERS IN HIS DETAILS AS THOSE SHOWN ON CONTRACT DRAWINGS.
13. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOULD BE SUBMITTED TO MCE WITH A MINIMUM TIME TO BE REVIEWED OF 10 WORKING DAYS. IN CASE OF A LARGE SUBMITTAL OR MORE THAN ONE SUBMITTAL FOR THE SAME PROJECT, AN ADDITIONAL WORKING DAY IS REQUIRED FOR EVERY 5 DRAWINGS/SHEETS OVER 30 DRAWINGS/SHEETS. THE TIME INDICATED ABOVE IS FOR MCE REVIEW ONLY, CONTRACTOR MUST INCLUDE ENOUGH TIME FOR DELIVERY, ARCHITECTURAL REVIEW, AND OWNERS REVIEW AND WORK THIS TIME IN THE PROJECT SCHEDULE AS NEEDED.
14. THERE SHALL BE NO DEVIATION FROM THESE CONSTRUCTION DOCUMENTS. IF ANY CHANGES ARE PROPOSED BY THE CONTRACTOR OR THE PROVIDER OF THE SHOP DRAWINGS, THEY SHOULD BE CLEARLY INDICATED, SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A FLORIDA PROFESSIONAL ENGINEER MUST BE PROVIDED. ANY CHANGES WITHOUT PROPER DOCUMENTATION INDICATED ABOVE WILL RESULT IN SOME REVISIONS BY THE ENGINEER OF RECORD AND/OR ARCHITECT. THE COST FOR THESE REVISIONS INCLUDING ENGINEER AND ARCHITECTURAL FEES SHALL BE PAID BY THE CONTRACTOR.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
2. STRUCTURAL STEEL SHALL CONFORM TO:

WIDE FLANGE (WF)	ASTM A992 (50 KSI)
SHAPES (L,T,C,PL)	ASTM A36
STRUCTURAL TUBE (HSS)	ASTM A500 (46 KSI)
STEEL PIPE (HSS)	ASTM A500 (42 KSI)
ANCHOR BOLTS	ASTM F1554 (36 KSI) U.N.O. IN PLANS, OR SECTIONS.
FRAMING BOLTS	ASTM A325 OR A490
SHEAR STUDS	ASTM A108
WELDING ELECTRODES	E70XX

3. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM SPECIFICATION A325 AND SHALL BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (NUT OR BOLT HEAD).
4. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
5. SHOP CONNECTIONS MAY BE WELDED OR HIGH STRENGTH BOLTED. ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM. ALL CONNECTIONS SHALL CONFORM TO THE TYPICAL CONNECTION DETAILS SHOWN ON THE PLANS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
6. ALL FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE EXCEPT WHERE SLOTTED HOLES ARE SPECIFIED OR WHERE MOVEMENT OF THE CONNECTED MEMBERS IS EXPECTED. IN THESE CASES PROVIDE OVERSIZED WASHER, HAND TIGHTEN BOLTS, AND TACK WELD WASHER TO NUT TO VERIFY ASSEMBLY IS HELD TOGETHER.
7. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE, ANS01.1, ALL WELDING SHALL BE PERFORMED USING E70XX U.N.O.
8. CUTS, HOLES, COPINGS, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS AND SHALL BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
9. BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED, EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER.
10. ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.) SHALL BE HOT DIPPED GALVANIZED.
11. FOR MISCELLANEOUS STEEL, SEE ARCHITECTURAL DRAWINGS.
12. ANY STEEL MEMBERS REQUIRED BY THE ELECTRICAL OR MECHANICAL TRADES FOR THE SUPPORT OF THEIR EQUIPMENT, WHICH ARE NOT SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH SUPPORT.
13. SEE SPECIFICATIONS FOR PAINTING OF STRUCTURAL STEEL. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
14. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER AISC UNLESS NOTED OTHERWISE. ALL BOLTS TO BE 3/4" MINIMUM DIAMETER UNLESS NOTED OTHERWISE. SHOP CONNECTIONS MAY BE WELDED OR BOLTED. WELDS ARE TO BE EQUAL IN STRENGTH TO BOLTS.
15. DESIGN CONNECTIONS FOR HALF THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLE 3-6 "MAXIMUM TOTAL UNIFORM LOAD" AT THE BOTTOM OF EACH PAGE IN THE "BEAM PROPERTIES" OF THE AISC 360-10" MANUAL OF STEEL CONSTRUCTION. "MINIMUM CONNECTION SHALL CONSIST OF TWO 3/4"Ø A325 BOLTS. REACTIONS SHOWN ARE BASED ON UNFACTORED LOADS. PROVIDE SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A PROFESSIONAL ENGINEER.
16. DESIGN BASE PLATE ANCHOR BOLTS FOR LATERAL MEMBERS USING FORCES INDICATED IN DRAWINGS. PROVIDE SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A PROFESSIONAL ENGINEER.
17. WHEN STEEL MEMBERS ARE WELDED TO EMBED PLATES IN CONCRETE, WELDING PROCESS SHOULD BE PERFORMED IN SUCH WAY THAT EMBED PLATE DOES NOT OVERHEAT AND EXPAND. SUCH EXPANSION WILL CRACK THE CONCRETE SURROUNDING THE EMBED PLATE AND MAY WEAKEN THE STRUCTURAL CAPACITY OF THE CONNECTION. WE RECOMMEND TO PROVIDE SEVERAL SINGLE PASSES TO BUILT UP THE WELD SIZE REQUIRE WITH COOLING OFF PERIODS TO AVOID THE EMBED PLATE EXPANSION. UNDER NO CIRCUMSTANCES PROVIDE MORE THAN 6" OF 1/4" WELD WITHOUT ALLOWING A COOLING OFF PERIOD.
18. EXPOSED ENDS OF STRUCTURAL TUBES OR PIPES SHALL BE CAPPED WITH A MINIMUM 1/4" PLATE U.N.O.

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision..	
No.	Date

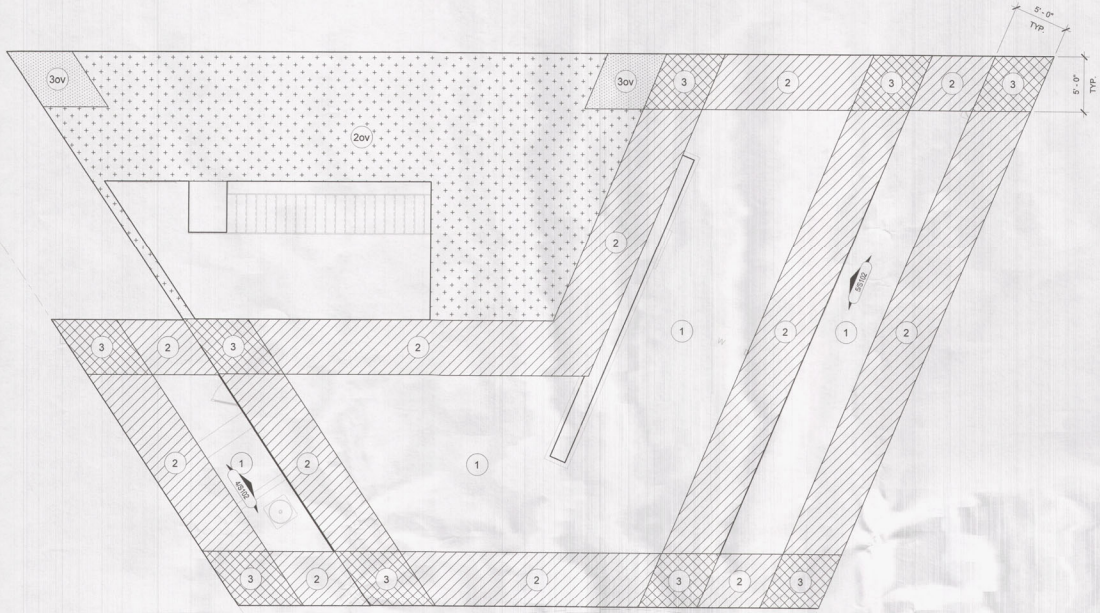
MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

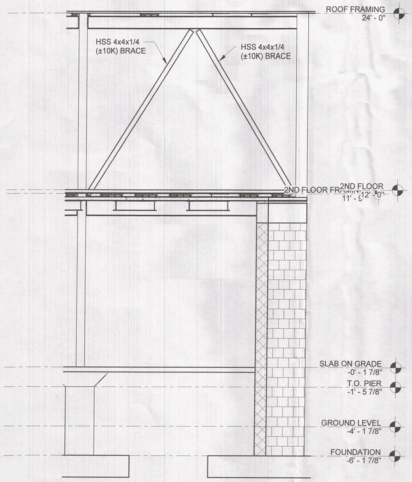
JAMES R. MEHLTRETTER
LICENSE
No 33860
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE	DEC. 06, 2018
PHASE	CONSTR. DOC.

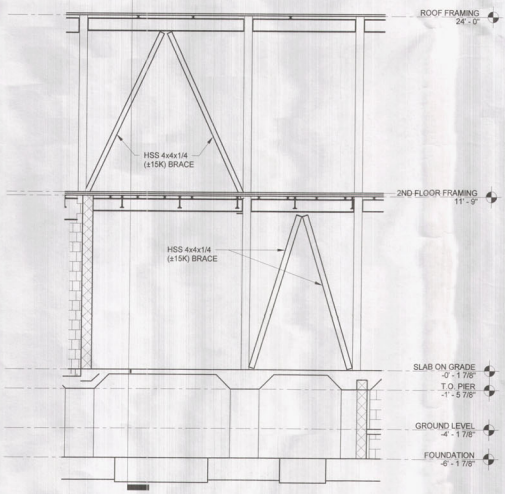
S101
GENERAL STRUCTURAL NOTES



WIND LOAD ROOF PLAN
SCALE: 3/16" = 1'-0"



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



WIND FRAME 2
SCALE: 1/4" = 1'-0"

LOAD SCHEDULE:

FLOOR LOAD:

DEAD LOAD FLOOR		
3" SLAB ON METAL DECK	=	35 PSF
PARTITION	=	10 PSF
M/E/P	=	3 PSF
CEILING	=	2 PSF
MISC. / FINISH	=	15 PSF
LIVE LOAD		
LIVING	=	60 PSF

ROOF:

DEAD LOAD		
1 1/2" METAL DECK	=	2 PSF
ROOF FRAMING	=	6 PSF
M/E/P	=	4 PSF
CEILING	=	2 PSF
MISC.	=	16 PSF
LIVE LOAD	=	20 PSF

WIND DESIGN DATA:

CODE:
ASCE 7-10 FLORIDA BUILDING CODE, (SIXTH EDITION) 2017.

See A0.01

BASIC WIND SPEED	~~149 mph (Vult)~~ 116 mph (Vasd)
CATEGORY (RISK)	II
EXPOSURE	D
BUILDING HEIGHT	30 ft.
ENCLOSURE CLASSIFICATION	± 0.18

* GLAZED OPENINGS IN RISK CATEGORY I, III, IV LOCATED IN HURRICANE PRONE REGIONS SHALL BE PROTECTED IN ACCORDANCE WITH FBC 2017 SEC. 1609.1.2

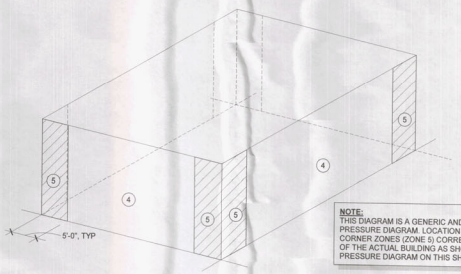
COMPONENTS AND CLADDING (ULTIMATE) UPLIFT PRESSURE SCHEDULE

PATTERN	ZONE	MAIN ROOF EFFECTIVE WIND AREA			
		10 SQ. FT.	25 SQ. FT.	50 SQ. FT.	100 SQ. FT.
	1	-68 PSF	-66 PSF	-64 PSF	-62 PSF
	2	-114 PSF	-98 PSF	-86 PSF	-74 PSF
	3	-171 PSF	-132 PSF	-103 PSF	-74 PSF
	2' ov	-102 PSF	-102 PSF	-102 PSF	-102 PSF
	3' ov	-102 PSF	-102 PSF	-102 PSF	-102 PSF

COMPONENTS AND CLADDING
DESIGN WIND PRESSURE (ULTIMATE) FOR WALLS, DOORS & WINDOWS

PATTERN	ZONE	EFFECTIVE WIND AREA			
		10 SQ. FT.	50 SQ. FT.	200 SQ. FT.	500 SQ. FT.
	4	+62 PSF/-87 PSF	+56 PSF/-81 PSF	+50 PSF/-55 PSF	+47 PSF/-52 PSF
	5	+62 PSF/-83 PSF	+56 PSF/-70 PSF	+50 PSF/-59 PSF	+47 PSF/-52 PSF

NOTE:
1. ALL EXTERIOR DOORS & WINDOW ASSEMBLIES SHALL SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (SIXTH EDITION 2017, SECTION 1709.5). ALL CONNECTIONS TO BUILDING STRUCTURE SHALL HAVE THE CAPACITY TO WITHSTAND THE PRESSURES INDICATED IN THIS SCHEDULE.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. ALL WIND PRESSURE VALUES INDICATED ARE IN POUNDS PER SQUARE FOOT (PSF). MULTIPLY ULTIMATE WIND PRESSURE BY 0.60 FOR ASD PRESSURE.



WALL PRESSURES DIAGRAM
SCALE: 1/8" = 1'-0"

NOTE:
THIS DIAGRAM IS A GENERIC AND SIMPLIFIED WALL PRESSURE DIAGRAM. LOCATION AND WIDTH OF CORNER ZONES (ZONE 5) CORRESPOND TO ZONE 3 OF THE ACTUAL BUILDING AS SHOWN IN THE ROOF PRESSURE DIAGRAM ON THIS SHEET.

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY: THE FLORIDA BUILDING CODE, SIXTH EDITION 2017; ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 3th Street | Sarasota, FL 34236 | T: 941.365.1820 | Design AA-26003168

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision...

No.	Date

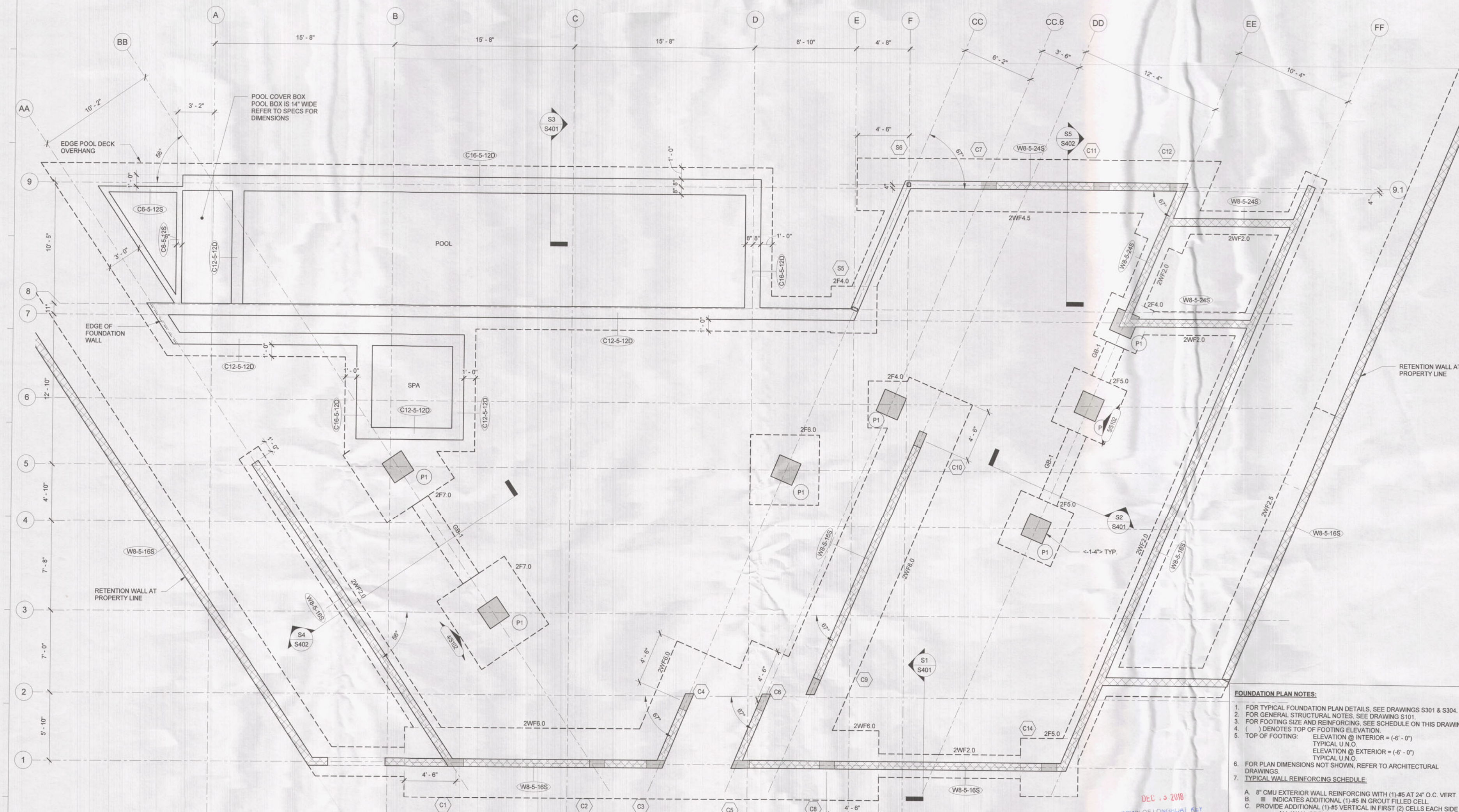
MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE DEC. 06, 2018
PHASE CONSTR. DOC.

S102
WIND DESIGN DATA AND LOAD SCHEDULE



1 S201 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

WALL SCHEDULE

TYPE	DESCRIPTION
C6-5-12S	8" CONCRETE WALL REINF. W/ #5 AT 12" O.C. EACH WAY
C8-5-12S	8" CONCRETE WALL REINF. W/ #5 AT 12" O.C. EACH WAY
C12-5-12D	12" CONCRETE WALL REINF. W/ #5 AT 12" O.C. EACH WAY EACH FACE
C16-5-12D	16" CONCRETE WALL REINF. W/ #5 AT 12" O.C. EACH WAY, EACH FACE
W8-5-16S	8" CMU WALL REINF. W/ #5 AT 16" O.C.
W8-5-24S	8" CMU WALL REINF. W/ #5 AT 24" O.C.

GRADE BEAM SCHEDULE

MARK	BEAM WIDTH	BEAM DEPTH	CONT. REINFORCING	TIE REINFORCING	REMARKS
GB-1	20"	20"	(4) #6 T&B CONT.	#3 @ 8" O.C.	

WALL FOOTING SCHEDULE

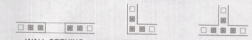
MARK*	WIDTH	DEPTH	TOP & BOTT. REINF. CONT.	TOP & BOTT. REINF. TRANSV.	REMARKS
1 Step	2' - 6"				
2WF2.0	2' - 0"	1' - 4"	3-#5	#4 @ 24"	
2WF2.5	2' - 6"	1' - 4"	3-#5	#4 @ 24"	
2WF4.5	4' - 6"	1' - 4"	5-#5	#5 @ 16"	
2WF6.0	6' - 0"	1' - 6"	7-#6	#6 @ 12"	

COLUMN FOOTING SCHEDULE

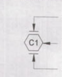
MARK*	LENGTH	WIDTH	DEPTH	TOP & BOTT. REINF.* EA. WAY U.N.O.	REMARKS
1 Step	9' - 0"	2' - 6"			
2F4.0	4' - 0"	4' - 0"	1' - 6"	5-#5	STD ACI HOOK
2F5.0	5' - 0"	5' - 0"	1' - 6"	6-#5	STD ACI HOOK
2F6.0	6' - 0"	6' - 0"	1' - 6"	5-#6	STD ACI HOOK
2F7.0	7' - 0"	7' - 0"	1' - 6"	6-#6	STD ACI HOOK

FOUNDATION PLAN NOTES:

1. FOR TYPICAL FOUNDATION PLAN DETAILS, SEE DRAWINGS S301 & S304.
2. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S101.
3. FOR FOOTING SIZE AND REINFORCING, SEE SCHEDULE ON THIS DRAWING.
4. ( ) DENOTES TOP OF FOOTING ELEVATION.
5. TOP OF FOOTING: ELEVATION @ INTERIOR = (-6' - 0") TYPICAL U.N.O. ELEVATION @ EXTERIOR = (-6' - 0") TYPICAL U.N.O.
6. FOR PLAN DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
7. TYPICAL WALL REINFORCING SCHEDULE:
   A. 8" CMU EXTERIOR WALL REINFORCING WITH (1)-#5 AT 24" O.C. VERT.
   B. ■ INDICATES ADDITIONAL (1)-#5 IN GROUT FILLED CELL.
   C. PROVIDE ADDITIONAL (1)-#5 VERTICAL IN FIRST (2) CELLS EACH SIDE OF ALL WALL OPENINGS, CORNERS AND INTERSECTIONS.



8. COLUMN DESIGNATION SHOWN THUS ⬡ ON PLAN. FOR SIZE AND REINFORCING SEE SCHEDULE THIS DRAWING.



9. ALL CMU WALLS SHALL BE REINFORCED AS SHOWN ON PLAN WITH DOWELS TO MATCH, U.N.O. ALL CELLS AT REINFORCING LOCATION SHALL BE FILLED WITH GROUT. PROVIDE INSPECTION/CLEANOUT HOLE AT BASE WHEN POUR HEIGHT IS GREATER THAN 4'-0".
10. WHERE FOOTING MARK NUMBER HAS A SUFFIX B, I.E., WF5.0B, THE REINFORCING INDICATED SHALL BE APPLIED TO BOTTOM OF FOOTING ONLY.
11. PIER (P1) SHALL BE 24" X 24" REINFORCED WITH (8)-#8 VERTICAL AND #4@10"O.C. TIES, PROVIDE 4 EXTRA TIES @ 2" AT TOP OF THE PIER.
12. < > DENOTES TOP OF PIER ELEVATION <-1'-4"> U.N.O.

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision...

No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

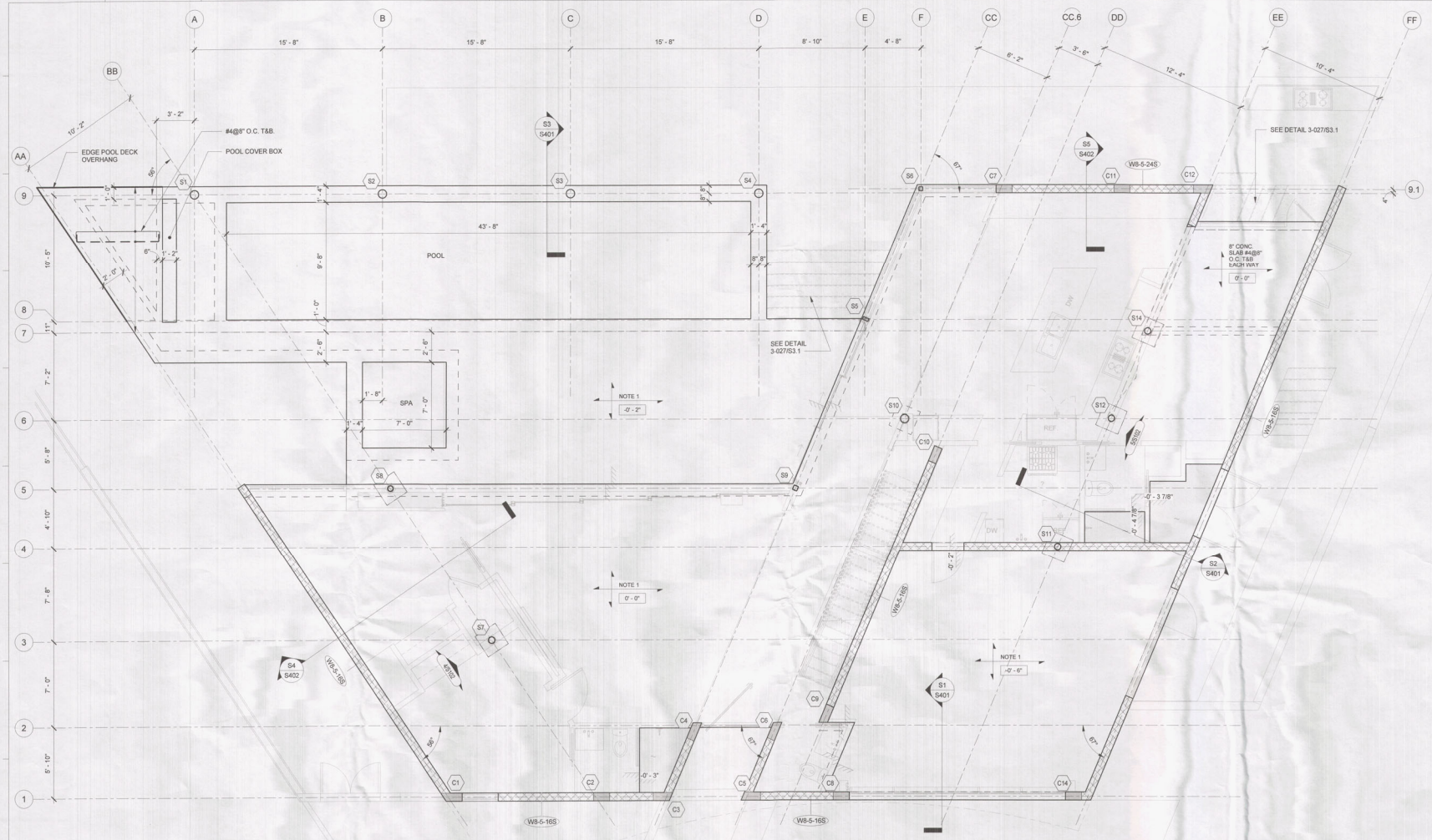
CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE DEC. 06, 2018
PHASE CONSTR. DOC.

BLDG. PERMIT PLANS FILE Copy of Record

S201
FOUNDATION PLAN



SLAB ON GRADE PLAN

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

SLAB ON GRADE PLAN NOTES:

1. SLAB ON GRADE TO BE 4" THICK CONCRETE OVER VAPOR BARRIER ON COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT REINFORCED WITH 6x6xW2.1xW2.1 W.W.F. (FLAT SHEETS) CENTERED IN SLAB. SUPPORT WELDED WIRE FABRIC WITH 2" SLAB BOLSTER OR APPROVED EQUAL @ 3'-0"(s) O.C. BOTH WAYS. USE OF CONCRETE BRICK IS NOT ALLOWED.
2. VAPOR BARRIER REQUIREMENTS/APPLICATION/INSTALLATION SHALL BE DONE AS PER ARCHITECTURAL OR MOISTURE CONSULTANT DOCUMENTS AND RECOMMENDATIONS. IF NONE ARE AVAILABLE, AT A MINIMUM THE FOLLOWING RECOMMENDATIONS SHALL BE FOLLOWED:
   - A. VAPOR BARRIER SHALL CONFORM TO ASTM E-1745 , MEETS OR EXCEEDS CLASS "B".
   - B. VAPOR BARRIER INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98.
   - C. UNROLL VAPOR BARRIER WITH THE LONGEST DIMENSION PARALLEL WITH THE DIRECTION OF THE POUR.
   - D. LAP VAPOR BARRIER OVER FOOTINGS AND SEAL TO FOUNDATION WALLS.
   - E. OVERLAP JOINTS 6 INCHES AND SEAL WITH MANUFACTURER'S TAPE.
   - F. SEAL ALL PENETRATIONS (INCLUDING PIPES) WITH MANUFACTURER'S PIPE BOOT.
   - G. NO PENETRATION OF THE VAPOR BARRIER IS ALLOWED EXCEPT FOR REINFORCING STEEL AND PERMANENT UTILITIES.
   - H. REPAIR DAMAGED AREAS BY CUTTING PATCHES OF VAPOR BARRIER, OVERLAPPING DAMAGED AREA 6 INCHES AND TAPING ALL FOUR SIDES WITH TAPE.
3. TOP OF SLAB ELEVATION SHOWN THUS ⊡ ON PLAN EQUALS REFERENCE EL., FOR ACTUAL EL., SEE CIVIL DRAWINGS.
4. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S000.
5. FOR FLOOR SLAB DEPRESSION LOCATIONS AND LIMITS NOT SHOWN ON PLAN SEE ARCHITECTURAL DRAWINGS.
6. FOR PLAN DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
7. COLUMN DESIGNATION SHOWN THUS ⬭ ON PLAN. FOR SIZE AND REINFORCING SEE SCHEDULE THIS DRAWING.
8. COORDINATE LOCATION OF (CJ) CONTROL JOINTS (SAWCUTS & TOOLED JOINTS) AT WALKWAY SLABS WITH ARCHITECTURAL DRAWINGS. CONTROL JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS SEE TYPICAL DETAIL 3-201 ON S000.
9. ALL CMU WALLS SHALL BE REINFORCED AS SHOWN ON PLAN WITH DOWELS TO MATCH, U.N.O. ALL CELLS AT REINFORCING LOCATION SHALL BE FILLED WITH GROUT. PROVIDE INSPECTION/CLEANOUT HOLE AT BASE WHEN POUR HEIGHT IS GREATER THAN 4'-0".
10. LOCATION OF MASONRY CONTROL JOINT NOT SHOWN. COORDINATE WITH ARCHITECTURAL ELEVATIONS. SEE TYPICAL DETAIL 4-002 ON S000.
11. RAIN LEADER SHOWN THUS ⊗ R.L ON PLAN. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATIONS.
12. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL WALL PENETRATIONS REQUIRED FOR MECHANICAL EQUIPMENT AND PROVIDE A PRECAST LINTEL AT ALL OPENINGS REFER TO TYPICAL DETAIL 4-004 ON S000.
13. PRE-ENGINEERED/PRE-FABRICATED METAL PAN STAIRS, PROVIDE CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. ALL STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED.
14. MASONRY CONTROL JOINT SHOWN THUS ◀ MCJ ON PLAN. MAXIMUM SPACING OF JOINTS = 24' - 0". COORDINATE LOCATION WITH THE ARCH. & STRUCT WALL ELEVATIONS. DO NOT LOCATE A MCJ CLOSER THAN 24" TO ANY CMU OPENING.

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1368 10th Street | Sarasota FL 34236 | T 941.955.1820 | Design AA 26001268

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision...

No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA 8426 PROJ NO. 1138-001

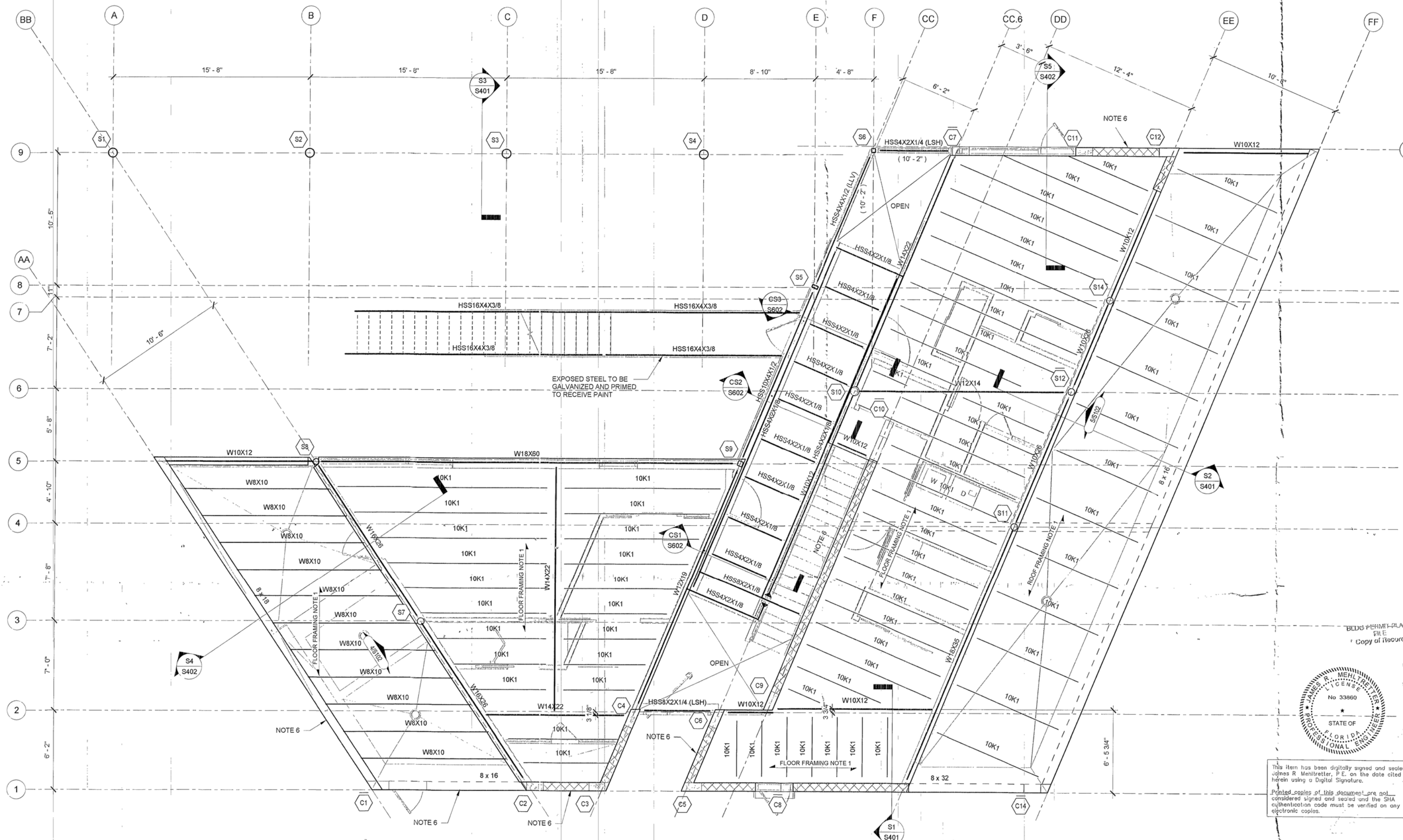
JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE DEC. 06, 2018

PHASE CONSTR. DOC.

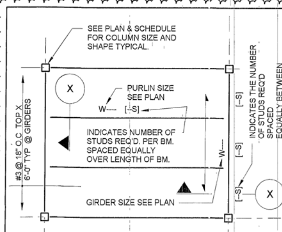
BLDG. PERMIT PLANS
FILE Copy of Record

S202
SLAB ON GRADE PLAN

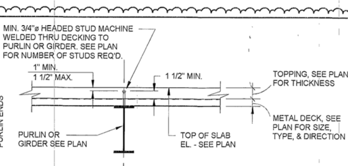


2ND FLOOR FRAMING PLAN

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



TYPICAL BAY



SECTION X

NOTE:

1. TOP FLANGES OF THE BMS SHALL BE FREE OF PAINT, WATER, DIRT, EXCESSIVE SCALE, RUST, OR OTHER MATERIALS INJURIOUS TO WELDING.
2. TOP OF METAL DECK MUST BE FREE OF PAINT, WATER, DIRT, EXCESSIVE SCALE, RUST, OR OTHER MATERIALS INJURIOUS TO WELDING.
3. METAL DECK SHALL REST TIGHTLY AGAINST THE BEAM FLANGE.
4. STUDS SHALL BE WELDED ONLY THROUGH A SINGLE THICKNESS OF METAL DECK. NO WELDING THRU PLATES THICKER THAN 18 GAUGE.
5. ALL STUDS SHALL BE MACHINE WELDED TO BEAMS.

TYPICAL COMPOSITE BEAM DETAIL

5-101

3

ROOF FRAMING NOTES:

1. ROOF FRAMING SHALL BE 1 1/2"- 20 GAGE TYPE "B" (WIDE RIB) METAL DECK SPANNING OVER OPEN WEB STEEL JOIST SPACED @ 5'-0" O.C. (U.N.O.).
2. DIRECTION OF METAL DECK SPAN SHOWN THUS ◄——► ON PLAN.
3. FOR ROOF DRAIN LOCATIONS AND SIZE SEE ARCHITECTURAL DRAWINGS. FOR FRAMING SEE TYPICAL DETAIL 5-302/S303.
4. FOR TYPICAL DETAILS SEE DRAWINGS S301 THRU S304
5. FOR GENERAL NOTES SEE DRAWING S101.
6. (   ) DENOTES UNDERSIDE OF METAL DECK (U.M.D.) ELEVATION.
7. JOIST MANUFACTURER TO DESIGN JOIST FOR THE UPLIFT FORCE SHOWN ON THE LOADING SCHEDULE AND PROVIDE CERTIFICATION THAT CHORD MEMBERS HAVE BEEN INVESTIGATED FOR REVERSE STRESSES DUE TO ALL UPLIFT FORCES. ADDITIONAL BRIDGING SHALL BE PROVIDED AT THE FIRST INTERIOR BOTTOM CHORD PANEL POINT OF ALL JOISTS SUBJECT TO NET UPLIFT PER STEEL JOIST INSTITUTE.
8. FRAME ALL JOIST BOTTOM CHORD MEMBERS TO BEAM BOTTOM FLANGES. INSTALLATION TO BE DONE AFTER ALL DEAD LOADS ARE APPLIED.
9. RAIN LEADER SHOWN THUS ⊗ R.L. ON PLAN. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATIONS.
10. FOR PLAN DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
11. [+ + +] DENOTES FLAT ROOF.
12. PROVIDE MOMENT CONNECTION AT BEAMS SHOWN THUS ◄|► ON PLAN.
13. COLUMN DESIGNATIONS SHOWN THUS ⬡ ON PLAN. FOR COLUMN SCHEDULE, SEE DRAWING S501.
14. ⬡ DENOTES COLUMN STOP AT THIS LEVEL.
15. FOR LOAD SCHEDULE & WIND DESIGN DATA, SEE DRAWING S102.
16. 8X16 CON. TIE BM. REINF. W/ (2)-#5 T&B & #3@6"O.C. TIES.

BLDG PERMIT PLANS FILE
Copy of Record

PERMIT NO.: PB18-1183
APPROVED
REVISED PLAN
BY: ___ DATE: 2-07-2020

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by James R Mehltretter, P.E. on the date cited herein using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by JAMES R MEHLTRETTER
Date: 2020.02.05 15:50:01 -05'00'

FLOOR FRAMING NOTES:

1. TYPICAL FLOOR FRAMING SHALL BE 9/16"- 22 GAGE GALVANIZED METAL FORM DECK WITH 2 1/2" (NORMAL WEIGHT) CONCRETE TOPPING (TOTAL SLAB THICKNESS = 3") OVER OPEN WEB STEEL JOIST SPACED @ 2'-0" O.C. MAX., REINFORCE SLAB WITH 6 X 6 - W2.1 X W2 1 WWF (FLAT SHEETS) PLACED 1" BELOW FLOOR FINISH.
2. DIRECTION OF METAL DECK SPAN SHOWN THUS ◄——► ON PLAN.
3. TOP OF SLAB ELEVATION SHOWN THUS ['-"] ON PLAN.
4. FOR GENERAL NOTES SEE DRAWINGS S101
5. FOR TYPICAL DETAILS SEE DRAWINGS S301 THRU S304.
6. 8"X16" TIE BM. (2)-#5 T&B AND # 3@6" O.C. TIES.
7. <3/4"> = DENOTES THE MAGNITUDE OF SHOP-INDUCED CAMBER REQUIRED.
8. STUDS MUST NOT BE INSTALLED CLOSER THAN 4 1/2" CENTER TO CENTER ALONG THE LONGITUDINAL AXIS OF THE BEAM AND NOT CLOSER THAN 3" CENTER TO CENTER TRANSVERSE TO THE LONGITUDINAL AXIS OF THE BEAM.
9. PROVIDE MOMENT CONNECTION AT BEAMS SHOWN THUS ◄|► ON PLAN.
10. COLUMN DESIGNATIONS SHOWN THUS ⬡ ON PLAN. FOR COLUMN SCHEDULE, SEE DRAWING S501.
11. FOR LOAD SCHEDULE AND WIND DESIGN DATA, SEE THIS SHEET.
12. ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM SPECIFICATIONS A992, FY = 50 KSI.
13. EMBED (WELD) PLATE SHOWN THUS EP-1 ON PLAN. FOR PLATE REQUIREMENTS SEE TYPICAL DETAIL ON DRAWING S000
14. FOR ADDITIONAL REINFORCEMENT REQUIRED OVER GIRDERS, SEE TYPICAL DETAIL 5-101 ON SHEET S203.
15. SLAB SHALL BE F'C = 3,000 PSI

3

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision...	
No.	Date
1	XX/XX/19
3	02/05/20

RECEIVED
FEB 06 2020
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

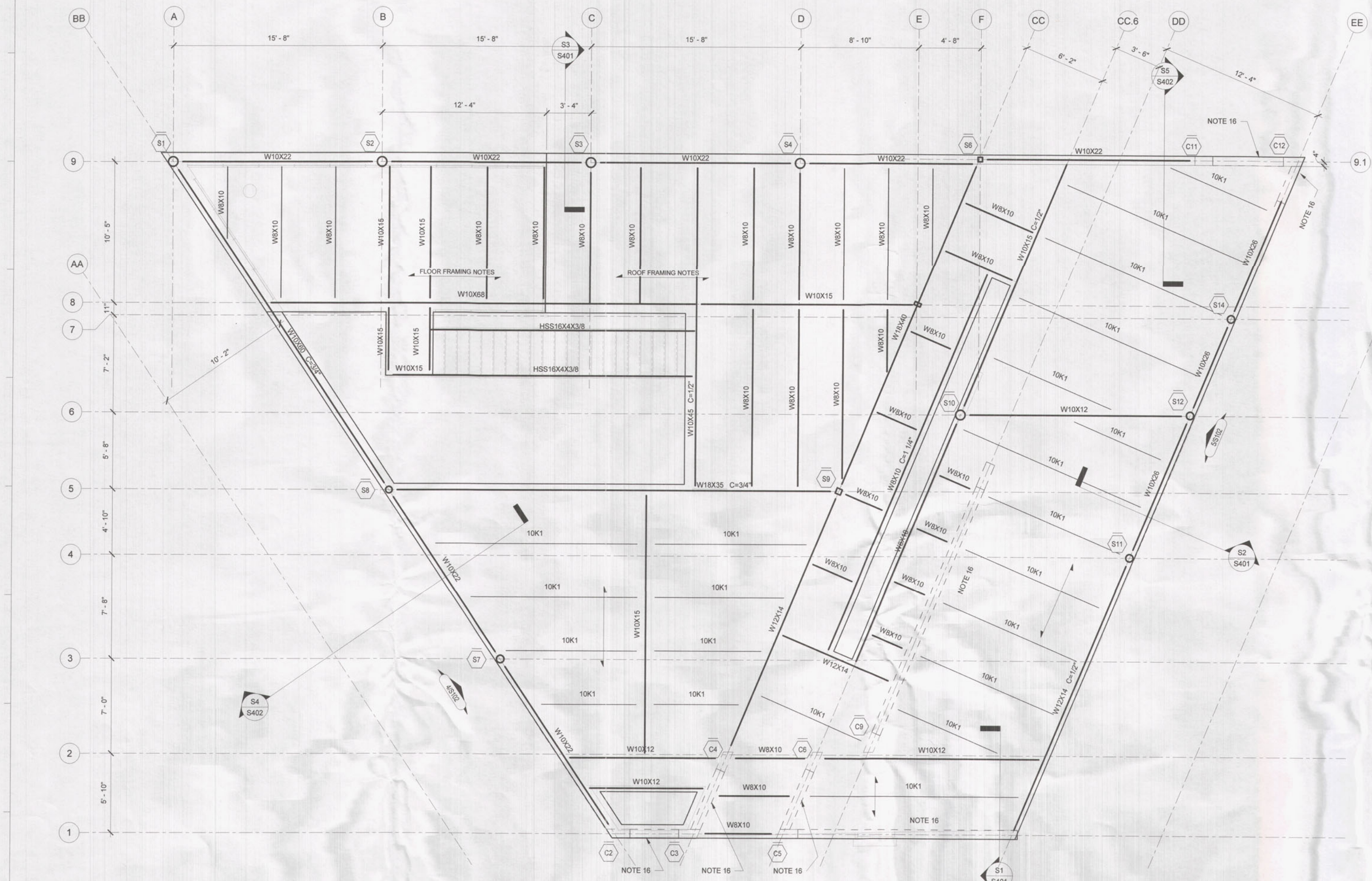
CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	DEC. 06, 2018
PHASE	CONSTR. DOC.

S203

2ND FLOOR FRAMING PLAN



ROOF FRAMING PLAN

1 / S204 SCALE: 1/4" = 1'-0"

FLOOR FRAMING NOTES:

1. TYPICAL FLOOR FRAMING SHALL BE 9/16"- 22 GAGE GALVANIZED METAL FORM DECK WITH 2 1/2" (NORMAL WEIGHT) CONCRETE TOPPING (TOTAL SLAB THICKNESS = 3") OVER OPEN WEB STEEL JOIST SPACED @ 2'-0" O.C. MAX., REINFORCE SLAB WITH 6 X 6 - W2.1 X W2.1 WWF (FLAT SHEETS) PLACED 1" BELOW FLOOR FINISH.
2. DIRECTION OF METAL DECK SPAN SHOWN THUS ◄——► ON PLAN.
3. TOP OF SLAB ELEVATION SHOWN THUS '-" ON PLAN.
4. FOR GENERAL NOTES SEE DRAWINGS S101
5. FOR TYPICAL DETAILS SEE DRAWINGS S301 THRU S304.
6. 8"X16" TIE BM. (2)-#5 T&B AND # 3@6" O.C. TIES.
7. <3/4"> = DENOTES THE MAGNITUDE OF SHOP-INDUCED CAMBER REQUIRED.
8. STUDS MUST NOT BE INSTALLED CLOSER THAN 4 1/2" CENTER TO CENTER ALONG THE LONGITUDINAL AXIS OF THE BEAM AND NOT CLOSER THAN 3" CENTER TO CENTER TRANSVERSE TO THE LONGITUDINAL AXIS OF THE BEAM.
9. PROVIDE MOMENT CONNECTION AT BEAMS SHOWN THUS —◄|►— ON PLAN.
10. COLUMN DESIGNATIONS SHOWN THUS ⬡ ON PLAN. FOR COLUMN SCHEDULE, SEE DRAWING S501.
11. FOR LOAD SCHEDULE AND WIND DESIGN DATA, SEE THIS SHEET.
12. ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM SPECIFICATIONS A992, FY = 50 KSI.
13. EMBED (WELD) PLATE SHOWN THUS EP-1 ON PLAN. FOR PLATE REQUIREMENTS SEE TYPICAL DETAIL ON DRAWING S000.
14. FOR ADDITIONAL REINFORCEMENT REQUIRED OVER GIRDERS, SEE TYPICAL DETAIL 5-101 ON SHEET S000.

ROOF FRAMING NOTES:

1. ROOF FRAMING SHALL BE 1 1/2"- 20 GAGE TYPE "B" (WIDE RIB) METAL DECK SPANNING OVER OPEN WEB STEEL JOIST SPACED @ 5'-0" O.C. (U.N.O.).
2. DIRECTION OF METAL DECK SPAN SHOWN THUS ◄——► ON PLAN.
3. FOR ROOF DRAIN LOCATIONS AND SIZE SEE ARCHITECTURAL DRAWINGS. FOR FRAMING SEE TYPICAL DETAIL 5-302/S303.
4. FOR TYPICAL DETAILS SEE DRAWINGS S301 THRU S304
5. FOR GENERAL NOTES SEE DRAWING S101.
6. ( ) DENOTES UNDERSIDE OF METAL DECK (U.M.D.) ELEVATION.
7. JOIST MANUFACTURER TO DESIGN JOIST FOR THE UPLIFT FORCE SHOWN ON THE LOADING SCHEDULE AND PROVIDE CERTIFICATION THAT CHORD MEMBERS HAVE BEEN INVESTIGATED FOR REVERSE STRESSES DUE TO ALL UPLIFT FORCES. ADDITIONAL BRIDGING SHALL BE PROVIDED AT THE FIRST INTERIOR BOTTOM CHORD PANEL POINT OF ALL JOISTS SUBJECT TO NET UPLIFT PER STEEL JOIST INSTITUTE.
8. FRAME ALL JOIST BOTTOM CHORD MEMBERS TO BEAM BOTTOM FLANGES. INSTALLATION TO BE DONE AFTER ALL DEAD LOADS ARE APPLIED.
9. RAIN LEADER SHOWN THUS ⊗ R.L. ON PLAN. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATIONS.
10. FOR PLAN DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
11. [+ + + +] DENOTES FLAT ROOF.
12. PROVIDE MOMENT CONNECTION AT BEAMS SHOWN THUS —◄|►— ON PLAN.
13. COLUMN DESIGNATIONS SHOWN THUS ⬡ ON PLAN. FOR COLUMN SCHEDULE, SEE DRAWING S501.
14. ⬡ DENOTES COLUMN STOP AT THIS LEVEL.
15. FOR LOAD SCHEDULE & WIND DESIGN DATA, SEE DRAWING S102.
16. 8X16 CON. TIE BM. REINF. W/ (2)-#5 T&B & #3@6"O.C. TIES.

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001568

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	DEC. 06, 2018
PHASE	CONSTR. DOC.

S204

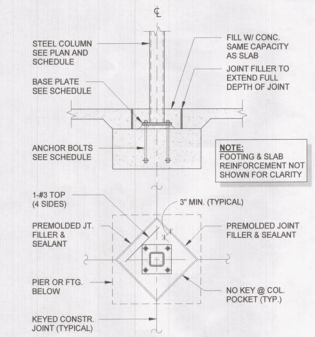
ROOF FRAMING PLAN

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 9th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26003368

CUSHMAN RESIDENCE

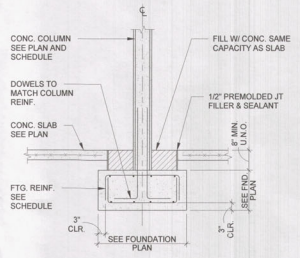
277 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date



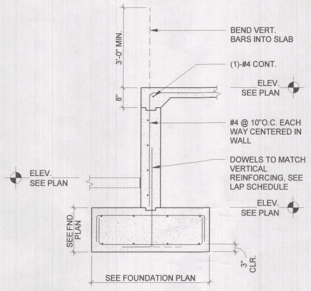
TYPICAL STEEL COLUMN ISOLATION JOINT DETAIL

3-013



TYPICAL CONCRETE COLUMN FOOTING WITHOUT PIER

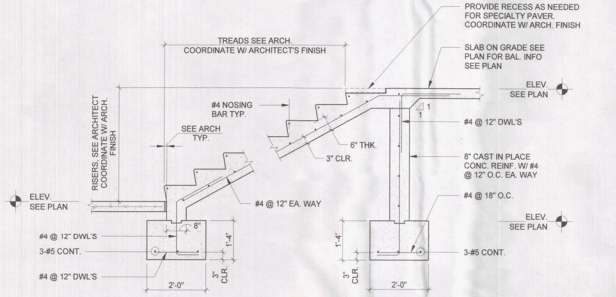
3-017



NOTE:
WALL MUST BE FULLY BRACED UNTIL SLAB ABOVE REACHES ITS DESIGN STRENGTH.

CONCRETE RETAINING WALL SECTION

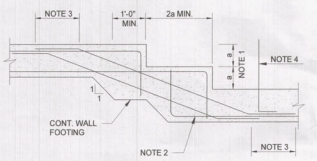
3-026



NOTE:
OTHER REINFORCEMENT NOT SHOWN FOR CLARITY.

CONCRETE STAIR SECTION

3-027

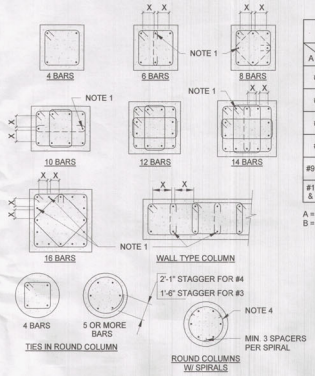


NOTE:

1. DIMENSION "a" TO BE KEPT IN BLOCK COURSING NOT TO EXCEED 1'-4" AT MASONRY WALLS OR 1'-6" AT CONCRETE WALLS.
2. FOOTING REINF. IN ALL BLOCK FOUNDATION WALLS 2-#5 CONT. (EXTEND THRU SPREAD FOOTINGS U.N.O.).
3. DIMENSION = LAP TYPE "B" MINIMUM.
4. DOWELS AS REQUIRED.

TYP STEPPED FTG DETAIL

3-055



A \ B	8"	10"	12"	14"	16"	18"	20"	22"	24" OR MORE
SIZE AND SPACING OF COL. TIES									
#5	#3@8	#3@10	#3@10	#3@10	#3@10	#3@10	#3@10	#3@10	#3@10
#6	#3@8	#3@10	#3@10	#3@12	#3@12	#3@12	#3@12	#3@12	#3@12
#7	#3@8	#3@10	#3@12	#3@14	#3@14	#3@14	#3@14	#3@14	#3@14
#8	#3@8	#3@10	#3@12	#3@14	#3@16	#3@16	#3@16	#3@16	#3@16
#9,#10	#3@8	#3@10	#3@12	#3@14	#3@16	#3@18	#3@18	#3@18	#3@18
#11#14 & #18	#4@8	#4@10	#4@12	#4@14	#4@16	#4@18	#4@20	#4@22	#4@22

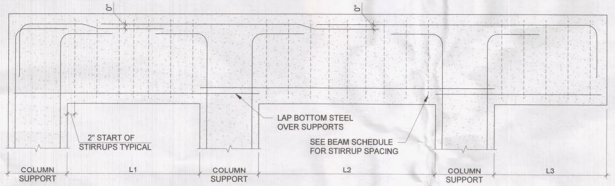
A = SIZE OF VERTICAL REINF.
B = LEAST DIMENSION OF COLUMN

NOTES:

1. THESE BARS MUST BE TIED AS SHOWN BY DASHED LINES WHEN "X" DISTANCE IS OVER 6 INCHES AND NEED NOT BE TIED WHEN "X" IS 6" OR LESS.
2. MINIMUM CLEAR COVER 1 1/2" TO TIES (2" FOR EXPOSED CONDITION).
3. FOR VERTICAL COLUMN REINFORCING, SEE PLAN AND COLUMN SCHEDULE.
4. FOR SPIRAL SEE COLUMN SCHEDULE.

TYP. COLUMN SECTIONS & TIE SCHEDULE

3-061



NOTE:

1. WHERE TOP & BOTTOM BARS ARE IN MULTIPLE LAYERS, PROVIDE 1" CLEAR BETWEEN LAYERS TYPICAL.
2. SEE TENSION AND COMPRESSION LAP SPLICE TABLES FOR PROPER LAP AND CONCRETE STRENGTH.
3. ALL BOTTOM LAYERS OF STEEL MUST BE LAPPED OVER CENTERLINE OF SUPPORT.
4. ALL TOP AND INTERMEDIATE LAYERS OF STEEL MUST BE LAPPED AT MID-SPAN OF BEAM.
5. SEE CONCRETE BEAM SCHEDULE FOR ALL BEAM REINFORCING AND SEE FRAMING PLANS FOR BEAM DESIGNATION AND PLACEMENT.

TYPICAL CONCRETE BEAM BAR PLACEMENT DIAGRAM

3-062

THE MINIMUM CLEAR COVER FOR REINFORCEMENT BARS SHALL BE ONE BAR DIAMETER OR THE VALUES TABULATED BELOW, WHICHEVER IS THE GREATER.		
SLABS (LT.WT. CONC. OR STONE CONC.)		1"
GIRDERS AND BEAMS (TO STIRRUPS)		1 1/2"
JOISTS (STONE OR LT.WT.) BOTTOM BARS		1 1/4"
TIED COLUMNS AND PIERS		
SURFACE EXPOSED TO EARTH AND WEATHER	(TO TIES)	2"
OTHER SURFACES	(TO TIES)	1 1/2"
FOUNDATION ELEMENTS		
FORMED SURFACES		2"
SURFACES PLACED AGAINST EARTH		3"
WALLS		
SURFACES EXPOSED TO EARTH		2"
SURFACES EXPOSED TO WEATHER		1 1/2"
OTHER SURFACES		1"

TYPICAL CONCRETE COVER FOR REINF. BARS

3-064

f'c = 3000 PSI, NORMAL WEIGHT

BAR SIZE	LAP CLASS	TENSION LAP SPLICES: LAP LENGTH PER SPACING AND COVER CASE — CASE 1 TOP BARS	CASE 1 OTHER BARS	CASE 2 TOP BARS	CASE 2 OTHER BARS	COMPRESSION LAP SPLICES
#3	A	22	17	32	25	12
	B	28	22	42	32	
#4	A	29	22	43	33	15
	B	37	29	56	43	
#5	A	36	28	54	41	19
	B	47	36	70	54	
#6	A	43	33	64	50	23
	B	56	43	84	64	
#7	A	63	48	94	72	26
	B	81	63	122	94	
#8	A	72	55	107	82	30
	B	93	72	139	107	
#9	A	81	62	121	93	34
	B	105	81	157	121	
#10	A	91	70	136	105	38
	B	118	91	177	136	
#11	A	101	78	151	116	42
	B	131	101	196	151	

NOTES:

CASE 1

BEAMS AND COLUMNS:
CONCRETE COVER >/= TO BAR DIAMETER, C-C BAR SPACING >/= TO 2X BAR DIAMETER AND WITH STIRRUPS OR TIES THROUGHOUT TENSION LAP SPLICE LENGTH NOT LESS THAN THE CODE MINIMUM.

OTHER MEMBERS:
CONCRETE COVER >/= TO THE BAR DIAMETER AND C-C BAR SPACING >/= TO 3X BAR DIAMETER.

CASE 2

BEAMS AND COLUMNS:
CONCRETE COVER < BAR DIAMETER AND C-C BAR SPACING < 2X BAR DIAMETER.

OTHER MEMBERS:
CONCRETE COVER < BAR DIAMETER OR C-C BAR SPACING < 3X BAR DIAMETER.

* LAP CLASS "B" IS TO BE USED UNLESS OTHERWISE SPECIFIED IN THESE CONTRACT DOCUMENTS.

TENSION AND COMPRESSION LAP SPLICES WITH F'c = 3000 PSI

3-065

f'c = 4000 PSI, NORMAL WEIGHT

BAR SIZE	LAP CLASS	TENSION LAP SPLICES: LAP LENGTH PER SPACING AND COVER CASE — CASE 1 TOP BARS	CASE 1 OTHER BARS	CASE 2 TOP BARS	CASE 2 OTHER BARS	COMPRESSION LAP SPLICES
#3	A	19	15	28	22	12
	B	24	19	36	28	
#4	A	25	19	37	29	15
	B	32	25	48	37	
#5	A	31	24	47	36	19
	B	40	31	60	47	
#6	A	37	29	56	43	23
	B	48	37	72	56	
#7	A	54	42	81	63	26
	B	70	54	106	81	
#8	A	62	48	93	71	30
	B	80	62	121	93	
#9	A	70	54	105	81	34
	B	91	70	136	105	
#10	A	79	61	118	91	38
	B	102	79	153	118	
#11	A	87	67	131	101	42
	B	113	87	170	131	

NOTES:

CASE 1

BEAMS AND COLUMNS:
CONCRETE COVER >/= TO BAR DIAMETER, C-C BAR SPACING >/= TO 2X BAR DIAMETER AND WITH STIRRUPS OR TIES THROUGHOUT TENSION LAP SPLICE LENGTH NOT LESS THAN THE CODE MINIMUM.

OTHER MEMBERS:
CONCRETE COVER >/= TO THE BAR DIAMETER AND C-C BAR SPACING >/= TO 3X BAR DIAMETER.

CASE 2

BEAMS AND COLUMNS:
CONCRETE COVER < BAR DIAMETER AND C-C BAR SPACING < 2X BAR DIAMETER.

OTHER MEMBERS:
CONCRETE COVER < BAR DIAMETER OR C-C BAR SPACING < 3X BAR DIAMETER.

* LAP CLASS "B" IS TO BE USED UNLESS OTHERWISE SPECIFIED IN THESE CONTRACT DOCUMENTS.

TENSION AND COMPRESSION LAP SPLICES WITH F'c = 4000 PSI

3-066

NOTE:
IN CASE OF CONFLICT BETWEEN INFORMATION SHOWN ON THIS DRAWING, SECTION DRAWINGS OR ARCHITECTURAL DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT AND ENGINEER OF SUCH CONFLICT IN ORDER TO RECEIVE A CLARIFICATION BEFORE PROCEEDING TO WORK. DIMENSIONS, SIZES AND REINFORCEMENT OF STRUCTURAL ELEMENTS SHOWN IN THIS DRAWING ARE MINIMUM TO BE USED UNLESS NOTED OTHERWISE (U.N.O.) ON PLANS.

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER — LICENSE — No 33860 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

DATE	DEC. 06, 2018
PHASE	CONSTR. DOC.

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

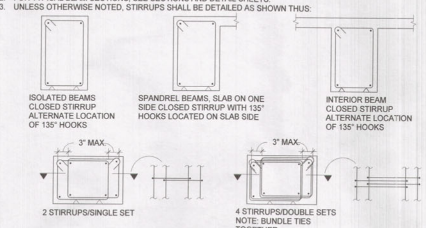
BLDG. PERMIT PLANS
FILE Copy of Record

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

S301
TYPICAL DETAILS

BEAM DIAGRAM NOTES:

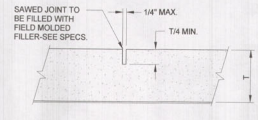
1. FOR TYPICAL DETAILS AND GENERAL NOTES, SEE SHEET S000 AND S000.
2. FOR TYPICAL BEAM SECTIONS, SEE SECTIONS AND DETAIL SHEETS.
3. UNLESS OTHERWISE NOTED, STIRRUPS SHALL BE DETAILED AS SHOWN THUS:



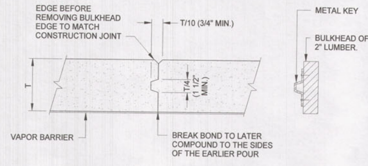
4. PROVIDE MINIMUM (2) 1 1/2" BEAM BOLSTERS PLACED LONGITUDINALLY BELOW STIRRUPS TO ENSURE PROPER CLEARANCE.
5. ALL CONTINUOUS TOP BARS SHALL BE SPLICED AT MIDSPAN AND ALL CONTINUOUS BOTTOM BARS SHALL BE SPLICED AT SUPPORTS, TYPICAL UNLESS OTHERWISE NOTED.
6. ALL TOP AND BOTTOM SPLICES SHALL BE CLASS "B" TENSION LAP SPLICE UNLESS OTHERWISE NOTED
7. EE = EACH END, LE= LEFT END, RE= RIGHT END, EF = EACH FACE.
8. LOCATE ONE LONGITUDINAL BAR ON EACH CORNER OF STIRRUPS. IF NEEDED ADD A #7 LONGITUDINAL.
9. PROVIDE #4 @ 16" ADDITIONAL STIRRUPS THROUGHOUT ENTIRE LENGTH OF ROOF DRAINS, WHERE THEY RUN INSIDE THE BEAMS.
10. PROVIDE 2-#5 CONT. AND EQUALLY SPACED ON EACH FACE OF 36" DEEP BEAMS. USE CLASS B TENSION LAP SPLICE AND HOOK AT THE ENDS U.N.O.

CONCRETE BEAM DIAGRAM NOTES

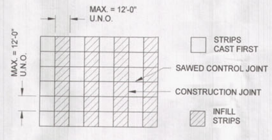
3-102



SAWED CONTROL JOINT DETAIL



BULKHEAD DETAILS FOR CONSTRUCTION JOINT



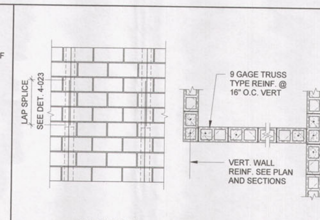
SLAB PLACEMENT SEQUENCE

NOTES:

1. CONCRETE FOR SLAB ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS INDICATED ON THE "CONCRETE AND REINFORCING" NOTES.
2. SUPERPLASTICIZER SHALL BE USED IN SLAB ON GRADE CONCRETE - SEE SPECIFICATIONS.
3. SLAB ON GRADE CONCRETE MIX SHALL HAVE A WATER-CEMENT RATIO AS INDICATED IN SPECS AND OR NOTES.
4. CONSTRUCTION JOINTS SHALL BE LOCATED A MINIMUM OF 5'-0" AWAY FROM ANY OTHER JOINTS TO WHICH THEY ARE PARALLEL.
5. SAW CUTTING SHALL BE DONE WITH A POWER SAW WITH A MASONRY CUTTING BLADE. CUTTING SHALL BE DONE AS SOON AS CONCRETE HARDENS ENOUGH SO THAT THE BLADE DOES NOT DISLODGE THE AGGREGATES.
6. WHERE SAWCUT IS DISCONTINUED AT A TRANSVERSE JOINT, STOP CUT 2" SHORT.
7. SLAB REINFORING NOT SHOWN FOR CLARITY.

TYPICAL SLAB ON GRADE JOINT DETAILS

3-201



ELEVATION

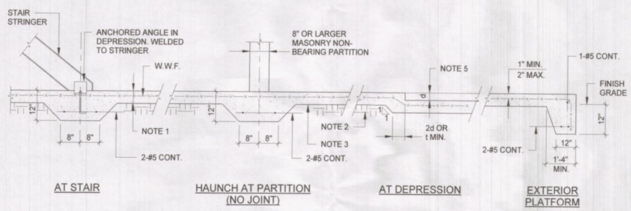
PLAN

NOTE:

PROVIDE INSPECTION PORT AT BOTTOM OF LIFT. IF GROUT LIFT IS GREATER THAN 4'-0".

TYP MASONRY WALL DETAIL

4-001



AT STAIR

HAUNCH AT PARTITION (NO JOINT)

AT DEPRESSION

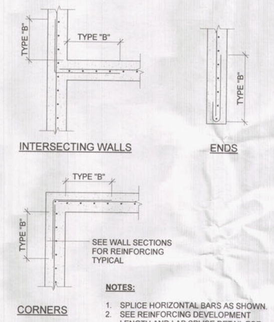
EXTERIOR PLATFORM

UNLESS NOTED ON PLANS:

1. SEE FOUNDATION NOTES FOR SLAB THICKNESS AND REINFORCING.
2. SLABS SHALL BEAR ON COMPACTED FILL.
3. COMPACTED FILL SHALL BE COVERED WITH VAPOR BARIER AT HAUNCHES.). SEE SPECS.
4. UNDER MACHINE EQUIPMENT DEEPEN SLAB TO 8" AND ADD TWO LAYERS OF WELDED WIRE FABRIC BOTTOM, U.N.O
5. FOR DEPRESSIONS - SEE ARCHITECTURAL DRAWINGS.
6. AT CONSTRUCTION JOINTS USE WOOD FORMS WITH SHEAR KEYS.
7. STOP WIRE MESH AT CONSTRUCTION JOINTS. CUT EVERY OTHER WIRE AT SAWCUT JOINT.
8. WHERE SLAB IS DOWELD INTO WALL, FIRST SLAB CONSTRUCTION JOINT TO BE NOT MORE THAN 25 FEET FROM WALL.
9. FOR EXPANSION JOINT LOCATION SEE PLAN. FOR DETAILS SEE ARCHITECTURAL DRAWINGS.

TYPICAL SLAB ON GRADE DETAILS

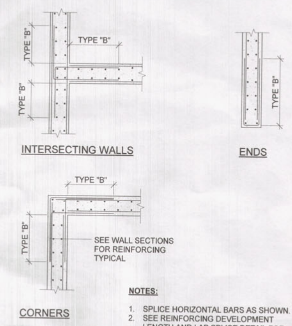
3-202



NOTES:

1. SPLICE HORIZONTAL BARS AS SHOWN.
2. SEE REINFORCING DEVELOPMENT LENGTH AND LAP SPLICE DETAIL FOR REQUIRED LENGTHS.

TYPICAL CONCRETE WALL REINF. DETAIL W/ 1 LAYER OF REINF.

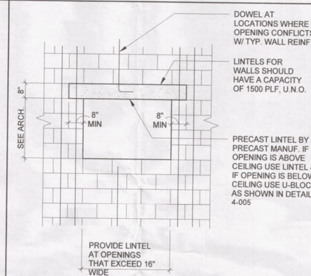


NOTES:

1. SPLICE HORIZONTAL BARS AS SHOWN.
2. SEE REINFORCING DEVELOPMENT LENGTH AND LAP SPLICE DETAIL FOR REQUIRED LENGTHS.

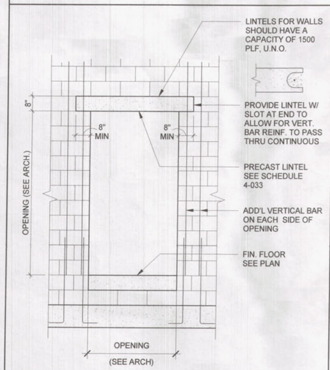
TYPICAL CONCRETE WALL REINF. DETAIL W/ 1 LAYER OF REINF.

3-208



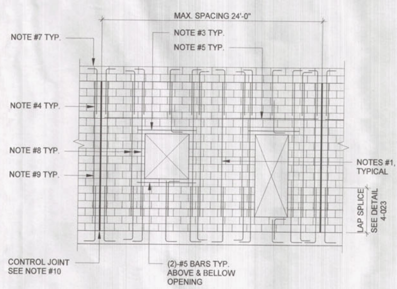
TYPICAL LINTEL OVER DUCT OPENING

4-004



TYPICAL LINTEL OVER OPENING

4-005

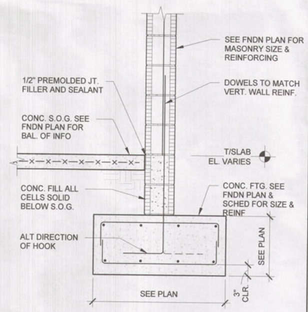


NOTES:

1. VERTICAL WALL REINFORCING SHALL ALIGN WITH VERTICAL FOUNDATION DOWELS. DOWELS SHALL BE PLACED AS SHOWN ON DETAILS WITH STANDARD ACI HOOK DIRECTLY ON TOP OF BOTTOM LAYER OF FOOTING REINFORCING. REFER TO CMU WALL REINFORCING SCHEDULE ON PLAN FOR SIZE AND SPACING.
2. TYPICAL VERTICAL WALL REINFORCING TO BE PLACED AS SHOWN ON DETAILS. GROUT CELLS FULL THAT CONTAIN REINFORCEMENT.
3. REFER TO CMU LINTEL SCHEDULE FOR SIZE, LOCATION AND QUANTITY OF LINTEL REINFORCEMENT.
4. VERTICAL REINFORCING BARS MAY BE SPLICED IN 6'-0" TO 8'-0" LENGTHS.
5. HORIZONTAL WALL REINFORCING SHALL BE TRUSS TYPE AT 16" O.C. ABOVE GRADE AND 8" O.C. BELOW GRADE UNLESS OTHERWISE NOTED ON PLANS AND DETAILS. DISCONTINUE AT CONTROL JOINTS.
6. CONTRACTOR SHALL USE THE LOW LIFT METHOD OF GROUTED MASONRY CONSTRUCTION UNLESS CLEAN OUTS ARE PROVIDED AT EACH VERTICAL REINFORCING BAR.
7. REFER TO PLANS AND DETAILS FOR SIZE AND LOCATION OF BOND BEAMS AND QUANTITY OF REINFORCING. LAP REINFORCING 24" MINIMUM. DISCONTINUE BOND BEAMS AT CONTROL JOINTS.
8. REFER TO LINTEL SCHEDULE NOTES FOR VERTICAL BARS ADJACENT TO OPENING.
9. PROVIDE VERTICAL WALL REINFORCING IN FIRST CELL NEXT TO CONTROL JOINTS/CORNERS/OPENINGS. TYPICAL.
10. VERTICAL CONTROL JOINTS SHALL TERMINATE AT TOP OF FOOTING.
11. PROVIDE CORNER BARS TO MATCH TYPE AND QUANITY OF HORIZONTAL WALL REINFORCING, TYPICAL.

CMU WALL REINFORCING LAYOUT

4-009



PARTIAL CMU WALL SECTION

4-012

LAP SPLICE SCHEDULE FOR SINGLE REINFORCED 8" CMU WALL		
BAR SIZE	LAP SPLICE	REMARKS
#3	18"	
#4	24"	
#5	30"	
#6	36"	
#7	42"	
#8	48"	
#9	54"	

NOTES:

1. LENGTH OF SPLICES ARE BASED ON MASONRY CODE, SEE GENERAL NOTES.
2. LAP SPLICES INDICATED ARE IN INCHES.
3. THIS SCHEDULE IS FOR 8" CONCRETE MASONRY UNIT (CMU) ONLY.
4. SEE DETAIL FOR LAP SPLICE SCHEDULE FOR DOUBLE REINFORCED 8" CMU.

LAP SPLICE SCHEDULE SINGLE REINFORCED 8" CMU WALL

4-023

NOTE:

IN CASE OF CONFLICT BETWEEN INFORMATION SHOWN ON THIS DRAWING, SECTION DRAWINGS OR ARCHITECTURAL DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT AND ENGINEER OF SUCH CONFLICT IN ORDER TO RECEIVE A CLARIFICATION BEFORE PROCEEDING TO WORK. DIMENSIONS, SIZES AND REINFORCEMENT OF STRUCTURAL ELEMENTS SHOWN IN THIS DRAWING ARE MINIMUM TO BE USED UNLESS NOTED OTHERWISE (U.N.O.) IN PLANS.

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design: AA-26001368

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE DEC. 06, 2018

PHASE CONSTR. DOC.

S302

TYPICAL DETAILS

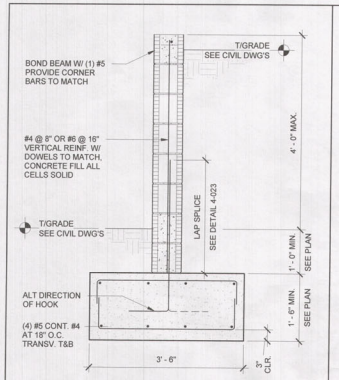
HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 3th Street | Sarasota, FL 34236 | T: 941.365.1820 | Design AA-26003368

CUSHMAN RESIDENCE

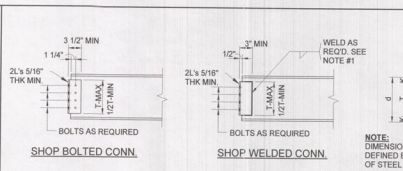
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

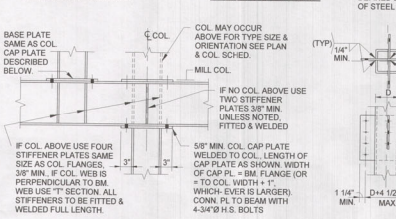
Revision

No.	Date

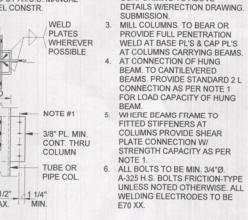


CMU RETAINING WALL — 4-050





BEAM OVER COLUMN AND COLUMN OVER BEAM

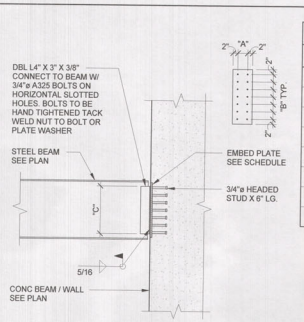


FRAMED CONNECTION AT TUBE/PIPE COLUMN — 5-001

NOTES:

1. ALL CONNECTIONS SHALL BE DESIGNED FOR 1/2 MAX. UNIFORM LOAD CARRYING CAPACITY UNLESS GREATER REACTION IS SHOWN ON PLAN. IN ANY CASE, CONNECTIONS SHALL NOT BE LESS THAN STD. A.I.S.C. CONNECTION FOR THE PARTICULAR BEAM. DEPTH.
2. DETAILER SHALL SUBMIT FOR APPROVAL, STANDARD CONNECTION DETAILS CONFORMING TO ABOVE DETAILS WHERECTION DRAWING. SUBMISSION.
3. MILL COLUMNS. TO BEAR OR PROVIDE FULL PENETRATION WELD AT BASE PL'S & CAP PL'S AT COLUMNS CARRYING BEAMS.
4. AT CONNECTION OF HUNG BEAM. TO CANTILEVERED BEAMS. PROVIDE STANDARD 2 L CONNECTION AS PER NOTE 1 FOR LOAD CAPACITY OF HUNG BEAM.
5. WHERE BEAMS FRAME TO FITTED STIFFENERS AT COLUMNS PROVIDE SHEAR PLATE CONNECTION W/ STRENGTH CAPACITY AS PER NOTE 1.
6. ALL BOLTS TO BE MIN. 3/4"Ø. A-325 H.S. BOLTS FRICTION-TYPE UNLESS NOTED OTHERWISE. ALL WELDING ELECTRODES TO BE E70 XX.

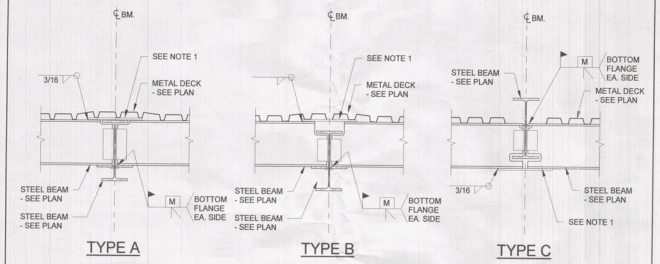
NOTE:
DIMENSIONS SHOWN AS DEFINED BY A.I.S.C. MANUAL OF STEEL CONSTR.



EMBED PLATE SCHEDULE					
BEAM SIZE	PLATE SIZE	NO. OF 3/4"ø HEADED STUDS	"A" (IN.)	"B" (IN.)	"C" (IN.)
W10	1/2" X 10" X 10"	4	6"	6	7
W12	1/2" X 10" X 12"	6	6"	4	9
W14	1/2" X 10" X 14"	6	6"	5	11
W16	1/2" X 10" X 16"	8	6"	4	13
W18	3/4" X 10" X 18"	10	6"	3 1/2	15
W21	3/4" X 10" X 21 1/2"	12	6"	3 1/2	18 1/2
W24	3/4" X 10" X 22"	14	6"	3	19
W27	1" X 10" X 25"	14	6"	3 1/2	22

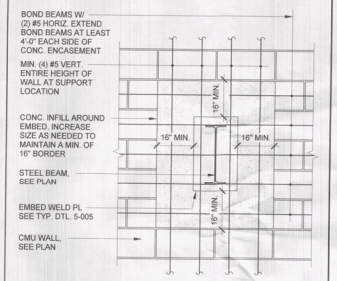
STEEL BEAM TO CONCRETE CONNECTION — 5-005

NOTE:
IN CASE OF CONFLICT BETWEEN INFORMATION SHOWN ON THIS DRAWING, SECTION DRAWINGS OR ARCHITECTURAL DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO THE SUBMISSION OF ANY SHOP DRAWINGS AND/OR APPLICATION BEFORE PROCEEDING TO WORK. DIMENSIONS, SIZES AND REINFORCEMENT OF STRUCTURAL ELEMENTS SHOWN IN THIS DRAWING ARE MINIMUM TO BE USED UNLESS NOTED OTHERWISE (U.N.O.) IN PLANS.

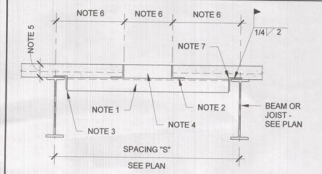


NOTE 1: STEEL PLATE SIZE AND THICKNESS AS NEEDED TO DEVELOP FULL MOMENT CAPACITY TRANSFER THRU CONNECTION

TYPICAL MOMENT CONNECTION AT BEAMS — 5-009



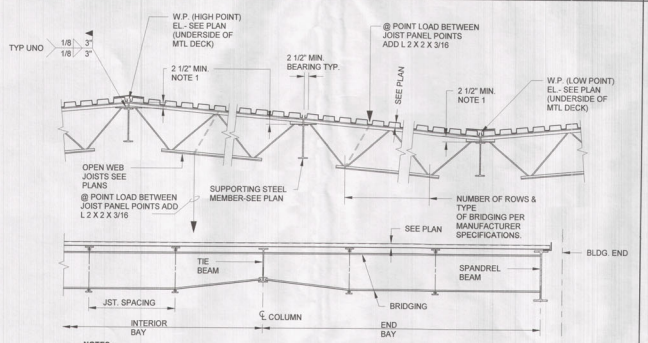
STEEL BEAM CONNECTION AT CMU WALL DETAIL — 5-010



NOTES:

1. FOR "S" LENGTH LESS THAN 4'-0" USE L3x3x1/4.
2. FOR "S" LENGTH LESS THAN 6'-0" USE L4x4x1/4. FOR "S" LENGTH GREATER THAN 6'-0" USE ANGLE OR W BEAM VERTICAL LEG OF ANGLE OR DEPTH OF W BEAM > SPAN (IN.) MIN. THICKNESS = 1/4".
3. VERTICAL LEG OF ANGLE SAME AS SLAB THICKNESS, MIN. ANGLE THICKNESS = 3/16" FOR SPANS < 4'-0". 1/4" THICKNESS FOR SPANS > 4'-0".
4. SEAT SAME SIZE AS ANGLE (NOTE 1).
5. 1/8" THICK PLATE TO TOP OF SLAB.
6. FOR SLAB THICKNESS, SEE PLAN.
7. FOR OPENING SIZE AND LOCATIONS SEE ARCHITECTURAL DWG'S. AND MECHANICAL DWG'S.
8. SHOP WELD REQUIRED.

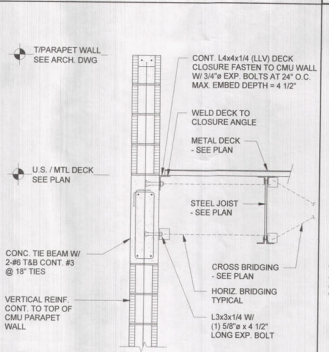
TYPICAL FRAMED FLOOR OPENING DETAIL — 5-040



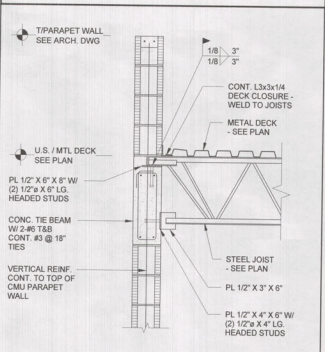
NOTES:

1. BEARING ENDS OF SLOPED JOISTS SHALL BE HORIZONTAL TO OBTAIN FULL CONTACT WITH SUPPORTING MEMBERS.
2. AT END BAYS, EXTEND ALL BOTTOM CHORDS & CONNECT TO SPANDREL BEAMS.
3. CEILING EXTENSIONS ARE REQUIRED FOR O.W.J. ABOVE HUNG CEILING AREAS WHERE SHOWN ON ARCH. DRAWINGS.

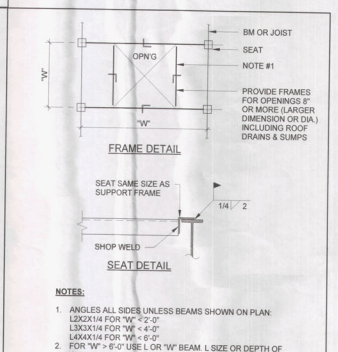
TYP. OPEN WEB JOIST DETAILS - SLOPED ROOF — 5-201



SECTION AT WALL PARALLEL TO JOIST — 5-204



SECTION AT WALL SINGLE BEARING — 5-205



NOTES:

1. ANGLES ALL SIDES UNLESS BEAMS SHOWN ON PLAN: L2X2X1/4 FOR "W" < 2'-0". L3X3X1/4 FOR "W" < 4'-0". L4X4X1/4 FOR "W" < 6'-0".
2. FOR "W" > 6'-0" USE L OR "W" BEAM. L SIZE OR DEPTH OF W BEAM. EQUAL TO SPAN DIMENSION IN INCHES. MINIMUM THICKNESS = 1/4".
3. FOR W > 10'-0" CONTACT ENGINEER OF RECORD FOR DETAIL.

TYP. ROOF OPN'G DETAIL — 5-302

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE DEC. 06, 2018

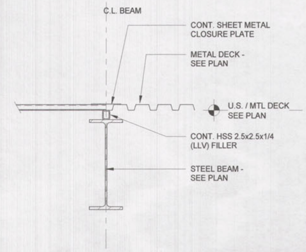
PHASE CONSTR. DOC.

BLDG. PERMIT PLANS
FILE Copy of Record

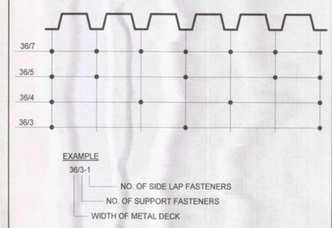
S303
TYPICAL DETAILS

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE



METAL DECK SUPPORT DIRECTION CHANGE AT STEEL BEAM 5-303



NOTES:

1. USE 5/8"ø PUDDLE WELD AT SUPPORTS AND #12 SCREWS AT SIDE LAPS.
2. USE 36/7-4 UNLESS NOTED OTHERWISE IN PLANS.

TYP. FASTENER LAYOUT 5-305

NOTE:

IN CASE OF CONFLICT BETWEEN INFORMATION SHOWN ON THIS DRAWING, SECTION DRAWINGS OR ARCHITECTURAL DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT AND ENGINEER OF SUCH CONFLICT IN ORDER TO RECEIVE A CLARIFICATION BEFORE PROCEEDING TO WORK. DIMENSIONS, SIZES AND REINFORCEMENT OF STRUCTURAL ELEMENTS SHOWN IN THIS DRAWING ARE MINIMUM TO BE USED UNLESS NOTED OTHERWISE (U.N.O.) IN PLANS.

HALFLANTS
+ PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design AA-26001368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date

MASTER
CONSULTING
ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

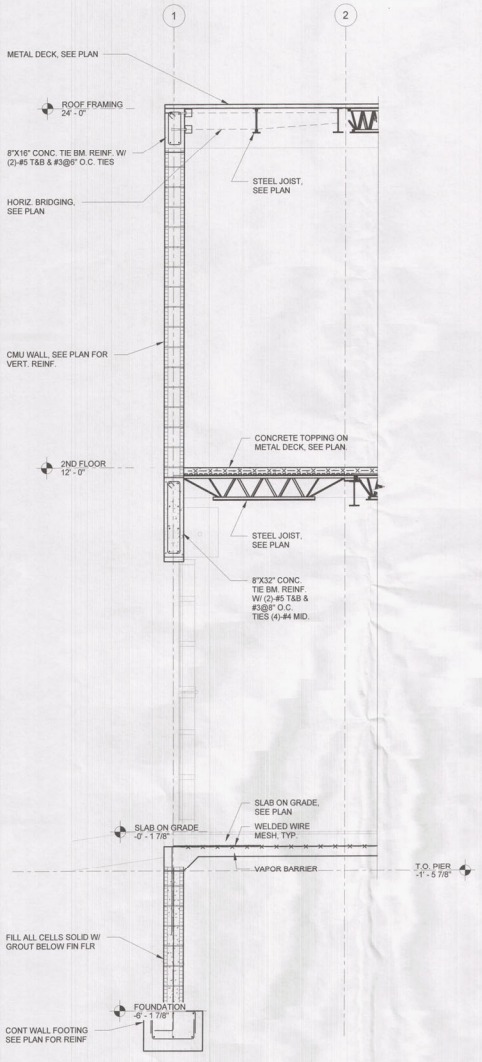
CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

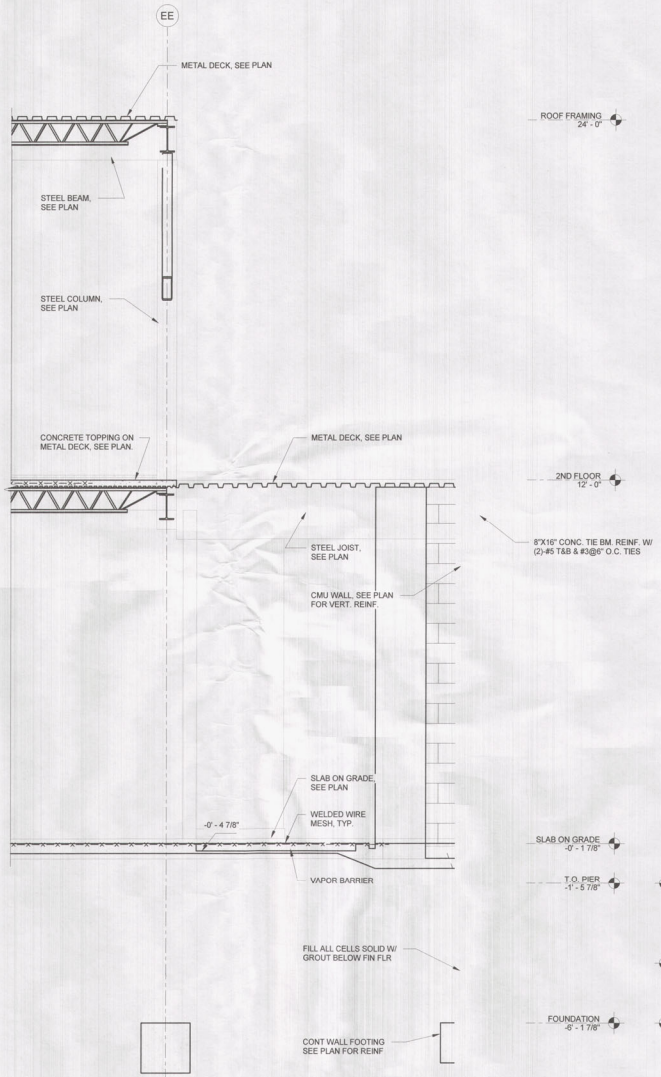
DATE DEC. 06, 2018
PHASE CONSTR. DOC.

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

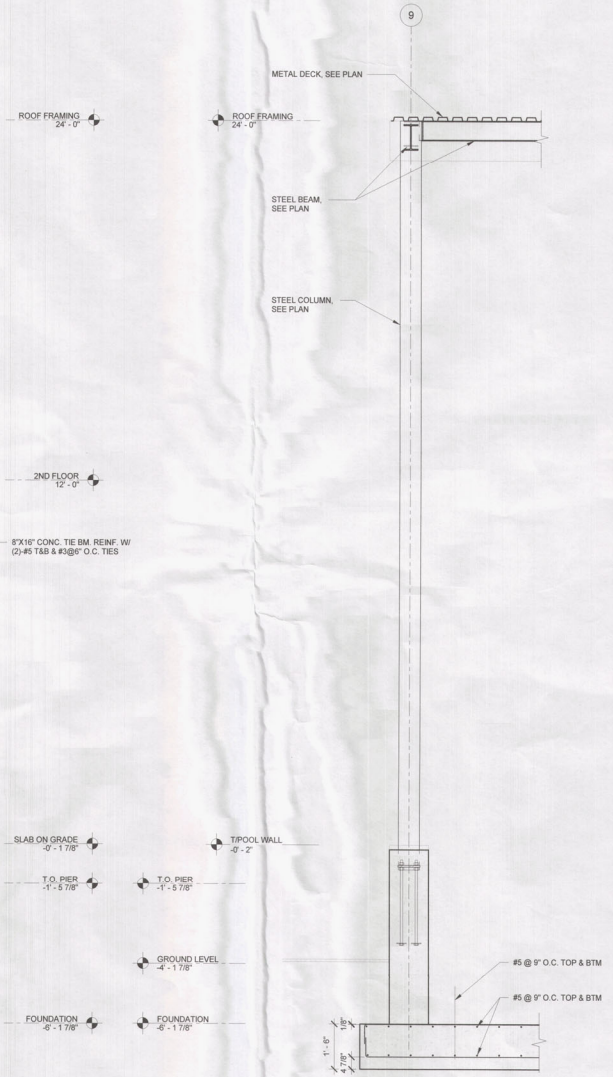
S304
TYPICAL DETAILS



S1 / S401 WALL SECTION 1
SCALE: 1/2" = 1'-0"



S2 / S401 WALL SECTION 2
SCALE: 1/2" = 1'-0"



S3 / S401 SECTION 3
SCALE: 1/2" = 1'-0"

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 9th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26003368

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

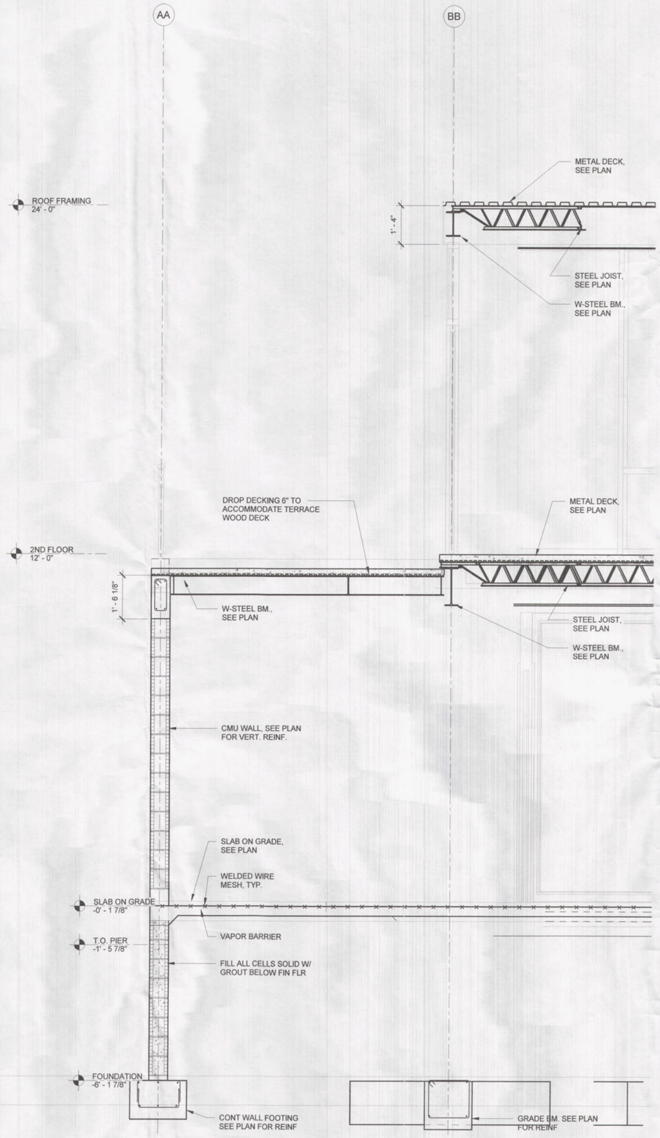
CA: 8426 PROJ NO. 1136-001

JAMES R. MEHLTRETTER
LICENSE
No 33860
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

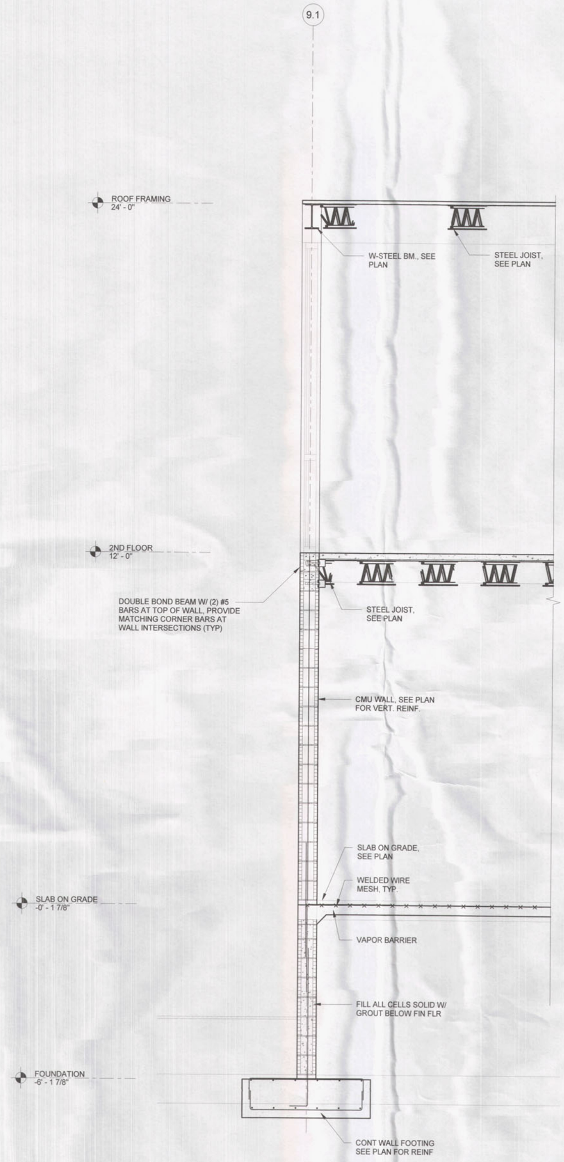
DATE DEC. 06, 2018
PHASE CONSTR. DOC.

BLDG PERMIT PLANS
FILE Copy of Record

S401
SECTIONS AND DETAILS



S4 / S402 **SECTION 4**
SCALE: 1/2" = 1'-0"



S5 / S402 **SECTION 5**
SCALE: 1/2" = 1'-0"

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1820 | Design: AA-26001358

CUSHMAN RESIDENCE
777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision

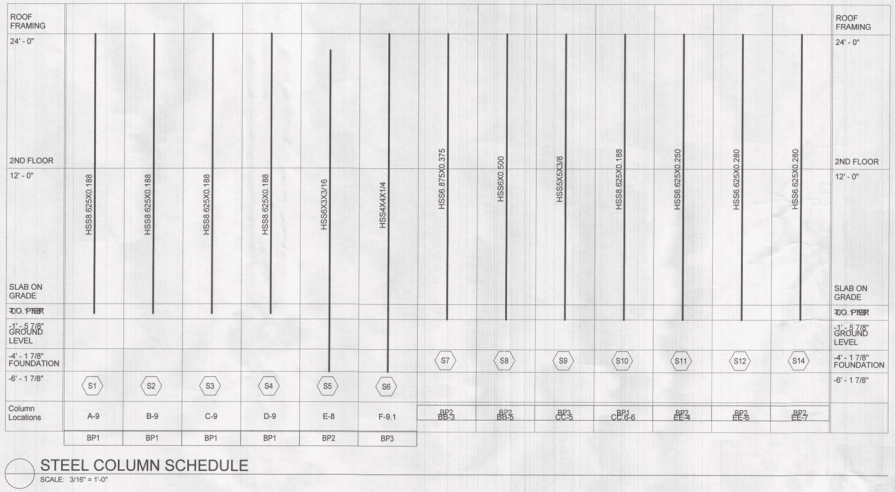
No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622
CA: 8426 PROJ NO. 1136-001

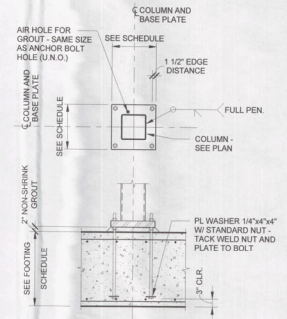
JAMES R. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE DEC. 06, 2018
PHASE CONSTR. DOC.

S402
SECTIONS AND DETAILS



STEEL COLUMN SCHEDULE
SCALE: 3/16" = 1'-0"

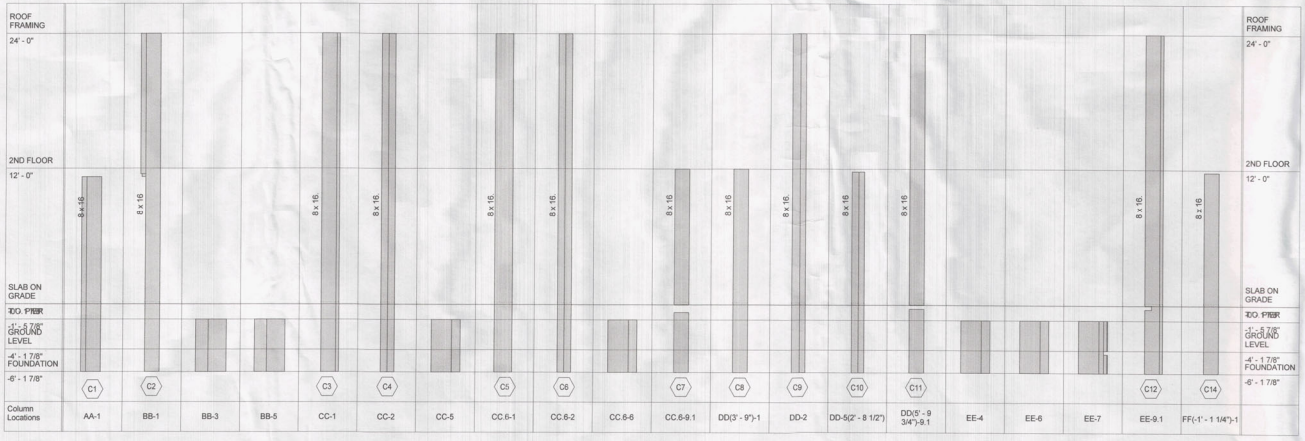


1 / S501 BASE PLATE DETAIL
SCALE: 1/2" = 1'-0"

BASE PLATE SCHEDULE

BASE PLATE	SIZE	ANCHOR BOLTS	REMARKS
BP1	3/4"x9"x16"	(4) 3/4"Ø BOLTS	
BP2	3/4"x13"x13"	(4) 3/4"Ø BOLTS	
BP3	3/4"x10"x10"	(4) 3/4"Ø BOLTS	

2 / S501 8x16 CONC. COL
SCALE: 1" = 1'-0"



CONCRETE COLUMN SCHEDULE
SCALE: 3/16" = 1'-0"

DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BLDG. PERMIT PLANS
FILE Copy of Record

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t: 941.365.1800 | Design AA-26001368

CUSHMAN RESIDENCE
77 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision..
No. Date

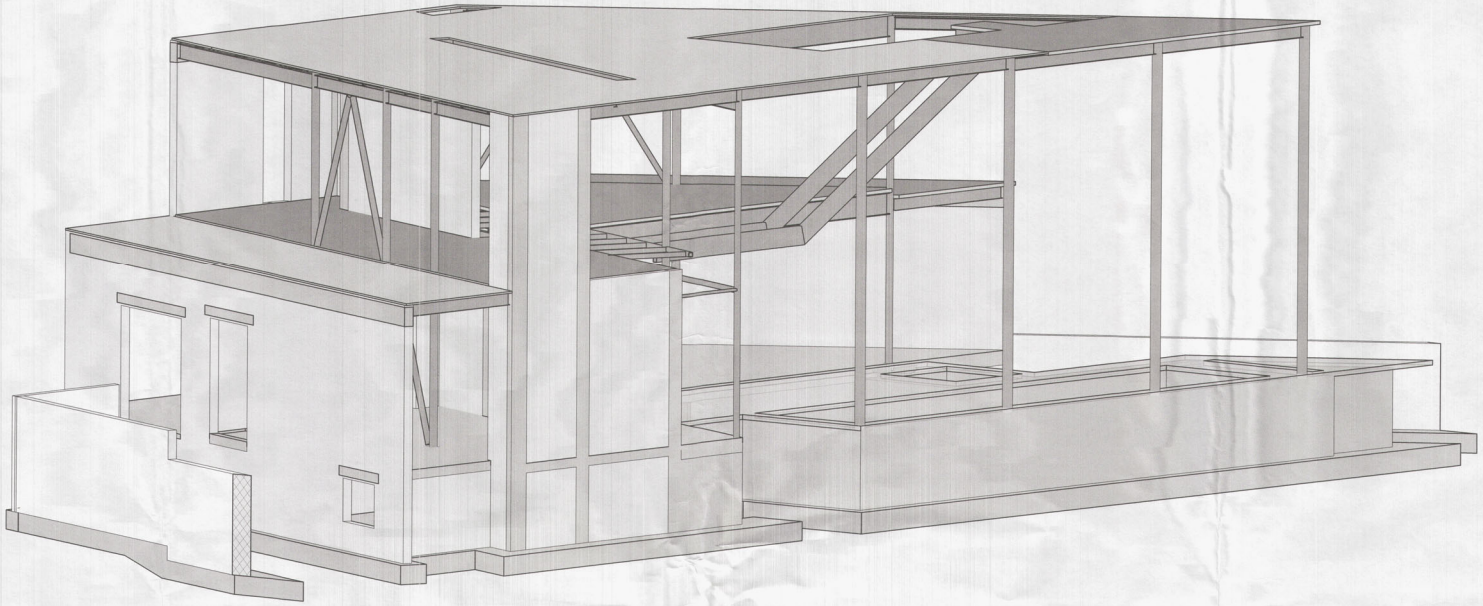
MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

CA: 8426 PROJ NO. 1136-001

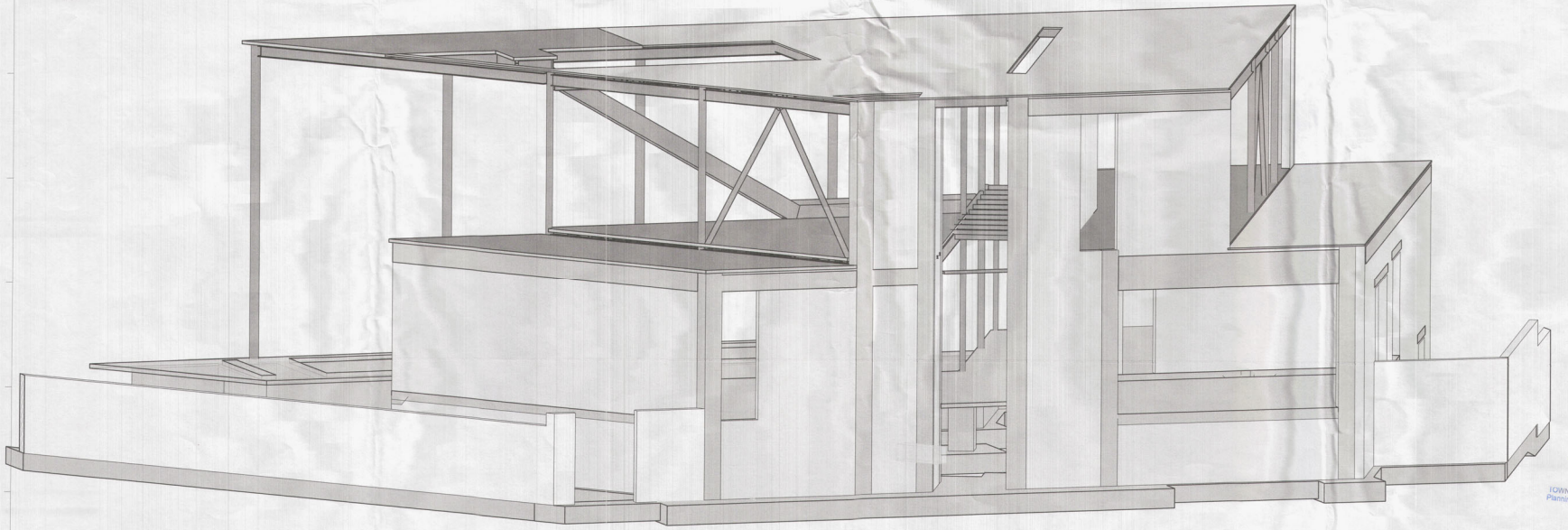
JAMES R. MEHLTRETTER LICENSED PROFESSIONAL ENGINEER No. 33860 STATE OF FLORIDA

DATE DEC. 06, 2018
PHASE CONSTR. DOC.

S501
SCHEDULES



V1 / S601 ISOMETRIC VIEW 1
SCALE:



V2 / S601 ISOMETRIC VIEW 2
SCALE:

RECEIVED
DEC 13 2018
TOWN OF LONGBOAT KEY
Planning, Zoning and Building

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SIXTH EDITION 2017, ACI 318-14 AND LOCAL CODES AS APPLICABLE

HALFLANTS + PICHETTE
studioformodernarchitecture.com
1383 5th Street | Sarasota, FL 34236 | t. 941.365.1820 | Design AA-26013468

CUSHMAN RESIDENCE

777 OLD COMPASS ROAD, LONGBOAT KEY, FL

Revision	
No.	Date

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS
5523 WEST CYPRESS ST., STE.200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622

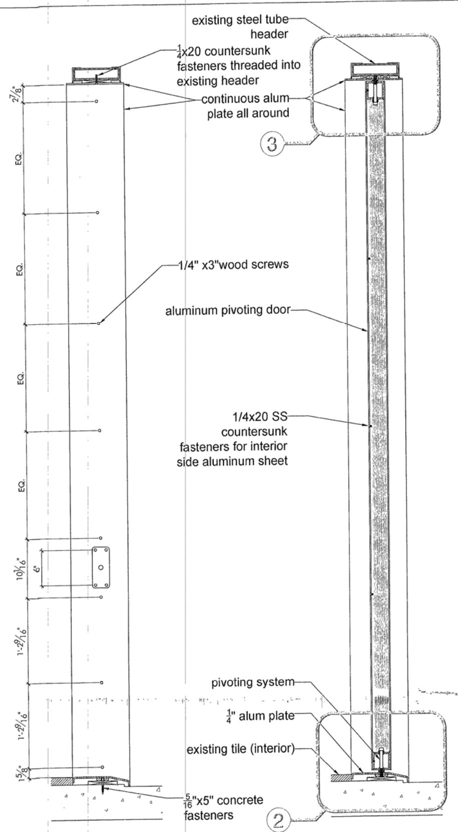
CA: 8426 PROJ NO. 1136-001

JAMES A. MEHLTRETTER LICENSE No 33860 STATE OF FLORIDA PROFESSIONAL ENGINEER

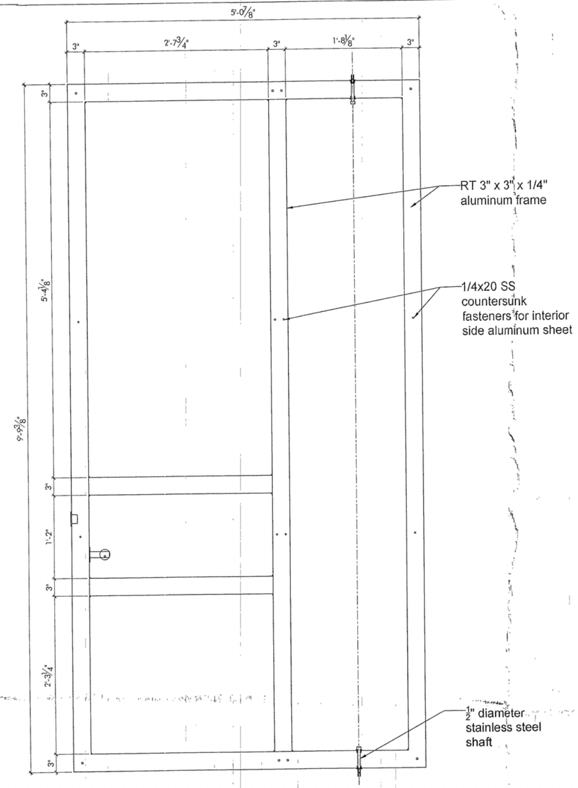
DATE DEC. 06, 2018
PHASE CONSTR. DOC.

PLANS FILE Copy of Record

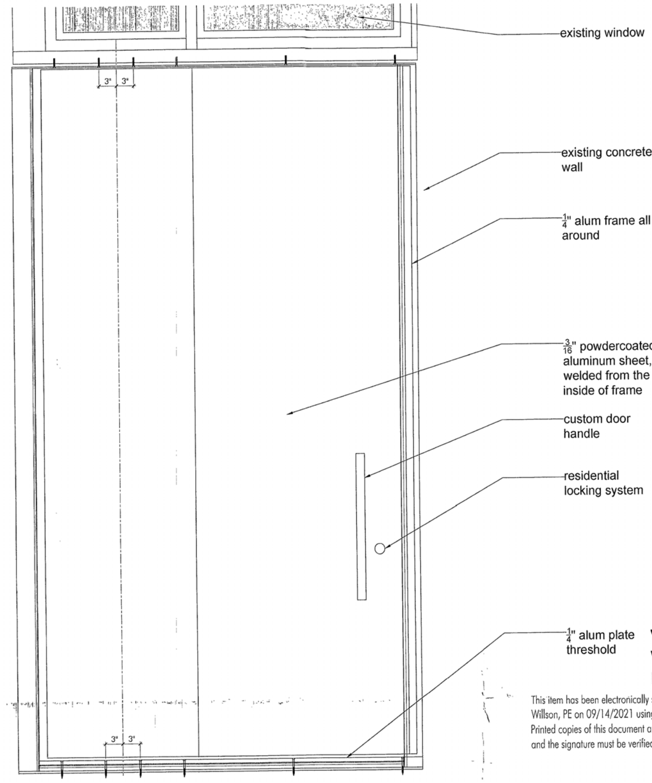
S601
ISOMETRIC VIEWS



5. Front Door Sections 1 1/2" = 1'-0"



3. Front Door Interior Frame 1 1/2" = 1'-0"



2. Front Door Exterior Elevation 1 1/2" = 1'-0"

Vaughn Willson, P.E.

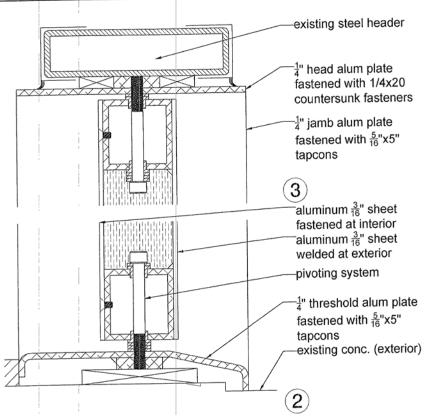
Digitally signed by Vaughn Willson, P.E.
DN. c=US, st=Florida, l=Tampa, o=Vaughn Willson, P E , cn=Vaughn Willson, P.E , email=vaughnwillson@gmail.com
Date. 2021.09 14 16:25:57 -04'00'

This item has been electronically signed and sealed by Vaughn Willson, PE on 09/14/2021 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

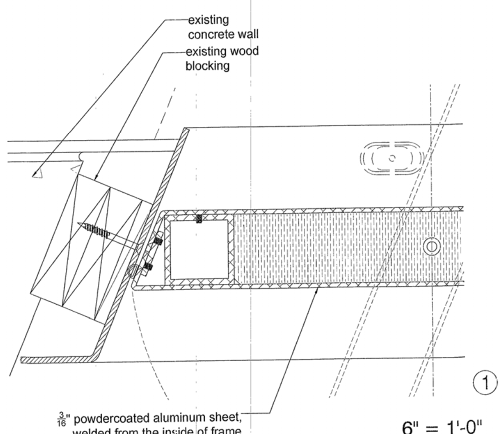
BLDG. PERMIT PLANS FILE COPY OF RECORD

VAUGHN WILLSON LICENSE No. 57636 STATE OF FLORIDA PROFESSIONAL ENGINEER

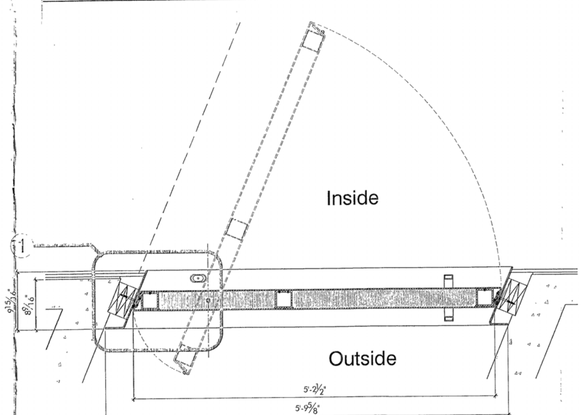
Vaughn Willson, P E 57696



4. Front Door Details



6" = 1'-0"



1. Front Door Drawings 1 1/2" = 1'-0"

Structural Engineer Approval

CODES AND SPECIFICATIONS

Design Criteria from Permit Drawings prepared by Master Consulting Engineers Inc.

A. The Florida Building Code 6th Edition, 2017.
B. ASCE 7-10 Minimum Design Loads for Buildings and Other Structures.

DESIGN LOADS

A. Wind Loads
1. Code - ASCE 7-10
2. Building Risk Category - II
3. Wind Speed, Vult - 150 mph
4. Exposure Category - D
5. Internal Pressure Coef. - +/- .18
6. Wind Born Debris Reg. - Yes
B. Wind Load
1. Wind Pressure (Zone 4,500 sq-ft) = +56 psf /-62 psf.

ALUMINUM MEMBERS

A All Aluminum members shall be Aluminum Alloy 6061-T6 (Fy=35ksi), unless noted otherwise.
B. All shop and field welding shall conform to the Aluminum Design Manual and AWS Structural Welding Code, ANSI/AWS D1.1.
C. All aluminum fasteners shall conform to ASTM F468 and aluminum nuts shall conform to ASTM F467.
D. All Stainless Steel bolts shall conform to ASTM A194, Grade 8. Provide hardened washers per AISC specifications.
E. Use 5356 weld filler for wrought alloy 6061.

Structural Engineering Notes

Permit # PB18-1183
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
SEP 2 2021
APPROVED
Reviewer: SDN

RECEIVED SEP 23 2021 TOWN OF LONGBOAT KEY

modulo

Cushman Residence Front Door

09.10.21

A-0