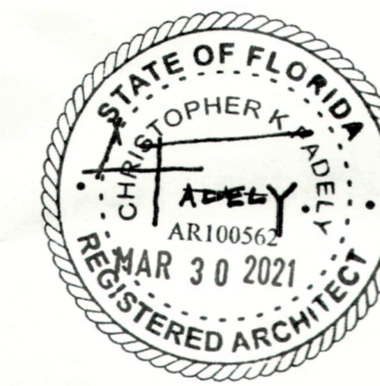


JEREMY BRONGO - BRONGO RESIDENCE

696 MARBURY LN,
LONGBOAT KEY, FL 34228



CHRISTOPHER K. FADELY, AIA, NCARB
FL AR 100562

12.03.20 PERMIT DOCUMENTS

BLDG PERMIT PLANS
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Permit # PB21-0234
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

MAR 05 2021

APPROVED
Reviewer: Patti Fige

RECEIVED
MAR 30 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

03.30.21 - REV. 1,
BUILDING DEPARTMENT COMMENTS

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OWNER/ CONTRACTOR

JEREMY BRONGO
696 MARBURY LANE
LONGBOAT KEY FL, 34228

JEREMY BRONGO
FLORIDA STATE FENCE CORP
LIC # CGC1524849
813.413.7844

STRUCTURAL ENGINEER

CAROTTI ENGINEERING
P.O. BOX 1400
ONECO, FL 34264

CONTACT: RENATO CARROTTI, PE
PRINCIPAL ENGINEER
941.756.9934 PHONE

ARCHITECT

CKF ARCHITECTURE
4430 EXETER DRIVE
LONGBOAT KEY, FL, 34228

CONTACT: CHRIS FADELY, AIA, NCARB
PROJECT MANAGER
941.807.7852 PHONE

SITE LOCATION MAP

696 MARBURY LANE, LONGBOAT KEY FL, 34228



PROJECT LOCATION

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CKF

ARCHITECTURE | INTERIORS

(p) 1.941.807.7852, 4430 EXETER DRIVE, LONGBOAT KEY, FL 34228

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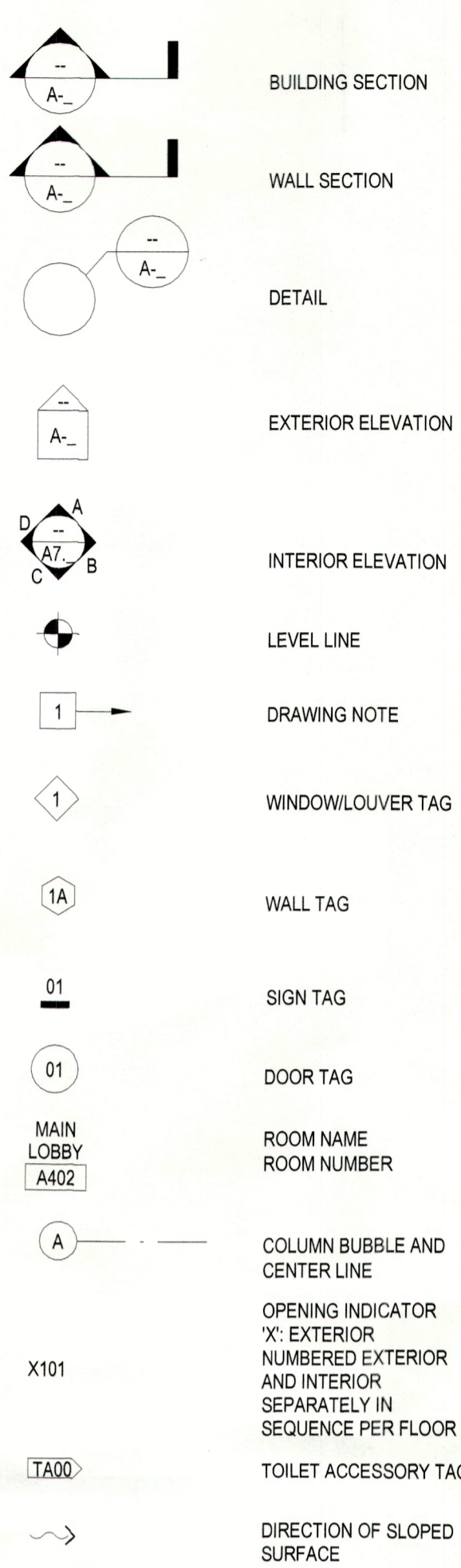
BUILDING CODE & ZONING INFORMATION

BUILDING CODE: FLORIDA BUILDING CODE FBC 2020 WITH APPLICABLE AMENDMENTS
MECHANICAL CODE: FBC, MECHANICAL, 2020 WITH APPLICABLE AMENDMENTS
ENERGY CONSERVATION: FBC, ENERGY CONSERVATION 2020 WITH APPLICABLE AMENDMENTS
ELECTRICAL CODE: FBC - CHAPTER 27, NFPA 70 (N.E.C. 2017) WITH APPLICABLE AMENDMENTS
PLUMBING CODE: FBC, PLUMBING 2020 WITH APPLICABLE AMENDMENTS
FUEL GAS CODE: FBC, FUEL GAS 2020 WITH APPLICABLE AMENDMENTS
ACCESSIBILITY CODE: 2020 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
FIRE SAFETY CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION WITH APPLICABLE AMENDMENTS
TYPE V CONSTRUCTION OCCUPANCY: RESIDENTIAL
FEMA: ZONE AE - EL 9' - 0"
SITE INFORMATION OBTAINED FROM SURVEY BY: RED STAKE SURVEYORS, INC. JOB NUMBER 04010106
EXISTING BUILDING CODE: FBC, EXISTING BUILDING 2020 WITH APPLICABLE AMENDMENTS
RENOVATION IS LEVEL 2 PER FBC, SEVENTH EDITION (2020) EXISTING BUILDING CODE.

ABBREVIATIONS

ABV ABOVE	MOO MEDIUM DENSITY OVERLAY
AC, A/C AIR CONDITIONING	MOF MEDIUM DENSITY FIBERBOARD
ACT ACOUSTIC CEILING TILE	MECH MECHANICAL
AF ACCESS FLOORING	MO MASONRY OPENING
AFB ABOVE FINISHED FLOOR	MR MOISTURE-RESISTANT MAKE-UP AIR
BCE BOTTOM CHORD EXTENSION	MUA
BD BOARD	NIC NOT IN CONTRACT
BIT BITUMINOUS	NR NONE REQUIRED
BOD BOTTOM OF DECK	NS NEAR SIDE
BOF BOTTOM OF FOOTING	NTS NOT TO SCALE
BOS BOTTOM OF STEEL	
BS BOTH SIDES	OC ON CENTER
BSE BRICK SHELF ELEVATION	OF OUTSIDE FACE
	O-FCI OWNER FURNISH, CONTRACTOR INSTALL
CB COVE BASE	O-FOI OWNER FURNISH, OWNER INSTALL
CEM BD CEMENTITIOUS BACKER BOARD	OP OVERHEAD OPPOSITE
C-FCI CONTRACTOR FURNISH, CONTRACTOR INSTALL	
CFM CUBIC FEET PER MINUTE	PC POLISHED CONCRETE
CIP CAST-IN-PLACE	PCP PORTLAND CEMENT PLASTER
CJ CONTROL JOINT, CONSTRUCTION JOINT	PLM PLASTIC LAMINATE
CLR CLEAR	PLF POUND PER LINEAR FOOT
CMU CONCRETE MASONRY UNIT	PNT PAINT/PAINTED
COL COLUMN	PP POWER PANEL
CONC CONCRETE	PROT PROTECT
CPT CARPET	PSF POUNDS PER SQUARE FOOT
CT CERAMIC TILE	PSI POUNDS PER SQUARE INCH
CU AIR CONDITIONING CONDENSER UNIT	PT PRESSURE-TREATED, PORCELAIN TILE
CUH CABINET UNIT HEATER	PTD PAPER TOWEL DISPENSER
D DRYER, DEEP (DEPTH)	PVC POLYVINYL CHLORIDE
DF DRINKING FOUNTAIN	Q QUARRY TILE
DW DISHWASHER	RT RISER, RADIUS
	RB RUBBER BASE
EF EXHAUST FAN, EACH FACE	RBF RUBBER FLOORING
EJ EXPANSION JOINT	RD ROOF DRAIN
ELEC ELECTRICAL	RES RESILIENT
EP EPOXY PAINT	RO ROUGH OPENING
ESS EXTERIOR SOFFIT SYSTEM	RTU ROOF TOP UNIT (HVAC)
EW EACH WAY	
EWC ELECTRIC WATER COOLER	SC SEALED CONCRETE
EXIST EXISTING	SF SQUARE FOOT, SUPPLY FAN
EXP EXPOSED	SN SANITARY NAPKIN (DISPENSER)
FAFP FIRE ALARM ANNUCIATOR PANEL	SS STAINLESS STEEL
FACP FIRE ALARM CONTROL PANEL	STR STRUCTURAL
FBO FURNISHED BY OTHERS	
FCO FLOOR CLEAN-OUT	T TREAD
FD FLOOR DRAIN	TB TACKBOARD
FEC FIRE EXTINGUISHER CABINET	T&B TOP AND BOTTOM
FF FINISHED FLOOR, FAR FACE	TO TOP OF
FRP FIBERGLASS REINFORCED PLASTIC	TOB TOP OF BEAM
FS FAR SIDE	TOC TOP OF CONCRETE
	TOF TOP OF FOOTING
GB GRAB BAR	TOM TOP OF MASONRY
GC GENERAL CONTRACTOR	TOP TOP OF PIER
GDT GYPSUM DROP-IN TILE	TOS TOP OF STEEL, TOP OF SLAB
GTV GRAVITY VENT	TOW TOP OF WALL
GWB GYPSUM WALL BOARD	TP TOILET PAPER (DISPENSER)
	UH UNIT HEATER
H HORIZONTAL, HIGH	ULPP UNDER LAVATORY PIPE PROTECTION
HC HANDICAPPED	UNO UNLESS NOTED OTHERWISE
HOR HORIZONTAL	
HM HOLLOW METAL	VB VAPOR BARRIER
HR HOUR	VCT VINYL COMPOSITION TILE
HRRU HEAT RECOVERY UNIT	VERT VERTICAL
HT HEIGHT	VIF VERIFY IN FIELD
H&V HEATING AND VENTILATING	VTR VENT THROUGH THE ROOF
HVAC HEATING, VENTILATING AND AIR CONDITIONING	VWC VINYL WALL COVERING
	W WIDE, WASHER
IB INTEGRAL BASE	WI WITH
IF INSIDE FACE	WC WATER CLOSET
IJ ISOLATION JOINT	WF WIDE FLANGE
IMP IMPACT RESISTANT	WH WATER HEATER
INV INVERT	WIO WITHOUT
	WOM WALK OFF MAT
L LONG	WWF WELDED WIRE FABRIC
LAM LAMINATED	
LLH LONG LEG HORIZONTAL	
LLV LONG LEG VERTICAL	
LP LIGHTING PANEL, LIQUEFIED PROPANE	

SYMBOLS



GENERAL PLUMBING NOTES

- PROVIDE ROUGH-IN WORK (PRIOR TO DUCT OR WIRING INSTALLATION) FOR REVIEW BY OWNER/ARCHITECT PRIOR TO COMMENCEMENT OF FINISH WORK. MINOR RELOCATIONS OF EQUIPMENT, SWITCHES, ET CETERA (UP TO 6 FEET IN ANY DIRECTION) SHALL BE PROVIDED DURING WALK-THROUGH WITHOUT ADDITIONAL COST TO OWNER.
- PROVIDE CONNECTIONS, EQUIPMENT, ET CETERA REQUIRED TO PROVIDE A COMPLETE JOB SHALL BE PROVIDED AT NO ADDITIONAL COST WHETHER SHOWN ON THE CONSTRUCTION DOCUMENTS OR NOT. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES/ORDINANCES.
- PROVIDE CONNECTIONS, EQUIPMENT, ET CETERA REQUIRED TO PROVIDE A COMPLETE JOB SHALL BE PROVIDED AT NO ADDITIONAL COST WHETHER SHOWN ON THE CONSTRUCTION DOCUMENTS OR NOT. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES/ORDINANCES.
- THE CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND THE CONTRACTOR SHALL MAKE PROVISIONS FOR INTENDED CONNECTIONS AND CONNECTIONS REQUIRED WHETHER SHOWN OR NOT. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES TO PROVIDE ADEQUATE CLEARANCE, ACCESS, CONNECTIONS, LOCATION AND PERFORMANCE OF ALL SYSTEMS.
- CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH FLOORS, ROOFS, WALLS, ET CETERA AND IF FIRE RATING IS REQUIRED SHALL INSTALL APPROPRIATE FIRE DAMMING MATERIAL, FIRE DAMPERS, ET CETERA TO INSURE FIRE INTEGRITY OF STRUCTURE.
- CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND WASTE AND STORM WATER PIPING WITH FOUNDATION DRAWINGS AND COMPLY WITH REQUIREMENTS OF THE PLUMBING CODE OR CODES OF LOCAL GOVERNMENT AUTHORITY. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATION OF UNDERGROUND SANITARY PIPING, FIELD VERIFY EXISTING LOCATION, SIZE, AND DIRECTION OF FLOW AND INVERT ELEVATION OF EXISTING SANITARY PIPING PRIOR TO INSTALLATION OF PIPING. THE WATER SERVICE PIPE MAY BE PLACED IN THE SAME TRENCH WITH THE BUILDING DRAIN AND BUILDING SEWER PROVIDED THE BOTTOM OF THE WATER SERVICE PIPE, AT ALL POINTS, SHALL BE AT LEAST TWELVE (12") INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT AND THE WATER SERVICE PIPE SHALL BE PLACED ON A SOLID SHELF EXCAVATED AT ONE SIDE OF THE COMMON TRENCH.
- ALL FIXTURES AND EQUIPMENT SHALL HAVE SHUT-OFF VALVES AT OR NEAR EQUIPMENT.
- ALL WATER PIPING SHALL BE SUPPORTED RIGIDLY AND IN LINE FROM BUILDING STRUCTURE. OFFSET PIPING TO AVOID STRUCTURAL MEMBERS, CANTS, FLASHING, MECHANICAL AND ELECTRICAL EQUIPMENT.
- AIR CHAMBERS SHALL BE INSTALLED IN ALL LOCATIONS WHERE REQUIRED, JOSAM OR APPROVED EQUAL.
- ALL HOT WATER PIPING SHALL BE INSTALLED WITH 1/2" FOAMED PLASTIC INSULATION (ARMSTRONG ARAMAFLEX OR APPROVED EQUAL).
- WHERE VALVES OCCUR ABOVE DRYWALL OR PLASTER CEILINGS, OR ARE CONCEALED BEHIND WALLS, THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS. CONTRACTOR SHALL CONFIRM LOCATION IS ACCEPTABLE WITH ARCHITECT/OWNER.
- INSTALLER SHALL NOT CUT STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT/STRUCTURAL ENGINEER.
- PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR PIPING METALS.
- PROVIDE ESCUTCHEONS WHERE PIPES PENETRATE FLOORS, WALLS AND CEILING. (VERIFY FINISH TO MATCH OWNER SELECTED FINISH. FLOOR DRAINS SHALL BE PROVIDED IN ALL UTILITY ROOMS AND UNDER ICEMAKERS WHETHER SHOWN OR NOT ON DRAWINGS. VERIFY LOCATION. PROVIDE TRAP PRIMERS, TYPICAL.
- INSTALL VENTS THROUGH ROOF AT 10 FOOT MINIMUM FROM ANY INTAKE ON A/C UNITS OR MAKE-UP AIR.
- SUPPLY WATER PIPING CPVC SYSTEM UNLESS OTHERWISE REQUIRED BY CODE.
- WASTE AND VENT PIPING SHALL BE PVC PIPING. ABOVE GROUND: PVC PIPING. WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC WITH SOLVENT JOINTS UNLESS OTHERWISE NOTED.
- ALL VENT PIPES ET CETERA PROTRUDING THROUGH ROOF SHALL BE LOCATED ON REAR SIDE OF ROOF AND SHALL BE PAINTED TO MATCH ROOF.
 - SHOWERHEADS. VERIFY WITH OWNER.
 - PROVIDE ANTI-SCALD DEVICES AT SINKS, TUB AND SHOWER FIXTURES.
 - SIZE DRAINS FROM SHOWERS TO ACCOMMODATE SHOWERHEADS AND WATER SUPPLIED.

SITE DATA

ZONE: LBK-R-4SF	REQUIRED	PROVIDED
MIN. LOT AREA	9,500 SF	9,840 SF
MIN. LOT WIDTH	80'-0"	80'-0"
SETBACKS - EXISTING HOUSE		
FRONT (STREET YARD WEST)	20'-0"	44'-0"
SIDE (NORTH)	8'-0" MIN 20' TOTAL	12.4'
SIDE (SOUTH)	8'-0" MIN 20' TOTAL	13.7'
REAR (WATERFRONT)	20'-0"	37.4'
MAX. HEIGHT	30'-0"	+/- 12'-0"
MAX. BUILDING COVERAGE	30%	25.3%
EXISTING SQUARE FOOTAGES		
A/C	1,214 SF	
NON-A/C (UNDER ROOF)	910 SF	
TOTAL (EXISTING)	2,124 SF	
REVISED SQUARE FOOTAGES		
SUB-TOTALS (INCLUDING NEW CONSTRUCTION)		
A/C	1,214 + 384 = 1,598 SF	
NON-A/C (UNDER ROOF)	910 + 340 - 384 = 866 SF	
TOTAL (INCLUDING NEW CONSTRUCTION)	2,464 SF	

SCOPE OF WORK NOTES:

- THE FOLLOWING PROJECT CONTAINS A MINOR RENOVATION TO THE EXISTING RESIDENCE LOCATED AT 696 MARBURY LN, LONGBOAT KEY FL INCLUDING BUT NOT LIMITED TO THE FOLLOWING SCOPE ITEMS:
- A TOTAL OF 340 SQUARE FEET OF ADDITIONAL NEW CONSTRUCTION NON-AIRCONDITIONED GARAGE SPACE HAS BEEN PROVIDED.
 - A TOTAL OF 384 SQUARE FEET OF EXISTING ATTACHED GARAGE SPACE HAS BEEN RETROFITTED INTO AIR CONDITIONED SPACE INCLUDING A NEW BEDROOM WITH CLOSET, ON-SUITE BATHROOM, LAUNDRY AND HALLWAY.

SITE AND CODE NOTES:

- MINIMUM FIXTURE CLEARANCES IN ACCORDANCE WITH FIGURE R307.1 HAVE BEEN PROVIDED AS APPLICABLE.
- VISIBLE SITE ADDRESS PER R319 SHALL BE PROVIDED.

GENERAL NOTES

- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT & WEATHERTIGHT BUILDING.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE PROJECT OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- CONTRACTOR TO FURNISH AND INSTALL CONCEALED SUPPORT FRAMING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES.
- CONTRACTOR SHALL PROTECT PIPES WITHIN CONCEALED WALL CAVITIES WITH NAIL/FASTENER PROTECTION (FROM POTENTIAL PUNCTURE) FROM FINISHED SIDES OF WALL.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- ALL INTERIOR FINISH SELECTIONS INCLUDING BUT NOT LIMITED TO FLOOR FINISHES, WALL BASES, ETC TO BE SELECTED BY OWNER.

DIMENSION NOTES

- DO NOT SCALE DRAWINGS: ALL WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK.
- DIMENSIONS TO EXTERIOR MASONRY WALLS ARE TO EXTERIOR FACE OF MASONRY, TYPICAL.
- ALL DIMENSIONS TO BE FIELD VERIFIED. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS LOCATING NEW INTERIOR MASONRY WALLS ARE TO FACE OF MASONRY, TYPICAL.
- DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FACE OF STUD, TYPICAL. WHEN A DIMENSION IS INDICATED AS "CLEAR" OR "CLR", THIS INDICATES THE CLEAR DIMENSION THAT IS TO BE PROVIDED AFTER INSTALLATION OF ALL WALL FINISH MATERIALS.
- OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS, AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL.
- CENTER ANY INTERIOR OPENINGS (NOT LOCATED BY DIMENSION), THAT APPEAR TO BE CENTERED IN A WALL.
- IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT OR PROCEEDING WITH THE WORK. DISCREPANCIES ARISING BECAUSE THE CONTRACTOR PROCEEDED TO PERFORM WORK WITH OUT NOTIFYING THE ARCHITECT FOR CLARIFICATION WILL RESULT IN THE CONTRACTOR ASSUMING ANY AND ALL RESPONSIBILITY FOR ERRORS AND COST IMPLICATIONS ARISING FROM SAID DISCREPANCY.

FLORIDA PRODUCT APPROVAL / NOA

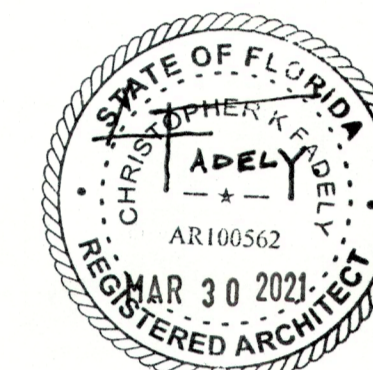
CATEGORY	SUBCATEGORY	MANUFACTURER	DOCUMENTATION TYPE		REMARKS
			FLORIDA APPROVAL (FL#)	MIAMI-DADE NOA	
WINDOWS	CASEMENT	MANUF. PGT SERIES: WinGuard CA740	FL 245.2 R124		
EXTERIOR DOORS	DOOR	MANUF. JELD WEN SERIES: DESIGN PRO/ SMOOTH PRO	FL18674 R16		
	GARAGE DOOR	MANUF. CLOPAY SERIES: CLASSIC		18-0716.02	
ROOFING	ASPHALT SHINGLE	MANUF. OWENS CORNING SERIES: DURATION	FL 10674-R15		

PRODUCT APPROVAL NOTES

- INCLUSION OF A PRODUCT IN THIS SCHEDULE DOES NOT IMPLY OR PRESUME THAT THE PRODUCT LISTED WILL BE INSTALLED IN THIS PROJECT. ALTERNATE PRODUCTS COMPLYING WITH CODE REQUIREMENTS MAY BE UTILIZED UPON EVALUATION, ACCEPTANCE, AND APPROVAL BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT INFORMATION AND DOCUMENTATION THAT MAY BE REQUIRED BY THE BUILDING DEPARTMENT FOR THE ALTERNATE PRODUCT'S EVALUATION AND APPROVAL.
- INCLUSION OF "APPROVED PRODUCTS" OR ASSOCIATED INFORMATION AND DOCUMENTATION OR BY REFERENCE IN THE CONSTRUCTION DOCUMENTS DOES NOT IMPLY THAT CKF ARCHITECTURE OR ITS SUBCONSULTANTS HAVE EITHER PRODUCED OR CREATED THE INFORMATION CONTAINED HEREIN. CONSEQUENTLY, CKF ARCHITECTURE AND ITS SUBCONSULTANTS ACCEPT NO RESPONSIBILITY FOR ANY INFORMATION GIVEN, RELATIVE TO "APPROVED PRODUCTS".
- RESPONSIBILITY FOR ANY PRODUCTS PERFORMANCE RELATIVE TO STRUCTURAL INTEGRITY DURING HURRICANES BASED ON EVALUATIONS OF CODE COMPLIANCE CONDUCTED BY STATE APPROVED ENTITIES LIES SOLELY WITH THE MANUFACTURERS OF THE ABOVE LISTED PRODUCTS.
- REFER TO STRUCTURAL DRAWINGS FOR APPLICABLE WIND SPEED CLASSIFICATION AND RISK CATEGORY OF PROJECT.

GENERAL ELECTRICAL NOTES

- PROVIDE ROUGH-IN WORK (PRIOR TO WIRING INSTALLATION) FOR REVIEW BY ARCHITECT PRIOR TO COMMENCEMENT OF FINISH WORK. MINOR RELOCATIONS OF EQUIPMENT, SWITCHES, ET CETERA (UP TO 6 FEET IN ANY DIRECTION) SHALL BE PROVIDED DURING WALK-THROUGH WITHOUT ADDITIONAL COST TO OWNER.
- ALL LIGHTING SELECTIONS TO BE PROVIDED BY OWNER.
- ALL SWITCHING LAYOUTS TO BE CONFIRMED BY OWNER BEFORE COMMENCEMENT OF WORK.
- OUTLETS, TELEVISION, PHONE BOXES, ETC., SHALL BE SEPARATED BY STUD WHEN SERVING ADJACENT ROOMS.
- PERFORM WORK IN STRICT ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRIC CODE AND LOCAL CODES AND ORDINANCES.
- CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND THE CONTRACTOR SHALL MAKE PROVISIONS FOR INTENDED CONNECTIONS AND CONNECTIONS REQUIRED WHETHER SHOWN OR NOT. CONTRACTOR COORDINATE HIS WORK WITH ALL OTHER TRADES TO PROVIDE ADEQUATE ACCESS, CONNECTIONS, LOCATION AND PERFORMANCE OF ALL SYSTEMS.
- SWITCHES AND RECEPTACLES: COLOR WHITE UNLESS OTHERWISE SHOWN. PROVIDE SWITCHES WITH WALL PLATES SUITABLE FOR SPECIFIED NUMBER OF SWITCHES, I.E. 4 SWITCHES RECEIVE 4 GANG, AND 3 SWITCHES RECEIVE 3 GANG, ET CETERA. ALL ELECTRICAL RUNS IN NON-ACCESSIBLE SPACES SHALL BE IN CONDUIT. ALL ELECTRICAL RUNS IN ATTIC SHALL BE ROMEX UNLESS OTHERWISE NOTED AND SHALL BE LOCATED TOGETHER IN GROUPED RUNS LOCATED OUT OF TRAFFIC OR ACCESS WAYS.
- PROVIDE COPPER CONDUCTORS, AND APPROVED RACERWAY.
- PROVIDE TELEPHONE, TELEVISION (CABLE AND DISH), AND SECURITY HOMERUNS TO CENTRAL COMMUNICATION PANEL/SERVER (STRUCTURED MEDIA CENTER) FOR NETWORKING AND DISTRIBUTION OF TELEVISION, TELEPHONE, AND COMPUTER. COORDINATE WITH ELECTRICAL REQUIREMENTS, WIRING FOR TELEPHONE AND SECURITY, WHICH IS EXPOSED IN ATTICS, ET CETERA SHALL BE INSTALLED ABOVE INSULATION, IN GROUPED RUNS, VISIBLE, AND LOCATED SO THAT FOOT TRAFFIC WILL NOT DAMAGE WIRING.
- THE LABELING FOR INDIVIDUAL CIRCUITS AT THE PANEL BOX(S) SHALL BE TYPED.



CHRISTOPHER K. FADELY, AIA, NCARB
FL AR100562

JEREMY BRONGO

BRONGO RESIDENCE

696 MARBURY LANE
LONGBOAT KEY, FL
34228

PERMIT DOCUMENTS

12.03.20

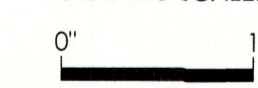


CKF ARCHITECTURE LLC

4430 EXETER DRIVE
LONGBOAT KEY, FL
34228
(P) 941.837.7852

REV	DESCRIPTION	DATE
	BUILDING DEPARTMENT COMMENTS	03.30.21

GRAPHIC SCALE:



SCALE: As indicated

DRAWN BY: LNM

A OF RECORD: CKF

PROJECT NO: 0008

SHEET TITLE:

CODE ANALYSIS, NOTES & LEGENDS,
PRODUCT APPROVAL

SHEET NO.:

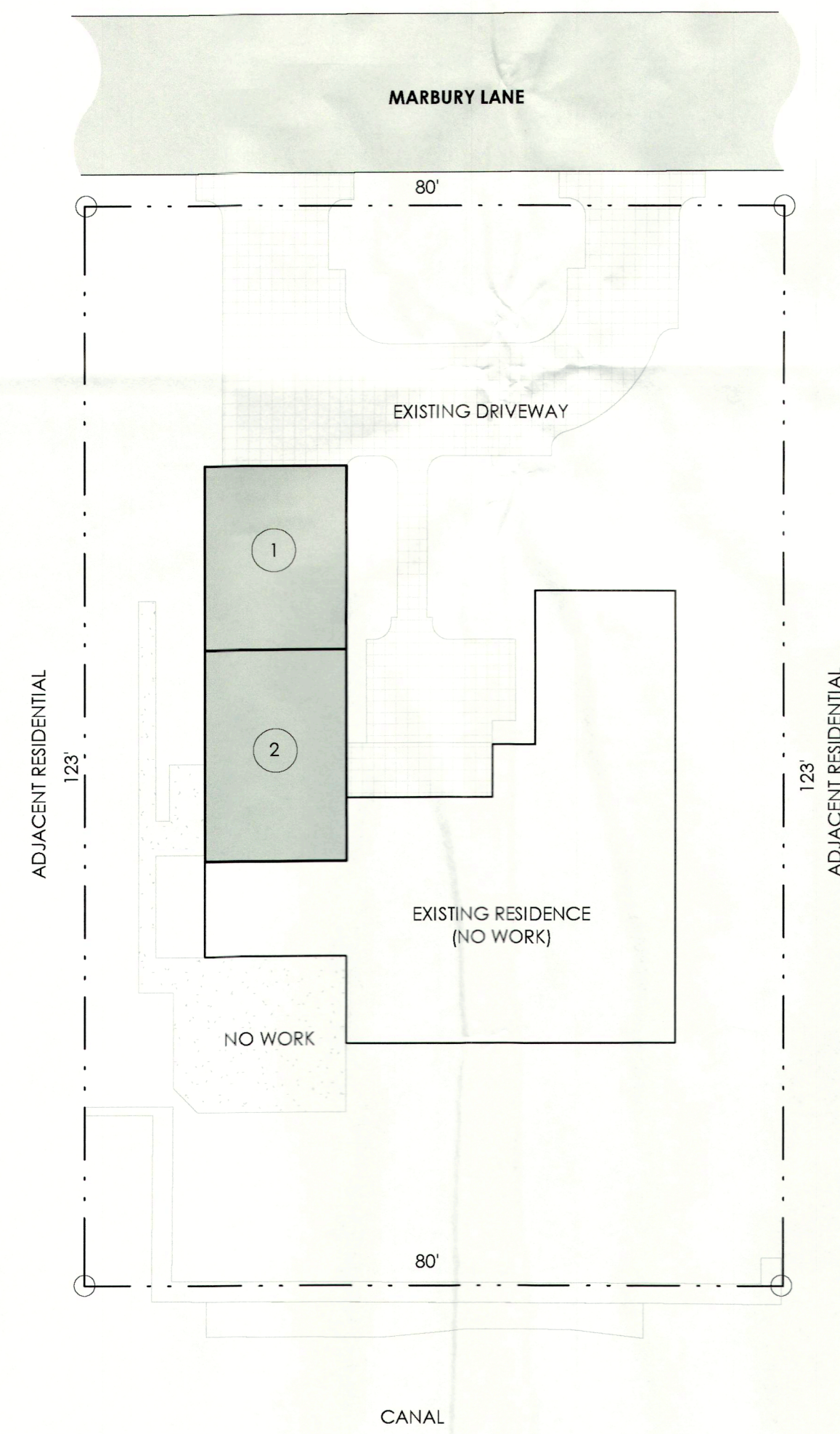
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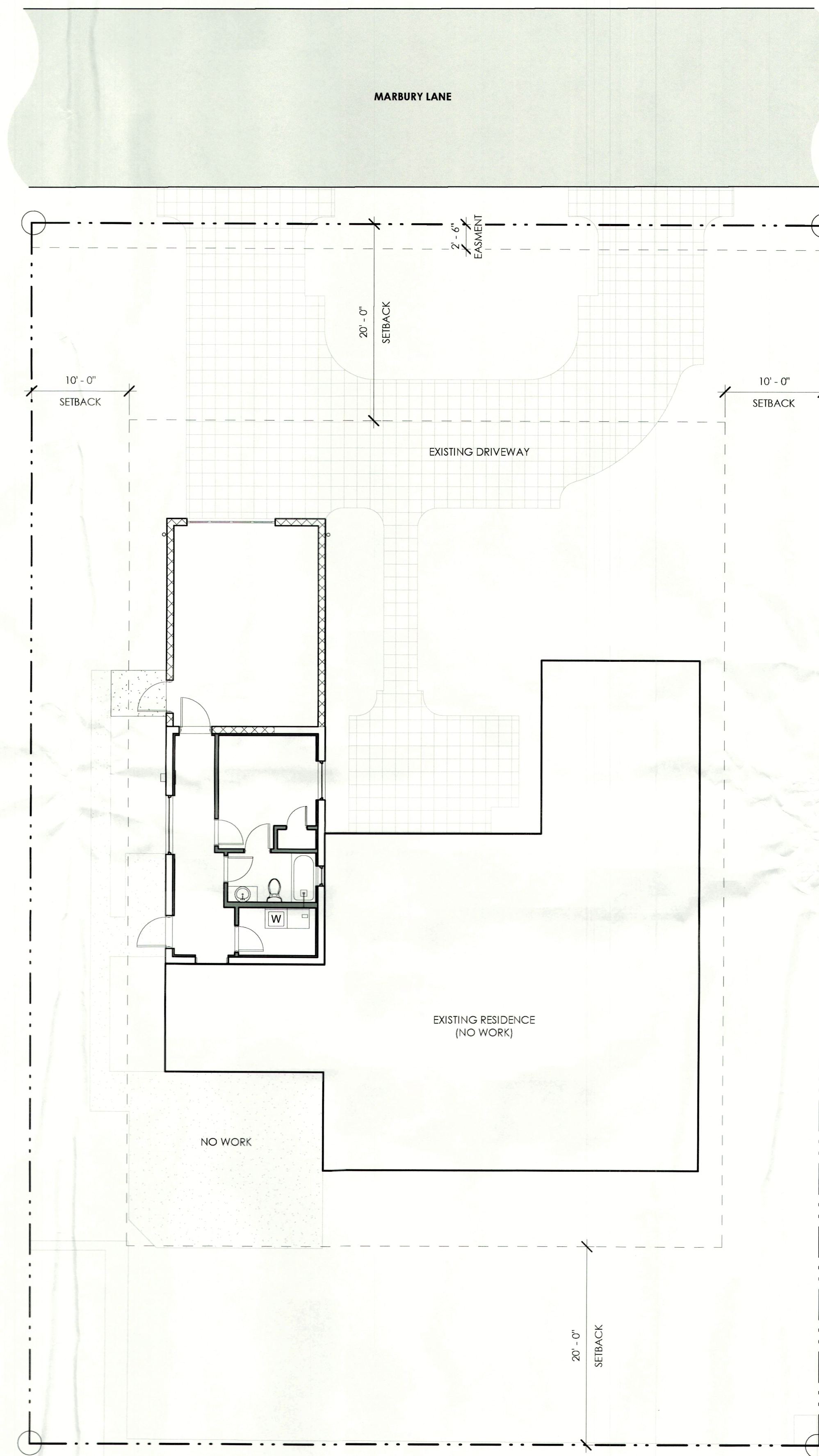
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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WORK AREA DESCRIPTION
 1. NEW ADDITION TO RESIDENCE
 2. EXISTING INTERIOR PORTION OF RESIDENCE TO BE RENOVATED



1 WORK AREA - KEY SITE PLAN DIAGRAM
 1/16" = 1'-0"



2 PROPOSED SITE PLAN
 1/8" = 1'-0"

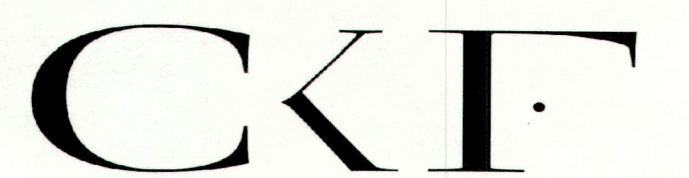


CHRISTOPHER K. FADELY, AIA, NCARB
 FL AR 100562

JEREMY BRONGO

BRONGO RESIDENCE
 696 MARBURY LANE
 LONGBOAT KEY, FL
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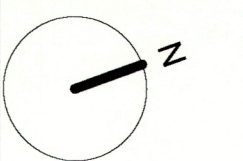
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REV	DESCRIPTION	DATE

GRAPHIC SCALE:
 0" 1"



SCALE: As indicated
 DRAWN BY: LNM
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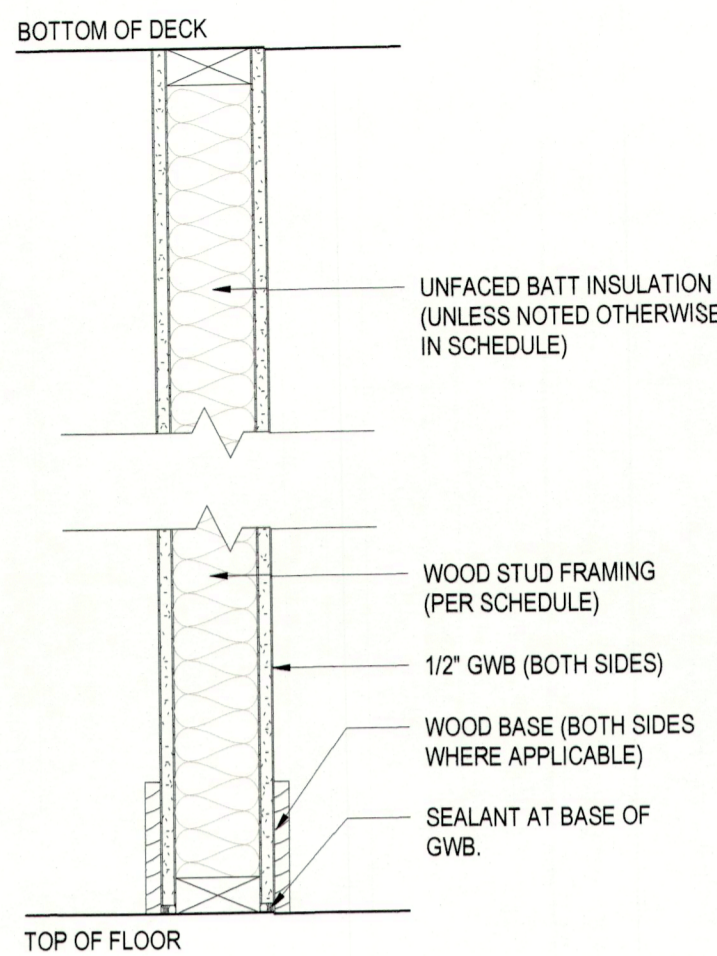
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SHEET TITLE:
SITE PLAN & KEYPLAN

SHEET No.:

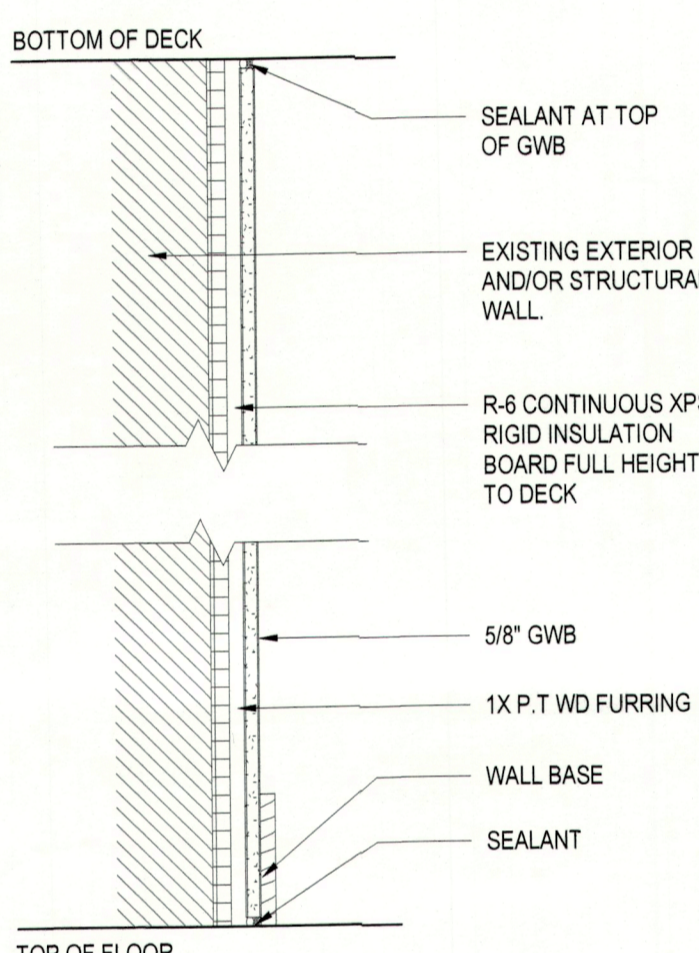
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 Planning, Zoning & Building



TYPE 1 - WOOD STUD PARTITION WALL

TYPE	DESCRIPTION	HEIGHT
1A	2x4 WOOD STUD @ 16" O.C MAX	FULL HT TO DECK
1B	2x6 WOOD STUD @ 16" O.C MAX	FULL HT TO DECK



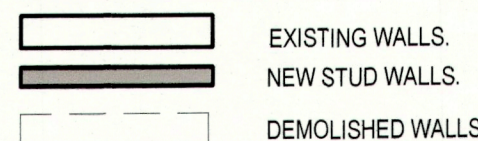
TYPE 3 - FURRING WALL - INSULATED

TYPE	DESCRIPTION	HEIGHT
2A	1X P.T.W.D FURRING @ 16" O.C MAX	FULL HT TO DECK

PARTITION TYPE NOTES

- PARTITION TYPES ARE TAGGED ON THE FLOOR PLANS. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLIES.
- ALL STUDS AND FURRING CHANNELS ARE TO BE SPACED 16" O.C., UNLESS NOTED OTHERWISE.
- ALL PARTITIONS SHALL EXTEND FROM FLOOR SLAB OR DECK TO THE UNDERSIDE OF THE STRUCTURAL DECK TO ACHIEVE COMPLETE CLOSURE, UNLESS NOTED OTHERWISE.
- PARTITION TYPES DESCRIBE THE PRIMARY WALL MEMBER AND SHEATHING. REFER TO FINISH SCHEDULE FOR ALL PARTITION FINISH DESIGNATIONS.
- PROVIDE FIREBLOCKING (AS REQUIRED PER FBC RESIDENTIAL SECTION R302.11) TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
- PROVIDE TYPE "M-R" MOISTURE RESISTANT GYPSUM BACKING BOARD IN ALL WET AREAS, INCLUDING BATHROOMS AND KITCHEN. PROVIDE 1/2" GLASS-MAT, WATER-RESISTANT TILE BACKING BOARD WITH WATER-RESISTANT COATING AS A SUBSTRATE FOR WALL AREAS SCHEDULED TO RECEIVE TILE.
- PROVIDE GYPSUM BOARD CONTROL JOINTS WHERE DESIGNATED ON THE INTERIOR ELEVATIONS, AND ANYWHERE THERE IS A CONTINUOUS RUN OF GYPSUM BOARD THAT IS GREATER THAN 30 FEET IN LENGTH. CONFIRM THE LOCATION OF ADDITIONAL CONTROL JOINTS WITH THE ARCHITECTURE PRIOR TO INSTALLATION.
- IN PARTITIONS WHERE BATT INSULATION FOR SOUNDPROOFING IS INDICATED, SEAL CONSTRUCTION AT PERIMETERS, BEHIND CONTROL AND EXPANSION JOINTS, OPENINGS, AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT, INCLUDING A BEAD AT BOTH FACES OF THE PARTITIONS.
- AT STUD WALLS, BLOCKING IS REQUIRED AT ALL WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING LOCATIONS:
 - A. WALL MOUNTED COUNTERS AND COUNTERTOP SUPPORTS
 - B. WALL MOUNTED ACCESSORIES AND EQUIPMENT
 - C. WALL MOUNTED DOORSTOPS
 - D. BATH AND TOILET ROOM ACCESSORIES
 - E. WALL MOUNTED TV/ MONITORS AND BRACKETS

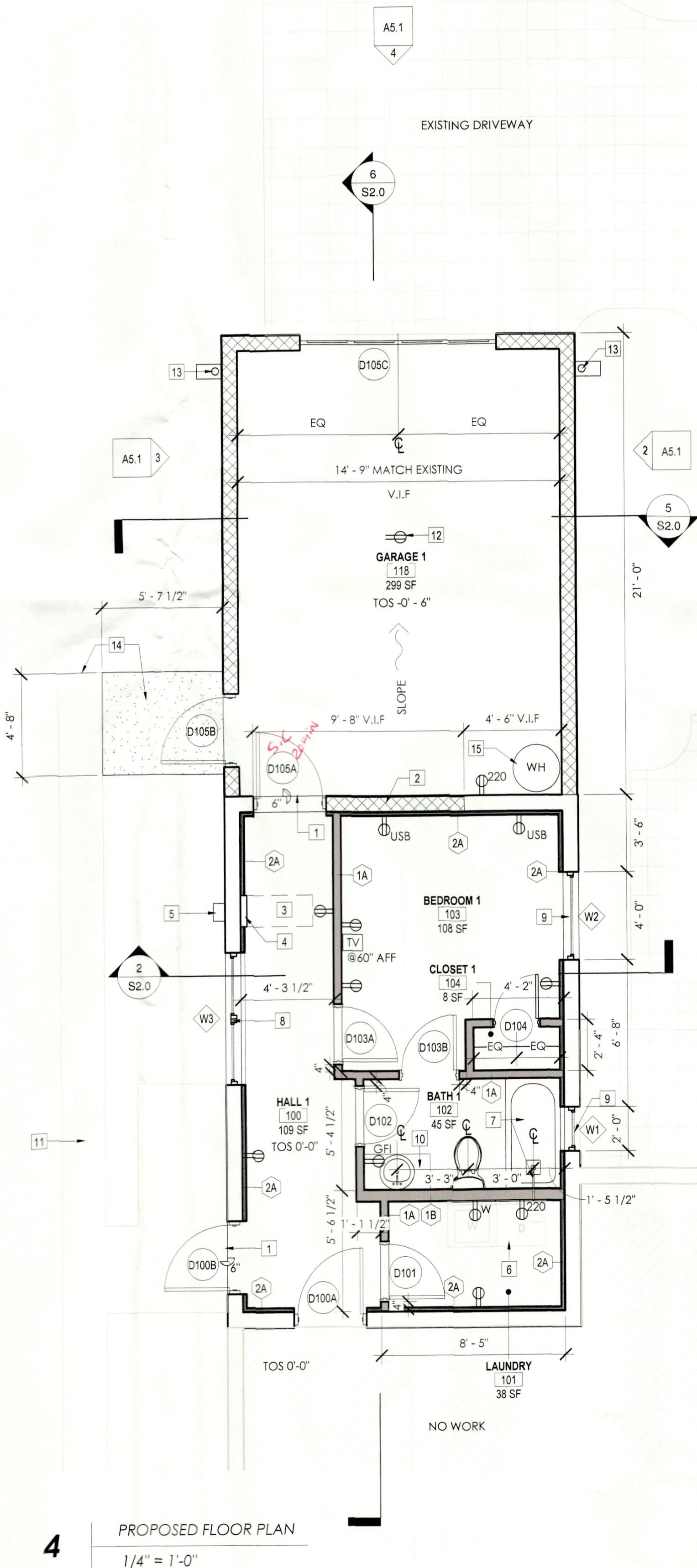
WALL LEGEND



SHEET NOTES

NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

- STEP DOWN
- NEW PORTION OF CMU WALL INFILL TO MATCH EXISTING
- DASHED LINE OF CLEARANCE IN FRONT OF BREAKER PANEL
- EXISTING ELECTRICAL BREAKER PANEL
- EXISTING ELECTRICAL METER
- DRYER VENT EXHAUST TO COMPLY WITH FBC M1502
- TUB WITH ASSOCIATED SHOWER SYSTEM, OFCI
- NEW WINDOW IN EXISTING OPENING. REFER TO WINDOW SCHEDULE
- NEW WINDOW IN NEW OPENING. REFER TO WINDOW SCHEDULE
- 36" VANITY, OFCI
- EXISTING CONCRETE WALKWAY
- OUTLET IN CEILING TO ACCOMMODATE GARAGE MOTOR
- DOWNSPOUT AND SPLASH BLOCK
- NEW PORTION OF CONCRETE SLAB, TIE INTO EXISTING
- NEW LOCATION FOR WATER HEATER



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

WINDOW SCHEDULE						
NUMBER	TYPE	WIDTH	HEIGHT	SILL HEIGHT	MATERIAL	REMARKS
W1	A	2'-0"	2'-0"	5'-2"	PRE-FIN ALUM	
W2	A	4'-0"	4'-0"	3'-2"	PRE-FIN ALUM	2
W3	B	6'-0"	2'-0"	V.I.F.	PRE-FIN ALUM	1

WINDOW SCHEDULE REMARKS:

- NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING ROUGH OPENING DIMENSION IN FIELD, EGRESS WINDOW.

GENERAL DOOR NOTES:

- ALL HW AND SOLID WOOD DOORS ARE 1-3/4" THICKNESS UNLESS NOTED OTHERWISE.
- STOREFRONT AND GLAZING SYSTEM FRAMES DEPTHS ARE BY MANUFACTURER.
- DOOR HARDWARE SPEC BY OWNER

DOOR SCHEDULE REMARKS:

- GARAGE DOOR, SPEC BY OWNER. SYSTEM SHALL COMPLY WITH UL325.
- NEW DOOR IN EXISTING OPENING. VERIFY IN FIELD EXISTING OPENING DIMENSIONS PRIOR TO ORDERING.

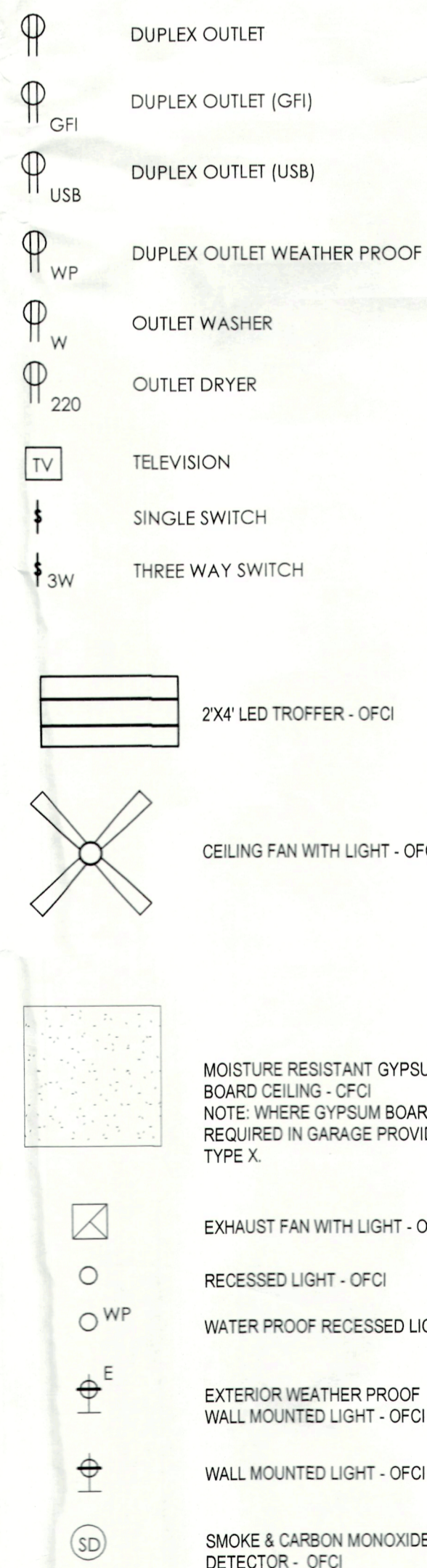
SHEET NOTES

NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

- ALIGN NEW SOFFIT WITH EXISTING. MATCH EXISTING
- GARAGE DOOR MOTOR
- GARAGE DOOR SWITCH
- CENTER EXHAUST VENT OVER TOILET
- NEW ATTIC ACCESS

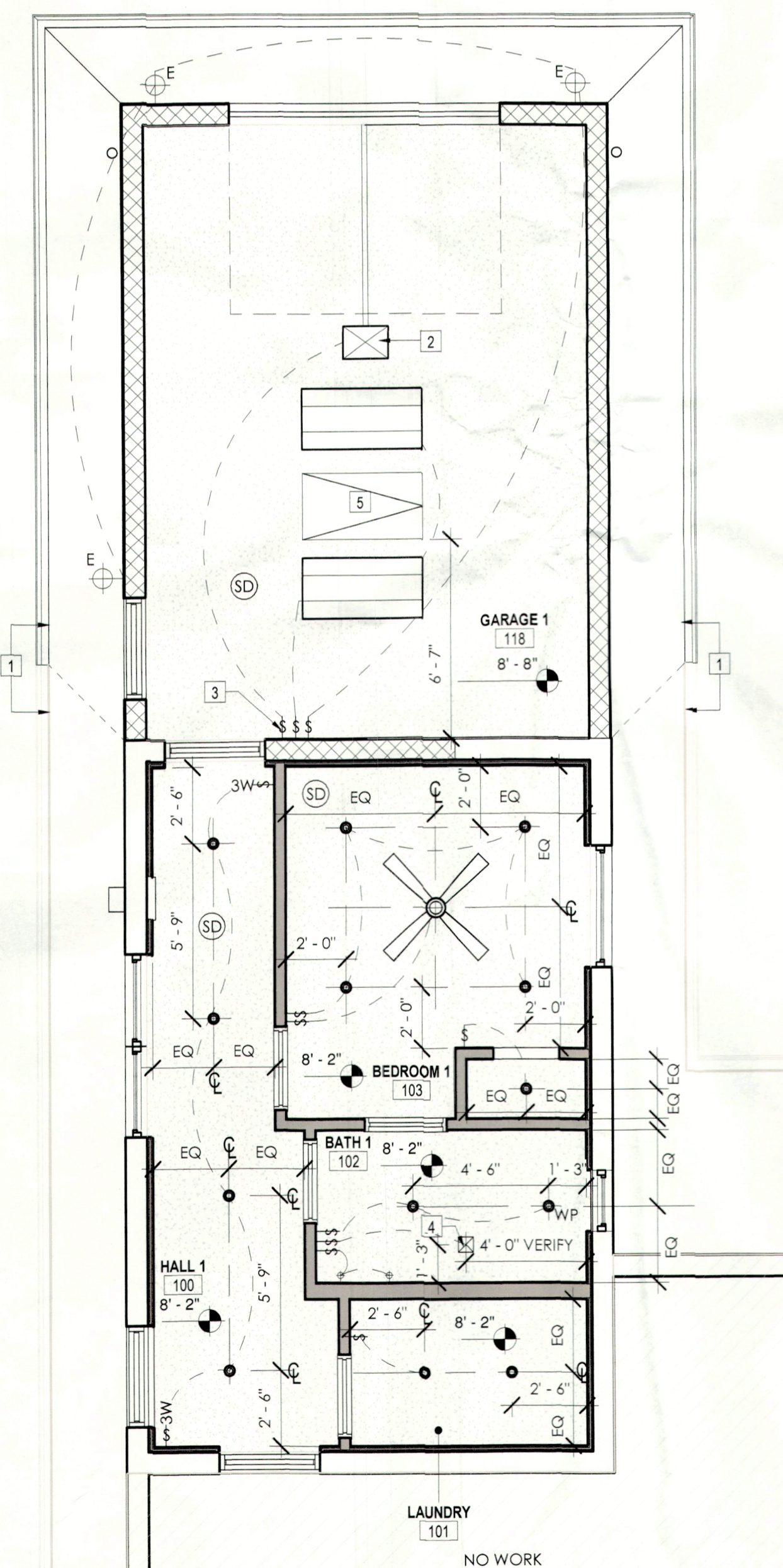
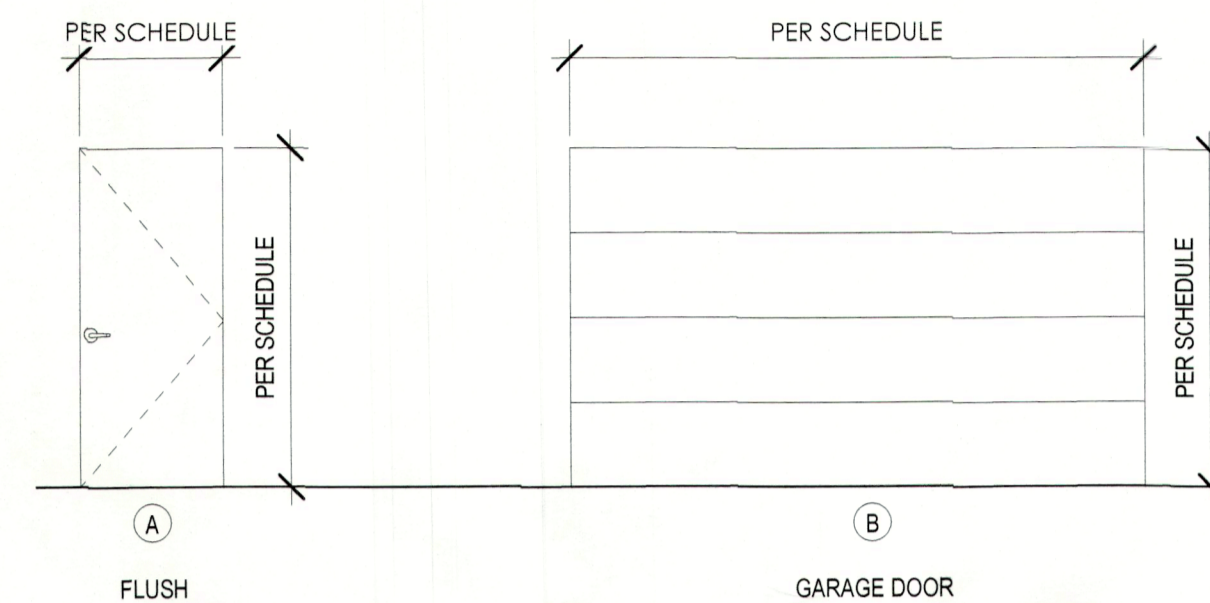
NOTE:
ALL SWITCHING AND LIGHTING TO BE CONFIRMED BY OWNER PRIOR TO INSTALL.
OFCI - OWNER FURNISH CONTRACTOR INSTALL
CFCI - CONTRACTOR FURNISH CONTRACTOR INSTALL

ELECTRICAL LEGEND

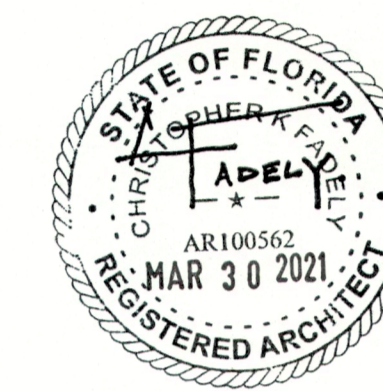


REFLECTED CEILING LEGEND
N.T.S

DOOR SCHEDULE						
DOOR NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	REMARKS
D100A	A	3'-0"	6'-8"	WD	PNT	2
D100B	A	3'-0"	6'-8"	FIBERGLASS	PNT	
D101	A	2'-6"	6'-8"	WD	PNT	
D102	A	2'-6"	6'-8"	WD	PNT	
D103A	A	2'-6"	6'-8"	WD	PNT	
D103B	A	2'-6"	6'-8"	WD	PNT	
D104	A	2'-0"	6'-8"	WD	PNT	
D105A	A	3'-0"	6'-8"	WD	PNT	(20Min Fire Rated)
D105B	A	3'-0"	6'-8"	FIBERGLASS	PNT	
D105C	B	9'-0"	7'-0"	MANUF.	PRE-FIN	1



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



CHRISTOPHER K. FADELY, AIA, NCARB
FL AR100562

JEREMY BRONGO

BRONGO RESIDENCE

696 MARBURY LANE
LONGBOAT KEY, FL
34228

PERMIT DOCUMENTS

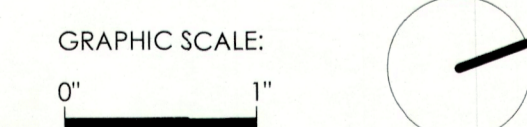
12.03.20

CKF

CKF ARCHITECTURE LLC

4430 EXETER DRIVE
LONGBOAT KEY, FL
34228
(P) 941.807.7852

REV	DESCRIPTION	DATE
1	BUILDING DEPARTMENT COMMENTS	03.30.21



SCALE: As indicated

DRAWN BY: LNM

A OF RECORD: CKF

PROJECT NO: 0008

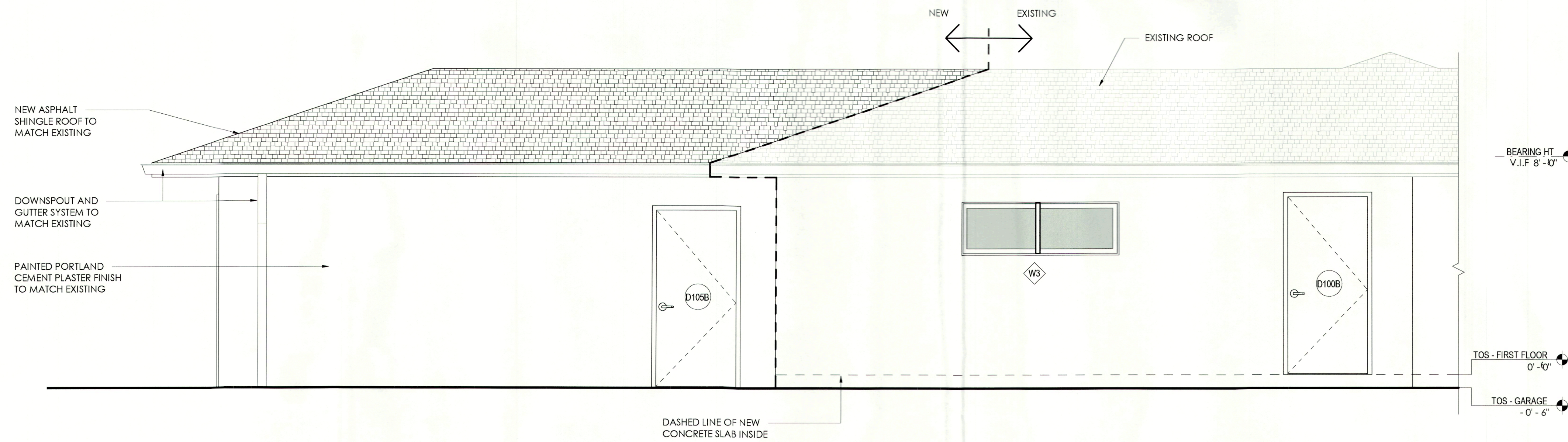
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PROPOSED FLOOR PLAN, REFLECTED CEILING PLAN & DETAILS

SHEET No.:

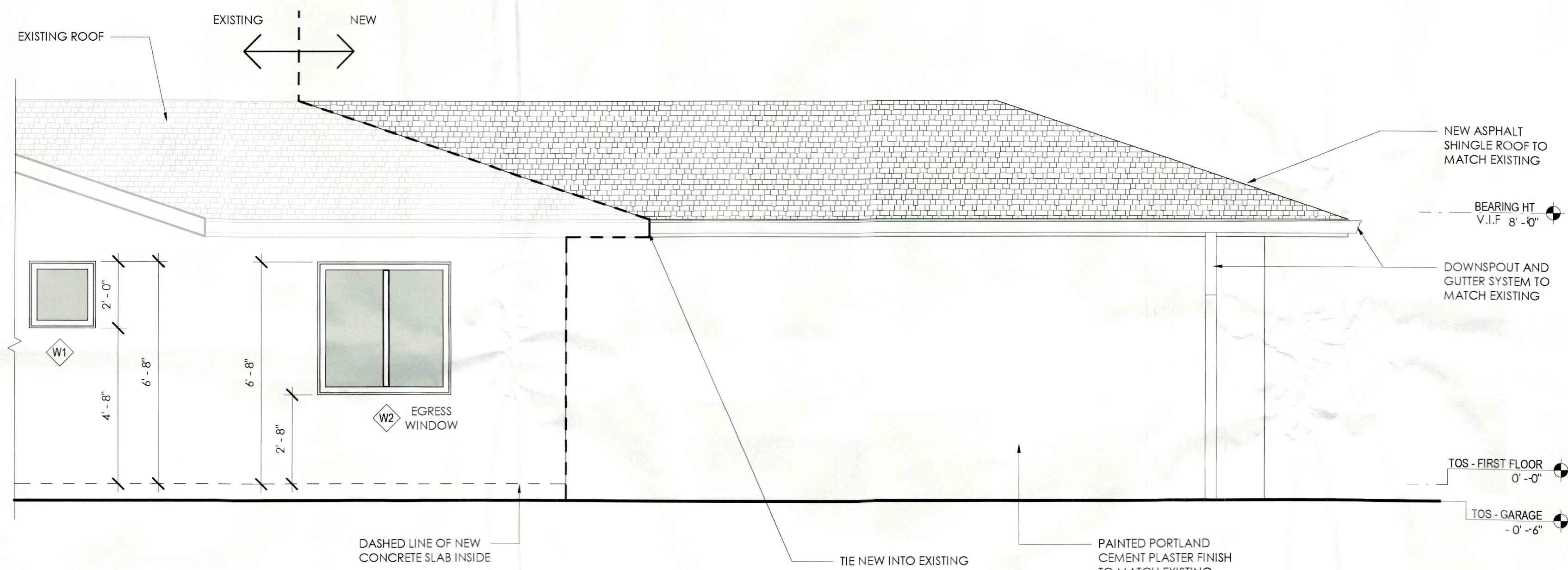
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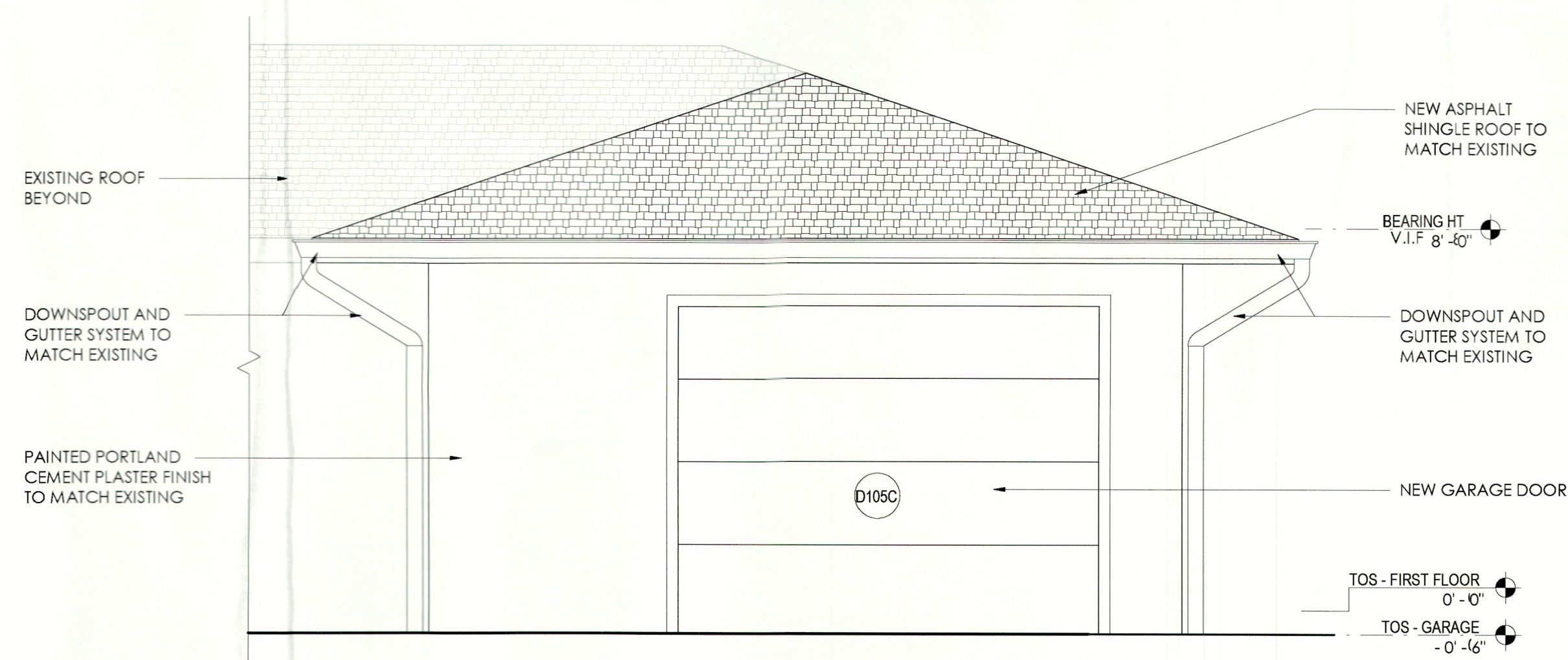
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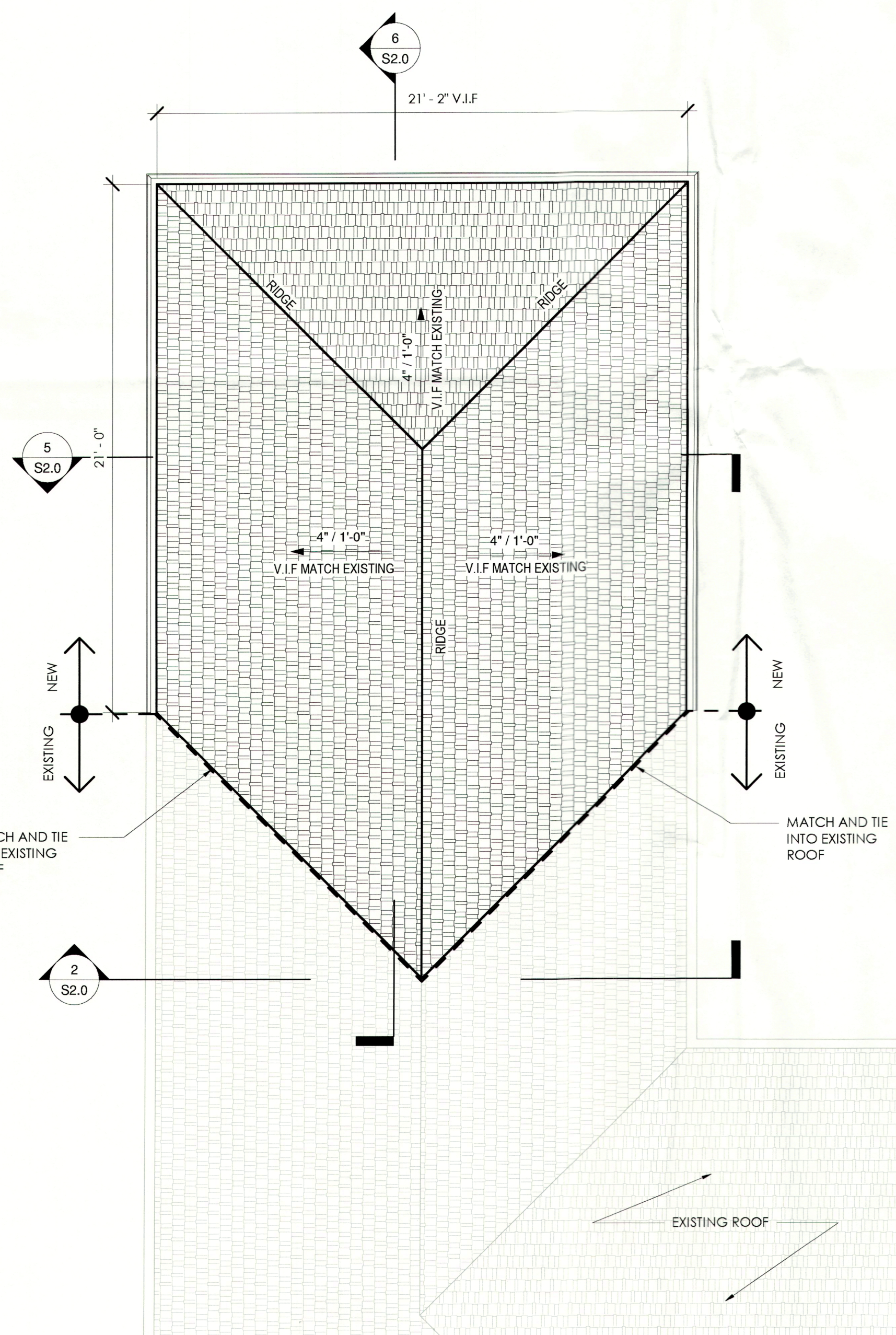
3 SOUTH ELEVATION
3/8" = 1'-0"



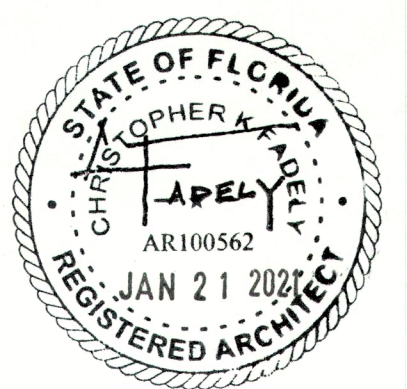
2 NORTH ELEVATION
3/8" = 1'-0"



4 WEST ELEVATION
3/8" = 1'-0"



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

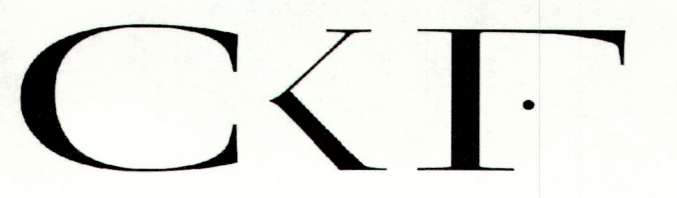


CHRISTOPHER K. FADELY, AIA, NCARB
FL AR100562

JEREMY BRONGO

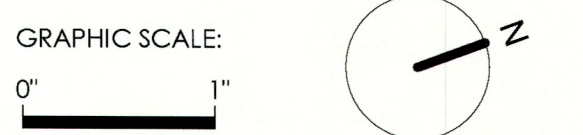
BRONGO RESIDENCE
696 MARBURY LANE
LONGBOAT KEY, FL
34228

PERMIT DOCUMENTS
12.03.20



CKF ARCHITECTURE LLC
4430 EXETER DRIVE
LONGBOAT KEY, FL
34228
(P) 941.807.7852

REV	DESCRIPTION	DATE



SCALE: As indicated
DRAWN BY: LNM
A OF RECORD: CKF
PROJECT NO: 0008

SHEET TITLE:
ROOF PLAN & EXTERIOR ELEVATIONS

SHEET No.:

A5.1

BLDG PERMIT PLANS
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PROJECT MANUAL

I. SUPPLEMENTARY CONDITIONS

- 1. Contractor and all subcontractors shall be currently licensed to perform their work within the jurisdiction of the project.
2. Contractor shall secure and pay for all permits and governmental fees, licenses, and inspections necessary for proper execution of and completion of the Contract, which are legally required.
3. Contractor shall replace broken and scratched glass, remove stains, marks, and dirt from decorated work; clean hardware and glass; remove paint spots and smears from all surfaces; clean fixtures; and wash or clean all floors in construction areas.
4. If stored materials are included in Application and Certificate for Payment, they shall be listed separately and attached to payment request, indicating item, quantity, costs, and location if different from construction site.
5. Contractor shall provide partial release of lien, for application for payment current amount, with each application for payment.

II. PROJECT SPECIFICATIONS

DIVISION 01 - GENERAL REQUIREMENTS

01 1000 - SUMMARY

- A. GENERAL:
1. Limit use of site and premises to Owner, Owner's Representative, Contractor and others performing Work under this Contract.
2. Obtain three proposals for each allowance and submit to Owner with recommendations.
3. Advise Architect/Owner of the date when selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
4. Submit invoices to show cost of products furnished under each allowance.
5. Refer also to Supplementary Conditions.

01 2000 - PRICE AND PAYMENT PROCEDURES

- A. ALLOWANCES: Include the following allowances in Contract Sum:
B. Obtain three proposals for each allowance and submit to Owner with recommendations.
C. Advise Architect/Owner of the date when selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
D. Submit invoices to show cost of products furnished under each allowance.
E. Refer also to Supplementary Conditions.
F. Contract modification procedures:
G. ALTERNATES:
H. UNIT COST:

01 3000 - ADMINISTRATIVE REQUIREMENTS

- A. GENERAL:
1. Project Management and Coordination
2. Construction Schedule:
3. Contract Document Intent: include all items necessary for the proper execution and completion of the Work by the Contractor.

01 4000 - QUALITY REQUIREMENTS

- A. GENERAL:
1. Quality-control services include inspections, tests, and related actions including reports.
2. Contractor is responsible for scheduling inspections and tests.
3. Retesting: Contractor shall pay for retesting where unsatisfactory and indicate noncompliance with requirements.
4. Submittals: Testing agency shall submit a certified written report of each inspection and test to the following:
5. Testing Agency Qualifications: Engage inspection and testing agencies that are pre-qualified as complying with the American Council of Independent Laboratories' "Quality Assurance Manual" and that specialize in the types of inspections and tests to be performed.

01 6000 - PRODUCT REQUIREMENTS

- A. GENERAL:
1. Provide products of same kind from a single source.
2. Provide products complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect.
3. Unless otherwise indicated, Owner will select color, pattern, and texture of each product from manufacturer's full range of options.
4. Deliver, store, and handle products according to manufacturer's written instructions, using means and methods that will prevent damage, deterioration, and loss, including theft.

01 7000 - EXECUTION REQUIREMENTS

- A. EXECUTION:
1. Examination and Preparation:
a. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, and plumb; substrates within installation tolerances; surfaces that are smooth, clean, and free of deleterious substances; and application conditions within environmental limits.
b. Substitutions permitted. Match existing shingles.
c. Where Drawings indicate dimensions of existing construction verify by field measurement.
2. Cutting and Patching:
3. Installation:
a. Comply with manufacturer's written instructions for installation.
b. Match existing drip edge material and finish.

- b. Comply with NFPA 70 for installation of electrically operated equipment and electrical components and materials.
4. Final Cleaning:
a. Clean each surface or item before requesting inspection for certification of Substantial Completion.

DIVISION 02 EXISTING CONDITIONS

02 4119 - SELECTIVE DEMOLITION

- A. GENERAL:
1. Unless otherwise indicated, demolished materials become Contractor's property.
2. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
B. EXECUTION:
1. Coordinate scheduling of demolition with Owner.
2. Maintain and protect existing utilities to remain before proceeding with demolition.
3. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
4. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.

DIVISION 03 - CONCRETE Refer to Structural Drawings for additional notes

03 9300 - CONCRETE PATCH AND REPAIR

- A. GENERAL:
1. Where uneven floor levels or holes occur, fill, patch, and provide underlayment as required to level surface to indicated standard prior to installation of finished floor material.
2. See Structural drawings for concrete notes. Provide 6 mil vapor barrier with minimum 6" lap at areas of concrete slab patching.

DIVISION 04 - MASONRY Refer to Structural Drawings for notes

DIVISION 05 - METALS Refer to Structural Drawings for notes.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES Refer also to Structural Drawings.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 2100 - BUILDING INSULATION

- A. GENERAL:
1. Surface-Burning Characteristics: ASTM E 84, flame-spread ratings of 25 or less and smoke-developed ratings of 450 or less.
B. PRODUCTS:
1. Rigid Insulation:
a. Extruded Polystyrene: ASTM C 578, Type X, unfaced, thermal insulation.
b. Glass-Fiber Blanket, unfaced, ASTM C 665, Type 1, sound batt insulation.
c. Open-Cell Spray Polyurethane Foam: water blowing agent type; minimum density of 0.4 lb/cu. ft; R3.7 per inch average, minimum.
C. EXECUTION:
1. Install insulation in areas and in thicknesses indicated or required to produce R-values indicated.
2. Install insulation without voids, and used above grade. Install as shown on Drawings.

07 3113 ASPHALT SHINGLES & ACCESSORIES

- A. GENERAL:
1. Coordinate installation of asphalt shingle roof and membrane with manufacturer's installation instructions.
B. PRODUCTS:
1. Acceptable Manufacturer: Owens Corning Roofing and Asphalt, LLC.
2. Performance Requirements:
a. Select and install shingle system in accordance with FBC requirements and current NOA or Florida Product Approval.
3. Self-Adhering Underlayments:
a. Products: Grace Ice and Water Shield, for high temperatures.
b. Membrane thickness: 40mil, minimum.
c. Surface:
i. Granulated for shingles.
ii. Smooth for metal roofing.
d. Seams shall be lapped in accordance with manufacturer's installation instructions.
e. Underlayment shall be approved for 90 days (minimum) of exposure to UV and weather penetrations.
f. Provide lap requirements per manufacturer's installation instructions for all roof valleys, roof edges and penetrations.
4. Metal Drip Edge:
a. Drip edges shall be installed on all roof edges.
b. Match existing drip edge material and finish.

- 5. Install drip edge on eaves first with underlayment installed over the drip edge.
C. EXECUTION:
1. Install underlayment to comply with shingle and underlayment manufacturer's written installation instructions and NOA or Florida Product Approval.
2. Install flashing and trim in accordance with SMACNA recommendations and Code requirements.
3. Valleys: Install self-adhering underlayment centered in valley, lapping ends at least 8" in direction that sheds water.
4. Install shingles in accordance with manufacturer's written instructions and NOA or Florida Product Approval.
5. Provide 2-year roofing installer's warranty against leaks and defective materials and workmanship.

07 6000 - SHEET METAL FLASHING AND TRIM

- A. GENERAL:
1. Provide samples.
B. PRODUCTS:
1. Performance Requirements:
a. Fabricate sheet metal flashing and trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal and other characteristics of the item indicated.
2. Aluminum sheet: ASTM B 209 (ASTM B 209M), 3003-H14, minimum thickness of 0.040" (1.0mm).
3. Flashing and Trim:
a. Finish: 2-coat fluoropolymer Hylar 5000 or Kynar 500 finish.
4. Fasteners for aluminum: 300 series stainless steel.
5. Accessories:
a. Asphalt Mastic: SSPC-Paint 12, asbestos free, solvent type.
b. Roofing Cement: ASTM D 4586, Type I, asbestos free, asphalt based.
C. EXECUTION:
1. Comply with SMACNA's "Architectural Sheet Metal Manual."
2. Sealed Joints: Form non-expansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
3. Separations: Separate non-compatible metals or corrosive substrates with a coating of asphalt mastic or other permanent separation.
4. Fabricate nonmoving seams in sheet metal with flat-lock seams.
5. Review installed windows for glazing imperfections upon installation.

07 9200 - JOINT SEALANTS

- A. PRODUCTS:
1. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.
2. Elastomeric Sealants: Comply with ASTM C 920.
a. Single-component, neutral-curing silicone sealant, Type S; Grade NS; Class 25; Uses T, NT, M, G, A, and O.
b. Single-component, non-sag urethane sealant, Type S; Grade NS; Class 25; and Uses NT, M, A, and O.
c. Single-component, mildew-resistant silicone sealant, Type S; Grade NS; Class 25; Uses NT, G, A and O; formulated with fungicide.
3. Latex Sealant: Single-component, non-sag, mildew-resistant, paintable, acrylic-emulsion sealant complying with ASTM C 834.
4. Acoustical Sealant for Exposed Joints: Non-sag, paintable, non-staining, latex sealant complying with ASTM C 834.
5. Acoustical Sealant for Concealed Joints: Nondrying, non-hardening, non-skimming, non-staining, gumable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce transmission of airborne sound.
6. Backing Rod: ASTM C1330 closed-cell material.
B. EXECUTION:
1. Comply with ASTM C 1193.
2. Comply with ASTM C 919 for use of joint sealants in acoustical applications.
3. Field-Adhesion Testing: Test completed and cured sealant joints. Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory.

DIVISION 08 - DOORS AND WINDOWS

08 1400 - FLUSH WOOD DOORS

- A. PRODUCTS:
1. Interior Doors: Paint-grade 1-3/4-inch thick premium, 5 ply construction, solid-core (meet or exceed WDMA I.S. 1A).
2. Factory prime interior doors to be painted in color to be selected.
B. EXECUTION:
1. Align and fit doors in frames in accordance with manufacturer's requirements and AWI tolerances, for uniform clearances.

- 2. Repair, refinish, or replace doors damaged during delivery, installation, or during construction.
3. Adjusting: Rehang or replace doors that do not swing or operate freely, or that do not remain in placed position.

08 5500 - ALUMINUM WINDOWS

- A. GENERAL:
1. Provide aluminum windows capable of complying with performance requirements AAMA WDMA 101/15.2/NAFS.
2. Related Sections:
a. 08 8000 - Glazing.
3. Submittals: Product data, shop drawings, and color samples.
4. Warranty: 10 year warranty on frame and laminated glass.
B. PRODUCTS:
1. Performance Requirements:
a. Provide NOA or Florida Product Approved units.
2. Acceptable Manufacturer: PGT Industries, which is located at: P. O. Box 1529; Nokomis, FL 34274; Toll Free Tel: 800-282-6019; Tel: 941-480-1600; Email: request info (jredden@pgtindustries.com); Web: http://www.pgtindustries.com.
3. Basis of Design: WinGuard Series Casement Aluminum Windows, CA740.
4. Aluminum Windows:
a. Equip units with aluminum fiber mesh insect screens on operable sashes.
b. Interior and exterior finish: Factory applied Kynar 500 finish as selected.
c. Frame and sash: Weather stripped for positive seal.
d. Hardware as required for operation.
e. Glazing: Energy Shield Max, laminated insulated, Argon filled, triple Low E coated.
f. Provide window units with aluminum structural support, as required, except where structural support noted otherwise.
C. EXECUTION:
1. Installation:
a. Set units level, plumb, and true to line, without warp or rack of frames and panels and anchor securely in place per NOA/Florida Product Approval.
b. Set sill members in full bed of sealant to provide weather tight construction.
c. Seal entire exterior perimeter of units to surrounding construction.
d. Adjust operating panels, screens, and hardware to smooth operation and weather tight closure.
2. Review installed windows for glazing imperfections upon installation.

08 7100 - DOOR HARDWARE

- A. GENERAL:
1. Provide 5-year warranty.
B. PRODUCTS:
1. To be determined by Owner & approved by Architect.
C. EXECUTION:
1. Install hardware in accordance with manufacturer's instructions.
2. Lubricate hardware and moving parts.

08 8000 - GLAZING

- A. GENERAL:
1. Section Includes: Glass for windows and doors.
2. Coordinate with door and window specification sections.
3. Comply with published recommendations of glass product manufacturers and organization, GANA "Laminated Glazing Reference Manual" and "Glazing Manual", unless more stringent requirements are indicated.
B. PRODUCTS:
1. Performance Requirements:
a. Windborne-Debris Impact Resistance: According to ASCE 7 and FBC, current editions.
b. Glass Clarity: Edge Delete limited to 1 inch (25.4 mm), maximum, around perimeter of each glass light.
c. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed, unless otherwise indicated.
d. Maximum peak to valley rollerwave 0.003" (0.08mm) in the central area and 0.008" (0.20mm) within 10.5" (267mm) of the leading and trailing edge.
2. Laminated Glass: ASTM C1172.
3. Insulating Glass: ASTM E 2190, certified in compliance with the IGCC, factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace.
C. EXECUTION:
1. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, other glazing materials, door manufacturer, and window manufacturer, unless more stringent requirements are indicated, including those in referenced glazing publications.
2. Protect glass from scratches, damage, and contact with contaminating substances resulting from construction operations.
3. Schedule:

- a. Storefront glazing to be insulated, impact, clear glass.
b. Window glazing, as scheduled in 08 5500.

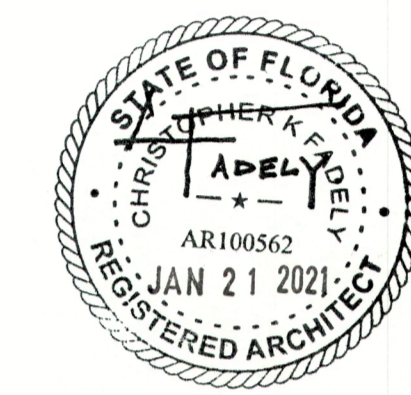
DIVISION 09 - FINISHES

09 2200 - PORTLAND CEMENT PLASTER (STUCCO)

- A. GENERAL:
1. Section includes new and patched/repared exterior plasterwork (stucco).
2. Comply with ASTM C926 requirements.
3. Patch and Repair: Patch and repair Portland cement plaster work damaged or distributed by construction process or required by new work.
B. PRODUCTS:
1. Portland cement plaster: Mix, proportion, and apply cement plaster in accordance with ASTM C926 and PCA Plaster (stucco) Manual.
2. Stucco Repair Areas:
a. Remove loose materials so existing surface to remain is in sound condition.
b. Remove existing screws, nails, surface irregularities, etc.
c. Pressure wash prepared surface.
d. Bond and patch surfaces as required to match existing.
e. Install control joints where indicated on Drawings, and as recommended by PCA Plaster (stucco) Manual.
3. Accessories: Comply with material provisions of ASTM C 1063 and the requirements indicated below; coordinate depth of accessories with thickness and number of plaster coats required.
a. Galvanized steel components: Fabricated from zinc-coated (galvanized) sheet steel complying with ASTM A 653/A 653M, G40 (Z90) minimum coating designation.
b. Refer to 09 9100 - Painting for surface applied waterproofing.
C. EXECUTION:
1. Install furring and lathing materials to comply with ASTM C 1063 and ML/SFA 920, "Guide Specification for Metal Lathing and Furring".
a. Comply with ASTM C 754 for installing non-load-bearing stud systems.
b. Comply with ASTM C 1007 for installing load-bearing stud systems.
2. Proportion mix, apply, and cure plaster materials and finishes to comply with ASTM C 926.
3. Bonding: Test bonding of specified thickness plaster installation.
4. Repair or replace work to eliminate cracks, dents, blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

09 2600 - GYPSUM BOARD ASSEMBLIES

- A. PRODUCTS:
1. Gypsum board products in maximum lengths available to minimize end-to-end butt joints.
a. Glass-Mat, Moisture and Mold Resistant Gypsum Board: ASTM C 840, of thickness indicated, 5/8 inch.
b. Gypsum Board: Complying with ASTM C 36/C 36M or ASTM C 1396/C 1396M, as applicable to type of gypsum board indicated and whichever is more stringent.
2. Suspended and furred ceilings: Comply with ASTM C 645 and ASTM C 754.
a. Furring channels: Resilient furring channels, 1/2-inch (12.7 mm) deep, with single leg configuration.
b. Hot-dip galvanized coating complying with ASTM A 653, G60 (ASTM A 653M, F180) for framing exterior soffits and suspended ceilings within 10 feet (3 m) of exterior walls.
3. Trim accessories: Corner bead, edge trim, and control joints complying with ASTM C 1047, formed from steel sheet zinc coated by hot-dip process or rolled zinc or plastic.
4. Gypsum Board Joint Treatment Materials: Comply with ASTM C 475.
5. Screws: 12-inches on center maximum.
6. Cementitious Backer Board: Wonderboard or USG Durock Cement Board at tile and stone locations.
7. Cementitious backer unit joint treatment materials: Comply with ASTM C 475.
8. Acoustical sealant for exposed and concealed joints: Non-sag, paintable, non-staining latex sealant.
9. Acoustic Attenuation for interior partitions: 49 STC in accordance with ANSI/ASTM E90, minimum.
a. Product: ASTM C 665, Type 1 (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
B. EXECUTION:
1. Install gypsum board in accordance with GA 201 and GA 216 and manufacturer's instructions.
2. Erect single layer standard gypsum board in most economical direction, with ends and edges occurring over firm bearing.
3. Use screws when fastening gypsum board to wood furring or steel framing.
4. Staples may not be used.



CHRISTOPHER K. FADELY, AIA, NCARB FL AR100562

JEREMY BRONGO

BRONGO RESIDENCE

696 MARBURY LANE LONGBOAT KEY, FL 34228

PERMIT DOCUMENTS

12.03.20



4430 EXETER DRIVE LONGBOAT KEY, FL 34228 (P) 941.807.7852

Table with 3 columns: REV, DESCRIPTION, DATE

GRAPHIC SCALE: 0' 1"

SCALE: DRAWN BY: LNM

A OF RECORD: CKF PROJECT NO: 0008

SHEET TITLE: SPECIFICATIONS

SHEET No.:

A7.1

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- 2. Gypsum board finish walls and ceilings to Level 4 finish in accordance with Gypsum Association Document GA-214.
- 3. Provide joint compounds smooth and free of tool marks and ridges. Prepared surface coated with drywall primer prior to application of final finishes. Construct walls and ceilings straight, level without joints and joint telegraphing.
- 4. Close off sound-flanking paths around or through gypsum board assemblies.

09 9100 - PAINTING

- A. GENERAL:
 - 1. Paint exposed surfaces, unless otherwise indicated.
 - a. Paint the backside of access panels.
 - b. Back prime wood trim and cuts prior to installation.
 - c. Where items or surfaces not specifically mentioned, paint same as similar adjacent materials or areas. If color or finish is not designated, Owner will select from colors or finishes available.
 - d. Do not paint pre-finished items or similar surfaces, railings, cabinets, etc. If in question, verify prior to painting.
 - 2. "Paint" as used herein means all coating systems, materials including primers, emulsions, enamels, stains, sealers, epoxy coatings, fillers, and other applied materials, whether used as prime, intermediate, or finish coats.
 - 3. Provide field sample panels, as directed for illustration of coating color, texture, and finish.
 - 4. Deliver products to site in new, original, unopened, sealed and labeled containers. Inspect to verify acceptance. Container labeling to include manufacturer's name, type of paint, brand name, brand code, coverage, surface preparation, drying time, cleanup, color designation, and instructions for mixing and reducing.
- B. PRODUCTS:
 - 1. Single source responsibility: Provide primers, and other undercoat paint produced by same manufacturer as finish coats.
 - 2. Surface Applied Waterproofing:
 - a. UGL Drylok Extreme, tested to ASTM D 7088 and ASTM D 6904.
- C. EXECUTION:
 - 1. Confirm stucco prepared in accordance with 09 2200 Portland Cement Plaster (Stucco).
 - 2. Surfaces to be painted shall be checked by paint manufacturer or manufacturer's representative for moisture, etc., to confirm acceptance of substrate and site conditions.
 - 3. Apply products in accordance with manufacturer's instructions. Use applicators and techniques best suited for substrate and type of material being applied. Provide finish costs, which are compatible with prime paints used.
 - 4. Surface applied waterproofing:
 - a. Verify previously applied paint coatings were latex.
 - b. If previous painted coatings or finish was not latex, contact waterproofing manufacturer for recommended preparation for waterproofing.
 - c. Provide adhesion testing of surface applied waterproofing.
 - d. Apply 2-coats of Drylock Extreme to prepared surfaces in accordance with manufacturer's written instructions.
 - 5. Once surface applied waterproofing has been installed and cured in accordance with manufacturer's recommendations, apply finished paint coatings in accordance with paint manufacturer's written recommendations.
 - 6. "Paints" Provide Premium Grade products.
 - 7. Finish Schedule:
 - a. EXTERIOR SURFACES:
 - 1. Walls: flat
 - 2. Trim: semi-gloss
 - b. INTERIOR SURFACES:
 - 1. Walls: flat.
 - 2. Trim: semi-gloss.
 - 3. Concrete Floors: Sealed, non-slip sealer or as scheduled.
 - 8. Provide reduced V.O.C. products where products equal or exceed manufacturer's "Best Quality".

DIVISION 10 - SPECIALTIES

10 8030 - TOILET AND BATH ACCESSORIES - FRAMELESS SHOWER AND TUB ENCLOSURES

- A. GENERAL:
 - 1. Engineer hinges and components for weight of glazing plus 200 lbs. concentrated load.
- B. PRODUCTS:
 - 1. Glass: Clear tempered, minimum safety ASTM C1048 FT, complying with ANSI Z97.1. Class 1 clear, quality q3 glazing select, conforming to ANSI Z97.1. All glass edges shall be polished and rounded. Fasteners: Screws, bolts, and other devices of same material as accessory unit.
 - 2. Hinges: Adjustable pivot hinge, solid brass. Hinge shall allow glass to come within 1/32 inch from sidewall or adjacent glass, and be capable of 1/4 inch side-to-side adjustment and 3/16 inch front to back adjustment.
- C. EXECUTION:
 - 1. Install enclosure using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.
 - 2. Adjust enclosure doors for unencumbered, smooth operation and verify that mechanisms function

properly. Replace damaged or defective items. Remove temporary labels and protective coatings.

DIVISIONS 11 - 21 (NOT USED)

DIVISION 22 - PLUMBING
Refer to Drawings for notes.

DIVISIONS 23 - HVAC
Refer to drawings for notes.

DIVISIONS 24 - 25 (NOT USED)

DIVISION 26 - ELECTRICAL
Refer to drawings for notes.

DIVISIONS 27 - 30 (NOT USED)

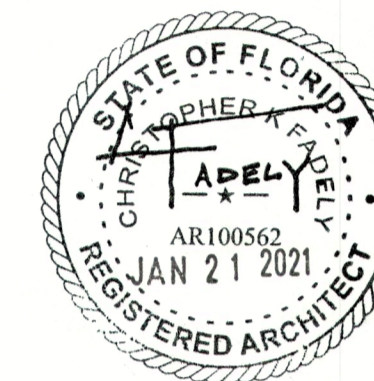
DIVISIONS 31 - EARTHWORK

32 3116 - BELOW SLAB SOIL TREATMENT

- A. GENERAL:
 - 1. Soil treatment under new / repaired concrete slabs.
 - 2. EPA: Environmental Protection Agency approved termiticide.
- B. PRODUCTS:
 - 1. EPA-registered termiticide complying with requirements of authorities having jurisdiction, in a soluble or emulsible, concentrated formulation that dilutes with water or foaming agent, and formulated to prevent termite infestation. Use only soil treatment solutions that are not harmful to plants. Provide quantity required for application at the label volume and rate for the maximum termiticide concentration allowed for each specific use, according to the products EPA-Registered Label.
- C. EXECUTION:
 - 1. General: Comply with the most stringent requirements of authorities having jurisdiction and with manufacturer's EPA-Registered label for products.
 - 2. Slabs-on-Grade and Basement Slabs: Underground supported slab construction, including footings, building slabs, and attached slabs as an overall treatment. Treat soil materials before concrete footing and slabs are placed.
 - 3. Protect termiticide solution, dispersed in treated soils and fills, from being diluted until ground-supported slabs are installed. Use waterproof barrier according to EPA-Registered Label instructions.
 - 4. Reapply soil treatment solution to areas disturbed by subsequent excavation, grading, landscaping, or other construction activities following application.

DIVISIONS 32 - 49 (NOT USED)

END OF PROJECT MANUAL



CHRISTOPHER K. FADEL, AIA, NCARB
FL AR100562

JEREMY BRONGO

BRONGO RESIDENCE
696 MARBURY LANE
LONGBOAT KEY, FL
34228

PERMIT DOCUMENTS

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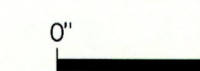


CKF ARCHITECTURE LLC

4430 EXETER DRIVE
LONGBOAT KEY, FL
34228
(P) 941.807.7852

REV	DESCRIPTION	DATE

GRAPHIC SCALE:



SCALE:
 DRAWN BY: LNM
 A OF RECORD: CKF
 PROJECT NO: 0008

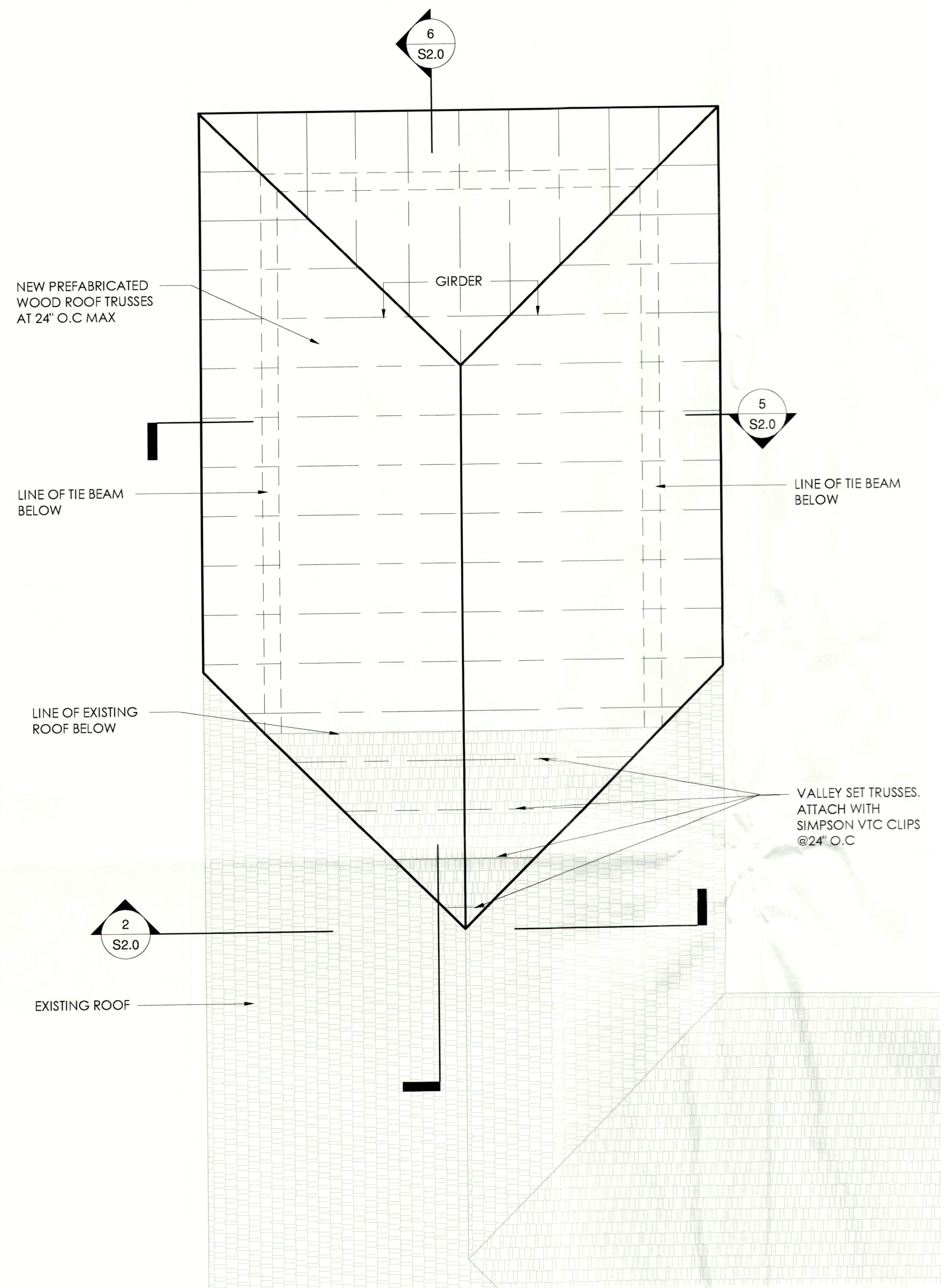
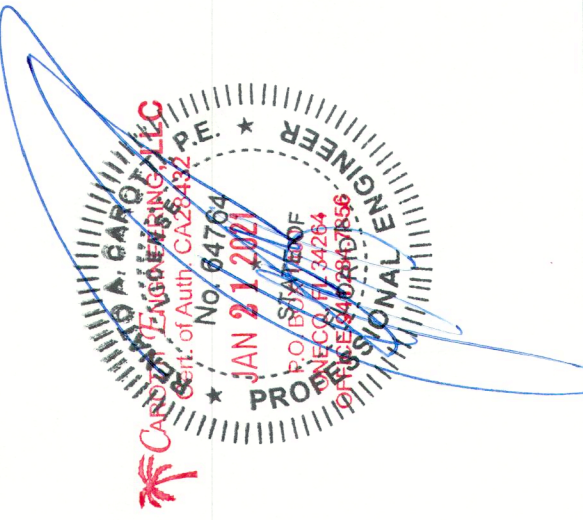
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SPECIFICATIONS - CONT

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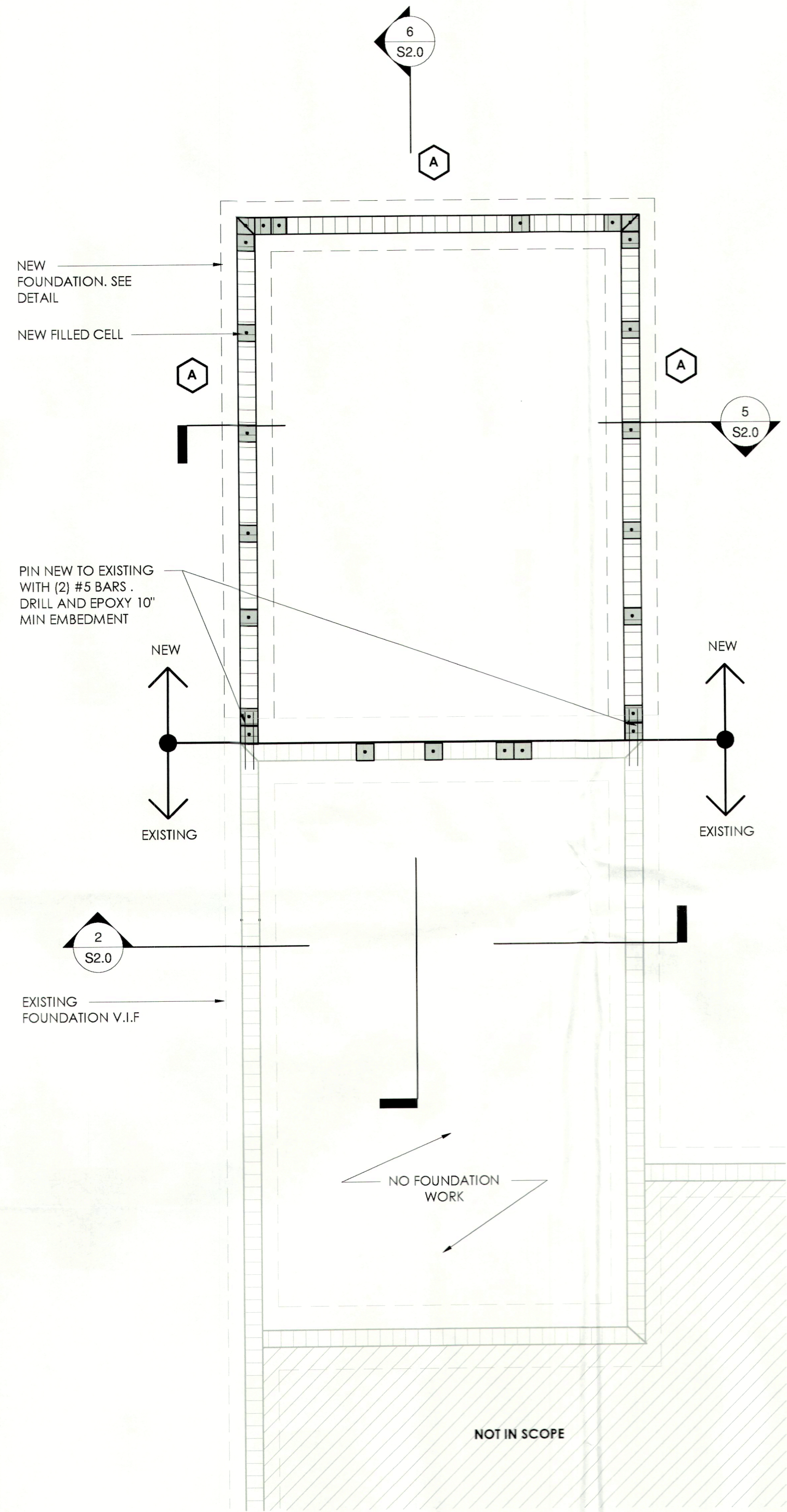
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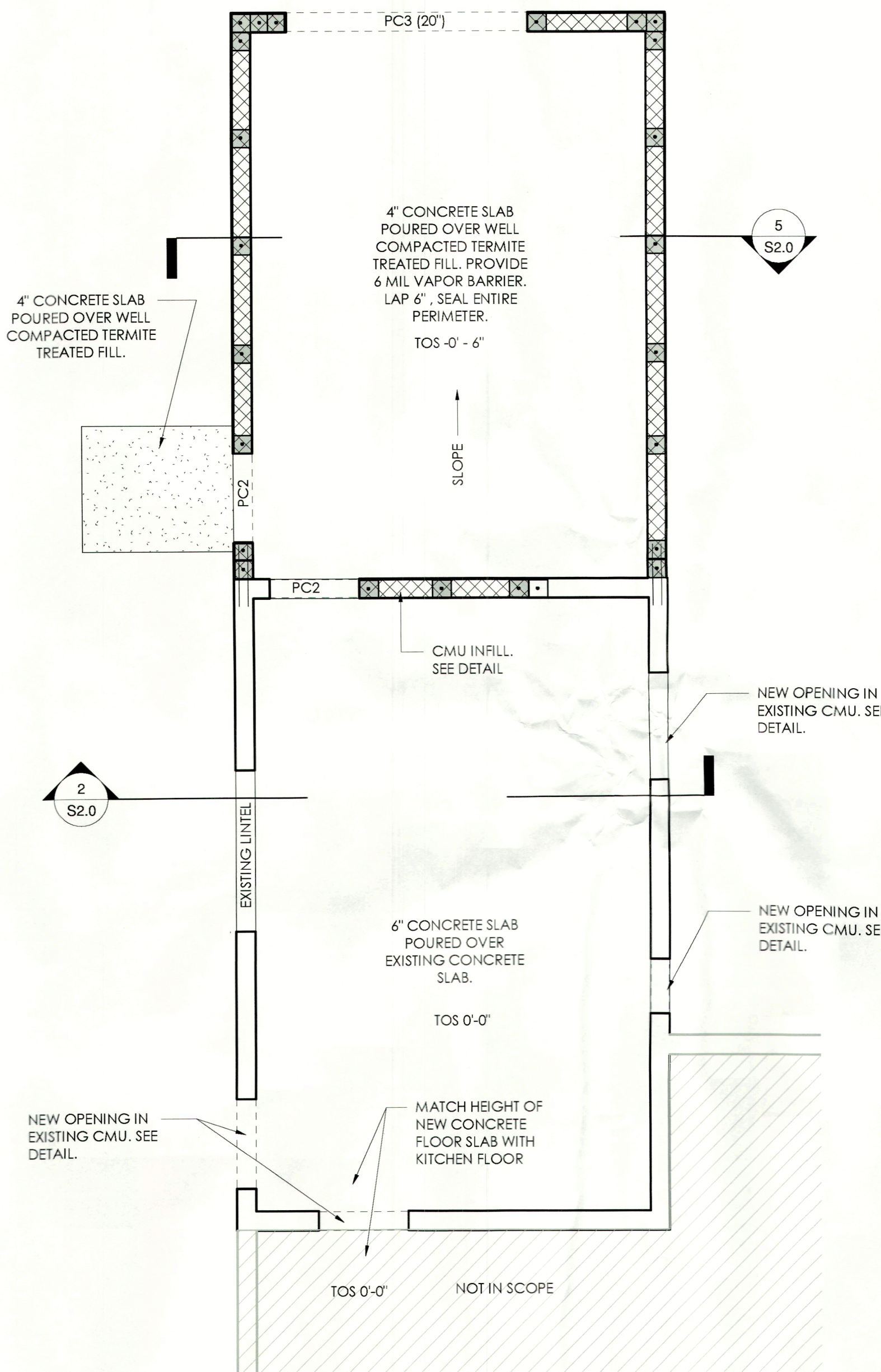
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Planning & Zoning Building



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



5 PROPOSED STRUCTURAL FOUNDATION PLAN
1/4" = 1'-0"



6 PROPOSED STRUCTURAL FLOOR PLAN
1/4" = 1'-0"

CHRISTOPHER K. FADELY, AIA, NCARB
FL AR100562

JEREMY BRONGO

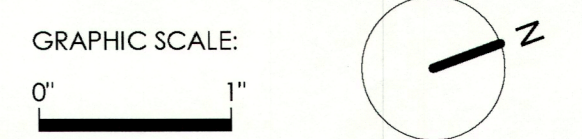
BRONGO RESIDENCE
696 MARBURY LANE
LONGBOAT KEY, FL
34228

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CKF
CKF ARCHITECTURE LLC
4430 EXETER DRIVE
LONGBOAT KEY, FL
34228
(P) 941.807.7852

REV	DESCRIPTION	DATE



SCALE: 1/4" = 1'-0"
DRAWN BY: LNM
A OF RECORD: CKF
PROJECT NO: 0008

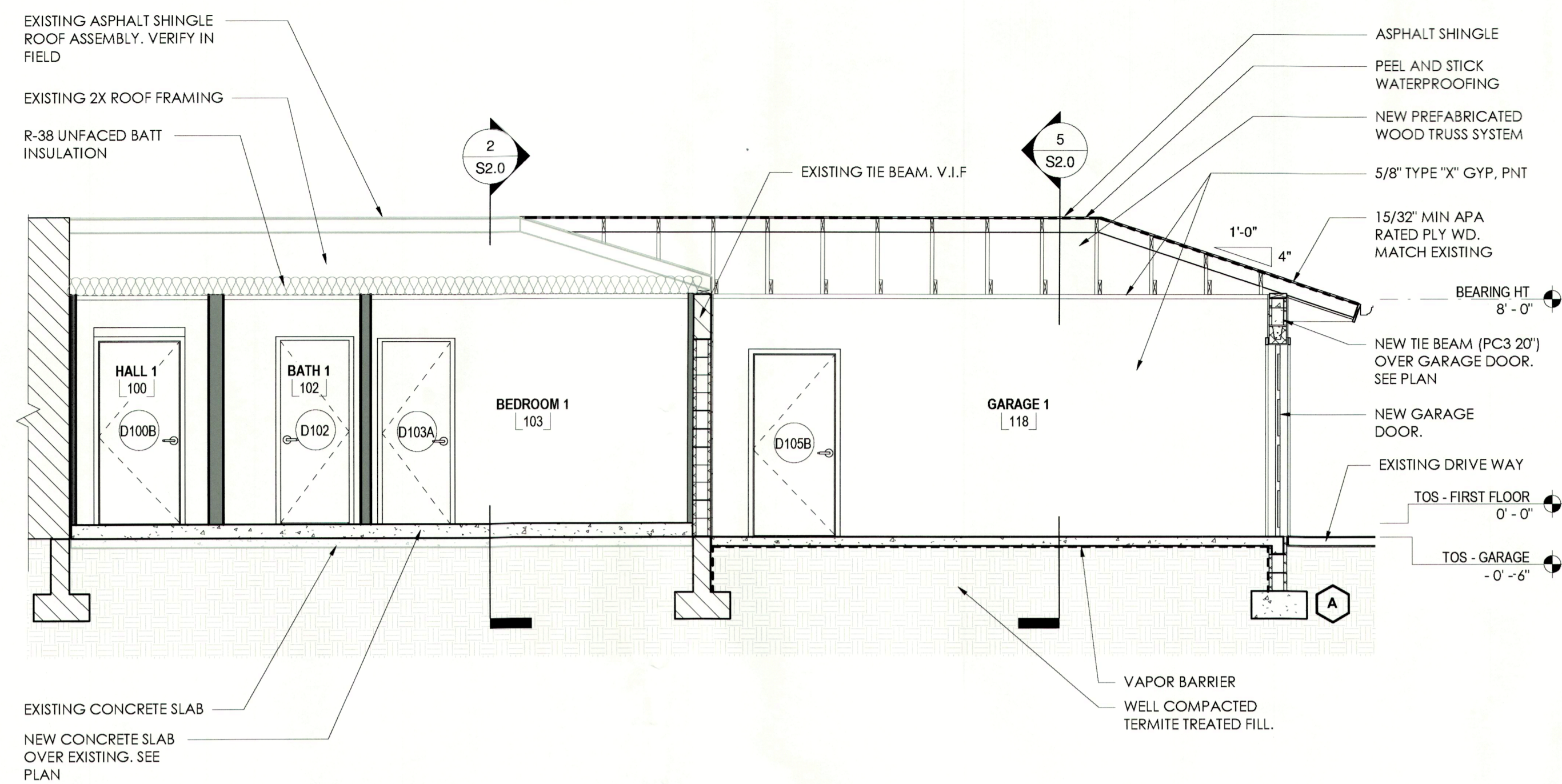
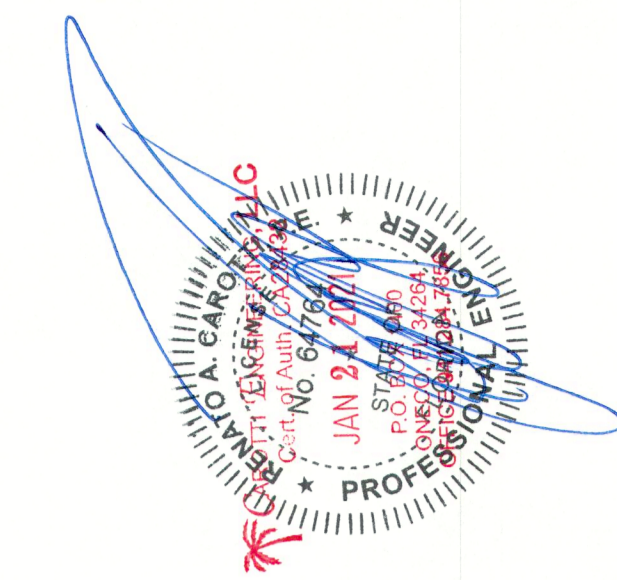
SHEET TITLE:
STRUCTURAL PLANS, SECTIONS & DETAILS

SHEET No.:

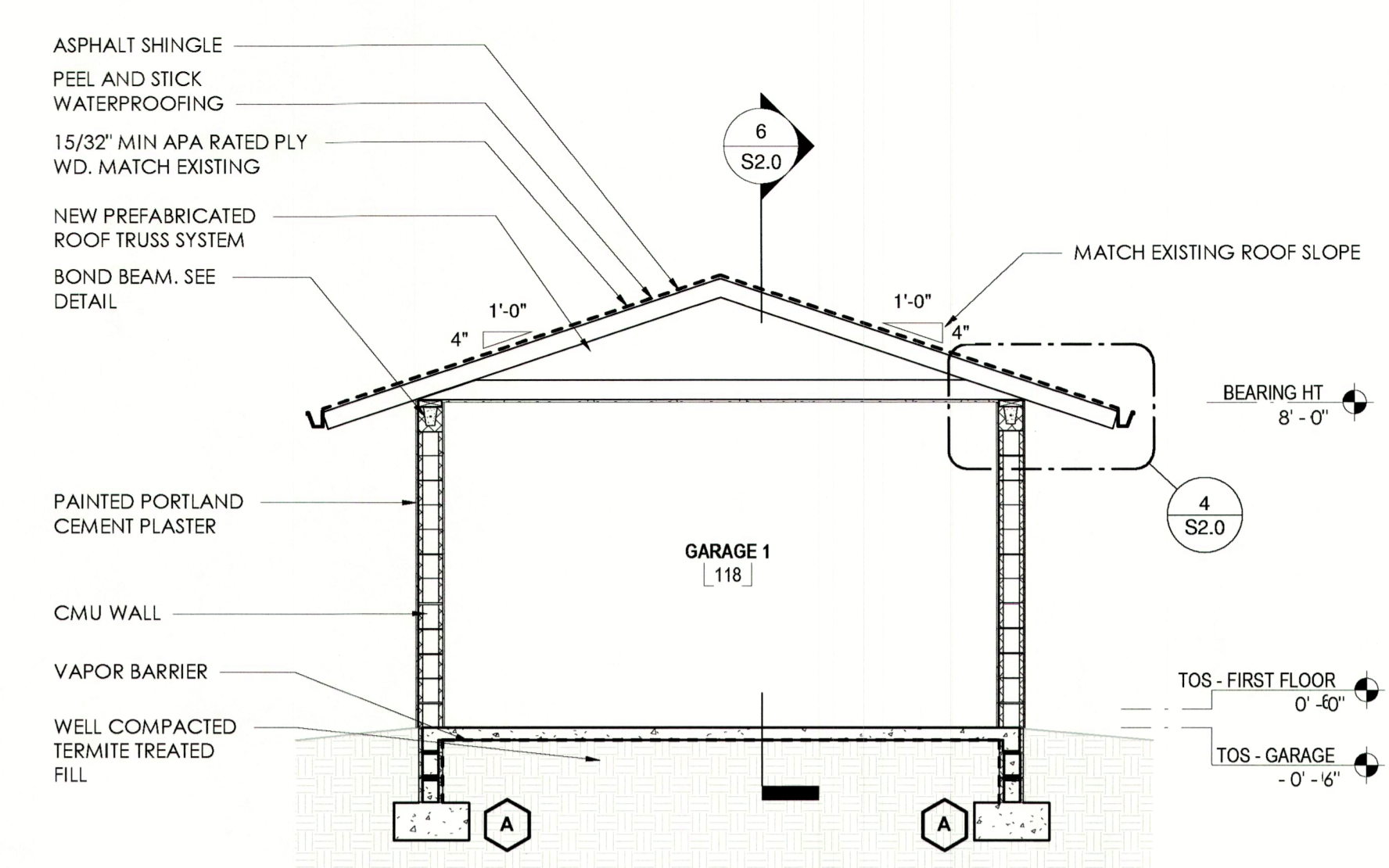
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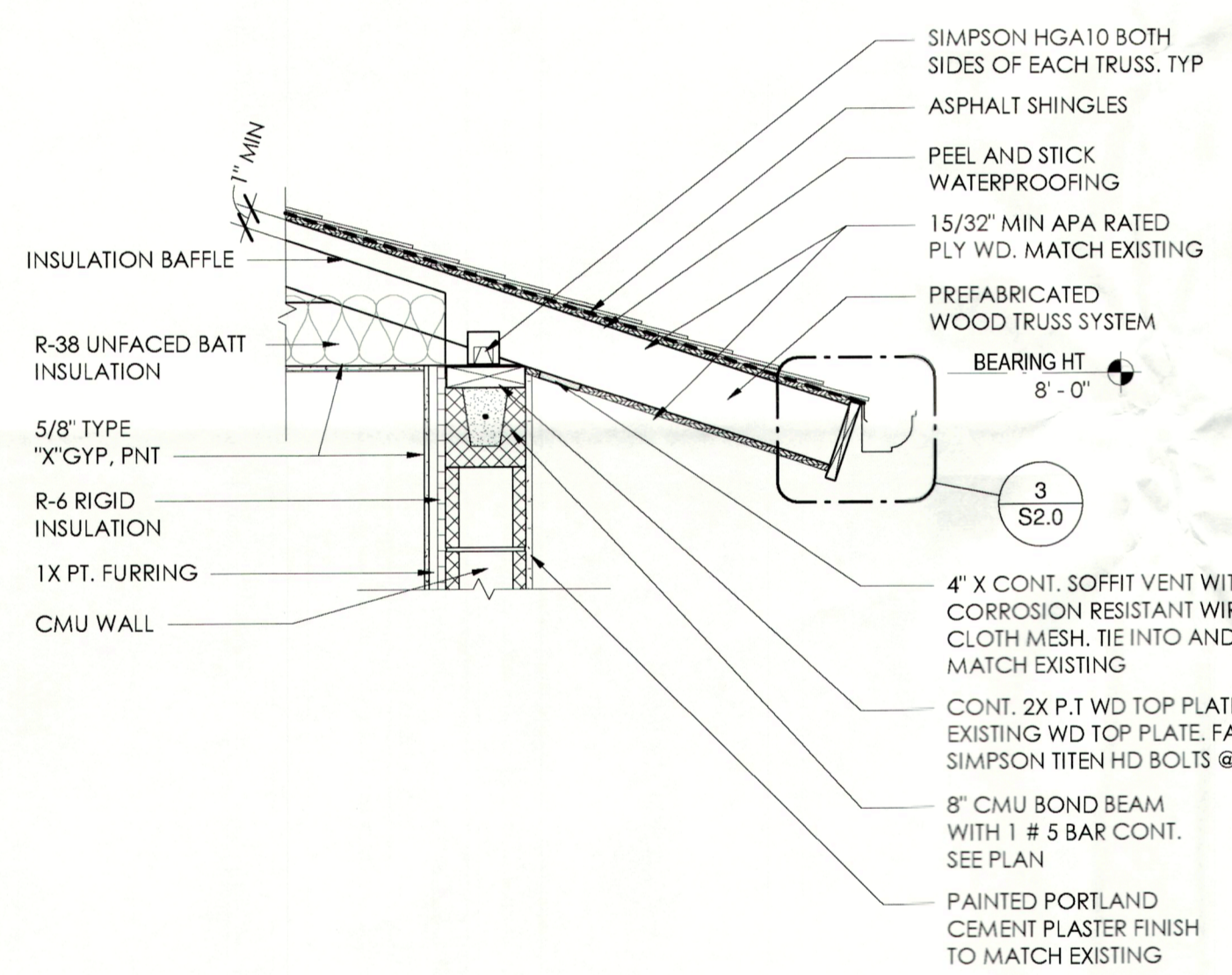
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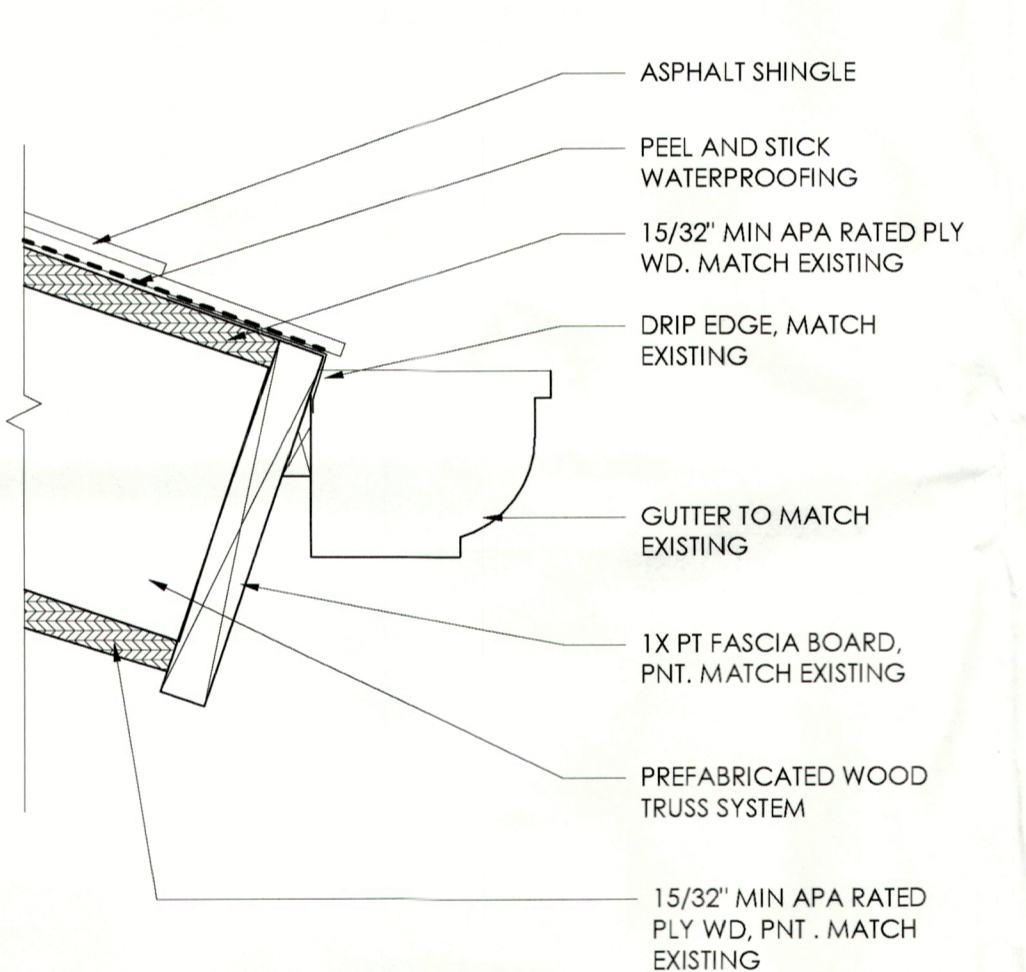
6 LONGITUDINAL SECTION
1/4" = 1'-0"



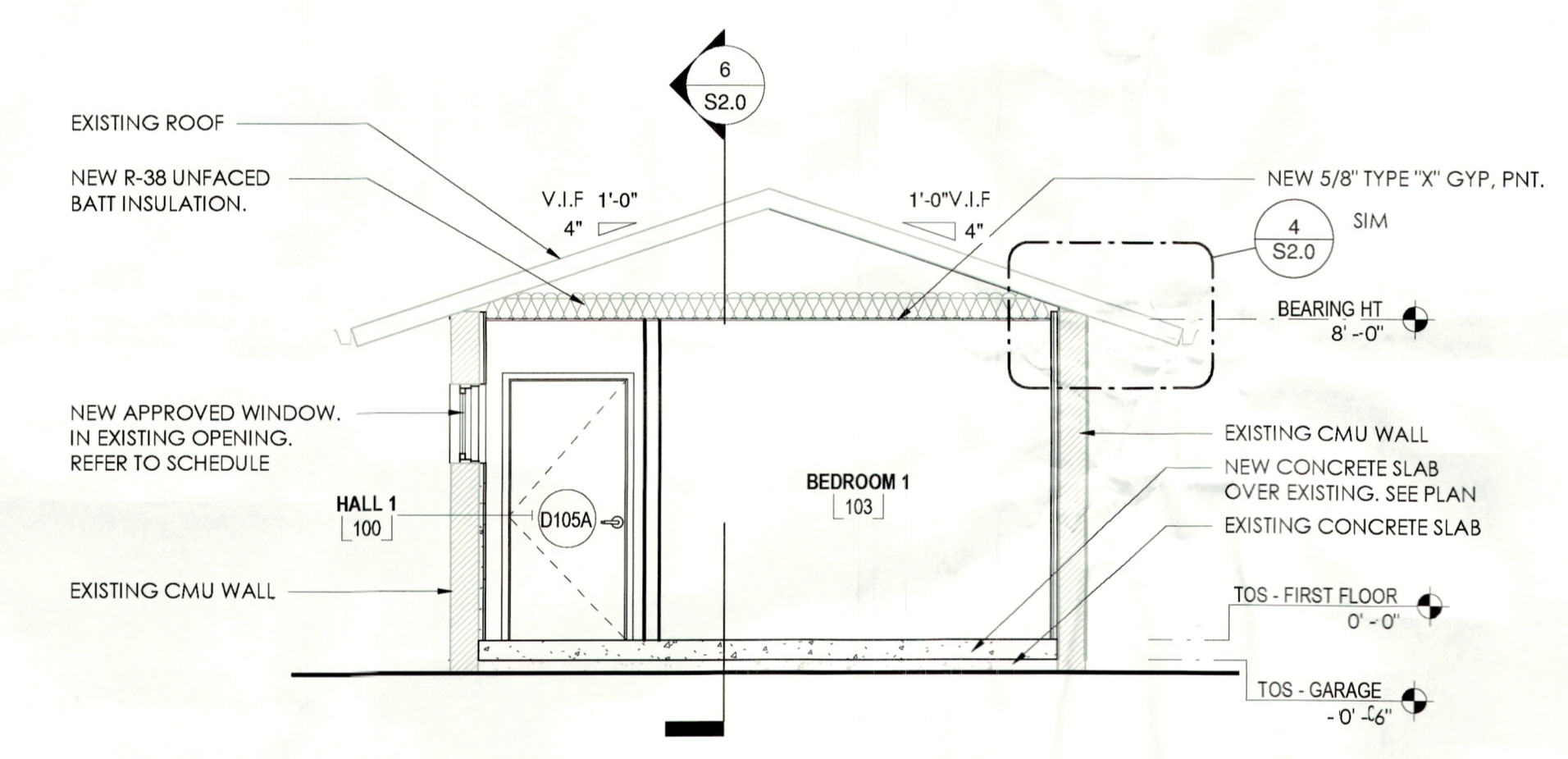
5 TRANSVERSE SECTION AT GARAGE
1/4" = 1'-0"



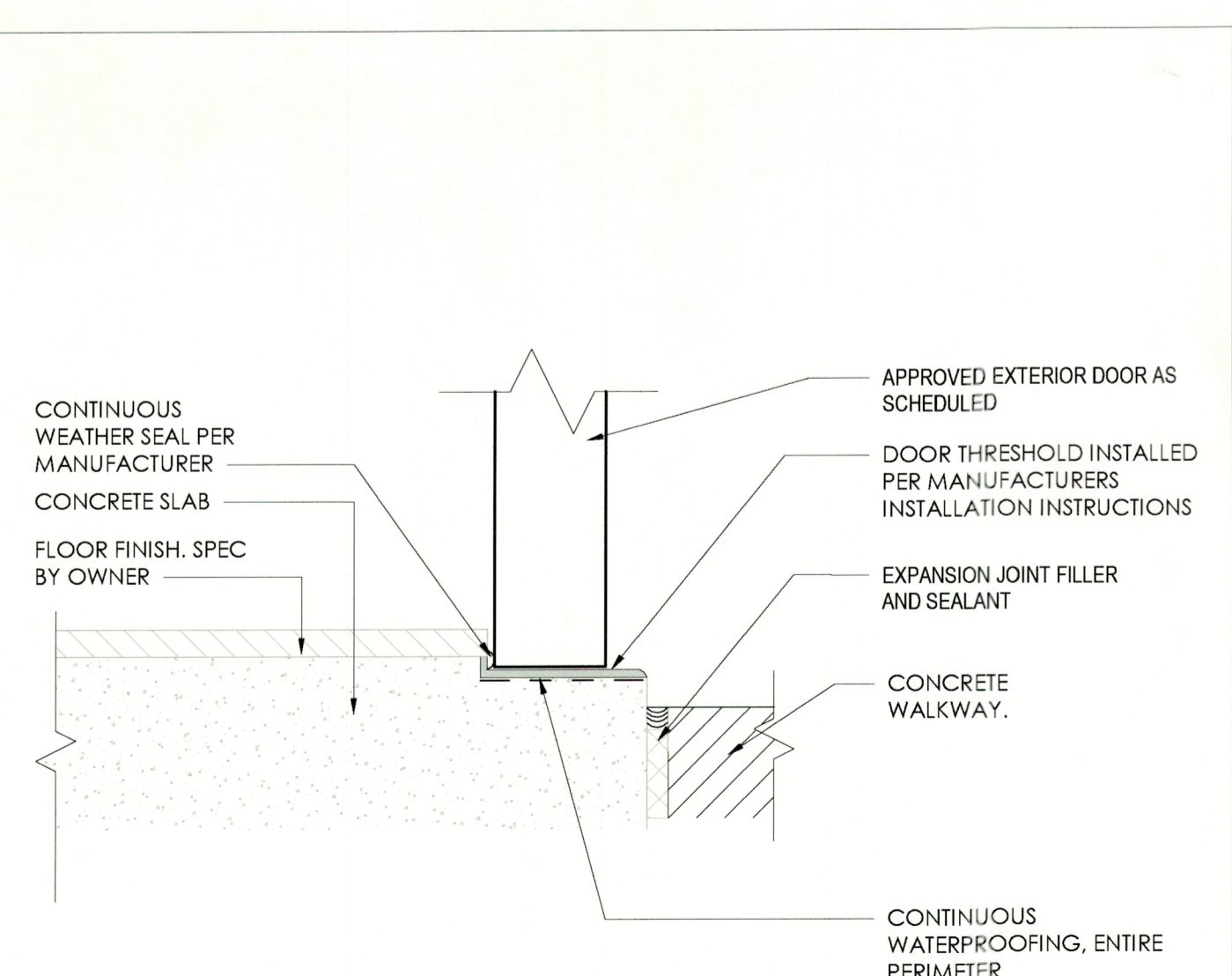
4 GARAGE SOFFIT DETAIL
3/4" = 1'-0"



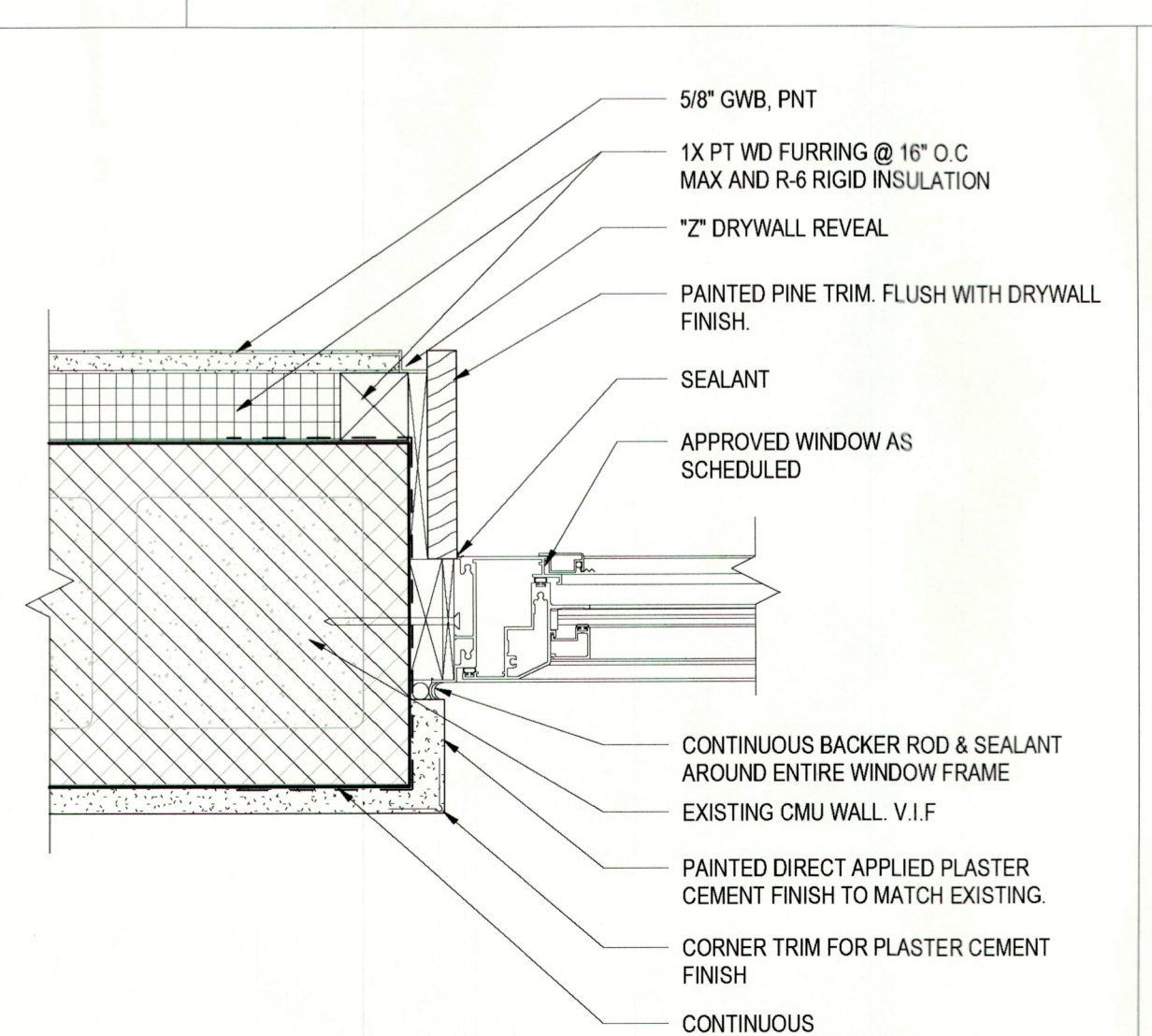
3 FASCIA DETAIL
3" = 1'-0"



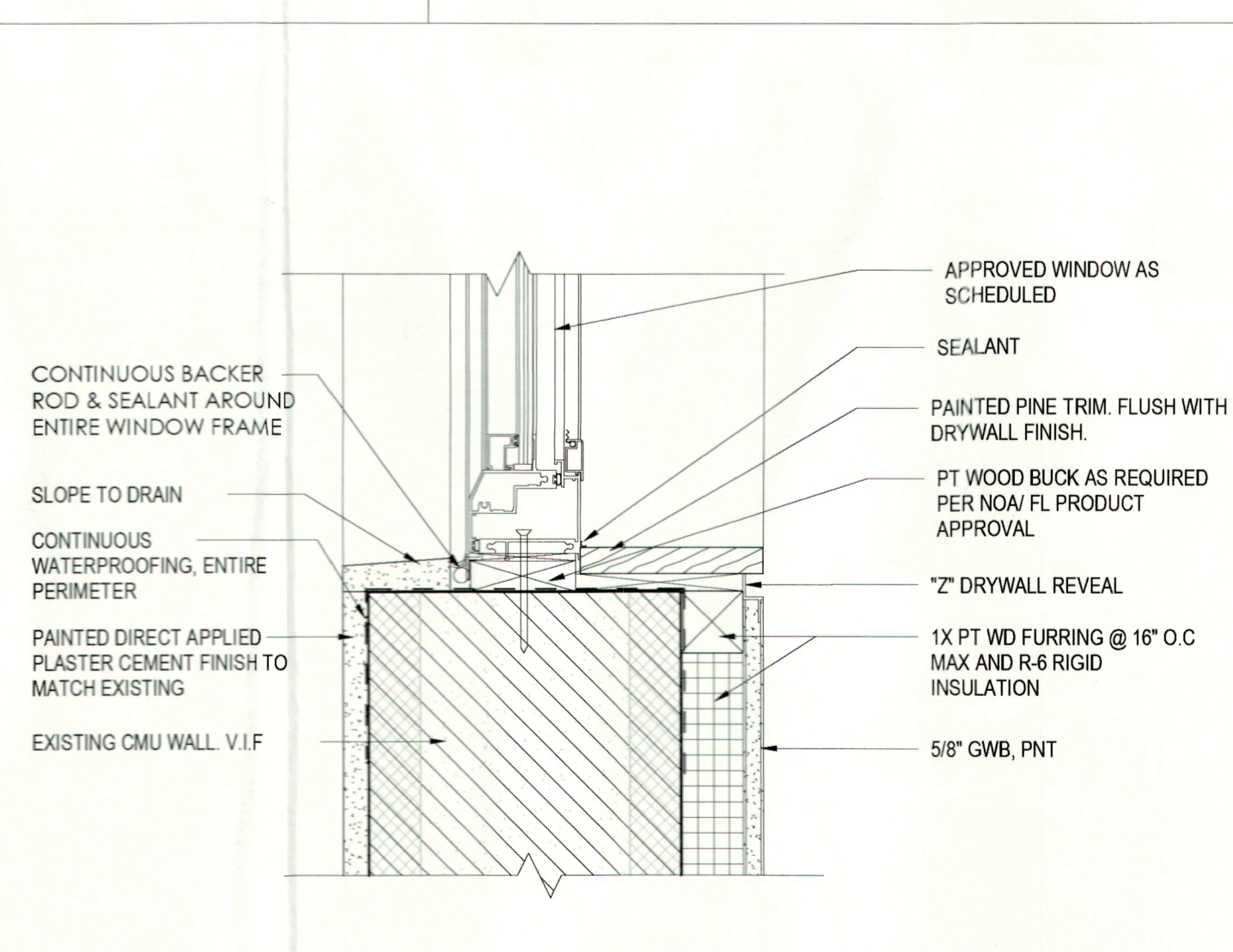
2 TRANSVERSE SECTION AT BEDROOM
1/4" = 1'-0"



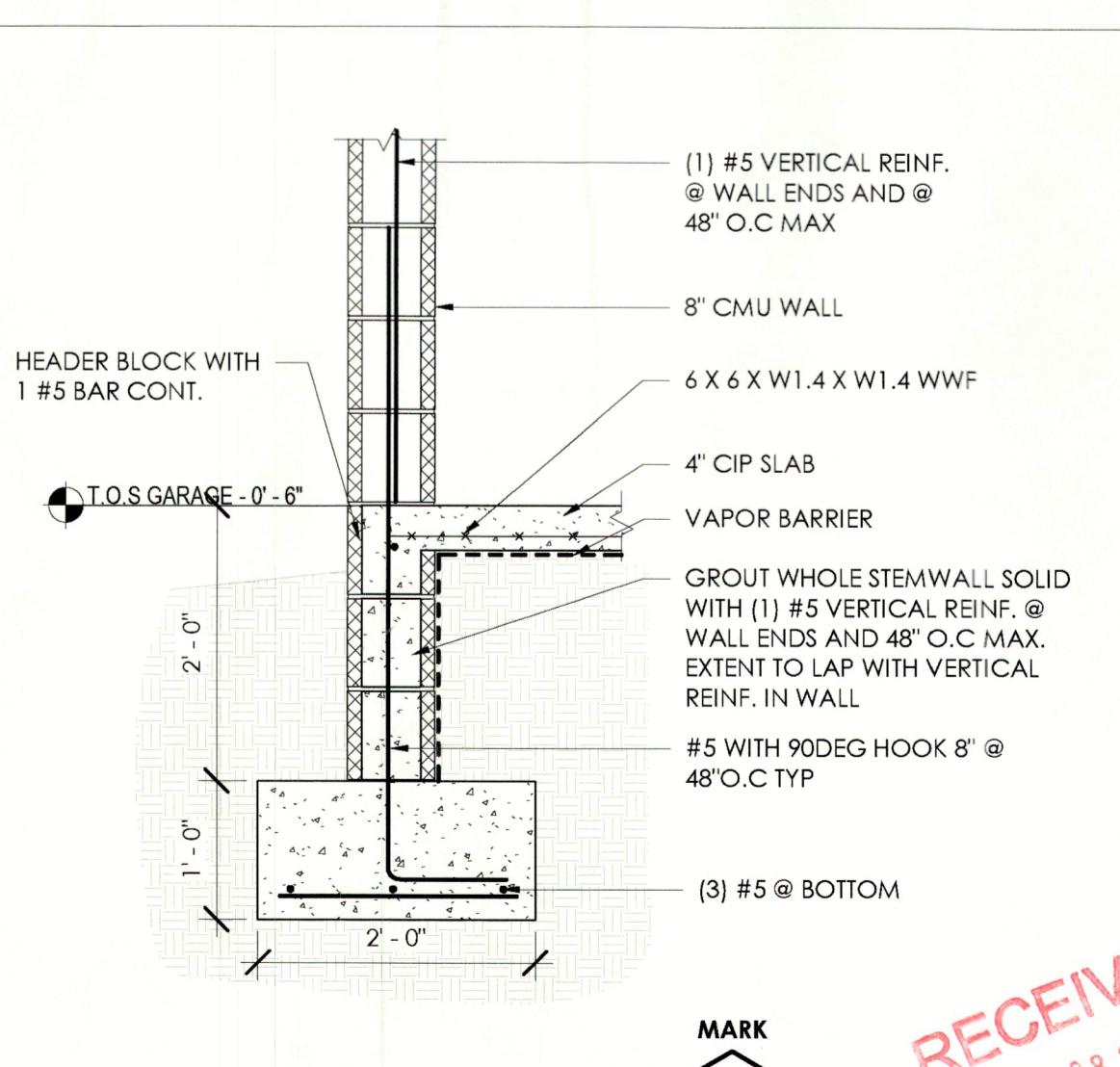
7 DOOR THRESHOLD DETAIL
3" = 1'-0"



8 TYP. WINDOW JAMB DETAIL
3" = 1'-0"



9 TYP. WINDOW SILL DETAIL
3" = 1'-0"



1 FOUNDATION DETAIL
3/4" = 1'-0"

CHRISTOPHER K. FADELY, AIA, NCARB
FL AR100562

JEREMY BRONGO

BRONGO RESIDENCE
696 MARBURY LANE
LONGBOAT KEY, FL
34228

PERMIT DOCUMENTS

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CKF ARCHITECTURE LLC

4430 EXETER DRIVE
LONGBOAT KEY, FL
34228
(P) 941.307.7852

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0' 1'

SCALE: As indicated
DRAWN BY: LNM
A OF RECORD: CKF
PROJECT NO: 0008

SHEET TITLE:
STRUCTURAL SECTIONS, DETAILS & OPENING DETAILS

SHEET No.:

S2.0

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FOOTING & LINTEL TYPES

NOTES:
 1. FOOTING AND LINTEL TYPES ARE NOT INTERCHANGEABLE! TO CHANGE FOOTINGS AND/OR LINTELS, PLEASE CONTACT ENGINEER FOR WRITTEN APPROVAL PRIOR TO CONSTRUCTION.
 2. LINTEL MAIN REINFORCEMENT SHALL BE GRADE 60 STEEL. STIRRUPS AND FOOTING REINFORCEMENT SHALL BE GRADE 40.
 3. BOND BEAM / TIE BEAM SHALL BE CONTINUOUS OVER CMU WALLS FOR THE ENTIRE PROJECT AND SHALL NOT BE INTERCHANGEABLE UNLESS SPECIFICALLY DETAILED ON THE PLANS.

TYPE	DIMENSIONS		
	COURSES	A	B
A	UP TO 2	10"	16"
A2	>2 TO 4	10"	20"
A3	>4 TO 5	10"	24"

CMU DIMENSIONS

(A) STEM WALL FOOTINGS

SCALE: N.T.S. SOLID FILLED STEM WALLS UP TO FIVE COURSES MAX.

TYPE	DIMENSIONS		
	A	B	C
B	8"	8"	(1)
H	20"	16"	(2)
H2	20"	20"	(3)

(B) & (H) MONOLITHIC FOOTINGS

SCALE: N.T.S.

TYPE	DIMENSIONS		
	A	B	C
C	20"	16"	(2)
C2	20"	20"	(3)

(C) INTERIOR STEP - MONOLITHIC

SCALE: N.T.S.

TYPE	DIMENSIONS		
	A	B	C
D	12"	16"	(2)
D2	14"	20"	(3)

(D) MONOLITHIC - INTERIOR

SCALE: N.T.S.

TYPE	DIMENSIONS		
	A	B	C
F	12"	24"	(3)
F2	12"	36"	(5)
F3	16"	42"	(7)
F5	16"	48"	(7)

(F) SPREAD FOOTINGS

SCALE: N.T.S.

04-52 VERTICAL REBAR SPACING

SCALE: N.T.S. NEW & RETROFIT FILLED CELLS IN MASONRY

NOTES:
 1. PROVIDE ONE #5 REBAR IN GROUTED CELL AT ALL CORNERS, AT EACH SIDE OF OPENINGS, AND AT CMU WALL INTERSECTIONS. PROVIDE (2) #5 REBAR ON EACH SIDE OF OPENINGS 12" OR GREATER.
 2. PROVIDE ONE #5 REBAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON MASONRY.
 3. WHERE (2) #5 REBAR ARE REQUIRED WITHIN THE SAME GROUTED MASONRY CELL, (1) #7 REBAR MAY BE SUBSTITUTED.
 4. MULTIPLE BARS WITHIN THE SAME GROUTED CELL MAY BE BUNDLED. MULTIPLE BARS WILL NOT BE BUNDLED IN A CMU OR SOLID Poured CONCRETE COLUMN.
 5. ANY ONE #5 REBAR WILL BE REPLACED BY DRILLING A 3/4" x 5" HOLE, PROPERLY CLEANING AND INSTALLING A REPLACEMENT #5 REBAR WITH SIMPSON "SET" EPOXY. THIS PRE-APPROVED REPAIR IS LIMITED TO A MAXIMUM OF THREE VERTICAL REBAR ON ANY ONE STRUCTURE AND NO TWO SIDE BY SIDE. IF EXCEEDED, CONTACT E.O.R. PRIOR TO FURTHER WORK.

TYP. BOND BEAM / TIE BEAM

SCALE: N.T.S. CMU SUPPORTED AS NOTED ON PLANS

TYPE	DIMENSIONS			STIRRUPS
	A	B	C	
B1, B1A	12" x 24"	8"	(1) #5	(1) #5
B2, B2A	12" x 24"	8"	(2) #5	(2) #5
B3, B3A	16" x 24"	8"	(2) #5	(2) #5

B1 - B3A C.I.P. LINTELS & ALTERNATES

SCALE: N.T.S. UNLESS NOTED OTHERWISE ON PLANS

TYPE	DIMENSIONS			STIRRUPS
	A	B	C	
PC	8"	8"	(0)	(0)
PC1	8"	8"	(0)	(1)
PC2	16"	8"	(1)	(1)
PC3	24"	8"	(1)	(2)
PCX	>24"	8"	(1)	(X)

PC - PCX PRECAST LINTELS

SCALE: N.T.S. UNLESS NOTED OTHERWISE ON PLANS

04-50 STEPPED BOND BEAM

SCALE: N.T.S.

04-51 STEPPED TIE BEAM

SCALE: N.T.S.

04-53 VERTICAL REBAR SPACING

SCALE: N.T.S. GABLE ENDS WALLS

ZONE	EXPOSURE	WALL HEIGHT (UNBRACED OVERALL)			
		UP TO 8'	>8 TO 10'	>10 TO 12'	>12 TO 14'
INT	B	8.10	8.23	6.49	4.83
END	B	7.59	8.23	5.95	4.51
INT	C	6.84	6.50	4.58	3.39
END	C	6.41	5.83	4.19	3.16

04-01 TYPICAL MASONRY WALL SECTION

SCALE: N.T.S. w/ OPENING

04-02 MIXED CONSTRUCTION

SCALE: N.T.S. MASONRY & WOOD WALL

04-60 NEW HEADER IN EXIST. CMU

SCALE: N.T.S.

04-02 MIXED CONSTRUCTION

SCALE: N.T.S. MASONRY & WOOD WALL

06-01 TYP. WD. FRAME WALL

SCALE: N.T.S. w/ OPENING

04-61 WOOD INFILL FRAMING

SCALE: N.T.S. CMU (AS SHOWN) -OR- WOOD (AS NOTED) OPENING RETROFIT

INTERIOR MONOLITHIC FTG. OR PAD (CENTERED) MIN. 16" WIDE, 12" DEEP (NO EDGE WITHIN 12")

ATR	SIMPSON "ET" EPOXY		TENSION (lbs)
	EMBEDMENT	3/4" x 5"	
5/8" x 3/4"	2/4" x 5"	5720	1345
5/8" x 3/4"	2/4" x 6.75"	8460	1345

ATR	SIMPSON "SET" EPOXY		TENSION (lbs)
	EMBEDMENT	3/4" x 5"	
5/8" x 3/4"	2/4" x 5"	5875	2515
5/8" x 3/4"	2/4" x 6.75"	8460	2515

ATR	SIMPSON "TITEN HD"		TENSION (lbs)
	EMBEDMENT	3/4" x 4"	
1/2" x 6"	2/4" x 4"	2270	570
5/8" x 6"	2/4" x 4"	2630	570

ATR	SIMPSON "ET" EPOXY		TENSION (lbs)
	EMBEDMENT	3/4" x 5"	
5/8" x 3/4"	2/4" x 5"	2860	2803
5/8" x 3/4"	2/4" x 6.75"	4435	2803
5/8" x 3/4"	2/4" x 7.75"	5450	2803

ATR	SIMPSON "SET" EPOXY		TENSION (lbs)
	EMBEDMENT	3/4" x 5"	
5/8" x 3/4"	2/4" x 5"	3535	3406
5/8" x 3/4"	2/4" x 6.75"	5075	3406
5/8" x 3/4"	2/4" x 7.75"	6242	3406

ATR	SIMPSON "TITEN HD"		TENSION (lbs)
	EMBEDMENT	3/4" x 4"	
1/2" x 6"	2/4" x 4"	1294	1991
5/8" x 6"	2/4" x 4"	1499	1991

05-02 ANCHOR EMBEDMENTS

SCALE: N.T.S. DRILL & EPOXY (SIMPSON PRODUCTS)

CONNECTOR SCHEDULE

THE FOLLOWING SIMPSON STRONG-TIE PRODUCTS ARE PRESCRIPTIVE AND SHALL NOT BE DEVIATED FROM UNLESS SPECIFICALLY NOTED OTHERWISE. ALL STRAPS AND FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. WHERE INSTALLED IN SPF WOOD, USE LESSER VALUE.

TRUSS TO MASONRY (LBS.)	TRUSS TO WOOD (LBS.)	OTHER CONNECTORS (LBS.)
HGAM10KTA: UP TO 610 (850)	H2.5A: UP TO 535 (600)	LT2: UP TO 1015 (1210)
HGAM20: UP TO 1810	HCP2: UP TO 555 (645)	HGA10KT: UP TO 590 (695)
(2) HETA20 (ONE EA. SIDE)	H10A: UP TO 1015 (1340)	SP1: UP TO 535 (585)
(1 PLY)-2035, (2 OR 3 PLY)-2500	H14: UP TO 1050 (1465)	SP2: UP TO 605 (1065)
LG2 (2 PLY)-1850 (2150)	LG2 (2 PLY)-1785 (2050)	SPH: UP TO 1065 (1240)
(3 OR 4 PLY)-2355 (3285)	LG2 (2 PLY)-2355 (3285)	LS2A24: UP TO 1235
MGT: UP TO 3330 (3965)	MGT: UP TO 3330 (3965)	HITS (16d x 12"): UP TO 4375 (5090)
FGTR (2 PLY MIN): UP TO 3600 (5000)	VGT (2 PLY MIN): UP TO 3555 (4940)	HD58 (5/8" A.T.R.): UP TO 4835
HGT (SVP ONLY): UP TO 9250	HGT (SVP ONLY): UP TO 9250	HD7B (7/8" A.T.R.): UP TO 7345

05-03 CONNECTOR SCHEDULE

SCALE: N.T.S. SIMPSON STRONG-TIE CONNECTORS

UNLESS NOTED OTHERWISE, GRAVITY & UPLIFT LOADS LISTED ON THE PLANS -OR- IN THE SEALED TRUSS ENGINEERING SHEETS SHALL GOVERN COLUMN SUPPORT & CONNECTION REQUIREMENTS. ANY GRAVITY LOAD EXCEEDING 2400 LBS. ON ANY WOOD LOAD BEARING WALL WILL REQUIRE A COLUMN SUPPORT. BUILT-UP COLUMN MEMBERS SHALL BE NAILING TOGETHER W/ 10d (0.148" x 3") NAILS, 8" O.C. STAGGERED & FROM ALTERNATING SIDES. 2 1/2" MAX. FROM TOP & BOTTOM AND 1" MIN. FROM EDGES.

BUILT-UP SOLID LUMBER COLUMNS (B.U.C.) & PRE-ENGINEERED LUMBER

COLUMN	COLUMN HEIGHT			
	8'	9'-4"	10'	11'-4"
SPF No.2 (3) 2x4	6230	4724	4158	3284
SYP No.2 (3) 2x4	7932	6021	5297	4188
SPF No.2 (3) 2x6	8727	7193	6408	5145
SYP No.2 (3) 2x6	11121	8775	7814	6277
3-1/2" x 3-1/2" PRLM	7265	5888	5200	4323
3-1/2" x 5-1/4" PRLM	10900	8833	7800	6483
5-1/4" x 5-1/4" PRLM	26650	22657	20660	17660

UNBRACED WALL STUDDING	JACK STUDS (KING STUDS)			
	UP TO 6'	>6 TO 9'	>9 TO 12'	>12 TO 15'
UP TO 12"	2 (1)	2 (2)	3 (2)	3 (3)
	2 (1)	2 (2)	3 (2)	3 (3)

RECEIVED MAR 08 2021

TOWN OF COLIAGE

REVISIONS

NO.	DATE	DESCRIPTION
6	12/31/17	FRC-2017
5	6/30/15	FRC-2014
4	3/15/12	FRC-2010
3	3/01/09	FRC-2007
2		
1		

DATE

CE SPECS

SHEET NO. T-2.0

REVIEWED & ACCEPTED BY: RCAROTTI

BLDG PERMIT PLANS Copy of Record

CAROTTI Engineering LLC

CA 28432

800 (415) 284-7856

www.carottiengineering.com

P.O. Box 1494

San Ramon, CA 94583

rcarotti@carotti.com

