

ABBREVIATIONS					
@	AT	EXP.	EXPOSURE	REF.	REFERENCE
A.B.	ANCHOR BOLT	FAB'D.	FABRICATED	REINF.	REINFORCEMENT
ABV.	ABOVE	FLR.	FLOOR	REQ.	REQUIREMENT(S)
ADD'L	ADDITIONAL	FND.	FOUNDATION	REQ'D.	REQUIRED
AFF	ABOVE FINISHED FLOOR	FTG.	FOOTING	RO	ROUGH OPENING
ALUM.	ALUMINUM	FIN.	FINISHED	SCHED.	SCHEDULE
ANOD.	ANODIZED	GALV.	GALVANIZED	SGD	SLIDING GLASS DOOR
APPRX.	APPROXIMATE	GR.	GRADE	SGL	SINGLE
ATR	ALL-THREADED ROD	GWB	GYPSON WALL BOARD	SIMP.	SIMPSON STRONG-TIE
BRNG.	BEARING	HDR.	HEADER	SPF	SPRUCE PINE FIR
BM.	BEAM	HGT.	HEIGHT	SP	SHATTER PROOF
BLW.	BELOW	HORZ.	HORIZONTAL	SQ.	SQUARE
BTWN.	BETWEEN	INSL.	INSULATION	SS	STAINLESS STEEL
CANT.	CANTILEVER	INSP.	INSPECTION	STL.	STEEL
CLG.	CEILING	LBW	LOAD BEARING WALL	STD.	STANDARD
CLR.	CLEARANCE	LVL	LAMINATED VENEER LUMBER	SWS	SHEAR WALL SEGMENT
CMU	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	SYF	SOUTHERN YELLOW PINE
COL.	COLUMN	MFR.	MANUFACTURER	T#G	TONGUE AND GROOVE
CONC.	CONCRETE	MIN.	MINIMUM	T.B.D.	TO BE DETERMINED
CONN.	CONNECTION	MONO	MONOLITHIC	THRU	THROUGH
CONT.	CONTINUOUS	NOM.	NOMINAL	T.O.W.	TOP OF WALL
CRS.	COURSE(S)	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DBL.	DOUBLE	O.C.	ON CENTER	U.N.O.	UNLESS NOTED OTHERWISE
DECO.	DECORATIVE	OPNG.	OPENING	VERT.	VERTICAL
D/W	DRYWALL	OPT.	OPTIONAL	W/	WITH
EA.	EACH	OPQ.	OPAQUE	WD.	WOOD
ELEV.	ELEVATION	PRLM	PARALLAM	W/IN	WITHIN
E.O.R.	ENGINEER OF RECORD	PSF	POUNDS PER SQUARE FOOT	W/O	WITHOUT
EXP.N	EXPANSION	PSI	POUNDS PER SQUARE INCH	W.W.M	WELDED WIRE MESH
EXIST.	EXISTING	PT	PRESERVATIVE TREATED		



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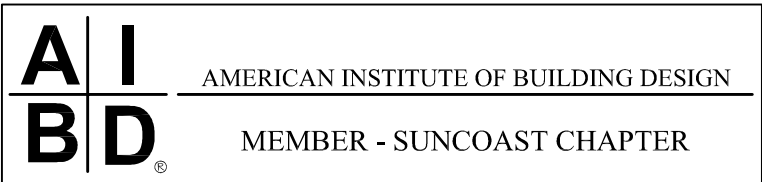
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SPECIFICATIONS

GENERAL SPECIFICATIONS

- UNLESS NOTED OTHERWISE, THE STRUCTURE DESCRIBED IN THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH FBCR 2023, SECTION R301 INCLUSIVE OF ASCE 7-22, WITH AN ULTIMATE WIND SPEED OF 150MPH FOR A RISK CATEGORY II BUILDING. REFER TO THE NOTES ON INDIVIDUAL PLANS FOR THE DESIGN LOADS.
- ALL REFERENCES TO FBCR 2023 SHALL BE INTERPRETED AS FLORIDA BUILDING CODE 2023, EIGHTH EDITION, RESIDENTIAL VOLUME (WITH CURRENT AMENDMENTS) AND THE FLORIDA BUILDING CODE 2023, EIGHTH EDITION, BUILDING VOLUME (WITH CURRENT AMENDMENTS). CONSTRUCTION STANDARDS AND PRACTICES WHICH ARE NOT COVERED BY THE RESIDENTIAL VOLUME SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE, BUILDING VOLUME.
- REFER ALSO TO ALL NOTES AND SCHEDULES ON THESE DRAWINGS. FOR TYPICAL DETAILS, SEE DRAWINGS. ALL CODES, MANUALS, STANDARDS AND SPECIFICATIONS REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA.
- ALL DIMENSIONS OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THE FOUNDATION PLAN MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND ANY INCONSISTENCIES REPORTED IN WRITING TO GLASER DESIGNS PRIOR TO PROCEEDING WITH THE WORK. **THESE DRAWINGS MUST NOT BE SCALED.**
- OPENINGS, TRENCHES, PITS, EQUIPMENT BASES AND MECHANICAL EQUIPMENT, WHERE SHOWN ON THESE DRAWINGS ARE INDICATED ONLY APPROXIMATELY AS TO SIZE AND LOCATION. REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL SHOP DRAWINGS AND CUT SHEETS (AS APPLICABLE) FOR LOCATIONS, SIZES OF EQUIPMENT, OPENINGS, PITS TRENCHES, BASES, SUMPS, SLEEVES, DEPRESSIONS, GROOVES AND CHAMFERS NOT INDICATED ON THESE DRAWINGS.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRENGTH AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING AND/OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES EFFECTED BY THIS WORK.
- THE CONTRACTOR SHALL IDENTIFY ALL SETBACKS, EASEMENTS OR OTHER ENCROACHMENTS WHICH MAY AFFECT THIS STRUCTURE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EXISTING CONDITIONS WHICH MAY AFFECT THIS PROJECT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE AND ANY APPLICABLE LOCAL CODES AND STANDARDS AS WELL AS ESTABLISHED BUILDING PRACTICES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THIS STRUCTURE WILL COMPLY WITH ANY DEED RESTRICTIONS, LOCAL REGULATIONS OR REQUIREMENTS WHICH MAY BE SPECIFIC TO THE AREA IN WHICH THIS STRUCTURE IS BEING CONSTRUCTED.
- IN CASES OF CONFLICTING DETAILS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO RESOLVE DISCREPANCIES **PRIOR TO PROCEEDING WITH WORK.**

THE **TRUSS DESIGN ENGINEER'S** DELEGATED RESPONSIBILITY SHALL INCLUDE THE DESIGN OF THE INDIVIDUAL TRUSSES IN ACCORDANCE WITH THE INCLUDED DESIGN CRITERIA. ALL WORK COMPLETED BY THE TRUSS DESIGN ENGINEER SHALL BE SIGNED AND SEALED AND SHALL BE IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE G 1 G 15-31 .003.

THE **TRUSS SYSTEM ENGINEER'S** DELEGATED RESPONSIBILITY SHALL INCLUDE THE DESIGN OF THE TRUSS SYSTEM AND SHALL INCLUDE ALL TRUSSES TO TRUSS CONNECTIONS, ALL BRACING REQUIRED FOR INDIVIDUAL TRUSSES, AND THE TRUSS PLACEMENT PLAN. ALL WORK COMPLETED BY THE TRUSS SYSTEM ENGINEER SHALL BE SIGNED AND SEALED AND SHALL BE IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE G 1 G 15-31 .003.

FOUNDATION SPECIFICATIONS

- REFER TO THE NOTES ON THE FOUNDATION PLANS.
- THE BOTTOM OF FOUNDATIONS SHALL EXTEND NO LESS THAN 12 INCHES BELOW NATURAL GRADE OR CERTIFIED COMPACTED FILL. TOP OF SLAB AT LIVING AREAS SHALL BE NO LESS THAN 8 INCHES ABOVE FINISH GRADE.
- THICKENED SLAB AND FOOTING ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED UPON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE DESIGN. IF ACTUAL JOB SITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
- KEEP EXCAVATIONS CONTINUALLY DRY BEFORE CONCRETE IS POURED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL AND THE BOTTOM OF THE SLAB EDGE LOWERED TO SUIT.
- NO WOOD GRADE STAKES ARE PERMITTED.

COMPACTION SPECIFICATIONS

- UNDER SLABS ON GRADE, REMOVE SOFT SPOTS AND FOREIGN MATTER IN THE SUB GRADE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, COMPACTED SOILS SHALL BE TESTED TO MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES COMPLYING WITH 2023 FBCR.
- UNLESS NOTED OTHERWISE, PROVIDE UNDER SLABS ON GRADE A 6 MIL. POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" TAPED LAPS. COMPACTION OF FILL OR EXISTING MATERIAL SHALL ACHIEVE A MINIMUM SOIL BEARING CAPACITY BASED UPON 2,000 PSF.

CONCRETE SPECIFICATIONS

CONCRETE MIX & PLACEMENT

- CONCRETE MIX AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 301, ACI 318 AND ASTM C-94 STANDARD ENGINEERING PRACTICES.
- UNLESS OTHERWISE NOTED ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL HAVE A SLUMP WITHIN THE RANGE OF 3" TO 5".
- CONCRETE FOOTINGS, FILLED CELLS, SLABS, PATIOS, WALKWAYS AND DRIVEWAYS SHALL BE AS INDICATED ON THESE DRAWINGS.
- FOR READY MIX CONCRETE THE MAXIMUM TIME PERMITTED BETWEEN ADDING MIX WATER AND DEPOSITING CONCRETE IN FORMS IS 90 MINUTES. GREATER TIMES ARE NOT ACCEPTABLE. NO WATER SHALL BE ADDED ON SITE.
- PROVIDE AN APPROVED WATER-REDUCING ADMIXTURE IN ALL CONCRETE CONFORMING TO ASTM C260. ALL OTHER ADMIXTURES SHALL CONFORM TO ASTM C494 AND SHALL BE USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- AN APPROVED, TESTED AND CERTIFIED MIX DESIGN SHALL BE USED FOR ALL CONCRETE AND SHALL BE MADE AVAILABLE UPON REQUEST.

CONCRETE SLABS

- CONCRETE SLABS SHALL BE 4" ACTUAL THICKNESS AND SHALL BE REINFORCED WITH FIBER MESH REINFORCEMENT OR #10 W.W.M. AS INDICATED.
- PROVIDE 6 MIL. POLYETHYLENE VAPOR BARRIER ON CHEMICALLY TREATED SOIL THAT HAS BEEN COMPACTED TO 95% MODIFIED PROCTOR.
- EXPOSED SLAB WALKS SHALL RECEIVE A LIGHT BROOM FINISH. INTERIOR SLAB AREAS RECEIVING FINISHED FLOORING SHALL RECEIVE A STEEL TROWEL FINISH AND SHALL BE CLEAN AND FREE OF DUST AND OPTIONALLY SEALED WITH A SUITABLE CONCRETE SEALER COMPATIBLE WITH FLOOR FINISH PRIOR TO APPLICATION OF FLOOR FINISHES.

PRE-CAST CONCRETE

- PRE-CAST CONCRETE LINTELS SHALL BE MFRD. BY "CAST-CRETE"®. REFER TO NOTES ON PLANS FOR ADDITIONAL REQUIREMENTS AND DETAILS REGARDING ALL PRE-CAST CONCRETE LINTELS.

CONCRETE SPECIFICATIONS (cont.)

REINFORCING STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS OTHERWISE NOTED, AND SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES.
- MINIMUM LAP FOR CONTINUOUS REINFORCING STEEL SHALL BE:
VERTICAL: #5 = 25" & #7 = 59" (W/ A MINIMUM OF 3 3/4" COVER ON ALL SIDES)
HORIZONTAL: #5 = 39" & #7 = 63" (W/ A MINIMUM OF 2" COVER ON ANY SIDE)

UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN SPECIFICATIONS.
- REINFORCING STEEL COVER SHALL BE AS FOLLOWS:
 - CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH GROUND AFTER THE REMOVAL OF FORMS: **3" MINIMUM COVER.**
 - CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER: BEAMS: **1 1/2" MINIMUM COVER**
SLABS: **1" MINIMUM COVER**

GENERAL MASONRY SPECIFICATIONS

- MASONRY CONSTRUCTION SHALL CONFORM TO TMS 402/602, LATEST EDITION UNLESS OTHERWISE NOTED.
- BEAMS, LINTELS OR BASE PLATES BEARING ON MASONRY WALLS SHALL HAVE A MINIMUM BEARING OF 8" UNLESS OTHERWISE NOTED. BEARING SHALL BE ON HOLLOW BLOCK WITH VERTICAL REBAR AND FILLED SOLID WITH MIN. 2500 PSI GROUT.

CONCRETE MASONRY BLOCK SPECIFICATIONS

- CONCRETE MASONRY UNITS (CMU) SHALL BE 7 7/8" X 7 7/8" X 15 1/2" SIZE MODULAR UNITS.
- UNITS SHALL BE ONE AND TWO CELL BLOCKS, STANDARD WEIGHT MADE OF TYPE I PORTLAND CEMENT, WATER & APPROVED AGGREGATES, AND SHALL CONFORM TO THE STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM C55, C73, C90, & C744 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- UNITS SHALL BE SAWED, NOT BROKEN AND SHALL BE NO LESS THAN HALF UNITS, WHERE CUT. ANY EXPOSED BLOCKS SHALL BE LAID IN A RUNNING BOND PATTERN, MECHANICALLY BONDED BY OVERLAPPING ALTERNATE COURSES. STACK BOND IS PROHIBITED. PROVIDE SLEEVES AT ALL PENETRATIONS.
- JOINT REINFORCING WIRE SHALL BE USED WHERE INDICATED AND SHALL CONFORM TO ASTM A 82 AND ASTM A 167.

MORTAR SPECIFICATIONS

- MASONRY MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE S MORTAR WHERE NOT IN CONTACT WITH EARTH OR TYPE M WHERE IN CONTACT WITH EARTH.
- ALL MORTAR JOINTS SHALL BE 3/8" - 3/4" IN THICKNESS AND SHALL BE FLUSH CUT UNLESS NOTED OTHERWISE.

CELL REINFORCEMENT SPECIFICATIONS

- IN HOLLOW MASONRY CONSTRUCTION EXTERIOR MASONRY UNIT CELLS SHALL BE REINFORCED WITH 1 #5 REBAR AT CORNERS, EACH SIDE OF OPENINGS, EACH SIDE OF TRANSITIONS IN WALL HEIGHT AND AT 4'-0" ON CENTER MAXIMUM OR AS NOTED ON PLANS. THIS REINFORCEMENT SHALL BE CONSIDERED A MINIMUM AND IS BASED UPON A 10'-0" HIGH WALL (OR LESS AS NOTED) IN A 150 MPH WIND ZONE.
- REINFORCEMENT SHALL CONFORM TO ASTM (ACI 318) GRADE 60, MINIMUM YIELD STRENGTH OF 60,000 PSI, (UNLESS NOTED OTHERWISE ON PLANS)
- VERTICAL WALL REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 25" (W/ 3 3/4" COVER ON ALL SIDES) AND TIED AT EACH SPICE LOCATION. SPICES SHALL BE LOCATED AT EACH GROUT LIFT LOCATION WITHIN MASONRY WALL.

CELL FILL SPECIFICATIONS

- MASONRY CELLS SHALL BE FILLED WITH PUMP MIX CONCRETE CONTAINING CHATT ROCK OR SIMILAR AGGREGATES. THE SLUMP SHALL BE 6" ± 1" AND THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS CONSOLIDATED BY PUDDLING OR VIBRATING.
- FILLED CELLS SHALL HAVE A VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL FREE OF MORTAR DROPPINGS.
- FILL SHALL BE POURED IN LIFTS NOT TO EXCEED 10'-0" IN VERTICAL HEIGHT.
- CLEAN OUT INSPECTION OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF EACH FILL LIFT FOR EVERY FILLED CELL WITH A 4" X 4" MINIMUM OPENING.
- WHEN FILLING IS INTERRUPTED FOR ONE HOUR OR LONGER, THE CONCRETE SHALL BE STOPPED A MINIMUM OF 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

GENERAL WOOD & FRAMING SPECIFICATIONS

- IF EXISTING DETAILS OR CONDITIONS DIFFER FROM THE CONTRACT DOCUMENTS, NOTIFY THE OWNER **PRIOR TO COMMENCING THAT PORTION OF THE WORK.**
- CONNECTIONS, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE AND STANDARD ACCEPTED PRACTICES. MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT THE TIME OF INCORPORATION INTO BUILDING.
- ALL WOOD FRAMING SHALL BE #2 SPRUCE OR BETTER UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. WHEN SOUTHERN YELLOW PINE IS SPECIFIED, MINIMUM #2 IS REQUIRED.
- STUD WALLS SHALL BE COMPOSED OF 2X4 MEMBERS AT 16" ON CENTER MAXIMUM UNLESS OTHERWISE NOTED.
- PROVIDE A MINIMUM OF THREE STUDS AT EACH END OF ALL OPENINGS & AT ALL GIRDER TRUSS LOCATIONS UNLESS OTHERWISE INDICATED.
- WHERE CONNECTIONS HAVE NOT BEEN SPECIFICALLY SHOWN ON PLAN, PROVIDE FRAMING ANCHORS IN ORDER TO TRANSFER THE DESIGN LOADS AS INDICATED ON THE DRAWINGS. IN ABSENCE OF EXACT JOINT LOADS, ALL CONNECTORS SHALL BE DETAILED TO DEVELOP THE FULL CAPACITY OF CONNECTED MEMBERS.
- ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (PT). ALL PRESSURE TREATED WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION.
- PROVIDE GALVANIZED CONNECTORS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.
- PROVIDE MICROLAM® AND PARALLAM® ENGINEERED LUMBER WHERE INDICATED ON PLANS AS MANUFACTURED BY TRUS JOIST MacMILLAN®.
- ALL WALL SHEATHING SHALL BE 1 3/4" APA-RATED WOOD STRUCTURAL SHEATHING (40/20) UNLESS NOTED OTHERWISE. INSTALL ALL SHEATHING WITH A MIN. 3/8" SPACING BETWEEN PANELS.
- ALL ROOF SHEATHING SHALL BE 1 3/4" APA-RATED WOOD STRUCTURAL SHEATHING (40/20) UNLESS NOTED OTHERWISE. FOR 170MPH EXPOSURE D AREAS, ROOF SHEATHING SHALL BE A MIN. 2 3/4" (48/24). ROOF SHEATHING THICKNESS SHALL BE INCREASED WHERE REQUIRED BY ROOF COVERING PRODUCT APPROVALS. INSTALL ALL SHEATHING WITH A MIN. 1/2" SPACING BETWEEN PANELS.
- ALL FLOOR DECKING SHALL BE 2 3/4" T&G APA-RATED WOOD STRUCTURAL SHEATHING (48/24) UNLESS NOTED OTHERWISE.

PLUMBING, MECHANICAL, ELECTRICAL, GAS & FIRE PREVENTION

- ALL PRODUCTS & WORKMANSHIP SHALL CONFORM TO ALL PROVISIONS OF 2023 FBCR.
- ALL FUEL GAS-FIRED APPLIANCES, THEIR VENTING SYSTEMS AND THE INSTALLATION THEREOF SHALL COMPLY WITH FBGC 2023.
- ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FBCEC 2023.
- ALL SUPPLY AND WASTE WATER SYSTEMS AND FIXTURES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FBCCP 2023.
- ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS AND THE INSTALLATION THEREOF SHALL COMPLY WITH NEC 2020 AND NFPA 70-2017 AS WELL AS FBCR 2023, PART VIII.

EXHAUST DUCTS

EXHAUST DUCT LENGTH SHALL COMPLY WITH FBCCM 2023, SECTION M1506.2.

MAKEUP AIR FOR RANGE HOODS

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL COMPLY WITH FBCCM 2023, SECTION M1503.4.

RETURN AIR - OUTDOOR AIR OPENINGS

OUTDOOR INTAKE OPENINGS SHALL BE LOCATED IN ACCORDANCE WITH FBCR 2023, SECTION R303.5.1. OPENING PROTECTION SHALL BE IN ACCORDANCE WITH FBCR 2023, SECTION R303.6.

SMOKE ALARMS

- SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND FBCR 2023, SECTION R31.4.
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE THE UL 217 AND UL 2034.

ROOF COVERING SPECIFICATIONS

ROOFING CLASSES

ROOFS SHALL BE COVERED WITH MATERIALS AS SET FORTH IN FBCR 2023, SECTIONS R904 & R905. CLASS A, B, OR C ROOFING SHALL BE INSTALLED IN JURISDICTIONS DESIGNATED BY LAW AS REQUIRING THEIR USE OR WHERE THE EDGE OF THE ROOF IS LESS THAN 3 FEET FROM A LOT LINE. CLASS A, B, OR C ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL 790 OR ASTM I108. FBCR 2023, SECTION R902.1.1.

DECKING

ALL ROOFING MATERIALS SHALL BE INSTALLED ONLY OVER SOLID SHEATHING UNLESS NOTED OTHERWISE.

UNDERLAYMENT

UNLESS NOTED OTHERWISE, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING, SELF-SEALING REINFORCED SYNTHETIC MATERIALS THAT ARE APPROVED AS AN ALTERNATE TO UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II AND HAVING A MINIMUM TEAR STRENGTH IN ACCORDANCE WITH ASTM D1970 OR ASTM D4533 OF 20 POUNDS. FBCR 2023, SECTION R905.1.1.1.

CLAY & CONCRETE TILES

ROOF COVERINGS THAT INCLUDE BRICK, CONCRETE, SLATE, TILE, OR ASSEMBLIES LISTED & IDENTIFIED AS CLASS A BY AN APPROVED TESTING LABORATORY, INSPECTION AGENCY OR PRODUCT EVALUATION ORGANIZATION SHALL CONFORM TO FBCR 2023, SECTION R905.3.

CLAY ROOF TILE SHALL COMPLY WITH ASTM C1167. CONCRETE ROOF TILE SHALL COMPLY WITH ASTM C1492.

FASTENERS: TILE FASTENERS SHALL BE CORROSION-RESISTANT AND NOT LESS THAN 1.1 GAGE, 3/8" HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4" OR THROUGH THE THICKNESS OF THE DECK, WHICH EVER IS LESS. FBCR 2023, SECTION R905.3.6.

METAL

ROOF COVERINGS THAT INCLUDE CORRUGATED STEEL SHEETS, GALVANIZED STEEL SHEETS, GALVANIZED STEEL SHINGLES, SHEET COPPER, GALVANIZED IRON OR ASSEMBLIES LISTED AND IDENTIFIED AS CLASS B BY AN APPROVED TESTING LABORATORY, INSPECTION AGENCY OR PRODUCT EVALUATION ORGANIZATION SHALL CONFORM TO FBCR 2023, SECTIONS R905.4 & R905.10.

MINIMUM SLOPE FOR METAL ROOF SHINGLES SHALL CONFORM TO FBCR 2023, SECTION R905.4.2. MINIMUM SLOPE FOR METAL PANEL ROOFING SHALL CONFORM TO FBCR 2023, SECTION R905.10.2.

DECKING: METAL ROOF SHINGLES AND METAL PANEL ROOFING SHALL BE INSTALLED OVER SOLID SHEATHING OR CLOSELY FITTED DECK, EXCEPT WHERE ROOF COVERING IS SPECIFICALLY DESIGNED TO BE APPLIED TO SPACED DECKING. FBCR 2023, SECTIONS R905.4.1 & R905.10.1.

ATTACHMENT: METAL ROOF SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FBCR 2023, SECTION R905.4.5. METAL PANEL ROOFING SHALL BE SECURED TO THE SUPPORTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FBCR 2023, SECTION R905.10.4.

ASPHALT & DIMENSIONAL SHINGLES

ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.

ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER.

ATTACHMENT: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY MANUFACTURER BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE TAB.

FASTENERS: FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD OF A LENGTH TO PENETRATE THE ROOFING MATERIALS AND A MINIMUM OF 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F1667.

ROLL ROOFING

MINERAL-SURFACED ROLL ROOFING SHALL CONFORM TO ASTM D3909 OR ASTM D6380, CLASS M OR CLASS WS.

MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW 1:12.

ATTACHMENT: MINERAL-SURFACED ROLL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FBCR 2023, SECTION R905.5.

MODIFIED BITUMEN ROOFING

MODIFIED BITUMEN ROOF COVERINGS SHALL COMPLY WITH FBCR 2023, SECTION R905.1.1.

MODIFIED BITUMEN ROOF COVERINGS SHALL NOT BE APPLIED ON ROOF SLOPES BELOW 3/4:12.

ATTACHMENT: MODIFIED BITUMEN ROOFS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FBCR 2023, SECTION R905.1.1.3.

WOOD SHINGLES

WOOD SHINGLES OR SHAKES MAY BE USED AS PROVIDED FOR IN FBCR 2023, SECTIONS R905.7 & R905.8.

FLASHINGS

FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH FBCR 2023, SECTION R903.2.

- FLASHINGS SHALL BE INSTALLED AT (1) WALL AND ROOF INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. METAL FLASHING SHALL BE CORROSION-RESISTANT GALVANIZED SHEET WITH A THICKNESS NOT LESS THAN 0.019" (26 GAGE).
- FLASHINGS ARE NOT REQUIRED AT HIP AND RIDGE JUNCTIONS. FBCR 2023, SECTION R903.2.1.

ROOF COVERING SPECIFICATIONS (cont.)

GUTTERS

GUTTERING SHALL BE INSTALLED AS PER MFR. INSTRUCTIONS.

CONDENSATE LINES AND DOWN SPOUTS SHALL DISCHARGE AT LEAST 1 FOOT AWAY FROM THE STRUCTURE SIDEWALL.

NAILING SPECIFICATIONS

FLOOR

- FOR ALL WOOD FRAMED OR PRE-ENGINEERED FLOOR SYSTEMS FASTEN 2 3/4" T&G APA WOOD STRUCTURAL PANEL (48/24) TO FLOOR SYSTEM MEMBERS USING 3/8" BEAD OF CONSTRUCTION GRADE ADHESIVE AND 10d NAILS 6" O.C. ON ALL EDGES AND 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED ON THE PLANS. RING SHANK NAILS ARE OPTIONAL.

ROOF

- FOR ALL WOOD FRAMED OR PRE-ENGINEERED TRUSS ROOF SYSTEMS FASTEN 1 3/4" APA-RATED WOOD STRUCTURAL SHEATHING (40/20) A MIN. OF 6" O.C. ON EDGES AND IN THE FIELD (4" O.C. EVERYWHERE IN EXPOSURE D AREAS) USING ASTM F1667 R905-4, (3" X 0.120") ROOF SHEATHING RING SHANK) NAILS (ELECTROPLATED OR HOT-DIPPED GALVANIZED) UNLESS NOTED OTHERWISE. COMMON OR BOX NAILS ARE NOT PERMITTED.

FASTENERS SHALL **NOT BE LESS** THAN 3" O.C.

WALL

- FOR ALL WOOD FRAMED WALLS FASTEN 1 3/4" APA-RATED WOOD STRUCTURAL SHEATHING (40/20) A MIN. OF 6" O.C. ON EDGES AND IN THE FIELD (4" O.C. EVERYWHERE IN EXPOSURE D AREAS) USING 10d (3" X 0.148") NAILS (ELECTROPLATED OR HOT-DIPPED GALVANIZED) UNLESS NOTED OTHERWISE.

FASTENERS SHALL **NOT BE LESS** THAN 3" O.C.

BEAMS

- FOR ALL BUILT-UP 2X WOOD BEAMS USE CONSTRUCTION GRADE ADHESIVE BETWEEN MEMBERS &OR FILLERS AND NAIL WITH 12d NAILS AS FOLLOWS: INSTALL VERTICAL ROWS OF NAILS @ NO GREATER THAN 16" O.C. ALONG THE LENGTH OF THE BEAM W/ EACH ROW CONTAINING NOT LESS THAN 2 NAILS SPACED VERTICALLY NO GREATER THAN 3" O.C. PLACE SIMILAR ROWS OF FASTENERS ON THE OPPOSITE SIDE OF THE BEAM EQUALLY SPACED BETWEEN THOSE ON THE FIRST SIDE.

UPLIFT

PROVIDE A CONTINUOUS TRANSFER OF UPLIFT LOADS FROM FOUNDATION TO ROOF SYSTEM. SIMPSON HETA20 AND H10A ARE STANDARD / MINIMUM CONNECTORS.

WOOD SHEAR WALL CONSTRUCTION SPECIFICATIONS

- CONSTRUCT WOOD SHEAR WALLS USING 2X4, (OR LARGER), WOOD STUDS AT 16" O.C. (UNLESS OTHERWISE NOTED) WITH A DOUBLE TOP PLATE AND A SINGLE SOLE PLATE. ALL WALLS ARE TYPE II SHEAR WALLS IN ACCORDANCE WITH FBCR 2023, CHAPTER 6.
- APPLY A MIN. 1 3/4" APA-RATED WOOD STRUCTURAL SHEATHING (40/20) FROM SOLE PLATE TO TOP PLATE OF WALL. FASTEN SHEATHING USING 10d GALVANIZED COMMON NAILS AT 4" O.C. ON EDGES AND 4" O.C. IN FIELD.
- USE SIMPSON 5P1 AND 5P2 TIES AT 16" O.C. TO CONNECT STUDS TO TOP AND BOTTOM PLATES.
- PROVIDE DOUBLE STUDS AND A SIMPSON HTT4 HOLDOWN AT THE BOTTOM OF EACH END OF SHEAR WALL SECTIONS OR AS NOTED ON PLANS.
- PROVIDE 3/8" X 10" L-BOLT ANCHORS WITH 3" X 3" X 1/4" STEEL BEARING PLATE AT THE BOTTOM PLATE OR AS NOTED. EMBED ANCHORS 6 INCHES MINIMUM INTO CONCRETE. SPACING AS NOTED ON FOUNDATION PLAN, NOT TO EXCEED 18" O.C. U.N.O.

CONVENTIONALLY FRAMED ROOF SPECIFICATIONS

ALL CONVENTIONALLY FRAMED ROOFS SHALL USE #2 SOUTHERN YELLOW PINE MEMBERS SIZED AS NOTED ON ROOF PLAN. USE OF SPF IS PROHIBITED. ALL CONNECTORS SHALL BE AS NOTED ON ROOF PLAN.

EXTERIOR WOOD FRAMED DECK SPECIFICATIONS

ALL EXTERIOR WOOD DECKS SHALL COMPLY WITH FBCR 2023, SECTION R507.

COMPOSITE DECK MATERIALS

PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND THE REQUIREMENTS OF FBCR 2023, SECTION R507.2.

STRUCTURAL STEEL SPECIFICATIONS

ALL STRUCTURAL STEEL SHALL ADHERE TO THE CODES, PROVISIONS AND SPECIFICATIONS PROVIDED HEREIN:

- DESIGN - AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS" - LATEST EDITION.
- WELDS - "AMERICAN WELDING SOCIETY, AWS D1.1" - LATEST EDITION. USE MIN. E70 ELECTRODES.
- BOLTS AND BOLTING - "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". USE BEARING A325 BOLTS THREADS ACROSS THE SHEAR PLANE. BOLTS SHALL BE FULLY TIGHTENED BY AN ACCEPTABLE METHOD SUCH AS "TURN OF THE NUT" METHOD U.N.O.
- STRUCTURAL STEEL SHAPES - ASTM A992, STEEL PLATES, BARS, ANGLES ETC. - ASTM A36.
- STEEL PIPE - ASTM A53 GR.B, STEEL HSS - ASTM A500 GR.C.
- STRUCTURAL STEEL ANCHOR BOLTS & ALL-THREAD ROD, (ATR) - ASTM F1556 U.N.O.
- FRAMING CONNECTIONS SHALL BE DOUBLE ANGLE TYPE UNLESS SPECIFICALLY NOTED IN PLANS. CONNECTIONS SHALL BE DESIGNED FOR MINIMUM 60% OF TOTAL LOAD CAPACITY DERIVED FROM THE UNIFORM LOAD TABLES, PART 2 OF AISC CODE.
- NO OPENINGS SHALL BE ALLOWED IN STEEL MEMBERS UNLESS SHOWN IN PLANS. ALLOWABLE OPENINGS, COPEES AND OTHER STEEL CUTTINGS SHALL HAVE A 1/2" MINIMUM RADIUS.

TERMITE PROTECTION

- TERMITE PROTECTION SHALL BE PROVIDED USING REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AND SHALL BE IN COMPLIANCE WITH FBCR 2023, SECTION R31.8.

IRRIGATION

IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDEWALLS. FBCR 2023.

DRAINAGE

SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH FBCR 2023, R401.3.

IMPORTANT

ANY SPECIFICATIONS ON THIS SHEET WHICH DO NOT APPLY SHALL BE DISREGARDED.



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Debra Klahr

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Job#: 2232400
Date: 10/29/25
Drawn by: PKG
Version # A
Revisions
Number
By

KRIKKE
CONSTRUCTION, CO.

Carotti
Engineering LLC

Professional Engineer
No. 64764
State of Florida
28432
Bradenton FL 34202
155-9934
Cell: 941-284-7856

Scale as Noted

Specifications

A Renovation For:

Sherry King

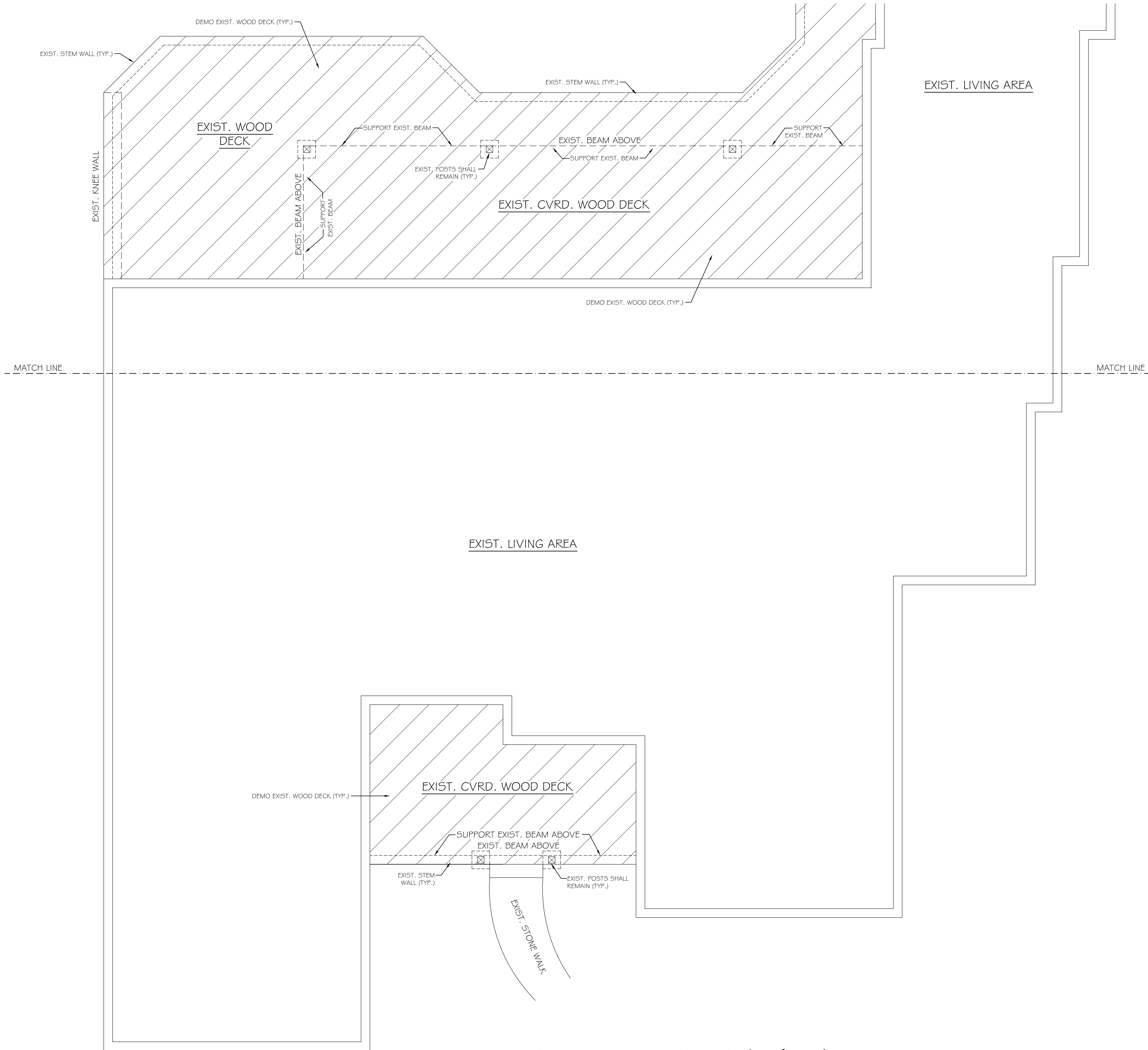
6832 Pine Street Longport, Key, FL 34220

Sheet

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EXISTING & DEMOLITION PLAN (part "A")
Scale: 1/4" = 1'-0"

WALL LEGEND	
	NEW 8" CMU WALL
	NEW 2x6 FRAMED WALL
	NEW 2x4 FRAMED WALL
	EXIST. 8" CMU WALL
	EXIST. 2x6 FRAMED WALL
	EXIST. 2x4 FRAMED WALL
	REMOVED WALL

Sheet	Scale as Noted	Existing & Demolition "A"	Copyright ©2025 Glaser Designs
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Sherry King
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Bradenton FL 34202
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KRIKKE
CONSTRUCTION, CO.
Phone: 941-737-5765

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Debra Klahr

APPROVED

Job# 2222400

Date: 10/29/25

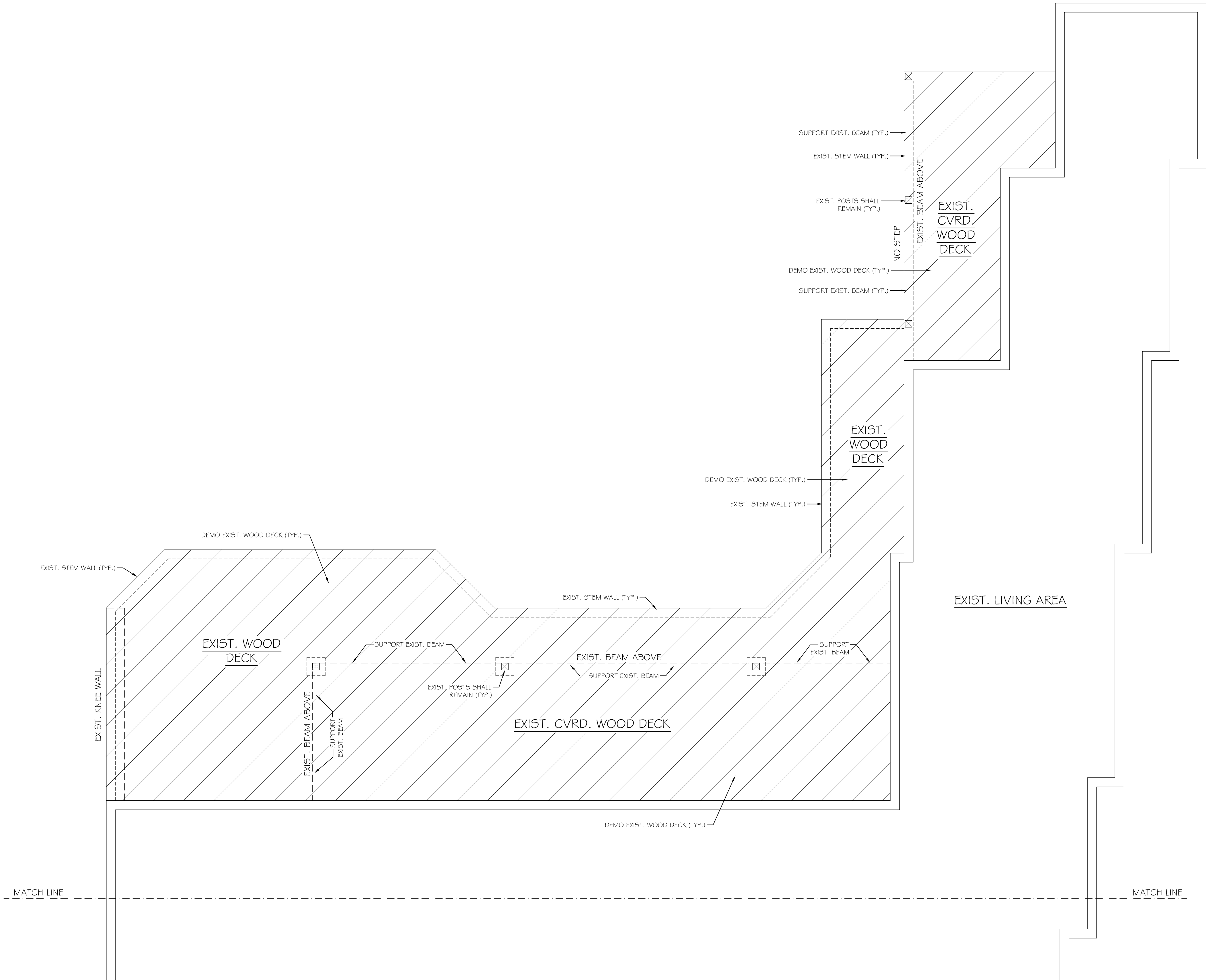
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Version # A

Revisions

By

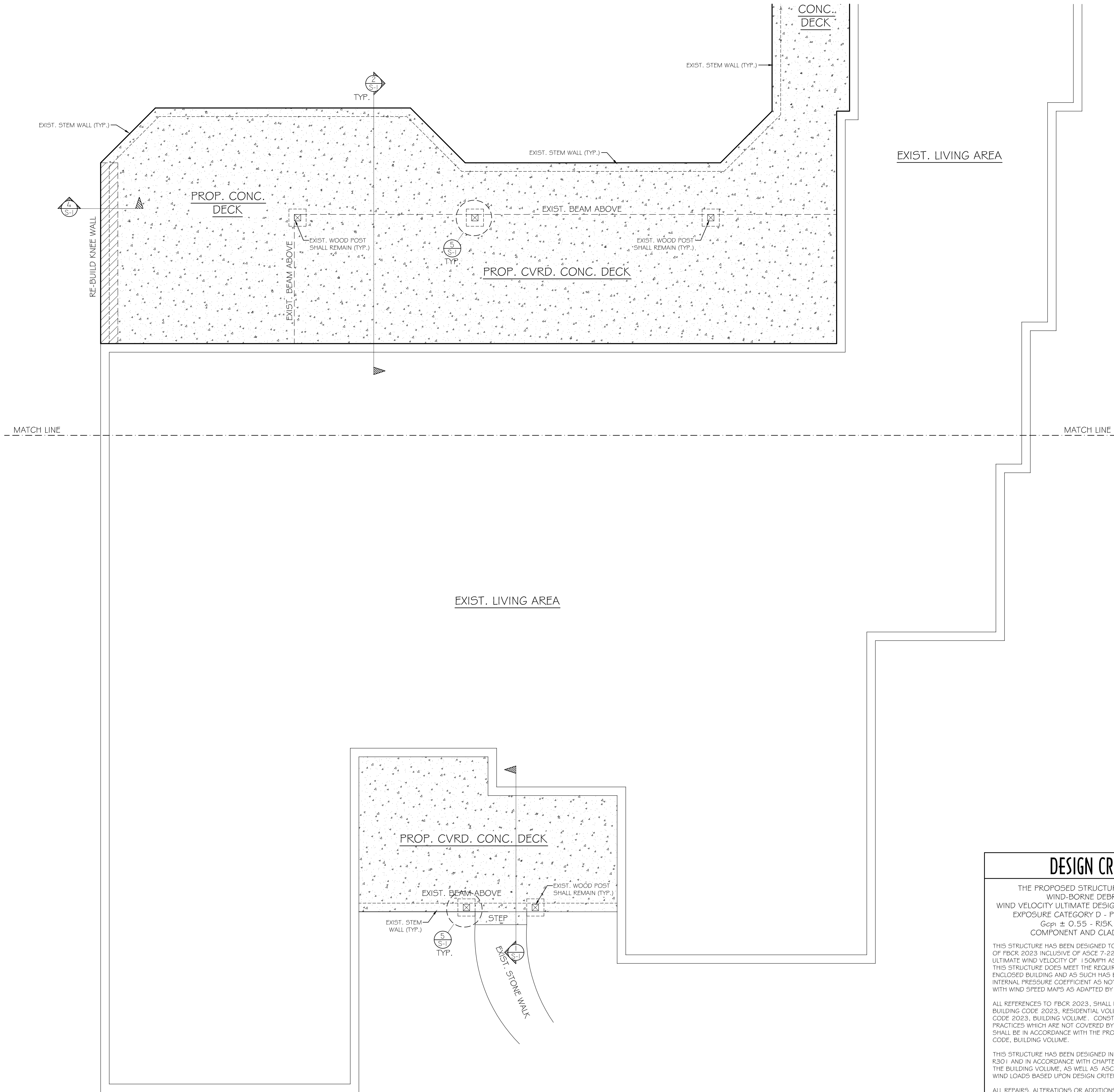
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EXISTING & DEMOLITION PLAN (part "B")
Scale: 1/4" = 1'-0"

WALL LEGEND	
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	NEW 2x6 FRAMED WALL
	NEW 2x4 FRAMED WALL
	EXIST. 8" CMU WALL
	EXIST. 2x6 FRAMED WALL
	EXIST. 2x4 FRAMED WALL
	REMOVED WALL

Sheet A-2	Scale as Noted	Existing & Demolition "B" A Renovation For: Sherry King	Copyright ©2025 Glaser Designs	
			I, Debra Klahr , being duly sworn, depose and say that I am the author of the above design, and that I am a duly licensed Professional Engineer in the State of Florida, License No. 64764, and that I am the owner of the above design.	
			I, Debra Klahr , being duly sworn, depose and say that I am the author of the above design, and that I am a duly licensed Professional Engineer in the State of Florida, License No. 64764, and that I am the owner of the above design.	
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4 of 7		Job# 2222400 Date: 10/29/25 Drawn by: PKG Version # A Revisions By: _____ Date: _____		



PROP. FLOOR PLAN (part "A")
Scale: 1/4" = 1'-0"

DESIGN CRITERIA

THE PROPOSED STRUCTURE LIES WITHIN THE WIND-BORNE DEBRIS REGION
WIND VELOCITY ULTIMATE DESIGN WIND SPEED 160 MPH
EXPOSURE CATEGORY D - PARTIALLY ENCLOSED
Gcpi ± 0.55 - RISK CATEGORY II
COMPONENT AND CLADDING LOADING

THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH ALL PROVISIONS OF FBCK 2023 INCLUSIVE OF ASCE 7-22 WIND PROVISIONS FOR AN ULTIMATE WIND VELOCITY OF 150MPH AS DEFINED IN SECTION R301. THIS STRUCTURE DOES MEET THE REQUIREMENTS SET FORTH FOR AN ENCLOSED BUILDING AND AS SUCH HAS BEEN DESCRIBED WITH AN INTERNAL PRESSURE COEFFICIENT AS NOTED. THIS DESIGN COMPLIES WITH WIND SPEED MAPS AS ADAPTED BY COUNTY JURISDICTION.

ALL REFERENCES TO FBCK 2023, SHALL BE INTERPRETED AS FLORIDA BUILDING CODE 2023, RESIDENTIAL VOLUME AND THE FLORIDA BUILDING CODE 2023, BUILDING VOLUME. CONSTRUCTION STANDARDS OR PRACTICES WHICH ARE NOT COVERED BY THE RESIDENTIAL VOLUME SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA BUILDING CODE, BUILDING VOLUME.

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION R301 AND IN ACCORDANCE WITH CHAPTER 16, STRUCTURAL DESIGN OF THE BUILDING VOLUME, AS WELL AS ASCE 7-22 FOR DETERMINATION OF WIND LOADS BASED UPON DESIGN CRITERIA LISTED ABOVE.

ALL REPAIRS, ALTERATIONS OR ADDITIONS AND/OR REPLACEMENT OF STRUCTURAL ELEMENTS ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, EXISTING 2023, (FBCE 2023). THE SCOPE OF THESE ELEMENTS ARE DETAILED IN THE ENGINEERED STRUCTURAL SHEETS.

ALL REFERENCES TO THE FBCE, 2023 SHALL BE INTERPRETED AS FLORIDA BUILDING CODE 2023, EXISTING VOLUME AND THE FLORIDA BUILDING CODE 2023, BUILDING VOLUME.

LEVEL 2 ALTERATION

THESE DRAWINGS CONSTITUTE A LEGAL DOCUMENT AND AS SUCH SHALL NOT BE REVISED WITHOUT THE EXPRESS CONSENT OF AND REVIEW BY GLASER DESIGNS. ANY CHANGES TO PREVIOUSLY SIGNED AND SEALED DOCUMENTS WILL REQUIRE A RESEAL BY THE ENGINEER OF RECORD. IT IS ALSO UNDERSTOOD THAT UNAUTHORIZED REVISIONS OF ANY KIND WILL VOID ANY WARRANTY, WHETHER WRITTEN OR IMPLIED.

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ALL INDICATED ANCHORS, HOLD-DOWNS AND CONNECTORS ARE SIMPSON STRONG-TIE. INSTALL AS PER MFRS. INSTRUCTIONS.

THE PROPOSED STRUCTURE IS TO BE CONSTRUCTED IN FLOOD ZONE "AE" AND HAS BEEN STRUCTURALLY DESIGNED ACCORDINGLY.

THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN GENERAL ACCORDANCE WITH THE 2023 FBCE (INCLUSIVE OF ASCE 7-22), FOR GRAVITY LOADS AND DESIGN PRESSURES GENERATED BY AN ULTIMATE WIND VELOCITY OF 150MPH FOR A RISK CATEGORY II BUILDING. CONTRACTOR SHALL CONSULT THESE DRAWINGS FOR ADDITIONAL STRUCTURAL NOTES AND SPECIFICATIONS, AND SHALL CONFIRM ALL FIELD MATERIAL CONFORMANCE AND SITE CONDITIONS. ANY DISCREPANCIES OF DIMENSIONS, PRODUCT AVAILABILITY, MODIFICATIONS, OR GENERAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY, AND BEFORE PROCEEDING WITH AFFECTED WORK. CONTRACTOR SHALL PROVIDE ENGINEER WITH TRUSS MANUFACTURERS DRAWINGS AND LAYOUT FOR REVIEW AND STRUCTURAL INTERFACE ASSESSMENTS PRIOR TO START OF CONSTRUCTION.

WALL LEGEND

NEW 8" CMU WALL
NEW 2x6 FRAMED WALL
NEW 2x4 FRAMED WALL
EXIST. 8" CMU WALL
EXIST. 2x6 FRAMED WALL
EXIST. 2x4 FRAMED WALL
REMOVED WALL

ANCHOR LEGEND

TYP. SOLID CMU CELL W/ #5 REBAR U.N.O.
TYP. J-BOLT ANCHOR
SIMPSON HD5 U.N.O.
SIMPSON HTTL U.N.O.
SIMPSON HSTC60 U.N.O.

BUILDING AREAS

EXIST. GRND. LEVEL L/A 3910 sf
EXIST. DECKS 1415 sf
TOTAL GRND. LEVEL EXIST. AREA 5326 sf
TOTAL RENOVATED AREA 1415 sf
TOTAL GRND. LEVEL AREAS 5326 sf

NOTE: ANY ENERGY CALCULATIONS WHICH MAY BE REQUIRED FOR THIS PROJECT ARE NOT INCLUDED WITH THIS DRAWING AND WILL BE PROVIDED BY OTHERS.

NOTE: ANY SITE WORK, RETENTION, DRAINAGE, SEPTIC & DRAINFIELD AND/OR LANDSCAPE DESIGN OR ENGINEERING WHICH MAY BE REQUIRED FOR THIS PROJECT ARE NOT A PART OF THIS DRAWING AND WILL BE PROVIDED BY OTHERS.

NOTE: ANY AIR CONDITIONING AND/OR PLUMBING SCHEMATICS WHICH MAY BE REQUIRED FOR THIS PROJECT ARE NOT A PART OF THIS DRAWING AND WILL BE PROVIDED BY THE RESPECTIVE SUB CONTRACTORS.

NOTE: ANY ELECTRICAL LOAD CALCULATIONS WHICH MAY BE REQUIRED FOR THIS PROJECT ARE NOT A PART OF THIS DRAWING AND WILL BE PROVIDED BY THE ELECTRICAL SUB CONTRACTOR.

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Job# 2222400
Date: 10/29/25
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Version # A
Revisions
Number
By

Scale as Noted

Floor "A"

A Renovation For:
Sherry King

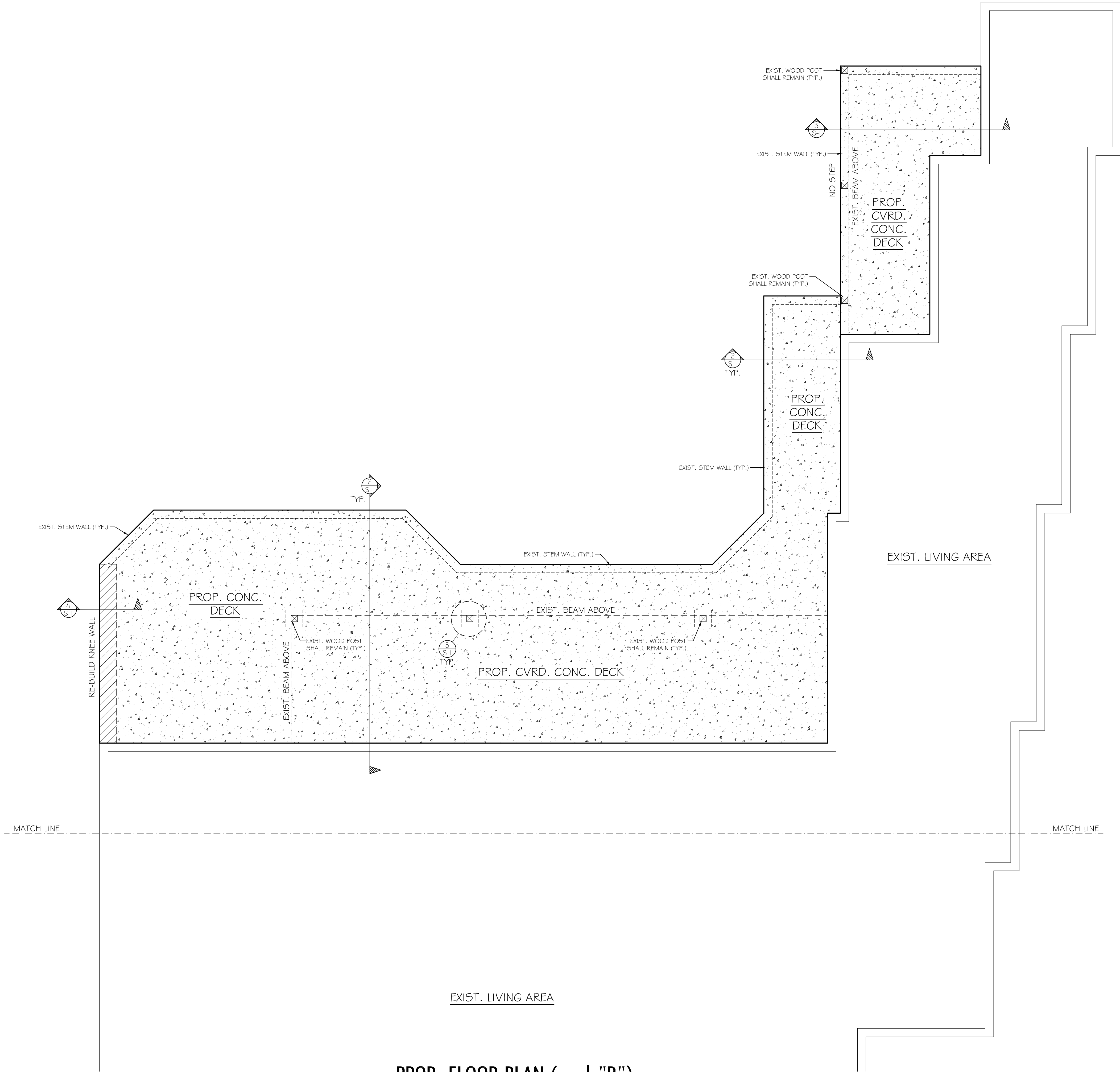
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Sheet
A-3
5 of 7

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CONSTRUCTION, CO.

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PROP. FLOOR PLAN (part "B")
Scale: 1/4" = 1'-0"

WALL LEGEND	
	NEW 8" CMU WALL
	NEW 2x6 FRAMED WALL
	NEW 2x4 FRAMED WALL
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	EXIST. 2x6 FRAMED WALL
	EXIST. 2x4 FRAMED WALL
	REMOVED WALL

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6 of 7	Sherry King		Job# 2222400 Date: 10/29/25 Drawn by: PKG Version # A Revisions By: _____ Date: _____
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		CAROTTI ENGINEERING LLC Professional Engineer No. 64764 State of Florida Bradenton FL 34202 Cell: 941-284-7866	

