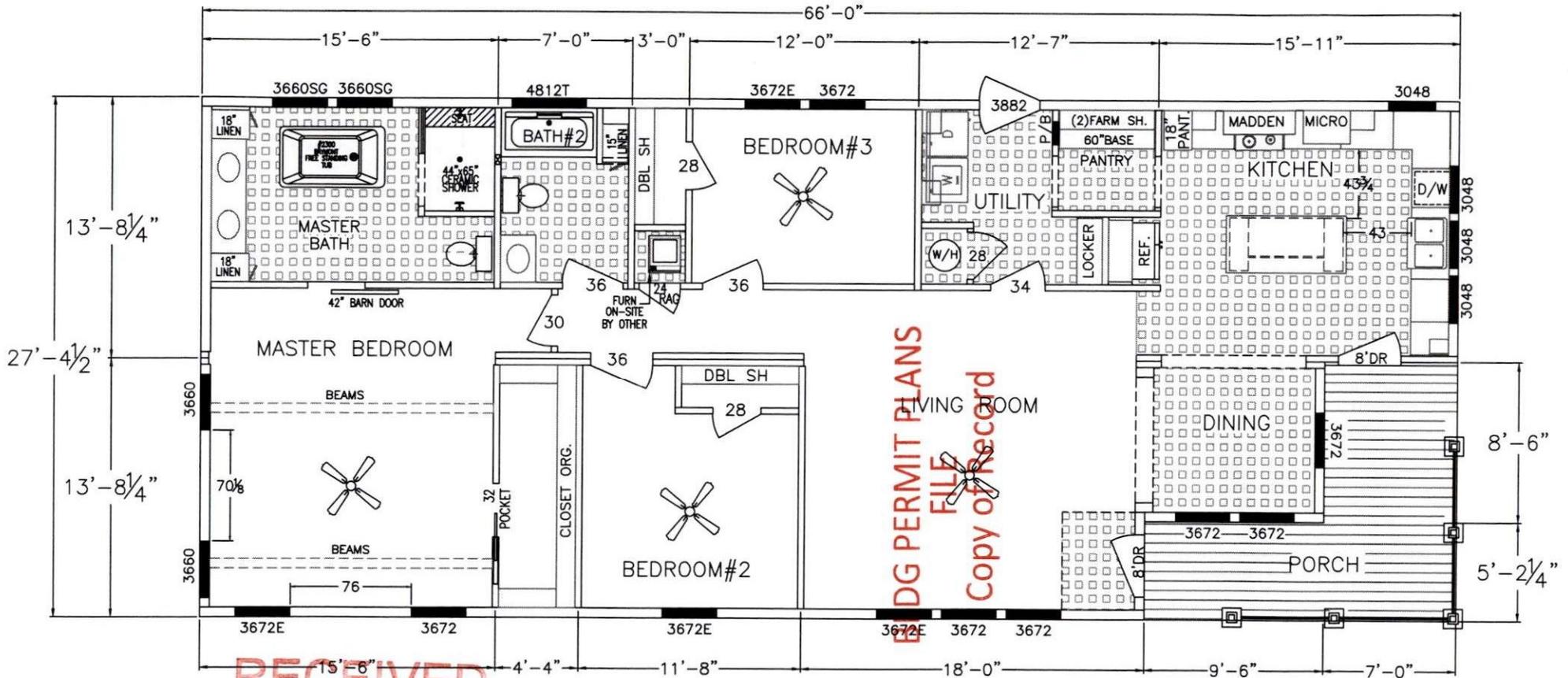


SERIAL#: 17324
 SOID#: 210659
 DEALER: FLORIDA MODULAR
 CUSTOMER: ANNE
 DATE: 2/14/23 @ 3:30PM
 REV.DATE: 7/20/23 @ 4:30PM

MODULAR HOME APPROX 1806 SQ FT
 STORAGE AREA UNDER HOME
 APPROX 1806 SQ FT

FLOOR PLAN HAS BEEN FLIPPED



RECEIVED

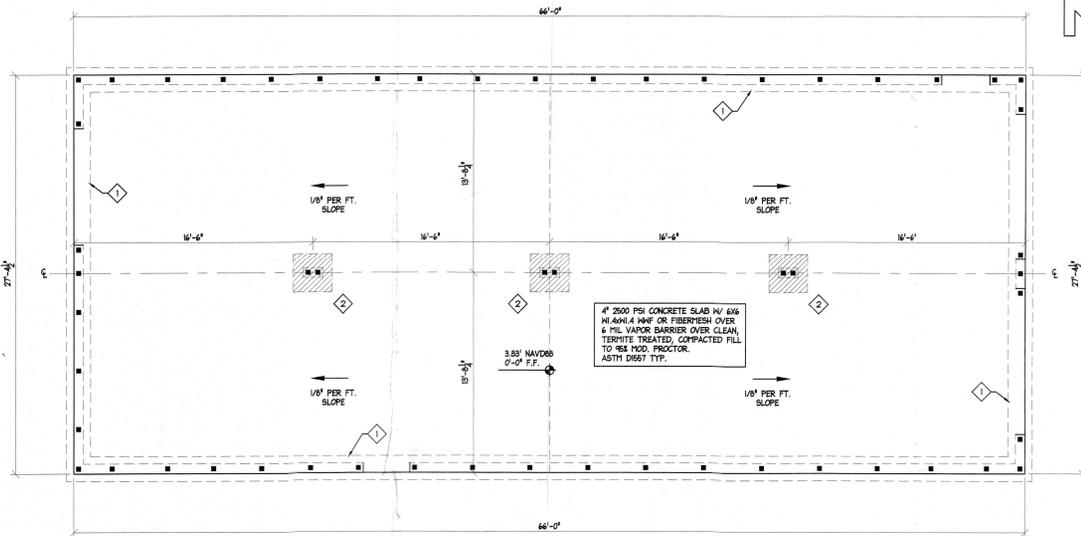
MAY 15 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

DIG PERMIT PLANS
 FILED
 Copy of Record

3 BEDROOM/2 BATH

FRANKLIN RESERVES THE RIGHT TO CHANGE PRICES, SPECIFICATIONS, AND DECOR WITHOUT NOTICE. SOME ITEMS SHOWN ON FLOOR PLAN ARE OPTIONAL UPGRADES. FURNITURE NOT INCLUDED - SHOWN FOR SPACE PLANNING ONLY. ROOM DIMENSIONS ARE APPROXIMATE. OVER ALL LENGTH INCLUDES APPROXIMATELY 4'-0" FOR HITCH.

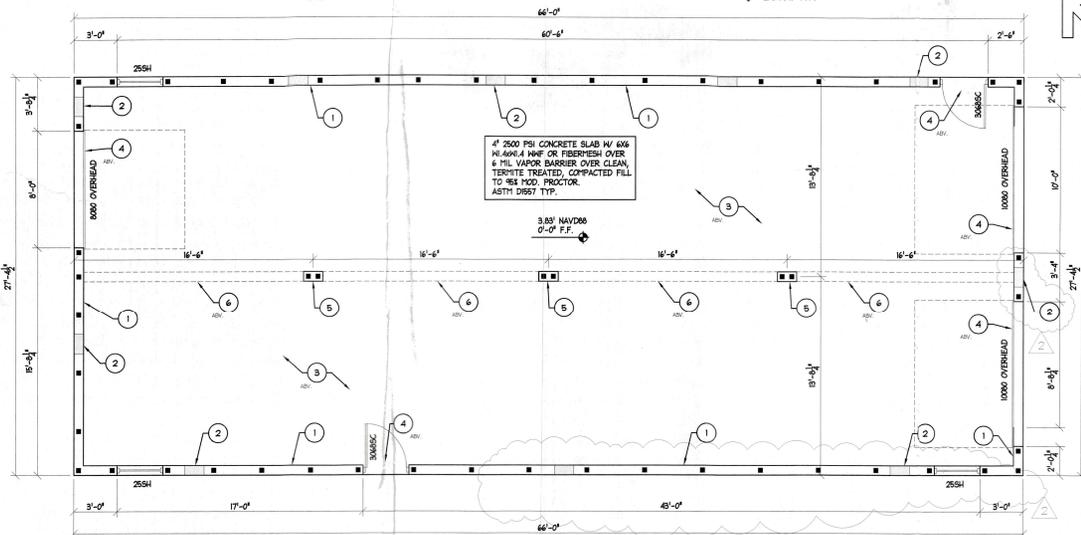




FOUNDATION PLAN
1/4" = 1'-0"

FOOTING SCHEDULE

- ◇ 24"x0" 3000 PSI POURED CONCRETE STEINWALL FTG. W/ (4) #5 CONTINUOUS TYP.
- ◇ 16"x24" CONCR. FTG. PAD W/ (4) #5 BARS EA. WAY TYP.



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

■ INDICATES (1) #5 BAR @ 4'-0" O.C. MAX. TYP. FROM FTG. TO TOP OF CONCR. WALL TYP.

TERMITE PROTECTION

Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel. Protection against decay and termites. Condensate lines and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by under ground piping, tail extensions, or splash blocks. Gutters with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for gable end rakes or on a roof above another roof.

- R318.1.1 Termite protection. Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 2002, Registered Termiticide. Upon completion of the application of the termite protective treatment, a certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."
- R318.1.1.HI soil treatment is used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.
- R318.1.2.HI soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spores based or formed.
- R318.1.3.HI soil treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.
- R318.1.4.HI soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 millimeter vapor retarder to protect against rainfall infiltration. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.
- R318.1.5.HI soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment to enhance vertical penetration of the chemicals.
- R318.1.6.HI soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.
- R318.1.7.HI a registered termiteicide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the posting of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the installation of the system.
- R318.1.8.HI a registered termiteicide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiteicide shall be as required by label directions for use, and must be completed prior to final building approval.
- R318.1.9.HI a registered termiteicide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiteicide shall be as required by label directions for use, and must be completed prior to final building approval. Cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeve and pipe.

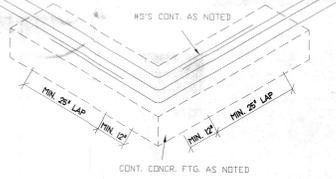
FLOOD VENT CALCS.
TOTAL AREA 1,800 S.F. - USE SMART VENT (540-80 PL #50221) = 200 S.F. PER SMART VENT
1,800/200 = 9.0 = 10 VENTS

- GENERAL NOTES**
1. DOORS, CONDITIONED HALL, 9" FORM & POUR CONCRETE WALLS W/ #5 VENT, @ 4'-0" O.C. & HELIX FIBER FIBERS W/ 3,000 P.S.I. CONCR. & 40 KSI STEEL. SEE HALL DETAIL.
 2. FLOOD VENTS TYP. SMART-VENT (540-80, NOT TO BE INSTALLED ABOVE OF ABV FINISHED GRADE. SEE CALC THIS SHEET.
 3. OPEN ABV. FOR FUTURE MODULAR HOME BY OTHERS.
 4. ABOVE 8" POURED CONCRETE BEAM. SEE DETAIL SHEET A-3.0.
 5. 8"x4" C.I.P. COLUMN. SEE 5/A-3.0.
 6. ABOVE 8"x24" C.I.P. BEAM. SEE 4/A-3.0 SIMILAR W/ #3 SHEAR TIES @ 4" O.C. NOTE TOP BEARING OF BEAM 12" BELOW INTERIOR HALL FOR 2"X4" CENTER BEAM. VERIFICATION WITH ACTUAL MODULAR HOME BEING USED REQUIRED. ADJUST AS NEEDED. UPLIFT ATTACHMENT PER 1/A-3.0.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DWG'S BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONAL SHOP DWG'S, CONTRACTORS BUILDING METHODS AND THESE SIGNED AND SEALED DWG'S MUST BE BROUGHT TO THE ATTENTION OF ALL ARCHITECTURAL ENGINEERING INC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TO THE BEST OF THE ENGINEERS KNOWLEDGE & BELIEF, THE STRUCTURAL PLANS & SPECS. COMPLY WITH THE FLORIDA BUILDING CODE RESIDENTIAL (2020) 7TH EDITION SECTION 805 FOR 160 MPH WIND & 3 SECS GUST-EXPOSURE D, PER MODULAR PLAN ENCLOSED, CATEGORY II. THIS DRAWING & DESIGN IS VALID FOR 12 MONTHS AFTER IT IS SIGNED & SEALED. THESE DRAWINGS ARE SIGNED & SEALED FOR THE FOUNDATION STRUCTURAL PORTION ONLY.

CONTINUITY OF FTG. STEEL DETAIL



MECHANICAL, ELECTRICAL, AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS

Permit # PB24-0008
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILD. DEPT.
APPROVED
AUG 06 2024
jacob

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
MAY 15 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Structural Engineer
Alltech Structural Engineering Inc.
1800 S.W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
Tel: 954-344-7400 Fax: 954-344-7400

Design - Drafting
Mark Stockdale Construction Drawings
2285 SW 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
Tel: 954-344-7400 Fax: 954-344-7400

Client
ANNE RIZZO

Project Name
**STEMWALL FOUND. & SLAB
621 HIBISCUS WAY
LONGBOAT KEY FL. 34228**

REVISIONS	
△	4-14-24 BLDG. DEPT. COMMENTS
△	4-17-24 BLDG. DEPT. COMMENTS

SEAL

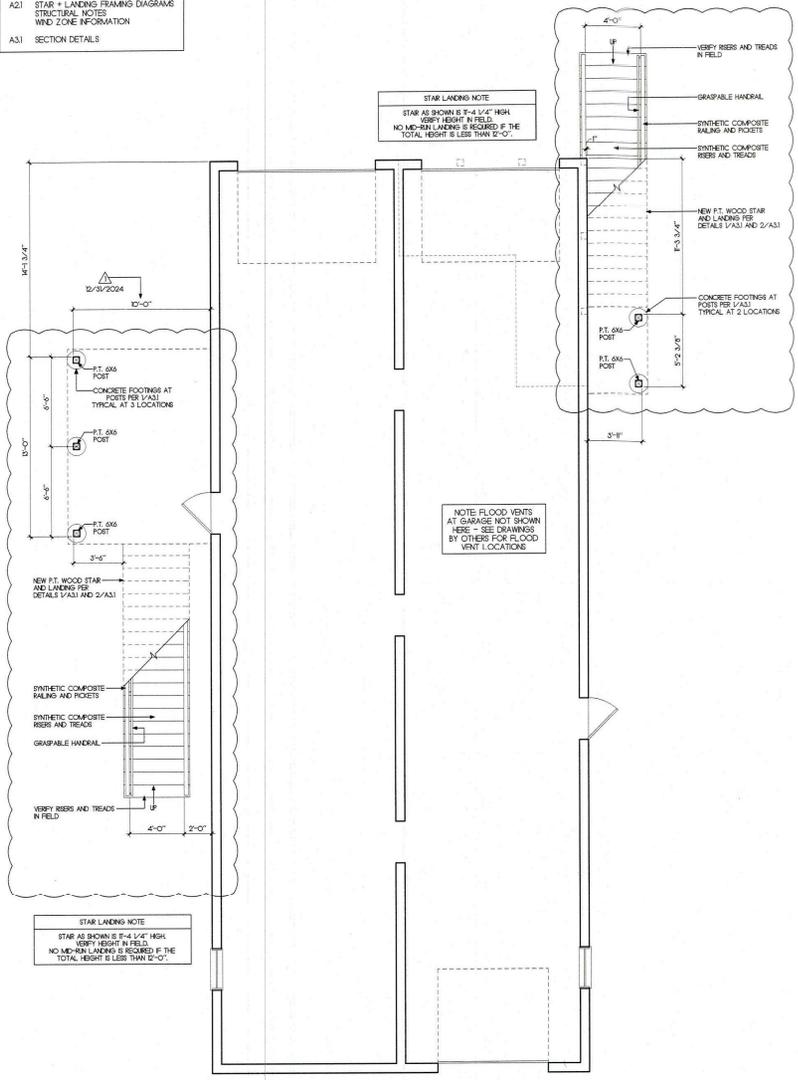
KELLY E. LYONS
509
JES. NO. 223-159
DATE: 0-14-23
DRAWN BY: PMS

FOUNDATION FLOOR
SHEET
A-1.0

INDEX OF DRAWINGS	
A11	1ST AND 2ND FLOOR PLANS
A21	STAR + LANDING FRAMING DIAGRAMS STRUCTURAL NOTES WIND ZONE INFORMATION
A31	SECTION DETAILS

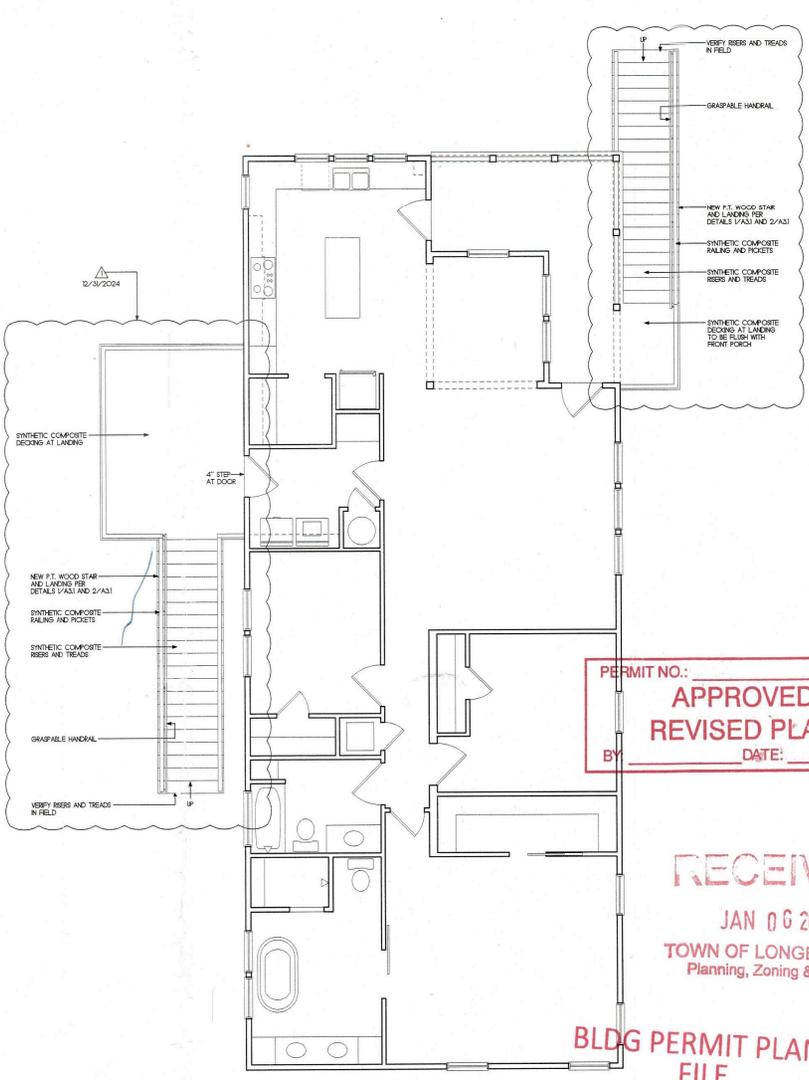
Digitally signed
 by James M
 Pozzetta
 DN: cn=James M. Pozzetta, o=James M. Pozzetta Architect, ou=James M. Pozzetta Architect, email=jamespoz@centennial.net, c=US

This document has been electronically signed
 and sealed by James M. Pozzetta, Architect
 (APPROVED) or the state of Florida using
 the Florida Approved Method (APPROVED) of the
 state of Florida. The signature shall be verified on
 any electronic copy.



FIRST FLOOR PLAN

1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0"

PERMIT NO.:
APPROVED
REVISED PLAN
 BY: _____ DATE: _____

RECEIVED
 JAN 06 2025
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

BLDG PERMIT PLANS
FILE
 Copy of Record



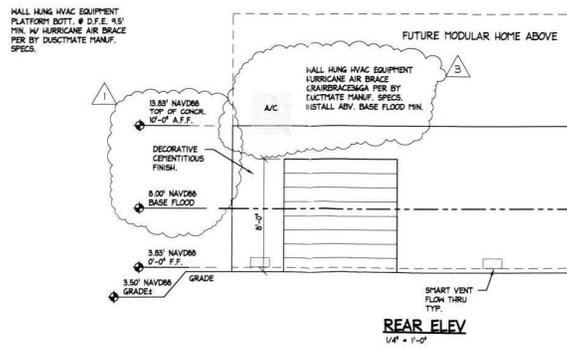
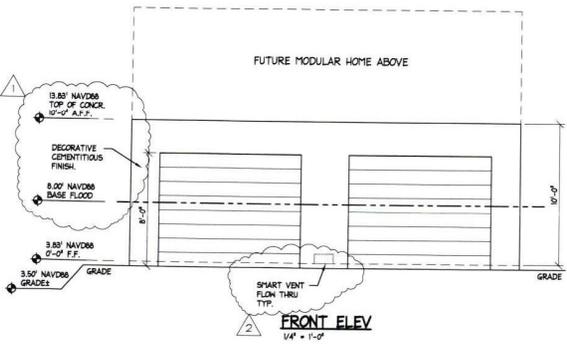
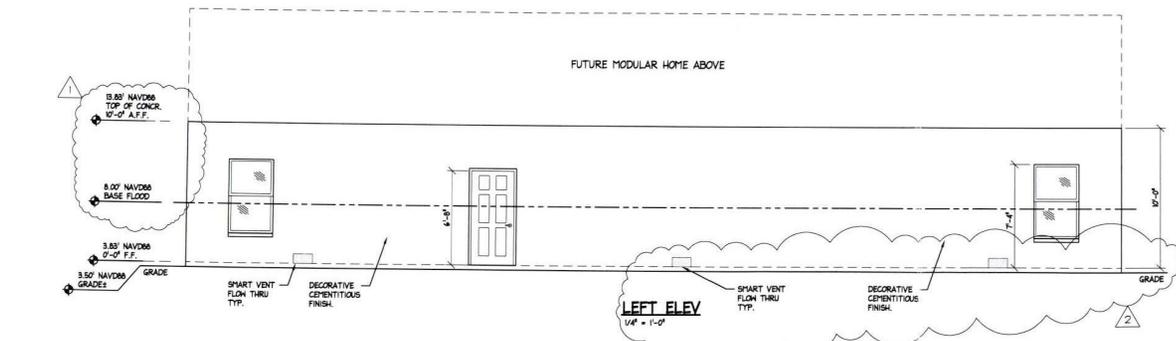
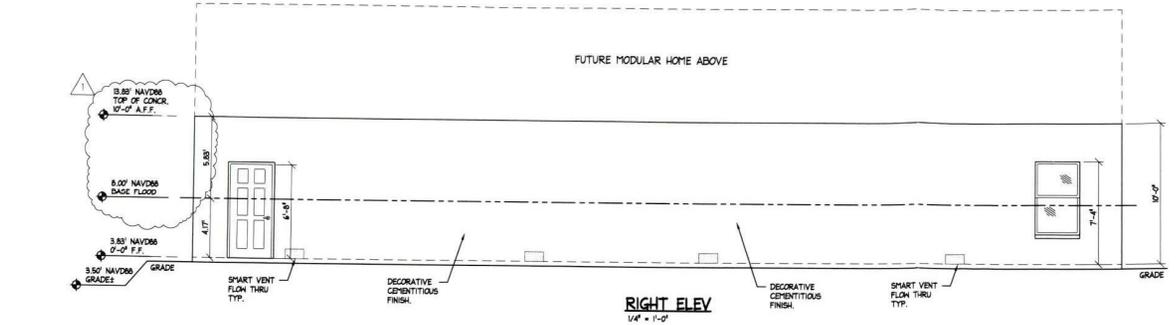
FLOOR PLANS	
DATE	10/20/2024
REVISIONS	
BRAND	DEK-04E 11 RPTH

JAMES POZZETTA ARCHITECT
 FLORIDA REGISTERED ARCHITECT
 904-206-3447
 jamepoz@centennial.net
 FLORIDA REGISTERED ARCHITECT, LIC#A9950644

PROJECT REZO	
DRAWN BY: AP	
CHKD BY: AP	
DATE	01/07/2024

STAR ADDITION FOR THE:
RIZZO RESIDENCE
 621 HIBISCUS WAY
 LONGBOAT KEY, FLORIDA 34429

A.11



STRUCTURAL NOTES

- CODES:
 - FLORIDA BUILDING CODE 2020, 7TH EDITION RESIDENTIAL.
 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 308-LATEST)
 - MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 14TH EDITION.
 - DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED HOOD TRUSSES BY THE TRUSS PLATE INSTITUTE (TP) LATEST EDITION.
- DESIGN CRITERIA:
 - SHINGLE FLOORS - 40 PSF LIVE LOAD + 16 PSF DEAD LOAD.
 - BALCONIES - 60 PSF LIVE LOAD + 16 PSF DEAD LOAD.
 - ROOF OVER LIVING AREAS - 30 PSF LIVE LOAD, 17 PSF PSF T/C # 1 OR PSF T/C # 2 (OR PSF B/C) DEAD LOAD FOR SINGLE ROOFS, 25 PSF (OR PSF T/C # 1 OR PSF B/C) DEAD LOAD FOR CONCRETE TILE ROOFS.
 - WIND - 140 MPH, 3 SECOND GUST EXPOSURE 'D', ENCLOSED BUILDING, CATEGORY II.
 - NET UNLTD DEAD LOADS 10 PSF SHINGLE, 15 PSF T.C.
 - SEE FLOOR PLAN ON COMPONENT 7 CLADDING TABLE FOR INTERNAL COEFFICIENT T DESIGN PRESSURE.
- SOIL:
 - MINIMUM ALLOWABLE SOIL PRESSURE 2000 PSF SOIL CLEAN AND COMPACTED (16% MOISTURE PROCTOR PER ASTM D997).
 - ALL SOIL IS TO BE CLEAN & PROVED FOR TESTED PER FDS 305.
- CONCRETE:
 - CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 2500 PSI (NORMAL HEIGHT).
 - REINFORCING BARS: ASTM #65 (GRADE 40).
 - HELDED WIRE FABRIC (HWF): ASTM #10.
 - DETAILED REINFORCEMENT IN ACCORDANCE WITH ACI 315.
 - CONCRETE COVERAGE OF REINFORCEMENT: FOOTINGS 4" BOTTOM AND SIDES.
 - SAFETY SUPPORTED SLABS (INCLUDING EXTERIOR WALK AND DRIVE SLABS) 1 1/2" THICK MIN. REINFORCED HOUS - #6 X 18.4" MIN AT MID-DEPTH OF SLAB. PREPARED MAY BE USED IN LIEU OF HWF AT CONTRACTOR'S OPTION.
 - CONCRETE OPERATORS SHOULD COMPLY WITH ACI 308.2000S.
 - LAP SPLICE SHALL BE AS FOLLOWS: #5 BAR 25", #4 BAR 20", #3 BAR 15".
 - CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR AS READ BY SUPPLIER.
 - 4.0 L/SF RANGE 4" TO 8" FOR FLAT WORK, 4" TO 6" FOR VERTICAL WATER REDUCER FOR UNLT. POURS.
 - PROVIDE PROPER TIES, CHAIRS, BOLSTERS AS REQUIRED BY PLASTIC TIP LEGS ON ALL EXPOSED SURFACES.
 - PROVIDE PROPER CLEARANCE - 2" FOOTINGS, 1" OF COLUMN & BEAM.
 - RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE SUPPLIER.
- MASONRY:
 - DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530 - LATEST.
 - MINIMUM MASONRY UNIT STRENGTH: FM 1600 PSI.
 - MORTAR SHALL BE TYPE S.
 - ALL BLOCK CELLS AND CAVITIES BELOW GRADE SHALL BE FILLED WITH CONCRETE WHEN STEEL HEM IS GREATER THAN 24" TYP. ABOVE GRADE, FOR STEEL WALLS TALLER THAN 40' CONTACT ENGINEER.
 - FULL CELLS SHOULD BE LOCATED AS INDICATED ON FOUNDATION PLAN.
 - UNLESS SUPPLEMENTED BY APPROVED MANUFACTURER:
 - PRECAST-GRETE CORPORATION
 - POWER CONCRETE
 - ALLIED PRECAST
 - LOTT
 - HEKA
 - MARION MASONRY
- WOOD:
 - WOOD STRUCTURAL FRAMING MEMBERS 40 SOUTHERN YELLOW PINE (UNLESS NOTED OTHERWISE) WITH AN ALLOWABLE BENDING STRESS (F_b) PER NDS-LATEST + 1500 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI EXCEPT STUDS WHERE SPP STD OR CONSTRUCTION GRADE MAY BE USED. TOP PLATES SHALL HAVE NO OCCURRENCE OF SPLITS, CHECKS AND SHAKES.
 - DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED HOOD TRUSSES IN ACCORDANCE WITH THE DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED HOOD TRUSSES BY THE TRUSS PLATE INSTITUTE, LATEST EDITION, NDS-LATEST EDITION AND 907-LATEST EDITION.
 - ALL EXPOSED WOOD OR HOOD IN CONTACT WITH EARTH, OR CONCRETE OR 8 INCHES OR LESS ABOVE SOIL, SHALL BE PRESERVE TREATED.
 - ROOF SHEATHING (APA RATED EXPOSURE 1) 5/8" PLYWOOD OR 5/8" OSB MINIMUM SHINGLES OR TILE.
 - UNTRATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, METAL, GYPSUM PLATES, ROOFING FELT, OR BITUMINOUS MATERIAL. SHALL BE PLACED BETWEEN ALL TRUSSES, LVL'S, ANY OTHER UNTRATED LUMBER OR PLYWOOD AND CONCRETE OR MASONRY SURFACES.
 - MINOR-LAN LUMBER:
 - MINOR-LAN STRESS GRADES SHALL PROVIDE THE FOLLOWING MINIMUM PROPERTIES:
 - F_b = 7,000 PSI (F_b = 2,900 PSI (F_t = 1,800 PSI
 - F_v = 400 PSI (PERPENDICULAR) F_v = 2,700 PSI (PARALLEL) F_v = 265 PSI
- STEEL:
 - INSTALLATION OF ALL STEEL TO BE PERFORMED BY AN EXPERIENCED, QUALIFIED STEEL ERECTOR.
 - FABRICATE AND ERECT ALL STRUCTURAL STEEL IN ACCORDANCE WITH A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
 - STRUCTURAL STEEL: ASTM A36.
 - STEEL TUBING: ASTM A500, GRADE B.
 - HELDED CONNECTIONS: 3000 ELECTRODES, MINIMUM SIZE FILLET WELDS 3/8", AND CERTIFIED HELDERS CERTIFICATION PAPERS TO BE SUBMITTED UPON REQUEST.
 - BEAM BRACES: BRACES CONTINUE OVER COLUMNS, PROVIDE WEB STIFFENER PLATES ON EACH SIDE OF THE WEB OF A THICKNESS EQUAL TO BEAM FLANGE THICKNESS LOCATED AT THE CENTER LINE OF THE COLUMN.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. ALTECH STRUCTURAL ENGINEERING INC. IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD METHODS AND THESE SHOWN OR SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF ALTECH STRUCTURAL ENGINEERING INC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - KELLY E. LYONS, P.E., M.A.S.E.

NOTE:
BASE FLOOD ELEVATION = 8.07 NAVD86
BOTT. OF LOWEST HORIZ. MEMBER = 13.83'

NOTE:
REFER TO MODULAR HOME PLANS FOR ADDITIONAL BUILDING INFORMATION NOT SHOWN. THIS PLAN IS FOR FOUNDATION & GROUND FLOOR WALL CONSTRUCTION ONLY.

RECEIVED
JUL 25 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Kelly E. Lyons
2024.07.17
13:15:25 -04'00'

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DWG'S BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONAL SHOP DWG'S, CONTRACTORS BUILDING METHODS AND THESE SHOWN OR SEALED DWG'S MUST BE BROUGHT TO THE ATTENTION OF ALTECH STRUCTURAL ENGINEERING INC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE & BELIEF, THE STRUCTURAL PLANS & SPECS. COMPLY WITH THE FLORIDA BUILDING CODE RESIDENTIAL (2020) 7TH EDITION, SECTION 800 FOR 60 MPH WIND, 3 SEC GUST-EXPOSURE D, PER MODULAR PLAN. ENCLOSED CATEGORY II. THIS DRAWING & DESIGN IS VALID FOR 12 MONTHS AFTER IT IS SIGNED & SEALED. THESE DRAWINGS ARE SIGNED & SEALED FOR THE FOUNDATION STRUCTURAL PORTION ONLY.

Structural Engineer

Design - Drafting

Client

Project Name

ANNE RIZZO

STEMWALL FOUND. & SLAB
621 HIBISCUS WAY
LONGBOAT KEY FL. 34228

REVISIONS

2-15-24	BUILD. DEPT. COMMENTS
4-16-24	BUILD. DEPT. COMMENTS
7-17-24	BUILD. DEPT. COMMENTS

JUL 25 2024

KELLY E. LYONS
REGISTERED PROFESSIONAL ENGINEER
No. 56191
STATE OF FLORIDA
PROFESSIONAL ENGINEERING

KELLY E. LYONS
SEAL

JOB NO.: K23-58
DATE: 12-18-23
DRAWN BY: PAS

ELEVATIONS

SHEET
A-2.0

Altech Structural Engineering Inc.
181033 Engineer Kelly E. Lyons, P.E. #61919
17000 Longboat Key Blvd. Suite 301
Longboat Key, FL 34228
PH: (813) 247-7000 | (813) 247-7400
www.altechstructural.com

Mark Stockdale Construction Drawings
7800 SW 13th St., Suite 100
Miami, FL 33135-3217
www.markstockdale.com

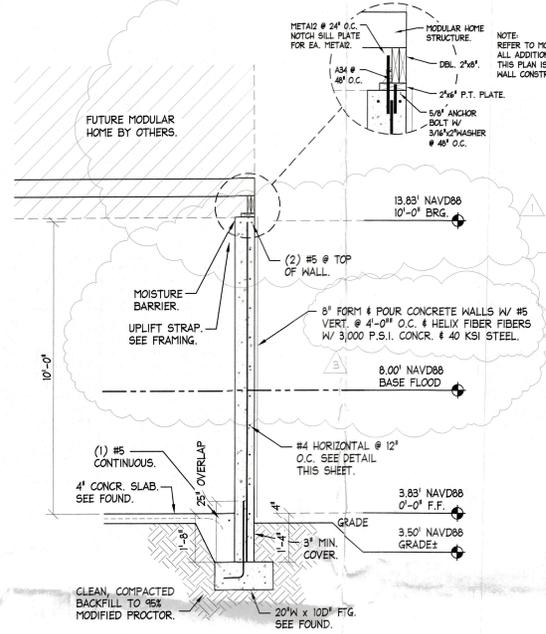
REVISIONS
▲ 2-8-24 BUILD. DEPT. COMMENTS
▲ 4-16-24 BUILD. DEPT. COMMENTS
▲ 4-17-24 BUILD. DEPT. COMMENTS
▲
▲
▲

SEAL:

KELLY E. LYONS
 P.E.
 No. 12458
 State of Florida

DATE: 05-14-23
 DRAWN BY: HSA

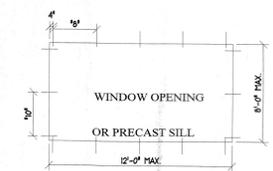
RECEIVED
 MAY 15 2024
 TOWN OF LONGBOAT KEY
SECTIONS
DETAILS
 SHEET
A-3.0



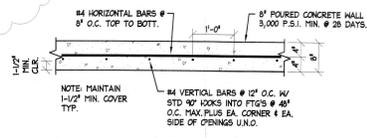
1
8" C.I.P. CONCRETE WALL SECTION
 A-3.0 3/8" x 1'-0"

NOTE:
 BASE FLOOD ELEVATION = 8.0' NAVD88
 BOTT. OF LOWEST HORIZ. MEMBER = 13.83'

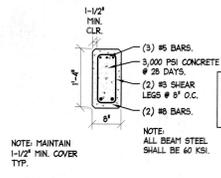
WINDOW FASTENING - MASONRY:
 1. USE MANUFACTURER'S INSTALLATION SPECIFICATIONS WHEN OPENING IS LESS THAN OR EQUAL TO 1/4" SPACE BETWEEN THE WINDOW AND THE BUCK MATERIAL.
 2. BUCKSTRIPS MUST BE SET IN A BEAD OF SEALANT. THE EXTERIOR JOINT BETWEEN THE BUCKSTRIP AND MASONRY MUST ALSO BE SEALED. BUCKSTRIP IS NOT NECESSARY AT THE SILL IF IT IS PRE-CAST. ALL GAPS MUST BE SEALED COMPATIBLE LUMBER. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, A TAPER, OR BEVEL ON THE BUCK IS ACCEPTABLE IF THE WINDOW FRAME IS FULLY SUPPORTED BY THE BUCKSTRIP AT BOTH THE INTERIOR AND EXTERIOR.
 3. IF USING 1-1/2" THICK OR GREATER WOOD BUCKSTRIPS (NOT SHOWN) WINDOW INSTALLATION FASTENERS SHOULD BE A MINIMUM #10 X 1 1/2" WOOD SCREWS, INSTALLED THROUGH THE WINDOW INTO THE BUCKSTRIP. WINDOW MAY BE SHIMMED AS NECESSARY, PROVIDED A MINIMUM SCREW EMBEDMENT OF 1-1/4" IS MAINTAINED IN THE BUCKSTRIP. WINDOW FASTENERS SHOULD BE LOCATED A MAXIMUM OF 4" FROM EACH CORNER AND MAXIMUM OF 18" O.C. IT IS RECOMMENDED THAT FASTENERS NOT BE INSTALLED THROUGH THE SILL OF THE WINDOW. THE ACTUAL SIZE OF THE BUCKSTRIPS SHOULD BE NO LESS THAN 1-1/2" X 2-1/8". BUCKSTRIPS SHOULD BE INSTALLED USING MINIMUM 3/16" X 2-3/8" MASONRY SCREWS, TO MAINTAIN 1-1/4" EMBEDMENT, 18" O.C. & 4" FROM EACH END.



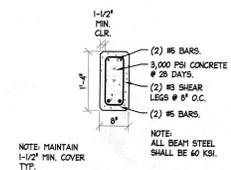
WINDOW BUCK DETAIL
 NOT TO SCALE



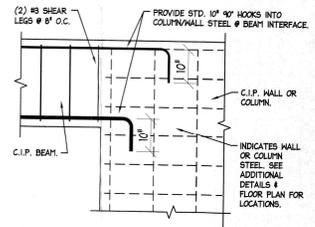
2
8" C.I.P. CONCRETE WALL DETAIL - PLAN
 A-3.0 1/2" x 1'-0"



4
C.I.P. BEAM DETAIL
 A-3.0 1/2" x 1'-0"

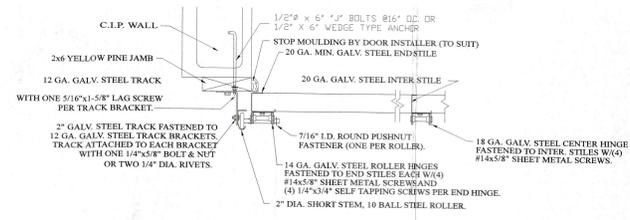


5
C.I.P. COLUMN DETAIL
 A-3.0 1/2" x 1'-0"



3
C.I.P. BEAM TO C.I.P. WALL DETAIL
 A-3.0 1/2" x 1'-0"

NOTE:
 SEE STRUCT. "5" SHEETS FOR ADDITIONAL INFO.



SEE MANUFACTURER INSTALLATION INFORMATION FOR GARAGE DOOR TRACK MOUNTING DETAIL

GARAGE DOOR BUC DETAIL
 N.T.S.

NOTE:
 REFER TO MODULAR HOME PLANS, BY OTHERS, FOR ALL ADDITIONAL BUILDING INFORMATION NOT SHOWN. THIS PLAN IS FOR FOUNDATION & GROUND FLOOR WALL CONSTRUCTION ONLY.

NOTE:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DWGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONAL SHOP DWGS, CONTRACTORS BUILDING METHODS AND THESE SIGNED AND SEALED DWGS MUST BE BROUGHT TO THE ATTENTION OF ALLTECH STRUCTURAL ENGINEERING INC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE & BELIEF, THE STRUCTURAL PLANS & SPECS, COMPLY W/ THE FLORIDA BUILDING CODE RESIDENTIAL (2000) WITH EDITION SECTION R501 FOR 160 MPH WIND, 3 SEC DUCT-EXPOSURE D, PER MODULAR PLAN, ENCLOSED, CATEGORY II. THIS DRAWING & DESIGN IS VALID FOR 12 MONTHS AFTER IT IS SIGNED & SEALED. THESE DRAWINGS ARE SIGNED & SEALED FOR THE FOUNDATION STRUCTURAL PORTION ONLY.



SECTION DETAILS	
REVISIONS	DATE

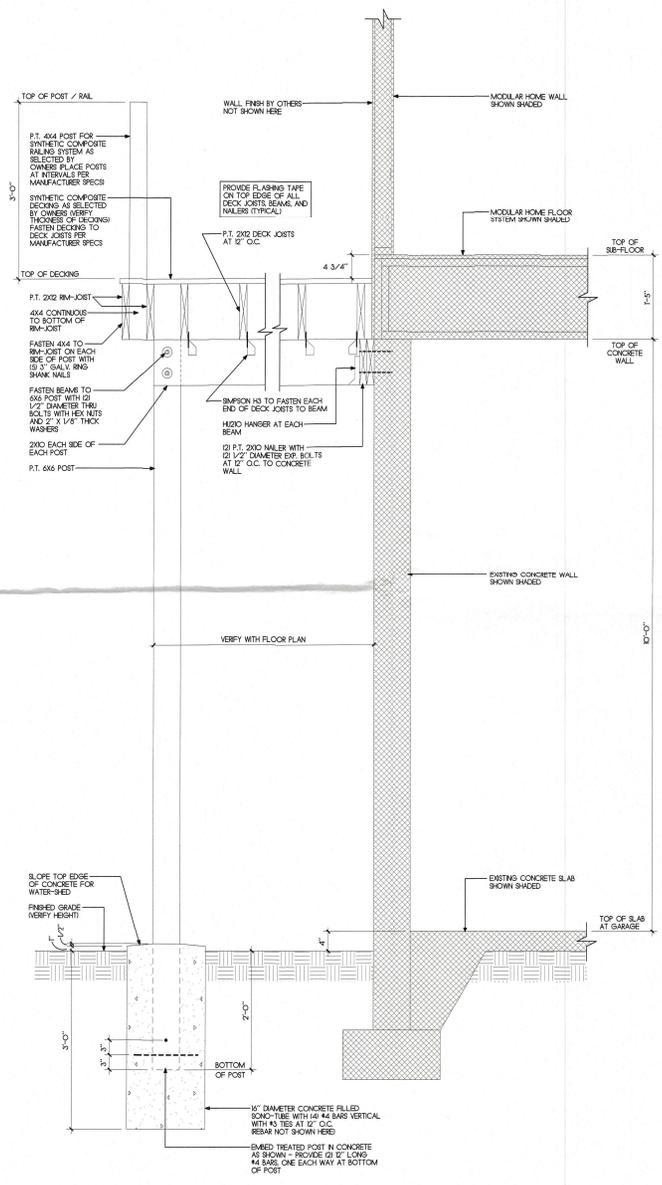
JAMES POZZETTA, ARCHITECT
 FLORIDA REGISTERED ARCHITECT
 FERNANDINA, FLORIDA 32034
 904-206-3447
 jamespozzetta@comcast.net
 FLORIDA REGISTERED ARCHITECT, LIC#AR06064

PROJECT #870
 DRAWN BY: J.P.
 CHECK BY: J.P.
 DATE 03/19/2024

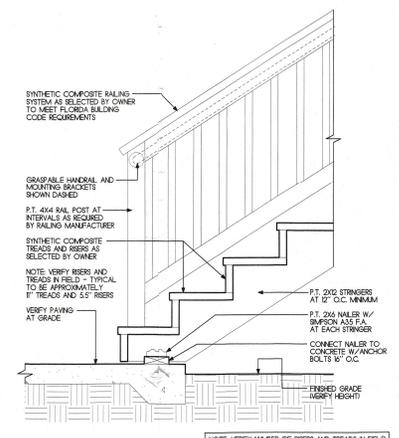
STAIR ADDITION FOR THE
RIZZO RESIDENCE
 421 HIBISCUS WAY
 LONGBOAT KEY, FLORIDA 34228

RECEIVED
 MAY 15 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

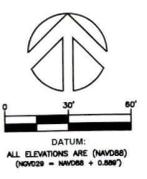
A3.1



1 LANDING SECTION DETAIL 1/4"=1'-0"



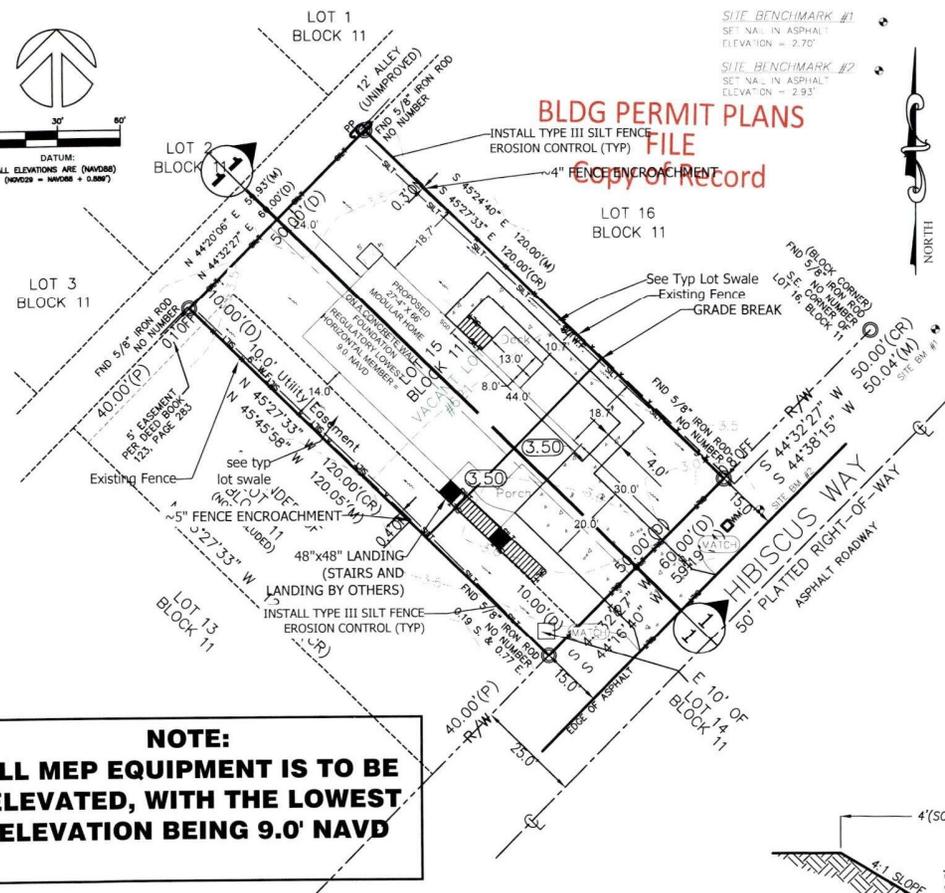
2 P.T. STEP DETAIL 1/2"=1'-0"



SILT BENCHMARK #1
SF' NA. IN ASPHALT
ELEVATION = 2.70'

SILT BENCHMARK #2
SF' NA. IN ASPHALT
ELEVATION = 2.93'

**BLDG PERMIT PLANS
FILE
Copy of Record**



NOTE:
**ALL MEP EQUIPMENT IS TO BE
ELEVATED, WITH THE LOWEST
ELEVATION BEING 9.0' NAVD**

LOT DESCRIPTION

THE EASTERLY 10 FEET OF LOT 14 AND ALL OF LOT 15, BLOCK 11, LONGBEACH ON LONGBOAT KEY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

BOUNDARY AND TOPOGRAPHIC INFO:

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978
LAKE MONROE, FLORIDA 32747
PHONE 407 951-3425
FAX 407-520-5453
JON SHOEMAKER, PSM NO 5144
LB # 7564

FEMA

FEMA PANEL COMMUNITY OF TOWN OF LONGBOAT 125126 PANEL 12081C0291 F ZONE AE FLOOD ELEVATION 8.0. EFFECTIVE 8-10-2021

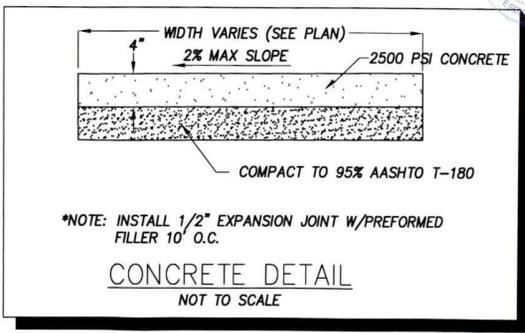
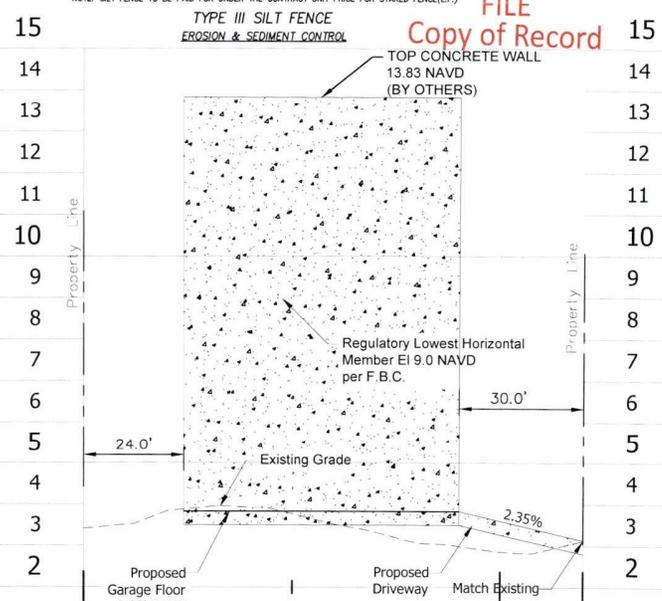
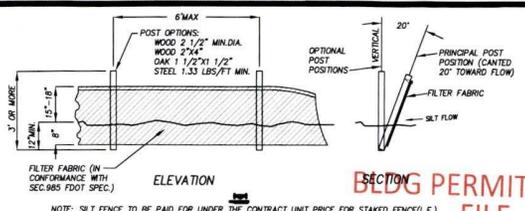
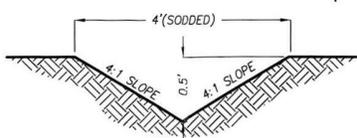
BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE FDOT GPS NETWORK WITH PUBLISHED ELEVATIONS DATUM OF THE NORTH AMERICAN VERTICAL DATUM DATED 1988

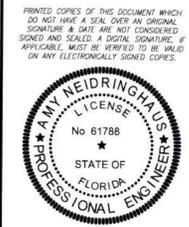
BENCHMARK REFERENCE #V-689 (P.I.D.: DL1839), WITH A PUBLISHED ELEVATION OF 3.10, NORTH AMERICAN VERTICAL DATUM DATED 1988.

OWNER

CAMERON AND ANN RIZZO-CLARK
1549 NORTH VULCAN AVE. UNIT B
ENCINITES, CALIFORNIA.



*NOTE: INSTALL 1/2" EXPANSION JOINT W/PREFORMED FILLER 10' O.C.



Reason: Amy Neidringhaus, State of Florida, Professional Engineer, License No. 61788. This item has been digitally signed and sealed by Amy Neidringhaus on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
Date: 2024.07.17
11:47:57 -0400



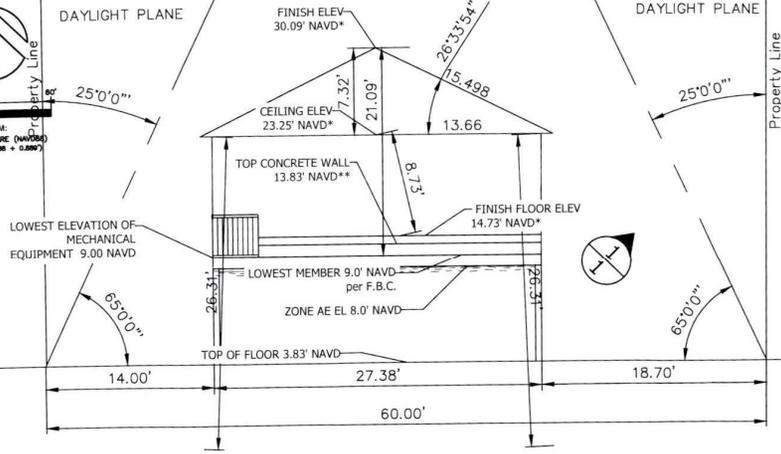
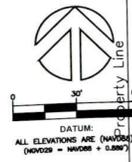
Know what's below
Call before you dig.

PLOT DATE: Jul 11, 2024 1:3:09

Validus Engineering Group, LLC
Civil Engineering Consultants
1982 Meadow Oak Circle • Polk City, FL 33868
T: (813) 785-3779 • Email: validus.amy@yahoo.com
P.E. #: 61788 • Certificate of Authorization: 27248

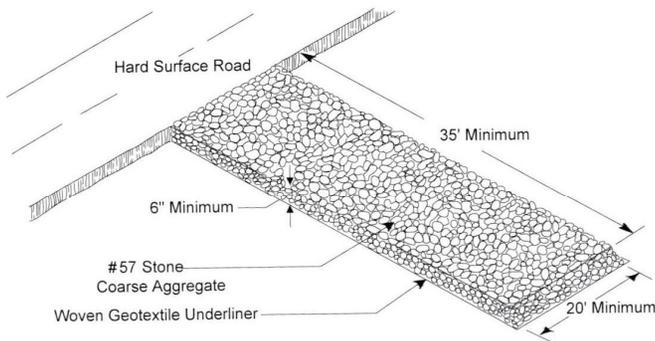
DRAINAGE PLAN
621 HIBISCUS WAY
LONGBOAT KEY, FLORIDA

PROJECT: DRAINAGE
1 OF 2



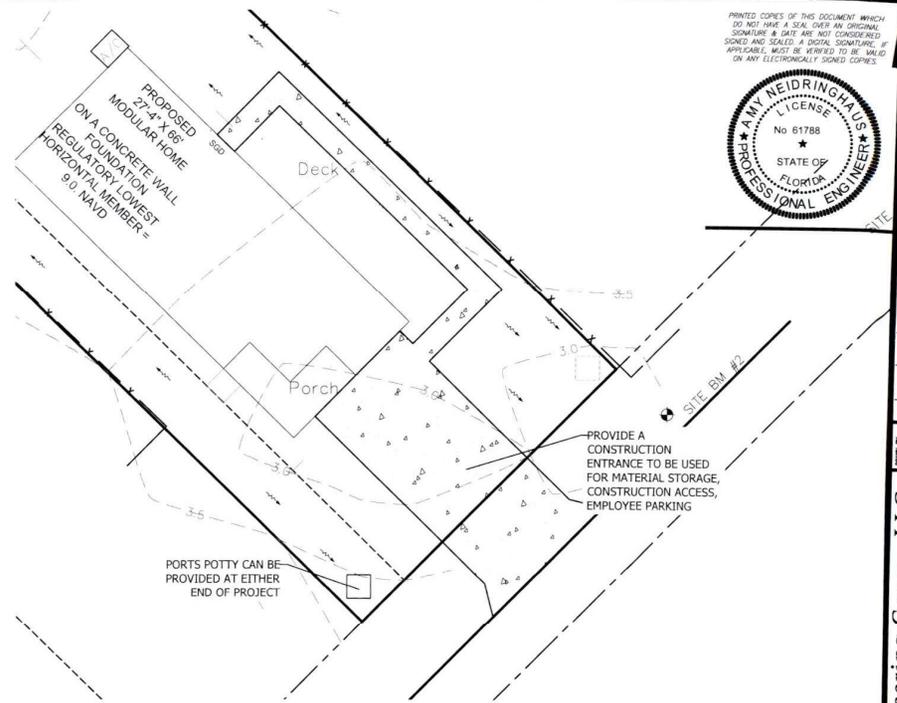
SCALE:
1"=10.0' Horz
NTS=VERT

For informational purposes only
 *information derived from plans by Franklin Structures, LLC., Ryan Boring, P.E.
 ** information obtained from Alltech Structural Engineering Inc. Kelly Lyons, P.E.



CONSTRUCTION ENTRANCE/ EXIT

SCALE: NONE



CONSTRUCTION STAGING

SCALE:
1"=20.0' Horz
NTS=VERT

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 Civil Engineering Consultants
 1882 Meadow Oak Circle • Poik City, FL 33868
 T: (813) 789-3779 • Email: validus.amy@yahoo.com
 P.E. #: 61788 • Certificate of Authorization: 27248

DRAINAGE PLAN
 621 HIBISCUS WAY
 LONGBOAT KEY, FLORIDA



Know what's below
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PLOT DATE: Jul 11, 2024 13:09

PROJECT: DRAINAGE
 2 of 2

CONSTRUCTION CONTACT:
 TBD
RECEIVED
 JUL 25 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building