

VADEC.

RESIDENCE AT 7125 LONGBOAT DRIVE

PROPOSED SINGLE FAMILY RESIDENCE PERMIT & CONSTRUCTION DRAWINGS

7125 Longboat Drive Longboat Key, Florida 34228



RESIDENCE AT 7125 LONGBOAT DRIVE

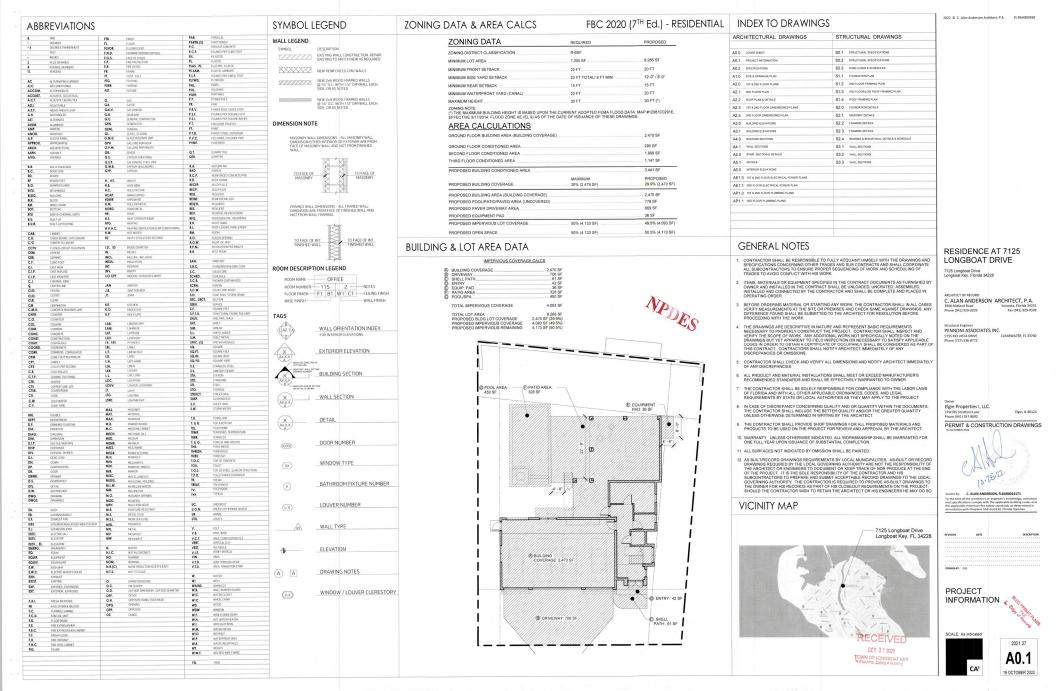
Longboat Key, Florida 34228











TO THESE PLANS HET THE PROPERTY OF A JAM ANDERSON ARCHITCTS. HIS USE OR SOOTY IS PREMITTED BY CONTRACT ON THE STATE OF THESE PLANS REGARDLESS OF SOOTY IS PREMITTED BY CONTRACT ON THE STATE OF THESE PLANS REGARDLESS OF SOOTY OF THE STATE OF

LUMBO, ONLY OF LINGHIGHT ANY INTERESTED PAYERS IN THE PROJECT.

3. THE INTERN THE CONTRACT OCCUMENTS IS TO INCLUDE ALL ITEMS RECESSARY FOR THE PROPRIE PECULTION AND COMPLETION OF THE WORKEY THE CONTRACTOR. THE CONTRACTOR CHIEF THE CONTRACT OCCUMENTS AND RECOURTED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND RESOURCE ONLY TO THE EXTENT CONTRACTOR SHALL BE FROM THE SENIC NECESSARY TO PRODUCE THE THE THE PROPERTY OF THE CONTRACTOR SHALL PROVIDE THE CON

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

1.5 SUBMIT SHOP DRAWINGS ON ALL PRODUCTS TO BE INSTALLED ON THE PROJECT FOR BEYINGH MY THE ARCHITECT CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWING TO BET WINED OWER TO THE OWNER AT THE END OF THE PROJECT ALONG WITH THE BET OWNER OF THE OWNER AT THE SHOP 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 BACK PROJUBLISHED TO THE CONTROL OF THE SCHEMATIC IN NATURE AND REPRESENT BACK PROGRAMMENT OF THE SCOPE OF WORK, ANY ADDITIONAL WORK NOT SPECIFICALLY MOTEO ON THE DRAWINGS BUT VET APPARENT TO FE DID RESPECTION OF MESSESSANT TO SATISFY APPLICABLE PROSPECTION OF WORK TO SPECIFICALLY MOTEO ON THE DRAWINGS BUT VET APPARENT TO FE OF THE DRAWINGS BUT VET APPARENT TO FE OF THE DRAWINGS BUT VET AND THE DRAWINGS BUT VET APPARENT TO THE DRAWINGS BALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREMANCES OF OURSIONS.

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

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 HE OFFICIANT ON AND MAMPIACTURES WARRANTIES INTO A SWIGLE BOOK TO BE UTILDED OVER TO THE OFFICIAL PRODUCT HOS WARRANTIES INTO A SWIGLE BOOK TO BE UTILDED. THE OFFICIAL PRODUCT HAS TO BE SHALL INCLUDE LIST OF ALL DISCONTRACTORS CONTACTS AND PHONE NUMBERS.

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

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 EAST SUBCONTRACTOR SHALL EXAME WORK NETALED BY CONTRACTOR AND ARCHITECTURE OF THE REPORT NOTIFICATION OF THE REPORT NOTIFICATION AND ARCHITECT IF ANY CONDITION EXISTS THAT WILL PREVENT HIM FROM PRODUCING ASSISTANT AND ARCHITECT IF ANY CONDITION EXISTS THAT WILL PREVENT HIM FROM PRODUCING ASSISTANT OF ANY ARCHITECTURE RESULTS IN SHE WORK SO OF THE REPORT OF THE WORK OF

1.17. ITEMS. MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNAMED BY THE OWNER AND INSTALLED BY COMPRETOR SHALL BE UNLOADED. FOR THE CONTRACTOR SHALL BE UNLOADED. COMPRET AND PACED IN OPERATING ORDER. THE OWNER SHALL IPMINIST HE CONTRACTOR AND SHALL BE CONTRACTOR AND ANALOSE OF THE CONTRACTOR AND T

1.19 TESTING AND INSPECTIONS REQUIRED TO ESTABLEH COMPLANCE WITH THE CONTRACT DOCUMENTS SHALL BE MADE BY AN INDEPENDENT TESTING DESIRY FARMORED BY THE AND REPORT OF THE STABLES AND AND ADDRESS OF THE STABLES AND AND ADDRESS AND AND ADDRESS AND AND ADDRESS AN

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

DIVISION 2: SITE WORK
2.1. CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR FOR BUILDING LAYOUT
AND FLOOR LEVANDONGRADE BEAM GERTIFICATION FOR FLOOD INSURANCE COMMINIMATE IF
APPLICABLE. OR AS REQUIRED BY LOCAL MUNICIPALITY AND STATE CERTIFICATION
REQUIREMENTS.

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

2.3 PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED \$1 OR AS REQUIRED BY GEO TECHNICAL REPORT BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR PROCTOR DENSITY. ESS OTHERWISE NOTED ALLCOMPACTION SHALL BE TO \$8% 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.

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

2.7 SUBGRADE PREPARATION SHALL INCLUDE STRIPPING AND GRUBBING OF SUPPRIFICIAL VIGETATION FOLLOWED BY COMPACTION OF THE BULDING AREA PLUS A MARGING OF SUPPRIFICIAL VIGETATION FOLLOWED BY COMPACTION OF THE BURDING AREA PLUS A MARGING OF SUPPRIFICIAL VIGETATION OF 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 FERDM BILL INC.

DIVISION 3: CONCRETE 3.1. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

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

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

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

3.5. VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE, ALL JOINTS 6" LAPPED AND TAPED. 3.6. WELDED WIRE FABRIC SHALL BE 6 X 6 - 10/10 W/ SAWCUT CONTROL JOINTS WITHIN 12 HOURS OF POUR

3.7. STEEL REINFORCEMENT SHALL BE GRADE 60 AND CONFORM WITH ASTM A-615. 3.8. FORMWORK DESIGN AND FABRICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ACI 347.

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

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

3.11. EXPANSION JOINT FILLER TO MEET ASTM D-1751, 1/2" ASPHALT IMPREGNATED FIBERBOARD W/ SEALANT CAP, OR POLYETHYLENE FOAM W/ SEALANT CAP. 3.12. FLOOR SLAB TOLERANCES TO BE 1/8" IN 10'-0" MAXIMUM.

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 STANDARDS SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONY UNITS ASTM DESIGNATION CEG-0 GRADE A WHITH 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.

4.5 POURED SOUID CELLS SHALL BE FILLED WITH CONCRETE (SLUMP 7" +/+1")
WITH A MIMMAM 26 DAY ULTMANTE COMPRESSIVE STRENGTH 10" 2000 P.S.1. THE
WORDSTRUCTER, CONTINUOUS CELL, GROUT SHALL BE POURED IN JETS NOT TO
EXCEED 50". (CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED
CELLS FOR INSPECTION).

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

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

4.8. MASONRY UNITS SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK. DIVISION 5: METALS: 5.1. ALL DISSIMILAR METALS SHALL BE ISOLATED BY INERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION.

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

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

 $5.5.\,\mathrm{HIGH}$ STRENGTH BOLTS AND NUTS, ASTM A-325 UNFINISHED BOLTS AND NUTS, ASTM A-305 GRADE A.

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

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

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

5.9. FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION.

DIVISION 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 MANUFACTURERS RECOMMENDATIONS ON ALL WORK.

7.2. FURNISH FIFTEEN (15) YEAR WARRANTY ON ROOFING MATERIALS ASSOCIATED WORK AGREEMS TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OF OTHERWISE FALLS TO PERFORM AS ROOFING DUE ITO 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 FRADOR 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 (MASONR) WALLS R-3) UNLESS NOTED OTHERWISE.

DIVISION 8: DOORS 4 WINDOWS

8.1 COMPLY WITH "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS
AND FRAMES" (S01-100) AND ANSIAWMAN 1.ST AND SECTION 1300 OF
ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS
APPLICABLE PROVIDE IMPACT RESISTANT DOORS WHERE NOTED.

9.2 CLAZING SHALL BE AS NOTED ON THE WINDOW SCHEDULE

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

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

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

8.6. ALL THRESHOLDS SHALL BE ADA APPROVED PRE-FINISHED ALUMINUM, UNLESS OTHERWISE NOTED. 8.7 ALL BI-FOLD DOOR TRACKS SHALL BE HEAVY DUTY DOUBLE ROLLER TYPE.

8.8. ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.

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 WORKMASHIPM INFERIOR TO THESE STANDARDS SHALL NOT BE ACCEPTED.

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

9.4. ALL INTERIOR GYPSUM WALLBOARD SHALL HAVE LIGHT ORANGE PEEL TEXTURED SURFACES UNLESS OTHERWISE INDICATED. PROVIDE WONDER BOARD OR DEINS-SHELD TILE BACKER WY 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), 598" THICK ON CONCRETE MASONRY UNITS (2 COAT), ALL PLANTER BOX UNTERIORS SHALL BE MARGITE: ALL CEMENT PLASTER INSTALLATION AND MATERIALS TO COMPORM WITH LATEST APPLICABLE ASTM STANDARDS. PLASTER FINISH TO BE SELECTED BY ARCHITECT.

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

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

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

9.10. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITAMSPARENT FINISHES. 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 NAROHITECT PRIOR TO COMMENCEMENT OF PARTINIC, IF 100% OPACITY CANNOT BE ACHEVED WITH NUMBER OF COATS SPECFIELD BECAUSE OF COLOR SELECTED. ADDITIONAL COATS SHALL BE ADDED. PREPARE SAMPLE AREA OF EACH COLOR FINISH SELECTED FOR ARCHITECT AND OWNER.

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

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

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

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

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

9.17. ALL STAIN SHALL BE BRUSHED APPLIED.

918 ON COUNE ETROLOF ALL PARTING, THE PARTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, COUPMENT AND DERISE RESULTING FROM THIS WORK REMOVE ALL TOOLS, COUPMENT AND DERISE RESULTING FROM THIS WORK STARS AND MESSAGED DANKE TEE! FROM ALL SURPACES INCLUDING FROM THE STARS AND MESSAGED DANKE TEE! FROM ALL SURPACES INCLUDING FROM THE STARS AND MESSAGED THE PART OF PARTING SUBCONTRACTOR SHALL BE BORNE BY THE PARTING SUBCONTRACTOR.

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

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

9.23. CEILING GRID SYSTEM SHALL BE PRELUDE 9/16 EXPOSED TEE SYSTEM. ACOUSTICAL CEILING TILE SYSTEM SHALL BE 2X2X5/8 CORTEGA TILE SYSTEM WITH ANGLED TEGULAR BY ARMSTRONG OR EQUAL.

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

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

DIVISION 10: SPECIALTIES:
10.1 ALL TOILET AND BATH ACCESSORIES SHALL BE SELECTED BY OWNER FROM
PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY
INDICATED ON DRAWINGS. COORDINATE SELECTIONS WITH ARCHITECT.

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

DIVISION 15: MECHANICAL AND PLUMBING 15: 1.CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING 15: 1.CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING 15: 1.CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND TESTING ARE IN STRICT MACORDANCE WITH A LTST EDITION OF ALL APPLICABLE CODES AND REGULATIONS. TESTING SHALL BE PER AWMA 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 FULMBING 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 EN, GRONEERS.

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

15.6. 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.

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

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

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

15.13. PROVIDE DEDICATED ICE MAKER LINE FROM GRAY BOX TO REFRIGERATOR IF APPLICABLE.

DIVISION 16: ELECTRICAL
16.1 ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND
SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES
AND ORDINANCES. COMPLY WITH NEC AND NEMA RECOMMENDATIONS (LATEST
EDITION).

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

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

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

GENERAL SPECIFICATIONS:

1. DOORS - BASIS OF DESIGN SHALL BE PLY GEM COMPOSITE EXTERIOR DOORS OR APPROVED EQUAPROVIDE GERESS DOORS AS REQUIRED IN ALL BEDROOM LOCATIONS.

2. WINDOWS - BASIS OF DESIGN SHALL BE PGT WINGUARD DH500 DOUBLE HUNG VINYL WINDOWS OR APPROVED EQUAL. PROVIDE EGRESS WINDOW AS NOTED, REFER TO MANUFACTURER'S SIZE CHART.

3. GARAGE DOORS - BASIS OF DESIGN SHALL BE WAYNE DALTON MODEL 9800 PREMIUM FIBERGLASS FAUX WOOD GARAGE DOORS OR APPROVED EQUAL.

4. SPRAY FOAM INSULATION - BASIS OF DESIGN SHALL BE CONT. MIN R-38 OPEN CELL SPRAY FOAM INSULATION SPRAYED DIRECTLY ON THE UNDERSIDE OF FOOD SHEATHING. CONTRACTOR TO CONFRIA AND VERFY INSULATION THICKNESS MEETS THE CONT. MIN. R-VALUES.

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

7. ATTIC ACCESS LADDER - BASIS OF DESIGN SHALL BE RAINBOW ATTIC STAIR MODEL M2236 OR APPROVED EQUAL.

A METAL ROD'S YSTEM - ABASIS OF DESIGN SHALL BE SENTRYGUARD STANDING SEAM NS150 1 1/2 NAIL STRIP PANEL CONT PANEL. O 322 ALUMINUM N/30 YEAR KYNAF 800 FINSH N/1 M/0 APPROVAL OR APPROVED EQUAL UNDERLAYMENT TO BE GRACE HIGH TEMP PEEL & STICK ICE AND WATER SHIELD UNDERLAYMENT AS REQUIRED TO WITHSTAND TEMPERATURES UP TO 26 TO 1 S ISINDS A TRAIN - BASIS OF DESIGNS HALL BE LAMBES HARDIE BULDINGS SUPPLIES TRIM AND SIDING PRODUCTS OR APPROVED EQUILA, LL FASCIA AND DRIP BOARD TO BE S'ALTRIM BOARD FOR PROVIDE EQUILA, ALL SIDING TO BE S'ALE O'T EDERNAILL, SIDING OR APPROVED EQUILA, ALL SIDING TO BE S'ALE O'T EDERNAILL, SIDING OR APPROVED EQUILA. REFER TO ELEVANIONS FOR DRIENTATION OF SIDINGS BOARD. ALL FASCIA BOARDS ARE SIZED FOR 22X TOP CHICKING TRUSS, IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IF FIELD CONDITIONS VARY FROM THIS NOTIFY AND CHICKEN TRUSS. IN THE CONDITIONS VARY FROM THE NOTIFY AND CHICKEN TRUSS. IN THE CONDITIONS VARY FROM THE NOTIFY AND CHICKEN TRUSS. IN THE CONDITIONS VARY FROM THE NOTIFY AND CHICKEN TRUSS. IN THE CONDITIONS VARY FROM THE NOTIFY AND CHICKEN TRUSS.

10. PEDESTAL DECK SYSTEM - BASIS OF DESIGN SHALL BE TILETECH ADJUSTABLE DECK PEDESTAL WITH WOOD DECK SYSTEM OR APPROVED EQUAL 11. ELECTRICAL FIREPLACE - BASIS OF DESIGN SHALL BE VENTLESS STYLE ELECTRIC FIREPLACE AS SELECTED BY OWNER

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

RECEIVED

OCT 3 1 2022

CA³

2021.37 A0.2

RESIDENCE AT 7125

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LONGBOAT DRIVE 7125 Longboat Drive Longboat Key, Florida 34228

C. ALAN ANDERSON ARCHITECT, P.A.

PENNONI ASSOCIATES INC. 5755 RIO VISTA DRIVE Phone (727) 536-8772 CLEARWATER, FL 33760

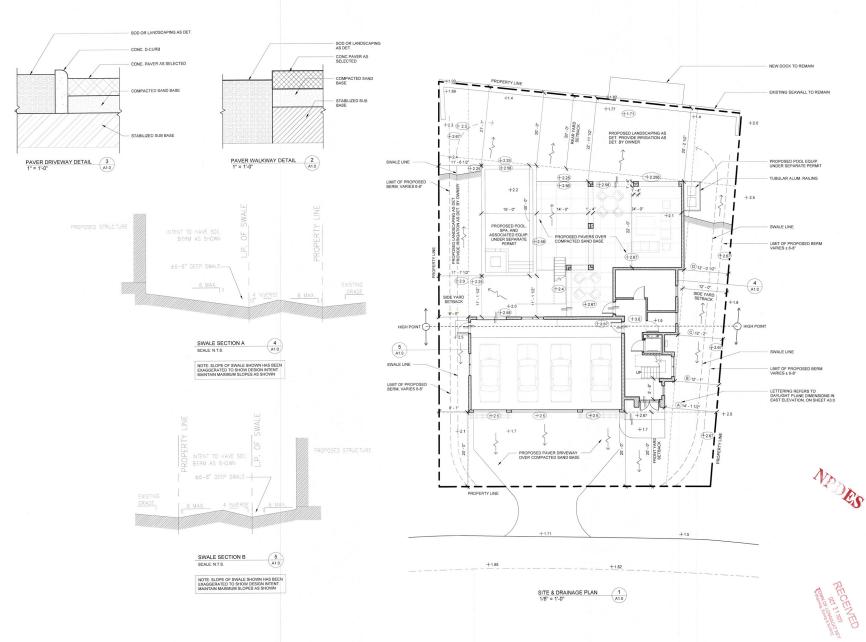
Elgin Properties I, LLC.

Elgin, IL 60124 7W785 Stratford Lane hone (941) 557-8692

PERMIT & CONSTRUCTION DRAWINGS OP/Par

16.25.72

SPECIFICATIONS 4



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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 FLOR.
- 2. FOR SITE PREP WORK AND RECOMMENDATIONS FOR SUB-SOIL RECOMMENDATIONS FOR SUB-SOIL RESEARCH FOR 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 CODE.
- O. NAVD REFERENCE ELEVATIONS SHOWN ARE BASED UPON FEMA FLOOD MAP # 12081C0285F, 8110/2021, ZONE AE (EL 5), AS ADOPTED BY THE TOWN OF LONGBOAT KEY, MANTEE COUNTY, FLORIDA AS OF THE ISSUANCE OF THESE DRAWINGS DATEO 867/2021.

RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive Longboat Key, Florida 34228

ARCHITECT OF RECORD

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PERMIT & CONSTRUCTION DRAWINGS

Elgin, IL 60124

1/2

Sealed By: C. ALAN ANDERSON, FLRAR0014171
To the best of the architect's or engineer's knowledge, said plan and specifications comply with the applicable building codes an

accordance with Chapters 553 and 633, Florida Statutes.

HAVISON DATE DESCRIPTION

NN 8Y: 730

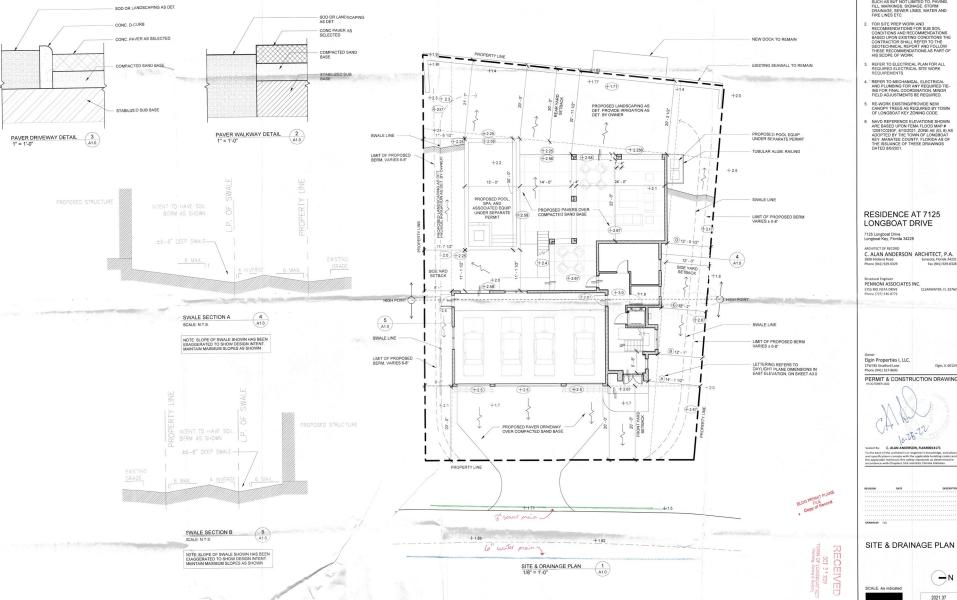
SITE & DRAINAGE PLAN











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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.

- RE-WORK EXISTING/PROVIDE NEW CANOPY TREES AS REQUIRED BY TOWN OF LONGBOAT KEY ZONING CODE.

RESIDENCE AT 7125

PERMIT & CONSTRUCTION DRAWINGS

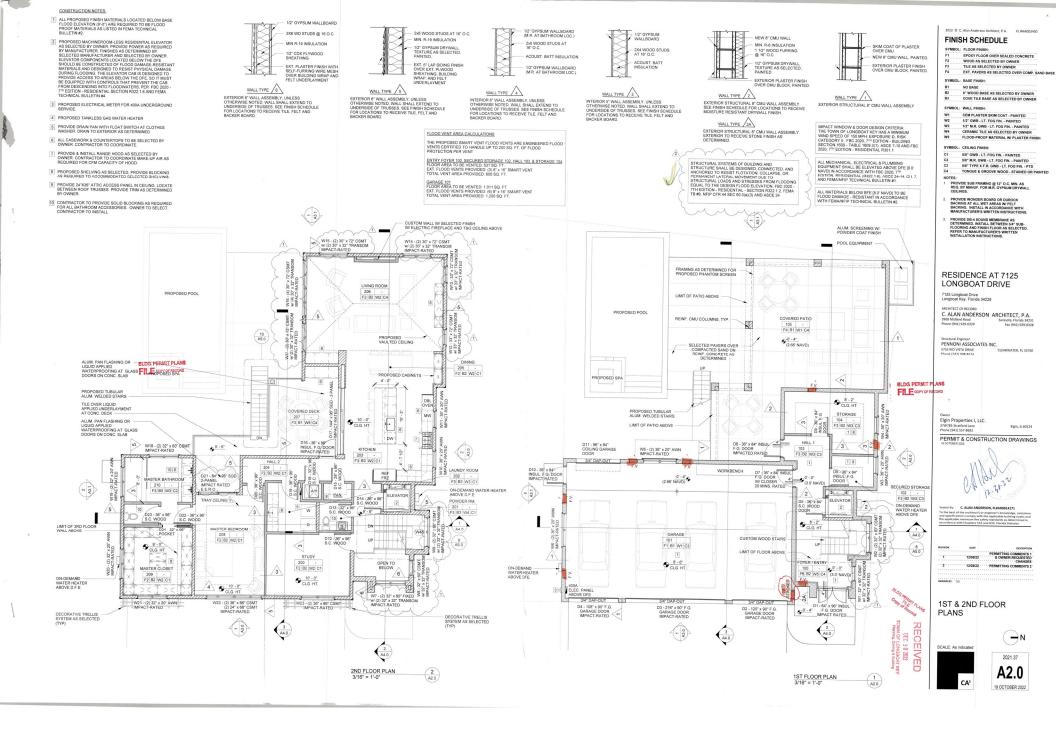


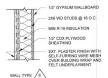
SITE & DRAINAGE PLAN



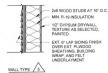


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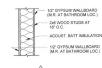




EXTERIOR 6" WALL ASSEMBLY, UNLESS
OTHERWISE NOTED, WALL SHALL EXTEND TO
UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE
FOR LOCATIONS TO RECEIVE TILE, FELT AND
BACKER BOARD.



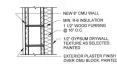
EXTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED, WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD.



WALL TYPE 4 INTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED, WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD.



WALL TYPE 3 INTERIOR 5" WALL ASSEMBLY, UNLESS
OTHERWISE NOTED, WALL SHALL EXTEND TO
UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE
FOR LOCATIONS TO RECEIVE TILE, FELT AND
BACKER BOARD.



WALL TYPE 2 EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE MOISTURE RESISTANT DRYWALL FINISH.

WALL TYPE 2A EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY. EXTERIOR TO RECEIVE STONE FINISH AS DETERMINED.

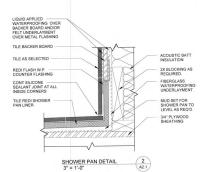


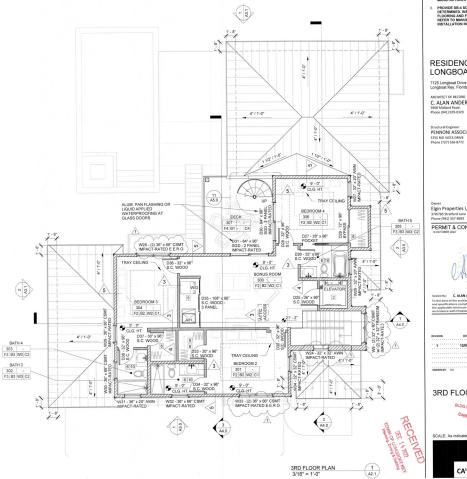
WALL TYPE 1 EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY

IMPACT WINDOW & DOOR DESIGN CRITERIA:
THE TOWN OF LONGBOAT KEY HAS A MINIMUM WIND
SPEED OF 150 MPH. EXPOSUED. P. RISK CATEGORY IL
FBC 2020, 7™ EDITION. BUILDING SECTION 1609 - TABLE
1609.3(1). ASCE 7-10 AND FBC 2020, 7™ EDITION RESIDENTIAL R303.1

CONSTRUCTION NOTES:

- ALL PROPOSED FINISH MATERIALS LOCATED BELOW BASE FLOOD ELEVATION (9'-0') ARE REQUIRED TO BE FLOOD PROOF MATERIALS AS LISTED IN FEMA TECHNICAL BULLETIN #2.
- 3 PROPOSED ELECTRICAL METER FOR 400A UNDERGROUND SERVICE.
- 4 PROPOSED TANKLESS GAS WATER HEATER
- [5] PROVIDE DRAIN PAN WITH FLOAT SWITCH AT CLOTHES WASHER. DRAIN TO EXTERIOR AS DETERMINED.
- 6 ALL CASEWORK & COUNTERTOPS TO BE SELECTED BY OWNER. CONTRACTOR TO COORDINATE.
- 7 PROVIDE & INSTALL RANGE HOOD AS SELECTED BY OWNER. CONTRACTOR TO COORDINATE MAKE-UP AIR AS REQUIRED FOR CFM CAPACITY OF HOOD.
- 8 PROPOSED SHELVING AS SELECTED, PROVIDE BLOCKING AS REQUIRED TO ACCOMMODATED SELECTED SHELVING.
- [10] CONTRACTOR TO PROVIDE SOLID BLOCKING AS REQUIRED FOR ALL BATHROOM ACCESSORIES. OWNER TO SELECT, CONTRACTOR TO INSTALL.





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FINISH SCHEDULE

SYMBOL: FLOOR FINISH EPOXY FLOOR OVER SEALED CONCRETE WOOD AS SELECTED BY OWNER TILE AS SELECTED BY OWNER

EXT PAVERS AS SELECTED OVER

BASE FINISH:

NO BASE 6" WOOD BASE AS SELECTED BY OWNER COVE TILE BASE AS SELECTED BY OWNER

SYMBOL: WALL FINISH:

.: WALL FINISH:
CEM PLASTER SKIM COAT - PAINTED
112" GWB - LT. FOG FIN. - PAINTED
112" MR. GWB - LT. FOG FIN. - PAINTED
CERAMIC TILE AS SELECTED BY OWNER
FLOOD-PROOF MATERIAL W PLASTER FINISH

SYMBOL: CEILING FINISH: S8" GWB - LT. FOG FIN. - PAINTED
S8" M.R. GWB - LT. FOG FIN. - PAINTED
S18" TYPE X F.R. GWB - LT. FOG FIN. - PTD
TONGUE & GROOVE WOOD - STAINED OR PA

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

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.

RESIDENCE AT 7125 LONGBOAT DRIVE

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PERMIT & CONSTRUCTION DRAWINGS



3RD FLOOR PLAN

SCALE: As ind CA³

2021.37 A2.1 19 OCTOBER 2022

 \bigcirc N

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GENERAL ROOF NOTES

- ALL ALUM SPECIALTIES INCLUDING PERGOLAS, FILIGREES, CANOPIES, LADDER SYSTEMS ETC. SHALL BE DESIGNED & INSTALLED TO WITHSTAND ALL WIND LOADS INDICATED ON STRUCTURAL DRAWINGS, SUBMIT SIGRED & SEALED SHOP DRAWINGS FOR APPROVAL.
- ALL ALUM SPECIALTIES SHALL HAVE A POWDER COAT PAINT FINISH AS SELECTED BY ARCHITECT.
- 3. NOT ALL PENETRATIONS THROUGH ROOF, INCLUDING, BUT NOT LIMITED TO, PLUMBING VENT STACKS, EXHAUST VENTS, AND ELECTRICAL CONDUITS MAY BE SHOWN ON ROOF PLAN-MAYE AND CONTINUE PENETRATION FLASHINGS PER ROOF MEMBRANE MAIN! TYPICAL INSTALLATION DETAILS AS RECTO.

RESIDENCE AT 7125 LONGBOAT DRIVE

ARCHITECT OF RECORD

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Fax (941) 929-032

Structural Engineer
PENNONI ASSOCIATES INC.

Owner Elgin Properties I, LLC. 37W785 Stratford Lane Phone (941) 557-8692

Elgin, IL 60124

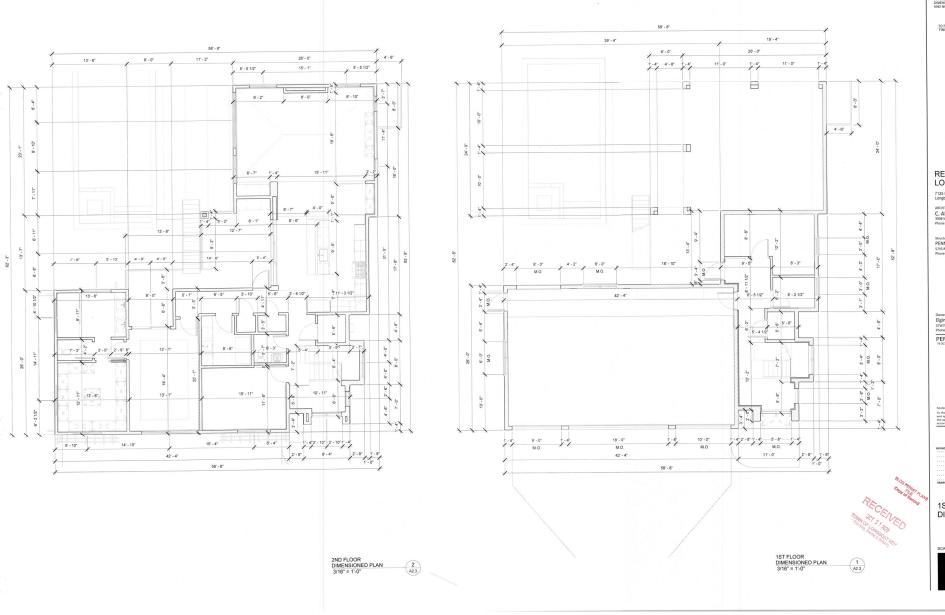
PERMIT & CONSTRUCTION DRAWINGS

ROOF PLAN & DETAILS

SCALE: As indicated

CA³





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FINISHED WALL
TO FACE OF INT.
FINISHED WALL

RESIDENCE AT 7125 LONGBOAT DRIVE

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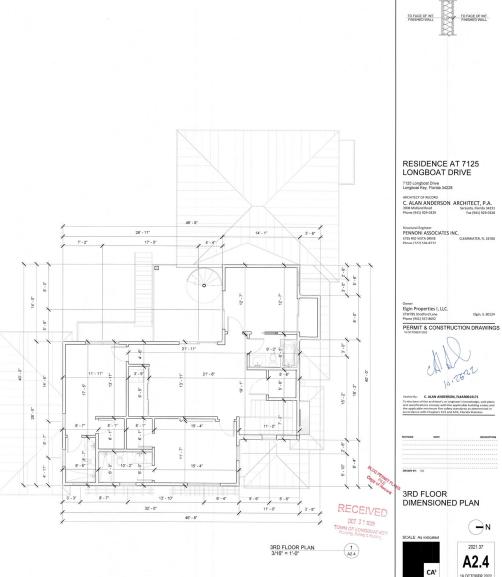
Owner Elgin Properties I, LLC. 37W785 Stratford Lane Phone (941) 557-8692

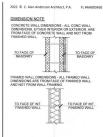
PERMIT & CONSTRUCTION DRAWINGS

1ST & 2ND FLOOR DIMENSIONED PLANS













ALL MATERIALS BELOW BFE [8.0' NAVD] TO BE FLOOD DAMAGE - RESISTANT IN ACCORDANCE WITH FEMANFIP TECHNICAL BULLETIN #2

NOTE: FINAL STEP LAYOUTS
MAY CHANGE DUE TO
EXSTRING ELEVATIONS AND
FINAL GRADING REFER TO
CIVIL DRAWNING
OVER THE ROAD OF A STORY
NOTE: ALL DOORS
OF THE FROLECT:

NOTE: HE PROJECT: THE FROLECT:
OVER THE PROJECT: THE FROLECT:

A/C CONDENSOR UNITS ON RAISED SLEEPER RAILS W/ ALUM, SCREENING, INSTALL PER ROOFING MANUFACTURER RECOMMENDATIONS STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX — PLYWOOD SHEATHING ◆ 36' - 0" MAX HEIGHT ALL GUARDRAILS AT RAISED PATIOS, BALCONIES, AND STAIRS SHALL BE DESIGNED TO RESIST A LIVE LOAD OF 50 LBS PER LINEAR FT & 200 LB CONCENTRATED LOAD. \$35' - 0 1/2" ACTUAL HEIGHT ALUM. TUBULAR RAILING AS SELECTED (TYP) CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC 12 12 4 RAISED DECK PEDESTAL SYSTEM W/ WOOD FINISH AS SELECTED BEARING (HIGH) DECORATIVE WD. BRACKET . - W/ PAINTED FINISH (TYP) IMPACT RESISTANT WINDOW AS SELECTED (TYP) DECORATIVE WD. BRACKETS W/ PAINTED FINISH (TYP) 2X6 FRAMED WALL CONST. W/ 6" – KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHING W/ #15 FELT OVER CONT. BUILDING WRAP W/ LA SIDING AS SELECTED (TYP) IMPACT RESISTANT WINDOW AS SELECTED (TYP) STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING 3" CORNER TRIM, PAINTED (TYP) \$21' - 2" 3RD FLOOR DECORATIVE TRELLIS
SYSTEM AS SELECTED (TYP) CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC CONT. 1X8 FASCIA, 1X4 DRIP — EDGE BOARD AND ALUM. FLASHING SET IN MASTIC (TYP) - 2X8 FRAMED WALL CONST. W/ 6" KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHINGW/ #15 FELT OVER CONT. BUILDING WRAP W/ LAP SIDING AS SELECTED (TYP) 2X6 FRAMED WALL CONST. W/6"
KRAFT FACE BATT INSUL. W/
EXT. PLYWOOD SHEATHING W/#
15 FELT OVER CONT. BUILDING
WRAP W/EXT. PLASTER FIN. AND
SELF-FURRING WIRE LATH - IMPACT RESISTANT WINDOW AS SELECTED - (TYP) 9' - 8" 2ND FLOOR IMPACT RESISTANT WINDOW AS SELECTED (TYP) 3" CORNER TRIM, PAINTED (TYP) ON DEMAND WATER HEATER ABOVE D.F.E. ◆ 6' - 0' (9.0' NAVD) CMU WALL CONST., EXTERIOR
TO RECIEVE
WATERPROOFING AND
EXTERIOR PLASTER FINISH,
PAINTED (TYP) IMPACT RESISTANT WINDOW AS SELECTED (TYP) - ∳ 5' - 0" (8.0' NAVD) BFE CMU WALL CONST., EXTERIOR TO RECIEVE WATERPROOFING AND EXTERIOR STONE FINISH EXT. PLASTER FINISH, PAINTED 3 CJ LONGBOAT DRIVE ALUM. TUBULAR RAILING AS SELECTED (TYP) 200 7125 Longboat Drive Longboat Key, Florida 34228 C. ALAN ANDERSON ARCHITECT, P.A. NORTH (SIDE) ELEVATION 2 3/16" = 1'-0" A3.0 3908 Midland Road Phone (941) 929-0329 PENNONI ASSOCIATES INC. 5755 RIO VISTA DRIVE Phone (727) 536-8772 STANDING SEAM METAL ROOF SYSTEM — OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. ___ FLASHING SET IN MASTIC MAX HEIGHT Elgin Properties I, LLC. DECORATIVE WD. BRACKETS W/ PAINTED FINISH (TYP) ◆ 35' - 0 1/2" ACTUAL HEIGHT 3" CORNER TRIM PAINTED (TYP) STANDING SEAM METAL ROOF SYSTEM
OVER HIGH TEMP P&S UNDERLAYMENT ON
5/8" CDX PLYWOOD SHEATHING 15' - 4 1/2" w 12.30 ◆ 21' - 2' 3RD FLOOR DECORATIVE WD. BRACKETS _ W/ PAINTED FINISH (TYP) 111 (12 - 2" 19' - 8" BEARING (LOW) 3" CORNER TRIM. PAINTED (TYP 2X6 FRAMED WALL CONST. W/
6* KRAFT FACE BATT INSUL. W/
EXT. PLYWOOD SHEATHINGW/
#15 FELT OVER CONT.
BUILDING WRAP W/LAP SIDING
AS SELECTED (TYP) 1111 X/AIR 9' - 8" 2ND FLOOR ®12-04/2 6' - 0" (9.0' NAVD) DFE IMPACT RESISTANT ____ GARAGE DOORS AS SELECTED (TYP) DRAWN BY: TJO 1111 1 CMU WALL CONST.,
EXTERIOR TO RECIEVE
WATERPROOFING AND
EXTERIOR PLASTER FINISH,
PAINTED (TYP) B 12' - 1" 8' - 0" HXII I **BUILDING ELEVATIONS** A)14' - 1 1/2" GROUND FLOOR REFER TO CHEET AN FOR PROPERTY
BEFORE AND CONCENTRATION OF THE PROPERTY
DATE OF THE PROPERTY O EAST (FRONT) ELEVATION 1 3/16" = 1'-0" A3.0

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GENERAL ELEVATION NOTES

RESIDENCE AT 7125

Fax (941) 929-0328

CLEARWATER, FL 33760

PERMIT & CONSTRUCTION DRAWINGS





SCALE: As indicate

DEC 3 0 2022

TOWN OF LONGBOAT KEY Planning, Zoning & Building



2021.37 A3.0 19 OCTOBER 2022 NOTE: FINAL STEP LAYOUTS MAY CHANGE DUE TO EXISTING ELEVATIONS AND FINAL GRADING. REFER TO CIVIL DRAWINGS.

NOTE: ALL DOORS CONTAINING GLASS AND ALL WINDOWS SHOWN ON PLANS ARE TO BE IMPACT RATED GLAZING

ALL MATERIALS BELOW BFE [8.0' NAVD] TO BE FLOOD DAMAGE - RESISTANT IN ACCORDANCE WITH FEMANFIP TECHNICAL BULLETIN #2

NOTE: BEST MANAGEMENT PRACTICES (BMP) WILL BE USED FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF AND WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.

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

STANDING SEAM METAL ROOF \$35' - 0 1/2" ACTUAL HEIGHT ALUM. TUBULAR RAILING AS SELECTED (TYP) SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING RAISED DECK PEDESTAL SYSTEM W/ WOOD FINISH AS SELECTED CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC 90' - 2" BEARING (HIGH) DECORATIVE WD. BRACKET W/ PAINTED FINISH (TYP) DECORATIVE WD. BRACKETS W/ PAINTED FINISH (TYP) IMPACT RESISTANT WINDOWS AS SELECTED (TYP) STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING DECORATIVE TRIM AS DETERMINED (TYP) CONCEALED FLASHING AT WALL (TYP) 2X6 FRAMED WALL CONST. W/ 6' KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHINGW/#15 FELT OVER CONT. BUILDING WRAP W/ LAP SIDING AS SELECTED (TYP) CONT. 1X8 FASCIA, 1X4 DRIF EDGE BOARD AND ALUM. FLASHING SET IN MASTIC IMPACT RESISTANT WINDOW AS SELECTED (TYP) 2X6 FRAMED WALL CONST. W/6" KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHINGW/#15 FELT OVER CONT. BUILDING WRAP W/ LAP SIDING AS SELECTED (TYP) CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC DECORATIVE WD. BRACKETS W/ PAINTED FINISH (TYP) 3" CORNER TRIM, PAINTED (TYP) IMPACT RESISTANT WINDOWS AS SELECTED (TYP) ALUM. TUBULAR RAILING AS SELECTED (TYP) 9' - 8" 2ND FLOOR DECORATIVE TRELLIS
SYSTEM AS SELECTED (TYP) ON DEMAND WATER HEATER, ABOVE D.F.E. REINF. CONC. COLUMN W/ EXT. PLASTER FINISH (TYP) 6' - 0" (9.0' NAVD) DFE IMPACT RESISTANT WINDOWS
AS SELECTED (TYP) EXT. PAVERS AS SELECTED OVER COMPACTED SAND BASE (TYP) 5' - 0" (8.0' NAVD) BFE CMU WALL CONST., EXTERIOR TO RECIEVE WATERPROOFING AND EXTERIOR PLASTER FINISH, PAINTED (TYP) - FXT PLASTER FINISH PAINTED ⊕ 0' - 0" (3.0' NAVD) GROUND FLOOR SOUTH (SIDE) ELEVATION 2 3/16" = 1'-0" A3.1



WEST (REAR) ELEVATION 1 3/16" = 1'-0" A3.1

RECEIVED OCT 3 ! 2022 TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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GENERAL ELEVATION NOTES

- FINAL GRADING VARIES FOR EACH ELEVATION SHOWN, PLEASE REFER TO PROPOSED SITE AND DRAINAGE PLAN (SHEET A1.0) FOR ALL PROPOSED GRADING ELEVATIONS, FINAL EXTERIOR STAIR RISE/RUN DEPENDENT UPON FINAL GRADING
- ALL GUARDRAILS AT RAISED PATIOS, BALCONIES, AND STAIRS SHALL BE DESIGNED TO RESIST A LIVE LOAD OF 50 LBS PER LINEAR FT & 200 LB CONCENTRATED LOAD.

RESIDENCE AT 7125 LONGBOAT DRIVE

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CLEARWATER, FL 33760

Elgin Properties I, LLC.

37W785 Stratford Lane Phone (941) 557-8692 PERMIT & CONSTRUCTION DRAWINGS

10-23.20

BUILDING ELEVATIONS

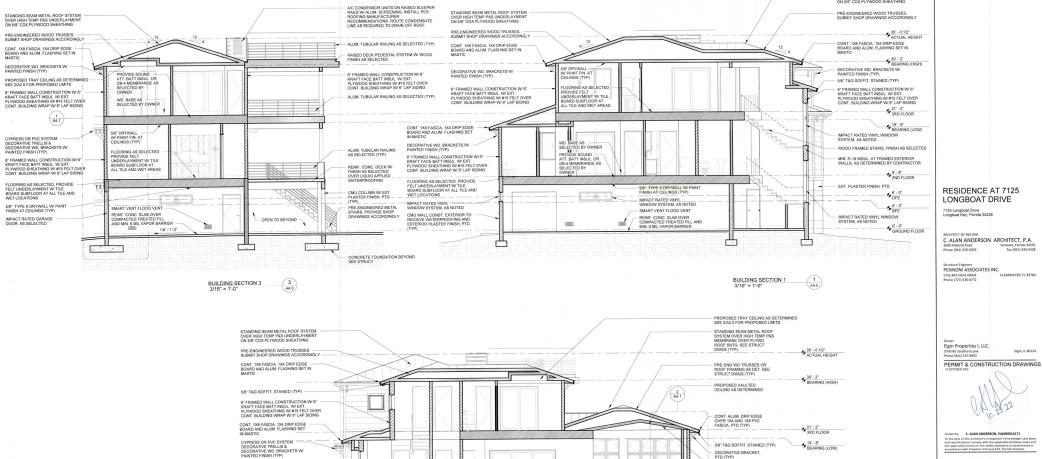


SCALE: As indic





STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING



IMPACT RATED VINYL WINDOW SYSTEM, AS NOTED

CMU WALL CONST. EXTERIOR TO RECIEVE WATERPROOFING AND STONE FINISH, PTD. (TYP) CYPRESS OR PVC SYSTEM — DECORATIVE TRELLIS & DECORATIVE W. BRACKETS W/ PAINTED FINISH (TYP)

5/8" T&G SOFFIT, STAINED (TYP FLOOR FIN. & BASE AS SELECTED (TYP)-

REINF CONC FLOOR SLAB OVER VAPOR BARRIER OVER TERMITE TREATED COMP SOIL (TYP)

ALUM. THRESHOLD SET IN FULL SEALANT BED

RECESSED SLAB W/ SUMP PIT & WATERPROOFING

CONC FOUNDATION. SEE STRUCT (TYP)

BUILDING SECTIONS

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



2021.37 19 OCTOBER 2022

BUILDING SECTION 2 2 3/16" = 1'-0" A4.0

OPEN TO BEYOND

5/8" DRYWALL W/ PAINT FINISH AT CEILINGS (TYP) IMPACTED RATED VINYL WINDOW SYSTEM, AS NOTED (TYP)

PROVIDE SOUND ATT. BATT INSUL. OR DB-4 MEMBRANE AS SELECTED BY OWNER

FLOORING AS SELECTED, PROVIDE UNDERLAYMENT W/ TILE BOARD SUBFLOOR AT ALL TILE AND WET AREAS

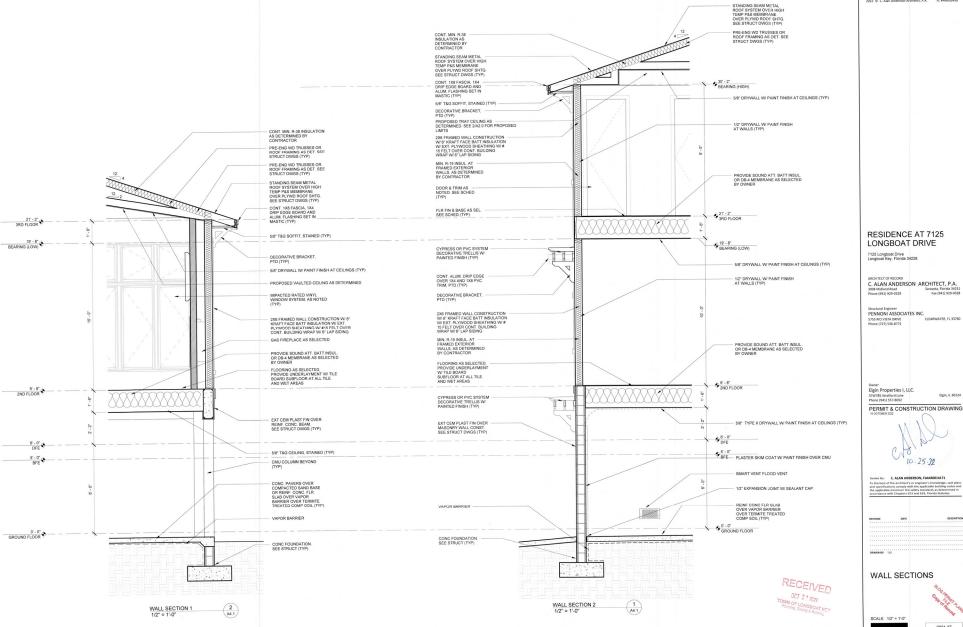
CONCRETE FOUNDATION BEYOND SEE STRUCT.

2X6 FRAMED WALL CONSTRUCTION W 6"
KRAFT FACE BATT INSULATION W EXT.
PLYWOOD SHEATHING WW HS FELT
OVER CONT. BUILDING WRAP W/ 6" LAP
SIDING

GROUND FLOOR

RECEIVED

OCT 3 1 2022 TOWN OF LONGBOAT KEY



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LONGBOAT DRIVE

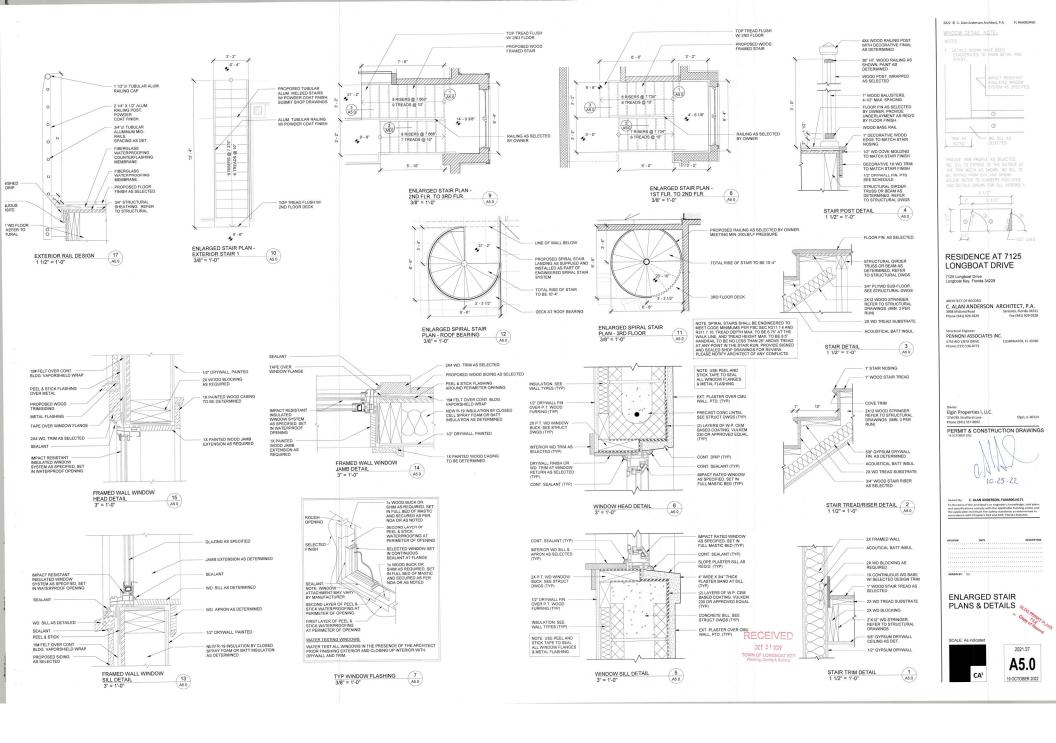
PERMIT & CONSTRUCTION DRAWINGS

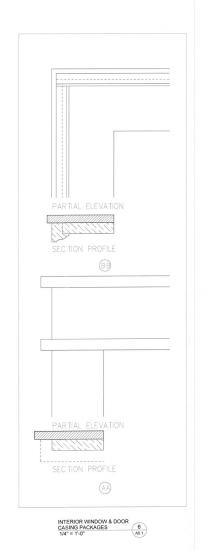
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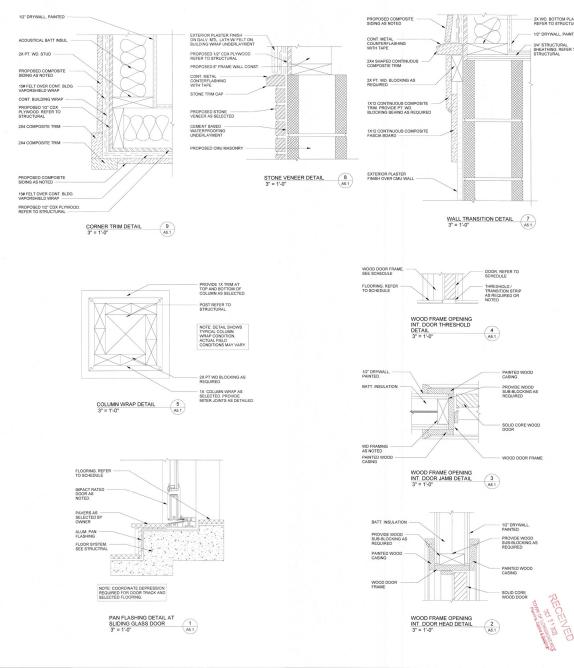




2021.37 A4.1









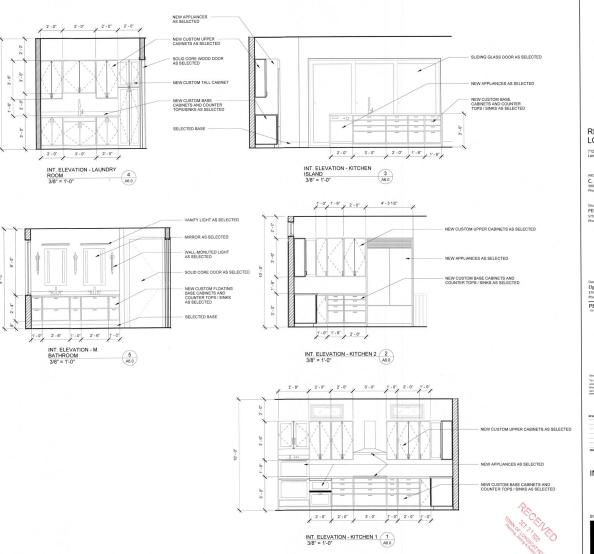
DETAILS

SCALE: As indicated

Elgin, IL 60124

2021.37

A5.1



RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive Longboat Key, Florida 34228

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PERMIT & CONSTRUCTION DRAWINGS

Elgin, IL 60124

10.25.22

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"





ELECTRICAL CONSTRUCTION NOTES:

- PROVIDE DAWN TO DUSK TIMER ON EXTERIOR LIGHTS
 AS DETERMINED.
- PROVIDE ALL REQUIRED POWER FOR RANGE HOOD AS DETERMINED.
- 3 PROVIDE POWER AND SWITCHING AS REQUIRED FOR GARBAGE DISPOSAL.
- 4 PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION SYSTEMS.
- 5 PROVIDE UNDER-COUNTER LED LIGHTING AS SELECTED
- 6 PROVIDE POWER AS DETERMINED TO ACCOMMODATE
- PROVIDE CONDUIT & CIRCUITS AS DETERMINED TO ACCOMMODATE PROPOSED CAR CHARGER
- 9 PROVIDE POWER AND LIGHTING TO OWNER SELECTED ELEVATOR
- 10 PROVIDE ELECTRICAL SUB-PANEL OR SEPARTE CIRCUIT TO DOCK
- 11 PROVIDE POWER AS DETERMINE TO ACCOMMODATE PROPOSED ON-DEMAND WATER HEATERS
- 12 PROVIDE POWER AS REQUIRED FOR DISHWASHER

WP/GFCI-0

STUDY

COVERED DECK 207

HALL 2

204

0

0

MASTER BATHROOM

210

MASTER BEDROOM

208

MASTER CLOSET 209

ELECTRICAL GENERAL NOTES:

- THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC.
 CONTRACTOR TO PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
- ALL WORK SHALL CONFORM TO OR EXCEED THE MINIMUM REQUIREMENTS OF THE CURRENT ANSIMPPA TO INEC 2017 WITH STATE OF FLORIDA AMENDMENTS, ANSIMEE EC 22 AND ALL FEDERAL STATE, LOCAL AND MUNICIPAL CODES AND ORDINANCES. THE ELECTRICAL SUBCONTRACTOR SHALL COMEY WITH THE DIRECTIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- INSTALL WORK USING PROCEDURES DEFINED IN NECA STANDARDS OF INSTALLATION. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCED WHEN COMPLETED.
- 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 ENTERGY CONSERVATION SECTION.
- ALL ELECTRICAL EQUIPMENT SHALL BE ELEVATED ABOVE DFE [9.0 'NAVD] IN ACCORDANCE WITH FBC 2020, 7TM EDITION, RESIDENTIAL, (R322.1.6), ASCE 24-14, CH. 7, AND FEMANFIP TECHNICAL BULLETIN #1.

ELECTRIC FIREPLACE AS SELECTED

LIVING ROOM 206

205

PROPOSED VAULTED CEILING

SMOKE DETECTOR NOTES:

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

GROUND FAULT NOTES:

1. ARC-FAULT REQUIREMENTS IN ACCORDANCE WITH NEC 210-78B, ALL 120-VOLT. SINGLE-PHASE, 15-AND 20-AMPRIES BRANCH CIRCUITS SUPPLYING OUTLIES AND 20-AMPRIES BRANCH CIRCUITS SUPPLYING OUTLIES AND ADDRESS OF A STANDARD SUPPLYING OUTLIES AND ADDRESS OF A STANDARD SUPPLYING A CONTROL OF A STANDARD SUPPLYING A

SWITCHING NOTES:

ROPE LIGHT ABOVE COORDINATE SWITCH WITH OWNER

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



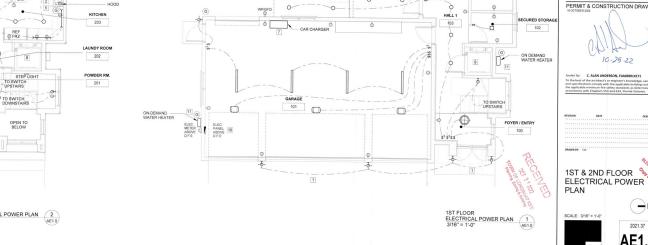
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STORAGE

ELEC SYMBOL LEGEND CLG FAN WILIGHT KIT AS DETERMINED \oplus UNDER CABINET LINEAR LIGHT FIXTURE SURFACE MTD LINEAR LIGHT FIXTURE SURFACE MTD LIGHT FIXTURE INTERIOR WALL SCONCE FIXTURE EXHAUST FAN WILIGHT & HEATER SWITCH GARAGE DOOR OPENER WILIGHT

220V RECEPTACLE CEILING RECEPTACLE - DUPLEX

DATA OUTLET J-BOX ELEC PANEI MEDIA PANEI ELEC METER **RESIDENCE AT 7125** LONGBOAT DRIVE C. ALAN ANDERSON ARCHITECT, P.A. PENNONI ASSOCIATES INC. PERMIT & CONSTRUCTION DRAWINGS 10.25.22 Sealed By: C. ALAN ANDERSON, FLEAR001417



(M)

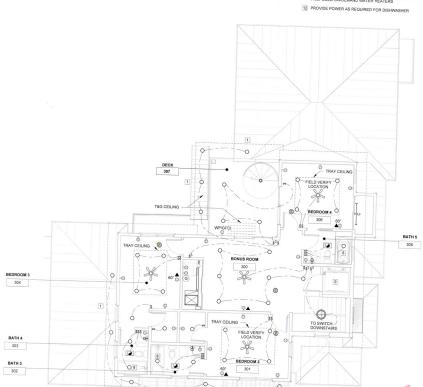
400A METER MAIN

ELECTRICAL POWER RISER A 3/16" = 1'-0" AE1.0

2ND FLOOR ELECTRICAL POWER PLAN 2 3/16" = 1'-0" AE1.0

0





ELECTRICAL CONSTRUCTION NOTES:

- PROVIDE DAWN TO DUSK TIMER ON EXTERIOR LIGHTS
 AS DETERMINED.
- 2 PROVIDE ALL REQUIRED POWER FOR RANGE HOOD AS DETERMINED
- 3 PROVIDE POWER AND SWITCHING AS REQUIRED FOR GARBAGE DISPOSAL.
- PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION SYSTEMS.
- 5 PROVIDE UNDER-COUNTER LED LIGHTING AS SELECTED
- PROVIDE POWER AS DETERMINED TO ACCOMMODATE PROPOSED POOL EQUIPMENT. 7 PROVIDE CONDUIT & CIRCUITS AS DETERMINED TO ACCOMMODATE PROPOSED CAR CHARGER
- 8 PROVIDE WATER-PROOF CAN LIGHTING ABOVE SHOWERS AND TUBS
- PROVIDE POWER AND LIGHTING TO OWNER SELECTED ELEVATOR
- 10 PROVIDE ELECTRICAL SUB-PANEL OR SEPARTE CIRCUIT TO DOCK

3RD FLOOR ELECTRICAL POWER PLAN 1 3/16" = 1'-0" AE1.1

11 PROVIDE POWER AS DETERMINE TO ACCOMMODATE PROPOSED ON-DEMAND WATER HEATERS



ELEC SYMBOL LEGEND CLG FAN WILIGHT KIT AS DETERMINED

C WALL MTD LINEAR LIGHT FIXTURE W/

UNDER CABINET LINEAR LIGHT FIXTURE

SURFACE MTD LINEAR LIGHT FIXTURE

INTERIOR WALL SCONCE FIXTURE EXTERIOR WALL SCONCE FIXTURE

COMB SMOKE CARBON MONOXIDE GARAGE DOOR OPENER WILIGHT

110V RECEPTACLE - DUPLEX 110V RECEPTACLE - FLOOR

SURFACE MTD LIGHT FIXTURE

EXHAUST FAN WILIGHT EXHAUST FAN WILIGHT & HEATER

THREE-WAY SWITCH

220V RECEPTACLE

DATA OUTLET

CEILING MTD PENDANT LIGHT FIXTURE

0

LONGBOAT DRIVE

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Elgin Properties I, LLC.

PERMIT & CONSTRUCTION DRAWINGS

3RD FLOOR ELECTRICAL POWER PLAN



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



PLUMBING CONSTRUCTION NOTES:

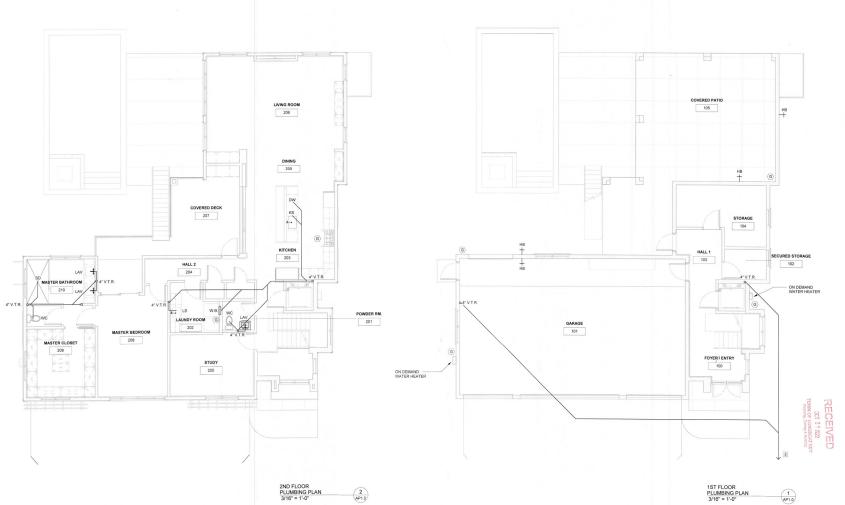
- 1. PROVIDE A/C UNIT, ROUTE CONDENSATE AND DRIP PAN LINE TO EXTERIOR AS DETERMINED. INSULATE LINE AS REQUIRED.
- - FIELD VERIFY EXISTING SANITARY SEWER LINE AND TIE-IN NEW LINES INTO EXISTING AS DETERMINED.

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
 EITHINGS.
- 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 INTAKES.
- AN INCOMED OF CODE AWAY FROM PRESENTANT MANAGEMENT AND A RECORD 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 INVOKENCEUDED IN THE CONTRACT, SYSTEMS SHALL INCLUDE ALL APPLIETEMENCES AS REQUIRED TO INSTALLATION, MINOR DEFENSION OF THE SYSTEMS SHALL INCLUDE ALL APPLIETEMENCES AS REQUIRED TO INSTALLATION, MINOR DEFENSION OF THE SYSTEM OF THE
- 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 CODE.
- 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 [10.0" NAVD] IN ACCORDANCE WITH FBC 2020, 7™ EDITION, RESIDENTIAL (R322.1.6), ASCE 24-14, CH. 7, AND FEMAINFIP TECHNICAL BULLETIN #1.



2022 D. C. Alan Anderson Architect D.A. El WARDOZASI PLUMBING LEGEND

EXISTING SANITARY LINE NEW SANITARY LINE PROPOSED V.T.R. CONNECTION LAVATORY SINK LAUNDRY SINK BAR SINK KS KITCHEN SINK DW DISH WASHER WATER CLOSET SHOWER DRAIN TUB DRAIN SERVICE SINK TANKLESS WATER HEATER VIR VENT THROUGH ROOF D.P. DRAIN PAN & OVERFLOW SWITCH

RESIDENCE AT 7125 LONGBOAT DRIVE

EXTERIOR HOSE BIB

CLEAN OUT GAS STUB OUT

7125 Longboat Drive Longboat Key, Florida 34228

H.B.

C.O.

C. ALAN ANDERSON ARCHITECT, P.A.

Structural Engineer
PENNONI ASSOCIATES INC.
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PERMIT & CONSTRUCTION DRAWINGS

10.25.22

1ST & 2ND FLOOR PLUMBING PLANS







PLUMBING CONSTRUCTION NOTES:

- PROVIDE A'H 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.

EXISTING SANITARY LINE PROPOSED V.T.R. CONNECTION LAV LAVATORY SINK LS LAUNDRY SINK KS KITCHEN SINK DW DISH WASHER WC WATER CLOSET TUB DRAIN JS SERVICE SINK TWH TANKLESS WATER HEATER V.T.R. VENT THROUGH ROOF D.P. DRAIN PAN & OVERFLOW SWITCH W.B. WASHING MACHINE BOX H.B. EXTERIOR HOSE BIB C.O. CLEAN OUT $\langle G \rangle$ GAS STUB OUT

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PLUMBING LEGEND

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CLEARWATER, FL 33760

Owner Elgin Properties I, LLC. 37W785 Stratford Lane Phone (941) 557-8692

Elgin, IL 60124

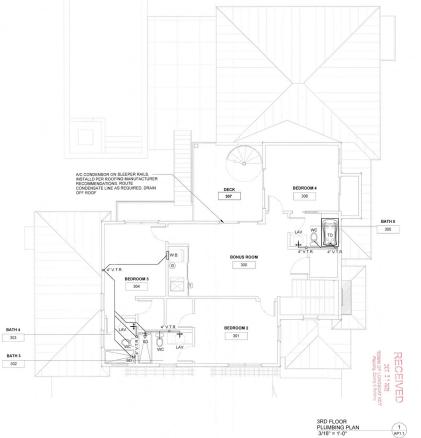
PERMIT & CONSTRUCTION DRAWINGS



3RD FLOOR PLUMBING PLAN







STRUCTURAL SPECIFICATIONS

- AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS:
- CONTROLLOR S EXPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO DISIRE THE SAFETY OF THE BULDING UNIT STRUCTURAL SYSTEM IS CONNECTED BRANCH, SHORNE, CUT'S OF THE CONNECTED OF WHATEVER THE MEMORIAN BRANCH, SHORNE, CUT'S OF THE CONNECTED AND STATE OF THE PROPERTY OF THE CONTROL OR AFTE SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTROL OR AFTE
- 3. CONTRACTOR TO SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING
- 4. APPLICABLE BUILDING CODE: 7TH EDITION (2020) FLORIDA BUILDING CODE.
- 5. GRAVITY DESIGN LOADS:

AREA	SUPERIMPOSED LIVE LOAD	DEAD LOAD
ROOF	20 PSF	25 PSF
3 FLOOR	40 PSF	20 PSF
2 ND FLOOR EXTERIOR DECK	40 PSF 60 PSF	20 PSF 20 PSF

- 6. WIND DESIGN CRITERIA
- ULTIMATE WIND SPEED: $V_{\rm ULT}=149~{\rm MPH}~(3~{\rm SECOND}~6051)$ EDUIVALENT NOMINAL BASIC WIND SPEED $V_{\rm ASD}=116~{\rm MPH}~(3~{\rm SECOND}~{\rm GUST})$
- ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, GC_{PI}= +/-0.18 WIND BORNE DEBRIS REGION
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REFERENCED BUILDING CODE.
- COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- 9. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON
- SECTIONS AND DETAILS ARE REFERENCED IN TYPICAL LOCATIONS BUT ALSO APPLY TO ALL OTHER SIMILAR CONDITIONS
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- 12. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN, ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM, ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE DELEGATED ENGINEER, WHERE SPECIFIED HEREIN.
- 13. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS O
- CONTRACTOR SHALL NOTIFY THIS OFFICE WHEN THE STRUCTURAL SYSTEM IS SUBSTANTINLLY COMPLETED, AND BEFORE SHEATHING, CEILINGS, OR ROOFING IS INSTALLED.

HAND RAILS

- AN ENGINEER REGISTERED IN THE STATE OF FLORIDA SHALL DESIGN RAILING SYSTEM AND CONNECTION OF IT TO THIS STRUCTURE.
- SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- 3. THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE

WINDOW AND DOOR SYSTEMS

- EXTERIOR GLAZED OPENINGS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRINCIPLES AND GOVERNING CODES.
- IF THIS SITE IS LOCATED WITHIN A WIND BORNE DEBRIS REGION, AS SHOWN IN FIGURE 1609 OF THE FLORIDA BUILDING CODE, ALL EXTENDOR GLAZED OPENINGS SHALL BE DESIGNED AND TESTED FOR MISSUE IMPACT OR PROTECTED BY APPROVED SCREENS OR SHUTTERS.
- SIGNED AND SEALED SHOP DRAWINGS, NOTICE OF ACCEPTANCE (NDA), OR FLORIDA PRODUCT APPROVAL DOCUMENTATION SHALL BE SUBMITTED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

- 1. WHERE NOTED HEREIN A LICENSED PROFESSIONAL (DELECATED) ENGINEER SHALL RE-RETAINED TO DESIGN THE PRODUCT OR ASSEMBLY
- THE DELEGATED ENGINEER SHALL BE EXPERIENCED IN THE DESIGN OF THE REFERENCED PRODUCT OR ASSEMBLY.
- THE DELEGATED ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.
- 4. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW THE ENGINEER OF RECORD'S WRITTEN ENGINEERING REQUIREMENTS AND AUTHORIZATION FOR THE DELEGATED ENGINEERING DOCUMENT TO DETERMINE THE APPROPRIATE SCOPE OF ENGINEERING.
- 5. THE DELEGATED ENGINEERING DOCUMENT SHALL COMPLY WITH THE WRITTEN

- ENDIFICATION FEGUREARISTS, RECORDS FROM THE ENDIFIES OF RECORDS. THE SPACE RECORDS FROM THE PROMET RECORDS FROM AN OTHER MEDITS. AS HELD FOR ITS PREPARATION, If A DELECATED DIRECTED RETURNS THERE ARE GREAT FOR ITS PREPARATION, IF A DELECATED DIRECTED CONTROL OF THE PROMET FROM THE PROMET OF THE ENDIFFERM REQUIREMENTS PROVIDED BY THE ENDIFFERM RECORDS FROM THE ENDIFFERM SHAPE FROM THE PROVINCE OF RECORDS FROM THE PROMETER OF RECORDS FROM THE PROPERTY OF THE PROPE
- THE DELEGATED ENGINEER SHALL FORWARD THE DELEGATED ENGINEERING DOCUMENT TO THE ENGINEER OF RECORD FOR REVIEW. ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AND INCLUDE:
 - AND/OR THEIR ASSEMBLY INTO STRUCTURAL SYSTEMS.

- THESE ELBMENTS ARE PERFORMANCE—BASED DESIGN. THE CONTRACTOR SHALL CONTRACT FOR THE BESIGN AND CONSTRUCTION OF THESE ELEMENTS DIABNES THE SHOP DEMINES AND COLCULATIONS SHALL BE SHAPPENED AND CONTRACTOR THE SHAPPENED AND CONTRACTOR SHALL BE SHAPPENED AND CONTRACTOR THE SHAPPENED AND CONTRACTOR SHAPPENED AND CONTRACTOR SHAPPENED SHAPPENED AND CONTRACTOR SHAPPENED AND CONT

- CONTRACTOR SHALL REVIEW THE SOILS REPORT AND VERIFY THAT TEST BORINGS HAVE BEEN DONE UNDER ALL BUILDING(S) PRIOR TO BEGINNING EARTHWORK.
- DESIGN SOIL BEARING PRESSURE = 2000 PSF. ESTIMATED MAXIMUM SETTLEMENT = 1 INCHES.

- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING MINIMUM TESTS. REFER TO SOLIS REPORT FOR ANY MODITIONAL TESTING, AND ONE DESIGN TEST FOR EACH COLOURACTED FILL.

 B) ONE DESIGN TEST AT EACH COLUMN FOOTING.

 - C) ONE DENSITY TEST PER 50 FEET OF WALL FOOTING
- FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
- THE SIDES OF FOOTINGS MAY BE EARTH_FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITY LINES, TANKS, ETC. WITHIN THE CONSTRUCTION AREA AND RELOCATE THEM AS DIRECTED BY THE CIVIL ENGINEER.

- ALL CAST—IN-PLACE CONCRETE WORK INCLUDES REINFORCING STEEL AND RELATED WORK SHOWN INCLUDING FORWMORK, SETTING ANCHOR BOLTS, PLATES, FRAMES, DOWELS FOR MASONRY OR OTHER ITEMS EMBEDDED IN CONCRETE.
- ACI NUMBER TITLE

 177 STANDARD SPECIFICATIONS FOR TOLERANCES FOR
 CONCRETE CONSTRUCTION
 26 CONCRETE CONSTRUCTION
 270 CONCRETE CONSTRUCTION
 271 CONCRETE FOR BUILDING
 272 CONCRETE FOR BUILDING
 273 CONCRETE FOR BUILDING
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- GUIDE FOR MASSIMILM MINING, IRRANSPORTI CONCRETE PLACING CONCRETE BY PUMPING METHODS, HOT METHER CONCRETING OLD WATHER CONCRETING STANDARD PRACTICE FOR CUMPING CONCRETE GUIDE FOR CONSCILLATION OF CONCRETE OUDE FOR CONSCILLATION OF CONCRETE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES
- RECOMMENDED PRACTICE FOR CONCRETE FORMWORK CRSI NUMBERTITLE
 33 RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
- AGGREGATES NORMAL WEIGHT CONCRETE, COARSE AND FINE, ASTM C33. STRUCTURAL LIGHT WEIGHT ASTM C330. AIR-ENTRAINING - ASTM C260
- WATER REDUCING ASTM C494, TYPE A WATER FRESH, CLEAN AND POTABLE
- G) FLY-ASH ASTM C618, CLASS F, 20% MAXIMUM OF CEMENTITIOUS MATERIAL BY WEIGHT. DO NOT USE FOR EXPOSED SLABS OR ARCHITECTURAL CONCRETE.

 H) SUPER PLASTICIZER ASTM C494, TYPE F OR G, WHERE AUTHORIZED BY THE
- GROUND GRANULATED BLAST-FURNACE SLAG CEMENT ASTM C989, 50%

- MAXIMUM BY WEIGHT. J) MAXIMUM AGGREGATE SIZE FOOTINGS = #57, OTHERS #67
- B) SMOOTH DOWELS ASTM A615, PLAIN BARS, MINIMUM YIELD STRENGTH OF
- CORROSION RESISTANT UNCOATED STEEL (MMFX-2) ASTM A615, GRADE 75
- AND ASTM A1035 LOW-CARBON (8% MINIMUM) CHROMIUM BY MMX OR EQUAL.
 WELDED WIRE FABRIC ASTM A1064, PLAIN WIRE FABRIC IN FLAT SHEETS
- WHERE CONCRETE SURFACES ARE EXPOSED, MAKE THOSE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE CONCRETE SURFACE OR WITHIN 1/2 INCH THEREOF, OF PLASTIC OR STAINLESS STEEL.
- FORMED COLUMNS, WALLS, BEAMS & SLABS-----4000 PSI
- CONCRETE MUST BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR READY-MIXED CONCRETE ASIM C94.
- 7. REQUIRED SLUMP = 4 PLUS OR MINUS ONE INCH.
- CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DECREES F, REDUCE MOXING AND DELIVERY TIME TO 75 MINUTES. WHEN AIR TEMPERATURE IS HIGHER THAN 90 DECREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.
- DO NOT ADD WATER AT THE JOB SITE WITHOUT APPROVAL OF THE PROJECT SUPERMENDENT, DO NOT EXCEED THE SLUMP LIMITATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE INDICATED ON THE DELIVERY TRICKET PLUS THE MAKE OF THE PERSON AUTHORIZING. TEST CYLINDERS SHALL BE TAKEN AFTER THE ADDITION OF WATER.
- LAP SPLICE REINFORCING PER CONCRETE LAP SCHEDULE MINIMUM UNLESS OTHERWISE SHOWN OR NOTED.
- PROVIDE CORNER BARS AT ALL WALL FOOTING, WALL AND BEAM CORNERS. SIZE AND NUMBER TO MATCH HORIZONTAL BARS. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND NUMBER OF VERTICAL BARS. EMBED DOWELS TO:
- 13. REINFORCEMENT SHALL BE FASTENED AND SECURED TOGETHER TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR THE PLACING OF CONCRETE.
- 14. REINFORCING BAR COVER
 A) FOOTINGS 2" (TOP), 3" (SIDES AND BOTTOM)
 B) COLLIMNS AND BEAMS 1-1/2"

A) 3" ABOVE BOTTOM OF FOOTINGS

- C) SLABS 3/4" (INTERIOR), 1-1/2" (EXTERIOR)
- . WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.
- 16. SELECT PROPORTIONS IN ACCORDANCE WITH ACI 301 TO PROVIDE CONCRET CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGRECATION AND WITH ACCEPTAGE FINISHING PROPERTIES, DURABILITY, SURFACE HARDEMERS, APPEARANCE AND STRENGTH REQUIREDMENTS REQUIRED BY THESE SPECIFICATIONS.
- . CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH
- MAXIMUM WATER TO CEMENT RATIO WHEN NO BACK-UP DATA IS AVAILABLE:
 A) 5000 PSI, 28-DAY COMPRESSIVE STERNISTH; W/C RATIO, 0.40 MAX.
 B) 4000 PSI, 28-DAY COMPRESSIVE STRENISTH; W/C RATIO, 0.44 MAXIMUM (NON-AR-ENTRAINED), 0.36 MAXIMUM (AR-ENTRAINED).
- 3000 PSI, 28-DAY COMPRESSIVE STRENGTH: W/C RATIO, 0.58 MAXIMUM
- DATA TO BE SUBMITTED:

 A) INTENDED USAGE AND LOCATION FOR EACH TYPE

 B) MIX DESIGN FOR EACH TYPE
- CEMENT CONTENT IN POUNDS-PER-CUBIC YARI COARSE AND FINE AGGREGATE IN POUNDS/CUBIC YARD
- WATER CEMENT RATIO BY WEIGHT CEMENT TYPE AND MANUFACTURER SLUMP RANGE
- AIR CONTENT
- ADMIXTURE TYPE AND MANUFACTURER
- PERCENT ADMIXTURE BY WEIGHT
 STRENGTH TEST DATA REQUIRED TO ESTABLISH MIX DESIGN.
- COMPLETE DETAIL AND PLACING SHOP DRAWINGS FOR ALL REINFORCING STEEL INCLUDING ACCESSORIES THAT HAVE BEEN REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CONSTRUCTION OF FORMMORK, SHORING AND RE-SHORING IN ACCORDANCE WITH ACI 347. A) FORM AND SHORING DESIGN BY A P.E. REGISTERED IN THE STATE OF FLORIDA.
- CONSTRUCTION JOINTS NOT SHOWN ON THE DRAWINGS MUST BE MADE AND LOCATED TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE.
- TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE.

 A) NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, GIRDERS AND SLABS.

 B) LOCATION OF ANY CONSTRUCTION JOINT NOT SHOWN IS SUBJECT TO REVIEW AND ACCEPTANCE BY ENGINEER.
- 22. INTERNAL VIBRATION, PROPERLY APPLIED IS THE REQUIRED METHOD OF
- PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS AND WALLS UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
- 24. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVE, OPENINGS, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMN UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL VERIFY EMBEDDED ITEMS INCLUDING, BUT NOT LIMITED TO, ANOHOR BOUTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
- 26. ALL EXPOSED CONCRETE SURFACES TO BE IN ACCORDANCE WITH ACI 301 SECTION

- 27. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.

- PLACED ON 10 MIL POLYETHYLENE VAPOR RETARDER. LAP 6" AND TAPE AL
- PROVIDE HOUSEKEEPING PADS AS RÉQUIRED.
 SEE DRAWINGS FOR ANY ADDITIONAL CONDITIONS.

- A) A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL
- SUMP TEST ISSM 143 MILO AND USES CHANGES (ASIM C-31) AND TEST CYLHOERS FOR RANDO AND USES EST CYLHOERS (ASIM C-31) AND TEST CYLHOERS FOR EACH DAYS POUR OF TOO CULD CARES, OR FEASON THEREOF. TEST ONE CYLHOERS AND AT 7 DAYS, THO AT 28 DAYS. ITST CHANGES SAMPLES SHALL BE TAKEN AT THE POWN OF DOSYNORES WINN LISING A FORT DISCOULD THE OWNER, DAYS OF THE CARES AND ALL TEST REPORTS SHALL BE STATE DISCOULTY TO THE OWNER, DAYS OF THE
- ENGINEER ARCHITECT AND GENERAL CONTRACTOR
- CONTRACTOR SHALL PROVIDE FLATNESS AND LEVELNESS IN CONCRETE SLABS PER ACI 302.1R, FIG. 10.7 MINIMUM REQUIRED "F" NUMBERS FOR TYPE OF SLAB USE. REFER TO ACI 117 FOR FLOOR TOLERANCES.
- 32. REPAIR ANY CRACKS OR DEFECTIVE AREAS THAT WILL RESTORE THE AFFECTED SURFACE OR AREAS TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT THE STRUCTURAL ENGINEER FOR ADVICE AND EVALUATION.
- 34. ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MUSTURE LOSS AT A RELATMENT CONSTANT TEMPERATURE FOR A MINIMAIN OF 7 DAYS FOLLOWING THE PLACING OF THE CONCRETE BY THE USE OF A WATER SPRAY, WATER SATURATED FABRIC, MUSTURE RETAINING MADRIFANE OR LIQUID CORNIC COMPOUND.
- CURE SLABS-ON-GRADE FOR THE FIRST 72 HOURS BY THE USE OF

- CONCRETE WET CURE TIME TO BE 7 DAYS MINIMUM AT 50 DEGREES MINIMUM
- 36. SUBMIT MATERIALS AND METHOD OF CURING FOR REVIEW.
- 37. DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEWBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.
- DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.
- POUR ALL GROUND SLABS ON 10 MIL MINIMUM VAPOR RETARDER IN COMPLIANCE WITH ASTM E1745, LAPPED 6" MINIMUM AND FULLY TAPED.
- 40. EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS, SHALL NOT BE USED FOR PUMP LINES, TREMIES, OR CHUTES OTHER THAN SHORT CHUTES SUCH AS THOSE USED TO CONVEY CONCRETE FROM A TRUCK MIXED.
- 41. THE CODE PROHIBITS THE USE OF ALUMINUM (CONDUIT, PIPES, ETC.) IN STRUCTURAL CONCRETE UNLESS IT IS EFFECTIVELY COATED OR COVERED.

PRECAST CONCRETE U-LINTELS AND SILLS

- UNITS SHALL BE FABRICATED BY A FIRM ENGAGED IN THE MANUFACTURING OF PRECAST AND PRE-STRESSED CONCRETE U-LINTELS AND SILLS FOR A MINIMUM OF 5 YEARS. FABRICATOR SHALL HAVE A QUALITY ASSURANCE PROGRAM THAT COMPLIES WITH THE PROCEDURES OF MANUAL 116 BY THE PRECAST/PRE-STRESSED

- C33 SPECIFICATION FOR CONCRETE AGGREGATES C150 - SPECIFICATION FOR PORTLAND CEMENT
- 50 SPECINGATION FOR PORTRAIN CUSTOMERS (MANUAL FOR PRECOST)PRE-STEESSED CONCRETE INSTITUTE (PC) STANDARDS: MANUAL FOR QUALITY CONTROL FOR PRECAST AND PRE-STRESSED CONCRETE MIN.—116. AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR MASONRY
- PORTLAND CEMENT: ASTM C150 TYPE I OR III, GRAY COLOR AGGREGATES: ASTM C33 WATER: POTABLE ADMIXTURES: SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS
- U-LINTEL UNITS 14 FEET IN OVERALL LENGTH AND SHORTER SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3500 PSI AT 28 DAYS.
- U-LINTEL UNITS EXCEEDING 14 FEET IN OVERALL LENGTH SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 6000 PSI AT 28 DAYS AND SHALL BE PRE-STRESSED CONCRETE.
- SILL UNITS SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3000 PSI AT $28\,$ DAYS.
- 10. PRECAST CONCRETE U-LINTELS SHALL BE DESIGNED BY A LICENSED DELEGATED

A) PROVIDE MANUFACTURER'S CATALOG ENGINEERING DATA B) MANUFACTURER SHALL RATE U-LINTFI UNITS F

Pennoni

- REINFORCING FIBERS TO BE VIRGIN 100% MICRO SYNTHETIC PG SPECIFICALLY MANUFACTURED FOR USE IN CONCRETE, CONTAIN OLEFIN MATERIALS, WITH THE FOLLOWING MINIMUM PHYSICAL CF
 - YOUNG'S MODULUS 0.5 (3.5KN/MM²) TENSILE STRENGTH: 45-60 KSI
 - LENGTH: 3/4" MAXIMUM, MULTI GRADATION DESIGN
- REINFORCING FIBERS TO BE SUPPLIED BY THE FOLLOWING APPROVED
- MANUFACTURERS: () "FIBERSTRAND 100", EUCLID CHEMICAL COMPAN
- "FIBERMESH 150 OR 300, PROPEX CONCRETE SOLUTIONS
- "NYCON SUPER FIBERS", NYCON, INC
- CONCRETE TO BE MIXED IN ACCORDANCE WITH FIBER MANUFACTURER'S RECOMMENDATIONS FOR UNIFORM AND COMPLETE DISPERSION OF FIBER BUNDLES INTO SINGLE MONOFILAMENTS WITHIN CONCRETE.
- REINFORCING FIBERS ONLY TO BE USED IN CONCRETE SLAB-ON-GRADES, AND NOT IN PRECAST PLANK OR METAL DECK TOPPING SLABS.
- APPLICATIONS, USE A COLLATED FIBRILLATED FIBER, WHICH WILL WEAR AWAY OVER

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT COMPRESSIVE MASONRY STRENGTH F'M = 2000 PSI).
- 2. MORTAR SHALL BE TYPE S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION).
- COARSE GROUT SHALL CONFORM TO ASTM C476:

- CODES AND STANDARDS:

 A) SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6/ TMS 602 IS INCLUDED BY REFERENCE IN ITS ENTIRETY.
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530/ ASCE
- A REINFORCED TIE BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL. USE GALWANZED MESH-TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL BEAM CORNERS TO MATCH HORIZONTAL BARS.
- UNLESS NOTED OTHERWISE, TIE BEAMS SHALL BE AS FOLLOWS FLOOR LEVELS: DOUBLE COURSE OF KNOCK-OUT BLOCKS WITH (1) #5 BAR IN
- B) ROOF LEVEL: DOUBLE COURSE OF KNOCK-OUT BLOCKS WITH (1) #5 IN EACH C) TOP OF PARAPET: (1) ∯5 BAR IN GROUTED KNOCK-OUT BLOCKS.
- VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 8 $^{\circ}$ 0° O.C. MAXIMUM WITH A NUMBUM CLEARANCE OF 1/2° FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT EXCEED ONE BAR DIAMETER, OR MORE THAN 1°. COURSE BARS IN WALLS U.J.O.
- VERTICAL REDIFFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILICELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEDREE STANDARD HOOKS INTO FOOTING AND ROOT TE BEAM. LIP SPUCE VERTICAL REDIFFORCEMENT ABOVE FOOTING AND ABOVE EXAM FLOOR LEVEL UNLESS NOTED OTHERWISE. WHITE AND VERTICAL REDIFFORCEMENT SHOWN OF LIVEL UNLESS NOTED OTHERWISE. WHITE AND VERTICAL REDIFFORCING SHOWN ON LIVELS ABOVE THE BELOW MISCONIC FORMING. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENING REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL
- OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.

- STRUCTURAL DRAWING INDEX STRUCTURAL SPECIFICATIONS
- WIND LOADS AND SCHEDULES
- 2ND FLOOR FRAMING PLAN 3RD FLOOR/LOW ROOF FRAMING PLAN-
- ROOF FRAMING PLAN MASONRY DETAILS
- FRAMING DETAILS BEARING & SHEAWALL DETAILS & SCHEDULE
- WALL SECTIONS WALL SECTIONS

RECI OCT TOWN OF L

RESIDENCE AT 7125 LONGBOAT DRIVE

C. ALAN ANDERSON ARCHITECT, P.A.

PENNONI ASSOCIATES INC.

Elgin Properties I, LLC.

PERMIT & CONSTRUCTION DRAWINGS



raled By: C. ALAN ANDERSON, FLEAR001417

STRUCTURAL **SPECIFICATIONS**

SCALE



S_{0.1}

- - DRAWINGS INTRODUCING ENGINEERING INPUT SUCH AS DEFINING THE
- DEFERRED SUBMITTALS BY DELEGATED ENGINEERS
- IN ACCORDANCE WITH FBC 107.3.4.1, THE FOLLOWING PRE-ENDINEERED SPECIALITY ITEMS FOR PORTIONS OF THE BUILDING WILL NOT BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION BUT WILL BE DEFERRED UNTIL AFTER THE PERMIT HAS BEEN ISSUED.
- A SUBSURFACE INVESTIGATION HAS BEEN COMPLETED AT THE PROJECT SITE BY ARDAMAN & ASSOCIATES, INC. SOIL BORNIG LOSS AND SITE PREPARATION PROCEDURES ARE INCLUDED IN THE PROJECT SOILS REPORT, DATED JUNE 28,2022, WHICH IS AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS.
- 2. SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS

- ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- EXERCISE CARE WHEN COMPACTING NEAR ADJACENT STRUCTURES. FOLLOW THE RECOMMENDATIONS IN THE SOILS REPORT AND DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS PRIOR TO STARTING WORK.

- CONCRETE MATERIALS

 A) PORTLAND CEMENT ASTM C 150, TYPE I
- NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL

- - 28. SLOPE WALKWAYS AND BALCONIES TO DRAIN AWAY FROM THE BUILDING.

 - UNLESS NOTED OTHERWISE.

 A) REINFORCED WITH 6X6 W1.4 X W1.4 W.W.F.

 - SAW-CUT CONTROL JOINTS @ LESS THAN OR EQUAL TO 15'-0" EACH WAY
 - - WORK AND ON-SITE TESTING. SLUMP TEST ASTM 143

 - 33. ACCEPTANCE OF THE STRUCTURE WILL BE MADE IN CONFORMANCE WITH ACL 301.

 - FOG SPRAYING
 - SPRINKLING
 CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
 CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
 CONTINUE CURING BY USE OF MOSTURE RETAINING COVER UNTIL CONCRETE
 HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
 OR LIQUID CURING COMPOUND AFTER FINISHING PROCESS IS COMPLETED.

 - ES AND STANDARDS: AMERICAN SOCIETY FOR TESTING AND MATERIALS(ASTM)

 - A) DEFORMED REINFORCEMENT: ASTM A615 GRADE 40 OR 60
 B) PRE-STRESSING STRAND: ASTM A416 270 KSI LL.

 - UNITS SHALL BE SAND BLOCK FINISH EXCEPT PRE-STRESSED, 6" WIDE, AND 12" WIDE U-LINTELS SHALL BE SMOOTH FORM FINISHED.

CONT. STRUCTURAL SPECIFICATIONS

- 11. REINFORCING BARS SHALL BE LAPPED PER MASONRY LAP SCHEDULE MINIMUM (UNLESS OTHERWISE NOTED) WHERE SPLICED AND SHALL BE WIRED TOGETHER.
- 12. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MOBE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJ
- PROVIDE HORIZONTAL WALL REINFORCING (9 GA.) HOT DIPPED GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUIVALENT) AT 16" O.C. JOINT REINFORCING SHALL CONFORM TO ASTM A-951.
- 14. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT DOORS AND WINDOWS FOR FIRST AND SECOND BLOCK COURSE ABOVE AND BELOW APERTURES. RUN REINFORCING CONTINUOUS OR EXTEND TWO FEET FROM APERTURE EDGE.
- 16. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. CLEANOUTS TO BE SAW-CUT
- 17. GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5' MAX, LIFTS
- CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.
- 19. ALL MASONRY FOUNDATION STEMWALLS AND RETAINING WALLS SHALL BE FULLY GROUTED.
- 20. STORE BLOCKS ON PALLETS AND COVER WITH PLASTIC SHEETING.
- 21. PLACE MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO
- 22 SEE DRAWINGS FOR MASONRY CONTROL JOINT LOCATIONS, SPACE AT 26'-0" O.C. AT

- 23. SUBMITALS:
 A) SUBMITALS:
 A) SUBMITALS:
 A) SUBMITALS:
 B) SUBMIT PROPOSED SHOUT MAY DESDAY PROPO TO CONSTRUCTION.
 A) SUBMITAL PROPOSED MERICAN MAY DESDAY PROPO TO CONSTRUCTION.
 C) SUBMITALED SHOP DEMONSES OF REVENDED BASES SHOWNED NUMBER, STATE AND COLONION, INCLUDE BAR LISTS AND SEND PAGEANES, NACUSE ALL REQUIRED DUMESDOWS AND ELEVATIONS.
 D) SUBMIT COMPRESSIVE STRENGTH LISTS OF PROPOSED MACONETY UNITS PROPOSED TO CONSTRUCTION, MACONETY UNITS AND TO BE LISTS ON ACCORDANCE WITH
- 24. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE

- LLOWING TESTS:
 SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1019 FOR EACH 5000
 SQ. FT, OF MASDINEY.
 SULUMP TESTS ASTM C143.
 MASDINEY PROM TEST IN ACCORDANCE WITH ASTM C1314. PROVIDE ONE SET
 OF 3 PRISMS PRODE TO CONSTRUCTION AND DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL.
 25. PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASO
- OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING = 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.
- TOPS OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.

DRILL-IN BOLTS, SCREWS AND DOWELS

- ADHESIVE DOWELING RODS/BOLTS SHALL BE CARBON STEEL THREADED ROD CONFORMING TO ISO 898 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI (ADMINISTRATION FOR ADMINISTRATION FOR A MINIMUM WITH DIFF SHE KSI (ADMINISTRATION FOR AND WASHERS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- AUGINERIO AURICINE SHALL BE A TRA-COMPOINT SYSTEM SUPPLED HA MARIFACTIONES STANGED SIGN. PSOSI CO. REPORCEA MAI DESPOSICIO THROUGH A STANC-MOND MOZZE SPELED BY THE MANUAL FEDURESE AURICINES SHALL BE TISTED AND DEPORCE TO MEET THE MANUAL FEDURESHIS OF ACT 35A.4 FOR CRACKED AND UNERSCHED CONCRETE RECOGNITION, PROVIDE HILL THE '200 SHE SET (ESS 1187) OR RE 500 VIS (ESS 3814) AURICINES OF HILL TO ROUM, (E.G. SET (ESS 1187) OR RE 500 VIS (ESS 3814) AURICINES OF HILL TO ROUM, (E.G. SIMPSON SET-XP, ATC ULTRABOND 365CC)UNLESS SPECIFIED OTHERWISE IN THE STRUCTURAL DOCUMENT.
- DRILL-IN REBAR DOWELS SHALL BE SET USING A TWO-PART ADHESIVE AS DESCRIBED ABOVE.
- EXPANSION BOLTS SHALL BE HILTI KB TZ (ESR 1917) OR EQUAL. BOLT SHALL MEET DUCTILITY REQUIREMENTS OF ACI 318 SECTION D1.
- EXPANSION BOLTS SHALL HAVE CARBON STEEL ANCHOR BODY AND NUT AND WASHER SHALL BE ELECTROPALED ZINC CONTINUC CONFORMACT TO ASTA BBASS TO A MANURUM OF SHAM. THE STRANLESS SIEEL ANCHOR BODY, NUT AND MASHER, AND EXPANSION SLEEP SHALL CORFORM TO THE 316 STANLESS SIELE LEPANSION AUCHORS SHALL WEST THE MINIMARY REQUIREMENTS OF ACT 3552 FOR CROCKED AND UNCARDAGE CONFIRE INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- MASONRY SCREWS SHALL BE 1/4" DIAMETER WITH 1-5/8" MINIMUM EMBEDMENT INSTALLED IN DRILLED HOLES USING AN APPROPRIATE BIT DIAMETER.
- SCREWS SHALL HAVE A BODY MADE OF CARBON STEEL AND SHALL BE HEAT TREATED AND SHALL HAVE 8MM ZINC COATING IN ACORDANCE WITH EN ISO 4042. PROVIDE HUS EZ (ESR 3027) SCREWS BY HILTI OR EQUAL.
- HEAVY-DUTY CONCRETE AND MASONRY SCREWS SHALL BE TESTED AND APPROVED TO MEET THE MINIMUM REQUIREMENTS OF ACI 355.2. HILTI KNICK HUS EZ (ESR-3027 FOR CONCRETE, ESR-3056 FOR GROUT FILLED MASONRY). HEAVY DUTY
- 9. THE CONTRACTOR SHALL ARRANGE FOR AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THE ANCHORING PRODUCTS SPECIFIED. PENINON TO RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO ARE TO NISTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLATION

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- 2. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER; WITH 19% MAXIMUM 23. PRESSURE TREATED WOOD TABLE: AWPA STANDARD U1-11 MOISTURE CONTENT. UNLESS NOTED OTHERWISE ON THE PLANS.
- LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER,
- 5. MINIMUM COATING REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS:
- MINISTRUM CONTINUE CONTINUES FOR METER CONTINUES AND PAST A) INTERIOR ZINC GALVANIZED (G90) B) EXTERIOR GALVANIZED (G185) OR HOT DIP GALVANIZED (HDG) C) EXTERIOR COASTAL AREAS STAINLESS STEEL (TYPE 316L)

- PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
- INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 10'_0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS AT 4'-0" ON CENTER TO COINCIDE WITH
- NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- CONNECTION HARDWARE SHALL BE SUPPLIED BY SIMPSON STRONG—TIE CO., INC, OF EQUIVALENT. SUBMIT CUT SHEETS OF ALTERNATIVE CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
- STUDS SHALL BE DOUBLED AT ALL ANGLES, AROUND ALL OPENINGS, AND BELOW ALL BEAMS AND GIRDER TRUSSES UNLESS NOTED OTHERWISE. STUDS SHALL BE TRIPLED AT ALL CORNERS.
- 13. WOOD UNTELS OVER OPCINIOS SHALL BE 2 X 6 HEADERS FOR SPAIS UP TO 6.0" AND 2 X 8 HEADERS FROM 6.0" TO 7.0". SEE PLANS FOR SPAIS GREATER HIM 7.0". ALSO PROVIDE 1/2" PLANDOOD SPACER FLATE BETWEEN BEAMS FLYS. FINISHED HEADER WOTH SHALL MATCH WALL WORTH. NAIL TOETHER WITH 160 NAILS AT 12" ON CONTRETE FOR AND BOTHAS FOR AND AND A TOP TO THE STANDARD AND A TOP THE STANDARD AND A TOP TO THE STAN
- 14. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL LOAD-BEARING STUD WALLS. 2X SOLE PLATES AT THE EDGES OF SLABS SHALL BE ATTACHED TO THE SLAB WITH SIMPSON MAS MUDSILL ANCHORS (WITH 6 10D MAILS) AT 2'-8" O.C. AT INTERIOR STUD WALLS PROVIDE FITHER HILTI DN72 (WITH 7/8) AI 2-8 O.C. AI MILRION SIDU WALLS, PHOVIDE LIHEN HILD UNIZ (WIH 1/96 DUMETER 5/64* HICK WASHERS) POWERE DRIVEN FASTENERS AI "0-10" ON CENTER, OR 1/2" DAMETER HILT KWK-BOLTS (EXPANSION ANCHORS) WITH 6" DEEDEMAN, AI "0" O.C. RED-HEAP PASTENERS OF COUNTAINS TSZS MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY PENNON ASSOCIATIS MC. PROR TO INSTALLATION. SEE HE SHEAR WALL SCHEDULE FOR SPOUL SOILE PLATE ATTACHMENT AT SHEAR WALLS.
- 15. WALL SHEATHING SHALL BE: (SEE SHEAR WALL SCHEDULE FOR REQUIREMENTS AT
- AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSUM WALLBOARD. (SEE
- AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSIM MALLEDARD. (SEE ACHIFECTIONAL DEWINNESS FOR LOCKTIONS). EACH SIDE OF \$1005, IMALED WITH 50 COULER MAILS AT "0.C. (USE 60 COULER MAILS FOR 5/8" WALLEDAMED). AT ALL SPEPPORTS. PROVIDE SOLD OX SUCCESS AT ALL SHEET EXCLUSION OF SUCCESS AND THE SECOND OX SUCCESS AT ALL SHEET OX SUCCESS AND THE SECOND OX SUCCESS AN
- 16. SHEAR WALLS TO CONTINUE TO BOTTOM OF ROOF DECK. SEE DETAILS.
- FLOOR SHEATHING IS 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED WITH 100 NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 100 NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. DO NOT USE OSB FLOORING.
- 18. ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD OR OSB NAILED WITH ROU SHEARHING SHALL BE 3/9" EXTENSIVE SHALE WITH DO MICE AT 4" OC. AT SUPPORTED EDGES, AND 100 MIGS AT 6" OC. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYMODO CUP PER SPAN BETWEEN SHETE EDGES. PROVIDE OLD ZE BLOCKONG BETWEEN SUPPORTS AT ALL HERS, ROCKS, VALLEYS, AND CHAMBES IN ROOF SLOPE. USE RING SHAWK MALS WHERE MEAN ROOF HEIGHT EXCEEDS 25"-O".

CONNECTION		COMMON NAILOR SPACING	
SOLE PLATE TO TRUSS OR BLOCKING	160	16" O.C.	
STUD TO SOLE PLATE, TOE NAIL	8D	4	
DOUBLE STUDS, FACE NAIL	10D	24" O.C.	
DOUBLE TOP PLATES, FACE NAIL	10D	16" O.C.	
TOP PLATES LAPS AND INTERSECTIONS	10D	3	
TRUSSES, LAPS OVER WALLS, FACE NAIL	16D	4	
BUILT-UP CORNER STUDS	16D	24" O.C.	
STUDS TO SOLE PLATE, END NAIL	16D	2	

ALL NAILS ARE COMMON MAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.

SCHEDULED FASTENER 8D COMMON NAIL	ALTERNATE FASTENER 8D RING SHANK NAIL 8D SCREW SHANK NAIL 0.131 P-NAIL
10D COMMON NAIL	100 RING SHANK NAIL 100 SCREW SHANK NAIL 0.148 P-NAIL

6D COOLER NAIL #6 X 1-1/4" TYPE S OR W DRYWALL SCREW

21. GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK-UP

- OSB SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 15%. PROLONGE EXPOSURE TO WETTING & MOISTURE WILL DAMAGE AND REDUCE THE STRUCTURAL CAPACITY OF THE SHEATHING. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO KEEP THE OSB DRY AT ALL TIMES (NICLUDING DURING

APPLICATION EXPO		JSE CC	COMMODITY SPECIFICATION CTION	PRESERVATI AND RETENTION
DECKING, JOISTS AND BEAMS	ABOVE GROUND, EXTERIOR	3B	A	NOTE 1
POSTS SAWN	GROUND CONTACT OR FRESH WATER	4C	A	NOTE 1
PLYWOOD FLOOR	ABOVE GROUND INTERIOR	2	F	NOTE 1
PLYWOOD FLOOR	ABOVE GROUND EXTERIOR	3B	F	NOTE 1
SILL PLATES INTER				
	ABOVE GROUND DAME		A	NOTE 1
NOTES: 1. REI	FER TO AWPA	U1-11	FOR ALLOWABLE	PRESERVATIVES

- DECKING SHALL BE TONGUE AND GROOVE LAMINATED "LOCK-DECK" PLANKS. SEE
- INSTALL DECKING RANDOM LENGTH CONTINUOUS EXCEPT AT ANY SINGLE SPAN CONDITIONS. AT SINGLE SPAN CONDITIONS, ALL DECK UNITS SHALL BEAR ON BOTH END SUPPORTS.
- NAILING SCHEDULE: A) 2" NOMINAL DECK.
- (2) 16D'S PER PLANK AT EACH SUPPORT
- 6D'S AT 30" ON CENTER TOF-NAILING ALONG COLIRSES.
- bd's at 30 on center, toe-railing along courses.

 B) 3" Nominal DECK

 (2) 200'S PER PLANK AT EACH SUPPORT.

 80'S AT 30" ON CENTER, TOE-NAILING ALONG COURSES.

- SEE PLAN FOR PLANK THICKNESS:
 A) 2X6 NOMINAL = 1-7/16" X 6-3/4" ACTUAL
- B) 3X7 NOMINAL = 2--3/16" X 7" ACTUAL
- 6. MAXIMUM ROOF LONG TERM DEFLECTION L/240. 7 MOISTURE CONTENT = 10% - 12% AVERAGE, 15% MAXIMUM.
- 8. ADHESIVE = 100% EXTERIOR WATERPROOF PER ASTM D2559.

- MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH 11.

 THE CABO REPORT NO. NER-481.
- VENEERS SHALL BE DOUGLAS FIR OR SOUTHERN PINE OF THICKNESSES APPROVED BY THE BUILDING CODE. THEY SHALL BE ULTRASONICALLY GRADED OR GRADED BY OTHER ADVANCED GRADING SYSTEM APPROVED BY THE CODE.
- ADHESIVES SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D-2559.
- 4. MINIMUM ALLOWABLE STRESS VALUES:
 - A) MICROLLAM LVL BEAM GRADE FB = 2600 PSI FV = 285 PSI

 - R) 1.9F PARALLAM PSI REAM GRADE 2.0E
 - FB = 2900 PSI FV = 290 PSI
- C) GANGLAM LVL STUDS FB = 3100 PSI FV = 290 PSI
- 5. PROVIDE WRITTEN CERTIFICATION THAT MEMBERS CONFORM TO THE REQUIRED
- MEMBERS SHALL BE USED UNDER DRY CONDITIONS AND SHALL NOT BE INSTALLED WHERE THE MAXIMUM MOISTURE CONTENT EXCEEDS 18%.
- MEMBERS SHALL BE IN ACCORDANCE WITH DESIGN SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE EMBOSSED SEAL OF A LICENS DELEGATED ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THARCHITECT/ENGINEER PRIOR TO FABRICATION.
- 9. SUBMITTALS TO INCLUDE:
- MEMBER AND CONNECTION DETAILS
- GANGLAM L.V.L. STUDS MAY BE USED AS AN ALTERNATIVE TO CONVENTIONAL WOOD STUDS AS SHOWN ON PLANS. SUBMITTALS MUST INCLUDE SIGNED AND SEALED CALCULATIONS IN ADDITION TO THE ABOVE REQUIREMENTS.

- THIS SECTION DEFINES PRE-ENGINEERED, I WOOD ROOF TRUSSES AS "WOOD TRUSSES" IFFRED, PREFABRICATED, METAL PLATE CONNECTED
- WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", PUBLISHED BY THE ARBRICAN FOREST AND PAPER ASSOCIATION, "NATIONAL DESIGN STANDED FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION", PUBLISHED BY THE TRUSS
- PLATE INSTITUTE, TPI 1.
 THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY OUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
- 5. DURATION OF LOAD FACTORS: ROOF 0.6DL+0.6WL 1.33 ROOF DL+LL 1.00
- THE WOOD TRUSS SYSTEM SHALL BE DESIGNED BY THE DELEGATED SYSTEM ENGINEER WHO SHALL PREPARE DESIGN CALCULATIONS AND SUPERVISE THE PREPARATION OF SHOP DRAWINGS INCLUDING, BUT NOT LIMITED TO:

 A) TRUSS PLACEMENT PLAN SHOWING ALL TRUSSES, GIRDERS, AND OVER-BUILD
- TRUSS TO TRUSS METAL CONNECTORS WITH MODEL NUMBER AND
- C) DIMENSIONED LOCATION OF ALL TRUSSES.
- TRUSS BRACING.
 DESIGNATION OF EACH TRUSS REFERENCED TO THE TRUSS DESIGN
- INDIVIDUAL TRUSSES SHALL BE DESIGNED BY THE DELEGATED SYSTEM ENGINEER
- DIMENSIONED TRUSS ELEVATION OF EACH INDIVIDUAL TRUSS WITH CHORDS AND WEBS, REFERENCED TO THE TRUSS SYSTEM DRAWINGS.
- TRUSS SPACING.
 DESIGN LOADS CRITERIA AND LOAD COMBINATIONS.
- LOAD DURATION FACTORS, CONDITION OF USE FACTORS AND ANY LIVE LOAD REDUCTIONS TAKEN.

- SUPPORT REACTIONS AND MINIMUM BEARING LENGTH
- PERMANENT CONTINUOUS TRUSS TO TRUSS BRACING
- K) INDIVIDUAL MEMBER STIFFENERS.
 L) TRUSS SPLICE DETAILS, INCLUDING PIGGY BACK TRUSSES.
 M) IDENTIFICATION OF ANY COMPUTER PROGRAM USED.

- 8 DEFLECTION LIMITATIONS: (LINESS NOTED OTHERWISE)
- 9. FIRE RETARDANT WOOD IS NOT ALLOWABLE
- D) FLOOR TOTAL LOAD = L/360
- SUPPORTS: WOOD TRUSSES SHALL BE DESIGNED WITH AT LEAST ONE HORIZONTAL ROLLER CONNECTION PER SPAN SO THAT NO HORIZONTAL REACTIONS ARE INDUCED ON SUPPORTS UNDER DEAD OR LIVE LOADS.
- 12. TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM
- HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH TPI/WTCA BCSI.
- ALL TRUSS TO TRUSS AND TRUSS TO SUPPORT CONNECTIONS SHALL BE DESIGNED BY THE DELEGATED ENGINEER.
- 15. FLOOR TRUSSES SHALL BE "FLAT CHORD", ALPINE SYSTEM 42 OR EQUIVALENT.
- 16. CONNECTION HARDWARE SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC, BY APPROVED EQUIVALENT MANUFACTURER. CONNECTION HARDWARE IS TO FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS.
- 17. MINIMUM COATING REQUIREMENTS FOR METAL CONNECTORS, TRUSS PLATES, AND
- FASTENERS: A) INTERIOR -ZINC GALVANIZED (G90)
- B) EXTERIOR -GALVANIZED (G185) OR HOT DIP GALVANIZED (HDG) C) EXTERIOR COASTAL AREAS -STAINLESS STEEL (TYPE 316L)
- 18. PILING OF PLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
- INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
- 20. IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
- CONNECTIONS AND BRACING MUST BE INSTALLED BEFORE LOADING SHEATHING ON THE TRUSSES. 22. GABLE END WALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE SHEAR WALLS
- WOOD TRUSSES THAT DO NOT MEET INTERIOR LOAD BEARING WALLS MUST BE SHIMMED, DO NOT PULL WOOD TRUSSES DOWN TO INTERIOR BEARINGS.
- WOOD TRUSS DELEGATED ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.
- 25. SUBMITTALS SHALL HAVE A COVER SHEET CONTAINING THE NAME, ADDRESS, AND LICENSE NUMBER OF DELEGATED ENGINEER, PROJECT IDENTRICATION INFORMATION, AND AN INDEX OF ATTACHED DRAWINGS. ALL SUBMITTED CALCULATIONS AND SHOP DRAWINGS SHALL BEAR THE SEAL OF THE DELEGATED ENGINEER.
- 26. INCOMPLETE SUBMITTALS AND SUBMITTALS THAT ARE NOT SIGNED AND SEALED WILL BE RETURNED WITHOUT REVIEW.

Pennoni 5755 Rio Vista Drive Clearwater, FL. 33760-3137 (727) 538-8772 Florida Co. 7819 Eglanina Visto, P.E. Florida P.E. 78008

RESIDENCE AT 7125 LONGBOAT DRIVE

C. ALAN ANDERSON ARCHITECT, P.A.

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Elgin, IL 60124

PERMIT & CONSTRUCTION DRAWINGS



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STRUCTURAL **SPECIFICATIONS**



RECEIVED

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TOWN OF LONGBOAT KEY
Planning, Zening & Buiding

194	GROSS ULTIMATE
	WIND LOADS
	MAIN ROOF
	ROOFING MATERIALS
OMPONENTS	ROOF ZO

COMPONENTS	ROOF ZONE								
AND CLADDING	1	2e	2r	3					
PRESSURE (psf)	502	502	502	502					
SUCTION (psf)	-113.0	-159.0	-147.0	-159.0					

(ULTIMA		
	MAIN	LOADS N ROOF OR TRUSSE		
COMPONENTS		ROOF	ZONE	
AND CLADDING	1	20	۸.	

27.4 27,4

-84.4

-90.1

27,4

-90.1

	111200012 10017	2 1,74	
	SUCTION (psf)	-131.4	
6	1		

COMPONENTS AND CLADDING

PRESSURE (psf)

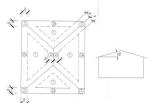
NET ULTIMATE WIND LOADS OVERHANGS AND CANOPIES JOISTS OR TRUSSES

27.4

ROOF ZONE

27.4

27.4



DOORS, WINDOWS AND WALLS

HIP ROOF (7°<∅≤45°)

ULTIMATE WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, WALLS

27,4

PRESSURE (psf.

SUCTION (not)

EFFECTIVE	ZON	Æ 4	ZONE 5				
AREA (ft*)	PRESSURE	SUCTION	PRESSURE	SUCTION			
1 TO 20	67.3	-73.0	67.3	-90.1			
21 TO 5Ø	64.1	-69.8	64.1	-83.7			
51 TO 100	602	-65.9	602	-75.9			
101 TO 150	512	-62.9	57.2	-69.9			
151 TO 25Ø	55.4	-612	55.4	-66.4			
251 TO 500	53.2	-58.9	53.2	-61.9			
501 + ABOVE	502	-55.9	502	.55.9			

COMPONENT AND CLADDING LOADING DIAGRAMS

- THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS WINDOWS ETC) MUST BE DESIGNED TO WITHSTAND THE WIND LOONAGES SPECIFIED FOR THE DESIGN OF COMPONENTS AND CHAPTER ON THE THEBES IN AUDITOR ALL AREAS OF BYTERIOR OLD AND THEBES OF A CHAPTER OF THE PROJECT OF THE PROJECT OF THE MORE ACCOUNT. DEBRIS BY A SCREEN BARRIER.
- 3. TO CONVERT THE (ASCE 1-16) ULTIMATE WIND PRESSURES IN THE TABLES ABOVE TO (ASD) WIND PRESSURES, MULTIPLY EACH VALUE BY Ø6.



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BAR	LOCATION	CONCRETE STRENGTH								
SIZE	LOCATION	3,000 PSI	4,000 PSI	5,000 PS						
*4	TOP BARS	37"	32"	29"						
-4	OTHER BARS	29"	. 25"	22"						
15	TOP BARS	47"	40"	36"						
20	OTHER BARS	36"	31"	28"						
16	TOP BARS	56"	48"	43"						
70	OTHER BARS	43"	31"	33"						
47	TOP BARS	81"	70"	63"						
-1	OTHER BARS	63"	54"	49"						
*8	TOP BARS	93"	80"	72"						
-0	OTHER BARS	72"	62"	55"						
19	TOP BARS	105"	91"	81"						
-5	OTHER BARS	81"	70"	63"						
***	TOP BARS	118"	102"	91"						
40	OTHER BARS	91"	79"	70"						

CONCRETE BEAM TENSION

- NOTES:

 1. BASED ON NORMAL LIEIGHT CONCRETE 1 GRADE 60 REINFORCING BARS.

 2. TOP BARS ARE HORIZONTAL BARS WITH YORE THAN 12 NOTES OF CONCRETE CAST BELOW THE BARS.

 3. FOR LICHTEGHT ASSESSATE, MULTIPLY ABOVE VALUES BY 13.

CONCRETE BEAM TENSION LAP SPLICE SCHEDULE

BAR	COMPRESSION	CLASS "B" TENSION LAP								
SIZE	LAP	3,000 PSI	4,000 PSI	5,000 PS						
*4	15"	29"	25"	23"						
5	25"	36"	31"	28"						
%	30"	43"	37"	33"						
PΠ	35"	63"	54"	49"						
*8	40"	72"	62"	55"						
19	44"	81"	70"	63"						
40	50"	91"	79"	70"						

NOTES: IBASED ON NORMAL WEIGHT CONCRETE & GRADE 60 REINFORCING BARS.

VERTICAL REINFORCEMENT BAR LAP SCHEDULE - CONCRETE

	RY REINF. CHEDULE
BAR SIZE	LAP LENGTH
3 BAR	181
*4 BAR	24"
5 BAR	30"
% BAR	36"
*1 BAR	42"

NOTE: 1. LAPS BASED ON 48 BAR DIAMETERS 2. BAR STRESSES DO NOT EXCEED 80%

VERTICAL REINFORCEMENT BAR LAP SCHEDULE - MASONRY





7125 Longboat Drive Longboat Key, Florida 34228

C. ALAN ANDERSON ARCHITECT, P.A.

Structural Engineer
PENNONI ASSOCIATES INC.

Owner Elgin Properties I, LLC. 37W785 Stratford Lane Phone (941) 557-8692

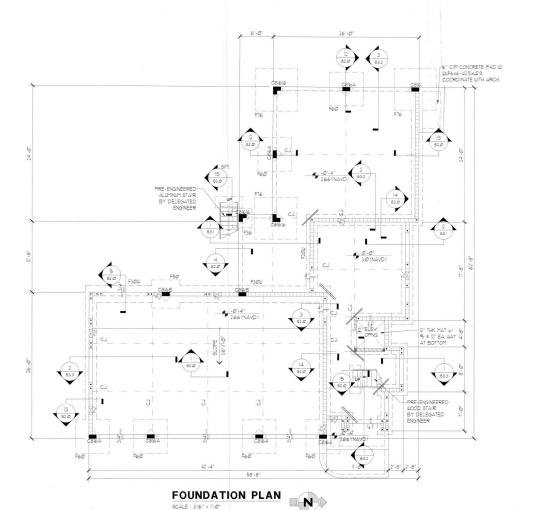
PERMIT & CONSTRUCTION DRAWINGS



WIND LOADS AND SCHEDULES







SLAB-ON-GRADE TO BE 4" THICK (3000 PSI) CONC. RENFORCED UV 60%-UJ4WIJ4 UUUF, ON 10 MIL VAPOR RETARDER LAP AND TAPE SEAMS, OVER COMPACTED SOIL.

/ INDICATES (2)*3x4'-0" MID-DEPTH OF SLAB AT WALL

- TOP OF SLAB ON GRADE EL.: (+) Ø'-Ø" UNO. TOP OF FOOTING INTERIOR EL.: (-) 2'-Ø" UNO.
- COORDINATE ALL DIMENSIONS, ELEVATIONS, SLOPES, RECESS & SLAB EDGES w/ ARCH, DWGS.
- 4. CJ = SLAB CONTRACTION/CONSTRUCTION JOINT. SEE 142/52.00
- REFER TO ARCHITECT/ CIVIL FOR EXTERIOR SIDEWALK \$LABS INCLUDING CONTROL JOINT LOCATIONS.
- 6. ALL WALL FOOTINGS TO BE TYPE F20W U.O.N.
- 1. CENTER ALL FOOTINGS BELOW WALL/COLUMN UNO.
- 8. REFER TO FOOTING SCHEDULE FOR SIZE AND REINFORCING.
- 9. VERIFY FOOTING ELEVATIONS WITH CIVIL 4 FIELD CONDITIONS, MAINTAIN 12" MIN. SOIL COVER ON TOP OF FOOTING.
- (6) MILLIS INDICATES 8" NOMNAL MABORRY WALLS, REINFORCED W 5 8 32"CC. VERT BARB IN GROUTED CELLS 1 DIRFO-DWALL 9 (8") CL. RORIZ, EREIN FRONDE (1) 5 VERT 6 BIDES OF OFENNAS AND AT CORNERS W MATCHING DOUBLES INTO FOUNDATION CONT. 4 HOCK INTO THE BEAM 9 ROOF, 11"FU MIN.
- VERIFY ALL DIMENSIONS W/ ARCH, PRIOR TO FABRICATION 4 CONSTRUCTION.
- MASONRY CONTROL JOINT (MCJ) TO BE SPACED AT 26FT OC. MAX AT EXTERIOR WALL, SEE DETAIL 4/62.I REFER TO DRAWING SPECIFICATIONS, COORDINATE WITH ARCHITECT.
- REFER TO SHEETS SOJ, SOZ 4 SOJ FOR SPECIFICATIONS 4 WIND LOAD TABLES.
- 14. FY INDICATE FLOOD VENT OPNG, REFER TO ARCH, FOR SIZE AND

-BASE FLOOD ELEVATION BPE = AE 8 NAVD.

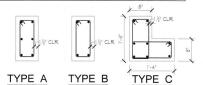
-DESIGN FLOOD ELEVATION (DFE) 8 FT + 1 FT FREE BOARD = 9 FT.

-BOTTOM OF LOWEST BEAM EL≥DFE.

-ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION COMPLY WITH SECTION R3222 OF FBC, RESIDENTIAL TITLEDITION.

-PROVIDE FLOOD OPENING VENTS IN ALL GROUND FLOOR WALLS REFER TO ARCH, DRAWINGS FOR SIZE AND LOCATION.

CC	NCRETE	COLU	MN SCHEDU	JLE
MARK	SIZE	REINF	ORCING	REMARKS
IMN	OILL	VERT.	TIES	REITARNS
C816A	8"xl6"	(6)*7	*3 9 6" O.C.	TYPE A
C8 6B	8"x16"	(4) * 6	*3 = 8" O.C.	TYPE B
C8 6 6	SEE TYPE	(8) * 6	*3 9 8" O.C.	TYPE C



MARK	SIZE	DEPTH	REINF. EA. WAY	REMARKS	DWL/A.B. EMBEDMENT
F2ØW	2'-Ø"	1'-0"	(3) 5 CONT. 44924" TRANSV	WALL FTG.	9"
F3ØW	3'-0"	1'-0"	(4) 5 CONT. 5012 TRANSV.	WALL FTG.	9"
F36	3'-6"x3'-6"	1'-0"	(4) 5		9"
F5Ø	5'-0"x5'-0"	1'-0"	(5) 5		9"
F6Ø	6'-0"x6'-0"	1'-2"	(1) 5		IIn
F76	7'-6"x7'-6"	1'-6"	(7) %		1'-3"



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RESIDENCE AT 7125 LONGBOAT DRIVE

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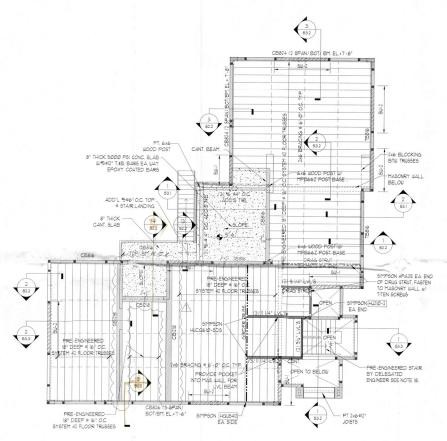
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FOUNDATION PLAN







2ND FLOOR FRAMING PLAN SCALE : 3/16" = 1'-0"





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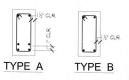
FLOOR FRAMING PLAN NOTES:

- I. FLOOR FRAMING TO BE 18" DEEP PRE-ENGINEERED WOOD TRUSSES AT 16" O.C. MAX, UN.O. SEE PLAN FLOOR TRUSSES SHALL BE ALPINE SYSTEM PROVED EQUIVALENT
- FLOOR DECK TO BE 1/4" TONGUE AND GROOVE PLYWOOD GLUED AND NAILED W/ Wod NAIL5 @ 6" OC. AT SUPPORTED EDGES AND 12" OC. AT INTERMEDIATE SUPPORTS.
- 3. TOP OF FLOOR TRUSSES ELEVATION : 9'-8"
- 4. ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED AND SPECIFIED BY THE DELEGATED ENGINEER.
- 5. REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL/FINISH.
- 6. AT EXTERIOR MASONRY WALLS, PROVIDE LINTELS PER 1/52.1 OVER
- PLAN DIMENSIONS ARE SHOUNFOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL DIMENSIONS, OPENINGS, ETC. WITH ARCHITECTURAL MECHANICAL, CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION
- 8. SEE SHEET SØJ, SØZ, AND SØJ FOR STRUCTURAL SPECIFICATIONS.
- 9. SEE SHEET 522 FOR TYPICAL FLOOR FRAMING DETAILS.
- IO. () INDICATES BOT. OF BEAM.
- CONTRACTOR TO COORDNATE TRUSS PROFILES, CEILING HEIGHTS, FLOOR OPENINGS, AND EQUIPMENT WEIGHTS PRIOR TO FABRICATION.
- 12. CONTRACTOR TO COORDINATE MECHANICAL DUCT LAYOUT THROUGH OR BETWEEN FLOOR TRUSSES WITH TRUSS FABRICATOR PRIOR TO FABRICATION.
- B. ALL WOOD AGAINST CONGRETE OR MASONRY SHALL BE PRESSURE TREATED.
- H. 22222 INDICATES 2X646" WOOD STUD BEARING WALL W/ 5/8" P.L.Y.
 22222 INDICATES 3X646" OC. WOOD STUD SHEEARWALL W/5/8" P.L.Y.
 REFER TO 524 FOR TYPICAL DETAILS 4 SCHEDULE.
- INDICATE (3.12X6 BUILT UP WOOD POST.
- CBXX

 (6. INDICATES C.I.P. CONCRETE BEAM, SEE SCHEDULE
 4 TYP. DETAIL 8/92.).
- IT. ——— INDICATES BEAM, JOIST OR GIRDER.
- 18. STAIRS AND RAILING TO BE PRE-ENGINEERED WOOD. DESIGN STAIR FOR LL 60 PSF, SUBMIT SHOP DWGS 4 CALC FOR REVIEW.
- INDICATES MODEL NO. OF METAL CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS & FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL REFER TO DRAWING SPECS.

CONCRETE BEAM SCHEDULE

MARK	SIZE	REIN	FORCING		ATIMPUMA.	mm
1000	UILL	TOP	MID.	BOT.	STIRRUPS	REMARKS
CB816	8"x16"	(2)*5		(2) * 5	*3 0 6" O.C.	TYPE B
CB824	8"x24"	(2)*6		(4)*6	*3 = 10" O.C.	TYPE A
CB826	8"x26"	(2)*6		(4) * 6	* 3 e 10" O.C.	TYPE A
CB1218	12"x 8"	(2) * 6	•	(4) 16	*3 * 6" O.C.	TYPE A
TB816	8"x16"	(2) 5	-	(2) 5	*3 * 24" O.C.	TYPE B



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CLEARWATER, FL 33760



PERMIT & CONSTRUCTION DRAWINGS

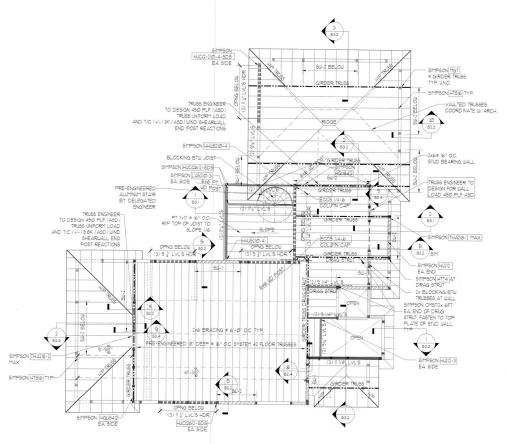
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2ND FLOOR FRAMING









3RD FLOOR/LOW ROOF FRAMING PLAN





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FLOOR FRAMING PLAN NOTES:

- FLOOR FRAMING TO BE 18" DEEP PRE-ENGINEERED WOOD TRUSSES AT 16" O.C. MAX., UNO. SEE PLAN FLOOR TRUSSES SHALL BE ALPINE SYSTEM 42 OR APPROVED EQUIVALENT.
- FLOOR DECK TO BE $\frac{1}{2}$ " TONGUE AND GROOVE PLYWOOD GLUED AND NAILED W/ 10d NAILS # 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- 3. TOP OF FLOOR TRUSSES ELEVATION = 21'-2".
- ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED AND SPECIFIED BY THE DELEGATED ENGINEER.
- 5. REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL/FINISH.
- FLAN DIMENSIONS ARE SHOUN FOR REFERENCE ONLY, CONTRACTOR SHALL VERBY AND COORDINATE ALL FINAL DIMENSIONS, OPENINGS, ETC. WITH ARCHITECTURAL MECHANICAL, CIVIL, PLIM'BINS, AND ELECTRICAL DRAWNSS FRIOR TO FABRICATION.
- 1. SEE SHEET SØJ, SØZ, AND SØZ FOR STRUCTURAL SPECIFICATIONS.
- 8. SEE SHEET 522 FOR TYPICAL FLOOR FRAMING DETAILS.
- CONTRACTOR TO COORDINATE TRUSS PROFILES, CEILING HEIGHTS, FLOOR OPENINGS, AND EQUIPMENT WEIGHTS PRIOR TO FABRICATION.
- 10. CONTRACTOR TO COORDINATE MECHANICAL DUCT LAYOUT THROUGH OR BETWEEN FLOOR TRUSSES WITH TRUSS FABRICATOR PRIOR TO
- IL INDICATES 2X6416" STUD BEARING WALL W/ 5/8" PLY, SEE INDICATES 27648' SIUD BEARNG WALL W 576' PLT, SEE DRAWING SFEES FOR READERS & OPENINGS. REFER TO 514 FOR STUD WALL AND SHEAR-WALL DETAILS AND CONSCIOUS.

 [2222] INDICATES 37648' O.C. WOOD STUD SHEEARWALL W 578' PLY.
 - REFER TO \$2.4 FOR TYPICAL DETAILS 4 SCHEDULE.
- 12. INDICATE (3)2X6 BUILT UP WOOD POST.
- INDICATES MODEL NO. OF METAL CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS & FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL REFER TO DRAWING SPECS.

RESIDENCE AT 7125 LONGBOAT DRIVE

C. ALAN ANDERSON ARCHITECT, P.A.

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PERMIT & CONSTRUCTION DRAWINGS



3RD FLOOR/LOW ROOF FRAMING PLAN



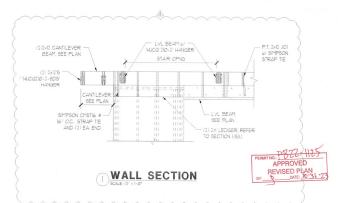








- ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD TRUSSES 9 (14" O.C., MAX, TYPICAL, UNC. TOP CHORD OF TRUSSES SHALL IS, COPE AS REQUIRED FER THE ARCHITECTURAL DRAWINGS DRAWINGS AND BOTTOM CHORD SHALL BE AT A CONSTANT ELEVATION TRUSS SUBMITTALS SHALL BE SWARD AND SEALE DE THE WOOD TRUSS DELEGATED ENGINEER SEE SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.
- CONTRACTOR TO COORDINATE TRUSS PROFILES, CEILING HEIGHTS, LOCATION AND EXTENTS OF VAULTED/SLOPED 4 TRAY CEILINGS ROOF OPENINGS AND EQUIPMENT WITH ARCHITECT PRIOR TO FABRICATION.
- ROOF DECK SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD WITH ION NAILS 9 4" OC. AT ROOF EDGES HIP, ACO RIDGES AND 6" OC. AT INTERMEDIATE SUPPORTS, UNO. INSTALL WITH 2x EDGE BLOCKING AND H-CLIPS, REFER TO DETAIL 2/623 FOR ADDITIONAL INFORMATION.
- TYPICAL ROOF TRUSS BEARING ELEVATION = 30"-2". ROOF SLOPE = SEE ARCH.
- 5. CONTRACTOR / ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING.
- TRUSS FABRICATOR / ENGINEER RESPONSIBLE FOR ALL PERMANENT BRACING
- TRUSS DELEGATED ENGINEER TO COORDINATE LOCATIONS AND WEIGHT OF MEP EQUIPMENT HUNG OR BEARING ON THE TRUSSES WITH THE ARCHITECTURAL DRAWINGS AND APPROPRIATE TRADES.
- FROVIDE SIMPSON STRONG-TIE CONNECTORS/ANCHORS, OR APPROVED EQUIVALENT, FOR UPLIF FORCES SHOUN ON APPROVED WOOD TRUSS CALCULL ATTOUS SHOP TICKA HALL TRUSS SUPPORT LOCATIONS. ALL CONNECTORS ARE TO BE PULLY FASTENED PER MANUFACTURER REQUISITING INDIC.
- 9. REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL FINISH.
- IØ. ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED AND SPECIFIED BY THE DELEGATED TRUSS ENGINEER.
- SEE SHEETS 901, 502, AND 503 FOR STRUCTURAL SPECIFICATIONS AND WIND TABLES.
- 12. SEE SHEET 52.3 FOR TYPICAL ROOF FRAMING DETAILS.
- 13. INDICATES MODEL NO. OF METAL, CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS 4 FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL REFER TO DRAWING SPECS.



RESIDENCE AT 7125

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7125 Longboat Drive

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Owner Elgin Properties I, LLC. 37W785 Stratford Lane Phone (941) 557-8692

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Elgin, IL 60124



Sealed By: C. ALAN ANDERSON, FLNAR0014171
To the best of the architect's or engineer's knowledge, said pland specifications comply with the applicable building codes a

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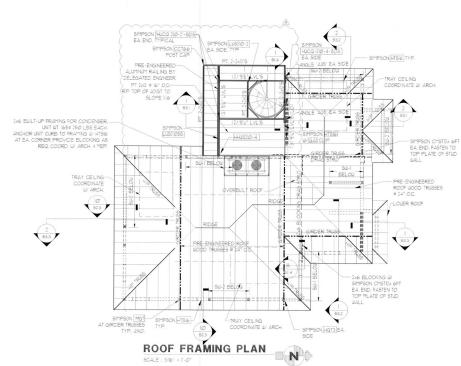
ROOF FRAMING PLAN

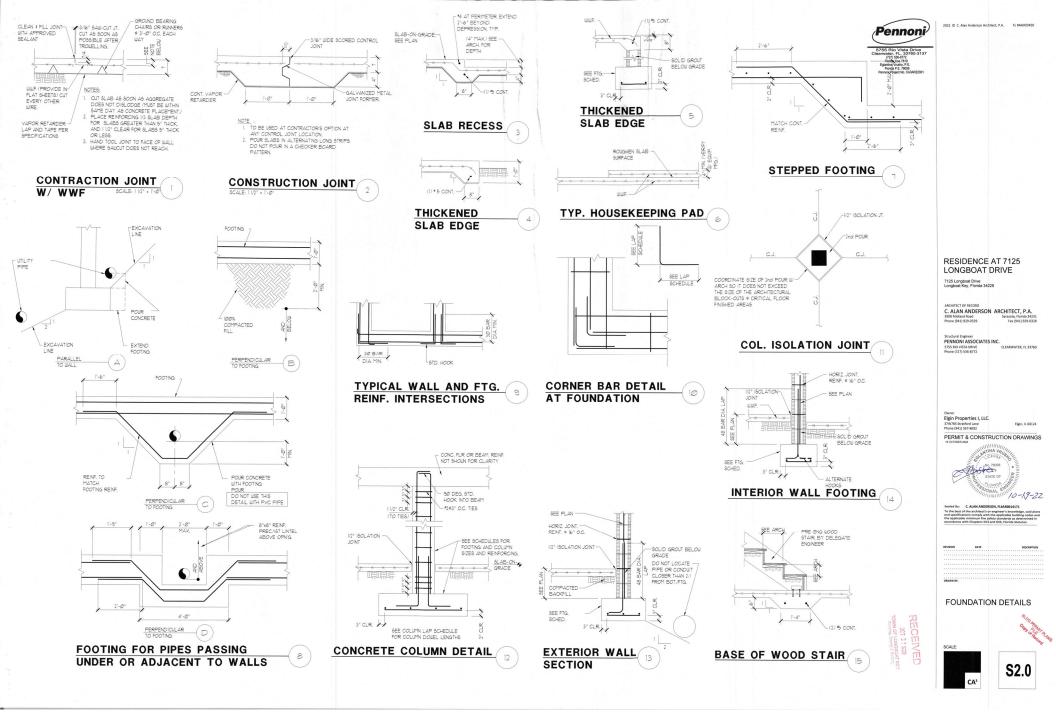
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INTO K.O. BLOCK

SECTION A

MARK	OPENIN	IG WIDTH	SIZE	REINF.
mont	MIN.	MAX.	WIDTH X HEIGHT	
L-I	1'-0"	6'-0"	8"x8" w/O K.O. BLOCK	(1) 5
L-2	6'-1"	12'-0"	8"x16"u/ K.O. BLOCK	(1) % 14

WO KO. BLOCK DESIGNATION REPRESENTS AN 8"x8" FULLY GROUTED CASTORETE LINTEL WITH (1) 5 CONT. BOTTOM REINF, U.O.N.

- 2. W/KO. BLOCK DESIGNATION REPRESENTS A 16" NOMINAL DEPTH, FULLY GROUTED COMPOSITE LINTEL WITH (1) % CONT. TOP REINF, IN THE KO. BEAM AND (1) % CONT. BOTTOM IN CASTCRETE LINTEL.
- HE NO. BERN AND IN SOURCE DOWN IN CASTINES E INTEL.

 1 SPROVIDE GASTGREET PRECAST CONCRETE LINTELS OVER ALL

 MASONET OFENNAS GREATER THAN IT USE RECESSED LINTELS

 MEER REQUIRED BY ARCHITECTURAL DRAWINGS PROVIDE MINIMA

 8' BEARNAS EACH SIDE OF OFENNAS AND KNOCKOUT BOTTOM OF

 LINTEL FOR MASONET / CONCRETE COLUMN REINFORCING TO

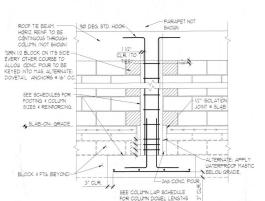
 CONTINUE, SUBMIT LINTEL MANAFACTURER'S LOAD CAPACITY TABLE.

MASONRY

BEARING WALL -

PASS THROUGH BOND BEAM

COURSE CMIL



CONCRETE COLUMN DETAIL

NOTES

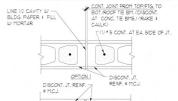
- L EXTEND JONT VERTICALLY FROM TOP OF FOOTING TO ROOF.

 2. DISCONTINE AT INTERVEDIATE TIE BEAMS AND ROOF TIE BEAMS.

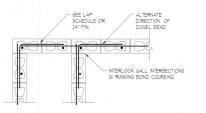
 3. SCORE ALL TIE BEAMS ON BOTH BIDES OF WALL TO MATCH JOINT.

 4. SPACE JOINTS AT 26-20 OC. MAXMUM.

 5. COORDINATE LOCATIONS OF JOINTS WITH ARCH, JOINT LOCATIONS.







8" MASONRY BOND **BEAM CONNECTION** 6

OW LIFT GROUTING PROCEDURE:

- LOULET GROUTING PROCEDURS:

 CONSTRUCTUALL TO HEIGHT OF 4-6" TO 5'-4" MAX. ALLOW MORTAR TO SET SUFFICIENTLY. TO WITHSTAND GROUT PRESSURE:
 VERTICAL WALL REINE BASE TO EXTRED BEYOND HEIGHT OF WALL FOR PROPER LAP.

 INSPECT INTO FOR ALIGNMENT, CLEAN OUT CELLS TO BE FILLED.

 FILLED INTO SOME ALIGNMENT, CLEAN OUT CELLS TO BE FILLED.

 FILLED SOME SYMMETS PRICE TO CONSOLIDATING TO ALLOW WATER TO BE

TYPICAL CONCRETE LINTEL

REINFORCING DETAIL

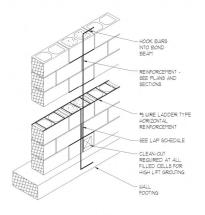
GH LIFT GROUTING PROCEDURE:

- HILPI CRECUING TRECEDORS:

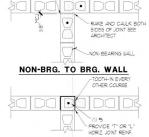
 ONSTRUCT UNLL TO FULL HEIGHT (24 FEET MAX.) WITH PROPER
 REINFORCING AND ALLOW MASCARY TO CURE. AT LEAST 3 DAYS.

 CLEAN CELLS, WHICH ARE TO BE GROUTED THROUGH CLEAN-OUT PORTS.

 PLACE GROUT IN 4 FOOT, 5 POOT MAX. LIFTS AND CONSOLIDATE AFTER.
- EXCESS MOISTURE HAS BEEN ABSORBED BY MASONRY. 4. PLACE THE NEXT LIFT AS SOON AS POSSIBLE BUT NO LONGER THAN ONE HOUR LATER.



WALL REINFORCING



MASONRY CONTROL

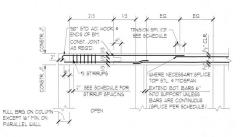
JOINT ELEVATION

DISCONTINUE HORIZ

JOINT REINF.

BRG. TO BRG. OR NON-BRG. TO NON-BRG.

TYP. WALL INTERSECTIONS



BEAM REINFORCING

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TOWN OF LONGBOAT KEY
Planning, Zoning & Button:

RESIDENCE AT 7125 LONGBOAT DRIVE

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Pennoni

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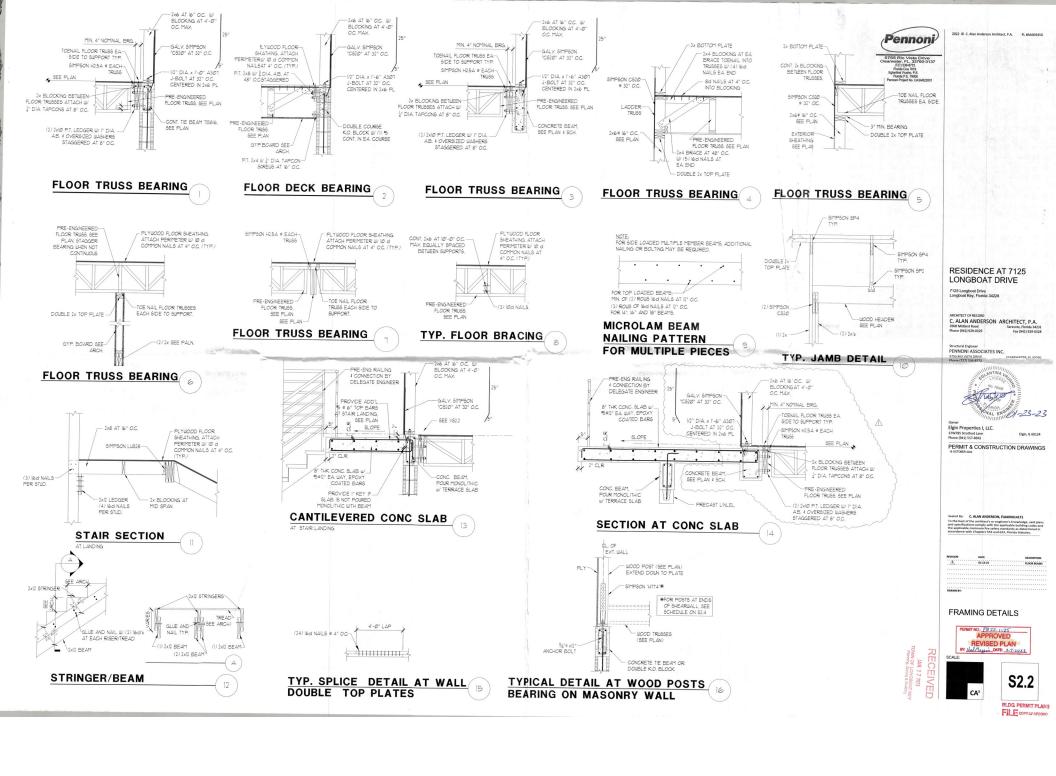


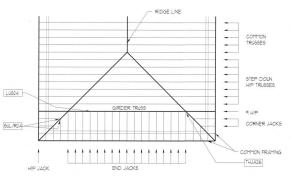
MASONRY DETAILS





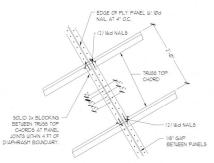
S2.1



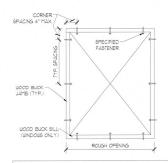


INDICATES MIN. SIMPSON CONNECTOR, SEE TRUSS MFR FOR ALL TRUSS TO TRUSS CONNS

TYPICAL HIP ROOF TRUSS FRAMING

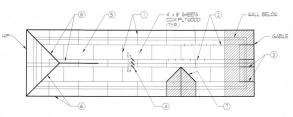


SOLID BLOCKING DETAIL



OPENING	WOOD BUCK	FAST	ENERS .	SPACI	VG.
		MAS/CONC.	STEEL	MAS/CONC.	STEEL
WINDOW/ DOOR	2"x P.T. (II/2 ACTUAL)	1/4" DIAx31/4" TAPCON	1/4" DIA 20 x23/4" TRAX x 45 PFH W/W	8" O.C.	12" 0.0

WINDOW/DOOR BUCK

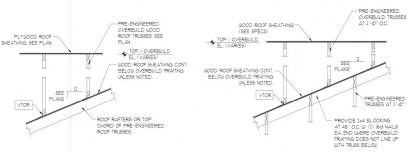


- STAGGER END JOINTS AT FRAMING MEMBER
 PROVIDE A HURRICANE CLIP AT EACH JOINT Fladsek end Joints at Hraming Filmbek
 FROVIDE A HURRICANE CLIP AT EACH JOINT, BETWEEN EACH FRAMMEN MEMBER
 Zv4 BLOCKING AT EACH JOINT, IN END ZONE

- 6" OC INTERMEDIATE
- (6) NAILING 6" O.C. AT HIPS AND SUBFASCIA W/ 8d
- COMMON.
 NAILING 3" O.C. AT VALLEYS W 8d COMMON.
 PROVIDE BEVELED WOOD SHIMS FOR PLYWOOD
 BEARING.
 - WHERE MEAN ROOF HEIGHT EXCEEDS 25'-0", USE

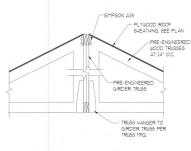
ROOF DIAGRAM NAILING SCHEDULE

SCALE: 1/8" = 1'-0"



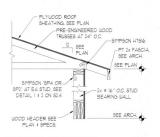
OVER BUILT TRUSS CONNECTION

VTCR -



SECTION

OVER BUILT AT HIP CONNECTION

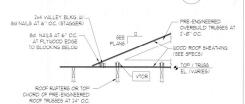


TRUSS BEARING



MINIMUM BOTTOM CHORD TRUSS BRACING

BRACING.



- 2x4 CONT. AT 10'-0" O.C. MAX. - LAP (1) TRUSS SPACE, PLACE AS SHOWN, ATTACH W/

(2) I6d NAILS AT EACH BOTTOM CHORD

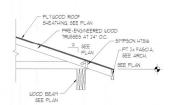
NOTES:

1. SEE TRUSS CALCULATION SHEETS
FOR ADDITIONAL PERMANENT

BRACING.

SEE "HIB-9I" PUBLISHED BY THE TRUSS PLATE INSTITUTE FOR TEMPORARY ERECTION BRACING.

OVER BUILT AT VALLEY CONNECTION



TRUSS BEARING



RESIDENCE AT 7125 LONGBOAT DRIVE

/Pennoni

ADD'L VERT, 2x BLOCKING FOR CONNECTOR NAILING

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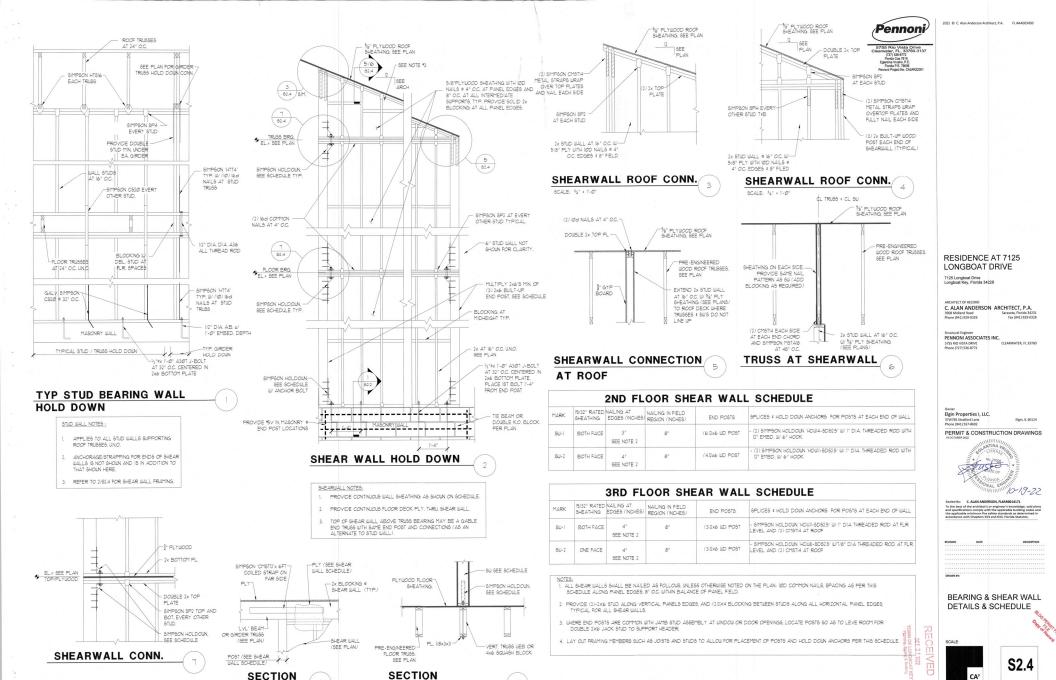
Elgin, IL 60124

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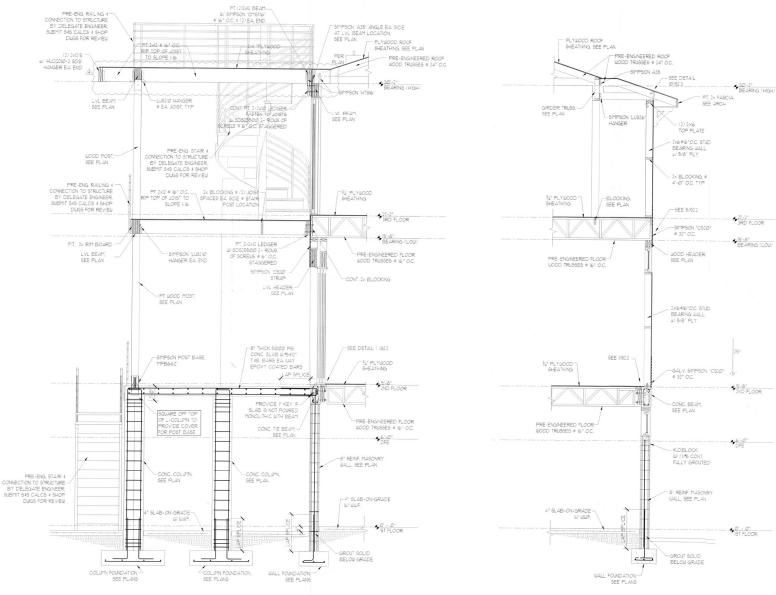


FRAMING DETAILS









WALL SECTION

WALL SECTION

RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive Longboat Key, Florida 34228

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ne (941) 557-8692

PERMIT & CONSTRUCTION DRAWINGS



Scaled by: C. ALAN ANDERSON, FLRAR0014171

To the best of the architect's oregisnees's knowledge, said plans and specifications comply with the applicable building codes and

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WALL SECTIONS

NO.TB 72 - 1/25 APPROVED

REVISED PLAN

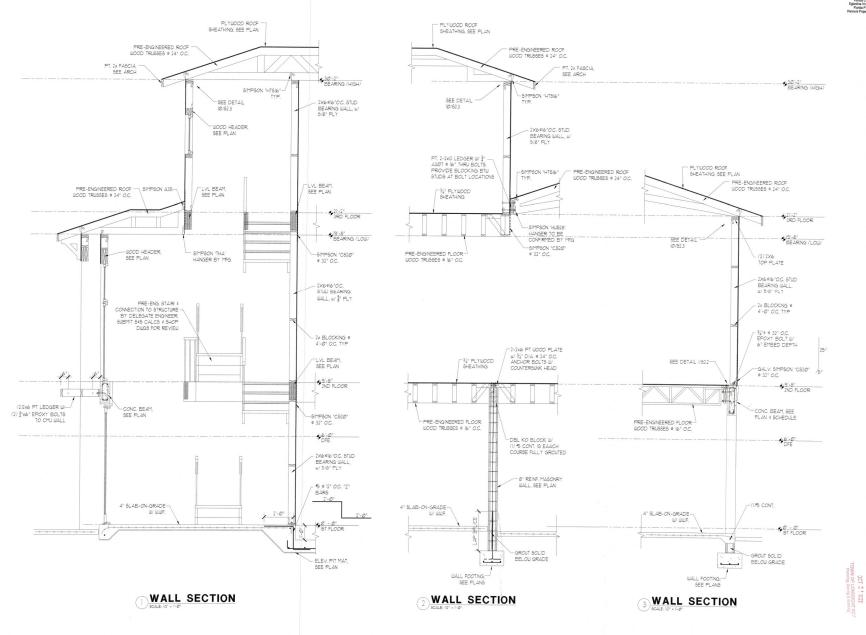
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OCT 3 0 2023 TOWN OF LONGBOAT KEY Planning, Zoning & Building









RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive Longboat Key, Florida 34228

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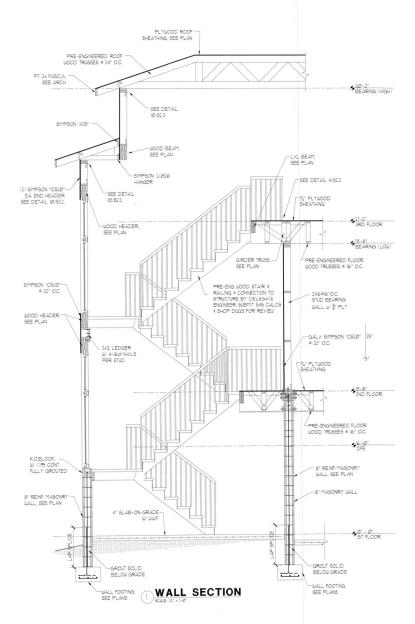


Elgin, IL 60124

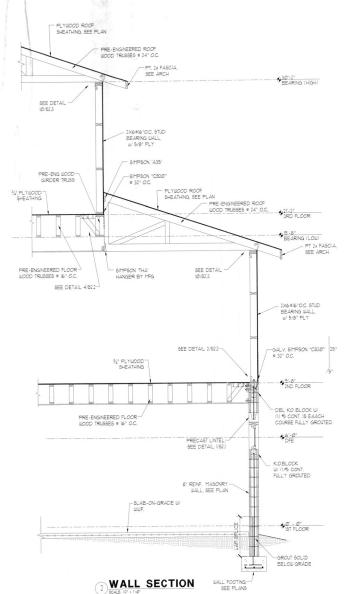
WALL SECTIONS











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WALL SECTIONS



