A PROJECT FOR:

SIZEMORE RESIDENCE
NEW CONSTRUCTION

574 NORTON ST
LONGBOAT KEY, FLORIDA

ARCHITECT:

GARRY ROBERTS ARCHITECTURE LLC
Florida Lic# AR 0010663
435 10th Avenue West, Suite 200
Palmetto, Florida 34221
(941) 713-4377

STRUCTURAL ENGINEERING:

PETER WALLIS + ASSOCIATES
8470 Enterprise Cir., Suite 300
Sarasota, Florida 34202
(941) 907-9192

CIVIL ENGINEERING:

CAMPO ENGINEERING INC.
1725 E. 5th. Ave.
Tampa, Florida 33605
(813) 215-7372

ELECTRICAL, PLUMBING, GAS ENGINEERING:

GLOBAL SANCHEZ, INC.
816 Manatee Ave E.
Bradenton, Florida 34208
(941) 758-2551

MECHANICAL ENGINEERING:

ESC LLC.
1348 Fruitville Rd.
Sarasota, Florida 34236
(941) 957-1100

CONTRACTOR:

Mike Carter Construction, Inc.
435 12th Street West
Bradenton, Florida 34205
(941) 745-1700 FAX: (941) 741-8332
EMAIL: PERMITTING • MCCONST.COM

Digitally signed by Garry L Roberts
Date: 2024.03.21 '13:57:25 -04'00'

STATE OF FLORIDA · GARRY L. ROBERTS · 10663 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Garry L. Roberts using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

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Permit # PB24-0178
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
APR 02 2024
APPROVED
Reviewer:

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

⚠

COMPONENTS AND CLADDING APPROVALS

PRODUCT	MANUFACTURER	MODEL NUMBER	N.O.A. NUMBER	N.O.A. EXPIRATION	FL NUMBER	FL EXPIRATION	DECRIPTION
METAL ROOFING	DREXEL METALS, INC.	175 S	————	————	FL 17678.1	FBC 2023	1.75" STANDIND SEAM, .040 ALUM., FLUORPON COATED, SNAP LOCK
UNDERLAYMENT	DREXEL METALS, INC.	MET SHIELD	————	————	FL 16342.1	FBC 2023	SELF-ADHERING
BI-FOLD GLASS DOOR	EURO-WALL LLC	EURO C-3 BI-FOLD WZ3/EURO PIVOT	————	————	FL 17838.3 (R-9)	FBC2023	Alum, Out-swing bi-fold, impact, insul., WHITE
CASEMENT WINDOW	PGT INDUSTRIES INC.	CA-740 OUTSWING ALUM. CASEMENT	NOA 23-0816.12	APRIL 11 2028	————	————	ALUM., CASEMENT, INSULATED, WHITE, WASHABLE PIVOT,EGRESS, ADA SILL, DRAINAGE SYSTEM
FIXED WINDOW	PGT INDUSTRIES	SERIES PW 7720A	NOA 23-0816.02	FEB. 19 2029	————	————	ALUM. FIXED, IMPACT, INSUL., WHITE
SWING DOOR OPAGUE	PLASTPRO	FIBERGLASS OPAGUE	————	————	FL 17347.15	FBC 2023	FIBERGLASS, OUTSWING, OPAGUE, IMPACT, 8 FT. HEIGHT MAX.
SWING DOOR GLAZED	PLASTPRO	FIBERGLASS GLAZED	————	————	FL 17347.7	FBC 2023	FIBERGLASS, OUTSWING, GLAZED, IMPACT, 8 FT. HEIGHT MAX.
SWING DOOR W/SIDELITES	SIGNATURE	SOLID CORE WOOD GLAZED	————	————	FL 17222.1	FBC 2023	SOLID CORE WOOD W/SIDELIGHT, INSWING, GLAZED, IMPACT
GARAGE DOOR	HAAS DOOR CO.	MODEL 610	————	————	FL 16660.7	FBC 2023	SECTIONAL, INSULATED, IMPACT
SOFFIT	JAMES HARDIE BUILDING	SOFFIT, NON-VENTED	NOA 22-0315.07	MAY 1 2027	————	————	NON-VENTED SOFFIT
SIDING	JAMES HARDIE BUILDING	HARDIE PANEL W/BATTENS	NOA 22-0315.07	MAY 1 2027	————	————	SEE ENGINEERING
FLOW-THRU	SMART VENT PRODUCTS INC.	MODEL 1540-520	————	————	FL 5822.3	FBC 2023	INSULATED FLOOD VENT, SEE PROVIDED ICC EVALUATION CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND CHAPTER 633, LAWS OF THE STATE OF FLORIDA.

ALL WORK TO CONFORM TO THE FOLLOWING CODES:

FBC, RESIDENTIAL - 8TH. EDITION (2023)
FBC, MECHANICAL - 8TH. EDITION (2023)
FBC, PLUMBING - 8TH. EDITION (2023)
FBC, ENERGY CONSERVATION - 8TH. EDITION (2023)
FBC, FUEL GAS - 8TH. EDITION (2023)
NATIONAL ELECTRIC CODE NFPA 70 (2020)

BLDG PERMIT PLANS
FILE
Copy of Record

7		
6		
5		
4		
3		
2	BUILDING COMMENTS	3/22/24
1	REVISION	DATE

PROJECT ARCHITECT: GIG
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/29/24
SCALE: N.T.S.
FILE NAME: SIZEMORE A.0

Garry L Roberts
Florida #AR 0010663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: COVER SHEET, COMPONENTS AND CLADDING

PROJECT NO. 2301
DRAWING NO. A.0

&	AND
@	AT
A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
ADA	AMERICAN DISABILITIES ACT
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLER UNIT
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BRG.	BEARING
℄	CENTERLINE
CLG.	CEILING
C.J.	CONTROL JOINT
COL.	COLUMN
CONC.	CONCRETE
COND.	CONDENSER
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
E.L.U.	EMERGENCY LIGHTING UNIT
EQUIP.	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN.	FINISHED
FLR.	FLOOR
FND.	FOUNDATION
FLUOR.	FLUORESCENT
F.M.	FACTORY MUTUAL LAB
F.O.B.	FACE OF BLOCK
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVINIZED
G.B.	GRAB BAR
GL.	GLASS
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H'DCAP	HANDICAPPED
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEAT., VENT. & AIR COND.
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MICR.	MICROWAVE
MIN.	MINIMUM
M.O.	MASONARY OPENING
MTL.	METAL
M.T.	METAL THRESHOLD
M.R.	MOISTURE RESISTANCE
N.I.C.	NOT INCLUDED
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
#	NUMBER
P.C.	PRECAST
P.H.	TOILET PAPER HOLDER
PL. or P.L.	PLATE
PLAS. LAM.	PLASTIC LAMINATE
P.L.F.	PER LINEAL FOOT
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PR.	PAIR
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
R	RADIUS
R.D.	ROOF DRAIN
REBAR or Ø	REINFORCING STEEL
REQ'D	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
S.C.	SOLID CORE
S.D.	SOAP DISPENSER
SFS	SMOOTH FOUR SIDES
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE
S.S.	STAINLESS STEEL
STL.	STEEL
STD.	STANDARD
STRUCT.	STRUCTURAL
T.D.	TOWEL DISPENSER
TEMP.	TEMPERED
TYP.	TYPICAL
U.L.	UNDERWRITER'S LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
V.B.	VAPOR BARRIER
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
w/	WITH
WC	WATER CLOSET
WD.	WOOD
WH	WATER HEATER
W.W.M.	WELDED WIRE MESH

Digitally signed by Garry L Roberts
Date: 2024.02.21 '15:59:44 -05'00

STATE OF FLORIDA REGISTERED ARCHITECT GARRY L. ROBERTS 10663

This item has been electronically signed and sealed by Garry L. Roberts using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

③ ARCHITECTURAL ABBREVIATIONS

Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 FAX

SINGLE-FAMILY COVERAGE CALCULATIONS – ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detailed/itemized calculations shall be included on the to-scale site plan, which is signed and sealed by the design professional. All information must be completed and must be illustrated to-scale on your submitted plans.

LOT COVERAGE is the area of a lot covered by any structure/building or part of a structure/improvement that is more than six-inches (6") above finished or adjacent grade. Maximum allowable Lot Coverage is established by the Town of Longboat Key Zoning Code Article IV or other project approvals by resolution or ordinance.

NON-OPEN SPACE is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (pervious or impervious), swimming pool shells and decks, and any at-grade impermeable feature. Grade from a structure to property line cannot exceed 1:4 slope (Town Zoning Code Section 158.118). Maximum allowable Non-Open Space coverage is established in Town Code Section 158.030(E) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lines except:

- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line
- Where a lot line lies within a public or private waterway, the Erosion Control Line, Mean High Water Line, water right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line (Town Code Section 158.144, Lot Lines)

LOT SIZE, -BUILDABLE: 9701 (9840sf-139sf Basin)=9701 square feet, as supported by submitted signed/sealed survey

SITE ADDRESS:

Street Address: 574 Norton Street Unit # N/A

Condominium/Complex Name: N/A

COUNTY: ☒ MANATEE ☐ SARASOTA LOT (S)#: 56 PARCEL #: 868300000

Lot Coverage Calculation (in square feet):

1. **Non-Pool/Spa Areas**
   - Residential Structure (from exterior walls/columns) Existing: ____ This Permit: 2812 By Others: ____
   - Garage/Carport (not under house) Existing: ____ This Permit: 0 By Others: ____
   - Roof Eave Overhang (exceeding 3 ft. in depth) Existing: ____ This Permit: 0 By Others: ____
   - Front Entry & Front Stairs (roofed and unroofed) Existing: ____ This Permit: Incl By Others: ____
   - Rear Entry & Rear Stairs (roofed and unroofed) Existing: ____ This Permit: Incl By Others: ____
   - Roofed Porch, Lanai and/or Caged Room, Screened Room Existing: ____ This Permit: Incl By Others: ____
   - Raised Deck or Terrace (>6 inches above finished grade) Existing: ____ This Permit: 0 By Others: ____
   - Mechanical Equipment (i.e., A/C, pool) Existing: ____ This Permit: 86 By Others: ____
   - Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.) Existing: ____ This Permit: 0 By Others: ____
   - Other Buildings/Structures/improvements (>6 inches above finished grade) Existing: ____ This Permit: 0 By Others: ____
2. **Total Non-Pool/Spa Areas** Existing: ____ This Permit: 0 By Others: ____
3. **Elevated/Caged Pool/Spa Areas (including stairs)** Existing: ____ This Permit: 0 By Others: ____
4. **Subtotal Lot Coverage Square Footages (lines 2 + 3)** Existing: ____ This Permit: 2898 By Others: ____
5. **Total Lot Coverage Square Footage** (sum of 'existing', 'this permit', and 'by others' in line 4) Square Feet 2898
6. **Total Lot Coverage Percentage** Square Feet (line 5) 2898 / 9701 divided by Lot Size = 29.88 %

Town of Longboat Key
Single-Family Coverage Calculations - Zoning
Page 2 of 2

Non-Open Space Calculation (in square feet):

1. **At-Grade Improvements**
   - Driveway/Parking Areas (as per site plan) (all surface types) By Others: ____ Existing: ____ This Permit: 593
   - Designated Walkways/Sidewalks (as Per site plan) (all surface types) Existing: ____ This Permit: 202 By Others: ____
   - Impermeable Patios, Slabs, etc. Existing: ____ This Permit: 210 By Others: ____
   - Impermeable Pool Deck (at-grade) Existing: ____ This Permit: 0 By Others: ____
   - Pool/Spa Shell (at-grade) Existing: ____ This Permit: 648 By Others: ____
   - Mechanical Equipment Pads (i.e., A/C, pool) (at-grade) Existing: ____ This Permit: Incl By Others: ____
   - Other Impervious Surface (at-grade) Existing: ____ This Permit: 152 By Others: ____
2. **Total At-Grade Square Footage** (sum of 'existing', 'this permit', and 'by others' in line 7) Square Feet 1805
3. **Total Non-Open Space Square Footage** Line 5 + 8 = 4703 Square Feet
4. **Total Non-Open Space Percentage** Square Feet (line 9) 4703/9701 divided by Lot Size = 48.48 %

Revised 03/17/2023

① SITE COVERAGE CALCULATIONS

N — NORTH ARROW

15 / 14 A-18 16 — INTERIOR ELEVATION AND SHEET NUMBER

11 / A-18

A / A-42 — SECTION CUT AND SHEET NUMBER

5 / A107 — DETAIL CUT AND SHEET NUMBER

A — WALL TYPE

OFFICE | 105 | A 1 C 2 — ROOM NAME, NUMBER & FINISH SCHEDULE

D — WINDOW & STOREFRONT TAGS

215 OR 313 — DOOR & DOOR FRAME TAGS

B OR 10 — METAL SHELVING or SPECIAL EQUIPMENT TAGS

F — TOILET ACCESSORY & FIXTURE TAGS

F.E. — FIRE EXTINGUISHER

1 HOUR FIRE RATED WALL

2 HOUR FIRE RATED WALL

9'-0" — CEILING HEIGHT

1 — REVISION NUMBER TAG

EL. 0'-0" TOP OF FIN. FLOOR — BUILDING ELEVATION AND DESCRIPTION

12 / 6 — ROOF PITCH

BLDG PERMIT PLANS
FILE
Copy of Record

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

② ARCHITECTURAL SYMBOLS

7	6	5	4	3	2	1	REVISION

DATE

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG DATE: 2/23/24
SCALE: N.T.S.
FILE NAME: SIZEMORE XPLAN

Garry L. Roberts
Florida #AR 10663

Garry Roberts Architecture LLC
435 10th Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ABBREVIATIONS, SYMBOLS, SITE COVERAGE CALCULATIONS

PROJECT NO. 2301
DRAWING NO. A.1

MATERIAL LEGEND

1. BOARD AND BATTEN
2. TABBY STUCCO
3. EXPOSED ARCHITECTURAL CONCRETE
4. DECORATIVE ALUM SHUTTERS, FIXED, POWDER COAT
5. DECORATIVE ALUM RAILING OR GRILLE, POWDER COAT
6. WELDED ALUM FRAME W/HORIZONTAL ALUM LOUVERS (MIN. 60% OPAQUE, POWDER COAT, HEIGHT AS NOTED

CALCULATIONS FOR FLOW THRU DEVICES (2 MIN.)

ROOM	S.F.	DEVICES
GOLF CART 103	460 S.F.	3
STORAGE 104	107 S.F.	2
STORAGE 105	32 S.F.	2
ELEVATOR 106	23 S.F.	2
STORAGE 108	63 S.F.	2
TRASH 109	23 S.F.	2

NOTE: ONE 8 X 16 SMART VENT FLOW - THRU FOR EVERY 200 SF./2 MIN.

NOTE:
*ALL GRADE LEVEL EXTERIOR FINISH TO BE TABBY STUCCO

RESIDENTIAL ELEVATORS: LUXURY LIFT TRACTION LLT

ALL LINE VOLTAGE ELECTRICAL DEVICES TO BE MOUNTED ABOVE 900 ELEV. (D.F.E.)

TAG LEGEND:
ROOM NAME / ROOM NUMBER / FLOOR FINISH / BASE FINISH — NOTE TAG (SEE FINISH NOTES) / CEILING FINISH / WALL FINISH

FLOOR NUM.	FLOOR FINISH	BASE LET.	BASE FINISH	WALLS NUM.	WALLS FINISH	CEILING LET.	CEILING FINISH
1	EPOXY	A	1 X 6 CLEAR POPLAR, PAINT	1	CMU, PAINT	A	GYPSUM WALLBOARD LEVEL 5, PAINT
2	PORCELAIN TILE SELECTED BY OWNER	B	PORCELAIN TILE SELECTED BY OWNER	2	TABBY STUCCO	B	EXT. GYPSUM WALLBOARD SMOOTH FINISH, PAINT
		C	NONE	3	GYPSUM WALLBOARD LEVEL 5 FINISH, PAINT	C	MR GYPSUM WALLBOARD LEVEL 5 FINISH, PAINT
				4	PORCELAIN TILE SELECTED BY OWNER	D	DENS GLASS GOLD SMOOTH FINISH, PAINT
				5	MR GYPSUM WALLBOARD LEVEL 5 FINISH, PAINT		

1. PORCELAIN TILE IN SHOWER, FULL HGT.
2. 1 X 6 T&G CYPRUS, STAIN AT COFFER
3. STAIR TREADS, RISERS AND LANDING TO BE PORCELAIN TILE SELECTED BY OWNER
4. SMOOTH FINISH CEMENT PLASTER FOR PAINTED MURAL AT WINDOW WALL IN ELEVATOR

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

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Date: 2024.03.21 '13:59:10 -04'00'

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS FILE
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FIRST LEVEL CONDITIONED SPACE, STORAGE, NON-HABITABLE 695 S.F.
SECOND LEVEL CONDITIONED SPACE, LIVING, HABITABLE 2254 S.F.

TYPE OF CONSTRUCTION: TYPE VB
BLDG. HEIGHT ABOVE D.F.E. 26'11 3/4"
OCCUPANCY: RESIDENTIAL (SINGLE FAMILY)

7			
6			
5			
4			
3			
2	BUILDING COMMENTS	3/22/24	
1	REVISION	DATE	

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

Garry L Roberts
Florida #AR 12663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
FIRST FLOOR PLAN

PROJECT NO.
2301
DRAWING NO.
A.2.1

MATERIAL LEGEND

1. BOARD AND BATTEN
2. TABBY STUCCO
3. EXPOSED ARCHITECTURAL CONCRETE
4. DECORATIVE ALUM SHUTTERS, FIXED, POWDER COAT
5. DECORATIVE ALUM RAILING OR GRILLE, POWDER COAT
6. WELDED ALUM FRAME W/HORIZONTAL ALUM LOUVERS (MIN. 60% OPAQUE, POWDER COAT, HEIGHT AS NOTED

NOTES:

*INTERIOR DOORS
STAIN GRADE 1 3/4" S.C. 2 PANEL, FACTORY FINISH (UNO)
CASING 1 X 4 NOM., POPLAR WOOD, PAINT GRADE

*BASE
1 X 6 NOM., POPLAR WOOD, PAINT GRADE

*WINDOWS
CASING 1 X 4 NOM., POPLAR WOOD, PAINT GRADE, JAMB EXTENSIONS
SILL, 1 X 4 POPLAR WOOD, PAINT (UNO)

NOTE: EXTERIOR SILLS TO BE CAST IN PLACE CONCRETE

NOTE: EXTERIOR DECK TO BE SCHLUTER WATERPROOFING SYSTEM

NOTE: BATHROOM WET ROOM & SHOWERS TO RECEIVE SCHLUTER WALL & FLOOR SYSTEM

NOTE: ALL MECHANICAL AND POOL EQUIPMENT SHALL BE A MINIMUM 10 FEET FROM SIDE PROPERTY LINE

TAG LEGEND:
ROOM NAME
ROOM NUMBER
FLOOR FINISH
BASE FINISH
NOTE TAG (SEE FINISH NOTES)
CEILING FINISH
WALL FINISH

FLOOR		BASE		WALLS		CEILING	
NUM.	FINISH	LET.	FINISH	NUM.	FINISH	LET.	FINISH
1	EPOXY	A	1 X 6 CLEAR POPLAR, PAINT	1	CMU, PAINT	A	GYPSUM WALLBOARD LEVEL 5, PAINT
2	PORCELAIN TILE SELECTED BY OWNER	B	PORCELAIN TILE SELECTED BY OWNER	2	TABBY STUCCO	B	EXT. GYPSUM WALLBOARD SMOOTH FINISH, PAINT
		C	NONE	3	GYPSUM WALLBOARD LEVEL 5 FINISH, PAINT	C	MR. GYPSUM WALLBOARD LEVEL 5 FINISH, PAINT
				4	PORCELAIN TILE SELECTED BY OWNER	D	DENS GLASS GOLD SMOOTH FINISH, PAINT
				5	MR. GYPSUM WALLBOARD LEVEL 5 FINISH, PAINT		

1. PORCELAIN TILE IN SHOWER, FULL HGT.
2. 1 X 6 T&G CYPRUS, STAIN AT COFFER
3. STAIR TREADS, RISERS AND LANDING TO BE PORCELAIN TILE SELECTED BY OWNER
4. SMOOTH FINISH CEMENT PLASTER FOR PAINTED MURAL AT WINDOW WALL IN ELEVATOR

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Date: 2024.03.21 13:59:44 -04'00'

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

7		
6		
5		
4		
3		
2		
1	BUILDING COMMENTS	3/22/24
	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

Garry L Roberts
Florida #AR 10663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
SECOND FLOOR PLAN

PROJECT NO.
2301
DRAWING NO.
A.2.2

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TOWN OF LONGBOAT KEY
Planning Department

FIRST LEVEL CONDITIONED SPACE, STORAGE NON-HABITABLE 695 S.F.
SECOND LEVEL CONDITIONED SPACE, LIVING, HABITABLE 2254 S.F.

PROVIDE FOR MANF. 7/8" X 7/8" CHANNEL W/#4" THROAT AT B-FOLD DOORS, DRAIN TO EXTERIOR

FULL CAB ELEVATOR, MANF. TO ALIGN VIEW PANEL IN ELEVATOR WITH BUILDING FIXED WINDOW, COORDINATE FINISHES W/A.C.

SLAB EDGE SCHLUTER TERMINATION @ DECK TYP.

CONTINUOUS WALL MTD. HANDRAIL @ 2'-10"

2 1/2" CONC. OVER POUR

RETRACTABLE SCREEN

FIXED WINDOW

HEATED FLOOR

HEATED TOWEL BAR

ALL WET AREAS TO RECEIVE W/SCHLUTER FLOOR & WALL SYSTEM

SOLID WD. BLOCKING @ 36" A.F.F.

3' TRENCH DRAIN (VERIFY W/TUB SELECTION)

METAL STUD FRAMING W/SCHLUTER WALL SYSTEM

SCHLUTER NICHE IN WALL AND KNEE WALL

3'-4" H. KNEE WALL W/FRAMELESS TEMP GLASS ABOVE TYP. @ ALL BATHROOMS

2 1/2" CONC. OVER POUR

4" INSET FOR EXT. ALUM SLAT PANEL

8" CMU WALL W/FIXED WINDOW ABOVE

SLAB EDGE

WALLS IN BATH 204, 206, 207 NON - WET AREAS TO RECEIVE TILE OVER 1/2" M.R. GYP. BD. ON MTL. STUDS @ 16" O.C.

4 X 4 ALUM UPRIGHTS POWDER COAT

HOUSE A/C

GARAGE A/C

FAIR 3'-0" X 4'-8" WELDED ALUM FRAME & ALUM LOUVERS ALUM GATES, POWDER COAT

26 KW PROPANE GENERATOR SEE ELECTRICAL (48 X 26 X 30)

PROP. LINE

FIXED PANEL

SLOPE

4'-8" WALL & CONC DECK

2 1/2" CONC. OVER POUR

SOFFIT ABOVE @ 8'-0" A.F.F.

SCHLUTER NICHE

6' WALL

2' STEP MIN.

10'-0" MIN.

SHOWER CLG. @ 8'-0" A.F.F.

4" CURB

SCHLUTER NICHE

GAS DRYERS VENT TO CARPORT BELOW

STACK WASHER/ DRYER

UPPER CAB.

LAUNDRY

BATH

ATTIC ACCESS

UPPER CAB.

U.C. BEV. F. R

36" HIGH TOP

MICRO WAVE IN BASE CAB.

DOUBLE OVEN

GAS RANGE

MASTER BEDROOM

KITCHEN

METAL STUD FRAMING

DW

UPPER CAB. +39.5, -51.7

6' W. X 2' D. DOOR DAP AND 3' W. X 2' D. DRAINAGE DAP

3'-6" X 11'-10" DOOR W/SIDELITE

FOYER /STAIRWAY

LIVING

DINING

DECK

16 X 16 CIP

16 X 16 CIP 8" COL OFFSET

FIXED SCREEN

RETRACTABLE SCREEN

2 1/2" CONC. OVER POUR

2'-0" O.H. TYP.

2'-0" O.H. NOM.

(TILE)

SLOPE

DS

DN

NOTE TAG LEGEND:
1. PORCELAIN TILE IN SHOWER, FULL HGT.
2. 1 X 6 T&G CYPRUS, STAIN AT COFFER
3. STAIR TREADS, RISERS AND LANDING TO BE PORCELAIN TILE SELECTED BY OWNER
4. SMOOTH FINISH CEMENT PLASTER FOR PAINTED MURAL AT WINDOW WALL IN ELEVATOR

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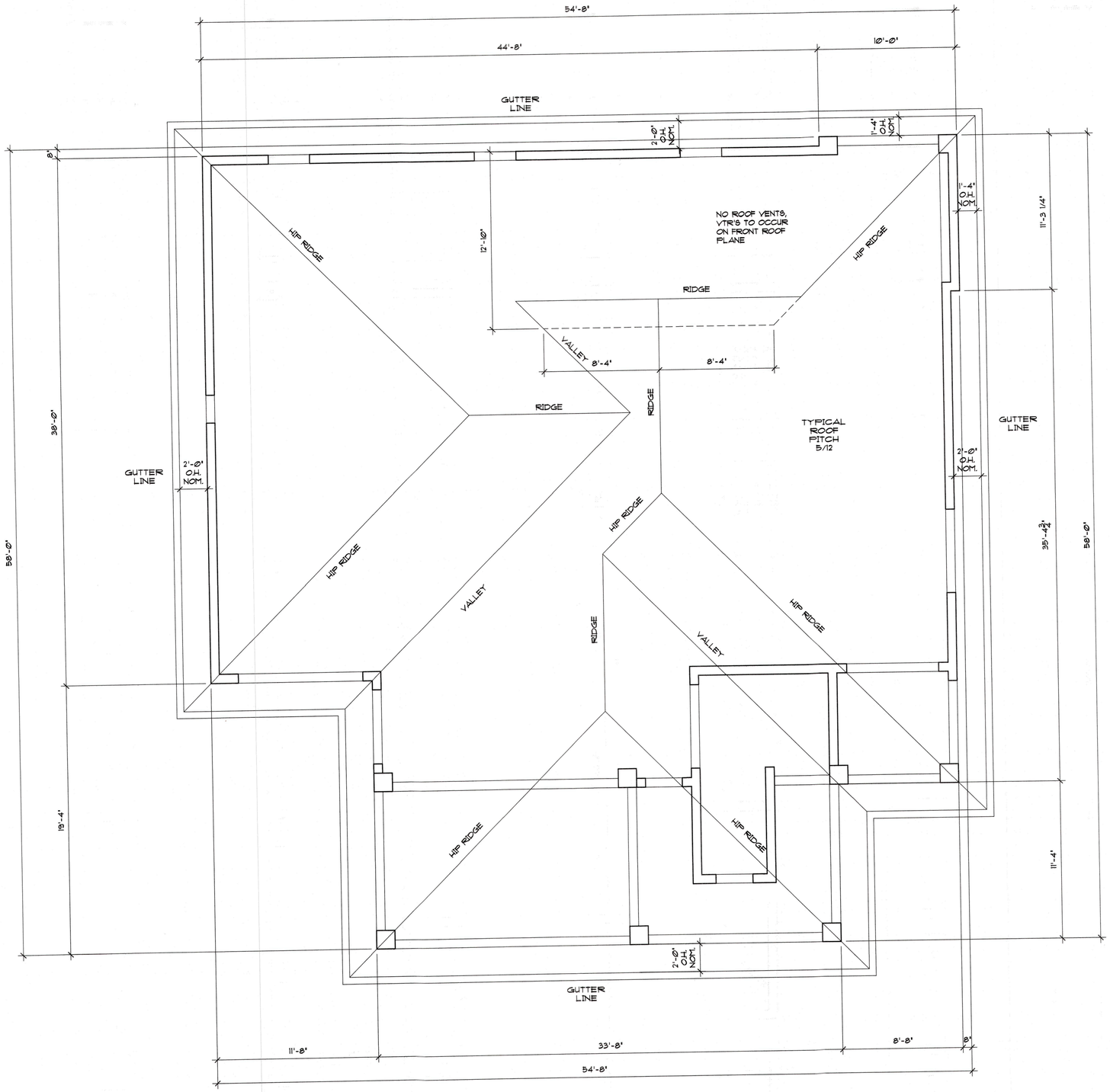
Date: 2024.02.21 16:03:18 -05'00



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

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FILE
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

2/21/24
Garry L. Roberts
Florida #AR 10663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
ROOF PLAN

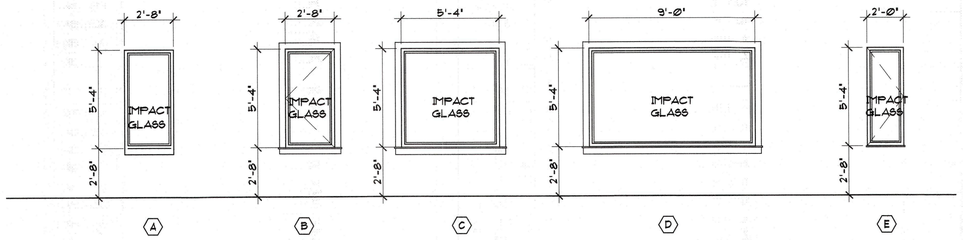
PROJECT NO.
2301
DRAWING NO.
A.2.3

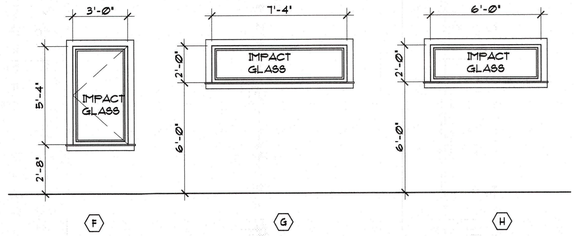
DOOR SCHEDULE

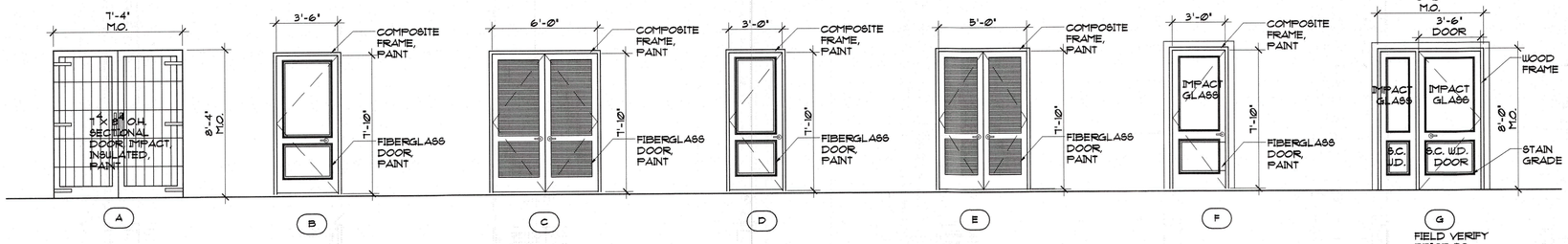
DOOR NO.	TYPE	SIZE W	SIZE H	SIZE T	MAT.	FINISH	GLAZ.	FRAME MAT.	FRAME FINISH	FIRE RATED	HARDWARE THRES-HOLD	HARDWARE CLOSER	HARDWARE WEATH STRIP'G	HARDWARE SWEEP	HARDWARE RAIN DRIP	HARDWARE LOCK SET	REMARKS
103A	A	7'-4"	8'-4"	-	ALUM	PREFIN.	-	-	-	-						-	O.H. SECTIONAL, INSUL., IMPACT
103B	B	3'-6"	7'-0"	1 3/4"	FG.	PAINT	-	COMP.	PAINT	-	X		X	X		ENTRY	FIBERGLASS, IMPACT
104A	C	PR3'-0"	7'-0"	1 3/4"	FG.	PAINT	-	COMP.	PAINT	-	X		X	X		PASSAGE	FIBERGLASS, IMPACT
105A	D	3'-0"	7'-0"	1 3/4"	FG.	PAINT	-	COMP.	PAINT	-	X		X	X		ENTRY	FIBERGLASS, IMPACT
106A	F	3'-0"	7'-0"	1 3/4"	FG.	PAINT	INSULATED/IMPACT GLASS	COMP.	PAINT	-	X		X	X		ENTRY	FIBERGLASS, IMPACT, LOW E, INTERFACE W/ELEVATOR CONTROLS
108A	D	3'-0"	7'-0"	1 3/4"	FG.	PAINT	-	COMP.	PAINT	-	X		X	X		ENTRY	FIBERGLASS, IMPACT
109A	E	PR2'-6"	7'-0"	1 3/4"	FG.	PAINT	-	COMP.	PAINT	-	X		X	X		ENTRY	FIBERGLASS, IMPACT
201A	F	3'-0"	7'-0"	1 3/4"	FG.	PAINT	INSULATED/IMPACT GLASS	COMP.	PAINT	-	X		X	X		ENTRY	FIBERGLASS, IMPACT, LOW E, INTERFACE W/ELEVATOR CONTROLS
201B	G	3'-6"	7'-0"	1 3/4"	SC. WD.	STAIN	INSULATED/IMPACT GLASS	WD	PAINT	-	X		X	X		ENTRY	S.C. WD. W/SIDELITE, IMPACT
202A	H	16'-4"	7'-0"	2"	ALUM.	FACTORY	INSULATED/IMPACT GLASS	ALUM.	FACTORY	-						ENTRY	BI-FOLD DOOR, OUTSWING, IMPACT, INSUL., LOW E, WHITE
204A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
204B	N	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT								POCKET INTERIOR DOOR
205A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
205B	K	PR1'-5"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PASSAGE	PAIR INTERIOR DOOR
206A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
206B	L	PR2'-6"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-							BI - PASS INTERIOR DOOR
207A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
208A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
208B	L	PR2'-6"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT								BI - PASS INTERIOR DOOR
210A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
210B	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
210C	L	PR2'-6"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT								BI - PASS INTERIOR DOOR
210D	L	PR2'-6"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT								BI - PASS INTERIOR DOOR
211A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PRIVACY	INTERIOR DOOR
211B	M	6'-0"	7'-0"	2"	ALUM.	FACTORY	INSULATED/IMPACT GLASS	ALUM.	PRE-FIN.	-						ENTRY	BI-FOLD DOOR, OUTSWING, IMPACT, INSUL., LOW E, WHITE
212A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT	-						PASSAGE	INTERIOR DOOR
213A	N	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT								POCKET INTERIOR DOOR
214A	P	PR2'-1"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT							PASSAGE	INTERIOR DOOR
215A	N	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT								POCKET INTERIOR DOOR
216A	J	3'-0"	7'-0"	1 3/4"	SC. WD.	STAIN	-	WD	PAINT							PRIVACY	INTERIOR DOOR

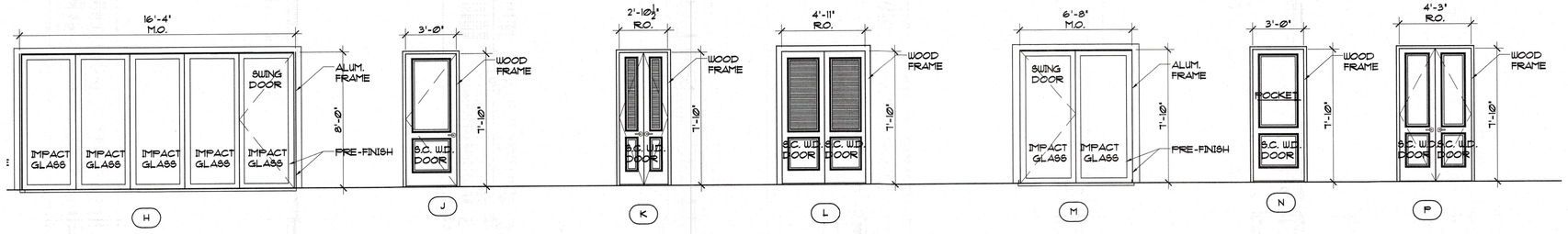
WINDOW SCHEDULE

MARK	TYPE	SIZE W × H	MATERIAL	FINISH	GLAZING	TINT	IMPACT RATING	REMARKS
A	FIXED	2'-8" × 5'-4"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT FW-7120A SERIES, ALUM. FIXED, IMPACT
B	CASEMENT - O	2'-8" × 5'-4"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT CA-140 SERIES, OUT SWING, IMPACT
C	FIXED	5'-4" × 5'-4"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT FW-7120A SERIES, ALUM. FIXED, IMPACT
D	FIXED	9'-0" × 5'-4"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT FW-7120A SERIES, ALUM. FIXED, IMPACT
E	CASEMENT - O	2'-0" × 5'-4"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT CA-140 SERIES, OUT SWING, IMPACT
F	CASEMENT - O	3'-0" × 5'-4"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT CA-140 SERIES, OUT SWING, IMPACT
G	FIXED	7'-4" × 2'-0"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT FW-7120A SERIES, ALUM. FIXED, IMPACT
H	FIXED	6'-0" × 2'-0"	ALUM.	WHITE	INSUL.	LOW E	YES	PGT FW-7120A SERIES, ALUM. FIXED, IMPACT









1 DOOR SCHEDULES/TYPES
SCALE: 1/4" = 1'-0"

FENESTRATION:
U-FACTOR - .40 MIN.
SHGC - .25 MIN.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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	DATE
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1	REVISION

PROJECT ARCHITECT:
PROJECT MANAGER: GLG
DRAWN BY: GLG
DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: 2301-A4.1

Garry L. Roberts
Florida #AR 10663

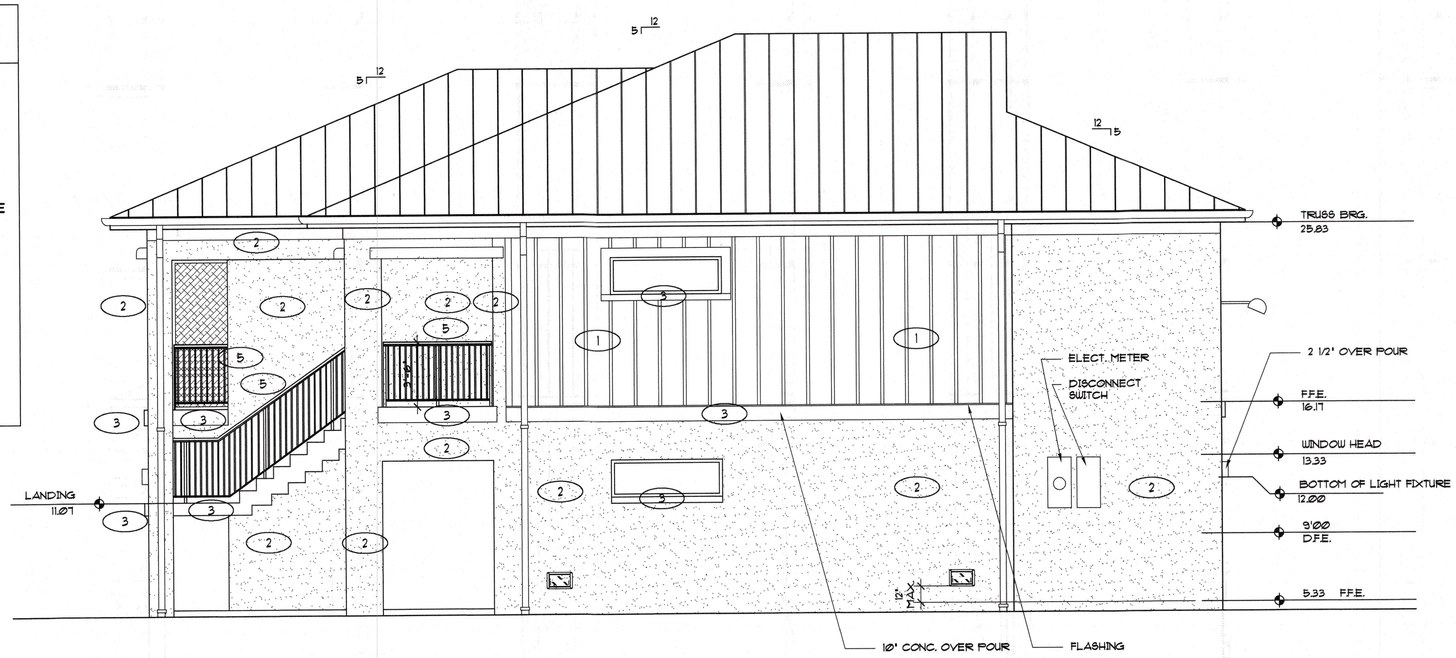
Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
DOOR & WINDOW SCHEDULES/TYPES

PROJECT NO.
2301
DRAWING NO.
A.4.1

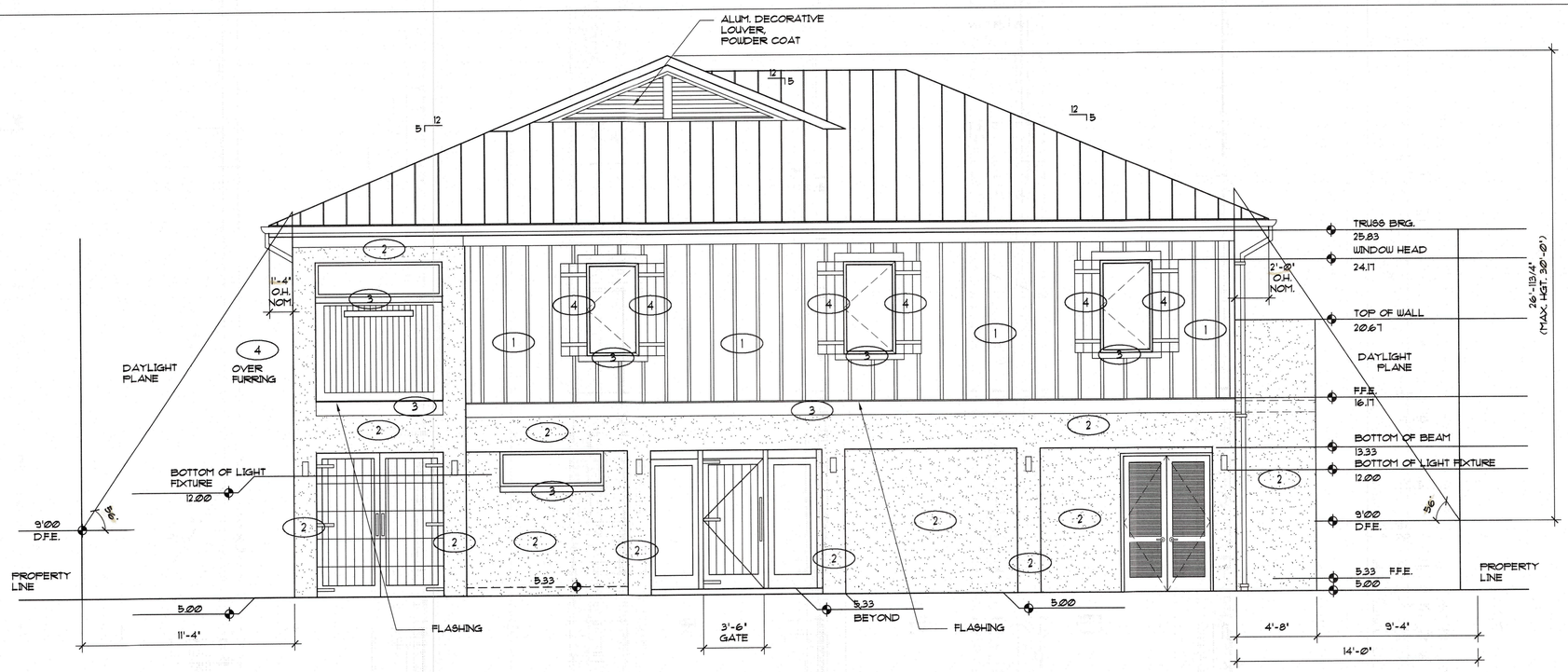
MATERIAL LEGEND

1. BOARD AND BATTEN
2. TABBY STUCCO
3. EXPOSED ARCHITECTURAL CONCRETE
4. DECORATIVE ALUM SHUTTERS, FIXED, POWDER COAT
5. DECORATIVE ALUM RAILING OR GRILLE, POWDER COAT
6. WELDED ALUM FRAME W/HORIZONTAL ALUM SLATS, POWDER COAT



2 EAST ELEVATION

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



1 NORTH ELEVATION

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

NOTE: PROVIDE 3/4" THICK COMPOSITE GROUND ON CMU WALL TO RECEIVE COMPONENTS, SEAL AS REQUIRED

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1	REVISION

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

2/21/24
Garry L. Roberts
Florida #AR 10663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NO.
2301
DRAWING NO.
A.5.1

MATERIAL LEGEND

1. BOARD AND BATTEN
2. TABBY STUCCO
3. EXPOSED ARCHITECTURAL CONCRETE
4. DECORATIVE ALUM SHUTTERS, FIXED, POWDER COAT
5. DECORATIVE ALUM RAILING OR GRILLE, POWDER COAT
6. WELDED ALUM FRAME W/HORIZONTAL ALUM LOUVERS (MIN. 60% OPAQUE, POWDER COAT, HEIGHT AS NOTED) ⚠1

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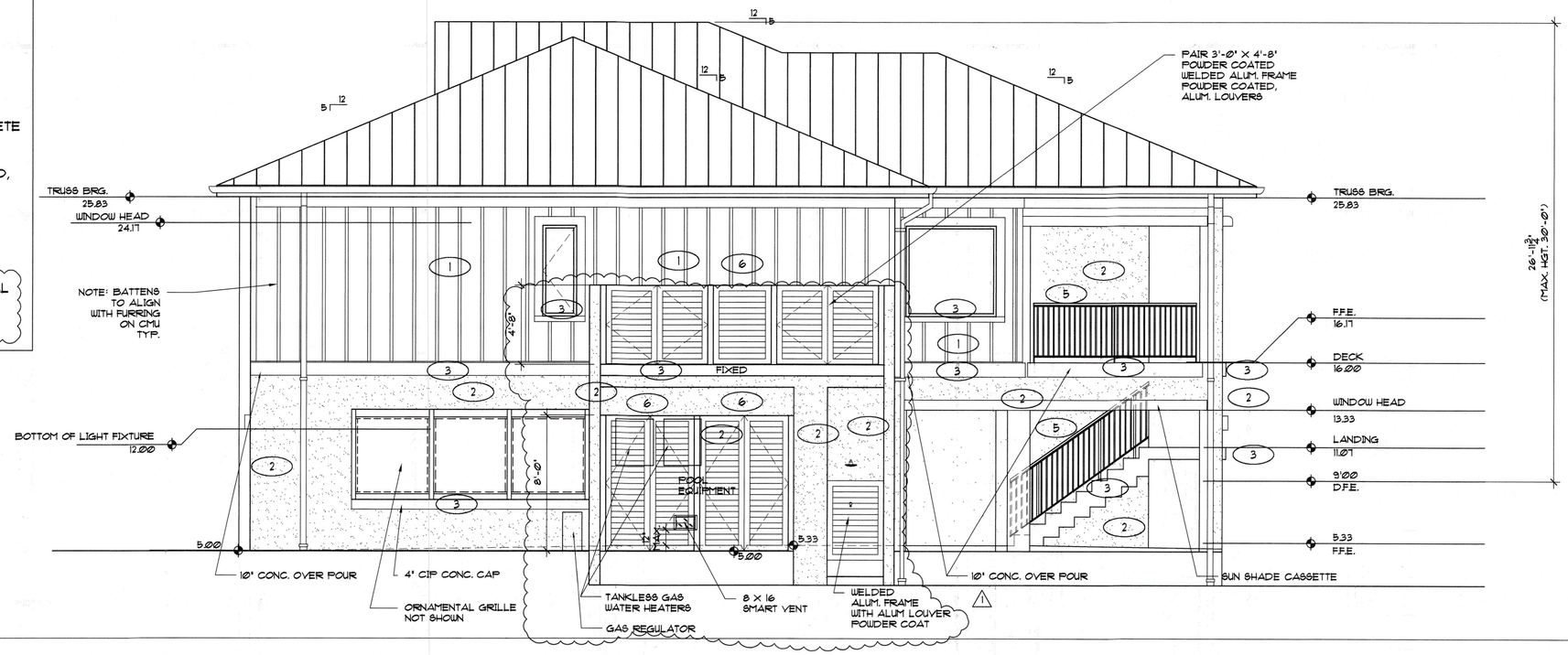
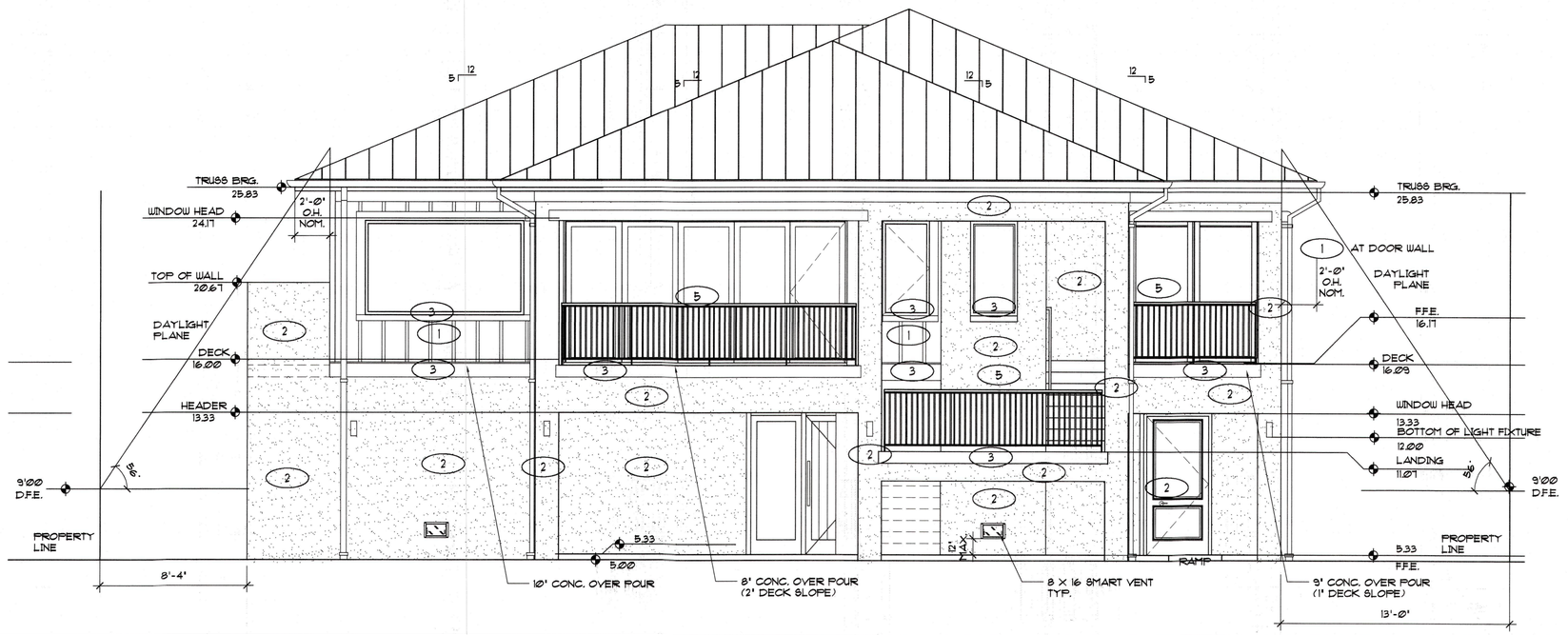
Date: 2024.03.21 14:00:14 -04'00'



WEST ELEVATION

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



SOUTH ELEVATION

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

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2	BUILDING COMMENTS	3/22/24
1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/29/24
SCALE: 1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

Garry L Roberts
Florida #AR 12663

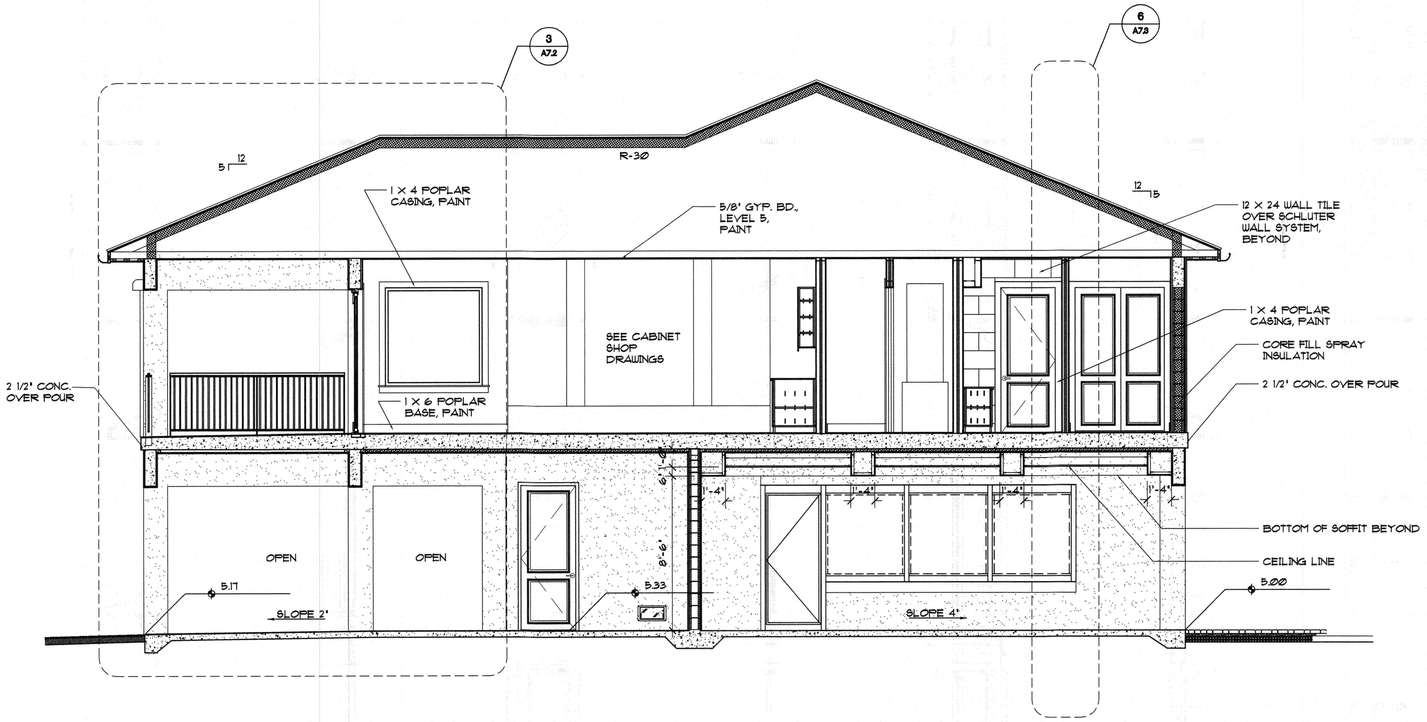
Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL

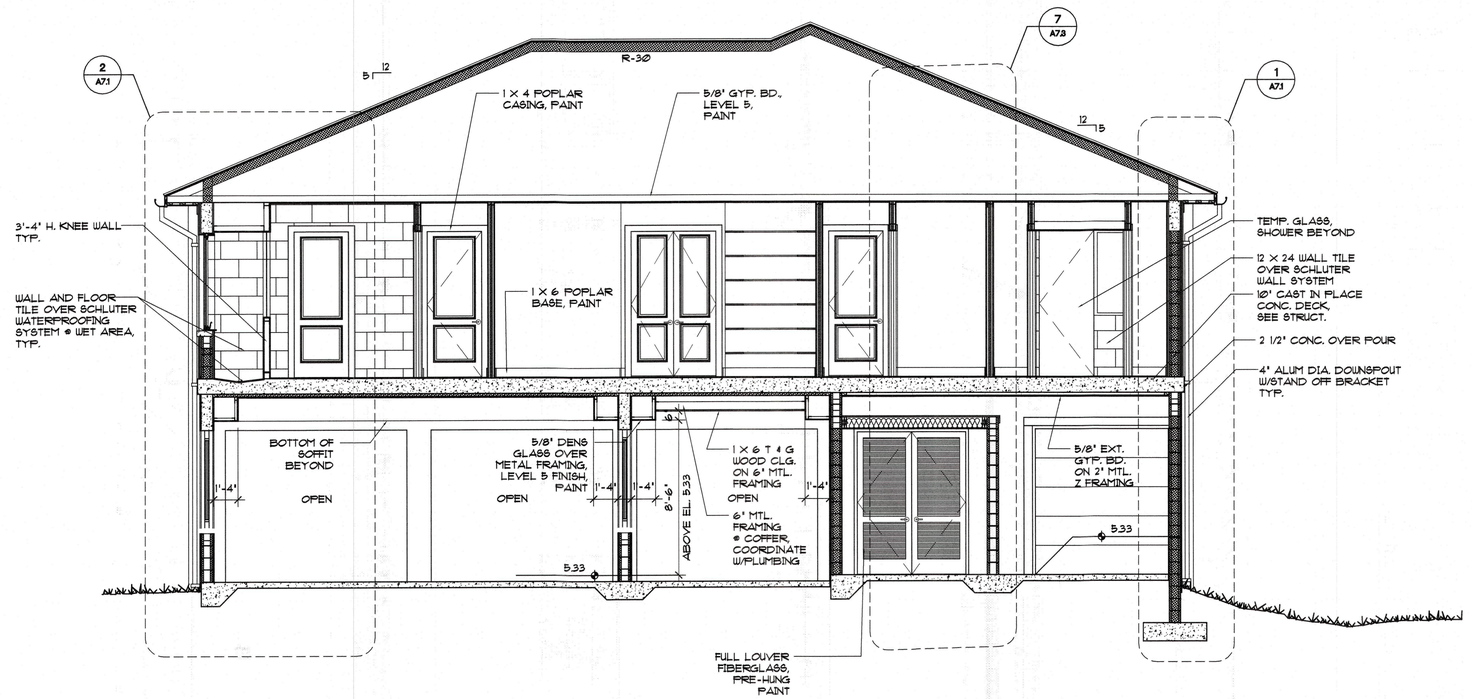
DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NO.
2301

DRAWING NO.
A.5.2



(2) BUILDING SECTION "B-B"
SCALE: 1/4" = 1'-0"



(1) BUILDING SECTION "A-A"
SCALE: 1/4" = 1'-0"

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Planning, Zoning & Building

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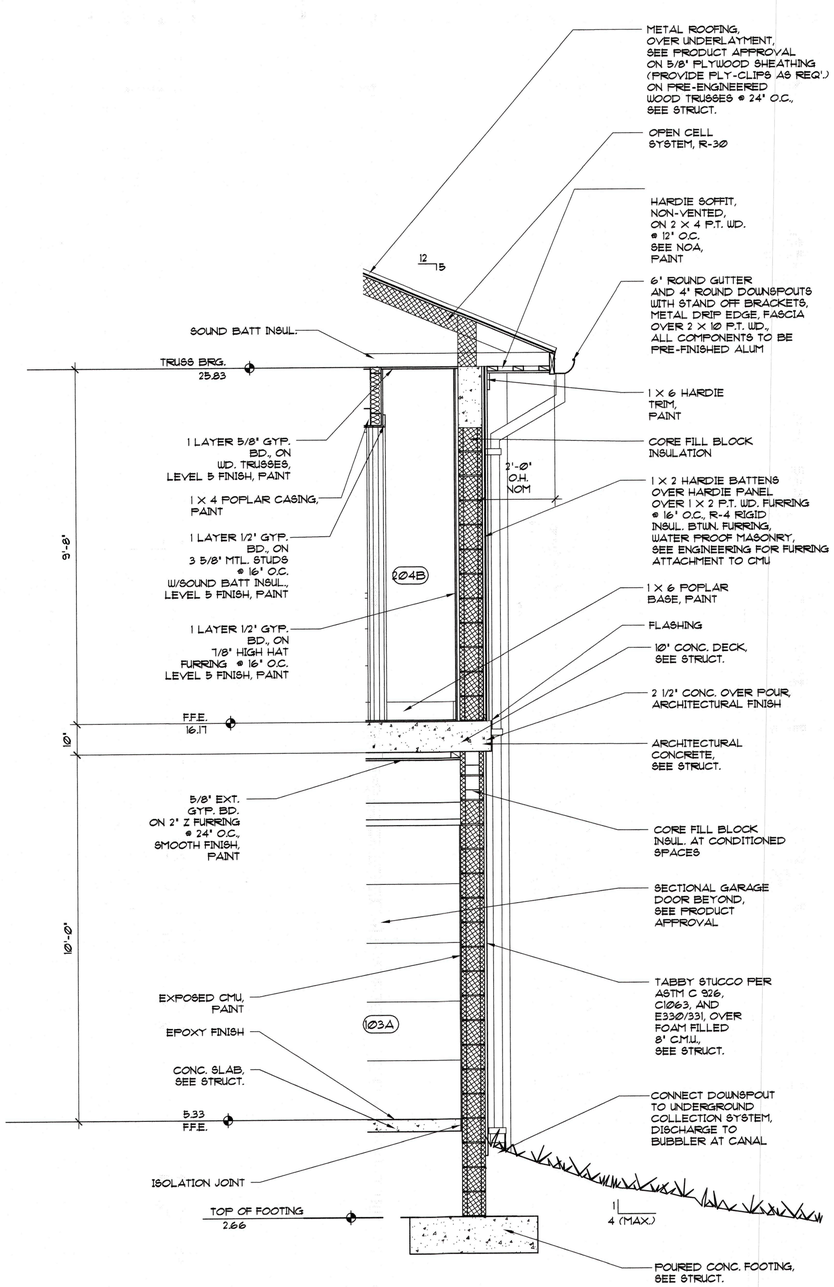
PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: 2301 SECT

2/23/24
Garry L. Roberts
Florida #AR 10663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377 AA 26002887

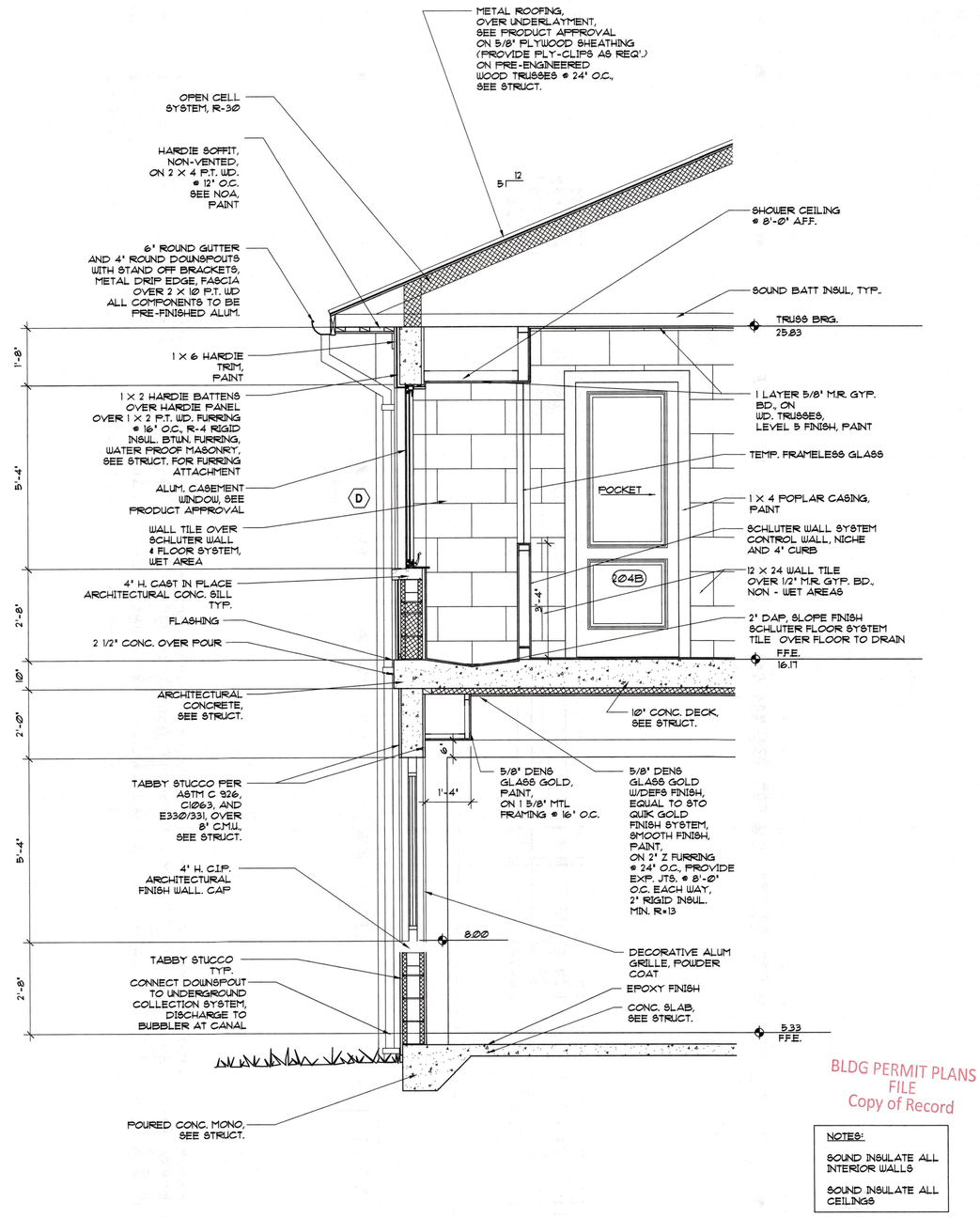
PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: BUILDING SECTION

PROJECT NO. 2301
DRAWING NO. A6.1



1 TYPICAL EXTERIOR WALL SECTION

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



2 TYPICAL WINDOW/DECORATIVE GRILLE WALL SECTION

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

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Date: 2024.02.21 '16:06:04 -05'00'

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NOTES:

SOUND INSULATE ALL INTERIOR WALLS

SOUND INSULATE ALL CEILINGS

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

								DATE
7	6	5	4	3	2	1	REVISION	

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/2"=1'-0"
FILE NAME: 2301 SECT

2/21/24
Garry L. Roberts
Florida *AR 10663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377
AA 26002887

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL

DRAWING TITLE:
WALL SECTIONS

PROJECT NO.
2301

DRAWING NO.
A7.1

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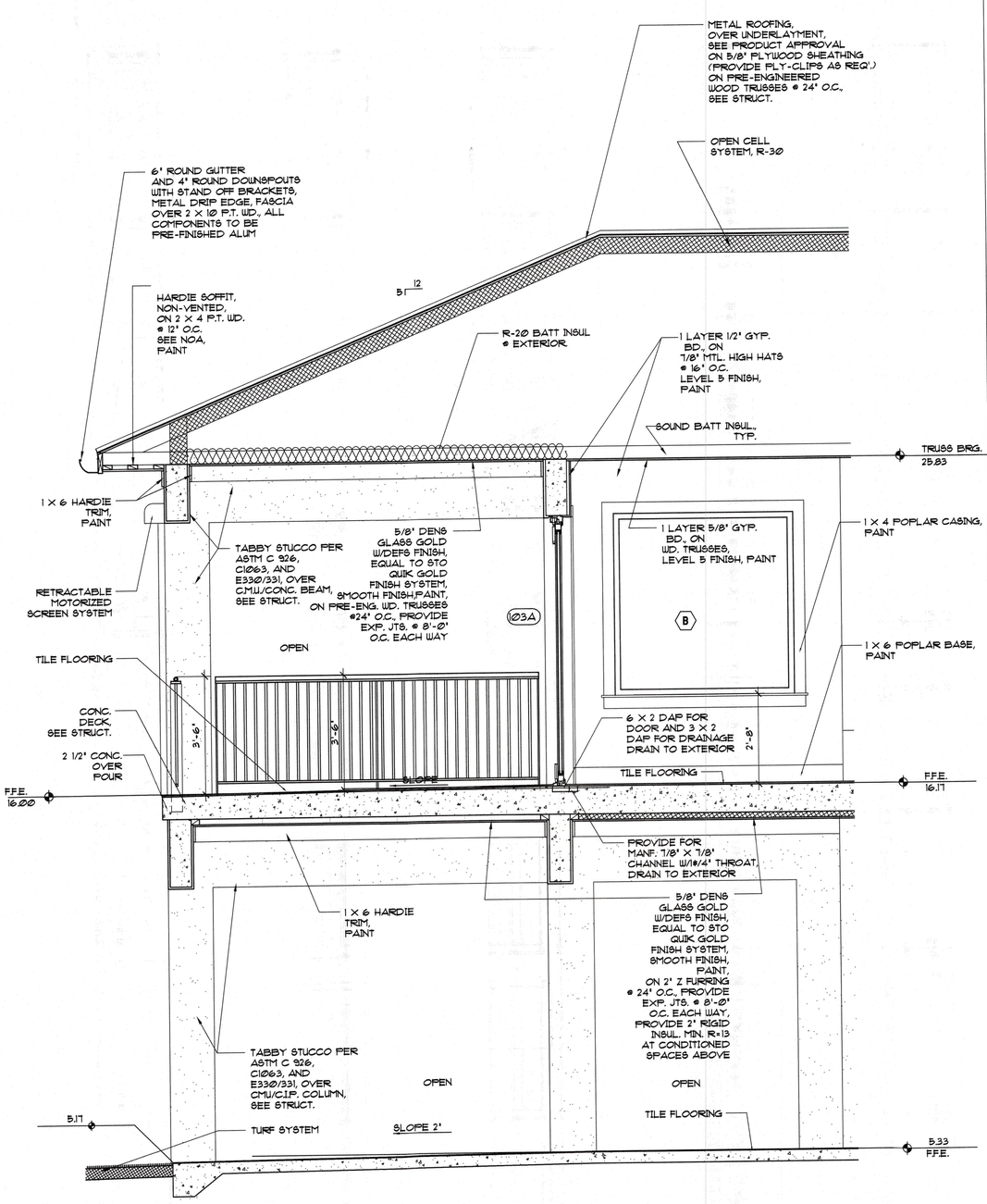
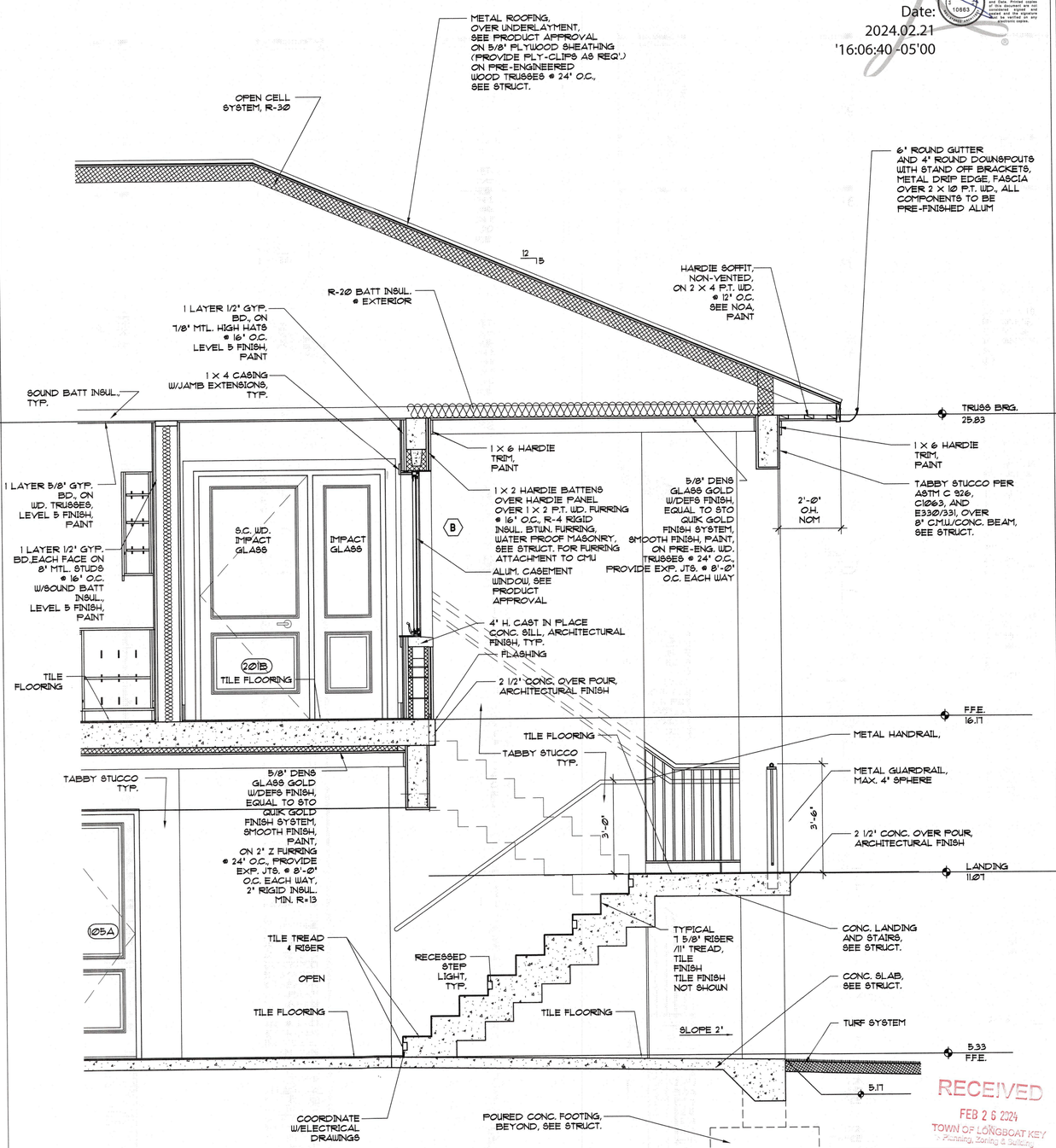
Date: 2024.02.21 '16:06:40 -05'00



3 COVERED AREA/COVERED DECK/LIVING ROOM WALL SECTION

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



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NOTES:
SOUND INSULATE ALL INTERIOR WALLS
SOUND INSULATE ALL CEILINGS

PLANS FILE COPY

4 STAIR WALL SECTION

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

7	6	5	4	3	2	1	REVISION	DATE

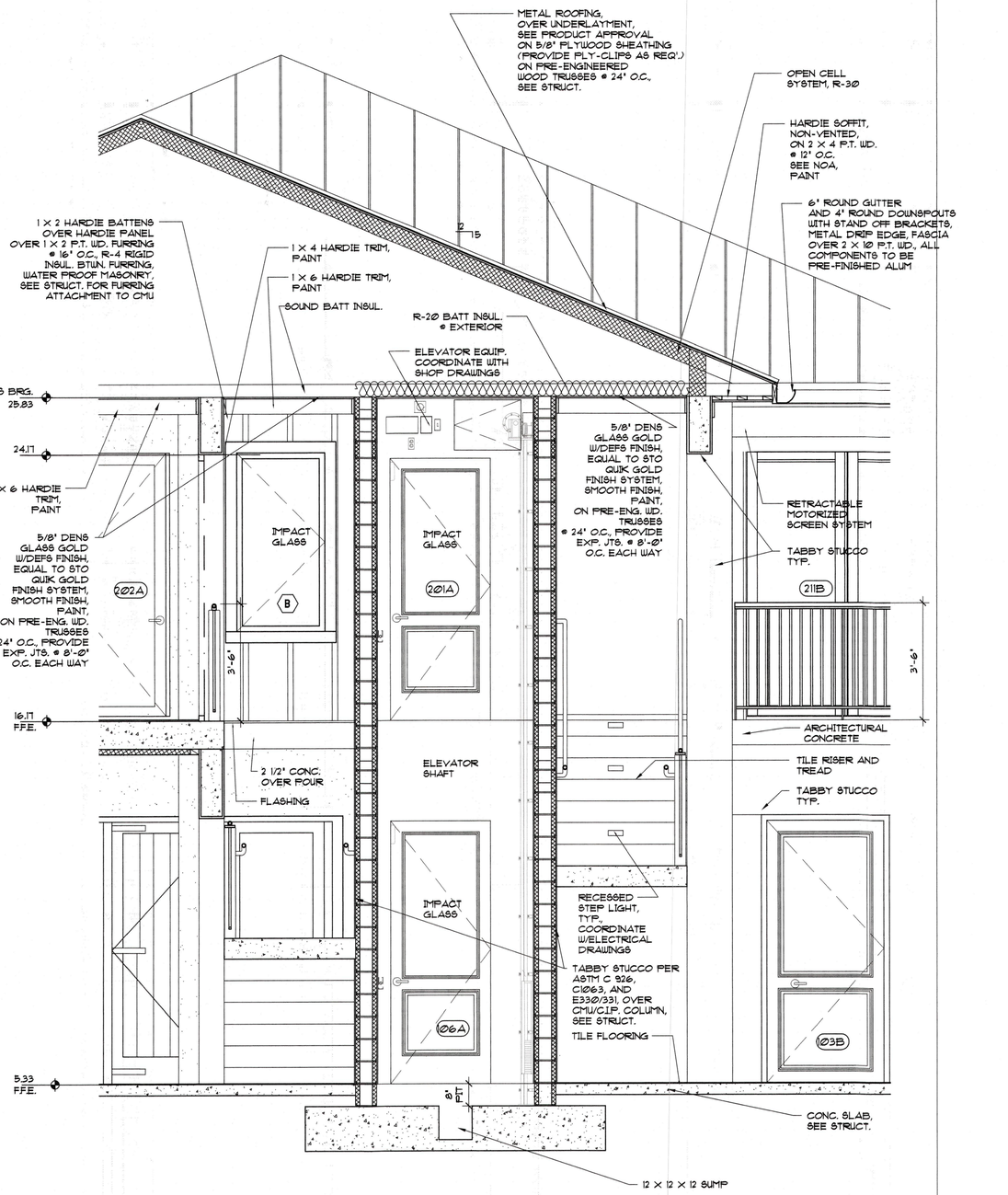
PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/4"=1'-0"
FILE NAME: 2301 SECT

2/21/24
Garry L. Roberts Florida #AR 12663

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377
AA 26002887

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: WALL SECTIONS

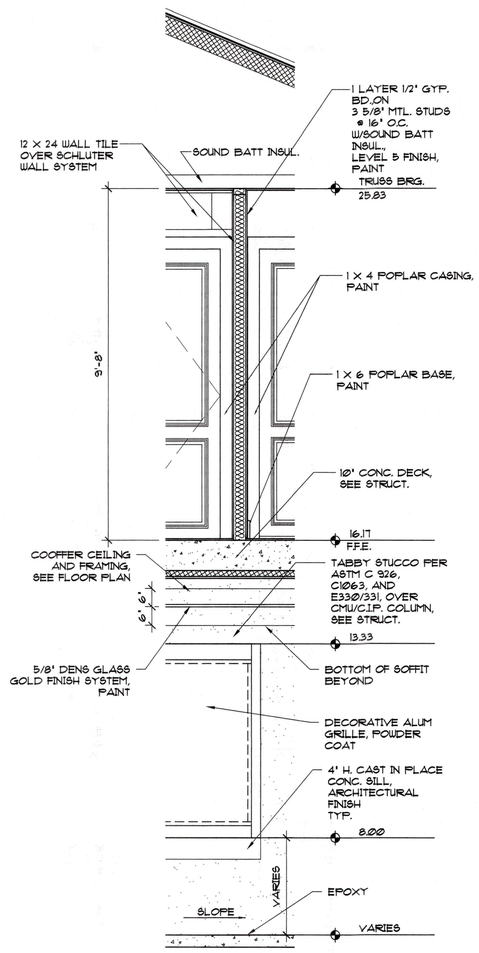
PROJECT NO. 2301
DRAWING NO. A7.2



SMOOTH FINISH CEMENT PLASTER ON CMU AT WINDOW WALL/ PAINTED CMU WALLS ON SIDE WALLS/PAINTED GYP. WALLBOARD ON DOOR WALL

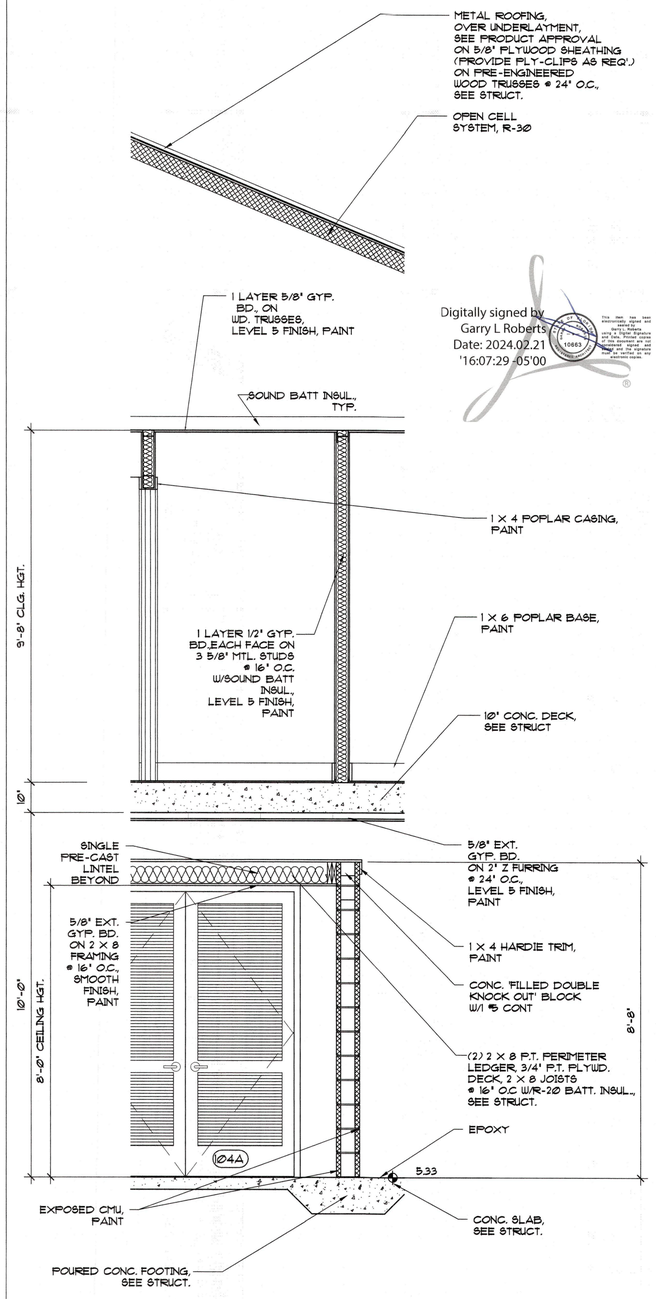
5 ELEVATOR WALL SECTION

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



6 TYPICAL INTERIOR WALL SECTION

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



NOTES:
SOUND INSULATE ALL INTERIOR WALLS
SOUND INSULATE ALL CEILINGS

BLDG PERMIT PLANS Not to be Converted

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7 WOOD PLATFORM WALL SECTION

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

Digitally signed by Garry L Roberts
Date: 2024.02.21 '16:07:29 -05'00'

7		DATE
6		
5		
4		
3		
2		
1	REVISION	

PROJECT ARCHITECT: GIG
PROJECT MANAGER: GIG
DRAWN BY: DATE: 2/23/24
SCALE: 1/2" = 1'-0"
FILE NAME: 2301 SECT

2/21/24
Garry L. Roberts
Florida #AR 12663

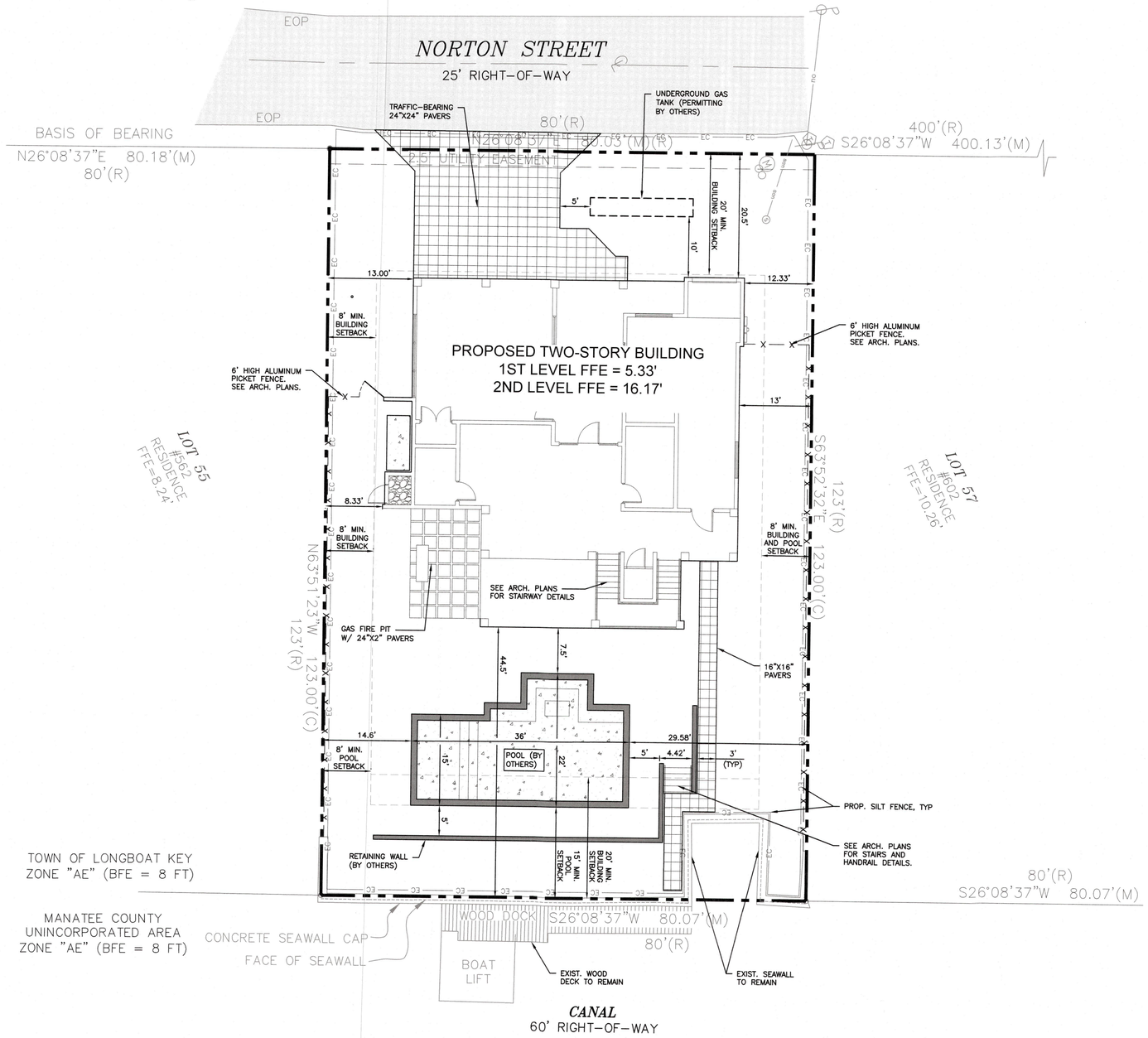
Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377 AA 26002887

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: WALL SECTIONS

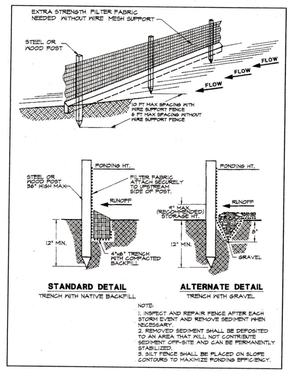
PROJECT NO. 2301
DRAWING NO. A7.3

811 Know what's **below.** **Call** before you dig.
Determina lo que está **bajo tierra.** **Llama** antes de excavar.

0 10 20 30
Scale 1" = 10 ft



SEE SHEET C-3 FOR DETAILED BMP NOTES AND DETAILS



SILT FENCE DETAIL
NTS

LEGEND

- PROPERTY LINE
- EC — EC PROPOSED SILT FENCE
- PROPOSED FENCE
- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ROCK

SITE DATA TABLE

TOTAL SITE AREA:	±9,846 SF / ±0.23 AC
ADDRESS:	574 NORTON ST, LONGBOAT KEY, FL 34228
JURISDICTION:	TOWN OF LONGBOAT KEY
FOLIO NUMBER:	7868300000
EXISTING ZONING:	R-4SF (SINGLE-FAMILY MEDIUM-DENSITY RESIDENTIAL)
ADJACENT ZONING:	R-4SF (ALL SIDES)
FUTURE LAND USE:	RM-4
CURRENT USE:	SINGLE FAMILY RESIDENCE
MAX. BUILDING HEIGHT:	30 FT ABOVE DFE
MAX. BLDG COVERAGE:	30%
MIN. OPEN SPACE:	50%
REQUIRED PARKING:	2 SPACES PER DWELLING UNIT
PROPOSED PARKING:	2 SPACES

FLOOD ZONE:
THE SITE IS LOCATED WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATION = 8 FEET) PER FEMA FIRM COMMUNITY PANEL 12081C0291F, DATED 08/10/2021.

GENERAL NOTES

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH TOWN OF LONGBOAT KEY DEVELOPMENT REGULATIONS (LATEST EDITIONS), INCLUDING THE TREE AND LANDSCAPE CODE, STORMWATER MANAGEMENT REGULATIONS, STORMWATER TECHNICAL STANDARDS, TRANSPORTATION TECHNICAL STANDARDS AND FIRE CODES AT THE TIME OF PERMITTING.
2. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF LONGBOAT KEY DEVELOPMENT REGULATIONS AT THE TIME OF PERMITTING.
3. ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE (MOST RECENT EDITION).
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWER, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, UTILITY ENTRANCES, ETC.
5. ALL ABANDONED DRIVEWAYS SHALL BE REMOVED AND PUBLIC RIGHT-OF-WAY RESTORED TO TOWN OF LONGBOAT KEY AND MANATEE COUNTY STANDARDS AND SPECIFICATIONS.
6. WATER AND WASTEWATER ARE PROVIDED BY TOWN OF LONGBOAT KEY.
7. THE TOWN OF LONGBOAT KEY WILL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE PRIVATE WATER, WASTEWATER AND/OR RECLAIMED WATER SYSTEMS.
8. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE RESTORED.
9. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
10. HOURS OF CONSTRUCTION SHALL BE LIMITED TO THOSE ALLOWED BY THE TOWN OF LONGBOAT KEY LAND DEVELOPMENT CODE.
11. ALL AREAS AT BUILDING PERIMETER TO BE SLOPED AWAY FROM BUILDING PAD.
12. BEST MANAGEMENT PRACTICES (BMP) WILL BE USED FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.

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Planning Department

CIVIL ENGINEERS • CONSTRUCTION INSPECTORS • PLANNERS
CEI
CAMPO ENGINEERING, INC.
FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726
1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

SIZEMORE RESIDENCE NEW CONSTRUCTION

TOWN OF LONGBOAT KEY, FLORIDA

PROPERTY OWNER / CLIENT

JOHN & SYLVIA SIZEMORE
574 NORTON ST
LONGBOAT KEY, FL 34228

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE:	02/23/2024
REVIEWED BY:	MDC
DRAWN BY:	KLD
DESIGNED BY:	MDC

PROJECT NUMBER
24-002

MATTHEW DAVID CAMPO LICENSE No. 53988 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW D. CAMPO, PE ON 02/22/2024 USING AN SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Matthew D. Campo 53988 02/22/2024
NAME SEAL NO. DATE

SHEET TITLE
BLDG PERMIT PLANS
FILE
Copy of Record
SITE PLAN

SHEET NUMBER
C-1

STORMWATER POLLUTION PREVENTION PLAN

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS FOR A SINGLE FAMILY HOME AT THE ADDRESS OF
574 NORTON ST
LONGBOAT KEY, FL 34228

PROJECT AREA: 0.23 ACRES

ULTIMATE RECEIVING WATERS: SARASOTA BAY

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. INSTALL LANDSCAPING/SOD
13. CONSTRUCT FINAL PAVING
14. REMOVE ACCUMULATED SEDIMENT
15. ONCE ALL SITE AREAS STABILIZED, REMOVE EROSION PROTECTION DEVICES

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

THE PERMANENT STORMWATER SYSTEM WILL INCLUDE PAVER PARKING AREAS AND PERVIOUS AREAS WITH YARD DRAINS. A STORMWATER SYSTEM AND SWALES WILL CONVEY STORMWATER TO THE CANAL. SEDIMENTS ACCUMULATED IN THE STORMWATER SYSTEM AND SWALES DURING CONSTRUCTION WILL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT. ALL PERVIOUS AREAS OF THE SITE DISTURBED DURING CONSTRUCTION WILL BE REVEGETATED WITH A PERMANENT VEGETATIVE COVER.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

WIND EROSION STABILIZATION - MANAGE FUGITIVE DUST FROM BARE AREAS AND AREAS OF ACTIVE CONSTRUCTION BY APPLYING WATER SPRAY TO SATURATE SURFACE SOILS. APPLY WATER SPRAY ON A DAILY BASIS OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. MONITOR FUGITIVE DUST ON A CONTINUOUS BASIS AND USE ADDITIONAL MEASURES AS REQUIRED TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST. STABILIZE AREAS TO BE PAVED BY SPREADING BASE MATERIAL.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD
-CHLORINE

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION WILL BE SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY, UNDER PENALTY OF LAW, THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY) DATE

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY) DATE

CONTRACTOR'S CERTIFICATION

I CERTIFY, UNDER PENALTY OF LAW, THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE	TITLE	COMPANY / ADDRESS AND PHONE NUMBER	DATE

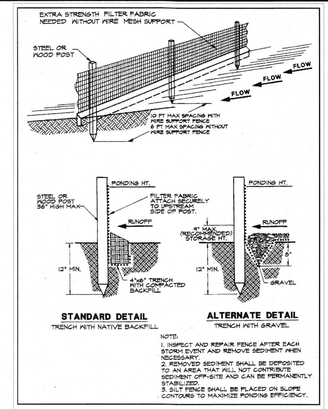


Figure 4.4a. Silt Fence
Source: Erosion Draw

SILT FENCE DETAIL

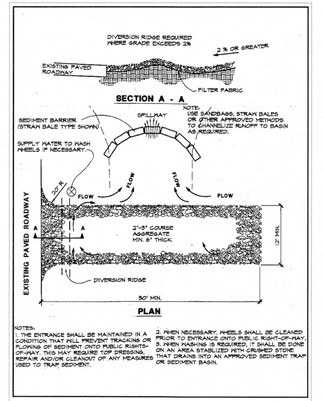


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

CONSTRUCTION ENTRANCE
(FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL)

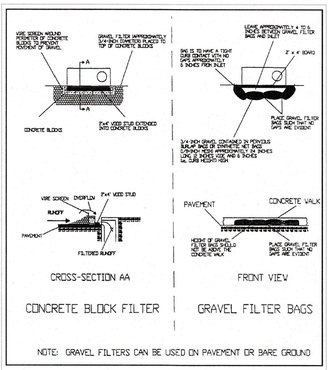


Figure 4.5j. Curb Inlet Gravel Filters
Source: HydroDynamics, Inc.

CURB INLET PROTECTION DETAIL

CAMPO ENGINEERING, INC.
FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726
1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

SIZEMORE RESIDENCE
NEW CONSTRUCTION

TOWN OF LONGBOAT KEY, FLORIDA

PROPERTY OWNER / CLIENT

JOHN & SYLVIA SIZEMORE
574 NORTON ST
LONGBOAT KEY, FL 34228

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 02/23/2024
REVIEWED BY: MDC
DRAWN BY: KLD
DESIGNED BY: MDC

PROJECT NUMBER
24-002

MATTHEW DAVID CAMPO LICENSE No. 53988 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW D. CAMPO, PE ON 02/22/2024 USING AN SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

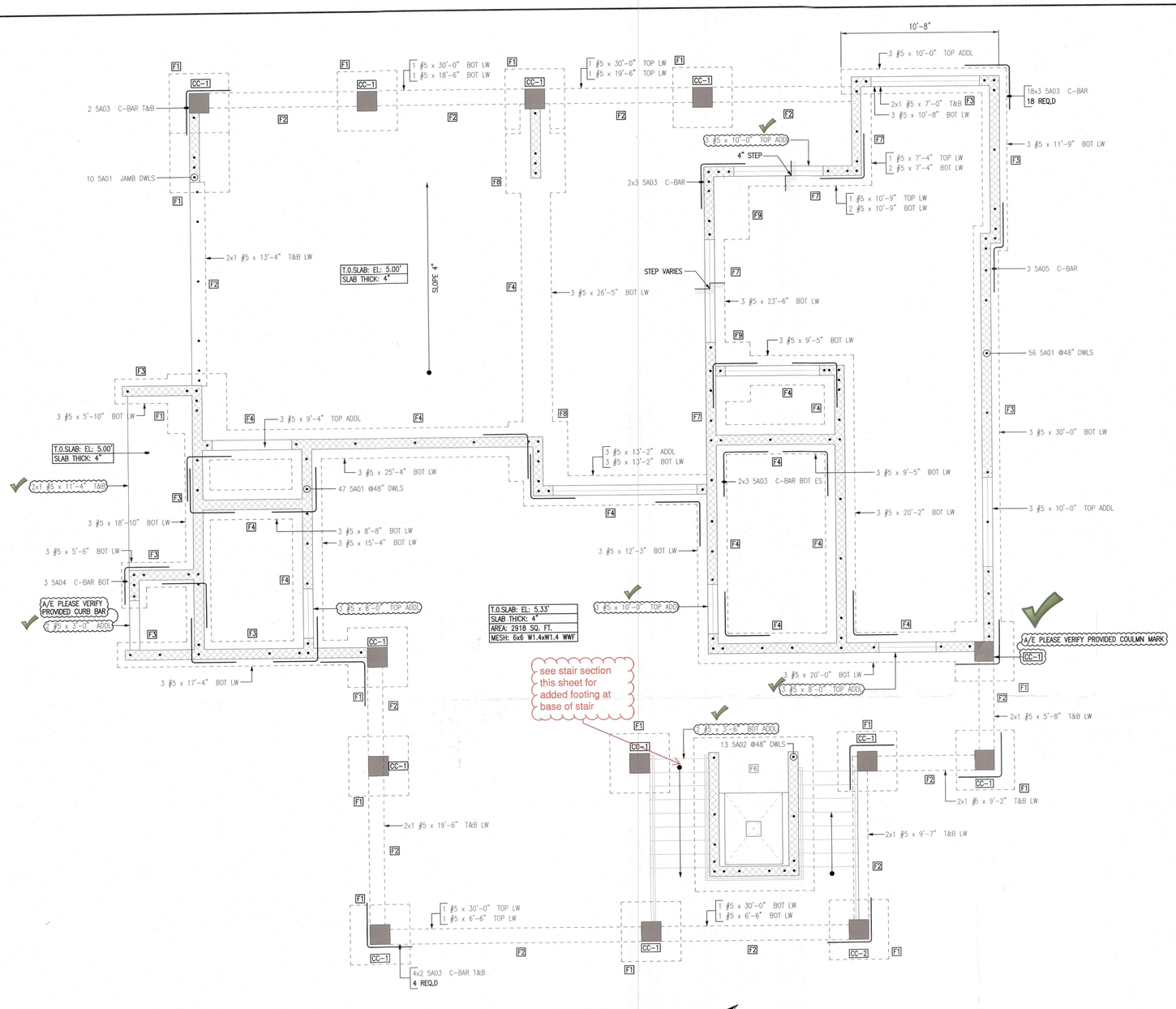
Matthew D. Campo 53988 02/22/2024
NAME SEAL NO. DATE

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER
C-3

RECEIVED
FEB 26 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building
BLDG PERMIT SET
FILE
Copy of Record

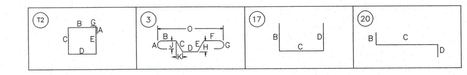
G:\Projects\24-002 - Sizemore Residence - Carter\Drawings\Design & Construction\24-002 - SWPPP.dwg - Printed Feb 22, 2024 - 10:29am by: LukeB



FOUNDATION PLAN

REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24
REF SHEETS : S-101 thru S-107 DATED ON 23/02/24

SIZE	TOTAL LENGTH	QTY	BAR MARK	BND TYP	BENDING DIMENSIONS 'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'J'	'K'	'O'	'R'
#6	7'-0"	96	6A01	17		5'-0"	2'-0"									
#7	7'-0"	8	7A01	17		5'-0"	2'-0"									
#3	5'-0"	52	3A01	72	0'-4"	1'-1"	1'-1"	1'-1"	1'-1"			0'-4"				
#5	4'-9"	113	5A01	17		1'-0"	3'-9"									
#5	5'-6"	13	5A02	17		1'-0"	4'-6"									
#5	6'-0"	76	5A03	17		3'-0"	3'-0"									
#5	5'-6"	3	5A04	17		3'-0"	2'-6"									
#5	6'-8"	3	5A05	20		3'-0"	0'-8"	3'-0"								
#5	4'-10 K"	16	5A06	4	0'-10"	1'-1"	2'-11 K"						2'-5 K"		1'-8"	2'-9"



Lap Schedule 3000 PSI (Class B)		
Size	Top bars	Other bars
#3	28"	22"
#4	38"	29"
#5	47"	36"
#6	56"	43"
#7	81"	63"
#8	93"	72"
#9	105"	81"
#10	118"	91"
#11	131"	101"

NOTES:-
1. TYPICAL CLEARANCES
   A). For Footing 3" Cover At Bottom & Sides Typ.
   B). For Footing 2" Cover At Top Typ.
   C). For Column Ties 1 1/2" Cover For Sides Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMMODATE THE COVER, IF NEED

FOR STAIRCASE REFER SHEET R02
FOR 1st FLOOR BEAM REFER SHEET R03
FOR 1st FLOOR SLAB REFER SHEET R04-R05
FOR ROOF BEAM REFER SHEET R06
FOR CONCRETE COLUMN REFER SHEET RC1
FOR MASONARY WALL REFER SHEET M01-M04

THISSHOP DRAWING IS BEING SIGNED AND SEALED BY PETER WALLIS AND ASSOCIATES AS AN INDICATION THAT WE ARE IN AGREEMENT WITH THE FOOTING ADDED AT THE BASE OF THE STAIR

PETER WALLIS

Digitally signed by PETER WALLIS
DN: c=US, o=Florida, dnQualifier=A01410D000001804B6CF2660007AE7E, cn=PETER WALLIS
Date: 2024.07.30 09:36:28 -04'00'

PETER WALLIS LICENSE No 34418 STATE OF FLORIDA PROFESSIONAL ENGINEER

This drawing has been electronically signed and sealed by Peter Wallis, PE #34418 on the Date and/or Time Stamp shown using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

RECEIVED 6/5/2024
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- [x] MAKE CORRECTIONS NOTED
- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

CHECKING IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THEIR WORK WITH THAT OF ANY OTHER TRADES, AND SATISFACTORY PERFORMANCE OF THEIR WORK.

PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

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TOWN OF LONGBOAT KEY
Planning, Zoning & Bu...

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FILE
Copy of Record

GC TO COORDINATE SITE RETAINING WALL FOUNDATION AND WALL REINFORCEMENT WITH STEEL DETAILER.

CALL-OUT KEY PLAN

ASTM 615 - GR 60 - BLK

FOR APPROVAL

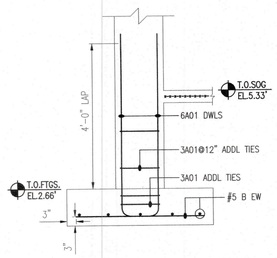
LABEL — QTY PER LOCATION
CONT: 2x1#5 20-00 (STOCK) — BAR LENGTH (or) MARK no.
LOCATIONS REQUIRED — PLACING REMARK
BAR SIZE

PLAN LOCATIONS : PAD

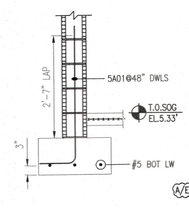
LABEL	RQ	PL QTY SIZE LENGTH BAR MARK	PLACING NOTES
F1 4'-0"x4'-0"x1'-0"	15	CROSS REF: F1 15x2x5 #5 x 3'-6"	B 5EW
F6 8'-0"x10'-4"x1'-4"	1	CROSS REF: F6 13 #5 x 9'-10" @8" 16 #5 x 7'-6" @8"	B 13LW B 16SW
F8 4'-0"x4'-0"x1'-0"	2	CROSS REF: F8 2x2x5 #5 x 3'-6"	B 5EW
F9 3'-0"x4'-0"x1'-0"	2	CROSS REF: F9 2x5 #5 x 3'-6" 2x5 #5 x 2'-6"	B 5LW B 5SW

PLAN LOCATIONS : COLUMN DOWELS

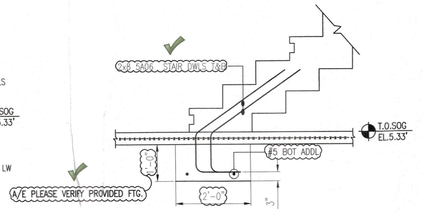
LABEL	RQ	PL QTY SIZE LENGTH BAR MARK	PLACING NOTES
CC-1 16"x16"	12	CROSS REF: CC-1 12x8 6A01 DWLS 12x2 3A01 ADDL TIES 12x2 3A01 @12" ADDL TIES	DOWELS STARTER TIES TIES @12" O.C
CC-2 16"x16"	1	CROSS REF: CC-2 8 7A01 DWLS 2 3A01 ADDL TIES 2 3A01 @12" ADDL TIES	DOWELS STARTER TIES TIES @12" O.C



TYPICAL COLUMN DETAIL



TYPICAL CMU DETAIL



STAIR DOWELS

PLEASE VERIFY ALL CLOUDED ITEMS
IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED!

ABBREVIATIONS

I.F. - INSIDE FACE
O.F. - OUTSIDE FACE
E.E. - EACH END
E.F. - EACH FACE
E.W. - EACH WAY
CONT. - CONTINUOUS
HOR. - HORIZONTAL
VERTS. - VERTICALS
FTG - FOOTING
COL. - COLUMN
DWLS. - DOWELS
B. - BOTTOM
T. - TOP
L.W. - LONG WAY
S.W. - SHORT WAY
F.F. - FAR FACE
N.F. - NEAR FACE
MID. - MID DEPTH

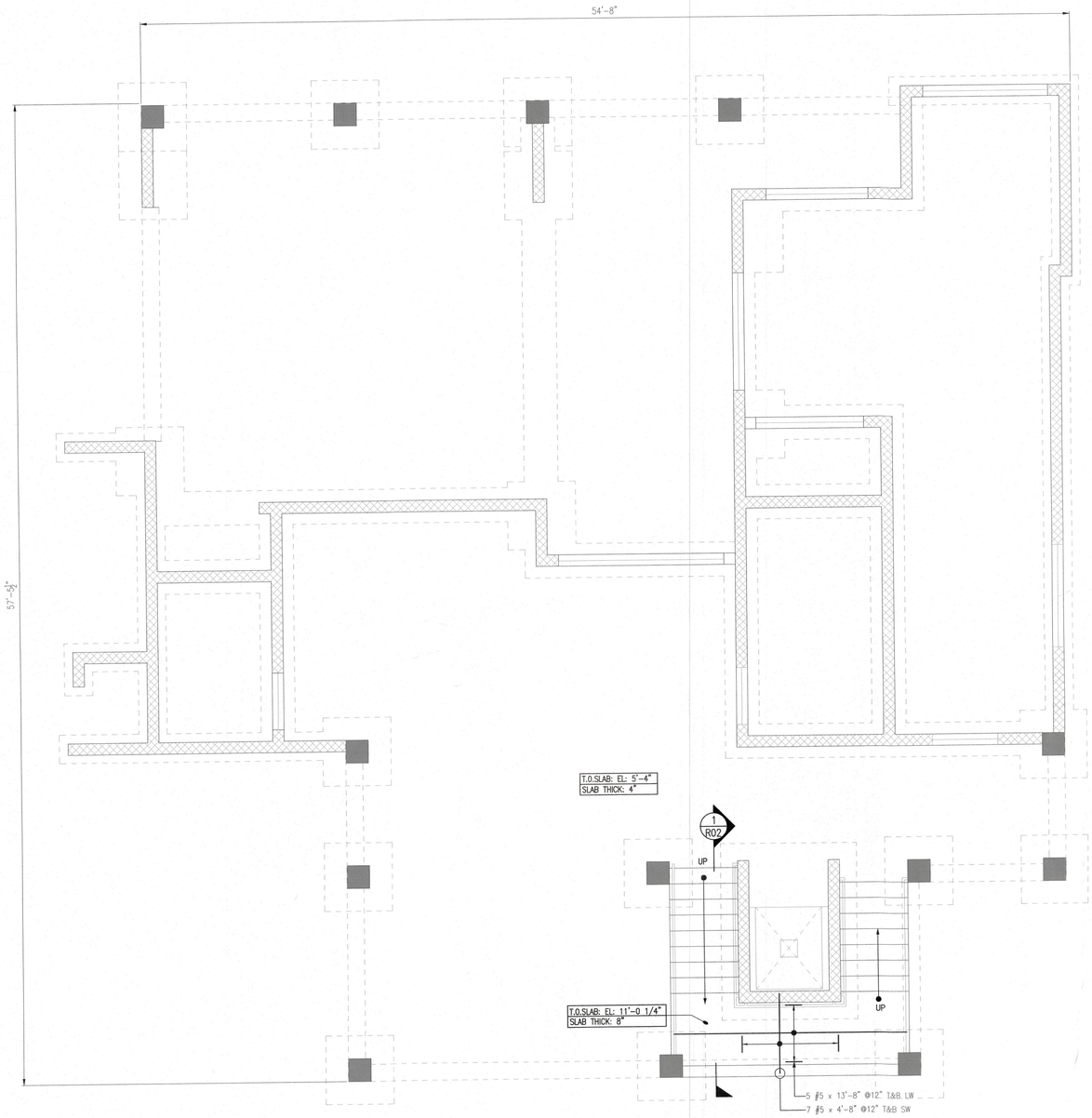
White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	08/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key, FL
CUSTOMER: White Cap 223
DESCRIPTION: Foundation & SOG Details
ENGINEER: Peter Wallis And Associates

IMPORTANT NOTICE: REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT TIME PROJECT DRAWINGS AND SHOULD BE USED IN CONJUNCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND AIMS TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.

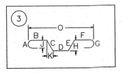
DETAILER: 3DR CONTACT# 786-247-2884 | DATE: 06/04/2024 | JOB NO.: 223-0663 | SHT NO.: R01



STAIRCASE PLAN

REF SHEETS : S-101 thru S-107 DATED ON 02/23/24
REF SHEETS : A-0 thru A-7.3 DATED ON 02/23/24

Bar Mark	Qty	Size	Total Length	Type	BENDING DIMENSIONS											
					'A'	'B'	'C'	'D'	'E'	'F'	'G'	'J'	'K'	'O'	'R'
5B01	8	#5	8'-9 K"	3		4'-9 K"	3'-11 K"				2'-3 K"		3'-3"	8'-0 K"	
5B02	8	#5	8'-1"	3		5'-1 K"	3'-11 K"				1'-9 K"		2'-5"	7'-6 K"	
5B03	8	#5	7'-11 K"	3		4'-0"	3'-11 K"				2'-3 K"		3'-3"	7'-3"	
5B04	8	#5	5'-11 K"	3		3'-0"	2'-11 K"				1'-9"		2'-5"	5'-5"	
5B05	8	#5	7'-9 K"	3		3'-9 K"	3'-11 K"				2'-3 K"		3'-3"	7'-0 K"	
5B06	8	#5	6'-6"	3		3'-6 K"	2'-11 K"				1'-9"		2'-5"	5'-11 K"	



Lap Schedule 3000 PSI (Class B)		
Size	Top bars	Other bars
#3	28"	22"
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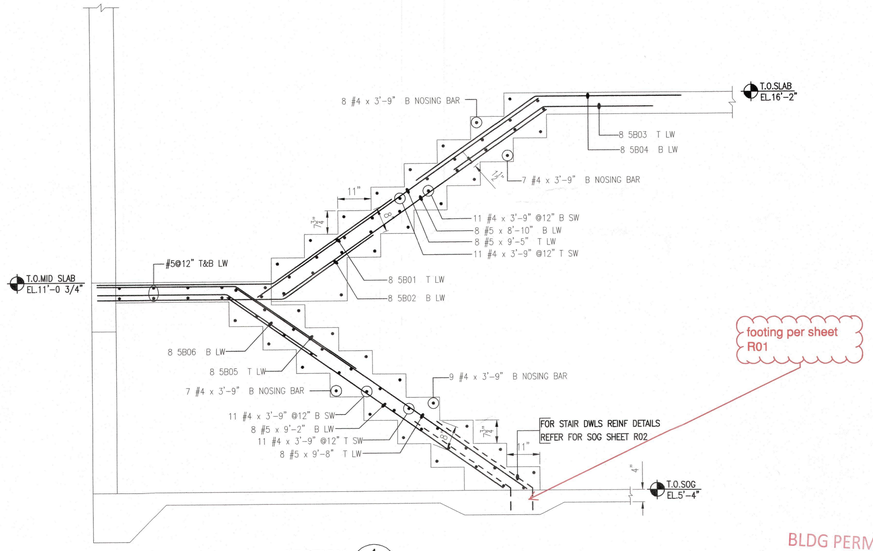
#6	56"	43"
#7	81"	63"
#8	93"	72"
#9	105"	81"
#10	118"	91"
#11	131"	101"

NOTES:-
1. TYPICAL CLEARANCES
   A). For Staircase 1 1/2" Cover At Bottom & Sides Typ.
   B). For Staircase 1 1/2" Cover At Top Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED

FOR FOUNDATION & SOG REINFORCEMENTS REFER SHEETS R01
FOR FIRST FLOOR BEAM REINFORCEMENTS REFER SHEETS R03
FOR FIRST FLOOR SLAB REINFORCEMENTS REFER SHEETS R04-R05
FOR ROOF BEAM REINFORCEMENTS REFER SHEETS R06
FOR CONCRETE COLUMN REINFORCEMENTS REFER SHEETS RC1
FOR MASONRY WALL REINFORCEMENTS REFER SHEETS M01-M04



SECTION 1 / R-02
REF: 3/S104

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- [x] MAKE CORRECTIONS NOTED
- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

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PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

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FILE
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JUL 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CALL-OUT KEY PLAN

LABEL — QTY PER LOCATION — BAR LENGTH (or) MARK no.
CONT: 2x1#5 20-00 (STOCK)
LOCATIONS REQUIRED — PLACING REMARK — BAR SIZE

ASTM 615 - GR 60 - BLK

FOR APPROVAL

PLEASE VERIFY
ALL CLOUDED ITEMS
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ABBREVIATIONS

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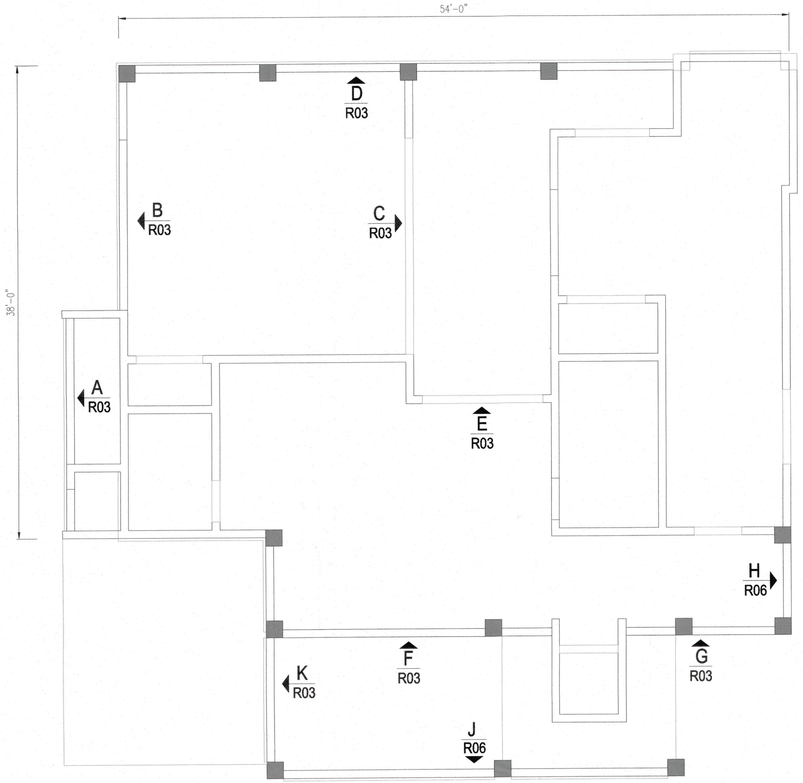
White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	08/04/2024

IMPORTANT NOTICE: REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT THE PROJECT DRAWINGS AND SHOULD BE USED IN CONJUCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND AIMS TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.

PROJECT:	Sizemore Residence
LOCATION:	Longboat Key, FL
CUSTOMER:	White Cap 223
DESCRIPTION:	Staircase Details
ENGINEER:	Peter Wallis And Associates

DETAILED: S D R | CONTACT#: 786-247-2834 | DATE: 06/04/2024 | JOB NO.: 223-0663 | SHT NO.: R02

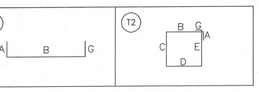


FIRST FLOOR BEAM PLAN

REF SHEETS : S0.1 thru S-101 DATED ON 23/02/24
REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24

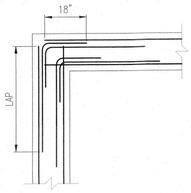
OR FOUNDATION & SOG REINFORCEMENTS REFER SHEETS R01
OR CONCRETE STAIRCASE REINFORCEMENTS REFER SHEETS R02
OR 1ST FLOOR SLAB REINFORCEMENTS REFER SHEETS R04--R05
OR ROOF BEAM REINFORCEMENTS REFER SHEETS R06
OR CONCRETE COLUMN REINFORCEMENTS REFER SHEETS RC1
OR MASONRY WALL REINFORCEMENTS REFER SHEETS M01-M04

TOTAL LENGTH	QTY	BAR MARK	BND TYP	BENDING DIMENSIONS 'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'J'	'K'	'O'	'R'
4'-11"	224	3C01	T2	0'-4"	1'-9"	0'-4 ½"	1'-9"	0'-4 ½"		0'-4"					
3'-7"	28	3C02	T2	0'-4"	1'-1"	0'-4 ½"	1'-1"	0'-4 ½"		0'-4"					
4'-0"	184	5C01	17		1'-6"	2'-6"									
5'-0"	8	5C02	17		2'-6"	2'-6"									
5'-1"	4	6C01	17		1'-6"	3'-7"									
6'-0"	12	6C02	17		3'-0"	3'-0"									

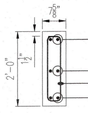


Beam :

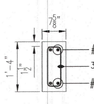
NOTES:-
1. TYPICAL CLEARANCES
   A). For Beam 2" Cover At Bottom & Sides Typ.
   B). For Beam 2" Cover At Top Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED



TYPICAL CORNER DETAIL



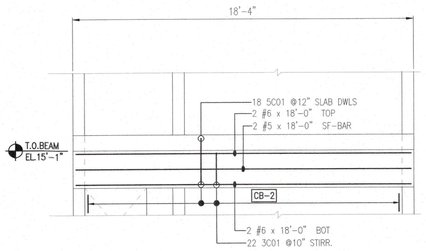
CB-2



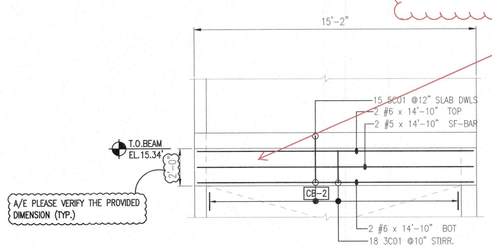
CB-3

ALL BEAMS NOTED AS CB-2 ON STRUCTURAL ARE TO BE POURED INTEGRAL WITH CONCRETE SLAB AND SHALL MEASURE IN DEPTH 24" BELOW BOTTOM OF 10" SLAB. SLAB DEPTH VARIES DUE TO STEPS AND SLOPES AT BALCONIES, TOP STEEL AND STIRRUPS SHALL BE IN SLAB.

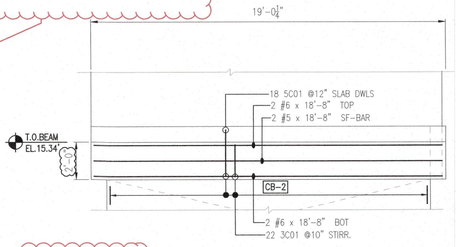
top bars and stirrups shall be within slab with 1 1/2" cover. typical at all beams



ELEVATION - A

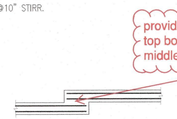


ELEVATION - B



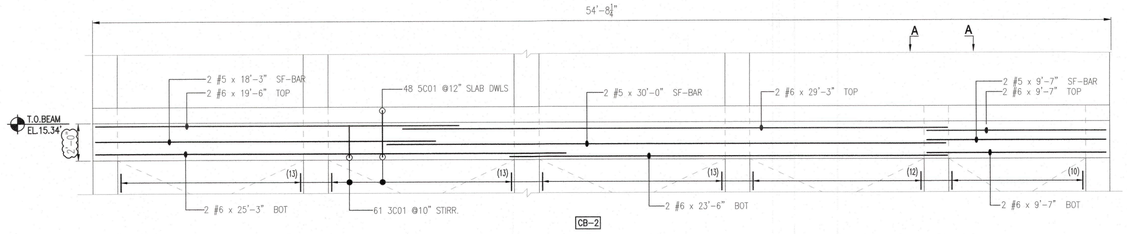
ELEVATION - C

provide Z bars for top bottom and middle

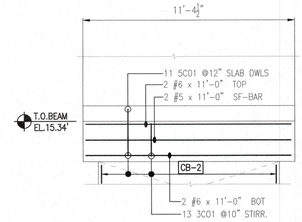


PLAN VIEW-AA

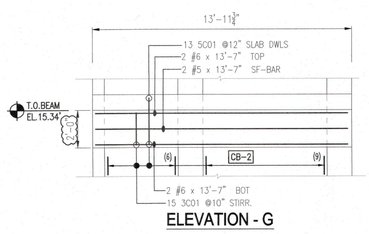
AT ALL DISCONTINUOUS TOP STEEL IN BEAMS PROVIDE CORNER BARS OR STANDARD HORIZONTAL OR VERTICAL HOOKS.



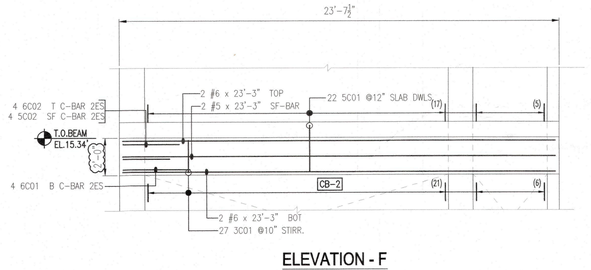
ELEVATION - D



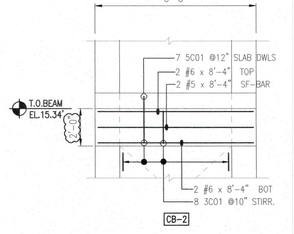
ELEVATION - E



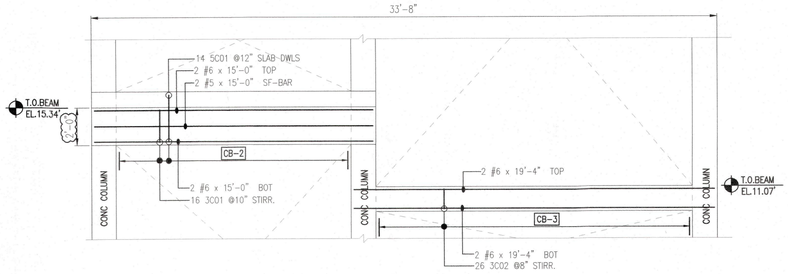
ELEVATION - G



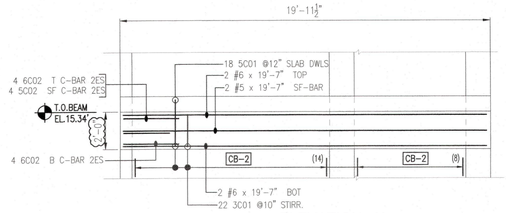
ELEVATION - F



ELEVATION - H



ELEVATION - J



ELEVATION - K

RECEIVED 6/5/2024
- [ ] NO EXCEPTIONS TAKEN
- [x] MAKE CORRECTIONS NOTED
- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

CHECKING IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF THEIR WORK WITH THAT OF ANY OTHER TRADE; AND SATISFACTORY PERFORMANCE OF THEIR WORK.

PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

ABBREVIATIONS

TYP.	- TYPICAL
EF	- EACH FACE
EL	- ELEVATION
CLR	- COVER
E.W.	- EACH WAY
REQD	- REQUIRED
STIRR.	- STIRRUPS
VERTS.	- VERTICALS
CB	- CONCRETE BEAM
SF.	- SIDE FACE
DWLS.	- DOWELS
BOT.	- BOTTOM
T.	- TOP
L.W.	- LONG WAY
S.W.	- SHORT WAY
F.F.	- FAR FACE
N.F.	- NEAR FACE
MID.	- MID DEPTH

BLDG PERMIT PLANS
FILE
Copy of Record

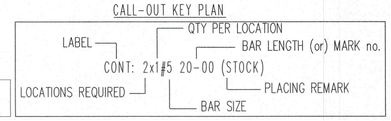
RECEIVED
JUL 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PLEASE VERIFY
ALL CLOUDED ITEMS
IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED!

ASTM 615 - GR 60 -BLK

FOR APPROVAL

CALL-OUT KEY PLAN



White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key,FL.
CUSTOMER: White Cap 223
DESCRIPTION: 1st Floor Beam Details
ENGINEER: Peter Wallis and Associates

IMPORTANT NOTICE: REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT THE PROJECT DRAWINGS AND SHOULD BE USED IN CONJUNCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND HAS TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.

DETAILER: 3DR CONTACT# 786-247-2834	DATE: 06/04/2024	JOB NO: 223-0663	SHT NO: R03

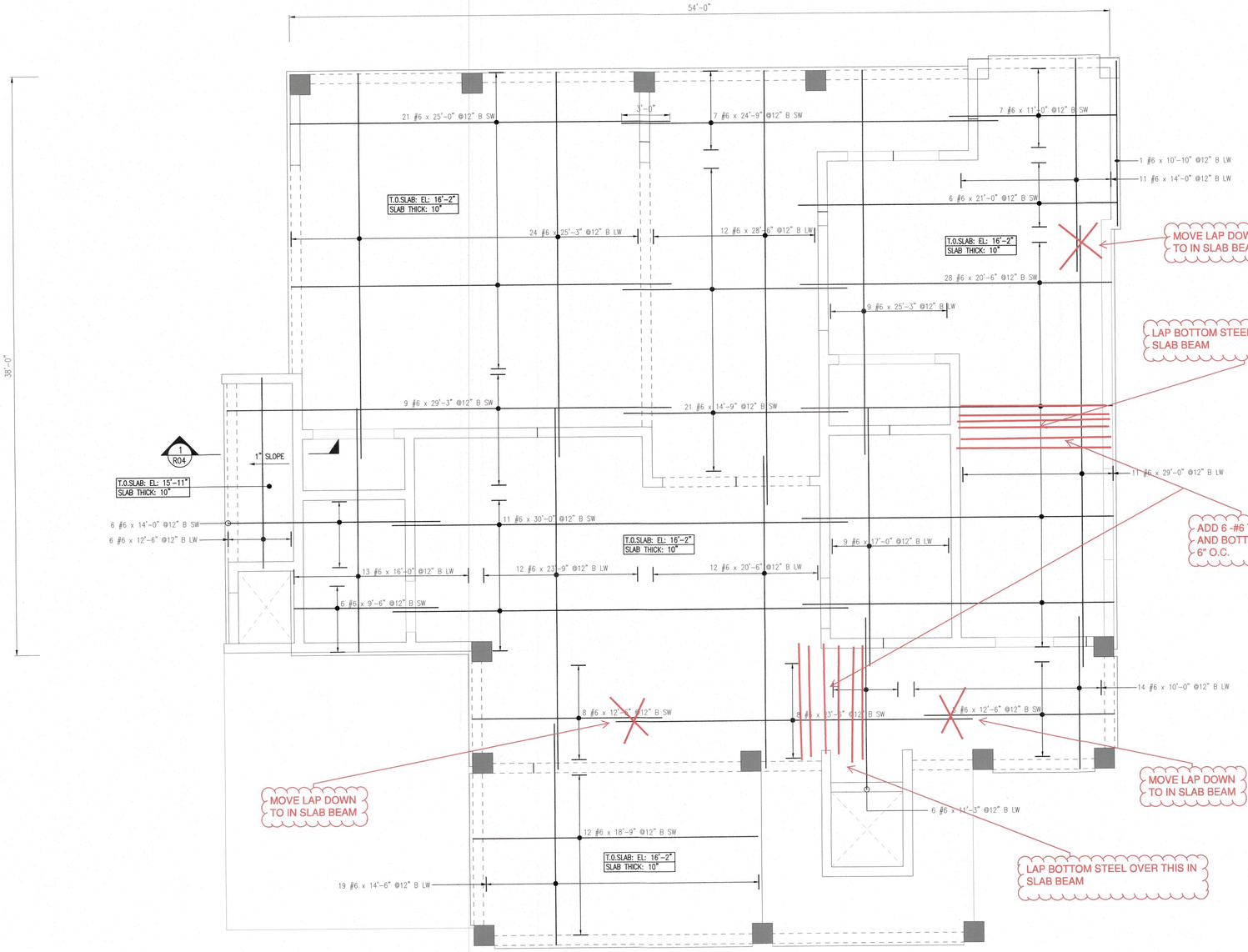
SIZE	TOTAL LENGTH	QTY	BAR MARK	BND TYP	BENDING DIMENSIONS 'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'J'	'K'	'O'	'R'
#4	5'-4 X"	172	4001	25		1'-6"	0'-5 X"	1'-6"	0'-5 X"	1'-6"		0'-5 X"		0'-2 X"		
#5	4'-6"	72	5001	17		1'-0"	3'-6"									
#6	6'-3"	14	6001	3		3'-0"	0'-3"	3'-0"				0'-2 X"		0'-1 X"	6'-1 X"	

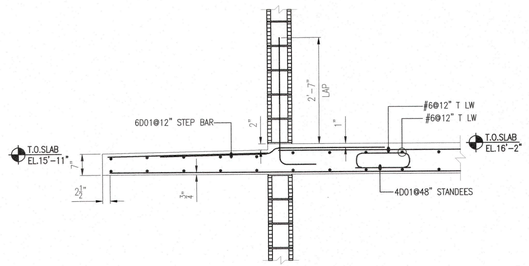
(3) (17) (25)

Lap Table	
48 Bar Dia	
#3	18"
#4	24"
#5	30"
#6	36"
#7	42"
#8	48"
#9	55"
#10	61"
#11	68"

NOTES:-
1. TYPICAL CLEARANCES
   A). For Slab 2 1/2" Cover At Sides Typ.
   B). For Slab 1" Cover At Top Typ.
   C). For Slab 3/4" Cover At Bottom Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED

FOR FOUNDATION & SOG REINFORCEMENTS REFER SHEETS R01
FOR CONCRETE STAIRCASE REINFORCEMENTS REFER SHEETS R02
FOR 1ST FLOOR BEAM REINFORCEMENTS REFER SHEETS R03
FOR ROOF BEAM REINFORCEMENTS REFER SHEETS R06
FOR CONCRETE COLUMN REINFORCEMENTS REFER SHEETS RC1
FOR MASONRY WALL REINFORCEMENTS REFER SHEETS M01-M04





SECTION 1 / R-04
REF:-

FIRST FLOOR SLAB BOTTOM LAYER PLAN

REF SHEETS : S0.1 thru S-101 DATED ON 23/02/24
REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
JUL 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PLEASE VERIFY ALL CLOUDED ITEMS
IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED!

CALL-OUT KEY PLAN
LABEL — CONT: 2x1#5 20-00 (STOCK) — LOCATIONS REQUIRED
QTY PER LOCATION
BAR LENGTH (or) MARK no.
PLACING REMARK
BAR SIZE

ASTM 615 - GR 60 -BLK

FOR APPROVAL

RECEIVED 6/5/2024
- [ ] NO EXCEPTIONS TAKEN
- [x] MAKE CORRECTIONS NOTED
- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

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PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

ABBREVIATIONS

TYP.	- TYPICAL
EF	- EACH FACE
EL	- ELEVATION
CLR	- COVER
E.W.	- EACH WAY
REQD	- REQUIRED
STIRR.	- STIRRUPS
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DWLS.	- DOWELS
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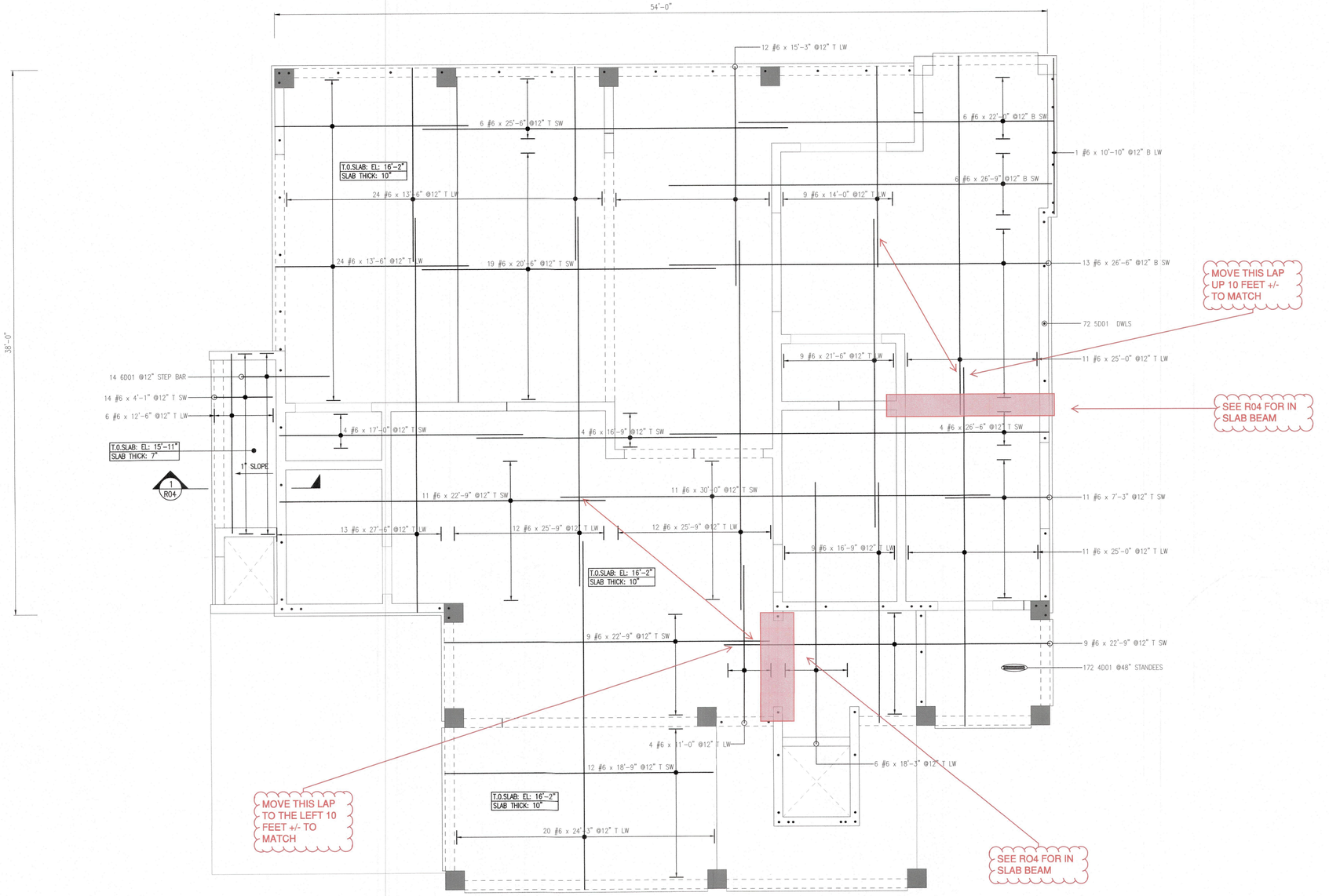
White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key,FL.
CUSTOMER: White Cap 223
DESCRIPTION: 1st Floor Slab Details
ENGINEER: Peter Wallis and Associates

IMPORTANT NOTICE: REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT THE PROJECT DRAWINGS AND SHOULD BE USED IN CONJUNCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND AIMS TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.

DETAILER: 3DR	DATE: 06/04/2024	JOB NO. 223-0663	SHT NO. R-04
CONTACT# 786-247-2324			



FIRST FLOOR SLAB TOP LAYER PLAN

REF SHEETS : S0.1 thru S-101 DATED ON 23/02/24
REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24

RECEIVED 6/5/2024
- ☐ NO EXCEPTIONS TAKEN
- ■ MAKE CORRECTIONS NOTED
- ☐ REVISE AND RESUBMIT
- ☐ REJECTED

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PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

ABBREVIATIONS

TYP.	- TYPICAL
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E.W.	- EACH WAY
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DWLS.	- DOWELS
BOT.	- BOTTOM
T.	- TOP
L.W.	- LONG WAY
S.W.	- SHORT WAY
F.F.	- FAR FACE
N.F.	- NEAR FACE
MID.	- MID DEPTH

RECEIVED
JUL 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS
FILE
Copy of Record

PLEASE VERIFY
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CALL-OUT KEY PLAN

ASTM 615 - GR 60 -BLK

LABEL — QTY PER LOCATION — BAR LENGTH (or) MARK no.
CONT: 2x1#5 20-00 (STOCK)
LOCATIONS REQUIRED — PLACING REMARK — BAR SIZE

FOR APPROVAL

White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

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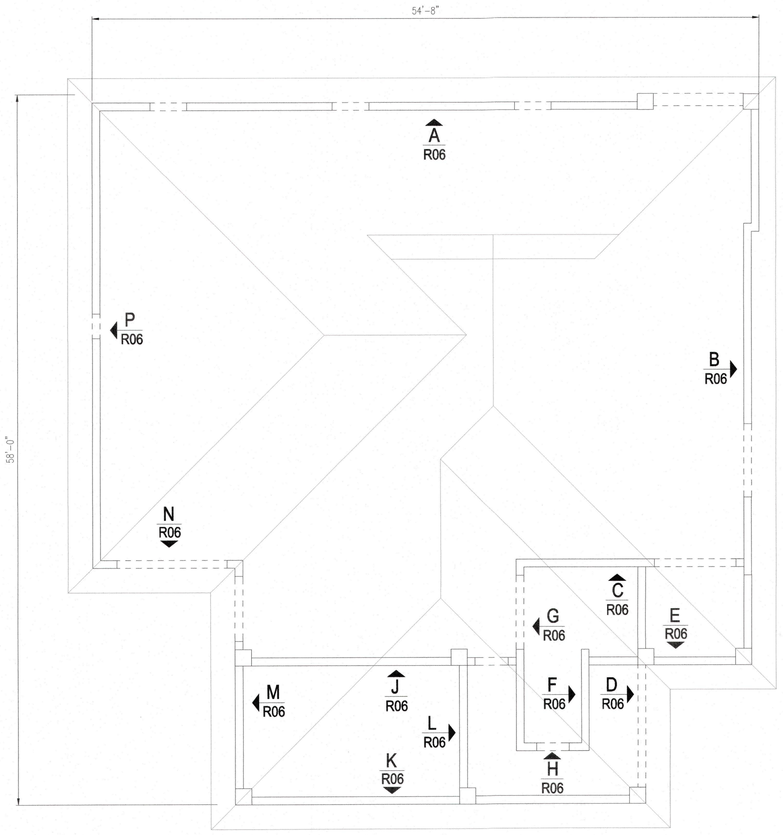
PROJECT:	Sizemore Residence
LOCATION:	Longboat Key,FL.
CUSTOMER:	White Cap 223
DESCRIPTION:	1st Floor Slab Details
ENGINEER:	Peter Wallis and Associates

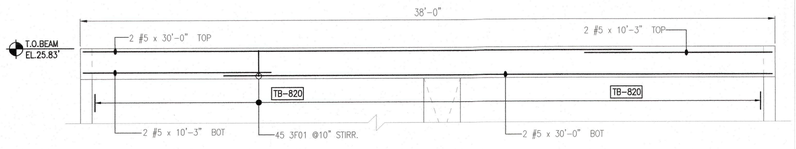
DETAILER: 3DR CONTACT# 786-247-2834 | DATE: 06/04/2024 | JOB NO. 223-0663 | SHT NO. R-05

AT ALL DISCONTINUOUS TOP STEEL IN BEAMS PROVIDE CORNER BARS OR STANDARD HORIZONTAL OR VERTICAL HOOKS.

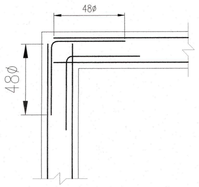


ROOF BEAM PLAN

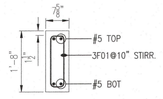
REF SHEETS : S0.1 thru S-101 DATED ON 23/02/24
REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24



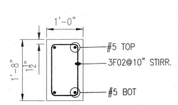
ELEVATION - P



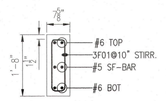
TYPICAL CORNER DETAIL



BEAM TB-820



BEAM C-1



BEAM CB-1

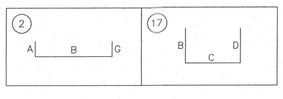
FOR FOUNDATION & SOG REINFORCEMENTS REFER SHEETS R01
FOR CONCRETE STAIRCASE REINFORCEMENTS REFER SHEETS R02
FOR 1ST FLOOR BEAM REINFORCEMENTS REFER SHEETS R03
FOR 1ST FLOOR SLAB REINFORCEMENTS REFER SHEETS R04-R05
FOR CONCRETE COLUMN REINFORCEMENTS REFER SHEETS RC1
FOR MASONRY WALL REINFORCEMENTS REFER SHEETS M01-M04

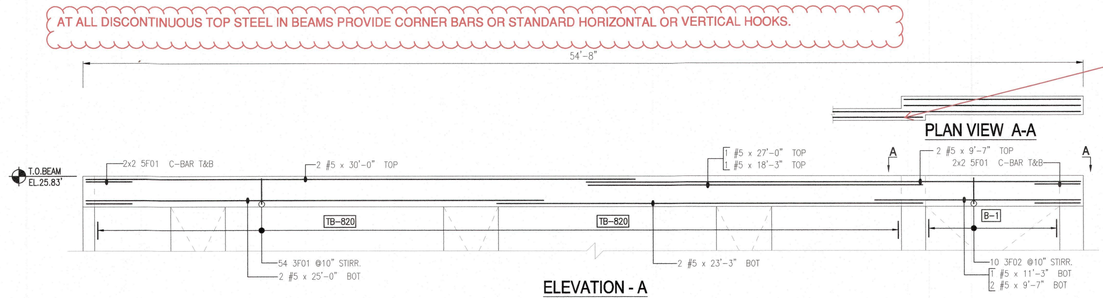
For Concrete Beam	
Lap Table	
48 Bar Dia	
#3	18"
#4	24"
#5	30"
#6	36"
#7	42"
#8	48"
#9	55"
#10	61"
#11	68"

A/E PLEASE VERIFY THE LAP SCHEDULE

NOTES:-
1. TYPICAL CLEARANCES
   A). For Beam 2" Cover At Bottom & Sides Typ.
   B). For Beam 2" Cover At Top Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED

SIZE	TOTAL LENGTH	QTY	BAR MARK	BND TYP	BENDING DIMENSIONS 'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'J'	'K'	'O'	'R'
#3	4'-3"	362	3F01	T2	0'-4"	1'-5"	0'-4 ½"	1'-5"	0'-4 ½"		0'-4"					
#3	5'-0"	10	3F02	T2	0'-4"	1'-5"	0'-9"	1'-5"	0'-9"		0'-4"					
#5	5'-0"	30	5F01	17		2'-6"	2'-6"									
#6	6'-0"	16	6F01	17		3'-0"	3'-0"									





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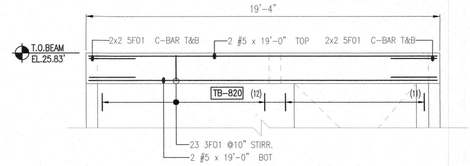

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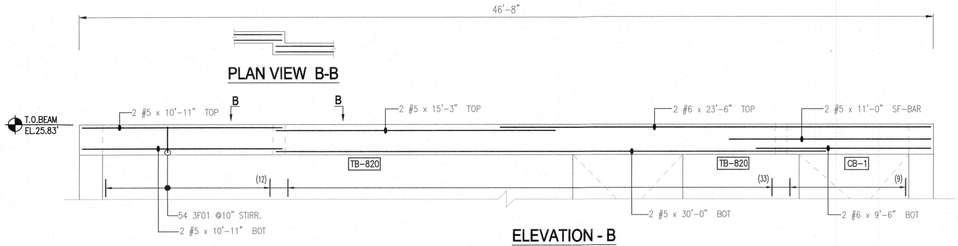

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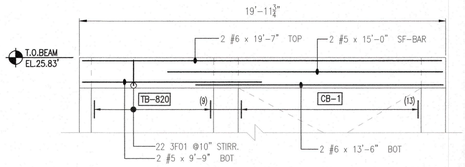

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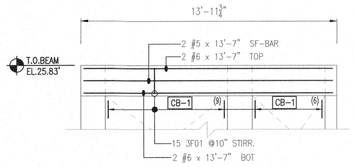

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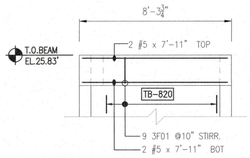
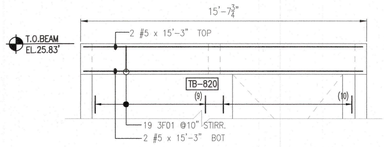
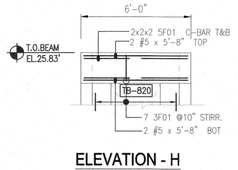


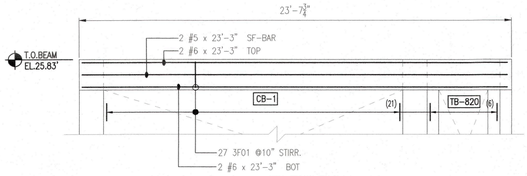
ELEVATION - F



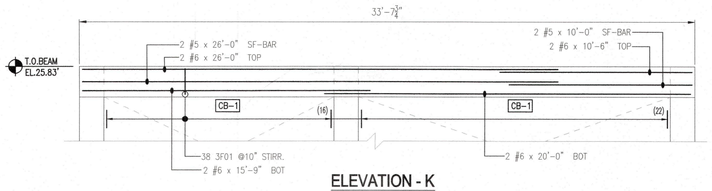
ELEVATION - G



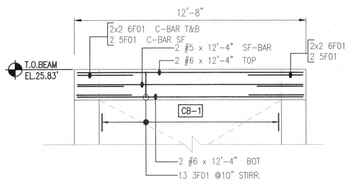
ELEVATION - H



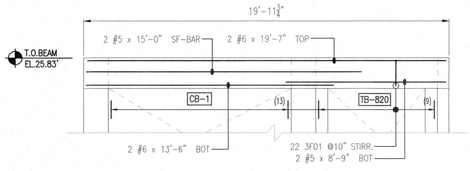
ELEVATION - J



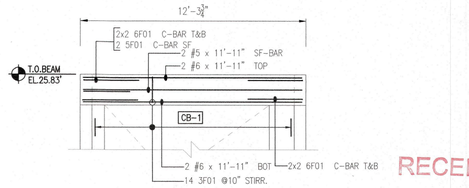
ELEVATION - K



ELEVATION - L



ELEVATION - M



ELEVATION - N

GC TO VERIFY ALL BEAM DEPTHS WITH HEAD OF OPENING REQUIREMENTS ON ARCHITECTURAL DRAWINGS PRIOR TO FORMING BEAMS

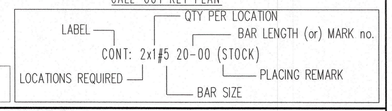
RECEIVED
JUL 2 4 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS
FILE
Copy of Record

ASTM 615 - GR 60 -BLK

FOR APPROVAL

CALL-OUT KEY PLAN



RECEIVED 6/5/2024
- [ ] NO EXCEPTIONS TAKEN
- [x] MAKE CORRECTIONS NOTED
- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

CHECKING IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THEIR WORK WITH THAT OF ANY OTHER TRADE, AND SATISFACTORY PERFORMANCE OF THEIR WORK.

PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

PLEASE VERIFY ALL CLOUDED ITEMS
IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED

ABBREVIATIONS

TYP.	- TYPICAL
EF	- EACH FACE
EL	- ELEVATION
CLR	- COVER
E.W.	- EACH WAY
REQ'D	- REQUIRED
STIRR.	- STIRRUPS
VERTS.	- VERTICALS
CB	- CONCRETE BEAM
SF.	- SIDE FACE
DWLS.	- DOWELS
BOT.	- BOTTOM
T.	- TOP
L.W.	- LONG WAY
S.W.	- SHORT WAY
F.F.	- FAR FACE
N.F.	- NEAR FACE
MID.	- MID DEPTH

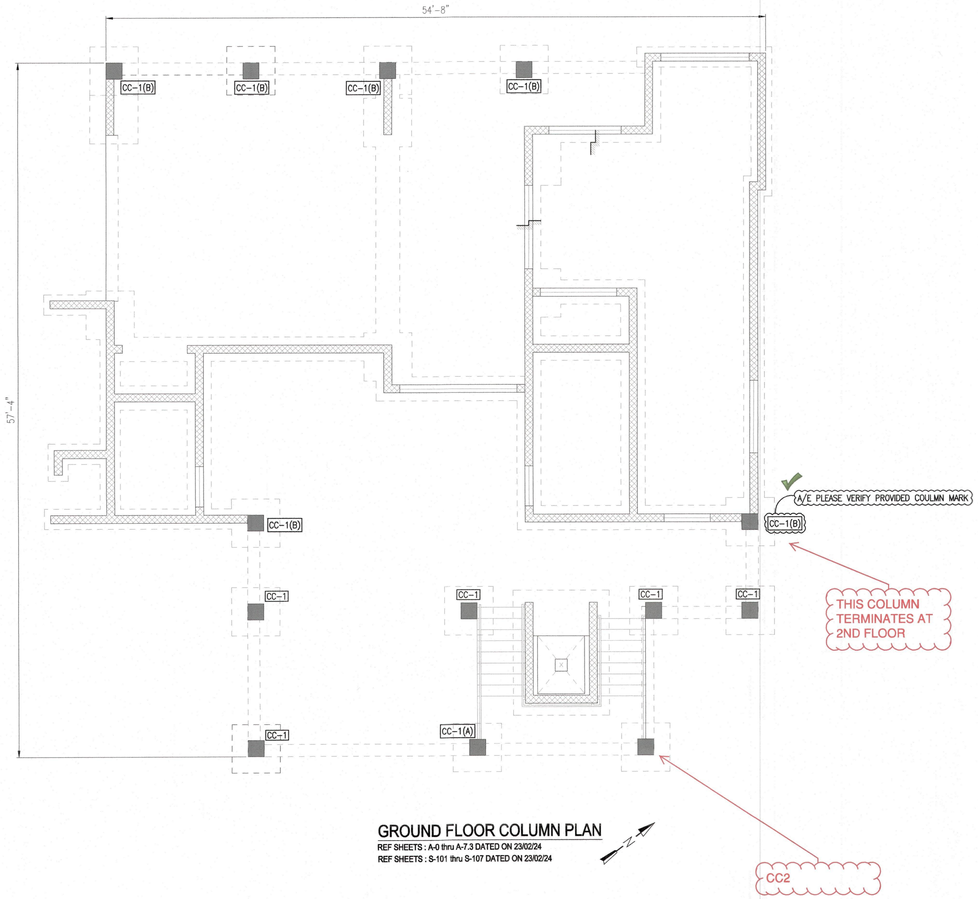
White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
1 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key,FL.
CUSTOMER: White Cap 223
DESCRIPTION: Roof Beam Details
ENGINEER: Peter Wallis and Associates

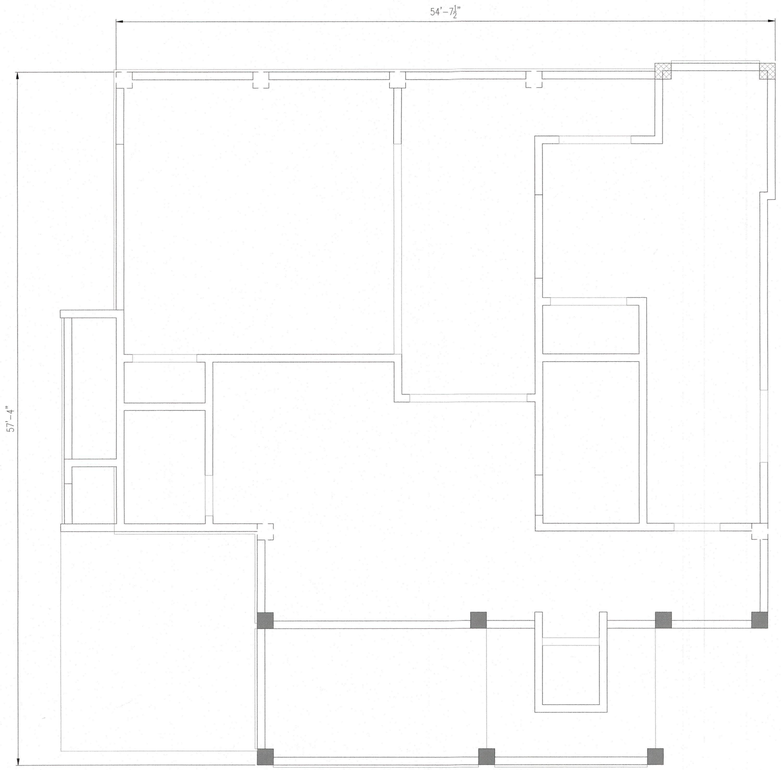
IMPORTANT NOTICE: REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT THE PROJECT DRAWINGS AND SHOULD BE USED IN CONJUNCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND AIMS TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.

DETAILER: SDR CONTACT# 786-247-2004	DATE: 06/04/2024	JOB NO. 223-0663	SHT NO. R06



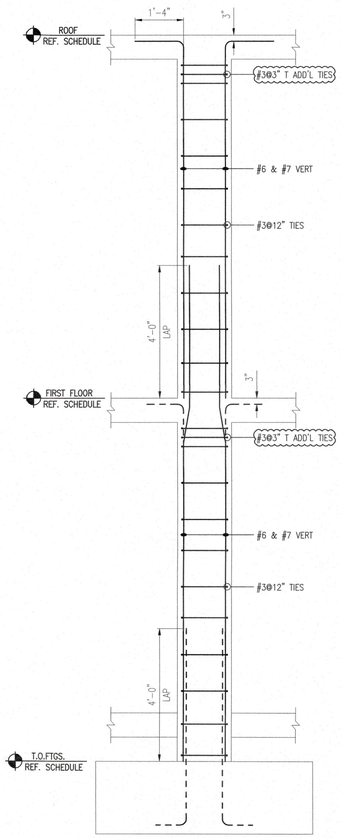
GROUND FLOOR COLUMN PLAN

REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24
REF SHEETS : S-101 thru S-107 DATED ON 23/02/24



SECOND FLOOR COLUMN PLAN

REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24
REF SHEETS : S-101 thru S-107 DATED ON 23/02/24

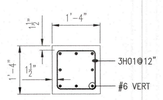


TYPICAL COLUMN DETAIL

PLAN LOCATIONS : 1ST FLOOR COLUMN

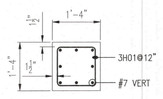
LABEL	RQ	PL QTY SIZE LENGTH BAR MARK	PLACING NOTES
CC-1 16"x16"	05	CROSS REF: CC-1 5x8 #6 x 17'-6" 5x3 3H01 @3" 5x10 3H01 @12" 5x8 6H03 5x3 3H01 @3" 5x8 3H01 @12"	VERT 1ST LIFT (EL:2.66'– THRU EL:16.17") (T ADD'L TIES) TIES VERT 1ST LIFT (EL:16.17'– END EL:25.83") (T ADD'L TIES) TIES
CC-1(A) 16"x16"	01	CROSS REF: CC-1(A) 8 #6 x 12'-5" 3 3H01 @3" 7 3H01 @12" 8 6H02 3 3H01 @3" 13 3H01 @12"	VERT 1ST LIFT (EL:2.66'– THRU EL:11.07") (T ADD'L TIES) TIES VERT 1ST LIFT (EL:11.07'– END EL:25.83") (T ADD'L TIES) TIES
CC-1(B) 16"x16"	06	CROSS REF: CC-1(B) 6x8 6H01 6x3 3H01 @3" 6x10 3H01 @12"	VERT 1ST LIFT (EL:2.66'– END EL:16.17") (T ADD'L TIES) TIES
CC-2 16"x16"	01	CROSS REF: CC-2 8 7H01 3 3H01 @3" 7 3H01 @12" 8 7H02 3 3H01 @3" 13 3H01 @12"	VERT 1ST LIFT (EL:2.66'– THRU EL:11.07") (T ADD'L TIES) TIES VERT 1ST LIFT (EL:11.07'– END EL:25.83") (T ADD'L TIES) TIES

A/E PLEASE VERIFY THE PROVIDED TOP ADDITIONAL TIES (TYP.)



COLUMN - CC1

REF: S105



COLUMN - CC2

REF: S105

SIZE	TOTAL LENGTH	QTY	BAR MARK	BND TYP	BENDING DIMENSIONS 'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'J'	'K'	'O'	'R'
#3	5'-0"	250	3H01	T2	0'-4"	1'-1"	1'-1"	1'-1"	1'-1"		0'-4"					
#6	10'-9"	40	6H03	17		1'-4"	9'-5"									
#7	12'-5"	8	7H01	31		4'-2"	1'-0"	3'-3"				0'-2 ¾"		0'-11 ¾"	12'-4 ¾"	
#6	14'-7"	48	6H01	17		1'-4"	13'-3"									
#6	15'-10"	8	6H02	17		1'-4"	14'-6"									
#7	15'-10"	8	7H02	17		1'-4"	14'-6"									

T2 | 17 | 31

FOR FOUNDATION REINFORCEMENTS REFER SHEET R01
FOR STAIRCASE REINFORCEMENTS REFER SHEET R02
FOR FIRST FLOOR BEAM REINFORCEMENTS REFER SHEET R03
FOR FIRST FLOOR SLAB REINFORCEMENTS REFER SHEETS R04–R05
FOR ROOF BEAM REINFORCEMENTS REFER SHEET R06
FOR MASONRY WALLS REINFORCEMENTS REFER SHEETS M01–M04

NOTES:–
1. TYPICAL CLEARANCES
A). For Column 3" Cover At Top Typ.
B). For Column Ties 1 1/2" Cover At Sides Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS.
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED

For Column:

Lap Table	
#6	48"
#7	48"

RECEIVED 6/5/2024
- [ ] NO EXCEPTIONS TAKEN
- [x] MAKE CORRECTIONS NOTED
- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

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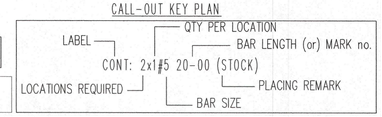
PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

PLEASE VERIFY
ALL CLOUDED ITEMS
IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED!

ASTM 615 - GR 60 - BLK

FOR APPROVAL

CALL-OUT KEY PLAN



RECEIVED
JUL 24 2024
BLDG PERMIT PLANS
FILE
Copy of Record
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ABBREVIATIONS

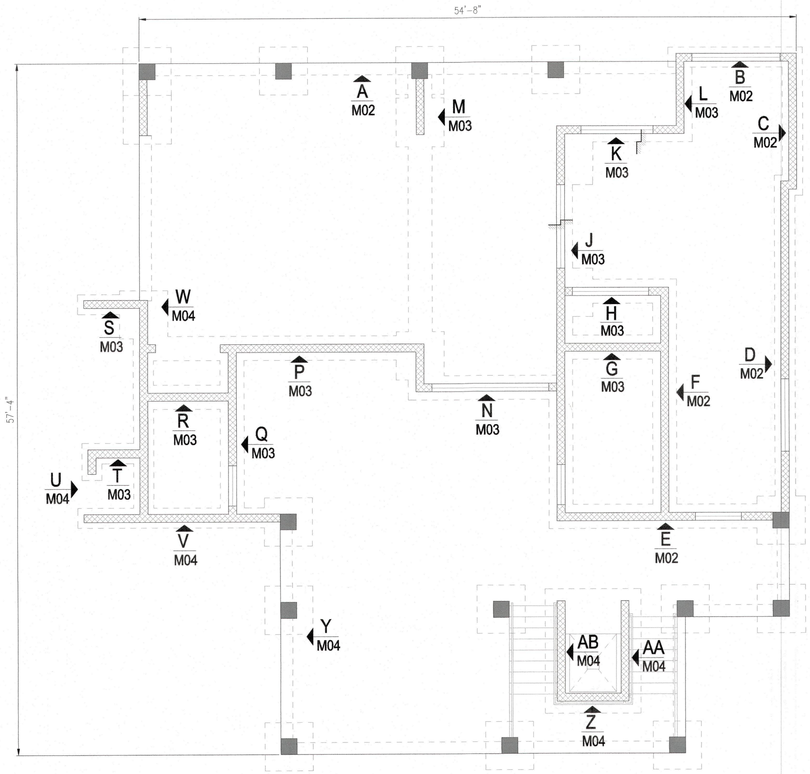
I.F.	- INSIDE FACE
O.F.	- OUTSIDE FACE
E.E.	- EACH END
E.F.	- EACH FACE
E.W.	- EACH WAY
CONT.	- CONTINUOUS
HOR.	- HORIZONTAL
VERTS.	- VERTICALS
FTG	- FOOTING
COL.	- COLUMN
DWLS.	- DOWELS
B.	- BOTTOM
T.	- TOP
L.W.	- LONG WAY
S.W.	- SHORT WAY
F.F.	- FAR FACE
N.F.	- NEAR FACE
MID.	- MID DEPTH

White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REMARKS	DATE
0 FOR APPROVAL	08/04/2024

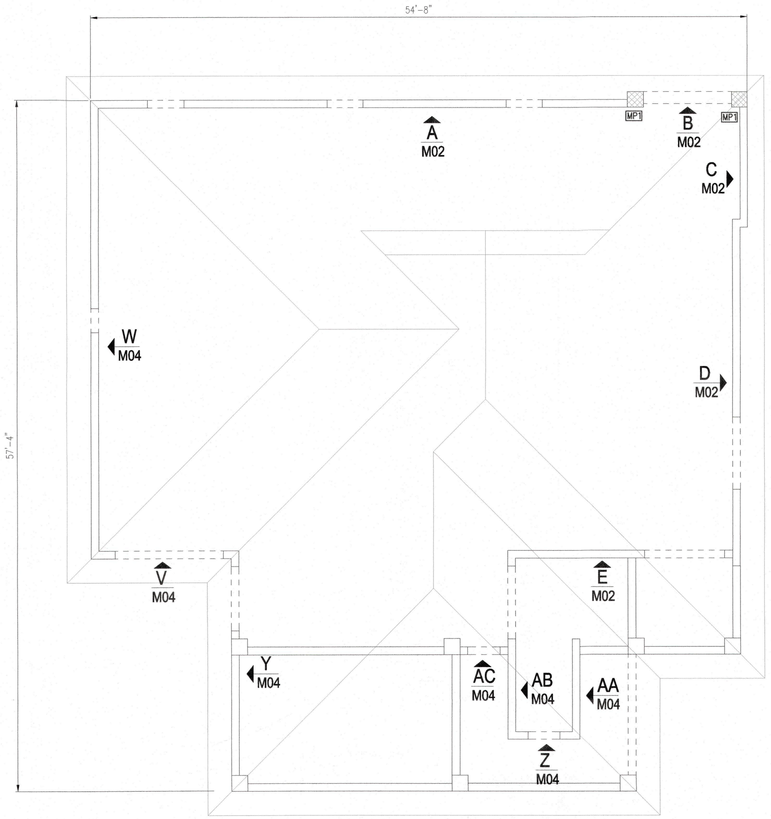
PROJECT: Sizemore Residence
LOCATION: Longboat Key, FL
CUSTOMER: White Cap
DESCRIPTION: Concrete Column Details
ENGINEER: Peter Wallis And Associates
DETAILER: 3DR CONTACT# 786-247-2824
DATE: 06/04/2024
JOB NO.: 223-0663
SHT NO.: RC1

IMPORTANT NOTICE: REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT THE PROJECT DRAWINGS AND SHOULD BE USED IN CONJUNCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND AID TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.



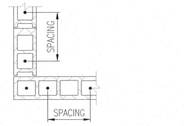
GROUND FLOOR MASONRY WALL PLAN

REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24
REF SHEETS : S-101 thru S-107 DATED ON 23/02/24



SECOND FLOOR MASONRY WALL PLAN

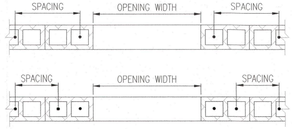
REF SHEETS : A-0 thru A-7.3 DATED ON 23/02/24
REF SHEETS : S-101 thru S-107 DATED ON 23/02/24



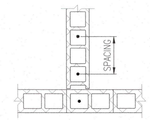
8" THK CMU CORNER DETAIL



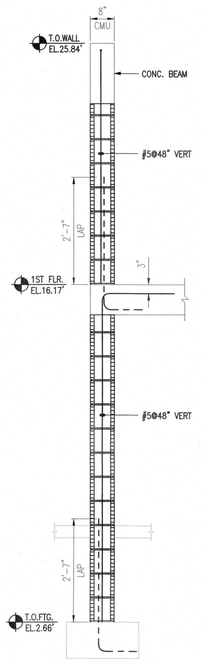
8" THK CMU END DETAIL

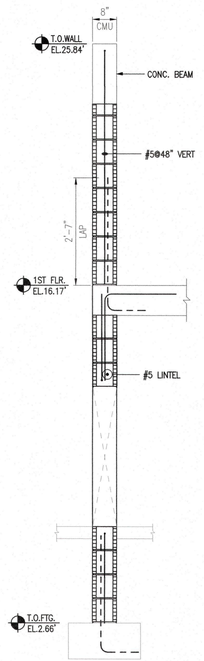


8" THK CMU WALL OPENING DETAIL



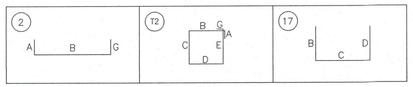
8" THK CMU INTERSECTION DETAIL





TYPICAL MASONRY DETAIL

SIZE	TOTAL LENGTH	QTY	BAR MARK	BND TYP	BENDING DIMENSIONS 'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'J'	'K'	'O'	'R'
#3	4'-4"	26	3J01	T2	0'-4"	0'-11"	0'-11"	0'-11"	0'-11"		0'-4"					
#5	3'-0"	2	5J01	2	0'-7"	2'-5"										
#5	10'-5"	78	5J02	17		1'-0"	9'-5"									
#5	3'-3"	4	5J03	2	0'-10"	2'-5"										
#5	3'-2"	2	5J04	2	0'-10"	2'-4"										
#5	2'-11"	2	5J05	2	0'-10"	2'-1"										
#5	3'-5"	14	5J06	2	0'-10"	2'-7"										
#5	15'-3"	45	5J07	17		2'-0"	13'-3"									
#5	15'-0"	5	5J08	17		2'-0"	13'-0"									
#5	9'-3"	14	5J09	2	0'-10"	8'-5"										
#5	12'-7"	45	5J10	17		2'-0"	10'-7"									
#5	6'-7"	4	5J11	2	0'-10"	5'-8"										
#5	4'-5"	2	5J12	17		2'-0"	2'-5"									
#5	12'-11"	1	5J13	17		2'-0"	10'-11"									
#5	5'-2"	8	5J14	17		2'-7"	2'-7"									
#5	5'-4"	1	5J15	2	0'-10"	4'-6"										
#5	3'-6"	1	5J16	2	0'-10"	2'-8"										
#5	13'-10"	2	5J17	2	0'-10"	13'-0"										
#5	15'-1"	2	5J18	17		2'-0"	13'-1"									
#5	4'-7"	4	5J19	17		2'-0"	2'-7"									
#5	12'-9"	3	5J20	17		2'-0"	10'-9"									



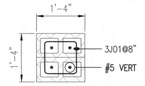
NOTES:-
1. TYPICAL CLEARANCES
   A). For Wall 3" Cover At Top Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS.
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED

For CMU:

Lap Table	
#5	31"

FOR FOUNDATION REINFORCEMENTS REFER SHEET R01
FOR STAIRCASE REINFORCEMENTS REFER SHEET R02
FOR FIRST FLOOR BEAM REINFORCEMENTS REFER SHEET R03
FOR FIRST FLOOR SLAB REINFORCEMENTS REFER SHEETS R04-R05
FOR ROOF BEAM REINFORCEMENTS REFER SHEET R06
FOR CONCRETE COLUMN REINFORCEMENTS REFER SHEET RC1

PLAN LOCATIONS : MASONRY PILASTER			
LABEL	RQ	PL QTY SIZE LENGTH BAR MARK — CROSS REF: MP1	PLACING NOTES
MP1 16"x16"	2	2x4 5J02 2x13 3J01 @8"	VERT 2ND LIFT EL.16.17' END 25.84' TIES



MASONRY PILASTER - MP1

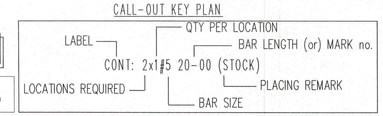
GC TO VERIFY ALL OPENING LOCATIONS, OPENING HEAD HEIGHTS AND WALL DIMENSIONS WITH ARCHIECTURAL

PLEASE VERIFY ALL CLOUDED ITEMS
IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED!

ASTM 615 - GR 60 - BLK

FOR APPROVAL

CALL-OUT KEY PLAN



RECEIVED 6/5/2024
- [ ] NO EXCEPTIONS TAKEN
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- [ ] REVISE AND RESUBMIT
- [ ] REJECTED

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PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS
DATE: 6/11/2024 BY: PETER WALLIS

ABBREVIATIONS

I.F.	- INSIDE FACE
O.F.	- OUTSIDE FACE
E.E.	- EACH END
E.F.	- EACH FACE
E.W.	- EACH WAY
CONT.	- CONTINUOUS
HOR.	- HORIZONTAL
VERTS.	- VERTICALS
FTG	- FOOTING
COL.	- COLUMN
DWLS.	- DOWELS
B.	- BOTTOM
T.	- TOP
L.W.	- LONG WAY
S.W.	- SHORT WAY
F.F.	- FAR FACE
N.F.	- NEAR FACE
MID.	- MID DEPTH

White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key, FL
CUSTOMER: White Cap
DESCRIPTION: Concrete Column Details
ENGINEER: Peter Wallis And Associates
DESIGNER: SDR CONTACT# 786-217-2834
DATE: 06/04/2024
JOB NO.: 223-0663
SHT NO.: RC1

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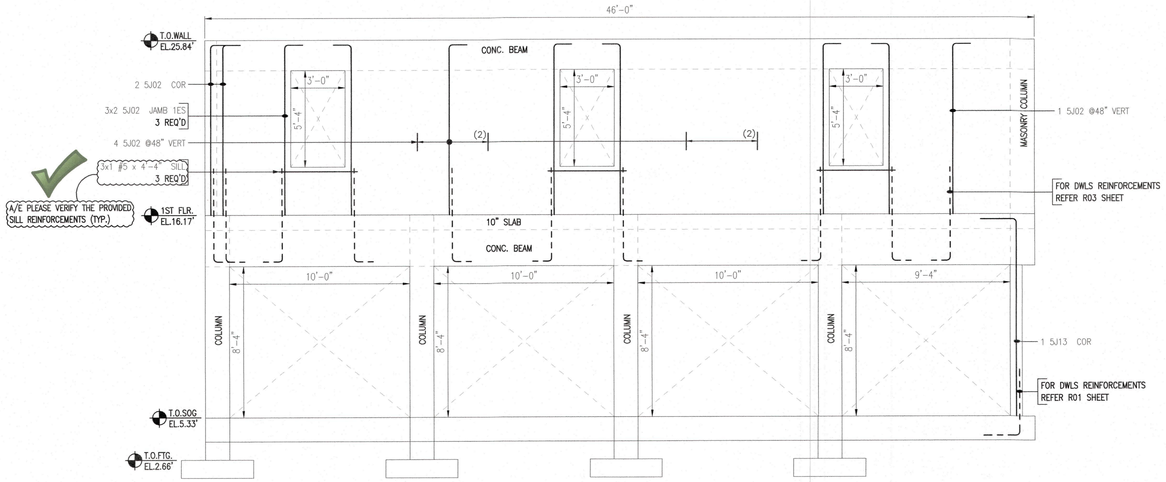
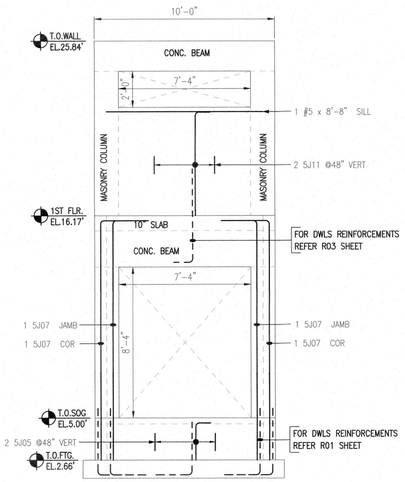
TOWN OF LONGBOAT KEY
Planning, Zoning & Building
PERMIT PLANS
FILE
Copy of Record



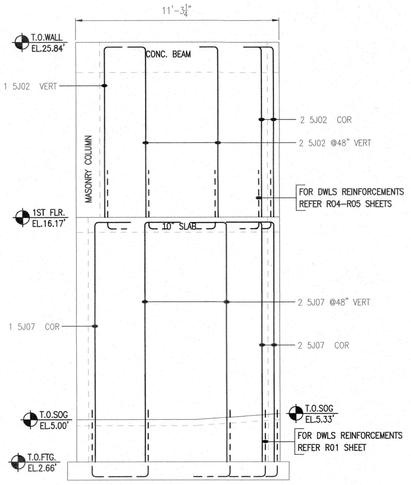
8" THK.

ELEVATION - A



8" THK.

ELEVATION - B



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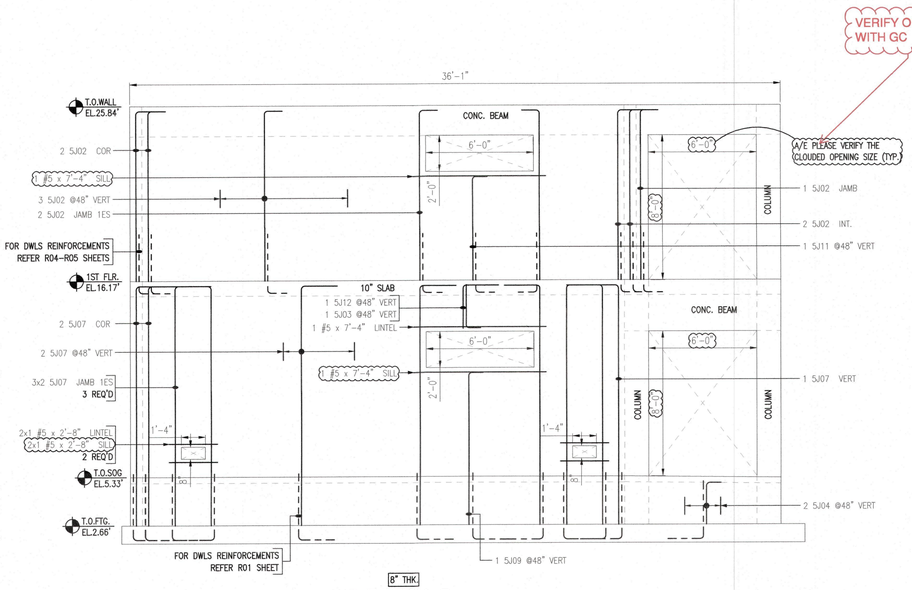

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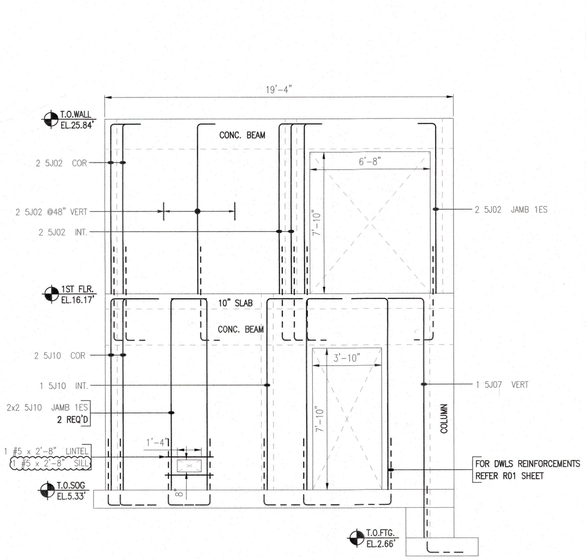
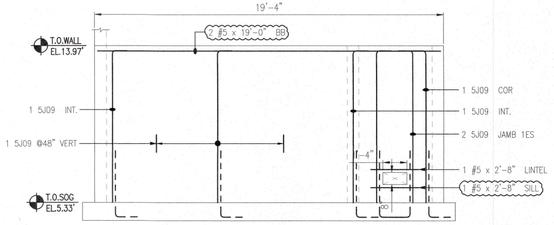
ELEVATION - D



8" THK.

ELEVATION - E



8" THK.

ELEVATION - F

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED JUL 24 2024 TOWN OF LONGBOAT KEY Planning, Zoning & Building

RECEIVED 6/5/2024

- ☐ NO EXCEPTIONS TAKEN
- ■ MAKE CORRECTIONS NOTED
- ☐ REVISE AND RESUBMIT
- ☐ REJECTED

CHECKING IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THEIR WORK WITH THAT OF ANY OTHER TRADE, AND SATISFACTORY PERFORMANCE OF THEIR WORK.

PETER WALLIS AND ASSOCIATES STRUCTURAL ENGINEERS

DATE: 6/11/2024 BY: PETER WALLIS

For CMU:

Lap Table	
#5	31"

NOTES:-

1. TYPICAL CLEARANCES
   A). For Wall 3" Cover At Top Typ.
2. A/E/C PLEASE VERIFY THE ALL CLOUDED ITEMS
3. BARS TO BE PLACED AT EQUAL SPACING U.O.N.
4. TILT HOOK TO ACCOMODATE THE COVER, IF NEED

PLEASE VERIFY ALL CLOUDED ITEMS

IT WILL BE UNDERSTOOD THAT ALL CLOUDED ITEMS RETURNED FROM APPROVAL WITHOUT COMMENT ARE CORRECT AS SUBMITTED!

ASTM 615 - GR 60 - BLK

FOR APPROVAL

CALL-OUT KEY PLAN

QTY PER LOCATION — BAR LENGTH (or) MARK no.
LABEL — CONT: 2x1 #5 20-00 (STOCK) — PLACING REMARK
LOCATIONS REQUIRED — BAR SIZE

ABBREVIATIONS

I.F.	- INSIDE FACE
O.F.	- OUTSIDE FACE
E.E.	- EACH END
E.F.	- EACH FACE
E.W.	- EACH WAY
CONT.	- CONTINUOUS
HOR.	- HORIZONTAL
VERTS.	- VERTICALS
FTG	- FOOTING
COL.	- COLUMN
DWLS.	- DOWELS
B.	- BOTTOM
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L.W.	- LONG WAY
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F.F.	- FAR FACE
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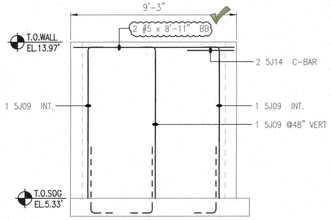
White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key, FL
CUSTOMER: White Cap
DESCRIPTION: Concrete Column Details
ENGINEER: Peter Wallis And Associates

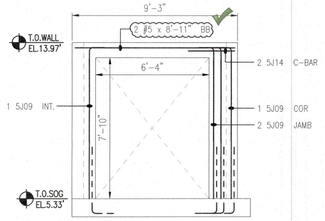
IMPORTANT NOTICE:- REINFORCING STEEL PLACING DRAWINGS ARE INTENDED MERELY TO SUPPLEMENT THE PROJECT DRAWINGS AND SHOULD BE USED IN CONJUNCTION WITH IT. THIS IS NOT A STRUCTURAL DRAWING. THIS DRAWING IS ONLY INTENDED TO CONVEY THE ARCHITECT/ENGINEER'S INTENT AND AIMS TO MAKE THE HANDLING OF REINFORCING STEEL MORE EFFICIENT AND ECONOMICAL.

DRAWN:	DATE:	JOB NO.	SHT NO.
3DR CONTACT: 706-207-2824	06/04/2024	223-0663	M02



8" THK.

ELEVATION - G



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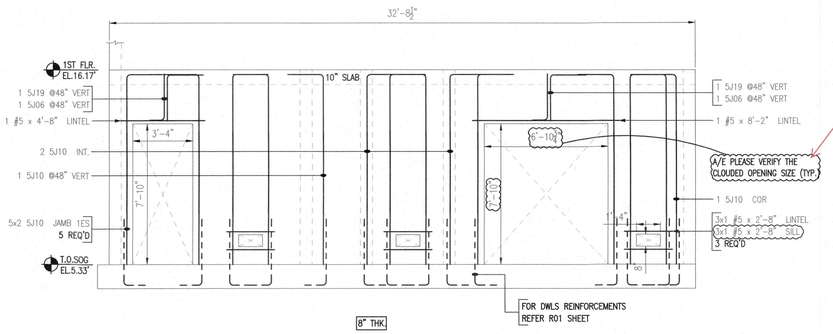
ELEVATION - H

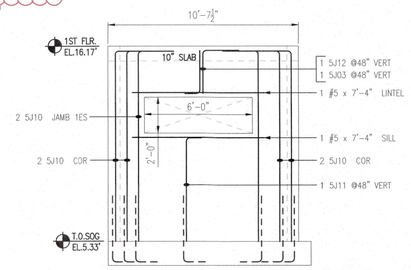


VERIFY OPENING WITH GC

A/E PLEASE VERIFY THE CLOUDED OPENING SIZE (TYP.)

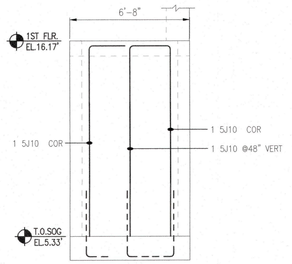
8" THK.

ELEVATION - J



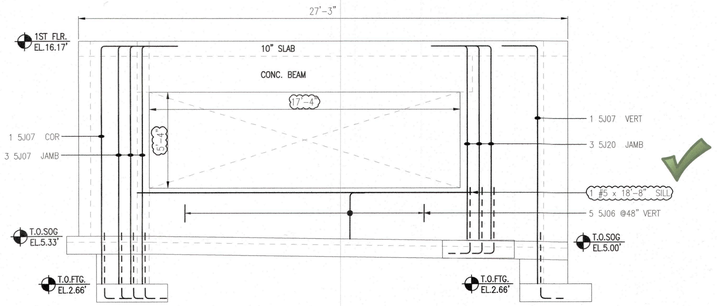
8" THK.

ELEVATION - K



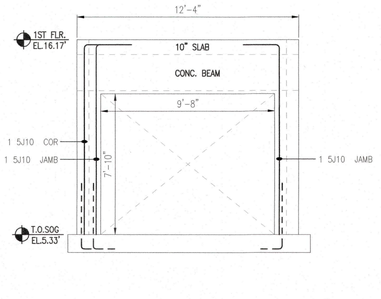
8" THK.

ELEVATION - L



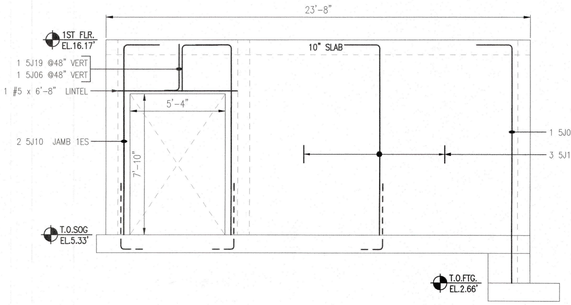
8" THK.

ELEVATION - M



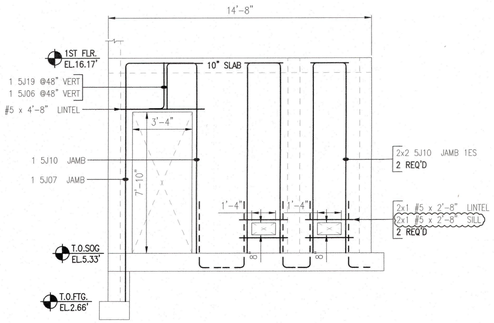
8" THK.

ELEVATION - N



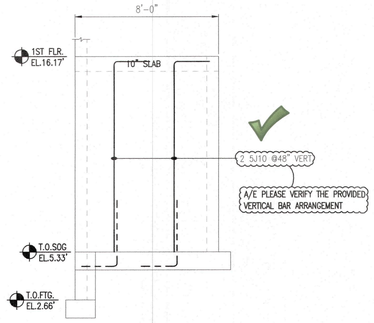
8" THK.

ELEVATION - P



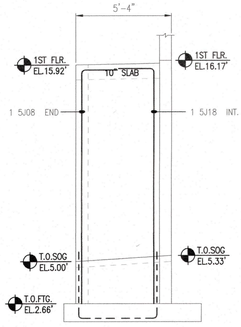
8" THK.

ELEVATION - Q



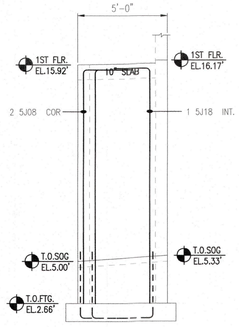
8" THK.

ELEVATION - R



8" THK.

ELEVATION - S



8" THK.

ELEVATION - T

RECEIVED 6/5/2024

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PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS

DATE: 6/11/2024 BY: PETER WALLIS

RECEIVED
JUL 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

For CMU:

Lap Table	
#5	31"

NOTES:-
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BLDG PERMIT PLAN FILE
Copy of Record

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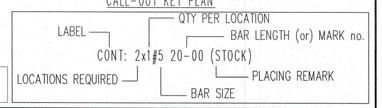
ASTM 615 - GR 60 - BLK

FOR APPROVAL

CALL-OUT KEY PLAN



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White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key, FL
CUSTOMER: White Cap
DESCRIPTION: Concrete Column Details
ENGINEER: Peter Wallis And Associates
DETAILER: 3DR CONTACT# 786-247-2824
DATE: 06/04/2024
JOB NO. 223-0663
SHT NO. M03

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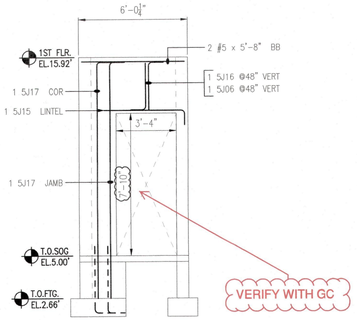
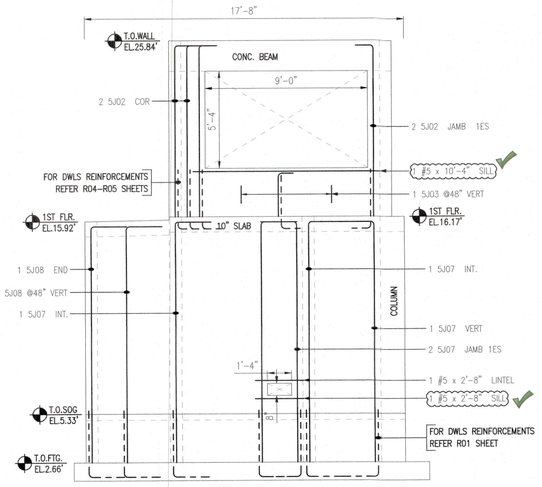


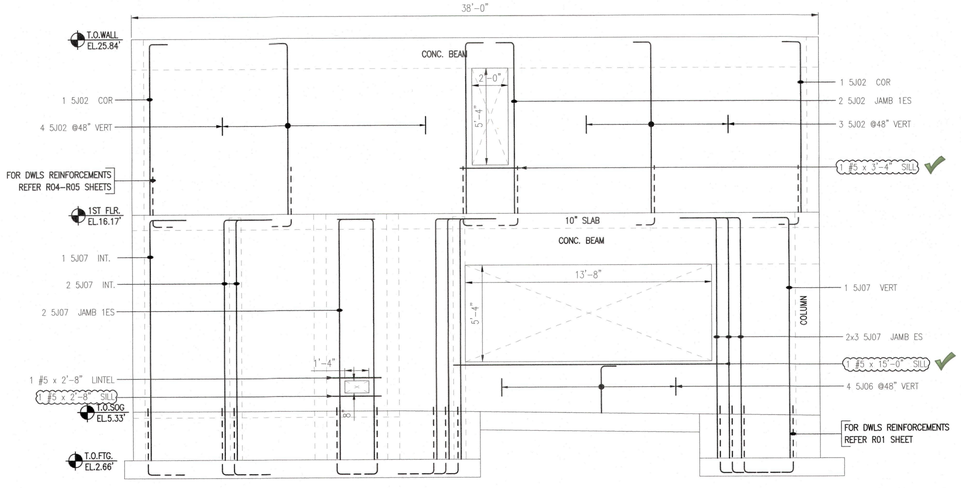
8" THK.

ELEVATION - U



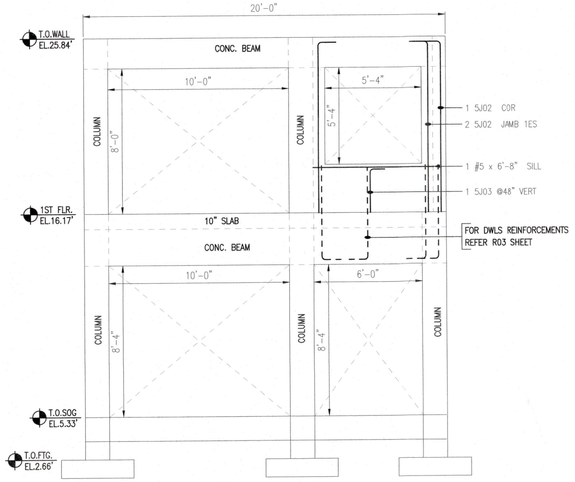
8" THK.

ELEVATION - V



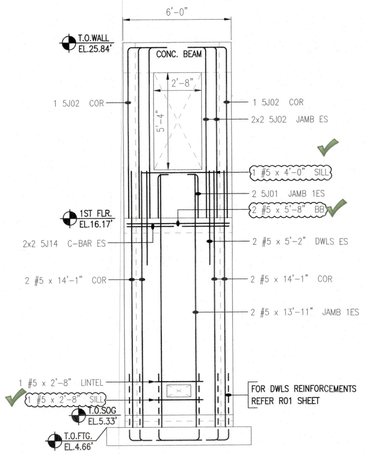
8" THK.

ELEVATION - W



8" THK.

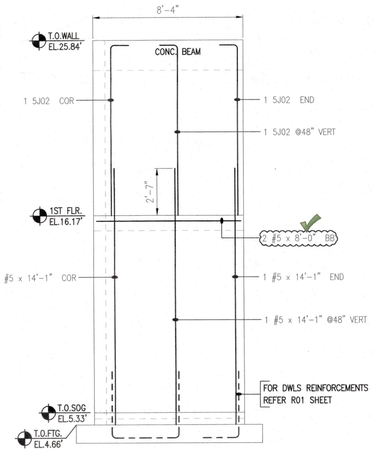
ELEVATION - Y



8" THK.

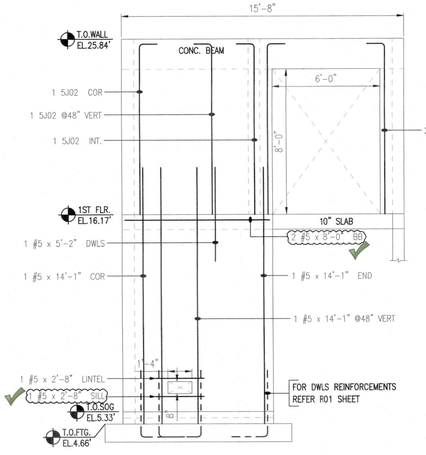
ELEVATION - Z

A/E PLEASE VERIFY THE ELEVATOR WALL 1ST LIFT VERTICAL BAR ARRANGEMENTS (TYP.)



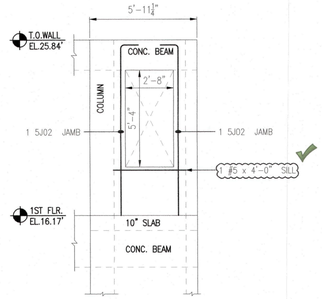
8" THK.

ELEVATION - AA



8" THK.

ELEVATION - AB



8" THK.

ELEVATION - AC

RECEIVED
JUL 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED 6/5/2024

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PETER WALLIS AND ASSOCIATES
STRUCTURAL ENGINEERS

DATE: 6/11/2024 BY: PETER WALLIS

For CMU:

Lap Table	
#5	31"

NOTES:—

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   A). For Wall 3" Cover At Top Typ.
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ASTM 615 - GR 60 - BLK

FOR APPROVAL

CALL-OUT KEY PLAN

LABEL — CONT: 2x1#5 20-00 (STOCK) — QTY PER LOCATION / BAR LENGTH (or) MARK no. / PLACING REMARK / BAR SIZE
LOCATIONS REQUIRED

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White Cap REBAR FABRICATION
2525 12th Street Building 1, Sarasota FL 34237
Ph. (941) 366-2850 Fax (941) 366-2907

REVISIONS	DATE
0 FOR APPROVAL	06/04/2024

PROJECT: Sizemore Residence
LOCATION: Longboat Key, FL
CUSTOMER: White Cap
DESCRIPTION: Concrete Column Details
ENGINEER: Peter Wallis And Associates
DETAILER: 3DR CONTACT# 786-247-2834
DATE: 06/04/2024
JOB NO. 223-0663
SHT NO. M04

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FOUNDATION NOTES

1. FOUNDATIONS HAVE BEEN DESIGNED ON THE BASIS OF AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. REFER TO SOILS INVESTIGATION REPORT NUMBER 230147 DATED MAY 1ST, 2023 AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES LLC. FOR SUBJECT SITE. ALL SOIL PREPARATION REQUIREMENTS AS INDICATED BY THE SOILS CONSULTANT SHALL BE INCORPORATED INTO THE OVERALL PROJECT SPECIFICATIONS AND COMPLETED BY THE CONTRACTOR AS INDICATED BY THE SOILS CONSULTANT. A COPY OF THIS REPORT MUST ALSO BE FILED WITH BUILDING OFFICIAL DURING SUBMISSION FOR PERMIT.

2. PRIOR TO THE POURING OF ANY FOOTING OR SLAB THE SOIL AT THE UNDERSIDE SHALL BE INSPECTED AND APPROVED BY THE SOILS CONSULTANT FOR VERIFICATION OF PROPER COMPACTION. SUCH DOCUMENTATION SHALL ALSO BE SUBMITTED TO LOCAL BUILDING OFFICIAL.

3. ALL CONTINUOUS FOOTINGS SHALL HAVE STAGGERED LAPS IN THE REINFORCING STEEL LAP LENGTH SHALL BE A MINIMUM OF 24". IN ADDITION CORNER BARS SHALL BE PROVIDED WITH A MINIMUM LEG DIMENSION OF 24" IN EACH DIRECTION.

4. REINFORCE ALL 4" SLABS ON GRADE WITH 6x6 W1.4/W1.4 WELDED WIRE FABRIC CHAIRED OR HELD BY OTHER MEANS AT CENTER OF SLAB .

5. ALL CONCRETE SHALL CONFORM TO ACI 318 LATEST EDITION AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

6. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. FOOTING BOTTOM REINFORCEMENT SHALL HAVE A CLEAR COVER OF 3" TO BOTTOM AND SIDES AND 1½" TO THE TOP.

7. REFER TO DRAWING S-105 THRU S-107 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

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

TERMITE PROTECTION / SOIL TREATMENT NOTES:

1. TERMITE PROTECTION FOR SOIL TREATMENT SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION

2. THE INITIAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACK FILL AND COMPACTION IS COMPLETED.

3. SOIL AREAS DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT , INCLUDING SPACES BOXED OR FORMED.

4. SPACES IN CONC. FLOOR BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAIN 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.

5. CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL , DONE AFTER CHEMICAL TREATMENT UNTIL THE CONC. SLAB IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATION OR DISTURBING TREATED SOIL.

NOTE:

REFER TO DRAWING S-105 THRU S-107 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

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

FOUNDATION SCHEDULE

MK.	DEPTH	WIDTH	LENGTH	TYPE	REINFORCEMENT
F1	12"	4'-0"	4'-0"	PAD	5 - #5 BOTTOM EACH WAY
F2	16"	12"	CONT.	MONO EDGE	1- #5 TOP & BOTTOM
F3	12"	20"	CONT.	STRIP	3- #5 BOTTOM
F4	12"	24"	CONT.	MONO	3- #5 BOTTOM
F5	12"	12"	CONT.	MONO EDGE	1- #5 TOP & BOTTOM
F6	16"	8'-0"	10'-4"	INT. PAD	#5 @ 8" O.C. BOTTOM EACH WAY
F7	12"	16"	CONT.	MONO EDGE	1 - #5 TOP & 2 - #5 BOTTOM
F8	12"	4'-0"	4'-0"	MONO PAD	5 - #5 BOTTOM EACH WAY
F9	12"	3'-0"	4'-0"	MONO PAD	5 - #5 BOTTOM EACH WAY
F10	24"	12"	CONT.	MONO EDGE	1 - # 5 TOP AND BOTTOM

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

160 MPH THREE SECOND GUST ULTIMATE WIND VELOCITY
(EQUIVALENT TO 123.9 MPH THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609 (UTILIZING ASCE 7-22 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-105

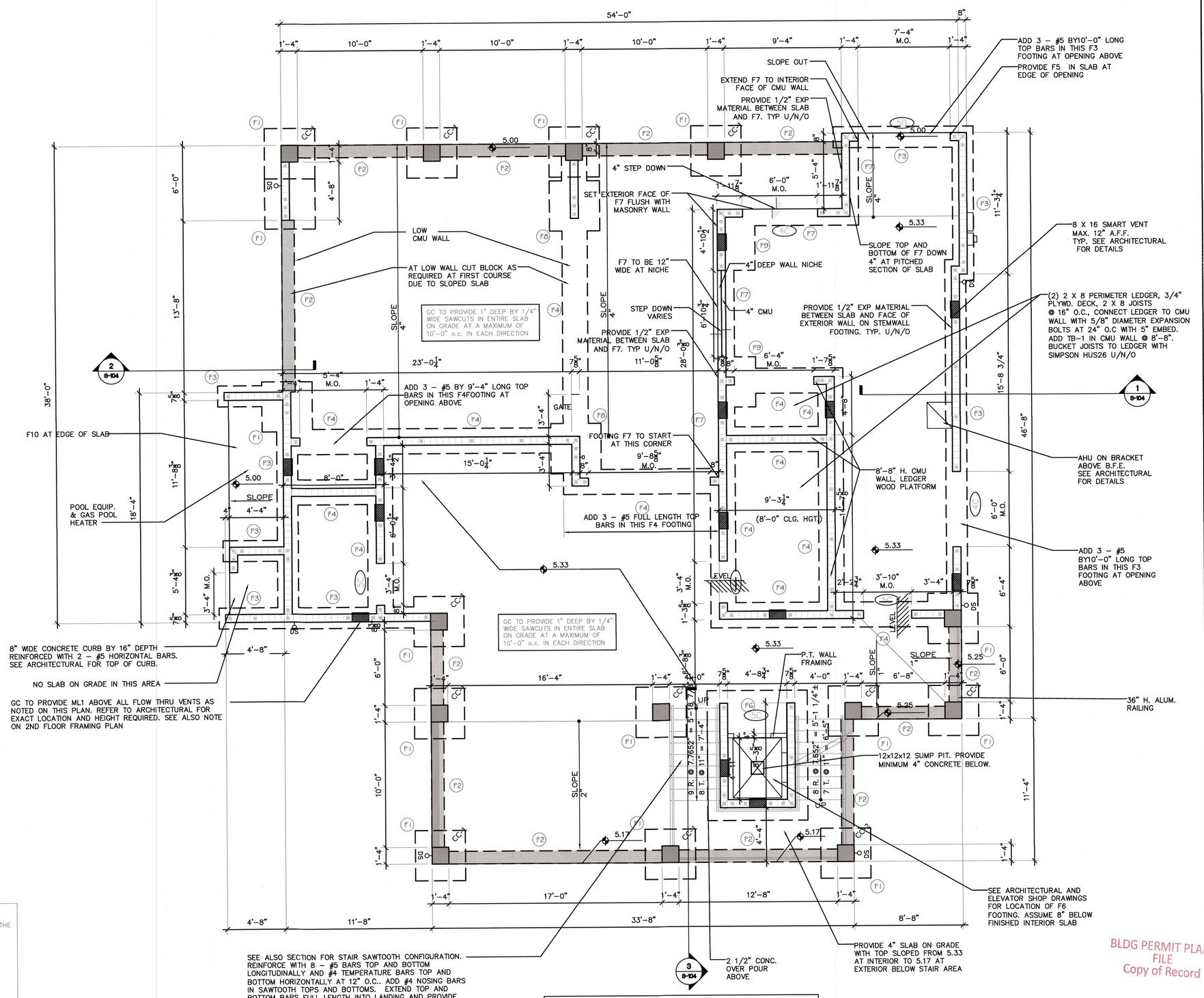
BUILDING RISK CATEGORY II

EXPOSURE D - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE SECTION 1609

GC TO CONFIRM ALL DIMENSIONS WIT ARCHITECTURAL DRAWINGS AND VERIFY ALL CLEAR OPENING DIMENSIONS WITH REQUIREMENTS FOR DOOR AND WINDOW FRAMING SHOP DRAWINGS AND INSTALLATION DETAILS,

UNLESS OTHERWISE NOTED SET TOP OF ALL F1 AND F3 FOOTINGS AT ELEVATION 2.66'. IN NO INSTANCE SHALL TOP OF FOOTING BE LESS THAN 12" BELOW FINISHED GRADE AND GC MAY ADJUST TOP OF FOOTING UPWARDS AT PERIMETER AT THEIR DISCRETION TO MAINTAIN THE 12" EMBEDMENT.



① FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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FILE
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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2	PERMIT	2/23/24	
1	REVISION	DATE	

PROJECT ARCHITECT:
PROJECT MANAGER: CJG
DRAWN BY: CJG
DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

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PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: FOUNDATION PLAN

PROJECT NO. 2301
DRAWING NO. S-101

FLOOR FRAMING NOTES

1. FLOOR SYSTEM HAS BEEN DESIGNED FOR A LIVE LOAD OF 40 PSF, A SUPERIMPOSED DEAD LOAD OF 20 PSF, SUPERIMPOSED WALL LOADS FROM ROOF SYSTEM ABOVE IN ADDITION TO THE SELF WEIGHT OF THE 10" SLAB.
2. REFER TO WALL SECTIONS FOR CONNECTION OF MASONRY BEARING WALLS OR CONCRETE COLUMNS TO TOP OF SLAB.
3. MECHANICAL AND ELECTRICAL PIPING/CONDUIT MAY BE PLACED WITHIN SLAB PROVIDED THEY ARE 3" MAXIMUM IN DIAMETER AND ARE 1½" CLEAR OF REINFORCING STEEL AT ALL TIMES.
4. MECHANICAL AND ELECTRICAL SLEEVES MAY BE PLACED WITHIN SLAB PROVIDED THEY ARE MAXIMUM OF 12" SQUARE AND PLACED 1½" CLEAR OF REINFORCING STEEL AT ALL TIMES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING/RESHORING DESIGN AND LAYOUT. SHORING/RESHORING SHALL REMAIN IN PLACE UNTIL SUCH TIME AS SUPPORTED SLAB HAS ACHIEVED A PROVEN 75% OF ITS 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.

NOTE:

REFER TO DRAWING S–105 THRU S–107 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

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

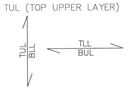
CONCRETE SLAB NOTES

10" 5000 psi CAST IN PLACE CONCRETE SLAB AT THIS LEVEL

#6 AT 12 TOP AND BOTTOM EACH WAY

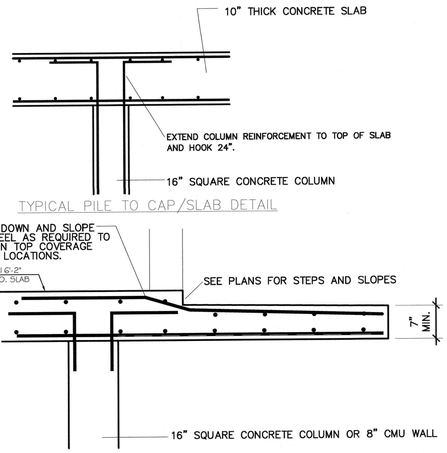
3/4" COVER BLL (BOTTOM LOWER LAYER)

1" COVER TUL (TOP UPPER LAYER)



GENERAL CONTRACTOR SHALL PROVIDE ENGINEER OF RECORD A COPY OF STEEL PLACEMENT SHOP DRAWING FOR APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO SLAB POUR. APPROVED SHOP DRAWING SHALL BE SUBMITTED TO LOCAL BUILDING AUTHORITIES PRIOR TO SLAB INSPECTION.

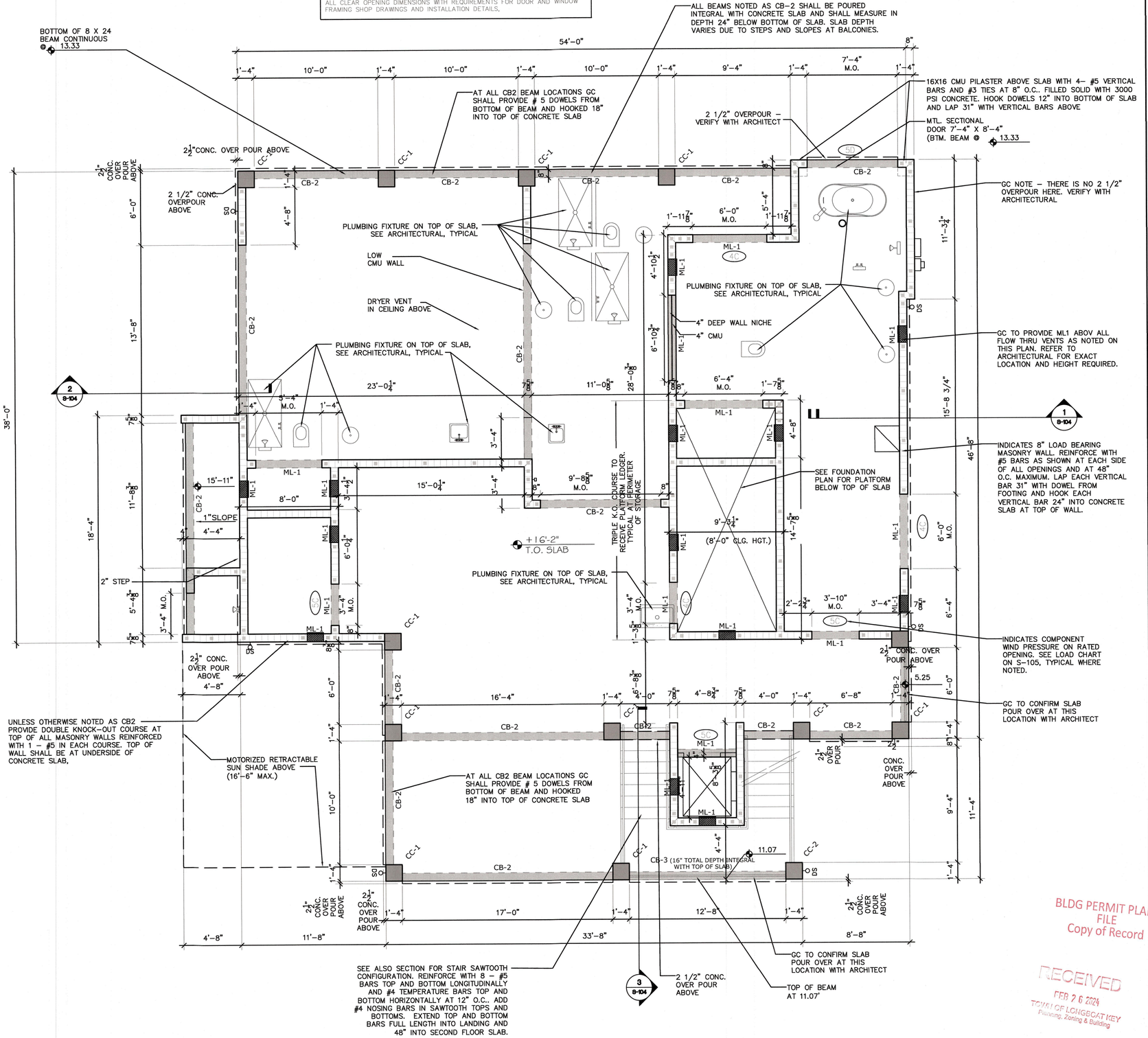
DETAIL REINFORCING STEEL SUCH THAT ALL BOTTOM STEEL LAPS A MINIMUM OF 24" OVER COLUMN/WALL CENTERLINES (ONLY AS REQUIRED) AND TOP STEEL LAPS 24" MINIMUM MIDWAY BETWEEN COLUMN/WALL CENTERLINES (ONLY AS REQUIRED). ALL TOP STEEL TERMINATING AT SLAB EDGE SHALL BE FABRICATED WITH 180 DEGREE HOOKS. SEE PLANS FOR LOCATIONS WHERE LAPS ARE NOT PERMITTED.



TYPICAL PILE TO CAP/SLAB DETAIL

TYPICAL STEP–DOWN

GC TO CONFIRM ALL DIMENSIONS WIT ARCHITECTURAL DRAWINGS AND VERIFY ALL CLEAR OPENING DIMENSIONS WITH REQUIREMENTS FOR DOOR AND WINDOW FRAMING SHOP DRAWINGS AND INSTALLATION DETAILS,



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

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609 (UTILIZING ASCE 7–22 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S–105

BUILDING RISK CATEGORY II

EXPOSURE D – FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE SECTION 1609

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Planning, Zoning & Building

1 FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'–0"

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3		
2	PERMIT	2/23/24
1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/4" = 1'–0"
FILE NAME: SIZEMORE_XPLAN

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PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: FIRST FLOOR FRAMING PLAN

PROJECT NO. 2301
DRAWING NO. S–102

ROOF FRAMING NOTES

1. REFER TO TRUSS ENGINEERING FOR ROOF TRUSS LAYOUT AND DESIGN. ALL ROOF TRUSSES AS DESIGNATED R1 ARE TO BE PRE-ENGNEERED AND SHALL BE DESIGNED FOR A TOP CHORD LIVE LOAD OF 20 PSF, A BOTTOM CHORD DEAD LOAD OF 10 PSF AND A TOP CHORD DEAD LOAD OF 25 PSF. WIND UPLIFT SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF THE 2023 FLORIDA BUILDING CODE FOR 160 MPH THREE SECOND GUST ULTIMATE WIND VELOCITY, EXPOSURE D – RISK CATEGORY II, ENCLOSED BUILDING WITH INTERNAL PRESSURE COEFFICIENT = 0.18, COMPONENTS AND CLADDING. REFER TO LOAD CHARTS FOR ZONE LOCATION AND REQUIRED ZONE GROSS UPLIFT PRESSURES. FOR THE PURPOSE OF NEGATING GROSS UPLIFT TOTAL DEAD LOAD SHALL BE ASSUMED TO NOT EXCEED 15 PSF.
2. ALL TRUSSES SHALL BE ANCHORED TO BEARING WALLS IN ACCORDANCE WITH TRUSS CONNECTOR SCHEDULE. ANCHORS SHALL BE SELECTED BY THE CONTRACTOR ON THE BASIS OF TABULATED ROOF TRUSS UPLIFT REACTIONS (SERVICE LOADS) ON THE INDIVIDUAL TRUSS CUT SHEETS + REQUIRED LATERAL AND LONGITUDINAL REQUIREMENTS FROM ROOF DIAPHRAGM TRANSFER CALCULATIONS. ROOF SHALL BE SHEATHED WITH 5/8" CDX PLYWOOD. CONNECT SHEATHING TO TRUSSES WITH 10d (.131" DIA.) RING SHANK NAILS AT 4" O.C. AT PANEL EDGES WITHIN 6'-0" OF RIDGES OR EAVES, A6 6" O.C. AT OTHER EDGES AND AT 12" O.C. ELSEWHERE.
3. CONTRACTOR SHALL ADD TO FILLED CELL LAYOUT AS INDICATED ON STRUCTURAL DRAWINGS IN ORDER TO PLACE A MINIMUM OF 3 – #5 IN A FILLED CELL BELOW EACH GIRDER TRUSS BEARING LOCATION. GIRDER TRUSSES INDICATED ON FRAMING PLANS ARE ASSUMED LOCATIONS ONLY AND MUST BE CONFIRMED BY TRUSS ENGINEER DURING PREPARATION OF THEIR FINAL TRUSS LAYOUT DRAWINGS.
4. MASONRY WALL LAYOUT WITH DOOR AND WINDOW OPENINGS AS INDICATED HAS BEEN REVIEWED BY ENGINEER OF RECORD FOR COMPLIANCE WITH ALL APPLICABLE STRUCTURAL REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE. NO ADDITIONAL SHEAR WALLS OR BRACING SHALL BE REQUIRED EXCEPT AS SPECIFICALLY INDICATED ON THE FRAMING PLANS.

NOTE:

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

REFER TO DRAWING S-105 THRU S-107 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

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

NET TRUSS UPLIFT REACTIONS IN EXCESS OF 1000 POUNDS AND NET TRUSS GRAVITY REACTIONS IN EXCESS OF 5000 POUNDS HAVE BEEN INDICATED ON THIS PLAN. THESE LOADS AND CONNECTORS MUST BE VERIFIED WITH FINAL TRUSS ENGINEERING PRIOR TO POURING OF ANY FOUNDATIONS.

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES – STRUCTURAL ENGINEERS HAVE REVIEWED THE STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

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WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609 (UTILIZING ASCE 7-22 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-105

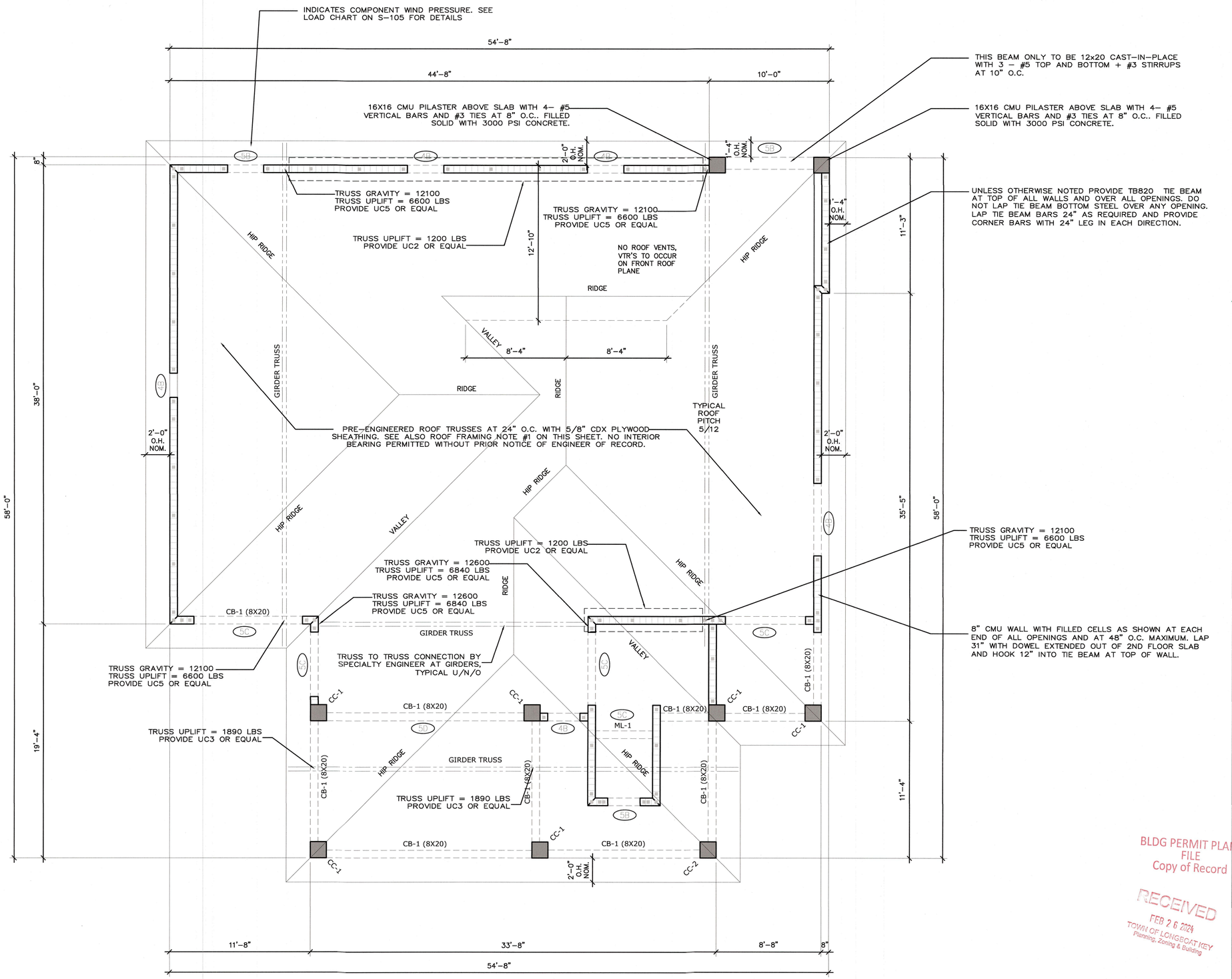
BUILDING RISK CATEGORY II

EXPOSURE D – FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE SECTION 1609

GC TO PROVIDE 3 – #5 IN FILLED CELLS IN 24" SECTION OF CMU CENTERED BELOW EACH GIRDER TRUSS BEARING LOCATION. COORDINATE LOCATION WITH PRE-ENGINEERED TRUSS SHOP DRAWINGS

GC TO CONFIRM ALL DIMENSIONS WIT ARCHITECTURAL DRAWINGS AND VERIFY ALL CLEAR OPENING DIMENSIONS WITH REQUIREMENTS FOR DOOR AND WINDOW FRAMING SHOP DRAWINGS AND INSTALLATION DETAILS,



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

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1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: CIG
DRAWN BY: CIG DATE: 2/23/24
SCALE: 1/4" = 1'-0"
FILE NAME: SIZEMORE XPLAN

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PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ROOF FRAMING PLAN

PROJECT NO. 2301
DRAWING NO. S-103

SEE ROOF FRAMING PLAN FOR SPECIFIC CONNECTORS FOR ALL TRUSSES WITH UPLIFTS IN EXCESS OF 1000 LBS. GC TO COORDINATE CONNECTORS AND LOCATIONS OF GIRDERS WITH FINAL PRE-ENGINEERED TRUSS SHOP DRAWINGS. ROOF TIE BEAMS SHALL NOT BE POURED UNTIL SUCH TIME AS EOR HAS REVIEWED TRUSS SHOP DRAWINGS AND GC HAS PROVIDED REVIEWED COPIES TO LOCAL BUILDING OFFICIAL

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES – STRUCTURAL ENGINEERS HAVE REVIEWED THE STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

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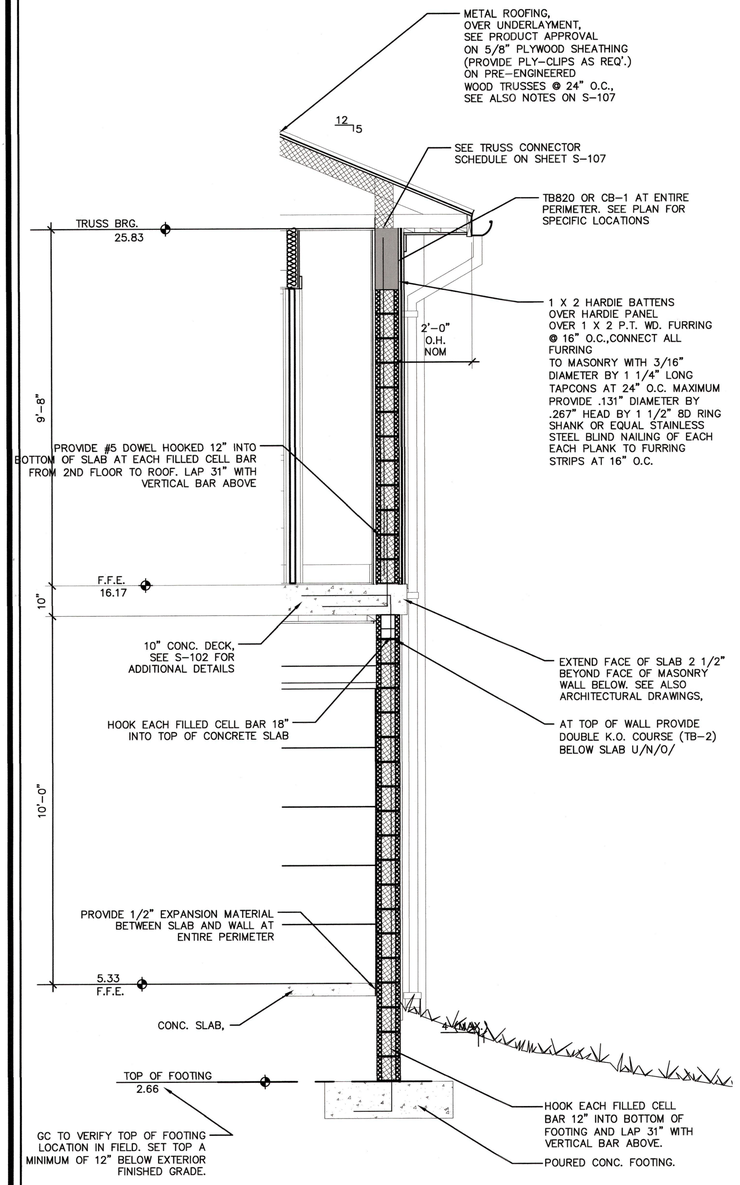
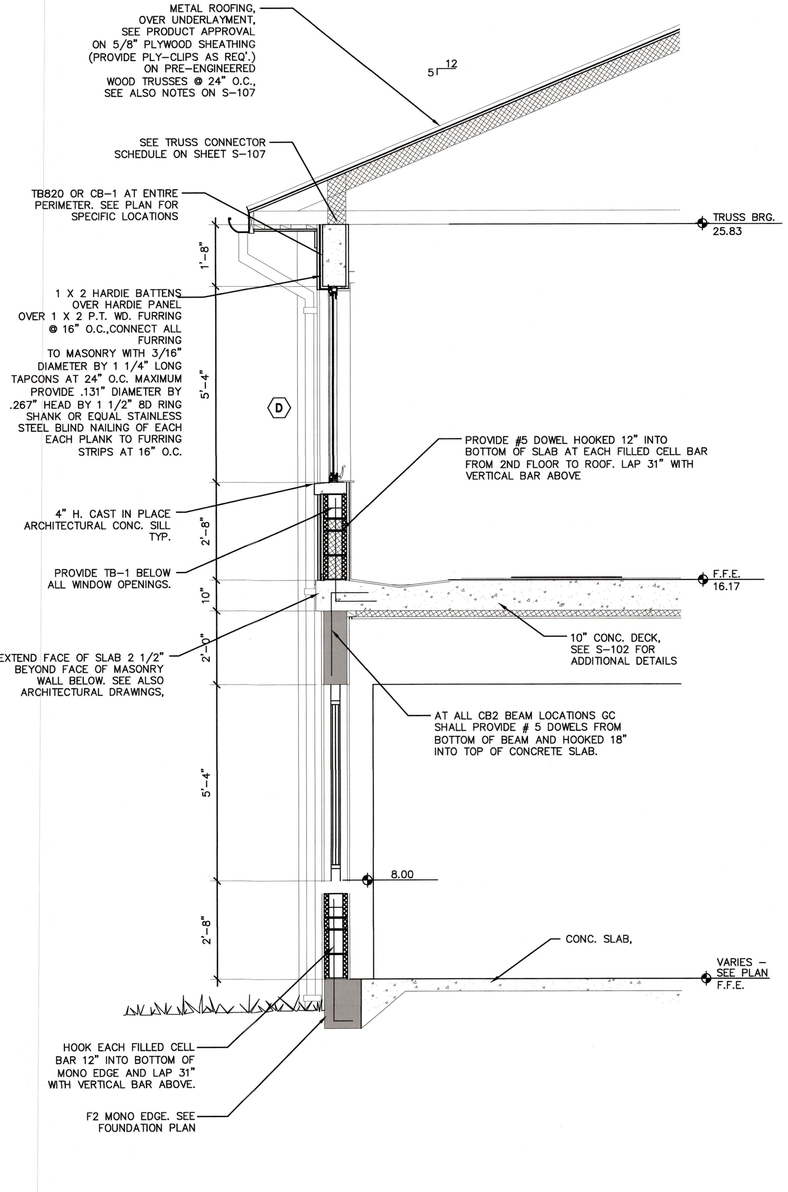
BUILDING RISK CATEGORY II

EXPOSURE D – FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

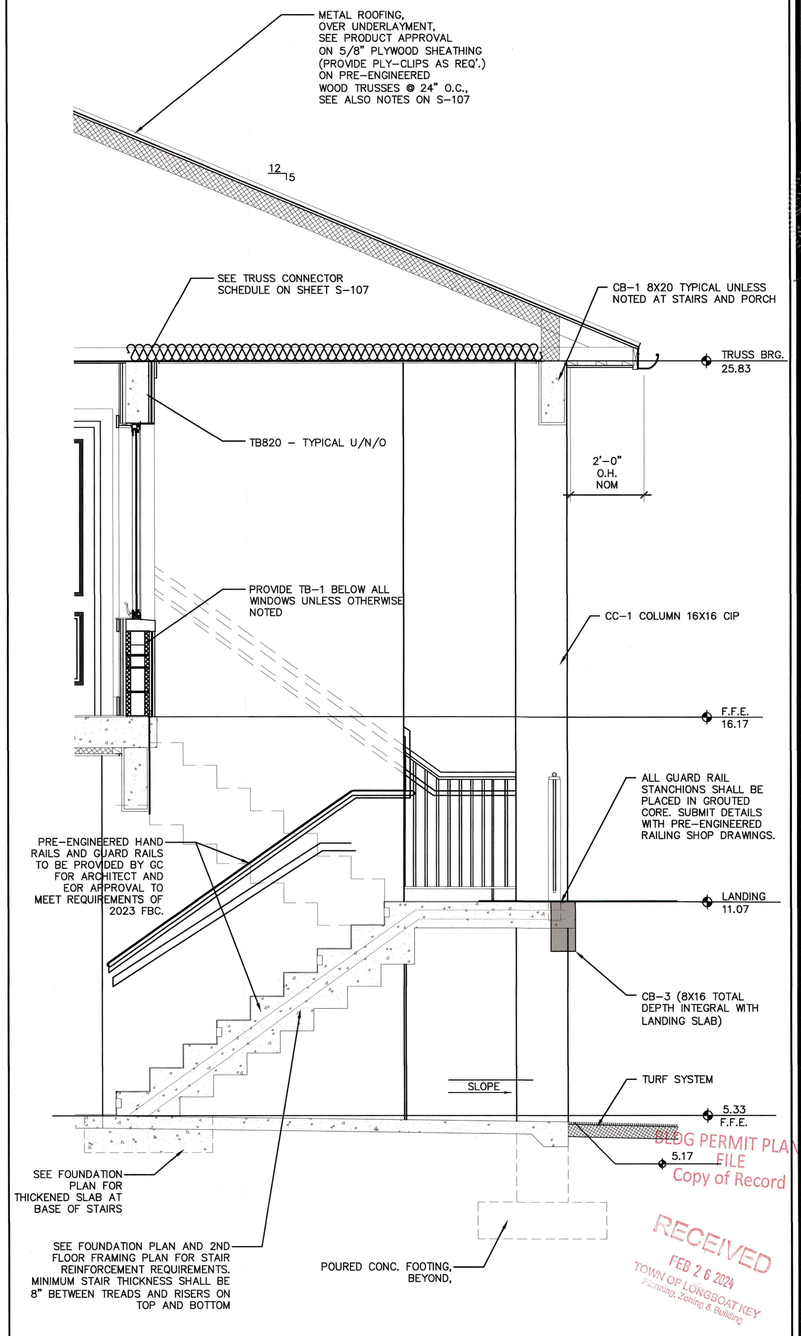
EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE SECTION 1609



1 TYPICAL EXTERIOR WALL SECTION 1
SCALE: 1/2" = 1'-0"



2 TYPICAL EXTERIOR WALL SECTION 2
SCALE: 1/2" = 1'-0"



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3 TYPICAL EXTERIOR WALL SECTION 3
SCALE: 1/2" = 1'-0"

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2	PERMIT	2/23/24	DATE
1	REVISION		

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/2" = 1'-0"
FILE NAME: 2301 SECT

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PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: WALL SECTIONS

PROJECT NO. 2301
DRAWING NO. S-104

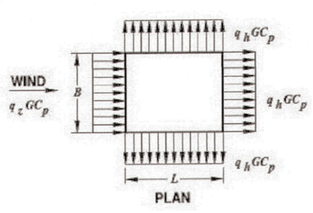
BUILDING INFORMATION	
ULTIMATE WIND VELOCITY (mph)	160
NOMINAL WIND VELOCITY (mph)	123.9
EXPOSURE	D
INTERNAL PRESSURE	ENCLOSED
HEIGHT ABOVE GROUND (z)(ft)	0
STANDARD WALL HEIGHT (ft)	21
MEAN ROOF HEIGHT (ft)	26
BUILDING WIDTH (ft)	55
BUILDING LENGTH (ft)	58
ROOF SLOPE (x in 12)	5
ROOF ANGLE (degrees)	22.62
(a) EDGE STRIP (ft)	5.5
END ZONE (ft)	5.5
PARAPET ALONG ROOF PERIMETER (ft)	NA

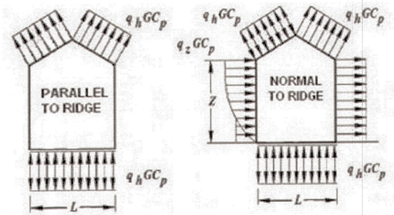
OPENING INFORMATION						OPENING PRESSURES	
						NOMINAL WIND LOAD PRESSURES	
WIND LOAD FOR:	ZONE	OPENING ELEV (ft)	OPENING WIDTH (ft)	OPENING HEIGHT (ft)	EFFECTIVE WIND AREA (sq ft)	MAX POSITIVE PRESSURE (psf)	MAX NEGATIVE PRESSURE (psf)
4A ⟨10 sf	4	30	1.0	1.0	1	44.7	-48.5
4B 10 TO 20 sf	4	30	3.0	3.4	10	42.7	-46.5
4C 20 to 50 sf	4	30	4.0	5.0	20	40.0	-43.8
4D ⟩ 50 sf	4	30	7.0	7.3	51	38.0	-41.8
5A ⟨ 10 sf	5	30	1.0	1.0	1	44.7	-59.9
5B 10 TO 20 sf	5	30	3.0	3.4	10	42.7	-55.8
5C 20 to 50 sf	5	30	4.0	5.0	20	40.0	-50.5
5D ⟩ 50 sf	5	30	7.0	7.3	51	38.0	-46.5

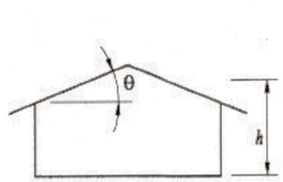
IMPORTANT NOTE: ALL COMPONENT PRESSURE VALUES LISTED ABOVE ARE NOMINAL. MULTIPLY EACH VALUE BY 1.667 TO CONVERT TO ULTIMATE VALUES.

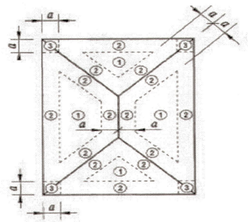
HIP ROOF INFORMATION					HIP PRESSURES	
					NOMINAL WIND LOAD PRESSURES	
ROOF TYPE:	ZONE	ROOF WIDTH (ft)	ROOF LENGTH (ft)	EFFECTIVE WIND AREA (sq ft)	MAX POSITIVE PRESSURE (psf)	MAX NEGATIVE PRESSURE (psf)
HIP	1-HIP	1.0	1.0	1	33.3	-59.9
HIP	2-HIP	1.0	1.0	1	33.3	-82.6
HIP	3-HIP	1.0	1.0	1	33.3	-82.6
HIP	1-HIP	4.0	5.0	20	28.8	-53.0
HIP	2-HIP	4.0	5.0	20	28.8	-73.8
HIP	3-HIP	4.0	5.0	20	28.8	-73.8
HIP	1-HIP	7.0	7.3	51	22.7	-44.0
HIP	2-HIP	7.0	7.3	51	22.7	-62.2
HIP	3-HIP	7.0	7.3	51	22.7	-62.2

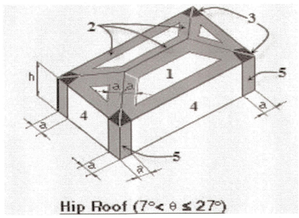
IMPORTANT NOTE: ALL COMPONENT PRESSURE VALUES LISTED ABOVE ARE NOMINAL. MULTIPLY EACH VALUE BY 1.667 TO CONVERT TO ULTIMATE VALUES.











WIND PRESSURE NOTES

1. ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
2. ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2023 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
3. CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER.

COMPONENT WIND PRESSURE LOAD CHARTS/DIAGRAM

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES – STRUCTURAL ENGINEERS HAVE REVIEWED THE STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

160 MPH THREE SECOND GUST ULTIMATE WIND VELOCITY
(EQUIVALENT TO 123.9 MPH THREE SECOND GUST NOMINAL WIND VELOCITY)

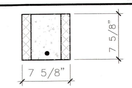
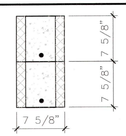
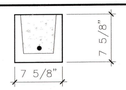
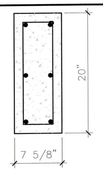
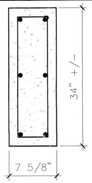
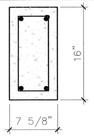
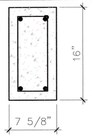
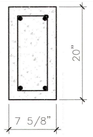
WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609 (UTILIZING ASCE 7–22 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S–105

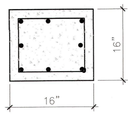
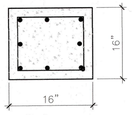
BUILDING RISK CATEGORY II

EXPOSURE D – FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE SECTION 1609

FRAMING SCHEDULE

BEAM TB–1	BEAM TB–2	BEAM ML–1	BEAM CB–1	BEAM CB–2	BEAM CB–3	BEAM TB–816	BEAM TB–820
							
SINGLE 8" (NOMINAL DIMENSIONS) KNOCK–OUT COURSE AT ELEVATIONS INDICATED ON PLAN. FILL SOLID WITH 3000 PSI CONCRETE AND REINFORCE WITH 1 – #5 CONTINUOUS. AS REQUIRED LAP CONTINUOUS BARS 18" + PROVIDE CORNER BARS WITH 24" LEG IN EACH DIRECTION.	DOUBLE 8" (NOMINAL DIMENSIONS) KNOCK–OUT COURSE AT ELEVATIONS INDICATED ON PLAN. FILL SOLID WITH 3000 PSI CONCRETE AND REINFORCE WITH 1 – #5 CONTINUOUS IN EACH. AS REQUIRED LAP CONTINUOUS BARS 18" + PROVIDE CORNER BARS WITH 24" LEG IN EACH DIRECTION. ELIMINATE LOWER COURSE AND PROVIDE ML–1 OVER DOORS AND WINDOWS AS REQUIRED DUE TO HEIGHT OF OPENINGS.	8" x 8" (NOMINAL DIMENSIONS) PRECAST CONCRETE LINTEL. FILL SOLID WITH 3000 PSI CONCRETE AND REINFORCE WITH 1 – #5. PROVIDE 8" BEARING AT EACH END NOTCHED AS REQUIRED TO ALLOW FILLED CELL BAR TO PASS THROUGH.	8" x 20" MINIMUM DEPTH CAST–IN–PLACE CONTINUOUS CONCRETE BEAM WHERE NOTED ON PLANS. REINFORCE WITH 2 – #6 TOP, 2 – #5 MIDDLE AND 2 – #6 BOTTOM WITH #3 STIRRUPS AT 10" O.C... SET BOTTOM OF BEAM AT HEAD OF OPENING AND ADJUST DEPTH AS REQUIRED BY +/– 2".	8" x 34" DEEP CAST–IN–PLACE CONTINUOUS CONCRETE BEAM POURED INTEGRAL WITH CONCRETE SLAB WHERE NOTED ON PLANS. REINFORCE WITH 2 – #6 TOP, 2 – #5 MIDDLE AND 2 – #6 BOTTOM WITH #3 STIRRUPS AT 10" O.C... SET TOP OF BEAM FLUSH WITH TOP OF SLAB AND SET BOTTOM OF BEAM AT HEAD OF OPENING AND ADJUST DEPTH AS REQUIRED BY +/– 3" AT TOP AND BOTTOM DUE TO SLAB SLOPES AND OPENING SIZE.	8" X 16" DEEP CAST–IN–PLACE CONTINUOUS CONCRETE BEAM POURED INTEGRAL WITH CONCRETE SLAB. REINFORCE WITH 2–#6 TOP AND BOTTOM + #3 STIRRUPS AT 8"O.C. SET TOP OF BEAM FLUSH WITH TOP OF STAIR LANDING SLAB.	8" x 16" MINIMUM DEPTH CAST–IN–PLACE CONTINUOUS CONCRETE BEAM WHERE NOTED ON PLANS. REINFORCE WITH 2 – #5 TOP AND 2 – #5 BOTTOM WITH #3 STIRRUPS AT 24" O.C... AT CONTRACTORS OPTION TB–2 MAY BE USED IN LIEU OF TB–816 WHERE NOTED ON PLANS OR SECTIONS. IF OPTION NOT PROVIDED GC MUST PROVIDE TB816 AS SHOWN.	8" x 20" MINIMUM DEPTH CAST–IN–PLACE CONTINUOUS CONCRETE BEAM WHERE NOTED ON PLANS. REINFORCE WITH 2 – #5 TOP AND 2 – #5 BOTTOM WITH #3 STIRRUPS AT 24" O.C... OVER ALL OPENINGS REDUCE STIRRUP SPACING TO 10" O.C. DO NOT LAP TOP OR BOTTOM STEEL OVER ANY OPENING.

WALL SW–1	COLUMN CC–1	COLUMN CC–2
		
8" MASONRY SHEAR WALL COMPOSED OF NOMINAL 8x16 UNITS (CUT AS REQUIRED) FILLED 100% SOLID WITH 4000 PSI CONCRETE. REINFORCE WITH #5 VERTICAL BARS AS SHOWN. LAP VERTICAL BARS 31" WITH DOWELS FROM FILE CAP OR GRADE BEAM. HOOK EACH VERTICAL BAR 24" INTO TOP OF SLAB AT TOP OF WALL.	16" x 16" CAST–IN–PLACE CONCRETE COLUMN.. REINFORCE WITH 8 – #6 BARS + #3 @ 12" O.C. TIES. LAP ALL VERTICAL BARS 48" WITH DOWELS HOOKED 24" INTO BOTTOM OF FOOTING.HOOK ALL VERTICAL STEEL 16" INTO BEAM AT TOP OF COLUMN.	16" x 16" CAST–IN–PLACE CONCRETE COLUMN.. REINFORCE WITH 8 – #7 BARS + #3 @ 12" O.C. TIES. LAP ALL VERTICAL BARS 48" WITH DOWELS HOOKED 24" INTO BOTTOM OF FOOTING.HOOK ALL VERTICAL STEEL 16" INTO BEAM AT TOP OF COLUMN.

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
FEB 26 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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4		
3		
2	PERMIT	2/23/24
1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: GIG
DRAWN BY: GIG
DATE: 2/23/24
SCALE: 1/2"=1'-0"
FILE NAME: 2301 SECT

PETER WALLIS, P.E.
FLORIDA REG. 34418

Peter Wallis and Associates
Structural Engineers
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FLORIDA CERTIFICATE OF AUTHORIZATION #28156
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PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
GENERAL STRUCTURAL NOTES AND DETAILS

PROJECT NO.
2301
DRAWING NO.
S–105

GENERAL SPECIFICATIONS

DIVISION II – GENERAL REQUIREMENTS
DESIGN

1. THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2023 FLORIDA BUILDING CODE (WITH CURRENT REVISIONS) AND ALL MANATEE COUNTY ORDINANCES. REFER TO THE NOTES ON INDIVIDUAL PLANS FOR THE DESIGN LOADS.

GENERAL

1. REFER ALSO TO NOTES UNDER THE PLANS AND SCHEDULES ON THESE DRAWINGS. FOR TYPICAL DETAILS, SEE DRAWINGS. ALL CODES, MANUALS, STANDARDS AND SPECIFICATIONS REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA.

2. ALL DIMENSIONS OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THE FOUNDATION PLAN MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND ANY INCONSISTENCIES REPORTED IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. THESE DRAWINGS MUST NOT BE SCALED.

3. OPENINGS, TRENCHES, PITS, EQUIPMENT BASES AND MECHANICAL EQUIPMENT, WHERE SHOWN ON THESE DRAWINGS ARE INDICATED ONLY APPROXIMATELY AS TO SIZE AND LOCATION. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL SHOP DRAWINGS AND CUT SHEETS (AS APPLICABLE) FOR LOCATIONS, SIZES OF EQUIPMENT, OPENINGS, PITS, TRENCHES, BASES, SUMPS, SLEEVES, DEPRESSIONS, GROOVES AND CHAMFERS NOT INDICATED ON THESE DRAWINGS.

4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACINGS AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACINGS, SHORINGS OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES EFFECTED BY THIS WORK.

FOUNDATIONS

1. DEEP SOIL BEARING ANALYSIS SHALL BE PERFORMED BY FLORIDA REGISTERED SOILS ENGINEER AND FINDINGS PROVIDED TO EOR FOR COMPARISON OF ASSUMPTION MADE ON FOUNDATION PLAN.
2. THICKENED SLAB AND FOOTING ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED UPON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE DESIGN. IF ACTUAL JOBSITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. KEEP EXCAVATIONS CONTINUALLY DRY BEFORE CONCRETE IS POURED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL AND THE BOTTOM OF SLAB EDGE LOWERED TO SUIT.

BACKFILLING AND COMPACTION

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

MASONRY SPECIFICATIONS

DIVISION IV – MASONRY

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

GENERAL

1. MASONRY CONSTRUCTION SHALL CONFORM TO FLORIDA BUILDING CODE, LATEST EDITION UNLESS OTHERWISE NOTED.
2. BEAMS, LINTELS OR BASE PLATES BEARING ON MASONRY WALLS SHALL HAVE A MINIMUM BEARING of 10" UNLESS OTHERWISE NOTED. BEARING SHALL BE ON HOLLOW BLOCK FILLED SOLID WITH 3000 PSI CONCRETE. ALL JOINTS ARE TO BE FULLY FILLED WITH MORTAR. THIS SHALL BE DONE FOR A MINIMUM LENGTH EQUAL TO TWICE THE LENGTH OF BEARING, I.E. 16", SYMMETRICAL ABOUT CENTER OF BEARING AND A DEPTH EQUAL TO THE LENGTH OF BEARING.
3. EXPANSION AND CONTROL JOINTS IN MASONRY WALL SHALL BE PROVIDED AT 30'-0" ON CENTER MAXIMUM FOR STRAIGHT WALLS. SEE THESE DRAWINGS FOR EXACT LOCATIONS AND SPECIFIC DETAILS.

CONCRETE MASONRY UNITS

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

MORTAR

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

JOINT REINFORCEMENT

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

CELL REINFORCEMENT

1. IN HOLLOW MASONRY CONSTRUCTION EXTERIOR MASONRY UNIT CELLS SHALL BE REINFORCED WITH 1 #5 BAR AT CORNERS, EACH SIDE OF OPENINGS, EACH SIDE OF TRANSITION IN WALL HEIGHT AND AT 4'-0" ON CENTER MAXIMUM. THIS REINFORCEMENT SHALL BE CONSIDERED A MINIMUM AND IS BASED UPON A 10'-0" HIGH EXTERIOR WALL IN 160 MPH WIND ZONE. REFER TO PLANS FOR MORE SPECIFIC REQUIREMENTS FOR INTERIOR BEARING WALLS AND OTHER CONDITIONS.
2. REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 (MINIMUM YIELD STRENGTH OF 60,000 PSI).
3. VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 25" AT EACH SPLICE LOCATION. SPLICES SHALL BE LOCATED AT EACH GROUT LIFT LOCATION WITHIN MASONRY WALL.

GROUTED CELLS

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

CONCRETE SPECIFICATIONS

DIVISION III – CONCRETE

WORK SHALL INCLUDE:
- CONCRETE MIX AND PLACEMENT
- CONCRETE SLABS
- PRECAST CONCRETE
- REINFORCING STEEL
- SLAB REINFORCEMENT

CONCRETE MIX AND PLACEMENT

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

CONCRETE SLABS ON GRADE

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

PRECAST CONCRETE LINTELS

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

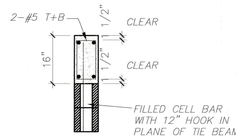
REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 AND SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
2. MINIMUM LAP FOR CONTINUOUS REINFORCING STEEL SHALL BE 30 DIAMETERS OR 12" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN OR IN SPECIFICATIONS.
3. REINFORCING STEEL COVER SHALL BE AS FOLLOWS:

   CONCRETE PLACED DIRECTLY IN CONTACT WITH THE GROUND: 3"

   CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH THE GROUND AFTER REMOVAL OF FORMS: 1 1/2"

   CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER
   BEAMS: 1 1/2"
   SLABS: 3/4"



TYPICAL TIE BEAM TB816 DETAIL
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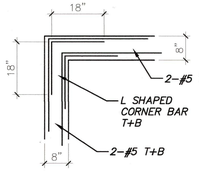
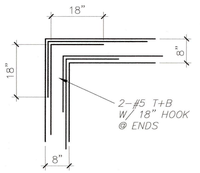
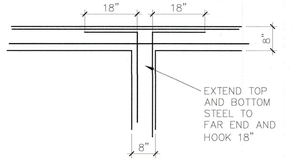


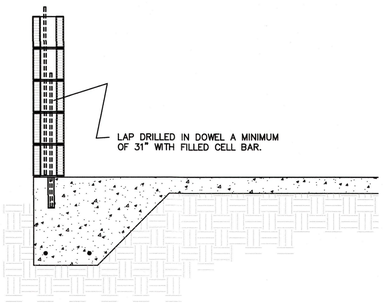
TYPICAL PLAN VIEW OF TIE BEAM TB816 @ CORNERS
scale 1/2" = 1'–0"



ALTERNATE PLAN VIEW OF TIE BEAM TB816 @ CORNERS
scale 1/2" = 1'–0"



PLAN VIEW OF BEAM 90 DEGREE TEE
scale 1/2" = 1'–0"



DETAIL SHOWN IS FOR A MONOLITHIC SLAB POUR. SAME PROCEDURE SHALL BE UTILIZED FOR STRIP FOOTINGS.

REPLACEMENT DOWEL PROCEDURE

1. DRILL 3/4" DIAMETER HOLE A MINIMUM OF 8" INTO EXISTING FOUNDATION AT MISSED DOWEL LOCATION.
2. CLEAN ALL DUST AND DEBRIS FROM HOLE IN AND ENSURE THAT HOLE IS DRY AND TEMPERATURE OF BASE MATERIAL IS 50 DEGREES F OR GREATER.
3. SET NEW #5 DOWEL IN "SIMPSON ET EPOXY-TIE ADHESIVE" AND LET CURE FOR A MINIMUM OF 36 HOURS PRIOR TO CONTINUING WITH ANY ADDITIONAL WORK. DOWEL SHALL EXTEND A MINIMUM OF 31" ABOVE TOP OF EXISTING FOUNDATION.
4. CORRECTIVE WORK PERFORMED IN THIS MANNER WILL ALLOW THE EPOXIED DOWEL TO PERFORM IN A SIMILAR MANNER TO THAT OF ONE EMBEDDED IN THE ORIGINAL FOUNDATION POUR. THE DOWEL WILL BE CAPABLE OF SUSTAINING THE RESULTANT WIND FORCES ASSOCIATED WITH THE 2023 FLORIDA BUILDING CODE WITH 160 MPH 3 SECOND GUST BASE WIND VELOCITY.



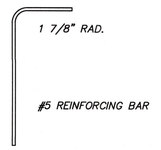
#3 & #4 LAP SPLICE



#5 LAP SPLICE



#6 LAP SPLICE



#5 STANDARD 90 DEGREE HOOK
scale 1" = 1'–0"

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THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES – STRUCTURAL ENGINEERS HAVE REVIEWED THE STRUCTURAL COMPONENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

160 MPH THREE SECOND GUST ULTIMATE WIND VELOCITY
(EQUIVALENT TO 123.9 MPH THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609 (UTILIZING ASCE 7-22 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-105

BUILDING RISK CATEGORY II

EXPOSURE D – FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE SECTION 1609

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2	PERMIT	2/23/24
1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: CHG
DRAWN BY: GIG
DATE: 2/23/24
SCALE 1'-0"
FILE NAME: 2301 SECT

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SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
GENERAL STRUCTURAL NOTES AND DETAILS

PROJECT NO.
2301
DRAWING NO.
S-106

PRE-FAB TRUSS SPECS

PREFABRICATED WOOD TRUSSES

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

GENERAL WOOD SPECS.

DIVISION VI – WOOD

WORK SHALL INCLUDE:

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

ROUGH WOOD FRAMING

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

ROOF DIAPHRAGM TRANSFER CALCULATIONS

(1.) *GROSS EXTERIOR DIMENSIONS DO NOT EXCEED 100' x 80' (USED AS BASIS OF CALCULATION)*

(2.) *FOR PURPOSE OF CALCULATION USE 100' TRIBUTARY WITH 2 x 60' RESISTING AND 80' TRIBUTARY WITH 2 x 80' RESISTING.*

MAIN WIND FORCE WIND PRESSURE = 34.8 PSF
(BASED UPON 35' HEIGHT IN EXPOSURE D 123.9 MPH 3 SECOND GUST WIND VELOCITY – SERVICE LOADING)
PLATE HEIGHT = 10'-0"

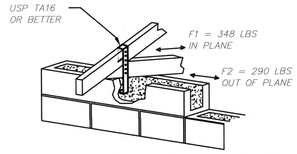
LOAD TRANSFER TO DIAPHRAGM

$\frac{10.0' \times 34.8\ PSF}{2} = F1 = 174\ LBS/FT = 348\ LBS/TRUSS$

LOAD TRANSFER FROM DIAPHRAGM

$100' \times 174\ \frac{LBS}{FT} = 17400\ LBS$

$\frac{17400\ LBS}{2 \times 60'} = F2 = 145\ LBS/FT = 290\ LBS/TRUSS$



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

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BUILDING RISK CATEGORY II

EXPOSURE D – FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

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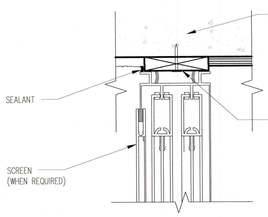
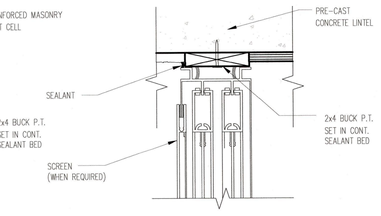


JAMB



HEAD/SILL

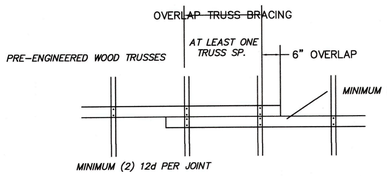
NOTE: WOOD BUCKS TO BE 2x4 P.T. FOR WINDOWS OR DOORS. FASTEN BUCKS TO CONCRETE w/ 1/4"" TAP CONS @ MAXIMUM OF 12" O.C. AND 3" FROM ALL CORNERS w/ MIN 1 1/2" PENETRATION INTO CONCRETE, (TYP.)

WINDOW/DOOR BUCK

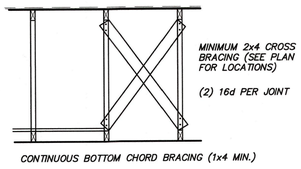
3" = 1'-0"

ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2023 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.

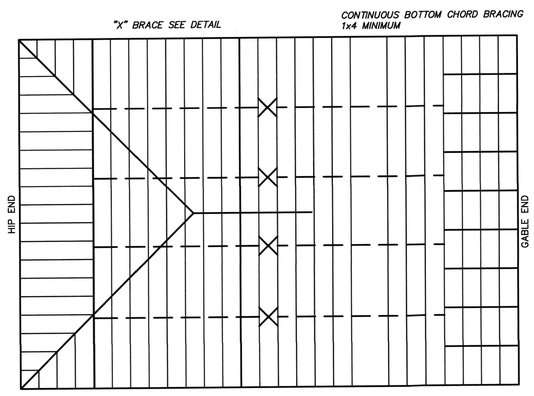
CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER. SEE ALSO TYPICAL DETAILS ON THESE DOCUMENTS WHICH ARE MINIMUM REQUIREMENTS BY WHICH DOORS AND WINDOWS SHALL BE CONNECTED TO THE PRIMARY FRAMING.



TRUSS BRACING OVERLAP DETAIL
Scale 1/2" = 1'-0"



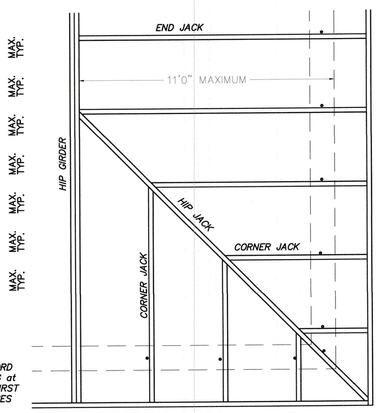
CROSS BRACING DETAIL
Scale 1/2" = 1'-0"



NOTE:
1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING
2) "I" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB

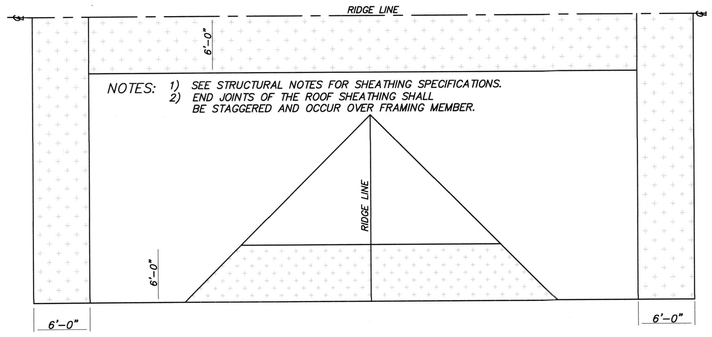
TOP & BOTTOM CHORD GABLE END BRACING at 4'0" OC MAX FOR FIRST (4) ROWS OF TRUSSES

MINIMUM PERMANENT TRUSS BRACING PLAN
no scale



UPLIFT CONNECTIONS – HIP FRAMING
Scale 1/2" = 1'-0"

* USE USP TA16 (OR BETTER) CONNECTORS (OR EQUAL) AT MASONRY OR USP HCH 18 (OR EQUAL) CONNECTORS AT FRAME WALLS



WITH 5/8" SHEATHING =10d (.148" DIA) RING SHANK NAILS at 6" OC AT PANEL EDGES AND IN THE FIELD

WITH 5/8" SHEATHING = 10d (.148" DIA) RING SHANK NAILS at 6" OC EDGES
WITH 5/8" SHEATHING = 10d (.148" DIA) RING SHANK NAILS at 6" OC IN THE FIELD

ROOF TRUSS UPLIFT CONNECTOR SCHEDULE – SERVICE LOADING

CONNECTION TYPE	MARK	ANCHOR TYPE	QTY.	NAIL SCHEDULE STRAP TO TRUSS	NAIL SCHEDULE STRAP TO PLATE	TOTAL UPLIFT CAPACITY
TRUSS TO MASONRY	UC1	USP – TA12	1	5 – 10d	NOT APPLICABLE	825 LBS.
	UC2	USP – TA16	1	8– 10d	NOT APPLICABLE	1205 LBS.
	UC3	USP – TA16	2	8 – 10d IN EACH STRAP	NOT APPLICABLE	2410 LBS.
	UC4	USP – SHA 6	1	2 – 3/4" DIA	4–1/2" DIA x 8" J BOLTS	2 PLY 4005 LBS. 3 PLY 5565 LBS.
	UC5	USP – USC	1	8 – 16d	2 OR 4 –3/4" DIA EXP. BOLTS W/ 6" EMBED	2 BOLTS 6170 LBS. 4 BOLTS 11150 LBS.
TRUSS TO WOOD	UW1	SIMPSON H1	1	6 – 8d	4 – 8d	490 LBS.
	UW2	SIMPSON H10	1	8 – 8d	8 – 8d	905 LBS.
	UW3	SIMPSON H6	2	8 – 8d IN EACH STRAP	8 – 8d IN EACH STRAP	1830 LBS.
	UW4	USP – WUSC	1	N.A.	2–3/4" DIA THRU BOLTS TO	8180 LBS.

ROOF TRUSS UPLIFT CONNECTOR SCHEDULE NOTES:

1. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO COORDINATE THIS SCHEDULE WITH THE APPROVED TRUSS LAYOUT DRAWINGS AS PREPARED BY THE TRUSS SPECIALTY ENGINEER AND PROPERLY SELECT THE SPECIFIED ANCHORAGE TO COMPLY WITH THE UPLIFT REACTIONS INDICATED ON THE TRUSS SHOP DRAWINGS.
2. CONTRACTOR SHALL ALSO REFER TO ROOF DIAPHRAGM TRANSFER CALCULATIONS WITHIN THESE DOCUMENTS AND ENSURE THAT CONNECTOR SELECTED ALSO MEETS THE LATERAL AND LONGITUDINAL LOAD REQUIREMENTS REQUIRED FOR ADEQUATE LATERAL LOAD TRANSFER.
3. REFER TO ROOF FRAMING PLAN FOR ASSUMED LOCATIONS FOR EACH CONNECTOR TYPE. NOTATIONS INDICATED ON ROOF FRAMING PLAN ARE BASED UPON SCHEMATIC TRUSS LAYOUT AS PREPARED BY ENGINEER OF RECORD AND WIND UPLIFT CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 OF THE 2023 FLORIDA BUILDING CODE FOR THIS ASSUMED LAYOUT.
4. ALL ANCHORAGES SHALL BE USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S STANDARD DETAILS AND MINIMUM SPECIFICATIONS.
5. ALL ANCHORS NOTED IN SCHEDULE SHALL BE SUPPLIED BY "USP LUMBER CONNECTORS" OR AN APPROVED EQUIVALENT HANGER OR HURRICANE STRAP BY "SIMPSON".
6. ALL TRUSS TO TRUSS CONNECTIONS ARE CONSIDERED PART OF THE OVERALL TRUSS ENGINEERING PACKAGE AND SHALL BE CLEARLY DELINEATED ON THE TRUSS ENGINEERS SHOP DRAWINGS.

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CHK'D BY: DATE:
DRAWN BY: GIG 2/23/24
SCALE 1/2"=1'-0"
FILE NAME 2301 SECT

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PLUMBING FIXTURE SCHEDULE

MARK	QTY	FIXTURE	SOIL/ WASTE	VENT	COLD WATER	HOT WATER	ELEC CONN.	MANUFACTURER	DESCRIPTION
FD-1	-	FLOOR DRAIN	3"	-	-	-	-	ZURN MODEL Z400H	• ZURN FLOOR DRAIN "TYPE H" ROUND STRAINER WITH CLAMP DEVICE. • ALL FLOOR DRAINS SHALL BE INSTALLED WITH TRAP PRIMERS. COORDINATE EXACT LOCATIONS AND QUANTITY OF FLOOR DRAINS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. • PROVIDE TRAP PRIMER CONNECTION TO FLOOR DRAINS IN TOILET ROOMS EQUAL TO J.R. SMITH MODEL 2698, SEE DETAIL ON SHEET 9.1 ALL OTHER FLOOR DRAINS TO BE PROVIDED WITH TRAP PRIMERS EQUAL TO PRECISION PRODUCTS INC., SEE DETAIL ON SHEET P9.1
HD-1	-	HUB DRAIN	3"	-	-	-	-	ZURN MODEL Z1870 TYPE 304	• ZURN FLOOR DRAIN "TYPE 304 STAINLESS STEEL" ROUND STRAINER WITH CLAMP DEVICE. • ALL FLOOR DRAINS/HUB DRAIN SHALL BE INSTALLED WITH TRAP PRIMERS. COORDINATE EXACT LOCATIONS AND QUANTITY OF FLOOR DRAINS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. • PROVIDE TRAP PRIMER WITH AUTOMATIC TRAP PRIMER VALVE ZURN Z1022-XL. COORDINATE FINAL LOCATION WITH G.C.
W-1	-	WATER CLOSET, WALL MOUNTED.	3"	2"	1/2"	-	-	TOTO MODEL: CWT4474547CMFGA-#MS	• RP WASHLET + RW WALL-HUNG TOILET, 1.28 GPF & 0.9 GPF
L-1A	-	LAVATORY UNDERMOUNT ADA COMPLIANT	2"	2"	1/2"	1/2"	-	KOHLER # K-2882 FAUCET: BRIZO #65380LF	• 19-3/4" RECTANGULAR UNDERMOUNT BATHROOM SINK • TWO HANDLE WIDESPREAD DECK MOUNT BATHROOM FAUCET
L-2	-	UNDER - MOUNTED	2"	2"	1/2"	1/2"	-	KOHLER # K-5400-0 KOHLER # K-394-4-CP	• VITREOUS CHINA, 18-9/16" X 15-3/4" UNDERMOUNT BATHROOM SINK WITH OVERFLOW • WIDESPREAD BATHROOM SINK FAUCET • TWO LEVER HANDLES ALLOW FOR BOTH VOLUME AND TEMPERATURE CONTROL • 1.2 GPM MAXIMUM FLOW RATE AT 60 PSI • PROVIDE ASSE 1070 MIXING VALVE
S-1	-	KITCHENNETTE SINK	1-1/2"	1-1/2"	1/2"	1/2"	-	KOHLER #K-3822-1	• 25" TOP-/UNDERMOUNT SINGLE BOWL KITCHEN SINK • FAUCET: BRIZO #63053LF
S-2	-	DOUBLE COMP. SINK	1-1/2"	1-1/2"	1/2"	1/2"	-	KOHLER #K-3945	• 35-1/2" UNDERMOUNT DOUBLE BOWL FARMHOUSE KITCHEN SINK. • FAUCET: BRIZO #63053LF
WB-1	-	WASHER BOX	2"	2"	3/8"	-	-	OATEY #F1960	• BOX DIMENSIONS: 10-1/2"W X 6-1/4"H X 3-3/4"D • FACEPLATE DIMENSIONS: 12-3/4"W X 8-3/4"
SH-1A	-	SHOWER FOR ADA	2"	2"	1/2"	1/2"	-	BRIZO #81380 #85780 #T75580	• SINGLE HANDLE FLOOR MOUNT TUB FILLER • SHOWER VALVE • SIDE BAR HAND SHOWER • SHOWER HEAD
BT-1	-	BATHTUB WITH TUBFILLER	2"	2"	1/2"	1/2"	-	KOHLER #240001 TUB FILLER BRIZO T70180	• 60" X34" FREESTANDING BATH WITH STRAIGHT SHROUD. 25-5/8" HEIGHT. • K-78438 30" CABLE DRAIN. • K-T37392 ROTARY TURN BATH DRAIN TRIM. • SINGLE HANDLE FLOOR MOUNT TUB FILLER.
LD-1	-	LINEAR DRAIN	3"	-	-	-	-	COORDINATE SELECTION WITH ARCHITECT.	• COORDINATE SELECTION WITH ARCHITECT.
HB-1	-	HOSE BIBB	-	-	3/4"	-	-	WOODFORD 24P-1/2 & 24P-3/4	• POLISHED CHROME FINISH W/VACUUM BREAKER OR EQUAL

WATER HEATER CALCULATION

FIXTURES	# OF FIXTURES	GPH	TOTAL GPH	H.W.U	H.W.U.T
LAVATORY	5	5.00	25	0.50	2.5
DISHWASHER	1	10.00	10	1.40	1.4
SINKS (KITCHEN)	2	8.00	16	1.50	3.0
WASHING MACHINE	1	30.00	30	1.00	1.0
SHOWER (15 MINUTES)	6	38.00	228	3.00	18.0
LAUNDRY TRAY	1	20.00	20	1.00	1.0
MISC. FIXTURES	0	0.00	0	0.00	0.0
	0.00	0.00	0	0.00	0.0
	0.00	0.00	0	0.00	0.0
TOTAL	16		329	8	27

PLUMBING FIXTURE UNIT CALCULATIONS

FIXTURE	COLD WATER FIXTURE UNITS	HOT WATER FIXTURE UNITS	TOTAL WATER FIXTURE UNITS	DRAINAGE FIXTURE UNITS	# OF FIXTURES	WATER FIXTURE UNIT TOTALS	DRAINAGE FIXTURE UNIT TOTALS	COMMENTS
BATHROOM GROUP (FLUSH TANK)	2.70	1.50	3.60	5.00	4.0	14	20	
BATHROOM GROUP (FLUSH VALVE)	6.00	3.00	8.00	5.00	0.0	0	0	
WATER CLOSET (FLUSH TANK)	5.00	0.00	5.00	4.00	0.0	0	0	
DISHWASHING MACHINE	0.00	1.40	3.00	4.00	1.0	3	4	
LAVATORY	1.50	1.50	2.00	1.00	1.0	2	1	ADD. LAV. IN MASTER BATH.
HOSE BIBB	5.00	0.00	5.00	0.00	4.0	20	0	
LAUNDRY TRAY	1.00	1.00	1.40	2.00	1.0	1	2	
SINK	3.00	3.00	4.00	2.00	2.0	8	4	
FLOOR DRAIN	0.00	0.00	0.00	5.00	5.0	0	25	
WASHING MACHINE	1.00	1.00	0.25	0.50	1.0	0	1	
TOTAL						49	57	

1-1/2" WATER MAIN PIPE AND 1" METER RECOMMENDED BASED ON 49 WFU'S
4" SANITARY RECOMMENDED BASED ON 57 DFU'S

TANKLESS HW CALCULATION

HWFU	WFU TO GPM	ADD'L GPM LOADS	GPM	BTUH NEEDED	BTUH PROVIDED
27	23	0	23	402500	399,800

RECIRCULATING PUMP SCHEDULE

MARK	MAKE & MODEL	PIPE SIZE SUPPLY / HWR	SUPPLY MAX. LENGTH (FT)	TOTAL LENGTH IN PIPE (FT)	FLOW MAX. VOLOCITY	ELECTRICAL VOLT/HZ/PH
RP-1	TACO 005-SF	3/4" / 1/2"	100	200	1 GPM / 3FT/SEC	115/60/1
RP-2	TACO 120	3" / 2"	-	-	1 GPM / 3FT/SEC	115/60/1

WATER HEATER SCHEDULE

REFER TO EWH PIPING DETAIL	MAKE & MODEL	TYPE	STORAGE (GALLONS)	DIM (INCHES)	REC (GPH) ΔT	INPUT (BTUH)	FLUE (INCHES)	ELECTRICAL KW	ELECTRICAL V	ELECTRICAL PH	ELECTRICAL HZ	LOCATIONS (SEE ALSO PLANS)	NOTES
GWH-1 TYPICAL OF 2	NAVIEN NPE-2 SERIES NPE-240A2/S2	TANKLESS GAS	-	17.3"W x 27.4"H	-	199,900	-	-	120	1	60	EXTERIOR WALL	1,2,3,4

NOTES
1. PROVIDE FACTORY INSTALLED CONTROLS INCLUDING T-STATS SET ON 120°F
2. PROVIDE ALL REQUIRED OPTIONS TO COMPLETE THE INSTALLATION.
3. INSTALL EWH IN ACCORDANCE TO APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
4. COORDINATE WITH MANUFACTURER FOR INSTALL DETAILS.

PLUMBING LEGEND

DESCRIPTION	SYMBOL
NEW SANITARY WASTE BELOW SLAB	
NEW SANITARY WASTE ABOVE SLAB	
EXISTING SANITARY WASTE ABOVE SLAB TO REMAIN	
EXISTING SANITARY WASTE TO BE REMOVED	
EXISTING SANITARY WASTE TO BE REMOVED	
GAS, PROPANE LINE	GAS
EXISTING GAS, PROPANE LINE	
NEW VENT	
EXISTING VENT TO REMAIN	
EXISTING VENT TO BE REMOVED	
NEW COLD WATER PIPING	
EXISTING COLD WATER PIPING TO REMAIN	
EXISTING COLD WATER PIPING TO BE REMOVED	
NEW HOT WATER PIPING	
EXISTING HOT WATER PIPING TO REMAIN	
EXISTING HOT WATER PIPING TO BE REMOVED	
NEW HOT WATER RECIRCULATION PIPING	
EXISTING HOT WATER RECIRCULATION PIPING TO REMAIN	
EXISTING HOT RECIRCULATION WATER PIPING TO BE REMOVED	
STORM WATER DRAIN PIPING	ST
EXISTING STORM WATER DRAIN PIPING	
NEW GREASE/WASTE PIPING	GW
EXISTING GREASE/WASTE PIPING	GW
EXISTING GREASE/WASTE PIPING TO BE REMOVED	GW
TRAP PRIMER PIPING	TP
TRAP PRIMER	TP
BACK WATER VALVE	
SHUT-OFF VALVE	
SHUT-OFF VALVE WITH VALVE BOX	
FLOOR DRAIN	
FLOOR SINK	
SMOKE DECK	
POINT OF CONNECTION TO EXISTING SYSTEM	
PIPE PENETRATION THROUGH FINISHED FLOOR	
ABBREVIATIONS	
BALL VALVE	BV
AIR ADMITTANCE VALVE	AAV
DOUBLE CHECK BACKFLOW	DCBF
COLD WATER SYSTEM	CW
EXISTING	EX.
FLOOR DRAIN, FLOOR SINK, FLOOR HUB	FS, FD, FH
GENERAL CONTRACTOR	G.C.
GRADE/FLOOR/WALL CLEAN OUT	GCO/FCO/WCO
HOSE-BIBB	HB
HOT WATER SYSTEM (110°F)	HW
HOT WATER RETURN SYSTEM (110°F)	HWR
INDIRECT DRAIN PIPING	ID
INVERT ELEVATION BELOW FINISHED FLOOR OR GRADE. I	IE
PLUMBING CONTRACTOR	P.C.
TEMPERATURE & PRESSURE RELIEF VALVE	T&P
UNLESS OTHERWISE NOTED	U.O.N.

BASIC PLUMBING MATERIAL REQUIREMENTS

SOIL WASTE, VENT, ROOF DRAIN PIPING ABOVE GRADE:
- [ ] CAST IRON, NO HUB, WITH STAINLESS STEEL CLAMPS
- [X] PVC-DWV, SCHEDULE 40

SOIL WASTE, VENT, ROOF DRAIN PIPING BELOW GRADE:
- [ ] CAST IRON, NO HUB, WITH STAINLESS STEEL CLAMPS
- [X] PVC-DWV, SCHEDULE 40

WATER PIPING ABOVE GRADE:
- [ ] COPPER, TYPE L
- [X] CPVC, SCHEDULE 40, RETURN AIR PLENUM RATED

WATER PIPING BELOW GRADE:
- [X] COPPER, TYPE K, NO JOINTS BELOW GRADE
- [ ] CPVC

FUEL GAS PIPING:
- [X] UNDER GROUND: POLYETHYLENE PIPE
- [X] ABOVE GROUND: GALVANIZED PIPE
- [X] APPLIANCE CONNECTION: FLEX SS YELLOW JACKET

NOTES:
- [X] UTILIZE MATERIALS ABOVE UNLESS NOTED OTHERWISE ON PLANS

PLUMBING SHEET INDEX

P0.1	-	PLUMBING GENERAL
P1.1	-	PLUMBING SITE PLAN
P4.1	-	PLUMBING PROPOSED FIRST FLOOR SANITARY PLAN
P4.2	-	PLUMBING PROPOSED SECOND FLOOR SANITARY PLAN
P4.3	-	PLUMBING PROPOSED ROOF SANITARY PLAN
P5.1	-	PLUMBING PROPOSED FIRST FLOOR WATER PLAN
P5.2	-	PLUMBING PROPOSED SECOND FLOOR WATER PLAN
P8.1	-	PLUMBING RISER DIAGRAMS
P8.2	-	PLUMBING RISER DIAGRAMS
P9.1	-	PLUMBING DETAILS

PLUMBING SPECIFICATIONS

PART 1 - GENERAL
0.01 GENERAL SCOPE

A. THIS PROJECT WILL REQUIRE INSTALLATION OF PLUMBING SYSTEMS AS INDICATED.

B. GENERAL CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF AS-BUILTS, WARRANTIES AND OWNER'S MANUALS PRIOR TO REQUESTING FINAL PAYMENT.

1.01 GENERAL DOCUMENTS

A. INSTALLATION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION 2023 (EFFECTIVE 12/31/2023), WHICH INCLUDES THE FLORIDA BUILDING CODE, PLUMBING AND FUEL GAS CODES. ALL EQUIPMENT SHALL BE UL LISTED.

B. THE PLUMBING WORK SHALL INCLUDE FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SERVICE NECESSARY FOR THE PROPER COMPLETION OF ALL PLUMBING WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED. ALL MATERIAL SHALL BE NEW.

C. THIS ENGINEER IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION, AND CONSTRUCTION WHICH DEVIATE FROM THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

1.02 SUBMITTALS

A. MATERIALS OR PRODUCTS SPECIFIED HEREIN AND/OR INDICATED ON DRAWINGS BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBERS SHALL BE INTERPRETED AS ESTABLISHING A STANDARD OF QUALITY AND DESIGN. SUBSTITUTIONS MAY BE ALLOWED IF THEY MEET THE QUALITY STANDARDS AND DESIGN INTENT, UNLESS OTHERWISE NOTED.

B. PRIOR TO STARTING THE PROJECT, THE PLUMBING CONTRACTOR SHALL STUDY THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND COORDINATE WITH THE MANUFACTURER(S) AS REQUIRED TO PROVIDE EQUIPMENT SUBMITTALS TO SUBMIT TO PLUMBING ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE EQUIPMENT SUBMITTALS SHALL INCLUDE DIMENSIONS, WEIGHTS, SPECIFIED ACCESSORIES AND REQUIRED CLEARANCES, AS WELL AS PUMP CURVES, SOUND LEVELS, CONSTRUCTION DETAILS, WARRANTY INFORMATION, AND ALL OTHER RELEVANT DATA.

C. IF SUBSTITUTIONS TO THE BASIS OF DESIGN ARE SUBMITTED, THE PLUMBING CONTRACTOR SHALL PROVIDE A CLEAR, DETAILED SUMMARY IN THE SUBMITTALS OF THE DIFFERENCES BETWEEN THE SUBMITTED EQUIPMENT AND THE BASIS OF DESIGN. ADDITIONALLY, PLUMBING CONTRACTOR SHALL PROVIDE AN AFFIDAVIT STATING THAT PROPOSED SUBSTITUTION IS AN EQUAL TO THAT WHICH IS SPECIFIED. PLUMBING ENGINEER OF RECORD MAY ACCEPT OR REJECT THE SUBSTITUTIONS.

1.03 SHOP DRAWINGS

A. FURNISH SIX (6) COPIES OF SHOP DRAWINGS OF EQUIPMENT, FIXTURES AND SYSTEM LAYOUT TO GENERAL CONTRACTOR AND MECHANICAL ENGINEER OF RECORD PRIOR TO PURCHASING ANY EQUIPMENT AND BEGINNING WORK.

1.04 RECORD DRAWINGS

A. AFTER COMPLETION OF ALL WORK, THE PLUMBING CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH AS BUILT RECORD DRAWINGS. PLUMBING CONTRACTOR SHALL KEEP A RECORD OF THE LOCATIONS OF ALL CONCEALED WORK AND UPON COMPLETION OF THE JOB, SHALL SUPPLY AS-BUILT DRAWINGS SHOWING ANY DEVIATION FROM THE ORIGINAL DRAWINGS. THESE DRAWINGS SHALL INDICATE DIMENSION OF BURIED UTILITY LINES FROM BUILDING WALLS.

PART 2 - INSTALLATION

2.01 MATERIAL

A. SOIL, WASTE, VENT, & ROOF DRAIN PIPING DRAINAGE PIPING:
- A.A. CAST IRON - SERVICE WEIGHT CAST IRON, NO HUB, WITH STAINLESS STEEL CLAMPS AND SHIELDS WITH NEOPRENE SEALING SLEEVES
- A.B. PVC - PVC-DWV SCHEDULE 40 PIPE AND BELOW SLAB SHALL BE PVC-DWV SCHEDULE 40 PIPE AND FITTINGS WITH SOLVENT WELD JOINTS AND DRAINAGE PATTERN FITTINGS.
- A.C. REFER TO BASIC PLUMBING MATERIAL REQUIREMENTS CHART ON THIS SHEET FOR MATERIAL SELECTION.
- A.D. SAW CUT FLOOR AS NECESSARY FOR INSTALLATION OF NEW SANITARY DRAINAGE PIPING. REPAIR/PATCH FLOOR TO MATCH ADJACENT AREAS.

B. DOMESTIC WATER PIPING:
- B.A. TYPE L COPPER - TUBING WITH LEAD FREE SOLDER JOINTS.
- B.B. TYPE K COPPER - TUBING WITH LEAD FREE SOLDER JOINTS.
- B.C. COPPER FITTINGS - PIPE FITTING SHALL BE WROUGHT COPPER.
- B.D. SCHEDULE 40 CPVC WITH SOLVENT WELD JOINTS ASTM 02846, F441 & F442 INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- B.E. REFER TO BASIC PLUMBING MATERIAL REQUIREMENTS CHART ON THIS SHEET FOR MATERIAL SELECTION.

C. PIPE INSULATION: HOT WATER SUPPLY AND RETURN PIPING SHALL BE INSULATED WITH 1" THICK R-6 MINIMUM FIBERGLASS OR EQUAL, IN COMPLIANCE WITH APPLICABLE ENERGY CODES, STORM WATER PIPING INCLUDING ROOF DRAIN SUMPS, ALL HORIZONTAL RAINWATER LEADERS & ANY PIPING ABOVE SLAB RECEIVING COLD WATER DISCHARGE FROM A/C UNITS, ICE MACHINES ETC. SHALL BE INSULATED WITH 1" THICK R-6 MINIMUM FIBERGLASS (OR EQUAL) INSULATION WITH VAPOR JACKET.

2.02 VALVES

A. EQUAL TO NIBCO, CRANE, OR WALWORTH. ALL BRONZE 150 LB. BALL VALVES WITH RISING STEMS.

2.03 SPECIALTIES

A. PIPE PROTECTIVE COATING: FOR STEEL OR COPPER PIPE, PERMACEL OR SCOTCHWRAP VINYL TAPE APPLIED OVER PIPE TO A TOTAL MINIMUM THICKNESS OF 20 MILS APPLY TO ALL WATER PIPE IN CONTACT WITH MASONRY OR CONCRETE.

B. PIPE HANGERS: HANGERS FOR BARE COPPER PIPE THROUGH 4 INCH (4") DIAMETER OR SMALLER SHALL BE ADJUSTABLE RING TYPE. PLASTIC COATED EQUAL TO MICHIGAN 102a, FOR STEEL PIPE MICHIGAN 100.

C. DRAINS AND CLEANOUTS: SEE SCHEDULE ON DRAWINGS.

D. DIELECTRIC UNIONS: PROVIDE EBCO OR CAPITOL DIELECTRIC UNIONS AT ALL POINTS OF CONNECTION BETWEEN DISSIMILAR PIPE METALS.

E. FLASHING AND VENT STACKS: ALL VENTS EXTENDING THROUGH THE ROOF SHALL BE PROVIDED WITH FOUR POUND SHEET LEAD FLASHING EXTENDING UPWARD AROUND THE PIPE AND TURNED DOWN INSIDE THE PIPE OR AS OTHERWISE SHOWN ON THE DRAWINGS. THE ROOF FLASHING SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR.

F. ESCUTCHEONS AND SLEEVES. WHERE PIPES PIERCE EXPOSED PARTITIONS, FLOORS, WALL OR CEILINGS, PROVIDE CHROME PLATED ESCUTCHEONS TO THE COVER THE RAW EDGE.

G. SLEEVES SHALL BE PROVIDED AT ALL PIPE PENETRATIONS OF MASONRY AND CONCRETE WALLS AND FLOORS.

H. PROVIDE UL LISTED FIRE STOPPING PIPE PENETRATION ASSEMBLIES AT ALL PIPING THROUGH RATED WALLS AND ASSEMBLIES.

I. TRAP PRIMERS: RESEAL ALL FLOOR DRAIN TRAPS WITH ¾" WATER LINE CONNECTED TO A TRAP PRIMER FITTING IN THE COLD WATER SUPPLY LINE SERVING A FREQUENTLY USED PLUMBING FIXTURE.

J. ADA WRAP: HANDICAPPED LAVATORIES SHALL HAVE ADA APPROVED UNDER COUNTER WRAP FOR WASTE AND WATER PIPING.

PART 3 - EXECUTION

3.01 INSTALLATION

A. INSTALL PIPE ABOVE GROUND PLUMB AND SQUARE WITH BUILDING LINES, ADEQUATELY SUPPORTED WITHOUT SAGS OR HIGH POINTS. CONCEAL PIPING IN OCCUPIED AREAS AND MAINTAIN HEAD ROOM AND ACCESS SPACE IN UNFINISHED AREAS. SLEEVE PIPING THROUGH ALL WALLS, SLABS, OR PARTITIONS WITH ESCUTCHEONS AT ALL FINISHED SURFACE. PROVIDE UNIONS AT ALL FINAL CONNECTIONS AND STOPS ON ALL SUPPLIES. ALL PIPE OPENINGS SHALL BE PLUGGED DURING INSTALLATION.

B. DRAINAGE PIPING 3" & LARGER SHALL BE INSTALLED WITH A MINIMUM 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE. ALL DRAINAGE PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A MINIMUM OF 1/4" PITCH PER FOOT.

C. ALL FIXTURES AND TRIM FOR HANDICAPPED SHALL BE INSTALLED IN COMPLIANCE WITH ADA CODE.

D. INSTALL ALL PIPING TO ALLOW FOR EXPANSION.

E. SEE RISER DIAGRAMS FOR ALL DRAINAGE & VENT PIPE SIZING FOR THE PLUMBING SYSTEMS. REFER TO PLUMBING FLOOR PLAN (WATER SYSTEM) & SCHEDULES FOR ALL WATER PIPING SYSTEM SIZING.

F. ALL WORK ASSOCIATED WITH HANDICAPPED TOILETS SHALL COMPLY WITH ADA REQUIREMENTS AND FLORIDA BUILDING CODE - CHAPTER 11 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

G. FINAL CONNECTIONS TO DRAINAGE AND WATER SERVICE LINES TO EXISTING OR NEW AS SHOWN ON THESE DOCUMENTS SHALL BE BY THE PLUMBING CONTRACTOR.

3.02 DISINFECTING OF POTABLE WATER SYSTEM

A. THE SYSTEM SHALL BE FILLED WITH A SOLUTION CONTAINING 50 PARTS PER MILLION OF AVAILABLE CHLORINE AND ALL ALLOWED TO STAND 24 HOURS BEFORE FLUSHING AND RETURNING TO SERVICE. DISINFECTION PROCEDURE AND RESULT SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL PLUMBING INSPECTOR.

3.03 TEST

A. ALL PLUMBING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. ALL TESTS SHALL BE APPROVED BY THE LOCAL PLUMBING INSPECTOR AND SHALL BE OBSERVED BY A REPRESENTATIVE OF THE OWNER.

3.04 SYSTEM IDENTIFICATION

A. THE PLUMBING CONTRACTOR SHALL PROVIDE IDENTIFICATION TAGS FOR ALL NEW PIPING AND VALVES IN THE BUILDING AS PER OWNER ACCEPTED STANDARDS, THE PIPE MARKS SHALL INCLUDE PIPING SYSTEM IDENTIFICATION AND DIRECTIONS OF FLOW. EVERY 10 FEET AND CHANGES OF DIRECTION.

3.05 SPECIFICATIONS AND DRAWINGS

A. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE SANITARY, STORM, AND DOMESTIC WATER PIPING SYSTEMS: INCLUDING ALL ASSOCIATED DEVICES, EQUIPMENT, CONTROLS, AND CONNECTIONS TO NEW SERVICES, SUPPORTS, AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATIONS OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT ON THE DRAWINGS.

B. THE PLANS SHOW THE LOCATION OF ALL FIXTURES AND EQUIPMENT AND ARE INTENDED TO DEPICT THE GENERAL INTENT OF THE WORK IN SCOPE, LAYOUT, AND QUALITY OF WORKMANSHIP. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IT SHALL BE UNDERSTOOD THAT SUCH DETAILS SHALL BE PART OF THIS WORK.

C. THE DRAWINGS AND SPECIFICATIONS ARE MEANT TO BE SUPPLEMENTARY, HOWEVER, WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO BRING SUCH CONFLICT TO THE ATTENTION OF PLUMBING ENGINEER OF RECORD FOR CLARIFICATION.

D. REFER TO ARCHITECTURAL DRAWINGS AND VERIFY FIELD CONDITIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES.

E. ALL DOCUMENTS, TEST REPORTS, & AS-BUILT DRAWINGS SHALL BE ATTACHED TO THE CLOSING DOCUMENTS OF THE PROJECT.

3.06 WARRANTY

A. THE PLUMBING CONTRACTOR SHALL WARRANT ITS WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF ALL WORK.

B. THE PLUMBING CONTRACTOR SHALL PROVIDE FIVE (5) BOUND COPIES OF ALL PLUMBING CONTRACTOR WARRANTIES, MANUFACTURER'S WARRANTIES, PARTS LISTS, AND INSTALLATION AND MAINTENANCE MANUALS FOR ALL PLUMBING EQUIPMENT, AS WELL AS INSTRUCTIONS FOR OPERATING AND MAINTAINING ALL PLUMBING EQUIPMENT TO THE OWNER UPON FINAL COMPLETION.

3.07 COORDINATION

A. COORDINATE WORK WITH OTHER TRADES AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICT WITH STRUCTURE, FINISHES, AND WORK OF OTHER TRADES.

B. VERIFY LOCATIONS, SIZES, AND INVERT ELEVATIONS OF PIPING CONNECTIONS WITH FIELD CONDITIONS AND CIVIL ENGINEERING DRAWINGS (AS APPLICABLE) PRIOR TO PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED, PLUMBING CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO PLUMBING ENGINEER OF RECORD.

C. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING, FIXTURES CARRIERS OR EQUIPMENT IS INDICATED. BEFORE STARTING CONSTRUCTION. IDENTIFY ANY CONFLICT PRIOR TO STARTING CONSTRUCTION.

D. COORDINATE EXACT LOCATION, ELEVATIONS, AND SIZES OF ALL SLEEVES IN NEW STRUCTURE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.

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FEB 26 2024
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	DATE
7	
6	
5	
4	
3	
2	
1	
REVISION	

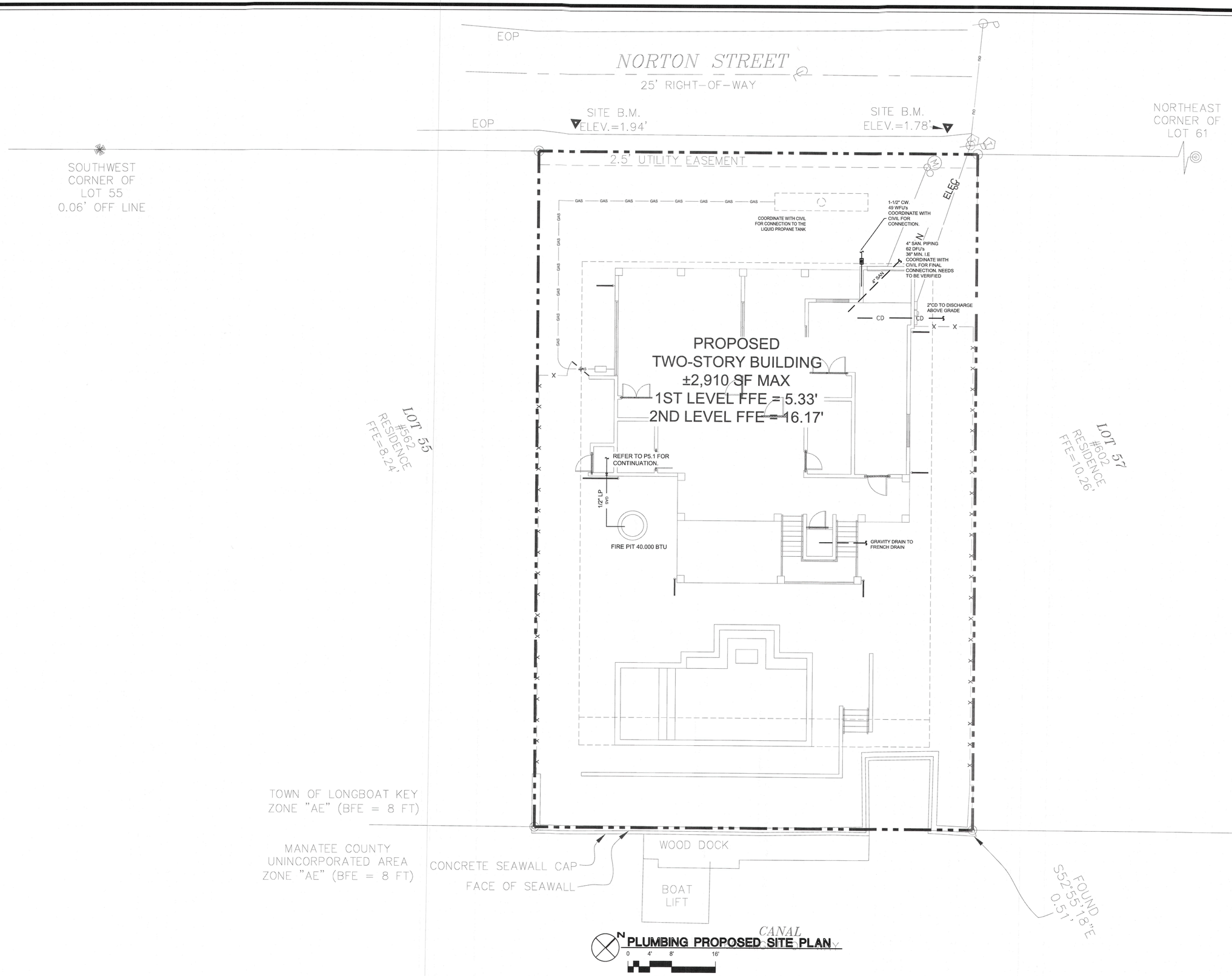
PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: TB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

MAKSIM A. SEGAL
LICENSE
No. 71454
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
435 10th Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: PLUMBING GENERAL

PROJECT NO. 2301
DRAWING NO. P0.1



PLUMBING PROPOSED SITE PLAN

0 4' 8' 16'

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

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REVISION	DATE
1	
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7	

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: TB
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FILE NAME: SIZEMORE XPLAN

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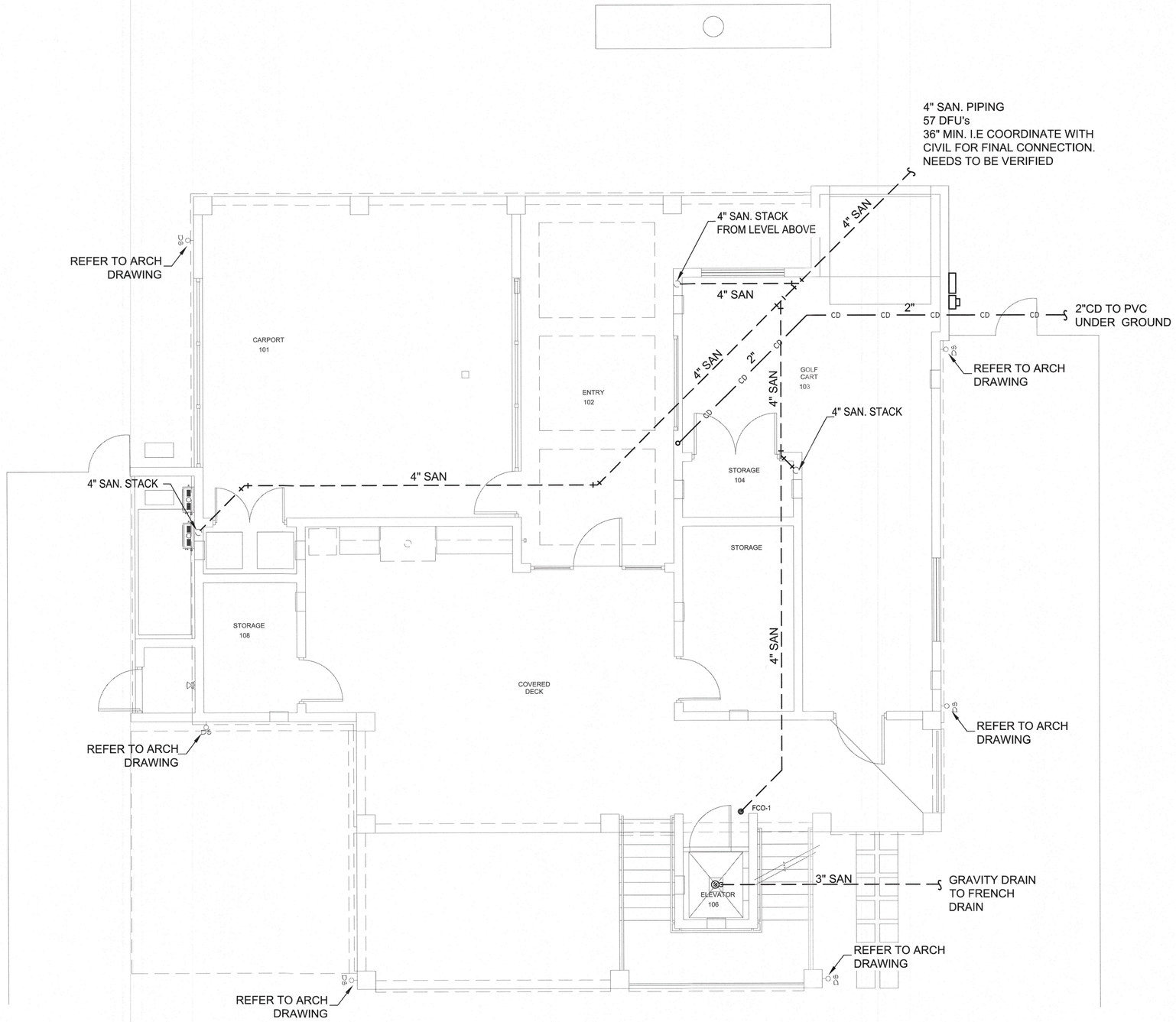
PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
PLUMBING SITE PLAN

PROJECT NO.
2301
DRAWING NO.
P1.1



N

PLUMBING PROPOSED FIRST FLOOR SANITARY PLAN

0 2' 4' 8'

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

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							REVISION	DATE
7	6	5	4	3	2	1		

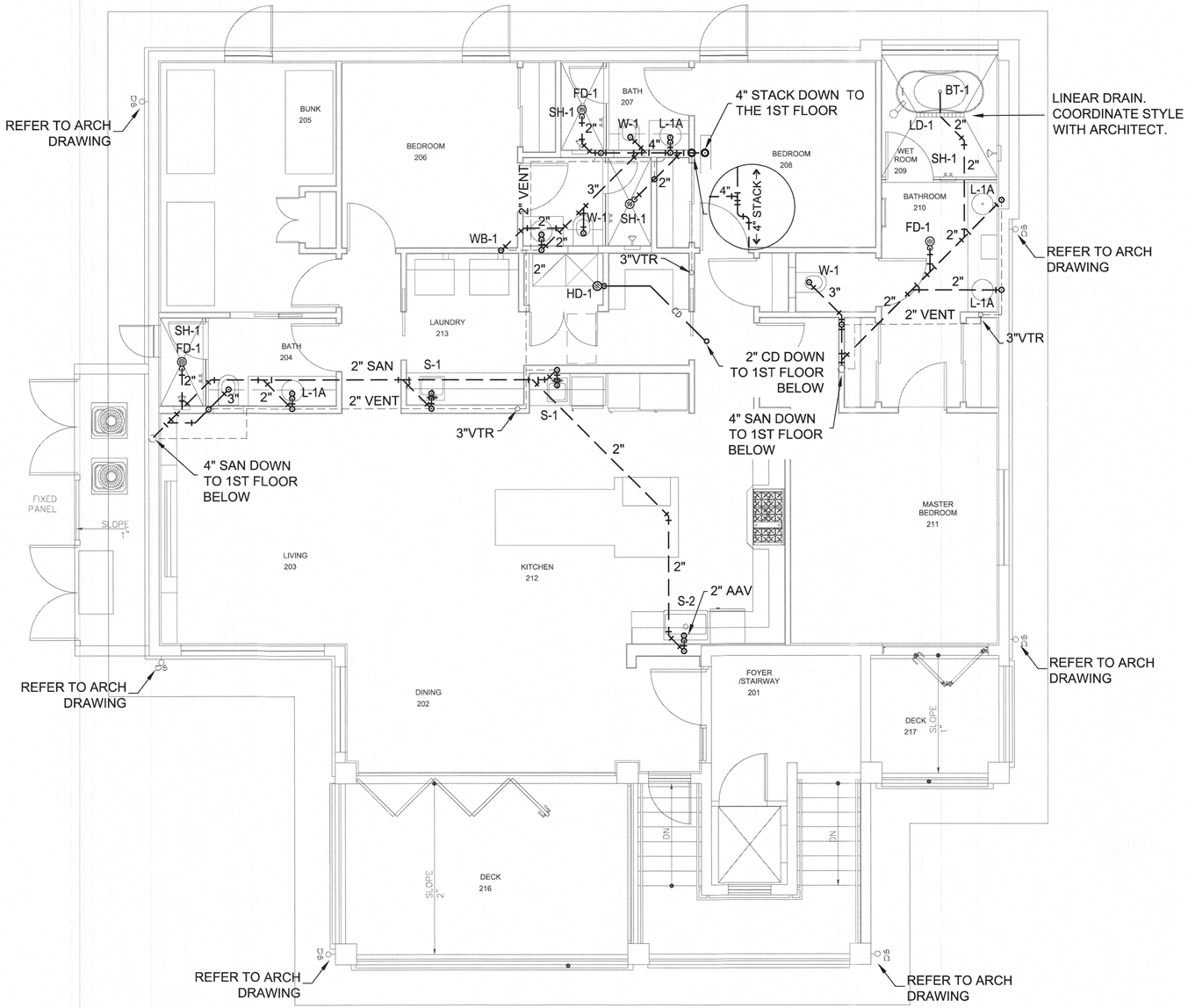
PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: TB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

MAKSIM A. SEGAL LICENSE No. 71454 STATE OF FLORIDA PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
PLUMBING PROPOSED FIRST FLOOR SANITARY PLAN

PROJECT NO.
2301
DRAWING NO.
P4.1



N

PLUMBING PROPOSED SECOND FLOOR SANITARY PLAN

0 2' 4' 8'

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

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Phone: 813-281-0001

7	6	5	4	3	2	1	REVISION / DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: TB
SCALE: AS NOTED
DATE: 2/23/24
FILE NAME: SIZEMORE XPLAN

MAKSIM A. SEGAL
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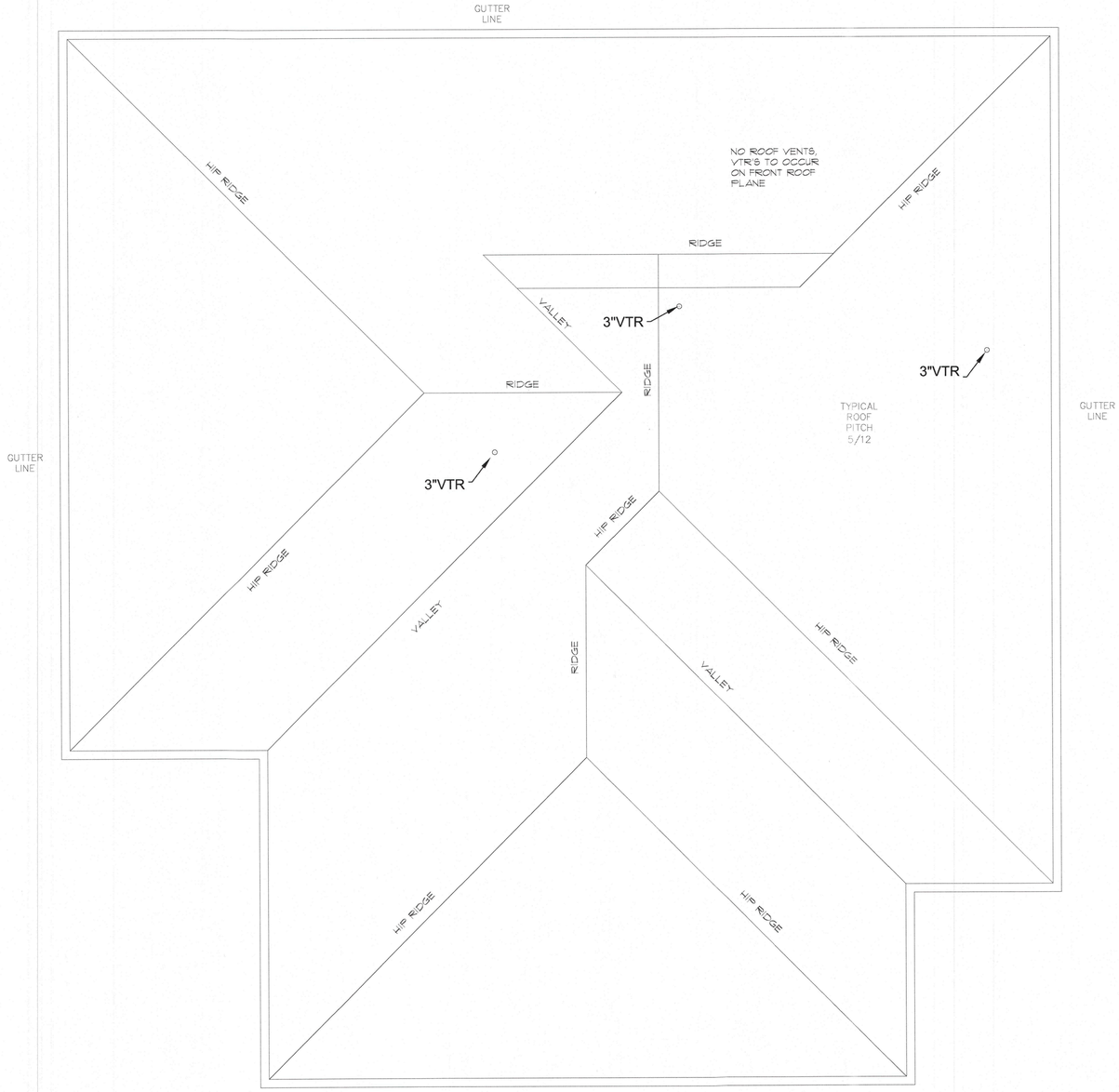
PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: PLUMBING PROPOSED SECOND FLOOR SANITARY PLAN

PROJECT NO. 2301
DRAWING NO. P4.2



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PLUMBING PROPOSED ROOF SANITARY PLAN

0 2' 4' 8'

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PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
PLUMBING PROPOSED ROOF SANITARY PLAN

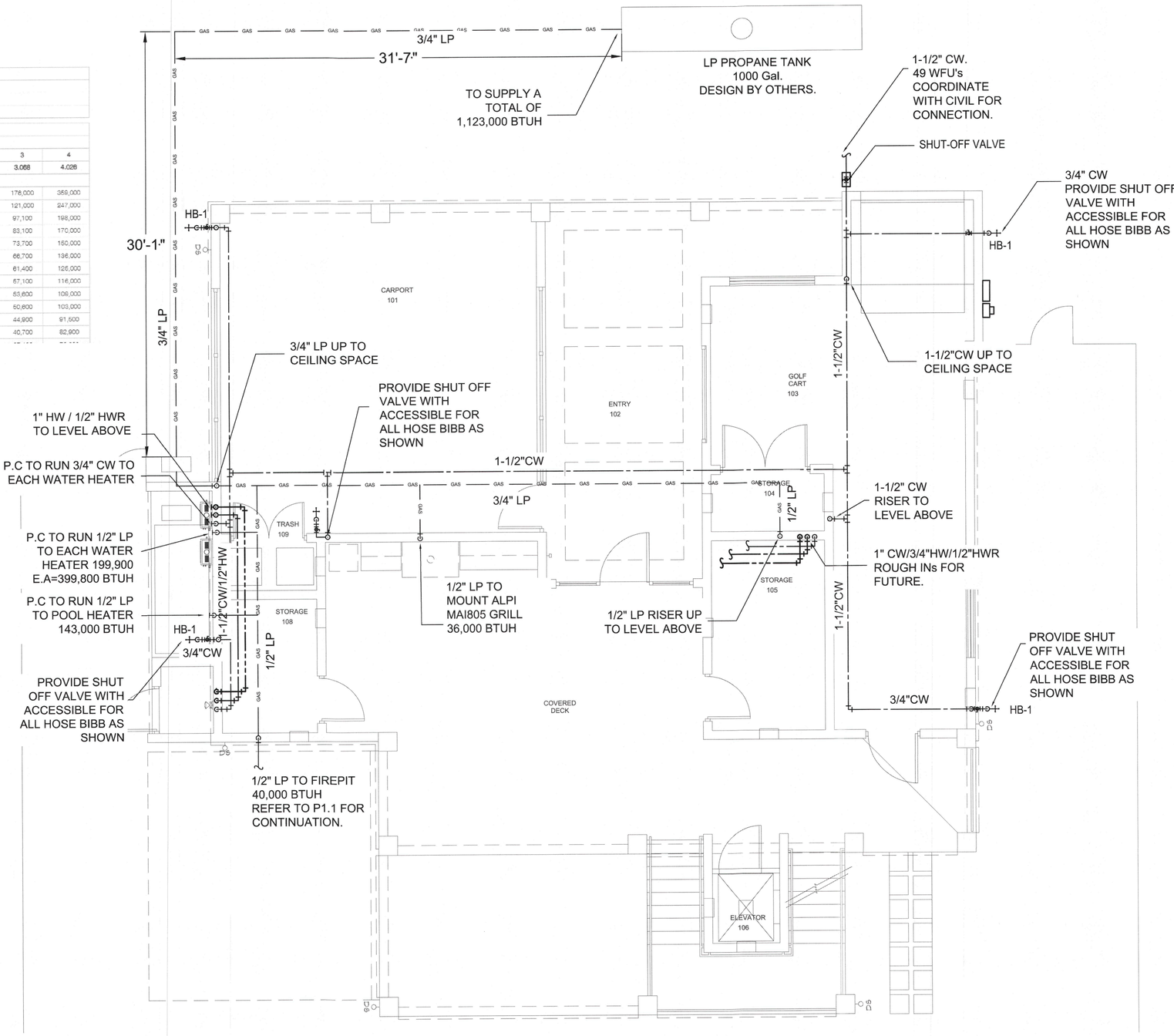
PROJECT NO.
2301
DRAWING NO.
P4.3

TABLE 402.4(27) SCHEDULE 40 METALLIC PIPE

Gas	Undiluted Propane
Inlet Pressure	2.0 psi
Pressure Drop	1.0 psi
Specific Gravity	1.50

INTENDED USE	Pipe sizing between 2 psig service and line pressure regulator.								
	PIPE SIZE (inch)								
Nominal	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4
Actual ID	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026
Length (ft)	Capacity in Thousands of Btu per Hour								
10	2,680	5,590	10,500	21,800	32,400	62,400	99,500	176,000	359,000
20	1,840	3,850	7,240	14,900	22,300	42,900	68,400	121,000	247,000
30	1,480	3,090	5,820	11,900	17,900	34,500	54,900	97,100	198,000
40	1,280	2,640	4,980	10,200	15,300	29,500	47,000	83,100	170,000
50	1,120	2,340	4,410	9,060	13,600	26,100	41,700	73,700	150,000
60	1,010	2,120	4,000	8,210	12,300	23,700	37,700	66,700	136,000
70	934	1,950	3,680	7,550	11,300	21,800	34,700	61,400	126,000
80	869	1,820	3,420	7,020	10,500	20,300	32,300	57,100	116,000
90	818	1,700	3,210	6,590	9,880	19,000	30,300	53,600	109,000
100	770	1,610	3,030	6,230	9,330	18,000	28,800	50,600	103,000
125	682	1,430	2,690	5,520	8,270	15,900	25,400	44,900	91,500
150	618	1,290	2,440	5,000	7,490	14,400	23,000	40,700	82,900

2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION.



N

PLUMBING PROPOSED FIRST FLOOR WATER PLAN

0 2' 4' 8'

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

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1	
REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: TB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

MAKSIM A. SEGAL LICENSE No. 71454 STATE OF FLORIDA PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
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Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: PLUMBING PROPOSED FIRST FLOOR WATER PLAN

PROJECT NO. 2301
DRAWING NO. P5.1

TABLE 402.4(27) SCHEDULE 40 METALLIC PIPE

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Inlet Pressure	2.0 psi
Pressure Drop	1.0 psi
Specific Gravity	1.50

INTENDED USE	Pipe sizing between 2 psig service and line pressure regulator.								
	PIPE SIZE (inch)								
Nominal	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4
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30	1,480	3,090	5,820	11,900	17,900	34,500	54,900	97,100	198,000
40	1,280	2,640	4,980	10,200	15,300	29,500	47,000	83,100	170,000
50	1,120	2,340	4,410	9,060	13,600	26,100	41,700	73,700	150,000
60	1,010	2,120	4,000	8,210	12,300	23,700	37,700	66,700	136,000
70	934	1,950	3,680	7,550	11,300	21,800	34,700	61,400	125,000
80	868	1,820	3,420	7,020	10,500	20,300	32,300	57,100	116,000
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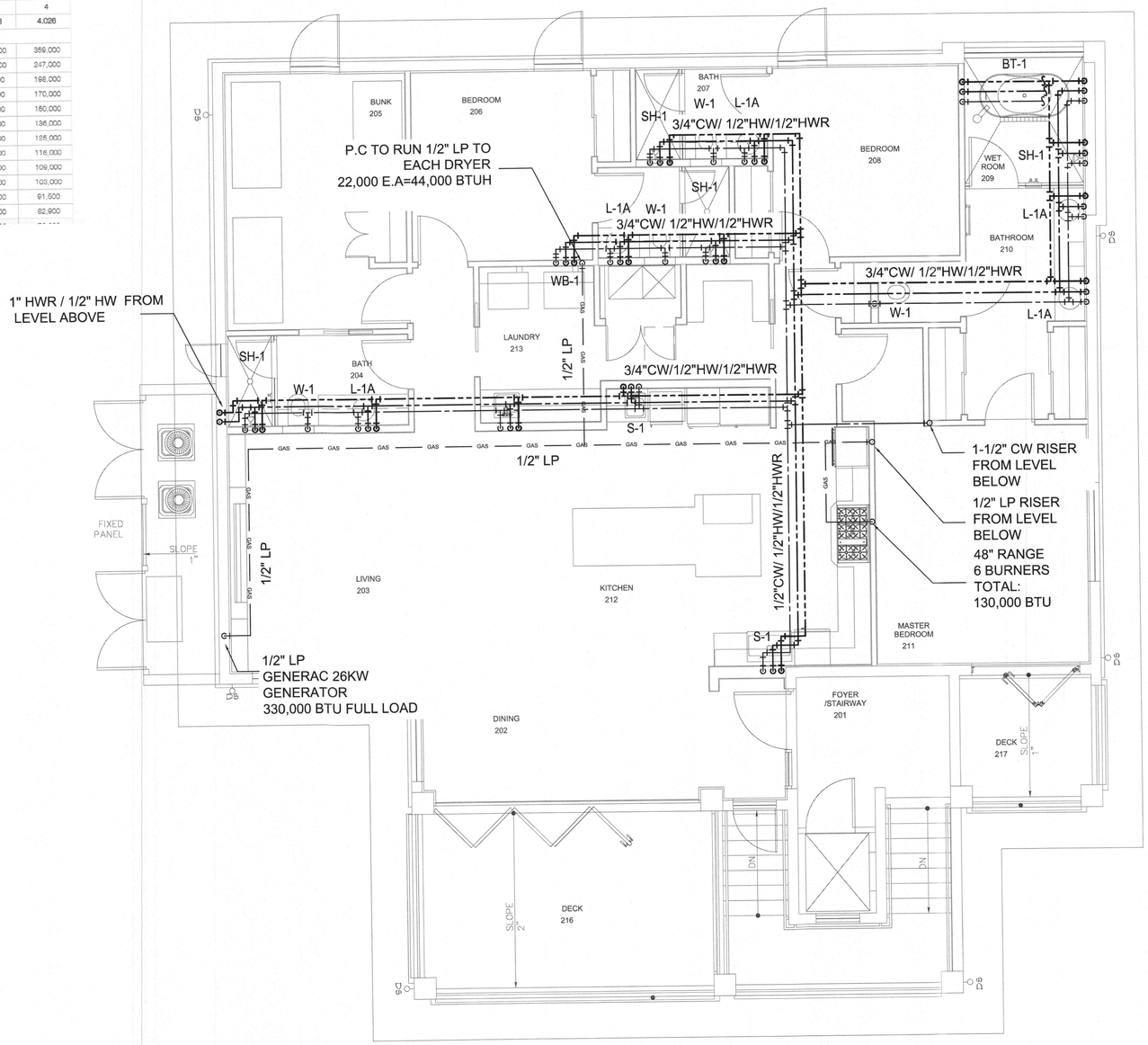

N

PLUMBING PROPOSED SECOND FLOOR WATER PLAN

0 2' 4' 8'

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PROJECT MANAGER: PM
DRAWN BY: TB
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN
DATE: 2/23/24

MAKSIM A. SEGAL LICENSE No. 71454 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT:
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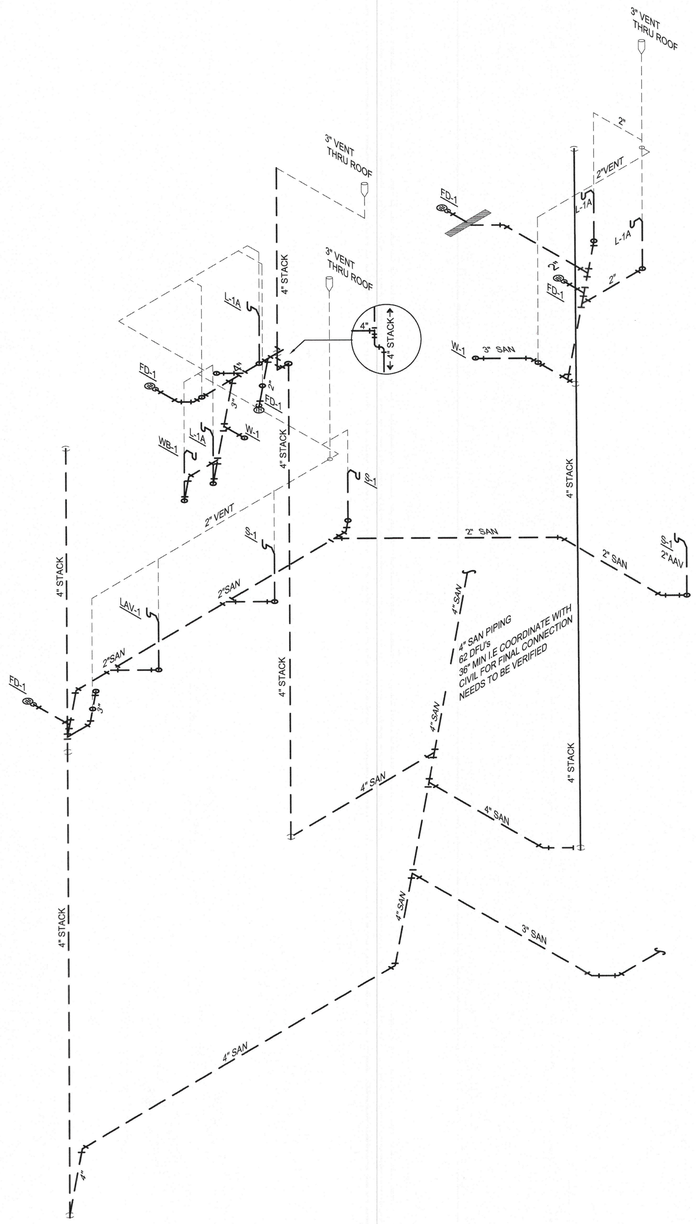
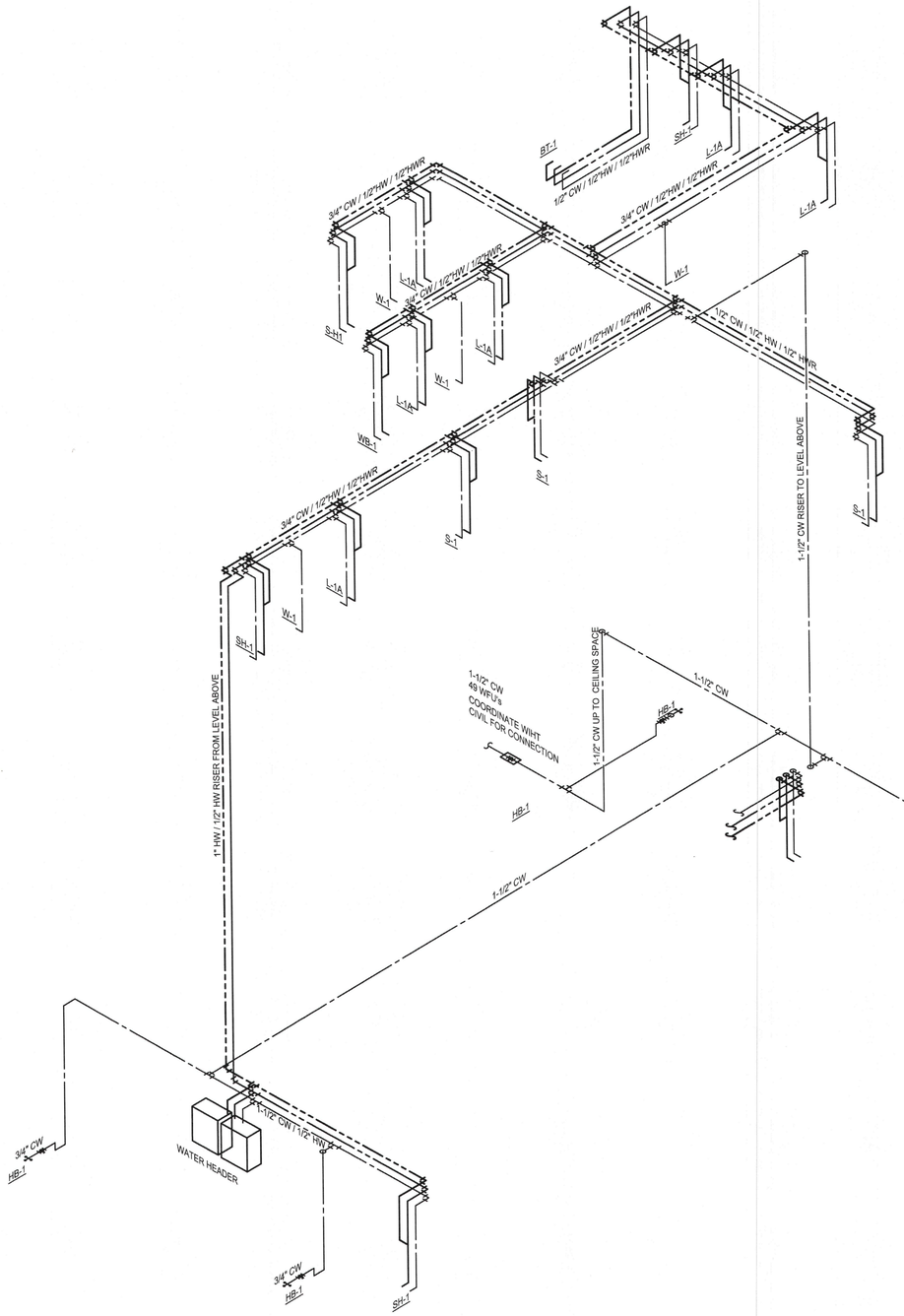
574 NORTON ST., LONGBOAT KEY, FL

DRAWING TITLE:
PLUMBING PROPOSED SECOND FLOOR WATER PLAN

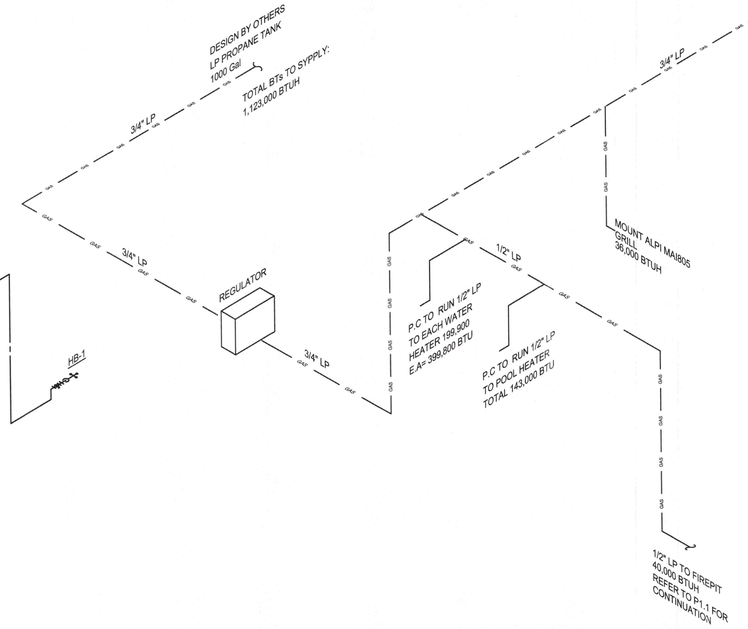
PROJECT NO.
2301

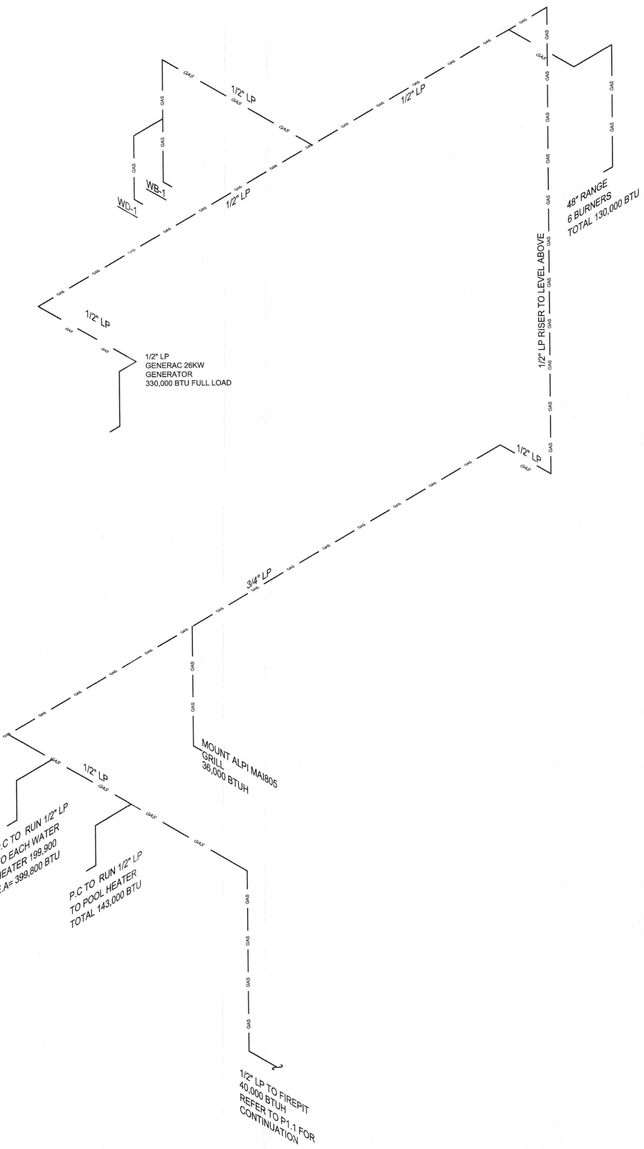
DRAWING NO.
P5.2


3" VENT THRU ROOF
3" VENT THRU ROOF
3" VENT THRU ROOF
4" STACK
4" STACK
4" STACK



SANITARY RISER
SCALE: NOT TO SCALE





GAS RISER
SCALE: NOT TO SCALE

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1		REVISION	DATE

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MAKSIM A. SEGAL
LICENSE
No. 71454
STATE OF FLORIDA
REGISTERED ARCHITECT

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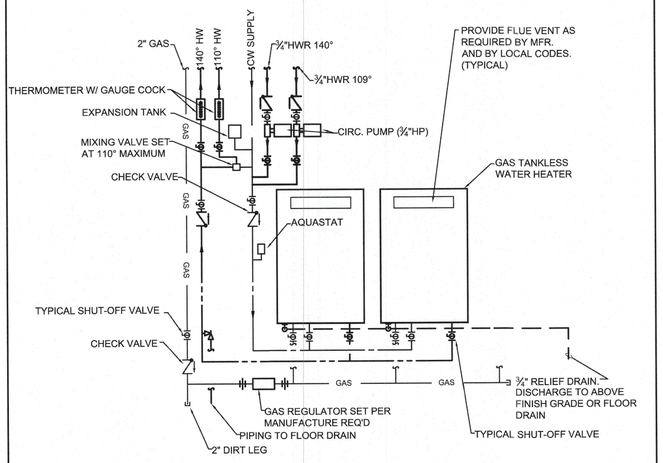
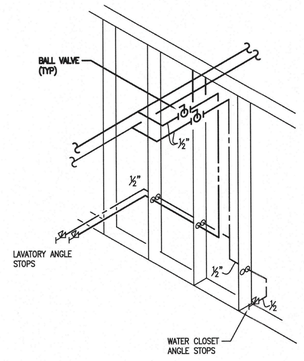
DRAWING TITLE:
PLUMBING RISER DIAGRAMS

PROJECT NO.
2301
DRAWING NO.
P8.2

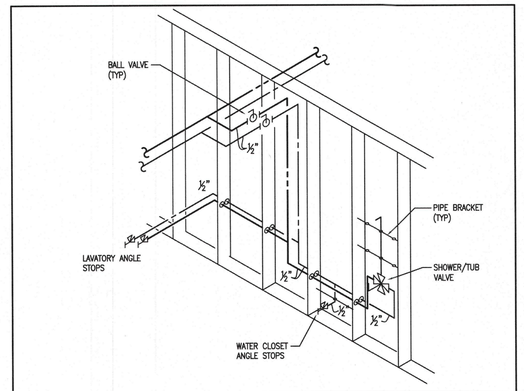
GAS TANKLESS WATER HEATER DETAIL





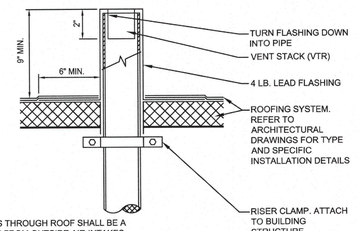
TYPICAL BATHROOM GROUP WATER PIPING DETAIL

SCALE: NOT TO SCALE



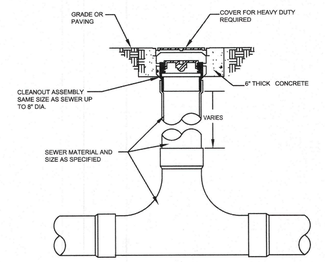
TYPICAL BATHROOM GROUP WATER PIPING DETAIL

SCALE: NOT TO SCALE



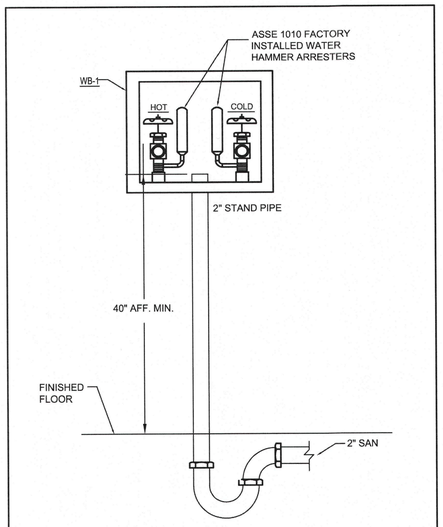
VTR DETAIL

SCALE: NOT TO SCALE



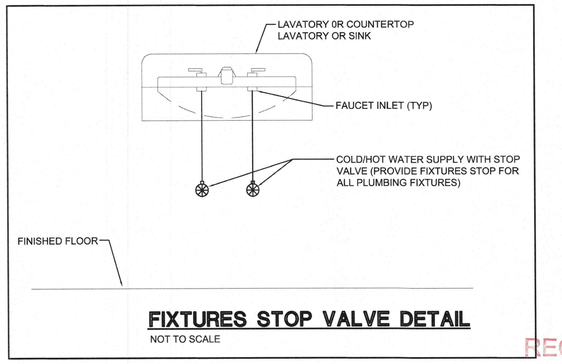
2-WAY GRADE CLEANOUT

SCALE: NOT TO SCALE



WASHER BOX CONNECTION DETAIL

SCALE: NOT TO SCALE



FIXTURES STOP VALVE DETAIL

NOT TO SCALE

PLUMBING DETAILS

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DRAWING TITLE:
PLUMBING DETAILS

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P9.1

DISCONNECT SCHEDULE

D/C #	SIZE	POLES	PHASE	NEMA	FUSE	VOLT.	SERVES	COMMENTS
D-1	400A	2	1	3R	FUSED	240	MAIN	MOUNT ON WALL
D-2	30A	2	1	1	NON-F	240	AHU-1 (2ND FLR.)	MOUNT ON UNIT
D-3	60A	2	1	3R	NON-F	240	CU-1 (2ND FLR.)	MOUNT ON WALL
D-4	60A	2	1	1	NON-F	240	AHU-2 (1ST FLR.)	MOUNT ON UNIT
D-5	30A	2	1	3R	NON-F	240	CU-2 (1ST FLR.)	MOUNT ON WALL
D-6	200A	2	1	3R	FUSED	240	GENERATOR	MOUNT ON WALL
D-7	100A	2	1	3R	FUSED	240	POOL EQUIPMENT	MOUNT ON WALL
D-8	30A	2	1	3R	NON-F	240	IRRIGATION PUMP	MOUNT ON WALL
D-9	60A	2	1	3R	NON-F	240	BOAT DOCK	MOUNT ON WALL

NOTES

1. VERIFY FUSE SIZES FOR ACTUAL EQUIPMENT SUBMITTED.
2. FUSES SHALL BE DUAL ELEMENT, TIME DELAY, 100,000 AIC MININUM.
3. FINAL CONNECTIONS TO MECHANICAL EQUIPMENT FROM DISCONNECT SHALL BE FLEX. FLEX SHALL BE WATERTIGHT AT EXTERIOR OR WET LOCATIONS.
4. ADDITIONAL POLE TO DISCONNECT NEUTRAL SHALL BE PROVIDED WHERE REQUIRED.
5. ALL DISCONNECTS SHALL HAVE LOCKED OFF PROVISION.

SPECIAL INFORMATIONAL NOTE:

THIS DRAWING IS PREPARED FOR THE OWNER TO A BUILDING CONSTRUCTED BY OTHERS .

IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

ENGINEER IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION, AND CONSTRUCTION WHICH DEVIATE FROM CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

ELECTRICAL SHEET INDEX

E0.1	-	ELECTRICAL GENERAL 0.1
E0.2	-	ELECTRICAL GENERAL 0.2
E0.3	-	ELECTRICAL SPECICIFICATIONS
E1.1	-	ELECTRICAL SITE PLAN
E4.1	-	ELECTRICAL PROPOSED FIRST FLOOR LIGHTING PLAN
E4.2	-	ELECTRICAL PROPOSED SECOND FLOOR LIGHTING PLAN
E5.1	-	ELECTRICAL PROPOSED FIRST FLOOR POWER PLAN
E5.2	-	ELECTRICAL PROPOSED SECOND FLOOR POWER PLAN
E7.1	-	ELECTRICAL SCHEDULES
E7.2	-	ELECTRICAL SCHEDULES
E8.1	-	ELECTRICAL RISER DIAGRAMS

ELECTRICAL SYMBOL LEGEND

SWITCHES

- $ — SENSOR SWITCH SPODM-SA MANUAL/AUTOMATIC SWITCH. SWITCH HAS PUSHBUTTON OVERRIDE IF OCCUPANTS ARE PRESENT. RECESS MOUNT 48"AFF TO CENTER OF BACKBOX. "3" OR "4" INDICATES SWITCH IS USED FOR 3-WAY OR 4-WAY OPERATION, FOLLOW MANUFACTURER'S WIRING DIAGRAM FOR CONNECTION OF SWITCHES.
- $ — MANUAL ONLY SWITCH. PROVIDE DECORA TYPE FOR DWELLING UNITS AND FINISHED SPACES. COORDINATE WITH ARCHITECT.
- "3" / "4" INDICATES THREE-WAY OR FOUR-WAY SWITCH FOR SYMBOLS ABOVE.
- $2P — "2P" INDICATES A 2-POLE SWITCH.
- $FC — CEILING FAN SPEED CONTROLLER AND LIGHTING DIMMER. COORDINATE WITH FAN MANUFACTURER REQUIREMENTS.
- "D" INDICATES DIMMER SWITCH. COORDINATE REQUIREMENTS WITH LIGHT FIXTURE(S) TO BE DIMMED.
- "K" INDICATES KEY SWITCH. PROVIDE OWNER WITH (2) KEYS PER SWITCH. MATCH ANY EXISTING KEYED SWITCHES IF RENOVATION. VERIFY KEY TYPE (MANUFACTURER) WITH OWNER
- $M — "M" INDICATES THE SWITCH SHALL BE MOTOR DUTY RATED
- $OS — "OS" INDICATES OCCUPANCY SENSOR SWITCH (SENSOR SWITCH WSX PDT)
- "TS" INDICATES INTERVAL TIMER SWITCH PROGRAMMED FOR 20 MINUTES MAXIMUM ALLOWED TIME (SENSOR SWITCH PTS60)
- "R" INDICATES DEVICE SHALL BE A RED COLOR. DEVICE IS CONNECTED TO A CIRCUIT FED FROM A GENERATOR (IF APPLICABLE).
- $b — LOWER CASE LETTER (i.e. "a") INDICATES THE FIXTURE(S) CONTROLLED BY THE SWITCH.

LIGHTING FIXTURES (REFER TO THE "LIGHTING FIXTURE SCHEDULE")

- A2 b — 2' x 4' LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE)
  NOTE: THE FOLLOWING ABBREVIATIONS APPLY TO LIGHTING FIXTURES WHERE INDICATED:
  UPPER CASE LETTER/NUMBER (i.e. 'A2') INDICATES FIXTURE TYPE.
  LOWER CASE LETTER (i.e. 'b') INDICATES CONNECTION TO INDICATED SWITCH.
- EM — NOTE: THE FOLLOWING ABBREVIATIONS APPLY TO LIGHTING FIXTURES WHERE INDICATED:
  "EM" INDICATES LIGHT FIXTURE WITH EMERGENCY BATTERY PACK.
  LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE)
- DOWNLIGHT
- WALL SCONCE
- PENDANT
- EXIT SIGN WITH BATTERY PACK, MOUNTED WITHIN 6'-8" OF TOP OF OPENING PER NFPA 101:7.10.1.9. FACES AND ARROWS SHALL BE AS INDICATED ON PLANS. CONNECT FIXTURE TO LIGHTING CIRCUIT SERVING THE AREA, AHEAD OF ANY SWITCHING OR CONTROLS.
- EMERGENCY EGRESS LIGHTING UNIT WITH BATTERY PACK MOUNTED 7'-6" AFF OR AS INDICATED. CONNECT FIXTURE TO LIGHTING CIRCUIT SERVING THE AREA, AHEAD OF ANY SWITCHING OR CONTROLS.
- EXIT SIGN AND EMERGENCY EGRESS LIGHTING COMBO UNIT WITH BATTERY PACK MOUNTED 7'-6" AFF. CONNECT FIXTURE TO LIGHTING CIRCUIT SERVING THE AREA, AHEAD OF ANY SWITCHING OR CONTROLS.
- PASSIVE INFRARED (PIR) OCCUPANCY SENSOR. 360°. 450 SQ. FT. COVERAGE. SENSOR SWITCH CM 10. CONNECT TO LOCAL POWER PACK.
- MULTI-TECHNLOGY (PIR & ULTRASONIC) OCCUPANCY SENSOR. 360°. 1000 SQ. FT. COVERAGE. SENSOR SWITCH CM-PDT-10. CONNECT TO LOCAL POWER PACK.
- EXT — EXTERIOR PASSIVE INFRARED (PIR) OCCUPANCY SENSOR SBO-10-OEX. CONNECT TO LOCAL POWER PACK. PROVIDE BOX FOR CEILING MOUNTING.
- PP — OCCUPANCY SENSOR POWER PACK. 20A @120/277VAC. PROVIDE QUANTITY AS NEEDED. SENSOR SWITCH PP-20-2P. CONNECT TO LOCAL OCCUPANCY SENSORS.
- PS — LED POWER SUPPLY (TECLED MODEL: VBS-12060D024)

COMMUNICATIONS

- 1-GANG, DEEP BOX FOR TELEPHONE OUTLET, RECESS MOUNT 18" TO CENTER OF BACKBOX AFF, ABOVE COUNTER OR AS NOTED. INSTALL 3/4" CONDUIT WITH BUSHINGS AND PULL STRING STUBBED INTO ACCESSIBLE CEILING SPACE ABOVE BACKBOX. INSTALL BLANK COVERPLATE. NUMBER OF PHONE JACKS AS INDICATED OR INSTALL BLANK COVERPLATE. 'W' INDICATES PHONE WILL BE WALL MOUNTED, MOUNT AT 48" AFF TO CENTER OF BACKBOX AND INSTALL WALL PHONE PLATE.
- TV — (2) GANG, DEEP BOX FOR DECORA STYLE DUPLEX RECEPTACLE AND TELEVISION OUTLET. COORDINATE MOUNTING HEIGHT AND LOCATION INSTALL 3/4" CONDUIT FOR LOW VOLTAGE WIRING WITH BUSHINGS AND PULL STRING STUBBED INTO ACCESSIBLE CEILING SPACE ABOVE BACKBOX. INSTALL DECORA COVERPLATE.
- 1-GANG, DEEP BOX FOR TELEPHONE / DATA OUTLET, RECESS MOUNT 18" TO CENTER OF BACKBOX AFF, ABOVE COUNTER OR AS NOTED. INSTALL 3/4" CONDUIT WITH BUSHINGS AND PULL STRING STUBBED INTO ACCESSIBLE CEILING SPACE ABOVE BACKBOX. INSTALL BLANK COVERPLATE.
- TCH — COAXIAL CABLE OUTLET. COORDINATE WITH LOW VOLTAGE PROVIDER.
- CABINET. SEE PLANS AND SPECIFICATIONS FOR USAGE AND REQUIREMENTS.

MISCELLANEOUS

- 1 — KEYED NOTE INDICATOR. REFER TO THE "KEYED NOTES" WHERE INDICATED.
- EXT — EXHAUST FAN.
  'R' SYMBOL INDICATES TO PROVIDE AND INSTALL 10 MINUTE TIME DELAY OFF RELAY. EXHAUST FAN SHALL OPERATE FOR 10 MINUTES AFTER LIGHTING SWITCH IS TURNED OFF. CONNECT HOT LEAD FROM AHEAD OF SWITCH TO RELAY FOR DELAYED OPERATION AND SWITCH LEG TO RELAY FOR NORMAL OPERATION.
  'T' SYMBOL INDICATES TO PROVIDE AND INSTALL 277V-120V TRANSFORMER. WATTAGE OF TRANSFORMER VA SHALL BE A MINIMUM 20% GREATER THAN EXHAUST FAN POWER REQUIREMENTS, COORDINATE WITH MECHANICAL CONTRACTOR.
- MD — MOTORIZED DAMPER. PROVIDE POWER AND MAKE CONNECTIONS AS INDICATED. COORDINATE WITH MECHANICAL CONTRACTOR.
- SP — CEILING MOUNTED SPEAKER LOCATIONS ON A/V SYSTEM
- 2 — SMOKE DETECTOR
- 2 CO — SMOKE/CO DETECTOR

ABBREVIATIONS

AFF	HEIGHT ABOVE FINISHED FLOOR	PH	PHASE
AFG	HEIGHT ABOVE FINISHED GRADE	REL	RELOCATED
ETR	EXISTING TO REMAIN	REM	TO BE REMOVED
EXT	EXTERIOR TYPE WIRING DEVICE OR CIRCUIT BREAKER	REP	REPLACE WITH NEW
		TBR	TO BE RELOCATED
LTG	LIGHTING	U.N.O.	UNLESS NOTED OTHERWISE
MH	MOUNTING HEIGHT	VA	VOLT AMPERE (POWER)
MTR	MOTOR	WP	WEATHERPROOF ENCLOSURE
N.I.C.	NOT IN CONTRACT	XFMR	TRANSFORMER
NF	NON-FUSED	+48"	DEVICE MOUNTED AT HEIGHT INDICATED

WIRING DEVICES

NOTE: THE FOLLOWING ABBREVIATIONS APPLY TO WIRING DEVICES WHERE INDICATED:

- 'WP' — INDICATES WEATHERPROOF WHILE-IN-USE ENCLOSURE. ENCLOSURE SHALL HAVE LOCKABLE COVER. DEVICES SHALL BE LISTED AS WEATHER RESISTANT. (WR)
- 'EWC' — INDICATES DEVICE MOUNTED BEHIND ELECTRIC WATER COOLER ENCLOSURE. COORDINATE DEVICE LOCATION WITH PLUMBING CONTRACTOR AND APPROVED SHOP DRAWINGS PRIOR TO ROUGH-IN. CIRCUIT BREAKER SHALL BE GFCI TYPE.
- 'H' — INDICATES HORIZONTALLY MOUNTED WIRING DEVICE.
- 'R' — INDICATES DEVICE SHALL BE A RED COLOR. DEVICE IS CONNECTED TO A CIRCUIT FED FROM THE GENERATOR (IF APPLICABLE).
- 'FD' — INDICATES RECEPTACLE MOUNTED IN FLOOR DUCT. INSTALL ACCESSORIES FOR MOUNTING OF RECEPTACLE IN FLOOR DUCT SYSTEM.
- 'IG' — ISOLATED GROUND
- 'USB' — INDICATES RECEPTACLE WITH USB OUTLETS.

- 20 AMP SIMPLEX RECEPTACLE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX OR AT HEIGHT INDICATED.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT AT HEIGHT INDICATED OR ABOVE COUNTER, CASEWORK, ETC. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND EXISTING CONDITIONS PRIOR TO ROUGH-IN.
- AFCI — 20 AMP DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION, RECESS MOUNT AT HEIGHT INDICATED OR ABOVE COUNTER, CASEWORK, ETC. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND EXISTING CONDITIONS PRIOR TO ROUGH-IN.
- AFCI — 20 AMP DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX. 1 OF 2 RECEPTACLES IS SWITCHED, REMOVE JUMPER BETWEEN OUTLETS.
- AFCI — 20 AMP DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE WITH COMMON COVER PLATE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE WITH COMMON COVER PLATE, RECESS MOUNT ABOVE COUNTER, CASEWORK, ETC OR AT HEIGHT INDICATED. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND CONDITIONS PRIOR TO ROUGH-IN.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX. 1 OF 2 RECEPTACLES IS SWITCHED, REMOVE JUMPER BETWEEN OUTLETS.
- F — 20 AMP DUPLEX RECEPTACLE. RECESS FLUSH WITH FLOOR IN SINGLE GANG FLOOR BOX. COVER SHALL BE BRASS WITH HINGED LID FOR EACH OUTLET OF RECEPTACLE.
- F — 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE. RECESS FLUSH WITH FLOOR IN DOUBLE GANG FLOOR BOX. COVER SHALL BE BRASS WITH HINGED LID FOR EACH OUTLET OF RECEPTACLES.
- GFI — 20A SIMPLEX RECEPTACLE WITH GFCI PROTECTION MOUNTED AT HEIGHT OR AS INDICATED. VERIFY RATING AND NEMA CONFIGURATION FOR EQUIPMENT TO BE CONNECTED.
- GFI — 20 AMP DUPLEX RECEPTACLE WITH GFCI PROTECTION, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- GFI — 20 AMP DUPLEX RECEPTACLE WITH GFCI PROTECTION, RECESS MOUNT ABOVE SINK, COUNTER, CASEWORK, ETC. OR AT HEIGHT INDICATED. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS AND CONDITIONS PRIOR TO ROUGH-IN.
- GFI — 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE WITH GFCI PROTECTION AND COMMON COVER PLATE, RECESS MOUNT 18" AFF TO CENTER OF BACKBOX.
- MULTI-POLE RECEPTACLE FOR APPLIANCE MOUNTED AS INDICATE. COORDINATE AMPERAGE RATING, POLES, NEMA CONFIGURATION, ETC. WITH EQUIPMENT TO BE CONNECTED.
- 20 AMP DUPLEX RECEPTACLE, RECESS MOUNT HORIZONTALLY AT HEIGHT INDICATED.
- 20 AMP DUPLEX RECEPTACLE MOUNTED 18" AFF, ABOVE COUNTER, OR AT HEIGHT INDICATED (INDICATES RECEPTACLE COORDINATED WITH DATA OUTLET FOR COMPUTER USE).
- 20 AMP DOUBLE DUPLEX (QUAD) RECEPTACLE MOUNTED 18" AFF, ABOVE COUNTER, OR AT HEIGHT INDICATED (INDICATES RECEPTACLE COORDINATED WITH DATA OUTLET FOR COMPUTER USE).
- POWER POLE. 2-SECTION (POWER AND COMMUNICATIONS), 2" SQUARE METALLIC, BRUSHED ALUMINUM FINISH. DEVICES MOUNTED AT POLE AS SHOWN. POLE SHALL EXTEND FROM FLOOR TO CEILING, SECURE TO CEILING.
- 20 AMP DUPLEX RECEPTACLE, FLUSH MOUNT AT CEILING. SUPPORT BACKBOX FROM STRUCTURE, NOT GRID.
- 2-SECTION FLOOR BOX WITH DUPLEX RECEPTACLE AND DATA SECTION. FLOOR BOX SHALL BE FLUSH WITH FLOOR WITH CARPET/TILE PLATE AND TRAP DOOR FOR WIRING OUT OF BOX.
- JUNCTION BOX. FAN RATED IN DWELLING UNITS.
- DC — DROP CORD. RECEPTACLE AND BOX SUSPENDED FROM JUNCTION BOX AT CEILING WITH S/O CORD. PROVIDE STRAIN RELIEF AT EACH END OF CORD. RECEPTACLE SHALL BE TYPE OF DEVICE SHOWN.
- PLUGMOLD WITH RECEPTACLES 12" ON-CENTER. PLUGMOLD SHALL BE NON-METALLIC, 2-PIECE. MOUNT AS INDICATED. VERIFY COLOR OF FINISH.

POWER DISTRIBUTION (REFER TO THE "ELECTRICAL RISER DIAGRAM")

- PANELBOARD, RECESS MOUNT IN FINISHED SPACES, SURFACE MOUNT IN BACK OF HOUSE. REFER TO THE "PANELBOARD SCHEDULE".
- FEEDER OR BRANCH CIRCUIT RACEWAY CONCEALED IN WALL, CEILING.
- FEEDER OR BRANCH CIRCUIT RACEWAY CONCEALED UNDER FLOOR, IN SLAB OR BELOW GRADE.
- DISCONNECT SWITCH. PROVIDE DISCONNECT SWITCH AS INDICATED ON THE SCHEDULES. REFER TO PLANS AND SCHEDULES FOR ADDITIONAL REQUIREMENTS. FUSES SHALL BE DUAL ELEMENT TIME DELAY. VERIFY NAMEPLATE RATINGS OF FRAME SIZE AND FUSING OF THE ACTUAL EQUIPMENT TO BE INSTALLED.
  DRY-TYPE VENTILATED TRANSFORMER. SEE SPECIFICATIONS, PLANS AND RISER FOR REQUIREMENTS. TRANSFORMERS SHALL BE NEMA 1 UNLESS AT THE EXTERIOR OR IN AREAS WHERE WATER MAY BE PRESENT. MOUNT ON 4" HOUSE KEEPING PAD BOLTED TO PAD. MAINTAIN REQUIRED CLEARANCE FROM WALLS OR OBSTRUCTIONS FOR VENTILATION.
- GROUND TO METAL FRAME OF BUILDING, SLAB STEEL, OTHER MADE ELECTRODES, AND METAL UNDERGROUND WATER PIPE. PROVIDE A MINIMUM OF (3) 3/4" DIA, 10 FOOT LONG COPPER CLAD GROUND RODS LOCATED AT LEAST 6 FEET APART. ALL CONCEALED CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. INTERIOR GROUND RODS SHALL STUB ABOVE FLOOR AT LOCATIONS NOT INTERFERING WITH FOOT TRAFFIC. LOCATE EXTERIOR GROUND ROD ASSEMBLY IN LANDSCAPE AREA OR PROVIDE WELL FOR ACCESS TO EACH GROUND ROD IF ASSEMBLY IS LOCATED IN HARD SURFACE AREAS, SUCH AS CONCRETE, ASPHALT, ETC. PROVIDE BOLTED PRESSURE CLAMP WITH AT LEAST TWO BOLTS ON RODS IN TEST WELLS. ALL GROUND ROD LOCATIONS SHALL BE ACCESSIBLE.
- VFD — VARIABLE FREQUENCY DRIVE. REFER TO SPECIFICATIONS, AND FLOOR PLANS FOR ADDITIONAL ELECTRICAL REQUIREMENTS. VFD SUPPLIED BY MECHANICAL CONTRACTOR (U.N.O.) AND INSTALLED BY ELECTRICAL CONTRACTOR. ALL CONNECTIONS TO VFD, DISCONNECT AND EQUIPMENT SERVED SHALL BE BY THE ELECTRICAL CONTRACTOR. CIRCUIT SHALL UTILIZE METAL CONDUIT TO MINIMIZE RFI NOISE.
- COMBINATION MOTOR STARTER WITH FUSED DISCONNECT OR CIRCUIT BREAKER DISCONNECT. REFER TO PLANS AND SCHEDULES FOR ADDITIONAL REQUIREMENTS. FUSES SHALL BE DUAL ELEMENT TIME DELAY. VERIFY NAMEPLATE RATINGS OF FRAME SIZE AND FUSING OF THE ACTUAL EQUIPMENT TO BE INSTALLED.
- LP-1 — PANEL HOMERUN/CIRCUIT
- PANEL DESIGNATION/CIRCUIT NUMBER

NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND ARE USED ON FLOOR PLANS.

GENERAL NOTES

GENERAL NOTES APPLY TO ALL ELECTRICAL SHEETS

1. DO NOT SCALE FROM THESE DRAWINGS.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) NFPA 70.
3. ELECTRICAL CONTRACTOR (E.C.) SHALL COORDINATE WORK WITH ALL OTHER TRADES TO ASSURE PROPER CLEARANCES FOR EQUIPMENT AND TO KEEP THE JOB PROGRESSING.
4. DRAWINGS ARE BASED ON FIELD OBSERVATION AND EXISTING DOCUMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.
5. EXISTING TO REMAIN ELECTRICAL CIRCUITRY DOWNSTREAM AND UPSTREAM OF DEMOLISHED DEVICES SHALL BE MAINTAINED. E.C. SHALL PROVIDE ALL ELECTRICAL COMPONENTS (BOXES, CONDUIT, WIRING, ETC.) AS REQUIRED.
6. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO CUT, CAPTURE AND EXTEND OR RE-ROUTE EXISTING CONDUITS AND CONDUCTORS AS REQUIRED TO ACCOMMODATE NEW DUCTWORK. COORDINATE WITH MECHANICAL CONTRACTOR AS REQUIRED.
7. REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT NEEDING ELECTRICAL CONNECTIONS (MOTORS, FANS, PUMPS, ETC.). MAKE ALL CONNECTIONS AND PROVIDE APPROPRIATE WIRE, CONDUIT, AND OVERCURRENT PROTECTION FOR ALL EQUIPMENT. INSTALL ANY ELECTRICAL EQUIPMENT (STARTERS, RELAYS, VFD'S, ETC.) FURNISHED BY MECHANICAL CONTRACTOR (DIV 15). COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
8. VOLTAGE DROP: THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5% VOLTAGE DROP TOTAL PER FBC-ENERGY C405.5.3. USE 10 AWG CU. CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET. USE 10 AWG CU. WHERE WIRE SIZE IS INCREASED IN SIZE FOR VOLTAGE DROP, E.G SHALL BE INCREASED PROPORTIONATELY. PER NEC 250.122 (B).
9. ALL CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION.
10. WHERE DISCONNECTING MEANS IS NOT PROVIDED "WITHIN SIGHT" FROM EQUIPMENT SERVED, THE OVERCURRENT DEVICE SERVING SUCH EQUIPMENT SHALL HAVE PERMANENT PROVISION TO LOCK IN THE OPEN POSITION PER NEC 422.31 AND 110.25.
11. CONDUIT RUNS SHOWN ARE DIAGRAMMATIC IN NATURE. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND LOCATING PULL BOXES PER NEC.
12. CONNECT EXIT SIGNS AND EGRESS LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F).
13. RECEPTACLES IN MECHANICAL ROOMS, ELECTRICAL ROOMS, STORAGE ROOMS, AND JANITOR CLOSETS SHALL BE G.F.C.I. TYPE MOUNTED AT 48" ABOVE D.F.E.
14. PROVIDE REVISED PHOTOMETRICS FOR ANY SUBSTITUTE FIXTURES.

CONDUIT AND CONDUCTOR SCHEDULE

C.B.	POLES	WIRE SIZE (TYPE THW)	CONDUIT	PHASE
20A	1	2-#12, 1-#12 E.G.	3/4"	1Ø 2W
	2	2-#12, 1-#12 E.G.		1Ø 2W
	3	3-#12, 1-#12 E.G.		3Ø 3W
	3	3-#12, 1-#12 N., 1-#12 E.G.		3Ø 4W
25A	1	2-#10, 1-#10 E.G.	3/4"	1Ø 2W
	2	2-#10, 1-#10 E.G.		1Ø 2W
	3	3-#10, 1-#10 E.G.		3Ø 3W
	3	3-#10, 1-#10 N., 1-#10 E.G.		3Ø 4W
30A	1	2-#10, 1-#10 E.G.	3/4"	1Ø 2W
	2	2-#10, 1-#10 E.G.		1Ø 2W
	3	3-#10, 1-#10 E.G.		3Ø 3W
	3	3-#10, 1-#10 N., 1-#10 E.G.		3Ø 4W
35A	3	3-#8, 1-#10 E.G.	1"	3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
40A	2	2-#8, 1-#10 E.G.	1"	1Ø 2W
	3	3-#8, 1-#10 E.G.		3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
45A	2	2-#8, 1-#10 E.G.	1"	1Ø 2W
	3	3-#8, 1-#10 E.G.		3Ø 3W
	3	3-#8, 1-#8 N., 1-#10 E.G.		3Ø 4W
50A	2	2-#8, 1-#10 E.G.	1"	1Ø 2W
	3	3-#6, 1-#10 E.G.		3Ø 3W
	3	3-#6, 1-#6 N., 1-#10 E.G.		3Ø 4W
60A	2	2-#6, 1-#10 E.G.	1"	1Ø 2W
	3	3-#6, 1-#10 E.G.		3Ø 3W
	3	3-#6, 1-#6 N., 1-#10 E.G.	1 1/4"	3Ø 4W
70A	2	2-#4, 1-#8 E.G.	1"	1Ø 2W
	3	3-#4, 1-#8 E.G.	1 1/4"	3Ø 3W
	3	3-#4, 1-#4 N., 1-#8 E.G.		3Ø 4W
80A	2	2-#4, 1-#8 E.G.	1"	1Ø 2W
	3	3-#4, 1-#8 E.G.	1 1/4"	3Ø 3W
	3	3-#4, 1-#4 N., 1-#8 E.G.		3Ø 4W
90A	2	2-#3, 1-#8 E.G.	1 1/4"	1Ø 2W
	3	3-#3, 1-#8 E.G.		3Ø 3W
	3	3-#3, 1-#3 N., 1-#8 E.G.		3Ø 4W
100A	2	2-#3, 1-#8 E.G.	1 1/4"	1Ø 2W
	3	3-#3, 1-#8 E.G.		3Ø 3W
	3	3-#3, 1-#3 N., 1-#8 E.G.		3Ø 4W

NOTES:

1. ALL CONDUCTORS SHALL BE COPPER
2. ALL CONDUIT SHALL HAVE EQUIPMENT GROUNDING CONDUCTOR INSTALLED.
3. CONDUIT BELOW GRADE OUTSIDE OF BUILDING SHALL BE 1" MINIMUM.
4. SIZING OF CONDUCTORS SHALL BE ALTERED FOR DERATING PER N.E.C. OR VOLTAGE DROP CONSIDERATIONS.
5. SEE RISER DIAGRAM FOR SIZING OF CIRCUITS GREATER THAN 100A.
6. USE #10 AWG, COPPER CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET. USE #10 AWG, COPPER CONDUCTORS FOR 20 AMPERE, 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET. WHERE WIRE SIZE IS INCREASED IN SIZE FOR VOLTAGE DROP, EQUIPMENT GROUND SHALL BE INCREASED PROPORTIONATELY PER NEC 250.122 (B).
7. WHERE MC CABLE IS ALLOWED BY THE AUTHORITY HAVING JURISDICTION, THE CONDUCTORS FOR MC CABLE SHALL BE THHN. JACKET SHALL BE THE MANUFACTURER'S STANDARD SIZE FOR CONDUCTORS UTILIZED.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS
FILE
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GS JOB #:6843.24.00

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7	6	5	4	3	2	1	BUILDING COMMENTS	REVISION	3/22/24 DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: DB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

PHILIP J. FEIKENS LICENSE No. 65083 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/25/24

Garry Roberts Architecture LLC
435 10th Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL GENERAL

PROJECT NO. 2301
DRAWING NO. E0.1

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	LAMPS WATTS/TYPE	VOLTS	MOUNTING	COMMENTS
A	LITHONIA	FMLWL 48 840	-	40.77W/LED	120V	FLUSH MOUNT	4' LED WRAP, LINEAR FLUSH MOUNT, 2900LUMEN, 4000K. DIMMABLE COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
B	LITHONIA	ZL1D L48 FST 120 40K 90CRI NPP16D	1	30W/LED	120V	WALL MOUNT	LED STRIPLIGHT, 4000K, 0-10V DIMMABLE. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
C	LITHONIA	WF6 LED 27K30K35K 90CRI MW M6	-	14W/LED	120V	CEILING RECESSED	6" WAFER-THIN LED DOWNLIGHT. SELECTABLE COLOR TEMPEATURE. WET LOCATION. DIMMABLE. COORDINATE FINAL LIGHTING SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
D	LITHONIA	WF4 LED 27K30K35K 90CRI MW M6	-	10.5W/LED	120V	CEILING RECESSED	LED 4"WAFER-THIN LED DOWNLIGHT. SELECTABLE COLOR TEMPEATURE. WET LOCATION. DIMMABLE. COORDINATE FINAL LIGHTING SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
E	LITHONIA	HSL13 6INCH LED 27K MVOLT L MIN5 BRB	-	5W/LED	120V	RECESSED	6" LENGTH LED STEP LIGHT. 2700K, 0-10V DIMMABLE. COORDINATE FINAL LIGHTING SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
F1	BY OWNER	FAN	-	-	120V	SURFACE/ PENDANT	FAN. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
F2	BY OWNER	FAN WITH LIGHT	-	-	120V	SURFACE/ PENDANT	FAN WITH LIGHT. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
G	HAVEN	9FAW26W-RGBW	-	6W LED	12-15V AC	WALL SURFACE	9 SERIES FULL COLOR, RGBW, 6W LED WALL SCONCE, DIMMABLE COORDINATE FINAL SELECTION WITH OWNER. MOUNT BOTTOM OF THE FIXTURE AT 13.3'.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
H	CYBER TECH LIGHTING	LC90RT6-DISK-MS/WW	-	15W/LED	120V	SURFACE	LED J-BOX DOWNLIGHT DISK WITH PIR MOTION SENSOR WARM WHITE, 900LUMENS. RATED FOR WET LOCATIONS. COORDINATE FINAL LIGHTING SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
I	BROAN-NUTONE	AERN80LWH	-	23.3W-FAN 16W-MAX LED	120V	CEILING RECESSED	EXHAUST FAN WITH LIGHT COMBO. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
NL	BY OWNER	NIGHT LIGHT	-	LED	-	-	NIGHT LIGHT. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
J	HAVEN	QRF32A1 RE110A1	1	50W	24V DC	ALUMINUM CHANNEL	FULL COLOR LED STRIP LIGHT, RGBW, 32FT. DIMMABLE. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
K	PARIS MIRROR	ORIGX2436CCT	1	49W	120V	WALL SURFACE	24"X36" BACK-LIT MIRROR. CCT LED 2700-6000K COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
L	JUSTICE DESIGN GROUP	FSN-8992-OPAL-NCKL	2	36W LED	120V	WALL MOUNTED	PUCK 2 LIGHT 14" WIDE LED BATHROOM VANITY LIGHT WITH OPAL GLASS SHADES, 1600LUMEN, 3000K, DIMMABLE. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
M	JUSTICE DESIGN GROUP	P2081-09	4	144W LED	120V	WALL MOUNTED	Puck 4 Light 33" Wide LED Bathroom Vanity Light with Opal Glass Shades, 3200LUMEN, 3000K, DIMMABLE. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
N	LITHONIA	TWR1 LED ALO SWW2 UVOLT PE DDBTXD	-	59W	120V	WALL MOUNTED	LED WALL PACK, ADJUSTABLE, SWITCHABLE, PHOTOCELL. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
O	LITHONIA	VC150I M12	-	150W MAX/LAMP	120V	WALL MOUNTED	VAPOR TIGHT FIXTURE, A23 BULB INCLUDED. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
P	LITHONIA	DSXF1 LED P1 30K MSP MVOLT YKC62 DMG DDBXD	-	21W LED	120-277V	SOFFIT/ SURFACE MOUNTED	LED FLOOD LIGHT 3000K. 0-10V DIMMING. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						
Q	AMERICAN LIGHTING	LLW48-WW	-	45W LED	120V	SURFACE MOUNTED	48" LINEAR WALL WASHER, 36LEDS, 2100LUMEN, 3000K, RATED FOR WET LOCATIONS. COORDINATE FINAL SELECTION WITH OWNER.
	APPROVED EQUAL FROM TAMPA BAY LIGHTING						
	APPROVED EQUAL FROM SESCO LIGHTING						
	APPROVED EQUAL FROM FLORIDA LIGHTING ASSOC.						

NOTES:
1. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER, FOURTEEN DAYS PRIOR TO BID DATE.
2. VERIFY LIGHTING FIXTURE COLOR/FINISH WITH ARCHITECT PRIOR TO ORDERING.
3. ADJUST MOUNTING HEIGHTS/LOCATIONS TO SUIT FIELD CONDITIONS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILIP J. FEIKEMA 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.

BLDG PERMIT PLANS
FILE
Copy of Record
RECEIVED
FEB 2 6 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

GS JOB #:6843.24.00

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7	6	5	4	3	2	1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: DB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

PHILIP J FEIKEMA LICENSE No. 65083 STATE OF FLORIDA PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
674 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL GENERAL

PROJECT NO. 2301
DRAWING NO. E0.2

ELECTRICAL SPECIFICATIONS - DIVISION 16

ELECTRICAL

PART 1 - GENERAL

0.01 GENERAL SCOPE

A. THIS PROJECT WILL REQUIRE POWER DISTRIBUTION, LIGHTING, AND LIGHTING CONTROLS SYSTEMS AS SHOWN ON THE PLANS AND INCLUDED IN THE SPECIFICATIONS.

B. THE SCOPE OF WORK SPECIFIED HEREIN CONSISTS OF PROVIDING (DEFINED AS FURNISH AND INSTALL) ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE ELECTRICAL AND RELATED WORK INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. ELECTRICAL WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- PANELBOARDS
- CIRCUIT BREAKERS
- DISCONNECT SWITCHES
- GROUNDING
- RACEWAY FOR POWER DISTRIBUTION
- CONDUCTORS FOR POWER DISTRIBUTION
- WIRING DEVICES
- LIGHTING FIXTURES
- RACEWAY FOR COMMUNICATIONS WIRING (VOICE, DATA, CABLE TELEVISION)
- CONNECTION OF MOTORS, CONTROL DEVICES AND ELECTRICAL EQUIPMENT FURNISHED BY OTHERS
- TESTING
- FINAL ACCEPTANCE/WARRANTY
- RECORD DRAWINGS
- RACEWAY FOR SECURITY SYSTEM WIRING
- FIRE DETECTION AND ALARM SYSTEM

C. ITEMS SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, AND/OR REASONABLY INTERPRETED FROM THE DRAWINGS THAT ARE NECESSARY TO COMPLETE THE ELECTRICAL WORK SHALL BE PROVIDED BY THIS DIVISION, WHETHER ITEM IS SPECIFICALLY SHOWN OR NOT.

1.01 GENERAL DOCUMENTS

A. ELECTRICAL CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH THE PROJECT SITE (e.g. EXISTING CONDITIONS) AND THE ENTIRE CONSTRUCTION DOCUMENTS PACKAGE (e.g. ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL DRAWINGS AND SPECIFICATIONS) BEFORE BID SUBMISSION. WORK OF THE ELECTRICAL CONTRACTOR MUST BE COORDINATED WITH THE WORK OF ALL TRADES.

B. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO DESCRIBE THAT COMPLETE ELECTRICAL AND SPECIAL SYSTEMS ARE REQUIRED. HOWEVER, THE WORK SHALL BE COMPLETE EVEN THOUGH ITEMS MAY NOT BE SPECIFICALLY CALLED FOR OR SHOWN. INSTALLATIONS SHALL MEET ALL GOVERNING CODES, SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER AND ALL AGENCIES HAVING JURISDICTION.

C. WORK NOT COVERED IN THIS SECTION. RECESSES, CHASES, AND OTHER PROVISIONS TO BE MADE IN THE STRUCTURE AS REQUIRED TO ACCOMMODATE ELECTRICAL ITEMS, SUCH AS CONDUIT, PANELS, SWITCHES, ETC, SHALL BE PROVIDED BY THE TRADES CONCERNED. THE ELECTRICAL CONTRACTOR SHALL, HOWEVER, NOTIFY ALL SUCH TRADES OF HIS EXACT REQUIREMENTS AHEAD OF TIME AND SHALL PAY THE COSTS OF ANY CUTTING OR PATCHING CAUSED BY FAILURE TO DO SO. ALL SUCH REMEDIAL WORK SHALL BE DONE ONLY BY MECHANICS OF THE TRADES INVOLVED.

1.02 PERMITS, TAXES, FEES.

A. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL GOVERNMENTAL PERMITS, PAY ALL SALES TAXES AND OTHER ASSOCIATED FEES INCLUDING COSTS FOR UTILITY CONNECTIONS, REQUIRED TO PERFORM THE INTENDED ELECTRICAL WORK. ELECTRICAL CONTRACTOR SHALL FILE ALL NECESSARY PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR ELECTRICAL WORK AND DELIVER SAME TO THE OWNER AND ARCHITECT BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.

B. ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE WORK, WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, OR DRAWINGS NECESSARY TO COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED.

C. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE FOLLOWING:
- NATIONAL ELECTRIC CODE 2020 EDITION
- FLORIDA BUILDING CODE 8TH EDITION (EFF. 12/31/2023)
- APPLICABLE STATE AND LOCAL CODES
- NATIONAL BUREAU OF FIRE UNDERWRITERS
- REGULATIONS OF THE SERVING UTILITY COMPANIES
- FLORIDA STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES (SREF)

D. ALL MATERIAL AND EQUIPMENT PROVIDED FOR THE ELECTRICAL WORK SHALL BEAR THE APPROVAL LABEL, OR SHALL BE LISTED, BY UNDERWRITERS' LABORATORIES, INC.

1.03 MEASUREMENTS

A. SHOULD THE ELECTRICAL CONTRACTOR DISCOVER ANY DISCREPANCY BETWEEN ACTUAL MEASUREMENTS AND THOSE INDICATED ON THE DRAWINGS, WHICH PREVENTS FOLLOWING GOOD PRACTICE OR THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT/ELECTRICAL ENGINEER THROUGH THE GENERAL CONTRACTOR, AND SHALL NOT PROCEED WITH HIS WORK UNTIL HE HAS RECEIVED INSTRUCTIONS FROM THE ARCHITECT/ELECTRICAL ENGINEER. ALL REQUESTS FOR INFORMATION (RFI) SHALL INCLUDE A PROPOSED SOLUTION.

B. PRIOR TO ROUGH-IN OF EQUIPMENT THE GENERAL CONTRACTOR, ARCHITECT AND ELECTRICAL ENGINEER RESERVE THE RIGHT TO RELOCATE ANY PANELBOARD, DISCONNECT, STARTER, LIGHTING FIXTURE, WIRING DEVICE, COMMUNICATIONS OUTLET, ETC THREE (3) FEET IN ANY DIRECTION WITHOUT ANY ADDITIONAL CHARGE, FEE, OR CHANGE ORDER.

1.04 DRAWINGS

A. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION OF THE ELECTRICAL AND SPECIAL SYSTEMS WORK INCLUDED IN THE CONTRACT. THE ENTIRE CONSTRUCTION DOCUMENTS PACKAGE (DRAWINGS AND SPECIFICATIONS) SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES, DEVICES AND EQUIPMENT. WHERE ITEMS ARE NOT LOCATED BY THE DRAWINGS OR SPECIFICATIONS OF OTHER CONSULTANTS THEN THE ITEMS SHALL BE LOCATED PER THE ENGINEERING DRAWINGS, HOWEVER, THE DRAWINGS ARE NOT TO BE SCALED.

B. ELECTRICAL CONTRACTOR SHALL FOLLOW THE ELECTRICAL DRAWINGS IN LAYING OUT WORK AND SHALL COORDINATE WITH THE DRAWINGS OF OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. MAINTAIN MAXIMUM HEADROOM AND SPACE AT ALL LOCATIONS. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, THE ARCHITECT/ELECTRICAL ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. ALL REQUESTS FOR INFORMATION (RFI) SHALL INCLUDE A PROPOSED SOLUTION.

C. IF DIRECTED BY THE ARCHITECT/ELECTRICAL ENGINEER, THE ELECTRICAL CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LOCATIONS OF ELECTRICAL WORK AS NEEDED TO PREVENT CONFLICTS WITH WORK OF OTHER TRADES AND FOR PROPER INSTALLATION OF THE WORK.

1.05 SUBSTITUTION OF SPECIFIED EQUIPMENT

A. MATERIALS OR PRODUCTS SPECIFIED BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBER SHALL BE PROVIDED AS SPECIFIED.

B. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER VIA THE ARCHITECT TEN (10) WORKING DAYS PRIOR TO BID DATE. APPROVALS OF "EQUIVALENT" MATERIALS OR PRODUCTS WILL BE MADE AVAILABLE TO ALL KNOWN BIDDERS AND ISSUED AS AN ADDENDUM (PRIOR TO BID) TO THE CONTRACT DOCUMENTS IF SUBSTITUTED MATERIALS OR PRODUCTS ARE APPROVED BY ARCHITECT/ELECTRICAL ENGINEER.

C. ANY CONTRACTOR PROPOSING AN 'EQUIVALENT" MATERIAL OR PRODUCT MUST SUBMIT, WITH THE REQUEST, COMPLETE CATALOG INFORMATION TO PERMIT EVALUATION OF THE PRODUCT. IN THE CASE OF LIGHTING FIXTURES, AN INDEPENDENT TESTING LABORATORY TEST REPORT (NOT THE MANUFACTURER'S) STATING FIXTURE EFFICIENCY AND PERFORMANCE, SHALL ACCOMPANY THE REQUEST.

D. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE CORRECTIONS TO ALL SITUATIONS CREATED BY THE SUBSTITUTION OF MATERIALS OR PRODUCTS. THE ACCEPTANCE OF SUBSTITUTED MATERIALS OR PRODUCTS, EITHER PRIOR TO BID OR THEREAFTER, DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE CORRECTIONS, AT THEIR EXPENSE, FOR ALL DISCREPANCIES AND CONFLICTS CREATED BY THE SUBSTITUTION OF MATERIALS OR PRODUCTS.

1.06 SHOP DRAWINGS

A. ELECTRICAL CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL SHOP DRAWINGS OF ALL MATERIALS OR PRODUCTS REQUIRED TO COMPLETE THE PROJECT AND NO MATERIALS OR PRODUCTS SHALL BE DELIVERED TO THE JOB SITE OR INSTALLED UNTIL THE ELECTRICAL CONTRACTOR HAS ELECTRICAL ENGINEER APPROVED SHOP DRAWINGS. SHOP DRAWINGS FOR MATERIALS OR PRODUCTS SHALL BE SUBMITTED AS ONE COMPLETE PACKAGE. ELECTRICAL CONTRACTOR SHALL FURNISH THE NUMBER OF COPIES REQUIRED BY THE GENERAL AND SPECIAL CONDITIONS OF THE CONTRACT, BUT IN NO CASE LESS THAN SIX (6) IDENTICAL COPIES. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE ELECTRICAL AND GENERAL CONTRACTORS FOR COMPLIANCE WITH THE SPECIFIED MATERIALS AND PRODUCTS PRIOR TO SUBMISSION TO THE ARCHITECT/ELECTRICAL ENGINEER.

B. SAMPLES, DRAWINGS, SPECIFICATIONS, CUT SHEETS, ETC SUBMITTED FOR REVIEW SHALL BE PROPERLY LABELED AND SHALL INDICATE THE SPECIFIC ITEM FOR WHICH THE ELECTRICAL CONTRACTOR IS PROPOSING TO PROVIDE.

C. "NO EXCEPTION" RENDERED ON SHOP DRAWINGS SHALL NOT BE CONSIDERED AS A GUARANTEE THAT THE MATERIAL OR PRODUCTS COMPLY WITH THE BUILDING CONDITIONS OR MEASUREMENTS. WHERE SHOP DRAWINGS ARE REVIEWED, SAID "NO EXCEPTION" DOES NOT IN ANY WAY RELIEVE THE ELECTRICAL CONTRACTOR FROM THE RESPONSIBILITY OF PROVIDING LABOR, MATERIAL OR PRODUCTS REQUIRED TO PERFORM THE WORK AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

D. SHOP DRAWINGS SUBMITTALS ARE REQUIRED ON ELECTRICAL DISTRIBUTION EQUIPMENT, PANELBOARDS, TRANSFORMERS, CONDUIT, CONDUCTORS (WIRE), CIRCUIT BREAKERS, DISCONNECT SWITCHES, WIRING DEVICES, FLOOR BOXES, LIGHT FIXTURES, TIMECLOCKS, CONTACTORS AND SURGE PROTECTION DEVICES (SPD)

PART 2 - PRODUCTS

2.01 SERVICE ENTRANCE

A. SERVICE ENTRANCE SHALL BE UNDERGROUND FROM THE POWER COMPANY TRANSFORMER OR OTHER SERVICE POINT TO THE SERVICE ENTRANCE METER/ EQUIPMENT SHOWN ON THE ELECTRICAL RISER DIAGRAM AND/OR SITE PLAN. VOLTAGE/PHASE OF INCOMING POWER SHALL BE AS INDICATED ON THE ELECTRICAL RISER DIAGRAM AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY PRIOR TO BID.

2.02 PANELBOARDS

A. PROVIDE POWER DISTRIBUTION EQUIPMENT AS INDICATED ON THE ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES. PANELBOARDS SHALL BE OF DEAD FRONT CONSTRUCTION AND SHALL BE MANUFACTURED BY SQUARE "D", GENERAL ELECTRIC, CUTLER-HAMMER OR SIEMENS.

B. PANELBOARDS SHALL NOT BE LESS THAN 20" WIDE AND SHALL BE FABRICATED FROM CODE GAUGE STEEL WITH A POST FABRICATION APPLIED GRAY ENAMEL FINISH.

C. PANELBOARD AND INTERNAL COMPONENTS SHALL BE CONSTRUCTED AND U.L. LISTED TO WITHSTAND THE SYMMETRICAL SHORT CIRCUIT AMPERES INDICATED ON THE ELECTRICAL RISER DIAGRAM OR PANEL SCHEDULES.

D. WIRE GUTTER SPACE SHALL COMPLY WITH U.L. AND NEC STANDARDS FOR PANELBOARDS.

E. PANELBOARDS SHALL BE SURFACE OR FLUSH MOUNTED AS SHOWN ON PANEL SCHEDULES AND/OR FLOOR PLANS. PANEL SHALL BE EQUIPPED WITH RECESSED HINGES, FLUSH LOCK WITH CATCH AND SPRING LOADED DOOR PULL. ALL LOCKS SHALL BE KEYED A LIKE. TURN OVER ALL KEYS TO OWNER.

F. PROVIDE TYPED CIRCUIT IDENTIFICATION CARD INSIDE EACH PANEL. BASE DESCRIPTION ON LOAD SERVED.

G. PROVIDE LAMINATED, ENGRAVED PLASTIC NAMEPLATE WITH WHITE LETTERS STATING PANELBOARD NAME MOUNTED ON FRONT OF EACH PANEL. MOUNT NAMEPLATE WITH METAL FASTNERS. MINIMUM NAMEPLATE SIZE SHALL BE 3" WIDE BY 1-1/2" HIGH WITH 1/2" HIGH ENGRAVED LETTERS. PROVIDE BLACK NAMEPLATE COLOR FOR NORMAL AND RED NAMEPLATE COLOR FOR EMERGENCY PANELBOARDS OR COLOR AS REQUIRED TO MEET OWNERS STANDARD NAMEPLATE COLORS.

2.03 CIRCUIT BREAKERS:

A. CIRCUIT BREAKERS SHALL BE QUICK-MAKE, QUICK-BREAK, THERMAL MAGNETIC MOLDED CASE OF FRAME SIZE, NUMBER OF POLES AND TRIP RATINGS AS SHOWN ON THE ELECTRICAL RISER DIAGRAM AND/OR PANEL SCHEDULES. MULTI-POLE BREAKERS SHALL HAVE A SINGLE HANDLE TO TRIP ALL POLES AT ONCE. CIRCUIT BREAKERS SHALL BE FROM THE SAME MANUFACTURER AS THE POWER DISTRIBUTION EQUIPMENT. PROVIDE CIRCUIT BREAKERS WITH GROUND FAULT AND ARC FAULT PROTECTION WHERE REQUIRED.

2.04 DISCONNECT SWITCHES

A. DISCONNECT SWITCHES SHALL BE U.L. LISTED AND FROM SAME MANUFACTURER AS POWER DISTRIBUTION EQUIPMENT. SWITCH BLADES SHALL BE FULLY VISIBLE IN THE "OFF" POSITION WITH THE DOOR OPEN. ALL CURRENT CARRYING PARTS SHALL BE PLATED TO RESIST CORROSION.

B. SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK SUCH THAT, DURING NORMAL OPERATION, THE CONTACTS SHALL NOT BE CAPABLE OF BEING RESTRAINED BY THE OPERATING HANDLE AFTER THE CLOSING OR OPENING ACTION OF THE CONTACTS HAS STARTED. THE HANDLE AND MECHANISM SHALL BE AN INTEGRAL PART OF THE BOX, NOT THE COVER, WITH POSITIVE PADLOCKING PROVISIONS IN THE "OFF" POSITION.

C. PROVIDE HEAVY-DUTY, NEMA-1 ENCLOSURE UNLESS NEMA-3R (RAIN PROOF) IS REQUIRED BY THE SWITCH LOCATION. ENCLOSURES SHALL BE PROVIDED WITH A POST FABRICATION APPLIED GRAY ENAMEL FINISH.

D. FUSIBLE SWITCHES SHALL BE CAPABLE OF FIELD CONVERSION FROM STANDARD CLASS-H FUSE SPACING TO CLASS-J FUSE SPACING WITHOUT AFFECTING THE U.L. LISTING. THE SWITCH MUST ALSO ACCEPT CLASS-R FUSES AND HAVE A FIELD INSTALLABLE U.L. LISTED REJECTION FEATURE TO REJECT ALL FUSES EXCEPT CLASS-R. THE U.L. LISTED SHORT CIRCUIT RATING, WHEN EQUIPPED WITH CLASS-J OR CLASS-R FUSES, SHALL BE 200,000 AMPERES RMS SYMMETRICAL.

E. EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE UNLESS LOCATED AND ARRANGED SO THE PURPOSE IS EVIDENT. IN OTHER THAN ONE- OR TWO-FAMILY DWELLINGS, THE MARKING SHALL INCLUDE IDENTIFICATION OF THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS.

F. FOR ONE- AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT. INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION.

2.05 GROUNDING AND BONDING

A. PROVIDE A SINGLE, COMPLETE GROUNDING NETWORK FOR THE ENTIRE ELECTRICAL AND SPECIAL SYSTEMS WHICH COMPLIES WITH NEC REQUIREMENTS.

B. SERVICE NEUTRAL AND EQUIPMENT GROUND SHALL BE CONNECTED AT ONE POINT INSIDE THE MAIN DISTRIBUTION PANEL WITH ONE CONTINUOUS CONDUCTOR FROM THIS LOCATION TO THREE 10 FOOT LONG DRIVEN GROUND RODS LOCATED IN A TRIANGULAR PATTERN, TO BUILDING STEEL AND TO METAL WATER PIPE.

C. PROVIDE BONDING CONNECTION WITH GROUND BUSHING TO CONDUIT FROM DISTRIBUTION PANEL TO THE BREAKERS AND PANELS SERVED.

D. CONNECTIONS TO GROUND RODS SHALL BE MADE WITH EXOTHERMIC WELDS. PROVIDE TEST WELL OVER EACH GROUND ROD.

2.06 CONDUIT FOR POWER DISTRIBUTION WIRING

A. WIRING FOR POWER DISTRIBUTION SHALL BE INSTALLED IN RIGID METALLIC (GALVANIZED STEEL) CONDUIT (RMC), INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL METALLIC TUBING (EMT), FLEXIBLE METAL CONDUIT OR SCHEDULE 40/80 PVC CONDUIT. PROVIDE THE CONDUIT TYPE INDICATED IN THIS SPECIFICATION WHERE CONDUIT TYPE IS NOT NOTED ON THE DRAWINGS.

B. RIGID GALVANIZED STEEL (RGS) CONDUIT WITH THREADED FITTINGS SHALL BE PROVIDED ABOVE GROUND AT EXPOSED INTERIOR AND EXTERIOR LOCATIONS WHERE CONDUIT MAY BE SUBJECTED TO PHYSICAL DAMAGE FROM VEHICLES, MAINTENANCE EQUIPMENT, ETC. PROVIDE LARGE RADIUS SWEEP ELBOWS FOR RGS CONDUIT.

C. IMC CONDUIT WITH THREADED FITTINGS SHALL BE PROVIDED IN ABOVE GROUND, EXPOSED INTERIOR AND EXTERIOR LOCATIONS WHERE CONDUIT WILL NOT BE SUBJECTED TO PHYSICAL DAMAGE, BUT WILL BE EXPOSED TO RAIN WATER, HAZARDOUS CONDITIONS, ETC. THREADLESS FITTINGS FOR IMC IS NOT ACCEPTABLE.

D. EMT CONDUIT WITH SET SCREW FITTINGS SHALL BE PROVIDED IN ABOVE GROUND INTERIOR LOCATIONS WHERE CONDUIT WILL NOT BE SUBJECTED TO PHYSICAL DAMAGE AND WILL REMAIN COMPLETELY DRY DURING ALL WEATHER CONDITIONS.

E. EMT CONDUIT SHALL NOT BE USED IN LOCATIONS WHERE CONDUIT COULD BE EXPOSED TO DIRECT/INDIRECT RAIN/WATER/LIQUIDS, WIND DRIVEN RAIN, HOSE DOWN AREAS, OPEN AIR AREAS WITHOUT AIR CONDITIONING (UNLESS CONDUIT WILL REMAIN COMPLETELY DRY DURING ALL WEATHER CONDITIONS) AND AREAS WHERE RAINWATER/LIQUIDS MIGHT DRIP OR RUN INTO CONDUIT, BACKBOXES OR DEVICES.

F. SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR UNDERGROUND SERVICE ENTRANCE FEEDERS AND ALL CONDUIT BELOW ROADWAYS U.N.O. ON THE RISER DIAGRAMS AND/OR FLOOR PLANS. PROVIDE LARGE RADIUS RIGID GALVANIZED STEEL ELBOWS FOR SCHEDULE 80 PVC CONDUIT. COAT RGS ELBOWS WITH BLACK MASTIC.

G. SCHEDULE 40 PVC CONDUIT SHALL BE USED FOR ALL UNDERGROUND FEEDERS AND WIRING EXCEPT FOR SERVICE ENTRANCE FEEDERS AND UNDER ROADWAYS. PROVIDE LARGE RADIUS RIGID GALVANIZED STEEL ELBOWS FOR SCHEDULE 40 PVC CONDUIT WHERE OVERALL CONDUIT RUN IS GREATER THAN 100 FEET. COAT RGS ELBOWS WITH BLACK MASTIC.

H. PVC CONDUIT SHALL NOT BE USED MORE THAN SIX INCHES ABOVE FINISHED GRADE IN EITHER INTERIOR OR EXTERIOR LOCATIONS. PVC CONDUIT SHALL TRANSITION TO METAL CONDUIT NO MORE THAN SIX INCHES ABOVE GRADE.

I. ALL PVC CONNECTIONS SHALL BE WATERTIGHT.

J. FLEXIBLE METAL CONDUIT SHALL BE USED TO CONNECT LIGHTING FIXTURES AND EQUIPMENT SUBJECT TO VIBRATION, INCLUDING A/C EQUIPMENT, MOTORS, TRANSFORMERS, ETC. PROVIDE LIQUID TIGHT FLEXIBLE METAL CONDUIT AND FITTINGS FOR EXTERIOR APPLICATIONS.

K. CONCEAL ALL CONDUIT IN WALLS, PARTITIONS, OR CEILINGS IN FINISHED AREAS. CONDUIT SHALL NOT BE EXPOSED IN FINISHED AREAS EXCEPT WHEN ABSOLUTELY NECESSARY. CONDUIT SHALL BE STRAIGHT AND PARALLEL TO BUILDING LINES.

L. DURING CONSTRUCTION CONDUIT SHALL BE PROTECTED AGAINST DAMAGE AND ENTRANCE OF WATER, DIRT OR FOREIGN MATERIAL WITH WATERTIGHT CAPS. FIRE RATED ASSEMBLIES SHALL BE PROVIDED WHERE CONDUIT PASSES THROUGH FIRE RATED CONSTRUCTION. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FIRE RATED CONSTRUCTION. REFER TO THE FIRE STOP PENETRATION DETAILS ON THE ELECTRICAL DRAWINGS.

M. INSULATING BUSHINGS WITH DOUBLE LOCK-NUTS SHALL BE USED WHEREVER A NEW CONDUIT 1-1/4" DIA OR LARGER ENTERS A BOX, PANEL, DISCONNECT OR ELECTRICAL EQUIPMENT.

N. CONDUIT SIZES SHOWN ON THE DRAWINGS AND SCHEDULES ARE THE MINIMUM SIZES REQUIRED. LARGER SIZE CONDUIT TO FACILITATE WIRE PULLS, ETC, IS PERMITTED.

2.07 CONDUCTORS

A. PROVIDE 75 DEGREE CELSIUS (167 DEGREE FAHRENHEIT) TYPE THHW, THW, THWN, OR XHHW INSULATED COPPER CONDUCTORS RATED AT 600V FOR POWER DISTRIBUTION WIRING. CONDUIT WIRE FILL SHOWN ON THE DRAWINGS AND FEEDER SCHEDULES ARE BASED ON TYPE THW WIRE UNLESS NOTED OTHERWISE.

B. CONDUCTORS UP TO AND INCLUDING NO. 10 AWG SHALL BE SOLID AND CONDUCTORS NO. 8 AWG AND LARGER SHALL BE STRANDED. MINIMUM CONDUCTOR SIZE SHALL BE NO.12 AWG. CONDUCTORS SHALL BE CONTINUOUS BETWEEN EQUIPMENT AND DEVICES. SPLICES ARE TO BE MADE ONLY IN ACCESSIBLE JUNCTION OR OUTLET BOXES AND SHOULD BE KEPT TO A MINIMUM. SPLICES ON NO.12 AND NO.10 WIRE SHALL BE MADE WITH PRESSURE CONNECTORS CAPABLE OF CARRYING FULL WIRE CAPACITY. SPLICES ON NO.8 WIRE AND LARGER SHALL BE MADE WITH SOLDERLESS LUGS WRAPPED WITH BOTH RUBBER AND PLASTIC ELECTRICAL TAPE. CONNECTIONS TO FIXED EQUIPMENT TERMINALS ARE TO BE MADE WITH SOLDERLESS LUGS. TIGHTENING TORQUE VALUES FOR TERMINAL CONNECTIONS SHALL BE AS INDICATED ON EQUIPMENT OR IN INSTALLATION INSTRUCTIONS PROVIDED BY THE MANUFACTURER, AN APPROVED MEANS SHALL BE USED TO ACHIEVE THE INDICATED TORQUE VALUE.

C. ALL NEW CONDUIT USED FOR POWER DISTRIBUTION SHALL CONTAIN AN EQUIPMENT GROUNDING CONDUCTOR. CONDUIT RACEWAY SHALL NOT BE USED IN PLACE OF A GROUNDING CONDUCTOR.

D. MC TYPE CABLE MAY BE UTILIZED FOR FINAL EQUIPMENT CONNECTIONS IF ALLOWED BY THE AUTHORITY HAVING JURISDICTION. MC TYPE CABLE SHALL NOT BE USED FOR HOMERUNS TO PANELS.

E. ROMEX (NM) CABLE MAY BE UTILIZED IN ONE- AND TWO-FAMILY DWELLINGS AND MULTI-FAMILY DWELLINGS PERMITTED TO BE OF TYPES III, IV, AND V CONSTRUCTION, PER NEC 334.10.

2.08 WIRING DEVICES

A. THE EXTENT OF WIRING DEVICE WORK IS INDICATED ON THE DRAWINGS. WIRING DEVICES ARE DEFINED AS SINGLE DISCRETE UNITS OF ELECTRICAL DISTRIBUTION SYSTEMS THAT ARE INTENDED TO CARRY BUT NOT UTILIZE ELECTRIC ENERGY. TYPES OF WIRING DEVICES IN THIS SECTION INCLUDE:
- RECEPTACLES
- GROUND FAULT CIRCUIT INTERRUPTERS
- ARC FAULT CIRCUIT INTERRUPTERS
- LIGHT SWITCHES

B. PROVIDE WHITE COLORED WIRING DEVICES AND MATCHING THERMOPLASTIC COVERPLATES UNLESS NOTED OTHERWISE. FINAL COLOR SELECTION SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO BID.

C. QUALITY ASSURANCE

1. NEC COMPLIANCE: COMPLY WITH NEC AS APPLICABLE TO INSTALLATION AND WIRING OF ELECTRICAL WIRING DEVICES.

2. UL COMPLIANCE: COMPLY WITH APPLICABLE REQUIREMENTS OF U.L. 20, 486A, 498 AND 943 PERTAINING TO INSTALLATION OF WIRING DEVICES. PROVIDE WIRING DEVICES WHICH ARE U.L. LISTED AND LABELED.

3. IEEE COMPLIANCE: COMPLY WITH APPLICABLE REQUIREMENTS OF IEEE STANDARD 241, "RECOMMENDED PRACTICE FOR ELECTRIC POWER SYSTEMS IN COMMERCIAL BUILDINGS", PERTAINING TO ELECTRICAL WIRING SYSTEMS.

4. NEMA COMPLIANCE: COMPLY WITH APPLICABLE PORTIONS OF NEMA STANDARDS PUBLICATION NUMBER WD-1, "GENERAL PURPOSE WIRING DEVICES", WD-2, "SEMICONDUCTOR DIMMERS FOR INCANDESCENT LAMPS", AND WD-5, "SPECIFIC PURPOSE WIRING DEVICES".

D. RECEPTACLES

1. SIMPLEX: PROVIDE SPECIFICATION GRADE 20-AMPERE, 125 VOLT, HEAVY-DUTY, 2-POLE, 3-WIRE, RECEPTACLE WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREW AND METAL PLASTER EARS DESIGNED FOR SIDE AND BACK WIRING WITH SPRING LOADED, SCREW ACTIVATED PRESSURE PLATE IN NEMA 5-20R CONFIGURATION UNLESS NOTED OTHERWISE. COORDINATE ALL "SPECIAL" RECEPTACLES WITH THE EQUIPMENT SERVED PRIOR TO ROUGH-IN. PROVIDE RECEPTACLE RATING AND CONFIGURATION TO MATCH EQUIPMENT SERVED.

2. DUPLEX: PROVIDE SPECIFICATION GRADE 20-AMPERE, 125 VOLT, HEAVY-DUTY, 2-POLE, 3-WIRE, RECEPTACLE WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREW AND METAL PLASTER EARS DESIGNED FOR SIDE AND BACK WIRING WITH SPRING LOADED, SCREW ACTIVATED PRESSURE PLATE IN NEMA 5-20R CONFIGURATION.

E. GROUND-FAULT CIRCUIT INTERRUPTERS

1. PROVIDE SPECIFICATION GRADE "FEED-THRU" TYPE GROUND-FAULT CIRCUIT INTERRUPTERS, WITH HEAVY-DUTY DUPLEX RECEPTACLES, CAPABLE OF PROTECTING CONNECTED DOWNSTREAM RECEPTACLES ON SINGLE CIRCUIT, AND OF BEING INSTALLED IN A 2-3/4" DEEP OUTLET BOX WITHOUT ADAPTER, GROUNDING TYPE U.L. RATED CLASS A, GROUP 1, RATED 20-AMPERES, 120-VOLTS, 60 HZ. WITH SOLID-STATE GROUND-FAULT SENSING AND SIGNALING, WITH 5 MILLIAMPERES GROUND-FAULT TRIP LEVEL, EQUIP WITH NEMA 5-20R CONFIGURATION.

F. MANUAL LIGHT SWITCHES

1. PROVIDE DECORA TYPE IN FINISHED SPACES AND DWELLING UNITS. COORDINATE WITH ARCHITECT/OWNER.

2. SINGLE AND TWO POLE: PROVIDE HARD USE SPECIFICATION GRADE RECESS MOUNTED SINGLE AND TWO-POLE QUIET TOGGLE SWITCHES, 20-AMPERE, 120/277 VOLTS AC. PROVIDE WITH MOUNTING YOKE INSULATED FROM MECHANISM, PLASTER EARS, SWITCH HANDLE, AND SIDE-WIRED SCREW TERMINALS.

3. THREE AND FOUR WAY: PROVIDE HARD USE SPECIFICATION GRADE RECESS MOUNTED 3- AND 4-WAY AC QUIET SWITCHES, 20-AMPERES, 120/277 VOLTS PROVIDE WITH MOUNTING YOKE INSULATED FROM MECHANISM, PLASTER EARS, SWITCH HANDLE, SIDE-WIRED SCREW TERMINALS, WITH BREAK-OFF TAB FEATURES, WHICH ALLOWS WIRING WITH SEPARATE OR COMMON FEED.

2.09 LIGHTING FIXTURES

A. ELECTRICAL CONTRACTOR SHALL PROVIDE, WIRE AND LAMP ALL LIGHTING FIXTURES SHOWN ON SITE PLAN, FLOOR PLANS AND LIGHTING FIXTURE SCHEDULE AT SUBSTANTIAL COMPLETION. ELECTRICAL CONTRACTOR SHALL CLEAN DUST, DEBRIS, FINGERPRINTS, ETC FROM ALL FIXTURE LENSES, LOUVERS, AND REFLECTORS AND SHALL REPLACE ALL LAMPS, BALLASTS, ETC THAT ARE NOT WORKING.

B. ELECTRICAL CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS (SECTIONS, ELEVATIONS, DETAILS, ETC.) FOR LIGHTING FIXTURES WHICH MAY BE SHOWN AND SHALL NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO BID IF FIXTURES APPEAR ON THE ARCHITECTURAL DRAWINGS THAT DO NOT APPEAR ON THE ELECTRICAL DRAWINGS.

C. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PATH OF EGRESS LIGHTING AND EXIT SIGNAGE AS SHOWN ON THE PLANS AND AS REQUIRED BY APPLICABLE LIFE SAFETY CODE(S).

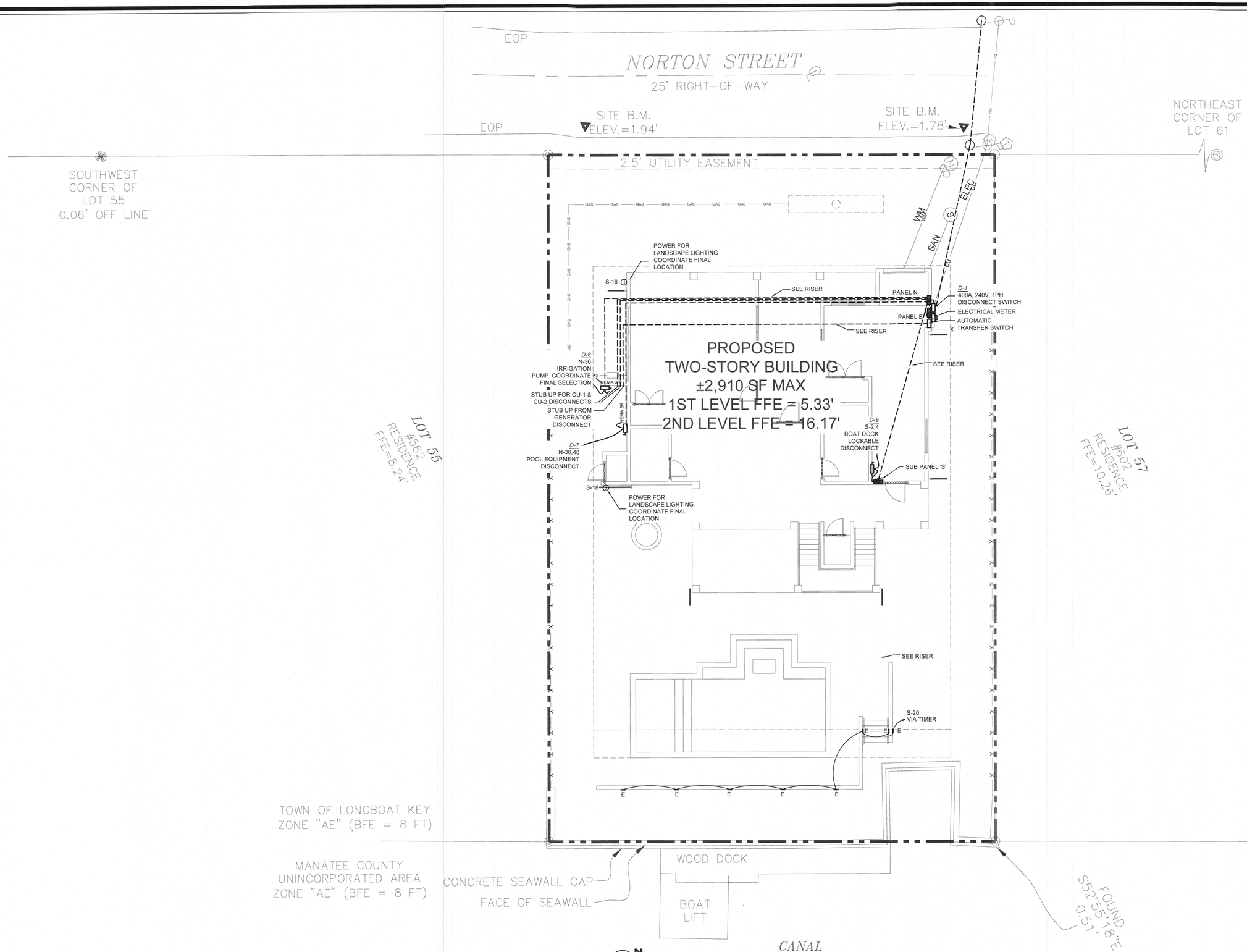
2.10 LIGHTING CONTROLS

A. INTERIOR. PROVIDE A COMPLETE, AUTOMATIC LIGHTING CONTROLS SYSTEM TO SHUT OFF INTERIOR LIGHTING IN COMPLIANCE WITH FBC ENERGY SECTION C405. THE SYSTEM SHALL FUNCTION ON EITHER OF THE FOLLOWING:

1. OCCUPANCY SENSOR(S) THAT SHALL TURN LIGHTING OFF WITHIN 20 MINUTES OF ALL OCCUPANTS VACATING THE SPACE.

2. A SCHEDULED BASIS THAT TURNS LIGHTING OFF AT A PROGRAMMED TIME OF DAY. PROVIDE INDICATION 5 MINUTES PRIOR TO TURNING LIGHTING OFF TO ALLOW OCCUPANTS TO MANUALLY OVERRIDE SCHEDULE.

B. EXTERIOR. PROVID



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ELECTRICAL PROPOSED SITE PLAN

0 4' 8' 16'

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

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							DATE
7	6	5	4	3	2	1	REVISION

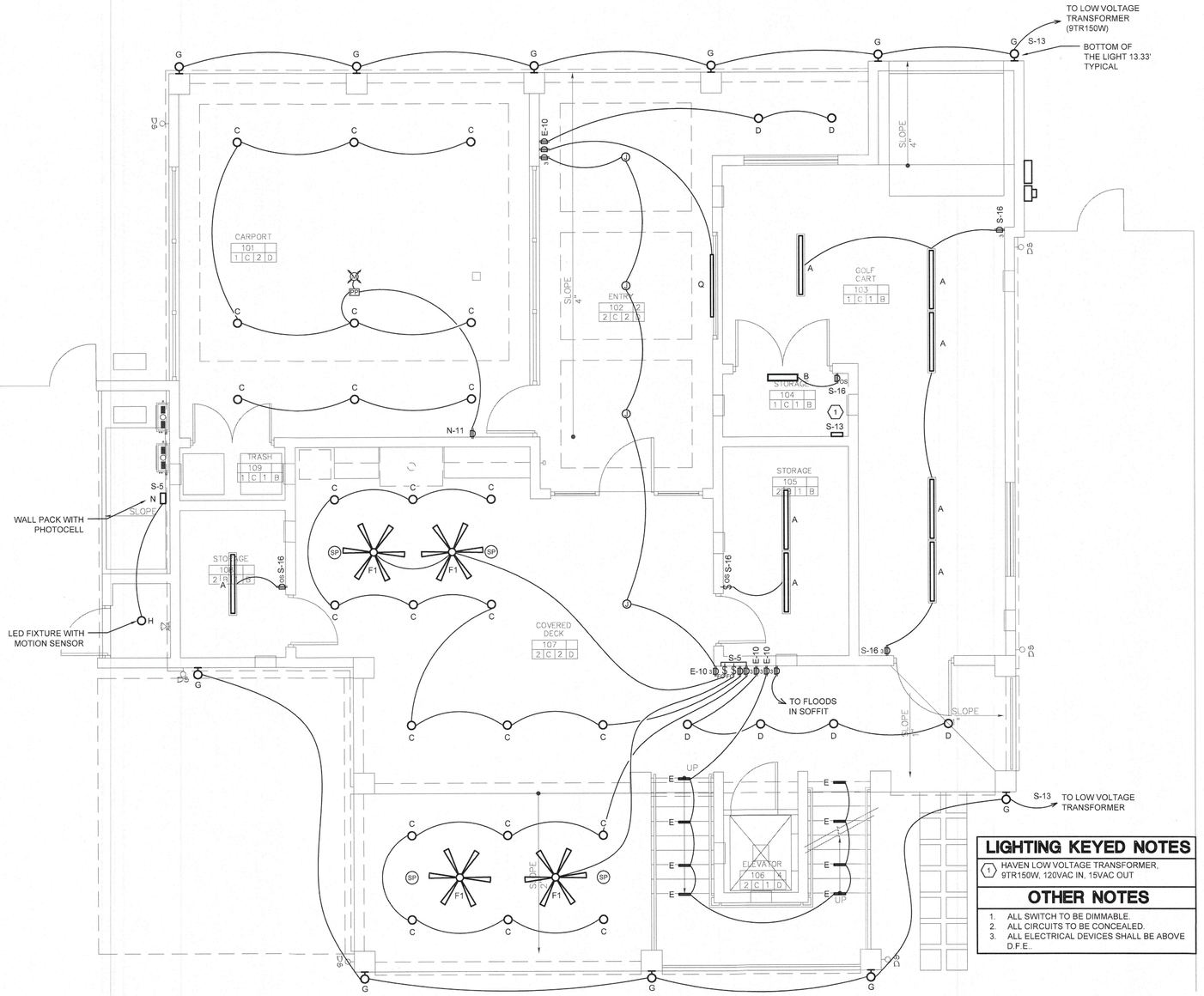
PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: DB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

PHILIP J FEIKEMA LICENSE No. 65083 STATE OF FLORIDA PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
435 10th Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL SITE PLAN

PROJECT NO. 2301
DRAWING NO. E1.1



LIGHTING KEYED NOTES

(1) HAVEN LOW VOLTAGE TRANSFORMER, 9TR150W, 120VAC IN, 15VAC OUT

OTHER NOTES

1. ALL SWITCH TO BE DIMMABLE.
2. ALL CIRCUITS TO BE CONCEALED.
3. ALL ELECTRICAL DEVICES SHALL BE ABOVE D.F.E..

N

ELECTRICAL PROPOSED FIRST FLOOR LIGHTING PLAN

0 2' 4' 8'

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

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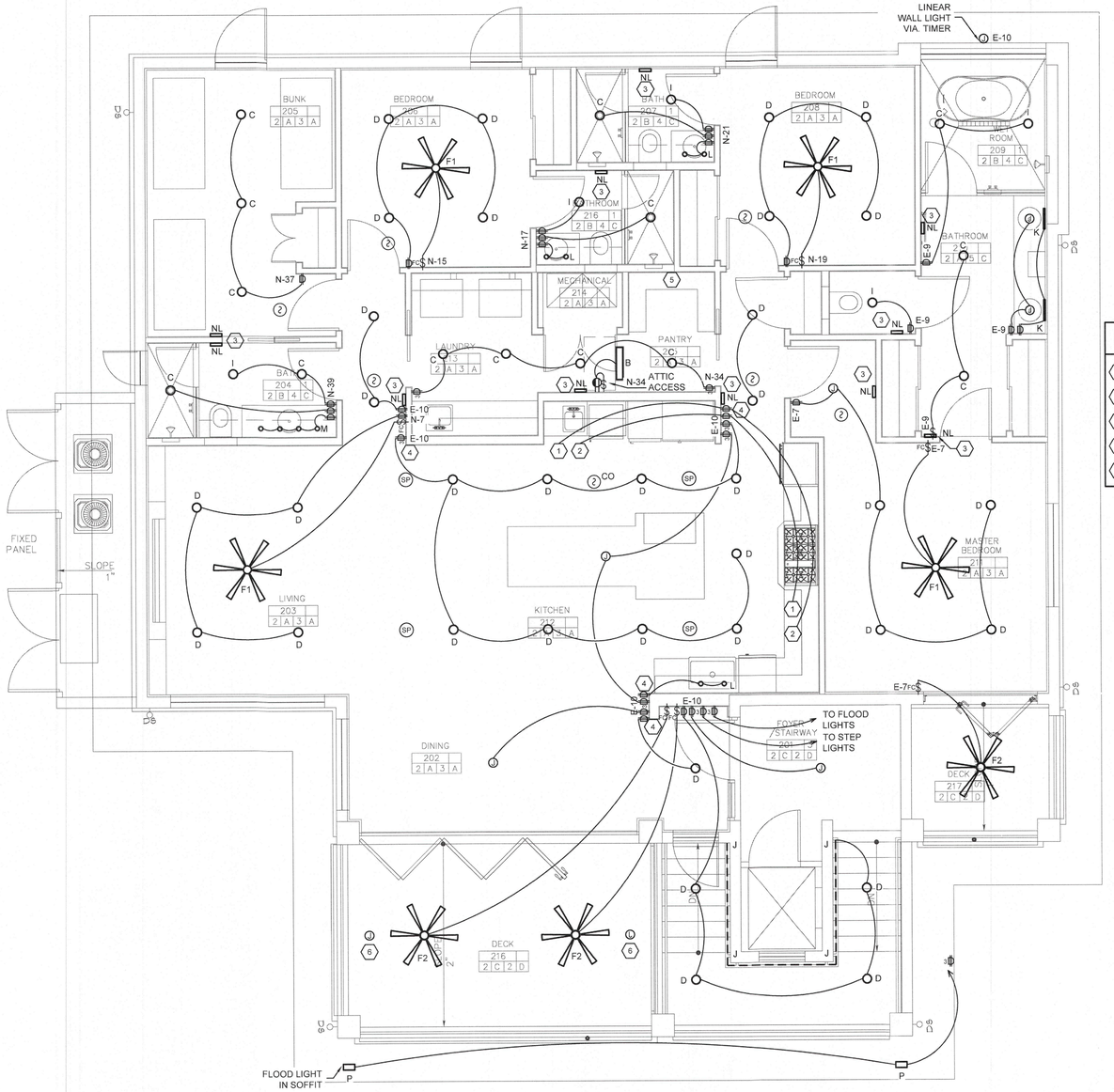
PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL PROPOSED FIRST FLOOR LIGHTING PLAN

PROJECT NO. 2301
DRAWING NO. E4.1



LIGHTING KEYED NOTES

1. PROVIDE INDIRECT UPLIGHTING AT KITCHEN AND WET BAR UPPER. SWITCHED TOGETHER.
2. PROVIDE UNDER CABINET LIGHTING AT BOTH KITCHEN AND WET BAR.
3. ALL NL(NIGHT LIGHTS) TO MASTER SWITCH LV CONTROL.
4. LIGHTING KEYPAD LUTRON
5. CONTROL PANEL FOR STRIP LIGHTING LOCATED IN PANTRY AREA

N

ELECTRICAL PROPOSED SECOND FLOOR LIGHTING PLAN

0 2' 4' 8'

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

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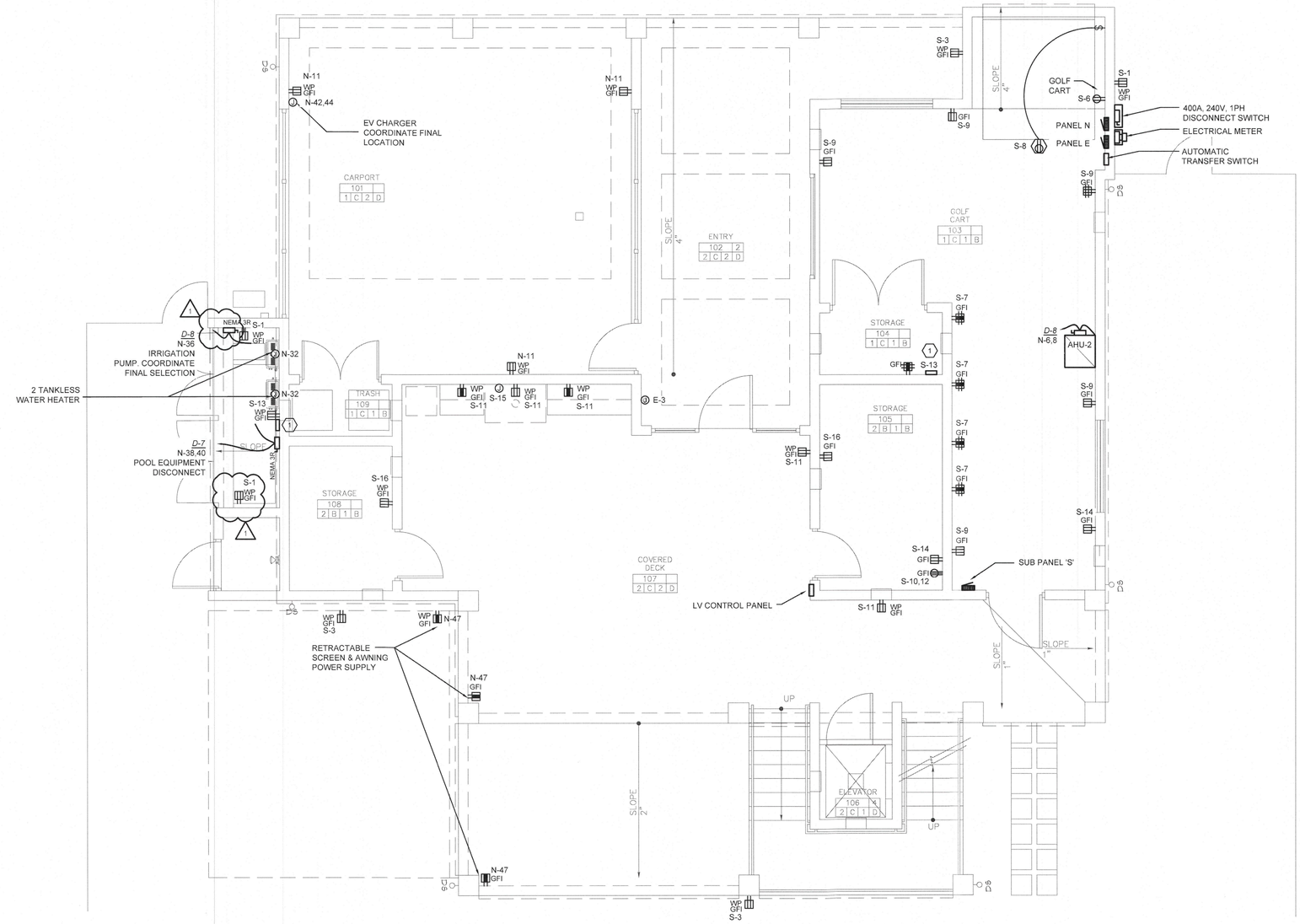
PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL

DRAWING TITLE:
ELECTRICAL PROPOSED SECOND FLOOR LIGHTING PLAN

PROJECT NO. 2301
DRAWING NO. E4.2

POWER KEYED NOTES

1. HAVEN LOW VOLTAGE TRANSFORMER, STR150W, 120VAC IN, 15VAC OUT
2. RECEPTACLE TO HAVE USB COMBO, USB-C. UNLESS OTHERWISE SPECIFIED.



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ELECTRICAL PROPOSED FIRST FLOOR POWER PLAN

0 2' 4' 8'

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

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7		
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2	BUILDING COMMENTS	3/22/24
1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: DB
CHK'D: AS
DATE: 2/23/24
SCALE: NOTED
FILE NAME: SIZEMORE XPLAN

PHILIP J. FEIKEMA
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/24

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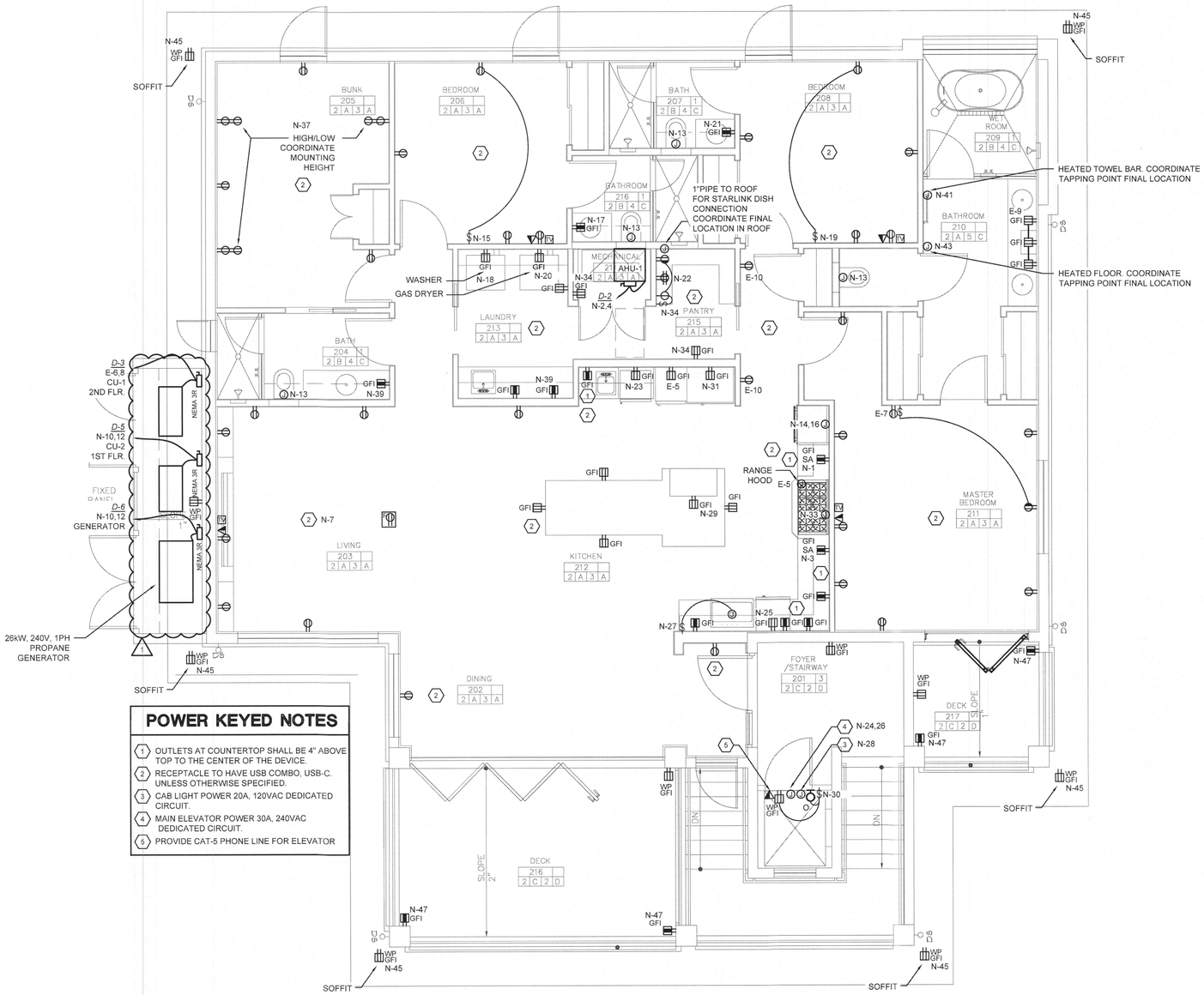
PROJECT:
SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE:
ELECTRICAL PROPOSED FIRST FLOOR POWER PLAN

PROJECT NO.
2301
DRAWING NO.
E5.1



POWER KEYED NOTES

1. OUTLETS AT COUNTERTOP SHALL BE 4" ABOVE TOP TO THE CENTER OF THE DEVICE.
2. RECEPTACLE TO HAVE USB COMBO, USB-C. UNLESS OTHERWISE SPECIFIED.
3. CAB LIGHT POWER 20A, 120VAC DEDICATED CIRCUIT.
4. MAIN ELEVATOR POWER 30A, 240VAC DEDICATED CIRCUIT.
5. PROVIDE CAT-5 PHONE LINE FOR ELEVATOR

ELECTRICAL PROPOSED SECOND FLOOR POWER PLAN

0 2' 4' 8'

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

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7		
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3	BUILDING COMMENTS	3/22/24
2		
1	REVISION	DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: DB
DATE: 2/23/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

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PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL PROPOSED SECOND FLOOR POWER PLAN

PROJECT NO. 2301
DRAWING NO. E5.2

ESTIMATED VOLTAGE DROP
AL SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	250 KCM, AL
RESISTANCE (Ω/1000')	0.086
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	75'
APPROXIMATE LOAD	400 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	5.16 V
VOLTAGE	240 V
VOLTAGE DROP	2.15 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD: '240V' (AL)
ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	250 KCM, AL
CONDUCTOR LENGTH	75'
CONDUCTOR "C"	12,862
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	12,862
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	240 V
FAULT CURRENT	25,201 A
FAULT CURRENT	SCA/(1+[(L*SCA)/(C*V)])
25,201A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ESTIMATED VOLTAGE DROP
COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	3/0 AWG, CU
RESISTANCE (Ω/1000')	0.079
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	75'
APPROXIMATE LOAD	400 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	4.74 V
VOLTAGE	240 V
VOLTAGE DROP	1.98 %
VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3	

PANELBOARD: '240V' (COPPER)
ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	3/0 AWG, CU
CONDUCTOR LENGTH	75'
CONDUCTOR "C"	13,923
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	13,923
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	240 V
FAULT CURRENT	26,434 A
FAULT CURRENT	SCA/(1+[(L*SCA)/(C*V)])
26,434A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOADCENTER: 'N'
ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
GENERAL USE @ 3W/SF	3171	3171
KITCHEN SMALL APPLIANCE (2)	3,000	3,000
DOUBLE OVEN	9,000	9,000
UNDER COUNTER BEVERAGE	360	360
DISHWASHER	864	864
GARBAGE DISPOSAL	828	828
MICROWAVE	1,670	1,920
REFRIGERATOR	1,920	5,760
GAS RANGE TOP	1440	1500
WASHER	1,500	1,500
GAS DRYER	1,920	1,920
ELEVATOR	5760	5760
ELEVATOR CAB LIGHTS	1920	1920
ELEVATOR GFI OUTLET & LIGHTS	128	128
ATS (PANEL E LOAD WITHOUT HVAC)	6575	6575
SUB PANEL 'S'	50904	50904
TANKLESS WATER HEATER X2	700	700
WALL HUNG TOILET X4	1,624	1,624
HEATED FLOOR	1,800	1,800
HEATED TOWEL BAR	145	145
POOL EQUIPMENT	19200	19,200
EV CHARGER	11520	11,520
IRRIGATION PUMP	1176	1,176
SUB-TOTAL:	127,125	131,275
FIRST 10,000KVA @ 100%	10,000	10,000
REMAINDER @ 40% (NEC 220.82)	117,125	46,850
AHU-2	960	960
CU-2	4560	4560
AHU-1	1800	1800
CU-1	8160	8160
	142,605	72,330
301 AMP DEMAND		
400A SERVICE @ 240V, 1-PHASE PROVIDED		

1

LOADCENTER DESIGNATION: 'N'

VOLTAGE: 240/120V | 1Ø-3W | MAINS RATING: 400 AMPS | MAIN CB TRIP RATING: MLO
☐ SURFACE ☐ MCB | COPPER BUS | INTERRUPTING RATING: 22000 AIC
■ FLUSH ■ MLO | ENCLOSURE: NEMA 1

	SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES	
A	KITCHEN SMALL APP.	20		1	●		2		200	ATS (PANEL E)	*
A	KITCHEN SMALL APP.	20		3		●	4				
A	REFRIGERATOR	15		5	●		6		35	AHU-2 1ST. FLR.	* 1
A	LIVING ROOM	20		7		●	8				
	EXTERIOR	20		9	●		10		30	CU-2 1ST. FLR.	*
G	GARAGE	20		11		●	12				
	WALL HUNG TOILET	20		13	●		14		40	DOUBLE OVEN	*
A	BEDROOM 206	20		15		●	16				
	BATHROOM 216	20		17	●		18		20	WASHER	* G
A	BEDROOM 208	20		19		●	20		20	GAS DRYER	* G
	BATHROOM 207	20		21	●		22		20	QUAD AV SYSTEM	
A G	UC BEVERAGE	15		23		●	24		30	ELEVATOR	
A	DISHWASHER	15		25	●		26				
A	GARBAGE DISPOSAL	15		27		●	28		20	ELEVATOR CAB LGTS.	
A	MICROWAVE	20		29	●		30		20	ELEVATOR GFI & LGT.	
A	REFRIGERATOR	20		31		●	32		20	TANKLESS WH	
A	GAS RANGE TOP	15		33	●		34		20	PANTRY LGT/RECEP	
	SPARE	20		35		●	36		20	IRRIGATION PUMP	
A	BUNK 205	20		37	●		38		100	POOL EQUIPMENT	
	BATH 204	20		39		●	40				
	HEATED TOWEL BAR	20		41	●		42		60	EV CHARGER	
	HEATED FLOOR	20		43		●	44				
	EXTERIOR RECEP	20		45	●		46		225	SUB PANEL 'S'	
	POWER FOR SCREENS	20		47		●	48				
	SPARE	20		49	●		50		20	SPARE	
	SPARE	20		51		●	52		30	SPD	S
	SPARE	20		53	●		54				

REFER TO SHEET E0.2, ELECTRICAL SPECIFICATIONS, SECTION 2.14 FOR ADDITIONAL REQUIREMENTS.

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
\+ PROVIDE NEW CIRCUIT BREAKER, MATCH EXISTING TYPE AND RATING.
G PROVIDE WITH GROUND FAULT PROTECTION
L PROVIDE LOCKABLE OFF PROVISION PER NEC 422.31.
S NEW SURGE PROTECTIVE DEVICE. PROVIDE PANEL MANUFACTURER'S WHOLE PANEL CIRCUIT BREAKER SURGE PROTECTIVE DEVICE.
A PROVIDE WITH ARC FAULT PROTECTION

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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FILE
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GS JOB #:6843.24.00

GLOBAL SANCHEZ INC.
MEPF ENGINEERING
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BRADENTON, FL 34208
PHONE: 941-758-2551
9950 PRINCESS PALM AVE,
SUITE 342
TAMPA, FL 33619
PHONE: 813-281-0001

ELECTRICAL SCHEDULES
SCALE: NOT TO SCALE

7	6	5	4	3	2	1		
						BUILDING COMMENTS	REVISION	3/22/24 DATE

PROJECT ARCHITECT:
PROJECT MANAGER: PM
DRAWN BY: DB
CHK'D BY: AS
DATE: 2/23/24
NOTED
FILE NAME: SIZEMORE XPLAN

PHILIP J. FEIKEMA LICENSE No. 85083 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/25/24

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL SCHEDULES

PROJECT NO. 2301
DRAWING NO. E7.1

ESTIMATED VOLTAGE DROP (208V)
ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	350 kCMIL, AL
RESISTANCE (Ω/1000')	0.066
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	88'
APPROXIMATE LOAD	225 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	2.61 V
VOLTAGE	240 V
VOLTAGE DROP	1.09 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 8TH ED. C405.5.3

PANELBOARD: '208V' (ALUMINUM)
ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	350 kCMIL, AL
CONDUCTOR LENGTH	88'
CONDUCTOR "C"	16,813
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	16,813
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	240 V
FAULT CURRENT	26,887 A
FAULT CURRENT	SCA/(1+[(L*SCA)/(C*V)])
26,887A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ESTIMATED VOLTAGE DROP (208V)
COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	4/0 AWG, CU
RESISTANCE (Ω/1000')	0.067
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	88'
APPROXIMATE LOAD	225 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	2.65 V
VOLTAGE	240 V
VOLTAGE DROP	1.11 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 8TH ED. C405.5.3

PANELBOARD: '208V' (COPPER)
ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	4/0 AWG, CU
CONDUCTOR LENGTH	88'
CONDUCTOR "C"	16,673
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	16,673
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	208 V
FAULT CURRENT	24,534 A
FAULT CURRENT	SCA/(1+[(L*SCA)/(C*V)])
24,534A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOADCENTER: 'S'
ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
GENERAL USE @3W/SF	4,326	4,326
MAINT GFI RECEP. NOT PER SF	1,080	1,080
BOAT DOCK	9,600	9,600
EXHAUST HOOD	1,920	1,920
GOLF CART	600	600
GARAGE DOOR	1,176	1,176
STACKABLE WASHER DRYER	6,000	6,000
HAVEN LV TRANSFORMER	300	300
SUB-TOTAL:	25,002	25,002
FIRST 10,000KVA @ 100%	10,000	10,000
REMAINDER @ 40% (NEC 220.82)	15002	6,001
	50,004	41,003
171 AMP DEMAND		

225A SERVICE @ 240V, 1-PHASE PROVIDED

LOADCENTER DESIGNATION: 'S'

VOLTAGE: 240/120V | 1Ø-3W | MAINS RATING: 225 AMPS | MAIN CB TRIP RATING: MLO
☐ SURFACE ☐ MCB ■ FLUSH ■ MLO | COPPER BUS | INTERRUPTING RATING: 22000 AIC | ENCLOSURE: NEMA 1

SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES	
MAINT. RECEP.	20		1	●		2		60	BOAT DOCK	*
GFI WP RECEP.	20		3		●	4				
COVERED DECK LGT.	20		5	●		6		20	GOLF CART	*
GOLF GAR.QUAD REC	20		7		●	8		20	GARAGE DOOR	*
GOLF GAR. REC.	20		9	●		10		30	SPARE	
COVERED DECK REC.	20		11		●	12				
HAVEN LV XMER	20		13	●		14		20	SPARE	
* EXHAUST HOOD	20		15		●	16		20	STORAGE/GOLF LGT.	
SPARE	20		17	●		18		20	LANDSCAPE LIGHTING	
SPARE	20		19		●	20		20	STEP LIGHTING	
SPARE	20		21	●		22		20	SPARE	
SPARE	20		23		●	24				
SPARE	20		25	●		26		-	SPD	
SPARE	20		27		●	28				

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.

ESTIMATED VOLTAGE DROP (E)
ALUMINUM SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	#2/0 AWG, AL
RESISTANCE (Ω/1000')	0.160
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	20'
APPROXIMATE LOAD	125 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	0.58 V
VOLTAGE	240 V
VOLTAGE DROP	0.24 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 7TH ED. C405.5.3

PANELBOARD: 'E' (ALUMINUM)
ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	#1, AL
CONDUCTOR LENGTH	20'
CONDUCTOR "C"	7,301
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	7,301
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	240 V
FAULT CURRENT	30,764 A
FAULT CURRENT	SCA/(1+[(SCA)/(C*V)])
30,764A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ESTIMATED VOLTAGE DROP (E)
COPPER SERVICE FEEDER CONDUCTORS

CONDUCTOR SIZE	1/0 AWG, CU
RESISTANCE (Ω/1000')	0.130
NUMBER OF PARALLEL RUNS	1
CONDUCTOR LENGTH	20'
APPROXIMATE LOAD	125 A
PHASE	1 PH
ESTIMATED VOLTAGE DROP	3.90 V
VOLTAGE	240 V
VOLTAGE DROP	1.63 %

VOLTAGE DROP BELOW 3% PER NEC 215.2 AND FBC-E, 6TH ED. C405.6.3

PANELBOARD: 'E' (COPPER)
ESTIMATED FAULT CURRENT

CONDUCTOR SIZE	1/0 AWG, CU
CONDUCTOR LENGTH	20'
CONDUCTOR "C"	9,317
NUMBER OF PARALLEL RUNS	1
TOTAL CONDUCTOR "C"	9,317
ESTIMATED TRANSFORMER SCA	65,000 A
VOLTAGE	240 V
FAULT CURRENT	16,637 A
FAULT CURRENT	SCA/(1+[(L*SCA)/(C*V)])
16,637A SHORT CIRCUIT AMPS	ESTIMATED AT PANEL

NOTE: FAULT CURRENT CALCULATION IS BASED ON ESTIMATED UTILITY TRANSFORMER AVAILABLE FAULT CURRENT AND LOCATIONS OF EQUIPMENT SHOWN ON THE PLANS. ELECTRICAL CONTRACTOR SHALL CONFIRM ABOVE INFORMATION IS CORRECT PRIOR TO ORDERING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUITABLE INTERRUPT RATINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOADCENTER: 'E'
ELECTRICAL SERVICE CALCULATION

LOAD	CONNECTED	DEMAND
LIGHTING 1.2W/SF	2,735	2,735
FREEZER	1,920	1,920
RANGE HOOD	1,920	1,920
SUB-TOTAL:	6,575	6,575
AHU-1 2ND FLR.	1800	1800
CU-1 2ND FLR.	8160	8160
	16,535	16,535
69 AMP DEMAND		

125A SERVICE @ 240V, 1-PHASE PROVIDED

LOADCENTER DESIGNATION: 'E'

VOLTAGE: 240/120V | 1Ø-3W | MAINS RATING: 125 AMPS | MAIN CB TRIP RATING: MLO
☐ SURFACE ☐ MCB ■ FLUSH ■ MLO | COPPER BUS | INTERRUPTING RATING: 22000 AIC | ENCLOSURE: NEMA 1

SERVES	CB SIZE	LOAD VA	CKT	A	B	CKT	LOAD VA	CB SIZE	SERVES	
* FREEZER	20		1	●		2		15	AHU-1 2ND FLR.	*
ALARM ACCESS	20		3		●	4				
* RANGE HOOD	20		5	●		6		50	CU-1 2ND FLR.	*
MASTER BEDROOM	20		7		●	8				
MASTER BATHROOM	20		9	●		10		20	CORR/KITCHDING LGT.	
SPARE	15		11		●	12		20	SPARE	
SPARE	15		13	●		14		-	SPD	
SPARE	20		15		●	16				

* COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.

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ELECTRICAL RISER DIAGRAMS
SCALE: NOT TO SCALE

7		
6		
5		
4		
3		
2		
1	BUILDING COMMENTS	3/22/24
	REVISION	DATE

PROJECT ARCHITECT: PHILIP J. FEIKEMA
PROJECT MANAGER: PM
DRAWN BY: DB
DATE: 2/28/24
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN

PHILIP J. FEIKEMA LICENSE No. 66083 STATE OF FLORIDA PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
435 10th Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL SCHEDULES

PROJECT NO. 2301
DRAWING NO. E7.2

GS JOB #:6843.24.00

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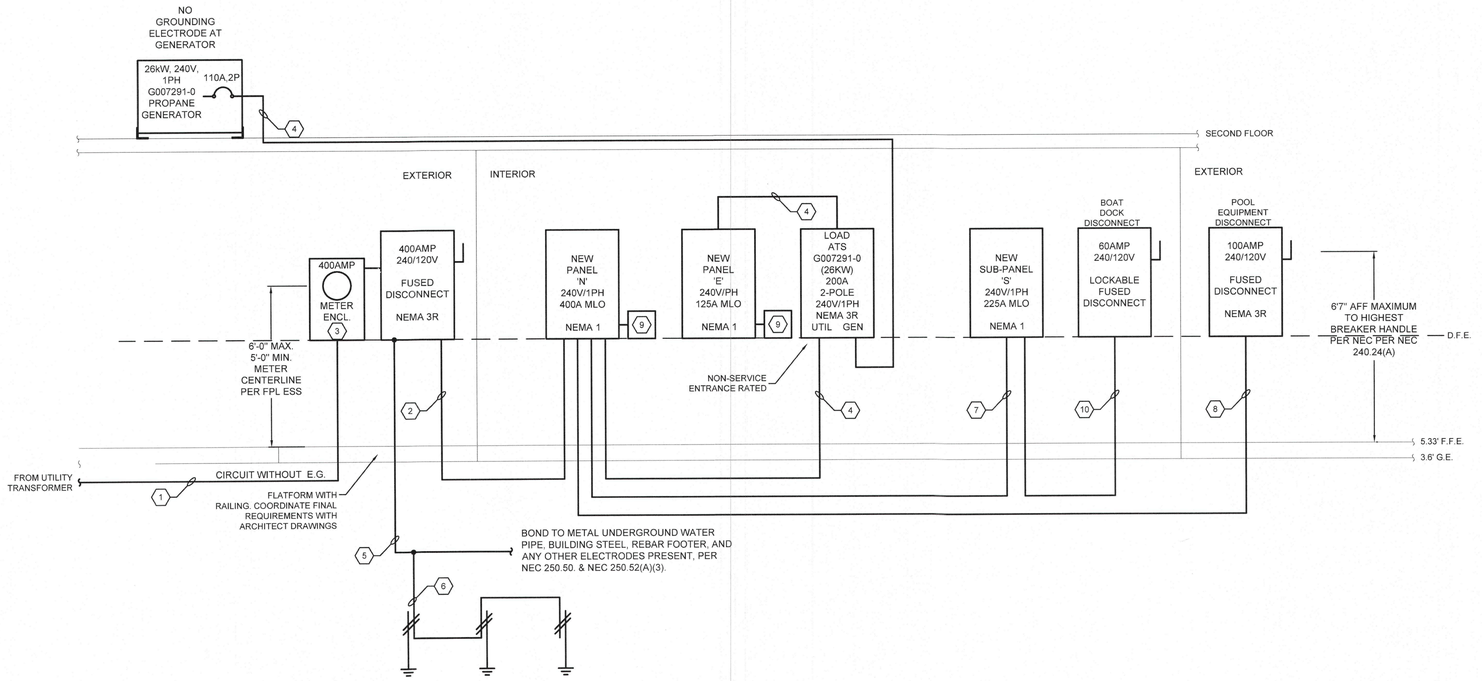

RISER KEYED NOTES

1. 400A SERVICE FEEDER. (2) 1-1/2" CONDUITS WITH (3) 3/0 AWG CU IN EACH OR (2) 2" CONDUITS WITH (3) 250KCM AL IN EACH.
2. 400A FEEDER. (2) 2-1/2" CONDUITS WITH (3) #3/0 CU AND (1) #3 AWG CU E.G. IN EACH. OR (2) 2-1/2" CONDUITS WITH (3) 250KCM AL AND (1) #3 AWG CU E.G. IN EACH.
3. NEW I.T. RATED 1PH METER SOCKET PER SERVING UTILITY REQUIREMENTS.
4. 125A FEEDER. (1) 1-1/2" CONDUIT WITH (3) #1 AWG CU AND (1) #6 AWG CU E.G. OR (1) 2" CONDUIT WITH (3) #2/0 AWG AL AND (1) #6 AWG CU E.G.
5. NEW #2 CU GROUNDING ELECTRODE CONDUCTOR IN 3/4" CONDUIT. BOND TO METAL UNDERGROUND WATER PIPE, BUILDING STEEL, REBAR FOOTER, AND ANY OTHER ELECTRODES PRESENT, PER NEC 250.50. & NEC 250.52(A)(3)(1).
6. #6 AWG COPPER TO (3) NEW 5/8"x10' COPPER GROUND RODS SPACED 10' APART.
7. 225A FEEDER. (1) 2-1/2" CONDUIT WITH (3) #4/0 AWG CU AND (1) #4 AWG CU E.G. OR (1) 3" CONDUIT WITH (3) 300 KCM AL AND (1) #4 AWG CU E.G.
8. 100A FEEDER. (1) 1-1/4" CONDUIT WITH (3) #3 AWG CU AND (1) #8 AWG CU E.G. OR (1) 1-1/2" CONDUIT WITH (3) #1 AWG AL AND (1) #8 AWG CU E.G.
9. NEW SURGE PROTECTIVE DEVICE. MINIMUM RATING OF 100KA PER PHASE SURGE CURRENT RATING. PQ PROTECTION PQC100, OR EQUIVALENT.
10. 60A FEEDER. (1) 1-1/4" CONDUIT WITH (3) #6 AWG CU AND (1) #10 AWG CU E.G. OR (1) 2" CONDUIT WITH (3) #1 AWG AL AND (1) #8 AWG CU E.G.

ELECTRICAL RISER DIAGRAMS

SCALE: NOT TO SCALE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILIP J. FEIKEMA 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.

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PHONE: 813-281-0001

7	6	5	4	3	2	1	REVISION	DATE

PROJECT ARCHITECT: PM
PROJECT MANAGER: DB
DRAWN BY: AS
SCALE: AS NOTED
FILE NAME: SIZEMORE XPLAN
DATE: 2/23/24

PHILIP J. FEIKEMA
LICENSE
No. 65083
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Garry Roberts Architecture LLC
435 10th. Ave. W. Suite 200, Palmetto, Florida 34221
Phone: 941-713-4377

PROJECT: SIZEMORE RESIDENCE
574 NORTON ST., LONGBOAT KEY, FL
DRAWING TITLE: ELECTRICAL RISER DIAGRAMS

PROJECT NO. 2301
DRAWING NO. E8.1

HEAT PUMP SPLIT SYSTEM EQUIPMENT SCHEDULE		
SYSTEM TAG - NUMBER	HP - 1 / AHU - 1	HP - 2 / AHU - 2
MANUFACTURER	CARRIER	CARRIER
NOMINAL SIZE	4.0 TON	2.0 TON
SYSTEM ARI RATING	15.8 SEER2 / 8.8 HSPF2	17.0 SEER2 / 9.2 HSPF2
TOTAL COOLING CAPACITY	48,000 BTUH	22,200 BTUH
SENSIBLE COOLING CAPACITY	- BTUH	17,400 BTUH
HEATING CAPACITY	55,000 BTUH	21,300 BTUH
TOTAL AIR FLOW CFM / ESP	1600 / 0.5"	800 / 0.5"
OUTSIDE AIR CFM	-	-
CONDENSING UNIT MOD. #	38MURAQ48	38MURAQ24
ELECTRICAL DATA (V / PH / HZ)	208 / 230 / 1 / 60	208 / 230 / 1 / 60
COMPRESSOR RLA	24.0	14.0
COMPRESSOR LRA	-	-
COMPRESSOR MCA	34.0	19.0
COMPRESSOR MOP	50	30
FAN FLA	-	-
WEIGHT	-	-
AIR HANDLER MOD. #	40MUAA48	40MUAA24
ELECTRICAL DATA (V / PH / HZ)	200 - 230 / 1 / 60	200 - 230 / 1 / 60
KW INPUT	8.0	5.0
FAN HP / kW	1/2 HP	1/2 HP
FAN MOTOR SPEED	VARIABLE	VARIABLE
FAN FLA	7.5	4.0
AIR HANDLER MCA	-	-
AIR HANDLER MOP	-	-
WEIGHT	132.5	106.7

EQUIPMENT NOTES

1. COOLING CAPACITIES BASED ON 80°F DB, 67°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS/PROTECTION

PROJECT EQUIPMENT NOTES

1. AHU'S TO BE PROVIDED WITH DUAL DISCONNECT - FAN & HEAT
2. CARRIER INFINITY CONTROLLERS TO BE PROVIDED & LOCATIONS OF CONTROLLERS SHALL BE COORDINATED WITH ARCHITECT
3. ZONE CONTROLLERS TO BE INSTALLED IN ACCESSIBLE LOCATION
4. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT

VENTILATION SCHEDULE		
TAG	EF-1	EF-2
MANUFACTURER	PANASONIC	PANASONIC
MODEL	FV-0511VKS2	FV-0511VKSL2
ELECTRICAL DATA (V-PH-HZ)	120 / 1 / 60	120 / 1 / 60
CFM	50, 80, 110 CFM RATED	50, 80, 110 CFM RATED
STATIC PRESSURE	0.25	0.25
NOTES	1, 2, 3	1, 2, 3

NOTES

1. INLINE BACKDRAFT DAMPER TO BE INSTALLED AS CLOSE TO VENT TERMINATION AS POSSIBLE
2. TO BE C/W INTEGRAL BACKDRAFT DAMPER.
3. LOUVER, WALL OR ROOF CAP W/PEST SCREEN.

DIFFUSER, REGISTER , GRILLE SCHEDULE								
TAG	SIZE	NECK	THROW	MANUFACTURER	MODEL	COLOR	COMMENTS
S1	8" x 4"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S2	8" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S3	10" x 6"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S4	12" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S5	14" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S6	10" x 10"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S7	12" x 12"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	OR EQUAL
S8	12" x 6"	SEE PLAN	SIDEWALL	HART & COOLEY	A618-MS	WHITE	OR EQUAL
R1	14" x 8"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
R2	14" x 14"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
R3	18" x 18"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL
R4	24" x 18"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	OR EQUAL

NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
2. SAMPLES OF EACH TYPE MUST BE PROVIDED PRIOR TO ORDERING

DISCLAIMER

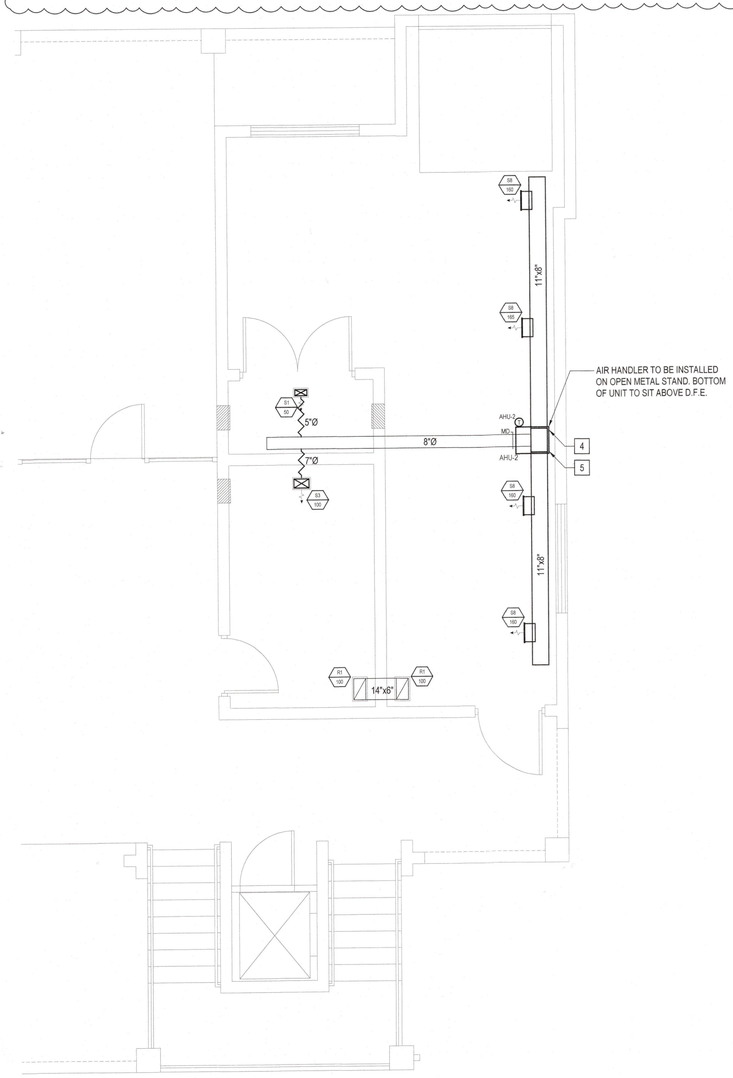
ESC DOES NOT ACCEPT LIABILITY FOR THE DESIGN OF THE SYSTEM UNLESS ESC ARE GIVEN THE OPPORTUNITY TO FULLY VERIFY PRE- DRYWALL THAT THE INSTALLATION MEETS THE REQUIREMENTS DETAILED ON THIS DRAWING.

LEGEND

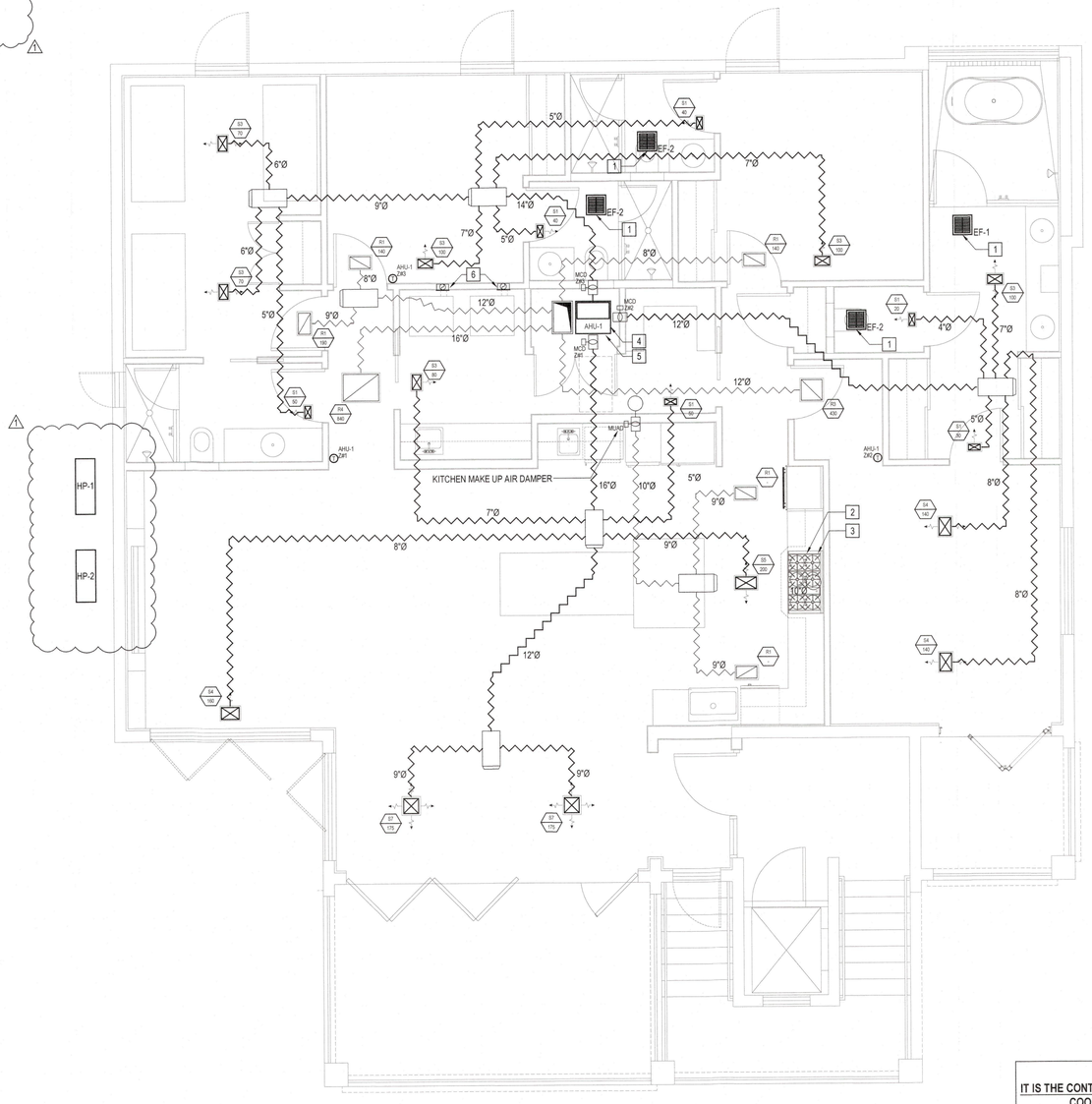
- 4"Ø — RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
- 4"Ø — ALUMINUM FLEX DUCT
- 4"Ø — FLEXIBLE DUCT
- SUPPLY REGISTER
- RETURN REGISTER
- SUPPLY LINEAR
- RETURN LINEAR
- SUPPLY/RETURN CROWN PLENUM - OPENING SIZE TO BE 1" AND PLENUM BOX WIDTH TO BE AS PER PLAN AND HEIGHT TO BE 12" IN HEIGHT - TO BE METAL WITH INTERNAL INSULATION OR 1" DUCT BOARD
- THERMOSTAT / AHU CONTROL
- FLOW DIRECTION
- MD — MANUAL DAMPER

HVAC KEY NOTES

1. EXACT LOCATION OF BATH FAN EXHAUST TERMINATION T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2023
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
6. DRYER TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. VENT TO BE VIA WALL VENT



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



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

NOTE:
IT IS THE CONTRACTOR AND SUB-CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL STRUCTURE PLACEMENT AND LIGHTING/MECHANICAL CEILING FIXTURE LOCATIONS. ADJUST STRUCTURE FRAMING TO ACCOMODATE LIGHTING AND MECHANICAL CEILING FIXTURES.

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TOWN OF LONGBOAT KEY FILE
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esc
Energy & Sustainability Consultants
1540 PRINTVILLE ROAD SARASOTA, FLORIDA 34239 USA
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SIZEMORE RESIDENCE
574 NORTON STREET
LONGBOAT KEY, FLORIDA

INITIAL DATE: 08.15.23 CURRENT AS OF: 08.15.23
⚠ BUILDING DEPT COMMENTS

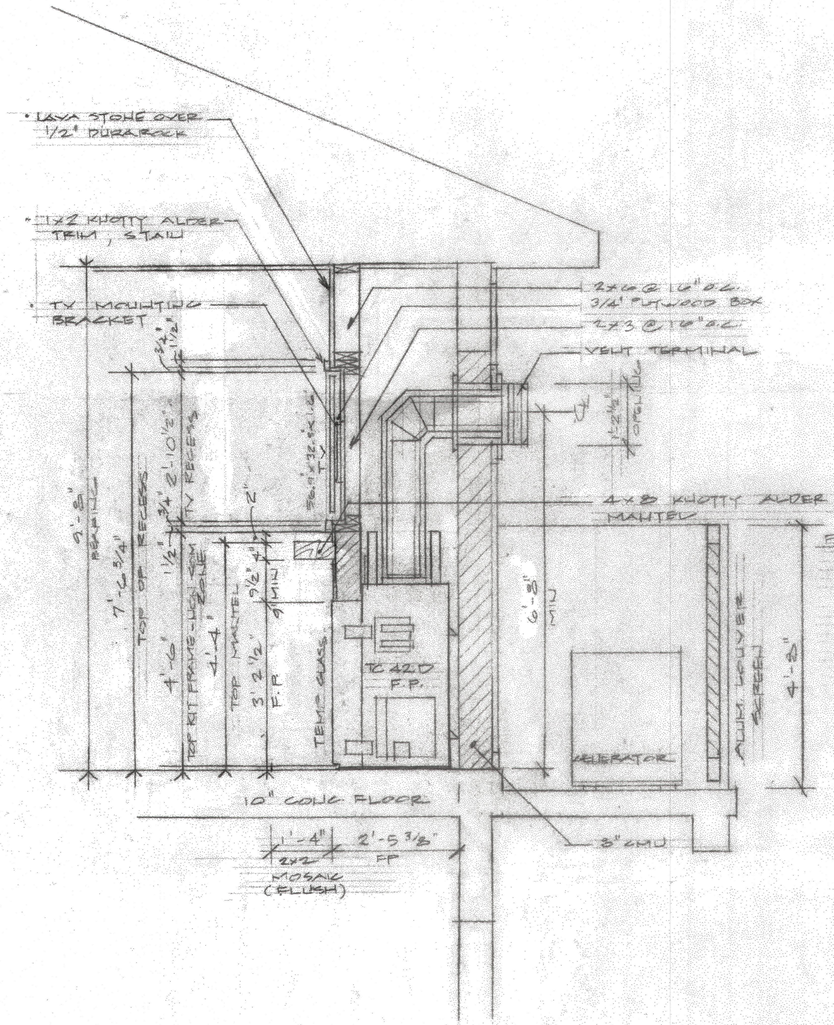
PERMIT SET - 03.22.24
SCALE: 1/4" = 1'-0"

State of Florida
License #CAC1813472
Karl Handley-White

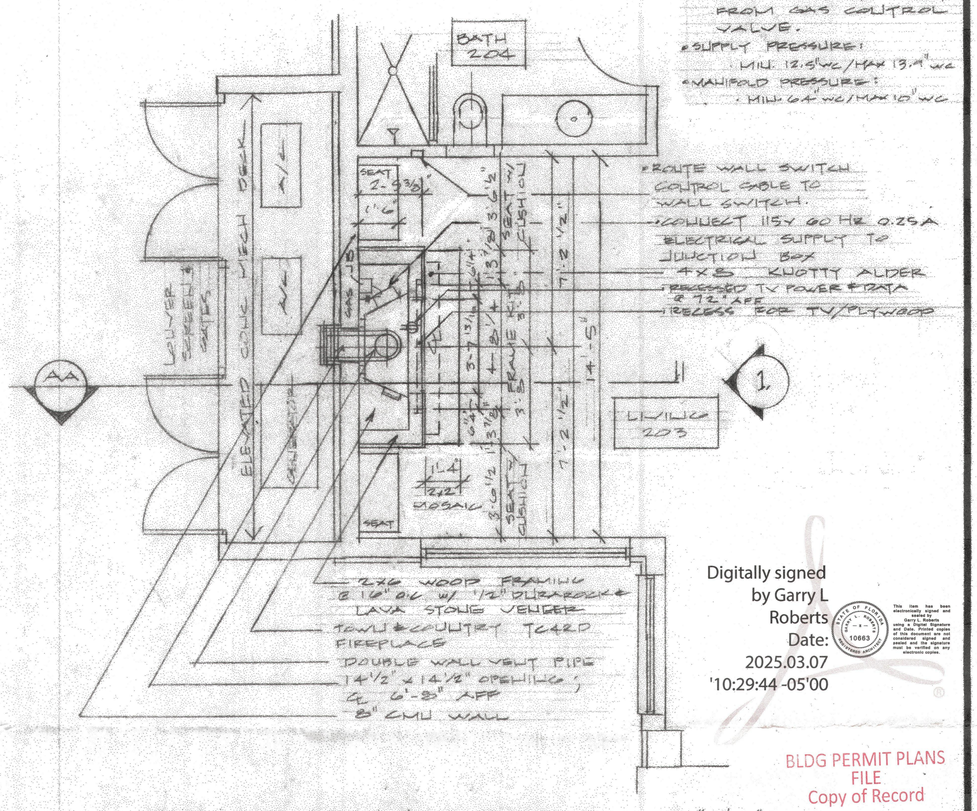
This drawing has been sealed using a "digital signature" created and applied in accordance with, and as permitted by, Florida Rule 61G15-23.003.

SHEET M1

HVAC LAYOUT



■ WALL SECTION AA 3/4"=1'-0"

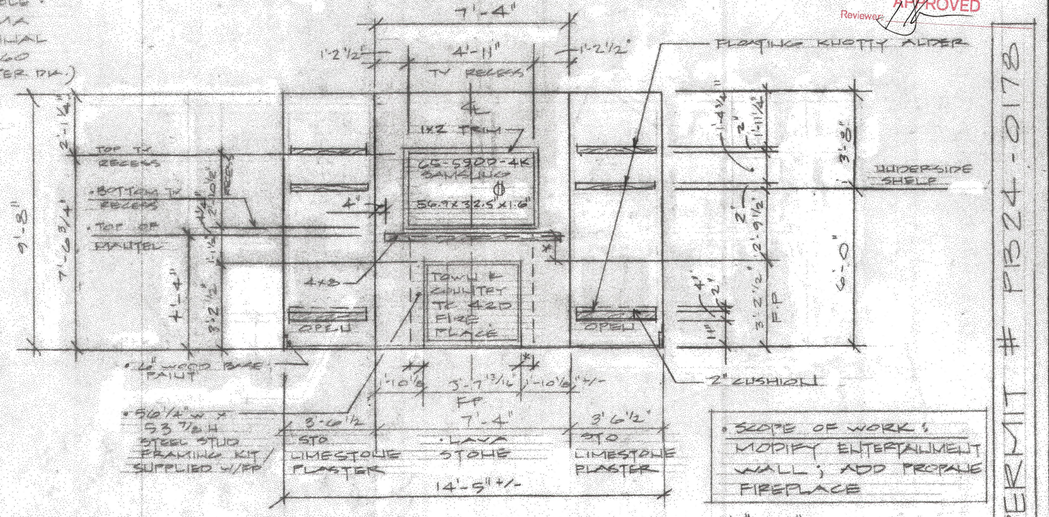


* SEDIMENT TRAP REQUIRED NO MORE THAN 6 FEET FROM GAS CONTROL VALVE.
* SUPPLY PRESSURE: MIN. 12.5" WC / MAX 13.9" WC
* MANIFOLD PRESSURE: MIN. 6.4" WC / MAX 10" WC
* ROUTE WALL SWITCH CONTROL CABLE TO WALL SWITCH.
* CONNECT 115V 60 HZ 0.25A ELECTRICAL SUPPLY TO JUNCTION BOX
* 4x8 KNOTTY ALDER
* RECESSED TV POWER & DATA @ 72" AFF
* RECESS FOR TV/PLYWOOD

2x6 WOOD FRAMING @ 16" O.C. w/ 1/2" DURAROCK LAVA STONE VENEER
TOWN & COUNTRY TC42RD FIREPLACE
DOUBLE WALL VENT PIPE 14 1/2" x 14 1/2" OPENING @ 6'-3" AFF
8" CMU WALL

■ FLOOR PLAN / SECOND FLOOR 3/8"=1'-0"

· INSTALL PER MANUFACTURE INSTRUCTIONS
NOTE: SET FIREPLACE IN ITS FINAL LOCATION BEFORE FRAMING
SHELVING, SEAT, MANTEL TO BE KNOTTY ALDER



■ INTERIOR ELEVATION 1. 3/8"=1'-0"

* NOTE: 5 1/2" SIDE (MIN) / 12" HEAD (MIN) NON-COMBUSTIBLE WALL FINISH AROUND FIREPLACE

* SCOPE OF WORK: MODIFY ENTERTAINMENT WALL; ADD PROPANE FIREPLACE

Digitally signed by Garry L Roberts
Date: 2025.03.07 '10:29:44 -05'00

BLDG PERMIT PLANS
FILE
Copy of Record
Permit # PB24-0178
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
MAY 09 2025
APPROVED
Reviewer:

RECEIVED
MAR 17 2025
TOWN OF LONGBOAT KEY

PERMIT # PB24-0178

REVISIONS	BY

574 HORTON STREET LONGBOAT KEY FL
ENTERTAINMENT WALL MODIFICATION / ADDED FIREPLACE
SIZEMORE RESIDENCE
GARRY ROBERTS ARCHITECTURE LLC
435-10TH AVE W SUITE 202 PALMETTO FL 34221
AR 10063 941-713-4377

DRAWN	GR
CHECKED	GR
DATE	3/17/25
SCALE	AS NOTED
JOB NO.	2301
SHEET	R-1
REVISION	
OF	1 SHEETS