SHEET

INTERIOR RENOVATION AND LOWER WORK SCOPE PLAN S-A1 MAIN PLAN, EXISTING PLAN, GROUND LEVEL ENCLOSURE PROJECT. EXISTING AND PROPOSED PLANS.

> D1: DEMO AND REMOVE EXISTING WALLS PER PLAN, AND DEMO WALL LEGEND. RESTORE ALL UTILITIES AND ELECTRIC TO CODE WHERE WALLS REMOVED AND APPLICABLE.

DS: REMOVE DROP SOFFIT IN UPPER BATH CEILING, AND

K1: REPLACE WITH NEW KITCHEN CABINETS, COUNTERTOPS,

P1: REPLACE WITH NEW BATH CABINETS, COUNTERTOPS,

P3: RECONSTRUCT NEW MASTER BATH SHOWER BATH PER PLAN AND CODE W/ NEW TILE, AND FIXTURES. CUSTOMIZE SHOWER SIZE PER PLAN. CONNECT TO EXISTING PLUMBING INFRASTRUCTURE.

P4: RELOCATE PLUMBING FOR EXISTING HOT WATER HEATER HOOK UPS TO OUTSIDE WATER PLUMBING INFRASTRUCTURE.

S3: BUILD NEW EXTERIOR LOAD WALLS ON LOWER

W1: INSTALL NEW DOORS, INSTALL PER NOA, TIGHT RETROFIT

S2: BUILD NEW INTERIOR NON LOAD BEARING WALLS PER PLAN, CODE, AND WALL DETAIL 2.

LEVE PER PLAN, CODE, AND WALL DETAIL B.

PER PLAN SIZES, AND MANUFACTURER INSTALLATION INSTRUCTIONS.

> CEILING BOARD (MATCH EXISTING FINISH) -2X4 CONT. TOP PLATE 2X4 STUDS AT 16' O.C. MATCH EXISTING FINISH -- 2X4 P.T. BOLE PLATE LTEIX3 HOTAM) GRADESAS -----

6'-0" MIN.

EQUIPMENT

CONNECTION OF

FULL SIZE GROUND

CONDUCTOR TO BLDG.

REINFORCING STEEL -

FULL SIZE -

(SEE RISER DIAGRAM)

STEEL AND FOUNDATION

GROUND BAR +

RECONSTRUCT APPROX 12" TALL TO TOP OF WALL FRAMING.

APPLIANCES. TILE, AND FIXTURES.

TILE. AND FIXTURES.

GROUND LEVEL PER PLAN AND CODE. CONNECT TO EXISTING

NON-LOAD BEARING INT. WALL SECTION

3 GROUNDING ELECTRODE CONDUCTOR DETAIL
N.T.S.

-BONDING

JUMPER

DIAGRAM)

— FULL SIZE GROUNDING CONDUCTOR PER N.E.C. 250.66. (SEE POWER RISER

- EXTERIOR PVC PIPE

-5/8" x 8'-0" GALV. STEEL

GROUND ROD (MIN. OF 2)

-NEUTRAL

ENCLOSURE

(TYP)

THIS PROJECT IS A LEVEL 2 ALTERATION CLASSIFICATION.

ENCLOSURE PROJECT.

THE GROUND LEVEL SOME NEW ENCLOSURE WALL, NO CHANGES TO BUILDING FOOTPRINT, OTHER THAN THE GROUND LEVEL, THERE IS NO CHANGES TO EXTERIOR OF HOUSE INVOLVED WITH THIS INTERIOR RENOVATION PROJECT. THE EXTERIOR RENOVATIONS BY OTHER PERMIT NO WINDOWS ARE INVOLVED WITH THIS PROJECT. FOOTPRINT AND EXTERIOR WALLS TO REMAIN. PREVIOUS PLANS REVISION CLOUDED WHERE EXTERIOR PROJECT OVER LAPPED WITH INTERIOR PROJECT.

WORK SCOPE: INTERIOR RENOVATION AND LOWER GROUND LEVEL

INVOLVES FRAMING, EXTERIOR WALLS, ELECTRICAL, AND MATCHING FINISHES.

NO TREES INVOLVED. DOES NOT CHANGE BUILDING FOOTPRINT. NO NEW ROOFING, NO NEW FOUNDATIONS. NO CHANGES TO GRADING OF SWALES.

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE. ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS 🔎 REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES ing (ASTM A446 GRADE A) AND BE GALVANIZED(COATING G60). TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE. MEMBERS DESIGNATED 'LVL' (E.G., 13 4" X 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION. BOLTHEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1 16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT

RE LOCATE OR CAP OFF ANY ELECTRIC OR PLUMBING AS REQUIRED.

TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

EXISTING ELECTRIC NOT INVOLVED WITH THIS PROJECT IS NOT SHOWN ON

NO NEW WIRING BACK TO PANEL BOX IS PLANNED. RE-UTILIZE EXISTING WIRING IN GROUND LEVEL, BATHS, AND KITCHEN.

VERIFY AT FINAL ELECTRIC THAT ALL SMOKE DETECTORS, AND GFI OUTLETS ARE TO CODE, EITHER EXISTING OR NEW. NEW ELECTRICAL FIXTURES AS NEEDED.

PROVIDE/ VERIFY ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANYONE IS TRIPPED THEY ALL WILL SOUND . PROVIDE BATTERY BACKUP FOR ALL UNITS. SMOKE AND CARBON DETECTORS INSTALLED PER FBC-R SECTIONS R314 &

ALL ELECTRICAL TO MEET N.E.C. 2020 TO EXISTING SERVICE PROVIDE ALL COPPER WIRING. ELECTRICAL CONTRACTOR TO CONNECT ALL

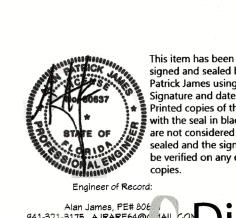
CARBON MONOXIDE DETECTOR REQUIRED IF HOUSE HAS FUEL FIRED APPLIANCES OR AN ATTACHED GARAGE ALL NEW BATHROOM RECEPTACLES & OUTDOOR RECEPTACLES TO BE GFI PROTECTED.

ALL OTHER NEW 120V RECEPTACLES AND LIGHTING TO BE ARC FAULT PROTECTED. ANY NEW OUTLETS TO BE A.F.I.

ALL NEW 120V RECEPTACLES ARE TO BE TAMPER RESISTANT. ELECTRICAL PANEL SIZE IS ONE (1) 150 AMP IN SIZE.

INTERCONNECTION - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. REFERENCE SECTION R314.4 FOR **EXCEPTIONS**

MEP NOTE: NEW HVAC AND PLUMBING TO CODE, PLAN, AND ENERGY FORMS.



WILL BE DEFERRED TO This item has been electronically LD INSPECTORS signed and sealed by Alan FIELD INSPECTORS signed and sealed by Alan Patrick James using a Digital Signature and date. rinted copies of this document with the seal in black and white are not considered signed and sealed and the signature mus

Permit # PBZ4. DEC 2 0 2024

MECHANICAL, ELECTRICAL

signed by Alan James PE James

Date:

2024.11.22

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NOTE: TO CONVERT TO ALLOWABLE WIND PRESSURE, MULTIPLY BY 0.625 DOOR SIZE 150 NOTE: FOR EFFECTIVE WIND AREAS BW THOSE SHOWN, USE THE LOAD NOTE: GARAGE DOOR FRESSURES ASSOCIATED WITH THE LOWER BASED ON THREE FEET OF WIDTH EFFECTIVE AREA. ADJUST VALUES IN BUILDING'S END ZONE

ULTIMATE WIND COMPONENT AND

ULTIMATE WIND SPEED V (MPH) LOADS

CLADDING

HEIGHT & EXPOSURE ADJUSTMENT COFF.

-40.8

NOTE: ALL EXT DOORS AND WINDOWS ARE ZOE 4 UNLESS

CLOSER THAN 4'-O' TO OUTSIDE CORNER

EXPOSURE CATEGORY

0.5 -46.5

8.8 -44.2

FOR THE HEIGHT AND EXPOSURE BY MULTIPLYING BY ADJUSTMENT

EFFECTIVE

WIND AREA

MAIN LEVEL

S-A3 PROPOSED LOWER GROUND LEVEL PLAN

PRIVATE RESIDENCE

FBC 8TH EDITION (2023) CODES

PID 7763600559

OCCUPANCY CLASS = R3

EXPOSURE CATEGORY = D

BUILDING RISK FACTOR = 2

ROOF DEAD LOAD = 20 PSF

BOTTOM CHORD = 10 PSF

TRUSS DESIGN LOADS

TOTAL LOAD 55 PSF

BUILDING CODES.

(3 SECONDS) 160 MPH

ULTIMATE BASIC WIND SPEED

INTERNAL PRESSURE COEFF = +/- 0.18

WIND PARAMETERS: ASCE - 7-22

ROOF DESIGN LIVE LOAD = 30 PSF

TOP CHORD LIVE LOAD = 30 PSF

TOP CHORD DEAD LOAD = 15 PSF

PLUMBING FBC 2023 8TH EDITION

2020 NATIONAL ELECTRIC CODE

FBC 8TH EDITION (2023) CODES

2023 FBC 8TH EDITION MECHANICAL CODE.

FLORIDA FIRE PREVENTION 2023 8TH EDITION

2023 FBC - EXTG. BLD. CODE RESIDENTIAL

GENERAL NOTES

PLANS DESIGNED TO CONFORM WITH ALL LOCAL

ALL WORK SHALL COMPLY WITH ALL APPLICABLE

DIMENSIONS & COORDINATE & CONDITIONS IN THE

FIELD. ALL DISCREPANCIES & CONFLICTS SHALL

EPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION

INREPORTED DISCREPANCIES & CONFLICTS SHALL

ATTRIBUTES, TRUSS PITCH AND EXISTING COLOR

WITH DRAWINGS SHOULD BE RESOLVE WITH

DESIGNER PRIOR TO BEGINNING WORK.

VICINITY MAP

ONTRACTOR TO MATCH EXISTING TEXTURES, FASCIA

JNLESS SPECIFICALLY SPECIFIED OTHERWISE WHERE APPLICABLE BY OWNER OR DESIGNER, ANY CONFLICT

CONTRACTOR SHALL CHECK & VERIFY ALL

CODES AND INDUSTRY WORKMANSHIP STANDARDS.

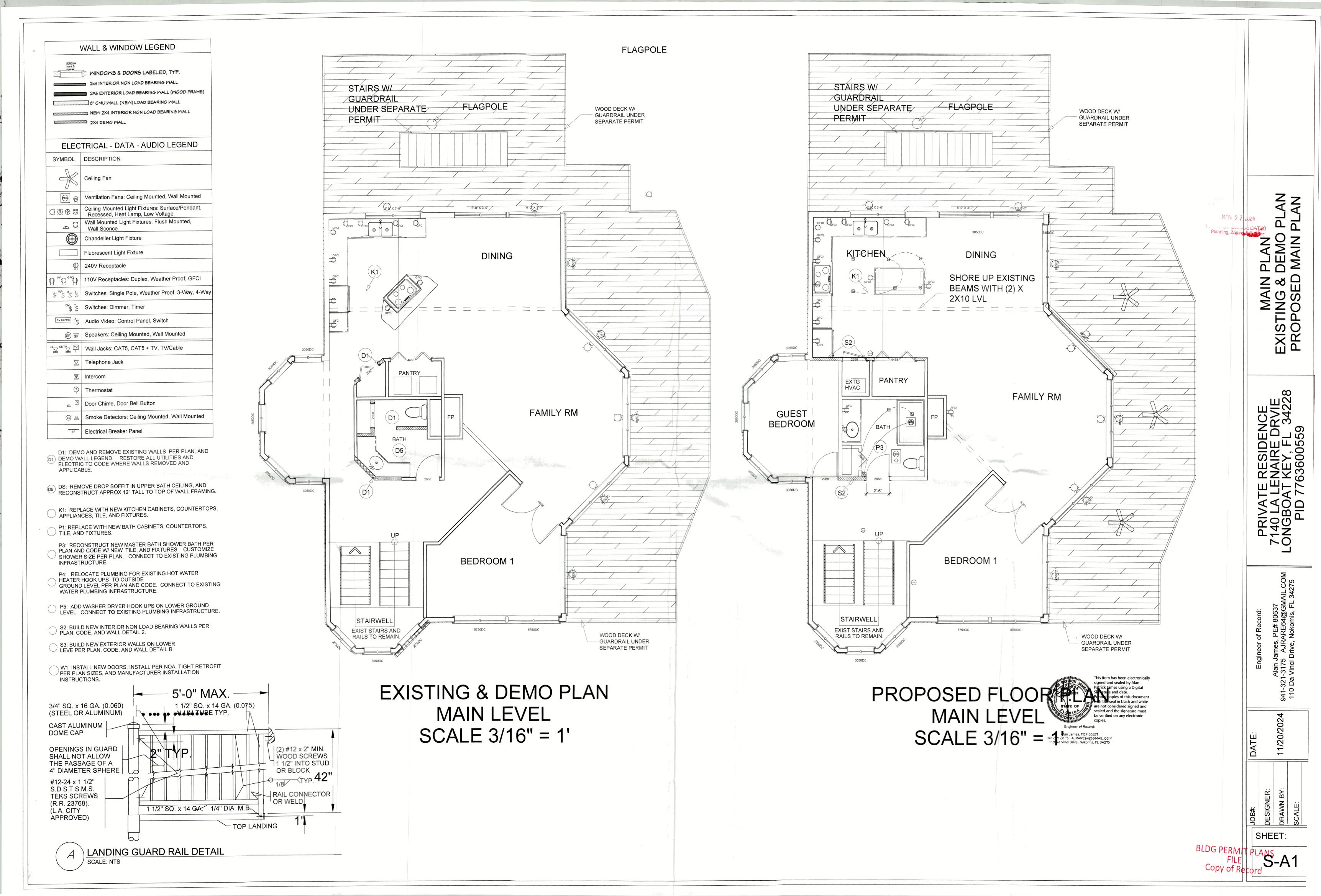
DESIGN CRITERIA

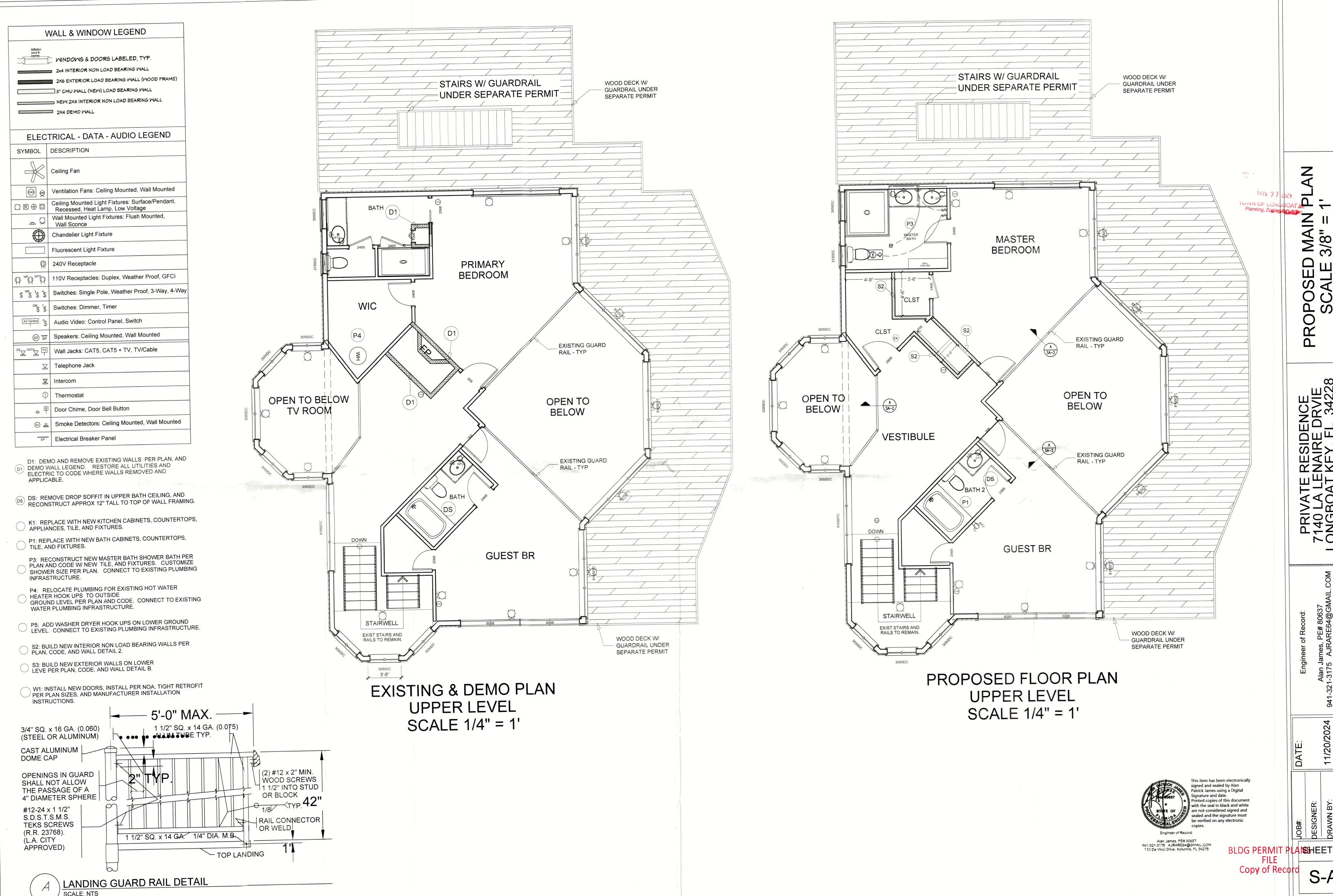
CONST. TYPE = 5

7140 LA LENAIRE DRVIE

LONGBOAT KEY, FL 34228

S-A2 UPPER LEVEL





S-A2

