



LOT 112 - THE PRESERVES

SINGLE FAMILY RESIDENCE
Permit Drawings

NPDES

625 Jackson Way Longboat Key, FL 34228

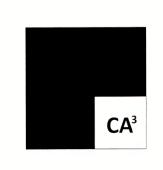


LOT 112 - THE PRESERVES

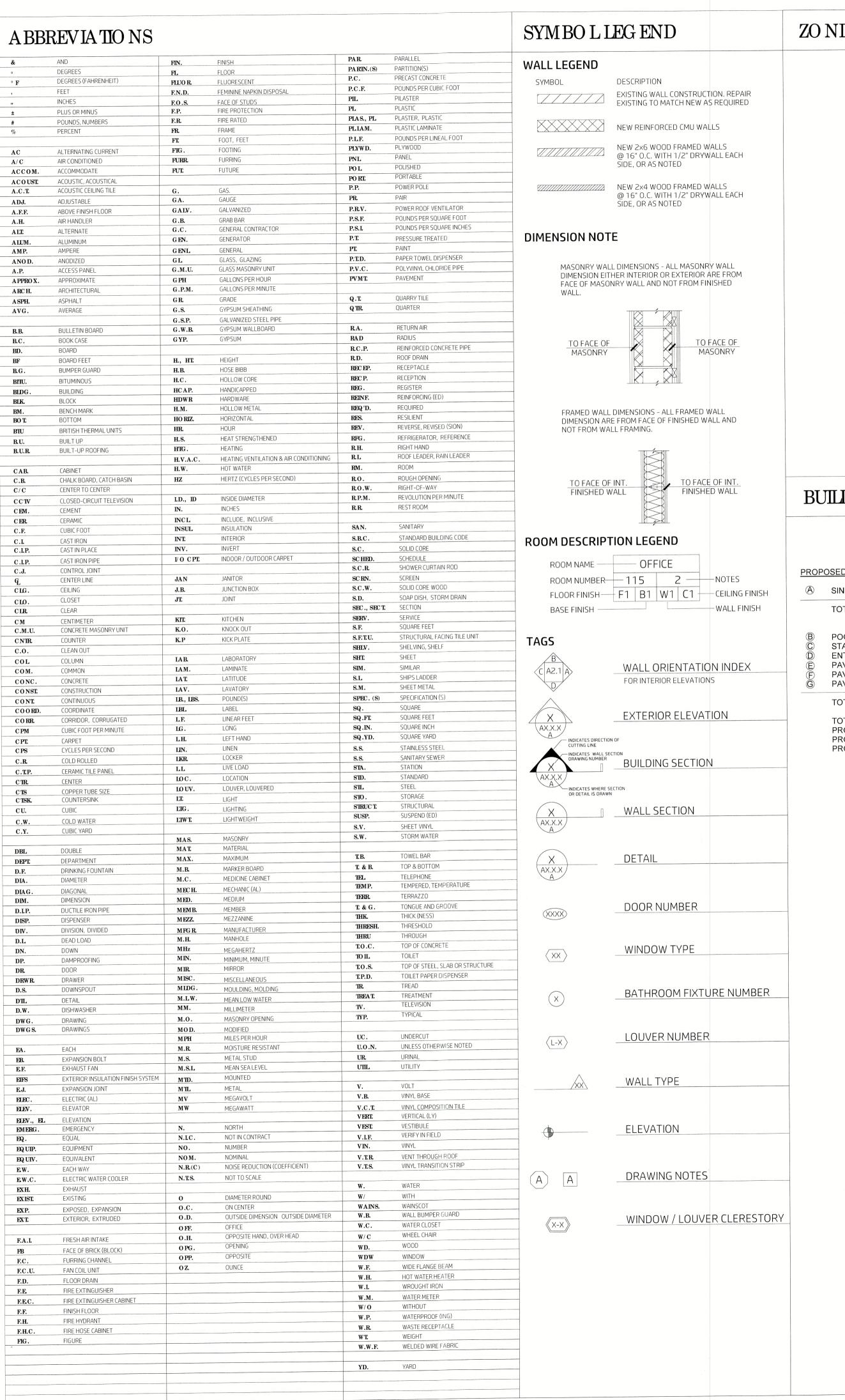
625 Jackson Way Longboat Key, FL 34228

> C. ALAN ANDERSON ARCHITECT, P.A 3908 Midland Road Sarasota, Florida 342 Phone (941) 929-0329 Fax (941) 929-03









FBC 2020 (7TH Ed.) - RESIDENTIAL | INDEX TO DRAWING S ZO NING DATA & AREA CALCS

- 1,762 SF

-- 3,512 SF (50.2%)

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT CLASSIFICATION	R-6SF	
MINIMUM LOT AREA	7,000 SF	_ 7,002 SF
MINIMUM FRONT SETBACK	20 FT	20'-5"
MINIMUM SIDE YARD SETBACK	20 FT TOTAL/ 8 FT MIN.	8'-4" / 12'-0"
MINIMUM REAR SETBACK	15 FT	_ 37 FT
MINIMUM WATERFRONT YARD (CANAL)	N/A	N/A
MAXIMUM HEIGHT	30 FT	28'-8"
ZONING NOTE: (*) THE MAXIMUM BUILDING HEIGHT IS BASED UPON THE CURR EFFECTIVE 3/17/2014; FLOOD ZONE AE (EL 9) AS OF THE DATE (RENT ADOPTED FEMA FLOOD DATA: M. OF ISSUANCE OF THESE DRAWINGS.	AP #12081C0291
AREA CALCULATIONS		
GROUND FLOOR BUILDING AREA (BUILDING COVERAGE)		- 2,099 SF
GROUND FLOOR CONDITIONED AREA		587 SF
	ZONING DISTRICT CLASSIFICATION MINIMUM LOT AREA MINIMUM FRONT SETBACK MINIMUM SIDE YARD SETBACK MINIMUM REAR SETBACK MINIMUM WATERFRONT YARD (CANAL) MAXIMUM HEIGHT ZONING NOTE: (*) THE MAXIMUM BUILDING HEIGHT IS BASED UPON THE CURREFFECTIVE 3/17/2014; FLOOD ZONE AE (EL 9) AS OF THE DATE OF THE DAT	ZONING DISTRICT CLASSIFICATION R-6SF MINIMUM LOT AREA 7,000 SF. MINIMUM FRONT SETBACK 20 FT TOTAL/ 8 FT MIN. MINIMUM SIDE YARD SETBACK 15 FT. MINIMUM WATERFRONT YARD (CANAL) N/A MAXIMUM HEIGHT 30 FT. ZONING NOTE: (*) THE MAXIMUM BUILDING HEIGHT IS BASED UPON THE CURRENT ADOPTED FEMA FLOOD DATA: MARCH EFFECTIVE 3/17/2014; FLOOD ZONE AE (EL 9) AS OF THE DATE OF ISSUANCE OF THESE DRAWINGS.

GROUND FLOOR CONDITIONED AREA

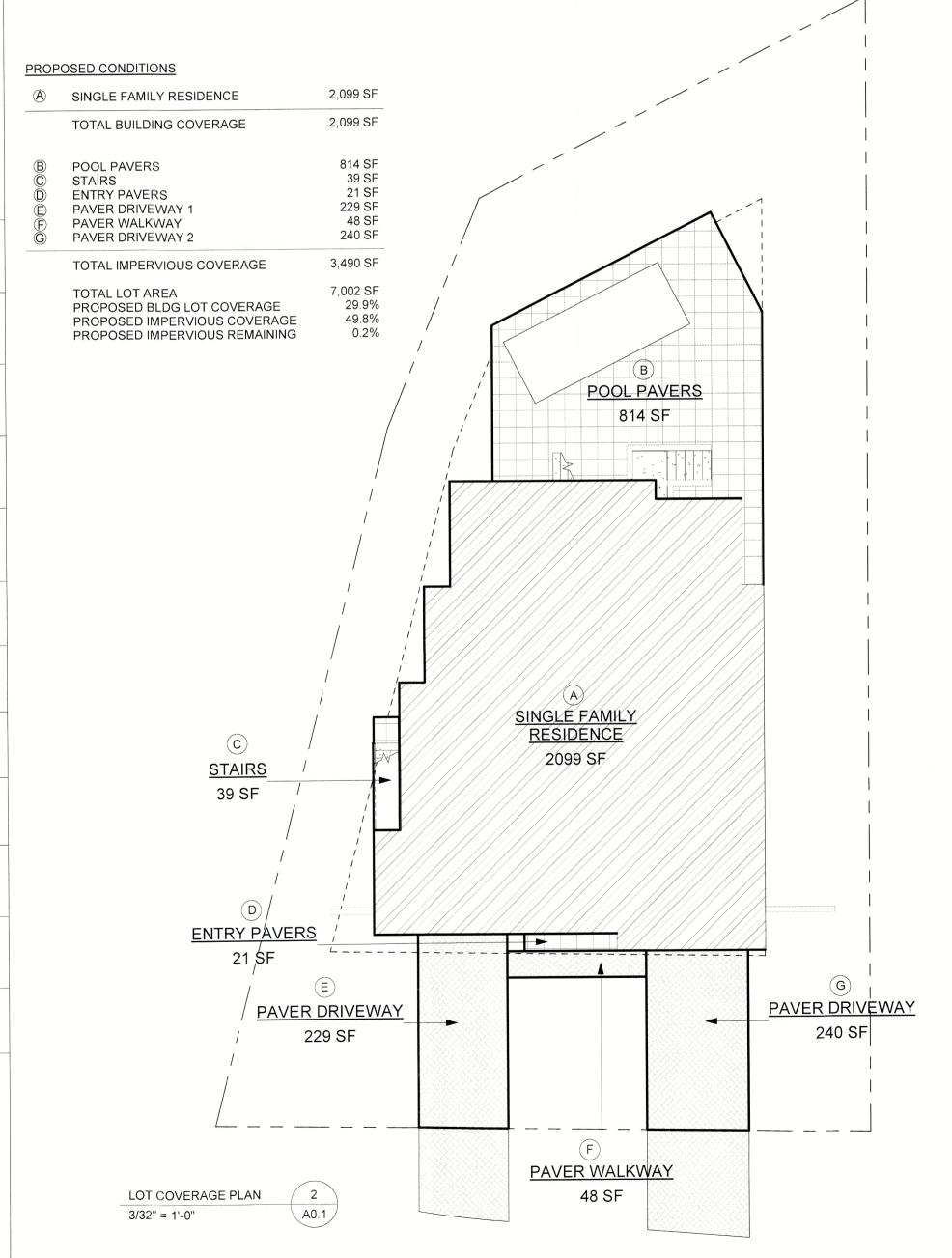
SECOND FLOOR CONDITIONED AREA

THIRD FLOOR CONDITIONED AREA		1,178 SF
PROPOSED BUILDING CONDITIONED AREA		3,527 SF
PROPOSED BUILDING COVERAGE	MAXIMUM 2,101 SF (30%)	PROPOSED 2,099 SF (29.9%)
PROPOSED BUILDING AREA (BUILDING COVERAGE) PROPOSED POOL/PATIO/PAVED AREA (UNCOVERED) PROPOSED PAVER DRIVEWAY AREA		922 SF
PROPOSED IMPERVIOUS LOT COVERAGE	3,501 SF (50%)	3,490 SF (49.8%)

-- 3,501 SF (50%)

BUILDING & LOTAREA DATA

PROPOSED OPEN SPACE



	ARCHITECTURAL DRAWINGS	STRUCTURAL DRAWINGS
	A0.0 COVER SHEET	S-101 FOUNDATION PLAN
	A0.1 PROJECT INFORMATION	S-102 MAIN FLOOR - FRAMING PLAN
	A0.2 SPECIFICATIONS	S-103 UPPER FLOOR / LOWER ROOF FRAMING PLAN
	A1.0 SITE & DRAINAGE PLAN	S-104 UPPER ROOF FRAMING PLAN
	A2.0 1ST & 2ND FLOOR PLANS	S-105 BUILDING SECTION
	A2.1 3RD FLOOR PLAN & INT. STAIR DETAILS	S-106 BUILDING SECTION
	A2.2 ROOF PLAN & DETAILS	S-107 WALL SECTION
	A2.3 1ST & 2ND FLOOR DIMENSIONED PLANS, ENL. STAIR PLANS	S-108 GENERAL STRUCTURAL NOTES AND DETAILS
	A2.4 3RD FLOOR DIMENSIONED PLAN	S-109 GENERAL STRUCTURAL NOTES AND DETAILS
	A3.0 BUILDING ELEVATIONS	S-110 GENERAL STRUCTURAL NOTES AND DETAILS
\triangle	A3.1 DAYLIGHT PLANE	
	A4.0 BUILDING SECTIONS	
	A4.1 WALL SECTIONS	
	A5.0 DETAILS	
	AE1.0 1ST & 2ND ELECTRICAL FLOOR PLANS	
	AE1.1 3RD ELECTRICAL FLOOR PLAN	
	AP1.0 1ST & 2ND PLUMBING FLOOR PLANS	
	AP1.1 3RD FLOOR PLUMBING FLOOR PLAN	

G ENERAL NO TES

- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURER'S RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO OWNER.
- 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
- 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.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PROPOSED MATERIALS AND PRODUCTS TO BE USED ON THE PROJECT FOR REVIEW AND APPROVAL BY THE
- WARRANTY. UNLESS OTHERWISE INDICATED, ALL WORKMANSHIP SHALL BE WARRANTED

FOR ONE FULL YEAR UPON ISSUANCE OF SUBSTANTIAL COMPLETION.

- 11. ALL SURFACES NOT INDICATED BY OMISSION SHALL BE PAINTED.
- 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.

VIC INITY MAP

TOWN OF LONGBOAT KEY Planning, Zoning & Building 625 JACKSON WAY LONGBOAT KEY, FL 34228

BLDG. PERMIT PLANS

LOT 112 - THE **PRESERVES**

2022 © C. Alan Anderson Architect, P.A. FL #AA003450

625 Jackson Way Longboat Key, FL 34228

3908 Midland Road

Phone (941) 929-0329

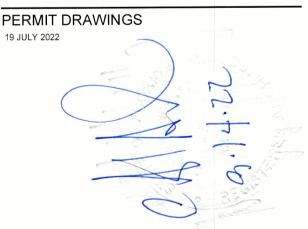
ARCHITECT OF RECORD C. ALAN ANDERSON ARCHITECT, P.A.

Structural Engineer RONALD M. JEZERINAC, P.E. STRUCTURAL ENGINEER CONSULTANT

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Sarasota, Florida 34231

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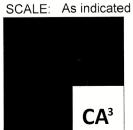
Sealed By: C. ALAN ANDERSON, FL#AR0014171 To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in

accordance with Chapters 553 and 633, Florida Statutes.

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PROJECT INFORMATION





19 JULY 2022

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

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 FOUIPMENT 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

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

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 98% 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 SODDEN 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.

3.2. ALL SLABS ON GRADE SHALL BE 4" CONCRETE WITH SMOOTH TROWEL FINISH

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 6" LAPPED AND

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

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.

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

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 OT 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" +/-1") 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.

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-305 GRADE A.

5.6. SHOP PAINT ALL ITEMS, NOT SPECIFIED TO BE GALVANIZED, TT-P-86, TYPE II, 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 PT @ 24" O.C. UNLESS NOTED

OTHERWISE W/ 1 1/2" WALL BATT INSULATION.

DIVISION 7: THERMAL & MOISTURE PROTECTION 7.1. COMPLY WITH MANUFACTURER'S 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" SUPERTHICK 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" (S01-100) AND ANSI/NWMA1.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.

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

8.6. ALL THRESHOLDS SHALL BE ADA APPROVED PRE-FINISHED ALUMINUM, UNLESS

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

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.

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

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.

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

9.4. 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

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

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.

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.

APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% PAINT INSIDE OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLS, FLAT BLACK. FINISH EXTERIOR DOORS ON TOPS, BOTTOMS AND EDGES.

9.11. COLOR SELECTION SHALL BE PROVIDED BY ARCHITECT PRIOR TO

NUMBER OF COATS SPECIFIED BECAUSE OF COLOR SELECTED, ADDITIONAL COATS SHALL BE ADDED. PREPARE SAMPLE AREA OF EACH COLOR FINISH SELECTED FOR

COMMENCEMENT OF PAINTING. IF 100% OPACITY CANNOT BE ACHIEVED WITH

COVERS DURING THE PROGRESS OF WORK.

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.

MATCH ADJACENT ROOF COLOR. 9.16. A FINAL TOUCH UP OF ALL AREAS WHERE DRYWALL HAS BEEN PATCHED

STAINS AND MISPLACED PAINT, ETC. FROM ALL SURFACES INCLUDING FIXTURES, NEGLIGENCE ON THE PART OF PAINTING SUBCONTRACTOR SHALL BE BORNE BY

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

INTERIOR WASHABLE WALL PAINT. BATHROOM WALLS AND CEILING SHALL RECEIVE

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

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

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

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 POSSITIVE 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

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.

16.1. ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES

THE DRAWINGS (FIELD VERIFY LOCATION).

GENERAL SPECIFICATIONS:

AND ORDINANCES. COMPLY WITH NEC AND NEMA RECOMMENDATIONS (LATEST 16.2. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC PANEL AS NOTED ON

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.

16.5. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.

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

1. DOORS - BASIS OF DESIGN SHALL BE PLY GEM COMPOSITE EXTERIOR DOORS. PROVIDE EGRESS DOORS AS REQUIRED IN ALL BEDROOM LOCATIONS. 2. WINDOWS - BASIS OF DESIGN SHALL BE PGT WINGUARD DH500 DOUBLE HUNG VINYL WINDOWS. PROVIDE EGRESS WINDOW AS NOTED, REFER TO MANUFACTURES

3. GARAGE DOORS - BASIS OF DESIGN SHALL BE WAYNE DALTON MODEL 9800

PREMIUM FIBERGLASS FAUX WOOD GARAGE DOORS

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

5. SINGLE PLY MEMBRANE - BASIS OF DESIGN SHALL BE FIBERTITE 8540 SM BY

COMPLETE SHOP DRAWINGS ON ATTACHMENT AND TEST DATA, DETAILS, &

SEAMANS, 45 MIL MINIMUM THICKNESS, EXPOSED COLOR BEIGE OR WHITE. SUBMIT

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. ATTIC ACCESS LADDER - BASIS OF DESIGN SHALL BE RAINBOW ATTIC STAIR MODEL M2236

PRESERVES Longboat Key, FL 34228

LOT 112 - THE

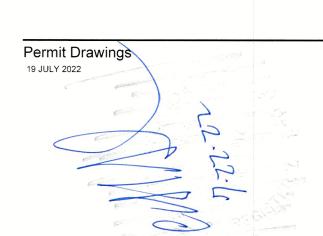
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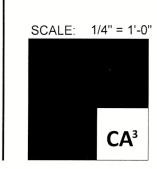
Cell (614) 385-2076



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 DESCRIPTION DRAWN BY: TJC

SPECIFICATIONS



CHECKED BY: DNE

0N0



3.1. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

UNLESS NOTED OTHERWISE.

8.3. ALL MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS COUNTER TOP TO

HINGES PER DOOR, UNLESS OTHERWISE NOTED OR SELECTED.

OTHERWISE NOTED.

8.8. ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.

ALL BATHROOMS AND WET AREAS.

WORKMANSHIP INFERIOR TO THESE STANDARDS SHALL NOT BE ACCEPTED.

SELECTED BY ARCHITECT.

FINISHES THAT MAY RESULT.

9.9. PREPARE SURFACES IN CONFORMANCE TO PAINT MANUFACTURER'S

9.10. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITRANSPARENT FINISHES

9.12. ALL ADJACENT WORK AND MATERIALS MUST BE PROTECTED WITH SUITABLE

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

9.15. ALL EXTERIOR VENTS, STACKS, ETC. SHALL BE ETCHED AND PAINTED TO

AFTER THE FINAL COAT OF PAINT HAS BEEN APPLIED SHALL BE COMPLETED BEFORE OWNER MOVES IN.

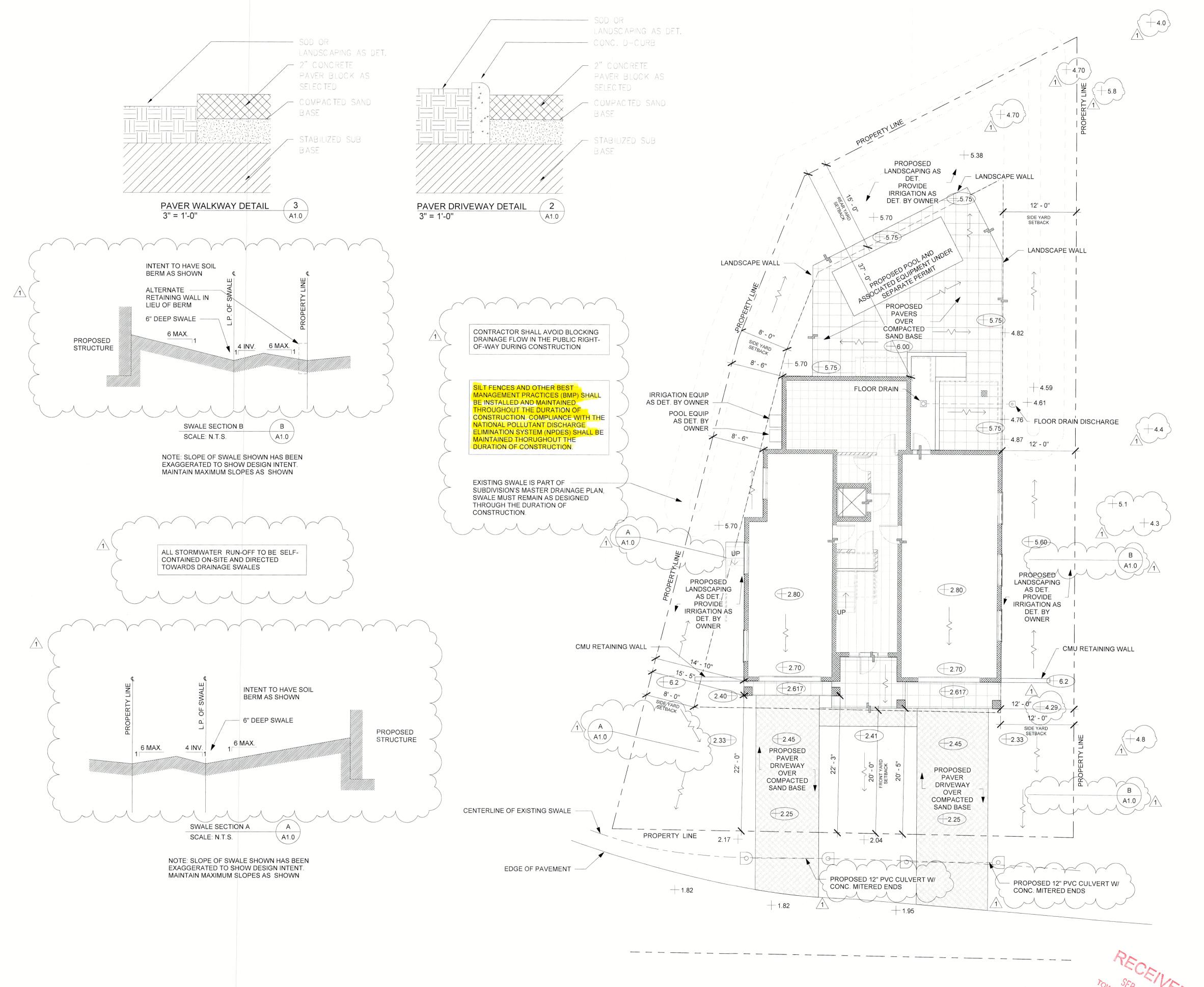
9.17. ALL STAIN SHALL BE BRUSHED APPLIED. 9.18. ON COMPLETION OF ALL PAINTING. THE PAINTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK AND LEAVE THE BUILDING IN A BROOM CLEAN CONDITION. ALSO HE SHALL REMOVE ALL GLASS, HARDWARE, FITTINGS, ETC. THE COST OF DAMAGE TO ANY WORK DUE TO

THE PAINTING SUBCONTRACTOR.

COLOR DESIGNATED BY ARCHITECT. 9.21. INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF TWO (2) COATS OF SEMI-GLOSS ENAMEL, UNLESS OTHERWISE NOTED.

SANDING, UNLESS OTHERWISE NOTED.

9.25. ALL INTERIOR WINDOWSILLS SHALL BE MARBLE (1/2" DOMESTIC), UNLESS



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GENERAL SITE NOTES

- 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.
- 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.
- REFER TO ELECTRICAL PLAN FOR ALL REQUIRED ELECTRICAL SITE WORK REQUIREMENTS.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING FOR ANY REQUIRED TIE-INS FOR FINAL COORDINATION, MINOR FIELD ADJUSTMENTS BE REQUIRED.
- RE-WORK EXISTING/PROVIDE NEW CANOPY TREES AS REQUIRED BY TOWN OF LONGBOAT KEY ZONING
- NAVD REFERENCE ELEVATIONS SHOWN ARE BASED UPON FEMA FLOOD MAP #12081C0291E, 3/17/2014; ZONE AE (EL 9) AS ADOPTED BY THE TOWN OF LONGBOAT KEY, MANATEE COUNTY, FLORIDA AS OF THE ISSUANCE OF THESE DRAWINGS DATED 8/6/2021.

LOT 112 - THE **PRESERVES**

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PERMIT DRAWINGS 19 JULY 2022

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accordance with Chapters 553 and 633, Florida Statutes.

REVISION DESCRIPTION 13 SEPT. 2022 PERMIT COMMENTS

DRAWN BY: TJO CHECKED BY: DNB

SITE & DRAINAGE PLAN

SCALE: As indicated CA³

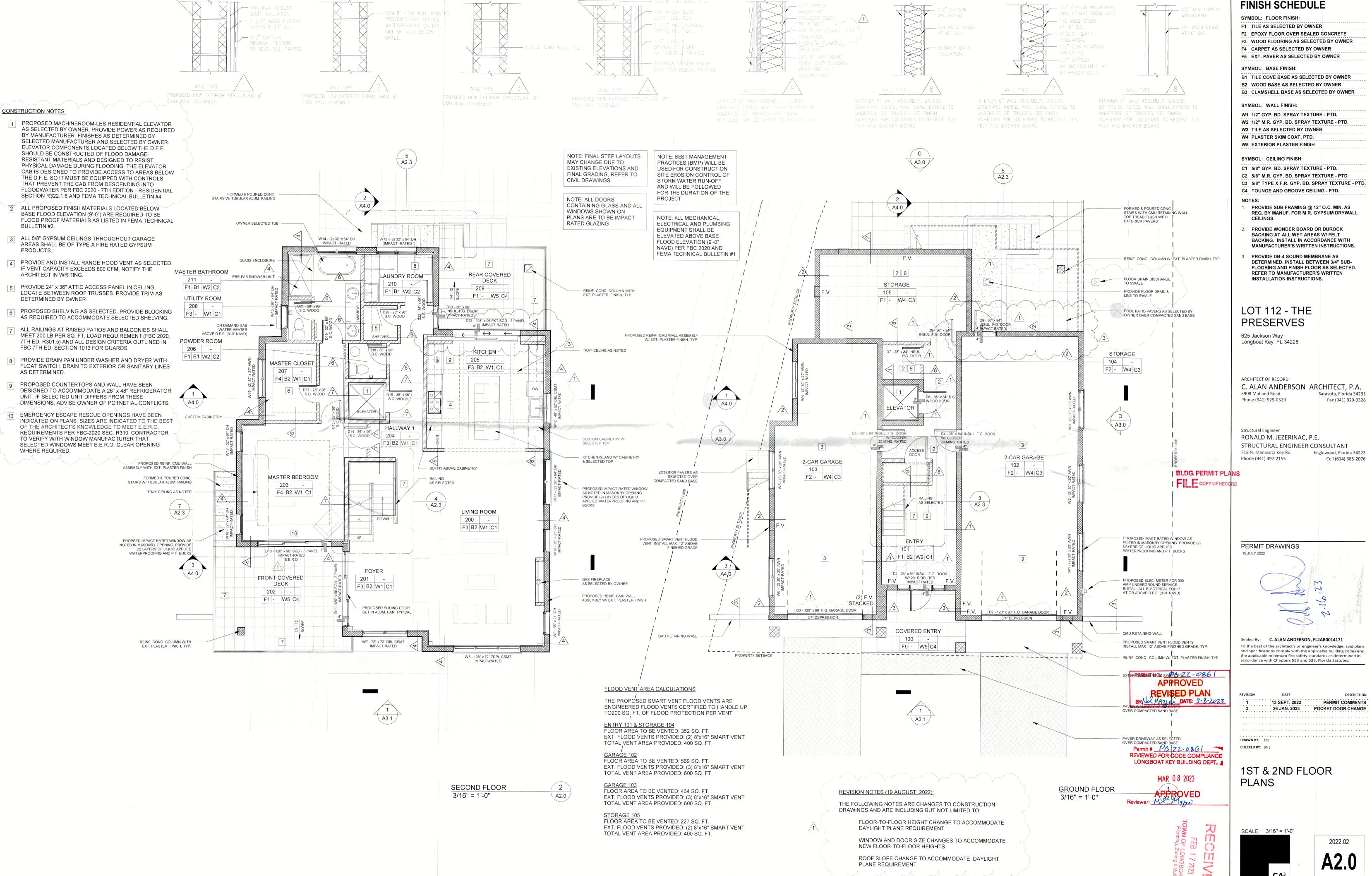
OVERALL SITE PLAN

1/8" = 1'-0"

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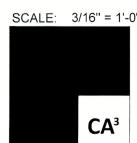
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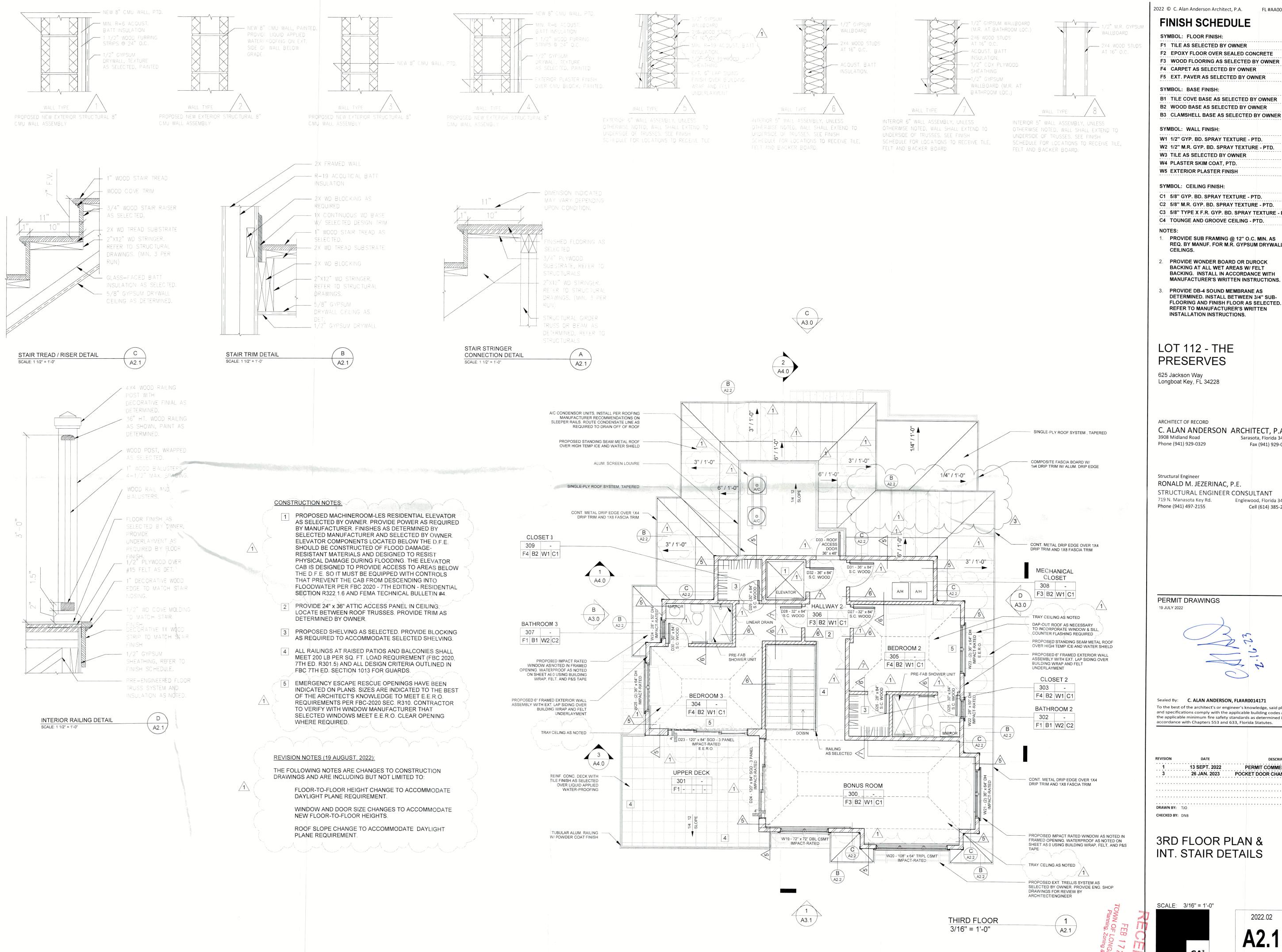
--- NEW 8" CMU WALL, PTD.

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19 JULY 2022 BLDG PERMIT PLANS

COPY OF RECORD



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FINISH SCHEDULE

SYMBOL: FLOOR FINISH:

F1 TILE AS SELECTED BY OWNER

F2 EPOXY FLOOR OVER SEALED CONCRETE

F3 WOOD FLOORING AS SELECTED BY OWNER F4 CARPET AS SELECTED BY OWNER

SYMBOL: BASE FINISH:

B1 TILE COVE BASE AS SELECTED BY OWNER B2 WOOD BASE AS SELECTED BY OWNER

SYMBOL: WALL FINISH:

W1 1/2" GYP. BD. SPRAY TEXTURE - PTD. W2 1/2" M.R. GYP. BD. SPRAY TEXTURE - PTD. W3 TILE AS SELECTED BY OWNER W4 PLASTER SKIM COAT, PTD.

SYMBOL: CEILING FINISH:

C1 5/8" GYP. BD. SPRAY TEXTURE - PTD. C2 5/8" M.R. GYP. BD. SPRAY TEXTURE - PTD. C3 5/8" TYPE X F.R. GYP. BD. SPRAY TEXTURE - PTD. C4 TOUNGE AND GROOVE CEILING - PTD.

1. PROVIDE SUB FRAMING @ 12" O.C. MIN. AS REQ. BY MANUF. FOR M.R. GYPSUM DRYWALL

- 2. PROVIDE WONDER BOARD OR DUROCK BACKING AT ALL WET AREAS W/ FELT BACKING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROVIDE DB-4 SOUND MEMBRANE AS DETERMINED. INSTALL BETWEEN 3/4" SUB-FLOORING AND FINISH FLOOR AS SELECTED. REFER TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

LOT 112 - THE **PRESERVES**

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PERMIT DRAWINGS



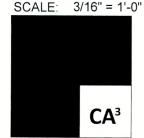
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13 SEPT. 2022 PERMIT COMMENTS 26 JAN. 2023 POCKET DOOR CHANGE

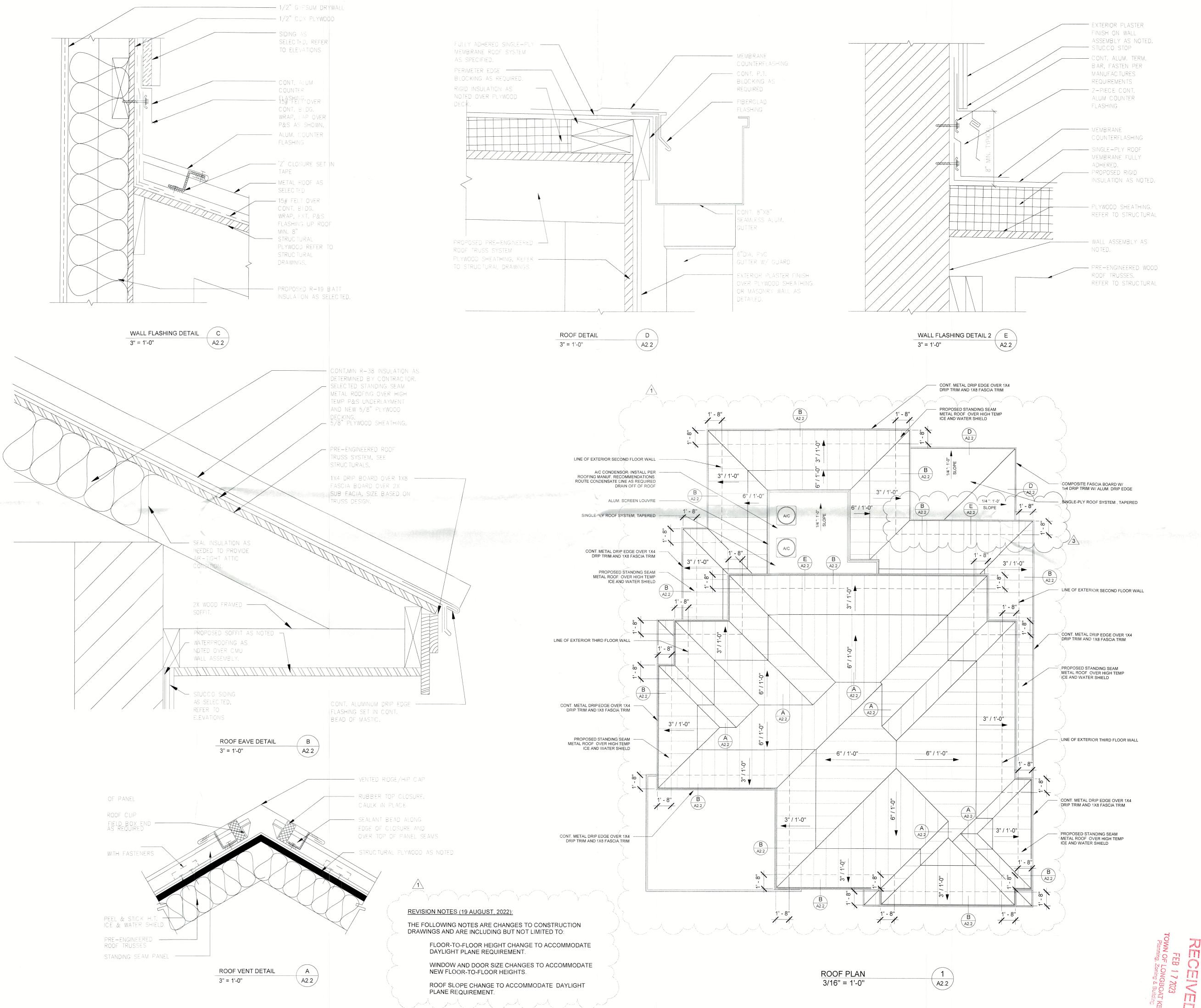
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3RD FLOOR PLAN &

INT. STAIR DETAILS







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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/ M/D APPROVAL.
METAL ROOF UNDERLAYMENT
BASIS OF DESIGN SHALL BE GRACE HIGH TEMP
PEEL AND STICK ICE AND WATER SHIELD

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.
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.

SINGLE PLY MEMBRANE

BASIS OF DESIGN SHALL BE FIBERTITE 8540 SM BY
SEAMANS, 45 MIL MINIMUM THICKNESS, EXPOSED
COLOR BEIGE OR WHITE. SUBMIT COMPLETE SHOP
DRAWINGS ON ATTACHMENT AND TEST DATA,

LOT 112 - THE

PRESERVES

DETAILS, & SAMPLES.

625 Jackson Way Longboat Key, FL 34228

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PERMIT DRAWINGS
19 JULY 2022

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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

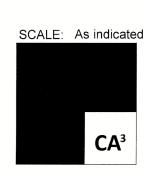
accordance with Chapters 553 and 633, Florida Statutes.

SION DATE DESCRIPTION

1 13 SEPT. 2022 PERMIT COMMENTS

3 26 JAN. 2023 POCKET DOOR CHANGE

ROOF PLAN & DETAILS



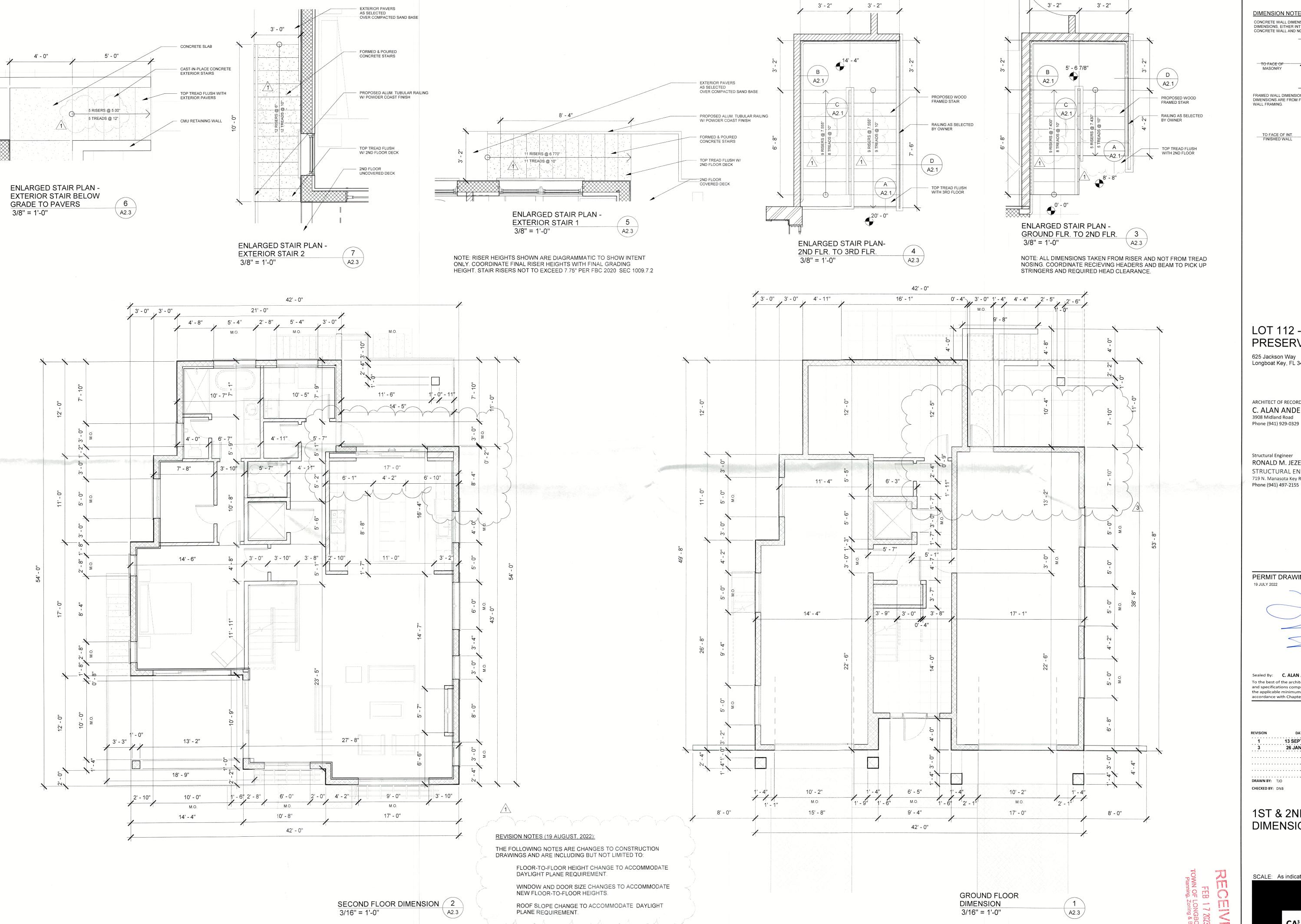
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2022.02

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19 JULY 2022

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6' - 4"

6' - 4"

DIMENSION NOTE CONCRETE WALL DIMENSIONS - ALL CONC WALL DIMENSIONS, EITHER INTERIOR OR EXTERIOR, ARE FROM FACE OF CONCRETE WALL AND NOT FROM FINISHED WALL. TO FACE OF TO FACE OF MASONRY FRAMED WALL DIMENSIONS - ALL FRAMED WALL DIMENSIONS ARE FROM FACE OF FINISHED WALL AND NOT FROM TO FACE OF INT. FINISHED WALL

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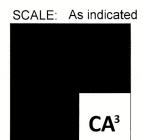
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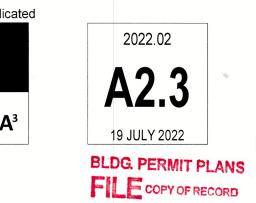


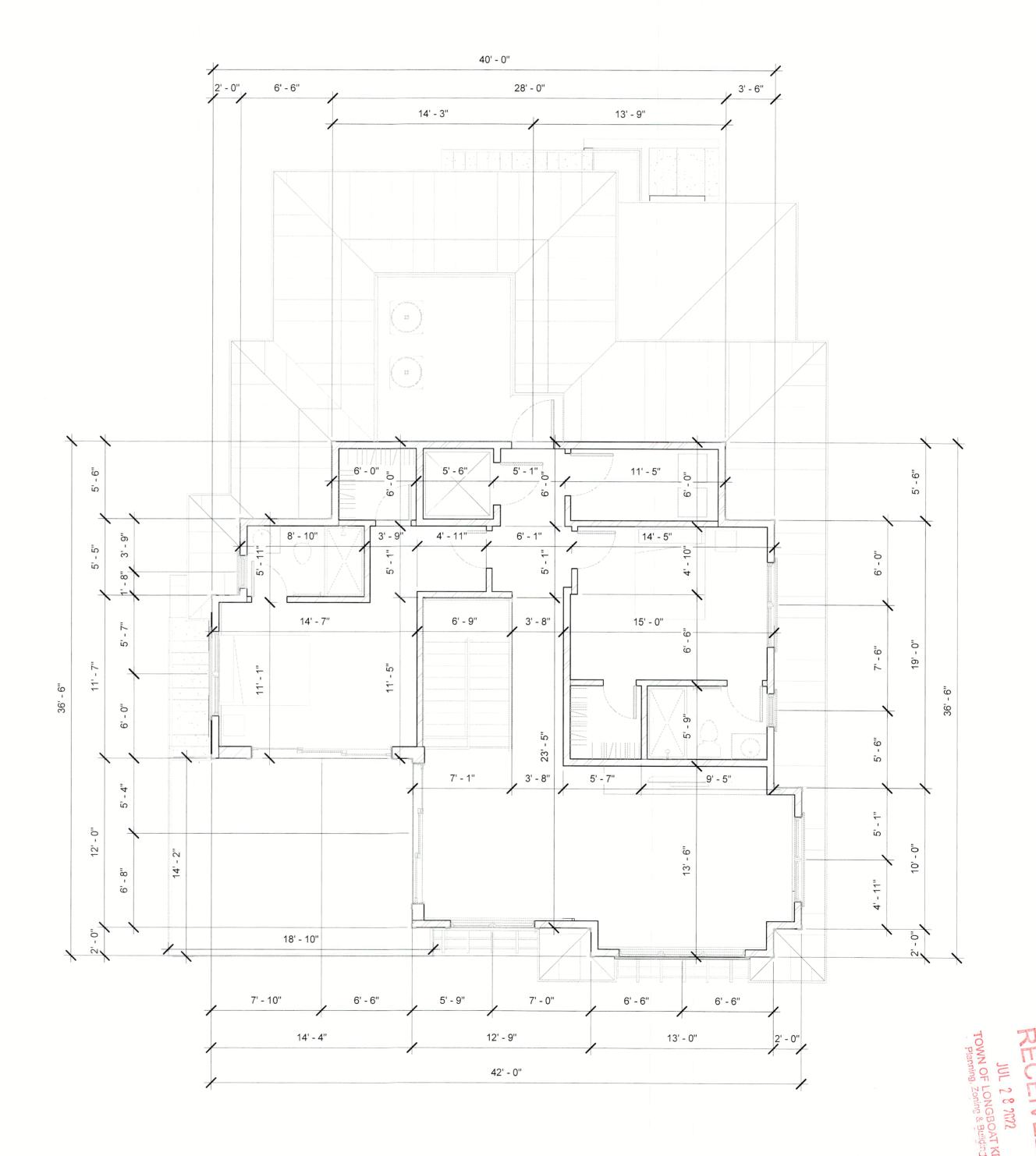
Sealed By: C. ALAN ANDERSON, FL#AR0014171 To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

13 SEPT. 2022 PERMIT COMMENTS 26 JAN. 2023 POCKET DOOR CHANGE

1ST & 2ND FLOOR DIMENSION PLANS







2022 © C. Alan Anderson Architect, P.A. FL #AA003450 **DIMENSION NOTE** CONCRETE WALL DIMENSIONS - ALL CONC WALL DIMENSIONS, EITHER INTERIOR OR EXTERIOR, ARE FROM FACE OF CONCRETE WALL AND NOT FROM FINISHED WALL. TO FACE OF MASONRY TO FACE OF MASONRY FRAMED WALL DIMENSIONS - ALL FRAMED WALL DIMENSIONS ARE FROM FACE OF FINISHED WALL AND NOT FROM WALL FRAMING.

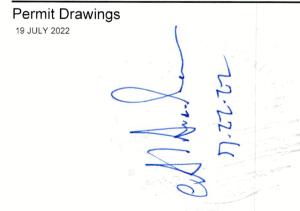
LOT 112 - THE **PRESERVES**

625 Jackson Way Longboat Key, FL 34228

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Phone (941) 929-0329

Structural Engineer RONALD M. JEZERINAC, P.E. STRUCTURAL ENGINEER CONSULTANT 719 N. Manasota Key Rd. Englewood, Florida 34223 Phone (941) 497-2155 Cell (614) 385-2076



Sarasota, Florida 34231

Fax (941) 929-0328

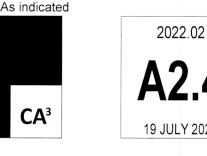
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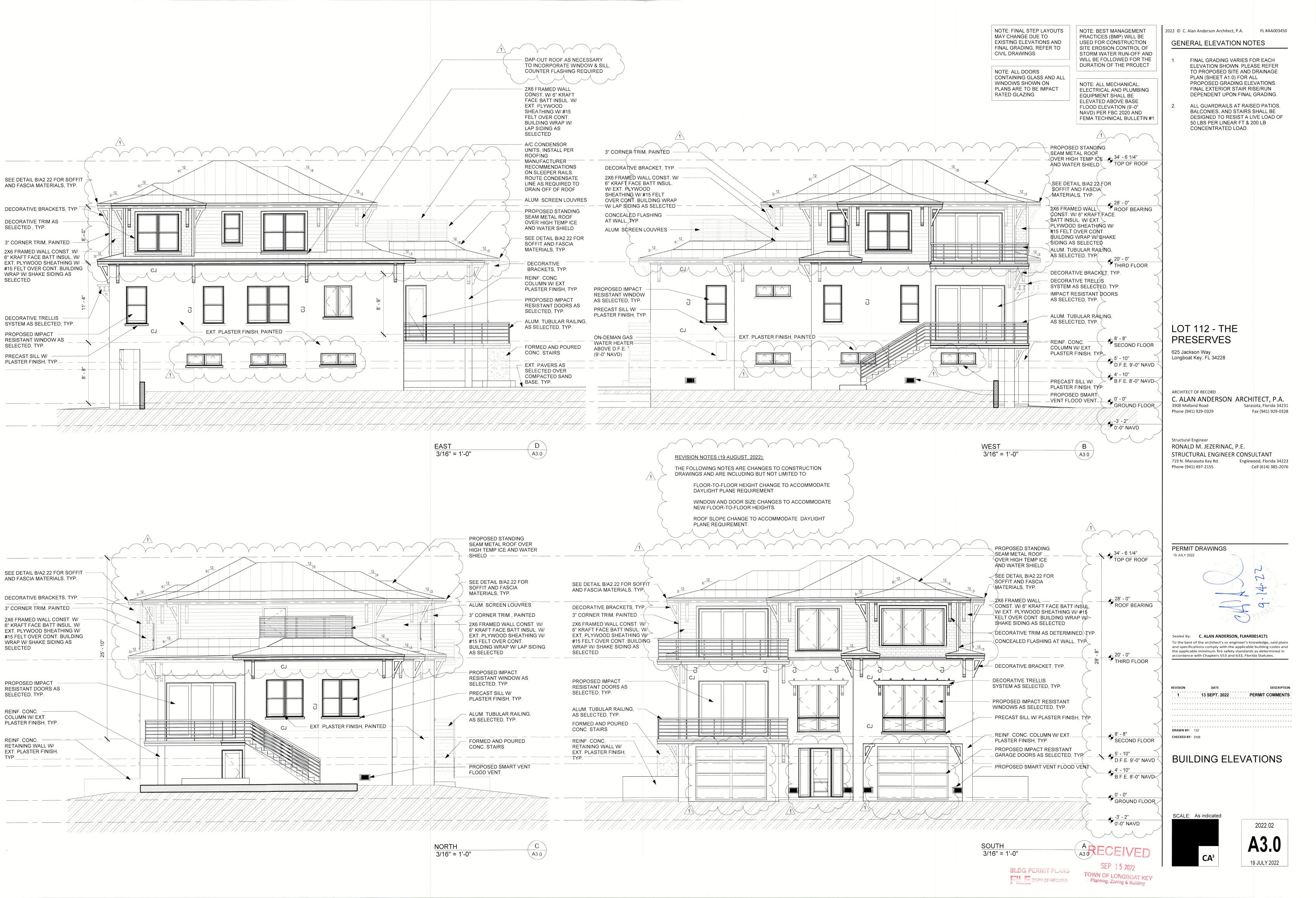
3RD FLOOR

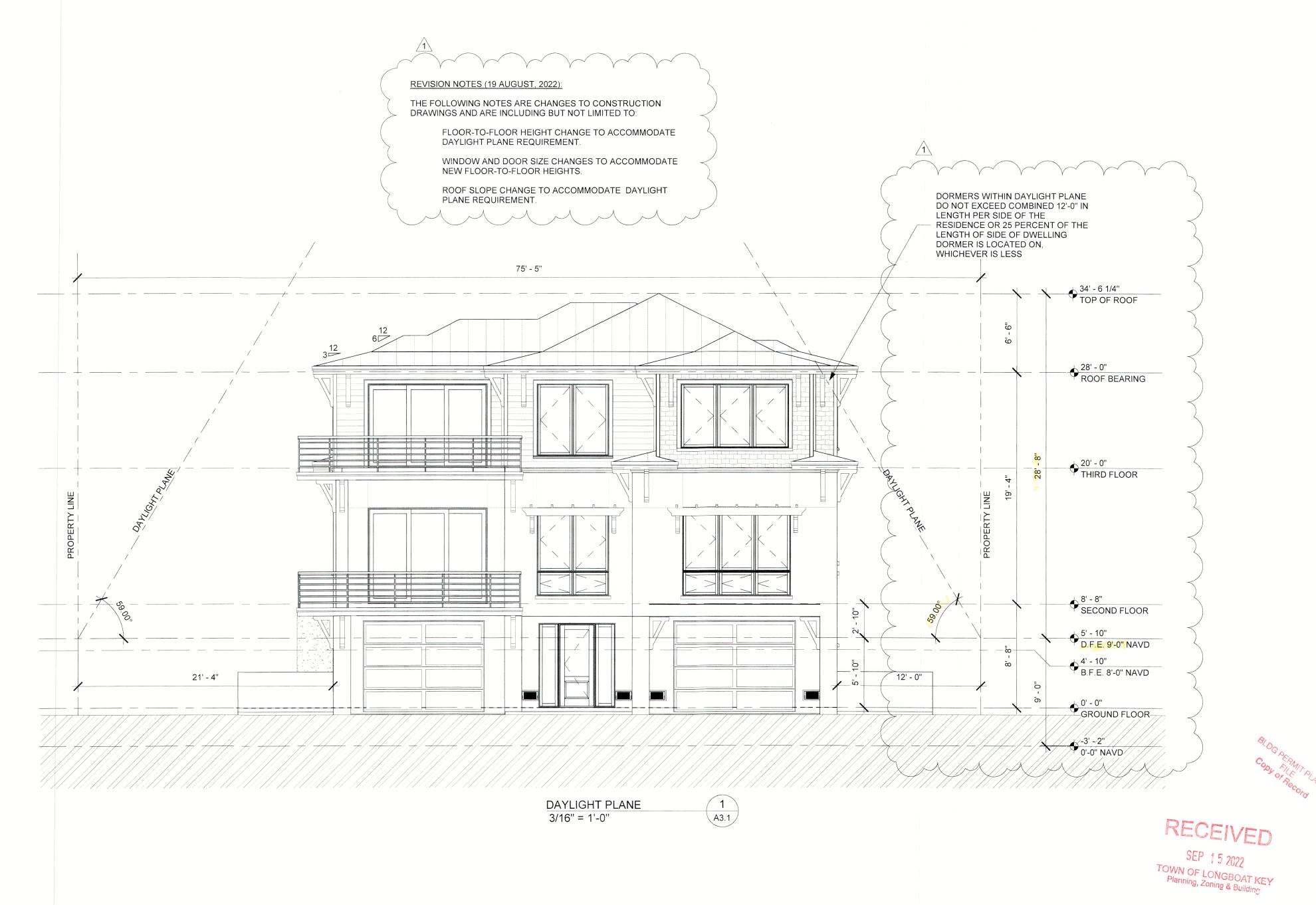
DIMENSION PLAN

CHECKED BY: DNB

SCALE: As indicated







•

/

LOT 112 - THE **PRESERVES**

625 Jackson Way Longboat Key, FL 34228

Phone (941) 929-0329

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ARCHITECT OF RECORD C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Sarasota, Florida 34231

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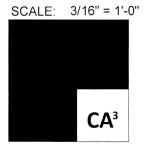
PERMIT DRAWINGS
19 JULY 2022



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.

DRAWN BY: TJO CHECKED BY: DNB

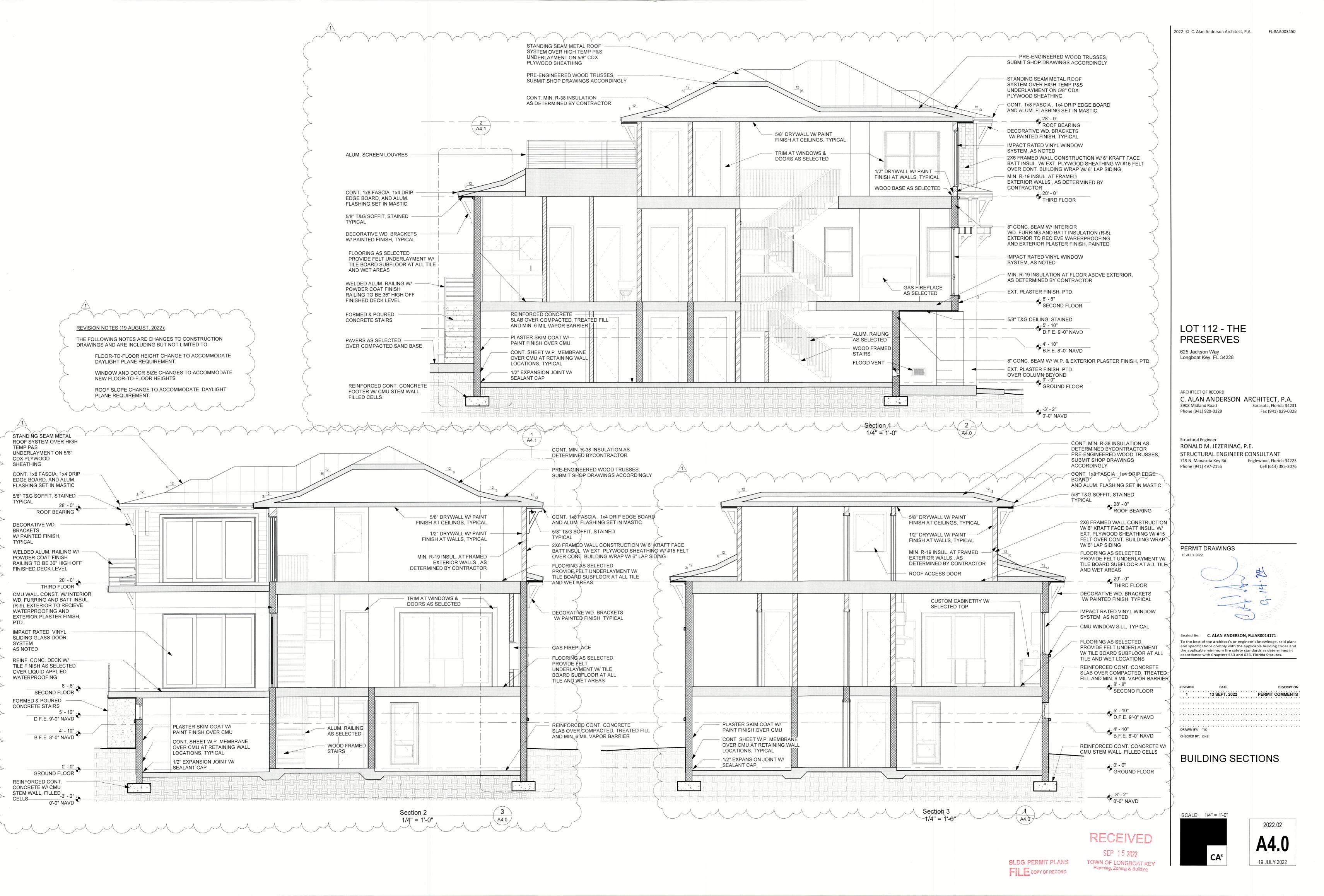
DAYLIGHT PLANE

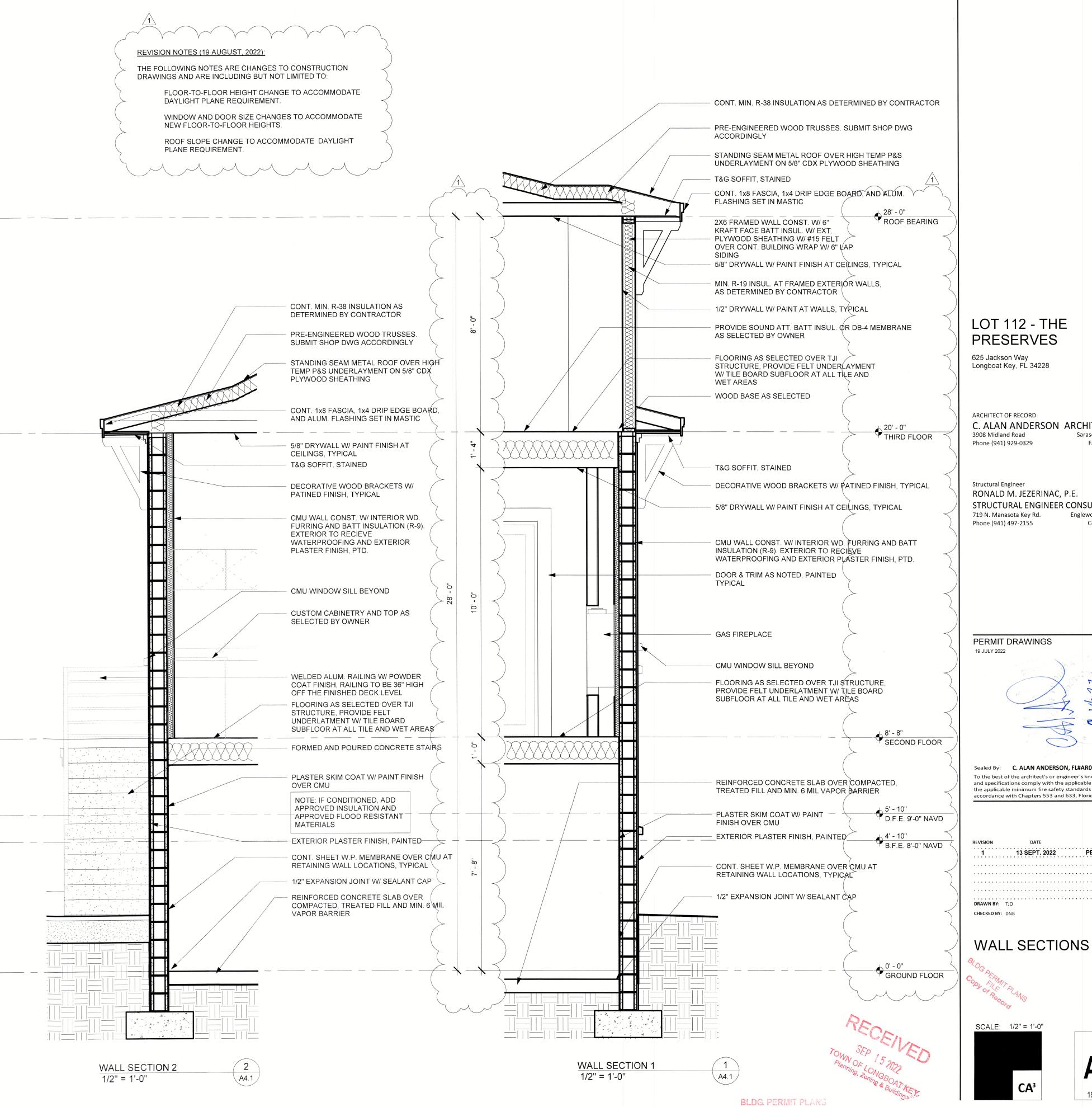


BLDG. PERMIT PLACE

COPY OF RECORD







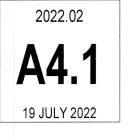
C. ALAN ANDERSON ARCHITECT, P.A.

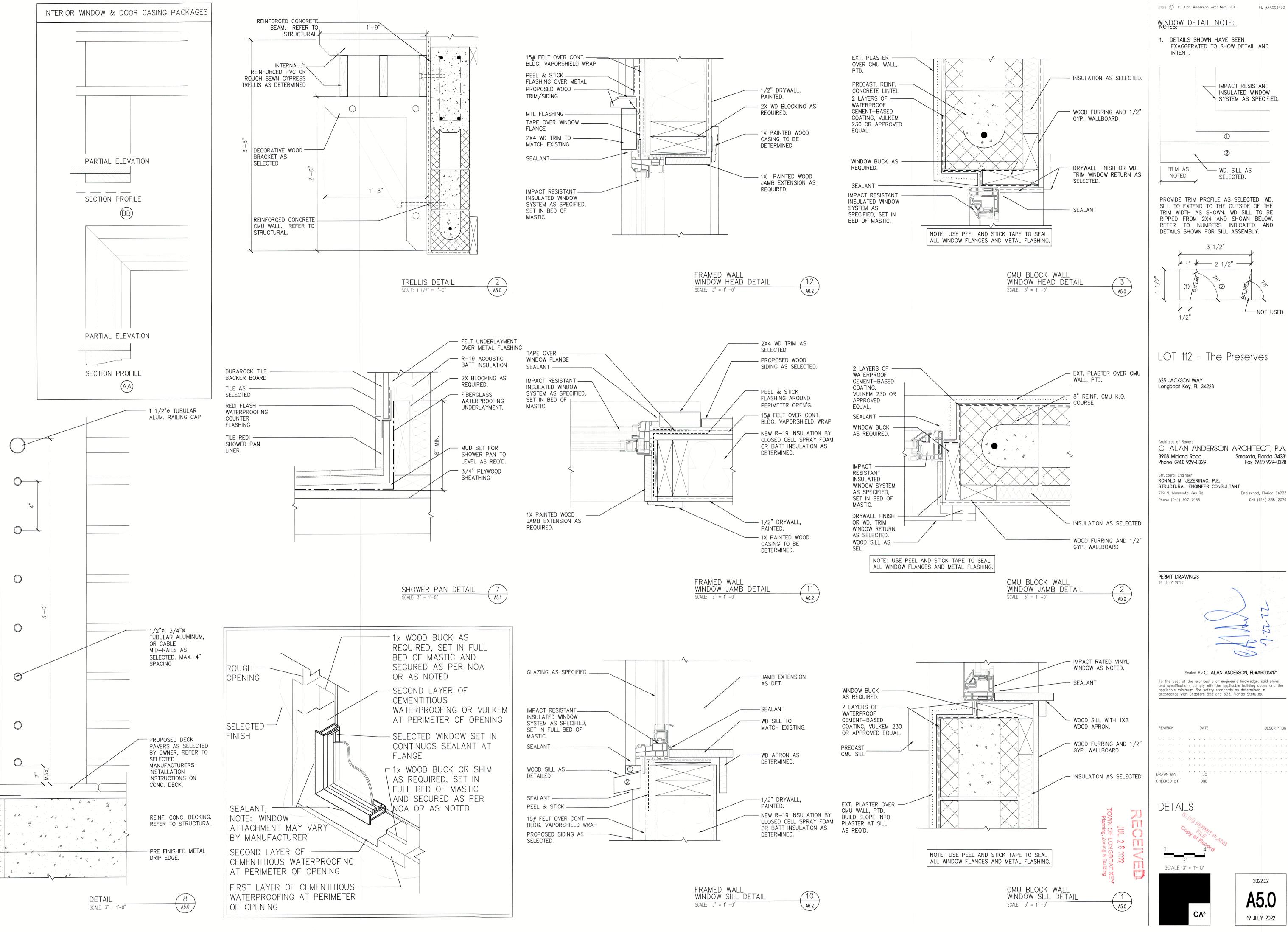
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RONALD M. JEZERINAC, P.E. STRUCTURAL ENGINEER CONSULTANT 719 N. Manasota Key Rd. Englewood, Florida 34223

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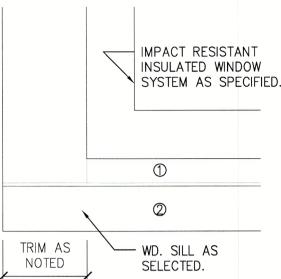
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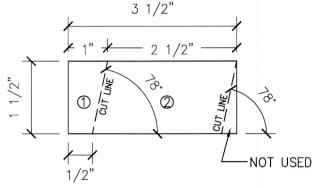


WINDOW DETAIL NOTE:

 DETAILS SHOWN HAVE BEEN EXAGGERATED TO SHOW DETAIL AND



PROVIDE TRIM PROFILE AS SELECTED. WD. SILL TO EXTEND TO THE OUTSIDE OF THE TRIM WIDTH AS SHOWN. WD SILL TO BE RIPPED FROM 2X4 AND SHOWN BELOW. REFER TO NUMBERS INDICATED AND DETAILS SHOWN FOR SILL ASSEMBLY.



LOT 112 - The Preserves

625 JACKSON WAY Longboat Key, FL 34228

C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Sarasota, Florida 34231 Phone (941) 929-0329

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PERMIT DRAWINGS



Sealed By: C. ALAN ANDERSON, FL#AR0014171

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DRAWN BY:



SCALE: 3" = 1'- 0"

19 JULY 2022

ELECTRICAL CONSTRUCTION NOTES:

- 1 PROVIDE DAWN TO DUSK TIMER ON EXTERIOR WEATHER-PROOF LIGHTS AS DETERMINED.
- 2 PROVIDE ALL REQUIRED POWER FOR RANGE HOOD AS DETERMINED.
- 3 PROVIDE POWER AND SWITCHING AS REQ'D FOR GARBAGE DISPOSAL.

5 PROVIDE UNDER-COUNTER LED LIGHTING AS

- 4 PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION OR POOL SYSTEMS.
- PROVIDE POWER AND LIGHTING TO OWNER SELECTED ELEVATOR
- PROVIDE POWER AND DISCONNECT AS REQUIRED FOR A/C CONDENSOR UNIT
- 8 PROVIDE WATER-PROOF CAN LIGHTING ABOVE SHOWERS & TUBS

ELECTRICAL GENERAL NOTES:

- THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC.
 CONTRACTOR TO PROVIDE A COMPLETE AND
 OPERATIONAL ELECTRICAL SYSTEM.
- 2. ALL WORK SHALL CONFORM TO OR EXCEED THE MINIMUM REQUIREMENTS OF THE CURRENT ANSI/NFPA 70 [NEC 2017]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 APPEARANCED 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.
- ALL ELECTRICAL EQUIPMENT SHALL BE ELEVATED ABOVE DFE [9.0' NAVD] IN ACCORDANCE WITH FBC 2020, 7TH EDITION, RESIDENTIAL (R322.1.6), ASCE 24-14, CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

SMOKE DETECTOR NOTES:

- PROVIDE SMOKE DETECTOR IN LOCATIONS INDICATED. LOCATION IS DIAGRAMMATIC AND MAY REQUIRE MINOR ADJUSTMENT TO ACCOMMODATE REQUIRED CLEARANCES.
- 2. 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.

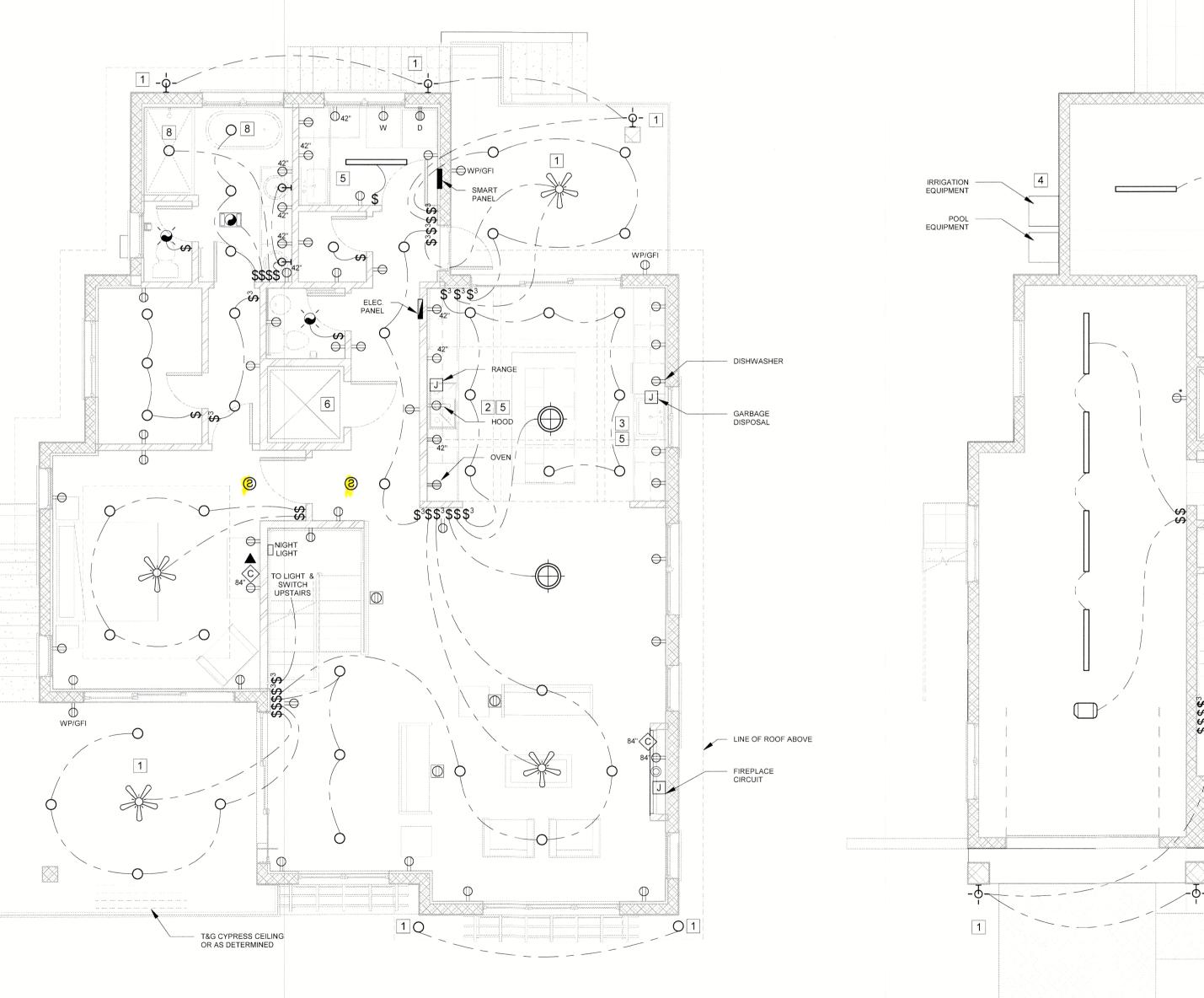
GROUND FAULT NOTES:

1. 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 OR, OTHER AREAS AS REQUIRED, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATIONTYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

SWITCHING NOTES:

- 1. SWITCHING LOCATIONS ARE DIAGRAMMATIC FOR INTENT. FINAL ADJUSTMENTS TO BE FIELD LOCATED W/ OWNER AND/OR ARCHITECT.
- 2. CONTRACTOR TO COORDINATE ALL 2-WAY, 3-WAY, AND DIMMED SWITCHED CIRCUITS W/OWNER.
- ALL DOWNLIGHTS SHALL BE ON DIMMABLE CIRCUITS.

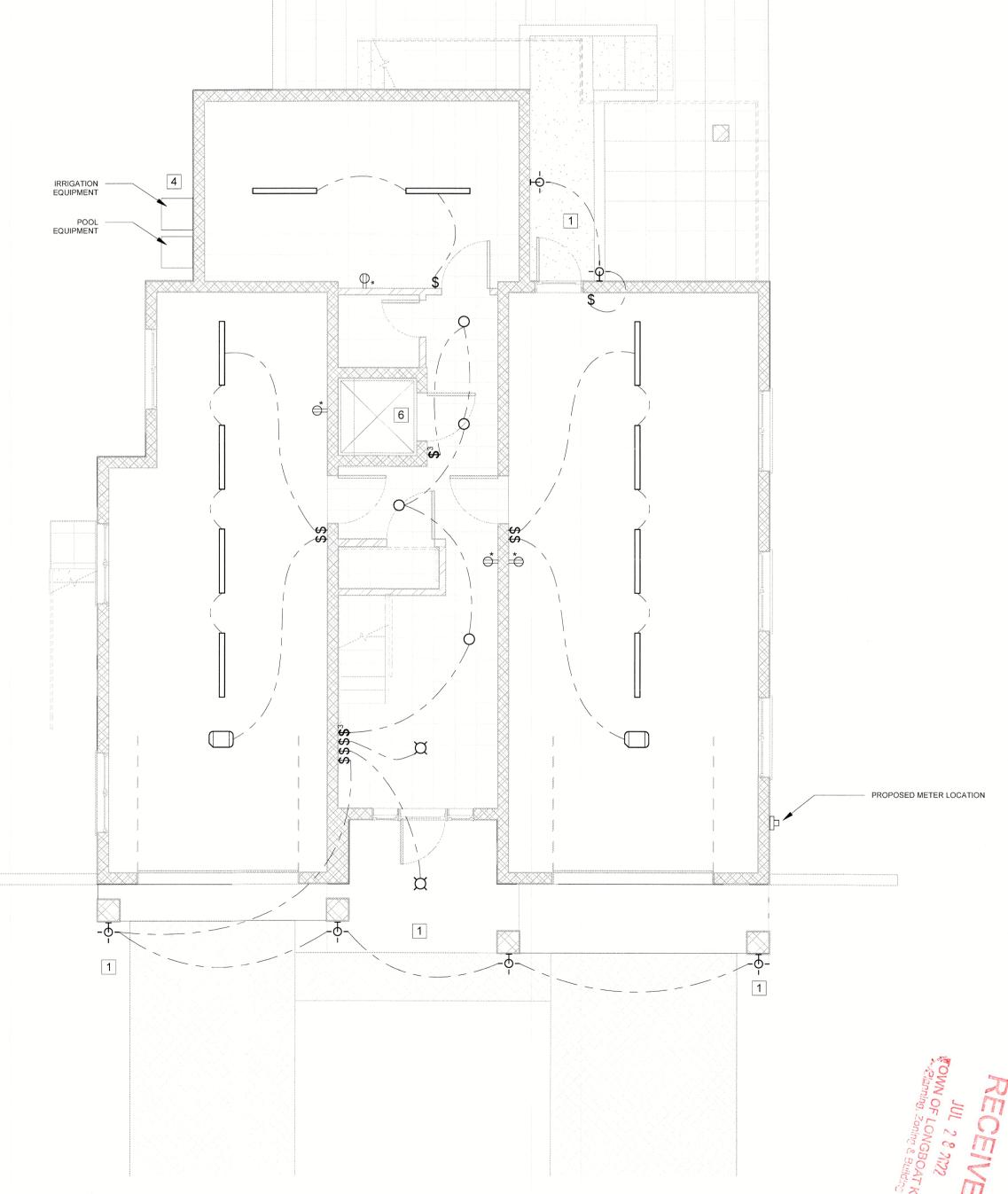
	EL BOARD EDULE	DESIGNATION: MAIN-PANEL LOCATION: GARAGE BUS SIZE: 300 AMP	
CKT NO.	LOAD DESCRIPTION	LOAD DESCRIPTION	1
1	A/C CU-1	A/C CU-2	
3 5 7	A/C AHU-1	A/C AHU-2	
9	RANGE OVEN	CLOTHES DRYER	
13	WATER HEATER	MEDIA PANEL	
15	KITCHEN RECEPTS	REFRIGERATOR	T
17	LAUNDRY RECEPTS	MICROWAVE	
19	DISH WASHER	DISPOSAL	
21	ELEVATOR	GENERAL LIGHTING & RECEPTS	
23		GENERAL LIGHTING & RECEPTS	
25	GENERAL LIGHTING & RECEPTS	GENERAL LIGHTING & RECEPTS	
27	GENERAL LIGHTING & RECEPTS	GENERAL LIGHTING & RECEPTS	
29	BATHROOM RECEPTS	BATHROOM RECEPTS	
31 33	POOL PUMP GFCI	POOL HEATER GFCI	
35	GARAGE RECEPTS	OUTDOOR RECEPTS	
37	GARAGE LIGHTING	OUTDOOR LIGHTING	T
39	SPARE	SURGE PROTECTIVE DEVICE	
41	SPARE	1	



SECOND FLOOR ELECTRICAL

3/16" = 1'-0"

AE1.0





2022.02
AE1.0
CA3
19 JULY 2022

2022 © C. Alan Anderson Architect, P.A. FL #AA003450

UNDER CABINET LINEAR LIGHT FIXTURE

RECESSED DOWNLIGHT

EXHAUST FAN W/LIGHT

CLG FAN W/LIGHT KIT AS DETERMINED

CEILING MTD PENDANT LIGHT FIXTURE

SURFACE MTD LINEAR LIGHT FIXTURE

INTERIOR WALL SCONCE FIXTURE

EXTERIOR WALL SCONCE FIXTURE

EXHAUST FAN W/LIGHT & HEATER

COMB SMOKE CARBON MONOXIDE

GARAGE DOOR OPENER W/LIGHT

110V RECEPTACLE - DUPLEX

110V RECEPTACLE - FLOOR

110V RECEPTACLE - CEILING

220V RECEPTACLE

CATV OUTLET

DATA OUTLET

DISCONNECT

ELEC PANEL

MEDIA PANEL
ELEC METER

LIGHT SWITCH, SINGLE
LIGHT SWITCH, 3-WAY
LIGHT SWITCH, 4-WAY

C. ALAN ANDERSON ARCHITECT, P.A.

Sarasota, Florida 34231 Fax (941) 929-0328

110V RECEP. - ABOVE D.F.E. (9'-0" NAVD)

J-BOX

LOT 112 - THE

PRESERVES

625 Jackson Way Longboat Key, FL 34228

ARCHITECT OF RECORD

3908 Midland Road

Structural Engineer

Permit Drawings

19 JULY 2022

RONALD M. JEZERINAC, P.E.

STRUCTURAL ENGINEER CONSULTANT
719 N. Manasota Key Rd. Englewood, Florida 34223

Sealed By: C. ALAN ANDERSON, FL#AR0014171

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Phone (941) 929-0329

 \ominus

SURFACE MTD LIGHT FIXTURE

ELEC SYMBOL LEGEND

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

AE1



- 1 PROVIDE DAWN TO DUSK TIMER ON EXTERIOR WEATHER-PROOF LIGHTS AS DETERMINED.
- 2 PROVIDE ALL REQUIRED POWER FOR RANGE HOOD AS
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SMOKE DETECTOR NOTES:

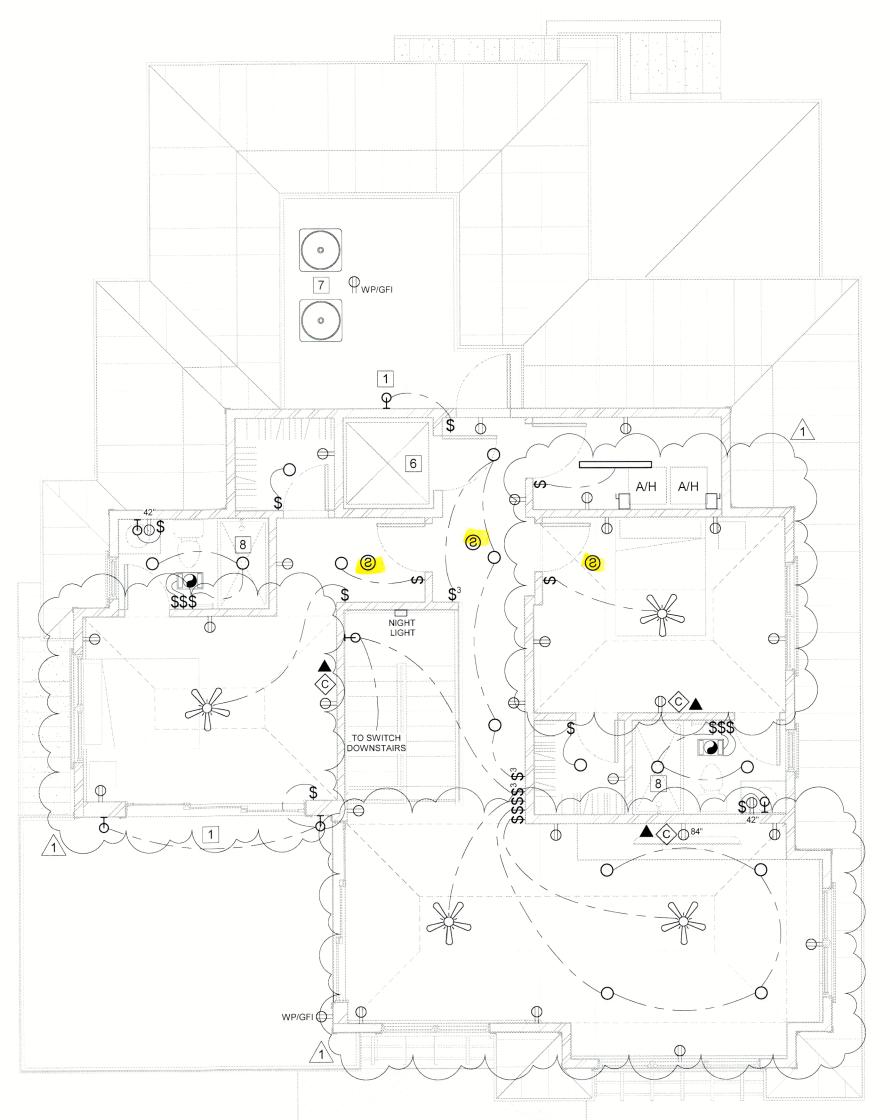
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- ALL DOWNLIGHTS SHALL BE ON DIMMABLE





THIRD FLOOR ELECTRICAL 3/16" = 1'-0"

BLDG, PERMIT PLANS
COPY OF RECORD

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ELEC SYMBOL LEGEND

	01111201112
	CLG FAN W/LIGHT KIT AS DETERMINED
	CEILING MTD PENDANT LIGHT FIXTURE
—— (UNDER CABINET LINEAR LIGHT FIXTURE
	SURFACE MTD LINEAR LIGHT FIXTURE
0	RECESSED DOWNLIGHT
Ø	SURFACE MTD LIGHT FIXTURE
Ю	INTERIOR WALL SCONCE FIXTURE
- Ф-	EXTERIOR WALL SCONCE FIXTURE
	EXHAUST FAN W/LIGHT
	EXHAUST FAN W/LIGHT & HEATER
8	COMB SMOKE CARBON MONOXIDE
	GARAGE DOOR OPENER W/LIGHT
\ominus	110V RECEPTACLE - DUPLEX
	110V RECEPTACLE - FLOOR
-	110V RECEPTACLE - CEILING
\ominus	220V RECEPTACLE
⟨c⟩	CATV OUTLET
A	DATA OUTLET
	DISCONNECT
J	J-BOX
	ELEC PANEL
	MEDIA PANEL
-	ELEC METER
\$	LIGHT SWITCH, SINGLE
\$ ³	LIGHT SWITCH, 3-WAY
\$ ⁴	LIGHT SWITCH, 4-WAY
😜	110V RECEP ABOVE D.F.E. (9'-0" NAVD)

LOT 112 - THE **PRESERVES**

625 Jackson Way Longboat Key, FL 34228

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Phone (941) 929-0329

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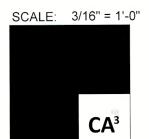
PERMIT DRAWINGS

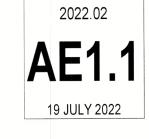


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DRAWN BY: TJO CHECKED BY: DNB

3RD FLOOR ELECTRICAL FLOOR PLAN





PLUMBING CONSTRUCTION NOTES

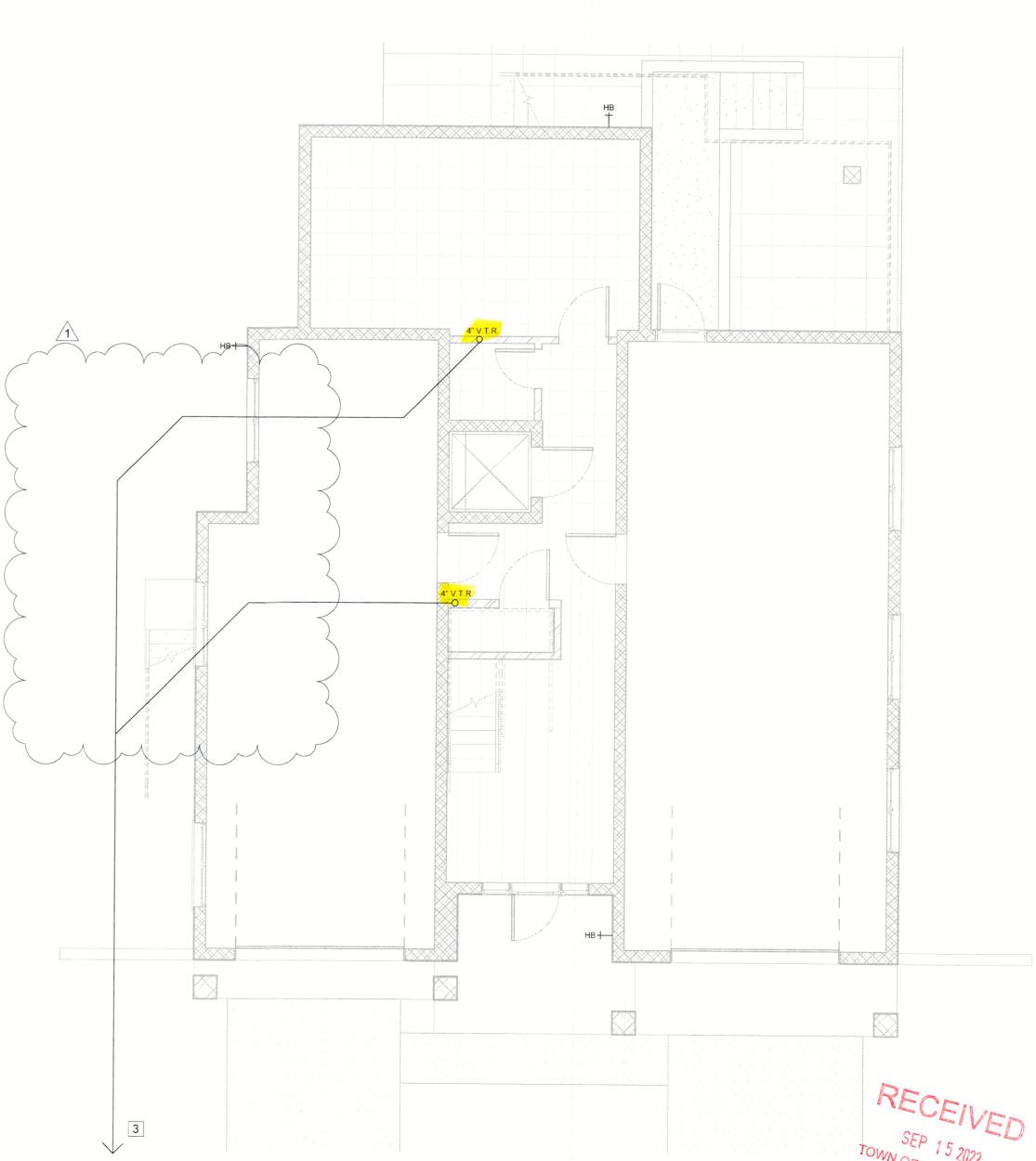
- PROVIDE A/C UNIT, ROUTE CONDENSATE AND DRIP PAN LINE TO EXTERIOR AS DETERMINED. INSULATE LINE AS REQUIRED.
- PROPOSED WATER HEATER, ROUTE DRIP DRAIN LINE TO EXTERIOR AS DETERMINED. INSULATE ALL HOT WATER LINES AS REQUIRED.
- FIELD VERIFY EXISTING SANITARY SEWER LINE AND TIE-IN NEW LINES INTO EXISTING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

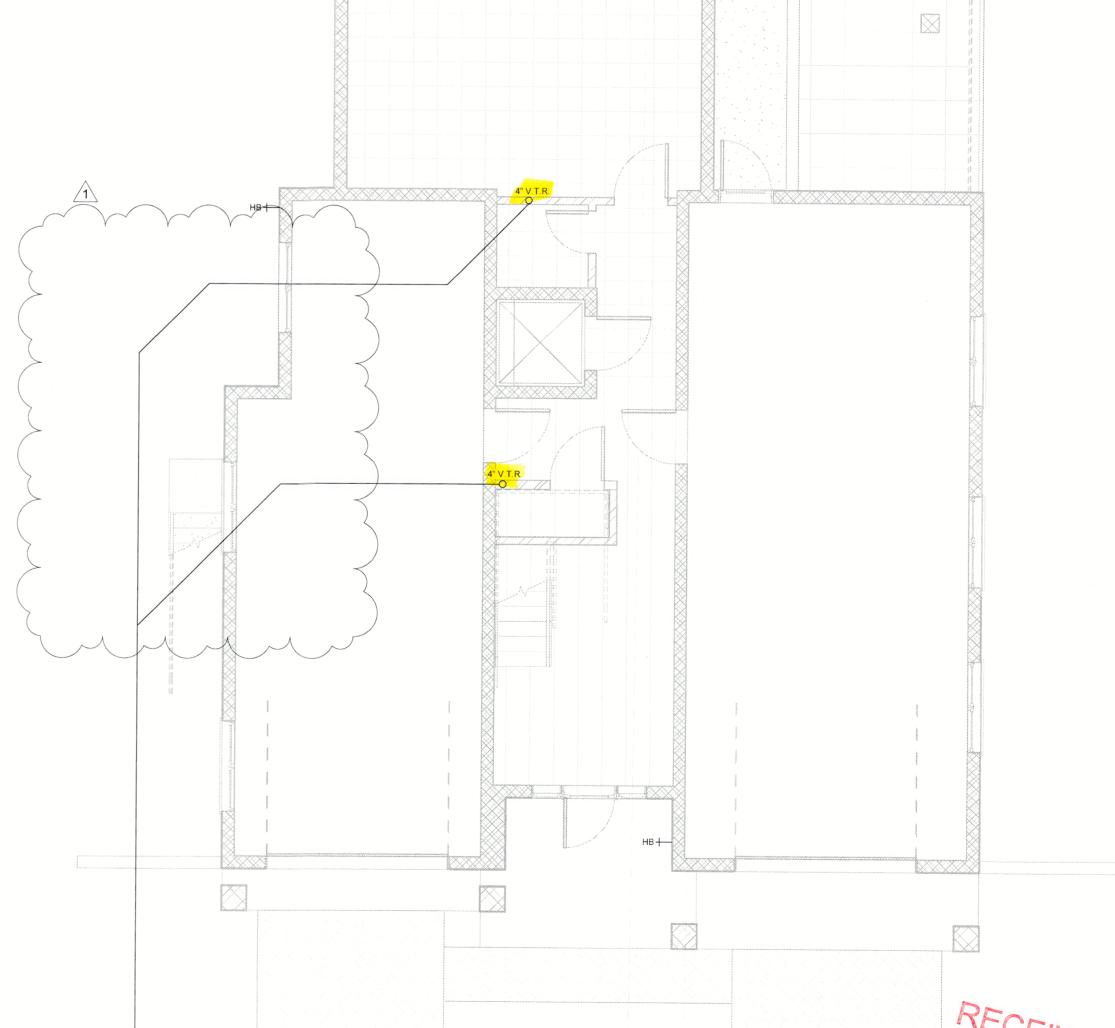
SANITARY WASTE AND VENT PIPING GENERAL NOTES:

- SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC (ASTM D-2665) WITH APPROVED PVC SOLVENT WELDED FITTINGS.
- 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.
- TEST SANITARY WASTE AND VENT PIPING BY A 10' WATER COLUMN FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.
 - ALL VENTS THROUGH ROOF SHALL BE MINIMUM OF 10'-0" OR AS REQUIRED BY CODE AWAY FROM FRESH AIR
- 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 OR BOOT FLASHINGS INSTALLED IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS AND INSTALLATION DETAILS.
- ALL VENTS THROUGH ROOF TO BE COMBINED TO MINIMIZE PENETRATIONS THROUGH ROOF.

PLUMBING GENERAL NOTES:

- THESE PLUMBING 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 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.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR PIPE ROUTING AND INSTALLATION OF EQUIPMENT AND SYSTEMS TO PROVIDE FOR REQUIRED CLEARANCES.
- 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.
- THE PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WITH THE WORK.
- THE PLUMBING CONTRACTOR SHALL PROVIDE SEPARATE COST FOR OPTIONAL HOT WATER RECIRCULATING SYSTEM FOR EACH HOT WATER SYSTEM.
- ALL PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DFE [9.0' NAVD] IN ACCORDANCE WITH FBC 2020, 7TH EDITION, RESIDENTIAL (R322.1.6), ASCE 24-14, CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.







GROUND FLOOR PLUMBING 1 3/16" = 1'-0" AP1.0



2022 © C. Alan Anderson Architect, P.A. FL #AA003450 PLUMBING LEGEND

EXISTING SANITARY LINE NEW SANITARY LINE PROPOSED V.T.R. CONNECTION LAV LAVATORY SINK LS LAUNDRY SINK BS BAR SINK KS KITCHEN SINK DW DISH WASHER WATER CLOSET SHOWER DRAIN TD TUB DRAIN JS SERVICE SINK TANKLESS WATER HEATER V.T.R. VENT THROUGH ROOF DRAIN PAN & OVERFLOW SWITCH WASHING MACHINE BOX H.B. EXTERIOR HOSE BIB C.O. CLEAN OUT

LOT 112 - THE **PRESERVES**

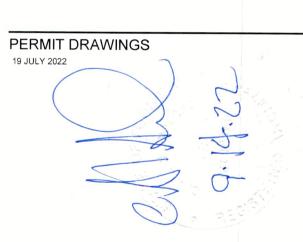
625 Jackson Way Longboat Key, FĹ 34228

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ARCHITECT OF RECORD C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Sarasota, Florida 34231

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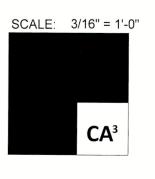
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DRAWN BY: TJO CHECKED BY: DNB

1ST & 2ND PLUMBING FLOOR PLANS



PLUMBING CONSTRUCTION NOTES

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

TES

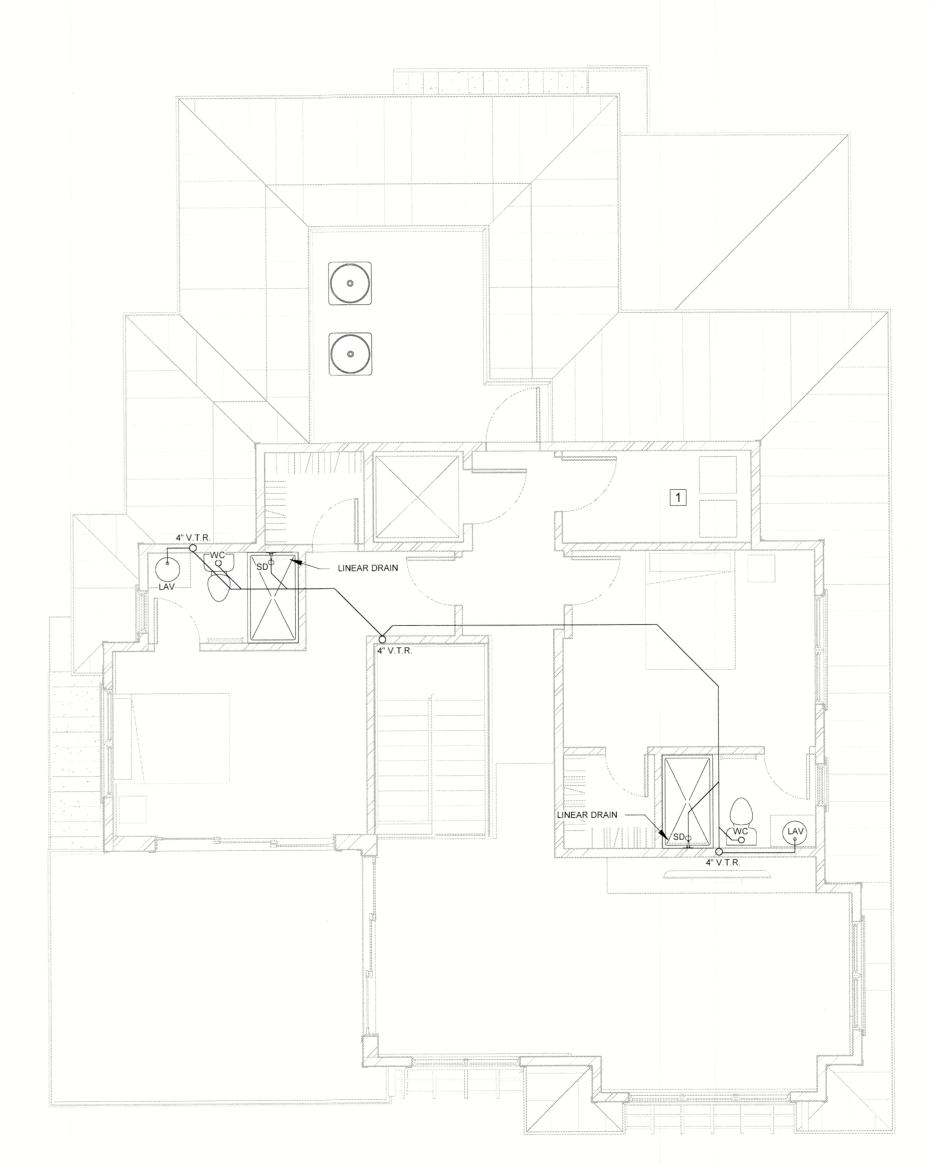
 SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC (ASTM D-2665) WITH APPROVED PVC SOLVENT WELDED FITTINGS.

SANITARY WASTE AND VENT PIPING GENERAL NOTES:

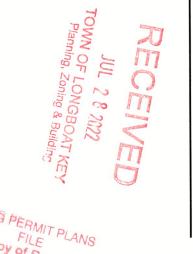
- 2. ALL SOIL AND WASTE PIPING, 2-1/2" AND SMALLER, SHALL BE SLOPED AT 1/4" PER FOOT. LARGER WASTE PIPING SHALL BE SLOPED AT 1/8" PER FOOT.
- 3. TEST SANITARY WASTE AND VENT PIPING BY A 10' WATER COLUMN FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.
- 4. ALL VENTS THROUGH ROOF SHALL BE MINIMUM OF 10'-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 OR BOOT FLASHINGS INSTALLED IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS AND INSTALLATION DETAILS.

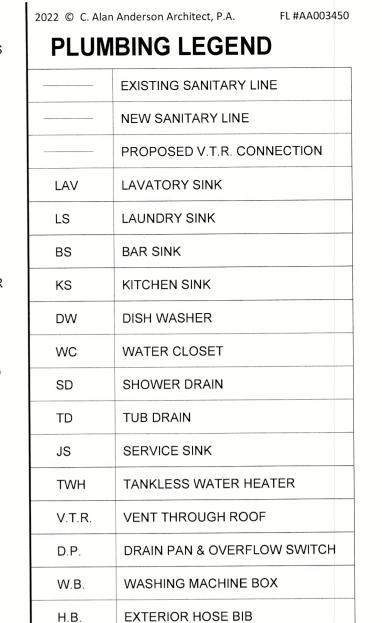
PLUMBING GENERAL NOTES:

- THESE PLUMBING 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.
- 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.
- 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.
- 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.
- 7. ALL PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DFE [9.0' NAVD] IN ACCORDANCE WITH FBC 2020, 7TH EDITION, RESIDENTIAL (R322.1.6), ASCE 24-14, CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.









LOT 112 - THE PRESERVES

CLEAN OUT

625 Jackson Way Longboat Key, FL 34228

C.O.

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A.
3908 Midland Road Sarasota, Florida 34231
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer
RONALD M. JEZERINAC, P.E.
STRUCTURAL ENGINEER CONSULTANT
719 N. Manasota Key Rd. Englewood, Florida 34223
Phone (941) 497-2155 Cell (614) 385-2076

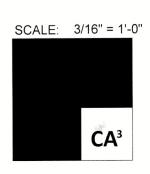
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Sealed By: C. ALAN ANDERSON, FL#AR0014171

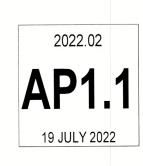
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

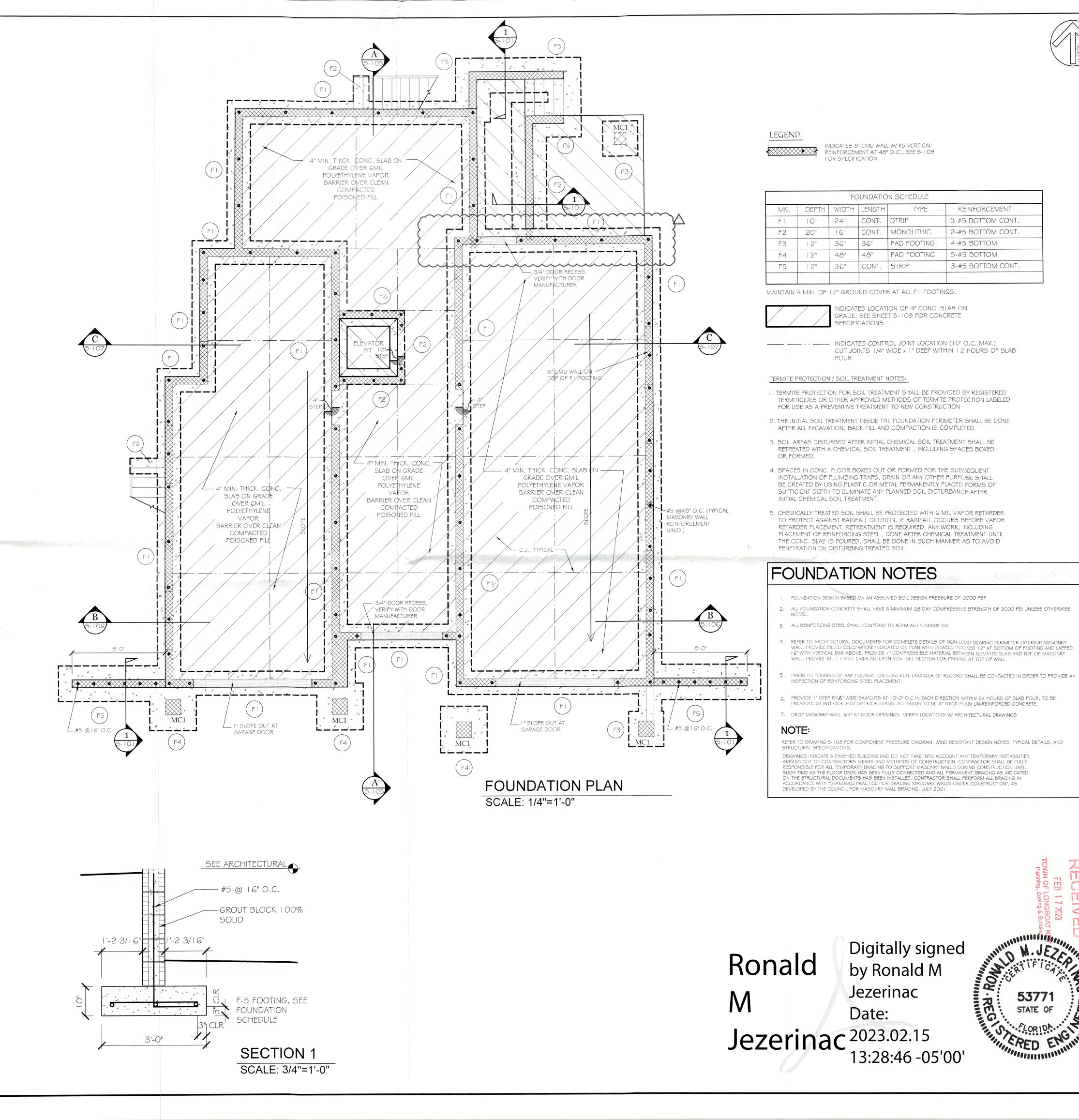
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3RD FLOOR PLUMBING FLOOR PLAN



CHECKED BY: DNB





AT LONGBEACH

625 JACKSON WAY

LOT 112 - THE PRESERVE

LONGBOAT KEY, FLORIDA 34228

C. ALAN ANDERSON ARCHITECT, P.A.
3908 Midland Road Sarasota, Florida 34231

Phone (941) 929-0329 Fax (941) 929-0328

RONALD M. JEZERINAC, P.E.

STRUCTURAL 719 N. Manasota Key Rd.
ENGINEER Englewood, Fl. 34223
CONSULTANT
Certificate #53771

PERMIT SET 18 JULY 2022

alad Dv

C. ALAN ANDERSON, FL#AR0014171

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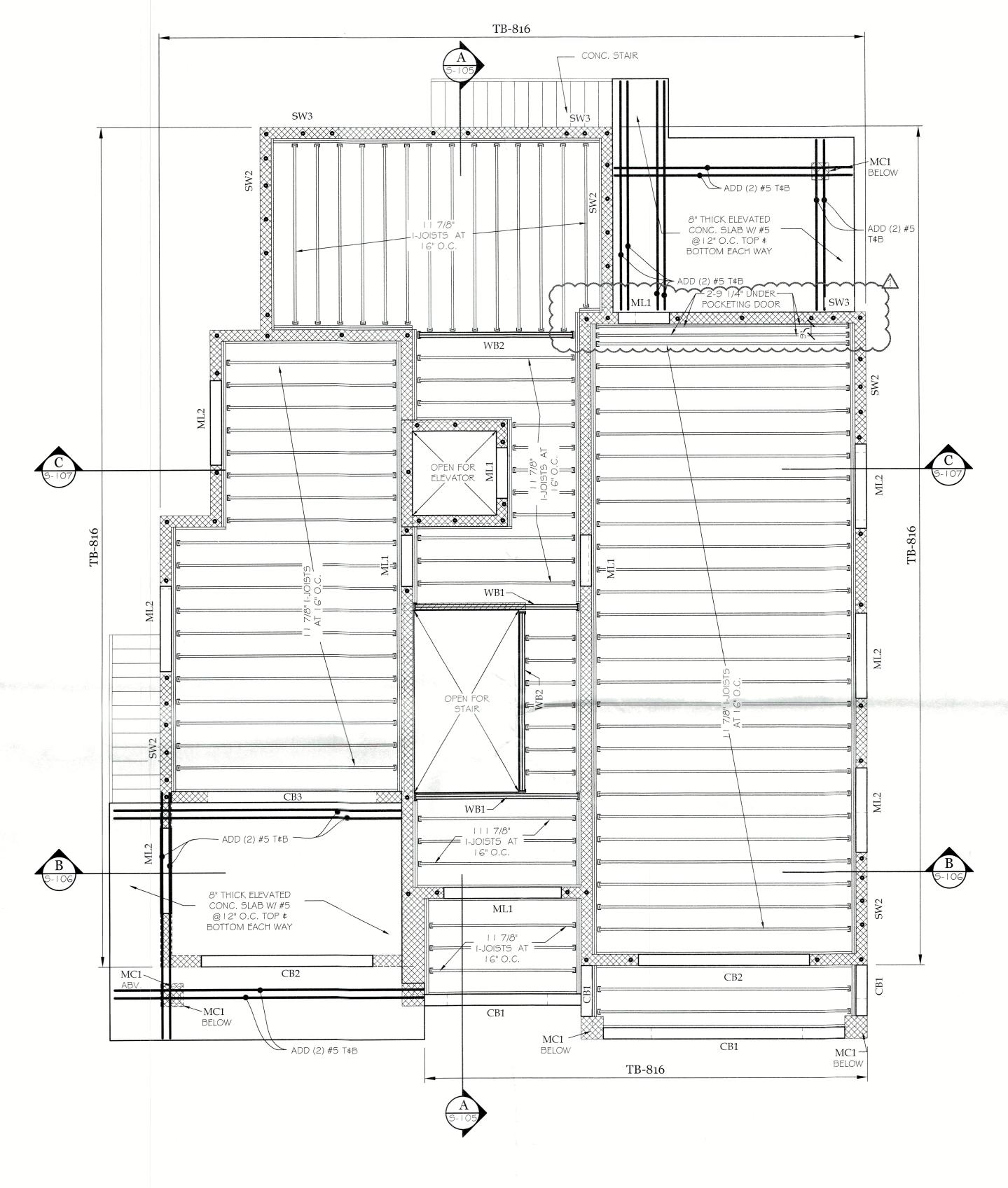
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FOUNDATION PLAN

PLDE PERMIT PLANS





LEGEND

INDICATES TOP OF TIE BEAM / TRUSS BRG

INDICATES THE LOCATION WOOD HEADER OR WOOD BEAM, SEE SCHEDULE FOR DETAILS

INDICATES THE LOCATION OF PRE-ENGINERRED ROOF TRUSS AT 24" O.C. AT UPPER ROOF. REFER TO TRUSS SHOP DRAWING FOR FINAL TRUSS LAYOUT AND DETAILS

FLOOR FRAMING NOTES

REFER TO TRUSS ENGINEERING FOR DESIGN AND LAYOUT (INCLUDING ALL FLOOR GIRDERS) FOR 16" MAXIMUM DEPTH SOLID WEB PRE-ENGINEERED "FLOOR JOISTS SPACED AT 16" O.C. MAXIMUM. FLOOR TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD OF 40 PSF, AND A TOTAL DEAD LOAD OF 20 PSF UNLESS OTHER WISE NOTED.

- ALL PRE-ENGINEERED WOOD JOISTS AND TRUSSES SHALL BE ANCHORED TO LEDGERS AND FLUSH BEAMS IN ACCORDANCE WITH DETAILS PROVIDED BY FLOOR TRUSS SPECIALTY ENGINEER. SEE ALSO THE TYPICAL WALL SECTIONS FOR ADDITIONAL REQUIREMENTS. FLOOR TRUSSES SHALL BE CONNECTED TO TOP OF CONCRETE BEAMS PER NOTES AND DETAILS. BRIDGING AND BLOCKING OVER BEARING LOCATIONS OF FLOOR JOISTS SHALL BE AS REQUIRED BY JOIST SPECIALTY ENGINEER FOR THE SPANS INDICATED.
- ALL FLOORS SHALL BE SHEATHED WITH 3/4" PLYWOOD. CONNECT SHEATHING TO TRUSSES WITH 10d (.148" DIA.)
 NAILS AT 6" O.C. AT PANEL EDGES AND WITHIN 48" OF EXTERIOR WALLS AND AT 12" O.C. ELSEWHERE. SEE
 ARCHITECTURAL DOCUMENTS FOR REQUIREMENTS AT EXTERIOR WOOD BALCONIES AND MECHANICAL PLATFORMS FOR TREATMENT OVER PLYWOOD DECK.
- ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2014 FLORIDA BUILDING CODE, REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION, CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
- CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER. SEE ALSO TYPICAL DETAILS ON THESE DOCUMENTS WHICH ARE MINIMUM REQUIREMENTS BY WHICH DOORS AND WINDOWS SHALL BE CONNECTED TO THE PRIMARY FRAMING.
- CONTRACTOR SHALL ADD TO FILLED CELL LAYOUT OR WOOD STUD LAYOUT AS INDICATED ON STRUCTURAL DRAWINGS IN ORDER TO PLACE A MINIMUM OF 1 #5 IN A FILLED CELL OR 3 2x WOOD STUDS BELOW EACH GIRDER TRUSS BEARING LOCATION. GIRDER TRUSSES INDICATED ON FRAMING PLANS ARE ASSUMED LOCATIONS ONLY AND MUST BE CONFIRMED BY TRUSS ENGINEER DURING PREPARATION OF THEIR FINAL TRUSS LAYOUT
- MASONRY WALLWOOD STUD WALL LAYOUT WITH DOOR AND WINDOW OPENINGS AS INDICATED HAS BEEN REVIEWED BY ENGINEER OF RECORD FOR COMPLIANCE WITH ALL APPLICABLE STRUCTURAL REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE. NO ADDITIONAL SHEAR WALLS OR BRACING SHALL BE REQUIRED EXCEPT AS SPECIFICALLY INDICATED ON THE FRAMING PLANS.

		WOOD BEAM SCHEI	DULE
MARK	BEAM SIZE	BEARING STUDS EACH END	NOTES / CONNECTORS
WB1	(2) 1 3/4x11 7/8"	LEG SCREW	HU412
WB2	(2) 1 3/4x11 7/8"	LEG SCREW	HUCQ412 - SDS
WB3			
WB4			
WB5			
WB6			
WB7			

	SHEAR WAI	LL SCHEDULE
MARK	BOUNDRY STEEL	SHEAR WALL TYPE
SW2	#7	1
SW3	#8	1

LOT 112 - THE PRESERVE AT LONGBEACH 625 JACKSON WAY LONGBOAT KEY, FLORIDA 34228

C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Sarasota, Florida 34231 Phone (941) 929-0329 Fax (941) 929-0328

RONALD M. JEZERINAC, P.E. STRUCTURAL 719 N. Manasota Key Rd.
ENGINEER Englewood, Fl. 34223 CONSULTANT Certificate #53771

PERMIT SET 18 JULY 2022

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.

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JOB NO.:	2022.02

MAIN FLOOR -FRAMING PLAN

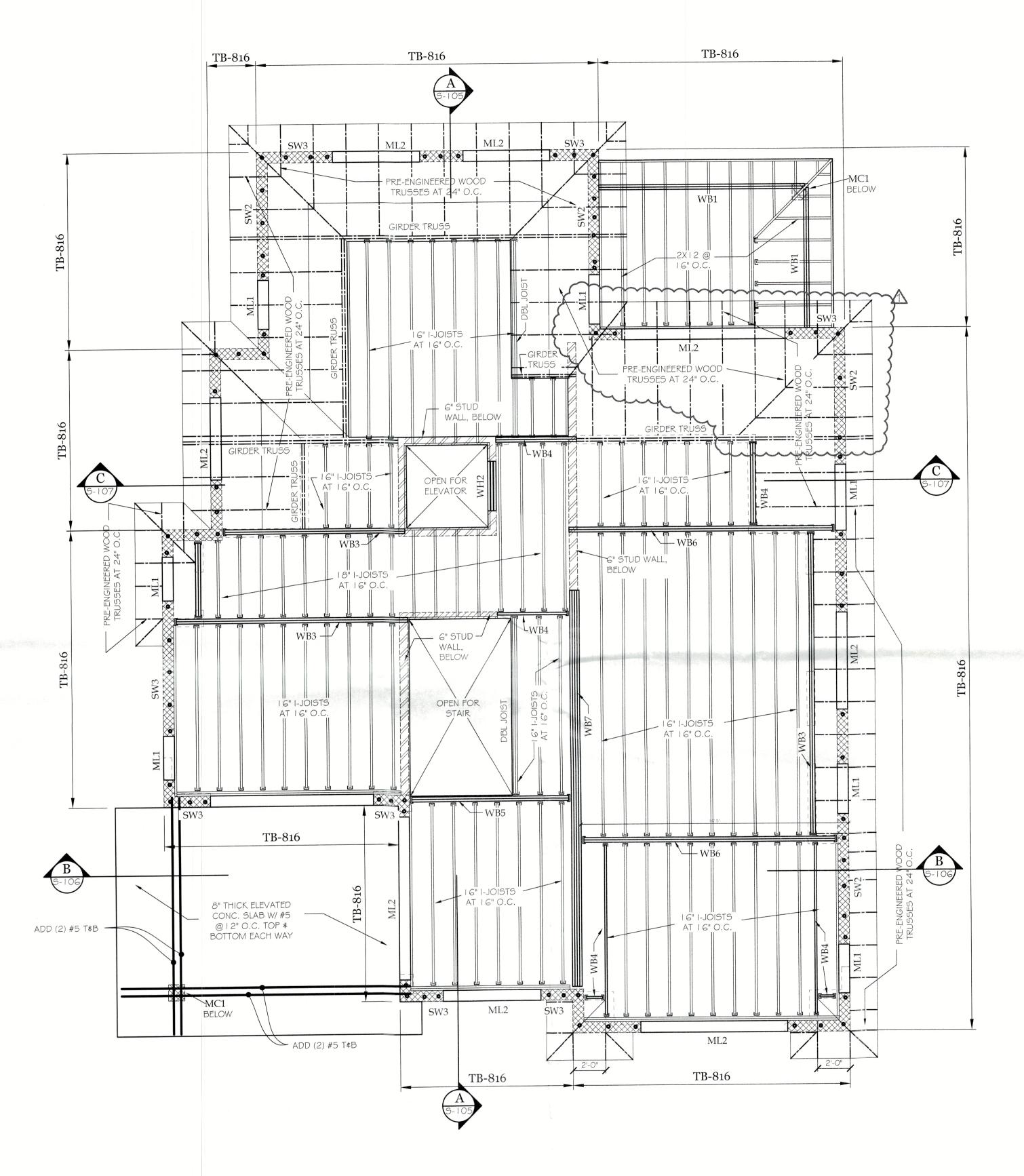
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BLDG PERMIT PLANS

FILE COPY OF RECORD

MAIN FLOOR - FRAMING PLAN SCALE: 1/4"=1'-0"





UPPER FLOOR / LOWER ROOF FRAMING PLAN SCALE: 1/4"=1'-0"

LEGEND

INDICATES TOP OF TIE BEAM / TRUSS BRG AT ELEVATION X'-X" NAVD

INDICATES THE LOCATION WOOD HEADER OR WOOD BEAM, SEE SCHEDULE FOR DETAILS

INDICATES THE LOCATION OF PRE-ENGINERRED ROOF TRUSS AT 24" O.C. AT UPPER ROOF. REFER TO TRUSS SHOP DRAWING FOR FINAL TRUSS LAYOUT AND DETAILS

ROOF FRAMING NOTES

- REFER TO TRUSS ENGINEERING FOR ROOF TRUSS LAYOUT AND DESIGN. ALL ROOF TRUSSES AS DESIGNATED RI ARE TO BE PRE-ENGNEERED AND SHALL BE DESIGNED FOR A TOP CHORD LIVE LOAD OF 20 PSF, A BOTTOM CHORD DEAD LOAD OF 10 PSF AND A TOP CHORD DEAD LOAD OF 25 PSF. WIND UPLIFT SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE FOR 200 MPH THREE SECOND GUST ULTIMATE WIND VELOCITY, EXPOSURE D - RISK CATEGORY II, ENCLOSED BUILDING WITH INTERNAL PRESSURE COEFFICIENT = 0.18, COMPONENTS AND CLADDING. REFER TO LOAD CHARTS FOR ZONE LOCATION AND REQUIRED ZONE GROSS UPLIFT PRESSURES. FOR THE PURPOSE OF NEGATING GROSS UPLIFT TOTAL DEAD LOAD SHALL BE ASSUMED TO NOT EXCEED 15 PSF.
- ALL TRUSSES SHALL BE ANCHORED TO BEARING WALLS IN ACCORDANCE WITH TRUSS CONNECTOR SCHEDULE. ANCHORS SHALL BE SELECTED BY THE CONTRACTOR ON THE BASIS OF TABULATED ROOF TRUSS UPLIFT REACTIONS (SERVICE LOADS) ON THE INDIVIDUAL TRUSS CUT SHEETS + REQUIRED LATERAL AND LONGITUDINAL REQUIREMENTS FROM ROOF DIAPHRAGM TRANSFER CALCULATIONS, ROOF SHALL BE SHEATHED WITH 5/8" CDX PLYWOOD. CONNECT SHEATHING TO TRUSSES WITH 10d (.131" DIA.) RING SHANK NAILS AT 3" O.C. AT PANEL EDGE AND AT OTHER EDGES AT 6" O.C. ELSEWHERE.
- CONTRACTOR SHALL ADD TO FILLED CELLWOOD STUD LAYOUT AS INDICATED ON STRUCTURAL DRAWINGS IN ORDER TO PLACE A MINIMUM OF 1 #5 IN FILLED CELL OR 3 - 2x STUDS BELOW EACH GIRDER TRUSS BEARING LOCATION. GIRDER TRUSSES INDICATED ON FRAMING PLANS ARE ASSUMED LOCATIONS ONLY AND MUST BE CONFIRMED BY TRUSS ENGINEER DURING PREPARATION OF THEIR FINAL TRUSS LAYOUT DRAWINGS.
- MASONRY WALLWOOD STUD LAYOUT WITH DOOR AND WINDOW OPENINGS AS INDICATED HAS BEEN REVIEWED BY ENGINEER OF RECORD FOR COMPLIANCE WITH ALL APPLICABLE STRUCTURAL REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE. NO ADDITIONAL SHEAR WALLS OR BRACING SHALL BE REQUIRED EXCEPT AS SPECIFICALLY INDICATED ON THE FRAMING PLANS.

SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CONTRACTOR PRIOR TO FABRICATION OF WOOD TRUSSES. SHOP DRAWINGS SHALL INDICATE THAT PROVISIONS ARE MADE FOR SUPPORT AND BEARING OF THE ROOF STRUCTURAL SYSTEM, FOR CROSS AND LATERAL BRACING, FOR BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES. CLEARLY INDICATE ON THE SHOP DRAWINGS THE SPECIES, SIZES, AND STRESS GRADE OF THE LUMBER USED. SHOW PITCH, SPAN, CAMBER, CONFIGURATION AND SPACING, INDICATE TRUSS TO TRUSS CONNECTIONS. THESE SHOP DRAWINGS SHALL BEAR THE IMPRESSED SEAL OF A FLORIDA PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN. THE REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN CONFORMITY WITH THESE DRAWINGS.

REFER TO DRAWING 5-108 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

DRAWINGS INDICATE A FINISHED BUILDING AND DO NOT TAKE INTO ACCOUNT ANY TEMPORARY INSTABILITIES ARISING OUT OF CONTRACTORS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRACING TO SUPPORT MASONRY WALLS DURING CONSTRUCTION UNTIL SUCH TIME AS THE FLOOR AND ROOF DECK HAVE BEEN FULLY CONNECTED AND ALL PERMENENT BRACING AS INDICATED ON THE STRUCTURAL DOCUMENTS HAS BEEN INSTALLED. CONTRACTOR SHALL PERFORM ALL BRACING IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION", AS DEVELOPED BY THE COUNCIL FOR MASONRY WALL BRACING, JULY 2001.

FLOOR FRAMING NOTES

- REFER TO TRUSS ENGINEERING FOR DESIGN AND LAYOUT (INCLUDING ALL FLOOR GIRDERS) FOR 16" MAXIMUM DEPTH SOLID WEB PRE-ENGINEERED "FLOOR JOISTS SPACED AT 16" C.C. MAXIMUM. FLOOR TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD OF 40 PSF, AND A TOTAL DEAD LOAD OF 20 PSF UNLESS
- ALL PRE-ENGINEERED WOOD JOISTS AND TRUSSES SHALL BE ANCHORED TO LEDGERS AND FLUSH BEAMS IN ACCORDANCE WITH DETAILS PROVIDED BY FLOOR TRUSS SPECIALTY ENGINEER. SEE ALSO THE TYPICAL WALL SECTIONS FOR ADDITIONAL REQUIREMENTS. FLOOR TRUSSES SHALL BE CONNECTED TO TOP OF CONCRETE BEAMS PER NOTES AND DETAILS. BRIDGING AND BLOCKING OVER BEARING LOCATIONS OF FLOOR JOISTS SHALL BE AS REQUIRED BY JOIST SPECIALTY ENGINEER FOR THE SPANS INDICATED.
- ALL FLOORS SHALL BE SHEATHED WITH 3/4" PLYWOOD. CONNECT SHEATHING TO TRUSSES WITH 10d (.148" DIA.) NAILS AT 6" O.C. AT PANEL EDGES AND WITHIN 48" OF EXTERIOR WALLS AND AT 12" O.C. ELSEWHERE. SEE ARCHITECTURAL DOCUMENTS FOR REQUIREMENTS AT EXTERIOR WOOD BALCONIES AND MECHANICAL PLATFORMS FOR TREATMENT OVER PLYWOOD DECK.
- ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2014 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
- CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER. SEE ALSO TYPICAL DETAILS ON THESE DOCUMENTS WHICH ARE MINIMUM REQUIREMENTS BY WHICH DOORS AND WINDOWS SHALL BE CONNECTED TO THE PRIMARY FRAMING.
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		WOOD BEAM SCHE	DULE
MARK	BEAM SIZE	BEARING STUDS EACH END	NOTES / CONNECTORS
WB1	(2) 1 3/4×11 7/8"	LEDGER	HU412
WB2	(2) 1 3/4x11 7/8"	LEDGER	HUCQ412 - SDS
WB3	(2) 1 3/4x16"	LEDGER/ (2) 2x6	HUCQ412 - SDS
WB4	(1) 1 3/4×16"	(2) 2x6	MUI.8/16
WB5	(2) 1 3/4x16"	LEDGER/ LVL	HU416
WB6	(3) 1 3/4x16"	LEDGER	HGU5.5-SDS
WB7	(4) 1 3/4x16"	LEDGER/ (4) 2x6	HGU7.5-SDS

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT RONALD M. JEZERINAC, P.E. - STRUCTURAL ENGINEER HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

I 60 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 123.9 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-16 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET 5-108 BUILDING RISK CATEGORY II

EXPOSURE D - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE SECTION 1609.1.2.

	SHEAR	WALL SCHEDULE
MARK	BOUNDRY STEEL	SHEAR WALL TYPE
SW2	#7	1
SW3	#8	1
5003	πO	

LOT 112 - THE PRESERVE AT LONGBEACH 625 JACKSON WAY LONGBOAT KEY, FLORIDA 34228

C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Sarasota, Florida 34231 Phone (941) 929-0329 Fax (941) 929-0328

RONALD M. JEZERINAC, P.E. STRUCTURAL 719 N. Manasota Key Ro ENGINEER CONSULTANT Certificate #53771

18 JULY 2022

C. ALAN ANDERSON, FL#AR0014171

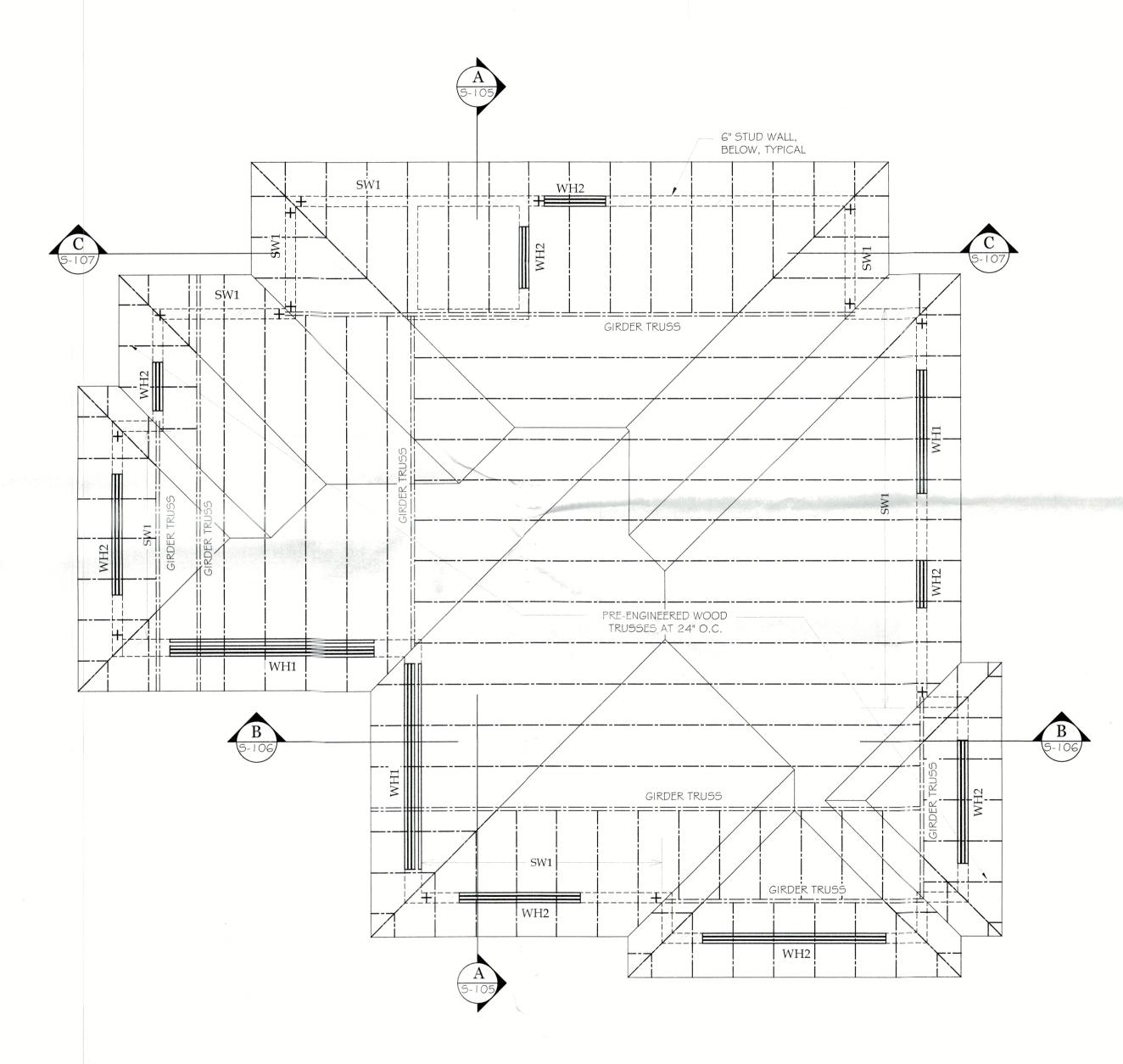
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2022.0 OB NO.:

UPPER FLOOR LOWER ROOF FRAMING PLAN





UPPER ROOF FRAMING PLAN

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

LEGEND

INDICATES TOP OF TIE BEAM / TRUSS
BRG AT ELEVATION 33'- I I" NAVD

INDICATES THE LOCATION WOOD HEADER OR WOOD BEAM, SEE SCHEDULE FOR DETAILS

INDICATES THE LOCATION OF PRE-ENGINERRED ROOF TRUSS AT 24" O.C. AT UPPER ROOF. REFER TO TRUSS SHOP DRAWING FOR FINAL TRUSS LAYOUT AND DETAILS

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WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-16 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-108

BUILDING RISK CATEGORY II EXPOSURE D - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF O. 18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE SECTION

ROOF FRAMING NOTES

REFER TO TRUSS ENGINEERING FOR ROOF TRUSS LAYOUT AND DESIGN. ALL ROOF TRUSSES AS DESIGNATED RI ARE TO BE PRE-ENGNEERED AND SHALL BE DESIGNED FOR A TOP CHORD LIVE LOAD OF 20 PSF, A BOTTOM CHORD DEAD LOAD OF 10 PSF AND A TOP CHORD DEAD LOAD OF 15 PSF. WIND UPLIFT SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE FOR 200 MPH THREE SECOND GUST ULTIMATE WIND VELOCITY, EXPOSURE D - RISK CATEGORY II, ENCLOSED BUILDING WITH INTERNAL PRESSURE COEFFICIENT = 0.18, COMPONENTS AND CLADDING. REFER TO LOAD CHARTS FOR ZONE LOCATION AND REQUIRED ZONE GROSS UPLIFT PRESSURES. FOR THE PURPOSE OF NEGATING GROSS UPLIFT TOTAL DEAD LOAD SHALL BE ASSUMED TO NOT EXCEED 15 PSF.

ALL TRUSSES SHALL BE ANCHORED TO BEARING WALLS IN ACCORDANCE WITH TRUSS CONNECTOR SCHEDULE. ANCHORS SHALL BE SELECTED BY THE CONTRACTOR ON THE BASIS OF TABULATED ROOF TRUSS UPLIFT REACTIONS (SERVICE LOADS) ON THE INDIVIDUAL TRUSS CUT SHEETS + REQUIRED LATERAL AND LONGITUDINAL REQUIREMENTS FROM ROOF DIAPHRAGM TRANSFER CALCULATIONS. ROOF SHALL BE SHEATHED WITH 5/8" CDX PLYWOOD. CONNECT SHEATHING TO TRUSSES WITH 10d (.131" DIA.) RING SHANK NAILS AT 3" O.C. AT PANEL EDGE AND AT OTHER EDGES AT 6" O.C. ELSEWHERE.

6. CONTRACTOR SHALL ADD TO FILLED CELLWOOD STUD LAYOUT AS INDICATED ON STRUCTURAL DRAWINGS IN ORDER TO PLACE A MINIMUM OF 1 - #5 IN A FILLED CELL OR 3 - 2x STUDS BELOW EACH GIRDER TRUSS BEARING LOCATION, GIRDER TRUSSES INDICATED ON FRAMING PLANS ARE ASSUMED LOCATIONS ONLY AND MUST BE CONFIRMED BY TRUSS ENGINEER DURING PREPARATION OF THEIR FINAL TRUSS LAYOUT DRAWINGS.

MASONRY WALLWOOD STUD LAYOUT WITH DOOR AND WINDOW OPENINGS AS INDICATED HAS BEEN REVIEWED BY ENGINEER OF RECORD FOR COMPLIANCE WITH ALL APPLICABLE STRUCTURAL REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE. NO ADDITIONAL SHEAR WALLS OR BRACING SHALL BE REQUIRED EXCEPT AS SPECIFICALLY INDICATED ON THE FRAMING PLANS.

1609.1.2.

SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CONTRACTOR PRIOR TO FABRICATION OF WOOD TRUSSES, SHOP DRAWINGS SHALL INDICATE THAT PROVISIONS ARE MADE FOR SUPPORT AND BEARING OF THE ROOF STRUCTURAL SYSTEM, FOR CROSS AND LATERAL BRACING, FOR BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES. CLEARLY INDICATE ON THE SHOP DRAWINGS THE SPECIES, SIZES, AND STRESS GRADE OF THE LUMBER USED. SHOW PITCH, SPAN, CAMBER, CONFIGURATION AND SPACING, INDICATE TRUSS TO TRUSS CONNECTIONS. THESE SHOP DRAWINGS SHALL BEAR THE IMPRESSED SEAL OF A FLORIDA PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN. THE REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN

REFER TO DRAWING 5-108 THRU 5-110 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL

DRAWINGS INDICATE A FINISHED BUILDING AND DO NOT TAKE INTO ACCOUNT ANY TEMPORARY INSTABILITIES ARISING OUT OF CONTRACTORS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRACING TO SUPPORT MASONRY WALLS DURING ISTRUCTION UNTIL SUCH TIME AS THE FLOOR AND ROOF DECK HAVE BEEN FULLY CONNECTED AND ALL PERMENENT BRACING AS INDIC STRUCTURAL DOCUMENTS HAS BEEN INSTALLED. CONTRACTOR SHALL PERFORM ALL BRACING IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION", AS DEVELOPED BY THE COUNCIL FOR MASONRY WALL BRACING, JULY 2001.

M SIZE	LIEADED CIZE	NOTES /
	HEADER SIZE	CONNECTORS
3) 2x10 2 .	ACKS. 2 KINGS	LSTA18 EACH END
3) 2 x 8 2	JACKS. 1 KING	LSTA18 EACH END

SHEAR WALL SCHEDULE WALL CONSTRUCTION EDGE NAILING FIELD NAILING SHEATHING HDU4.5DS2.5 7/16" OSB (OS) 8d 4" O.C. 10d NAILS @ 6" O.C.

MARK END STUDS SIMPSON HOLDOWN SOLE BOL SPACING SIZE SPACING SIZE SPACING /2" GYPSUM (IS) 6d 4" O.C. 6d 4" O.C. (OS) OUTSIDE WHERE STUDS MUST BE CUT DUE TO PLACEMENT OF ANCHOR BOLTS OR OTHER

+ INDICATES SHEAR WALL HOLDOWN, SEE PLAN FOR LOCATION

PRODUCTS, AN ADDITIONAL STUDS SHALL BE INSERTED ALONG SIDE. . ALL SHEAR WALL SHEATHING SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1. 3. ALL PANEL EDGES SHALL BE SOLID BLOCKED WITH 2X FRAMING MEMBER.

18 JULY 2022

(IS) INSIDE

C. ALAN ANDERSON, FL#AR0014171

LOT 112 - THE PRESERVE

LONGBOAT KEY, FLORIDA 34228

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CONSULTANT

Certificate #53771

AT LONGBEACH

625 JACKSON WAY

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.

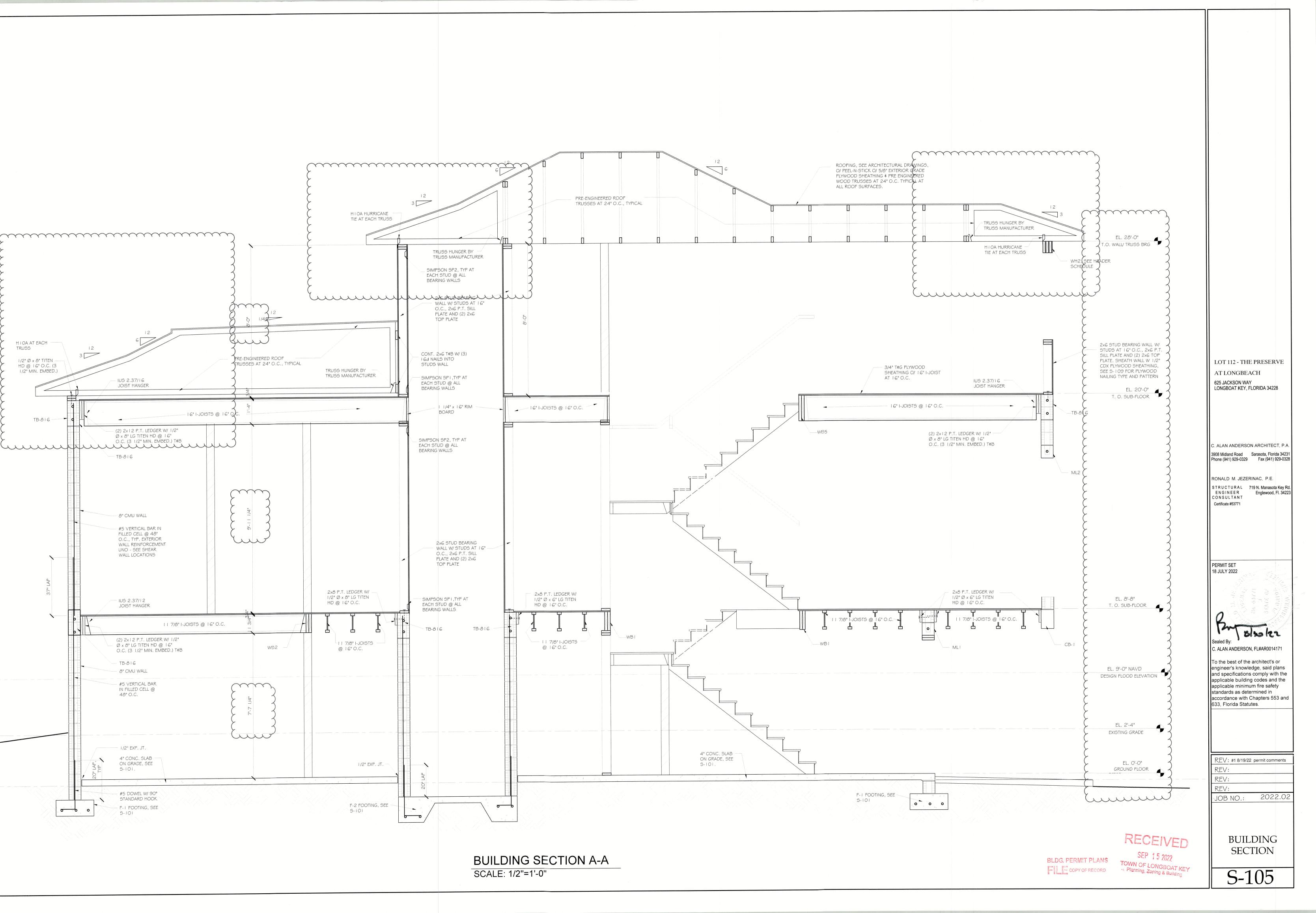
2/15/2023 2022.02 JOB NO.:

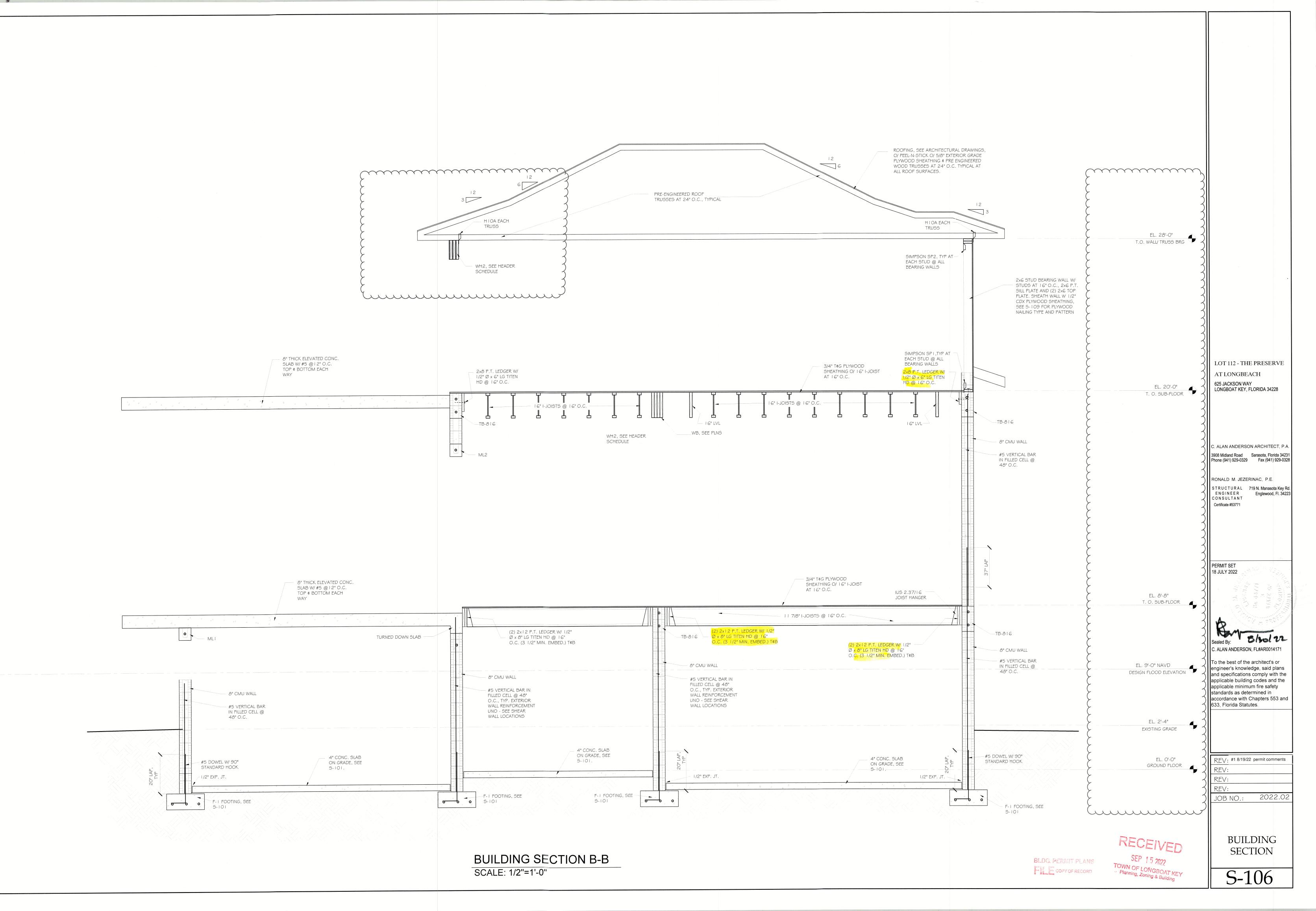
UPPER ROOF FRAMING PLAN

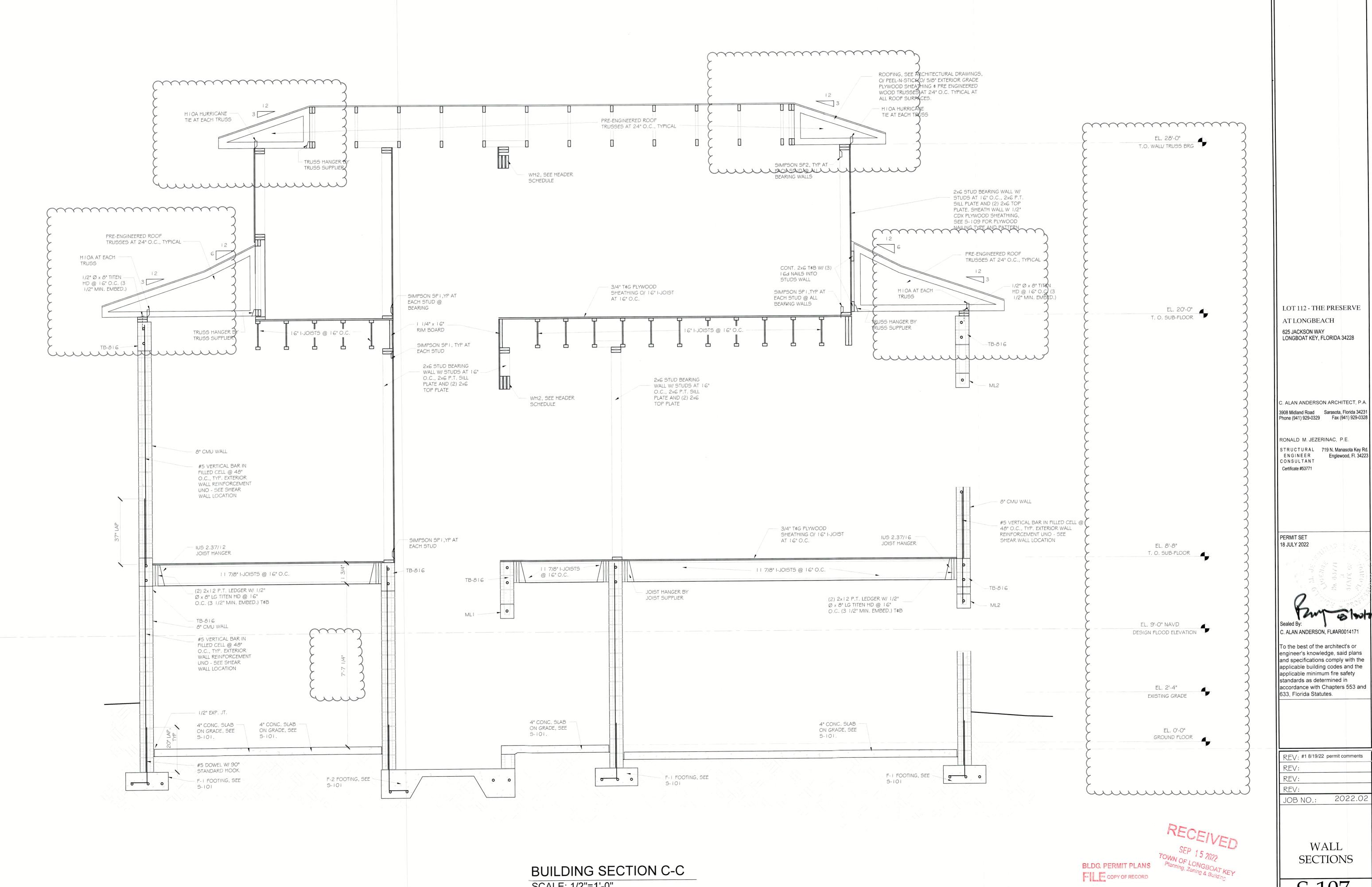
S-104

BLDG PERMIT PLANS

FILE COPY OF RECORD







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

S-107

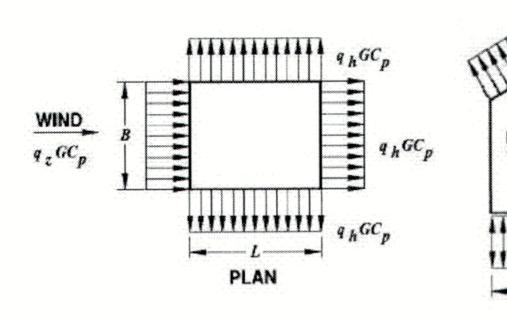
BUILDING INFORMATION	
ULTIMATE WIND VELOCITY (mph)	160
NOMINAL WIND VELOCITY (mph)	123.9
EXPOSURE	D
INTERNAL PRESSURE	ENCLOSED
HEIGHT ABOVE GROUND (z)(ft)	37'
STANDARD WALL HEIGHT (ft)	VARIES
MEAN ROOF HEIGHT (ft)	34
BUILDING WIDTH (ft)	42
BUILDING LENGTH (ft)	54
ROOF SLOPE (x in 12)	6/4
ROOF ANGLE (degrees)	26.57/ 18.43
(a) EDGE STRIP (ft)	4.2
END ZONE (ft)	4.2
PARAPET ALONG ROOF PERIMETER (ft)	NA

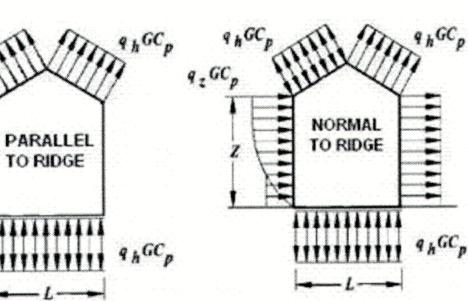
OPENING INFORM	MATIO	Ν				OPENING PRI	PRESSURE (psf) -58.1 -51.1 -48.3 -46.1 -77.1 -63.0 -57.4
		OPENING	OPENING	OPENING	EFFECTIVE	NOMINAL WIND LOA	AD PRESSURES
WIND LOAD FOR:	ZONE	ELEV	WIDTH	HEIGHT	WIND AREA	MAX POSITIVE	MIN POSITIVE
		(ft)	(ft)	(ft)	(sq.ft)	PRESSURE (psf)	PRESSURE (psf)
4A <10 sf	4	38	1.0	1.0		54.1	-58.1
4B 10 TO 25 sf	4	38	3.0	3.4	10	47.1	-51.1
4C 25 to 50 sf	4	38	5.0	5.0	20	44.3	-48.3
4D > 50 sf	4	38	7.0	7.3	51	42.2	-46.1
5A < 10 sf	5	38	1.0	1.0	1	54.1	-77.1
5B 10 TO 25 sf	5	38	3.0	3.4	10	47.1	-63.0
5C 25 to 50 sf	5	38	5.0	5.0	20	44.3	-57.4
5D > 50 sf	5	38	7.0	7.3	51	42.2	-53.2

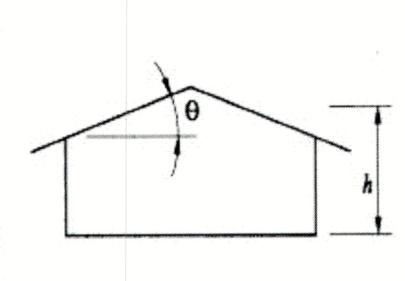
IMPORTANT NOTE: ALL COMPONENT PRESSURE VALUES LISTED ABOVE ARE ASD. MULTIPLY EACH VALUE BY 1.667 TO CONVERT TO ULTIMATE VALUES.

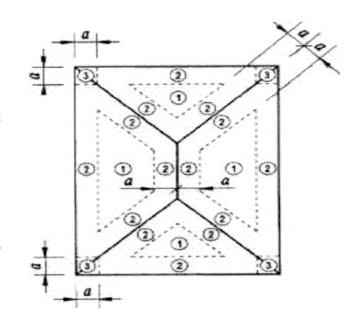
HIP ROOF INFO	RMATION				HIP PRESSU	RES
		ROOF	ROOF	EFFECTIVE	NOMINAL WIND LO	AD PRESSURES
ROOF TYPE:	ZONE	WIDTH	LENGTH	WIND AREA	MAX POSITIVE	MIN POSITIVE
		(ft)	(ft)	(sq ft)	PRESSURE (psf)	PRESSURE (psf)
HIP	I-HIP	1.0	1.0	1	27.3	-43.3
HIP	2-HIP	1.0	1.0	1	27.3	-75.4
HIP	3-HIP	1.0	1.0	1	27.3	-110.9
HIP	I-HIP	5.0	5.0	25	24.1	-41.7
HIP	2-HIP	5.0	5.0	25	24.1	-67.4
HIP	3-HIP	5.0	6.3	25	24.1	-101.9
HIP	I-HIP	7.0	7.3	51	21.7	-40.5
HIP	2-HIP	5.0	5.0	51	21.7	-61.4
HIP	3-HIP	7.0	7.3	51	21.7	-95.0

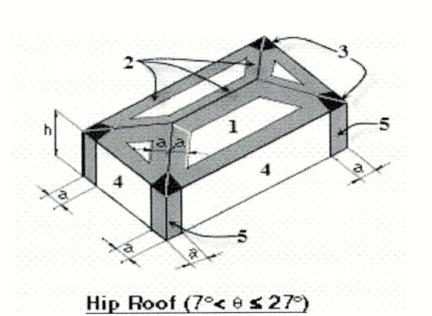
IMPORTANT NOTE: ALL COMPONENT PRESSURE VALUES LISTED ABOVE ARE ASD. MULTIPLY EACH VALUE BY 1.667 TO CONVERT TO ULTIMATE VALUES.











TYPICAL 8" BY 12" CIP CONCRETE BEAM

WHERE INDICATED ON PLAN. REINFORCE

WITH 2 - #7 TOP AND BOTTOM WITH

CB-1

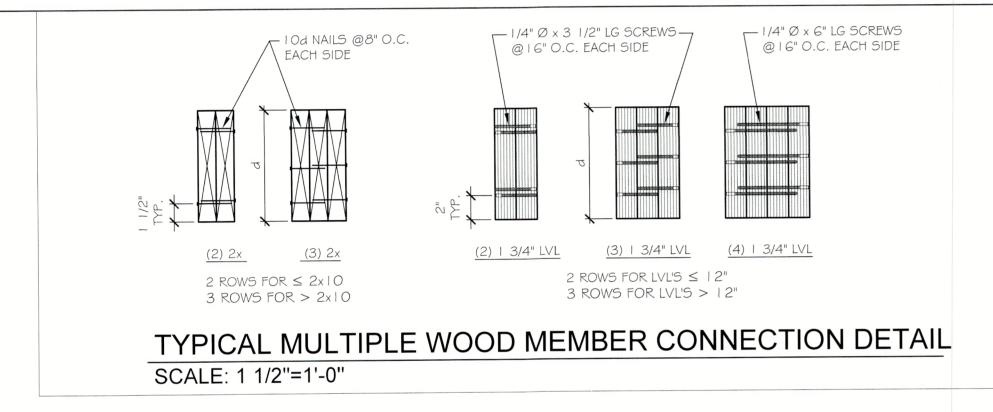
#3STIRRUPS AT 8" O.C.. AS REQUIRED

STAGGER LAP TOP AND BOTTOM STEEL 16".

WIND PRESSURE NOTES

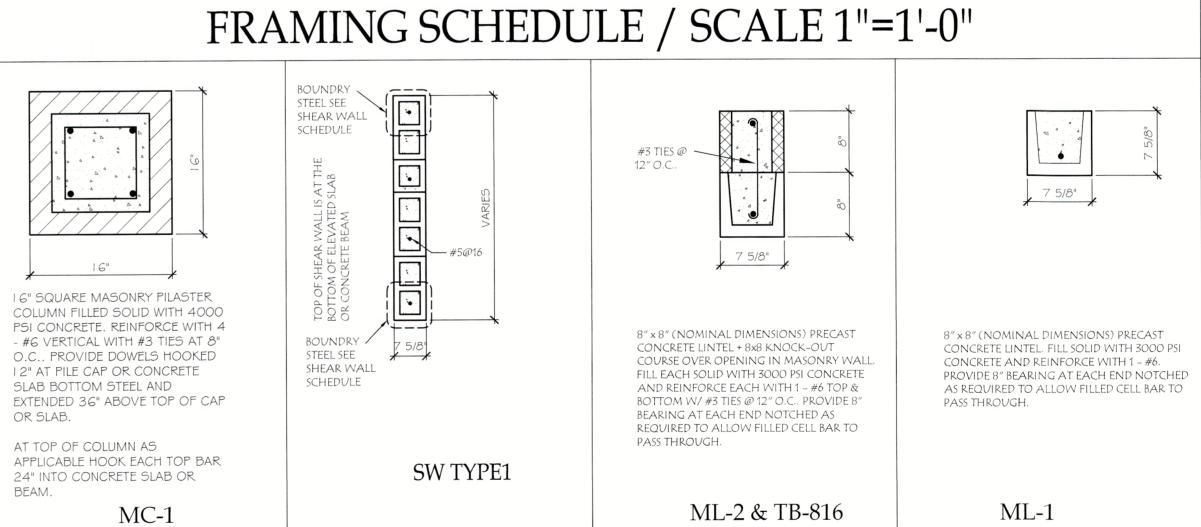
- ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
- ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2020 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN
- CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER.

COMPONENT WIND PRESSURE LOAD CHARTS/DIAGRAM



THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT RONALD M. JEZERINAC, P.E. - STRUCTURAL ENGINEER HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA: 160 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 123.9 mph THREE SECOND GUST NOMINAL WIND VELOCITY) WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-16 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET BUILDING RISK CATEGORY II EXPOSURE D - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF O. 18

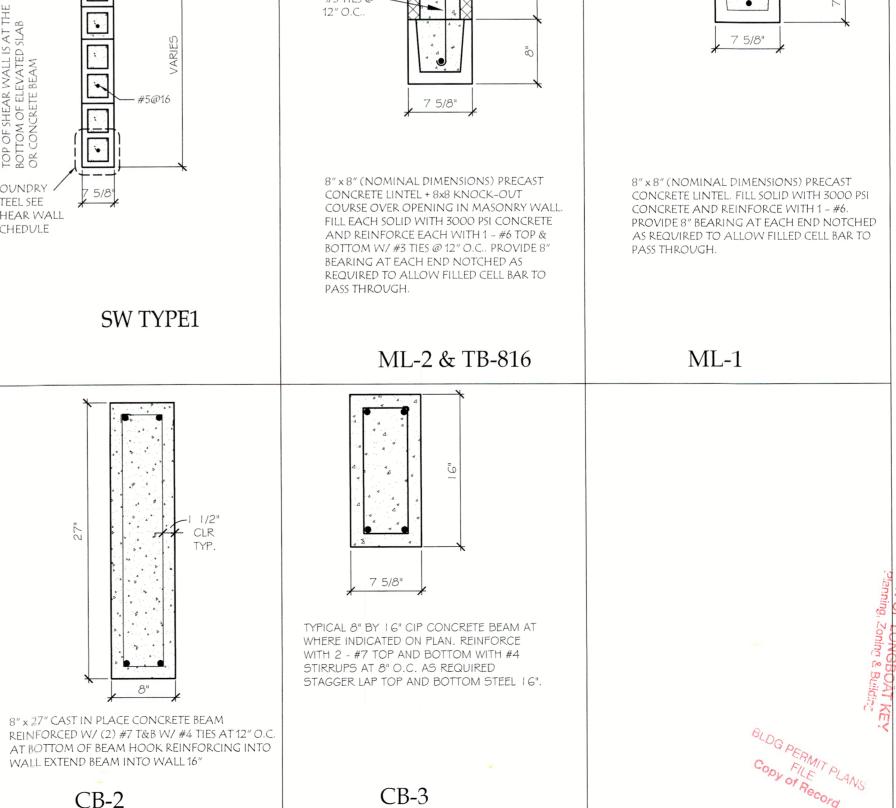
EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE SECTION 1609.1.2.



8" x 27" CAST IN PLACE CONCRETE BEAM

WALL EXTEND BEAM INTO WALL 16"

CB-2



LOT 112 - THE PRESERVE AT LONGBEACH 625 JACKSON WAY LONGBOAT KEY, FLORIDA 34228

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PERMIT SET

18 JULY 2022

CONSULTANT

Certificate #53771

. 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.

2022.02 JOB NO.:

GENERAL STRUCTURAL NOTES AND **DETAILS**

GENERAL SPECIFICATIONS

DIVISION II - GENERAL REQUIREMENTS

1. THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE (WITH CURRENT REVISIONS) AND ALL SARASOTA COUNTY ORDINANCES. REFER TO THE NOTES ON INDIVIDUAL PLANS FOR THE DESIGN LOADS.

GENERAL

- 1. REFER ALSO TO NOTES UNDER THE PLANS AND SCHEDULES ON THESE DRAWINGS. FOR TYPICAL DETAILS, SEE DRAWINGS. ALL CODES, MANUALS, STANDARDS AND SPECIFICATIONS REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA.
- 2. ALL DIMENSIONS OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THE FOUNDATION PLAN MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND ANY INCONSISTENCIES REPORTED IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. THESE DRAWINGS MUST NOT BE SCALED.
- 3. OPENINGS, TRENCHES, PITS, EQUIPMENT BASES AND MECHANICAL EQUIPMENT, WHERE SHOWN ON THESE DRAWINGS ARE INDICATED ONLY APPROXIMATELY AS TO SIZE AND LOCATION. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL SHOP DRAWINGS AND CUT SHEETS (AS APPLICABLE) FOR LOCATIONS, SIZES OF EQUIPMENT, OPENINGS, PITS, TRENCHES, BASES, SUMPS, SLEEVES, DEPRESSIONS, GROOVES AND CHAMFERS NOT INDICATED ON THESE DRAWINGS.
- 4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACINGS AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACINGS, SHORINGS OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES EFFECTED BY THIS WORK.

FOUNDATIONS

- I. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL CONFIRM IN FIELD PRIOR TO POURING CONCRETE. REFER TO SOIL INVESTIGATION REPORT FOR AUGER CAST PILE FOUNDATION.
- 2. THICKENED SLAB AND FOOTING ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED UPON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE DESIGN. IF ACTUAL JOBSITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 3. KEEP EXCAVATIONS CONTINUALLY DRY BEFORE CONCRETE IS POURED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL AND THE BOTTOM OF SLAB EDGE LOWERED TO SUIT.
- 4. 16" DIAMETER AUGERCAST CONCRETE PILE INSTALLED TO A MINIMUM DEPTH OF 25'-0" BELOW existing grade. Verify embedment depth with soils engineer in order to provide a MINIMUM COMPRESSIVE CAPACITY OF 30 TONS, A MINIMUM TENSILE CAPACITY OF 6 TONS AND A MINIMUM LATERAL CAPACITY OF 6 TONS APPLIED AT GROUND LEVEL. SEE DETAIL ON THIS PLAN FOR ADDED REINFORCEMENT AT TOP OF PILE TO BE EMBEDDED INTO PILE CAP OR GRADE BEAM. REINFORCE PILE WITH 4 - #7 VERTICAL BARS

BACKFILLING AND COMPACTION

- I. UNDER SLABS ON GRADE, REMOVE SOFT SPOTS AND FOREIGN MATTER IN THE SUB-GRADE.
- 2. FILL MATERIAL FOR SUB-BASE OF SLABS ON GRADE SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATTER, CLAY, COBBLES, TRASH, DEBRIS OR OTHER UNSUITABLE MATERIALS.
- 3. UNLESS SPECIFICALLY NOTED OTHERWISE, FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" HIGH LIFTS OF LOOSE FILL AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.
- 4. UNLESS NOTED OTHERWISE, PROVIDE UNDER SLABS ON GRADE A 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF G" TAPED LAPS, ON A MINIMUM OF 6" OF COMPACTED GRANULAR MATERIAL. COMPACTION OF FILL OR EXISTING MATERIAL SHALL ACHIEVE A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.

MASONRY SPECIFICATIONS

DIVISION IV - MASONRY

WORK SHALL INCLUDE: - CONCRETE MASONRY UNITS - MORTAR - JOINT REINFORCEMENT - GROUTED CELLS

1. MASONRY CONSTRUCTION SHALL CONFORM TO FLORIDA BUILDING CODE, LATEST EDITION UNLESS OTHERWISE NOTED.

- 2. BEAMS, LINTELS OR BASE PLATES BEARING ON MASONRY WALLS SHALL HAVE A MINIMUM BEARING of 8" UNLESS OTHERWISE NOTED. BEARING SHALL BE ON HOLLOW BLOCK FILLED SOLID WITH 3000 PSI CONCRETE. ALL JOINTS ARE TO BE FULLY FILLED WITH MORTAR. THIS SHALL BE DONE FOR A MINIMUM LENGTH EQUAL TO TWICE THE LENGTH OF BEARING, I.E. 16", SYMMETRICAL ABOUT CENTER OF BEARING AND A DEPTH EQUAL TO THE LENGTH OF BEARING.
- EXPANSION AND CONTROL JOINTS IN MASONRY WALL SHALL BE PROVIDED AT 30'-0" ON CENTER MAXIMUM FOR STRAIGHT WALLS. SEE THESE DRAWINGS FOR EXACT LOCATIONS AND SPECIFIC DETAILS.

CONCRETE MASONRY UNITS

- 1. MASONRY UNITS SHALL BE 7 5/8" x 15 5/8" SIZE MODULAR UNITS.
- 2. UNITS SHALL BE ONE AND TWO CELL BLOCKS, STANDARD WEIGHT MADE OF TYPE I PORTLAND CEMENT, WATER AND APPROVED AGGREGATES, AND SHALL CONFORM TO THE STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- UNITS SHALL BE SAWED, NOT BROKEN, AND SHALL BE NO LESS THAN HALF UNITS, WHERE CUT. ANY EXPOSED BLOCKS SHALL BE LAID IN RUNNING BOND PATTERN, MECHANICALLY BONDED BY OVERLAPPING ALTERNATE COURSES. PROVIDE SLEEVES AT ALL PENETRATIONS.

- MASONRY MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE S MORTAR WHERE NOT IN CONTACT WITH EARTH OR TYPE M WHERE IN CONTACT WITH EARTH.
- 2. ALL MORTAR JOINTS SHALL BE 3/8" 5/8" IN THICKNESS AND \$HALL BE FLUSH CUT.

- UNLESS OTHERWISE SHOWN ON DRAWINGS PROVIDE GALVANIZED CONTINUOUS LADDER TYPE OR TRUSS TYPE JOINT REINFORCEMENT WITH #9 SIDE AND CROSS RODS WITH A MAXIMUM WIDTH OF 2" LESS THAN MASONRY WALL THICKNESS. REINFORCE ALL MASONRY WALL AT EVERY 2ND BLOCK COURSE WITH 6" MINIMUM SIDE LAPS.
- 2. PROVIDE ADDITIONAL JOINT REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDED 24" BEYOND OPENING ON EACH SIDE.

- . IN HOLLOW MASONRY CONSTRUCTION EXTERIOR MASONRY UNIT CELLS SHALL BE REINFORCED WITH 1 #5 BAR AT CORNERS, EACH SIDE OF OPENINGS, EACH SIDE OF TRANSITION IN WALL HEIGHT AND AT 4'-O" ON CENTER MAXIMUM. THIS REINFORCEMENT SHALL BE CONSIDERED A MINIMUM AND IS BASED UPON A 10'-0" HIGH EXTERIOR WALL IN 160 MPH WIND ZONE. REFER TO PLANS FOR MORE SPECIFIC REQUIREMENTS FOR INTERIOR BEARING WALLS AND OTHER CONDITIONS.
- 2. REINFORCEMENT SHALL CONFORM TO ASTM AG I 5 GRADE 60 (MINIMUM YIELD STRENGTH OF 60,000 PSI).
- VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 25" AT EACH SPLICE LOCATION. SPLICES SHALL BE LOCATED AT EACH GROUT LIFT LOCATION WITHIN MASONRY WALL.

- MASONRY GROUT SHALL COMPLY WITH THE FINE GROUT REQUIREMENTS OF ASTM C476. THE SLUMP SHALL BE 6" +/- I" AND THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS CONSOLIDATED BY PUDDLING OR
- 2. GROUTED CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL FREE OF MORTAR
- 3. GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0" IN VERTICAL
- 4. CLEANOUT INSPECTION OPENINGS SHALL BE PROVIDED AT THE INTERIOR SIDE OF THE BOTTOM OF EACH GROUT LIFT FOR EVERY GROUTED CELL.
- 5. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED A MINIMUM OF 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

CONCRETE SPECIFICATIONS

DIVISION III - CONCRETE

WORK SHALL INCLUDE:

- CONCRETE MIX AND PLACEMENT CONCRETE SLABS - PRECAST CONCRETE - REINFORCING STEEL - SLAB REINFORCEMENT

CONCRETE MIX AND PLACEMENT

- . CONCRETE MIX AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 301, ACI 318 AND ASTM C-94 STANDARD ENGINEERING
- 2. UNLESS OTHERWISE NOTED ALL CONCRETE FOR FOOTING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL HAVE A SLUMP WITHIN THE RANGE OF 3" TO 5". CONCRETE FOR SUPPORTED SLABS, COLUMNS AND BEAMS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS. SUBMIT SHOP DRAWING FOR SUPPORTED SLAB.
- PROVIDE SLEEVES AT ALL PENETRATIONS. I.E. DO NOT CUT OR BORE THROUGH IN PLACE CONCRETE WITHOUT PRIOR WRITTEN APPROVAL FROM
- 4. SUBMIT PROPOSED CONCRETE MIX DESIGN IN CONFORMANCE WITH REQUIREMENTS OF #1 ABOVE TO ENGINEER FOR APPROVAL A MINIMUM OF 10 WORKING DAYS PRIOR TO FIRST ANTICIPATED CONCRETE POUR. SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR SUPPORTED SLAB.
- 5. CONCRETE FOOTINGS, FILLED CELLS, SLABS, PATIOWALKWAYS AND DRIVEWAYS SHALL BE AS INDICATED ON THESE DRAWINGS.
- 6. FOR READY MIX CONCRETE THE MAXIMUM TIME PERMITTED BETWEEN ADDING MIX WATER AND DEPOSITING CONCRETE IN FORMS IS 90 MINUTES. GREATER TIMES ARE NOT ACCEPTABLE.
- 7. PROVIDE AN APPROVED WATER-REDUCING ADMIXTURE IN ALL CONCRETE CONFORMING TO ASTM C260. ALL OTHER ADMIXTURES SHALL CONFORM TO ASTM C494 AND SHALL BE USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 8. THE ADDITION OF SITE WATER TO INCREASE CONCRETE SLUMP SHALL NOT BE PERMITTED. SUCH PRACTICE WILL BE DEEMED JUST CAUSE TO REJECT THAT PARTICULAR BATCH OF CONCRETE.
- 9. THE USE OF FLY ASH WITHIN THE MIX DESIGN IS PERMITTED SUCH THAT THE WEIGHT OF FLY ASH DOES NOT EXCEED 18% OF THE TOTAL CEMENTICIOUS WEIGHT OF THE CONCRETE.

CONCRETE SLABS ON GRADE

- 1. CONCRETE SLABS SHALL BE 4" ACTUAL THICKNESS AND SHALL BE PLAIN UN-REINFORCED TO SUIT DEP REQUIREMENTS.
- 2. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER ON POISONED SOIL THAT HAS BEEN COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY AND APPROVED BY
- 3. EXPOSED SLAB WALKS SHALL RECEIVE A LIGHT BROOM FINISH. INTERIOR SLAB AREAS TO RECEIVE FINISH FLOORING SHALL RECEIVE A STEEL TROWEL FINISH AND SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER COMPATIBLE WITH FLOOR FINISH PRIOR TO APPLICATION OF FLOOR FINISHES.

PRECAST CONCRETE LINTELS

1. PRECAST CONCRETE LINTELS SHALL BE AS MANUFACTURED BY "CAST-CRETE". REFER TO NOTES ON PLAN FOR ADDITIONAL REQUIREMENTS AND DETAILS REGARDING ALL PRECAST CONCRETE LINTELS.

REINFORCING STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM AG 15, GRADE 60 AND SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE
- 2. MINIMUM LAP FOR CONTINUOUS REINFORCING STEEL SHALL BE 30 DIAMETERS OR 12" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN OR IN SPECIFICATIONS.
- 3. REINFORCING STEEL COVER SHALL BE AS FOLLOWS:
- CONCRETE PLACED DIRECTLY IN CONTACT WITH THE GROUND: 3"
- CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH THE GROUND AFTER REMOVAL OF FORMS: 1 1/2"

BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT RONALD M. JEZERINAC, P.E. - STRUCTURAL ENGINEER HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2020 FLORIDA

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-16 MAIN WIND FORCE RESISTING FORCES

AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE

- CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER BEAMS: 1 1/2"
- SLABS: I" COVER BOTTOM LOWER LEVEL I" COVER TOP UPPER LEVEL

60 mph THREE SECOND GUST ULTIMATE WIND VELOCITY

BUILDING RISK CATEGORY II

SECTION 1609.1.2.

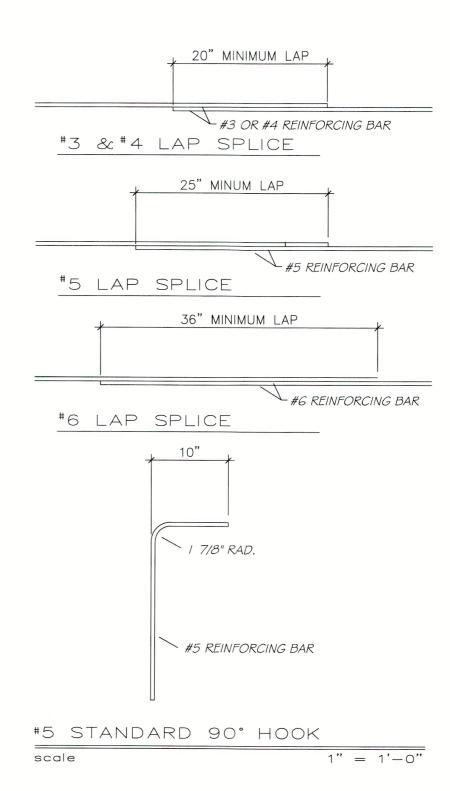
(EQUIVALENT TO 123.9 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

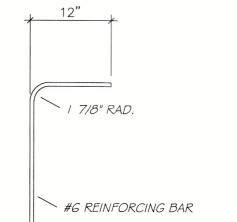
EXPOSURE D - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF O. 18

CORNER BAR T+B

TYPICAL PLAN VIEW OF TIE

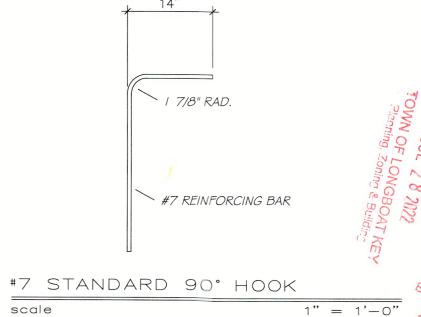
BEAMS @ CORNERS scale 1/2" = 1'-0"







scale



OB NO.: 2022.02

. ALAN ANDERSON, FL#AR0014171

and specifications comply with the

applicable building codes and the applicable minimum fire safety

accordance with Chapters 553 and

standards as determined in

633, Florida Statutes.

To the best of the architect's or engineer's knowledge, said plans

LOT 112 - THE PRESERVE

LONGBOAT KEY, FLORIDA 34228

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Englewood, Fl. 34223

RONALD M. JEZERINAC, P.E.

ENGINEER

CONSULTANT

Certificate #53771

PERMIT SET

8 JULY 2022

AT LONGBEACH

625 JACKSON WAY

GENERAL STRUCTURAL NOTES AND DETAILS

PRE-FAB TRUSS SPECS

PREFABRICATED WOOD TRUSSES

TRUSSES, BRACING, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY CARRY THE DESIGN LOADS AS INDICATED ON THE STRUCTURAL PLANS.

- DEFLECTION UNDER LIVE LOAD ONLY SHALL NOT EXCEED 1/360TH OF THE SPAN. IDENTIFY ALL LUMBER BY OFFICIAL GRADE MARKS.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO FABRICATION OR ERECTION OF WOOD TRUSSES. SHOP DRAWINGS SHALL INDICATE THAT PROVISIONS ARE MADE FOR SUPPORT AND BEARING OF THE ROOF/FLOOR STRUCTURAL SYSTEM, FOR CROSS AND LATERAL BRACING, FOR BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES. CLEARLY INDICATE ON SHOP DRAWINGS THE SPECIES, SIZES AND STRESS GRADES OF THE LUMBER USED. SHOW PITCH, SPAN, CAMBER, CONFIGURATION AND SPACING. INDICATE CONNECTOR TYPES, THICKNESSES, SIZES, LOCATIONS AND DESIGN VALUES. THESE SHOP DRAWINGS SHALL BEAR THE IMPRESSED SEAL OF THE FLORIDA REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN.
- THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN CONFORMITY WITH THE DRAWINGS.
- HOIST ALL NECESSARY TEMPORARY BRACING REQUIRED TO HOLD TRUSSES PLUMB UNTIL PERMANENT BRACING IS INSTALLED. INSTALL PERMANENT BRACING AND RELATED COMPONENTS PRIOR TO APPLICATION OF LOADS TO TRUSSES.
- DO NOT CUT OR REMOVE CHORDS OR WEBS OF TRUSSES. DO NOT NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF SPECIALTY ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
- CONNECT ROOF TRUSSES TO BEARING WALLS WITH ANCHORS AS DETAILED ON DRAWINGS. SUBMIT ALTERNATE ANCHOR TYPES TO ENGINEER FOR APPROVAL PRIOR TO USE ON THIS PROJECT.
- REMOVE AND REPLACE TRUSSES DAMAGED DURING SHIPPING OR ERECTION. DO NOT REPAIR TRUSSES WITHOUT THE WRITTEN APPROVAL OF THE SPECIALTY ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- ALL GABLE END TRUSSES SHALL BE DESIGNED BY TRUSS ENGINEER TO SUSTAIN WIND LOADS UPON FACE. TRUSS ENGINEER SHALL INDICATE ALL ADDITIONAL BRIDGING AND BRACING TO INTERIOR TRUSSES THAT IS REQUIRED.

GENERAL WOOD SPECS.

DIVISION VI - WOOD

WORK SHALL INCLUDE:

- ROUGH WOOD FRAMING - PREFABRICATED WOOD TRUSSES - WOOD TRUSS ANCHORAGE

ROUGH WOOD FRAMING

IF EXISTING DETAILS DIFFER FROM THE CONTRACT DOCUMENTS, NOTIFY OWNER PRIOR TO COMMENCING THAT PORTION OF THE WORK.

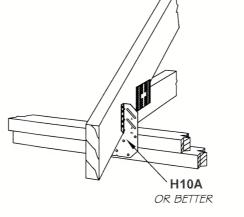
- 2. CONNECTIONS, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CHAPTER 23. WOOD CONSTRUCTION, OF THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE AND IN ACCORDANCE WITH THE TIMBER CONSTRUCTION MANUAL BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19 % AT TIME OF INCORPORATION INTO BUILDING.
- 3. ALL BEARING WOOD FRAMING SHALL BE #2 HEM-FIR UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.
- 4. STUD WALLS SHALL BE COMPOSED OF 2X4 @ 16" ON CENTER UNLESS OTHERWISE SHOWN.
- 5. PROVIDE A MINIMUM OF THREE 2X4 STUDS AT EACH END OF ALL OPENINGS UNLESS OTHERWISE SHOWN (BEARING WALLS ONLY).
- WHERE CONNECTIONS HAVE NOT BEEN SPECIFICALLY SHOWN ON PLAN, PROVIDE FRAMING ANCHORS IN ORDER TO TRANSFER THE DESIGN LOADS AS INDICATED ON THE DRAWINGS. IN ABSENCE OF EXACT JOINT LOADS ALL CONNECTIONS SHALL BE DETAILED TO DEVELOP THE FULL CAPACITY OF CONNECTED
- ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (P.T.) WITH CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AWPC C2 TO PROVIDE 0.60 POUNDS/CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION. FIELD CUTS AND/OR HOLES SHALL BE TREATED IN FIELD.
- 8. PROVIDE GALVANIZED CONNECTIONS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.
- 9. PROVIDE MICRO-LAMS (WHERE INDICATED ON PLAN) AS MANUFACTURED BY "TRUSS-JOIST, INC." OR AN APPROVED EQUIVALENT. SUBMIT DETAILS AND MANUFACTURERS SPECIFICATIONS OF ALL ALTERNATES FOR REVIEW BY ARCHITECT PRIOR TO INCLUSION IN THE PROJECT.

ROOF DIAPHRAGM TRANSFER CALCULATIONS

- (1.) GROSS EXTERIOR DIMENSIONS DO NOT EXCEED 45' x 25' (USED AS BASIS OF CALCULATION)
- (2.) FOR PURPOSE OF CALCULATION USE 45' TRIBUTARY WIDTH 2 x 45' RESISTING AND 25' TRIBUTARY WIDTH 2 x 25' RESISTING.
- MAIN WIND FORCE WIND PRESSURE = 30.5 PSF (BASED UPON 38' HEIGHT IN EXPOSURE D 123.9 MPH 3 SECOND GUST WIND VELOCITY - SERVICE LOADING) PLATE HEIGHT = 10.0'
- LOAD TRANSFER TO DIAPHRAGM
- $FI = \frac{10.0'}{10.0'} \times 30.5 \text{ PSF} = FI = 152.2 \times 2 = \frac{305 \text{ LBS/TRUSS}}{10.00'}$

LOAD TRANSFER FROM DIAPHRAGM

F2= 7625 LB5 = 84.7 LBS/FT X 2 = 169 LBS/TRUSS



ACTUAL TRUSS CONNECTOR UTILIZED SHALL ALSO MEET UPLIFT REQUIREMENTS FROM TRUSS ENGINEERING IN ADDITION TO LATERAL LOADS ABOVE.

META F2 = 169 LBSOUT OF PLANE Anchors F1 = 305 LB5 IN PLANE #6 Rebar (min.)

SEALANT

SCREEN

(WHEN REQUIRED)

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT RONALD M. JEZERINAC, P.E. - STRUCTURAL ENGINEER HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

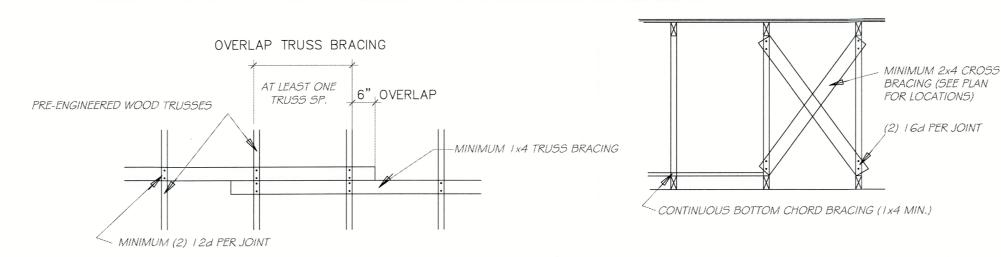
I 60 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 123.9 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-16 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET

BUILDING RISK CATEGORY II

EXPOSURE D - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE SECTION 1609.1.2.

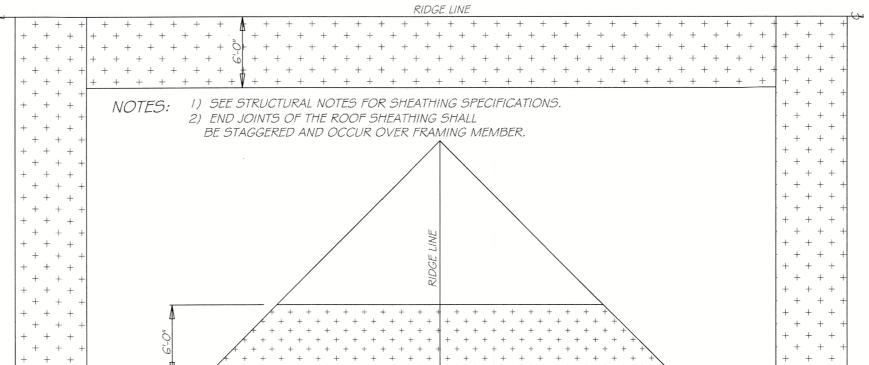


TRUSS BRACING OVERLAP DETAIL

CROSS BRACING DETAIL

1/2" = 1'-0"





WITH 5/8" SHEATHING = I Od (. I 3 I " DIA) RING SHANK NAILS at 3" OC AT PANEL EDGES AND IN THE FIELD



WITH 5/8" SHEATHING = 10d (.131" DIA) RING SHANK NAILS at 3" OC EDGES WITH 5/8" SHEATHING = 10d (.131" DIA) RING SHANK NAILS at 6" OC IN THE FIELD

LOT 112 - THE PRESERVE AT LONGBEACH ROOF TRUSS UPLIFT CONNECTOR SCHEDULE - SERVICE LOADING 625 JACKSON WAY

CONCRETE LINTEL

2x4 BUCK P.T.

SET IN CONT.

NAIL SCHEDULE TOTAL UPLIFT STRAP TO PLATE CAPACITY MARK ANCHOR TYPE NAIL SCHEDULE STRAP TO TRUSS UCI SIMPSON META24 10 - 10d NOT APPLICABLE 1795 LBS. UWI SIMPSON HIOA 9 - 10d 9 - 10d 1040 LBS.

ROOF TRUSS UPLIFT CONNECTOR SCHEDULE NOTES:

REINFORCED MASONRY

2x4 BUCK P.1

SET IN CONT.

SEALANT BED

w/ MIN | 1/2" PENETRATION INTO CONCRETE, (TYP.)

ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE

WIND LOAD RESISTANCE FROM THE 2020 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR

SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.

DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR

CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD

ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND

ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER. SEE ALSO TYPICAL DETAILS ON

THESE DOCUMENTS WHICH ARE MINIMUM REQUIREMENTS BY WHICH DOORS AND WINDOWS SHALL BE CONNECTED TO THE PRIMARY

WINDOW/DOOR BUCK

SCREEN

NOTE: WOOD BUCKS TO BE 2x4 P.T. FOR WINDOWS OR DOORS. FASTEN BUCKS TO

CONCRETE w/ 1/4" TAP CONS @ MAXIMUM OF 12" O.C. AND 3" FROM ALL CORNERS

(WHEN REQUIRED)

UNIT CELL

- IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO COORDINATE THIS SCHEDULE WITH THE APPROVED TRUSS LAYOUT DRAWINGS AS PREPARAED BY THE TRUSS SPECIALTY ENGINEER AND PROPERLY SELECT THE SPECIFIED ANCHORAGE TO COMPLY WITH THE UPLIFT REACTIONS INDICATED ON THE TRUSS SHOP DRAWINGS.
- CONTRACTOR SHALL ALSO REFER TO ROOF DIAPHRAGM TRANSFER CALCULATIONS WITHIN THESE DOCUMENTS AND ENSURE THAT CONNECTOR SELECTED ALSO MEETS THE LATERAL AND LONGITUDINAL LOAD REQUIREMENTS REQUIRED FOR ADEQUATE LATERAL LOAD TRANSFER.
- REFER TO ROOF FRAMING PLAN FOR ASSUMED LOCATIONS FOR EACH CONNECTOR TYPE, NOTATIONS INDICATED ON ROOF FRAMING PLAN ARE BASED UPON SCHEMATIC TRUSS LAYOUT AS PREPARED BY ENGINEER OF RECORD AND WIND UPLIFT CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE FOR THIS ASSUMED
- ALL ANCHORAGES SHALL BE USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S STANDARD DETAILS AND MINIMUM SPECIFICATIONS.
- ALL ANCHORS NOTED IN SCHEDULE SHALL BE SUPPLIED BY "SIMPSON" LUMBER CONNECTORS" OR AN APPROVED EQUIVALENT HANGER OR HURRICANE STRAP BY "SIMPSON".
- ALL TRUSS TO TRUSS CONNECTIONS ARE CONSIDERED PART OF THE OVERALL TRUSS ENGINEERING PACKAGE AND SHALL BE CLEARLY DELINEATED ON THE TRUSS ENGINEERS SHOP DRAWINGS.

applicable minimum fire safety standards as determined in accordance with Chapters 553 and 33, Florida Statutes.

> GENERAL STRUCTURAL NOTES AND **DETAILS**

OB NO.:

2022.0

LONGBOAT KEY, FLORIDA 34228

. ALAN ANDERSON ARCHITECT, P.A

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RONALD M. JEZERINAC, P.E.

ENGINEER

CONSULTANT

Certificate #53771

PERMIT SET

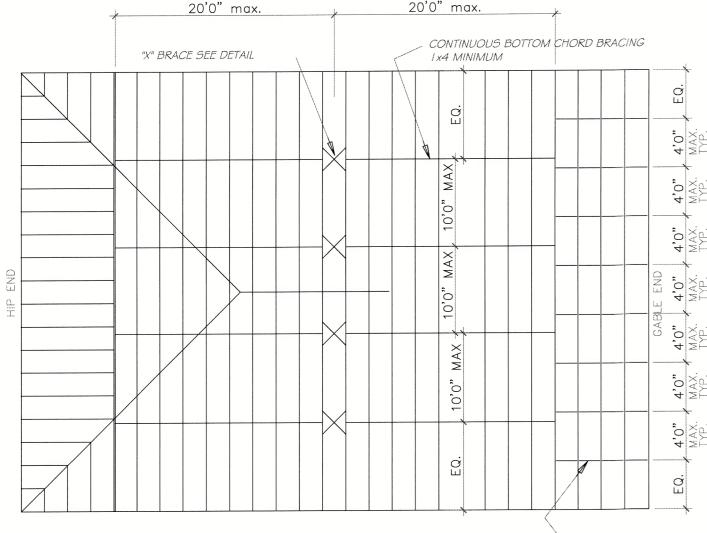
18 JULY 2022

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



I) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING 2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90%

OF THE WEB

MINIMUM PERMANENT TRUSS BRACING PLAN

TOP # BOTTOM CHORD GABLE END BRACING at 4'0" OC MAX FOR FIRST (4) ROWS OF TRUSSES

UPLIFT CONNECTIONS - HIP FRAMING

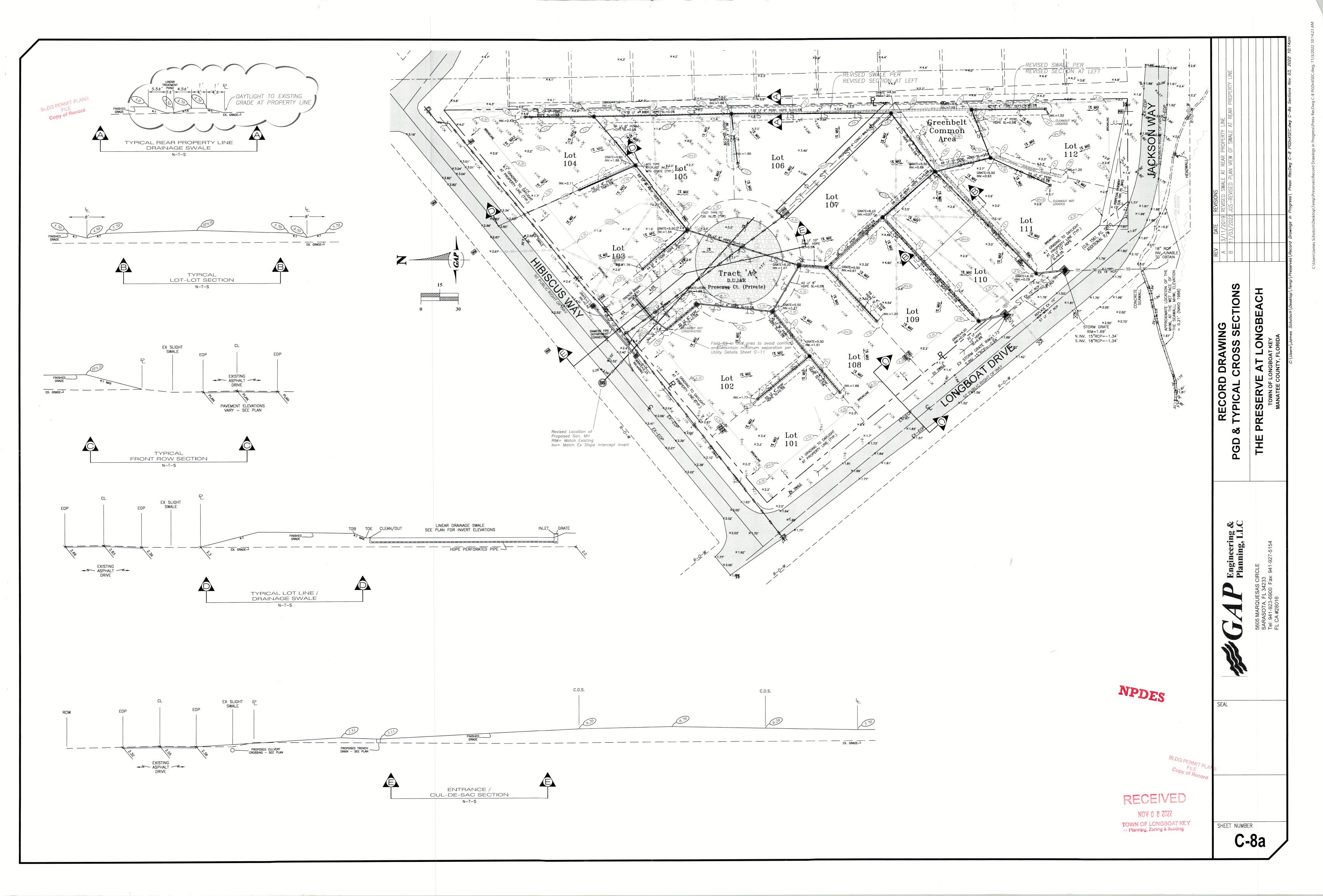
* USE USP TA I G (OR BETTER) CONNECTORS (OR EQUAL) AT MASONRY OR USP HCH 18 (OR EQUAL) CONNECTORS AT FRAME WALLS

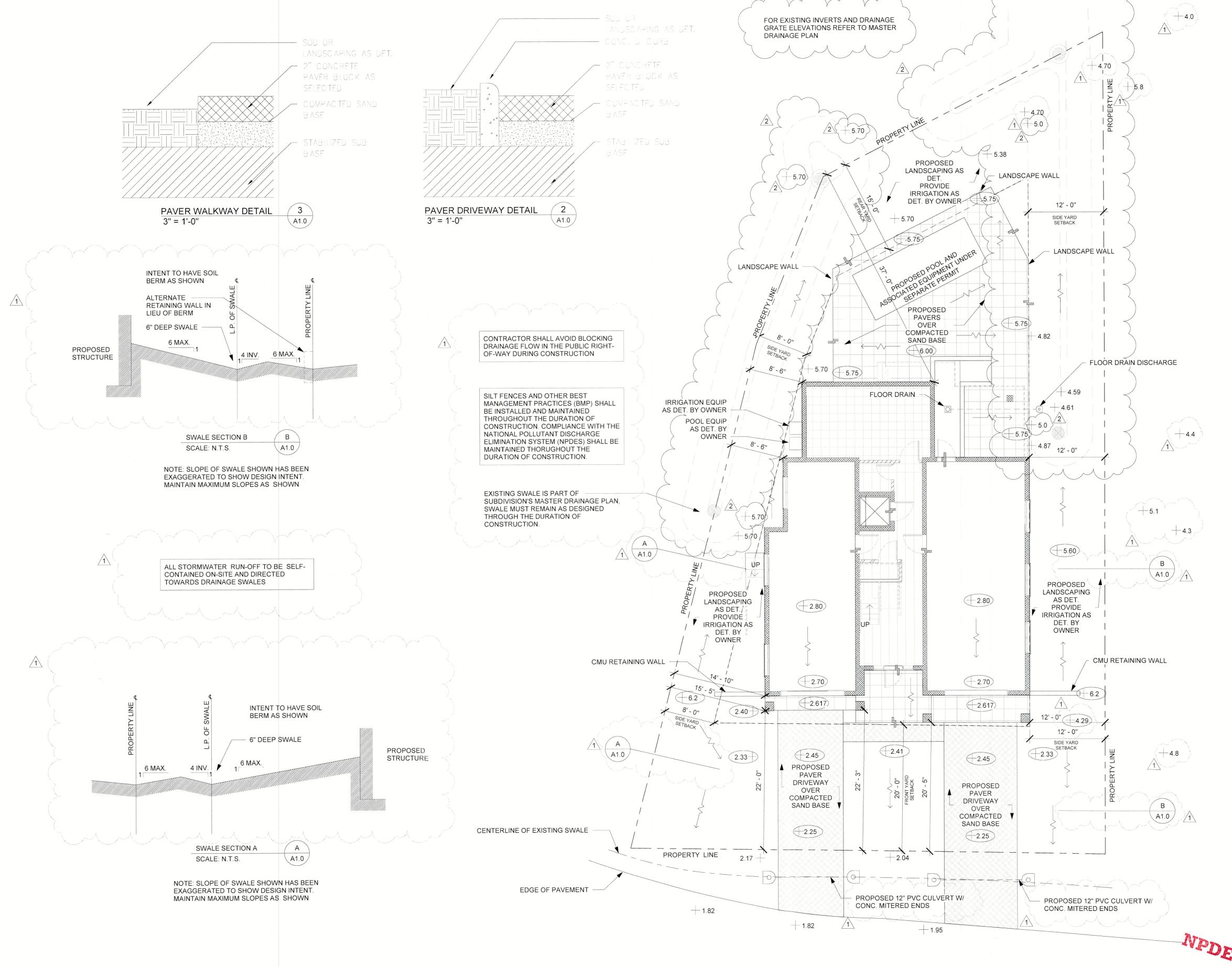
1/2'' = 1'-0''

END JACK

11'0" MAXIMUM

CORNER JACK





GENERAL SITE NOTES

2022 © C. Alan Anderson Architect, P.A. FL #AA003450

- 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.
- 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.
- REFER TO ELECTRICAL PLAN FOR ALL REQUIRED ELECTRICAL SITE WORK REQUIREMENTS.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING FOR ANY REQUIRED TIE-INS FOR FINAL COORDINATION, MINOR FIELD ADJUSTMENTS BE REQUIRED.
- RE-WORK EXISTING/PROVIDE NEW CANOPY TREES AS REQUIRED BY TOWN OF LONGBOAT KEY ZONING
- NAVD REFERENCE ELEVATIONS SHOWN ARE BASED UPON FEMA FLOOD MAP #12081C0291E, 3/17/2014; ZONE AE (EL 9) AS ADOPTED BY THE TOWN OF LONGBOAT KEY, MANATEE COUNTY, FLORIDA AS OF THE ISSUANCE OF THESE DRAWINGS DATED 8/6/2021.

LOT 112 - THE **PRESERVES**

625 Jackson Way Longboat Key, FL 34228

3908 Midland Road

Phone (941) 929-0329

ARCHITECT OF RECORD

Structural Engineer

C. ALAN ANDERSON ARCHITECT, P.A.

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RONALD M. JEZERINAC, P.E. STRUCTURAL ENGINEER CONSULTANT 719 N. Manasota Key Rd. Englewood, Florida 34223 Phone (941) 497-2155

PERMIT DRAWINGS



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.

1 13 SEPT. 2022 PERMIT COMME 2 02 NOV. 2022 PERMIT COMME	R	E١	/15	SIC	O	V										[DΑ	١TI	E																	D	E	SC	R	ΙP	TI	C	
2 02 NOV. 2022 PERMIT COMME	•	•	1		•	•	•	•	•	•	•	•	1	3	s	Ė	P	Ť	. :	20)2	22	•	•	•	•	 	•	P	Ė	Ŕ	İ	İ١	Ť	c	Ó	Ń	İ١	İ١	Ė	Ń.	Ť	•
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SITE & DRAINAGE PLAN

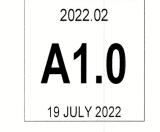


SCALE: As indicated

OVERALL SITE PLAN

1/8" = 1'-0"

CHECKED BY: DNB



PLUMBING CONSTRUCTION NOTES

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

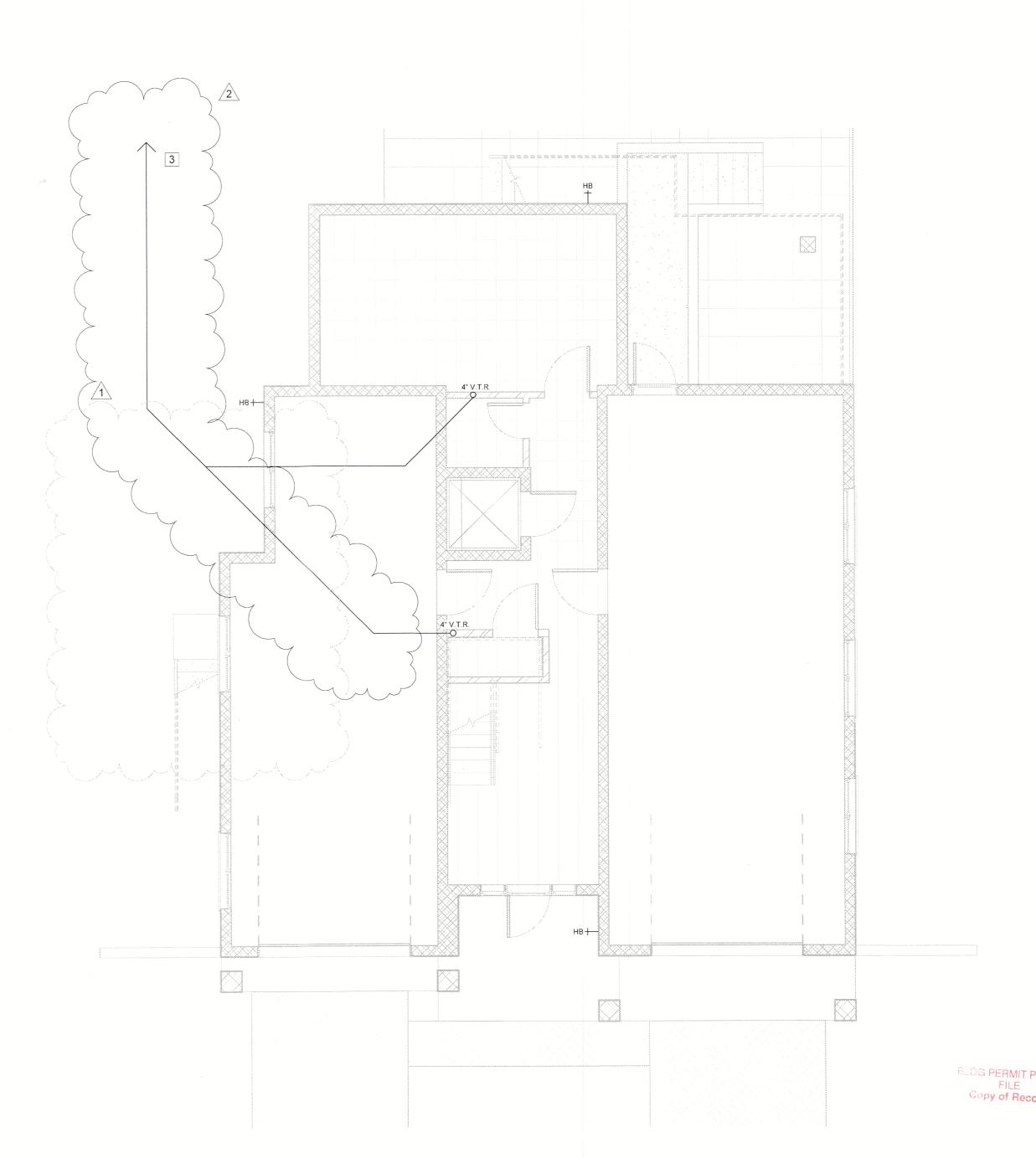
 SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC (ASTM D-2665) WITH APPROVED PVC SOLVENT WELDED FITTINGS.

SANITARY WASTE AND VENT PIPING GENERAL NOTES:

- 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.
- TEST SANITARY WASTE AND VENT PIPING BY A 10' WATER COLUMN FOR TWENTY-FOUR (24) HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.
- ALL VENTS THROUGH ROOF SHALL BE MINIMUM OF 10'-0" OR AS REQUIRED BY CODE AWAY FROM FRESH AIR
- 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 OR BOOT FLASHINGS INSTALLED IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS AND INSTALLATION DETAILS.
- ALL VENTS THROUGH ROOF TO BE COMBINED TO MINIMIZE PENETRATIONS THROUGH ROOF.

PLUMBING GENERAL NOTES:

- THESE PLUMBING 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.
- 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.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR PIPE ROUTING AND INSTALLATION OF EQUIPMENT AND SYSTEMS TO PROVIDE FOR REQUIRED CLEARANCES.
- 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.
- THE PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WITH THE WORK.
- THE PLUMBING CONTRACTOR SHALL PROVIDE SEPARATE COST FOR OPTIONAL HOT WATER RECIRCULATING SYSTEM FOR EACH HOT WATER SYSTEM.
- ALL PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DFE [9.0' NAVD] IN ACCORDANCE WITH FBC 2020, 7TH EDITION, RESIDENTIAL (R322.1.6), ASCE 24-14, CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.





DRAIN PAN & OVERFLOW SWITCH

WASHING MACHINE BOX

EXTERIOR HOSE BIB

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EXISTING SANITARY LINE

PROPOSED V.T.R. CONNECTION

NEW SANITARY LINE

LAVATORY SINK

LAUNDRY SINK

PLUMBING LEGEND

LAV

LOT 112 - THE **PRESERVES**

625 Jackson Way Longboat Key, FL 34228

C.O. CLEAN OUT

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A. Sarasota, Florida 34231 3908 Midland Road Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer RONALD M. JEZERINAC, P.E. STRUCTURAL ENGINEER CONSULTANT 719 N. Manasota Key Rd. Englewood, Florida 34223

PERMIT DRAWINGS

19 JULY 2022

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.

> PERMIT COMMENTS 13 SEPT. 2022

DRAWN BY: TJO

CHECKED BY: DNB

1ST & 2ND PLUMBING FLOOR PLANS

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



