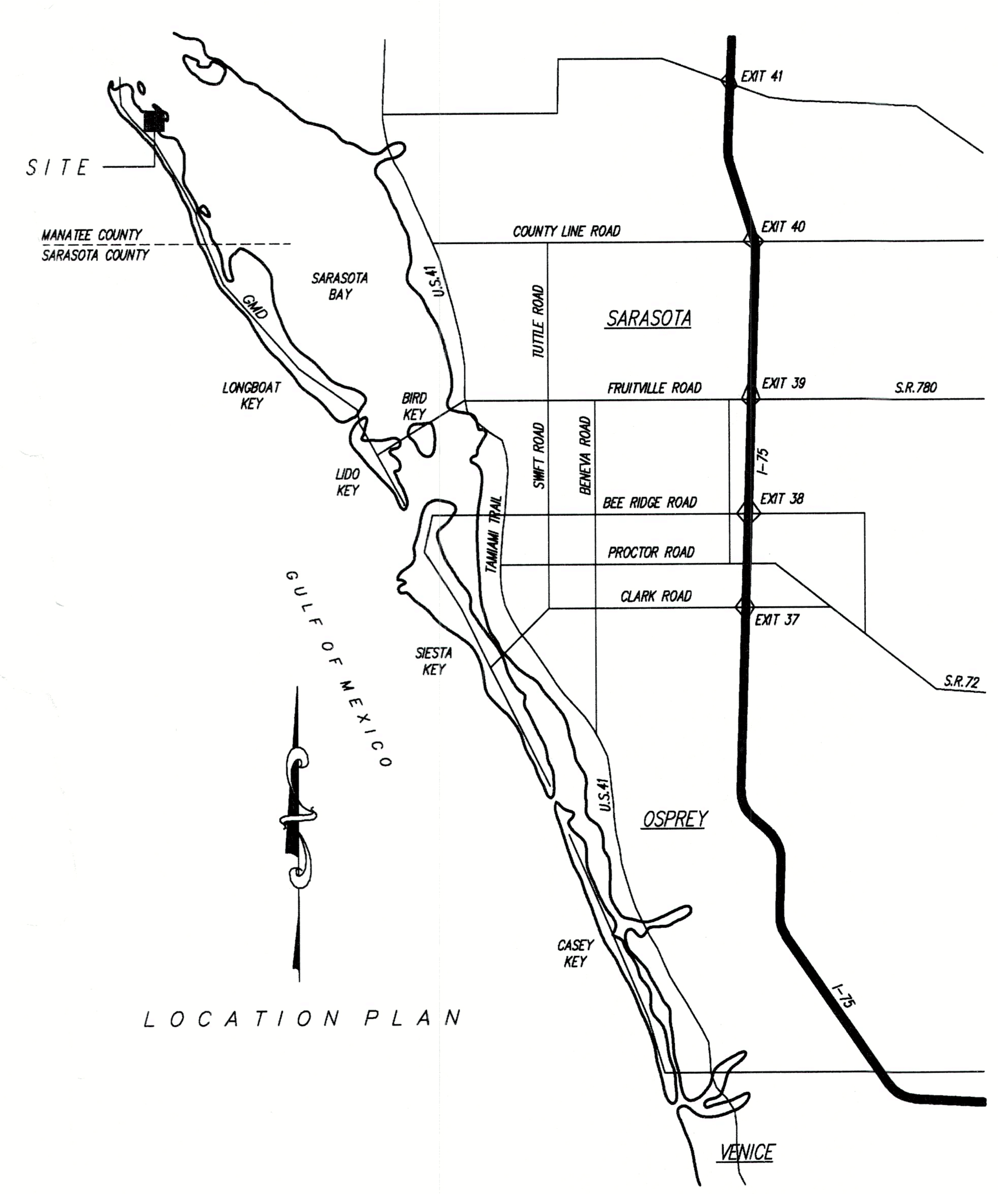
Jake Martin Residence

6555 Bayou Hammock Road, Longboat Key, Manatee County, FL 34228-1201
05/26/23



LOCATION PLAN

INDEX OF DRAWINGS

TITLE SHEET

ARCHITECTURAL

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STRUCTURAL

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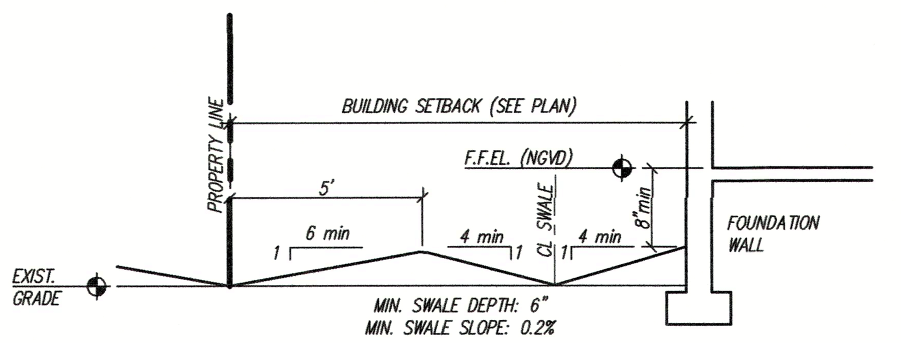
S-9	ROOF FRAMING SECTIONS AND DETAILS
S-10	SECTIONS AND DETAILS

REGISTERED ARCHITECT · ROBERT F. ROKOP · STATE OF FLORIDA · INTERIOR DESIGNER
6-6-23

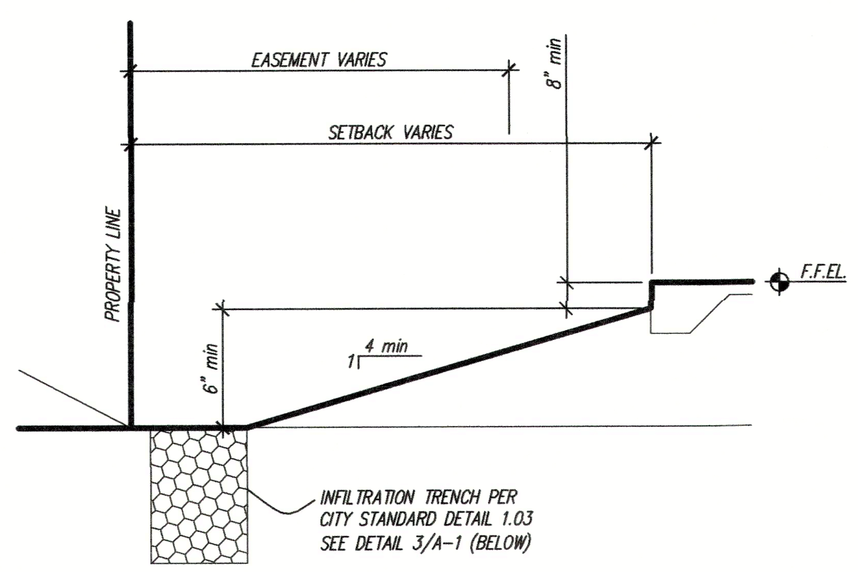
ROBERT ROKOP AIA ARCHITECT LLC
400 MADISON DRIVE, SUITE 200, SARASOTA, FLORIDA 34236 941.961.2043 FL LIC AR:0011049 ID:0003618

STRUCTURAL ENGINEERING ALLIANCE, INC., 7125 FRUITVILLE ROAD, PMB 38, SARASOTA, FL 34240

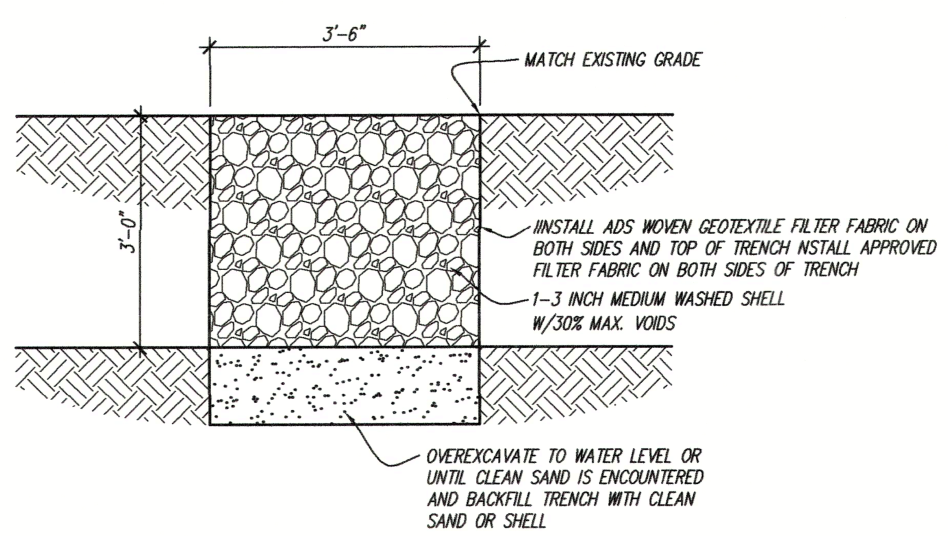


SEE SITE PLAN FOR EXISTING AND NEW ELEVATIONS

TYPICAL SWALE GEOMETRY (2/A-1)
N.T.S.



TRENCH CROSS SECTION (3/A-1)
N.T.S.



INFILTRATION TRENCH DETAIL (4/A-1)
1/2"=1'-0"

SOIL TREATMENT FOR TERMITES: PROVIDE TERMITE PROTECTION BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH FBC 7th EDITION (2020). PROVIDE CERTIFICATE OF COMPLIANCE. SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOOR SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

FLOOD ZONE NOTES:
1. ALL FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (B.F.E.+1') TO CONSIST OF APPROVED FLOOD RESISTANT MATERIALS.
2. ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIIPMENT, INCLUDING DUCTWORK, WILL BE LOCATED ABOVE THE REQUIRED DESIGN FLOOD ELECATION (D.F.E.).

GENERAL SITE NOTES:

1. SITE PLAN BASED ON INFORMATION FROM SURVEY BY LELAND E. BEDWELL SURVEYING INC, 3423 55th DRIVE EAST. BRADENTON, FL 34203; SURVEY DATED 12-2-22; JOB No. 22-099.
2. FINISH GRADES TO SLOPE AWAY FROM ALL CONSTRUCTION A MIN. OF 1/4" PER FOOT FOR DRAINAGE. REFER TO PLAN FOR SWALE LOCATIONS.
3. LANDSCAPE PLAN BY OTHERS.
4. VERIFY UTILITY SERVICE ENTRY LOCATIONS AS REQUIRED.
5. FLOOD ZONE AE (EL. 8' NAVD), FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #12081C0291F (DATED 08-10-21)
6. ZONING DISTRICT R-1SF, SETBACKS 20/8' SIDE, 20' STREET, 20' CANAL, 30% COVERAGE, 50% OPEN SPACE, 30' MAX. HT.
7. SURFACE SLOPES SHALL NOT EXCEED 1' VERTICAL RISE IN 4' HORIZONTAL DISTANCE BETWEEN ANY PROPERTY LINE AND ANY STRUCTURE AT ANY POINT ALONG THE SLOPE.
8. DISCHARGE OF STORMWATER SHALL DRAIN TO A STREET OR OTHER ESTABLISHED DRAINAGE FACILITY WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.
9. SWALE SLOPE SHALL BE A MIN. OF 0.2% LONGITUDINAL SLOPE.
10. COMPLY WITH "GEOTECHNICAL EXPLORATION" BY UNIVERSAL ENGINEERING SCIENCES, INC., 1748 INDEPENDENCE BLVD, SARASOTA, FL 34234 941.358.7419 PROJECT No: 1130.2200495.0000
11. COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE STORM WATER MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
12. REFER TO ELEVATION DRAWINGS FOR COMPLIANCE WITH DAYLIGHT PLANE ORDINANCE.

DESIGN CRITERIA

APPLICABLE CODES:
FBC 7th EDITION (2020)
FBC 7th EDITION (2020) RESIDENTIAL

FBC OCCUPANCY CLASSIFICATION: R-3

FBC CONSTRUCTION TYPE: VB

ZONING INFORMATION

DISTRICT: R-1SF

STREET: 20'
SIDE: 10'/25'
CANAL: 20'
HEIGHT: 30'
COVERAGE: 30%
OPEN SPACE: 50%

POOL CANAL: 15'

SITE AREA: 35,000 (REFER TO SURVEY)

FLOOD ZONE: AE EL:8'
F.I.R.M. MAP: 12081C0291F DATED 08-10-21

A/C AREA CALCULATION: (REFER TO FLOOR PLANS)

LOT COVERAGE CALCULATION

AREA OF SITE	35,000 sf
BUILDING COVERAGE (HOUSE COL/WALL)	3,786 sf
ACCESSORY BUILDING (GARAGE)	1,063 sf
ELEVATED POOL & DECK	1,836 sf
MECHANICAL EQUIPMENT	80 sf
LANDSCAPE FEATURES (> 6" ABOVE GRADE)	0 sf
GARDEN FEATURES (> 6" ABOVE GRADE)	0 sf
TOTAL COVERAGE	6,765 sf
BUILDING COVERAGE (%)	19.33%
MAX. ALLOWABLE COVERAGE (%)	30%

NON-OPEN SPACE CALCULATION

BUILDING COVERAGE (SEE ABOVE)	6,765 sf
AREA OF DRIVEWAY/FRONT WALKS	4,221 sf
POOL EQUIPMENT	44 sf
TOTAL NON-OPEN SPACE	11,030 sf
NON-OPEN SPACE (%)	31.51%
MAX. ALLOWABLE NON-OPEN SPACE (%)	50%

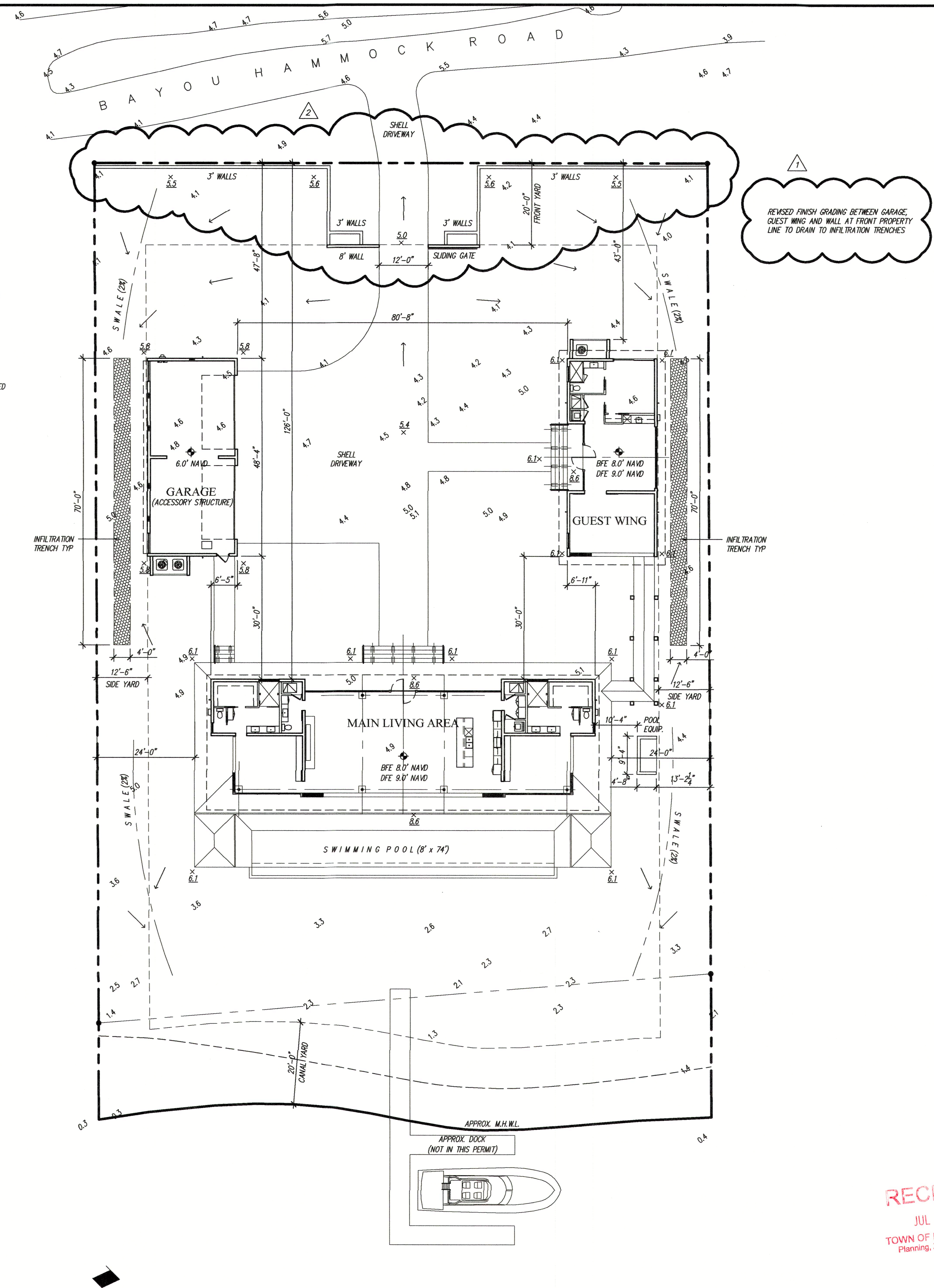
STORMWATER DRAINAGE SHALL BE DISPOSED OF AS FOLLOWS:

1. NEW SWALES ALONG THE EAST AND WEST OF THE PROPERTY LINES FROM APPROXIMATELY THE FRONT ONE THIRD OF THE PROPERTY SHALL DIRECT STORMWATER TO THE PUBLIC R.O.W.
2. STORMWATER FROM THE CENTRAL THIRD OF THE SITE AND THE BUILDING ROOFS SHALL BE DIRECTED TO THE STORMATER RETENTION AREAS (INFILTRATION TRENCHES) IN SIDE YARDS AS SHOWN. ROOF DRAINS SHALL CONNECT INTO RETENTION AREAS VIA 6" CORRUGATED POLYETHYLENE UNDERGROUND DRAINLINE PIPE. REFER TO CALCULATIONS FOR AREA SERVED BY RETENTION.
3. STORMWATER FROM FROM THE PORTIONS OF THE SITE SOUTH OF THE MAIN STRUCTURE SHALL BE DIRECTED TO THE BAYOU.

STORMWATER RETENTION CALCULATIONS:

TRIBUTARY AREA OF LOT FOR RETENTION	12,000 sf
AREA OF RETENTION AREA: 280 sf x 2	560 sf
VOLUME OF RETENTION AREA: 560 sf x 3'	1,680 cf
MAXIMUM ROCK VOID (30%): 1,680 cf x 0.3	504 cf
VOLUME OF ½" RAINFALL: 12,000 x (0.5/12)	500 cf

COMPLY WITH TLBK STORMWATER MANAGEMENT REGULATIONS



SITE/DRAINAGE PLAN (1/A-1)
SCALE: 1/16"=1'-0"

× 5.8 INDICATES NEW GRADE ELEVATIONS
8.6 INDICATES EXISTING GRADE ELEVATIONS (REFER TO SURVEY)

STORMWATER RUNOFF SHALL BE DISPOSED OF ON SITE OR DIVERTED INTO DRAINAGE STRUCTURE OR CHANNEL

RECEIVED
JUL 07 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ROBERT ROKOP
REGISTERED ARCHITECT
ROBERT F. ROKOP
STATE OF FLORIDA
SEAL

REVISIONS
1 06/20/23
2 07/06/23

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FLORIDA LICENSURE
AR: 0011049 ID: 0003618

SITE PLAN

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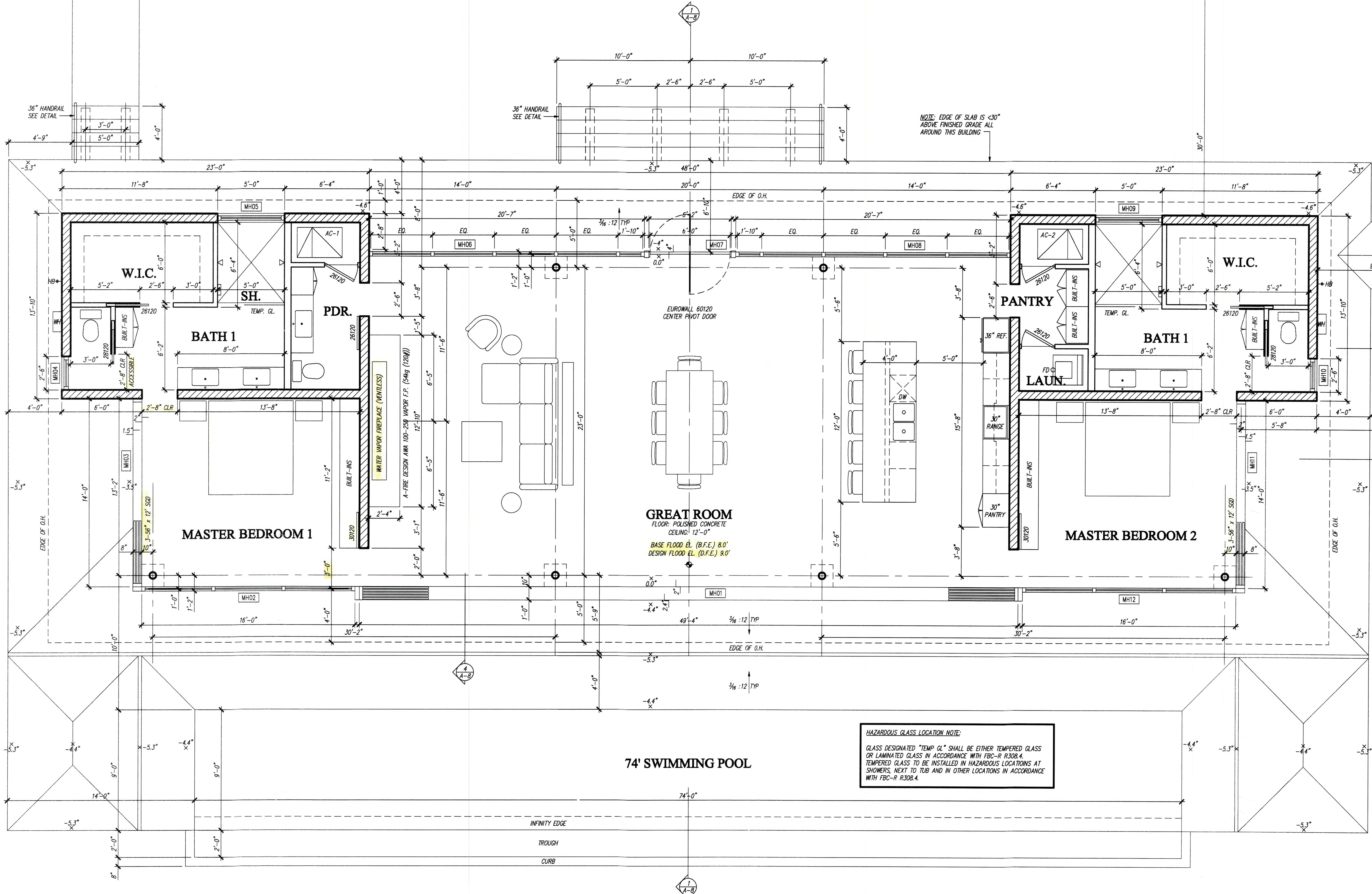
05/26/23

SHEET No.
A-1
1 OF 12

BLDG. PERMIT PLANS
FILE COPY OF RECORD



HAZARDOUS GLASS LOCATION NOTE:

GLASS DESIGNATED "TEMP GL" SHALL BE EITHER TEMPERED GLASS OR LAMINATED GLASS IN ACCORDANCE WITH FBC-R R308.4. TEMPERED GLASS TO BE INSTALLED IN HAZARDOUS LOCATIOINS AT SHOWERS, NEXT TO TUB AND IN OTHER LOCATIONS IN ACCORDANCE WITH FBC-R R308.4.

FLOOD RESISTANT CONSTRUCTION NOTES:

1. THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.
2. ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE LOCATED ABOVE THE DESIGN FLOOD ELEVATION (B.F.E.+1'). IN ADDITION, ALL MATERIALS BELOW D.F.E. SHALL BE APPROVED FLOOD RESISTANT MATERIALS.
3. FLOOR AREAS BELOW D.F.E SHALL BE USEABLE SOLELY FOR PARKING, BUILDING ACCESS OR LIMITED STORAGE IN ACCORDANCE WITH FEMA GUIDELINES.

WALL LEGEND

REINF. CMU MASONRY WALL
FOR TIE BEAM LOCATIONS AND BEARIING HEIGHTS REFER TO STRUCTURAL DRAWINGS

NOTE:

COORDINATE TOP OF MASONRY ELEVATIONS, TIE BEAMS AND COLUMN HEIGHTS WITH STRUCTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

MAIN HOUSE FLOOR PLAN

SCALE: 1/4"=1'-0" 1/A-2

A/C AREA TABULATION

AREA OF MAIN HOUSE:	2,750sf
AREA OF GUEST WING:	1,000sf
TOTAL LIVING AREA:	3,750sf

ACCESSORY STRUCTURE CALCULATION

AREA OF GARAGE(sf):	935sf
AREA OF GARAGE(%):	935sf / 3,750sf = 24.93%
MAX. AREA OF ACCESSORY STR(%):	25%

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REGISTERED ARCHITECT ROBERT F. ROKOP STATE OF FLORIDA INTERIOR DESIGNER
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FLORIDA LICENSURE
AR: 0011049 ID: 0003618

FLOOR PLAN

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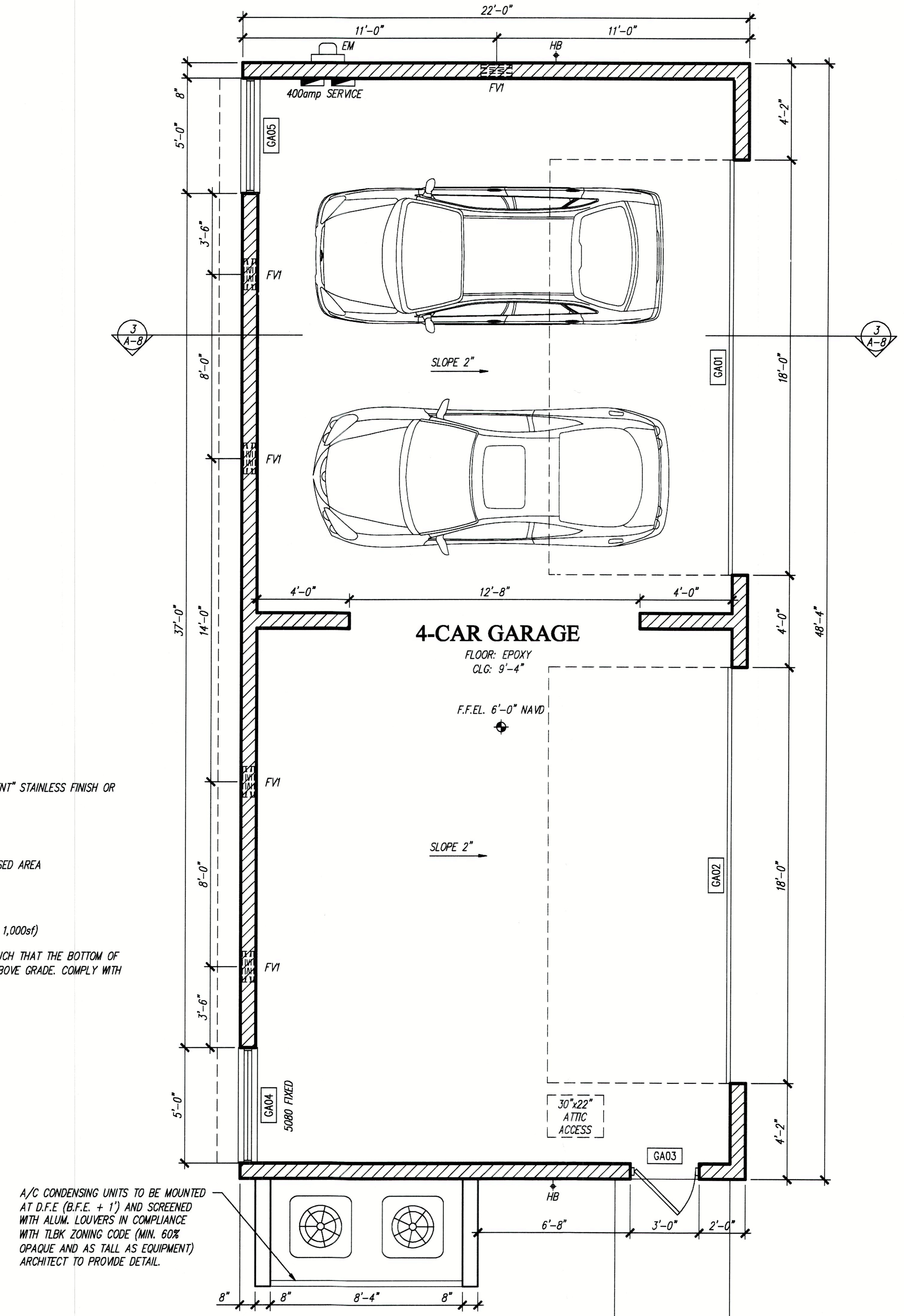
05/26/23

SHEET No.
A-2

EXTERIOR DOOR AND WINDOW SCHEDULE

MARK	SIZE	TYPE	MANUFACTURER	PRODUCT APPROVAL	REMARKS
MH01	49'-4" x 12'-0"	SLIDING GLASS DOOR	ES WINDOWS, LLC	FL22267-R9	XXXXX - XXXXX
MH02	16'-0" x 12'-0"	FIXED GLASS PANELS	ES WINDOWS, LLC	FL17897-R12	3 - EQUAL PANELS
MH03	14'-0" x 12'-0"	SLIDING GLASS DOOR	ES WINDOWS, LLC	FL22267-R9	XXXX
MH04	2'-6" x 12'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
MH05	5'-0" x 12'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
MH06	20'-1" x 12'-0"	FIXED GLASS PANELS	ES WINDOWS, LLC	FL17897-R12	CONFIGURE AS SHOWN ON PLAN
MH07	7'-0" x 12'-0"	PIVOT DOOR	EUROWALL	FL22410-R4	CENTER PIVOT
MH08	20'-1" x 12'-0"	FIXED GLASS PANELS	ES WINDOWS, LLC	FL17897-R12	CONFIGURE AS SHOWN ON PLAN
MH09	5'-0" x 12'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
MH10	2'-6" x 12'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
MH11	14'-0" x 12'-0"	SLIDING GLASS DOOR	ES WINDOWS, LLC	FL22267-R9	XXXX
MH12	16'-0" x 12'-0"	FIXED GLASS PANELS	ES WINDOWS, LLC	FL17897-R12	3 - EQUAL PANELS
GH01	6'-0" x 10'-0"	PIVOT DOOR	EUROWALL	FL22410-R4	CENTER PIVOT
GH02	4'-9" x 10'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
GH03	3'-8" x 10'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
GH04	10'-0" x 10'-0"	SLIDING GLASS DOOR	ES WINDOWS, LLC	FL22267-R9	XX
GH05	15'-0" x 12'-0"	FIXED GLASS PANELS	ES WINDOWS, LLC	FL17897-R12	3 - EQUAL PANELS
GH06	20'-8" x 10'-0"	SLIDING GLASS DOOR	ES WINDOWS, LLC	FL22267-R9	XXXX
GH07	3'-8" x 10'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
GH08	4'-9" x 10'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
GA01	18'-0" x 8'-0"	O.H. GARAGE DOOR	CLOPAY, INC.	FL5678-R5	130mph RATED
GA02	18'-0" x 8'-0"	O.H. GARAGE DOOR	CLOPAY, INC.	FL5678-R5	130mph RATED
GA03	2'-8" x 8'-0"	ALUM. FRENCH OBS.	ES WINDOWS, LLC	FL22527-R11	
GA04	5'-0" x 8'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	
GA05	5'-0" x 8'-0"	FIXED GLASS PANEL	ES WINDOWS, LLC	FL17897-R12	



DETACHED GARAGE PLAN
SCALE: 1/4"=1'-0"

FLOODVENTING

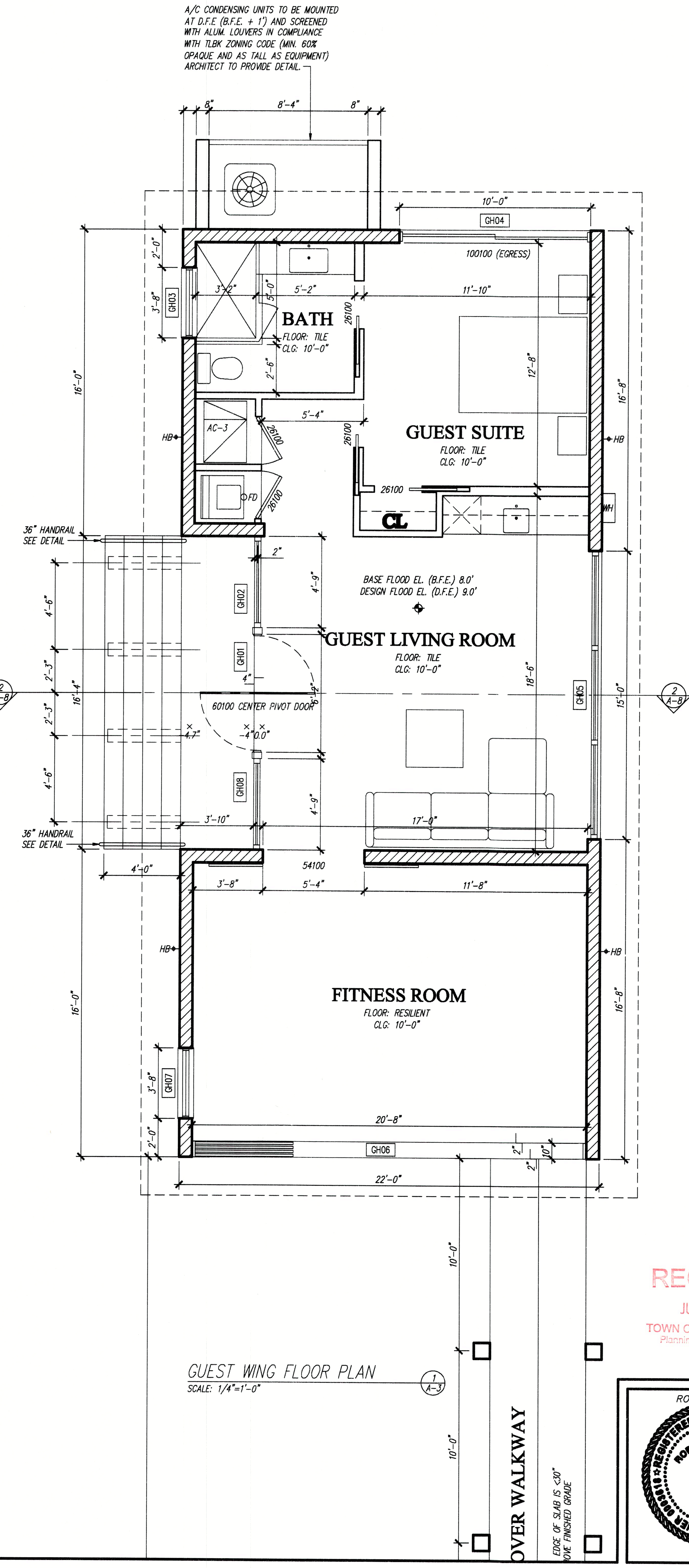
FV1 FLOODVENTS TO BE "SMARTVENT" STAINLESS FINISH OR APPROVED EQUIVALENT

TYPE FV1 FLOODVENT:
8x16 LOUVERED FLOODVENT
MODEL 1540-510
CERTIFIED FOR 200sf OF ENCLOSED AREA

AREA BELOW BFE:

GARAGE: 975sf
5 FLOODVENTS REQ'D (5 x 200 = 1,000sf)

NOTE: MOUNT ALL FLOODVENTS SUCH THAT THE BOTTOM OF OPENING IS NO HIGHER THAN 1' ABOVE GRADE. COMPLY WITH FEMA TECHNICAL BULLETIN 1-93.



GUEST WING FLOOR PLAN
SCALE: 1/4"=1'-0"

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FLOOR PLAN

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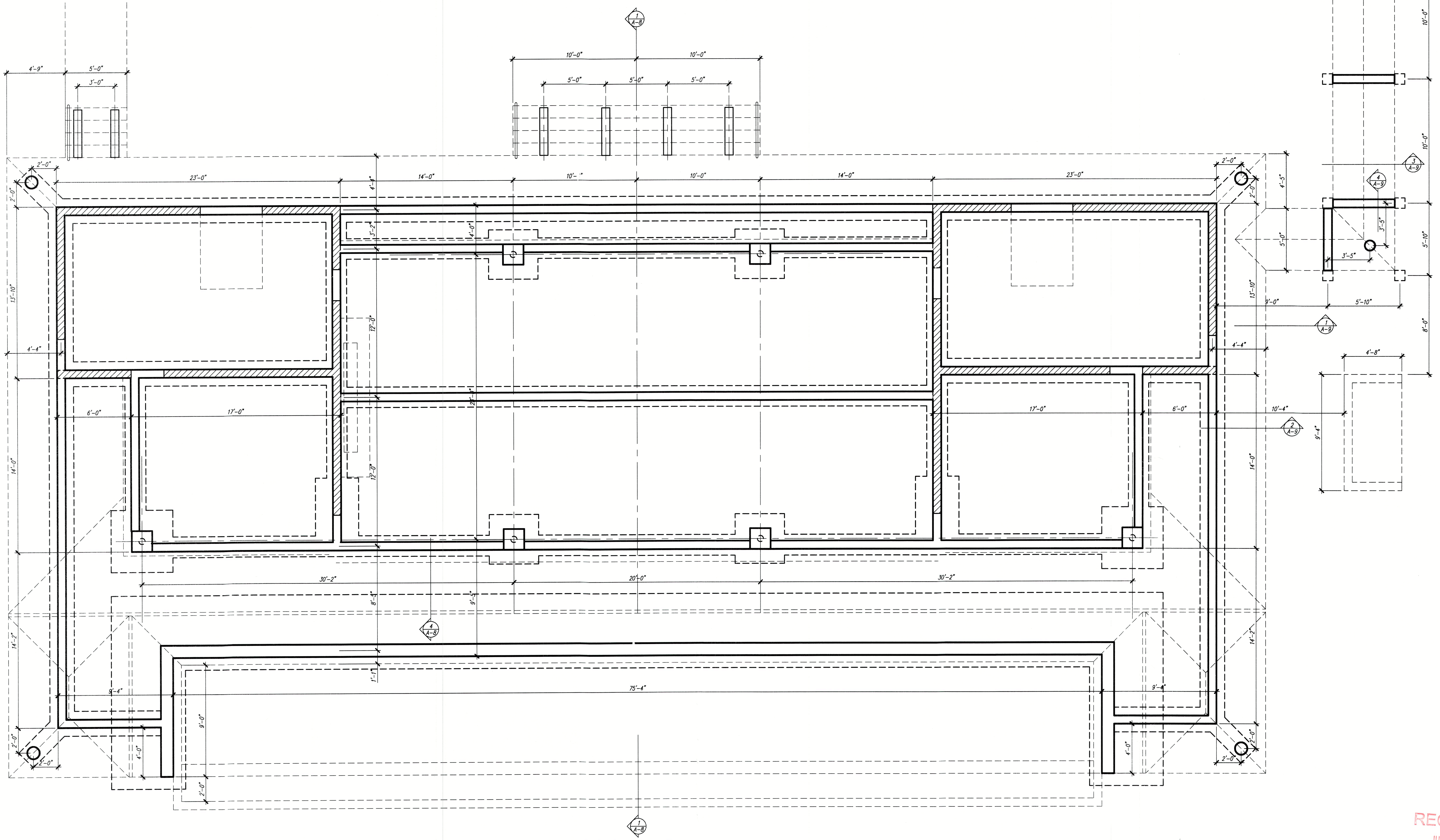
ROBERT F. ROKOP
STATE OF FLORIDA
SEAL

SHEET No.
A-3
3 OF 12



MAIN HOUSE STEMWALL PLAN

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

WALL LEGEND

REINF. CMU MASONRY WALL ABOVE FLOOR LEVEL FOR TIE BEAM LOCATIONS AND BEARIING HEIGHTS REFER TO STRUCTURAL DRAWINGS

REINF. CMU MASONRY STEMWALLS BELOW FLOOR LEVEL FOR FOOTING SIZES AND REINFORCING REQUIREMENTS REFER TO STRUCTURAL DRAWINGS

NOTE: NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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STEMWALL PLAN

ROBERT ROKOP

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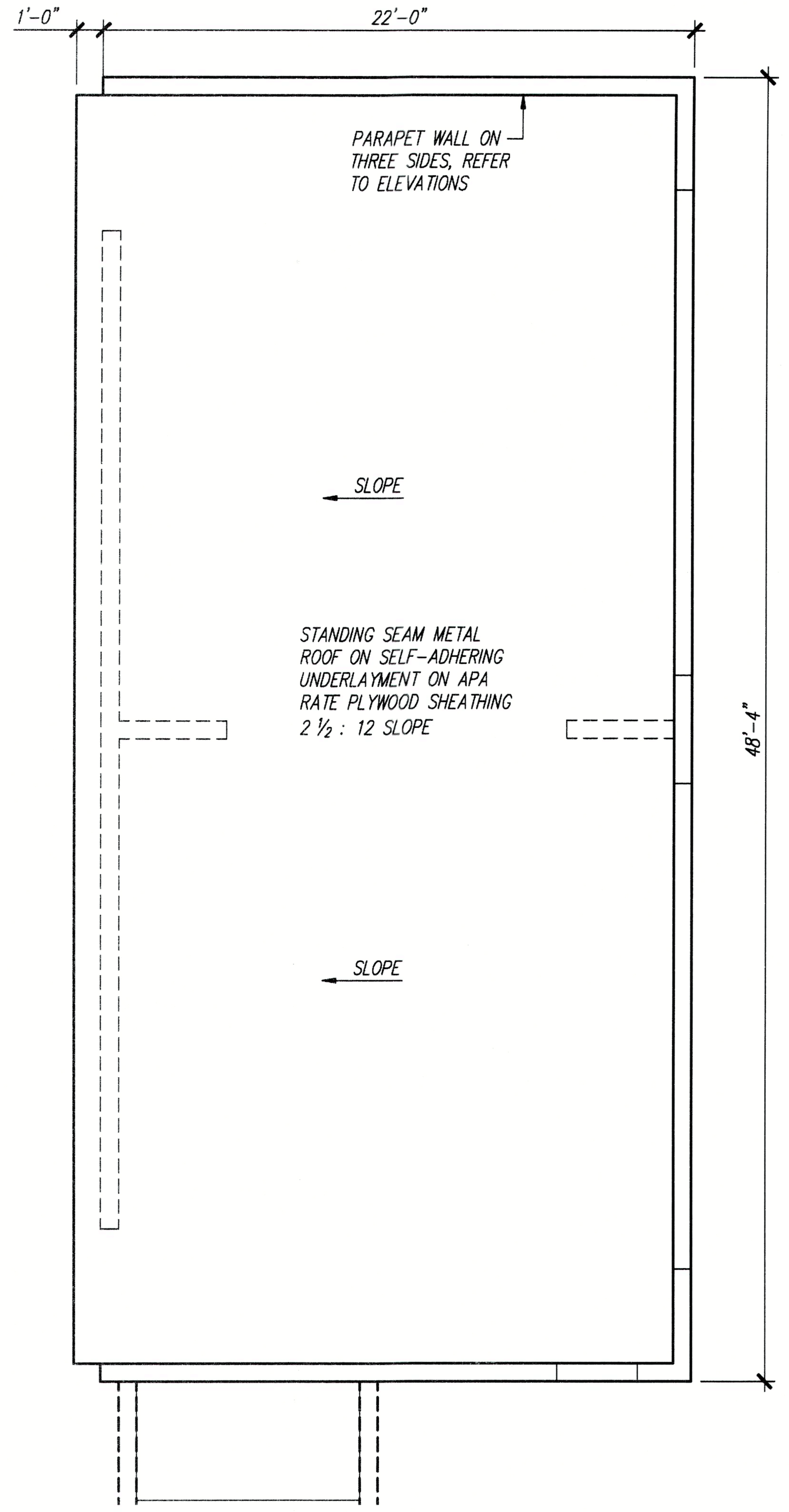
A-4



FLORIDA PRODUCT APPROVAL TABLE

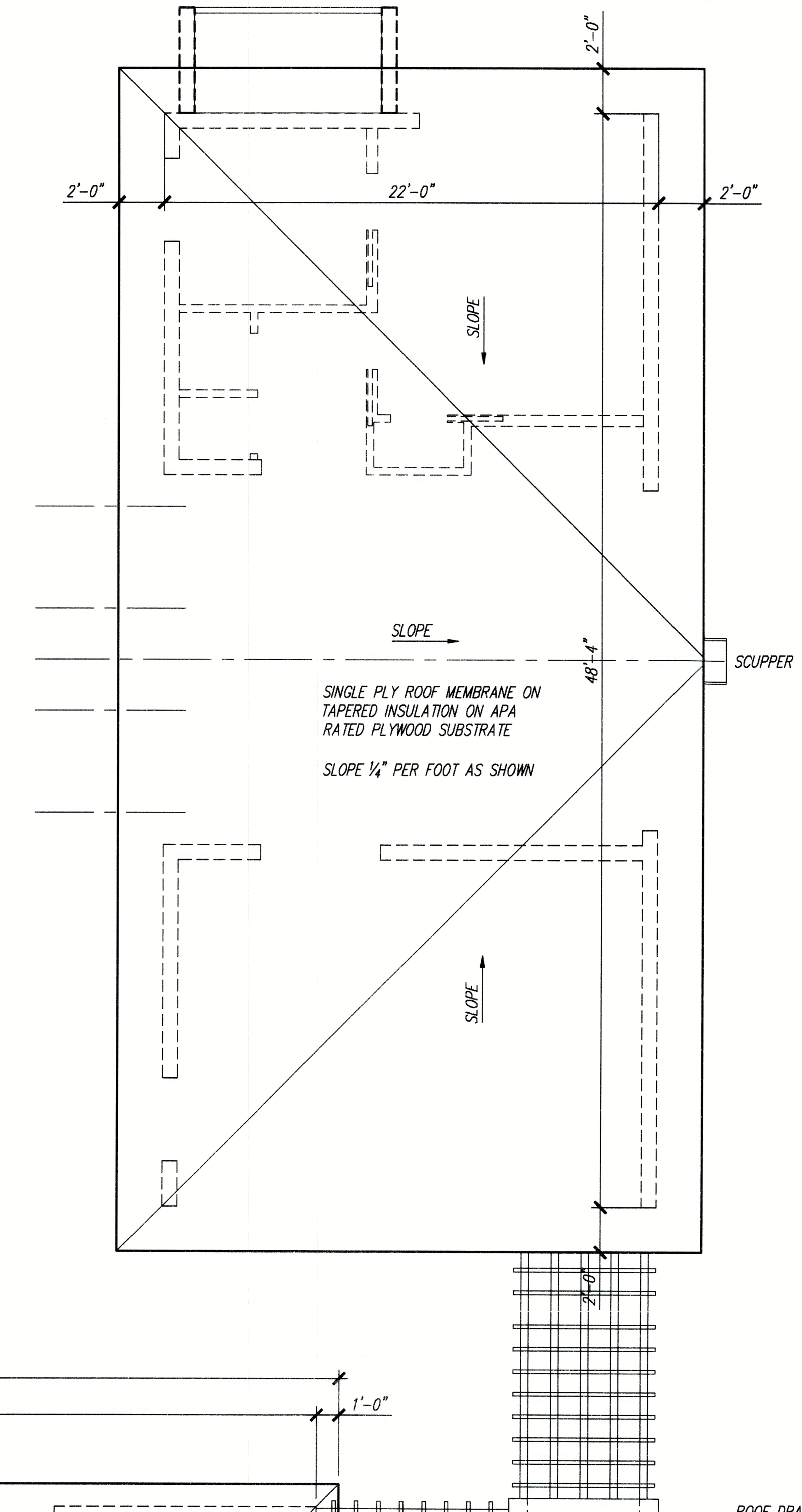
PRODUCT	MANUFACTURER	TYPE	STYLE	APPROVAL NUMBER	APPROVAL DATE
FLAT ROOFING	GAF	SINGLE PLY	EVERGUARD TPO	NOA 16-0615.05	07/19/18
TAPERED INS.	GAF	POLYISO	ENERGY GUARD	NOA 19-1017.09	12/19/19
GARAGE ROOFING	THOMPSON ARCHITECTURAL METALS	26ga ALUM.	TM-LOCK	FL16667-R3	06/07/22
UNDERLAYMENT	TAMKO BUILDING PRODUCTS	SELF ADHERING	FIBERGLASS REINF.	FL12328-R10	10/11/22
FIXED WINDOWS	ES WINDOWS	ALUM.	8000T	FL17897-R12	04/11/23
SWINGING DOORS	ES WINDOWS	ALUM.	ES9000	FL22527-R11	12/13/22
S.G.D.'s	ES WINDOWS	ALUM.	ES2020	FL22267-R9	12/15/21
PIVOTING DOORS	EUROWALL	ALUM.	PIVOT DOOR	FL22410-R4	06/08/21
GARAGE DOORS	CLOPAY, INC.	METAL INSULATED	OVERHEAD SECTIONAL	FL5678-R5	12/22/20
FLOODVENTS	SMART VENT PRODUCTS, INC.	S.S.	DUAL FUNCTION	FL5822-R8	12/18/20

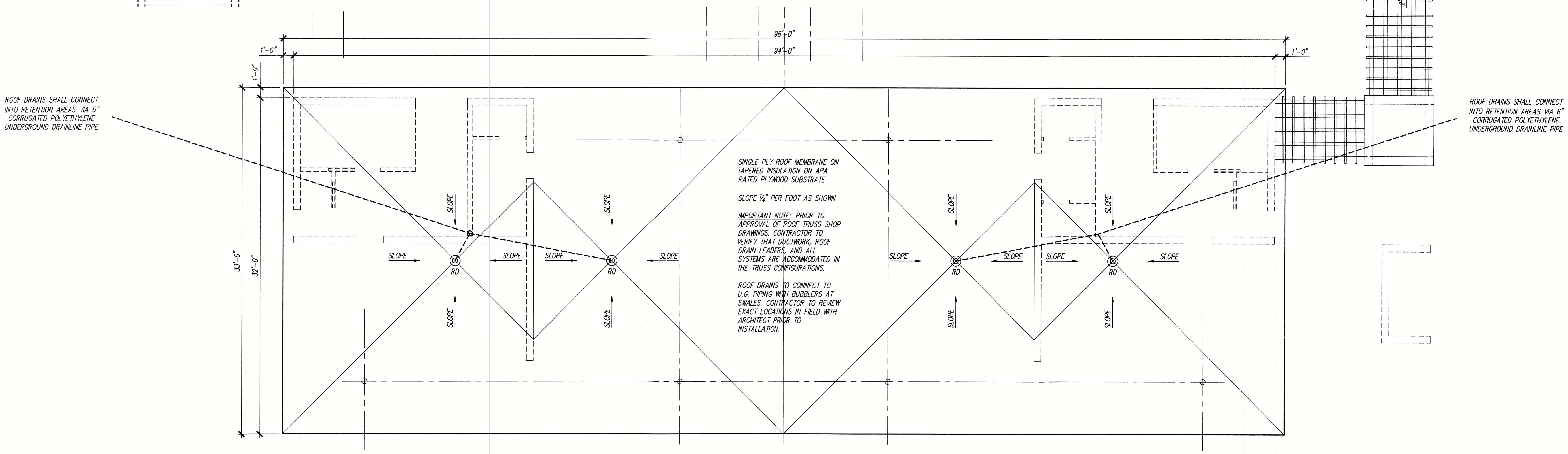
NOTE:

ANY PRODUCT SUBSTITUTIONS MUST HAVE FLORIDA PRODUCT APPROVAL AND BE APPROVED BY THE ARCHITECT.

DESIGN CRITERIA:

STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING E^UAL TO THE DESIGN FLOOD ELEVATION (D.F.E.) IN ACCORDANCE WITH FBC 2020 7th EDITION - RESIDENTIAL - R322.1.2.





ROOF PLAN

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

1/A-5

ROOF: "GAF" SINGLE PLY ROOFING "EVERGUARD TPO" OR APPROVED EQUAL. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.

TAPERED INSULATION: "GAF" "EVERGUARD" POLYISO INSULATION OR APPROVED EQUAL. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.

EXTERIOR SOFFIT TO BE STUCCO EXCEPT WHERE NOTED.

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FLORIDA LICENSURE
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ROOF PLAN

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REGISTERED ARCHITECT ROBERT F. ROKOP STATE OF FLORIDA
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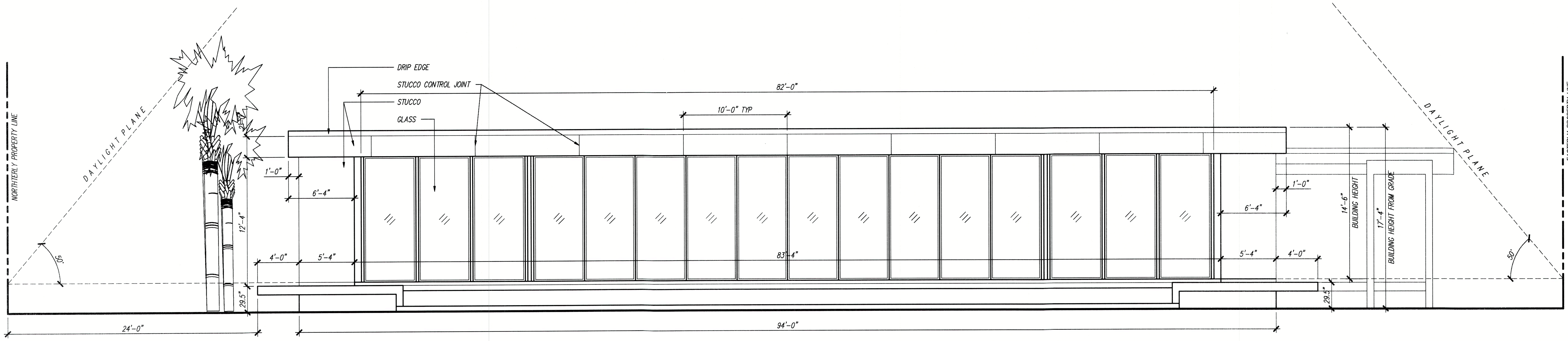
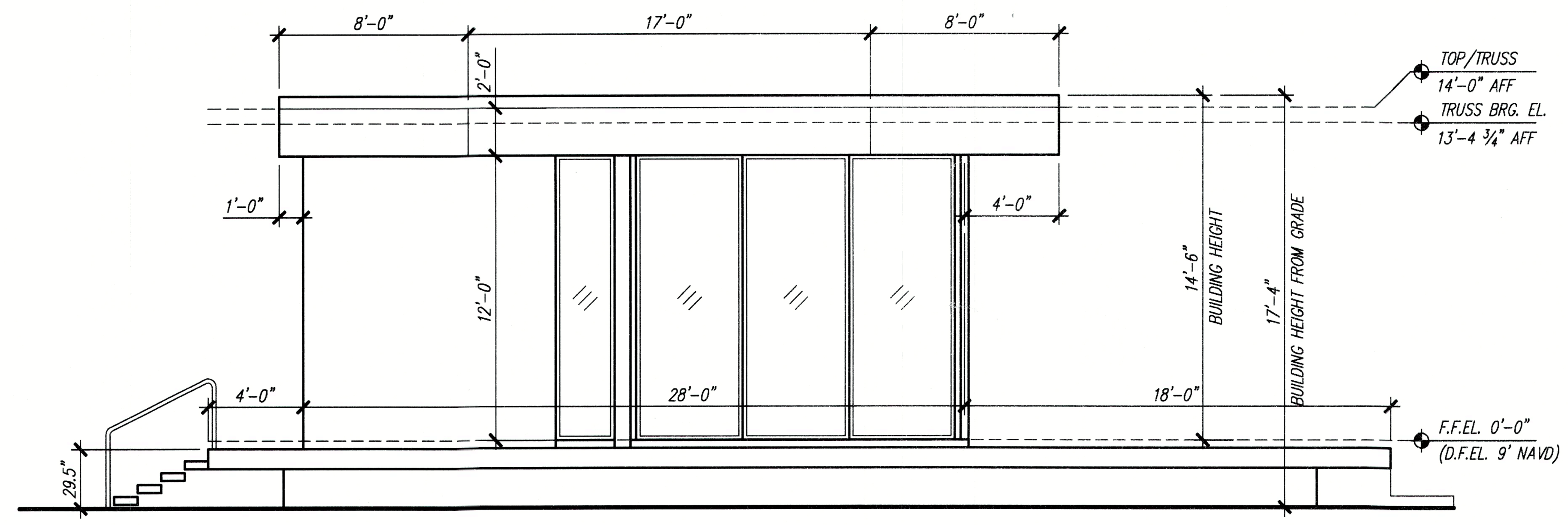
A-5



SOUTHWEST ELEVATION
SCALE: 3/16"=1'-0"
1/A-6



NORTHWEST ELEVATION
SCALE: 3/16"=1'-0"
2/A-6

GLASS NOTE:

1" INSULATED IMPACT GLASS - CLEAR WITH LOW E W/ COG VALUES OF 63% VLT, 0.27 SHGC, AND 0.31 WINTER U-VALUE, FULL SYSTEM VALUES APPROX. 47% VLT, 0.22 SHGC, AND 0.52 WINTER U-VALUE

STUCCO COMPONENT SCHEDULE

NOTE: ALL PRODUCT NUMBERS ARE FROM "PLASTIC COMPONENTS, INC." SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.

TYPICAL CONTROL JOINT ON FRAMING: 2078X "V"-JOINT

HORIZONTAL TO VERTICAL TRANSITION: 540-78 DRIP SCREED

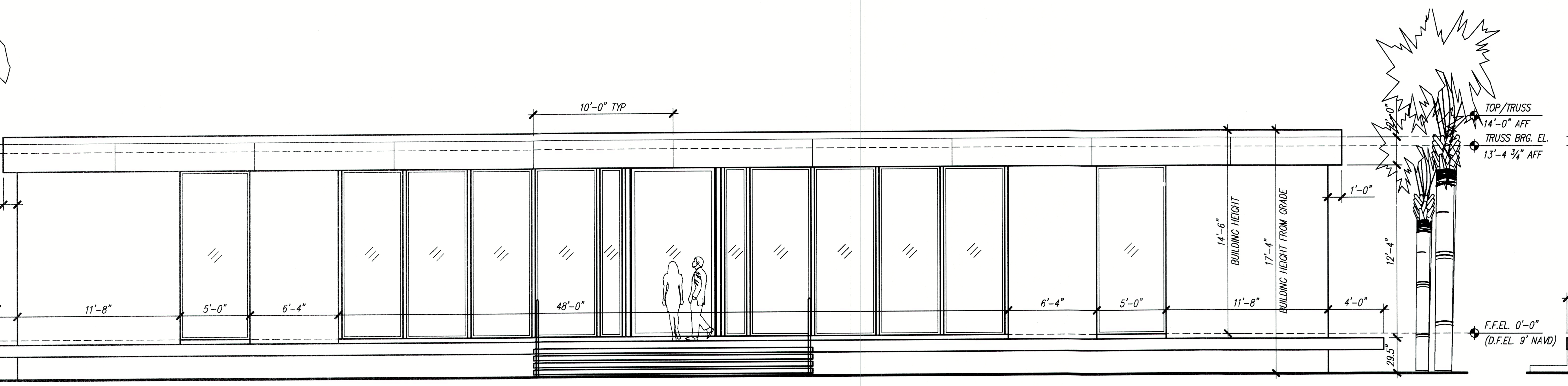
CONTINUOUS SOFFIT VENT: 3" (#3300 W/15si FREE AREA/lf)

CORNER BEAD: 1A

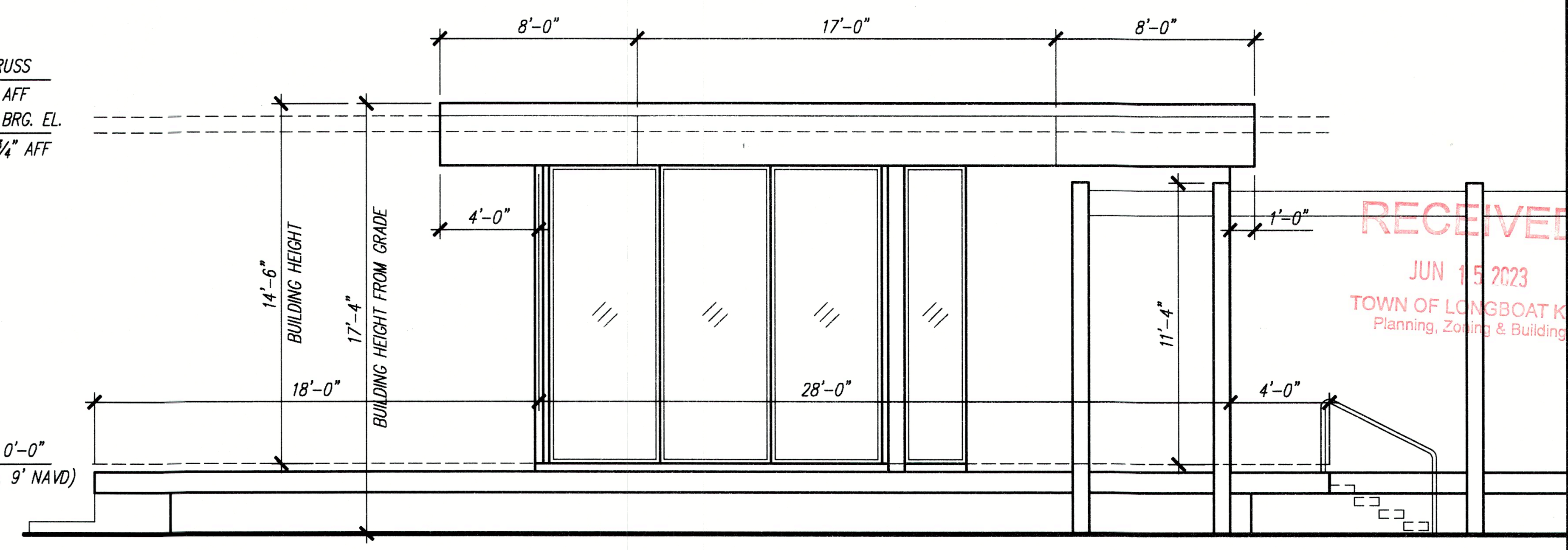
INSIDE CORNER: 2058IC

BOTTOM OF WALL: 631-58WP SILL SCREED

NOTE: CONTROL JOINTS ON FASCIA TO CONTINUE IN-LINE ON SOFFITS



NORTHEAST ELEVATION
SCALE: 3/16"=1'-0"
3/A-6



SOUTHEAST ELEVATION
SCALE: 3/16"=1'-0"
4/A-6

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ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

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JUN 15 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

FLORIDA LICENSURE
AR:0011049 ID:0003618

ELEVATIONS

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05/26/23

SHEET No.
A-6
6 OF 12

BLDG PERMIT PLANS
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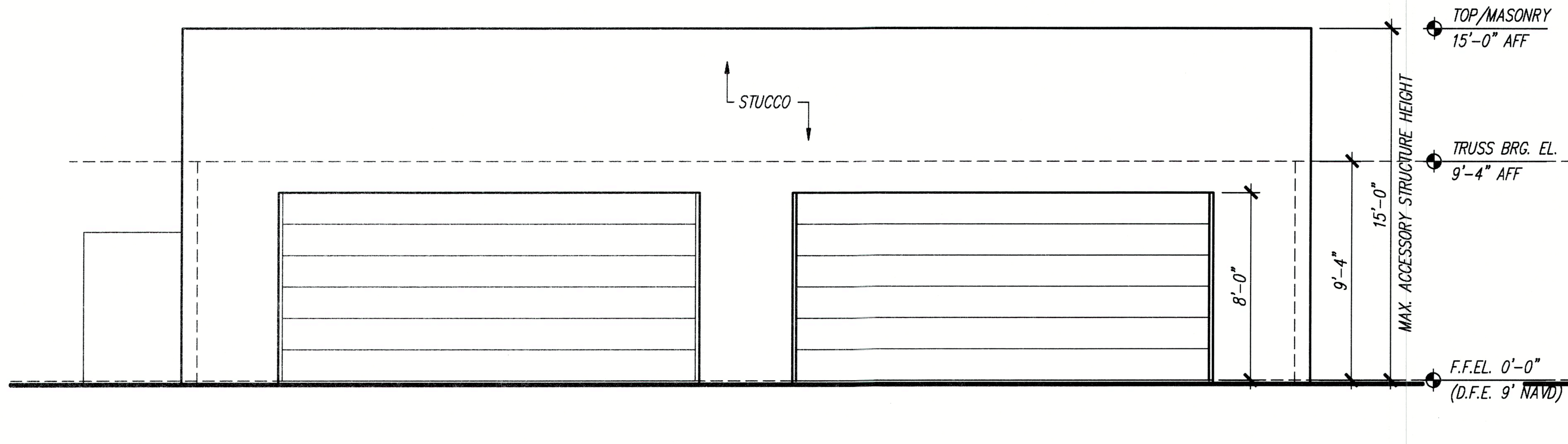
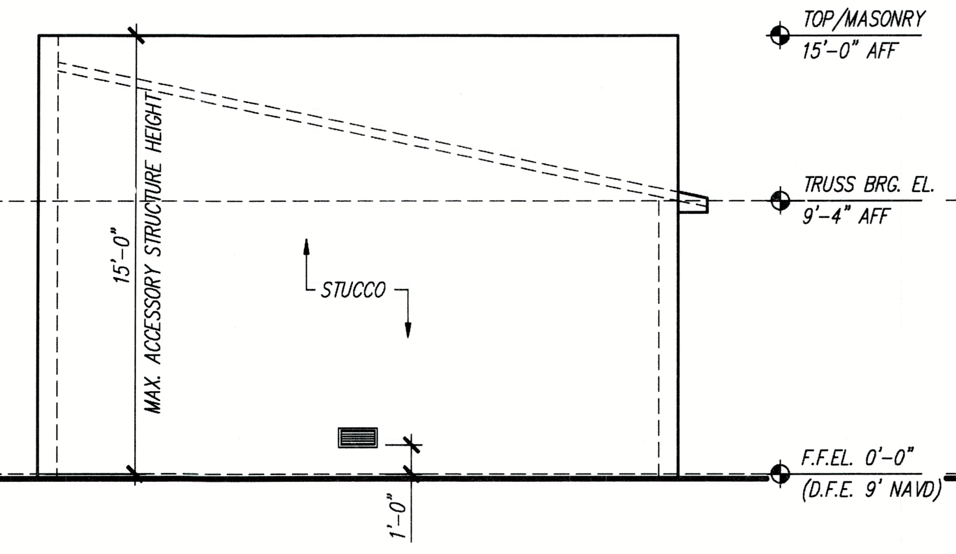
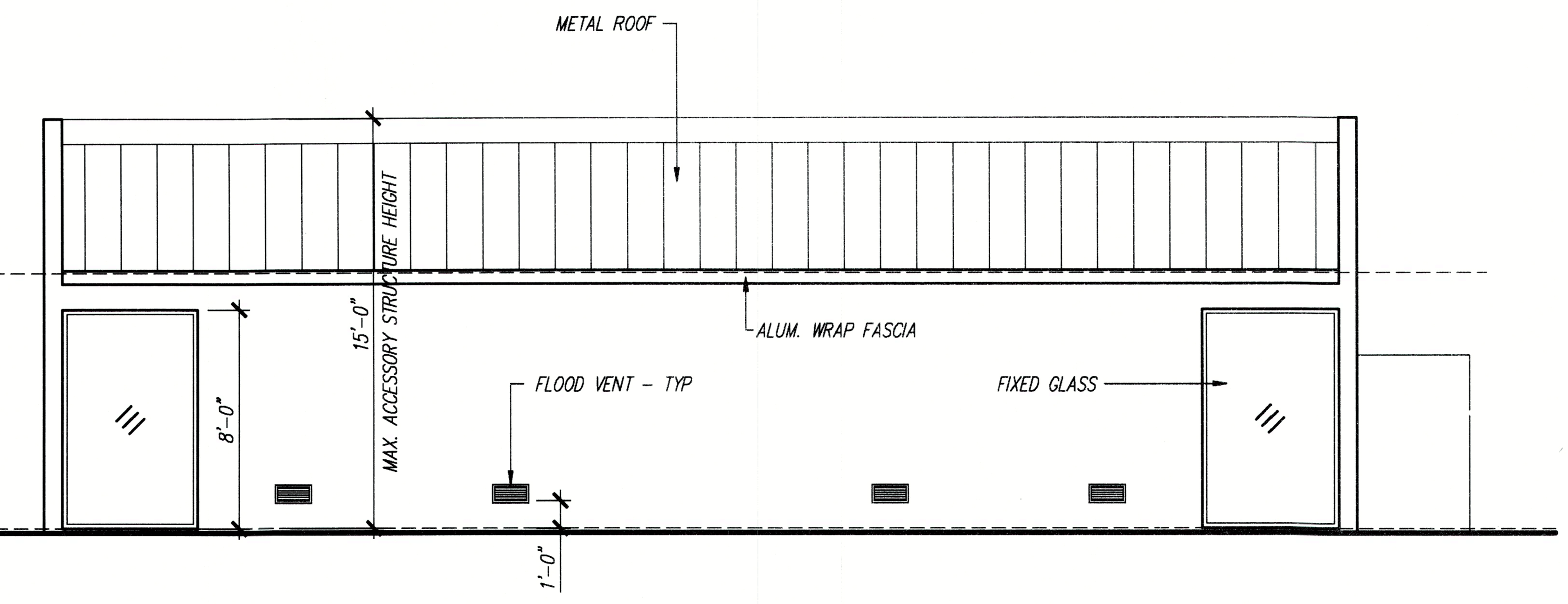


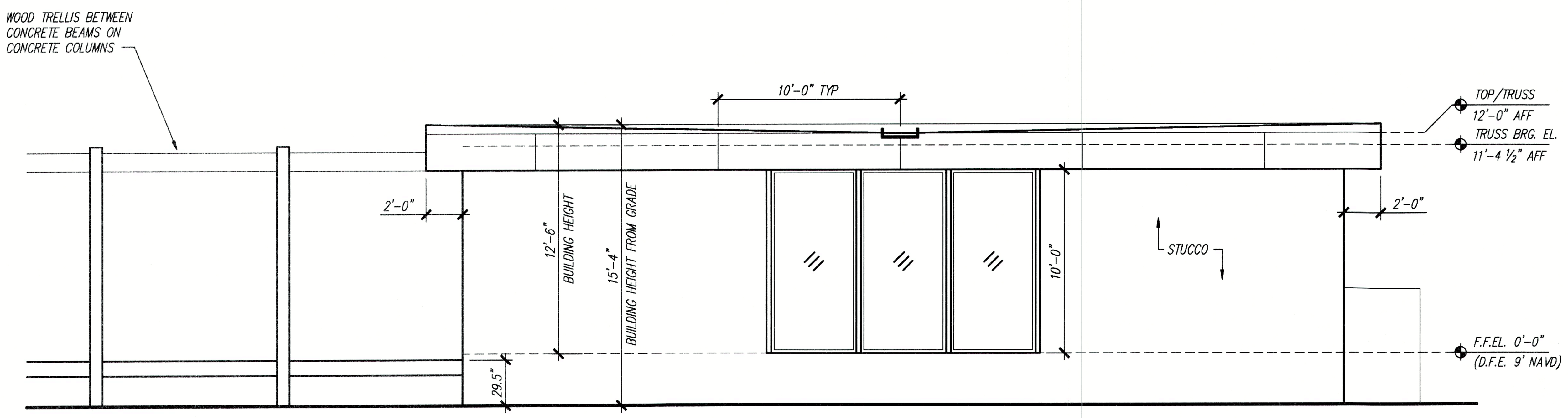
FRONT GARAGE ELEVATION
SCALE: 3/16"=1'-0"
1 A-7



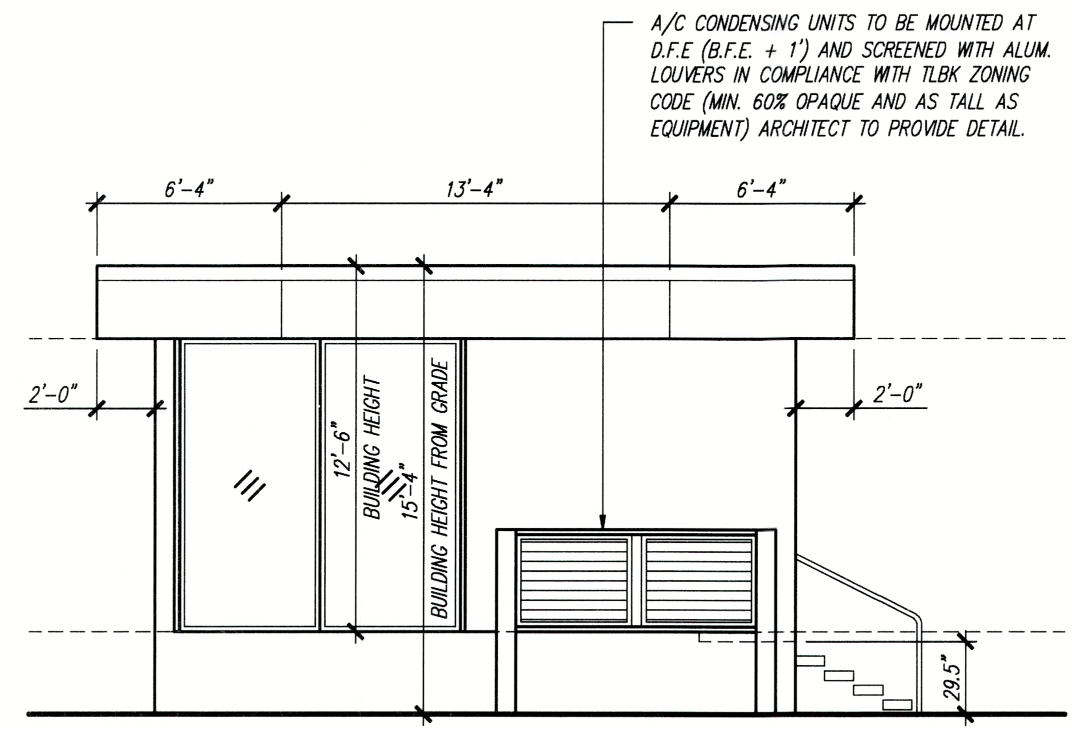
RIGHT SIDE GARAGE ELEVATION
SCALE: 3/16"=1'-0"
2 A-7



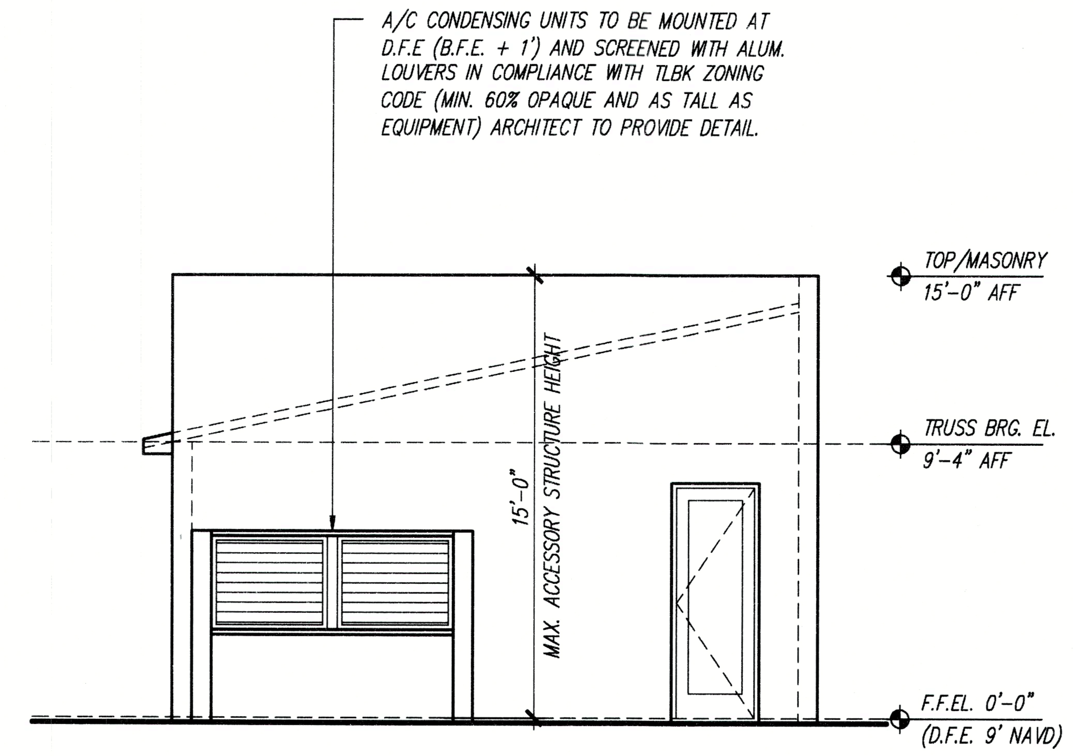
REAR GARAGE ELEVATION
SCALE: 3/16"=1'-0"
3 A-7



REAR GUEST ELEVATION
SCALE: 3/16"=1'-0"
7 A-7



RIGHT SIDE GUEST ELEVATION
SCALE: 3/16"=1'-0"
8 A-7



LEFT SIDE GARAGE ELEVATION
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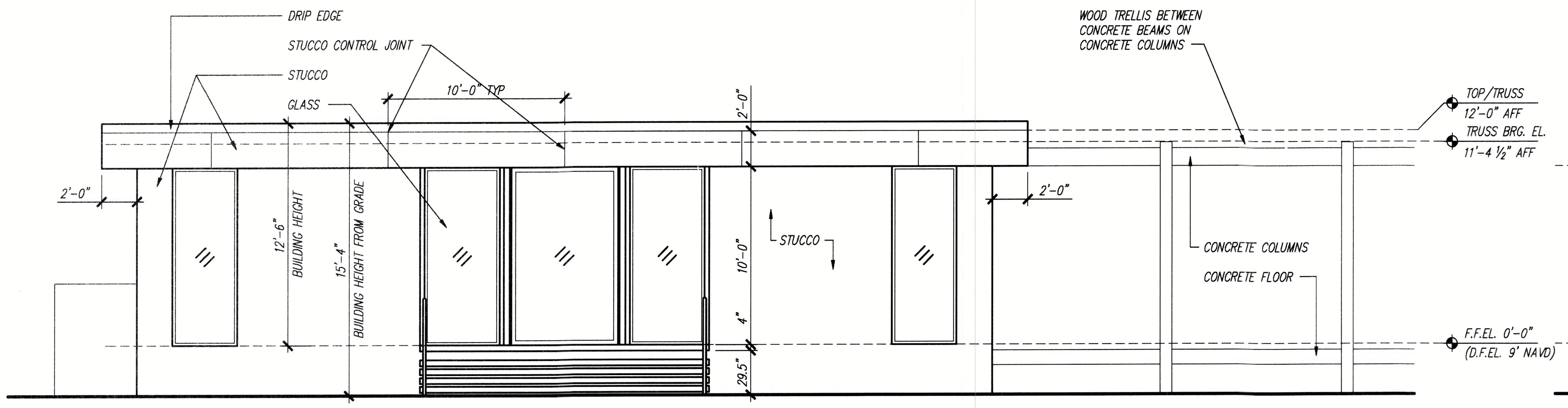
4 A-7



FRONT GUEST ELEVATION
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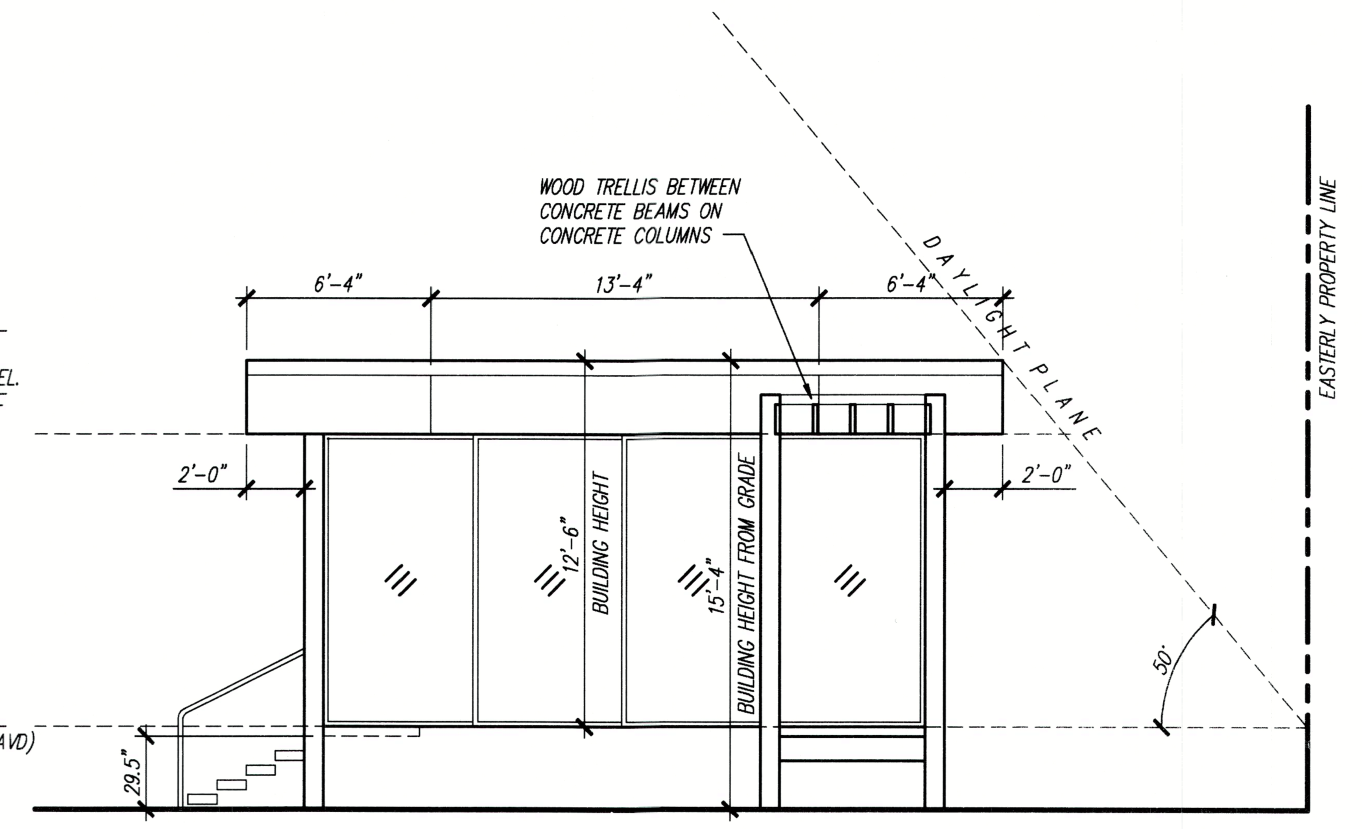
5 A-7



RIGHT SIDE GUEST ELEVATION
SCALE: 3/16"=1'-0"
6 A-7

REVISIONS

tel 941.961.2043
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Jake Martin Residence

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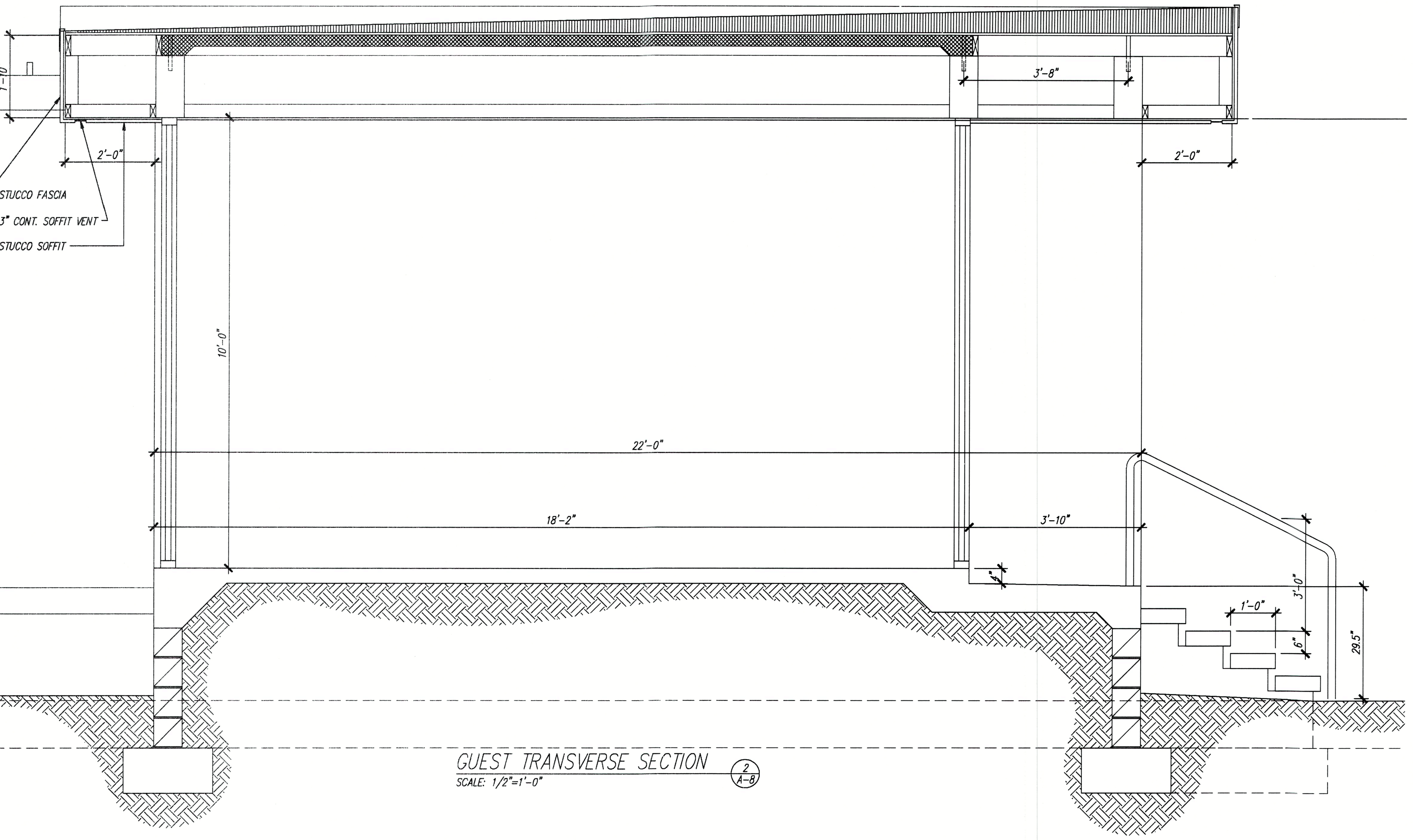
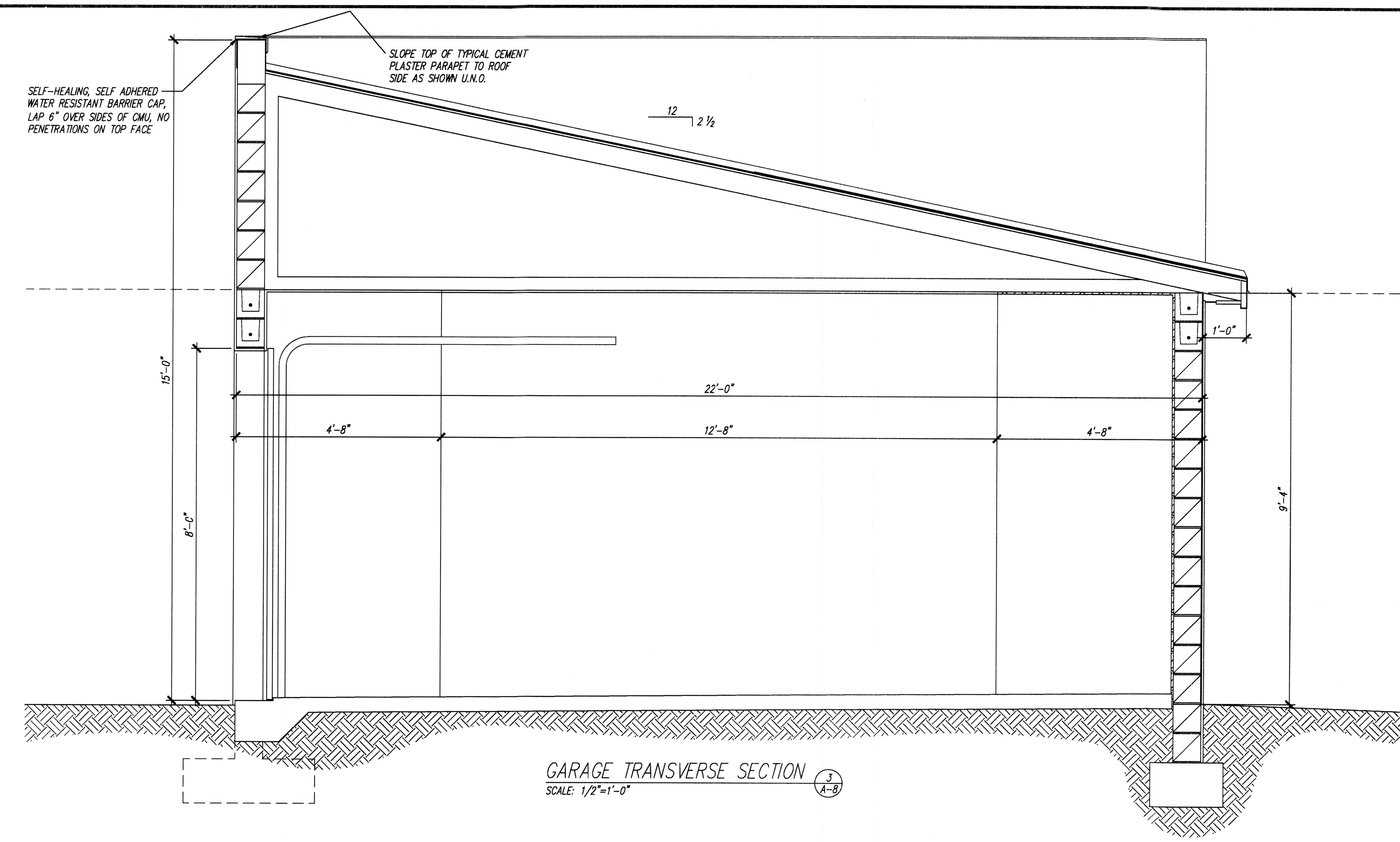
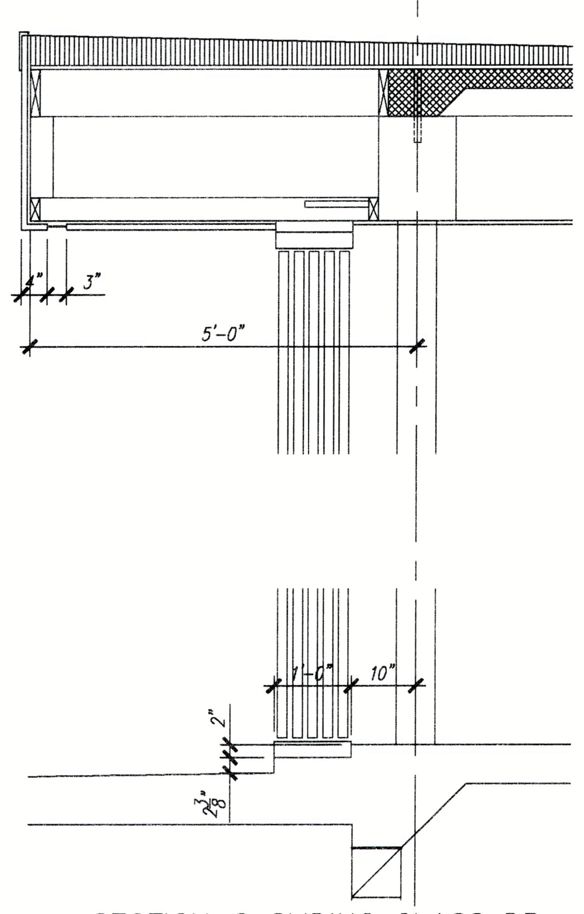


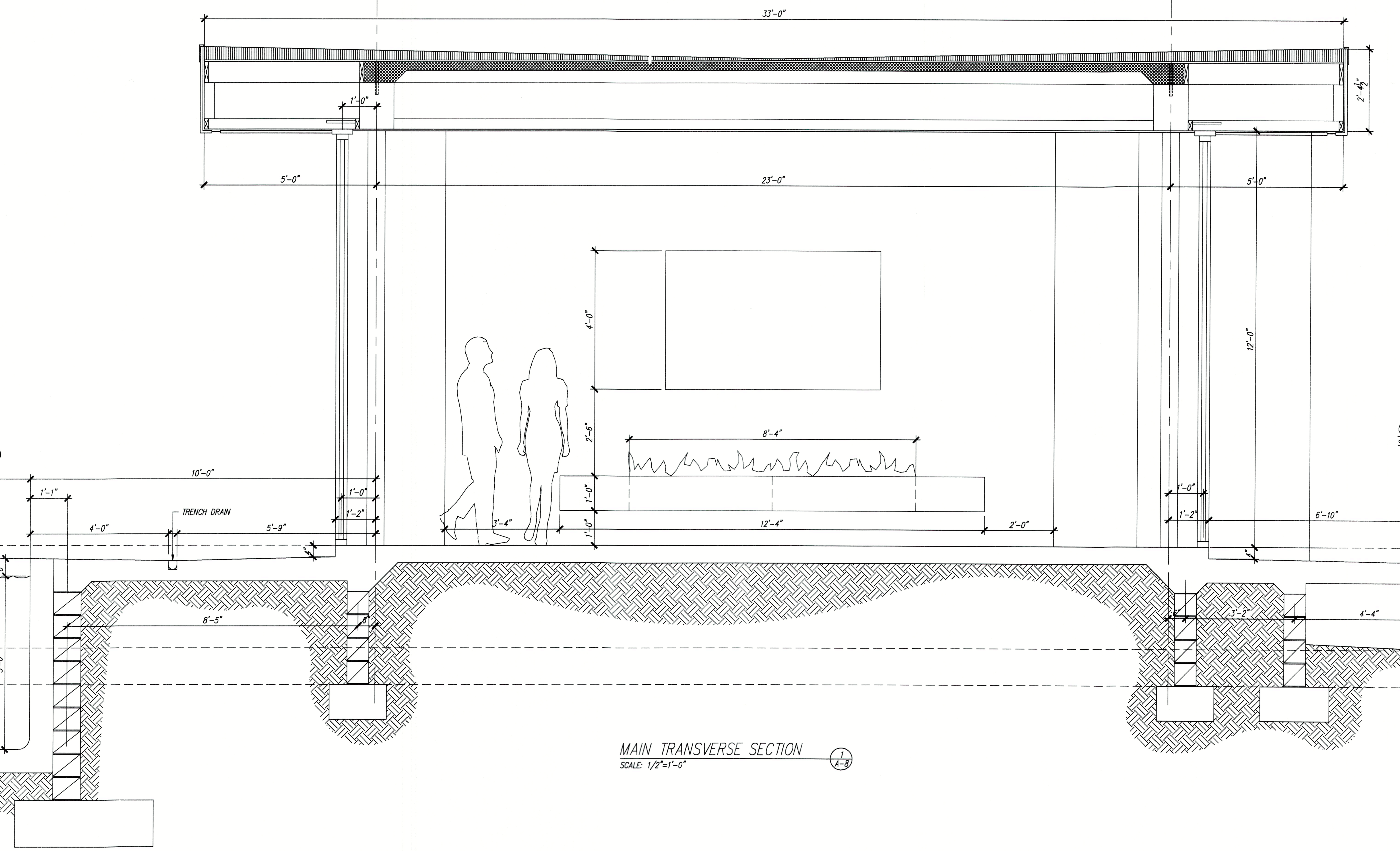
GUEST TRANSVERSE SECTION 2/A-8
SCALE: 1/2"=1'-0"



GARAGE TRANSVERSE SECTION 3/A-8
SCALE: 1/2"=1'-0"



SECTION @ SLIDING GLASS DR. 4/A-8
SCALE: 1/2"=1'-0"



MAIN TRANSVERSE SECTION 1/A-8
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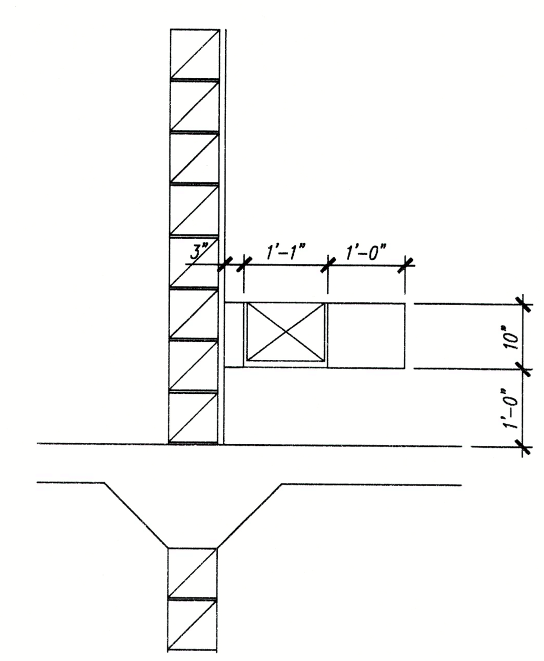

CANTILEVER FIREPLACE DETAIL 4/A-8
SCALE: 1/2"=1'-0"

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TRANSVERSE SECTIONS

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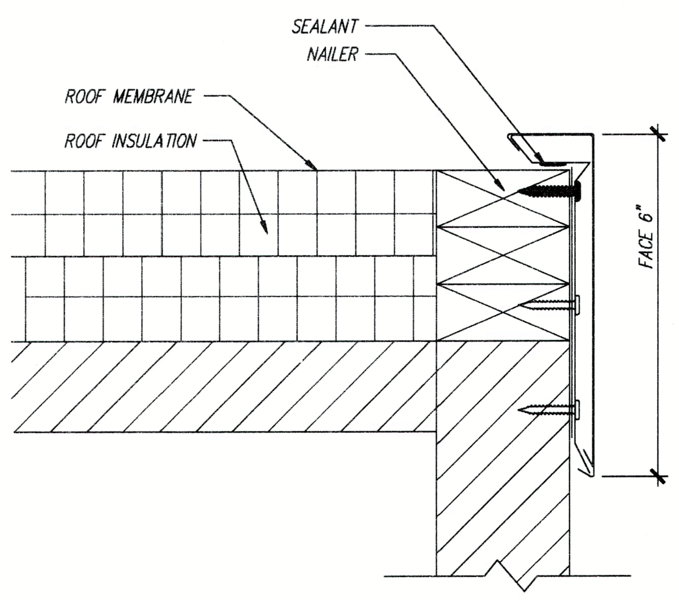
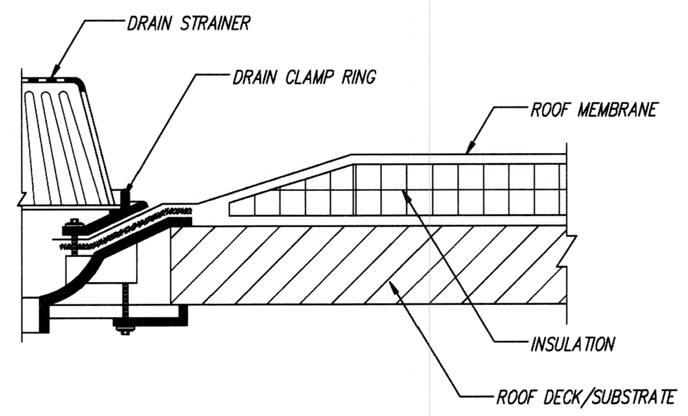


FLAT ROOF FASCIA DETAIL 5/A-9
SCALE: N.T.S.



ROOF DRAIN SECTION 6/A-9
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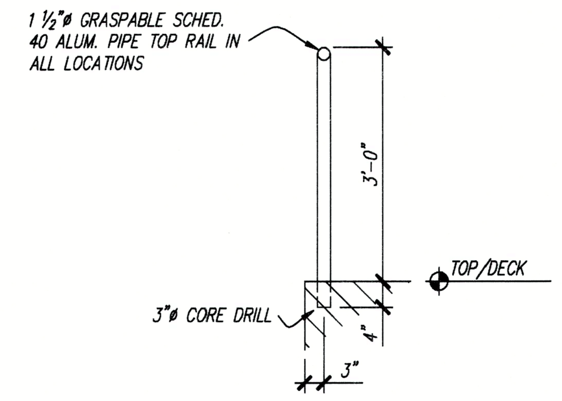
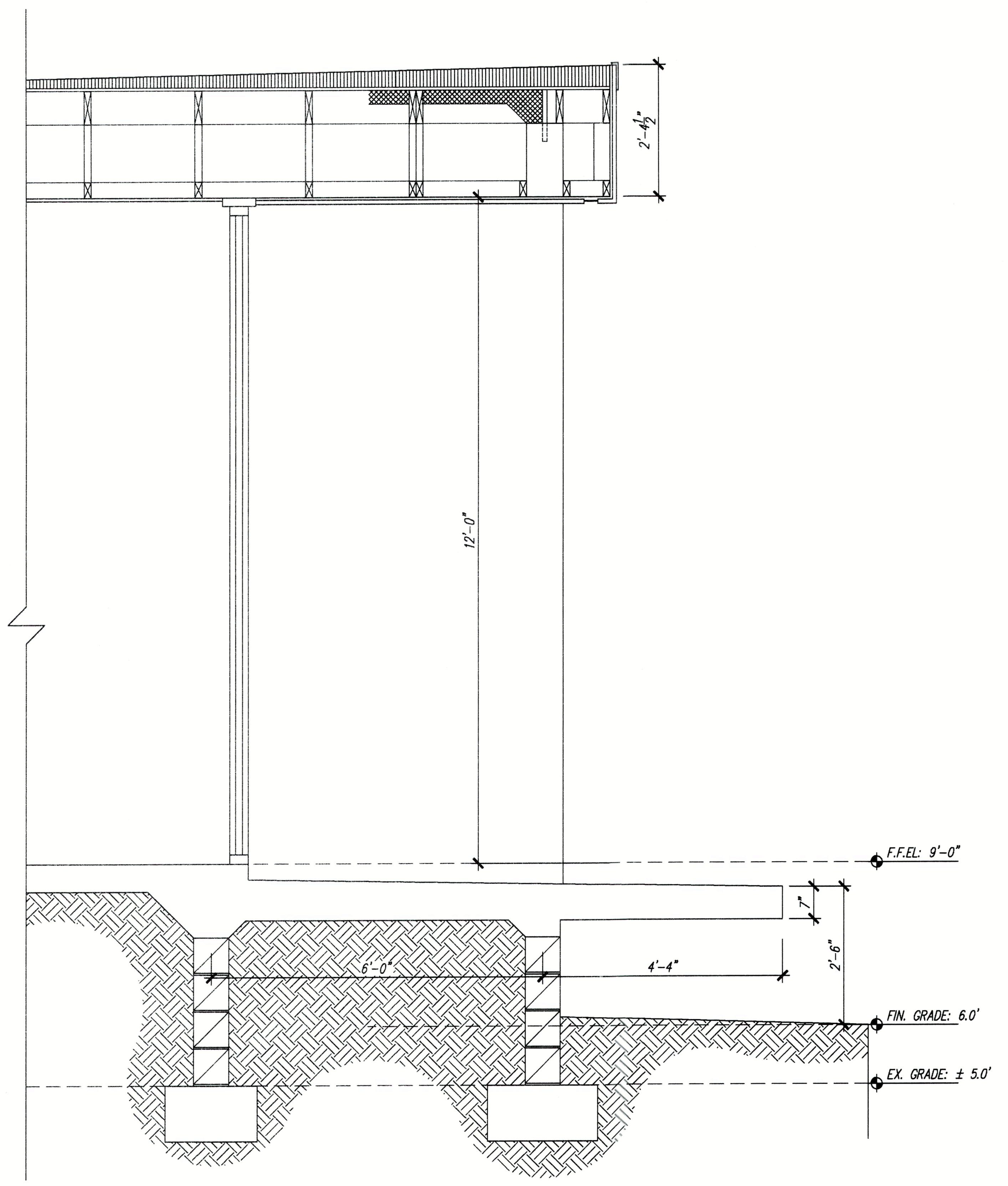


STAIR HANDRAIL SYSTEM 7/A-9
SCALE: 1/2"=1'-0"



WALL SECTION 2/A-9
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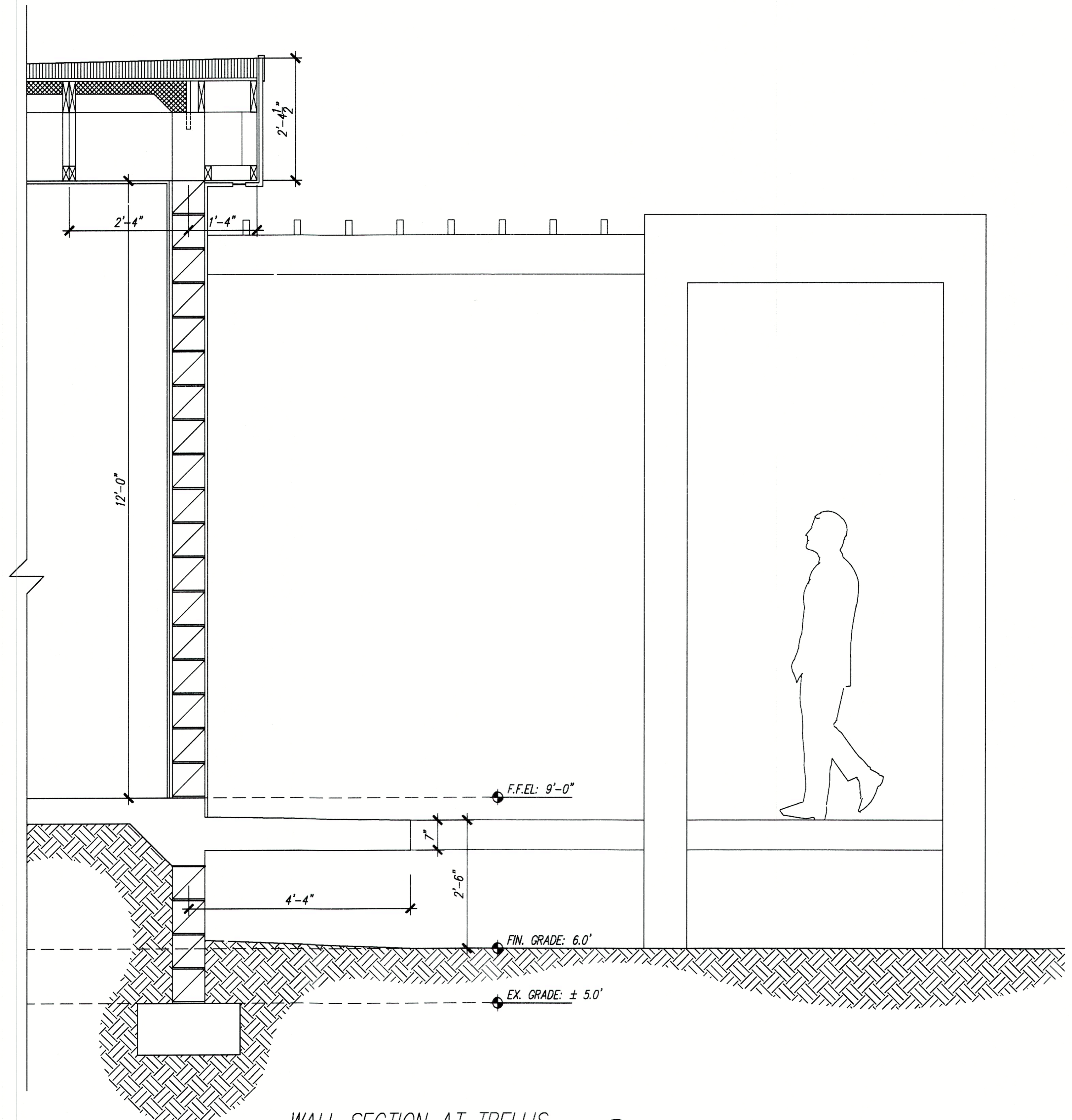
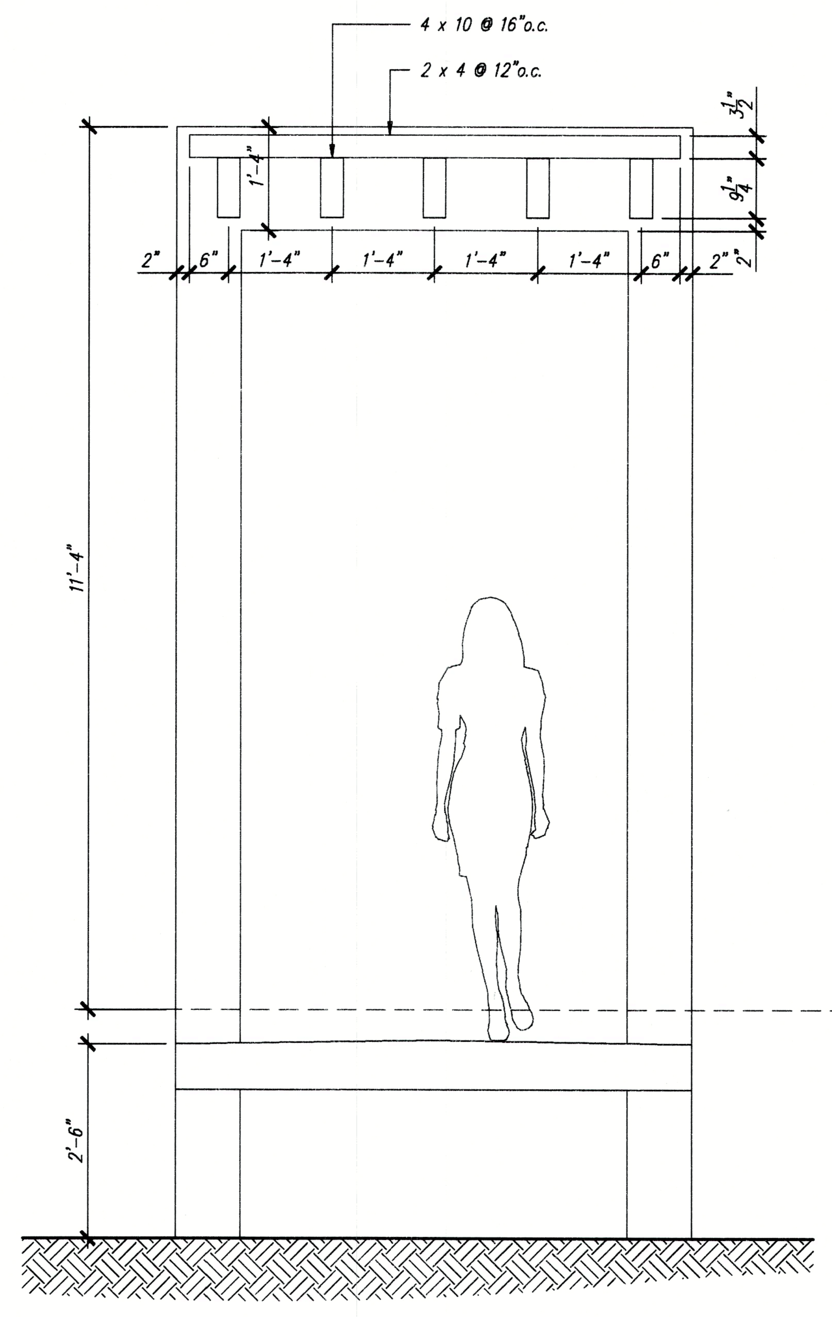


WALL SECTION AT TRELLIS 1/A-9
SCALE: 1/2"=1'-0"



TRANSVERSE TRELLIS SECTION 3/A-9
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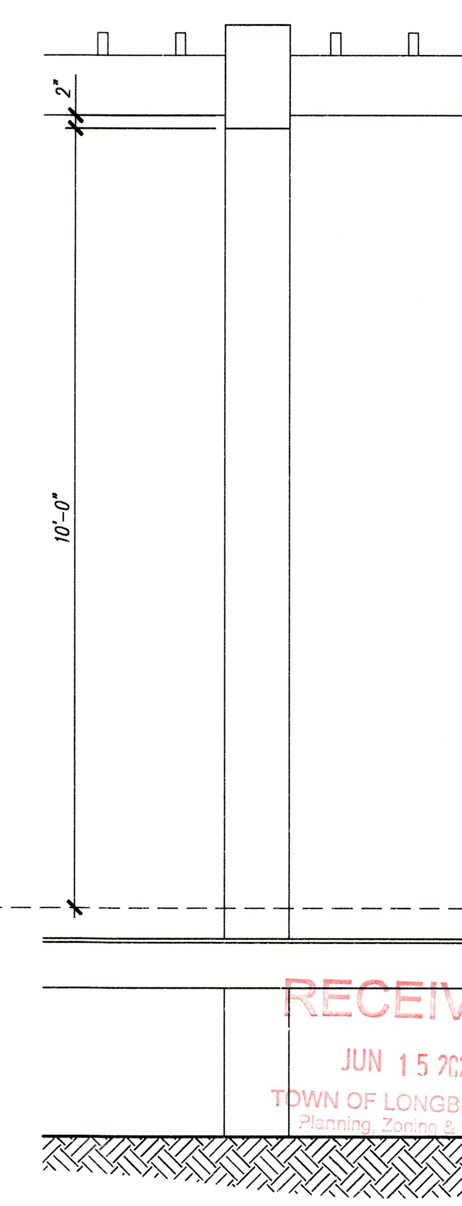

LONGITUDINAL TRELLIS SECTION 4/A-9
SCALE: 1/2"=1'-0"

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WALL SECTIONS

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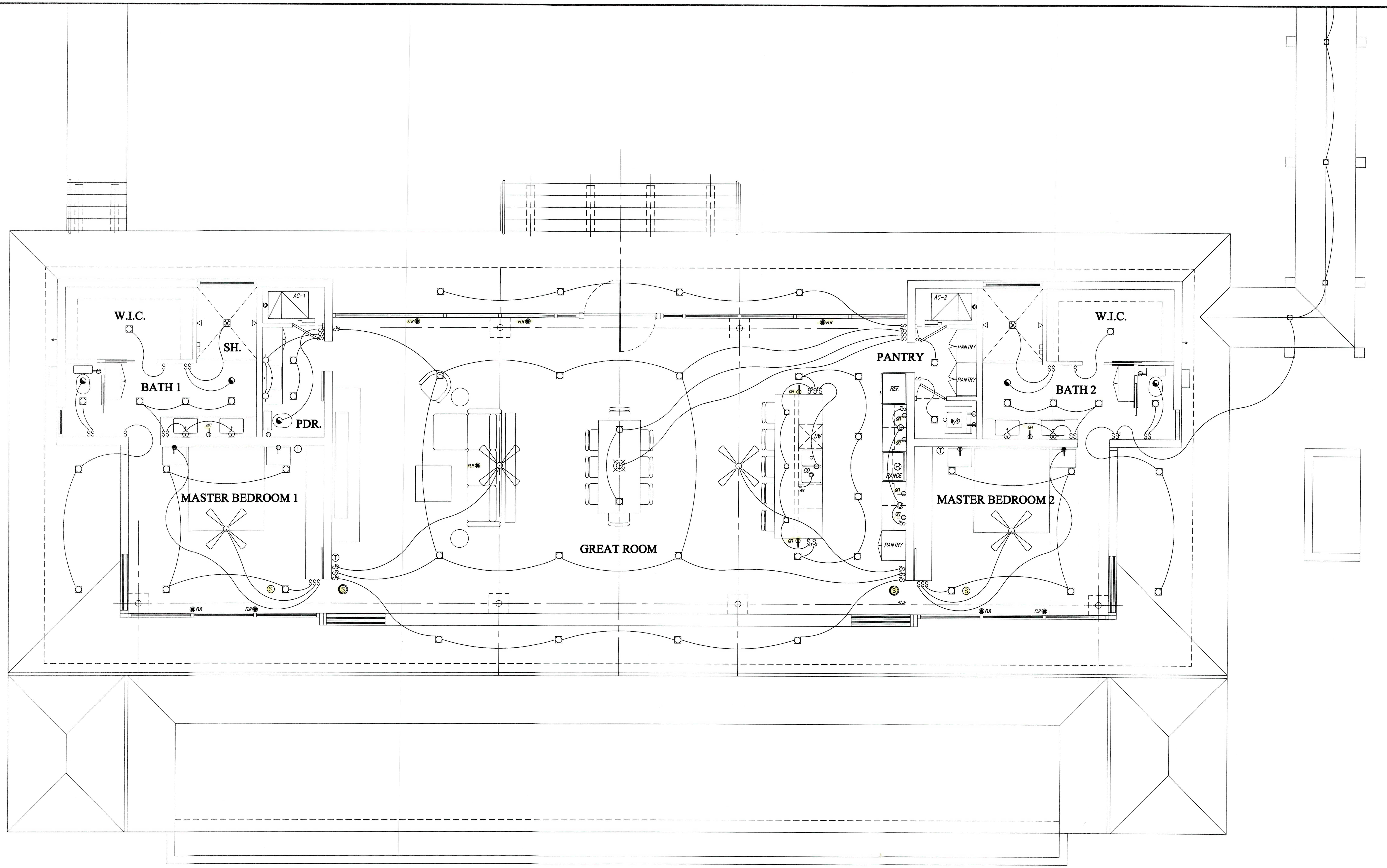

ELECTRICAL FLOOR PLAN
SCALE: 1/4"=1'-0"
1 / A-10

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ELECTRICAL
FLOOR PLAN

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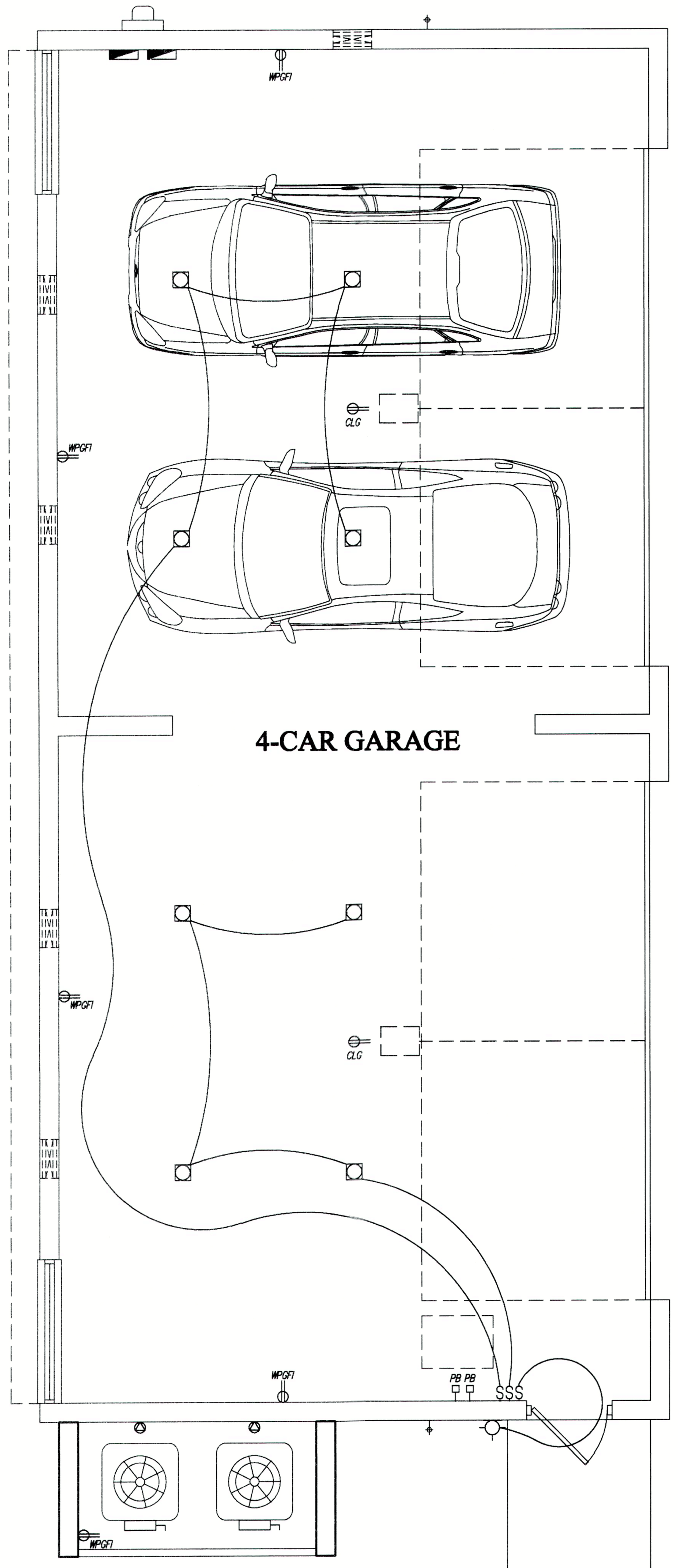
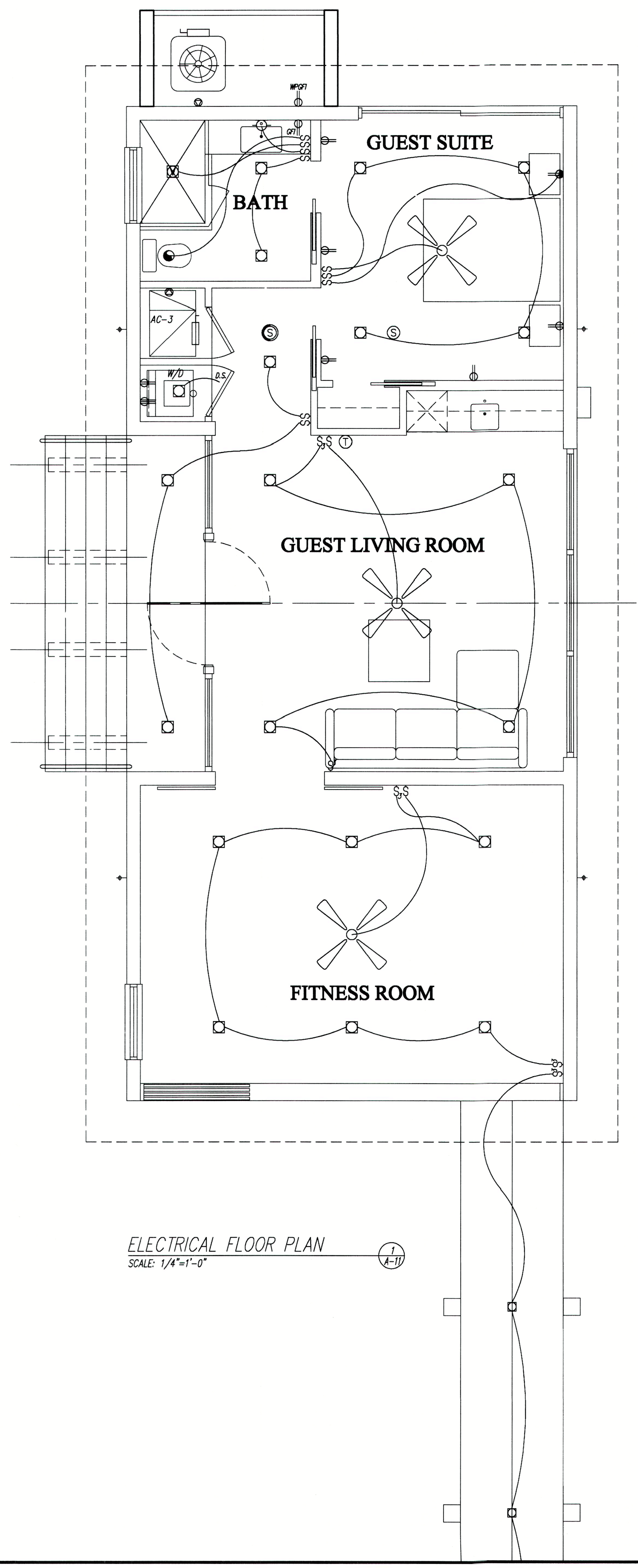


ELECTRICAL FLOOR PLAN
SCALE: 1/4"=1'-0" 2 A-11



ELECTRICAL FLOOR PLAN
SCALE: 1/4"=1'-0" 1 A-11

ELECTRICAL SYMBOL LEGEND

- SINGLE RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V (PARTIALLY SWITCHED)
- GFI GROUND FAULT INT. DUPLEX RECEPTACLE 120V
- 240V RECEPTACLE
- WP WATERPROOF DUPLEX RECEPTACLE
- CLG CEILING RECEPTACLE
- PREWIRE FOR APPLIANCE "HARDWIRING"
- FLR RECESSED FLOOR RECEPTACLE/ LIGHT AS NOTED
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- $4 FOUR WAY SWITCH
- $D DIMMER SWITCH
- PB PUSH BUTTON
- J JUNCTION BOX
- S SMOKE DETECTOR
- S COMBINATION SMOKE/CO DETECTOR (SEE NOTES)
- T THERMOSTAT
- T.V. ANTENNA OUTLET
- PHONE OUTLET
- GD GARBAGE DISPOSAL
- APPROVED DISCONNECT SWITCH
- CH CHIMES
- H HEAT LAMP
- FLUORESCENT FIXTURE SIZED AS PER PLAN
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT TYPE FIXTURE
- RECESS MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED SPOT LIGHT
- LOW VOLTAGE RECESSED DIRECTIONAL LIGHT
- WALL MOUNTED FIXTURE
- VAPOR PROOF LIGHT FIXTURE
- UNDERCABINET LIGHT
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- F ALARM SYSTEM
- EXHAUST FAN AT RANGE HOOD
- GAS CONNECTION
- PRE-WIRE AND BLOCK FOR CEILING FAN
- CIRCUIT

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ELECTRICAL FLOOR PLAN

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<u>EXTERIOR FINISH MATERIALS:</u>

1. MAIN HOUSE AND GUEST WING ROOF: SINGLE PLY MEMBRANE ON TAPERED POLYISO INSULATION.
2. GARAGE ROOF: STANDING SEAM METAL ROOFING. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.
3. UNDERLAYMENT: SELF-ADHERING FIBERGLASS REINFORCED. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.
4. EXTERIOR SOFFIT: STUCCO
5. FASCIA TO BE 6" ALUM. (ALUM. WRAP AT GARAGE).
6. CEMENT PLASTER: SAND FINISH, PREPARE SAMPLE FOR APPROVAL OF ARCHITECT AND OWNER.
7. <u>CEMENT PLASTER (STUCCO) NOTES:</u>
   - CEMENT PLASTER APPLICATION TO CONFORM WITH ASTM C926
   - LATHING REQUIREMENTS TO CONFORM WITH ASTM C1063
   - CEMENT PLASTER ON MASONRY TO CONSIST OF 2-COAT APPLICATION 5/8" THICK
   - CEMENT PLASTER ON FRAME TO CONSIST OF 3-COAT APPLICATION 7/8" THICK ON APPROVED LATH AND MOITURE BARRIER.
   - FOR STUCCO ON LATH, CONTROL JOINTS TO FORM MAX. 144sf PANELS ON FRAME WALLS AND MAX. 100sf PANELS ON HORIZONTAL SURFACES; REFER TO ELEVATIONS FOR JOINT LOCATIONS.
8. REVIEW ALL CONTROL JOINT LOCATIONS FOR WALLS AND CONCRETE FLOORS WITH ARCHITECT PRIOR TO INSTALLATION.
9. FLASHINGS: FLASH AT ALL ROOF TO WALL LOCATIONS & AT ALL OPENINGS AS RECOMMENDED BY MFR'S. OR REQUIRED BY CODE.
10. STAIR HAND RAILS AND GUARD RAILS: REFER TO HAND RAIL DETAILS ON SHEET A-8.
11. GUTTERS AND RAIN LEADERS: GUTTERING TO BE EVALUATED WITH OWNER AND FINAL GUTTERING AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY ARCHITECT. ALL DOWNSPOUTS TO DISCHARGE TO INFILTRATION TRENCH.
12. AT POOL DECK, USE 3" TRENCH DRAIN "WATER HOG" OR APPROVED EQUAL www.quackerplastic.com

<u>PAINT NOTES:</u> (FINAL COLORS TO BE SELECTED BY ARCHITECT)

1. STUCCO TO RECEIVE LUSTERLESS ACRYLIC FINISH: 2 COATS EXTERIOR ACRYLIC EMULSION; THREE (3) COLORS – TWO FIELD, ONE TRIM.
2. GYPSUM DRYWALL TO RECEIVE LUSTERLESS EMULSION FINISH (CEILINGS): 1 COAT LATEX-BASED INTERIOR PRIMER, 1 COAT LATEX-BASED INTERIOR FLAT PAINT.
3. GYPSUM DRYWALL TO RECEIVE SEMI GLOSS ALKYD ENAMEL FINISH (WALLS): 1 COAT INTERIOR LATEX-BASED PRIMER, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYD ENAMEL.
4. WOODWORK AND HARDBOARD TO RECEIVE SEMI GLOSS ENAMEL FINISH: 1 COAT INTERIOR ENAMEL UNDERCOAT, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYD ENAMEL.
5. STAINED WOODWORK TO RECEIVE STAINED-VARNISH RUBBED FINISH: 1 COAT OIL-TYPE INTERIOR WOOD STAIN, 1 COAT CUT SHELLAC, 1 APPLICATION PASTE WOOD FILLER, 2 COATS OIL RUBBING VARNISH.

<u>GENERAL NOTES:</u>

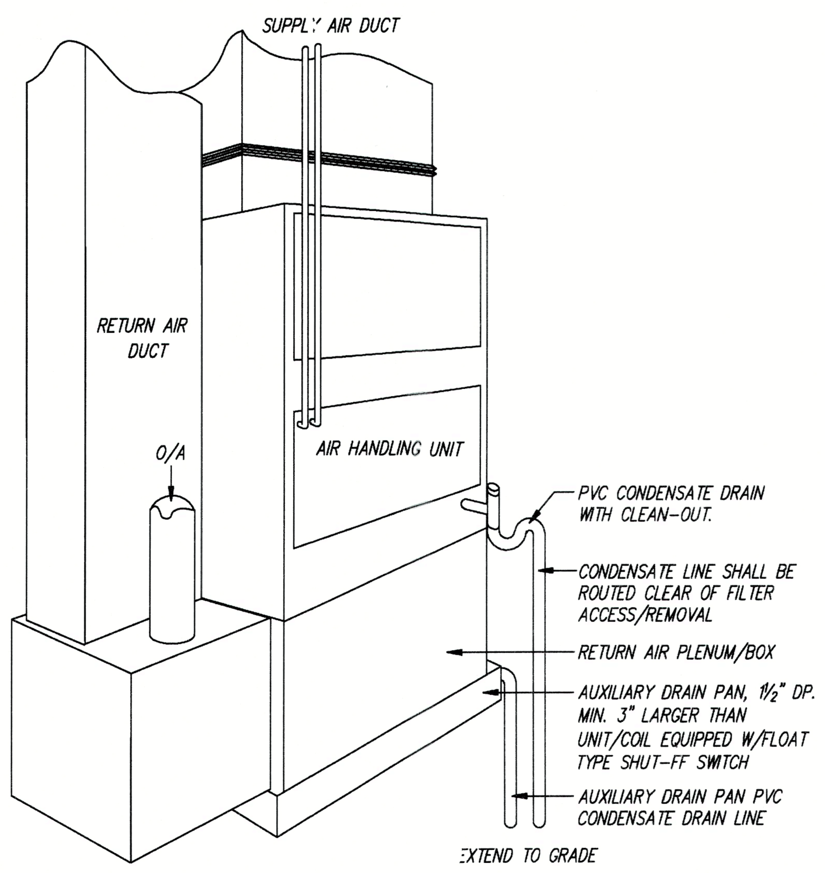
1. DIMENSIONS TO WINDOW AND DOOR OPENINGS ARE NOMINAL. CONTRACTOR TO VERIFY AND COORDINATE DIMENSIONS BASED ON ACTUAL WINDOW UNITS USED. DOOR AND WINDOW DIMENSIONS ARE SHOWN AS WIDTH x HEIGHT (FT.IN. x FT.IN.)(EG. 3650 MEANS 3'-6" WIDE x 5'-0" HIGH). C=CASEMENT; F=FIXED; SH=SINGLE HUNG; DH=DOUBLE HUNG; AWN=AWNING; H.R.=HORIZONTAL ROLLER.
2. WINDOW SIZES ARE BASED ON "ES WINDOWS" ALUMINUM INSULATED IMPACT RESISTANT UNITS. COLOR TO BE SELECTED BY ARCHITECT & OWNER. SUBMIT SHOP DRAWINGS FOR WINDOW UNITS FOR REVIEW BY ARCHITECT.
3. ALL EXTERIOR WINDOW SILLS ARE TO BE SLOPED TO DRAIN AND HEADS TO BE REVERSE SLOPED TO DRIP; REFER TO WINDOW DETAILS.
4. HEADS AND SILLS OF WINDOW UNITS TO BE FLASHED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. ALL HARDWARE TO BE APPROVED FOR COASTAL APPLICATIONS.
6. INTERIOR DOORS STYLES TO BE SELECTED BY ARCHITECT & OWNER. INTERIOR POCKET DOORS TO BE "RAYDOOR" OR APPROVED EQUAL. TRACKS TO BE RECESSED INTO CEILINGS.
7. COORDINATE ALL HARDWARE FUNCTIONS AND KEYING WITH OWNER.
8. WINDOW UNITS MARKED "EGRESS" TO MEET 2020 FBC EGRESS REQUIREMENTS.
9. ALL GLAZING TO BE TEMPERED IN SWINGING DOORS, AT TUBS, IN SHOWER DOORS AND OTHER AREAS SPECIFIED BY THE 2020 FBC-R SECTION R308.4 "HAZARDOUS LOCATIONS". <u>NOTE</u>: ALL TEMPERED GLASS IN ACCORDANCE WITH FBC-R R308.4.
10. ALL WINDOW INTERIORS TO BE TRIMMED AS SHOWN.
11. MAIN ENTRY DOOR SYSTEM TO BE "EUROWALL" IMPACT RESISTANT PIVOT DOOR OR APPROVED ALTERNATE. COORDINATE ANY DAP-OUT REQUIREMENTS WITH MANUFACTURER'S RECOMMENDATION FOR SPECIFIC UNITS.
12. SECTIONAL OVERHEAD GARAGE DOOR STYLES AND COLORS TO BE SELECTED BY OWNER; GARAGE DOORS TO BE 130mph RATED; POWER DOOR OPERATORS. USE CLOPAY OR EQUAL.
13. SLIDING GLASS DOORS TO BE "ES WINDOWS" OR APPROVED EQUAL. COORDINATE DAP-OUTS WITH MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC UNITS.
14. INSTALL WASHER BOX IN WALL AT WASHING MACHINE; VENT DRYER TO CODE AS SHOWN.

<u>INTERIOR FINISH NOTES:</u>

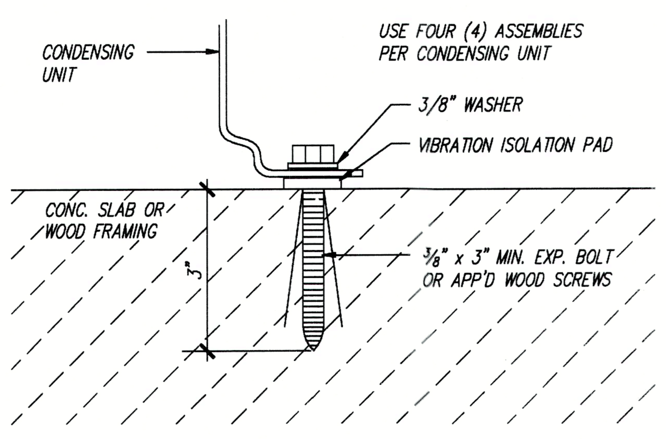
1. ALL INTERIOR WALL FINISHES TO BE 1/2" GYP. BD.; 1/2" M.R. GYP. BD. IN WET LOCATIONS; CEMENTITIOUS TILE BACKER AT LOCATIONS TO BE TILED. COORDINATE FINISHES FOR WALL PAPERED AREAS W/OWNER. ALL CORNERS TO BE BEADED (USE SMALL RADIUS BULLNOSE) U.N.O. WALL FINISH LIGHT ORANGE PEEL, SUBMIT SAMPLES. GYPSUM DRYWALL ACCESSORIES BY "PLASTIC COMPONENTS, INC." OR APPROVED EQUAL.
2. ALL HORIZONTAL GYP BD. TO BE 5/8"; LIGHT ORANGE PEEL TEXTURE U.N.O., PROVIDE SAMPLES.
3. MOULDING PROFILES SHALL BE SELECTED BY ARCHITECT.
4. ALL EXTERIOR CEILING FINISHES TO BE CEMENT PLASTER AND VENTED AS SHOWN U.N.O.
5. MIN. BUILDING INSULATION SHALL MEET OR EXCEED ENERGY CALC'S. AS FOLLOWS; FRAME WALLS R-13 F.G.; BLOCK WALLS R-5 FOIL FACED RIGID; ROOF R-30, FLOOR SYSTEM R-16. REFER TO AND COORDINATE WITH ENERGY CALCULATIONS.
6. ALL EXTERIOR COLORS & FINISHES TO BE SELECTED AND APPROVED BY ARCHITECT & OWNER.
7. ALL INTERIOR COLORS & FINISHES TO BE SELECTED AND APPROVED BY ARCHITECT & OWNER.
8. FINISH ALL EXTERIOR EXPOSED CONCRETE (IF APPLICABLE) WITH LIGHT BROOM FINISH U.N.O., PROVIDE SAMPLE.
9. PROVIDE SHOP DRAWINGS FOR ALL CABINETRY AND BUILT-INS FOR APPROVAL BY ARCHITECT AND OWNER.
10. MEDICINE CABINETS: COORDINATE MEDICINE CABINET LOCATIONS W/OWNER.
11. COORDINATE BATHROOM ACCESSORIES WITH OWNER.

<u>SPECIAL CONSTRUCTION:</u>

1. SWIMMING POOL AND SPA BY OTHERS UNDER SEPARATE PERMIT.
2. EXTERIOR STAIR RAILING; 36" S.S. TUBE IN CONFIGURATION SHOWN.



CONDENSATE DRAIN DETAIL (1/A-12)
N.T.S.



CONDENSER TIE-DOWN DETAIL (2/A-12)
N.T.S.

<u>MECHANICAL GENERAL NOTES:</u>

1. IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED.
2. AIR DISTRIBUTION SYSTEMS LAYOUT AND SIZES SHALL BE AS SHOWN ON THE PLANS AND INSTALLED BY LICENSED AIR CONDITIONING CONTRACTOR PER ASHRAE AND ARI STANDARDS. SUBMIT SHOP DRAWINGS FOR PIPING, CONTROLS, FAN DUCTWORK, AC EQUIPMENT, AND AIR DEVICES USING MANUFACTURER'S SUBMITTAL LITERATURE.
3. INTENT OF THESE NOTES AND MECHANICAL NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK AND ALERT CONTRACTOR OF ANY EXISTING CONDITIONS. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
4. CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE OF ANY DAMAGE TO THE EXISTING INSTALLATION BEFORE PROCEEDING WITH THE WORK.
5. COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES.
6. TURNING VANES SHALL BE PROVIDED IN ALL SUPPLY DUCT RECTANGULAR ELBOWS WITH ANGLES BETWEEN 15 DEGREES AND 90 DEGREES PER FIG. 2-5 OF THE SMACNA MANUAL.
7. DUCT DIMENSIONS IF SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
8. DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, AND OTHER ITEMS OF THE AIR HANDLING SYSTEMS SHALL NOT BE SUPPORTED BY THE CEILING OR CEILING SUSPENSION SYSTEM.
9. ALL WALL MOUNTED THERMOSTATS AND HUMIDISTATS SHALL BE INSTALLED AT AN ELEVATION OF 54" ABOVE FINISHED FLOOR TO THE TOP UNLESS OTHERWISE NOTED ON DRAWINGS. LOCATION OF THE WALL MOUNTED DEVICES SHALL BE COORDINATED WITH OTHER TRADES FOR A NEAT APPEARANCE. ALL THERMOSTATS SHALL BE DIGITAL TYPE, PROGRAMMABLE WITH LOCKING PLASTIC COVER.
10. ALL SUPPLY AIR DIFFUSERS SHALL HAVE THROW AS INDICATED IN AIR DEVICE SCHEDULE.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TRADES INSTALLATION SCHEDULES. FIXED WORK SUCH AS DUCTWORK AND PLUMBING SHALL BE INSTALLED PRIOR TO ANY TRADE WORK THAT CAN BE EASILY RELOCATED OR OFFSET SUCH AS ELECTRICAL CONDUITS, SMALL WATER LINES ETC.
12. UNLESS OTHERWISE NOTED, INSTALL DUCTWORK AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF STRUCTURE AND/OR THRU OR BETWEEN TRUSSES. COORDINATE DUCT ELEVATION WITH RAIN LEADERS, WATER PIPING, SANITARY DRAINS AND MAJOR ELECTRICAL CONDUITS.
13. FLEXIBLE AND RIGID ROUND DUCT TAKE-OFFS FOR DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER NECK.
14. PROVIDE A TRAP IN ALL CONDENSATE PIPING LOCATED AT EACH AIR HANDLING UNIT. INSULATE ALL CONDENSATE LINES WITH 3/8" THICK CLOSED CELL INSULATION.
15. ALL MECHANICAL WORK SHALL MEET ALL THE REQUIREMENTS OF THE "2020 FLORIDA MECHANICAL CODE".
16. ALL DUCTWORK SHALL BE COORDINATED WITH OTHER TRADES. ALL SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" FIBERGLASS DUCTBOARD (R=6) WITH A CLEANABLE AIR SIDE SURFACE. ALL FRESH AIR AND EXHAUST DUCTWORK SHALL BE GALVANIZED METAL. INSULATE FRESH AIR DUCT WITH R=6 FOIL INSULATED WRAP, FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. INSULATED " FLEX DUCT" , MIN. R=6 WITH METALLIC JACKET AND VINYL HELIX INNER CORE, SHALL BE PERMITTED ONLY IN MAXIMUM EIGHT FOOT LENGTHS. SEAL ALL DUCTWORK PER FPL (BUILT SMART) AND EPA (ENERGY STAR) REQUIREMENTS. PROVIDE BUTTERFLY TYPE VOLUME BALANCING DAMPERS AT BRANCH DUCT RUNS. PROVIDE FLEXIBLE CONNECTION BETWEEN SUPPLY AND RETURN TRUNK CONNECTIONS TO AIR HANDLING UNITS AND AT EACH CEILING EXHAUST FAN DISCHARGE.
17. REFRIGERANT PIPING SHALL BE TYPE " L " COPPER WITH SOLDERED JOINTS. RS PIPING TO BE INSULATED WITH 1/2" ARMAFLEX, APPLIED AS RECOMMENDED BY MANUFACTURER. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. PROVIDE RUNNING TRAP AT EACH DRAIN CONNECTION. TERMINATE DRAIN LINES ABOVE GRADE OR AS NOTED.
18. REFRIGERATION LINES, UNLESS OTHERWISE NOTED, SHALL BE CONCEALED WITHIN WALLS AND PARTITIONS. ROUGH-IN TO COMPRESSORS SHALL BE AS CLOSE AS PRACTICAL TO THE FLOOR SLAB. THERMOSTAT WIRING AND CONDENSATE DRAINAGE SHALL BE CONCURRENT WITH LIQUID AND SUCTION LINES. PENETRATION OF EXTERIOR WALL SHALL BE THROUGH A PVC CONDUIT OR SLEEVE OF SUITABLE SIZE TO PROVIDE A MINIMUM OF CLEARANCE. SPACE BETWEEN PIPING, CONDUIT, WIRE, AND WALL SLEEVE SHALL BE FILLED WITH AN EXPANSIVE INERT FOAMING SEALANT.
19. DESIGN CRITERIA :OUTSIDE TEMPERATURE 93°F DRY BULB 79° F WET BULB FOR SUMMER AND 36° F FOR WINTER, INSIDE TEMPERATURE : 75°F AT 50 % RH.
20. HEAT PUMP UNITS SHALL BE HIGH EFFICIENCY BY REEHM, CARRIER, TRANE OR APPROVED EQUAL. UNITS SHALL HAVE PRIMARY AND SECONDARY 1" COPPER OR PVC CONDENSATE DRAIN LINE TO EXTERIOR FROM AIR HANDLER (INSULATED WITH 3/8" WALL "ARAMAFLEX") WITH SECONDARY GALVANIZED DRAIN PAN UNDERNEATH UNIT, SAFETY FLOAT SWITCH TO BE INSTALLED IN SECONDARY PAN . PRIMARY CONDENSATE SHUT DOWN CONTROL TO BE PROVIDED IN AHU UNITS. ALL UNITS TO HAVE OF 5 OR 10-YEAR LIMITED PARTS WARRANTIES. INSTALL DRIP PANS PROPERLY; NO WATER SHALL REMAIN STANDING IN DRIP PAN.
21. HVAC ZONING SHALL BE AS FOLLOWS:

AH-1: LOCATION: CLOSET NEAR MASTER BEDROOM 1
SIZE: 21 SEER SINGLE PHASE
SERVICE: MASTER 1 & GREAT ROOM
(<u>NOTE</u>: INSTALLED VERTICALLY.)

AH-2: LOCATION: CLOSET NEAR MASTER BEDROOM 2
SIZE: 21 SEER SINGLE PHASE
SERVICE: MASTER 2 & GREAT ROOM
(<u>NOTE</u>: INSTALLED VERTICALLY.)

AH-3: LOCATION: CLOSET NEAR GUEST BEDROOM
SIZE: 21 SEER SINGLE PHASE
SERVICE: GUEST WING
(<u>NOTE</u>: INSTALLED VERTICALLY.)

<u>GENERAL NOTES:</u>

1. THE FOLLOWING DEVICES TO BE GAS :
   1.1. COOKTOP, FIREPLACE, BBQ, POOL HEATER

<u>GENERAL ELECTRICAL NOTES:</u>

1. SERVICE REQUIREMENTS: ELECTRICAL CONTRACTOR TO CONFIRM SERVICE SIZE.
2. ELECTRICAL INSTALLATION TO COMPLY W/NEC.
3. ALL MATERIALS AND EQUIPMENT TO BE NEW, FREE OF DEFECTS AND BEAR THE MFR.'S NAME, TRADE NAME AND TESTING LAB LABEL. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS IN THE LISTING OR LABELING.
4. AT LEAST TWO (2) BRANCH CIRCUITS TO BE PROVIDED IN KITCHEN.
5. EACH BATHROOM'S GFI CIRCUIT OUTLET TO BE ON SEPARATE 20 amp CIRCUIT.
6. COORDINATE CEILING FAN CONTROLS WITH OWNER.
7. COORDINATE LIGHT FIXTURE DIMMER LOCATIONS WITH OWNER.
8. OUTLET SPACING TO CONFORM TO THE NATIONAL ELECTRIC CODE.
9. PROVIDE SWITCH & SURFACE MOUNTED LIGHT FIXTURE IN ALL ATTIC ACCESS.
10. ALL FIXTURES, DEVICES AND ELECTRICAL FINISHES NOT SPECIFIED TO BE SELECTED BY OWNER.
11. COORDINATE TELEPHONE SYSTEM INSTALLATION WITH OWNER'S REQUIREMENTS.
12. COORDINATE SOUND SYSTEM WIRING AND OUTLET LOCATIONS (KITCHEN, DINING, STUDY, LIVING MASTER AND COURTYARD) WITH OWNER. SOUND SYSTEM TO BE PROVIDED BY OTHERS. CONTRACTOR TO FURNISH AND INSTALL SPEAKERS AND WIRING.
13. COORDINATE COMPUTER WIRING AND OUTLET LOCATIONS WITH OWNER.
14. COORDINATE TV OUTLET LOCATIONS WITH OWNER.
15. COORDINATE ANNUNCIATOR SYSTEM (DOORBELL) W/ OWNER'S REQUIREMENTS.
16. COORDINATE SECURITY SYSTEM (IF INSTALLED) W/ OWNER'S REQUIREMENTS.
17. COORDINATE LOCATION OF LANDSCAPE LIGHTING FIXTURES AND CONTROLS WITH OWNER.
18. UNLESS NOTED OTHERWISE, INSTALL ELECTRICAL DEVICE RECEPTACLES AT THE FOLLOWING HEIGHTS A.F.F.:

    SWITCHES 42"
    OUTLETS 14" (EXCEPT OUTLETS AT COUNTERS TO BE 12" ABOVE COUNTER
    TELEPHONE 14" (EXCEPT JACKS AT COUNTERS TO BE 12" ABOVE COUNTER
    TELEVISION 14' (EXCEPT JACKS AT COUNTERS TO BE 12" ABOVE COUNTER

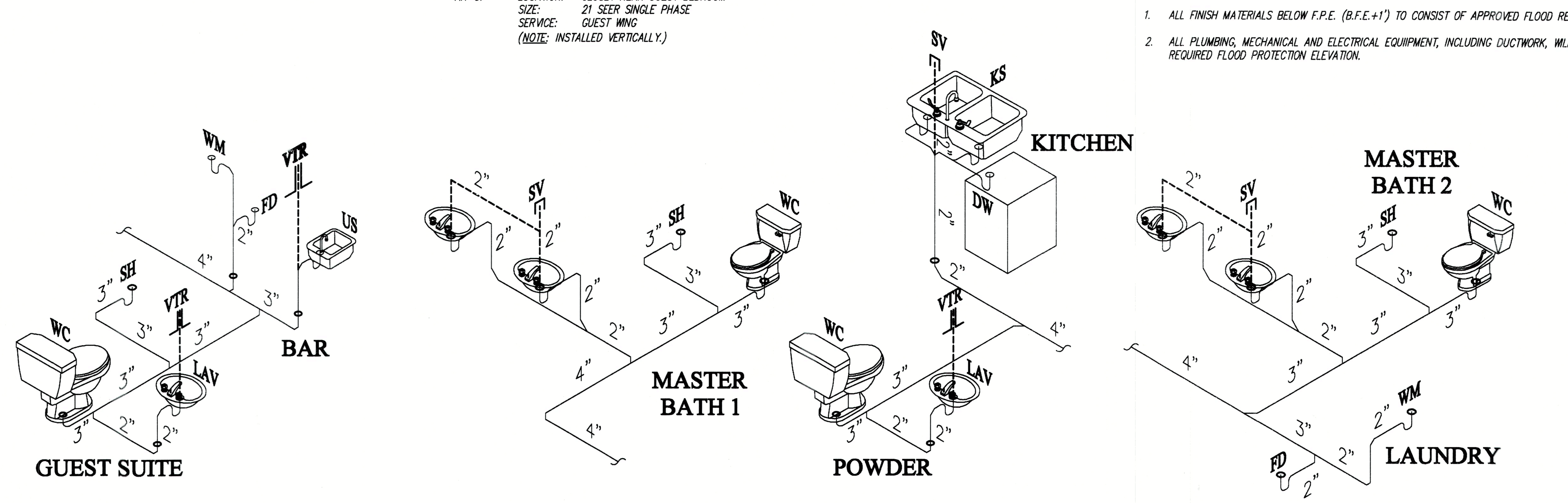
19. ALL OUTDOOR ELECTRICAL RECEPTACLES SHALL BE WEATHER RESISTANT GFI OUTLETS WITH "WHILE IN USE" COVERS.
20. SUBMIT CUT SHEETS FOR ALL ELECTRICAL FIXTURES AND DEVICES FOR REVIEW BY ARCHITECT AND OWNER.
21. CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT & APPLIANCES.
22. ALL BRANCH CIRCUITS THAT SUPPLY 125v, 1ø, 15a AND 20a RECEPTACLE OUTLETS IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(s).
23. CONTRACTOR TO COORDINATE WALK-THRU WITH OWNER, ARCHITECT AND ELECTRICIAN PRIOR TO ROUGH-IN OF ELECTRICAL AND PRIOR TO INSTALLING FINISHES.

<u>SMOKE DETECTORS/FIRE PROTECTION NOTES:</u>

1. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO THE LOCAL JURISDICTION FIRE CODE AND APPLICABLE BUILDING CODES; SMOKE DETECTORS TO BE HARD WIRED AND INSTALLED SUCH THAT ALL DETECTORS SOUND WHEN ANY ONE OF THEM DOES.
2. A SMOKE DETECTOR SHALL BE MOUNTED ON THE CEILING AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEP PURPOSES.
3. IN ALL SLEEPING ROOMS THERE SHALL BE AN APPROVED SMOKE DETECTOR ON THE CEILING AS CLOSE TO THE CENTER OF THE ROOM AS POSSIBLE, NO CLOSER THAN 36" TO AN OVERHEAD FAN AND 12" IN FRONT OR SIDE OF AN HVAC VENT.
4. OPERATIONAL CARBON MONOXIDE DETECTOR SHALL BE PLACED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS, IF USED, SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

<u>FLOOD ZONE NOTES:</u>

1. ALL FINISH MATERIALS BELOW F.P.E. (B.F.E.+1') TO CONSIST OF APPROVED FLOOD RESISTANT MATERIALS.
2. ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIIPMENT, INCLUDING DUCTWORK, WILL BE LOCATED ABOVE THE REQUIRED FLOOD PROTECTION ELEVATION.



SANITARY DRAIN RISER #4

SANITARY DRAIN RISER #3

SANITARY DRAIN RISER #2

SANITARY DRAIN RISER #1

<u>LEGEND</u>

<u>LAV</u> = LAVATORY
<u>WC</u> = WATER CLOSET
<u>SH</u> = SHOWER
<u>FD</u> = FLOOR DRAIN
<u>BT</u> = BATH TUB
<u>KS</u> = KITCHEN SINK
<u>BS</u> = BAR SINK
<u>US</u> = UTILITY SINK
<u>DW</u> = DISH WASHER
<u>WM</u> = WASH MACHINE
<u>WH</u> = WATER HEATER
<u>VTR</u> =VENT TO ROOF
<u>SV</u> = STUDOR VENT
<u>CO</u> = CLEANOUT

SANITARY DRAIN RISER (3/A-12)
N.T.S.

<u>PLUMBING NOTES:</u>

1. ALL SHOWER PAN LINERS SHALL HAVE A MIN. 1/4" PER FOOT PITCH IN ACCORDANCE WITH FBC-R CHAPTER 27.
2. INSULATE ALL BATHROOM WALLS AND DRAIN LINES IN WALLS & FLOORS WITH SOUND BATTS TO MINIMIZE NOISE TRANSMISSION.
3. OWNER TO SELECT ALL PLUMBING FIXTURES, HARDWARE, ETC.
4. HOT WATER HEATER TO BE LOCATED IN GARAGE AND WHERE SHOWN. INSTALL 40al RHEEM HYBRID HEAT PUMP HOT WATER HEATER UNLESS NOTED OTHERWISE.

RECEIVED
JUN 15 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS

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FLORIDA LICENSURE
AR: 0011049 ID: 0003618

FLOOR PLAN

ROBERT ROKOP
REGISTERED ARCHITECT 0011049 ★ LIC INTERIOR DESIGNER 0003618 ★ ROBERT F. ROKOP ★★★ STATE OF FLORIDA
SEAL

ISSUED
05/26/23

SHEET No.
A-12

BLDG PERMIT PLANS
FILE COPY OF RECORD

...TURAL NOTES:

...AL NOTES: THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER ...TRUCTIONS DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, SPECIFICATIONS, ARCHITECTURAL, ...ANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS.

...ONDITIONS, ELEVATIONS, AND DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND WITH THE OTHER ...TRUCTION DOCUMENTS BY THE CONTRACTOR. ANY DISCREPANCIES RELATED TO THESE DRAWINGS ... BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. (SEA) BEFORE ...EEDING WITH THE AFFECTED PORTION OF WORK.

...TRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER CONSTRUCTION IS COMPLETED. ...ONTRACTOR IS RESPONSIBLE TO DETERMINE PROPER PROCEDURE AND SEQUENCE OF CONSTRUCTION TO ...E THE SAFETY OF THE BUILDING, ITS COMPONENTS AND PERSONNEL ON SITE. THIS INCLUDES ...ORARY SUPPORT OF STRUCTURE DURING CONSTRUCTION WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, ...ORARY SHORING, BRACING AND TIE-DOWNS.

...N LOADS: THE STRUCTURAL SYSTEMS FOR THESE BUILDINGS HAVE BEEN DESIGNED IN ACCORDANCE ...THE FLORIDA BUILDING CODE, 7TH EDITION (2020). THE FOLLOWING SUPERIMPOSED LOADS WERE ...ED IN THE DESIGN:

ROOF:
- LIVE LOAD: 25 PSF
- DEAD LOAD: 20 PSF

FLOOR:
- LIVE LOAD: 40 PSF
- DEAD LOAD: 25 PSF

EXTERIOR ELVATED WALKWAYS:
- LIVE LOAD: 60 PSF
- DEAD LOAD: 20 PSF

WIND:
- ULTIMATE WIND SPEED: 150 MPH
- ALLOWABLE DESIGN WIND SPEED (Vasd): 116 MPH
- RISK CATEGORY: II
- EXPOSURE: 'D'
- ENCLOSED BUILDING
- INTERNAL PRESSURE COEFFICIENTS: +/- 0.18
- Kz, WIND DIRECTIONAL FACTOR: 0.85

COMPONENTS AND CLADDING WIND LOAD (Vasd):
- SEE WIND LOAD SCHEDULE

...UILDING IS LOCATED IN A WIND-BORNE DEBRIS REGION AND CLADDING AND PRESSURES WERE ...LATED USING THE INTERNAL PRESSURE OF AN ENCLOSED BUILDING. WIND PRESSURES AS A RESULT ...BREECHED OPENING WERE NOT STUDIED. SEE 'EXTERIOR WINDOW AND DOOR SYSTEMS' NOTE ON THIS ... FOR FURTHER INFORMATION.

...DRAWINGS: SHOP DRAWINGS WILL BE REVIEWED BY SEA FOR GENERAL COMPLIANCE WITH THE DESIGN ...T OF THE STRUCTURAL DRAWINGS AND RELATED SPECIFICATIONS ONLY. IT SHALL BE THE ...NSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO ...ITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

...DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING NUMBER OF PRINTS. ONE SET OF PRINTS WILL ...TAINED BY SEA, ONE BY THE ARCHITECT, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE ...RED) AND ONE BY THE CONTRACTOR. CONTRACTOR SHALL MAKE ADDITIONAL PRINTS FROM THE HIS ...F REVIEWED PRINTS AS REQUIRED FOR HIS DISTRIBUTION.

...DRAWINGS SHALL BE REVIEWED AND SIGNED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ...TECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT CONTRACTOR'S REVIEW AND SIGNATURE WILL BE ...NED NOT REVIEWED.

...DRAWINGS WHICH ARE REQUIRED TO BE REVIEWED FOR MORE THAN ONE (1) TIME, FOR REASONS ... THAN A CHANGE IN SCOPE OF WORK, SHALL CONSTITUTE ADDITIONAL SERVICES BY SEA AND THE ... ASSOCIATED TO THESE ADDITIONAL SERVICES SHALL BE AT THE CONTRACTOR'S EXPENSE.

... INSTANCES THE CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF CONFLICT WITH THE SHOP ...NGS UNLESS SPECIFIED OTHERWISE IN WRITING BY SEA.

...RE-ENGINEERED STRUCTURAL SYSTEMS, THE COMPLETE STRUCTURAL SYSTEM SHALL BE DESIGNED AND ...) AND SEALED BY THE SYSTEM MANUFACTURER'S OR SUPPLIER'S SPECIALTY ENGINEER. THE ENGINEER ... BE LICENSED IN THE STATE OF FLORIDA. THE SPECIALTY ENGINEER IS THE DELEGATED ENGINEER AND ...NGINEER'S RESPONSIBILITY IS SET FORTH IN 61G15 OF THE FLORIDA ADMINISTRATIVE CODE. THE ...LETE SYSTEM SHALL CONTAIN FRAMING SPECIFIED IN SPECIFIC SEA'S STRUCTURAL NOTES. ALL ...ONS OF THE SHOP DRAWING SUBMITTAL SHALL BE SIGNED AND SEALED, BY ONE ENGINEER ONLY, IN ...DANCE WITH 61G15-30.006, THIS INCLUDES, BUT NOT LIMITED TO, FRAMING LAYOUT DRAWINGS ...TING CONNECTIONS AND BRACING AND ENGINEERED COMPONENT DRAWINGS.

...OLLOWING REQUIRE SHOP DRAWING SUBMITTAL:
- CONCRETE MIX DESIGN
- MASONRY GROUT MIX DESIGN
- CONCRETE REINFORCING STEEL
- EPOXY ANCHOR MATERIAL
- WEDGE ANCHORS
- PRE-ENGINEERED WOOD TRUSS SYSTEMS
- STRUCTURAL STEEL

...ATION DESIGN: FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 ...N WELL COMPACTED FILL. BEFORE CONSTRUCTION COMMENCES, THE SOIL BEARING PRESSURE, SOIL ...TIONS, SOIL COMPACTION REQUIREMENTS AND SOIL SETTLEMENTS SHALL BE VERIFIED AND A WRITTEN ...T PREPARED BY A LICENSED GEOTECHNICAL ENGINEER.

...E PROTECTION: TERMITE PROTECTION SHALL COMPLY WITH THE TERMITE PROTECTION PROVISIONS OF ...LORIDA BUILDING CODE.

...ETE: SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS ...TED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS.
4000 psi FOR ALL OTHER STRUCTURAL CONCRETE.

.../CEMENT RATIO FOR EXTERIOR CONCRETE SHALL NOT EXCEED 0.40 BY WEIGHT. IN LIEU OF ...PROOFING CONCRETE DECK, UTILIZE THE CORROSIVE-INHIBITING CONCRETE ADMIXTURE (DCI-S), ...ACTURED BY GRACE CONSTRUCTION PRODUCTS, INC. DOSAGE RATE SHALL BE 2-1/2 GAL/YD.

...ETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.

...T PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. ...PROPORTIONED MIX SHALL BE IDENTIFIED BY A UNIQUE MIX NUMBER. MIX SHALL MEET THE ...REMENTS OF ASTM C 33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, ATLEAST 75% OF LARGE ...GATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ...C 94 FOR MEASURING, MIXING, TRANSPORTING, ETC.

...ETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

...TURES CONTAINING CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ...WITH THE APPROVAL OF SEA

...WORK AND SHORING FOR CONCRETE: DESIGN, ERECTION AND REMOVAL SHALL BE IN ACCORDANCE ...ACI STANDARDS 301 AND 347. NO FORMWORK OR SHORING SHALL BE REMOVED UNTIL CONCRETE HAS ...ED AT LEAST 2/3 OF 28-DAY DESIGN STRENGTH, U.N.O.

...RCING STEEL: REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60 DEFORMED BARS, FREE OF ...SCALE,DIRT AND OIL AND PLACED IN ACCORDANCE WITH ACI STANDARDS. SUBMIT REINFORCING SHOP ...NGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION

...ETE COVER REQUIREMENTS:
- FOOTINGS: 3" BOTTOM AND SIDES, 2" TOP.
- BEAMS: 1-1/2" TO STIRRUPS.
- SLABS: 1-1/2" TOP, BOT AND SIDE.

WELDED WIRE FABRIC: WELDED WIRE FABRIC (W.W.F.) SHALL BE ASTM A 185, FREE OF RUST SCALE, DIRT AND OIL AND PLACED IN ACCORDANCE WITH THESE DRAWINGS.

PENETRATIONS: NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OR SLABS OTHER THAN THOSE LOCATED ON THESE DRAWINGS. IF ADDITIONAL PENETRATIONS ARE NECESSARY CONTACT SEA FOR RECOMMENDATIONS.

MASONRY WALLS: MASONRY UNITS SHALL MEET ASTM C 90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (f'm = 1500 psi). MORTAR SHALL BE TYPE 'M" OR 'S" AND MEET ASTM C 270.

GROUT FOR FILL CELLS SHALL MEET ASTM C 476 AND ACHIEVE A 2000 PSI MINIMUM COMPRESSIVE STRENGTH, GROUT DESIGN MIX SHALL BE SUBMITTED FOR REVIEW. USE MORTAR AND SPECIAL MASONRY UNITS AS NECESSARY TO CONFINE GROUT TO REQUIRED FILL CELLS WITHIN WALL. CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 2 FEET WIDE, AND AS INDICATED ON THE PLANS. LAP ALL VERTICAL REINFORCING ABOVE WITH EITHER VERTICAL REINFORCING FROM BELOW OR HOOKED DOWELS IN FOOTINGS AND OTHER CONCRETE ELEMENTS. PROVIDE 48 BAR DIAMETER LAP SPLICES.

MASONRY SHALL BE PLACED IN RUNNING BOND PATTERN INCLUDING AT CORNERS AND INTERSECTIONS. PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL LADDER TYPE OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.

PROVIDE VERTICAL MASONRY CONTROL JOINTS IN MASONRY WALLS AT LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AT INTERVALS NOT TO EXCEED WALL LENGTH/HEIGHT RATIO OF 2 TO 1 AND 7'-0" FROM BUILDING CORNER. SEE MASONRY CONTROL JOINT DETAIL. SEE ARCHITECTURAL DOCUMENTS FOR SEALANT REQUIREMENTS. PRIOR TO SUBMISSION OF MASONRY VERTICAL REINFORCEMENT SHOP DRAWINGS AND CONCRETE POUR OF FOOTINGS, CONTRACTOR SHALL SUBMIT A PROPOSED LAYOUT OF MASONRY CONTROL JOINTS FOR REVIEW AND COMMENT BY THE SEA AND THE ARCHITECT.

TIE BEAMS: BEAMS WITH THE PREFIX TB- SHALL BE CONCRETE BEAMS (U.N.O.) POURED ON TOP OF MASONRY WALLS. PROVIDE CORNER BARS FOR EACH HORIZONTAL REINFORCING BAR AT CORNERS AND INTERSECTIONS. USE METAL LATH OR EXPANDED STEEL CAVITY CAPS TO CONFINE CONCRETE TO TIE BEAM AND STILL ALLOW BOND WITH MASONRY. SOLID METAL CAVITY CAPS OR FELT ARE PROHIBITED.

LINTELS: MASONRY OPENINGS SHALL BE SPANNED WITH 8" OR 12" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL, U.N.O. LINTELS SHALL BE REINFORCED IN ACCORDANCE WITH THESE DRAWINGS. PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON GROUT FILLED CELL.

MASONRY OPENINGS 6 FEET AND LESS SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH NO ADDITIONAL REINFORCING. MASONRY OPENINGS GREATER THAN 6'-0" SHALL BE SPANNED WITH SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH (1) #5 HORIZONTAL BAR IN LINTEL WITH ALL CELLS ABOVE TO THE BOTTOM OF TIE BEAM OR BOND BEAM SHALL BE GROUTED SOLID.

LINTELS SHALL BE MANUFACTURED BY CAST-CRETE OR ENGINEER APPROVED EQUAL.

STRUCTURAL STEEL: STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy=36 ksi) U.N.O. AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.'S 'SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." WELDED CONNECTIONS TO BE SHOP WELDED UTILIZING E70XX ELECTRODES AND FIELD CONNECTIONS TO BE BOLTED, UNLESS NOTED OTHERWISE. ALL WELDS SHALL BE PERFORMED BY A CERTIFIED WELDER.

STEEL SHALL HAVE ONE SHOP APPLIED COAT OF PRIMER AND FIELD TOUCH UP OF APPROVED PAINT EXCEPT WHERE GALVANIZING IS SPECIFIED.

STRUCTURAL TUBING (HSS) SHALL CONFORM TO ASTM A 500, GRADE B. STRUCTURAL PIPE SHALL CONFORM TO ASTM A 53, GRADE B, TYPE E OR S.

BEAM CONNECTIONS SHALL BE AS SHOWN ON DRAWINGS. AND BOLTS SHALL BE A MINIMUM OF 3/4" DIAMETER, ASTM A 325N AND SHALL BE PROPERLY TORQUED.

HEADED STUD CONNECTORS: HEADED STUD CONNECTORS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE", SECTION 7 _ STUD WELDING. STUDS SHALL CONFORM TO ASTM A108 AND BE TYPE 'B', HEADED STUDS HAVING A MINIMUM TENSILE STRENGTH OF 60 ksi. STUDS SHALL BE OF LENGTH AND DIAMETER SHOWN ON STRUCTURAL DRAWINGS AND SHALL BE ARC STUD WELDED.

ANCHOR BOLTS: ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 AND SHALL BE THREADED ROD, WITH TACK WELDED NUT AT BOTTOM WITH A MINIMUM OF 12" EMBED INTO CONCRETE, U.N.O. ON STRUCTURAL PLANS. ANCHOR BOLTS SHALL BE GRADE 36. NUTS SHALL CONFORM TO ASTM A 563, GRADE A. WASHERS SHALL CONFORM TO ASTM F 436, TYPE 1. ALL PARTS SHALL BE HOT DIPPED GALVANIZED.

EXTERIOR WINDOW AND DOOR SYSTEMS: SHALL BE DESIGNED TO WITHSTAND WIND LOAD REQUIREMENTS AND INCLUDE ALL COMPONENTS NECESSARY TO RESIST LOADS INCLUDING CONNECTIONS TO THE PRIMARY BUILDING STRUCTURE. SHOP DRAWINGS SHOWING THE SYSTEM AND ITS COMPONENTS SHALL BE SUBMITTED FOR REVIEW AND SHALL BE CERTIFIED TESTED AND/OR DESIGNED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

EXTERIOR GLAZING SHALL BE IMPACT RESISTANT UNLESS SUCH GLAZING IS PROTECTED WITH AN IMPACT RESISTANT COVERING. GLAZING OR COVERING SHALL MEET THE IMPACT RESISTANT REQUIREMENTS OF THE BUILDING CODE.

EPOXY ANCHORING: EPOXY ANCHOR MATERIAL SHALL BE TWO PART EPOXY POLYMER INJECTION SYSTEM. ACCEPTABLE PRODUCTS ARE POWERS FASTENERS PE1000+, SIMPSON Strong-Tie SET, OR HILTI HIT RE 500 EPOXY DOWELING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INSTALLER SHALL BE TRAINED BY A MANUFACTURER'S REPRESENTATIVE. HOLES SHALL BE BRUSHED AND BLOWN OUT WITH HIGH VELOCITY COMPRESSED AIR AND SHALL BE CORRECT DIAMETER AND LENGTH. OVERSIZED DIAMETER HOLES SHALL BE REJECTED AND DISCARDED.

EPOXY ANCHORING SHALL ONLY BE PERFORMED AT THE DIRECTION OF ENGINEER OF RECORD. PREPARATION AND INSTALLATION OF EPOXY ANCHORS SHALL BE OSEARVED BY AN INSPECTOR AND A WRITTEN REPORT FROM SAME SHALL BE SUPPLIED TO THE ENGINEER OF RECORD

CONCRETE SCREWS: CONCRETE SCREWS SHALL BE MANUFACTURED BY SIMPSON-strongtie. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

WOOD: STRUCTURAL WOOD COMPONENTS SHALL HAVE THE MINIMUM ALLOWABLE FIBER STRESSES FOR NO.2 SOUTHERN PINE CONFORMING TO NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, EDITION REFERENCE IN THE FLORIDA BUILDING CODE.

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE ISOLATED FROM SAME OR PRESSURE TREATED.

PRE-ENGINEERED WOOD TRUSS SYSTEM SHALL BE DESIGNED BY TRUSS MANUFACTURER'S SPECIALTY ENGINEER. THIS SYSTEM INCLUDES, BUT MAY NOT BE LIMITED TO, TRUSSES, TRUSS-TO-TRUSS CONNECTIONS AND PERMANENT TRUSS BRACING. AN ERECTION DRAWING SHALL INCLUDE AND IDENTIFY ALL TRUSS SYSTEM COMPONENTS. TRUSS SYSTEM SHALL BE DESIGNED TO CONFIGURATION AND LOAD CARRYING CAPACITY SHOWN ON THE DRAWINGS. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY SEA

SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER.

ROOF AND WALL SHEATHING SHALL BE APA SPAN RATED SHEATHING, ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE, SHALL BE FULLY BLOCKED AND FASTENED IN ACCORDANCE WITH THE PLAN NOTES.

MANUFACTURED STRUCTURAL WOOD COMPONENTS: MANUFACTURED STRUCTURAL WOOD COMPONENTS: LAMINATED VENEER LUMBER (LVL) SHALL BE '1.9E MICROLLAM LVL' MANUFACTURED BY TRUSJOIST MACMILLAN.

WOOD FRAMING CONNECTORS: MODEL NUMBERS FOR WOOD FRAMING CONNECTORS ARE INDICATED ON THE STRUCTURAL DRAWINGS AND SHALL BE MANUFACTURED BY SIMPSON strong-tie Co. UNLESS SHOWN OTHERWISE, INSTALL CONNECTOR INDICATED IN ACCORDANCE WITH AND WITH NUMBER OF FASTENERS RECOMMENDED BY THE MANUFACTURER U.N.O. ON THESE DRAWINGS.

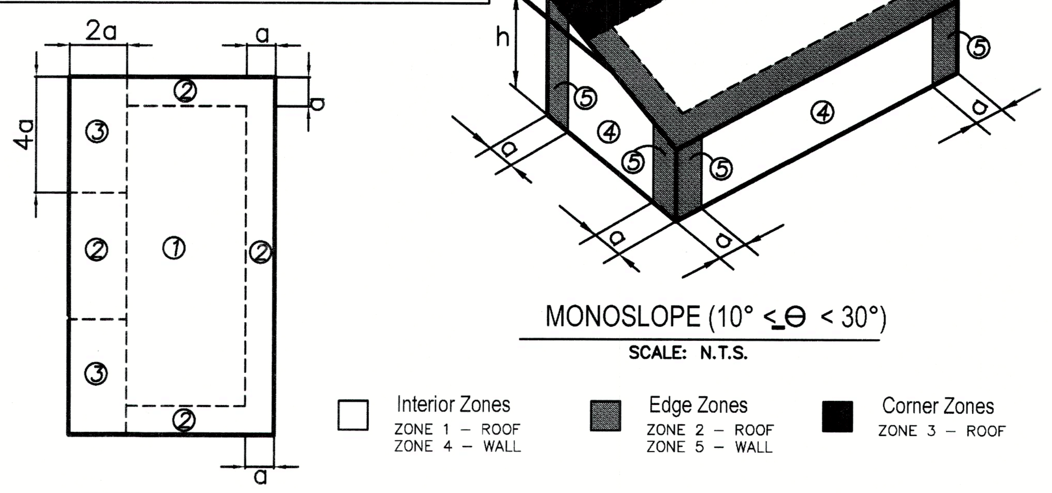
WIND LOAD SCHEDULE FOR GARAGE

SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	17	58
		20 - 100	17	55
		MORE THAN 100	14	46
	ROOF, OVERHANG, INTERIOR ZONE	LESS THAN 20		N/A
		20 - 100		N/A
		MORE THAN 100		N/A
2	ROOF, EDGE ZONE	LESS THAN 20	17	54
		20 - 100	17	51
		MORE THAN 100	14	42
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20		81
		20 - 100		81
		MORE THAN 100		51
3	ROOF, CORNER ZONE	LESS THAN 20	17	93
		20 - 100	17	84
		MORE THAN 100	14	66
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20		N/A
		20 - 100		N/A
		MORE THAN 100		N/A
4	WALL, INTERIOR ZONE	LESS THAN 20	36	39
		20 - 100	33	37
		MORE THAN 100	30	33
5	WALL, EDGE ZONE	LESS THAN 20	36	48
		20 - 100	33	45
		MORE THAN 100	30	39

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd.

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult =	150 MPH
ALLOWABLE WIND SPEED Vasd =	116 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609A
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.0 FT
2a =	6.0 FT
4a =	12.0 FT



MONOSLOPE (10° ≤ Θ < 30°)
SCALE: N.T.S.

Interior Zones ZONE 1 - ROOF ZONE 4 - WALL
Edge Zones ZONE 2 - ROOF ZONE 5 - WALL
Corner Zones ZONE 3 - ROOF

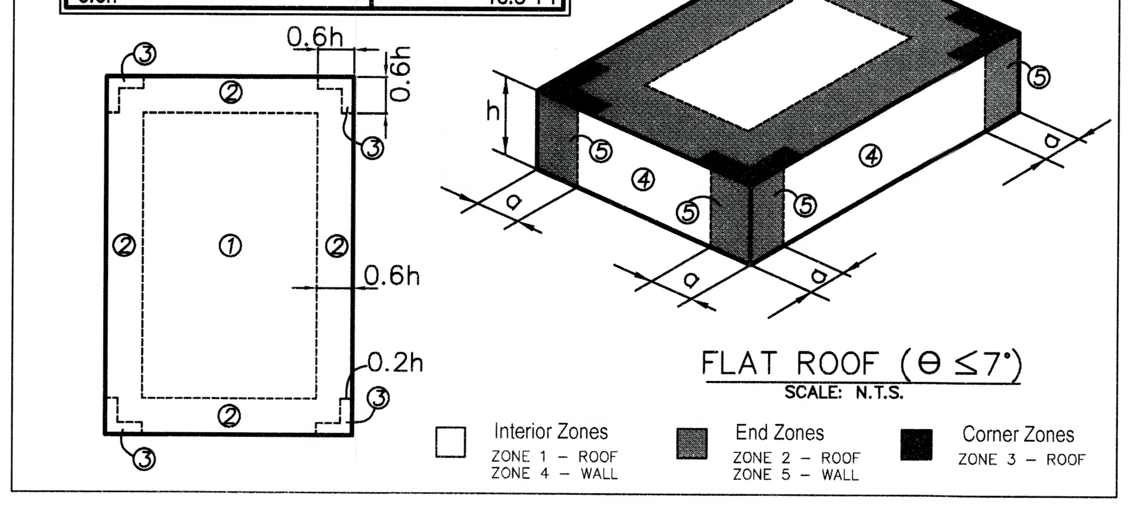
WIND LOAD SCHEDULE FOR MAIN AND GUEST HOUSES

SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	15	58
		20 - 100	14	54
		MORE THAN 100	12	46
	ROOF, OVERHANG, INTERIOR ZONE	LESS THAN 20		52
		20 - 100		52
		MORE THAN 100		49
2	ROOF, EDGE ZONE	LESS THAN 20	15	76
		20 - 100	14	71
		MORE THAN 100	12	60
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20		71
		20 - 100		65
		MORE THAN 100		49
3	ROOF, CORNER ZONE	LESS THAN 20	15	104
		20 - 100	14	94
		MORE THAN 100	12	71
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20		98
		20 - 100		86
		MORE THAN 100		60
4	WALL, INTERIOR ZONE	LESS THAN 20	33	36
		20 - 100	31	35
		MORE THAN 100	28	31
5	WALL, EDGE ZONE	LESS THAN 20	33	44
		20 - 100	31	42
		MORE THAN 100	28	36

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd.
④ & ⑤ WIND PRESSURES ARE REDUCED BY 10% FOR θ≤10°.

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult =	150 MPH
ALLOWABLE WIND SPEED Vasd =	116 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609A
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.0 FT
0.2h =	3.5 FT
0.6h =	10.5 FT



FLAT ROOF (Θ ≤ 7°)
SCALE: N.T.S.

Interior Zones ZONE 1 - ROOF ZONE 4 - WALL
End Zones ZONE 2 - ROOF ZONE 5 - WALL
Corner Zones ZONE 3 - ROOF

FOOTING BAR LAP SPLICE SCHEDULE

BAR	LAP LENGTH
#4	TOP 37", OTHER 29"
#5	TOP 47", OTHER 36"
#6	TOP 56", OTHER 43"
#7	TOP 81", OTHER 63"
#8	TOP 93", OTHER 72"

NOTE:
1. CHART FOR CONCRETE STRENGTH f'c = 3000 psi.

BAR LAP SPLICE SCHEDULE

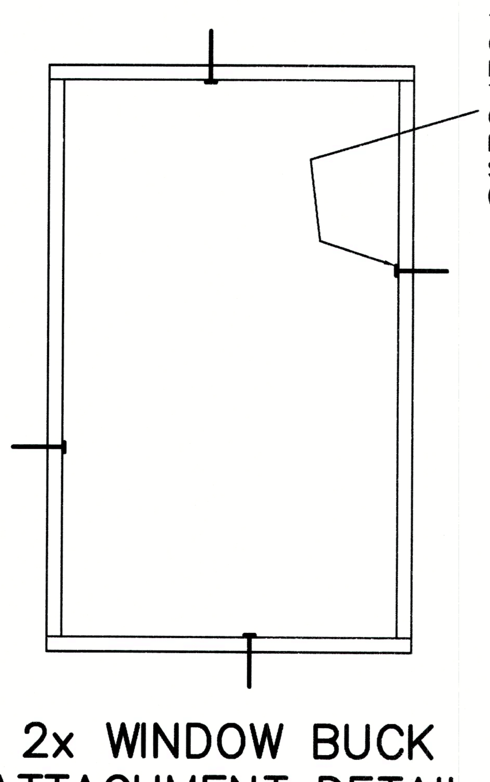
BAR	LAP LENGTH
#4	TOP 32", OTHER 25"
#5	TOP 40", OTHER 31"
#6	TOP 48", OTHER 37"
#7	TOP 70", OTHER 54"
#8	TOP 80", OTHER 62"

NOTE:
1. CHART FOR CONCRETE STRENGTH f'c = 4000 psi.

ABBREVIATIONS:

@ = AT
A.B. = ANCHOR BOLT
ALT. = ALTERNATE
APPROX. = APPROXIMATELY
ARCH. = ARCHITECT
ARCHT'L. = ARCHITECTURAL
BAL. = BALANCE
B.C. = BOTTOM CHORD
BLDG. = BUILDING
BM. = BEAM
BOTT = BOTTOM
BRG. = BEARING
CH. = CHANNEL
C.I.P. = CAST IN PLACE
C.J. = CONSTRUCTION JOINT
CL = CENTERLINE
CLR. = CLEAR
CMU = CONCRETE MASONRY UNIT
COL. = COLUMN
CONC. = CONCRETE
CONFIG. = CONFIGURATION
CONT. = CONTINUOUS
CONTR. = CONTRACTOR
CONSTR. = CONSTRUCTION
CTR. = CENTER
DBL. = DOUBLE
DTL. = DETAIL
DIA. = DIAMETER
DIM. = DIMENSION
DN. = DOWN
DWG. = DRAWING
EA. = EACH
E.E. = EACH END
E.F. = EACH FACE
E.J. = EXPANSION JOINT
EL./ELEV. = ELEVATION
EQ. = EQUAL
E.S. = EACH SIDE
E.W. = EACH WAY
EXIST. = EXISTING
EXP. = EXPANSION
EXT. = EXTERIOR
FIN. = FINISH
FLR. = FLOOR
FDN. = FOUNDATION
F.S. = FAR SIDE
FT. = FOOT
FTG. = FOOTING
GA. = GAGE
GALV. = GALVANIZED
G.C. = GENERAL CONTRACTOR
HC = HOLLOW CORE
HDD. = HEADED
H.D.G. = HOT DIPPED GALVANIZED
HG = HIP GIRDER
HORIZ. = HORIZONTAL
H.P. = HIGH POINT
HSS = HOLLOW STRUCTURAL SECTION

I.J. = ISOLATION JOINT
INFO. = INFORMATION
INT. = INTERIOR
JT. = JOINT
L = ANGLE
LG. = LONG
L.W. = LONG WAY
MFR. = MANUFACTURER
MAT'L. = MATERIAL
MAX. = MAXIMUM
M.D. = MID-DEPTH
MIN. = MINIMUM
MISC. = MISCELLANEOUS
M.O. = MASONRY OPENING
N.S. = NEAR SIDE
N.I.C. = NOT IN CONTRACT
N.T.S. = NOT TO SCALE
O.C. = ON CENTER
O.H. = OPPOSITE HAND
OPNG. = OPENING
P.A.F. = POWDER ACTUATED FASTENER
PART. = PARTITION
PART'L. = PARTIAL
PL = PLATE
plf = POUNDS PER LINEAR FOOT
psf = POUNDS PER SQUARE FOOT
psi = POUNDS PER SQUARE INCH
P.T. = POST TENSION OR PRESSURE TREATED
REINF. = REINFORCING
REMDR. = REMAINDER
REQ'D. = REQUIRED
REV. = REVISED/ REVISION
R.O. = ROUGH OPENING
SCHED. = SCHEDULE
SECT. = SECTION
SIM. = SIMILAR
S.J. = CONTRACTION JOINT
SQ. = SQUARE
S.M.S. = SHEET METAL SCREW
STD. = STANDARD
SW = SHEARWALL
S.W. = SHORT WAY
STL. = STEEL
STRUCT. = STRUCTURAL
T.C. = TOP CHORD
T/O = THRU OUT
T.O. = TOP OF ...
T = TOP
TEMP. = TEMPERATURE
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.S. = VALLEY SET
W = WIDE FLANGE
w/ = WITH
WD. = WOOD
WP = WORK POINT
W.W.F. = WELDED WIRE FABRIC



1/4"ø x 3¼" CONCRETE SCREWS, QUANTITY AND SPACING TO MATCH N.O.A. GLAZING FRAME TO WOOD ATTACHMENT. CONCRETE SCREW AN BE LOCATED WITHIN 3" OF WOOD SCREW TO AVOID CONFLICT. (TYPICAL)

2x WINDOW BUCK ATTACHMENT DETAIL
SCALE: N.T.S.

THOMAS F. WINKLER LICENSE No 84400 STATE OF FLORIDA PROFESSIONAL ENGINEER

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THOMASWINKLERPE@GMAIL.COM

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

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ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSURE
AR: 0011049 ID: 0003618

STRUCTURAL NOTES & DETAILS

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05/26/23

SHEET No.
S-1

BLDG. PERMIT PLANS FILE COPY OF RECORD

FOOTING SCHEDULE

MARK	SIZE (WxLxD)	REINFORCING	REMARKS
A	1'-6" x CONT. x 12"	(2) #5 CONT. B.	–
B	2'-0" x CONT. x 12"	(3) #5 CONT. B.	–
C	4'-0" x CONT. x 16"	(2) #5 T. L.W. & (4) #5 B. L.W. 4/18T & 5/12B S.W.	–
D	3'-6" x 6'-4" x 12"	(2) #4 T. L.W. & (4) #5 B. L.W. 4/18T & 5/12B S.W.	–
E	4'-0" x 4'-0" x 12"	(5) #4 E.W. T. (5) #5 E.W. B.	–
F	5'-0" x 5'-0" x 12"	(6) #4 E.W. T. (6) #5 E.W. B.	–
G	2'-0" x 2'-0" x 12"	(3) #5 CONT. B. E.W.	–
L	3'-0" x 3'-0" x 12"	(4) #5 CONT. B., E.W.	–

FOOTING SCHEDULE NOTES:

1. SEE FOOTING BAR LAP SPLICE SCHEDULE IF SPLICE DESIRED. REINFORCING CONTINUOUS INTO ADJACENT FOOTINGS.
2. REINFORCING CONTINUOUS – PROVIDE MATCHING CORNER BARS.

REINF. SYMBOLS

4 / 12 T – T=TOP, B=BOTTOM, C='C', E='E'
REINF. SIZE
REINF. SPACING

MAIN FOUNDATION FRAMING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
2. CENTER LINES OF FOOTINGS, COLUMNS & WALLS TO COINCIDE UNLESS NOTED OTHERWISE. TOP OF FOOTINGS SHALL BE (–) 4'-0" U.N.O.
4. A INDICATES FOOTING TYPE – SEE FOOTING SCHEDULE ON THIS DRAWING FOR SIZE AND REINFORCING.

   # INDICATES COLUMN – SEE COLUMN SCHEDULE ON SHEET S-3.
5. INDICATES 8" LOAD BEARING MASONRY WALLS REINFORCED WITH (1) #6 VERTICAL IN GROUTED CELL AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, END OF WALLS AND AT 40" O.C. MAXIMUM SPACING, U.N.O. AND SHOWN AS ●.

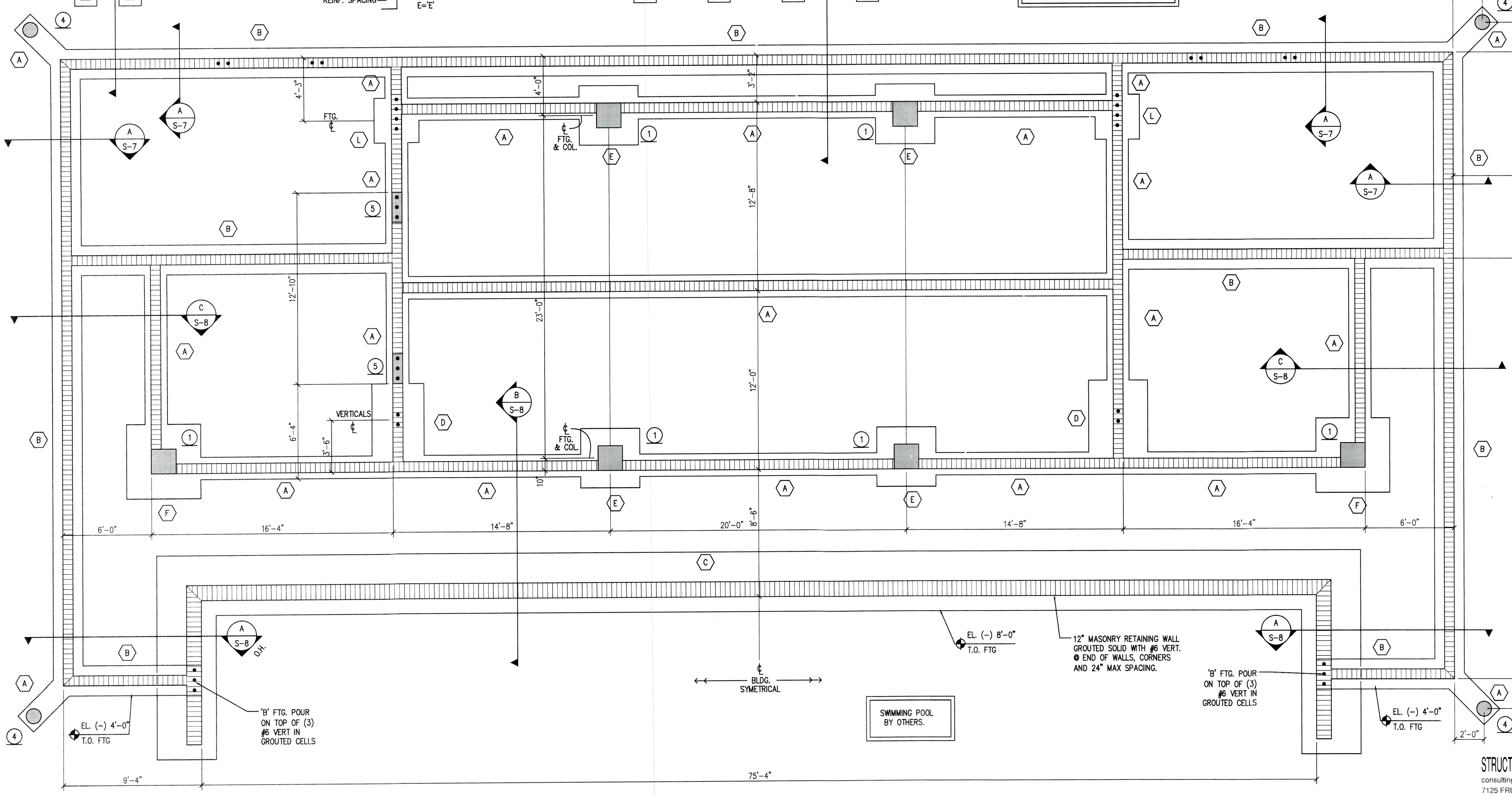
COLUMN SCHEDULE

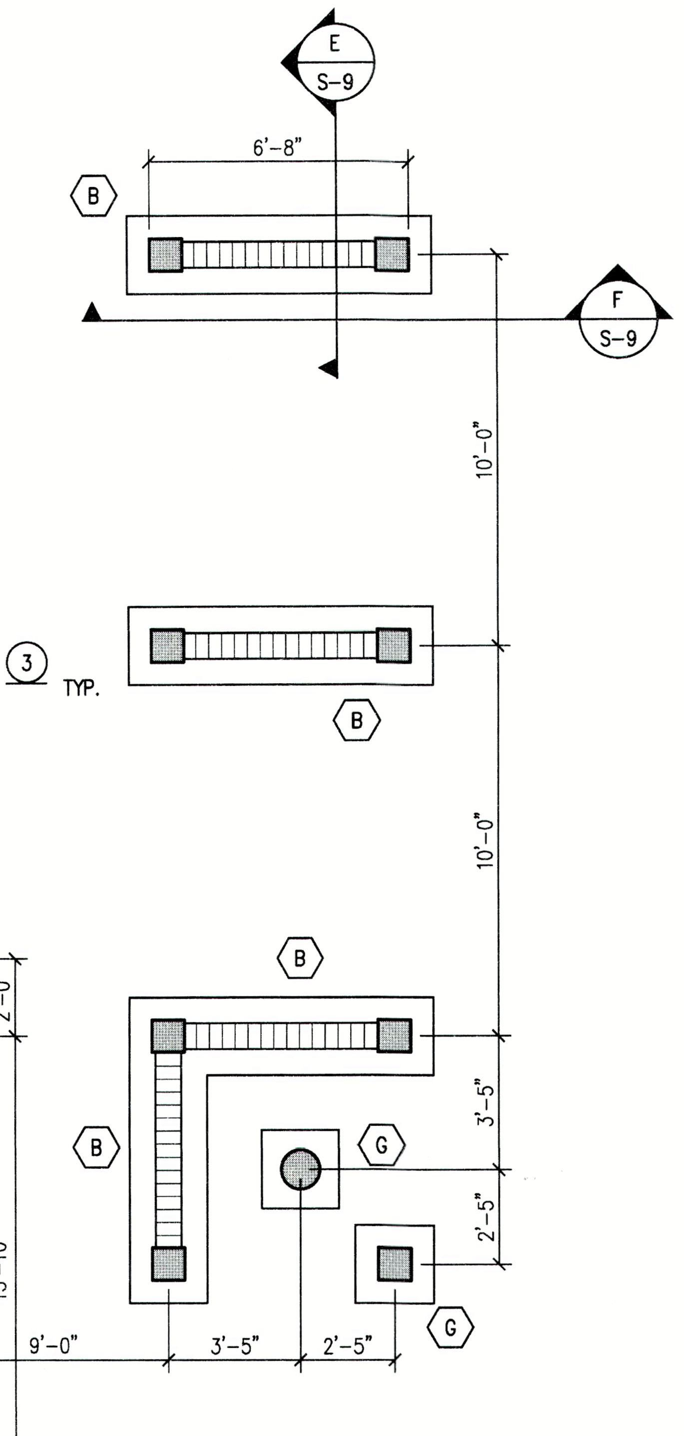
MARK	SIZE	REINFORCING OR TOP AND BOTTOM CONNECTIONS	REMARKS
1	20" x 20"	(4) #5 VERTICAL #3 TIES @ 10" O.C.	–
2	6" STD PIPE	SEE STEEL COLUMN DETAILS ON SHEET S-7	–
3	10" x 10"	(4) #5 VERTICAL #3 TIES @ 10" O.C.	–
4	12" DIA	(4) #5 VERTICAL #3 SQUARE TIES @ 10" O.C.	–
5	7⅝" x 24"	(3) #6 VERTICAL @ 8" O.C..	–

COLUMN SCHEDULE NOTES:

1. COLUMNS SHALL BE CONCRETE, U.N.O.
2. CONNECT MASONRY TO COLUMNS UTILIZING EITHER "TIE-CLOLUMN/MASONRY WALL DETAIL" OR "DOVETAIL ANCHOR DETAIL", SEE SHEET S-7.
3. SEE SECTIONS FOR HEADED STUD DETAILS.

NOTE: MASONRY STEM-WALLS SHALL BE TEMPORARILY LATERALLY BRACED DURING BACKFILL UNTIL SLAB-ON-GRADE HAS BEEN PLACED AND ACHIEVED 28-DAY STRENGTH.





COLUMN SYMBOLS

– INDICATES COLUMN BELOW
– INDICATES COLUMN THRU
– INDICATES COLUMN ABOVE

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN

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

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FOUNDATION FRAMING PLAN

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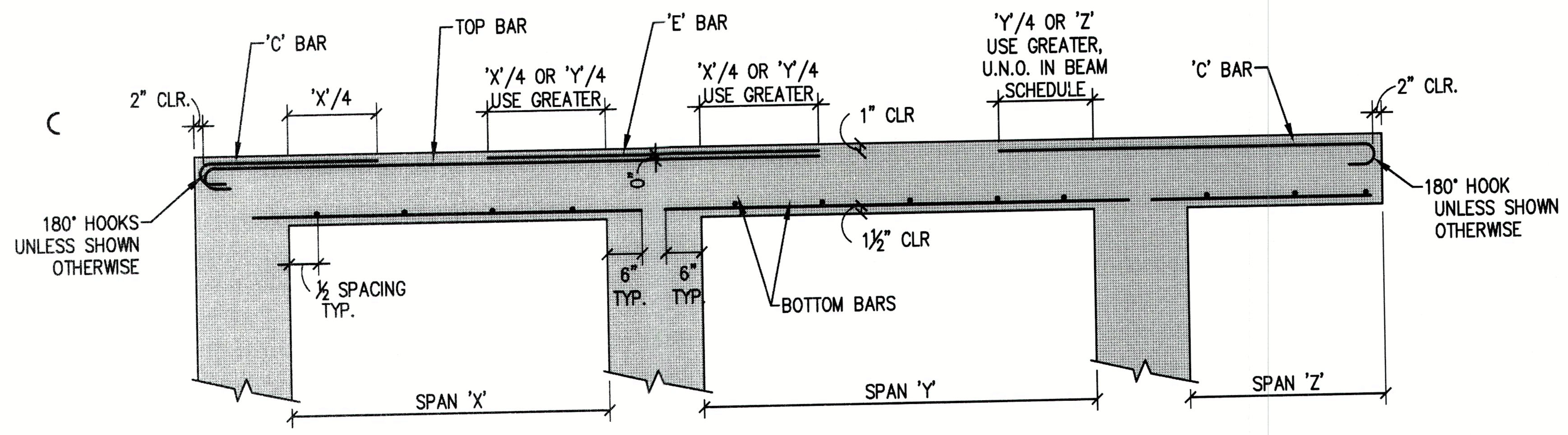
05/26/23

SHEET No.
S-2



BENDING DIAGRAM FOR TWO-WAY SLABS

SCALE: ½"=1'-0"

MAIN GROUND FLOOR FRAMING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
2. CENTER LINES OF FOOTINGS, COLUMNS & WALLS TO COINCIDE UNLESS NOTED OTHERWISE. TOP OF FOOTINGS SHALL BE (-) 4'-0" U.N.O.
3. SLAB-ON-GRADE SHALL BE 6" MIN. FOR INTERIOR AND 7" MIN. FOR EXTERIOR, 4000 psi CONCRETE STRUCTURAL SLAB CAST OVER VAPOR BARRIER ON WELL COMPACTED FILL. SEE PLAN, SECTIONS AND DETAILS FOR REINFORCEMENT AND VARYING SLAB THICKNESSES. WET CURE SLAB FOR A MINIMUM OF (7) DAYS.

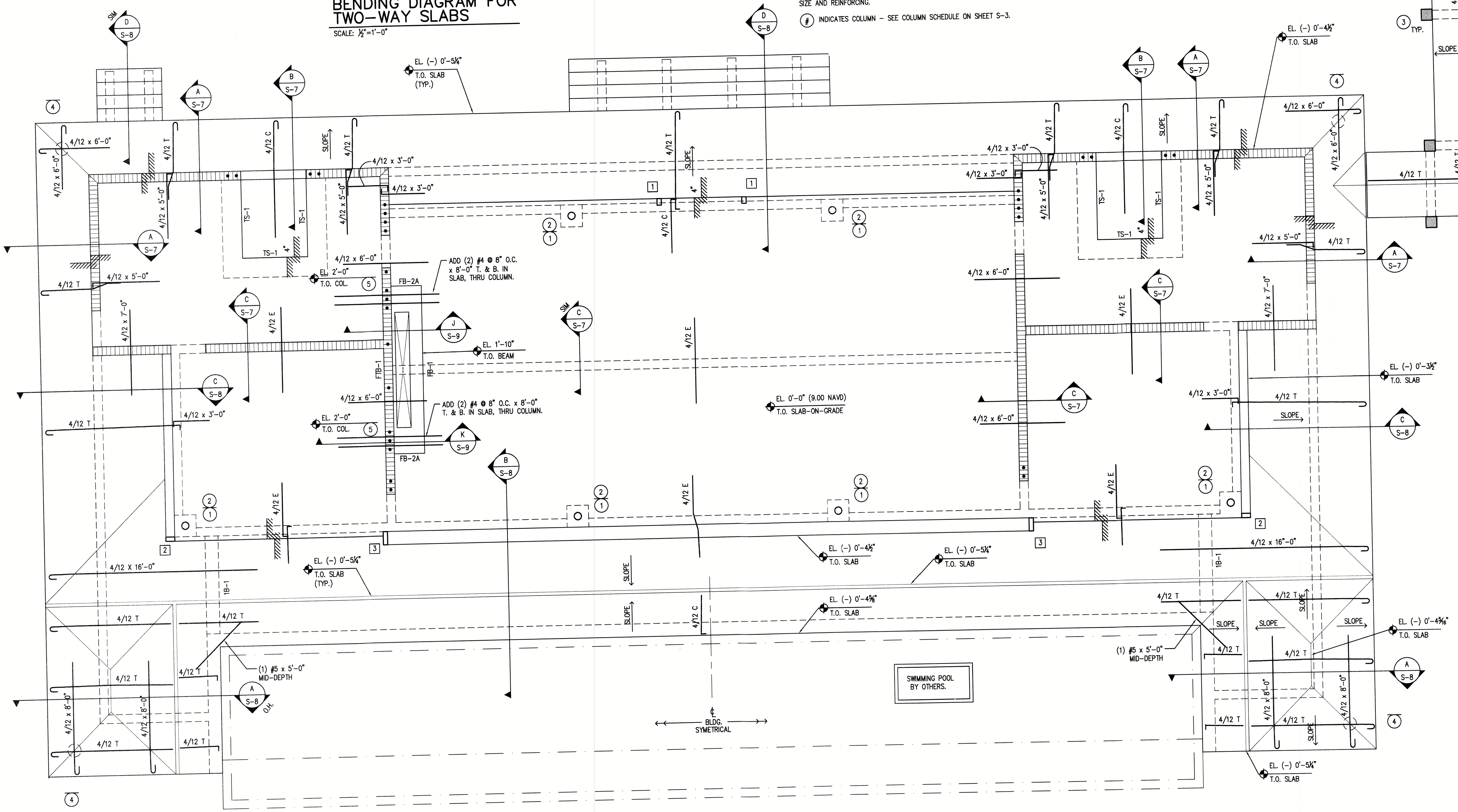
   REINFORCING: SEE PLAN FOR TOP REINFORCING.
   6" SLAB – #4 @ 15" O.C., E.W., BOTTOM
   7" MIN. SLAB – #4 @ 12" O.C., E.W., BOTTOM
4. (A) INDICATES FOOTING TYPE – SEE FOOTING SCHEDULE ON THIS DRAWING FOR SIZE AND REINFORCING.

   (#) INDICATES COLUMN – SEE COLUMN SCHEDULE ON SHEET S-3.

MAIN GROUND FLOOR FRAMING PLAN NOTES:

5. INDICATES 8" LOAD BEARING MASONRY WALLS REINFORCED WITH (1) #6 VERTICAL IN GROUTED CELL AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, END OF WALLS AND AT 40" O.C. MAXIMUM SPACING, U.N.O. AND SHOWN AS ●.
6. FOR BEAM SCHEDULE SEE SHEET S-4.
7. $\boxed{\#}$ INDICATES VERTICAL WINDOW/DOOR STRUCTURAL MULLION. SEE DETAILS ON SHEET S-9. THESE MULLIONS ARE NON-LOAD BEARING; DESIGNED FOR WIND LOAD ONLY. COORDINATE CONDITIONS AND LOCATIONS WITH WINDOW/DOOR SYSTEMS AND ARCHITECTURAL DWGS.

   $\boxed{1}$ HSS 6"x 4"x ¼"
   $\boxed{2}$ HSS 8"x 4"x 3/16"
   $\boxed{3}$ HSS 12"x 4"x 3/16"



COLUMN SYMBOLS
- INDICATES COLUMN BELOW
- INDICATES COLUMN THRU
- INDICATES COLUMN ABOVE

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN

REINF. SYMBOLS
4 / 12 T
REINF. SIZE
REINF. SPACING
T=TOP
B=BOTTOM
C='C'
E='E'

MAIN GROUND FLOOR FRAMING PLAN

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

PRELIMINARY
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GROUND FLOOR & SCHEDULES

ISSUED
05/26/23

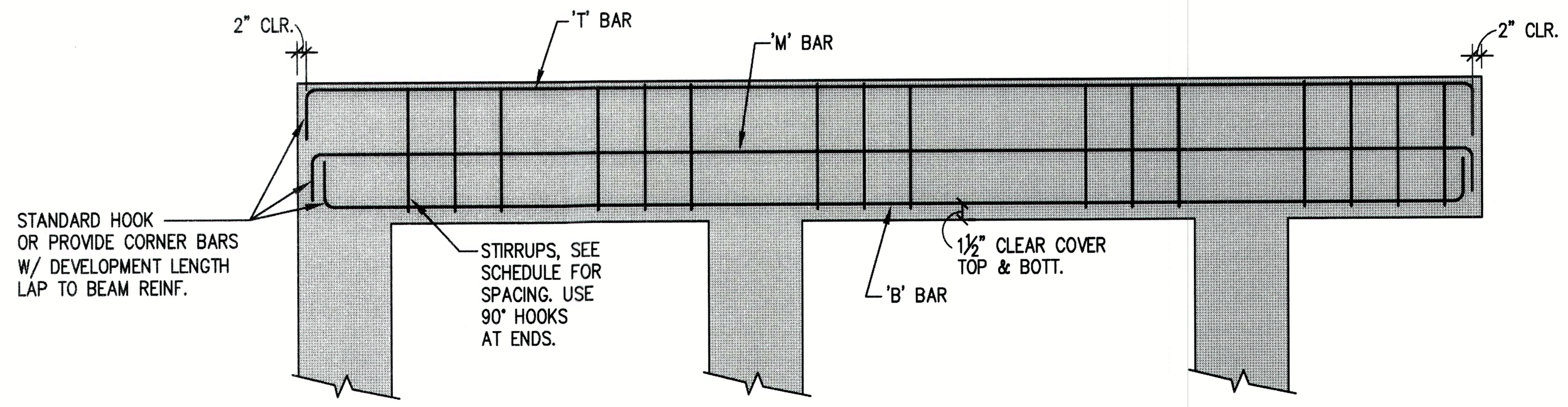
SHEET No.
S-3

MAIN BEAM SCHEDULE NOTES:

1. BEAMS SHALL BE CONCRETE U.N.O. SEE "BEAM BENDING DIAGRAM" ON THIS SHEET.
2. 8" WIDE IS NOMINAL – 7⅝" WIDE IS ACCEPTABLE.
3. TIE BEAMS AND BEAMS REINFORCING CONTINUOUS WITH ADJACENT BEAMS.
4. CONT. INDICATES REINFORCING CONTINUOUS, PROVIDE MATCHING CORNER BARS.
5. SEE "BAR LAP SPLICE SCHEDULE" FOR BAR LAP SPLICE LENGTHS SHEET S-1.
6. BEAMS GREATER THAN 21" DEPTH, ADD (1) #4 HORIZ @ 12" E.F. INTERMEDIATE 'M' BARS.
7. 'B-#A' INDICATES CANTILEVER BEAM.

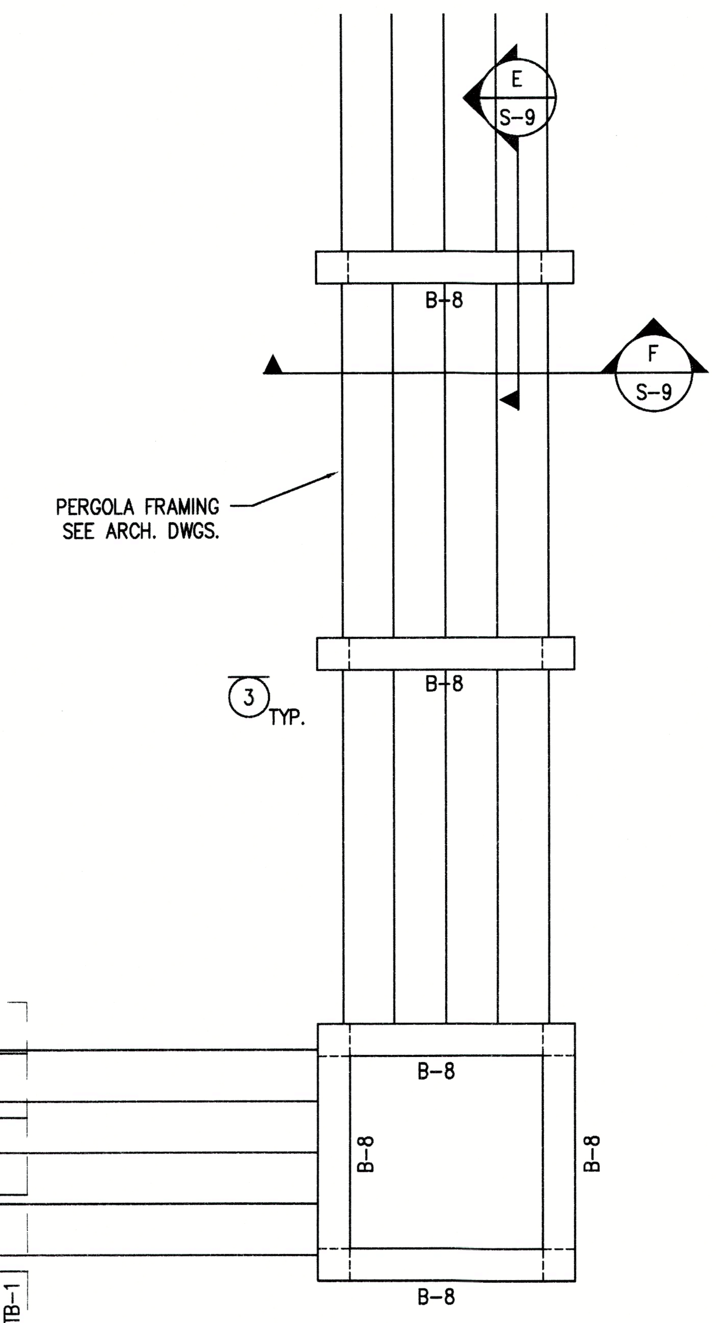
MAIN BEAM SCHEDULE

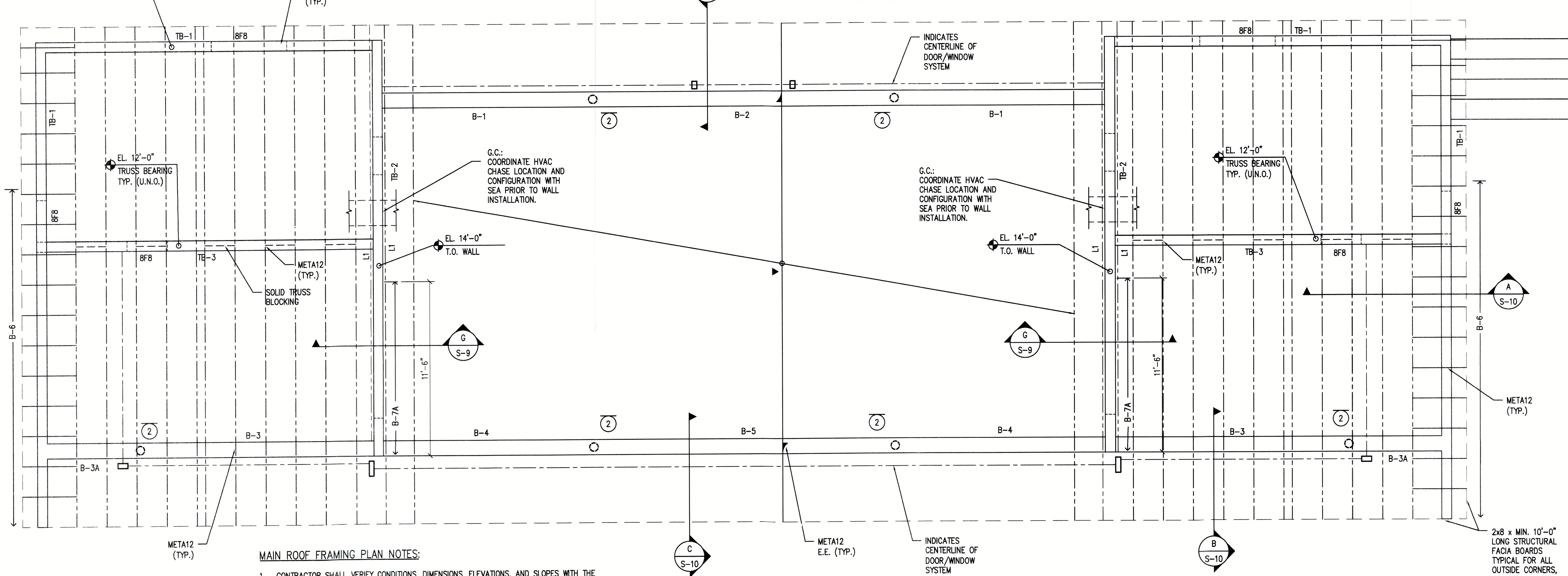
BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT TOP	REINFORCEMENT BOTTOM	CLOSED HOOP SIZE AND SPACING	REMARKS
1B-1	VARIES	12" x 15¾"	(2) #5	(2) #5	#3 @ 18"	SEE TS-2 THICKENED SLAB DETAIL ON SHT. S-8.
FTB-1	2'-0"	7⅝"/11⅝" x 16"/10"	(4) #5	(4) #5	DBL. #3 @ 12"	SPECIAL CONFIGUATION SEE SECTION J/S-9
FB-1	1'-10"	12" x 10"	(2) #5	(2) #5	#3 @ 18"	–
FB-2A	1'-10"	24" x 10"	(3) #5	(3) #5	(3) #3 @ 6"	–
TB-1	13'-4¾"	8" x 16¾"	(1) #5	(1) #5	–	–
TB-2	14'-0"	8" x 24"	(1) #5	(1) #5	–	ADD (1) #5 MID-DEPTH
TB-3	12'-0"	8" x 16"	(1) #5	(1) #5	–	MASONRY BOND BEAM
B-1	13'-4¾"	12" x 16¾"	(2) #6	(3) #6	#3 @ 6"	–
B-2	13'-4¾"	12" x 16¾"	(2) #6	(3) #6	#3 @ 6"	–
B-3	13'-4¾"	12" x 16¾"	(2) #6	(3) #6	#3 @ 6"	–
B-3A	13'-4¾"	12" x 16¾"	(3) #6	(3) #6	#3 @ 6"	EXTEND MIDDLE TOP BAR 6'-0" INTO B-3
B-4	13'-4¾"	12" x 16¾"	(2) #6	(3) #6	#3 @ 6"	–
B-5	13'-4¾"	12" x 16¾"	(2) #6	(3) #6	#3 @ 6"	–
B-6	13'-4¾"	8" x 16¾"	(2) #5	(2) #5	#3 @ 12"	–
B-7A	14'-0"	12" x 24"	(2) #5	(2) #5	#3 @ 10"	–
B-8	13'-4"	10" x 16"	(2) #5	(2) #5	#3 @ 16"	–



BEAM BENDING DIAGRAM

NOTES:
1. STIRRUP SPACING TO BEGIN AND END 2" FROM FACE OF SUPPORT.
2. CONCRETE BEAMS SHALL BEAR 8" MINIMUM ON COLUMNS OR REINFORCED MASONRY WALLS.
3. REFER TO BAR LAP SPLICE SCHEDULE (f'c = 4000 psi) IF SLICE DESIRED.





SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN

MAIN ROOF FRAMING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
2. INDICATES 8" LOAD BEARING MASONRY WALLS (BELOW)
3. ---- INDICATES PRE-ENGINEERED WOOD ROOF TRUSS SYSTEM, 24" DEEP TRUSSES SPACED AT 2'-0" O.C. MAXIMUM SPACING.
4. ROOF SHEATHING SHALL BE 5/8" NOMINAL APA 32/16 SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 10d COMMON NAIL AT 4" O.C. ALONG EDGES AND 6" IN FIELD.
5. CEILING EXPOSED TO WIND LOAD SHALL BE 1/2" NOMINAL APA SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 8d COMMON NAIL AT 4" O.C. ALONG EDGES AND 12" IN FIELD.
6. EXTERIOR WALL SHEATHING SHALL BE 1/2" NOMINAL APA SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 8d COMMON NAIL AT 6" O.C. ALONG EDGES AND 12" IN THE FIELD.
7. L1 INDICATES (1) 2x6 LEDGER (P.T.) ATTACH W/ 5/8" DIA. X 5" TITEN HD @ 12" O.C.

MAIN ROOF FRAMING PLAN

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

COLUMN SYMBOLS

- INDICATES COLUMN BELOW
- INDICATES COLUMN THRU
- INDICATES COLUMN ABOVE

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THOMAS F. WINKLER LICENSE No 84400 STATE OF FLORIDA PROFESSIONAL ENGINEER

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HIGH ROOF FRAMING & SECTIONS

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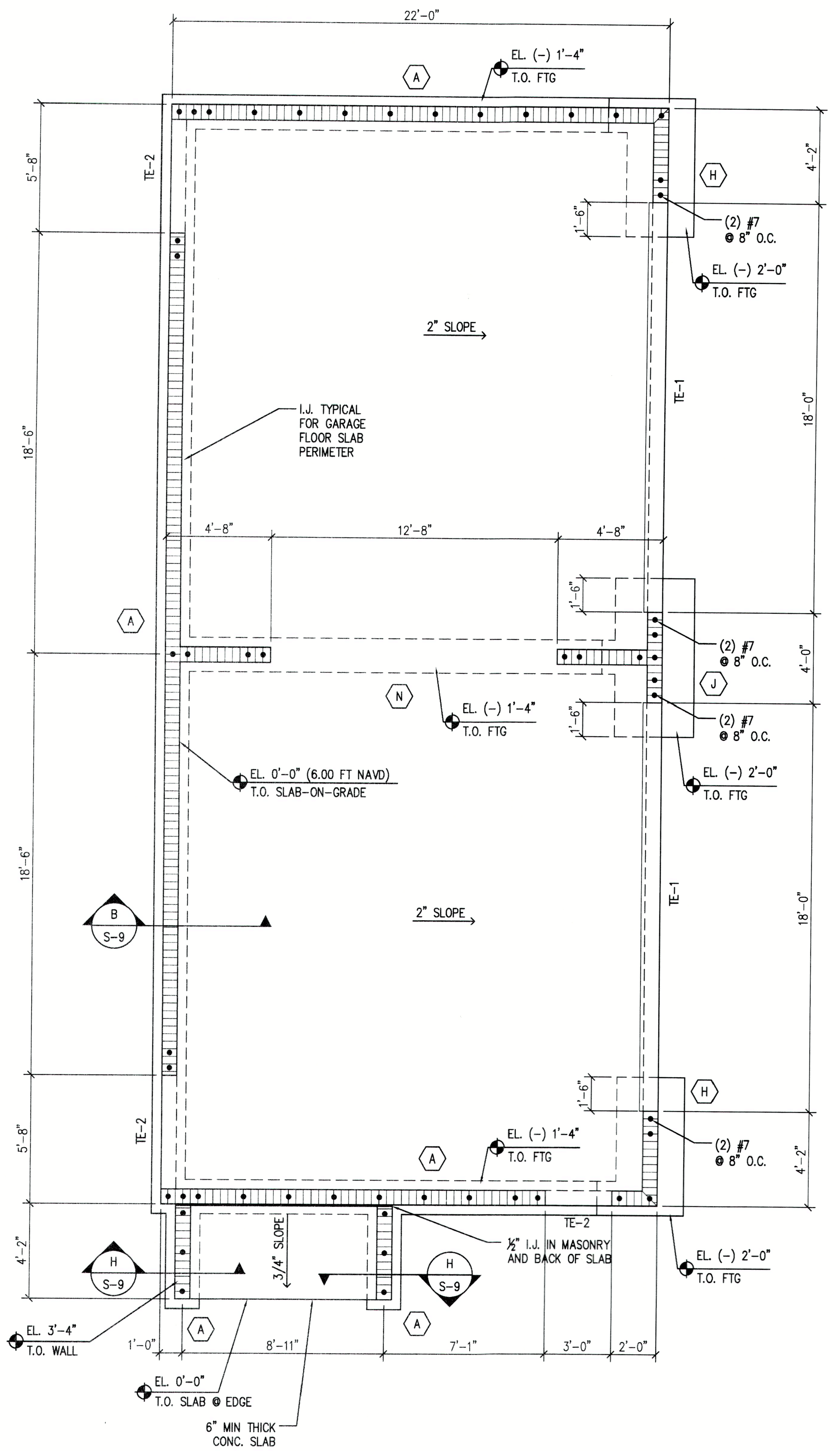
05/26/23

SHEET No.
S-4



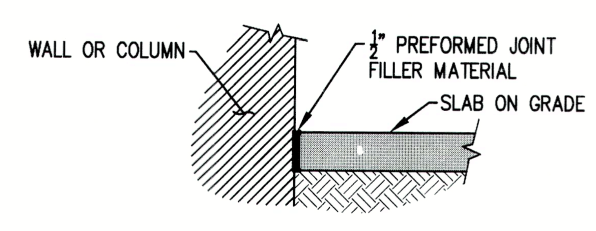
GARAGE FOUNDATION & GROUND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

FOOTING SCHEDULE

MARK	SIZE (WxLxD)	REINFORCING	REMARKS
A	1'-8" x CONT. x 12"	(2) #5 CONT. B.	–
B	2'-0" x CONT. x 12"	(3) #5 CONT. B.	–
H	3'-0" x 6'-0" x 12"	(8) #4 T. S.W. & (4) #4 T. L.W. (8) #5 B. S.W. & (4) #5 B. L.W.	SEE NOTE 3.
J	3'-6" x 7'-0" x 12"	(8) #4 T. S.W. & (4) #4 T. L.W. (8) #5 B. S.W. & (4) #5 B. L.W.	SEE NOTE 3.
K	2'-6" x CONT. x 12"	(4) #5 CONT. B., L.W. (10) #5 CONT. B., S.W.	–
L	3'-0" x 3'-0" x 12"	(4) #5 CONT. B., E.W.	–
M	2'-0" x 2'-0" x 12"	(3) #5 CONT. B., E.W.	THICKENED SLAB SEE STEEL COL. DETAIL
N	1'-6" x CONT. x 12"	(2) #5 CONT. T. & B.	–

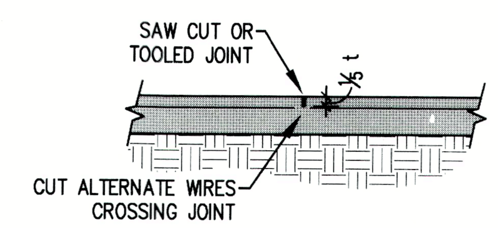
FOOTING SCHEDULE NOTES:

1. SEE FOOTING BAR LAP SPLICE SCHEDULE IF SPLICE DESIRED. REINFORCING CONTINUOUS INTO ADJACENT FOOTINGS.
2. REINFORCING CONTINUOUS – PROVIDE MATCHING CORNER BARS.
3. SEE STEP FOOTING DETAIL ON THIS SHEET.

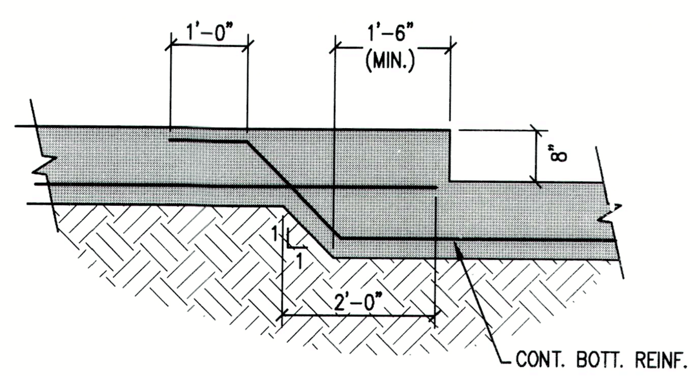


ISOLATION JOINT (I.J.)
SCALE: ¾"=1'-0" FOR SLAB ON GRADE

GARAGE ONLY



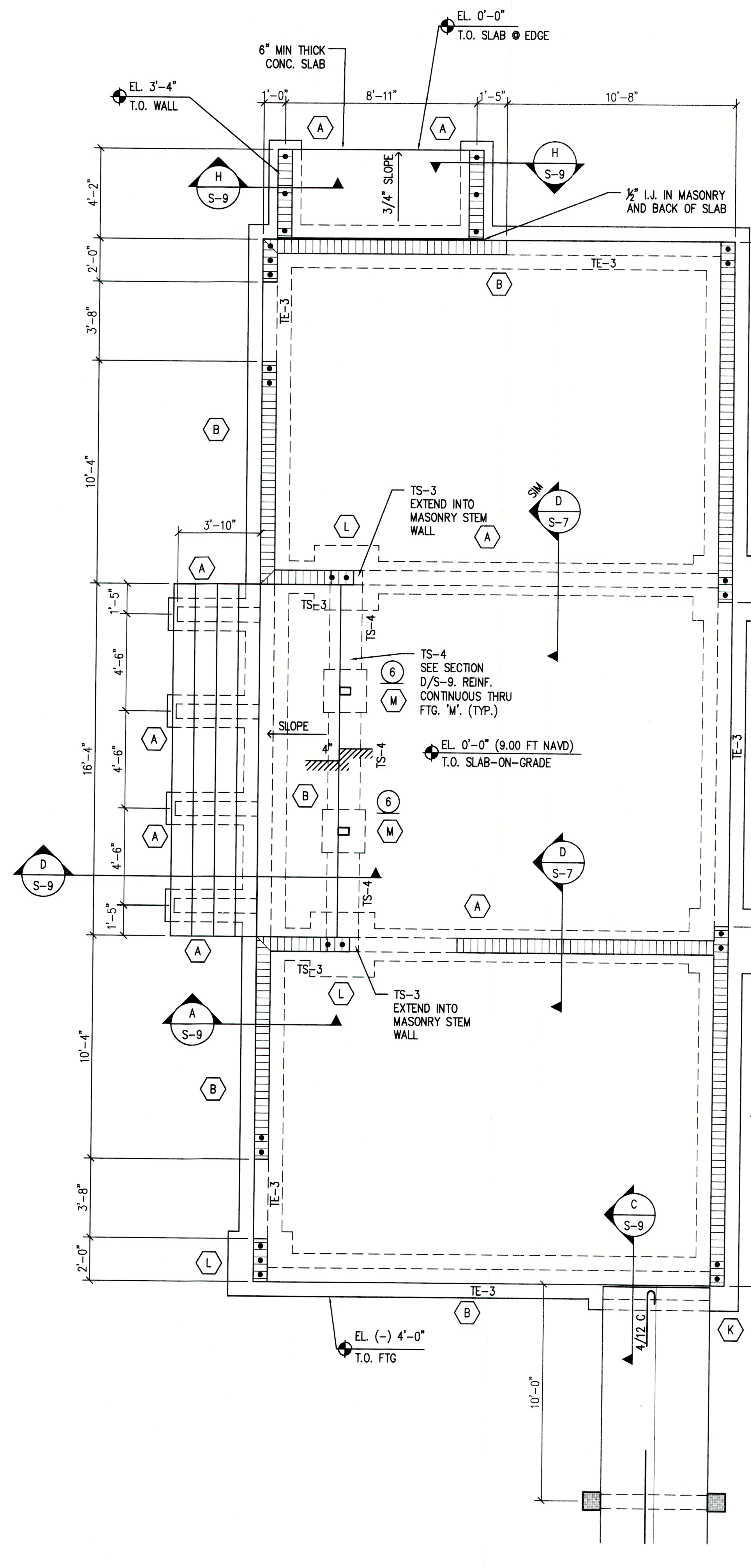
CONTRACTION JOINT (S.J.)
SCALE: N.T.S.



STEP FOOTING DETAIL
SCALE: ½"=1'-0"

FOUNDATION AND GROUND FLOOR FRAMING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
2. CENTER LINES OF FOOTINGS, COLUMNS & WALLS TO COINCIDE UNLESS NOTED OTHERWISE. TOP OF FOOTINGS SHALL BE AS INDICATED ON PLAN.
3. SLAB-ON-GRADE SHALL BE 4" MIN. CONCRETE SLAB CAST OVER VAPOR BARRIER ON WELL COMPACTED FILL AND REINFORCED WITH (1) LAYER OF 6x6-W2.1xW2.1 W.W.F., U.N.O. AT MIDDEPTH. PROVIDE TOOLED OR SAW CUT CONTRACTION JOINTS PER TYPICAL CONTRACTION JOINT DETAIL. JOINT PAT ERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA NOT TO EXCEED 144 S.F.
4. A INDICATES FOOTING TYPE – SEE FOOTING SCHEDULE ON THIS DRAWING FOR SIZE AND REINFORCING.
5. INDICATES 8" LOAD BEARING MASONRY WALLS REINFORCED WITH (1) #6 VERTICAL IN GROUTED CELL AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, END OF WALLS AND AT 48" O.C. MAXIMUM SPACING, U.N.O. AND SHOWN AS ●.
6. TE– INDICATES THICKENED SLAB EDGE INDICATES THICKENED SLAB. SEE DETAILS ON THIS SHEET AND SECTIONS.
7. 6 INDICATES HSS 6"x 4"x 3⁄16" STEEL LOAD BEARING COLUMN. SEE STEEL COLUMN DETAIL ON SHEET S-6.



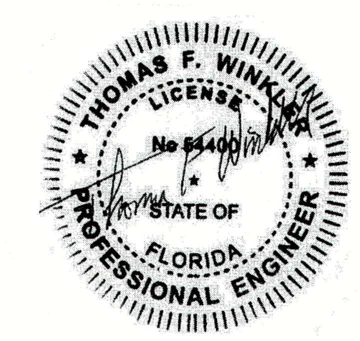
GUEST FOUNDATION & GROUND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE: MASONRY STEM-WALLS SHALL BE TEMPORARILY LATERALLY BRACED DURING BACKFILL UNTIL SLAB-ON-GRADE HAS BEEN PLACED AND ACHIEVED 28-DAY STRENGTH.

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN

COLUMN SYMBOLS

- INDICATES COLUMN BELOW
- INDICATES COLUMN THRU
- INDICATES COLUMN ABOVE



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HIGH ROOF FRAMING & SECTIONS

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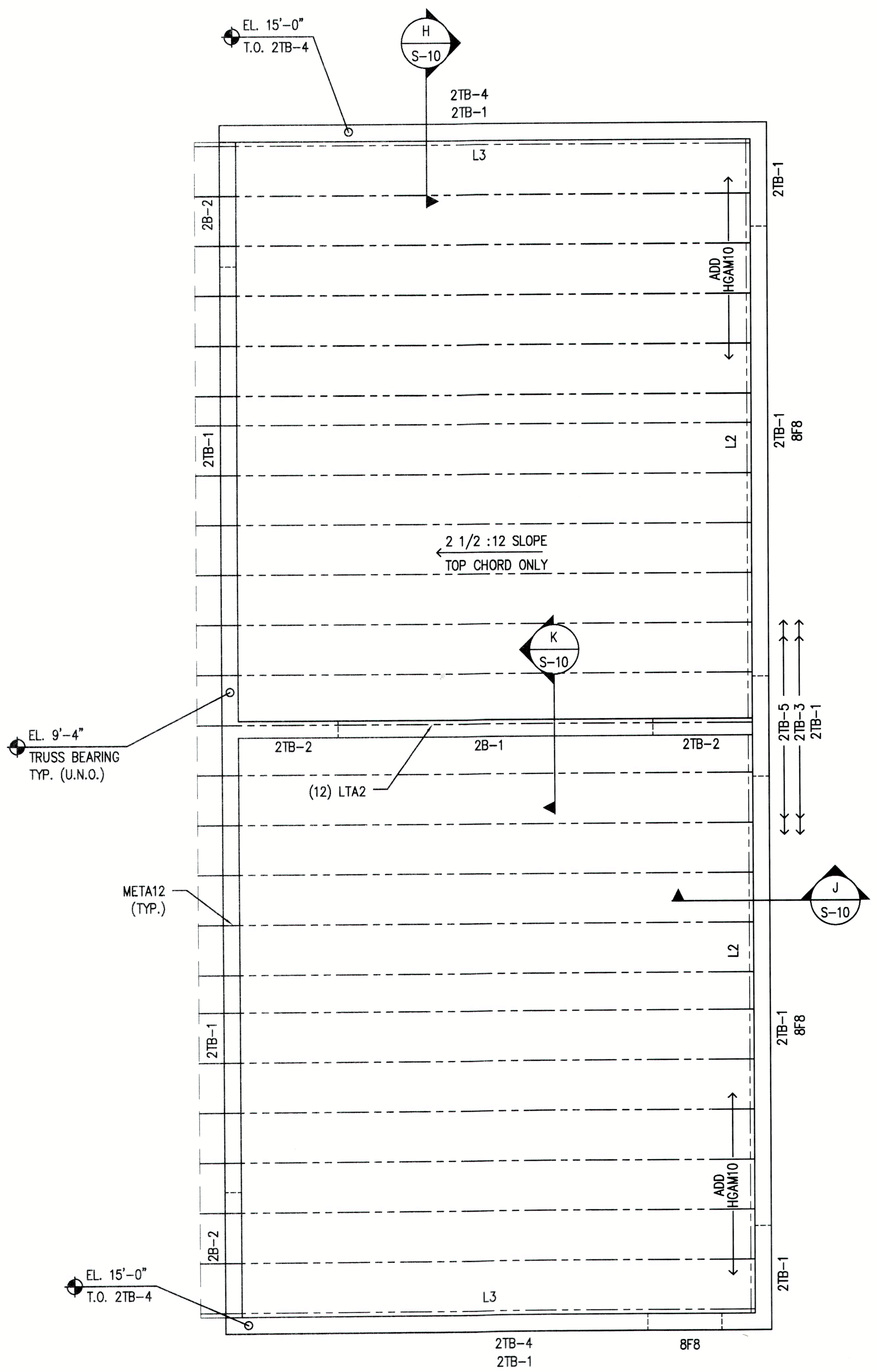
SHEET No.
S-5
5 OF 10

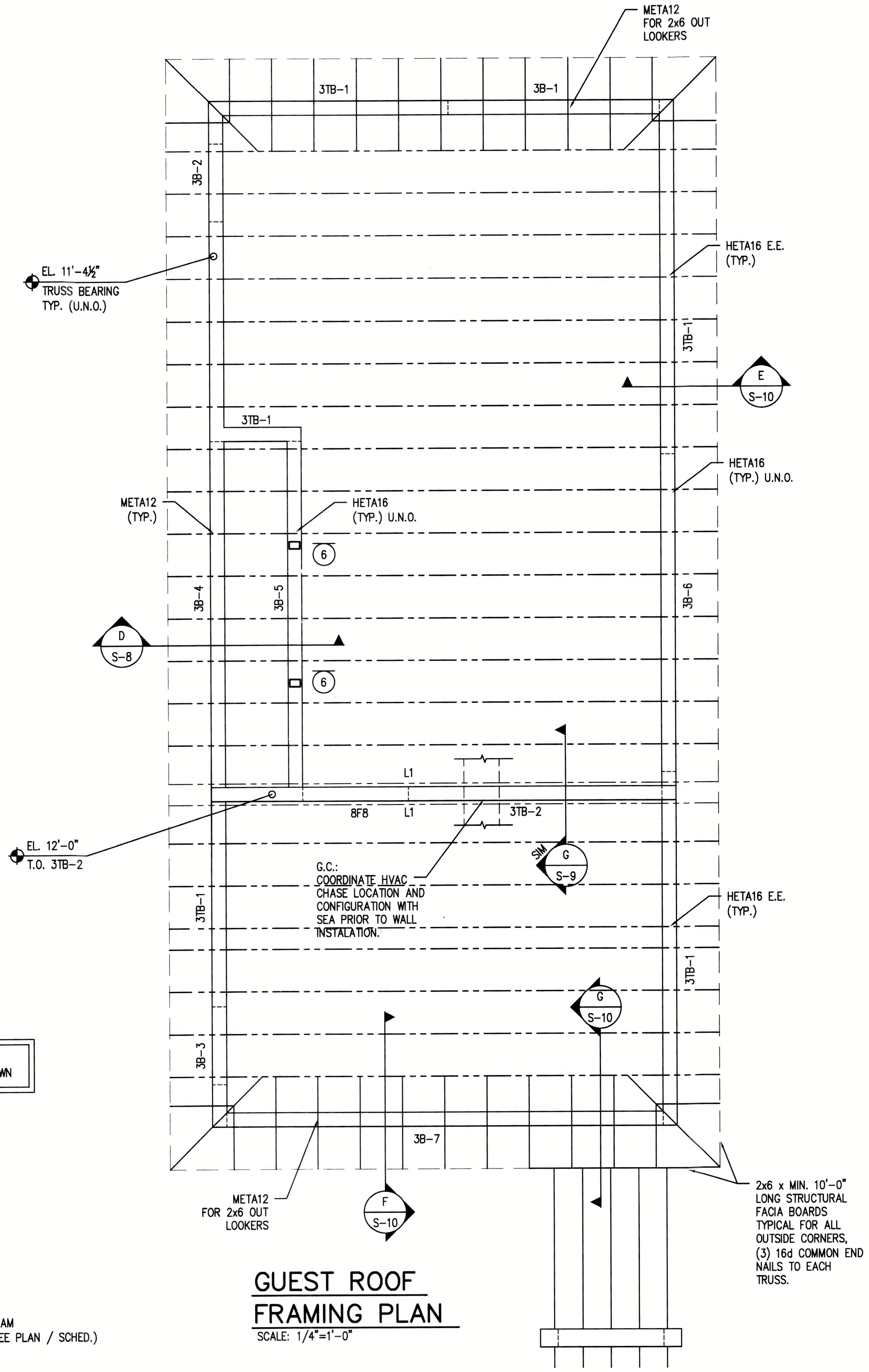
BLDG. PERMIT PLANS
FILE COPY OF RECORD



GARAGE ROOF FRAMING PLAN

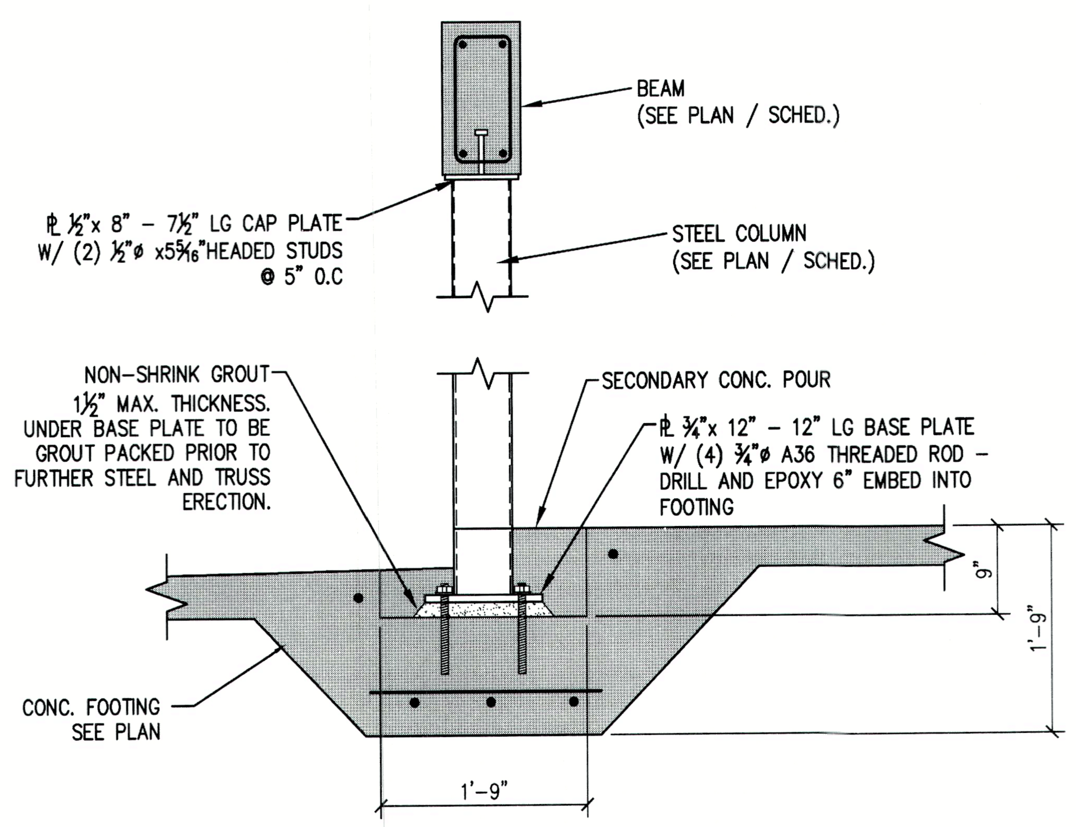
SCALE: 1/4"=1'-0"

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN



GUEST ROOF FRAMING PLAN

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



STEEL COLUMN DETAIL

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

BEAM SCHEDULE

BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT TOP	REINFORCEMENT BOTTOM	CLOSED HOOP SIZE AND SPACING	REMARKS
2TB-1	9'-4"	8" x 16"	(1) #5	(1) #5	–	MASONRY BOND BEAM
2TB-2	9'-4"	8" x 16"	(2) #6	(2) #6	#3 @ 18"	–
2TB-3	10'-8"	8" x 16"	(1) #5	(1) #5	–	MASONRY BOND BEAM
2TB-4	15'-0"	8" x 12"	(2) #5	(2) #5	#3 @ 18"	ADD (1) #5 E.F. MID-DEPTH
2TB-5	15'-0"	8" x 12"	(1) #5	(1) #5	–	–
2B-1	9'-4"	8" x 16"	(2) #6	(2) #6	#3 @ 18"	–
2B-2	9'-4"	8" x 16"	(2) #5	(2) #5	#3 @ 18"	–
3TB-1	11'-4½"	8" x 16½"	(1) #5	(1) #5	–	–
3TB-2	12'-0"	8" x 24"	(1) #5	(1) #5	–	ADD (1) #5 HORIZ MIDDLE
3B-1	11'-4½"	8" x 16½"	(2) #5	(2) #5	#3 @ 18"	–
3B-2	11'-4½"	8" x 16½"	(2) #5	(2) #5	#3 @ 18"	–
3B-3	11'-4½"	8" x 16½"	(2) #5	(2) #5	#3 @ 18"	–
3B-4	11'-4½"	8" x 16½"	(2) #5	(2) #5	#3 @ 18"	–
3B-5	11'-4½"	8" x 16½"	(2) #6	(2) #6	#3 @ 6"	–
3B-6	11'-4½"	8" x 16½"	(2) #6	(2) #6	#3 @ 6"	–
3B-7	11'-4½"	8" x 16½"	(2) #6	(2) #6	#3 @ 6"	–

BEAM SCHEDULE NOTES:

1. BEAMS SHALL BE CONCRETE U.N.O. SEE "BEAM BENDING DIAGRAM" ON SHEET S-4.
2. 8" WIDE IS NOMINAL – 7⅝" WIDE IS ACCEPTABLE.
3. TIE BEAMS AND BEAMS REINFORCING CONTINUOUS WITH ADJACENT BEAMS.
4. CONT. INDICATES REINFORCING CONTINUOUS, PROVIDE MATCHING CORNER BARS.
5. SEE "BAR LAP SPLICE SCHEDULE" FOR BAR LAP SPLICE LENGTHS SHEET S-1.
6. BEAMS GREATER THAN 21" DEPTH, ADD (1) #4 HORIZ @ 12" E.F. INTERMEDIATE 'M' BARS.

ROOF FRAMING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
2. INDICATES 8" LOAD BEARING MASONRY WALLS (BELOW)
3. – – – – INDICATES PRE-ENGINEERED WOOD ROOF TRUSS SYSTEM, 22" DEEP TRUSSES SPACED AT 2'-0" O.C. MAXIMUM SPACING.
4. ROOF SHEATHING SHALL BE 5/8" NOMINAL APA 32/16 SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 10d COMMON NAIL AT 4" O.C. ALONG EDGES AND 6" IN FIELD.
5. CEILING EXPOSED TO WIND LOAD SHALL BE 1/2" NOMINAL APA SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 8d COMMON NAIL AT 4" O.C. ALONG EDGES AND 12" IN FIELD.
6. L1 INDICATES (1) 2x8 LEDGER (P.T.) ATTACH W/ 5/8" DIA. X 5" TITEN HD @ 12" O.C.
7. L2 INDICATES (2) 2x10 LEDGER (P.T.) ATTACH W/ 3/4" DIA. X 7" TITEN HD @ 12" O.C. STAGGERED.
8. L3 INDICATES (1) 2x6 LEDGER (P.T.) SLOPED, ATTACH W/ 5/8" DIA. X 5" TITEN HD @ 12" O.C.
9. 8F8 AND INDICATES 8" PRECAST LINTEL. SEE STRUCTURAL NOTES ON SHEET S-1.

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HIGH ROOF FRAMING & SECTIONS

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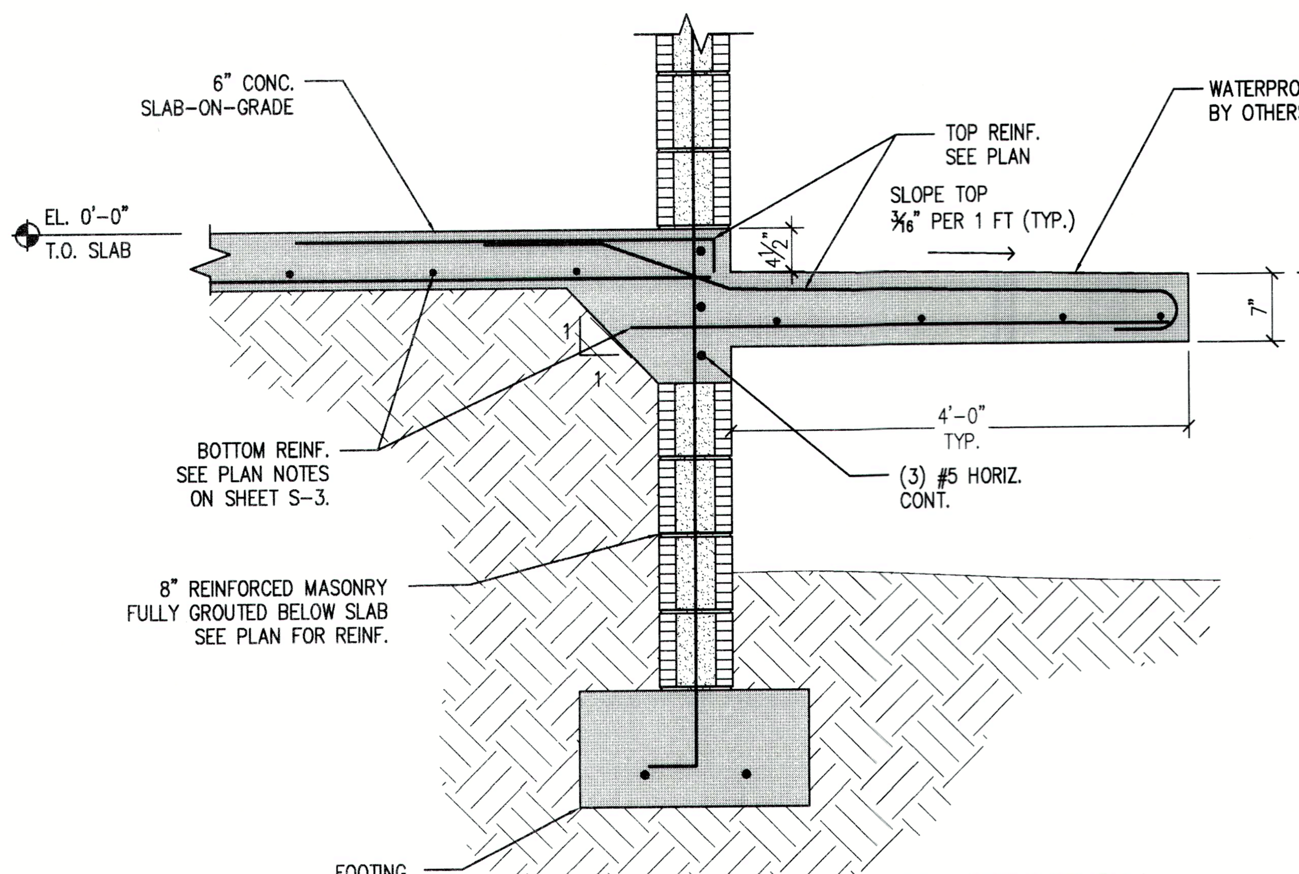
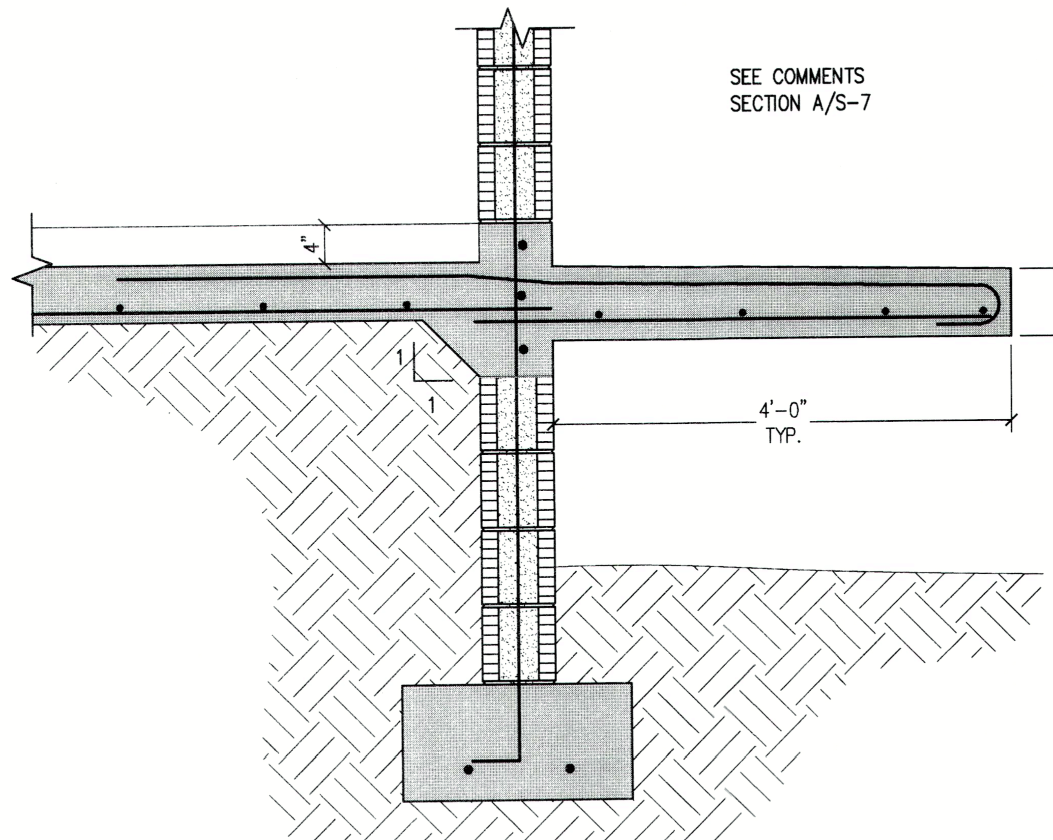
05/26/23

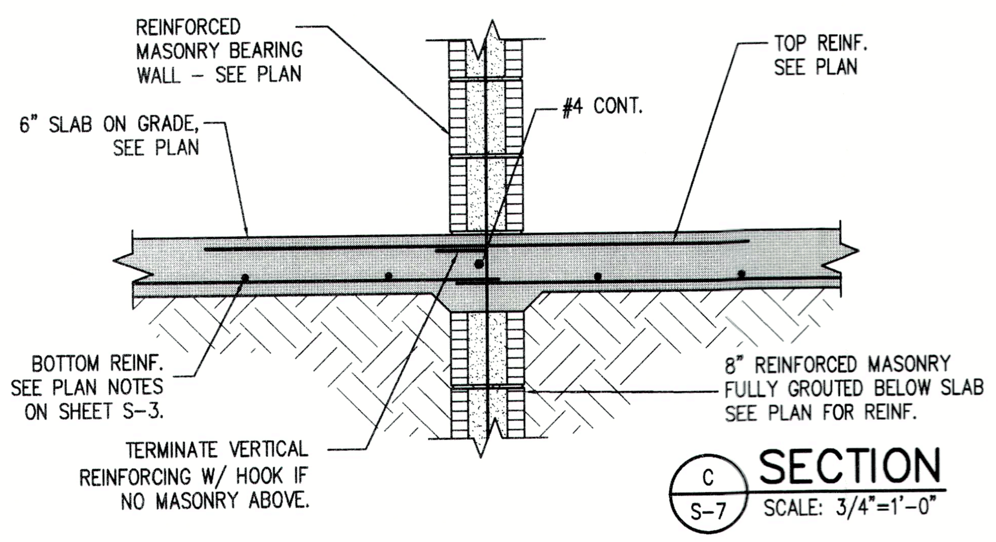
SHEET No.
S-6



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



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



C S-7 SECTION
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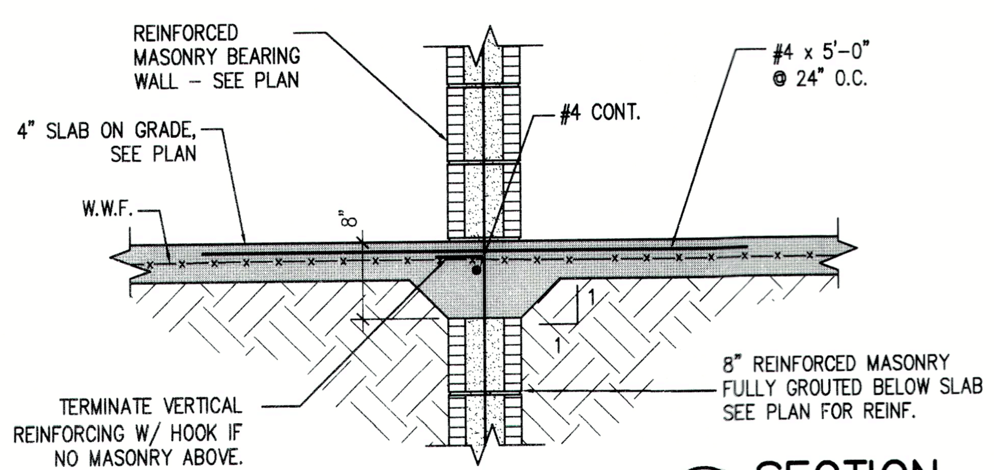
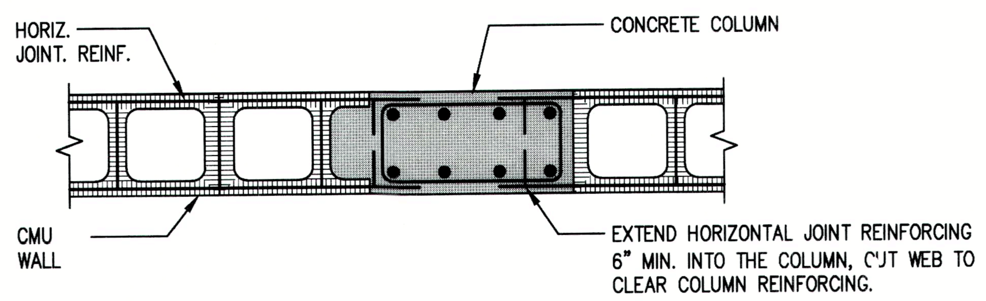
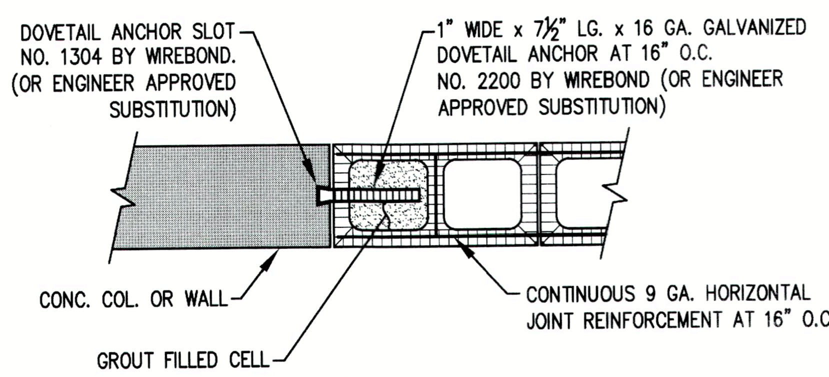


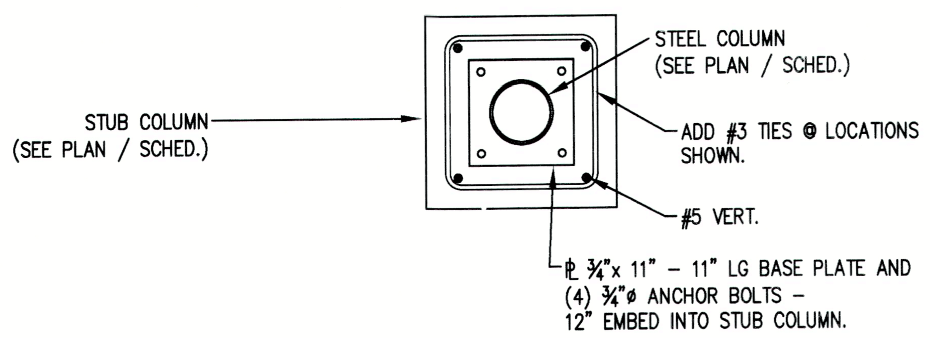
D S-7 SECTION
SCALE: 3/4"=1'-0"



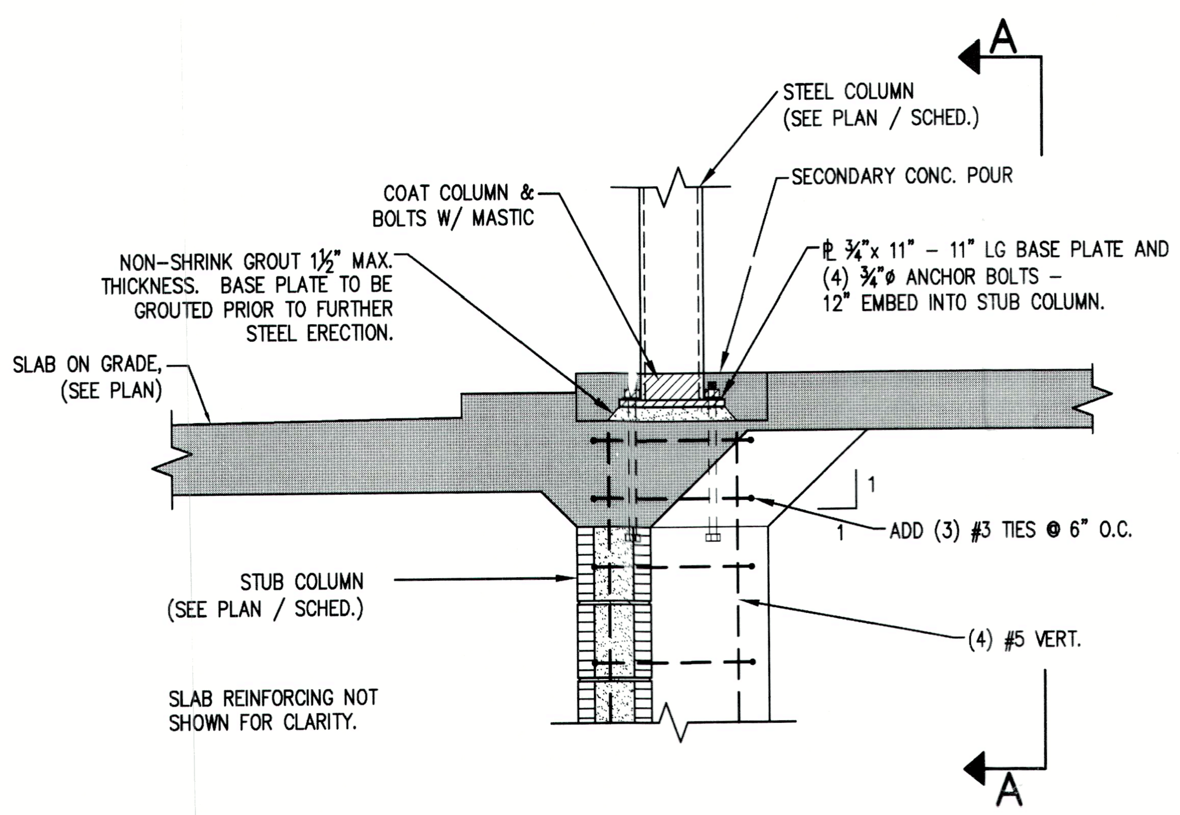
TIE COLUMN/MASONRY WALL DETAIL
SCALE: N.T.S.



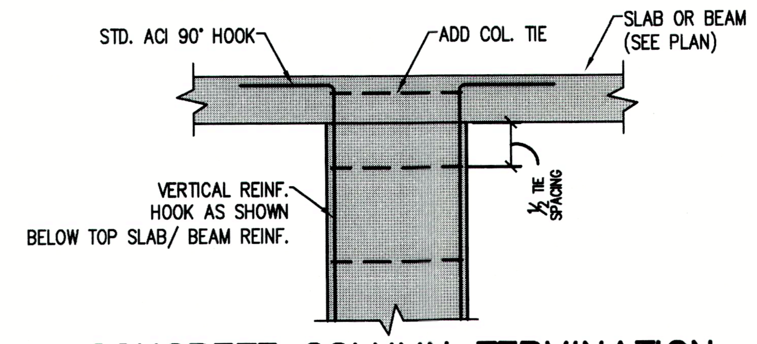
DOVETAIL ANCHOR DETAIL
SCALE: 1"=1'-0" (PLAN VIEW)



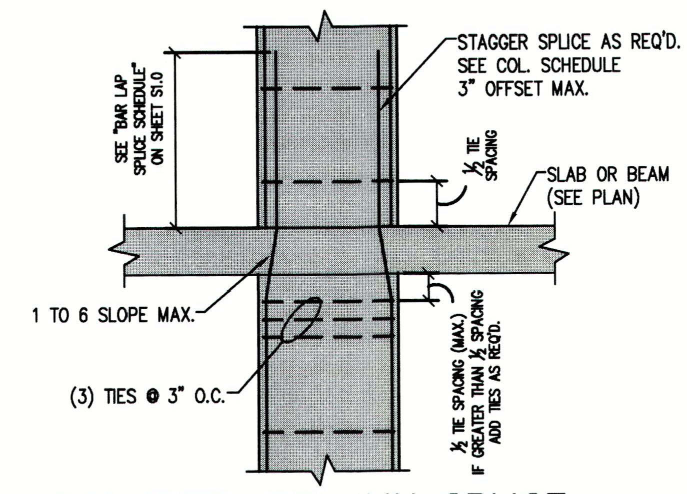
TOP VIEW



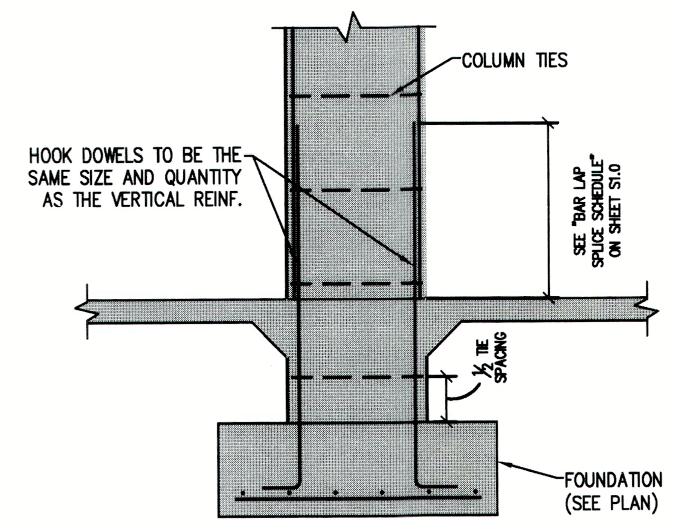
STEEL COL. BASE DETAIL
SCALE: 3/4"=1'-0"



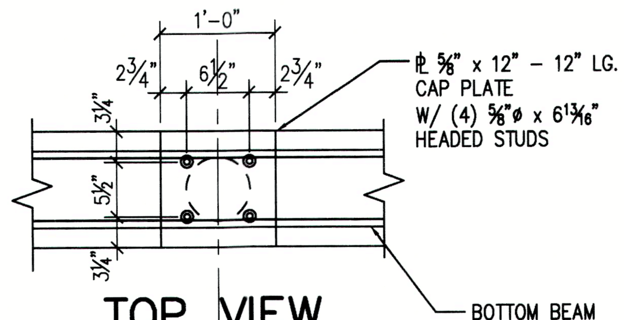
CONCRETE COLUMN TERMINATION AT SLAB OR BEAM
NOT TO SCALE



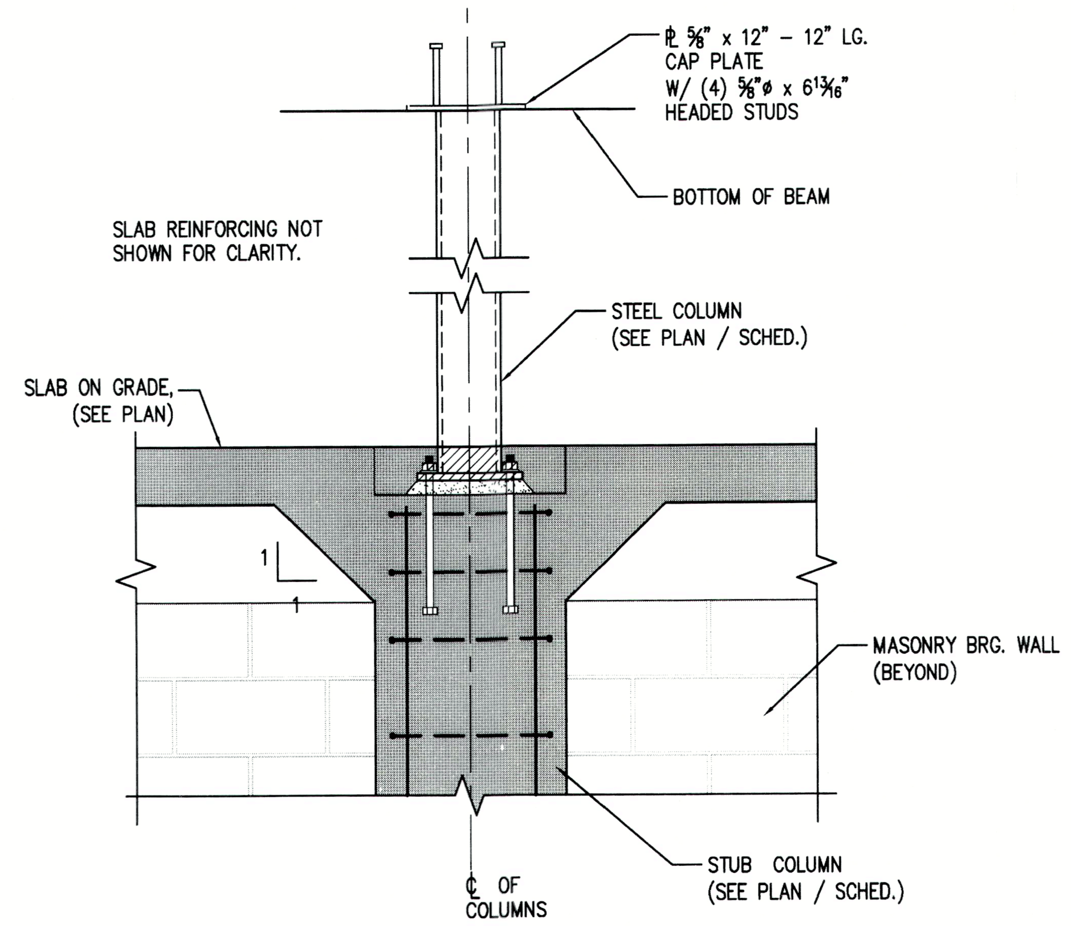
CONCRETE COLUMN SPLICE AT SLAB OR BEAM
NOT TO SCALE



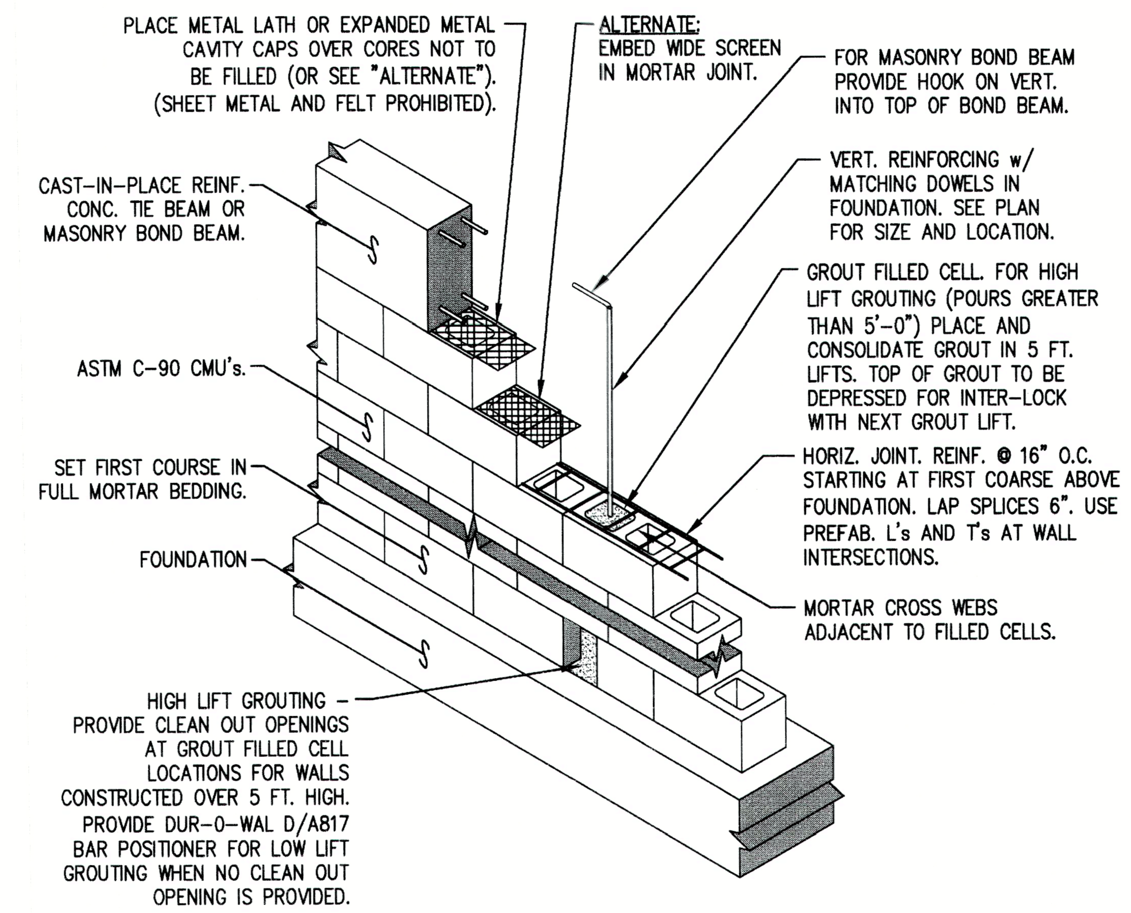
CONCRETE COLUMN FOUNDATION
NOT TO SCALE



TOP VIEW

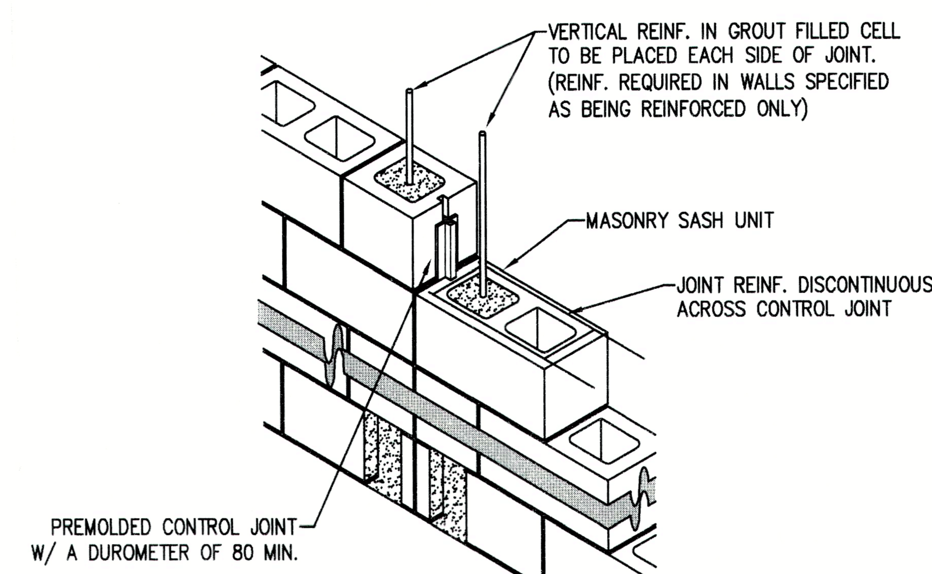


STEEL COL. SECTION 'A'-'A'
SCALE: 3/4"=1'-0"

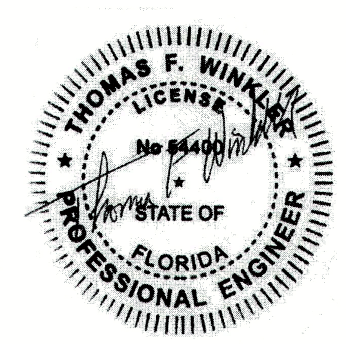


NOTES:
1). PROVIDE CLEAN OUTS IN LOW LIFT GROUTING IF MORTOR FINS AND DEBRIS IS EXCESSIVE.
2). FOR HIGH LIFT GROUTING, GROUT LIFT HEIGHT MAY BE INCREASED TO 12'-8" IF CONDITIONS ARE IN ACCORDANCE WITH ACI 530-05 SUBSECTION 3.5D OF SPECIFICATIONS FOR MASONRY STRUCTURES.
3). CONSOLIDATE AND RECONSOLIDATE GROUT POUR BY MECHANICAL VIBRATION IN ACCORDANCE WITH ACI 530-05 SUBSECTION 3.5E OF SPECIFICATIONS FOR MASONRY STRUCTURES.

TYP. MASONRY WALL CONSTRUCTION
SCALE: N.T.S.



MASONRY CONTROL JOINT DETAIL
SCALE: N.T.S.



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6555 Bayou Hammock, Longboat Key, Manatee County, FL 34228

ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

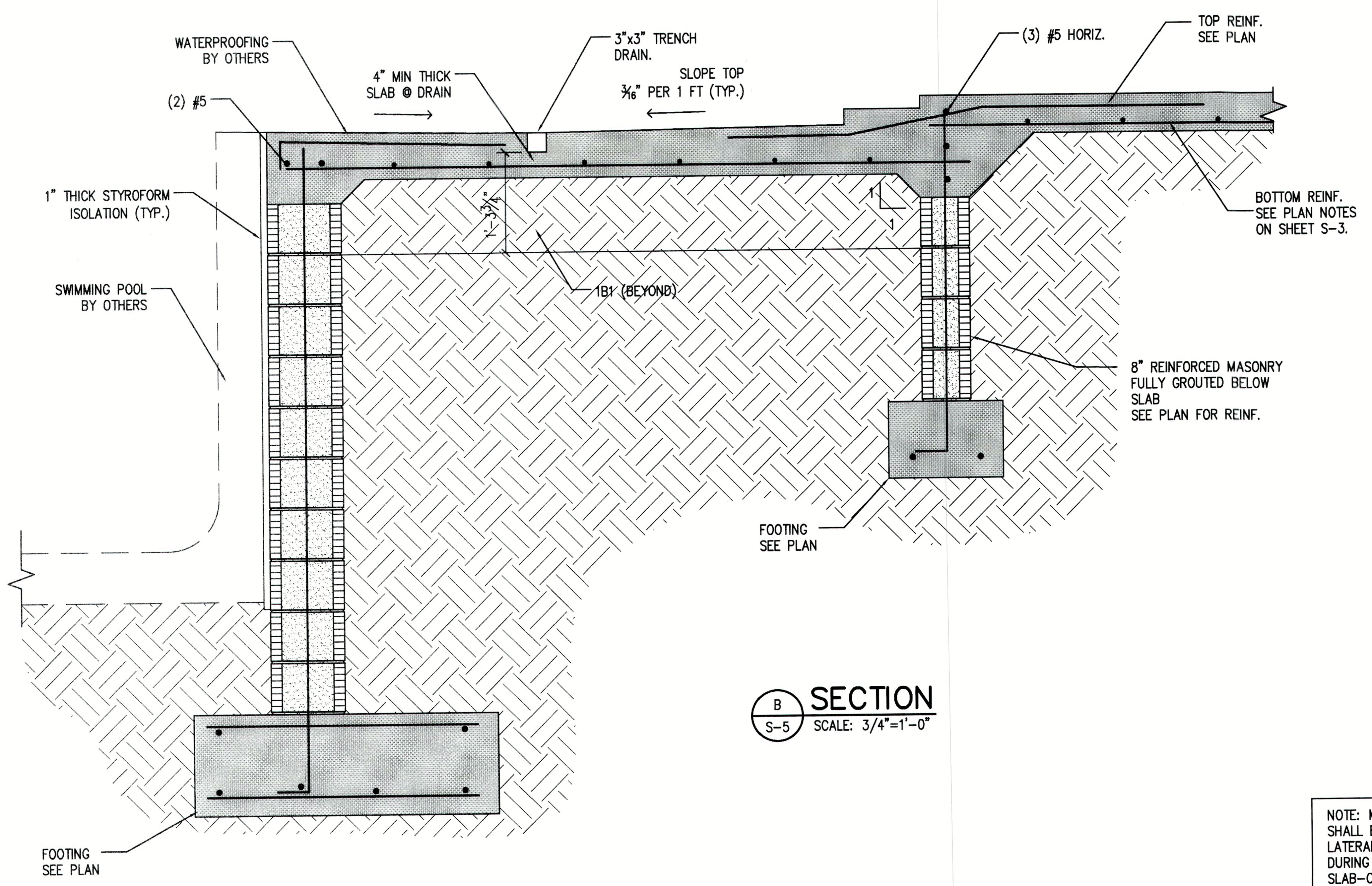
FLORIDA LICENSURE
AR: 0011049 ID: 0003618

SECTIONS

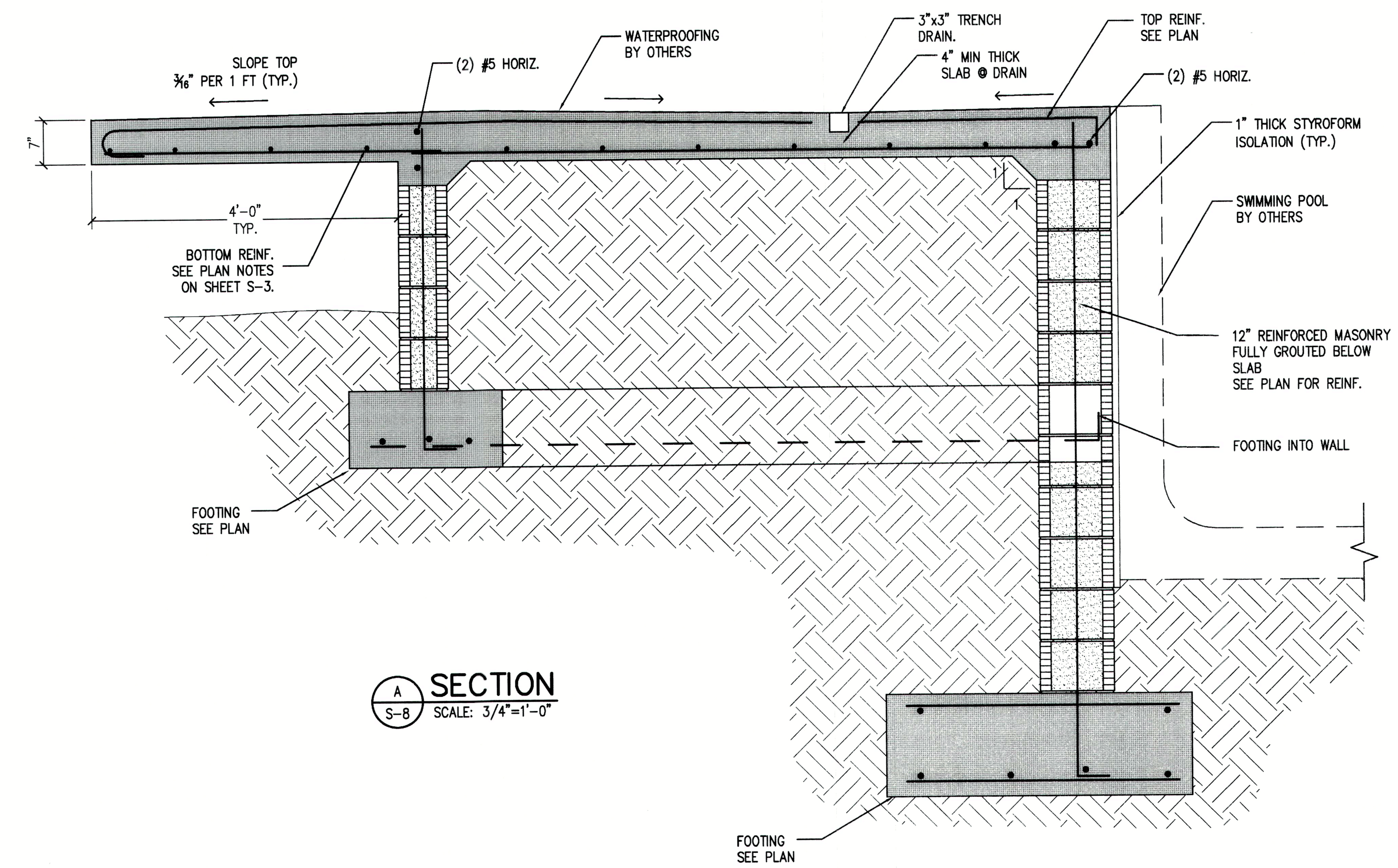
ISSUED
05/26/23

SHEET No.
S-7

BLDG. PERMIT PLANS
FILE COPY OF RECORD



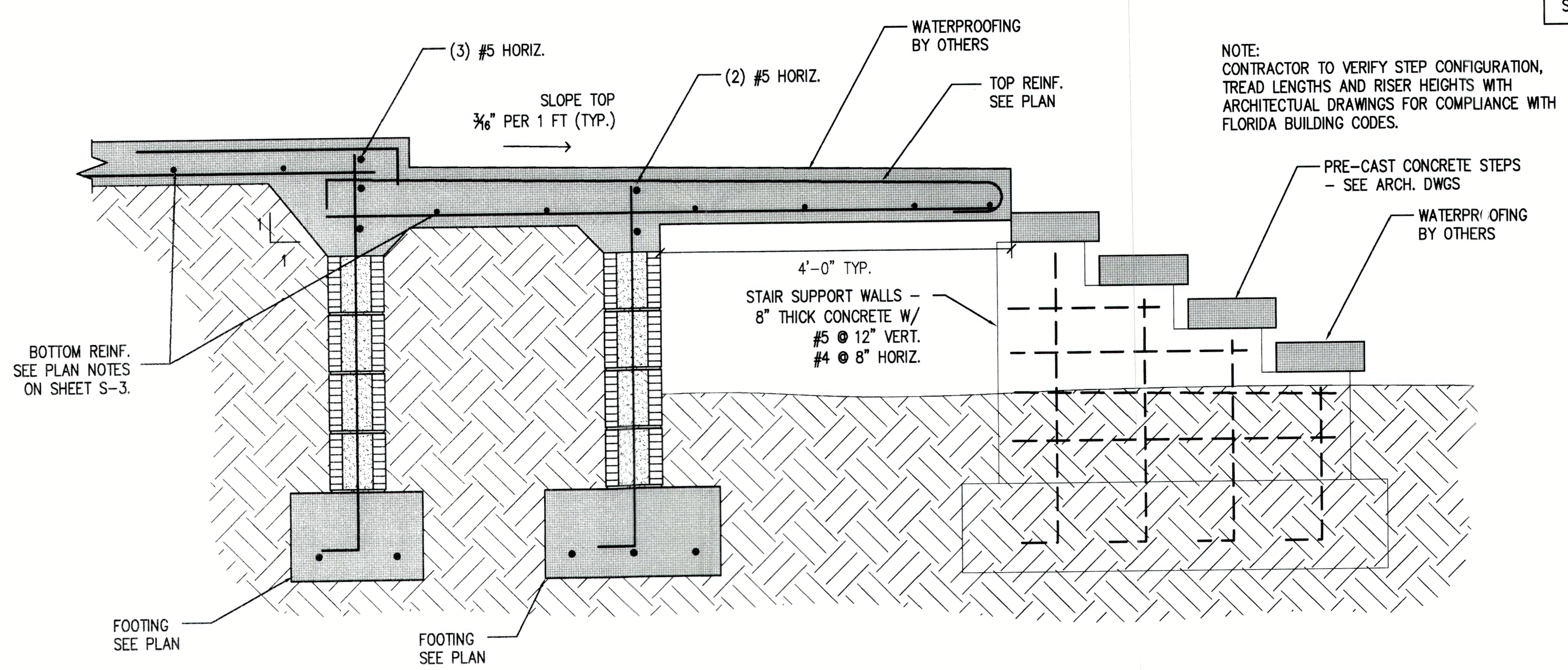
B S-5 SECTION
SCALE: 3/4"=1'-0"



A S-8 SECTION
SCALE: 3/4"=1'-0"

NOTE: MASONRY WALLS SHALL BE TEMPORARILY LATERALLY BRACED DURING BACKFILL UNTIL SLAB-ON-GRADE HAS BEEN PLACED AND ACHIEVED 28-DAY STRENGTH.

NOTE:
CONTRACTOR TO VERIFY STEP CONFIGURATION, TREAD LENGTHS AND RISER HEIGHTS WITH ARCHITECTURAL DRAWINGS FOR COMPLIANCE WITH FLORIDA BUILDING CODES.



D S-8 SECTION
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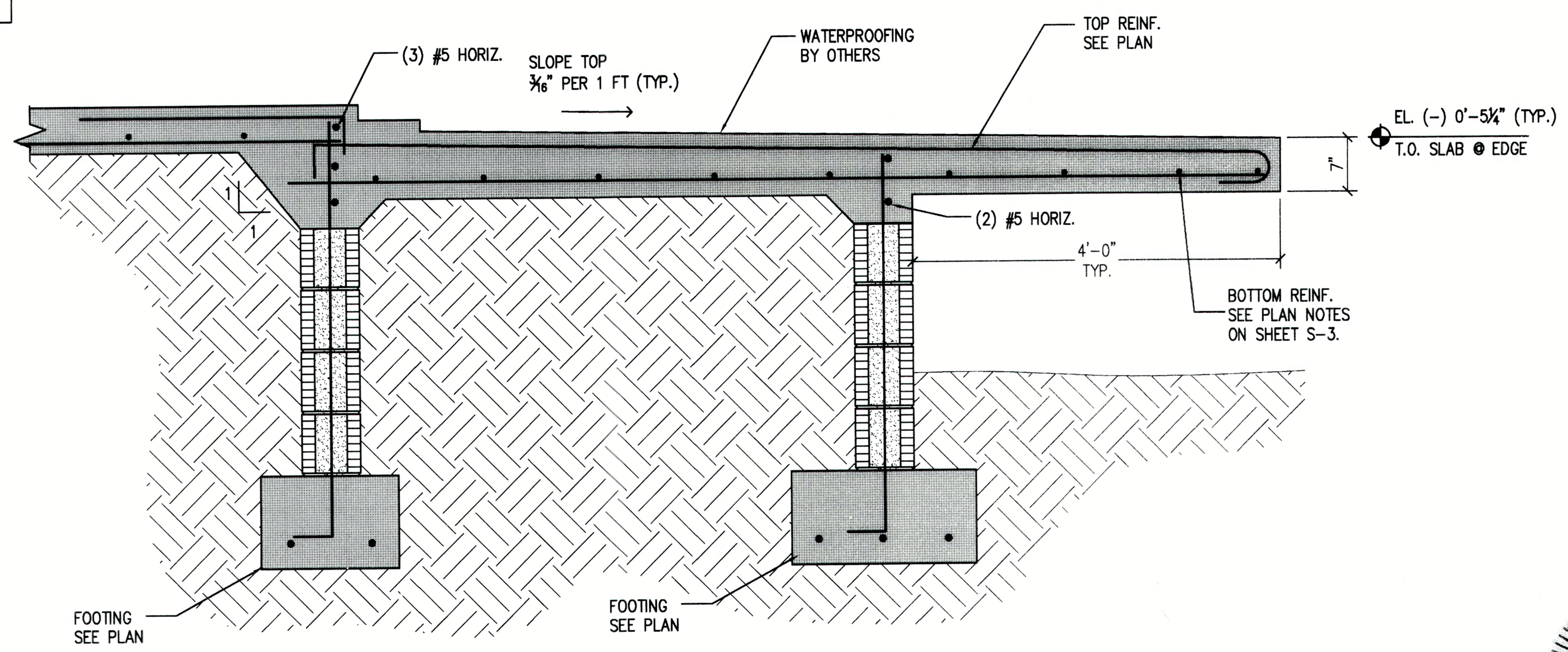

C S-8 SECTION
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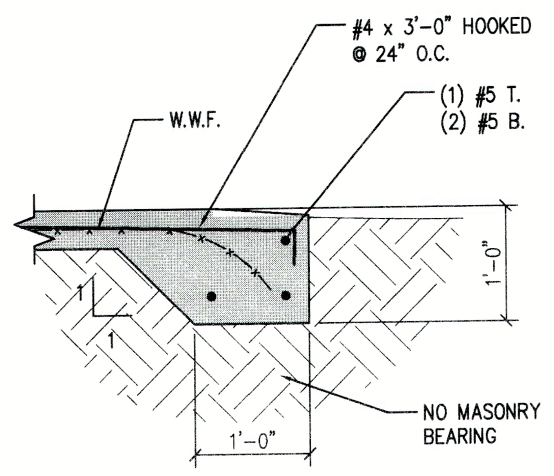
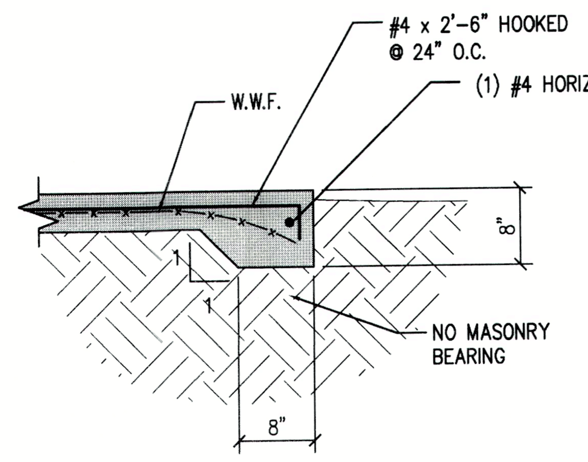


TE-1 DETAIL



TE-2 DETAIL
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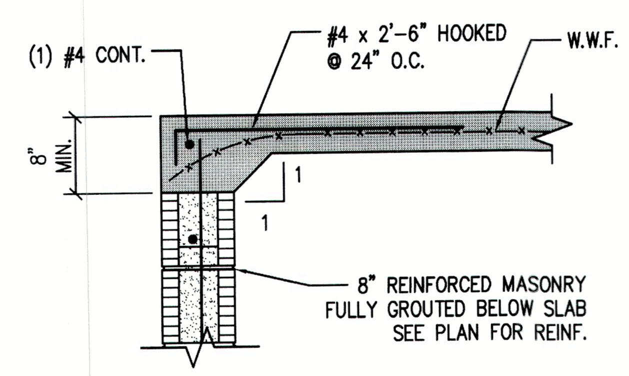

TE-3 DETAIL
TYPICAL SECTION
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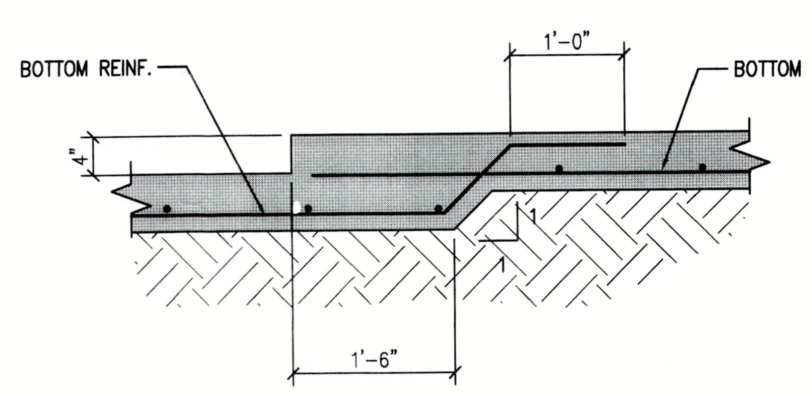
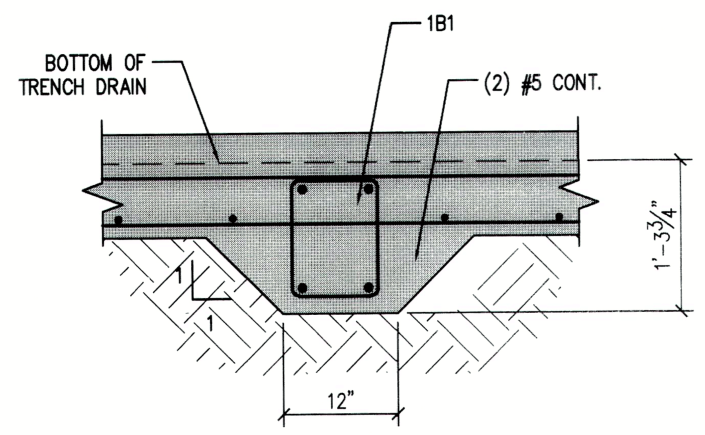


TS-1 DETAIL
SCALE: 3/4"=1'-0"
TYPICAL SECTION



TS-2 DETAIL
SCALE: 3/4"=1'-0"
TYPICAL SECTION

STRUCTURAL ENGINEERING ALLIANCE, INC.
consulting, design, drafting & inspections
7125 FRUITVILLE RD
PMB 1472
SARASOTA, FLORIDA 34240
TEL: 941-932-7274
THOMASWINKLERPE@GMAIL.COM

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

THOMAS F. WINKLER LICENSE No 84400 STATE OF FLORIDA PROFESSIONAL ENGINEER

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REVISIONS

tel 941.961.2043
robertrokop@gmail.com

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SECTIONS

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05/26/12

SHEET No.
S-8
8 OF 10

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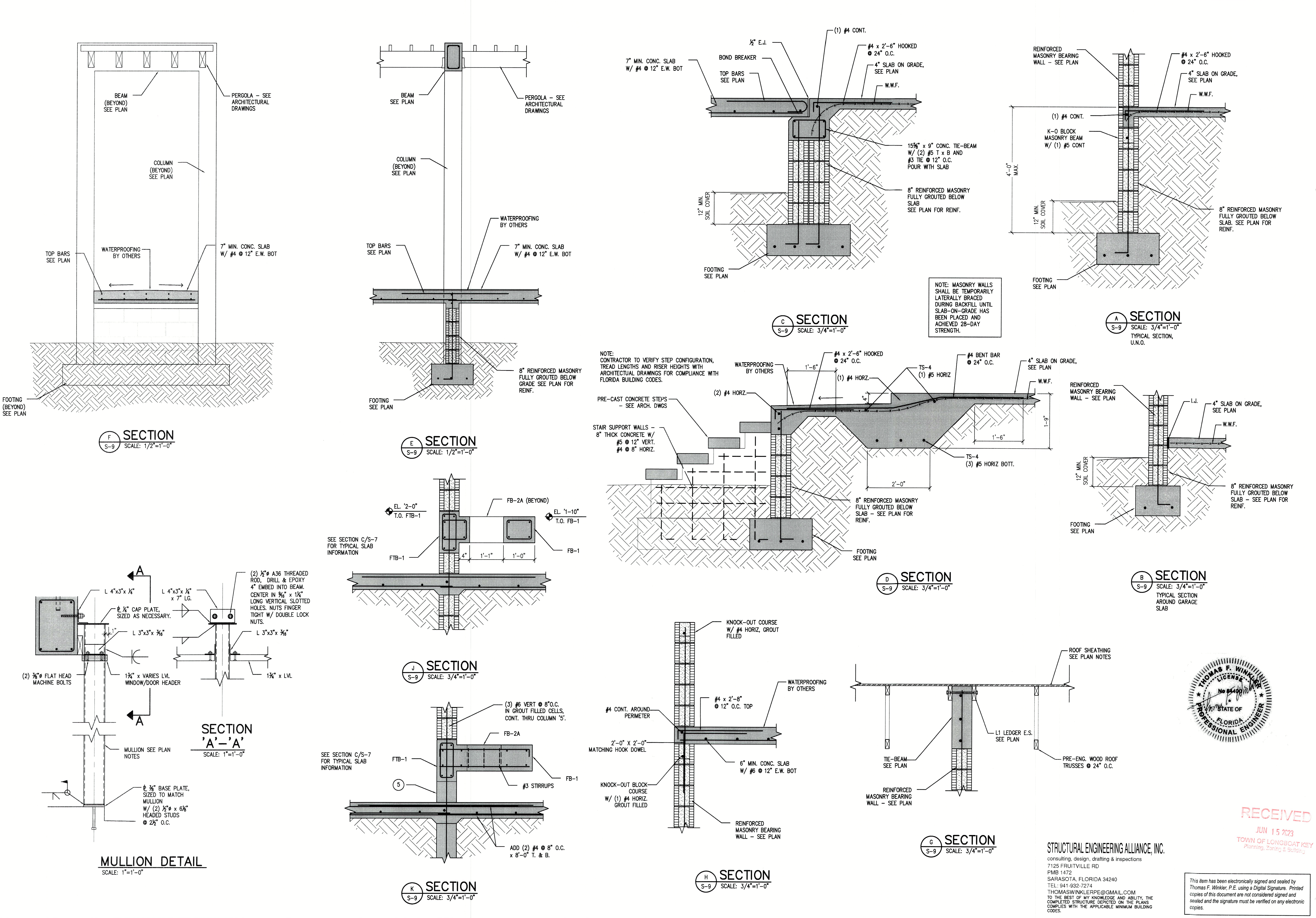

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SECTIONS

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SHEET No.
S-9
9 OF 10

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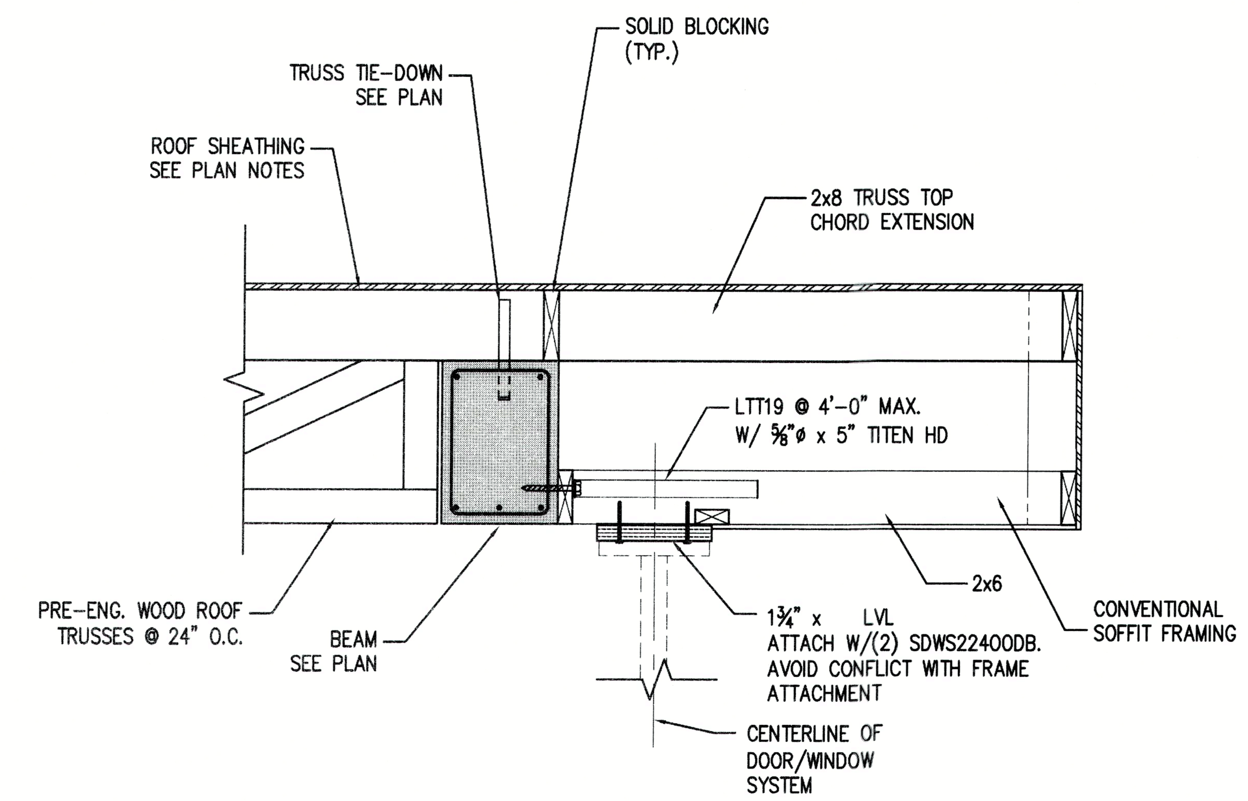

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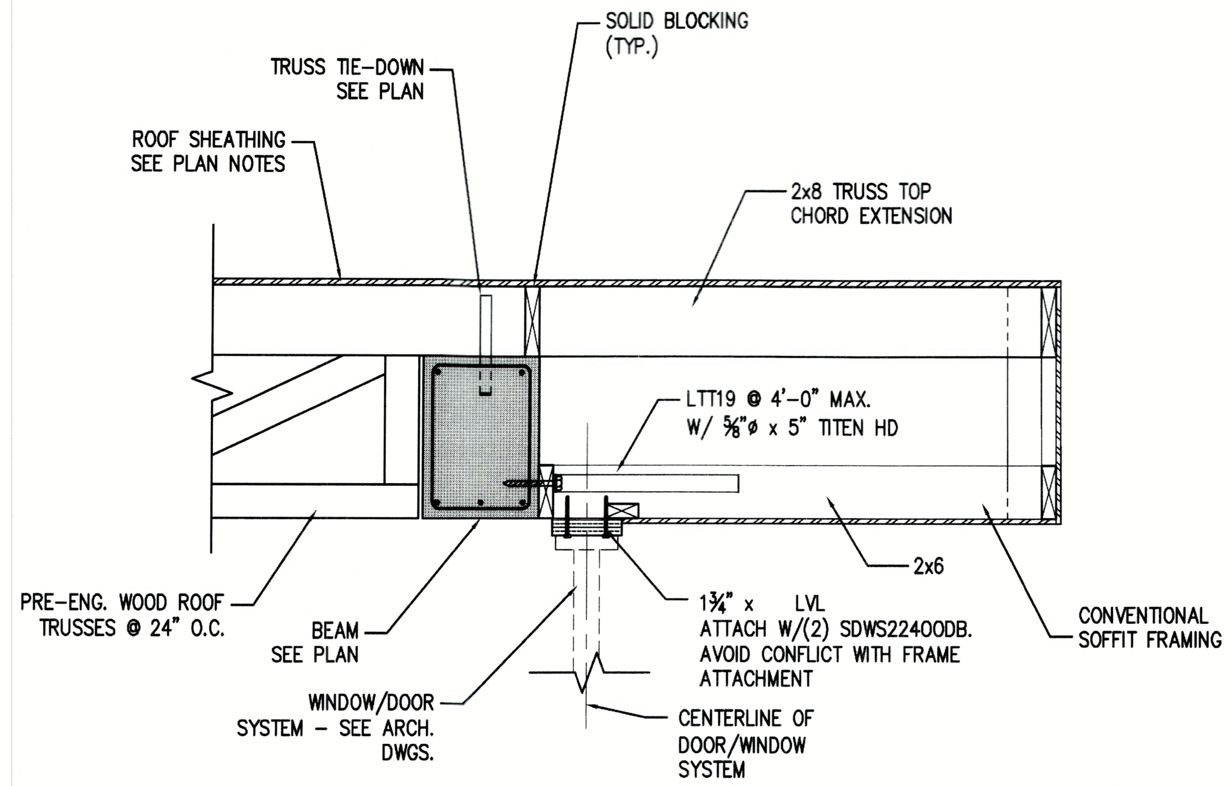

B S-10 SECTION
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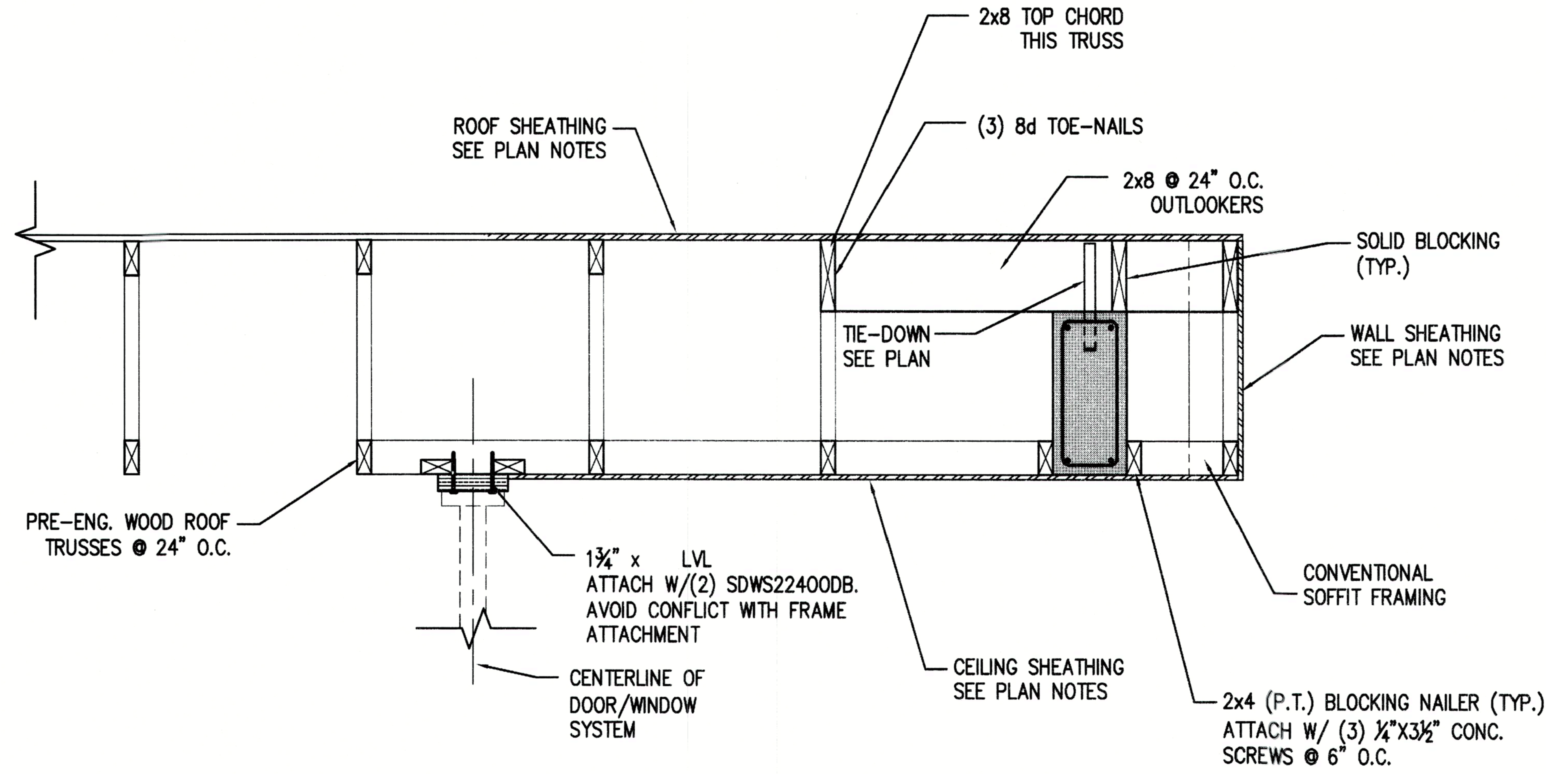

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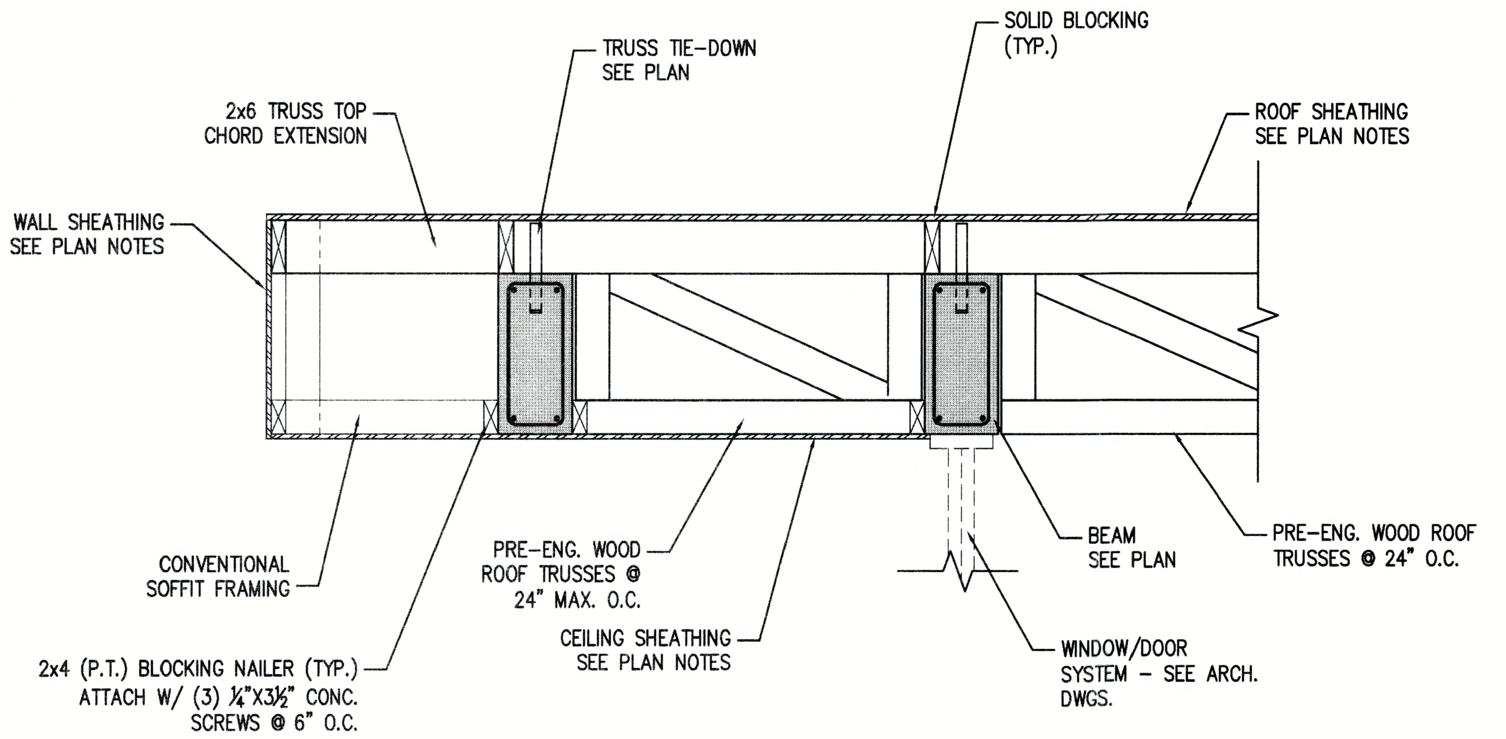

D S-10 SECTION
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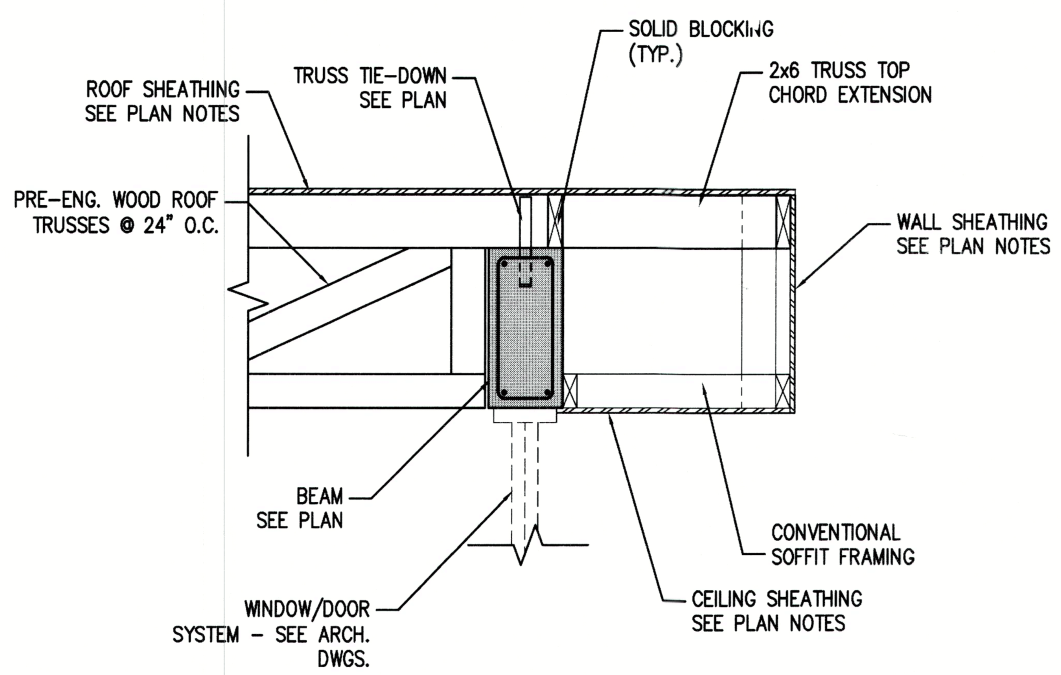

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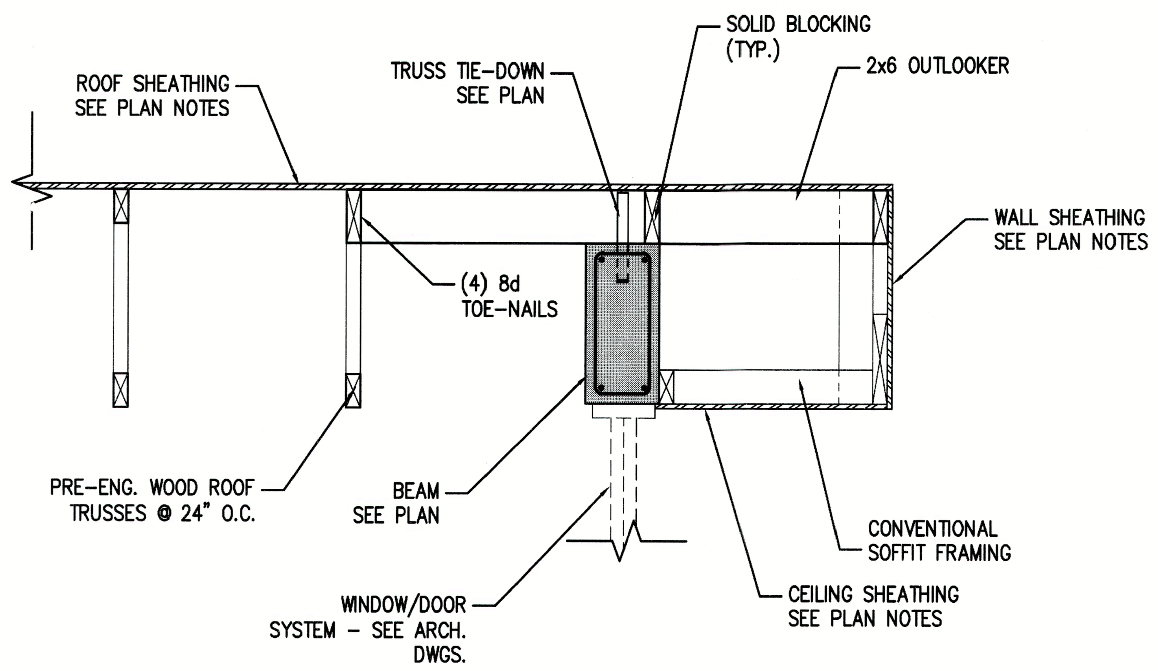

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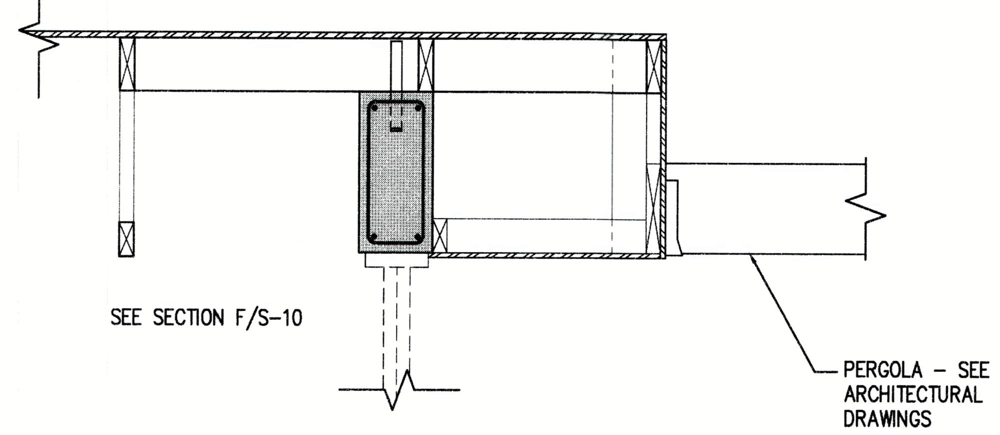

G S-10 SECTION
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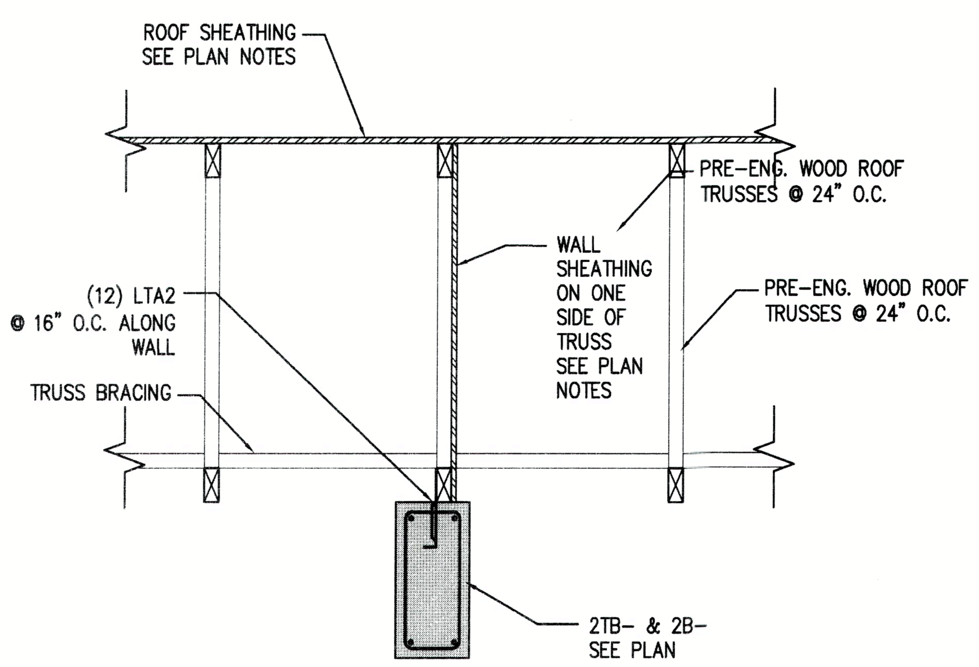

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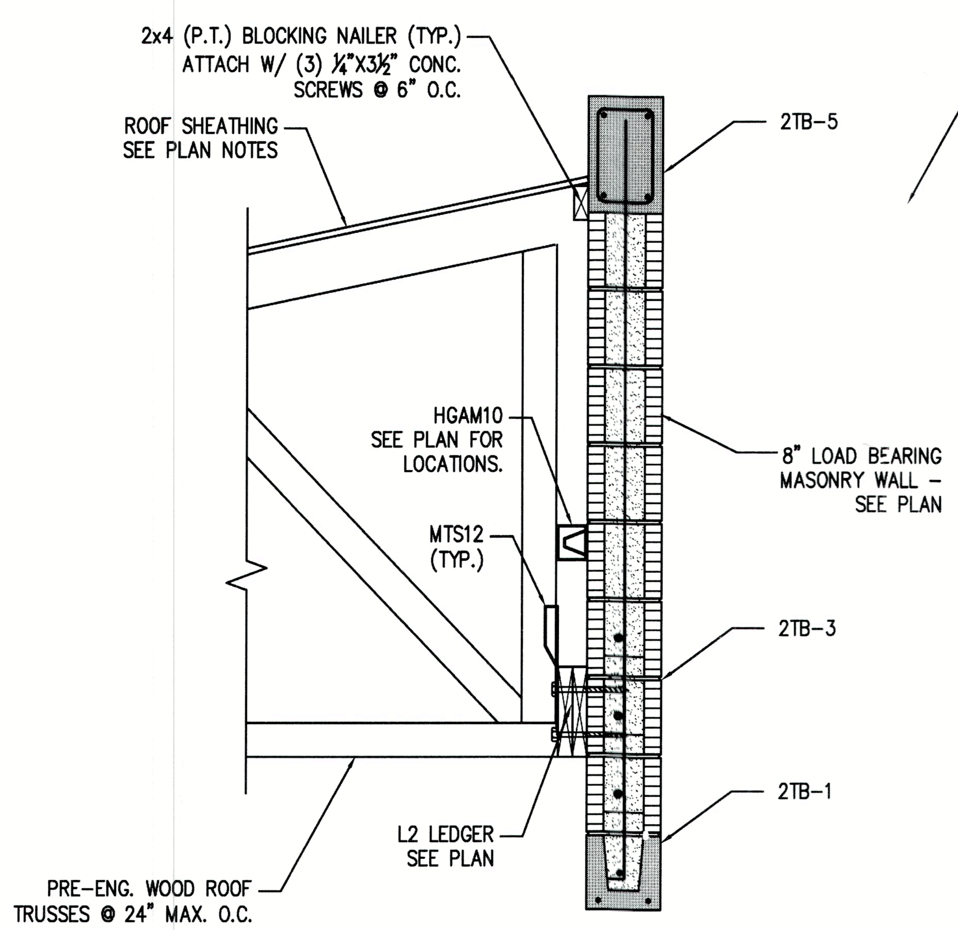
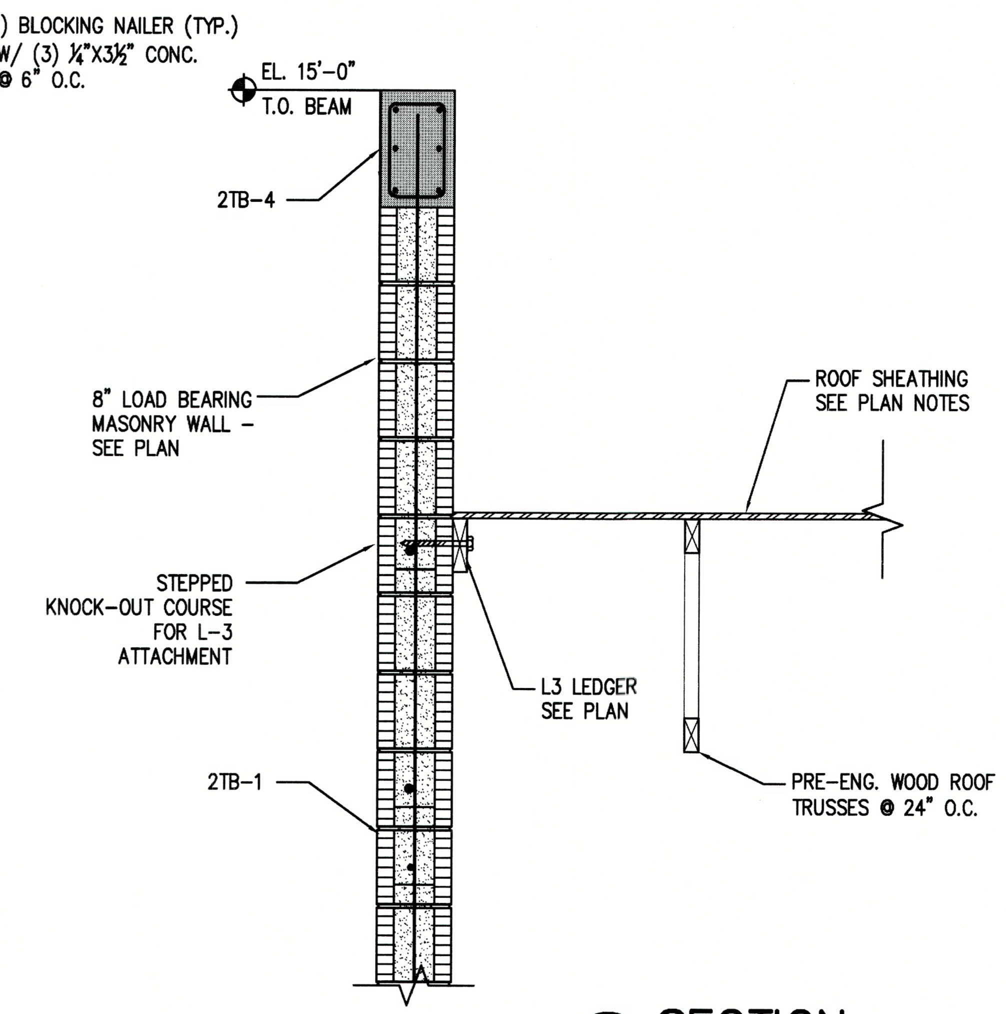


J S-10 SECTION
SCALE: 3/4"=1'-0"
TYPICAL SECTION U.N.O.



H S-10 SECTION
SCALE: 3/4"=1'-0"
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