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NPDES

LAR KRESS & CHERYL TURNER RESIDENCE

Single Family Residences
Construction Documents Drawings

CONTRACTOR INFORMATION:
RICHARD LEE KUSNER
RLK HOMES INC.
10301 SADDLEBOW LANE
SARASOTA, FL 34241
PH. 941-350-1757
LICENSE # CRC058524

620 HIBISCUS WAY
LONGBOAT KEY FL, 34228

Permit # PB21-0501
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
AUG 17 2021
APPROVED
Reviewer: PATTI G.

NPDES

LAR KRESS & CHERYL TURNER
RESIDENCE
620 HIBISCUS WAY
LONGBOAT KEY FL 34228

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C. ALAN ANDERSON ARCHITECT, P.A.
3908 Midland Road Sarasota, Florida 34231
Phone (941) 929-0529 Fax (941) 929 0328

RECEIVED
AUG 03 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

2020.41
A0.0
23 APRIL 2021

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FL #AA003450

ABBREVIATIONS

&	AND	FIN.	FINISH	PAR.	PARALLEL
°	DEGREES	FL.	FLOOR	PARTN.(S)	PARTITION(S)
°F	DEGREES FAHRENHEIT	FLUOR.	FLUORESCENT	P.C.	PRECAST CONCRETE
'	FEET	F.N.D.	[illegible]	P.C.F.	POUNDS PER CUBIC FOOT
"	INCHES	F.O.S.	FACE OF STUDS	PIL.	[illegible]
±	PLUS OR MINUS	F.P.	FIRE PROTECTION	PL.	PLATE
#	POUNDS, NUMBERS	F.R.	FIRE RATED	PLAS., PL.	PLASTER, PLASTIC
%	PERCENT	FR.	FRAME	PL.LAM.	PLASTIC LAMINATE
		FT.	FOOT, FEET	P.L.F.	POUNDS PER LINEAL FOOT
AC	ALTERNATING CURRENT	FTG.	FOOTING	PLYWD.	PLYWOOD
A/C	AIR CONDITIONED	FURR.	FURRING	PNL.	PANEL
ACCOM.	ACCOMMODATE	FUT.	FUTURE	POL.	POLISHED
ACOUST.	ACOUSTICAL			PORT.	[illegible]
A.C.T.	ACOUSTICAL CEILING TILE	G.	GAS	P.P.	POWER POLE
ADJ.	ADJUSTABLE	GA.	GAUGE	PR.	PAIR
A.F.F.	ABOVE FINISH FLOOR	GALV.	GALVANIZED	P.R.V.	POWER ROOF VENTILATOR
A.H.	AIR HANDLER	G.B.	GRAB BAR	P.S.F.	POUNDS PER SQUARE FOOT
ALT.	ALTERNATE	G.C.	GENERAL CONTRACTOR	P.S.I.	POUNDS PER SQUARE INCH
ALUM.	ALUMINUM	GEN.	[illegible]	P.T.	PRESSURE TREATED
AMP.	AMPERE	GENL.	GENERAL	PT.	PAINT
ANOD.	ANODIZED	GL.	GLASS, GLAZING	P.T.D.	PAPER TOWEL DISPENSER
A.P.	ACCESS PANEL	G.M.U.	GLASS MASONRY UNIT	P.V.C.	POLYVINYL CHLORIDE PIPE
APPROX.	APPROXIMATE	GPH	GALLONS PER HOUR	PVMT.	PAVEMENT
ARCH.	ARCHITECTURAL	G.P.M.	GALLONS PER MINUTE		
ASPH.	ASPHALT	GR.	GRADE	Q.T.	QUARRY TILE
AVG.	AVERAGE	G.S.	GYPSUM SHEATHING	QTR.	QUARTER
		G.S.P.	GALVANIZED STEEL PIPE		
B.B.	BULLETIN BOARD	G.W.B.	GYPSUM WALLBOARD	R.A.	RETURN AIR
B.C.	BOOK CASE	GYP.	GYPSUM	RAD	RADIUS
BD.	BOARD			R.C.P.	REINFORCED CONCRETE PIPE
BF	BOARD FEET	H., HT.	HEIGHT	R.D.	ROOF DRAIN
B.G.	BUMPER GUARD	H.B.	HOSE BIB	RECEP.	RECEPTACLE
BITU.	BITUMINOUS	H.C.	HOLLOW CORE	RECP.	RECEPTION
BLDG.	BUILDING	HCAP.	HANDICAPPED	REG.	REGISTER
BLK.	BLOCK	HDWR	HARDWARE	REINF.	REINFORCING
BM.	BENCHMARK	H.M.	HOLLOW METAL	REQ'D.	REQUIRED
BOT.	BOTTOM	HORIZ.	HORIZONTAL	RES.	RESILIENT
BTU	BRITISH THERMAL UNITS	HR.	HOUR	REV.	REVERSE, REVISION
B.U.	BUILT UP	H.S.	HEAT STRENGTHENED	RFG.	REFRIGERATOR
B.U.R.	BUILT UP ROOFING	HTG.	HEATING	R.H.	RIGHT HAND
		H.V.A.C.	HEATING VENTILATION & AIR CONDITIONING	R.L.	[illegible]
CAB.	CABINET	H.W.	HOT WATER	RM.	ROOM
C.B.	CHALKBOARD, CATCH BASIN	HZ	HERTZ	R.O.	ROUGH OPENING
C/C	CENTER TO CENTER			R.O.W.	RIGHT OF WAY
CCTV	CLOSED CIRCUIT TELEVISION	I.D., ID	INSIDE DIAMETER	R.P.M.	REVOLUTIONS PER MINUTE
CEM.	CEMENT	IN.	INCHES	R.R.	RESTROOM
CER.	CERAMIC	INCL.	INCLUDE, INCLUDING		
C.F.	CUBIC FOOT	INSUL.	INSULATION	SAN.	SANITARY
C.I.	CAST IRON	INT.	INTERIOR	S.B.C.	STANDARD BUILDING CODE
C.I.P.	CAST IN PLACE	INV.	INVERT	S.C.	SOLID CORE
C.I.P.	[illegible]	I/O CPT.	[illegible]	SCHED.	SCHEDULE
C.J.	CONTROL JOINT			S.C.R.	[illegible]
℄	CENTERLINE	JAN	JANITOR	SCRN.	SCREEN
CLG.	CEILING	J.B.	JUNCTION BOX	S.C.W.	[illegible]
CLO.	CLOSET	JT.	JOINT	S.D.	[illegible]
CLR.	CLEAR			SEC., SECT.	SECTION
CM	CENTIMETER	KIT.	KITCHEN	SERV.	SERVICE
C.M.U.	CONCRETE MASONRY UNIT	K.O.	KNOCKOUT	S.F.	SQUARE FEET
CNTR.	COUNTER	K.P.	KICK PLATE	S.F.T.U.	[illegible]
C.O.	CLEANOUT			SHLV.	SHELVING
COL.	COLUMN	LAB.	LABORATORY	SHT.	SHEET
COM.	COMMON	LAM.	LAMINATE	SIM.	SIMILAR
CONC.	CONCRETE	LAT.	LATERAL	S.L.	[illegible]
CONST.	CONSTRUCTION	LAV.	LAVATORY	S.M.	[illegible]
CONT.	CONTINUOUS	LB., LBS.	POUND(S)	SPEC. (S)	SPECIFICATION(S)
COORD.	COORDINATE	LBL.	LABEL	SQ.	SQUARE
CORR.	CORRIDOR, CORRUGATED	L.F.	LINEAR FOOT	SQ.FT.	SQUARE FEET
CPM.	[illegible]	LG.	LONG	SQ.IN.	SQUARE INCHES
CPT.	CARPET	L.H.	LEFT HAND	SQ.YD.	SQUARE YARD
CPS	CYCLES PER SECOND	LIN.	LINEAR	S.S.	STAINLESS STEEL
C.R.	[illegible]	LKR.	LOCKER	S.S.	[illegible]
C.T.P.	CERAMIC TILE PANEL	LL.	[illegible]	STA.	STATION
CTR.	CENTER	LOC.	LOCATION	STD.	STANDARD
CTS.	[illegible]	LOUV.	LOUVER, LOUVERED	STL.	STEEL
CTSK.	COUNTERSUNK	LT.	LIGHT	STO.	STORAGE
CU.	CUBIC	LTG.	LIGHTING	STRUCT.	STRUCTURAL
C.W.	COLD WATER	LTWT.	LIGHTWEIGHT	SUSP.	SUSPENDED
C.Y.	CUBIC YARD			S.V.	SHEET VINYL
		MAS.	MASONRY	S.W.	STORM WATER
DBL.	DOUBLE	MAT.	MATERIAL		
DEPT.	DEPARTMENT	MAX.	MAXIMUM	T.B.	TOWEL BAR
D.F.	DRINKING FOUNTAIN	M.B.	MARKER BOARD	T. & B.	TOP & BOTTOM
DIA.	DIAMETER	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
DIAG.	DIAGONAL	MECH.	MECHANICAL	TEMP.	TEMPERED, TEMPERATURE
DIM.	DIMENSION	MED.	MEDIUM	TERR.	TERRAZZO
D.I.P.	DUCTILE IRON PIPE	MEMB.	MEMBRANE	T. & G.	TONGUE AND GROOVE
DISP.	DISPENSER	MEZZ.	MEZZANINE	THK.	THICKNESS
DIV.	DIVISION, DIVIDED	MFGR.	MANUFACTURER	THRESH.	THRESHOLD
D.L.	DEAD LOAD	M.H.	MANHOLE	THRU	THROUGH
DN.	DOWN	MHz	MEGAHERTZ	T.O.C.	TOP OF CONCRETE
DP.	DAMPPROOFING	MIN.	MINIMUM	TOIL.	TOILET
DR.	DOOR	MIR.	MIRROR	T.O.S.	TOP OF STEEL
DRWR.	DRAWER	MISC.	MISCELLANEOUS	T.P.D.	TOILET PAPER DISPENSER
D.S.	DOWNSPOUT	MLDG.	MOLDING, MOULDING	TR.	TREAD
DTL.	DETAIL	M.L.W.	MEAN LOW WATER	TREAT.	TREATED
D.W.	DISHWASHER	MM.	MILLIMETER	TV.	TELEVISION
DWG.	DRAWING	M.O.	MASONRY OPENING	TYP.	TYPICAL
DWGS.	DRAWINGS	MOD.	MODIFIED		
		MPH	MILES PER HOUR	UC	UNDERCUT
EA.	EACH	M.R.	[illegible]	U.O.N.	UNLESS OTHERWISE NOTED
EB.	EXPANSION BOLT	M.S.	METAL STUD	UR.	URINAL
E.F.	EXHAUST FAN	M.S.L.	MEAN SEA LEVEL	UTIL.	UTILITY
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MTD.	MOUNTED		
E.J.	EXPANSION JOINT	MTL.	METAL	V.	VOLT
ELEC.	ELECTRIC	MV	MILLIVOLT	V.B.	VINYL BASE
ELEV.	ELEVATION	MW	MICROWAVE	V.C.T.	VINYL COMPOSITION TILE
ELEV., EL.	ELEVATOR			VERT.	VERTICAL
EMERG.	EMERGENCY	N.	NORTH	VEST.	VESTIBULE
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	V.I.F.	VERIFY IN FIELD
EQUIP.	EQUIPMENT	NO.	NUMBER	VIN.	VINYL
EQUIV.	EQUIVALENT	NOM.	NOMINAL	V.T.R.	VENT THROUGH ROOF
E.W.	EACH WAY	N.R.(C)	NOISE REDUCTION (COEFFICIENT)	V.T.S.	[illegible]
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE		
EXH.	EXHAUST			W.	WATT
EXIST.	EXISTING	O	OVER	W/	WITH
EXP.	EXPOSED, EXPANSION	O.C.	ON CENTER	WAINS.	WAINSCOT
EXT.	EXTERIOR, EXTENDED	O.D.	OUTSIDE DIMENSION, OUTSIDE DIAMETER	W.B.	WALL BUMPER GUARD
		OFF.	OFFICE	W.C.	WATER CLOSET
F.A.I.	FRESH AIR INTAKE	O.H.	OPPOSITE HAND, OVERHEAD	W/C	WHEELCHAIR
FB	FACE OF BRICK (BLOCK)	OPG.	OPENING	WD.	WOOD
F.C.	FLOOR CLEANOUT	OPP.	OPPOSITE	WDW	WINDOW
F.C.U.	FAN COIL UNIT	OZ.	OUNCE	W.F.	WIDE FLANGE BEAM
F.D.	FLOOR DRAIN			W.H.	WATER HEATER
F.E.	FIRE EXTINGUISHER			W.I.	WROUGHT IRON
F.E.C.	FIRE EXTINGUISHER CABINET			W.M.	WIRE MESH
F.F.	FINISH FLOOR			W/O	WITHOUT
F.H.	FIRE HYDRANT			W.P.	WATERPROOFING
F.H.C.	FIRE HOSE CABINET			W.R.	WATER REPELLENT
FIG.	FIGURE			WT.	WEIGHT
				W.W.F.	WELDED WIRE FABRIC
				YD.	YARD

SYMBOL LEGEND

WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL CONSTRUCTION, REPAIR EXISTING TO MATCH NEW AS REQUIRED
	NEW REINFORCED CMU WALLS
	NEW 2x6 WOOD FRAMED WALLS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE, OR AS NOTED
	NEW 2x4 WOOD FRAMED WALLS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE, OR AS NOTED

DIMENSION NOTE

MASONRY WALL DIMENSIONS - ALL MASONRY WALL DIMENSION EITHER INTERIOR OR EXTERIOR ARE FROM FACE OF MASONRY WALL AND NOT FROM FINISHED WALL.

TO FACE OF MASONRY — TO FACE OF MASONRY

FRAMED WALL DIMENSIONS - ALL FRAMED WALL DIMENSION ARE FROM FACE OF FINISHED WALL AND NOT FROM WALL FRAMING.

TO FACE OF INT. FINISHED WALL — TO FACE OF INT. FINISHED WALL

ROOM DESCRIPTION LEGEND

ROOM NAME — OFFICE
ROOM NUMBER — 115 — 2 — NOTES
FLOOR FINISH — F1 B1 W1 C1 — CEILING FINISH
BASE FINISH — WALL FINISH

TAGS

- WALL ORIENTATION INDEX — FOR INTERIOR ELEVATIONS
- EXTERIOR ELEVATION
- BUILDING SECTION
- WALL SECTION
- DETAIL
- DOOR NUMBER
- WINDOW TYPE
- BATHROOM FIXTURE NUMBER
- LOUVER NUMBER
- WALL TYPE
- ELEVATION
- DRAWING NOTES
- WINDOW / LOUVER CLERESTORY

ZONING DATA & AREA CALCULATIONS

ZONING DATA

	REQUIRED	PROPOSED
ZONING DISTRICT CLASSIFICATION	R-6SF	
MINIMUM LOT AREA	7,000 SF	7,469 SF
MINIMUM FRONT SETBACK	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	20 FT. COMB (8 FT. MIN.	8'-0"/12'-0"
MINIMUM REAR SETBACK	15 FT	15 FT
MINIMUM WATERFRONT YARD (CANAL)	N/A	N/A
MAXIMUM HEIGHT	30 FT	27'-7"±

AREA CALCULATIONS

	MAXIMUM	PROPOSED
GROUND FLOOR BUILDING AREA (BUILDING COVERAGE)		2,234 S.F.
GROUND FLOOR CONDITIONED AREA		1,676 S.F.
SECOND FLOOR CONDITIONED AREA		525 S.F.
PROPOSED BUILDING CONDITIONED AREA		2201 S.F.
PROPOSED BUILDING COVERAGE	30% (2,240 SQ.FT.)	2,234 S.F.
PROPOSED BUILDING AREA (BUILDING COVERAGE)		2,234 S.F.
PROPOSED POOL PATIO AREA		684 S.F.
CONCRETE STEPPING STONES		94 S.F.
PAVER DRIVEWAY AREA		497 S.F.
PLANTER BOX		37 S.F.
WALKWAY AND PAD		105 S.F.
PROPOSED IMPERVIOUS LOT COVERAGE	50% (3,734 S.F.)	3,683 S.F.
PROPOSED OPEN SPACE	50% (3,734 S.F.)	3,786 S.F.

BUILDING AND LOT AREA CALCULATIONS

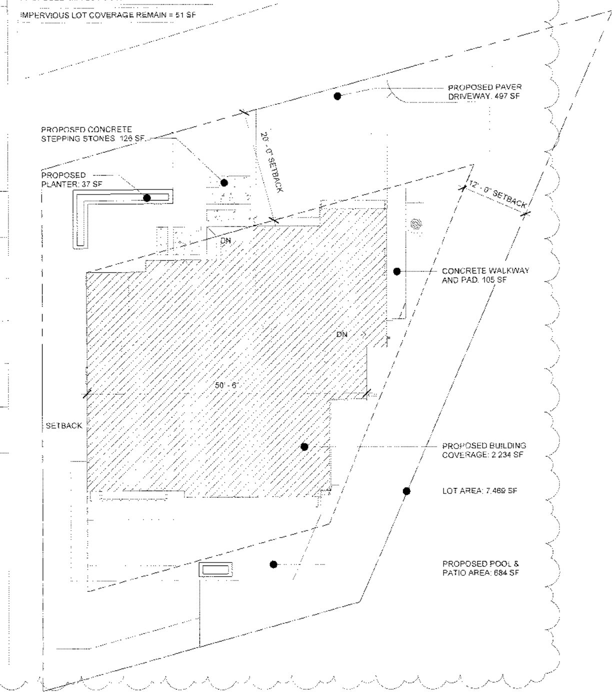
PROPOSED CONDITIONS

A.	PROPOSED BUILDING LIMITS	2,234 SQ. FT.
A.	TOTAL PRO. BLDG. AREA	2,234 SQ. FT.
1.	PAVER DRIVEWAY	497 SQ. FT.
2.	STEPPING STONES	126 SQ. FT.
3.	PLANTER BOX	37 SQ. FT.
4.	WALKWAY AND PAD	105 SQ. FT.
5.	POOL/DECK	684 SQ. FT.
	TOTAL PRO. LOT COVERAGE	3,683 SQ. FT.
	PROPERTY AREA	7,469 SQ. FT.

PROPOSED BLDG. AREA COVERAGE = 29.91%

PROPOSED IMP. LOT COVERAGE = 49.31%

IMPERVIOUS LOT COVERAGE REMAIN = 51 SF



INDEX TO DRAWINGS

ARCHITECTURAL DRAWINGS		STRUCTURAL DRAWINGS	
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A0.2	SPECIFICATIONS	S-3	FOUNDATION GROUND FLOOR & STUDIO/LOW ROOF FRAMING PLAN
A1.0	SITE & DRAINAGE PLAN	S-4	HIGH ROOF FRAMING PLAN
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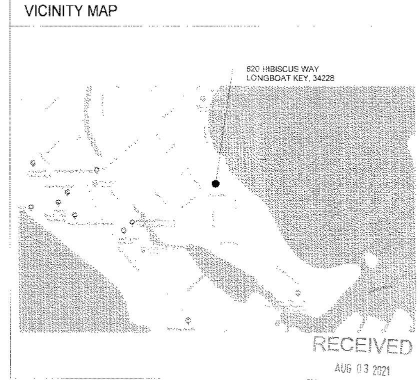
GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUB CONTRACTS AND SHALL COORDINATE ALL SUBCONTRACTORS TO ENSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH HIS WORK.
2. ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY OWNER AND INSTALLED IN THE CONTRACT SHALL BE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN OPERATING ORDER.
3. BEFORE ORDERING MATERIAL OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS. ANY DIFFERENCE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
4. THE DRAWINGS ARE DESCRIPTIVE IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTORS SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.
5. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
6. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURER'S RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO OWNER.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF FLORIDA AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES AND LEGAL REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE PROJECT.
8. IN CASE OF DISCREPANCY CONCERNING QUALITY AND OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND/OR THE GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.
9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PROPOSED MATERIALS AND PRODUCTS TO BE USED ON THE PROJECT FOR REVIEW AND APPROVAL BY THE ARCHITECT.
10. ALL SURFACES NOT INDICATED BY DIVISION SHALL BE PAINTED.
11. AS BUILT/RECORD DRAWINGS REQUIREMENTS BY LOCAL MUNICIPALITIES - AS-BUILT OR RECORD DRAWINGS REQUIRED BY THE LOCAL GOVERNING AUTHORITY ARE NOT THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEERS TO DOCUMENT OR KEEP TRACK OF NOR PRODUCE AT THE END OF THE PROJECT. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO PREPARE AND SUBMIT ACCEPTABLE RECORD DRAWINGS TO THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT DRAWINGS TO THE OWNER FOR HIS RECORDS AS PART OF HIS CLOSEOUT REQUIREMENTS ON THE PROJECT SHOULD THE CONTRACTOR WISH TO RETAIN THE ARCHITECT OR HIS ENGINEERS HE MAY DO SO.

VICINITY MAP



GENERAL SITE PLAN NOTES

1. REFER TO CIVIL PLANS FOR REQUIRED SITE WORK AND OTHER RELATED ITEMS, SUCH AS BUT NOT LIMITED TO, PAVING, FILL, MARKINGS, SIGNAGE, STORM DRAINAGE, SEWER LINES, WATER AND FIRE LINES ETC.
2. FOR SITE PREP WORK AND RECOMMENDATIONS FOR SUB SOIL CONDITIONS AND RECOMMENDATIONS BASED UPON EXISTING CONDITIONS THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND FOLLOW THESE RECOMMENDATIONS AS PART OF HIS SCOPE OF WORK.
3. REFER TO ELECTRICAL PLAN FOR ALL REQUIRED ELECTRICAL SITE WORK REQUIREMENTS.
4. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING FOR ANY REQUIRED TIE-INS FOR FINAL COORDINATION, MINOR FIELD ADJUSTMENTS BE REQUIRED.
5. RE-WORK EXISTING/PROVIDE NEW CANOPY TREES AS REQUIRED BY TOWN OF LONGBOAT KEY ZONING CODE.

LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
LONGBOAT KEY FL, 34228

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CONSTRUCTION DOCUMENTS
23 APRIL 2021

7-26-21

Sealed By: C. ALAN ANDERSON, FL#AR0014171
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	6-8-21	OWNER REQ'D CHANGES
2	7-26-21	REVIEW COM. RESPONSE

DRAWN BY: PAS

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED
AUG 03 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PROJECT INFORMATION

SCALE: 3/32" = 1' - 0"

CA³

2020.41

A0.1

23 APRIL 2021

DIVISION 1 GENERAL REQUIREMENTS

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

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

1.3 THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. DIMENSIONS SHALL BE FIGURES RATHER THAN DETERMINED BY SCALE OR RULE. IN THE EVENT OF A CONFLICT OR INCONSISTENCY AMONG THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE CODES, THE CONTRACTOR SHALL PROVIDE THE GREATEST QUANTITY, LARGEST DEGREE OF SAFETY, HIGHEST QUALITY OR MOST STRINGENT MATERIAL OR WORK

1.4 CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUBCONTRACTS AND SHALL COORDINATE ALL SUBCONTRACTORS TO INSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH HIS WORK

1.5 SUBMIT SHOP DRAWINGS ON ALL PRODUCTS TO BE INSTALLED ON THE PROJECT FOR REVIEW BY THE ARCHITECT. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWING TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT ALONG WITH THE CONTRACTORS WARRANTY BOOKLET, PRODUCT DATA AND AS-BUILT DRAWINGS.

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

1.7 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES

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

1.9 SUBSTITUTION OF MATERIALS AND METHODS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED IN WRITING. THE FINAL DECISION AS TO THE EQUALITY OF ANY ITEM SPECIFIED SHALL REST WITH THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT COMPLETE PRODUCT DATA, SHOP DRAWINGS AND RELATIVE COSTS OF SUBSTITUTE ITEMS TO ARCHITECT FOR HIS REVIEW

1.10 THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR. HE SHALL COMPILE A COPY OF ALL PRODUCT INFORMATION AND MANUFACTURES WARRANTIES INTO A SINGLE BOOK TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT. CONTRACTOR SHALL INCLUDE LIST OF ALL SUBCONTRACTORS, CONTACTS AND PHONE NUMBERS

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

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

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

1.14 THE CONTRACTOR SHALL BE REQUIRED TO HAVE A COMPETENT SUPERVISOR ON THE PROJECT WHENEVER WORK IS BEING PERFORMED

1.15 THE CONTRACTOR SHALL GIVE 24 HOUR NOTICE TO THE ARCHITECT WHEN HIS PRESENCE IS REQUESTED FOR SPECIAL CONSULTATIONS, EXAMINATIONS OR DECISIONS

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

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

1.18 THE CONTRACTOR SHALL SOLICIT NOT LESS THAN THREE (3) BIDS FOR ANY ITEM(S) WHOSE COST IS PROVIDED FOR BY A SPECIFIED ALLOWANCE SUM IF SO DIRECTED BY THE ARCHITECT, AND SHALL THEN PURCHASE THE ITEM(S) FROM ONE OF THE THREE BIDDERS AS DIRECTED BY THE ARCHITECT OR OWNER. CONTRACTOR SHALL BE REIMBURSED BY OR SHALL REIMBURSE THE OWNER THE AMOUNT OVER OR UNDER THE ALLOWANCE AMOUNT

1.19 TESTING AND INSPECTIONS REQUIRED TO ESTABLISH COMPLIANCE WITH THE CONTRACT DOCUMENTS SHALL BE MADE BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE ARCHITECT AND PAID FOR BY THE CONTRACTOR AS PART OF BASE BID. WHEN THE INITIAL TESTS INDICATE NONCOMPLIANCE WITH THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIRED RETESTING OCCASIONED THUSLY SHALL BE PERFORMED BY THE SAME AGENCY AND THE COST THEREOF PAID BY THE CONTRACTOR

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

DIVISION 2 SITE WORK

2.1 CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR FOR BUILDING LAYOUT AND FLOOR ELEVATION/GRADE BEAM CERTIFICATION FOR FLOOD INSURANCE COMPLIANCE IF APPLICABLE, OR AS REQUIRED BY LOCAL MUNICIPALITY AND STATE CERTIFICATION REQUIREMENTS

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

2.3 PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 8". BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. UNLESS OTHERWISE NOTED ALL COMPACTION SHALL BE TO 95% MODIFIED PROCTOR DENSITY

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

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

2.6 PROVIDE AND INSTALL A COMPLETE AUTOMATIC IRRIGATION SYSTEM AT ALL SODDED AND LANDSCAPED AREAS. IRRIGATION CONTRACTOR SHALL SUBMIT A LAYOUT COVERAGE PLAN TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE THIS COST TO THE OWNER AS AN ALTERNATE OPTION UNLESS REQUIRED BY LOCAL ORDINANCE

2.7 SUBGRADE PREPARATION SHALL INCLUDE STRIPPING AND GRUBBING OF SUPERFICIAL VEGETATION FOLLOWED BY COMPACTION OF THE BUILDING AREA PLUS A MARGIN OF 5'-0" WITH A VIBRATORY ROLLER WITH A MINIMUM OF 2 OVERLAPPING PASSES IN EACH DIRECTION. THE OPERATION OF VIBRATORY ROLLER SHALL BE CLOSELY MONITORED TO AVOID TRANSMISSION OF EXCESSIVE VIBRATIONS TO ANY EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE

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

DIVISION 3 CONCRETE

3.1 COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS

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

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

3.4 ALL STRUCTURAL CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS WITH MAXIMUM SLUMP OF 4". CEMENT TO MEET ASTM C-150 TYPE 1 AGGREGATE TO MEET ASTM C-33 UNLESS NOTED OTHERWISE

3.5 VAPOR BARRIER SHALL BE 6 MIL POLYETHYLENE. ALL JOINTS LAPPED AND TAPED

3.6 WELDED WIRE FABRIC SHALL BE 6 X 6 - 10/10 W/ SAWCUT CONTROL JOINTS WITHIN 12 HOURS OF POUR.

3.7 STEEL REINFORCEMENT SHALL BE GRADE 60 AND CONFORM WITH ASTM A 615

3.8 FORMWORK DESIGN AND FABRICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ACI 347.

3.9 ALL CONCRETE SLAB PENETRATIONS SHALL BE SEALED WITH EXPANSIVE SETTING COMPOUND. PROVIDE FIRE STOPPING AT ALL FLOOR TO FLOOR PENETRATION WHERE FIRE RESISTANT RATINGS ARE INDICATED

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

3.11 EXPANSION JOINT FILLER TO MEET ASTM D-1751 1/2" ASPHALT IMPREGNATED FIBERBOARD W/ SEALANT CAP, OR POLYETHYLENE FOAM W/ SEALANT CAP

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

DIVISION 4 MASONRY

4.1 COMPLY WITH RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)

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

4.3 MORTAR SHALL BE TYPE S UNLESS OTHERWISE NOTED AND CONFORM TO ASTM C-270 WITH GALVANIZED LADDER TYPE HORIZONTAL WALL REINFORCING (#9 WIRE) AT EVERY SECOND COURSE, AND PREFABRICATED CORNER AND TEE SECTIONS, PER ASTM A 641

4.4 EXTERIOR HOLLOW MASONRY UNIT CONSTRUCTION. PROVIDE VERTICAL REINFORCEMENT (1 #5 MIN.) AT ALL CORNERS, ADJACENT OF OPENINGS, AND AT 4'-0" ON CENTER MAXIMUM OR AS NOTED ON STRUCTURAL DRAWINGS. REINFORCED CELLS SHALL BE POURED SOLID

4.5 POURED SOLID CELLS SHALL BE FILLED WITH CONCRETE (SLUMP 7"-9") WITH A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN UNOBSTRUCTED CONTINUOUS CELL. GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0". CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED CELLS FOR INSPECTION

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

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

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

DIVISION 5 METALS

5.1 ALL DISSIMILAR METALS SHALL BE ISOLATED BY INERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION

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

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

5.4 STEEL PLATES, SHAPES AND BARS TO BE ASTM A-36

5.5 HIGH STRENGTH BOLTS AND NUTS: ASTM A 325 UNFINISHED BOLTS AND NUTS ASTM A-325 GRADE A

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

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

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

5.9 FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION

DIVISION 6 CARPENTRY

6.1 COMPLY WITH SOFTWOOD LUMBER STANDARD PS20 (U.S. DEPT. OF COMMERCE) AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENERS BY NIMA

6.2 FRAMING METHODS, NUMBER OF MEMBERS AND FASTENERS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE

6.3 WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS INCLUDED IN 6.9 ABOVE SHALL BE CONSIDERED SUFFICIENT CAUSE FOR REJECTION OF THEIR USE BY THE CONTRACTOR

6.4 WOOD BASE SHALL BE 5-1/2" HIGH BY 5/8" KILN-DRIED WHITE PINE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS (STYLE TO BE SELECTED BY ARCHITECT)

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

6.6 FURRING ON MASONRY WALLS TO BE 2x FT @ 24" O.C. UNLESS NOTED OTHERWISE W/ 1 1/2" WALL BATT INSULATION

DIVISION 7 THERMAL & MOISTURE PROTECTION

7.1 COMPLY WITH MANUFACTURERS RECOMMENDATIONS ON ALL WORK

7.2 FURNISH FIFTEEN (15) YEAR WARRANTY ON ROOFING MATERIALS ASSOCIATED WORK AGREEING TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS AND WORKMANSHIP. GUARANTEE SHALL BE SIGNED AND NOTARIZED BY GENERAL CONTRACTOR

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

7.4 METAL FLASHING AND CONTOUR FLASHING TO BE PRE-FINISHED ALUMINUM, COLOR SELECTION BY ARCHITECT UNLESS NOTED OTHERWISE

7.5 ALL GUTTERS AND DOWNSPOUTS SHALL BE E.S.P. ALUMINUM UNLESS OTHERWISE NOTED. COLOR TO BE SELECTED BY ARCHITECT

7.6 INSTALL SEALANT AT ALL EXPOSED JOINT SURFACES TO PROVIDE WEATHERPROOF SEAL. SET ALL EXTERIOR SILLS, GLAZING STOPS, WINDOW FRAMES DOOR FRAMES IN FULL SEALANT BED. PROVIDE BACKER ROD WHERE REQUIRED. USE HIGH QUALITY ELASTOMERIC SILICONE COMPOUND. COLOR AS SELECTED

7.7 FRAME AT FLOOR LEVEL - LOW DENSITY KRAFT PAPER - FACED FIBERGLASS 6" SUPER THICK BATTS WITH MINIMUM R-11 VALVE

7.8 ALL EXTERIOR AND NOTED INTERIOR WALLS - LOW DENSITY KRAFT PAPER FACED FIBERGLASS FULL THICK STANDARD BATTS WITH MINIMUM R-11 (MASONRY WALLS R-3) UNLESS NOTED OTHERWISE

DIVISION 8 DOORS & WINDOWS

8.1 COMPLY WITH "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (SDI-100) AND ANSI/NWMA I.S1 AND SECTION 1300 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE. PROVIDE IMPACT RESISTANT DOORS WHERE NOTED

8.2 GLAZING SHALL BE AS NOTED ON THE WINDOW SCHEDULE

8.3 ALL MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS COUNTER TOP TO CEILING AND FULL WIDTH OF CABINET

8.4 ALL WOOD DOORS SHALL BE STAIN GRADE EACH FACE WITH TYPE (SOLID CORE OR HOLLOW CORE) AND SIZE AS SPECIFIED ON DRAWINGS

8.5 FRONT DOOR HINGES SHALL BE SOLID BRASS BALL BEARING TYPE WITH THREE HINGES PER DOOR UNLESS OTHERWISE NOTED OR SELECTED

8.6 ALL THRESHOLDS SHALL BE ADA APPROVED PRE FINISHED ALUMINUM UNLESS OTHERWISE NOTED

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

8.8 ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS

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

DIVISION 9 FINISHES

9.1 1/2" OR 5/8" GYPSUM WALLBOARD SHALL BE INSTALLED WITH STANDARD GYPSUM WALLBOARD SCREWS ON ALL SURFACES. ON CEILINGS USE 5/8" GYPSUM WALLBOARD AND LIGHT ORANGE PEEL TEXTURED FINISH WHICH SHALL BE INSTALLED WITH GYPSUM WALLBOARD SCREWS. COMPLY WITH ANSI A97.1 AND MANUFACTURERS RECOMMENDATIONS. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL BATHROOMS AND WET AREAS

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

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

9.4 ALL INTERIOR GYPSUM WALLBOARD SHALL HAVE LIGHT ORANGE PEEL TEXTURED SURFACES UNLESS OTHERWISE INDICATED. PROVIDE WONDER BOARD OR DENS-SHIELD TILE BACKER W/ FELT UNDERLAYMENT AT ALL SHOWER AND TUB AREAS. INSTALLED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

9.5 EXTERIOR CEMENT PLASTER SHALL BE 1" THICK ON K-LATHE (2 COAT) 5/8" THICK ON CONCRETE MASONRY UNITS (2 COAT). ALL PLANTER BOX INTERIORS SHALL BE MARCITE. ALL CEMENT PLASTER INSTALLATION AND MATERIALS TO CONFORM WITH LATEST APPLICABLE ASTM STANDARDS. PLASTER FINISH TO BE SELECTED BY ARCHITECT

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

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

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

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

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

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

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

9.13 THE FINISH FLOOR AND UNDERLAYMENT MATERIAL SHALL BE COVERED AND PAINT OR STAIN SPILLED SHALL BE REMOVED.

9.14 THE PAINTING SUBCONTRACTOR SHALL CAULK AROUND ALL WINDOWS AND TRIM, SLIDING GLASS DOORS AND TRIM AND AROUND ALL EXTERIOR TRIM AND SIDING WITH APPROVED SEALANT AND CAULK FOR INTENDED USE

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

9.16 A FINAL TOUCH-UP OF ALL AREAS WHERE DRYWALL HAS BEEN PATCHED AFTER THE FINAL COAT OF PAINT HAS BEEN APPLIED SHALL BE COMPLETED BEFORE OWNER MOVES IN

9.17 ALL STAIN SHALL BE BRUSHED APPLIED

9.18 ON COMPLETION OF ALL PAINTING, THE PAINTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK AND LEAVE THE BUILDING IN A BROOM CLEAN CONDITION. ALSO HE SHALL REMOVE ALL STAINS AND MISPLACED PAINT, ETC. FROM ALL SURFACES INCLUDING FIXTURES, GLASS, HARDWARE, FITTINGS, ETC. THE COST OF DAMAGE TO ANY WORK DUE TO NEGLIGENCE ON THE PART OF PAINTING SUBCONTRACTOR SHALL BE BORNE BY THE PAINTING SUBCONTRACTOR

9.19 ALL PAINT AND STAIN SHALL BE HIGH QUALITY 100% ACRYLIC LATEX OR OIL BASE BY SCOTT, ICI OR BENJAMIN MOORE OR EQUAL AS APPROVED BY ARCHITECT. ALL PAINTING METHODS AND TECHNIQUES TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

9.20 EXTERIOR TRIM AND DOORS SHALL RECEIVE THREE (3) COATS OF PAINT IN COLOR DESIGNATED BY ARCHITECT

9.21 INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF INTERIOR WASHABLE WALL PAINT. BATHROOM WALLS AND CEILING SHALL RECEIVE TWO (2) COATS OF SEMI-GLOSS ENAMEL UNLESS OTHERWISE NOTED

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

9.23 CEILING GRID SYSTEM SHALL BE PRELUDE 9/16 EXPOSED TEE SYSTEM. ACOUSTICAL CEILING TILE SYSTEM SHALL BE 2'x2'x5/8 CORTEGA TILE SYSTEM WITH ANGLED TEGULAR BY ARMSTRONG OR EQUAL

9.24 ALL CLOSET SHELVING SHALL BE WHITE MELAMINE FINISH UNLESS OTHERWISE NOTED

9.25 ALL INTERIOR WINDOWSILLS SHALL BE MARBLE (1/2" DOMESTIC) UNLESS OTHERWISE NOTED

DIVISION 10 SPECIALTIES

10.1 ALL TOILET AND BATH ACCESSORIES SHALL BE SELECTED BY OWNER FROM PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED ON DRAWINGS. COORDINATE SELECTIONS WITH ARCHITECT

10.2 ALL KITCHEN EQUIPMENT SHALL BE SELECTED BY OWNER FROM PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED ON DRAWINGS. COORDINATE SELECTION WITH ARCHITECT.

10.3 SIGNAGE - CONTRACTOR SHALL PROVIDE SIGNAGE FOR ALL RESTROOM LOCATIONS AND IT SHALL BE IN COMPLIANCE WITH ALL ADA MINIMUM REQUIREMENTS. CONTRACTOR TO FINALIZE SELECTION OF SIGNAGE WITH THE ARCHITECT

DIVISION 15 MECHANICAL AND PLUMBING

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

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

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

15.4 PROVIDE A ONE (1) YEAR WRITTEN WARRANTY FOR FURNISHING PARTS AND LABOR TO REPLACE ANY PART OF THE HVAC SYSTEM WHICH BECOMES DEFECTIVE IN NORMAL OPERATIONS WITH AN ADDITIONAL FOUR (4) YEAR WARRANTY FOR THE CONDENSING UNIT UNLESS MANUFACTURERS STANDARD WARRANTY IS GREATER

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

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

15.7 PROVIDED 1" P.V.C. CONDENSATE DRAIN LINE WITH POSITIVE SLOPE FROM AIR HANDLER TO EXTERIOR

15.8 ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO S.M.A.C.N.A. SPECIFICATIONS

15.9 ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEEVED.

15.10 WATER AND SEWER SERVICE SHALL BE PROPERLY CONNECTED TO MAIN SYSTEMS

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

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

15.13 PROVIDE 1/4" COPPER ICE MAKER LINE FROM BELOW KITCHEN SINK COLD WATER LINE (WITH VALVE) TO REFRIGERATOR, IF APPLICABLE

DIVISION 16 ELECTRICAL

16.1 ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPLY WITH NEC AND NEMA RECOMMENDATIONS (LATEST EDITION)

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

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

16.4 ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.

16.5 ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS

GENERAL SPECIFICATIONS

1. ELEVATOR - BASIS OF DESIGN SHALL BE RESIDENTIAL ELEVATORS LUXURY LIFT LLT-350 MACHINEROOM LESS ELEVATOR. PROVIDE ELECTRIC AS REQUIRED. REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS. ELEVATORS IN PRIVATE RESIDENCES MUST COMPLY WITH FBC 6TH EDITION (2017) SUPPLEMENTAL SECTION 3013

2. DOORS - BASIS OF DESIGN SHALL BE PLY GEM COMPOSITE EXTERIOR DOORS. PROVIDE EGRESS DOORS OR WINDOWS AS REQUIRED IN ALL BEDROOM LOCATIONS

3. WINDOWS - BASIS OF DESIGN SHALL BE PGT WINGUARD CH600 DOUBLE HUNG VINYL WINDOWS. PROVIDE EGRESS WINDOWS AS NOTED. REFER TO MANUFACTURES SIZE CHART

4. GARAGE DOORS - BASIS OF DESIGN SHALL BE WAYNE DALTON MODEL 9800 PREMIUM FIBERGLASS FAUX WOOD GARAGE DOORS

5. STANDING SEAM METAL ROOF - BASIS OF DESIGN SHALL BE SENTRYGARD STANDING SEAM NS150 1 1/2" NAIL STRIP PANEL CONT. PANEL .032 ALUMINUM W/ 30 YEAR KYNAR 500 FINISH W/ MIO APPROVAL. UNDERLAYMENT TO BE GRACE PEEL AND STICK ICE AND WATER SHIELD UNDERLAYMENT AS REQUIRED TO WITHSTAND TEMPERATURES UP TO 260°

6. SOUNDPROOFING MEMBRANE - BASIS OF DESIGN SHALL BE DB-3 MEMBRANE SOUND PROOFING FOR ALL WALL LOCATIONS AND DB-4 MEMBRANE FOR ALL FLOOR LOCATIONS TO RECEIVE SOUNDPROOFING MEMBRANE.

7. SIDING AND TRIM - BASIS OF DESIGN SHALL BE BORAL USA SIDING AND TRIM. ALL SIZES AND PROFILES TO ARE TO BE SIZED ACCORDING TO FIELD CONDITIONS

8. ATTIC ACCESS LADDER - BASIS OF DESIGN SHALL BE FAKRO ATTIC ACCESS PULL DOWN LADDER

BLDG PERMIT PLANS
FILE
Copy of Record

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LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
LONGBOAT KEY FL. 34228

ARCHITECT OF RECORD
C. ALAN ANDERSON ARCHITECT, P.A.
3908 Midland Road, Sarasota, Florida 34231
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Structural Engineer
SNELL ENGINEERING CONSULTANTS
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Phone (941) 954-0681 Fax (206) 339-2777

CONSTRUCTION DOCUMENTS
23 APRIL 2021

RECEIVED

C. Alan Anderson
4-27-21

Sealed By: C. ALAN ANDERSON, FLAAR0014171
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

DRAWN BY:

SPECIFICATIONS

BLDG PERMIT PLANS
FILE
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SCALE: 1/4" = 1'-0"

CA³

2020.41

A0.2

23 APRIL 2021

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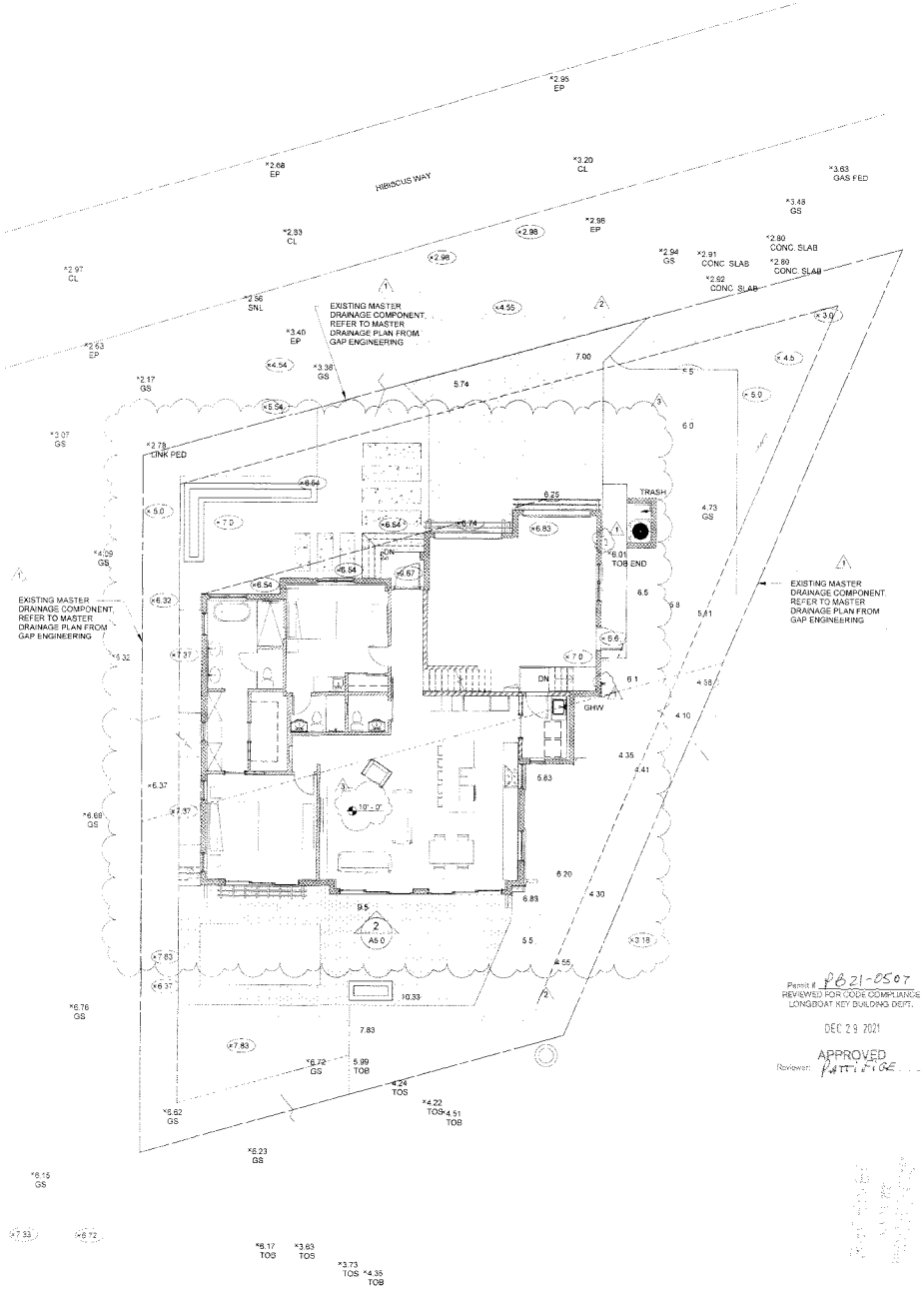
GENERAL SITE PLAN NOTES

1. FOR SITE PREP WORK AND RECOMMENDATIONS FOR OLD SOIL CONDITIONS AND RECOMMENDATIONS BASED UPON EXISTING CONDITIONS THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND FOLLOW THESE RECOMMENDATIONS AS PART OF HIS SCOPE OF WORK.

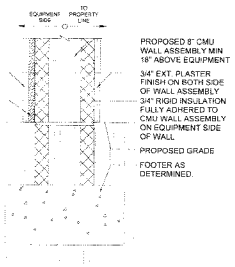
2. REFER TO ELECTRICAL PLAN FOR ALL REQUIRED ELECTRICAL SITE WORK REQUIREMENTS

3. REFER TO ELECTRICAL AND PLUMBING FOR ANY REQUIRED TRIMS FOR FINAL COORDINATION. MINOR FIELD ADJUSTMENTS ARE REQUIRED.

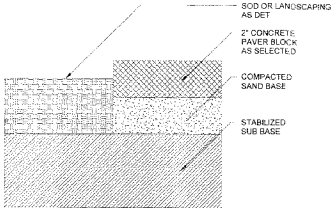
4. RE-WORK EXISTING/PROVIDE NEW CANOPY TREES AS REQUIRED BY CITY OF SARASOTA ZONING CODE SEC 1[illegible]



OVERALL SITE PLAN
1/8" = 1'-0"
1 A1.0



NOISE MITIGATION WALL DETAIL
1 1/2" = 1'-0"
2 A1.0



PAVER WALKWAY DRIVE DETAIL
1" = 1'-0"
3 A1.0

Permit # PB21-0507
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
DEC 29 2021
APPROVED
Reviewer: [illegible]

LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
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CONSTRUCTION DOCUMENTS
23 APRIL 2021

11-10-2021

Sealed By: C. ALAN ANDERSON, FLA#A0014171
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REVISION	DATE	DESCRIPTION
1	5-5-21	OWNER REQ'D CHANGES
2	6-28-21	BLDG REVIEW COMMENTS
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: [illegible]

SITE & DRAINAGE PLAN

SCALE: 3/16" = 1' - 0"

CA³

2020.41

A1.0

23 APRIL 2021

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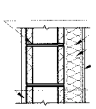
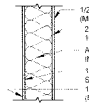


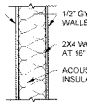
WALL TYPE 5

PROPOSED NEW EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY



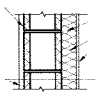
WALL TYPE 4

INTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD



WALL TYPE 3

INTERIOR 5" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD



WALL TYPE 2

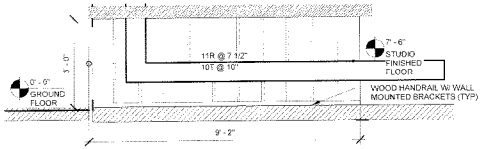
PROPOSED NEW EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY

WALL TYPE 1

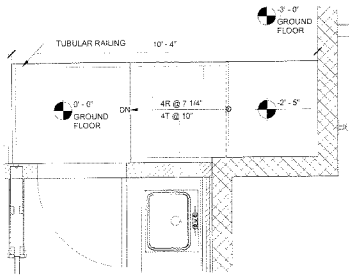
PROPOSED NEW EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY

ENLARGED STAIR PLAN GENERAL NOTES:

1. RISER HEIGHTS SHOWN ARE DIAGRAMMATIC TO SHOW INTENT ONLY. COORDINATE FINAL RISER HEIGHTS WITH FINAL FINISHED FLOOR LEVELS. STAIR RISERS NOT TO EXCEED 7 75" PER FBC 7TH ED. (2020)SEC 1009.7.2
2. ALL DIMENSIONS TAKEN FROM RISER AND NOT FROM TREAD NOSING.
3. COORDINATE RECEIVING HEADERS AND BEAM TO PICK UP STRINGERS AND REQUIRED HEAD CLEARANCE.



STAIR 1 ENLARGED PLAN 1/2" = 1'-0" (2 / A2.0)



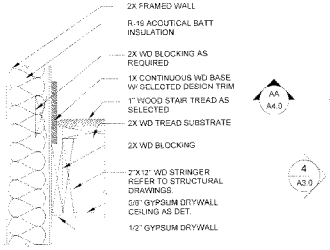
STAIR 2 ENLARGED PLAN 1/2" = 1'-0" (12 / A2.0)

NOTE: ALL MECAHNIACL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BASE FLOOD ELEVATION (9'-0" NAVD) PER FBC 2020 AND FEMA TECHNICAL BULLETIN #1

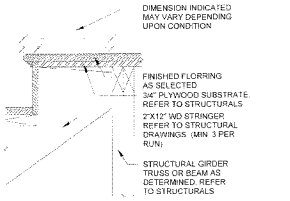
FLOOD VENT AREA CALCULATIONS:

THE PROPOSED SMART VENT FLOOD VENTS ARE ENGINEERED FLOOD VENTS CERTIFIED TO HANDLE UP TO 200 SQ. FT. OF FLOOD PROTECTION PER VENT

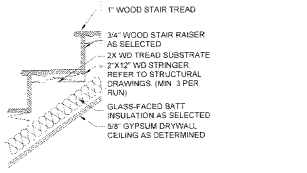
GARAGE 113
FLOOR AREA TO BE VENTED = 482 SQ. FT.
EXT. FLOOD VENTS PROVIDED = (3) 8"X16" SMART VENT
TOTAL VENT AREA PROVIDED = 600 SQ. FT.



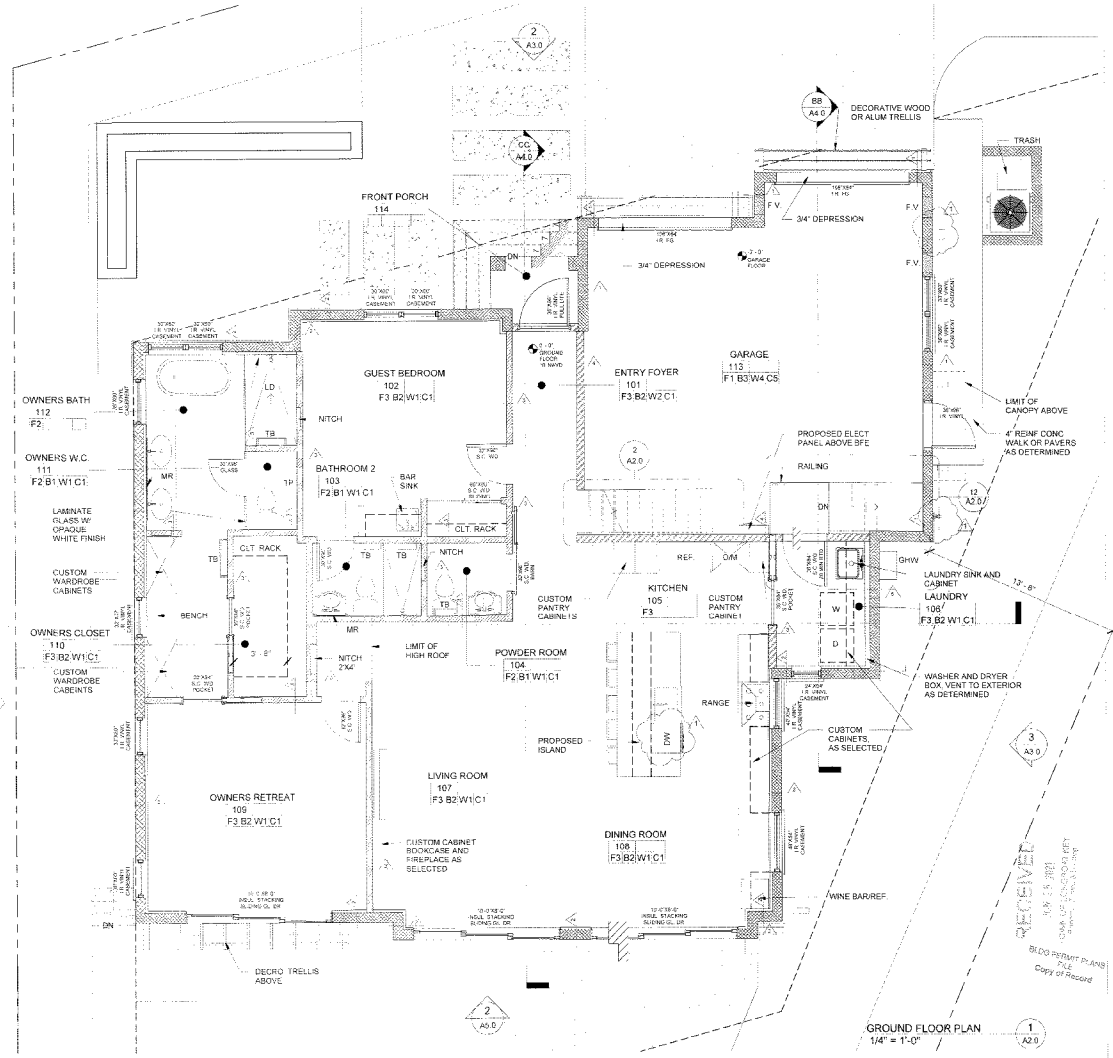
STAIR TRIM DETAIL 1 1/2" = 1'-0" (9 / A2.0)



STAIR DETAIL 1 1/2" = 1'-0" (11 / A2.0)



STAIR TREAD/RISER DETAIL 1" = 1'-0" (10 / A2.0)



GROUND FLOOR PLAN 1/4" = 1'-0" (1 / A2.0)

FINISH SCHEDULE

SYMBOL	FLOOR FINISH
F1	EPOXY FLOOR OVER SEALED CONRETE
F2	TILE AS SELECTED BY OWNER
F3	ENGINEERED WD FLOORING AS SEL. BY OWNER
F4	EXT. PAVER AS SELECTED BY OWNER

SYMBOL	BASE FINISH
B1	TILE COVE BASE AS SELECTED
B2	6" WD BASE AS INDICATED OR SEL. BY OWNER
B3	NO BASE

SYMBOL	WALL FINISH
W1	1/2" GYP. BD. SPRAY TEXTURE-PTD
W2	1/2" MR GYP. BD. SPRAY TEXTURE-PTD
W3	TILE AS SELECTED BY OWNER
W4	PLASTER SKIM COAT, PTD.
W5	EXTERIOR PLASTER FINISH

SYMBOL	CEILING FINISH
C1	5/8" GYP. BD. SPRAY TEXTURE-PTD.
C2	5/8" MR GYP. BD. SPRAY TEXTURE-PTD.
C3	5/8" TYPE X FR GYP. BD. SPRAY TEXTURE-PTD.
C4	TONGUE & GROOVE WOOD CEILING-PTD
C5	PLASTER SKIM COAT, PTD.

FINISH NOTES:

LAR KRESS & CHERYL TURNER RESIDENCE

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REVISION	DATE	DESCRIPTION
1	5-5-21	OWNER REQ'D CHANGES

DRAWN BY: KSD

RECEIVED
APR 23 2021
CITY OF LONGBOAT KEY
BLDG PERMIT PLANS FILE
Copy of Record

PROPOSED GROUND FLOOR, ENLARGED STAIR PLANS & DETAILS

SCALE: 3/16" = 1' - 0"

CA³

2020.41

A2.0

23 APRIL 2021

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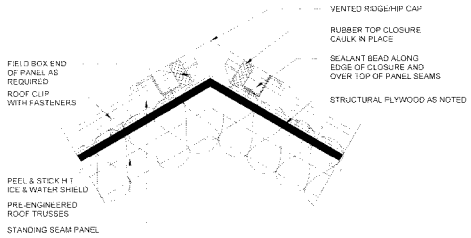
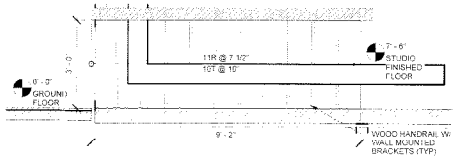
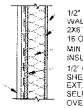


ROOF DETAIL 1
1 1/2" = 1'-0"
4 / A2.1

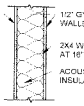


ENLARGED STAIR PLAN
1/2" = 1'-0"
7 / A2.1



WALL TYPE 5

EXTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE



WALL TYPE 3

INTERIOR 5" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD

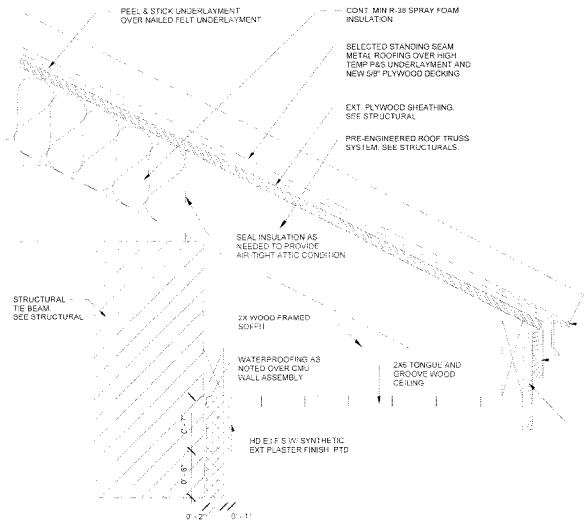
FINISH SCHEDULE

SYMBOL	FLOOR FINISH
F1	EPOXY FLOOR OVER SEALED CONRETE
F2	TILE AS SELECTED BY OWNER
F3	ENGINEERED WD FLOORING AS SEL. BY OWNER
F4	EXT. PAVER AS SELECTED BY OWNER

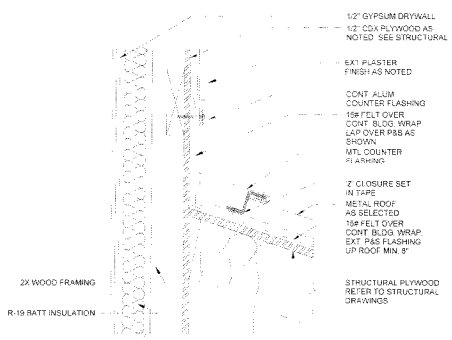
SYMBOL	BASE FINISH
B1	TILE COVE BASE AS SELECTED
B2	6" WD BASE AS INDICATED OR SEL. BY OWNER
B3	NO BASE

SYMBOL	WALL FINISH
W1	1/2" CYP. BD. SPRAY TEXTURE-PTD
W2	1/2" MR GYP. BD. SPRAY TEXTURE-PTD.
W3	TILE AS SELECTED BY OWNER
W4	PLASTER SKIM COAT. PTD
W5	EXTERIOR PLASTER FINISH

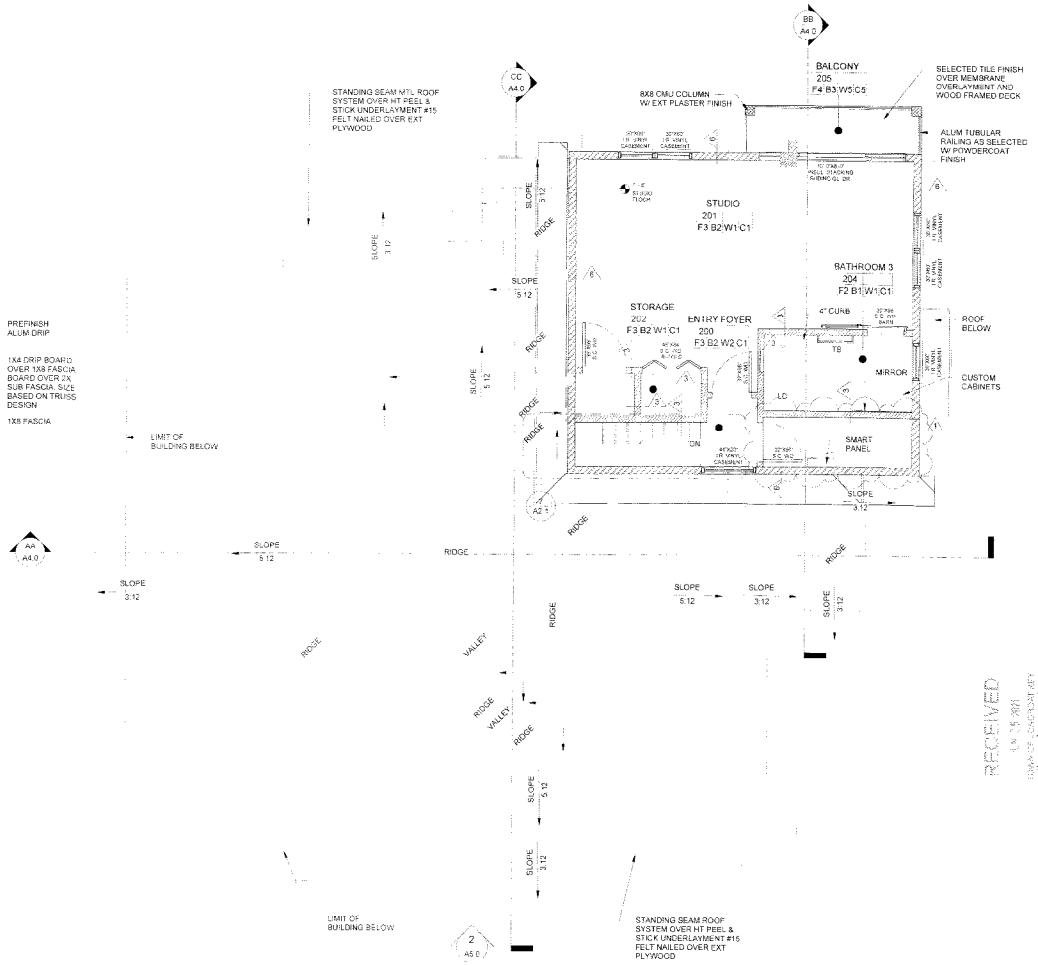
SYMBOL	CEILING FINISH
C1	5/8" GYP. BD. SPRAY TEXTURE-PTD
C2	5/8" MR GYP. BD. SPRAY TEXTURE-PTD.
C3	5/8" TYPE X FR GYP. BD. SPRAY TEXTURE-PTD.
C4	TONGUE & GROOVE WOOD CEILING-PTD
C5	PLASTER SKIM COAT. PTD



ROOF EAVE DETAIL
1 1/2" = 1'-0"
5 / A2.1



WALL FLASHING DETAIL
1 1/2" = 1'-0"
6 / A2.1



STUDIO FLOOR PLAN
1/4" = 1'-0"
1 / A2.1

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LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
LONGBOAT KEY FL. 34228

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23 APRIL 2021

Sealed By: C. ALAN ANDERSON, FLAAR0034171

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REVISION	DATE	DESCRIPTION
1	5.5.21	OWNER REQD CHANGES

DRAWN BY: TTG

PROPOSED STUDIO FLOOR & DETAILS

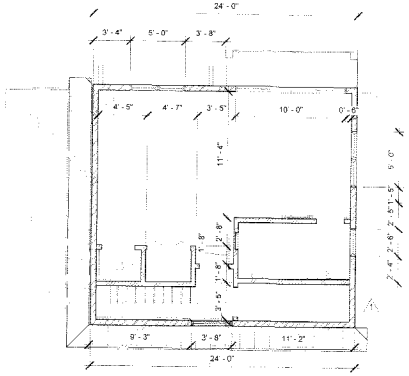
BLDG PERMIT PLANS FILE Copy of Record

SCALE: 3/16" = 1' - 0"

2020 41

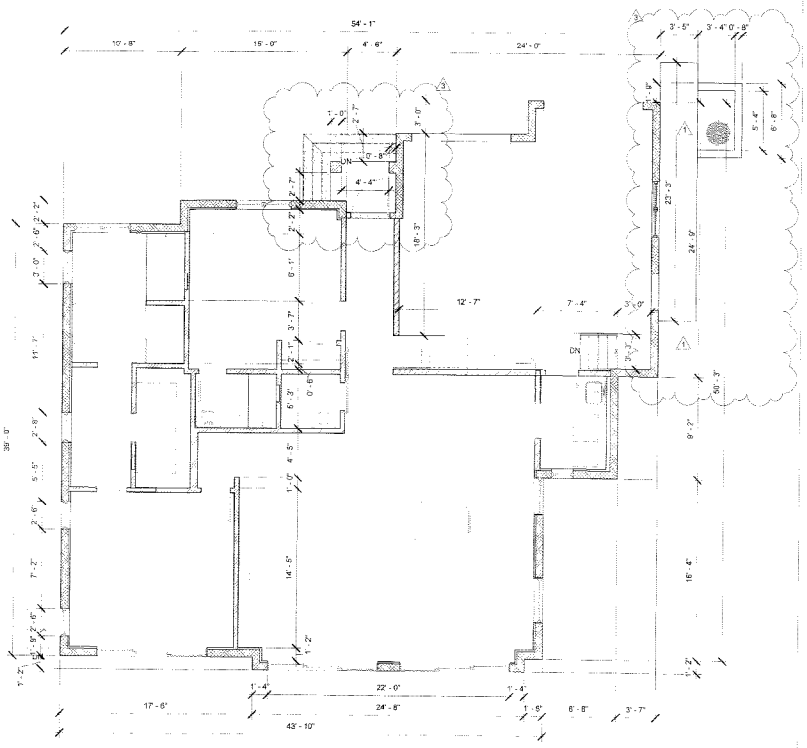
A2.1

23 APRIL 2021



STUDIO FINISHED FLOOR
DIMENSIONED
3/16" = 1'-0"

2
A2.2



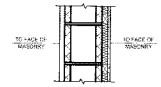
GROUND FLOOR PLAN
DIMENSIONED
3/16" = 1'-0"

1
A2.2

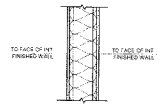
2021 © C. Alan Anderson Architect, P.A. FL #AA0003450

DIMENSION NOTE:

MASONRY WALL DIMENSIONS - ALL MASONRY WALL DIMENSION EITHER INTERIOR OR EXTERIOR ARE FROM FACE OF MASONRY WALL AND NOT FROM FINISHED WALL



FRAMED WALL DIMENSIONS - ALL FRAMED WALL DIMENSION ARE FROM FACE OF FINISHED WALL AND NOT FROM WALL FRAMING.



DIMENSION PLAN GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ON ARCHITECTURAL SHEETS SHALL TAKE PRECEDENT OVER ANY DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS.
2. ALL INTERIOR DOORS TO BE SET A MIN. OF 4" OFF OF NEAREST WALL TO ALLOW FOR TRIM PROFILE.

LAR KRESS & CHERYL TURNER RESIDENCE

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3	10-27-21	VARIANCE APPROVAL

DRAWN BY: HAN

DIMENSIONED FLOOR PLANS

SCALE: 3/16" = 1' - 0"

CA[1]

2020.41

A2.2

23 APRIL 2021

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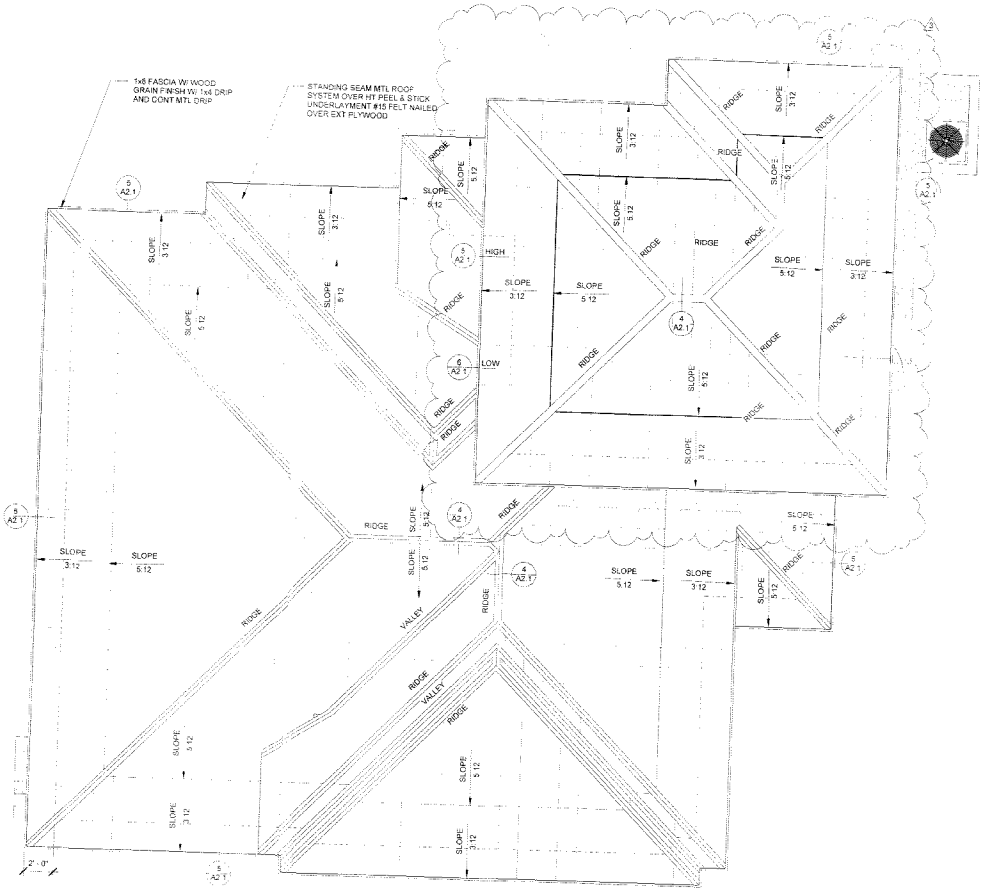
TRIM AND SIDING:
BASIS OF DESIGN SHALL BE JAMES HARDIE BUILDING SUPPLIES TRIM AND SIDING PRODUCTS. ALL FASCIA AND DRIP BOARD TO BE 4/4 RUSTIC GRAIN TRIM BOARD (OR APPROVED EQUAL) ALL SIDING TO BE SELECT CEDARMILL SIDING OR APPROVED EQUAL. REFER TO ELEVATIONS FOR ORIENTATION OF SIDING BOARD. ALL FASCIA BOARDS ARE SIZED FOR A 2X6 TOP CHORD TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY ARCHITECT IMMEDIATELY.

ROOF INSULATION:
BASIS OF DESIGN SHALL BE RIGID POLYISOCYANURATE THERMAL INSULATION BOARD (R-30 MIN.) BY JOHNS MANVILLE.

METAL ROOF:
BASIS OF DESIGN SHALL BE SENTRYGARD STANDING SEAM NS150 1 1/2" NAIL STRIP PANEL CONT. PANEL. .032 ALUMINUM W/ 30 YEAR KYNAR 500 FINISH W/ MFD APPROVAL

METAL ROOF UNDERLAYMENT:
BASIS OF DESIGN SHALL BE GRACE HIGH TEMP PEEL AND STICK ICE AND WATER SHIELD UNDERLAYMENT AS REQUIRED TO WITHSTAND TEMPERATURES UP TO 260°F.



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

LAR KRESS & CHERYL TURNER RESIDENCE

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Fax (206) 339-2777

CONSTRUCTION DOCUMENTS
23 APRIL 2021

11-10-2021

Sealed By: C. ALAN ANDERSON, FLAR#0016171
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	5-5-21	OWNER REQ'D CHANGES
2	10-27-21	VARIANCE APPROVAL

DRAWN BY: HG

ROOF PLAN
ROOF DETAILS

RECEIVED
OCT 27 2021
Bldg. Dept.
Town of Longboat Key

SCALE: 3/16" = 1 - 0"

CA³

2020.41

A2.3

23 APRIL 2021

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REFLECTED CEILING PLAN LEGEND

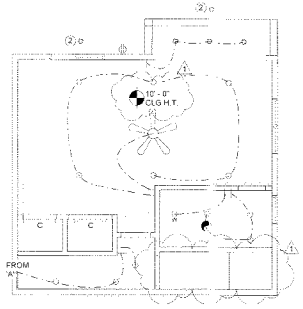
	SURFACE MOUNTED LINEAR LED LIGHT FIXTURE		WALL MOUNTED FIXTURE - INTERIOR		PROPOSED SWITCH LOCATION AS DETERMINED
	CEILING MOUNT HANGING DECORATIVE LIGHT FIXTURE		WALL MOUNTED FIXTURE - EXTERIOR		3-WAY LIGHT SWITCH AS SELECTED
	4" INTERIOR RECESSED LED DOWNLIGHT		CEILING FAN WITH SPEED CONTROL SWITCH		SINGLE DIMMER LIGHT SWITCH AS SELECTED
	6" INTERIOR RECESSED LED DOWNLIGHT		CEILING FAN W/LIGHT FIXTURE SWITCH SEPARATE W/ DIMMER AND SPEED CONTROL		DUAL CONTROL LIGHT/FAN SWITCH AS SELECTED
	WATERPROOF 6" INTERIOR DOWNLIGHT	C	LED CLOSET LIGHTING ON CONTACT SWITCH AS DETERMINED		110 OUTLET
	4" RECESSED EXTERIOR DOWNLIGHT		UNDER CABINET LIGHT FIXTURE	42"	110 OUTLET, HEIGHT
	DIRECTIONAL DOWNLIGHT		EXHAUST FAN AND INTERNAL HEATER	WP	110 OUTLET, WATER PROOF
	LIGHT / EXHAUST FAN COMBINATION UNIT		GARAGE DOOR OPENER W/ LIGHTS	GFI	110 OUTLET, GROUND FAULT

REFLECTED CEILING PLAN CONSTRUCTION NOTES:

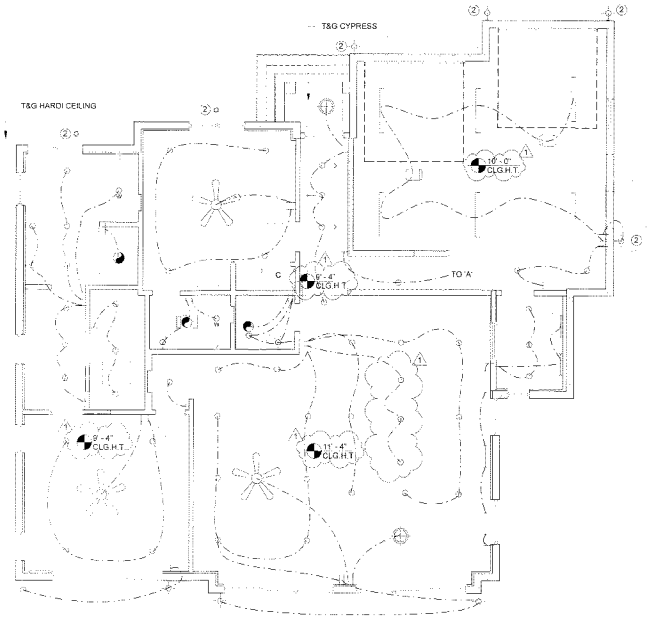
1. PROVIDE DUSK TO DAWN TIMER ON EXTERIOR CAN LIGHTS AND WALL SCONCES AS DETERMINED.
2. PROVIDE 2-WAY SWITCH AT TOP AND BOTTOM OF STAIR FUN FOR CAN LIGHTS AT STAIRWAY
3. PROVIDE ALL REQUIRED POWER FOR DOWN DRAFT FAN SYSTEM OR RANGE HOOD AS DETERMINED.
4. PROVIDE POWER AND SWITCHING AS REQ'D FOR GARBAGE DISPOSAL.
5. PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION SYSTEMS.
6. PROVIDE NON-WATERPROOF CAN LIGHT/EXHAUST FAN COMBINATION UNIT IN WATER CLOSET. VENT TO EXTERIOR AS DETERMINED.
7. PROVIDE UNDER-COUNTER LED ROPE LIGHTING AS SELECTED.

REFLECTED CEILING PLAN GENERAL NOTES:

1. SWITCHING IS DIAGRAMMATIC. CONTRACTOR TO SCHEDULE A WALK THROUGH OF THE PROJECT WITH THE OWNER TO REVIEW AND CONFIRM FINAL SWITCHING LOCATIONS AND DESIRED FUNCTION/CONTROLS PRIOR TO THE START OF ELECTRICAL WORK
2. COORDINATE W/OWNER ANY ADDED TIMERS OR DUSK TO DAWN SENSORS.
3. HVAC SUB CONTRACTOR TO PROVIDE SUPPLY & RETURN AIR GRILLES AT ALL SPACES AS REQUIRED FOR A COMPLETE & BALANCED SYSTEM. CONTRACTOR TO COORDINATE PRIOR TO DRYWALL INSTALLATION
4. CEILING HEIGHTS SHOWN ARE ABOVE THE REFERENCED FLOOR ELEVATION.



STUDIO FINISHED FLOOR
3/16" = 1'-0"
2
A2.4



GROUND FLOOR LEVEL
3/16" = 1'-0"
1
A2.4

RECEIVED
JUN 25 2021
TOWN OF LONGBOAT KEY
BUILDING & ZONING

BLDG PERMIT PLANS
FILE
Copy of Record

LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
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CONSTRUCTION DOCUMENTS
23 APRIL 2021

Sealed By: C. ALAN ANDERSON, FLAAR0014171

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REVISION	DATE	DESCRIPTION
1	5-5-21	OWNER REQ'D CHANGES

DRAWN BY: DKB

REFLECTED CEILING PLANS

SCALE: 3/16" = 1'-0"

CA³

2020.41

A2.4

23 APRIL 2021

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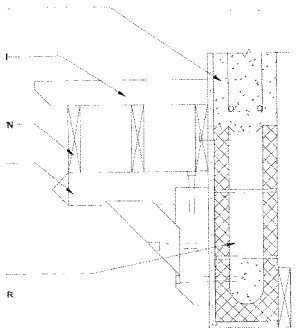
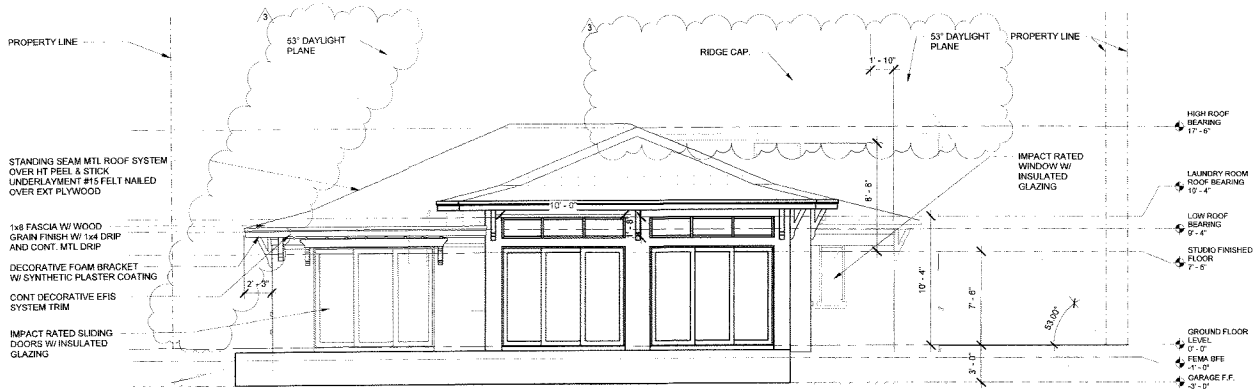
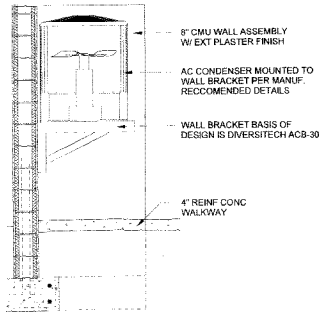
REVISION 1 NOTE:
ELEVATION MARKERS FOR HIGH ROOF BEARING ADJUSTED FROM 19'-6" TO 17'-6" AS WELL AS LOW ROOF BEARING FROM 10'-0" TO 9'-4" TO ACCOMODATE DAYLIGHT PLANE



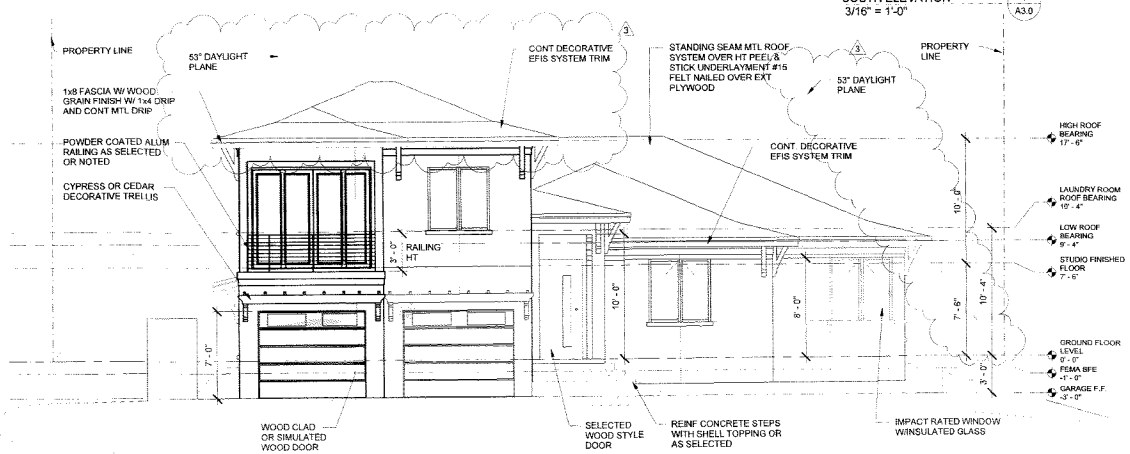
TRELLIS DETAIL 5 / A3.0
3" = 1'-0"



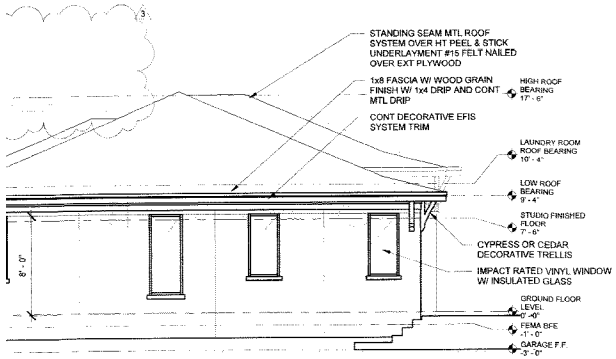
SOUTH ELEVATION 1 / A3.0
3/16" = 1'-0"



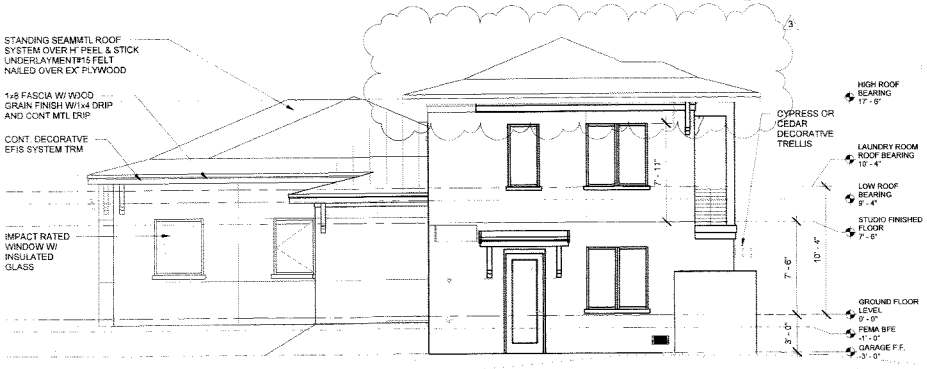
CONDENSER DETAIL 6 / A3.0
1/2" = 1'-0"



NORTH ELEVATION 2 / A3.0
3/16" = 1'-0"



WEST ELEVATION 4 / A3.0
3/16" = 1'-0"



EAST ELEVATION 3 / A3.0
3/16" = 1'-0"

PLOT PLANS
PLC
Copy of Record

LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
LONGBOAT KEY FL, 34228

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CONSTRUCTION DOCUMENTS
23 APRIL 2021

Sealed By: **C. ALAN ANDERSON, FLAAR0014171**
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REVISION	DATE	DESCRIPTION
1	5-5-21	OWNER REQ'D CHANGES
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: FAD

ELEVATIONS

RECEIVED
DEC 17 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SCALE: 3/16" = 1' - 0"

CA³

2020.41

A3.0

23 APRIL 2021

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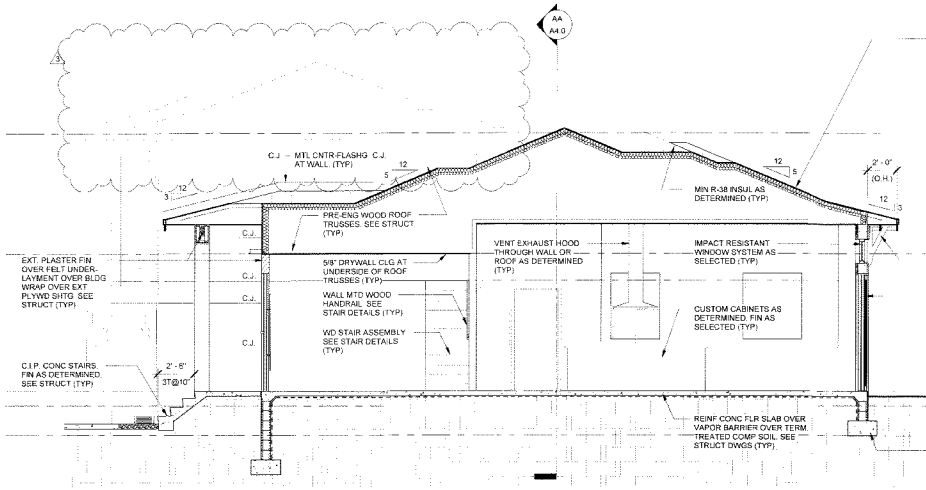
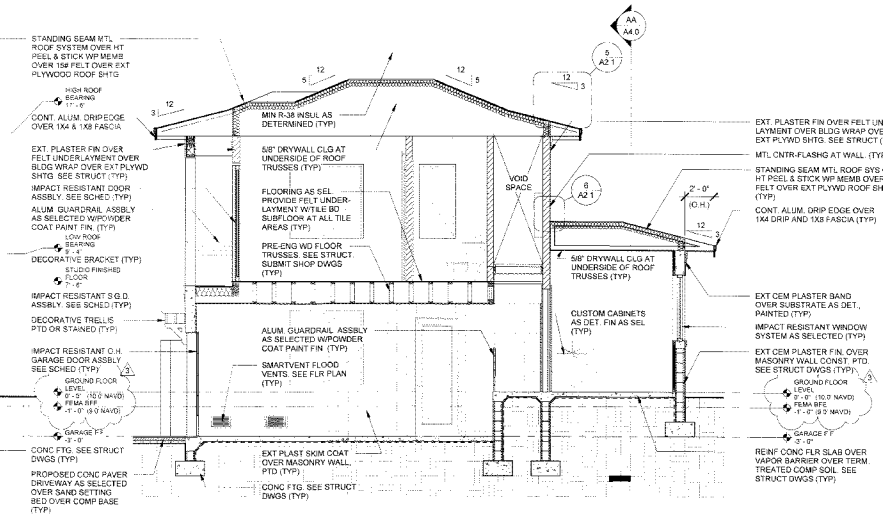
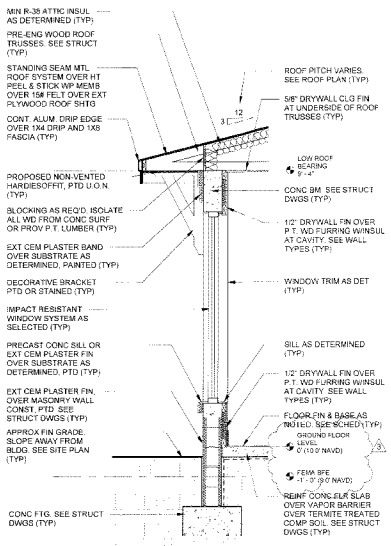


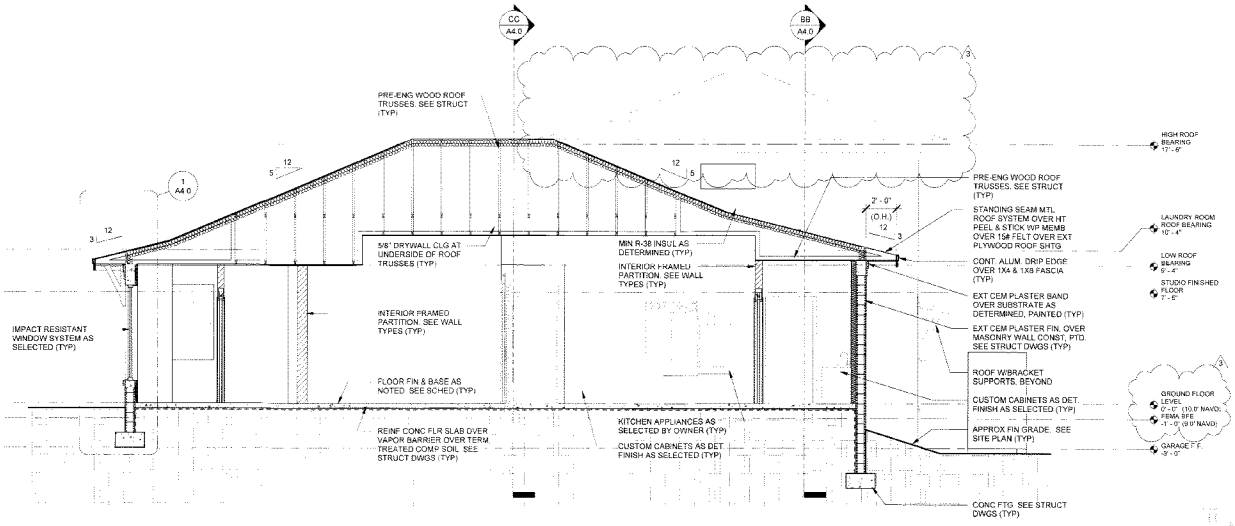
BUILDING SECTION
1/4" = 1'-0"
CC
A4.0



BUILDING SECTION
1/4" = 1'-0"
BB
A4.0



WALL SECTION
1/2" = 1'-0"
1
A4.0



BUILDING SECTION
1/4" = 1'-0"
AA
A4.0

LAR KRESS & CHERYL TURNER RESIDENCE

670 HIRISCH WAY
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Sealed by: C. ALAN ANDERSON, FL#AR0014171

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REVISION	DATE	DESCRIPTION
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: CAJ

BUILDING SECTIONS

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

CA³

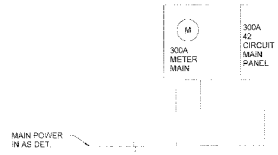
2020.41

A4.0

23 APRIL 2021

ELECTRICAL CONSTRUCTION NOTES

1. PROVIDE DAWN TO DUSK TIMER ON EXTERIOR CAN LIGHTS AND WALL SCONCES AS DETERMINED
2. PROVIDE 2-WAY SWITCH AT TOP AND BOTTOM OF STAIR FUN FOR CAN LIGHTS AT STAIRWAY
3. PROVIDE ALL REQUIRED POWER FOR DOWN DRAFT FAN SYSTEM OR RANGE HOOD AS DETERMINED
4. PROVIDE POWER AND SWITCHING AS REQ'D FOR GARBAGE DISPOSAL
5. PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION SYSTEMS
6. PROVIDE NON-WATERPROOF CAN LIGHT/EXHAUST FAN COMBINATION UNIT IN WATER CLOSET, VENT TO EXTERIOR AS DETERMINED
7. PROVIDE UNDER-COUNTER LED ROPE LIGHTING AS SELECTED
8. PROVIDE OUTLETS IN CABINETS FOR APPLIANCES
9. PROVIDE POWER TO GAS FIREPLACE AS DETERMINED



PANELBOARD SCHEDULE

DESIGNATION: PANEL A
LOCATION: INSIDE
BUS SIZE: 300 AMP

CKT NO	LOAD DESCRIPTION	LOAD DESCRIPTION	CKT NO
1	A/C CONDENSER	A/C HANDLER	2
3	A/C CONDENSER	A/C HANDLER	4
5	WASHING MACHINE	DRYER	6
7	WASHING MACHINE	RANGE	8
9	REFRIDGERATOR	OVEN	10
11	GARAGE OPENERS	OVEN	12
13	GARAGE LIGHTS	GARAGE RECEPTACLES	14
15	LAUNDRY LIGHTS	LAUNDRY RECEPTACLES	16
17	ENTRY/LIVING LIGHTS	ENTRY/LIVING RECEPTACLES	18
19	KITCHEN/DINING LIGHTS	KITCHEN/DINING RECEPTACLES	20
21	OWNER BEDROOM LIGHTS	OWNER BEDROOM RECEPTACLES	22
23	BEDROOM 2 LIGHTS	BEDROOM 2 RECEPTACLES	24
25	OWNER BATHROOM LIGHTS	OWNER BATHROOM RECEPTACLES	26
27	BATHROOM/POWER ROOM LIGHTS	BATHROOM/POWER RECEPTACLES	28
29	STUDIO LIGHTS	STUDIO RECEPTACLES	30
31	STUDIO BATHROOM LIGHTS	STUDIO BATHROOM RECEPTACLES	32

NOTE:
PANEL SCHEDULE IS DIAGRAMMATIC FOR INTENT ONLY. ELECTRICAL SUB-CONTRACTOR TO PROVIDE FINAL AS-BUILT PANEL SCHEDULE AS REQUIRED.

ELECTRICAL FLOOR PLAN LEGEND

	LIGHT SWICTH
	110 OUTLET
42"	110 OUTLET, HEIGHT
WP	110 OUTLET, WATER PROOF
GFI	110 OUTLET, GROUND FAULT
	220 OUTLET
	DATA OUTLET
	CABLE OUTLET
	COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
	METER
	DISCONNECT
	1 x 4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	CEILING MOUNT HANGING DECORATIVE LIGHT FIXTURE
	4" RECESSED INTERIOR CAN LIGHT
	6" RECESSED INTERIOR CAN LIGHT
W	WATERPROOF 6" INTERIOR CAN LIGHT
	4" RECESSED EXTERIOR CAN LIGHT
	WALL MOUNTED FIXTURE
	OUTDOOR WALL MOUNTED FIXTURE
	CEILING FAN W/LIGHT FIXTURE SWITCH SEPARATE W/ DIMMER AND SPEED CONTROL
	WATERPROOF CAN LIGHT / EXHAUST FAN COMBINATION UNIT
	EXHAUST FAN W/ LIGHT AND INTERNAL HEATER
	GARAGE DOOR OPENER W/ LIGHTS

GENERAL ELECTRICAL NOTES:

1. PROVIDE COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
2. ALL WORK SHALL CONFORM TO OR EXCEED THE MINIMUM REQUIREMENTS OF THE CURRENT ANSI/NFPA 70 WITH STATE OF FLORIDA AMENDMENTS; ANSI/IEEE C2 AND ALL FEDERAL STATE, LOCAL AND MUNICIPAL CODES AND ORDINANCES. THE ELECTRICAL SUBCONTRACTOR SHALL COMPLY WITH THE DIRECTIONS OF ALL AUTHORITIES HAVING JURISDICTION.
3. INSTALL WORK USING PROCEDURES DEFINED IN NECA STANDARDS OF INSTALLATION. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCE2 WHEN COMPLETED.
4. IF NO INSTALLATION HEIGHT IS INDICATED NEAR OUTLET MARKER, OUTLET TO BE INSTALLED 18" ABOVE THE FINISHED FLOOR DIRECTLY BELOW INDICATED OUTLET
5. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS. PER 2014 FBC ENERGY CONSERVATION SECTION.

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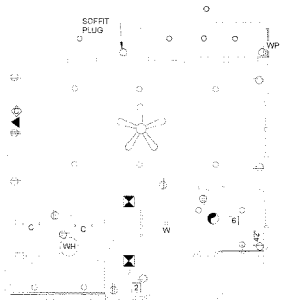
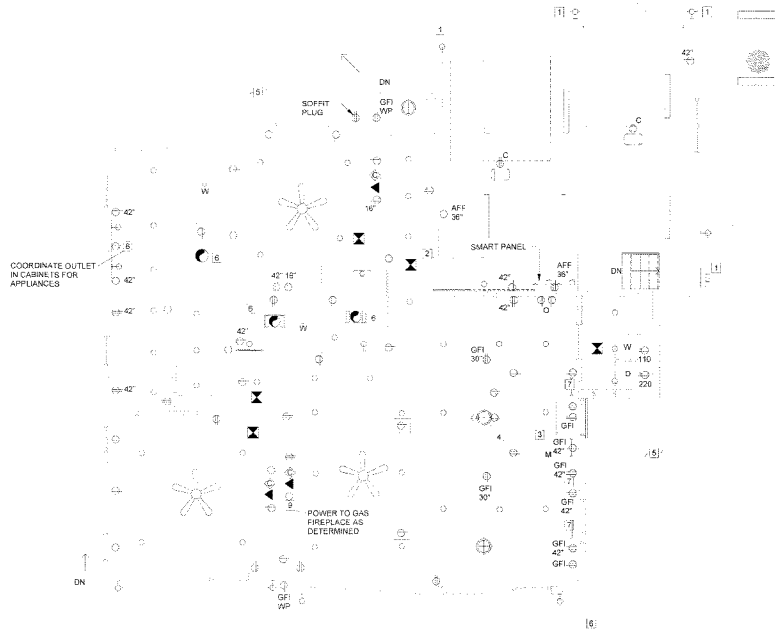
SMOKE DETECTOR NOTES
PROVIDE SMOKE DETECTOR IN LOCATIONS INDICATED. LOCATION IS DIAGRAMMATIC AND MAY REQUIRE MINOR ADJUSTMENT TO ACCOMMODATE REQUIRED CLEARANCES. FIRE/SMOKE DETECTORS SHALL BE HARDWIRED, AND SHALL OPERATE IN TANDEM. IF ONE SHOULD ACTIVATE IT SHALL CAUSE ALL FIRE/SMOKE DETECTORS TO SOUND PURSUANT TO NFPA LIFE SAFETY CODE 101 AND THE FIRE PRESERVATION CODE.

GROUND FAULT NOTES
ARC-FAULT REQUIREMENTS IN ACCORDANCE WITH NEC 210-12(B). ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

SWITCHING NOTE:
SWITCHING LOCATIONS ARE DIAGRAMMATIC FOR INTENT. FINAL ADJUSTMENTS TO BE FIELD LOCATED W/ OWNER/ARCHITECT.



STUDIO FINISHED FLOOR ELECTRICAL
3/16" = 1'-0"
2 / E1.0



GROUND FLOOR PLAN ELECTRICAL
3/16" = 1'-0"
1 / E1.0

LAR KRESS & CHERYL TURNER RESIDENCE

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CONSTRUCTION DOCUMENTS
23 APRIL 2021

4-23-21

Sealed By: C. ALAN ANDERSON, FL#AR0014171

To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

DRAWN BY: Author

BLDG PERMIT PLANS
FOR
Copy of Record

ELECTRICAL FLOOR PLANS

BLDG PERMIT PLANS
FOR
Copy of Record

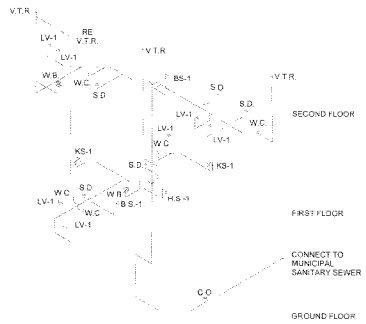
SCALE: 3/16" = 1'-0"

CA³

2020 41

E1.0

23 APRIL 2021



PLUMBING
RISER DIAGRAM
SCALE: NTS

4
AP1.0

PLUMBING - LEGEND

	EXISTING SANITARY LINE
	NEW SANITARY LINE
	PROPOSED V.T.R. CONNECTION
LV-1	LAVATORY SINK
LS-2	LAVATORY SINK
BS-1	BAR SINK
KS-1	KITCHEN SINK
W.C.	WATER CLOSET
V.T.R.	VENT THROUGH ROOF
W.H.	ON DEMAND WATER HEATER UNIT
S.D.	SHOWER/TUB DRAIN
D.P.	DRAIN PAN & OVERFLOW SWITCH
W.B.	WASHING MACHINE BOX
H.B.	EXTERIOR HOSE BIB
C.O.	CLEAN OUT

PLUMBING LEGEND
3/16" = 1'-0"

3
P1.0

PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. SYSTEMS SHALL INCLUDE ALL APPURTENANCES AS REQUIRED TO ACHIEVE THE OPERATING CONDITIONS AS SHOWN AND SPECIFIED AND SHALL RESULT IN A SUPERIOR INSTALLATION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP WILL BE INCLUDED. ANY CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIAL, LABOR, ETC. NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED PLUMBING SYSTEM. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.
3. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR PIPE ROUTING AND INSTALLATION OF EQUIPMENT AND SYSTEMS TO PROVIDE FOR REQUIRED CLEARANCES.
4. ALL OPENINGS THROUGH FIRE RATED WALLS OR FLOORS SHALL BE SEALED WITH A U.L. LISTED PENETRATION AND SHALL MAINTAIN THE FIRE RATED INTEGRITY OF THE WALL OR FLOOR. THE CONTRACTOR SHALL VERIFY FIRE RATINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. THE PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WITH THE WORK.
6. THE PLUMBING CONTRACTOR SHALL PROVIDE SEPARATE COST FOR OPTIONAL HOT WATER RECIRCULATING SYSTEM FOR EACH HOT WATER SYSTEM.

SANITARY WASTE AND VENT PIPING GENERAL NOTES:

1. SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC (ASTM D-2665) WITH APPROVED PVC SOLVENT WELDED FITTINGS.
2. ALL SOIL AND WASTE PIPING, 2-1/2" AND SMALLER, SHALL BE SLOPED AT 1/4" PER FOOT. LARGER WASTE PIPING SHALL BE SLOPED AT 1/8" PER FOOT.
3. TEST SANITARY WASTE AND VENT PIPING BY A 10' WATER COLUMN FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.
4. ALL VENTS THROUGH ROOF SHALL BE MINIMUM OF 12'-0" OR AS REQUIRED BY CODE AWAY FROM FRESH AIR INTAKES.
5. ALL VENTS THROUGH ROOF SHALL BE PROVIDED WITH FOUR (4) POUND SHEET LEAD FLASHING EXTENDING UPWARD AROUND THE PIPE AND TURNED DOWN INSIDE THE PIPE.

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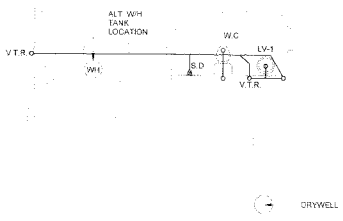
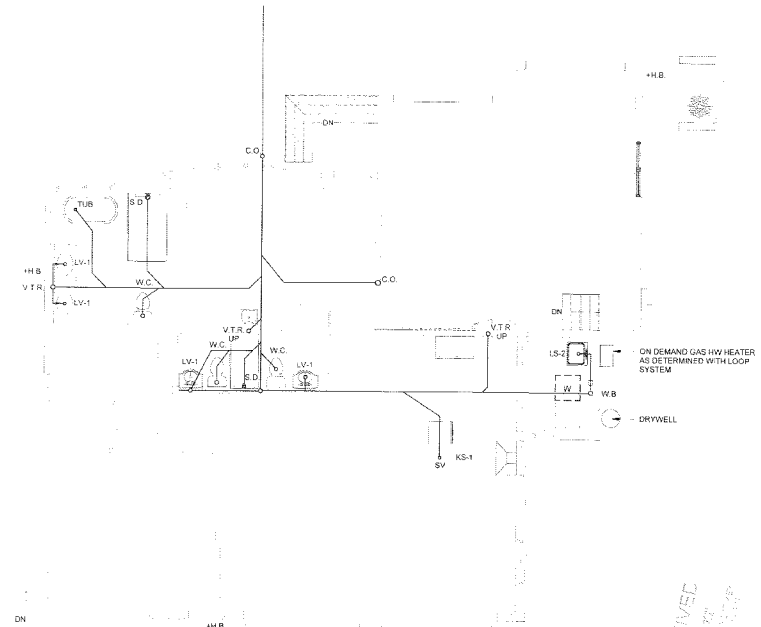
PLUMBING CONSTRUCTION NOTES:

1. PROPOSED A/C UNIT. ROUTE CONDENSATE AND DRIP PAN LINE TO EXTERIOR AS DETERMINED. INSULATE LINES AS REQUIRED.
2. PROPOSED HOT WATER HEATER. ROUTE DRIP DRAIN LINE TO EXTERIOR AS DETERMINED. INSULATE ALL HOTE WATER LINES AS REQUIRED.
3. FIELD VERIFY EXISTING SANITARY SEWER LINE AND TIE-IN NEW LINES INTO EXISTING AS DETERMINED.



STUDIO FINISHED FLOOR
PLUMBING
3/16" = 1'-0"

2
P1.0



GROUND FLOOR PLAN
PLUMBING
3/16" = 1'-0"

1
P1.0

RECEIVED

LAR KRESS & CHERYL TURNER RESIDENCE

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CONSTRUCTION DOCUMENTS
23 APRIL 2021

4-27-21

Sealed by: C. ALAN ANDERSON, FLIRA#0014171

To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

DRAWN BY: Author

PLUMBING FLOOR PLANS

BLDG PERMIT PLANS
Copy of Record

SCALE: 3/16" = 1'-0"

CA³

2020.41

P1.0

23 APRIL 2021

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STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

ELECTRONIC VERSIONS OF THE STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF SNELL ENGINEERING AND ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF SNELL ENGINEERING

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:
- LIVE LOAD - 20 PSF.
- LIVE LOAD (CONCENTRATED) - 300 LBS
- DEAD LOAD - 25 PSF.
- DEAD LOAD (AVAILABLE TO RESIST UPLIFT) - 7 PSF.

DWELLING LIVING AREAS:
- LIVE LOAD (LL REDUCTION NOT USED) - 40 PSF.
- DEAD LOAD - 30 PSF.

FLOORS AND OTHER SIMILAR SURFACES SHALL BE DESIGNED TO SUPPORT THE UNIFORMLY DISTRIBUTED LIVE LOADS OR CONCENTRATED LIVE LOADS SHOWN ABOVE, WHICHEVER PRODUCES THE GREATER LOAD EFFECT. DISTRIBUTED LOADS AND CONCENTRATED LOADS ARE NON-CONCURRENT UNLESS NOTED OTHERWISE.

WIND:
- ASCE 7-16
- ULTIMATE WIND SPEED - 160 MPH
- ALLOWABLE WIND SPEED - 124 MPH
- EXPOSURE D
- ENCLOSED STRUCTURE
- INTERNAL PRESSURE COEFFICIENT - +/- 0.18
- RISK FACTOR II
- SEE WIND SCHEDULE FOR PRESSURES

FLOOD:
- FEMA A/V ZONE
- FLOOD DESIGN CLASS - X
- BFE ELEVATION - 11.00 **NAVD**
- FREEBOARD - 1 FT
- STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES ARE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION IN CONFORMANCE WITH ASCE 24-14 AND FBC-R 322.1.2

SEISMIC:
- RISK CATEGORY - II
- SEISMIC IMPORTANCE FACTOR Ie - 1.0
- SITE CLASS D
- SEISMIC DESIGN CATEGORY D

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL FINAL WEIGHTS OF EQUIPMENT (MECHANICAL, CHILLED WATER, KITCHEN, SPA/POOL, ETC.), CLADDING, FINISHES, ETC. PRIOR TO ERECTING STRUCTURE SUPPORTING THESE ITEMS. ALL WEIGHTS ACCOUNTED FOR IN THE STRUCTURAL DESIGN ARE LISTED ABOVE OR ON THE PLANS.

SHOP DRAWING REVIEW

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ANY COMPONENT NOTED AS "DELEGATED" SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND NOT BY THE SER. SIGNED AND SEALED DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AND SER FOR REVIEW AS A SHOP DRAWING; CALCULATIONS WILL BE PROVIDED IF REQUESTED.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED. EVERY EFFORT WILL BE MADE TO RETURN THE SHOP DRAWINGS WITHIN TEN BUSINESS DAYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SHOP DRAWINGS ALLOWING FOR AN ADEQUATE REVIEW PERIOD.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT. THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER. EVERY EFFORT WILL BE MADE TO RETURN THE RFIS WITHIN TWO BUSINESS DAYS. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT, APPLICABLE CODES AND DESIGN CRITERIA, AND DETAILING OF ALL COMPONENTS NECESSARY TO ENSURE PROPER INSTALLATION OF THE COMPONENTS AND SYSTEM.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
- CONCRETE MIX DESIGNS
- MASONRY BLOCK
- MASONRY BLOCK ACCESSORIES
- MASONRY REINFORCING
- CONCRETE REINFORCEMENT
- PRE-ENGINEERED WOOD TRUSSES
- PRECAST CONCRETE COMPONENTS
- ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND CONSULTANTS. CROSS REFERENCE THEIR DRAWINGS WITH THE OVERALL DESIGN, AND PROVIDE TO EACH A COMPLETE SET OF DRAWINGS AND SUBMITTALS TO ENSURE COMPATIBILITY OF CONSTRUCTION PER DESIGN INTENT.

FOUNDATIONS

ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON COMPACTED FILL OR COMPACTED NATIVE SOIL. BEFORE CONSTRUCTION COMMENCES AND IF REQUIRED BY THE JURISDICTION, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

SOIL COMPACTION:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE AS SPECIFIED ABOVE. SOIL COMPACTION SHALL MEET THE MORE STRINGENT OF THE CRITERIA LISTED BELOW OR AS SPECIFIED IN THE GEOTECHNICAL REPORT. REMOVE TOP-SOIL TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. COMPACT SUB-GRADE USING A VIBRATORY COMPACTER SUCH AS "VIBRATOW II" OR EQUIVALENT WITH A MINIMUM OF FOUR PASSES. PLACE AND COMPACT FILL MATERIAL TO FINISHED GRADE LEVEL IN LIFTS NOT EXCEEDING 12" THICK. SUB. GRADE AND EACH LIFT SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM. D 1557. VERIFICATION THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY AN INDEPENDENT GEOTECHNICAL CONSULTANT EMPLOYED BY THE OWNER AND APPROVED BY THE ENGINEER. LOCATIONS FAILING TO MEET THE REQUIREMENTS SHALL BE RECOMPACTED AND RETESTED AT THE CONTRACTORS EXPENSE AND AS DIRECTED BY THE INDEPENDENT GEOTECHNICAL CONSULTANT.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS WITHOUT PREVIOUS APPROVAL OF THE EOR, EXCEPT THOSE PENETRATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHOULD SUBMIT DRAWINGS SHOWING ANY LOCATION WHERE OPENINGS, PENETRATIONS, OR ANY PLACE MORE THAN 3 PIPES OR CONDUITS ARE LOCATED IN A SLAB SYSTEM; ANY LOCATION IN A BEAM OR COLUMN WHERE MORE THAN 4% OF THE MEMBER SECTION IS REMOVED IN ANY ORIENTATION

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER. CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH ACI 318 6.3

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION

REINFORCING BARS SHOWN IN SECTIONS DEPICT TYPICAL CONFIGURATION AND ARE NOT SPECIFIC TO THE CONCRETE MEMBER CUT ON PLAN: SEE PLAN AND SCHEDULES FOR ALL BAR SIZE AND QUANTITIES. TAKE-OFFS AND QUANTITIES SHALL BE OBTAINED FROM THE SCHEDULES AND PLANS, NOT FROM SECTIONS. WHERE HOOKS, LAP LENGTHS, ETC. ARE SHOWN IN SECTIONS, ALL LENGTHS AND DETAILS SHALL MEET ACI REQUIREMENTS FOR REINFORCING DETAILS. HOOKS SHALL BE ORIENTED AS REQUIRED TO FIT WITHIN THE CONCRETE MEMBER

WELDED WIRE FABRIC

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

NOTIFY ENGINEER OF RECORD WITHIN 48 HOURS OF ALL CONCRETE POURS VIA EMAIL OR WRITTEN CORRESPONDENCE.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

GENERAL CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD A MINIMUM OF 48 HOURS PRIOR PLACEMENT OF ANY STRUCTURAL CONCRETE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318-14.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER: SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:	ALL BARS	-	1 1/2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE

A) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.
B) ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

POUR STRUCTURAL CONCRETE WITHIN THE FOLLOWING TOLERANCES:
- VARIATION FROM PLUMB: 1/4" IN 10'-0"
- VARIATION FROM LEVEL IN TOPS OF PILASTERS: 1/8" IN 10'-0"
- VARIATION FOOTINGS:
  - PLAN DIMENSIONS: +2" - 1/2"
  - THICKNESS: -0"

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE", HILTI HIT-HY 200 OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 2000 PSI ON THE NET AREA (F'M = 2000 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS. SEE PLAN NOTES FOR BAR SIZE AND SPACING. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.

PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS. MASONRY WALLS ABOVE OPENINGS SHALL BE REINFORCED AT THE SAME SPACING AS THE WALL WITH DOWELS HOOKED INTO THE BEAM OR LINTEL ABOVE THE OPENING.

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR.
GROUT POUR: THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

MASONRY GROUTING REQUIREMENTS:
1. FIELD MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.

2. GROUT SLUMP REQUIREMENTS:
   a. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
   b. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET.
   c. FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).

3. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:
   a. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
   b. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
   c. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.

4. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
5. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
6. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
7. THE MAXIMUM POUR HEIGHT IS 24 FEET.
8. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

MASONRY WALLS MARKED AS "LOAD-BEARING" ARE DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED TO SUPPORT THE FLOOR SYSTEM, CONCURRENTLY WITH ALL OTHER LOAD-BEARING CONCRETE AND STEEL COLUMNS.

MASONRY WALLS MARKED AS "INFILL" ARE NOT DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED AFTER THE FLOOR SYSTEM, WITH ALL LOAD-BEARING COMPONENTS, HAVE BEEN INSTALLED AND THE FLOOR SYSTEM UNSHORED.

AT SILLS OF MASONRY OPENINGS IN LOAD-BEARING MASONRY WALLS, PROVIDE AN 8" KNOCKOUT COURSE, GROUTED SOLID AND REINFORCED WITH 1 #5 CONTINUOUS HORIZONTAL BAR. TYPICAL UNLESS NOTED OTHERWISE ON PLAN OR DETAILS

ALL WALLS EXCEEDING 16 FEET TALL SHALL HAVE A MID-HEIGHT DOUBLE-KNOCK OUT BLOCK, GROUTED SOLID WITH (2)#5 BARS CONT. IN EACH COURSE, UNLESS A CONCRETE TIE-BEAM OR BEAM IS NOTED.

TIE BEAMS:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED). WHERE TIE BEAMS ARE NOTED AS KNOCK-OUT (K.O.) BLOCKS, KNOCK-OUT BLOCKS SHALL BE GROUT-FILLED AS SPECIFIED IN THE MASONRY SECTION ABOVE.

UNLESS NOTED ON PLAN OR SCHEDULED, AN 8"X16" CONCRETE TIE BEAM SHALL BE PROVIDED AT THE TOP OF ALL MASONRY WALLS. TOP OF TIE BEAM SHALL BE TOP OF WALL ELEVATION AND REINFORCED WITH (2)#5 BARS TOP AND BOTTOM, WITH #3 STIRRUPS AT 24" O.C. MAX.

TIE COLUMNS:

CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE MASONRY UNIT FACE SHELL FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

LINTELS

MASONRY OPENINGS LESS THAN 4 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL

MASONRY OPENINGS BETWEEN 4 AND 8 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH 1#5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE, TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

WHERE A CONCRETE COLUMN OR CONCRETE TIE COLUMN IS WITHIN 8" OF A MASONRY OPENING, THE LINTEL SHALL BE AN 8"X16" CONCRETE CAST-IN-PLACE BEAM WITH (2) #5 BARS TOP AND BOTTOM, AND #3 STIRRUPS AT 6" ON CENTER, UNLESS NOTED OTHERWISE ON THE PLAN.

ANCHOR BOLTS:

SHALL CONFORM TO ASTM A-307 OR A-36 (THREADED ROD). EXTERIOR BOLTS AND THREADED RODS PROTECTED FROM MOISTURE AND WEATHER SHALL BE HOT-DIP GALVANIZED. EXPOSED EXTERIOR BOLTS AND THREADED RODS SHALL BE AISI 316 STAINLESS STEEL.

WOOD

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR NO. 2 SOUTHERN PINE CONFORMING TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2015 NDS SUPPLEMENT, AS FOLLOWS:

SHEAR	FV	= 175 PSI
BENDING 2X6	FB	= 1,000 PSI
BENDING 2X8	FB	= 925 PSI
BENDING 2X10	FB	= 800 PSI
BENDING 2X12	FB	= 750 PSI

WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC 109. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ALL NAILS SHOWN ON PLANS ASSUME COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED ON DRAWINGS. BOLTS FOR WOOD CONSTRUCTION AT INTERIOR LOCATIONS SHALL CONFORM TO ASTM A307. THREADED RODS AT INTERIOR LOCATIONS SHALL CONFORM TO ASTM A36. EXTERIOR BOLTS AND THREADED RODS PROTECTED FROM MOISTURE AND WEATHER SHALL BE HOT-DIP GALVANIZED. EXPOSED EXTERIOR BOLTS AND THREADED RODS SHALL BE AISI 316 STAINLESS STEEL. ALL NAILS LARGER THAN 10D AND SCREWS LARGER THAN 7 GAUGE SHALL BE PREDRILLED AS NEEDED TO PREVENT SPLITTING OF THE WOOD. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" LARGER THAN THE BOLT DIAMETER, BUT NO GREATER THAN 1/16" LARGER. A METAL PLATE OR WASHER NO SMALLER THAN A STANDARD CUT WASHER SHALL BE LOCATED BETWEEN THE BOLT HEAD AND THE WOOD AND BETWEEN THE NUT AND THE WOOD OF ALL BOLTS.

FOR WOOD WALLS, PROVIDE A SINGLE CONTINUOUS BOTTOM PLATE AND DOUBLE CONTINUOUS TOP PLATE. THE TOP PLATE PLIES SHALL HAVE STAGGERED LAPS OF 24" WITH (8) 10D NAILS IN EACH SPLICE. AT WALL CORNERS AND INTERSECTIONS, TOP PLATES SHALL BE STAGGERED AND OVERLAPPED WITH (4) 10D NAILS IN THE JOINT.

ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD-CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING EXCEPT THOSE TRUSSES EXCEEDING 700 SQUARE FEET IN TRIBUTARY AREA. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN

TRUSSES AT ALL BEARING LOCATIONS SHALL BE STABILIZED. THE GENERAL CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS BY THE DELEGATED TRUSS ENGINEERING PACKAGE. AT A MINIMUM: FOR TRUSS HEEL DEPTHS LESS THAN 8", ONLY BLOCKING BY THE TRUSS ENGINEERING IS REQUIRED. FOR TRUSS HEEL DEPTHS BETWEEN 8" AND 12", USE FULL HEIGHT SAWN-LUMBER BLOCKING; FOR TRUSS HEEL DEPTHS GREATER THAN 12", USE TRUSS BLOCKING OR A SHEATHED KNEEWALL. SEE THE STRUCTURAL DRAWINGS FOR ANY ADDITIONAL BLOCK REQUIREMENTS FOR THE LATERAL-FORCE RESISTING SYSTEM.

"FLOOR TRUSSES" AND "4X2 TRUSSES" REFER TO TRUSSES WITH THE TOP AND BOTTOM CHORDS ORIENTED WITH THE STRONG AXIS HORIZONTAL (I.E. ON THE FLAT). "ROOF TRUSSES" AND "2X4 TRUSSES" REFER TO TRUSSES WITH THE TOP AND BOTTOM CHORDS ORIENTED WITH THE STONG AXIS VERTICAL

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE WHERE THE STRUCTURE WILL BE ERECTED, AS THE DELEGATED (SPECIALTY) ENGINEER. PLUMBING, ELECTRICAL, AND MECHANICAL DRAWINGS SHALL BE COORDINATED WITH THE TRUSS LAYOUT TO ENSURE THAT THERE ARE NO CONFLICTS WITH DUCTS, RECESSED FIXTURES, PLUMBING PIPES, TRAPS, HOODS, CEILING STEPS/SLOPES, ETC. TRUSS LAYOUT SHALL BE MODIFIED AND/OR TRUSS CHASES SHALL BE ADDED TO AVOID CONFLICTS. TRUSS SPACING SHALL NOT EXCEED MAXIMUM NOTED IN PLAN NOTES, U.N.O.

THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00
DEAD LOAD + ROOF LIVE LOAD	1.25
DEAD LOAD + WIND LOAD	1.60

THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETER. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER AND THE SER WITH THE FINAL WEIGHTS FOR ALL MECHANICAL EQUIPMENT, INCLUDE SECONDARY FRAMING AND CURBS, PRIOR TO FABRICATION OF TRUSSES AND STRUCTURAL MEMBERS SUPPORTING SAID TRUSSES.

PLYWOOD ROOF, FLOOR, AND WALL SHEATHING ARE DESIGNED AS DIAPHRAGMS/SHEARWALLS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF BUILDING CODE TABLES, UNLESS SHOWN OTHERWISE. PLYWOOD SHALL BE INSTALLED WITH THE STRENGTH AXIS OF EACH PANEL PERPENDICULAR TO THE SUPPORTS IN ALL CASES. PLYWOOD ROOF PANELS SHALL BE INSTALLED AS SHOWN IN CASES 1 THROUGH 4 IN TABLE 2306.2.1 (CONT.). BLOCKING SHALL BE PROVIDED BETWEEN ALL WOOD ROOF FRAMING MEMBERS AT ALL RIDGES AND VALLEYS FOR FULL PLYWOOD EDGE SUPPORT. AT ROOF VENT LOCATIONS, PROVIDE 2X4 BLOCKING, ON THE FLAT ON ALTERNATING SIDES OF THE VENT BETWEEN ROOF FRAMING MEMBERS.

ALL WOOD SHEARWALLS SHALL HAVE ALL PLYWOOD EDGES FULLY BLOCKED WITH THE SAME STUD SIZE AS THE WALLS, WITH THE BLOCKING INSTALLED SO THAT THE PLYWOOD IS NAILED INTO THE NARROW STUD FACE. WHERE SHEARWALL PANEL EDGE NAILING IS 3" OR LESS, THE BLOCKING AT PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND THE NAILING SHALL BE STAGGERED. MULTIPLE PLY STUDS MAY BE USED AS THE PANEL EDGE BLOCKING; FASTEN THE PLIES WITH NAILS HAVING THE SAME LENGTH AS THE TOTAL BLOCKING THICKNESS WITH SPACING TO MATCH THE PLYWOOD PANEL EDGE NAILING, STAGGERED. PANELS SHALL NOT BE LESS THAN 4FTX8FT, EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.

MANUFACTURED WOOD STRUCTURAL COMPONENTS:

MEMBERS DESIGNATED "LVL" (E.G., 1-3/4 X 14 LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUS JOIST CORPORATION (MICRO=LAM), ALPINE ENGINEERED PRODUCTS (AS: TIMBERMAX LVL), OR ENGINEER APPROVED SUBSTITUTION FB = 2600 PSI, E = 2,000,000 PSI, FV = 285 PSI

WOOD FRAMING CONNECTORS:

ALL CONNECTORS SHALL BE GALVANIZED. CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., 5956 W. LAS POSITAS BLVD., P.O. BOX 10789, PLEASANTON, CA 94588, 800-999-5099, WWW.STRONGTIE.COM. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS SHOWN OTHERWISE, INSTALL THE "LARGEST" FASTENER SIZE AND "MAXIMUM" NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG. WHERE SDS SCREWS ARE SPECIFIED IN THE SIMPSON CATALOG, SDS SCREWS MUST BE USED UNLESS EXPRESSLY SHOWN IN THE DRAWINGS OTHERWISE. ALL ROOF AND UPPER LEVEL UPLIFT CONNECTORS SHALL BE LOCATED ON THE SAME SIDE OF THE WALL AS THE EXTERIOR SHEATHING.

ALL COLUMN BASE AND HOLD-DOWN CONNECTORS (HDU, HTT, LTT, ETC.) FOR STRUCTURAL COMPOSITE LUMBER (PSL, LVL, LSL, ETC.) SHALL BE INSTALLED IN THE WIDE FACE OF THE COLUMN AND NOT THE NARROW FACE. THE NARROW FACE IS THE SURFACE THAT SHOWS THE VERTICAL THIN EDGES OF THE STRUCTURAL COMPOSITE LUMBER LAYERS

ABBREVIATIONS

MARK	DESCRIPTION
#	POUND(S)
&	AND
DIA	DIAMETER
ARCH	ARCHITECTURAL
B OR BOT	BOTTOM
B/ OR B.O.	BOTTOM OF
BP	BASEPLATE
CANT	CANTILEVER
CJ	CONTROL JOINT
CLR	CLEAR
CONT	CONTINUOUS
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMBED	EMBEDMENT
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FC	28 DAY COMPRESSIVE STRENGTH
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GC	GENERAL CONTRACTOR
GA	GAUGE
GALV	GALVANIZED
H OR HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
KJ	CONSTRUCTION JOINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LW	LONG WAY
MAX	MAXIMUM
MIN	MINIMUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
OC	ON CENTER
OH OR OPP. HAND	OPPOSITE HAND
PLF	POUNDS PER LINEAR FOOT
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RD	ROOF DRAIN
RTF	RIPPED TO FIT
SER	STRUCTURAL ENGINEER OF RECORD
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
SW	SHORT WAY/SHEARWALL
T	TOP
T.O. OR T/	TOP OF
TEMP	TEMPERATURE
THR	THREADED
THRU	THROUGH
TRANS	TRANSVERSE
TYP	TYPICAL
V OR VERT	VERTICAL
W/	WITH
WD	WOOD
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

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CONSTRUCTION DOCUMENTS
23 APRIL 2021

CORDELL SEILER VAN NOSTRAND LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

04.26.2021
ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580
CERT. OF AUTH. #31580

REVISION	DATE	DESCRIPTION

DRAWN BY: Author

BLDG PERMIT PLANS FILE Copy of Record

STRUCTURAL NOTES

SCALE: As indicated

CA³

21052

S-1

23 APRIL 2021

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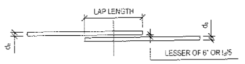
BAR SIZE	TENSION (CLASS 'B') LAP SPLICE LENGTH				COMPRESSION LAP / SPLICE LENGTH
	TOP BARS		OTHER BARS		ALL BARS
	3000 PSI	4000 PSI	3000 PSI	4000 PSI	ALL CONCRETE WITH f'c 3000 psi
#3	28	24	22	19	12
#4	37	32	29	25	15
#5	47	40	36	31	19
#6	56	48	43	37	23
#7	81	70	63	54	27
#8	93	80	72	62	30
#9	105	91	81	70	34
#10	118	102	91	79	38
#11	131	113	101	87	43
#14	121	105	93	81	-
#18	161	139	124	107	-



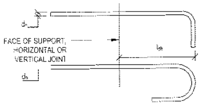
NOTES:

1. REFER TO "HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE" WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION.
2. ALWAYS USE TENSION LAP SPLICE LENGTH VALUES, UNLESS THE PLANS OR DETAILS NOTE OTHERWISE.
3. TABULATED DEVELOPMENT AND LAP SPLICE LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH Fy=60 KSI, NORMAL WEIGHT CONCRETE, AND CLASS B LAPS.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
5. WHEN DIFFERENT BAR DIAMETERS ARE SPLICED, USE SMALLER BAR LAP SPLICE LENGTH.
6. ALL TABULATED VALUES ARE MINIMUM LENGTH. IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS USE LONGER LENGTH.
7. db = BAR DIAMETER
8. ld = DEVELOPMENT, LAP OR SPLICE LENGTH.
9. ADJUST TABULATED LENGTH BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE (E.G. 1.30x1.50 = 1.95)
   A. LIGHT WEIGHT CONCRETE: 1.30
   B. 3 OR LESS BUNDLED BARS: 1.20
   C. 4 OR MORE BUNDLED BARS: 1.33
   D. CLEAR SPACING LESS THAN 2db AND CLEAR COVER LESS THAN db: 1.50
   E. CLASS A LAP SPLICE: 0.77
   F. EPOXY COATED BARS: 1.50
10. WELDED AND/OR MECHANICAL SPLICES MAY BE USED AT THE GENERAL CONTRACTOR'S OPTION PROVIDED THAT THE SPLICE IS CAPABLE OF DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH OF THE LARGER BAR IN TENSION. WHERE WELDED AND/OR MECHANICAL SPLICES ARE TO BE USED, THE GENERAL CONTRACTOR SHALL SUBMIT FULL DATA OF THE PROPOSED MATERIAL, PROCEDURES, AND INSTALLATION INSTRUCTIONS TO THE ENGINEER FOR REVIEW AS A SHOP DRAWING SUBMISSION.
11. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
12. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN STRUCTURAL NOTES.

TYP. STRAIGHT REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

SCALE: NTS

BAR SIZE	HOOKED TENSION DEVELOPMENT LENGTH (l_{dh}) INCHES	
	3000 PSI	4000 PSI
#3	9	7
#4	11	10
#5	14	12
#6	17	15
#7	19	17
#8	22	19
#9	25	22
#10	28	24
#11	31	27
#14	37	32
#18	50	43

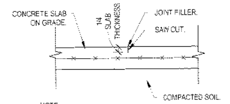


NOTES:

1. SEE TYPICAL TIE AND STIRRUP HOOKS DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTH ARE BASED ON REINFORCING STEEL YIELD STRENGTH Fy = 60 KSI AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. d_b = BAR DIAMETER
5. l_{dh} = DEVELOPMENT LENGTH
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE
   A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60 KSI)
   B. LIGHT WEIGHT CONCRETE: 1.30
   C. EPOXY COATED BARS: 1.20

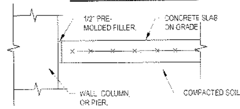
TYP. HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE

SCALE: NTS

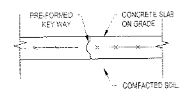


NOTE:
SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (4 TO 16 HOURS AFTER POURING CONCRETE).

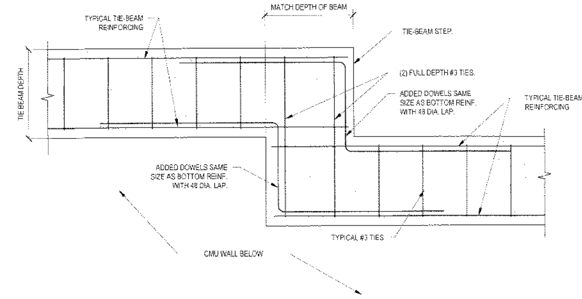
CONTROL JOINT (CJ)



ISOLATION JOINT (IJ)

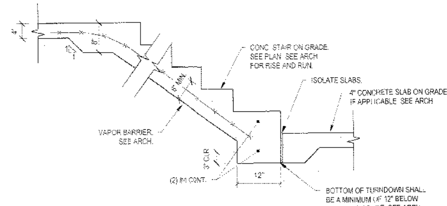


CONSTRUCTION JOINT (KJ)



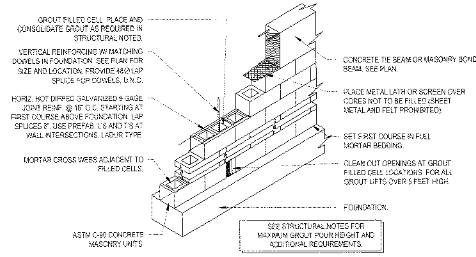
TYPICAL STEPPED TIE-BEAM REINFORCING

SCALE: N.T.S



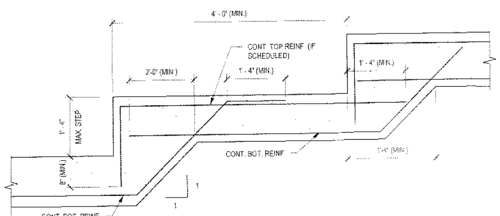
TYPICAL STAIR ON GRADE DETAIL

SCALE: N.T.S



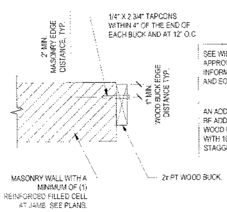
TYPICAL MASONRY WALL CONSTRUCTION

SCALE: NTS



16" STEP FOOTING DETAIL

SCALE: NTS

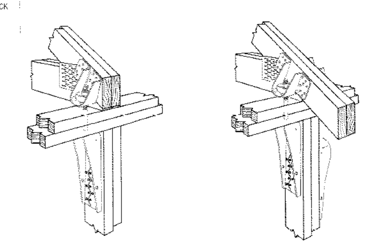


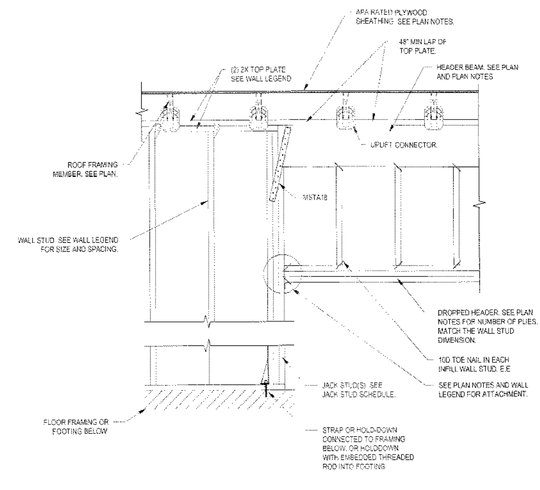
SEE WINDOW/DOOR PRODUCT APPROVAL FOR ALL ATTACHMENT INFORMATION. NOTIFY ARCHITECT AND EOR OF ANY DISCREPANCIES.

AN ADDITIONAL 2x WOOD BUCK MAY BE ADDED ON WINDOW-SIDE OF WOOD BUCK SHOWN. ATTACH BUCK WITH 10d NAILS AT 8" O.C. STAGGERED.

WOOD BUCK ATTACHMENT DETAIL

SCALE: NTS



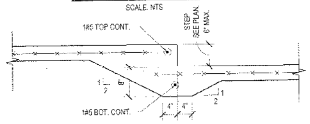


NOTES:

1. PLYWOOD SHEATHING, IF APPLICABLE, IS NOT SHOWN FOR CLARITY.
2. A MINIMUM OF (1)JACK AND (1)KING STUD ARE REQUIRED AT ALL OPENINGS, UNLESS NOTED OTHERWISE ON PLAN.
3. WHERE MULTIPLE JAMB STUDS ARE SPECIFIED EACH JAMB STUD IS TO BE STRAPPED ACCORDING TO PLAN NOTES.
4. WHERE BUILT-UP STUD COLUMNS ARE NOTED ON PLAN, BUILT-UP COLUMN INCLUDES JACK STUDS.

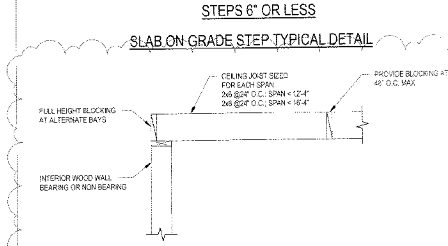
TYPICAL WOOD WALL OPENING DETAIL

SCALE: NTS

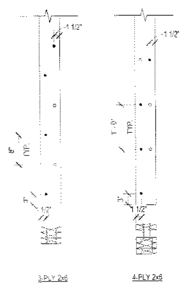


STEPS 6" OR LESS

SLAB ON GRADE STEP TYPICAL DETAIL



CEILING JOIST TYPICAL DETAIL

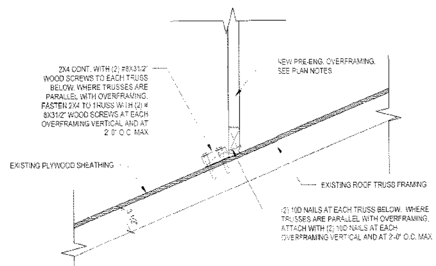


3-PLY 2x6
(1 ROW OF STAGGERED 30d COMMON WIRE NAILS)

4-PLY 2x6
(1 ROW OF STAGGERED 30d COMMON WIRE NAILS EACH PLY & 16d COMMON WIRE NAILS TO 4TH PLY ON 1 FACE)

BUILT UP WOOD STUD COLUMN SECTIONS

SCALE: NTS



PRE-ENG. OVERFRAMING ATTACHMENT DETAIL

SCALE: N.T.S.

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SNELL

CONSTRUCTION DOCUMENTS
23 APRIL 2021

CORDELL SEILER VAN NOSTRAND LICENSE No. 87580 STATE OF FLORIDA PROFESSIONAL ENGINEER
11.08.2021
ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 87580
CERT. OF AUTH. #31580

REVISION	DATE	DESCRIPTION
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: SCR

TYPICAL DETAILS

SCALE: As indicated

CA³

21052

S-2

23 APRIL 2021

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LOW ROOF FRAMING PLAN NOTES:

1. THE ROOF FRAMING SYSTEM SHALL CONSIST OF A PRE-ENGINEERED WOOD TRUSS SYSTEM AT 24" O.C. VERIFY CEILING HEIGHTS AND CONFIGURATIONS WITH THE ARCHITECTURAL PLANS. SEE ARCHITECTURAL PLANS FOR ROOF SLOPE AND EAVE DETAILS.
2. ROOF SHEATHING SHALL BE 19/32" APA RATED EXTERIOR PLYWOOD ROOF SHEATHING. ATTACHMENT FOR ZONES 1 & 2, AS DEPICTED IN THE COMPONENT AND CLADDING WIND SCHEDULE, SHALL BE MADE W/ 16d NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. IN THE FIELD. ATTACHMENT FOR ZONE 3 IS TO BE MADE W/ 16d NAILS @ 4" O.C. AT SUPPORTED PANEL EDGES AND IN THE FIELD. PROVIDE PLYWOOD "H" CLIPS @ UNSUPPORTED PLYWOOD PANEL EDGES.
3. ALL WOOD TRUSSES SHALL BE ATTACHED TO THE STRUCTURE WITH THE SPECIFIED SIMPSON CONNECTOR.
4. THE TRUSS ENGINEER SHALL SPECIFY THE TRUSS-TO-TRUSS CONNECTIONS.
5. PLYWOOD SHEATHING SHALL BE CONTINUOUS ON THE TOP CHORD OF THE TRUSSES. ALL OVER-FRAMING OR VALLEY SETS SHALL BE PLACED ABOVE THE CONTINUOUS PLYWOOD.
6. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR USED IN EXTERIOR APPLICATIONS SHALL BE PRESSURE TREATED WITH PRESERVATIVE (P.T.) EXTERIOR CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
7. PROVIDE 2X CONT. FASCIA AT EDGE OF ROOF. PROVIDE MSTA24 ACROSS ALL SPLICE LOCATIONS
8. FOR CONNECTORS NOTED AS VGT, PROVIDE A 5/8"Ø THREADED ROD EMBEDDED 12" INTO THE BOND BEAM WITH A DOUBLE-NUT AND LBPS® AT END.
9. ATTACH ALL TRUSSES TO MASONRY WALLS OR CONCRETE BEAMS WITH META12. ATTACH ALL TRUSSES TO WOOD WALLS WITH H10A. META12 IS THE TYPICAL TRUSS CONNECTOR, UNLESS NOTED OTHERWISE.
10. ROOF RAFTERS CONSIST OF 2x6 RAFTERS AT 24" O.C. MAX LENGTH 5'-0". 2X8 @ 16" O.C. 9'-9" TO 12'-6" MAX LENGTH. ATTACH RAFTERS TO RIDGE BEAM WITH LSU26 AND TO HIP RIDGE BEAM WITH LSU26 (L OR R). ATTACH RAFTERS TO WALLS WITH H10A.

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 0'-0" (REF.).
3. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR USED IN EXTERIOR APPLICATIONS SHALL BE PRESSURE TREATED WITH PRESERVATIVE (P.T.) EXTERIOR CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
4. INTERIOR FLOOR FRAMING SHALL CONSIST OF 1.9" (4x2) DOEP PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. FLOOR SHEATHING SHALL BE 23/32" APA RATED 48/24 PLYWOOD T&G SHEATHING. SHEATHING ATTACHMENT IS TO BE GLUED AND SCREWED TO TRUSSES WITH #8 SCREWS AT 4" O.C. SPACING AT SUPPORTED PANEL EDGES AND 8" O.C. IN THE FIELD. ATTACH PLYWOOD AT ALL LEDGER LOCATIONS WITH #8 SCREWS AT 4" O.C.
5. SEE S-5 FOR ALL SCHEDULES.
6. SEE ARCH FOR WOOD FRAMED INTERIOR STAIR DETAILS. PROVIDE TRIPLE (2) 2X6 STRINGERS BIRD-MOUTHED WITH 7½" MIN. REMAINING. CONTRACTOR TO ENSURE NOT TO OVERCUT RISER/RUN. ATTACH STRINGERS TO GIRDER TRUSS WITH LSCZ.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2

ABOVE / THRU / BELOW — INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

WALL LEGEND

INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 48" O.C. MAX. ALL CELLS BELOW GRADE OR IN CONTACT WITH SOIL SHALL BE GROUTED SOLID.

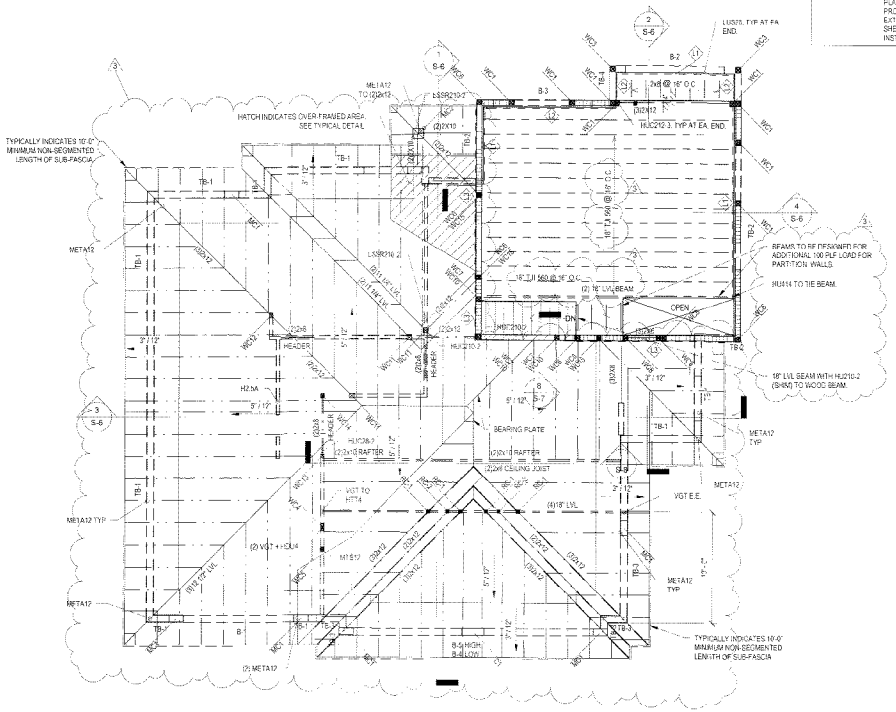
INDICATES A 2X6 SO. PINE #2 WOOD WALL WITH STUDS AT 16" O.C. MAX. PROVIDE (1) JACK STUD AND (2) KING STUDS ON EACH SIDE OF EACH OPENING. EACH STUD IN WALL TO HAVE AN SP1 TO SINGLE BOTTOM PLATE AND SP2 TO DOUBLE-TOP PLATE. PROVIDE HORIZONTAL BLOCKING AT 4'-0" O.C. MAX. ATTACH BOTTOM PLATE TO FOOTING WITH 1/2" J-BOLTS AT 24" O.C. EMBEDDED 8" INTO FOOTING. PROVIDE (2)2X8 HEADERS WITH A (3) 2X8 DROPPED HEADER OVER OPENINGS WITH A23 TO COLUMNS AT EACH END, UNLESS NOTED OTHERWISE (SEE TYPICAL WOOD WALL OPENING DETAIL ON S-2). AT EXTERIOR LOCATIONS PROVIDE 15/32" APA RATED EXPOSURE 1 PLYWOOD SHEATHING WITH 10D NAILS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. IN THE FIELD. INSTALL EXPOSED PLYWOOD GRAIN PERPENDICULAR TO STUDS

INDICATES A 2X6 SO. PINE #2 WOOD WALL WITH STUDS AT 16" O.C. MAX. PROVIDE (1) JACK STUD AND (2) KING STUDS ON EACH SIDE OF EACH OPENING. EACH STUD IN WALL TO HAVE AN SP1 TO SINGLE BOTTOM PLATE AND SP2 TO DOUBLE-TOP PLATE. PROVIDE HORIZONTAL BLOCKING AT 4'-0" O.C. MAX. ATTACH BOTTOM PLATE TO CONCRETE BEAMS WITH 1/2"Ø (4" EMBED.) SIMPSON TITEN HD AT 16" O.C. AND TO WOOD FRAMING BELOW WITH #8 WOOD SCREWS AT 8" O.C. STAGGERED. PROVIDE (3)2X8 HEADERS WITH A (3) 2X8 DROPPED HEADER OVER OPENINGS WITH A23 TO COLUMNS AT EACH END, UNLESS NOTED OTHERWISE (SEE TYPICAL WOOD WALL OPENING DETAIL ON S-2). AT EXTERIOR LOCATIONS PROVIDE 15/32" APA RATED EXPOSURE 1 PLYWOOD SHEATHING WITH 10D NAILS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. IN THE FIELD. INSTALL EXPOSED PLYWOOD GRAIN PERPENDICULAR TO STUDS

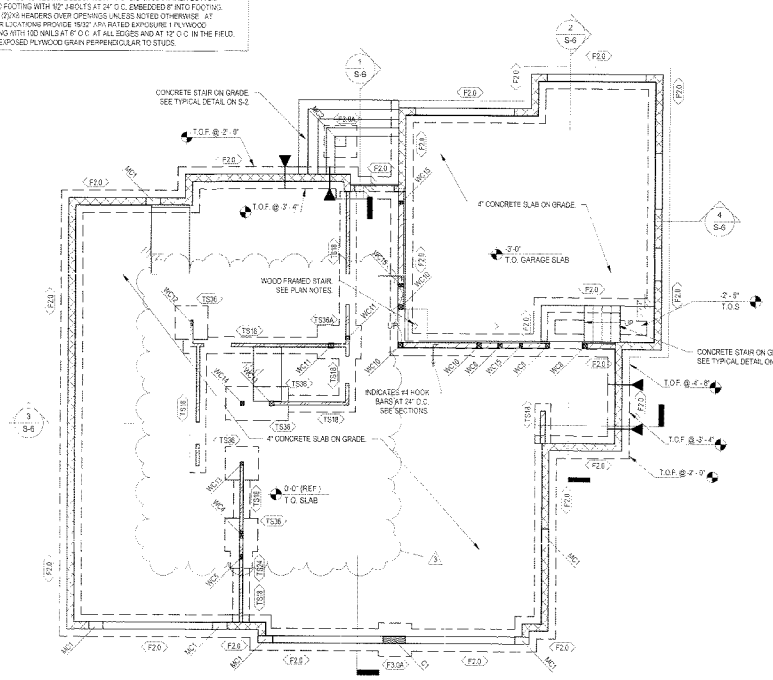
INDICATES A 2X4 SO. PINE #2 WOOD WALL WITH STUDS AT 16" O.C. MAX. PROVIDE (1) JACK STUD AND (2) KING STUDS ON EACH SIDE OF EACH OPENING. EACH STUD IN WALL TO HAVE AN SP1 TO SINGLE BOTTOM PLATE AND SP2 TO DOUBLE-TOP PLATE. PROVIDE HORIZONTAL BLOCKING AT 4'-0" O.C. MAX. ATTACH BOTTOM PLATE TO FOOTING WITH 1/2" J-BOLTS AT 24" O.C. EMBEDDED 8" INTO FOOTING. PROVIDE (2)X4 HEADERS OVER OPENINGS UNLESS NOTED OTHERWISE. AT EXTERIOR LOCATIONS PROVIDE 15/32" APA RATED EXPOSURE 1 PLYWOOD SHEATHING WITH 10D NAILS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. IN THE FIELD. INSTALL EXPOSED PLYWOOD GRAIN PERPENDICULAR TO STUDS.

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4' OF ALL SLAB STEPS. MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE
3. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE SET AT 0'-0" (REF.)
4. SEE S-5 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. TOF INDICATES TOP OF FOOTING ELEVATION. TOP OF FOOTING ELEVATION SET AT 2'-0" UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL ON S-2. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.
6. GROUND FLOOR SHALL BE 4" CONCRETE SLAB ON GRADE. U.N.O. REINFORCE W/ 6x6 W1.4XW1.4 W.W.F. AT MID-DEPTH.



STUDIO FLOOR/ LOW ROOF FRAMING PLAN
3/16" = 1'-0"



FOUNDATION/ GROUND FLOOR PLAN
3/16" = 1'-0"

LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
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ARCHITECT OF RECORD
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3906 Midland Road Sarasota, Florida 34231
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SNELL
CIVIL/ENGINEERING CONSULTANTS

CONSTRUCTION DOCUMENTS
23 APRIL 2021

CORDELL SULER VAN NOSTRAND LICENSE No. 87580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11.08.2021
ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 87580
CERT. OF AUTH. #31580

REVISION	DATE	DESCRIPTION
1	10-27-21	VARIANCE APPROVAL

DRAWN BY: SJBC

FOUNDATION/ GROUND FLOOR & STUDIO/LOW ROOF FRAMING PLAN

SCALE: As indicated

CA²

21052

S-3

23 APRIL 2021

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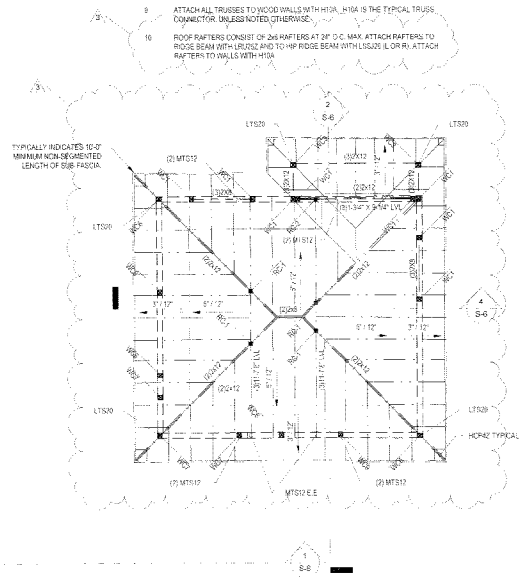
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN

HIGH ROOF FRAMING PLAN NOTES:

1. THE ROOF FRAMING SYSTEM SHALL CONSIST OF A PRE-ENGINEERED WOOD TRUSS SYSTEM AT 24" O.C. VERIFY CEILING HEIGHTS AND CONFIGURATIONS WITH THE ARCHITECTURAL PLANS. SEE ARCHITECTURAL PLANS FOR ROOF SLOPE AND EAVE DETAILS. TRUSS BEARING ELEVATION = X'-X" UNLESS NOTED OTHERWISE ON PLAN.
2. ROOF SHEATHING SHALL BE 19/32" APA RATED EXTERIOR PLYWOOD ROOF SHEATHING. ATTACHMENT FOR ZONES 1 & 2, AS DEPICTED IN THE COMPONENT AND CLADDING WIND SCHEDULE, SHALL BE MADE W/ 10d NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. IN THE FIELD. ATTACHMENT FOR ZONE 3 IS TO BE MADE W/ 10d NAILS @ 4" O.C. AT SUPPORTED PANEL EDGES AND IN THE FIELD. PROVIDE PLYWOOD "H" CLIPS @ UNSUPPORTED PLYWOOD PANEL EDGES
3. ALL WOOD TRUSSES SHALL BE ATTACHED TO THE STRUCTURE WITH THE SPECIFIED SIMPSON CONNECTOR.
4. THE TRUSS ENGINEER SHALL SPECIFY THE TRUSS-TO-TRUSS CONNECTIONS.
5. PLYWOOD SHEATHING SHALL BE CONTINUOUS ON THE TOP CHORD OF THE TRUSSES. ALL OVER FRAMING OR VALLEY SETS SHALL BE PLACED ABOVE THE CONTINUOUS PLYWOOD.
6. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR USED IN EXTERIOR APPLICATIONS SHALL BE PRESSURE TREATED WITH PRESERVATIVE (P.T.) EXTERIOR CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
7. PROVIDE 2X CONT. FASCIA AT EDGE OF ROOF. PROVIDE MST424 ACROSS ALL SPLICE LOCATIONS
8. INDICATES TRUSS UPLIFT (lbs/ea). IN EXCESS OF 1000 lbs. FOR CONNECTORS NOTED AS VGT, PROVIDE A 5/8"Ø THREADED ROD EMBEDDED 12" INTO THE BOND BEAM WITH A DOUBLE-NUT AND LBP5/8 AT END.
9. ATTACH ALL TRUSSES TO WOOD WALLS WITH H10A. H10A IS THE TYPICAL TRUSS CONNECTOR, UNLESS NOTED OTHERWISE.
10. ROOF RAFTERS CONSIST OF 2x6 RAFTERS AT 24" O.C. MAX. ATTACH RAFTERS TO RIDGE BEAM WITH LRU5Z AND TO HIP RIDGE BEAM WITH LSS26 (L OR R). ATTACH RAFTERS TO WALLS WITH H10A



HIGH ROOF FRAMING PLAN
3/16" = 1'-0"

LAR KRESS & CHERYL TURNER RESIDENCE

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SNELL

CONSTRUCTION DOCUMENTS
23 APRIL 2021

CONDELL SELLER VAN NOSTRAND LICENSED No. 67580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11.08.2021
ENGINEER OF RECORD
Condell S. Van Nostrand
FL P.E. # 67580
CERT. OF AUTH. #31580

REVISION	DATE	DESCRIPTION
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: Author

HIGH ROOF FRAMING PLAN

SCALE: As Indicated

CA³

21052

S-4

23 APRIL 2021

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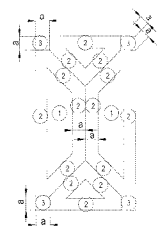
WIND LOAD SCHEDULE

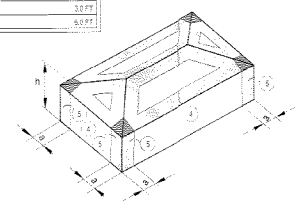
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	31.8	71.5
		20 - 100	29.2	71.5
		MORE THAN 100	17.3	55.4
2	ROOF EDGE ZONE	LESS THAN 20	31.8	100.4
		20 - 100	29.2	91.3
		MORE THAN 100	17.3	66.3
3	ROOF CORNER ZONE	LESS THAN 20	31.8	100.4
		20 - 100	29.2	91.3
		MORE THAN 100	17.3	66.3
4	WALL INTERIOR ZONE	LESS THAN 20	42.6	46.2
		20 - 50	40.8	44.4
		20 - 100	38.3	41.9
		MORE THAN 100	35.1	40.8
5	WALL EDGE ZONE	LESS THAN 20	42.6	57.0
		20 - 50	40.8	53.4
		20 - 100	38.3	48.5
		MORE THAN 100	35.1	44.4

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult =	160 MPH
ALLOWABLE WIND SPEED Vasd =	124 MPH
RISK CATEGORY =	II
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.0 FT
2a =	6.0 FT





HIP ROOF (7 ° < Θ ≤ 20 °)

SCALE: N.T.S.

Interior Zones: ZONE 1 - ROOF, ZONE 4 - WALL

End Zones: ZONE 2 - ROOF, ZONE 5 - WALL

Corner Zones: ZONE 3 - ROOF

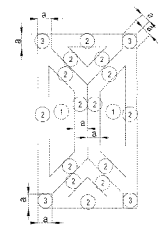
WIND LOAD SCHEDULE

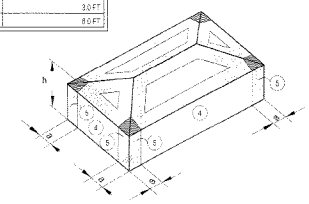
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	31.8	57.0
		20 - 100	29.2	49.8
		MORE THAN 100	17.3	35.4
2	ROOF EDGE ZONE	LESS THAN 20	31.8	78.7
		20 - 100	29.2	71.5
		MORE THAN 100	17.3	48.6
3	ROOF CORNER ZONE	LESS THAN 20	31.8	78.7
		20 - 100	29.2	71.5
		MORE THAN 100	17.3	48.6
4	WALL INTERIOR ZONE	LESS THAN 20	42.6	46.2
		20 - 50	40.8	44.4
		20 - 100	38.3	41.9
		MORE THAN 100	35.1	40.8
5	WALL EDGE ZONE	LESS THAN 20	42.6	57.0
		20 - 50	40.8	53.4
		20 - 100	38.3	48.5
		MORE THAN 100	35.1	44.4

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult =	160 MPH
ALLOWABLE WIND SPEED Vasd =	124 MPH
RISK CATEGORY =	II
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.0 FT
2a =	6.0 FT





HIP ROOF (20 ° < Θ ≤ 27 °)

SCALE: N.T.S.

Interior Zones: ZONE 1 - ROOF, ZONE 4 - WALL

End Zones: ZONE 2 - ROOF, ZONE 5 - WALL

Corner Zones: ZONE 3 - ROOF

RIDGE COLUMN SCHEDULE

MARK	SIZE	BOTTOM CONNECTION	TOP CONNECTION	REMARKS
RC-1	4x4	(2) H8	(2) H8	
RC-2	(2) 2x4	(2) H2.5A	(2) H2.5A	

RIDGE COLUMN SCHEDULE NOTES:

1. PROVIDE (2)10d TOE-NAILS TO BEAM/RAFTER AT TOP AND BOTTOM OF ALL RC COLUMNS.

LEDGER SCHEDULE

MARK	SIZE	ELEVATION	ATTACHMENT	REMARKS
L1	(2)1.5" LSL	TOP OF LSL SET AT TOP OF TJIS.	1/2" SIMPSON TITEN HD ANCHOR 3" MIN EMBED @ 12" O.C. MAX. STAGGERED	PROVIDE 2x4 BLOCKING TO FOLLOW ROOF LINE BETWEEN VERTICAL 2x6 WALL STUDS FOR LEDGER ATTACHMENT WITH (2) 10D END OR TOE NAILS AT EACH END.
L2	(2) 2x4 PT	TOP OF LEDGER SET AT PLYWOOD BEARING FOR PLYWOOD NAILING.	1/2" SIMPSON TITEN HD ANCHOR 3" MIN EMBED @ 16" O.C. MAX.	
L3	2x4	TOP OF LEDGER SET AT PLYWOOD BEARING FOR PLYWOOD NAILING.	16D NAILS AT 4" O.C. MAX. STAGGER TO PREVENT SPLITTING	

WOOD COLUMN SCHEDULE

MARK	TYPE	BOTTOM CONNECTION	TOP CONNECTION	REMARKS
WC1	(3) 2x6	HTT4	(2) MSTA18 TO BEAM/HEADER	
WC3	8x8	CB66	BOLT	
WC4	(5) 2X4	HDU11-2SDS2.5	SEE PLAN	PROVIDE HORIZONTAL BLOCKING AT 48" O.C. MAX.
WC5	(3) 2x4	LTT19	SEE PLAN	PROVIDE HORIZONTAL BLOCKING AT 48" O.C. MAX.
WC6	(3) 2x6	LTT19	SEE PLAN	
WC7	(3) 2x6	SEE COLUMN BELOW	SEE PLAN	
WC8	(3) 2x6	HTT4	LSTA30 TO WOOD BEAM	
WC9	(3) 2x6	LSTA30 TO WOOD BEAM	SEE PLAN	
WC9a	(3) 2x6	HTT4	(2) MSTA24 TO WCC COLUMN ABOVE	
WC11	3 1/2"x5 1/4" PSL	HTT4	(2) MTS12 TO RIDGE BEAM	FASTEN BEAM TO TOP OF COLUMN WITH (4) 10d NAILS
WC12	3 1/2"x5 1/4" PSL	HTT4	(2) MTS12 TO RIDGE BEAM	FASTEN BEAM TO TOP OF COLUMN WITH (4) 10d NAILS
WC13	3 1/2"x3 1/2" PSL	HTT4	SEE PLAN	
WC14	(3) 2x4	LTT19	LSF4X4	
WC15	(2) 2x6	CS30 TO COLUMN BELOW	(2) H2.5A	

CONCRETE BEAM SCHEDULE

MARK	ELEV.	SIZE	REINF. BOT.	REINF. TOP.	TIE SIZE/ SPACING	REMARKS
B-1	10' - 0"	7 5/8X24	2#5	2#5	#3 @ 10" O.C	
B-2	7' - 2"	7 5/8X36	4#5	4#5	#3 @ 10" O.C	TOP AND BOTTOM BARS IN 2 LAYERS
B-3	7' - 5"	7 5/8X42	4#5	4#5	#3 @ 10" O.C	TOP AND BOTTOM BARS IN 2 LAYERS
B-4	8' - 8"	7 5/8 X 8	2#5	2#5	#3 @ 2.5" O.C	
B-5	12' - 0"	7 5/8X28	2#5	2#5	#3 @ 8" O.C	
TB-1	10' - 0"	7 5/8X18	2#5	2#5	#3 @ 24" O.C	
TB 2	7' - 5"	7 5/8X18	2#5	2#5	#3 @ 24" O.C	
TB-3	12' - 0"	7 5/8X18	2#5	2#5	#3 @ 24" O.C	
TB-4	7' - 2"	7 5/8X18	2#5	2#5	#3 @ 24" O.C	

BEAM SCHEDULE NOTES:

1. TOP STEEL CONTINUOUS UNLESS OTHERWISE NOTED.
2. IF BEAM OCCURS ACROSS A STEP LOCATION DROP TOP STEEL FOR SMALLER BEAM HEIGHT.
3. TOP OF BEAM ELEVATION IS IN REFERENCE TO DEEPEST PORTION OF BEAM
4. SEE MULTISTIRRUP DETAIL ON THIS SHEET. MULTIPLE STIRRUPS ARE REQUIRED.
5. TOP STEEL IN CONTINUOUS BEAMS SHALL TAKE PRECEDENT OVER INTERSECTING SINGLE-SPAN BEAMS AT INTERSECTIONS
6. PROVIDE CORNER BARS FOR ALL TIE BEAMS AND BOND BEAMS.
7. FOR BEAMS GREATER THAN 36" DEEP PROVIDE #4 BARS @ 8" O.C. ON EACH FACE OF BEAM U N.O. PROVIDE CLASS "B" LAP SPLICES FOR ALL BARS

CONCRETE COLUMN SCHEDULE

MARK	SIZE	VERT. REINF.	TIE SIZE/ SPACING	TIE CONFIG.	REMARKS
C1	7 5/8" x 24"	6#5	#3 @ 8" O.C	TYPE 'A'	

CONCRETE COLUMN SCHEDULE

TYPE 'A'

MASONRY COLUMN SCHEDULE

MARK	COLUMN SIZE	VERT. REINF.	REMARKS
MC1	7 5/8" x 16"	2#5 EA. CELL	
MC2	12" x 12"	4#5	

MASONRY COLUMN SCHEDULE NOTES:

1. MASONRY WALL SHALL BE LAID IN RUNNING BOND CONFIGURATION
2. EACH CELL OF PILASTER SHALL BE GROUTED SOLID WITH REINFORCING AS SHOWN ABOVE
3. PROVIDE DOWELS FOR ALL BARS IN EACH CELL.
4. WHERE MULTIPLE REINFORCING BARS ARE SHOWN BARS SHALL BE BUNDLED AND CENTERED IN CELL. UNLESS NOTED OTHERWISE.
5. PILASTER WIDTH (W) SHALL MATCH WALL WIDTH. UNLESS NOTED OTHERWISE.

FOUNDATION SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
F2 C	2' - 0"	CONT.	1' - 0"	2#5 BOT CONT.	
F3 3A	3' - 9"	3' - 0"	1' - 0"	3#5 B.E.W.	
TS18	1' - 6"	CONT.	1' - 0"		
TS24	2' - 0"	2' - 0"	1' - 4"	3#5 B.E.W.	
TS36	3' - 0"	3' - 0"	1' - 4"	4#5 B.E.W.	
TS36A	3' - 0"	4' - 0"	1' - 0"	4#5 BOT S.W	

FOUNDATION SCHEDULE NOTES:

1. PROVIDE CORNER BARS AT ALL FOOTING INTERSECTIONS.
2. PROVIDE 3" CLEAR COVER FOR ALL REINFORCING UNLESS DETAILED OTHERWISE.
3. BOTTOM OF ALL FOUNDATIONS SHALL BE BELOW THE FROST LINE BASED ON FINISHED GRADE. GC SHALL COORDINATED WITH CIVIL FOR FINISHED GRADES. IN NO CASE SHALL FOUNDATIONS BE LESS THAN 12" BELOW ADJACENT GRADE. EXCEPT FOR NON-LOAD BEARING TIE FOOTINGS.

LAR KRESS & CHERYL TURNER RESIDENCE

620 HIBISCUS WAY
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SNELL
ENGINEERING CONSULTANTS

CONSTRUCTION DOCUMENTS
23 APRIL 2021

CONSELL SELLER VAN NOSTRAND LICENSE No. 67580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11.08.2021
ENGINEER OF RECORD
Conseil S. Van Nostrand
FL P.E. # 67580
CERT. OF AUTH. #31580

REVISION:	DATE	DESCRIPTION:
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: ALAnd

SCHEDULES

SCALE: As indicated

CA³

21052

S-5

23 APRIL 2021

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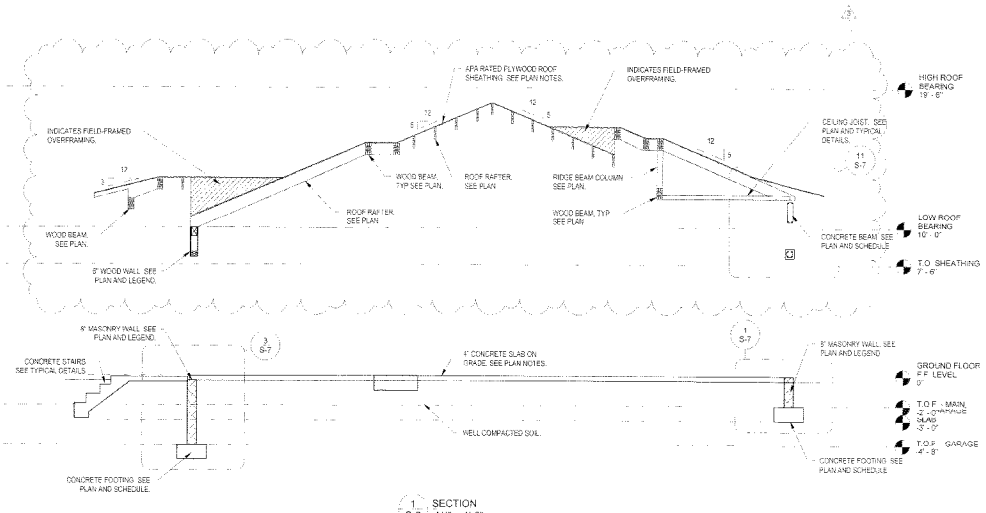
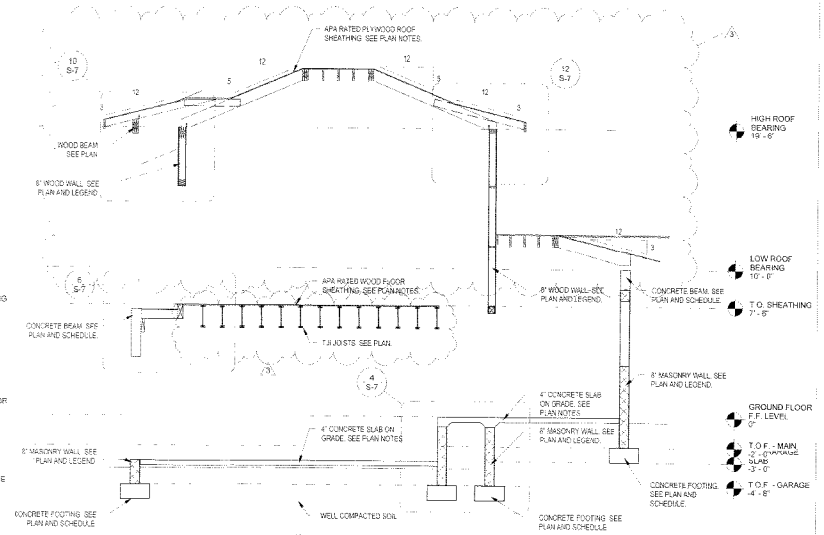


1 S-6 SECTION 1/4" = 1'-0"



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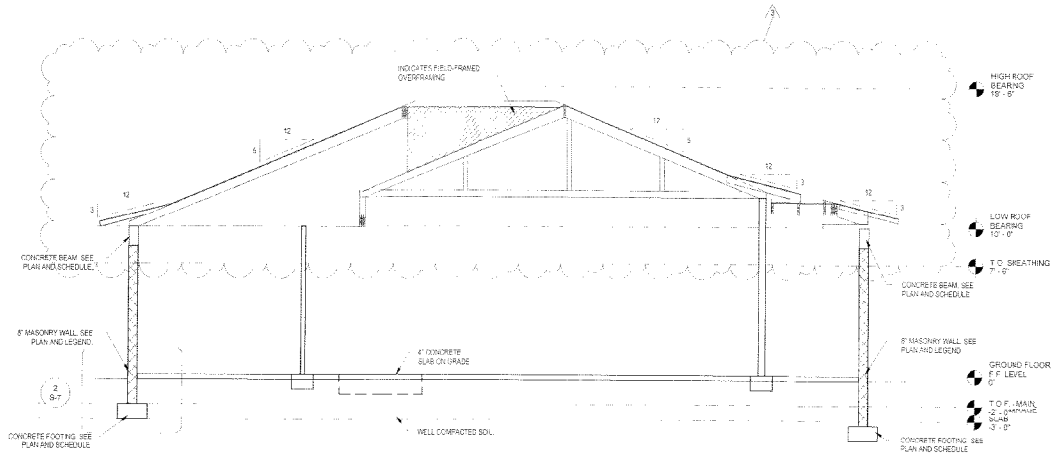

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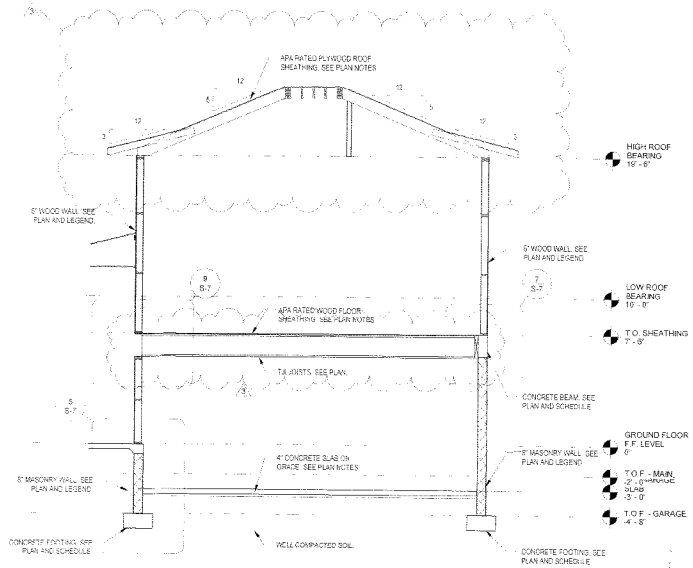

4 S-6 SECTION 1/4" = 1'-0"

LAR KRESS & CHERYL TURNER RESIDENCE

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SNELL

CONSTRUCTION DOCUMENTS
23 APRIL 2021

CONDELL S. VAN NOSTRAND LICENSE No. 37580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11.08.2021.
ENGINEER OF RECORD
Condell S. Van Nostrand
FL P.E. # 87580
CERT. OF AUTH. #31580

REVISION	DATE	DESCRIPTION
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: [illegible]

BUILDING SECTIONS

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

CA³

21052

S-6

23 APRIL 2021

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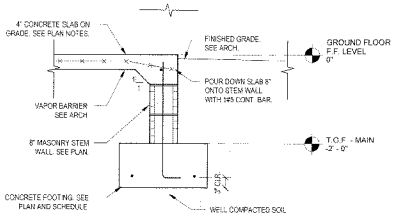

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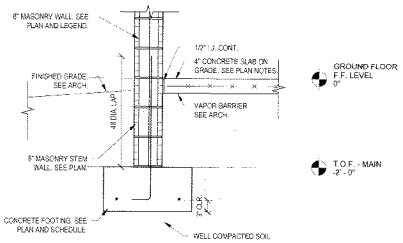

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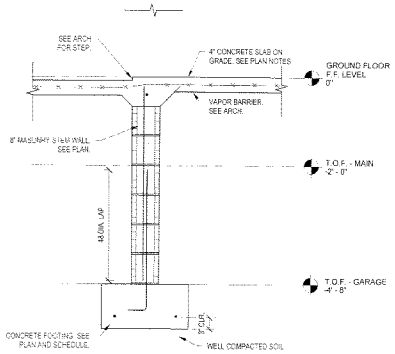

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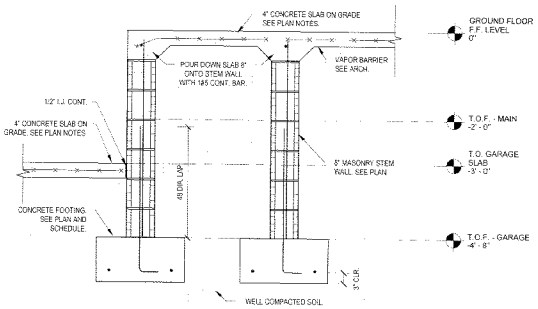
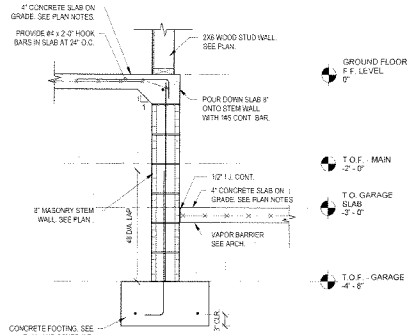


4 S-7 SECTION 3/4" = 1'-0"



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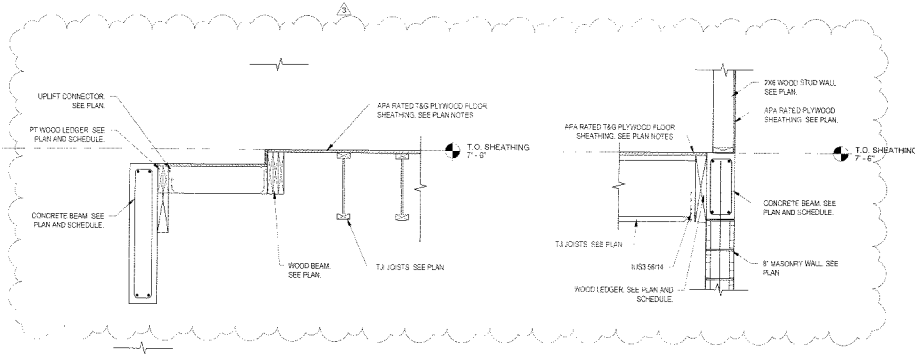

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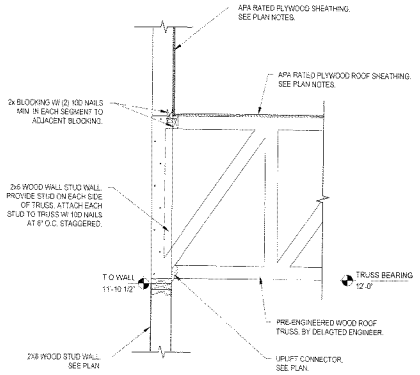
7 S-7 SECTION 3/4" = 1'-0"



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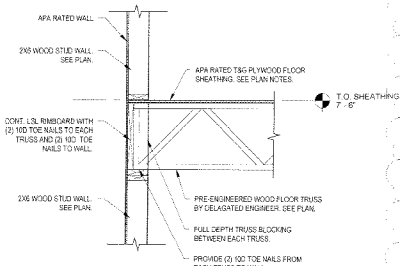

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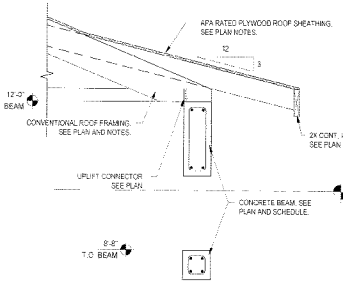
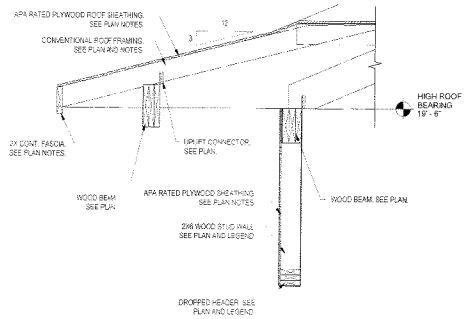
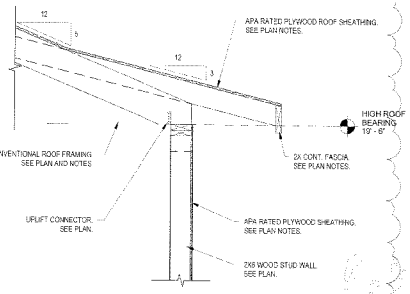


11 S-7 SECTION 3/4" = 1'-0"



10 S-7 SECTION 3/4" = 1'-0"



12 S-7 SECTION 3/4" = 1'-0"

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CIVIL CONSULTING ENGINEERS

CONSTRUCTION DOCUMENTS
23 APRIL 2021

CONDELL S. VAN NOSTRAND LICENSE No. 87580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11.08.2021
ENGINEER OF RECORD
Condell S. Van Nostrand
FL P.E. # 87580
CERT. OF AUTH. #31580

REVISION	DATE	DESCRIPTION
3	10.27.21	VARIANCE APPROVAL

DRAWN BY: Author

SECTIONS

SCALE: 3/4" = 1'-0"

CA³

21052

S-7

23 APRIL 2021

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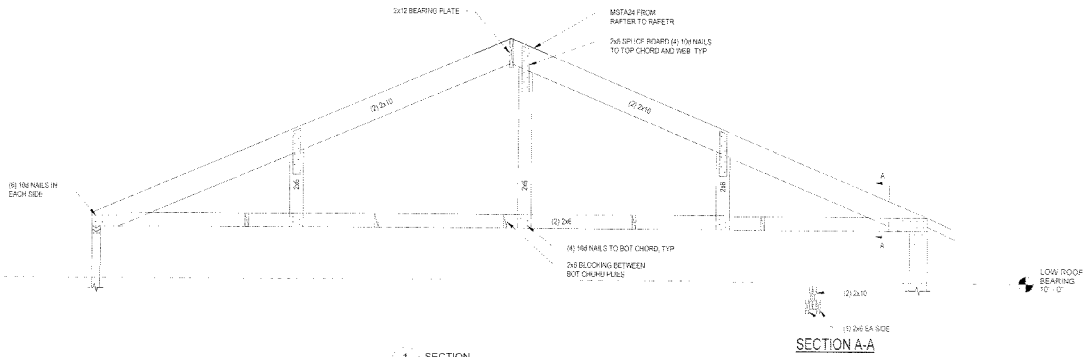

SECTION A-A

1 SECTION
S-8 1/2" = 1'-0"

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CONSTRUCTION DOCUMENTS
23 APRIL 2021

CONDELL SEILER VAN NOSTRAND LICENSE No. 67580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11.08.2021
ENGINEER OF RECORD
Condell S. Van Nostrand
FL P.E. # 67580
CERT. OF AUTH. #31680

REVISION	DATE	DESCRIPTION
3	10-27-21	VARIANCE APPROVAL

DRAWN BY: ALAN

SECTIONS

SCALE: 1/2" = 1'-0"

CA³

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S-8

23 APRIL 2021