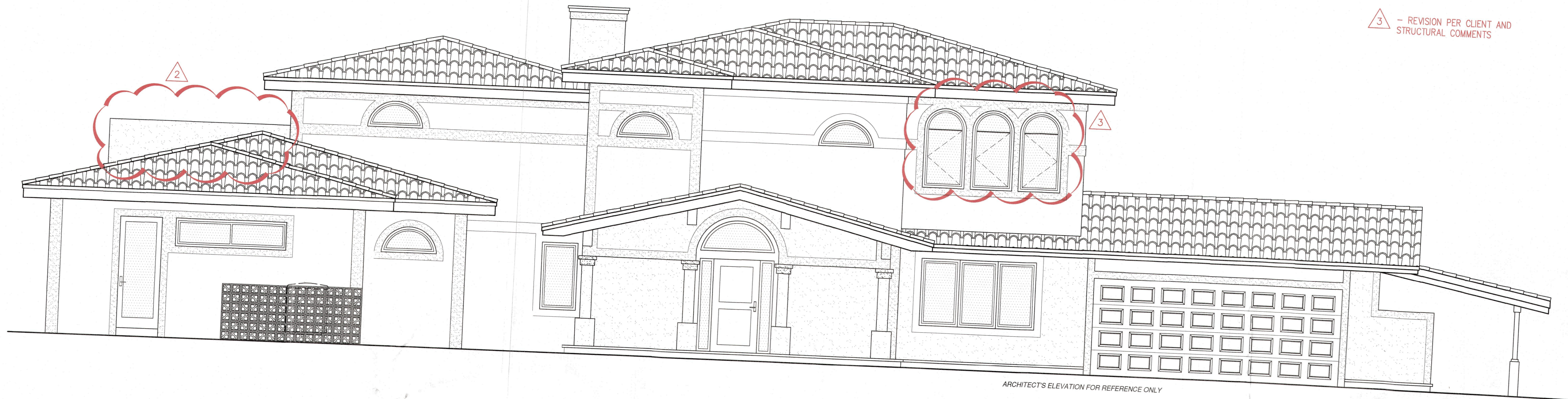
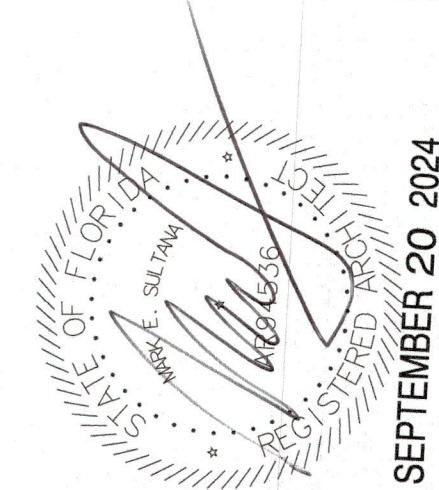




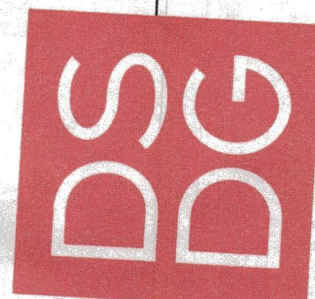
2 - REVISION PER CLIENT COMMENTS
3 - REVISION PER CLIENT AND STRUCTURAL COMMENTS



Revisions
A 08/16/2024
A 09/20/2024

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ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT



LONGBOAT KEY, FLORIDA 34228

LAS SIRENAS

784 DREAM ISLAND ROAD

PERMIT SET 8.15.2024

A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE

COVER SHEET

BLDG PERMIT PLANS
FILE

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024

Sheet Number:

A0.00

A REMODEL AND ADDITION FOR JOE PILCH

784 DREAM ISLAND ROAD LONGBOAT KEY, FL 34228

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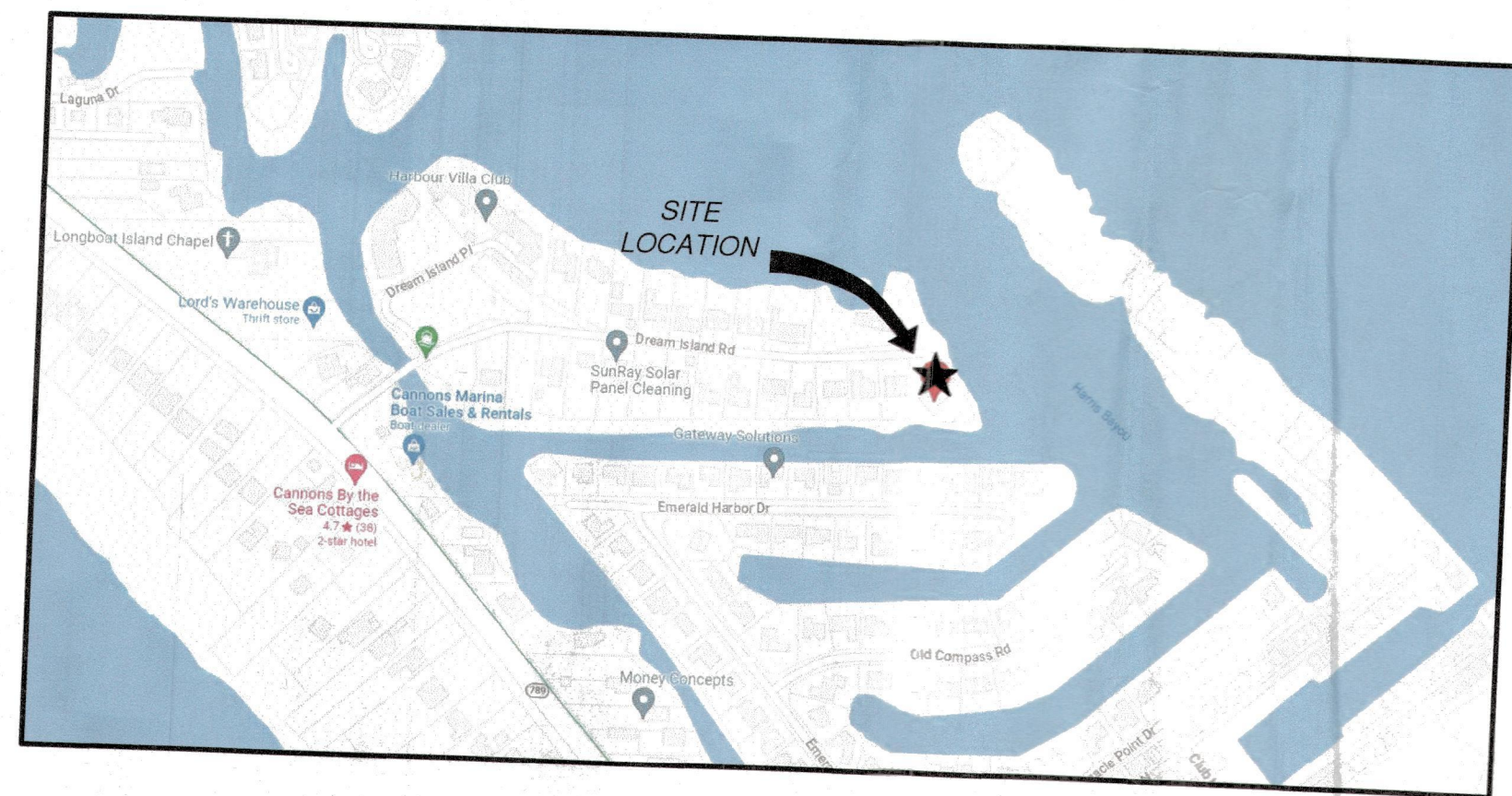
INDEX TO DRAWINGS:

ARCHITECTURAL DRAWINGS

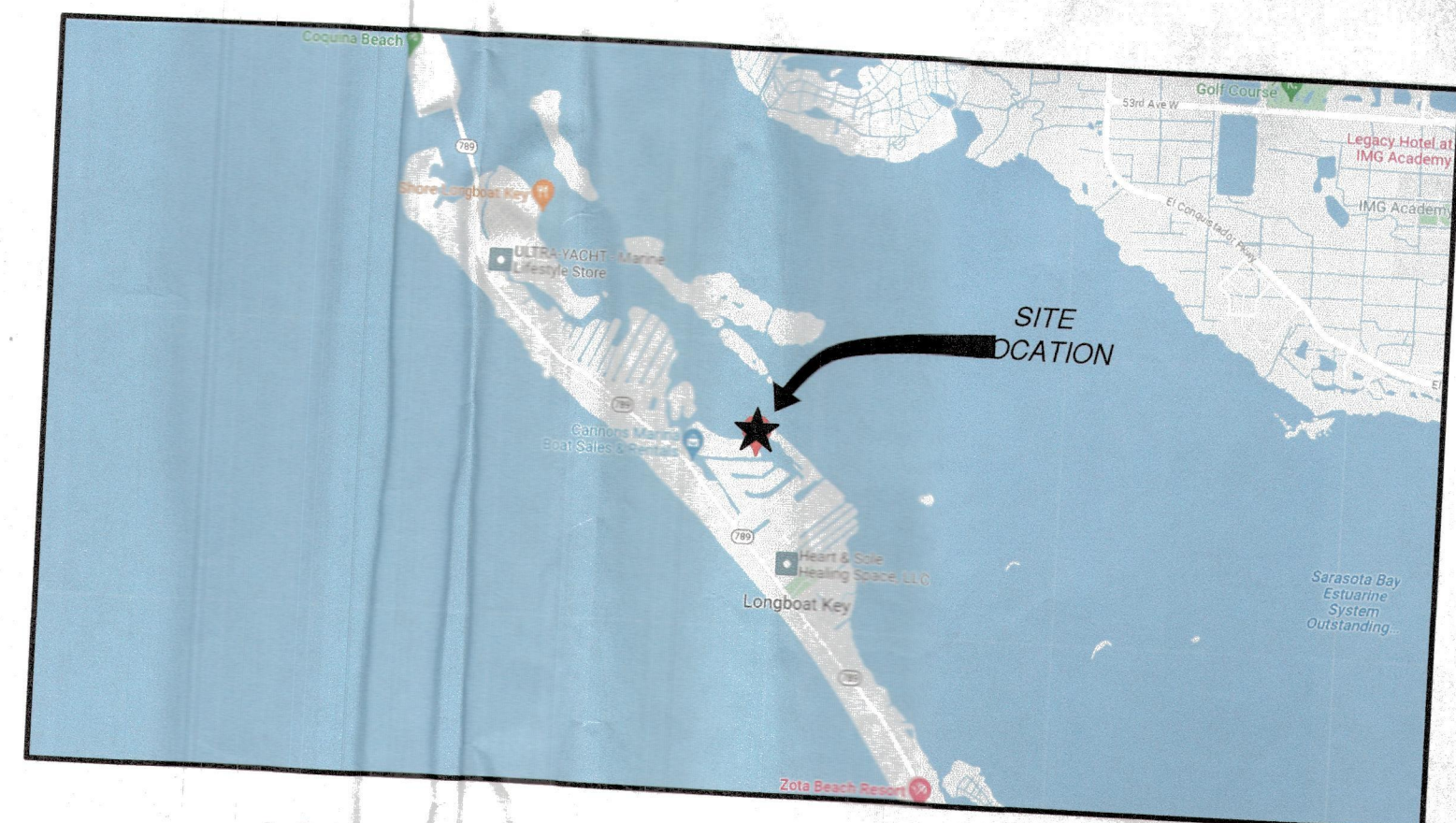
- A0.00 COVER SHEET
- A0.10 ARCHITECTURAL SITE PLAN
- A1.10 FIRST FLOOR PLAN
- A1.20 SECOND FLOOR PLAN
- A1.30 ROOF PLAN & DETAILS
- A1.40 FIRST FLOOR REFLECTED CEILING PLAN
- A1.50 SECOND FLOOR REFLECTED CEILING PLAN
- A1.60 FIRST FLOOR ELECTRICAL PLAN
- A1.70 SECOND FLOOR ELECTRICAL PLAN
- A2.00 SOUTH BUILDING ELEVATIONS
- A2.10 NORTH BUILDING ELEVATIONS
- A2.20 EAST BUILDING ELEVATIONS
- A2.30 WEST BUILDING ELEVATIONS
- A3.00 BUILDING SECTIONS
- A5.00 MISCELLANEOUS DETAILS
- A5.10 MISCELLANEOUS DETAILS
- A6.00 DOOR & WINDOW SCHEDULES / DETAILS

STRUCTURAL DRAWINGS

- S1 MISCELLANEOUS WALL SECTIONS & STRUCTURAL NOTES
- S2 FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTES:

1.) A TOPOGRAPHIC SURVEY IS REQUIRED FOR LOTS LESS THAN 1 ACRE IN AREA OR FOR SUBDIVISIONS PLATTED BEFORE AUGUST 30, 1960. HOWEVER, SUFFICIENT ELEVATIONS MUST BE PROVIDED TO DETERMINE IF THE SITE IS A SUBJECT PARCEL.

2.) VERTICAL RISE TO BE 1" VERTICAL IN 6" HORIZONTAL DISTANCE WITHIN 5' FEET (5') OF ANY PROPERTY LINE.

3.) ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.

4.) THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.

5.) SITE DRAINAGE MUST BE CONSISTENT WITH SUBDIVISION STORMWATER MANAGEMENT PLAN.

6.) SITE RUNOFF MAY BE DIRECTED TO THE REAR OF THE LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.

7.) SWALE SLOPES WILL BE A MINIMUM OF 0.2 % LONGITUDINAL SLOPE.

8.) ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL FINAL INSPECTIONS HAVE BEEN APPROVED.

9.) DOWNSPOUTS SHALL BE AT LEAST 10' AWAY FROM PROPERTY LINE AND DIRECTED AWAY FROM ADJACENT PROPERTY, DRAINING TOWARDS SWALES.

10.) GENERAL CONTRACTOR TO SUBMIT LANDSCAPE PLAN PRIOR TO CERTIFICATE-OF-OCCUPANCY, THAT MEETS ALL APPLICABLE CODE REQUIREMENTS.

11.) LANDSCAPE DESIGN SHALL NOT HAVE ANY TREES LOCATED IN DRAINAGE SWALES.

12.) ALL PORTABLE TOILETS AND DUMPSTERS WILL BE STAGED ON PRIVATE PROPERTY AND NOT IN THE RIGHT OF WAY.

13.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC. PARKING SHALL NOT BLOCK DRIVEWAYS OR MAILBOXES AND SHALL PROVIDE FOR EMERGENCY VEHICLES ACCESS.

14.) ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN OFF AND SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

TOWN OF LONGBOAT KEY

SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detailed/estimated calculation 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 LBR 158.145 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 (previous or impervious), swimming pool shells and decks, and any at-grade impervious feature. Grade from a structure to property line cannot exceed 1:4 slope (LBR 158.156). Maximum allowable Non-Open Space coverage is established in LBR 158.102 (P) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lot 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. (LBR 158.006-LOT LINES)

LOT SIZE, NET TABLE: 39,666 square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation			
	EXISTING	IN SQUARE FEET THIS PERMIT	BY OTHERS
1.0 Non-Pool/Spa Areas			
Residential Structure (from exterior walls/columns)	4,857	1,150	
Garage/Carport (not under house)	-	-	
Roof Eave Overhang (exceeding 3' in depth or over useable areas)	-	-	
Front Entry & Front Stairs (roofed and unroofed)	-	-	
Rear Entry & Rear Stairs (roofed and unroofed)	-	-	
Roofed Porch, Landscaping Cages/Room, Screened Room	-	344	
Raised Deck or Terrace (>6" above finished grade)	-	140	
Elevated Mechanical Equipment Pad (i.e. a/c pad)	-	-	
Accessory Structure (i.e. gatehouse, clubhouse, shed, gazebo, etc.)	-	-	
Other Buildings/Structures/Improvements (>6" above finished grade)	-	-	
1.1 Total Non-Pool/Spa Areas	4,857	1,634	
2.0 Elevated/Carport Pool/Spa Areas (including stairs)	4,857	1,634	
3.0 Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)	4,857	1,634	
3.1 Total Lot Coverage Square Footage		6,491 sq. ft.	
(sum of "existing", "this permit" and "by others" in line 3.0)			
4.0 Total Lot Coverage Percentage		6,491 sq. ft. (line 3.1) ÷ Lot Size = 21.16%	

Non-Open Space Calculation			
	EXISTING	IN SQUARE FEET THIS PERMIT	BY OTHERS
5.0 At-Grade Improvements			
Driveway/Parking Areas (as per site plan) (all surface types)	6,780	1,236	
Designated Walkways/Sidewalks (as per site plan) (all surface types)	1,464	100	
Impervious Patios, Slabs, etc.	-	141	
Impervious Pool Deck (at-grade)	1,663	-	
Pool/Spa Shell (at-grade)	608	292	
Mechanical Equipment Pads (i.e. a/c pad) (at-grade)	-	16	
Other Impervious Surface (at-grade) (Pool Bath)	-	-	
Plot 5.0 Total At-Grade Square Footage		9,839 sq. ft.	
(sum of "existing", "this permit" and "by others" in 5.0)			
7.0 Total Non-Open Space Square Footage (lines 3.1 + 6.0)		line 3.1 + line 5.0 = 16,329 sq. ft.	
8.0 Total Non-Open Space Percentage		16,329 sq. ft. (line 7.0) ÷ Lot Size = 49.98 %	

BUILDING USE - R-3, SINGLE FAMILY

RISK CATEGORY - II

EXPOSURE CATEGORY - D

9.00 FEET N.A.V.D. FEMA BASE FLOOD ELEVATION (B.F.E.)

10.00 FEET N.A.V.D. DESIGN FLOOD ELEVATION (D.F.E.)

30.00 FEET MAX. BUILDING HT.

TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED

LOT ZONING: LBR R-3SF

FLOOD ZONE: AE (EL = 9)

(TOWN OF LONGBOAT KEY)

REQUIRED BUILDING SETBACKS

20'-0" FRONT (STREET)

20'-0" REAR YARD

8'-0" / 20'-0" SIDE YARD

20'-0" WATER SIDE

THIS STRUCTURE HAS BEEN DESIGNED PER THE 2023 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH W/ 3-SEC. GUST. NORM DESIGN WIND SPEED 124 MPH W/ 3-SEC. GUST.

LEGAL DESCRIPTION:

LOT 17, DREAM ISLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LONGBOAT KEY REQUIRED PLAN INFORMATION LIST

1.) PROJECT NAME: PILCH RESIDENCE

2.) PROJECT ADDRESS: 784 DREAM ISLAND ROAD, LONGBOAT KEY, FL 34228

3.) CONTRACTOR'S NAME: CLARK HORNE CONSTRUCTION LLC.
CONTRACTOR'S PHONE: #941.894.8688

4.) CONTRACTOR'S LICENSE NUMBER: CBC 1266012

5.) CONTRACTOR SEAL OR SIGNATURE: _____

6.) PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH WIND BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FLORIDA BUILDING CODE 2023 - 8TH EDITION.

7.) ALL NEW HVAC FOR RESIDENTIAL REQUIRE A DUCT TEST AND ENVELOPE LEAKAGE TEST.

8.) BUILDING USE: SINGLE FAMILY RESIDENTIAL
LOT ZONING: RSF4 - LOW DENSITY RESIDENTIAL

9.) CONSTRUCTION TYPE: VB

10.) SPRINKLED OR NON SPRINKLED: NON SPRINKLED

11.) THIS STRUCTURE HAS BEEN DESIGNED PER THE 2023 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH W/ 3-SEC. GUST. NORM DESIGN WIND SPEED 160 MPH W/ 3-SEC. GUST.

12.) ROOF LOADS:
LIVE LOAD - 20 psf.
DEAD LOAD - 15 psf.
DEAD LOAD - 5psf. (AVAILABLE TO RESIST UPLIFT)

FLOOR LOADS:
LIVE LOAD - 40 psf.
DEAD LOAD - 15 psf.

13.) RISK CATEGORY: II

14.) FLOOD ZONE: AE (EL=9)
DESIGN FLOOD: BASE FLOOD + 1FT. FREEBOARD = 10.00' NAVD

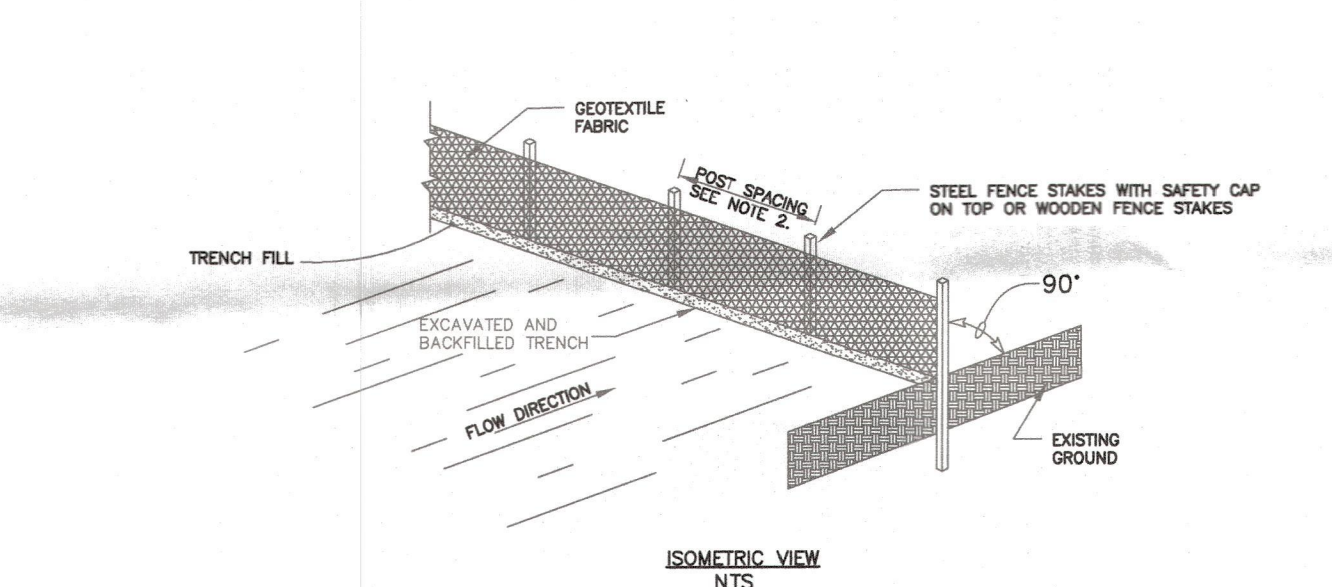
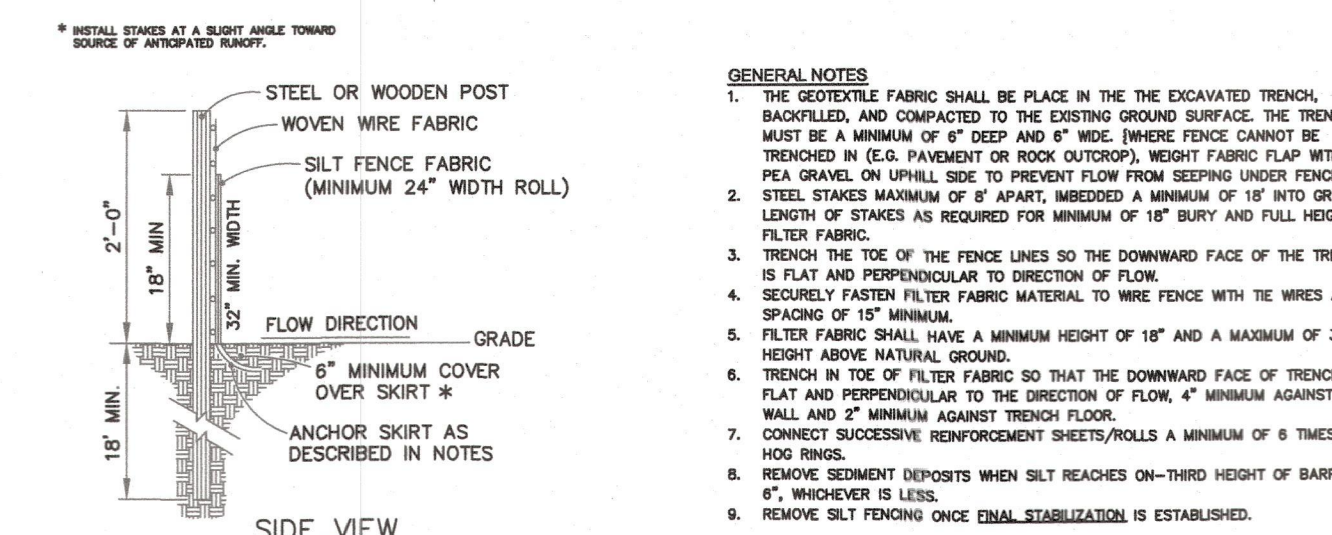
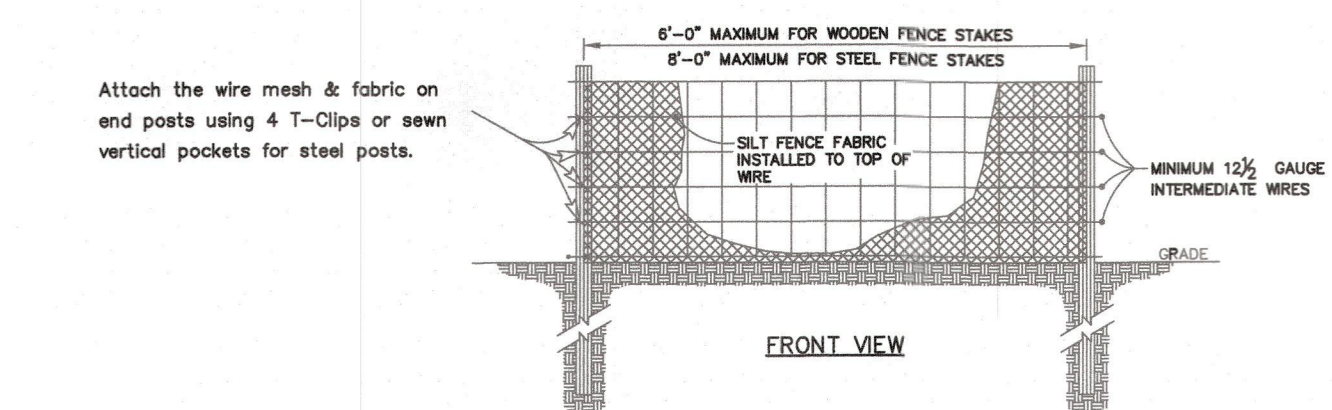
15.) EXPOSURE CATEGORY: D

16.) MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE, IN ACCORDANCE WITH FBC 2023 - 8TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, & FEMA/NFIP TECH BULLETIN #1.

17.) PLAN DESIGN BASED ON SPECIAL FLOOD HAZARD AREAS. R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS OF BUILDINGS & STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2023 - 8TH EDITION BUILDING - SECTIONS 1612 & 3109, FBC 2023 - 8TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TECH BULLETIN #9 AND ASCE 24.

BUILDING INFORMATION

EXISTING FIRST LEVEL (A/C LIVING)	2,428 SQUARE FEET
EXISTING SECOND LEVEL (A/C LIVING)	1,395 SQUARE FEET
TOTAL EXISTING A/C AREA	3,823 SQUARE FEET
PROPOSED FIRST LEVEL (A/C LIVING)	1,145 SQUARE FEET
PROPOSED SECOND LEVEL (A/C LIVING)	89 SQUARE FEET
TOTAL PROPOSED A/C AREA	1,234 SQUARE FEET
TOTAL A/C AREA	5,057 SQUARE FEET



LEGEND:

- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING TREE TO BE REMOVED
- 3" TREE CONSTRUCTION BARRIER
- 6" CHAIN LINK FENCE TREE BARRIER

SITE PLAN
1/16" = 1'-0"

- 1 - REVISION PER BUILDING DEPARTMENT COMMENTS
- 2 - REVISION PER CLIENT & BUILDING DEPARTMENT COMMENTS
- 3 - REVISION PER BUILDING DEPARTMENT COMMENTS
- 4 - REVISION PER CLIENT

Revisions	Date	Description
1	4/13/2024	
2	8/16/2024	
3	8/16/2024	
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A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE

LAS SIRENAS

784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

PERMIT SET 8.15.2024

SITE PLAN

Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024

Sheet Number:

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

1. REMOVE AND LEGALLY DISPOSE ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY
2. REMOVE AND SALVAGE ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE, CLEAN AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA
3. REMOVE AND REINSTALL: REMOVE ITEMS INDICATED - CLEAN, SERVICE, AND OTHERWISE PREPARE FOR REUSE - STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
4. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
5. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.
6. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF THE BUILDINGS, OR PORTIONS OF THE BUILDINGS, TO BE DEMOLISHED.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP & LOCK OFF AND TAG ANY/ALL UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR SHALL LOCATE.
9. PROVIDE TEMPORARY SERVICES DURING THE INTERRUPTION TO EXISTING UTILITIES TO REMAIN, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES. COORDINATE WITH OWNER'S REPRESENTATIVE.
10. SALE OF REMOVED ITEMS OR MATERIALS, ON-SITE, WILL NOT BE PERMITTED.
11. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATION.
12. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
13. CONDUCT DEMOLITION TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS, FACILITIES, AND SITE IMPROVEMENTS TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
14. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. AT ALL DEMO LOCATIONS, PATCH AND INSULATE EXISTING WALLS TO MATCH ADJACENT FINISHES.

	EXISTING EXTERIOR CMU WALL w/ INTERIOR GYP. BD. TO REMAIN.
	EXISTING INTERIOR STUD WALL w/ GYP. BD. TO REMAIN.
	EXISTING WALL TO BE REMOVED.
	EXISTING DOOR TO REMAIN.
	EXISTING HINGED DOOR TO BE REMOVED.
	EXISTING WINDOW TO REMAIN.
	EXISTING WINDOW TO BE REMOVED.

- ☐ <1> - REMOVE ALL TOILETS, SINKS, FAUCETS, TUBS/SHOWERS, SHOWER HEADS, SHOWER CONTROLS, SHOWER GLASS DOORS & BATHROOM CABINETY.
- ☐ <2> - REMOVE CABINETY, PLUMBING FIXTURES & APPLIANCES.
- ☐ <3> - REMOVE CABINETY/SHELVING.
- ☐ <4> - REMOVE DOOR.
- ☐ <5> - REMOVE EXTERIOR WINDOW.
- ☐ <6> - REMOVE STAIR AS INDICATED.
- ☐ <7> - REMOVE EXTERIOR RAILINGS AS INDICATED.
- ☐ <8> - REMOVE EXISTING LANDSCAPING THIS AREA.
- ☐ <9> - REMOVE ALL KITCHEN CABINETY, KITCHEN PLUMBING FIXTURES & APPLIANCES (SAVE FOR OWNER'S USE).

[illegible]

Revisions	
2	08/16/2024
3	09/20/2024

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CONSTRUCTION MANAGEMENT

DSDG ARCHITECTS



LONGBOAT KEY, FLORIDA 34228

LAS SIRENAS

PERMIT SET 8.15.2024

**ATION AND ADDITION FOR:
PILCH RESIDENCE**

**FIRST FLOOR
DEMOLITION PLAN**

Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024

Sheet Number:

A0.20

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SEP 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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DEMOLITION NOTES:

1. REMOVE AND LEGALLY DISPOSE ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY
2. REMOVE AND SALVAGE: ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE, CLEAN AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA
3. REMOVE AND REINSTALL: REMOVE ITEMS INDICATED - CLEAN, SERVICE, AND OTHERWISE PREPARE FOR REUSE - STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
4. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
5. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.
6. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF THE BUILDINGS, OR PORTIONS OF THE BUILDINGS, TO BE DEMOLISHED.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP & LOCK OFF AND TAG ANY/ALL UTILITY SERVICES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR SHALL LOCATE.
9. PROVIDE TEMPORARY SERVICES DURING THE INTERRUPTION TO EXISTING UTILITIES TO REMAIN, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES. COORDINATE WITH OWNER'S REPRESENTATIVE.
10. SALE OF REMOVED ITEMS OR MATERIALS, ON-SITE, WILL NOT BE PERMITTED.
11. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATION.
12. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
13. CONDUCT DEMOLITION TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS, FACILITIES, AND SITE IMPROVEMENTS TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
14. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. AT ALL DEMO LOCATIONS, PATCH AND INSULATE EXISTING WALLS TO MATCH ADJACENT FINISHES.

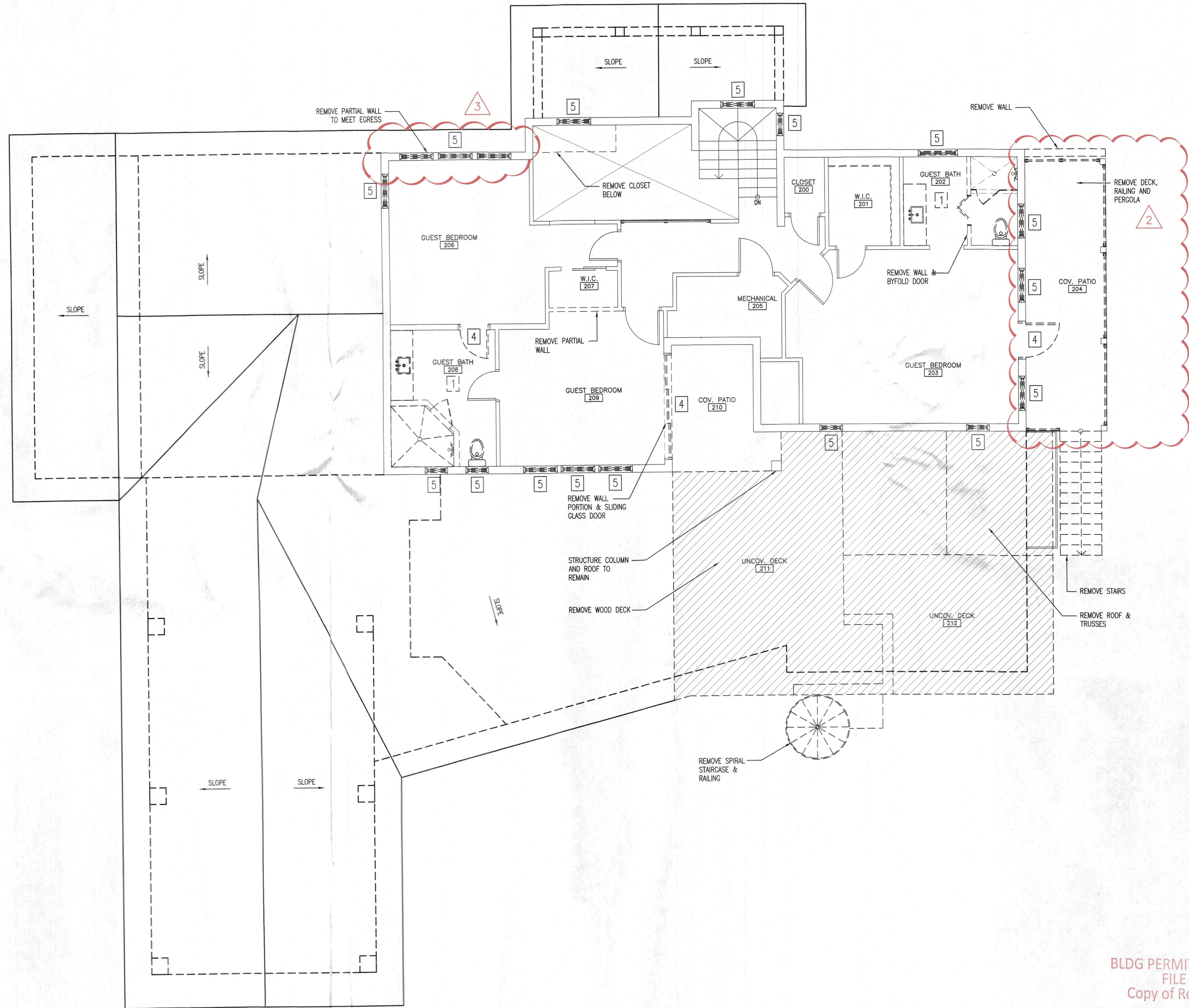
WALL, DOOR & WINDOW LEGEND

- EXISTING EXTERIOR CMU WALL w/ INTERIOR CYP. BD. TO REMAIN.
- EXISTING INTERIOR STUD WALL w/ CYP. BD. TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- EXISTING DOOR TO REMAIN.
- EXISTING HINGED DOOR TO BE REMOVED.
- EXISTING WINDOW TO REMAIN.
- EXISTING WINDOW TO BE REMOVED.

NOTES:

- <1> - REMOVE ALL FINISHES, TOILETS, SINKS, FAUCETS, TUBS/SHOWERS, SHOWER HEADS, SHOWER CONTROLS, SHOWER GLASS DOORS & BATHROOM CABINETRY.
- <2> - REMOVE CABINETRY, PLUMBING FIXTURES & APPLIANCES.
- <3> - REMOVE CABINETRY/SHELVING.
- <4> - REMOVE DOOR.
- <5> - REMOVE EXTERIOR WINDOW.
- <6> - REMOVE STAIR AS INDICATED.
- <7> - REMOVE EXTERIOR RAILINGS AS INDICATED.
- <8> - REMOVE EXISTING LANDSCAPING THIS AREA.
- <9> - REMOVE ALL KITCHEN CABINETRY, KITCHEN PLUMBING FIXTURES & APPLIANCES (SAVE FOR OWNER'S USE).

NOTE:
ALL STRUCTURAL ELEMENTS TO REMAIN INTACT DURING DEMOLITION (I.E. BEAMS, COLUMNS, ETC.).



NORTH
SECOND FLOOR - DEMOLITION PLAN
3/16" = 1'-0"

1

- 2 - REVISION PER CLIENT & BUILDING DEPARTMENT COMMENTS
- 3 - REVISION PER CLIENT AND STRUCTURAL COMMENTS



Revisions
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PERMIT SET 8.15.2024
A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE

LAS SIRENAS

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TOWN OF LONGBOAT KEY
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SECOND FLOOR
DEMOLITION PLAN

Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024

Sheet Number:

A0.30

- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.
 - 2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - 3.) ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. ALL OTHER DOORS ARE DIMENSIONED TO CENTERLINE.
 - 4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.
 - 5.) WINDOWS LABELLED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
 - 6.) ALL A/C UNITS TO BE ELEVATED ABOVE BASE FLOOD ELEVATION & SECURED TO EQUIPMENT PLATFORM W/ STAINLESS STEEL STRAPS AND (1) 1/4"x3" TAPCON EACH SIDE MAINTAIN 12" MIN. CLEAR SPACE AROUND EACH A/C UNIT TYP.
 - 7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.
 - 8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
 - 9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.
 - 10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.
 - 11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.

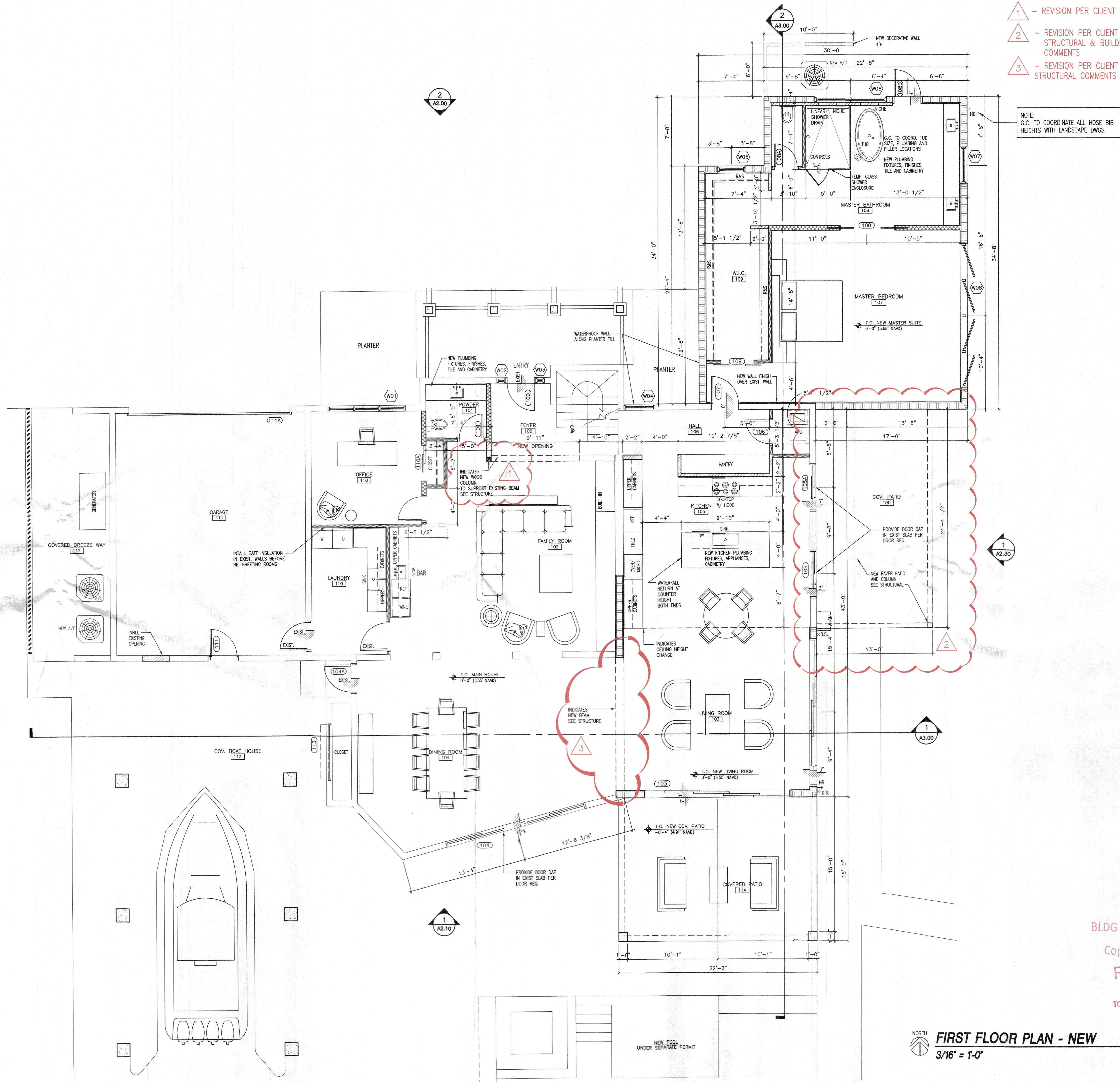
WALL LEGEND

- EXISTING STUD WALL
- NEW GYP. BD. 5/8" REPLACE SOUND ATTENUATION BATT INSULATION AS NEEDED
- EXISTING EXTERIOR WALL
- NEW 3/4" RIDGID INSULATION 3/4" FURRING STRIPS PLUS 5/8" GYP. BD.
- NEW INTERIOR WALL - 4" (U.N.O.)
- 5/8" GYP. BD. ON EACH SIDE OF 2x WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS
- NEW INTERIOR WALL - 4" (U.N.O.)
- 5/8" GYP. BD. ON EACH SIDE OF 2x WD. STUDS @ 16" O.C.

NOTE:
ALL MATERIALS BELOW BASE FLOOD ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH. BULLETIN #2, AUG 2008 (I.E. - WINDOWS, DOORS, JAMBS, STAIRS, WALLS, ETC.)

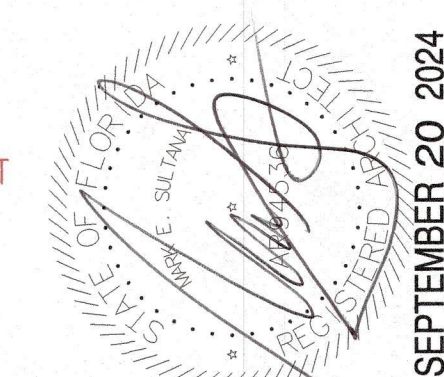
NOTE: ALL WINDOWS AND DOOR SIZES ARE APPROXIMATE. G.C. TO FIELD MEASURE ALL EXISTING OPENINGS FOR NEW WINDOWS AND DOOR SIZES

NOTE:
ALL EXTERIOR STUD WALLS ADFE EXTERIOR SHEATHING TO BE EXTERIOR GRADE PLYWOOD.
EXTERIOR FINISH TO BE 7/8" SAND FINISH PAINTED CEMENTITIOUS COATING OVER PAPER BACKED GALV. MTL. LATH ON GRACE PEEL & STICK AIR/VAPOR BARRIER (U.N.O.).



- 1 - REVISION PER CLIENT COMMENTS
- 2 - REVISION PER CLIENT STRUCTURAL & BUILDING DEPARTMENT COMMENTS
- 3 - REVISION PER CLIENT AND STRUCTURAL COMMENTS

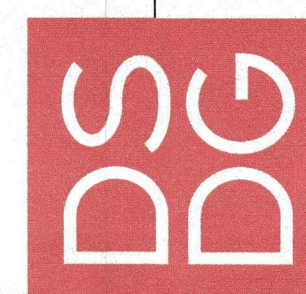
NOTE:
G.C. TO COORDINATE ALL HOSE BIB HEIGHTS WITH LANDSCAPE DWGS.



Revisions
08/07/2024
08/16/2024
09/20/2024

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PERMIT SET 8.15.2024
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PILCH RESIDENCE
LAS SIRENAS
784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

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NORTH
FIRST FLOOR PLAN - NEW
3/16" = 1'-0"

1

**FIRST FLOOR
NEW PLAN**
Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024
Sheet Number:
A1.10

- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.
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 - 8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
 - 9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.
 - 10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.
 - 11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.

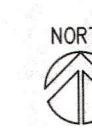
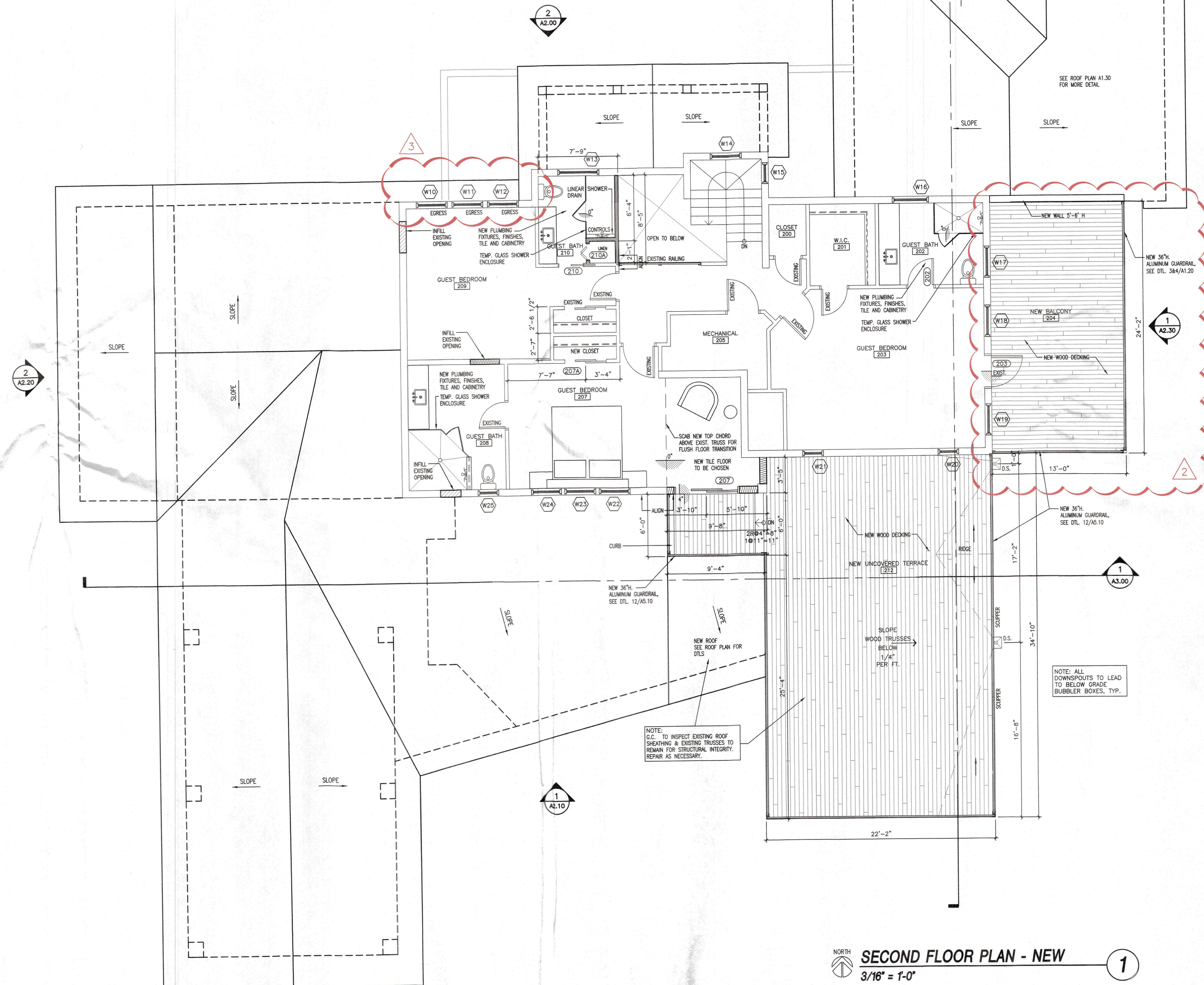
WALL LEGEND

- EXISTING STUD WALL
NEW GYP. BD. 5/8" REPLACE
SOUND ATTENUATION BATT INSULATION AS
NEEDED
- EXISTING EXTERIOR WALL
NEW 3/4" RIDGID INSULATION
3/4" FURRING STRIPS PLUS 5/8" GYP. BD.
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TECH. BULLETIN #2, AUG 2008
(I.E. - WINDOWS, DOORS, JAMBS, STAIRS, WALLS, ETC.)

NOTE: ALL WINDOWS AND DOOR SIZES
ARE APPROXIMATE, G.C. TO FIELD
MEASURE ALL EXISTING OPENINGS FOR
NEW WINDOWS AND DOOR SIZES

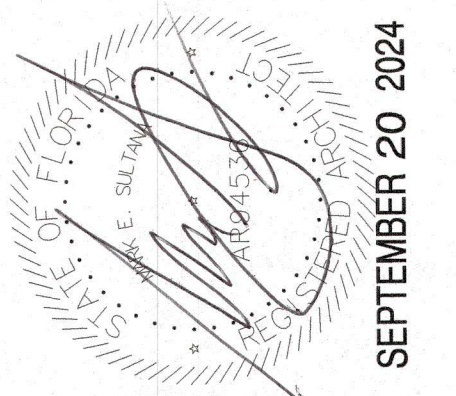
NOTE:
ALL EXTERIOR STUD WALLS ADJ. EXTERIOR
SHEATHING TO BE EXTERIOR GRADE PLYWOOD.
EXTERIOR FINISH TO BE 7/8" SAND FINISH
PAINTED CEMENTITIOUS COATING OVER PAPER
BACKED CALV. MTL. LATH ON GRACE PEEL &
STICK AIR/VAPOR BARRIER (U.N.O.).



SECOND FLOOR PLAN - NEW
3/16" = 1'-0"

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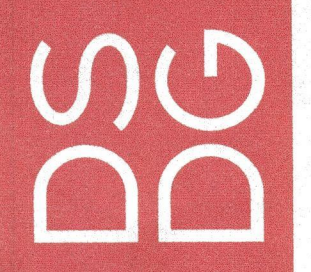
- 2 - REVISION PER CLIENT
STRUCTURAL & BUILDING
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- 3 - REVISION PER CLIENT AND
STRUCTURAL COMMENTS



Revisions
A 08/16/2024
B 09/20/2024

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**A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE**
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784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

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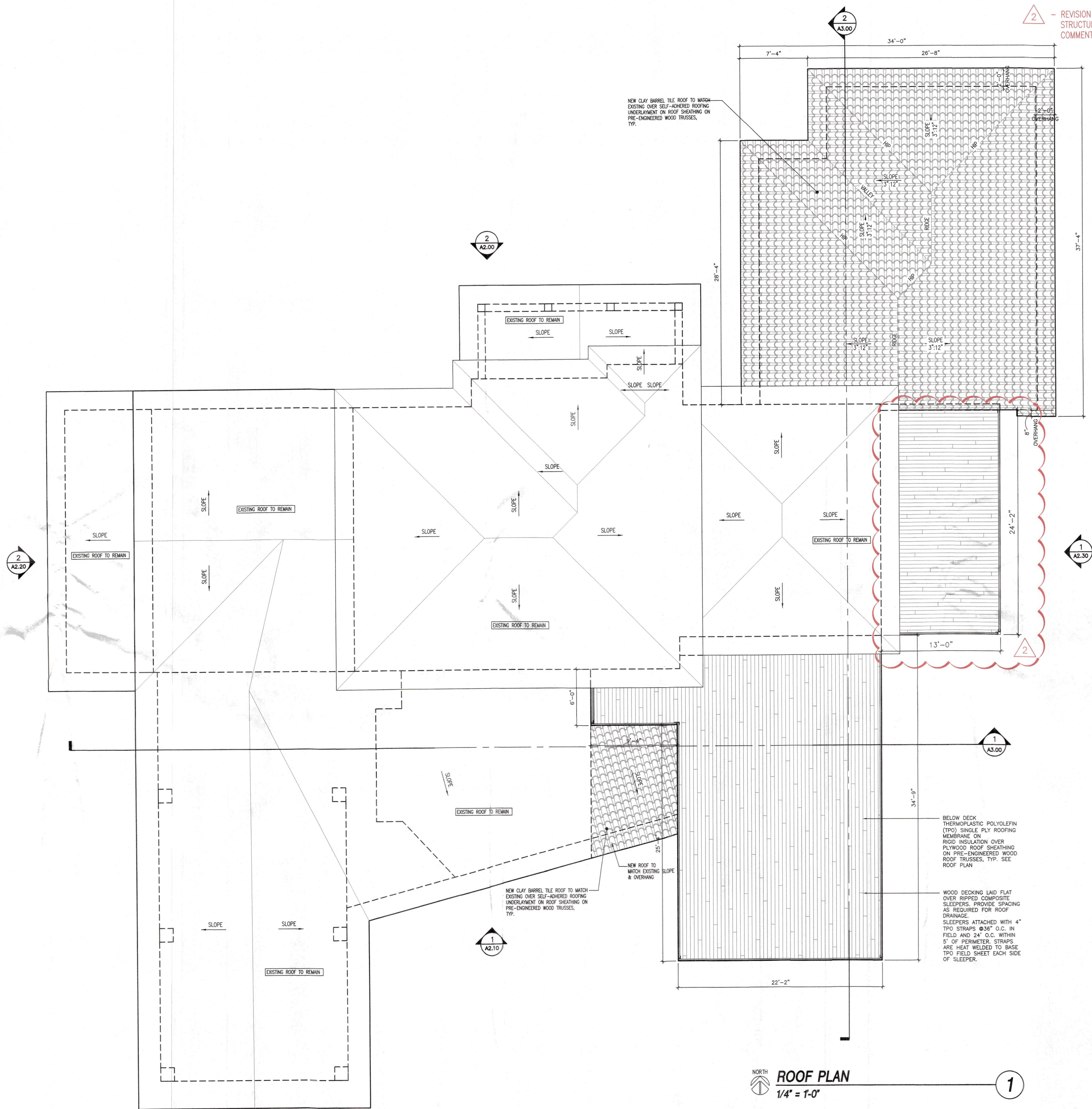
**SECOND FLOOR
NEW PLAN**

Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date issued: 3.14.2024

Sheet Number:

A1.20

NOTES:
1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.
2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.



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

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Revisions
1
08/16/2024

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A NEW RENOVATION AND ADDITION FOR:
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LONGBOAT KEY, FLORIDA 34228

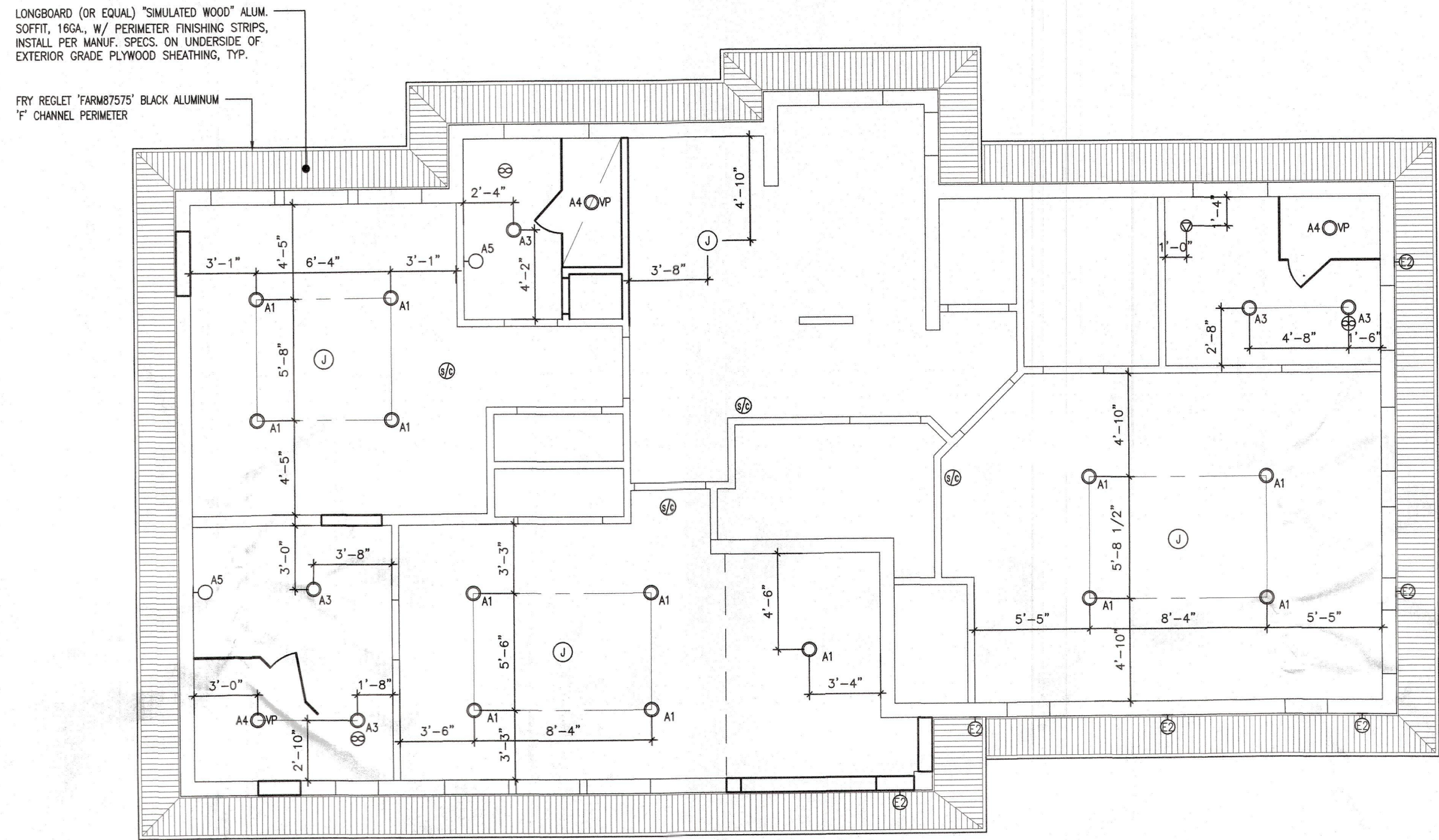
PERMIT SET 8.15.2024
Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024
Sheet Number:

A1.30

10.) SEE SHT. A____ FOR ELECTRICAL LEGEND.

A1.40

- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONC. BLOCK.
 - 2.) ALL CEILING ELEVATIONS ARE FROM TOP OF SLAB/TRUSS ELEVATION.
 - 3.) ALL INTERIOR CEILINGS TO BE 5/8" GYP. CEILING BD. UNLESS OTHERWISE NOTED.
 - 4.) ALL WET LOCATION CEILINGS (I.E. CEILINGS OVER BATHROOM SHOWERS.) TO BE 1/2" CEMENT BD. EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS OTHERWISE NOTED.
 - 5.) ALL CEMENTITIOUS BD. @ TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.
 - 6.) UNLESS OTHERWISE NOTED, LIGHT FIXTURES TO BE CENTERED WITHIN AREA.
 - 7.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - 8.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.
 - 9.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.
 - 10.) SEE SHT. A____ FOR ELECTRICAL LEGEND.



SECOND FLOOR - REFLECTED CEILING PLAN
3/16" = 1'-0"

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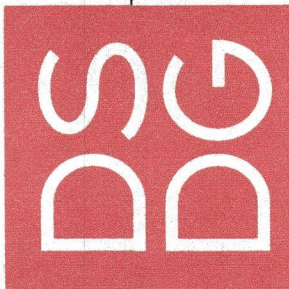


Revisions

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784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

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SECOND FLOOR
REFLECTED CEIL. PLAN

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SEP 24 2024
TOWN OF LONGBOAT KEY
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Project Ref: PILCH
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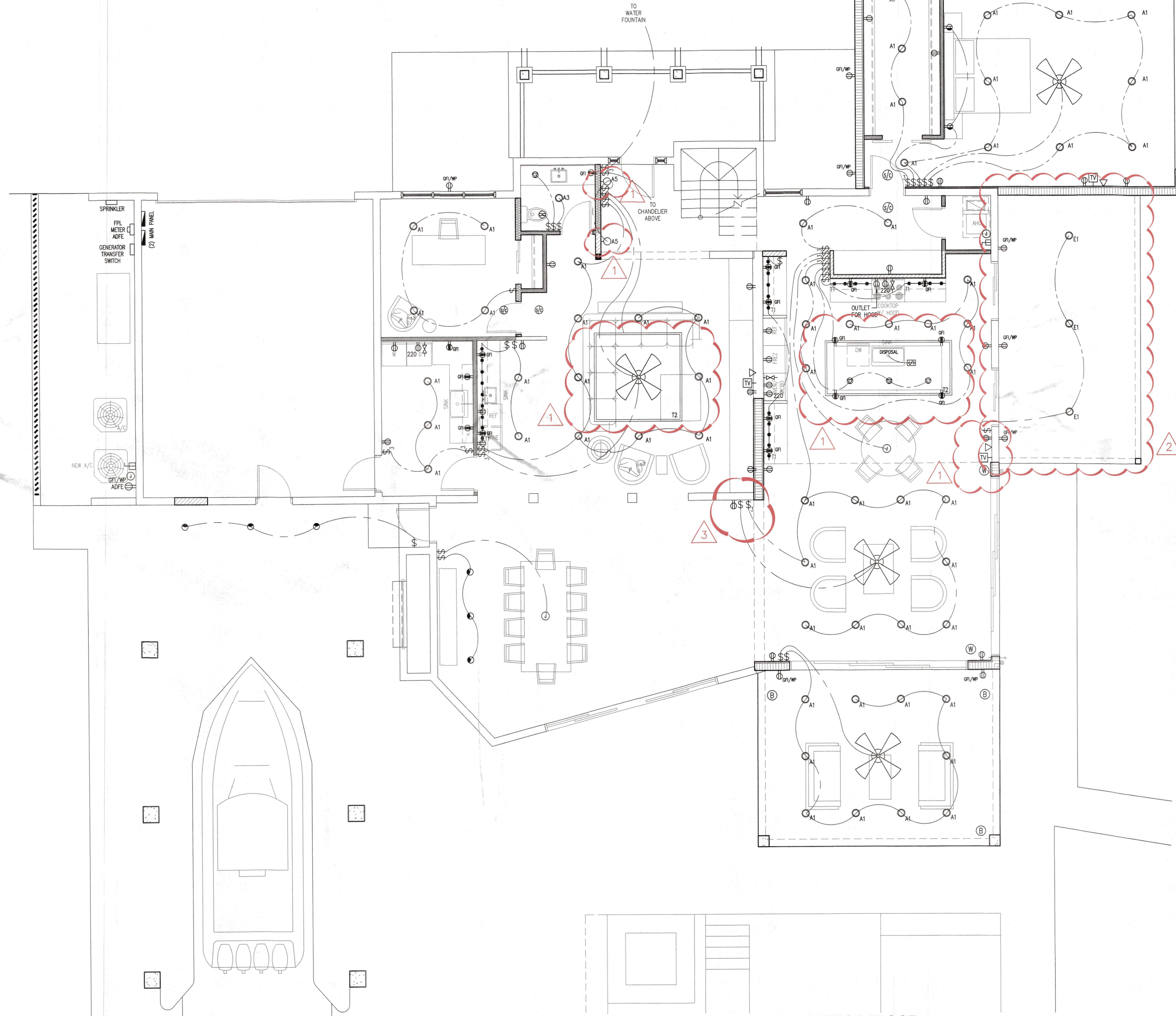
Sheet Number:

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- ELECTRICAL NOTES:
- 1.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017.
 - 2.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC70).
 - 3.) ALL OUTLETS THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPTACLES.
 - 4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION (ADFE).
 - 5.) ALL SWITCHES AND RECEPTACLES TO BE DECORA (FLUSH WHITE) BY LEVITON W/ SCREWLESS FACE/WALL PLATE COVERS.
 - 6.) G.C. TO COORDINATE ARCHITECTURAL POWER PLAN AND STRUCTURED WIRING PLAN BY OTHERS.
 - 7.) ALL FIRE SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED IN TANDEM, IF ONE IS ACTIVATED IT SHALL CAUSE ALL DETECTORS TO SOUND.
 - 8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.
 - 9.) ALL LOW VOLTAGE FIXTURES SHALL BE IC LISTED.
 - 10.) PROVIDE DOWN STAIRS OUTDOOR FIXTURE STUB OUTS FOR FUTURE LANDSCAPE LIGHTING IN PLANTERS, TREES, IRRIGATION SYSTEMS, ETC.
 - 11.) CLOSET LIGHTING:
 - RECESSED FIXTURE W/ LENS MUST MAINTAIN (FROM EDGE OF FINISHED TRIM) A MINIMUM OF 6" CLEARANCE TO SHELF AND A MINIMUM OF 18" TO THE BACK AND SIDE WALLS.
 - FLUORESCENT FIXTURE W/ LENS MUST MAINTAIN 12" MIN. CLEARANCE TO THE SHELF AND 24" MINIMUM CLEARANCE TO THE BACK AND SIDE WALLS.
 - 12.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.
 - 13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.
 - 14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.
 - 15.) SEE SHT. A____ FOR ELECTRICAL LEGEND.

- NOTE:
- 1- PROVIDE NEW POWER FOR FRONT GATE.
 - 2- PROVIDE POWER FOR NEW POOL. COORDINATE LOCATION WITH POOL COMPANY.
 - 3- PROVIDE POWER FOR SPA. COORDINATE LOCATION WITH OWNER.

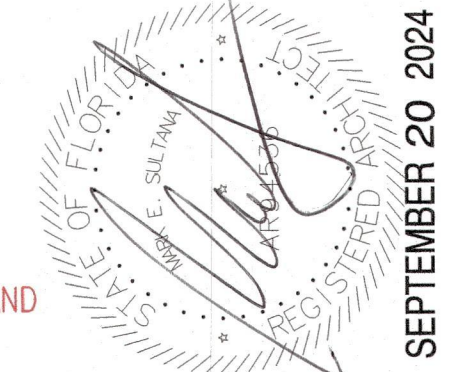
ELECTRICAL LEGEND	
ELECTRICAL SYMBOL ABBREVIATIONS	LIGHT FIXTURES
A - ABOVE COUNTER	○ RECESSED CEILING LIGHT FIXTURE
AUC - ABOVE UPPER CABINET	○ RECESSED WALL WASH FIXTURE
ABFE - ABOVE BASE FLOOD ELEVATION PLANE	☀ SURFACE MOUNTED CEILING LIGHT FIXTURE
ADFE - ABOVE DESIGN FLOOD ELEVATION PLANE	☀ PENDANT - CEILING MOUNTED
C - RECESSED CLOCK RECEPTACLE	☀ 3-HEAD LIGHT ASSEMBLY - CEILING MTG.
GFI - GFCI CIRCUIT	☀ WALL MOUNTED FLOOD LIGHT FIXTURE
UC - UNDER COUNTER	○ JUNCTION BOX
VP - VAPOR PROOF FIXTURE	○ HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
WCR - RECEPTACLE WITHIN CABINET W/ GFI PROTECTION	○ HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
WP - WEATHER PROTECTED	○ LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
USB - UNIVERSAL SERIAL BUS RECEPTACLE PORT	○ UNDERWATER POOL LIGHT - WALL MTG.
SWITCHING:	
- ALL SWITCH COVERS TO BE SCREWLESS TYPE.	
\$ SINGLE POLE WALL SWITCH	○ UNDERWATER POOL LIGHT - BOTTOM MTG.
\$D SINGLE POLE WALL SWITCH W/ DIMMER	○ WALL SCONCE
\$T SINGLE POLE WALL SWITCH W/ TIMER	▬ SURFACE MOUNTED LED
\$3 3-WAY WALL SWITCH	▬ SURFACE MOUNTED LED
\$F FLIP UP SWITCH - FLUSH W/ COUNTER TOP	▬ UNDER CABINET LIGHTING
\$D FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION - FLUSH W/ COUNTER TOP	▬ LED UPLIGHTING
□ LIGHT CONTROL TOUCH PAD	☒ IN WALL MOUNTED LIGHT LOW VOLTAGE
☒ GARAGE DOOR OPENER CONTROL	☒ CEILING MOUNTED FAN
MS MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL	
OUTLETS:	
- ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.	
- ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.	
⊕ DUPLEX RECEPTACLE	
⊕ ABOVE COUNTER LOCATED DUPLEX RECEPTACLE	
⊕ WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED - ONE NON-SWITCHED (WHEN WIRED IN TANDEM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)	
⊕ 220 VOLT RECEPTACLE	
⊕ CEILING OUTLET	
⊕ FLOOR OUTLET	
⊕ FLIP UP DUPLEX RECEPTACLE - FLUSH W/ COUNTER TOP	
△ CAT 6E	
TV CABLE T.V.	
DISCONNECT	
MISC	
☒ SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP	
▬ ELECTRICAL PANEL	
○ THERMOSTAT	
☒ GAS	
☒ DOOR CHIME	
☒ CEILING MOUNTED EXHAUST FAN	
☒ SURFACE MOUNTED SPEAKER	
☒ ALARM PANEL	



FIRST FLOOR - ELECTRICAL PLAN
3/16" = 1'-0"

1

- 1 - REVISION PER CLIENT COMMENTS
- 2 - REVISION PER CLIENT STRUCTURAL & BUILDING DEPARTMENT COMMENTS
- 3 - REVISION PER CLIENT AND STRUCTURAL COMMENTS



Revisions	Date
1	4/15/2024
2	8/16/2024
3	09/20/2024

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**A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE**
LAS SIRENAS
784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

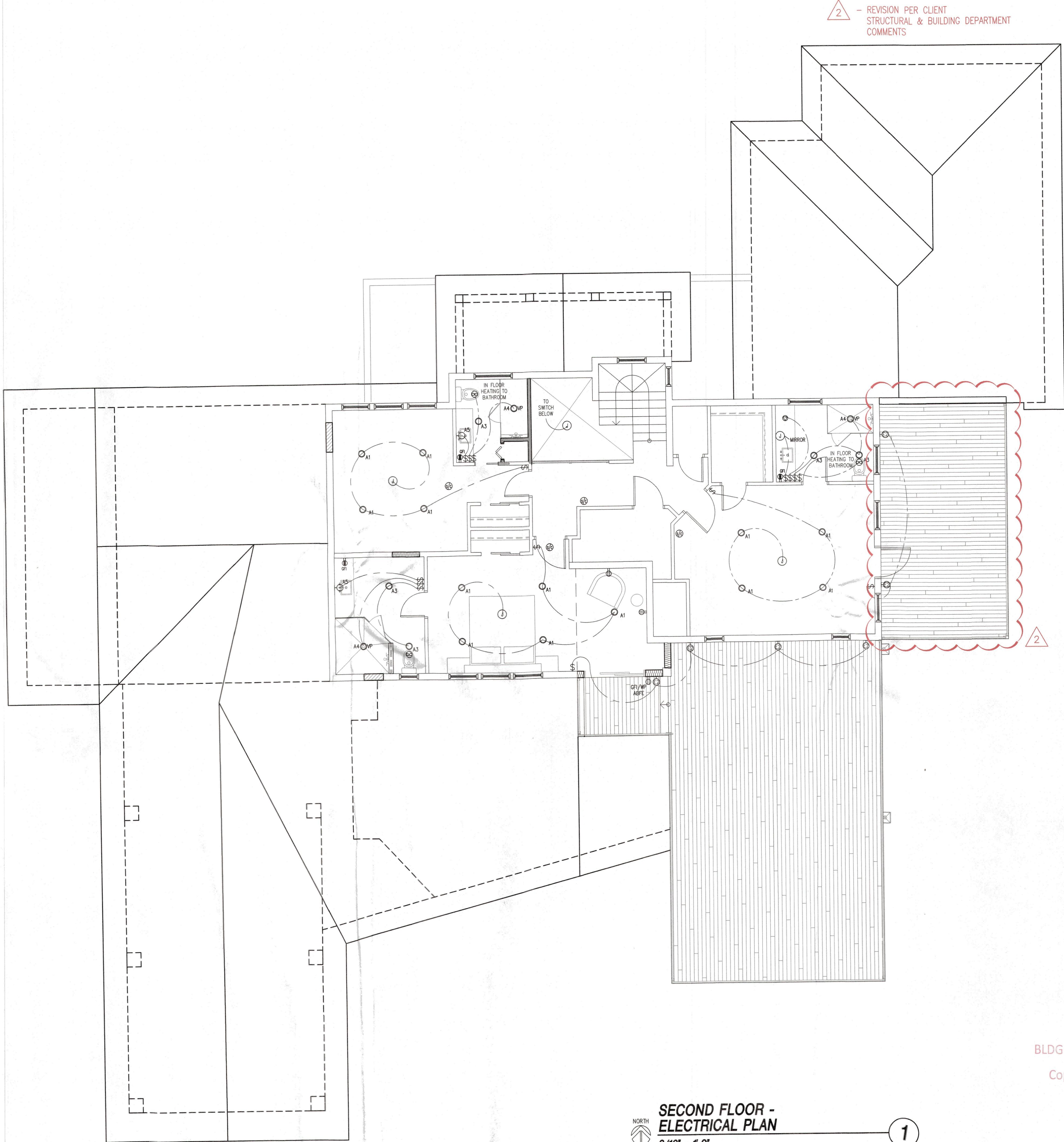
PERMIT SET 8.15.2024

BLDG PERMIT PLANS
FILE
Copy of Record

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SEP 24 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building
Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024
Sheet Number:
A1.60

- ELECTRICAL NOTES:
- 1.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017.
 - 2.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC70).
 - 3.) ALL OUTLETS THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPTACLES.
 - 4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION (ADFE).
 - 5.) ALL SWITCHES AND RECEPTACLES TO BE DECORA (FLUSH WHITE) BY LEVITON W/ SCREWLESS FACE/WALL PLATE COVERS.
 - 6.) G.C. TO COORDINATE ARCHITECTURAL POWER PLAN AND STRUCTURED WIRING PLAN BY OTHERS.
 - 7.) ALL FIRE SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED IN TANDEM, IF ONE IS ACTIVATED IT SHALL CAUSE ALL DETECTORS TO SOUND.
 - 8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.
 - 9.) ALL LOW VOLTAGE FIXTURES SHALL BE IC LISTED.
 - 10.) PROVIDE DOWN STAIRS OUTDOOR FIXTURE STUB OUTS FOR FUTURE LANDSCAPE LIGHTING IN PLANTERS, TREES, IRRIGATION SYSTEMS, ETC.
 - 11.) CLOSET LIGHTING:
 - RECESSED FIXTURE W/ LENS MUST MAINTAIN (FROM EDGE OF FINISHED TRIM) A MINIMUM OF 6" CLEARANCE TO SHELF AND A MINIMUM OF 18" TO THE BACK AND SIDE WALLS.
 - FLUORESCENT FIXTURE W/ LENS MUST MAINTAIN 12" MIN. CLEARANCE TO THE SHELF AND 24" MINIMUM CLEARANCE TO THE BACK AND SIDE WALLS.
 - 12.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.
 - 13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.
 - 14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.
 - 15.) SEE SHT. A____ FOR ELECTRICAL LEGEND.

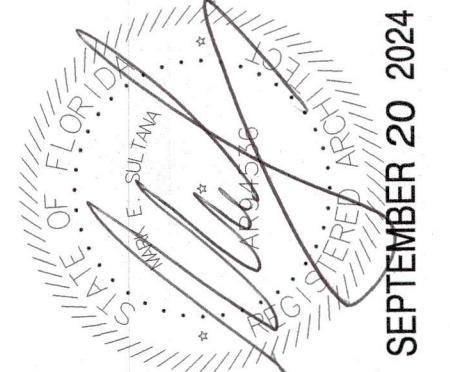
ELECTRICAL LEGEND	
ELECTRICAL SYMBOL ABBREVIATIONS	LIGHT FIXTURES
A - ABOVE COUNTER	○ RECESSED CEILING LIGHT FIXTURE
AUC - ABOVE UPPER CABINET	● RECESSED WALL WASH FIXTURE
ABFE - ABOVE BASE FLOOD ELEVATION PLANE	☀ SURFACE MOUNTED CEILING LIGHT FIXTURE
ADFE - ABOVE DESIGN FLOOD ELEVATION PLANE	△ PENDANT - CEILING MOUNTED
C - RECESSED CLOCK RECEPTACLE	☐ 3-HEAD LIGHT ASSEMBLY - CEILING MTG.
GFI - GFCI CIRCUIT	⬇ WALL MOUNTED FLOOD LIGHT FIXTURE
UC - UNDER COUNTER	Ⓜ JUNCTION BOX
VP - VAPOR PROOF FIXTURE	Ⓜ HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
WCR - RECEPTACLE WITHIN CABINET W/ GFI PROTECTION	Ⓜ HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
WP - WEATHER PROTECTED	Ⓜ LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
USB - UNIVERSAL SERIAL BUS RECEPTACLE PORT	Ⓜ UNDERWATER POOL LIGHT - WALL MTG.
SWITCHING:	
- ALL SWITCH COVERS TO BE SCREWLESS TYPE.	
\$ SINGLE POLE WALL SWITCH	Ⓜ UNDERWATER POOL LIGHT - BOTTOM MTG.
\$D SINGLE POLE WALL SWITCH W/ DIMMER	○ WALL SCONCE
\$T SINGLE POLE WALL SWITCH W/ TIMER	▬ SURFACE MOUNTED LED
\$3 3-WAY WALL SWITCH	▬ SURFACE MOUNTED LED
\$F FLIP UP SWITCH - FLUSH W/ COUNTER TOP	— UNDER CABINET LIGHTING
\$FⓂ FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION - FLUSH W/ COUNTER TOP	— LED UPLIGHTING
□ LIGHT CONTROL TOUCH PAD	Ⓜ IN WALL MOUNTED LIGHT LOW VOLTAGE
☐ GARAGE DOOR OPENER CONTROL	Ⓜ CEILING MOUNTED FAN
MS MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL	
OUTLETS:	
- ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.	
- ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.	
Ⓜ DUPLEX RECEPTACLE	MISC
Ⓜ ABOVE COUNTER LOCATED DUPLEX RECEPTACLE	
Ⓜ WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED - ONE NON-SWITCHED (WHEN WIRED IN TANDEM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)	
Ⓜ 220 VOLT RECEPTACLE	
Ⓜ CEILING OUTLET	
Ⓜ FLOOR OUTLET	
Ⓜ FLIP UP DUPLEX RECEPTACLE - FLUSH W/ COUNTER TOP	
△ CAT 6E	
TV CABLE T.V.	
DISCONNECT	



SECOND FLOOR -
ELECTRICAL PLAN
3/16" = 1'-0"

1

2 - REVISION PER CLIENT
STRUCTURAL & BUILDING DEPARTMENT
COMMENTS



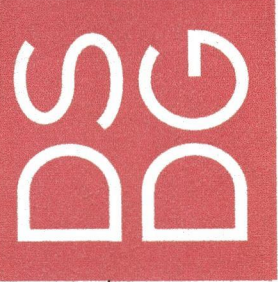
Revisions

108/16/2024

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A NEW RENOVATION AND ADDITION FOR:

PILCH RESIDENCE

LAS SIRENAS

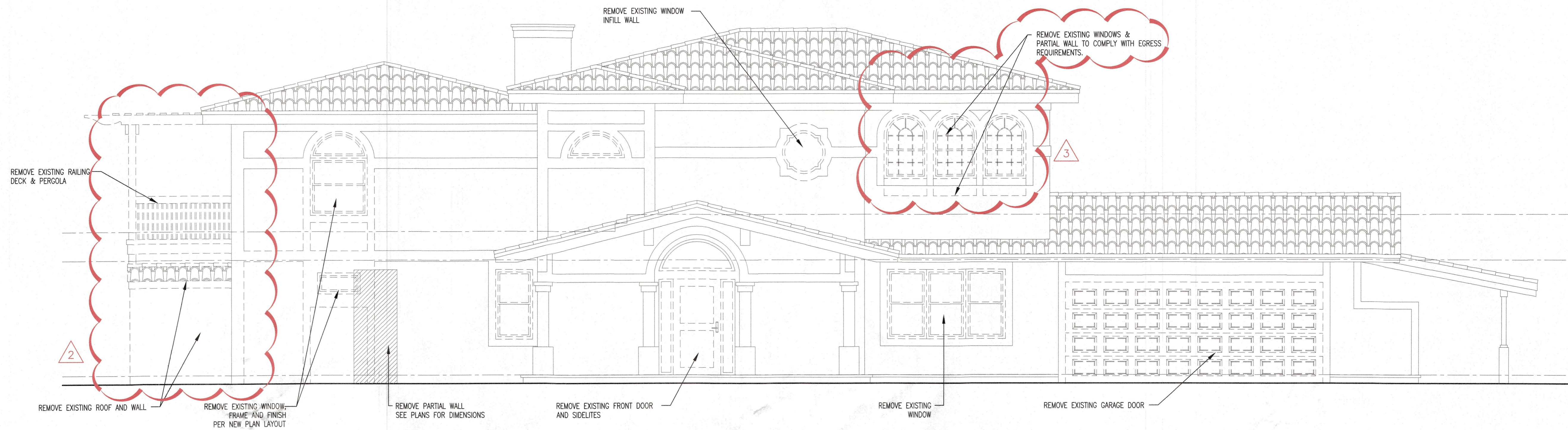
784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

Project Ref: PILCH
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A1.70

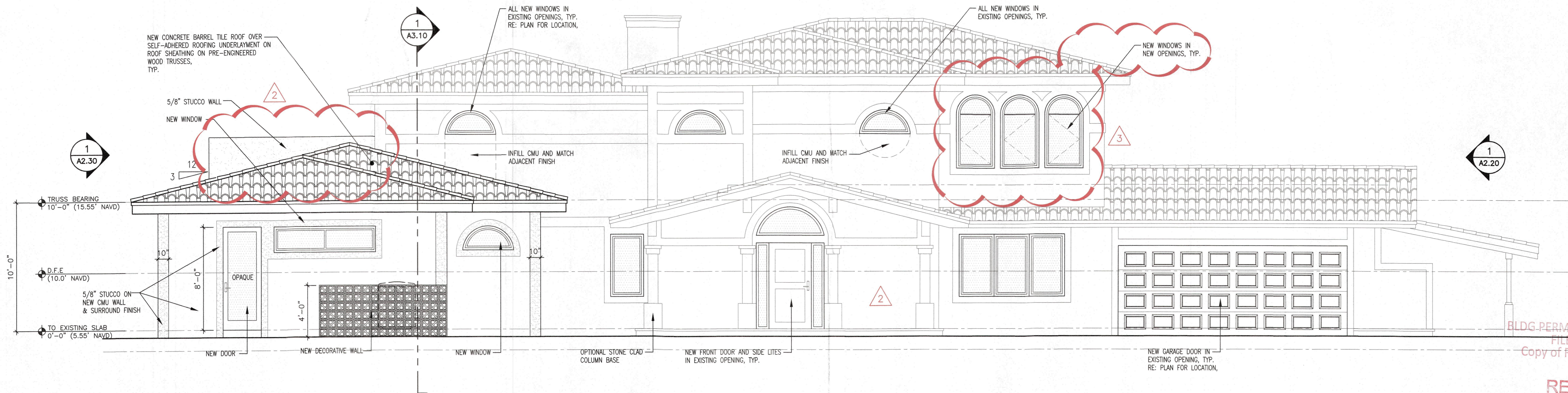
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



SOUTH ELEVATION DEMO
1/4" = 1'-0"

2



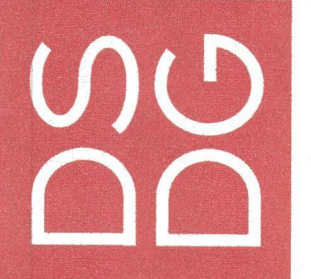
SOUTH ELEVATION NEW
1/4" = 1'-0"

1

Revisions	
1	08/16/2024

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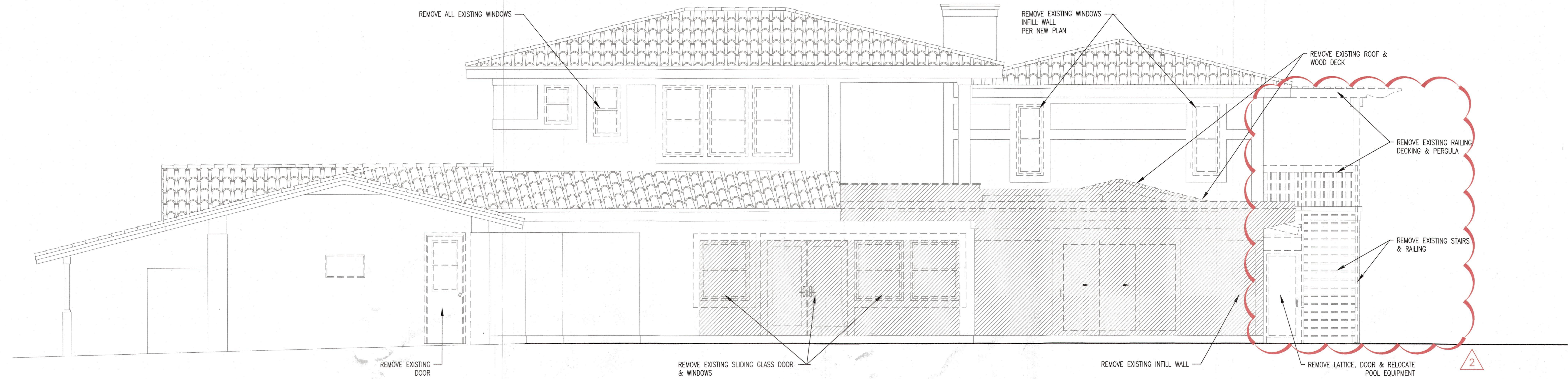
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A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE

BUILDING ELEVATIONS

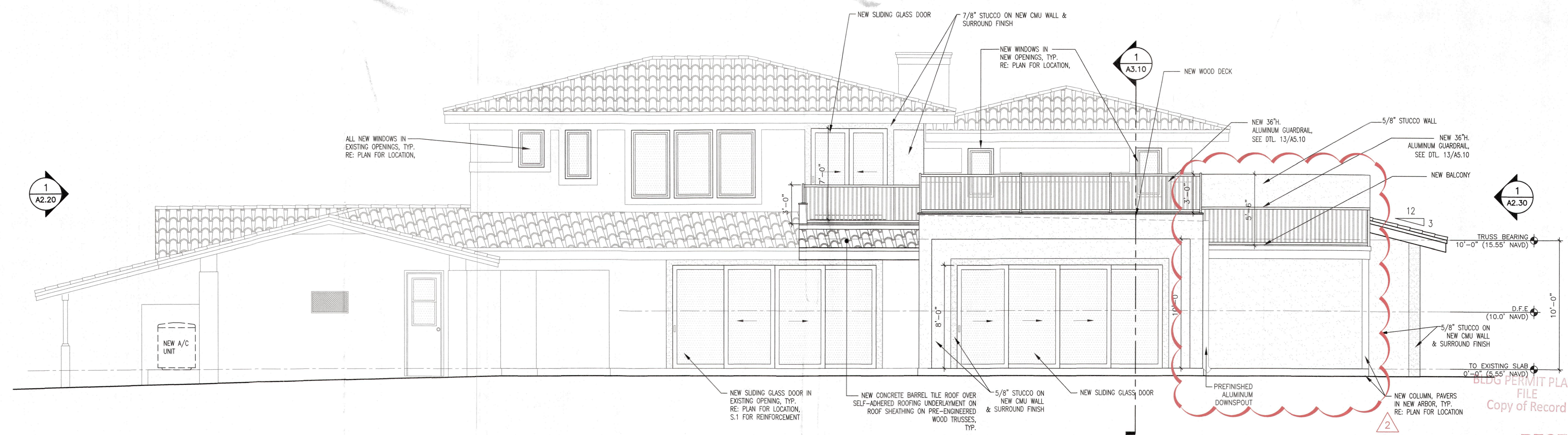
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NORTH ELEVATION DEMO
1/4" = 1'-0"

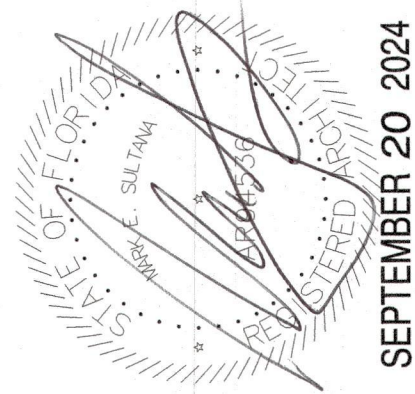
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NORTH ELEVATION NEW
1/4" = 1'-0"

1

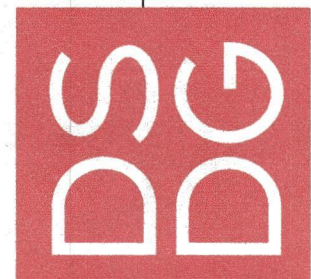
3 - REVISION PER CLIENT AND
STRUCTURAL COMMENTS



Revisions
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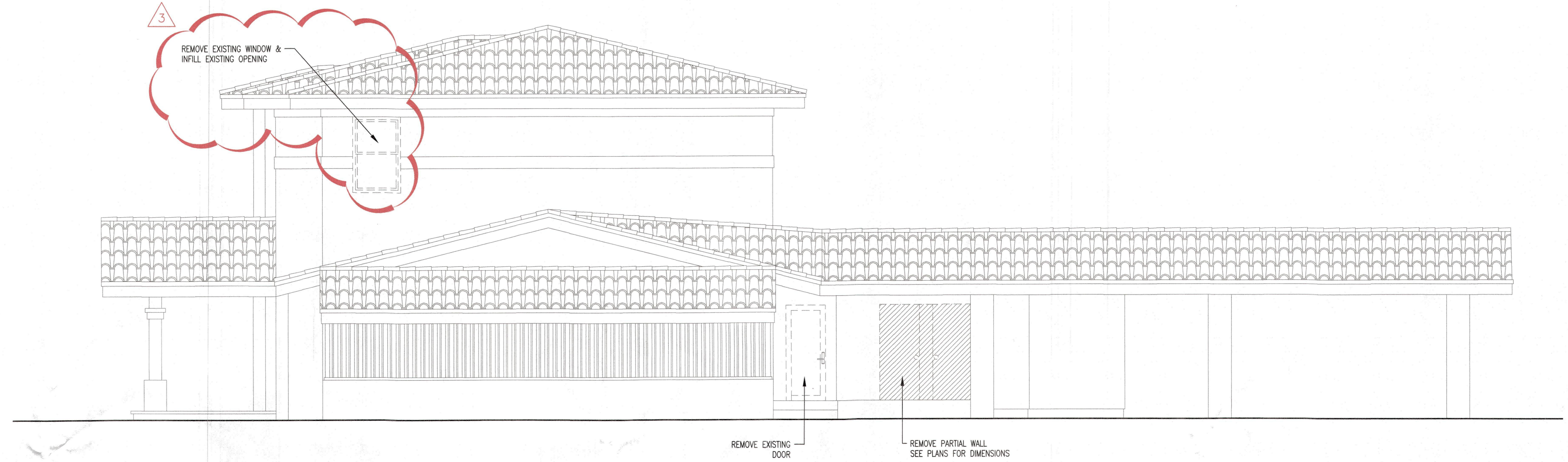


A NEW RENOVATION AND ADDITION FOR:
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784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

PERMIT SET 8.15.2024

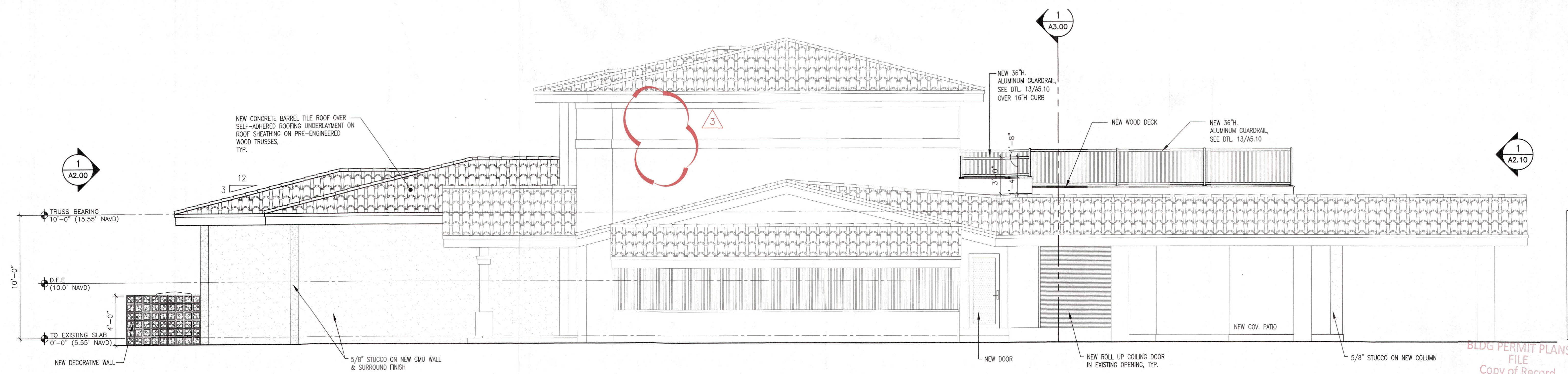
BUILDING
ELEVATIONS

Project Ref: PILCH
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Date Issued: 3.14.2024
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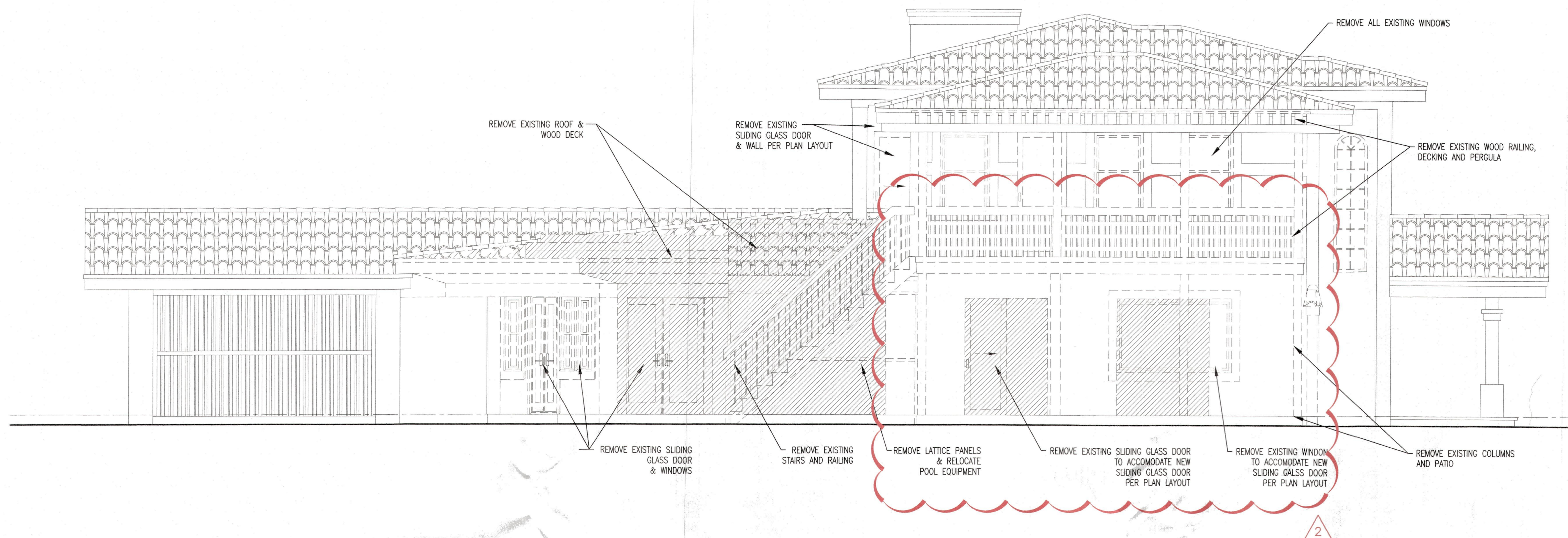
EAST ELEVATION DEMO
1/4" = 1'-0"

2



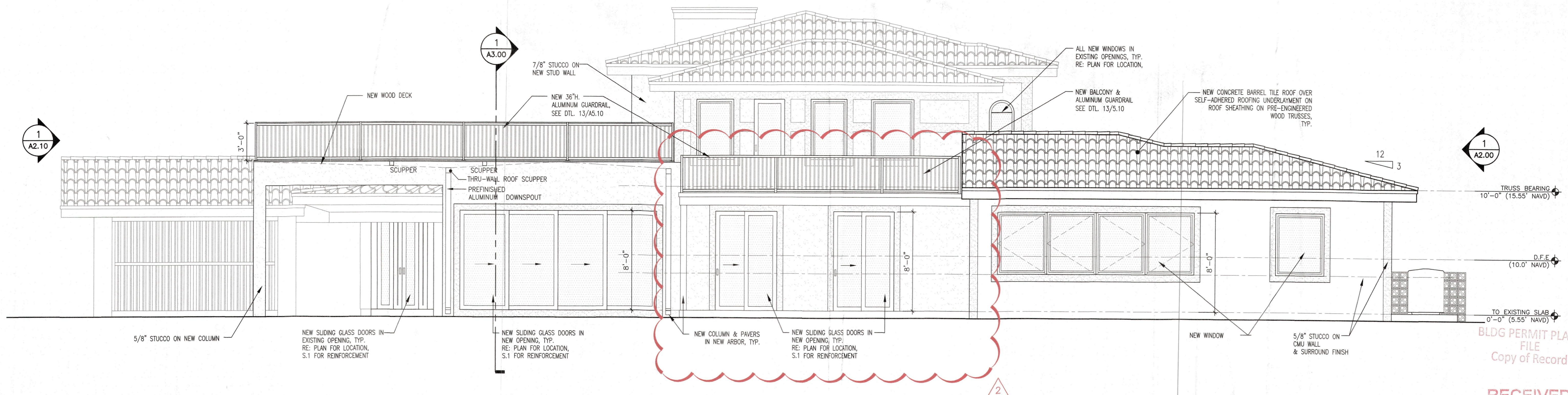
EAST ELEVATION NEW
1/4" = 1'-0"

1



WEST ELEVATION DEMO
1/4" = 1'-0"

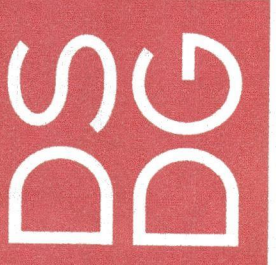
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WEST ELEVATION NEW
1/4" = 1'-0"

1

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A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE

LAS SIRENAS

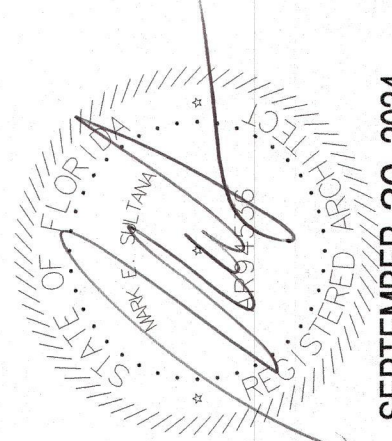
784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

BUILDING ELEVATIONS

Project Ref: PILCH
Drawn by: AM
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Date Issued: 3.14.2024

Sheet Number:

A2.30

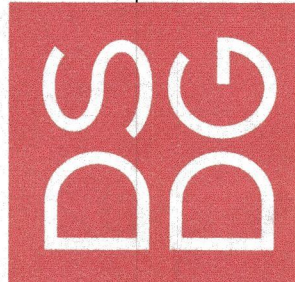


SEPTEMBER 20 2024

Revisions
1
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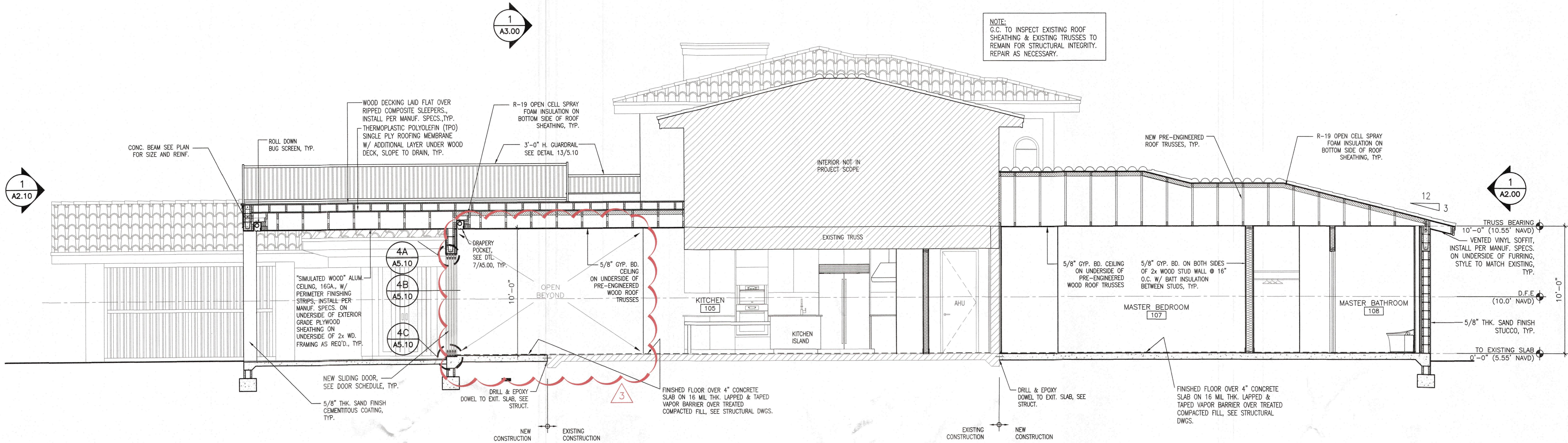
**A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE**
LAS SIRENAS
784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

PERMIT SET 8.15.2024

BUILDING SECTIONS

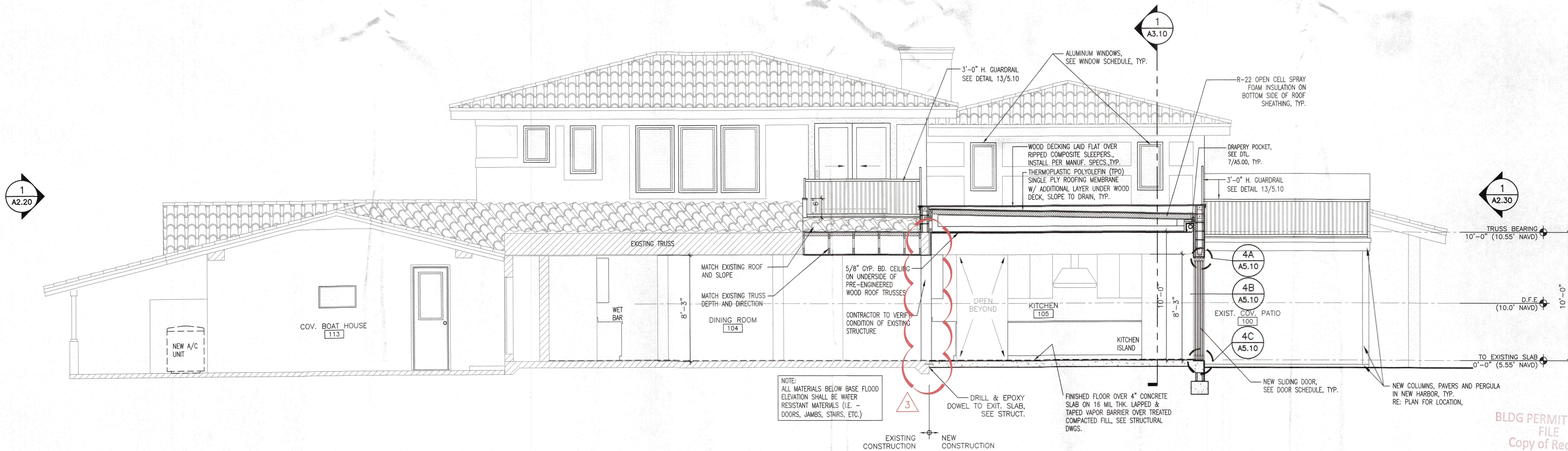
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Sheet Number:

A3.00



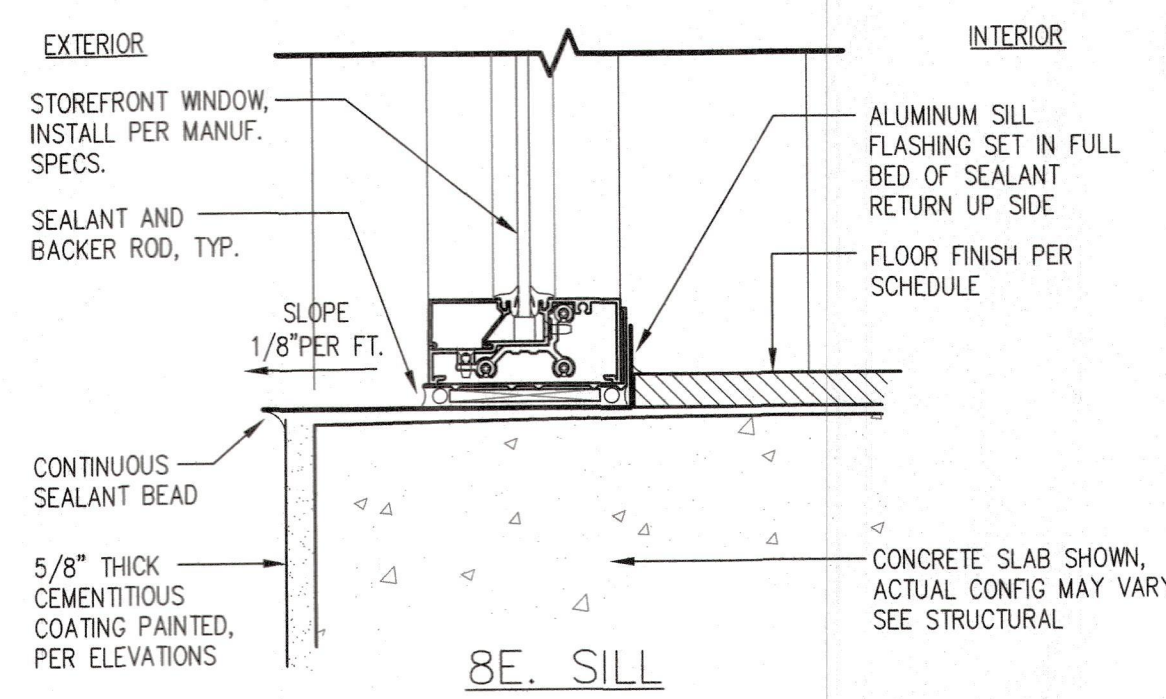
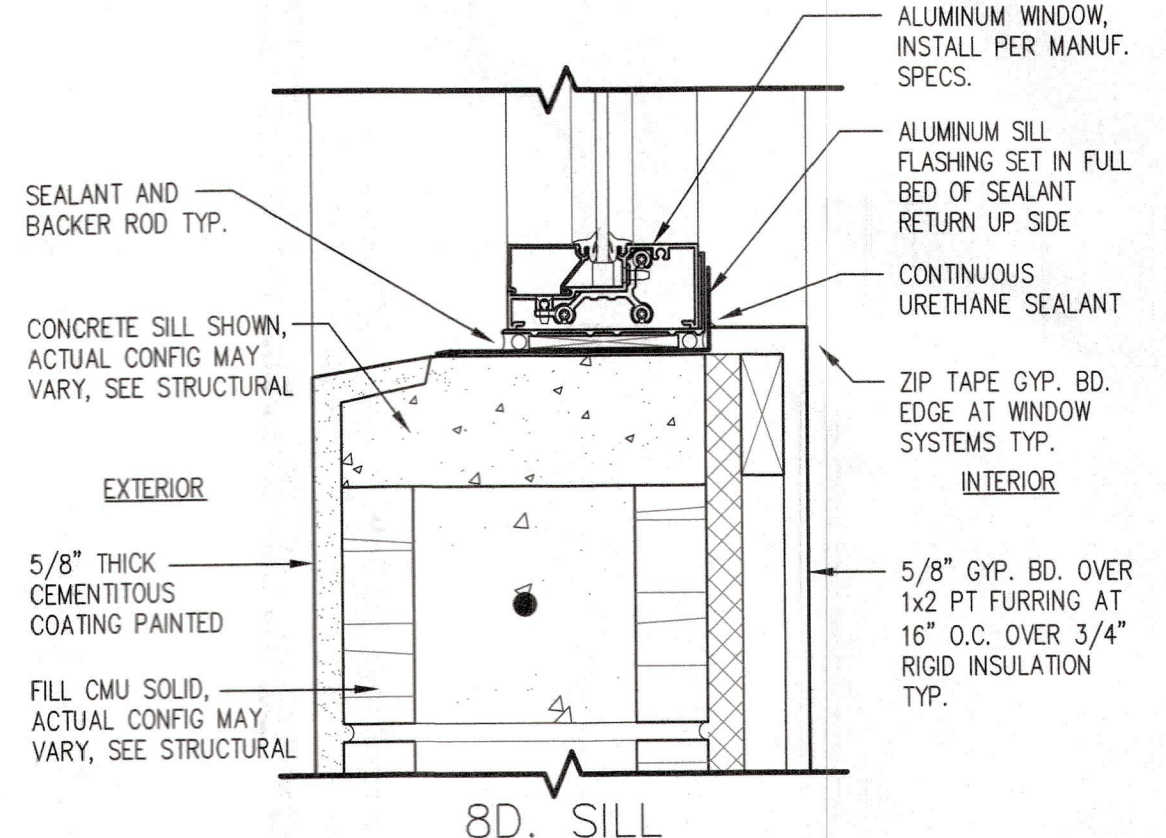
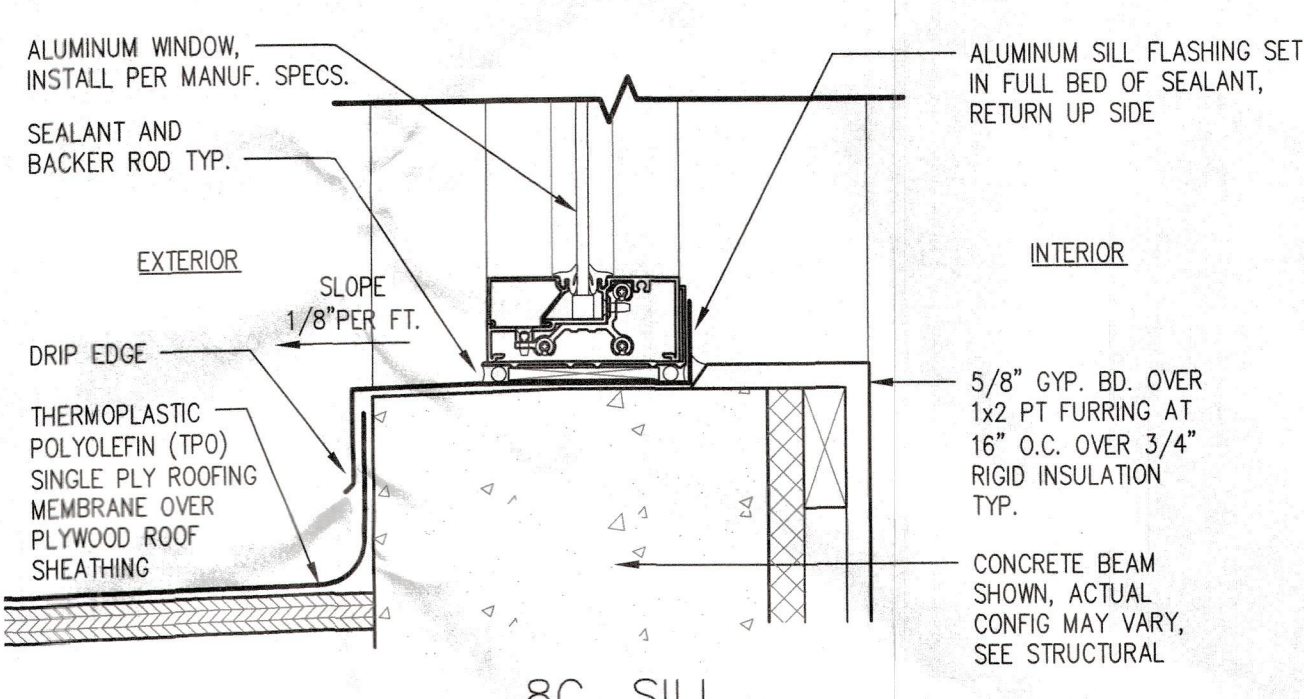
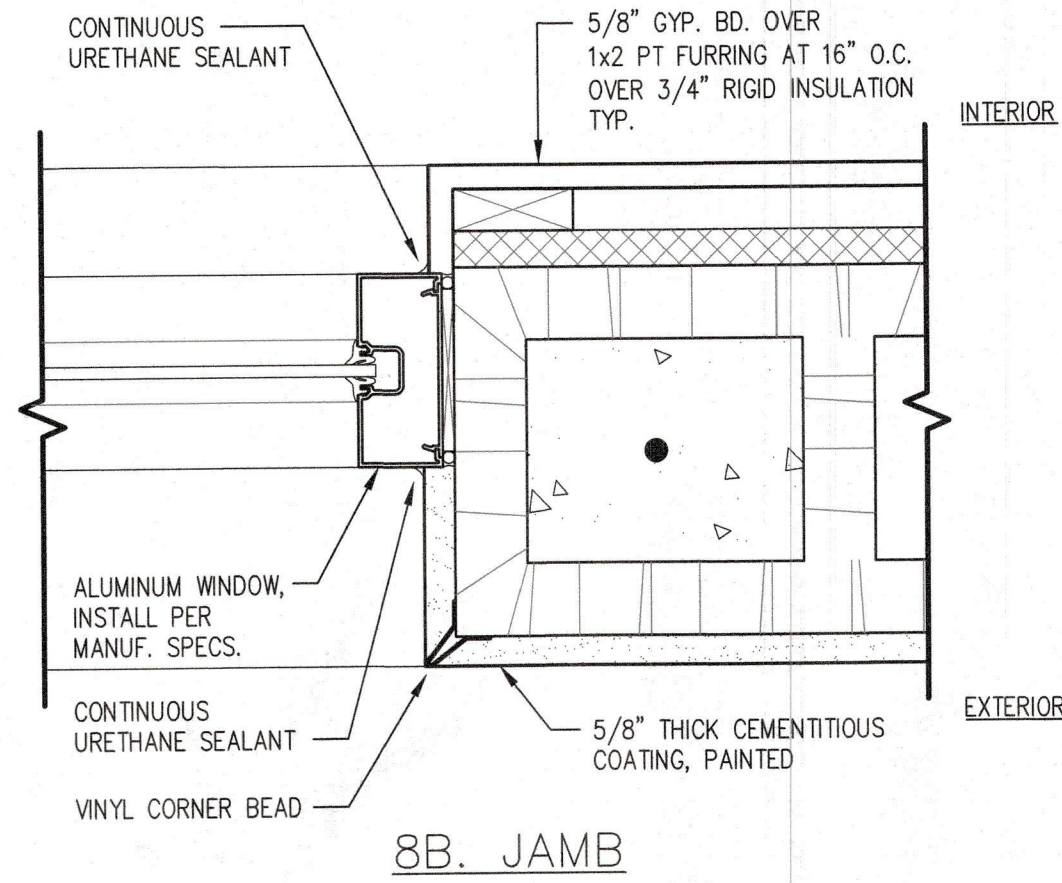
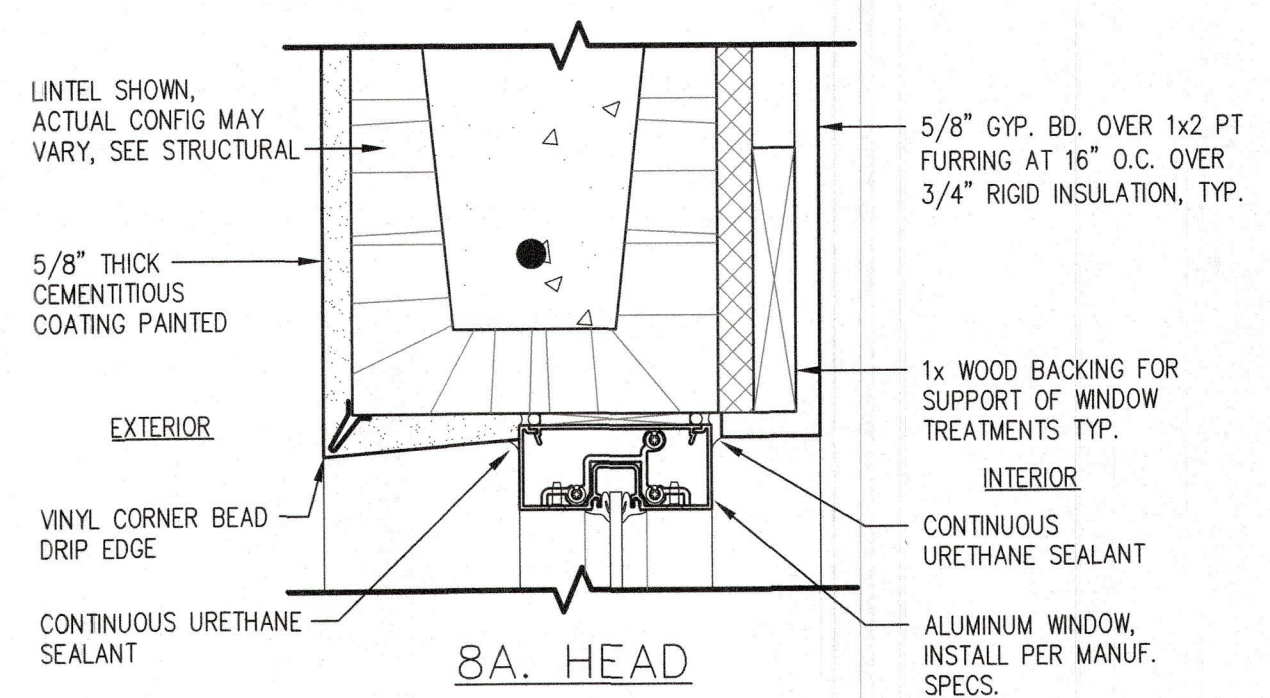
BUILDING SECTION
1/4" = 1'-0"

2

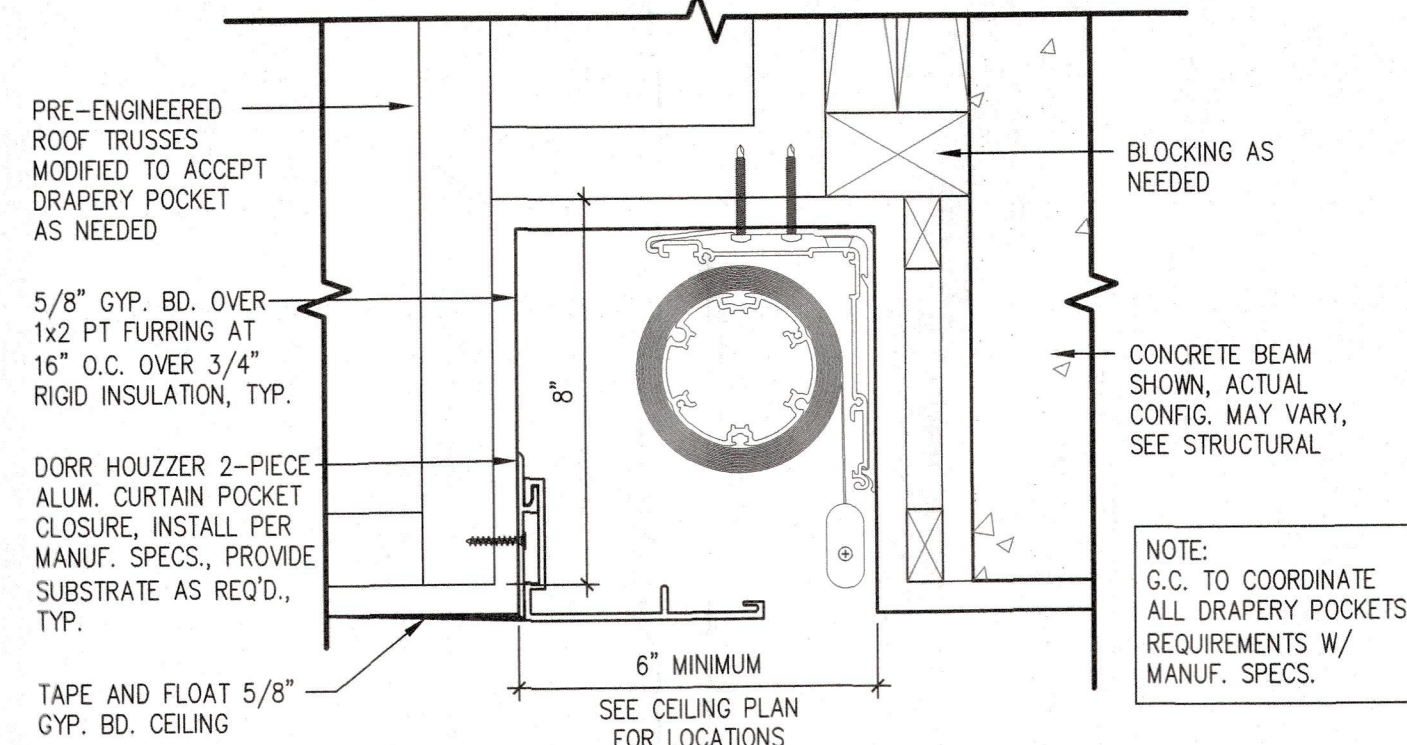


BUILDING SECTION
1/4" = 1'-0"

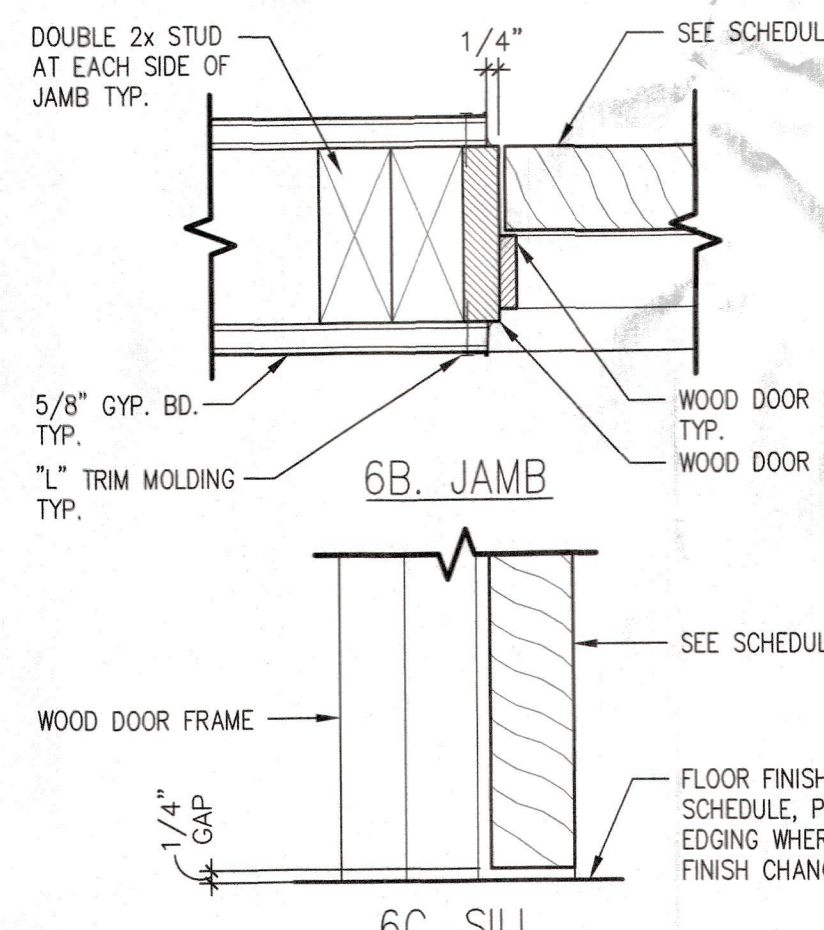
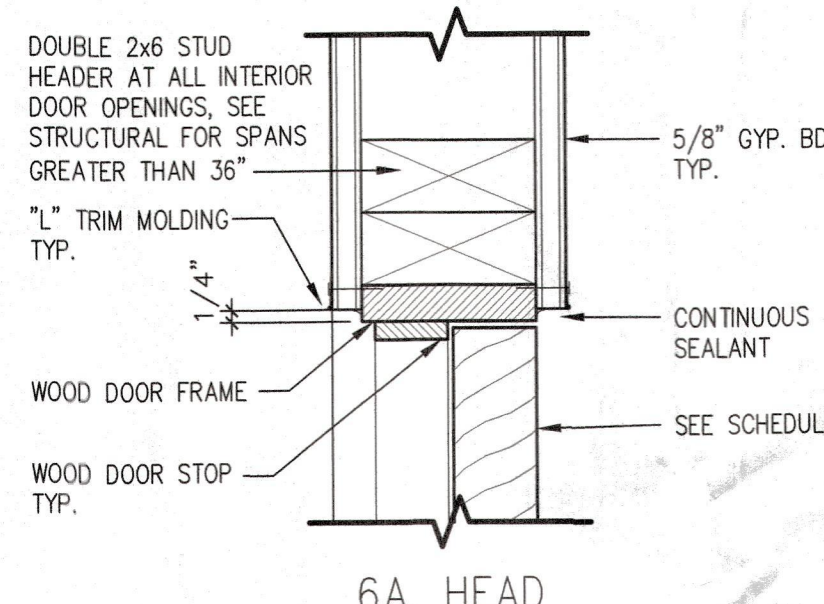
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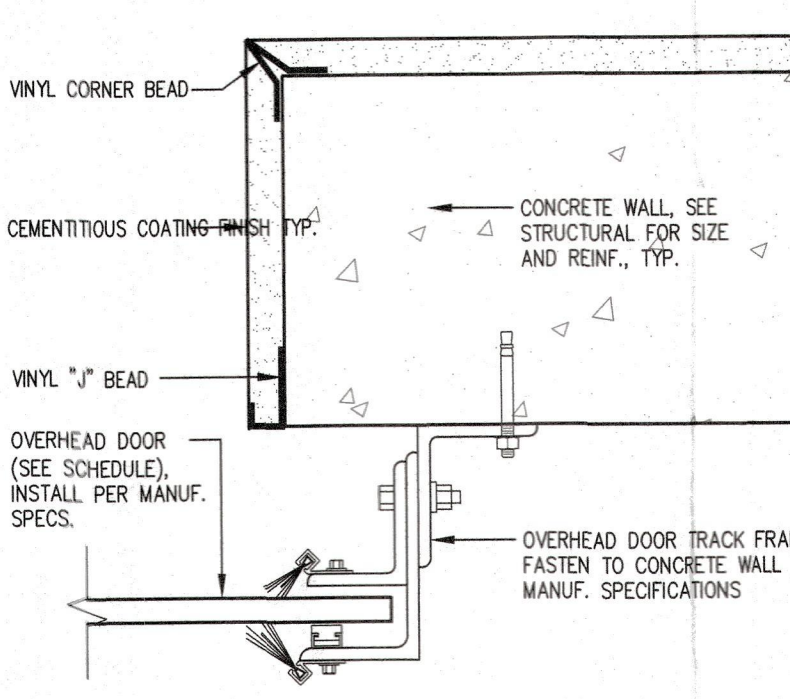
WINDOW DETAIL
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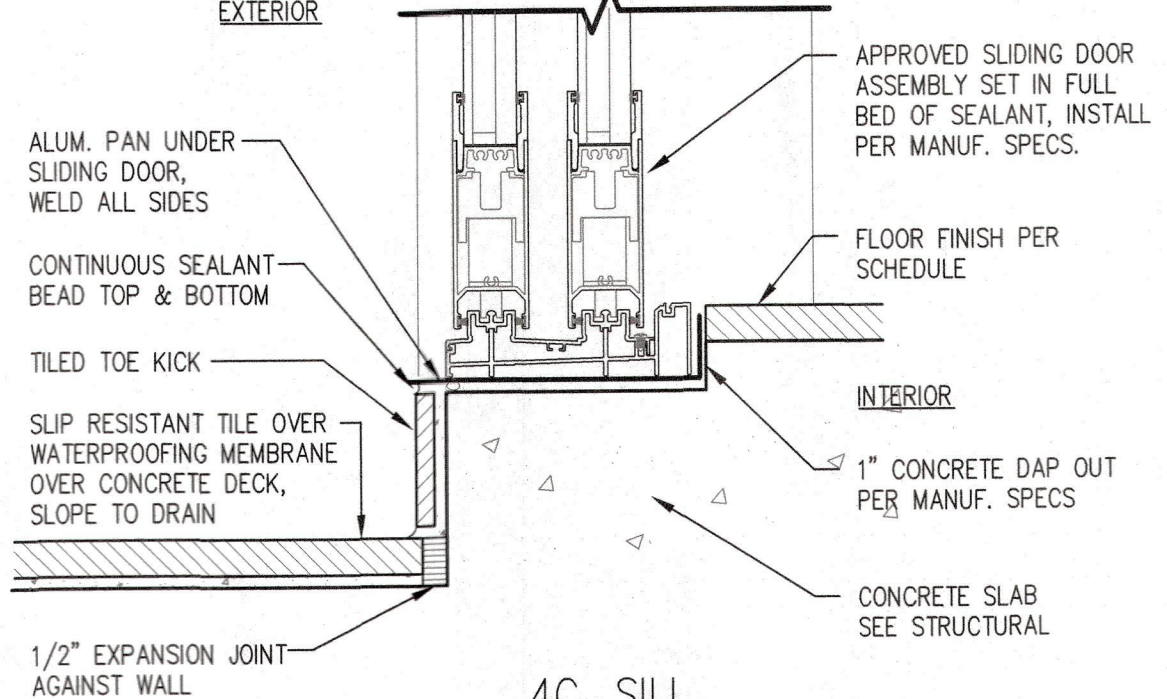
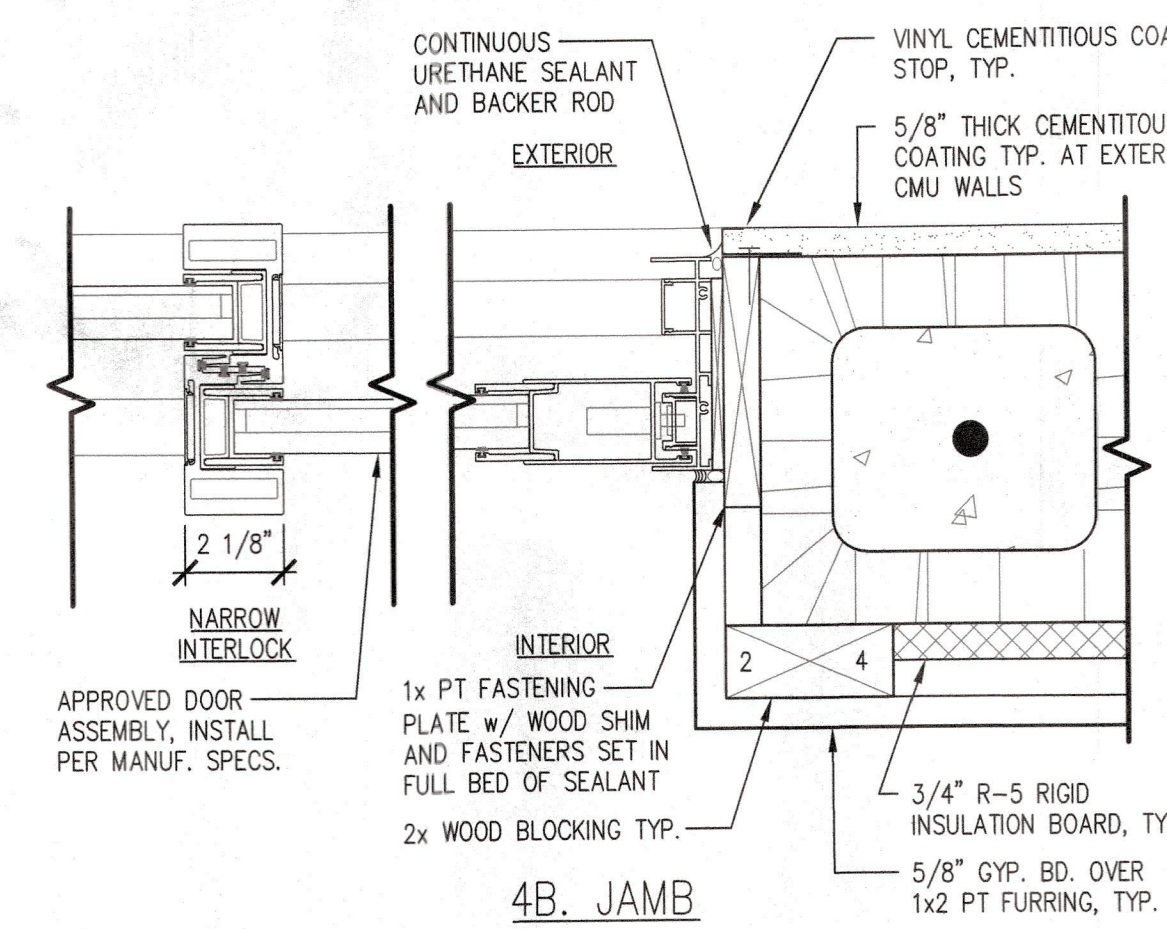
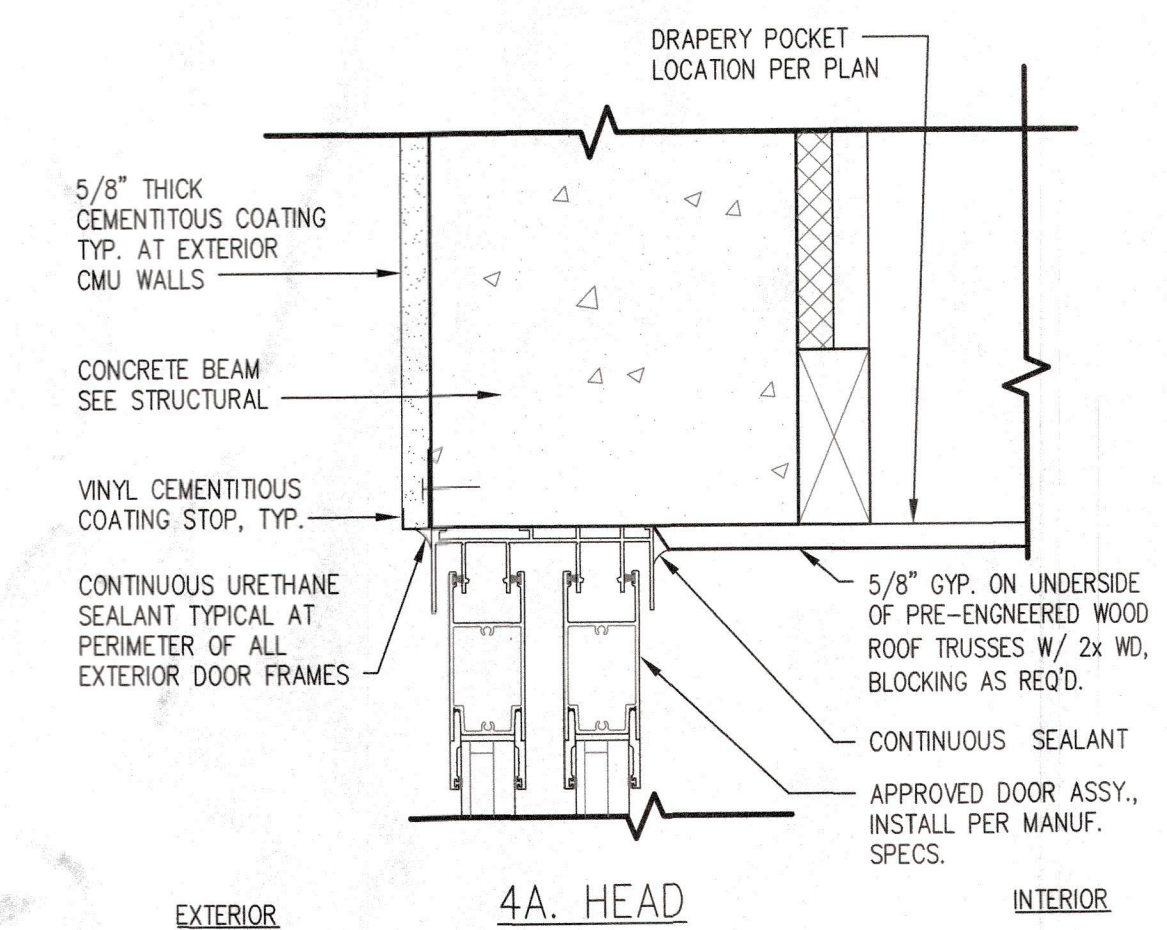
DRAPERY POCKET DETAIL
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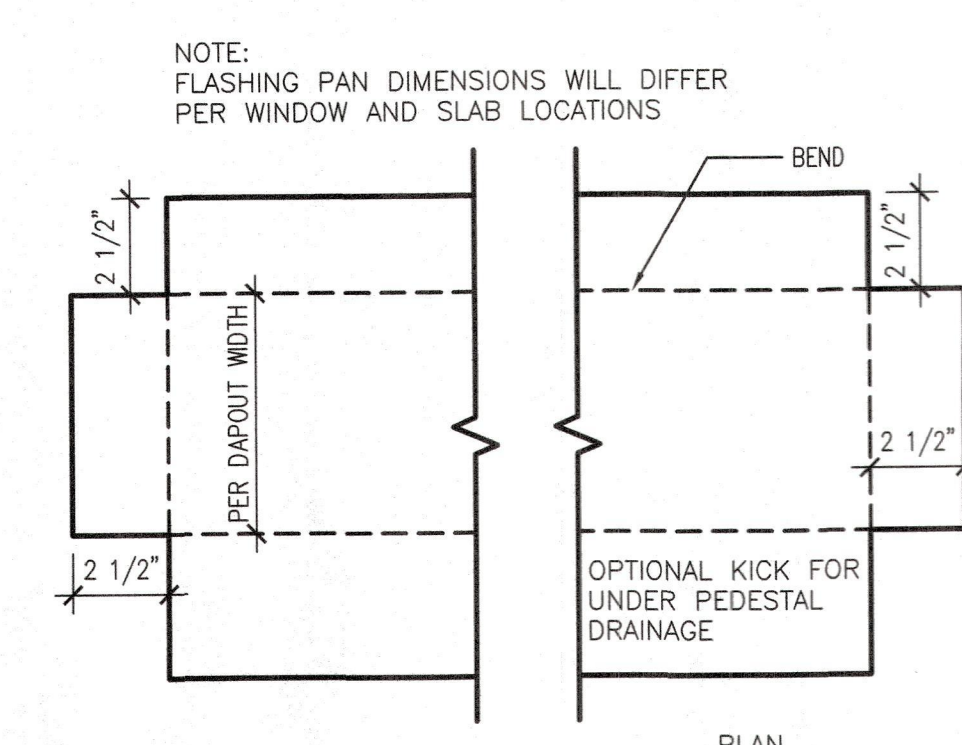
INTERIOR SWING DOOR DETAIL
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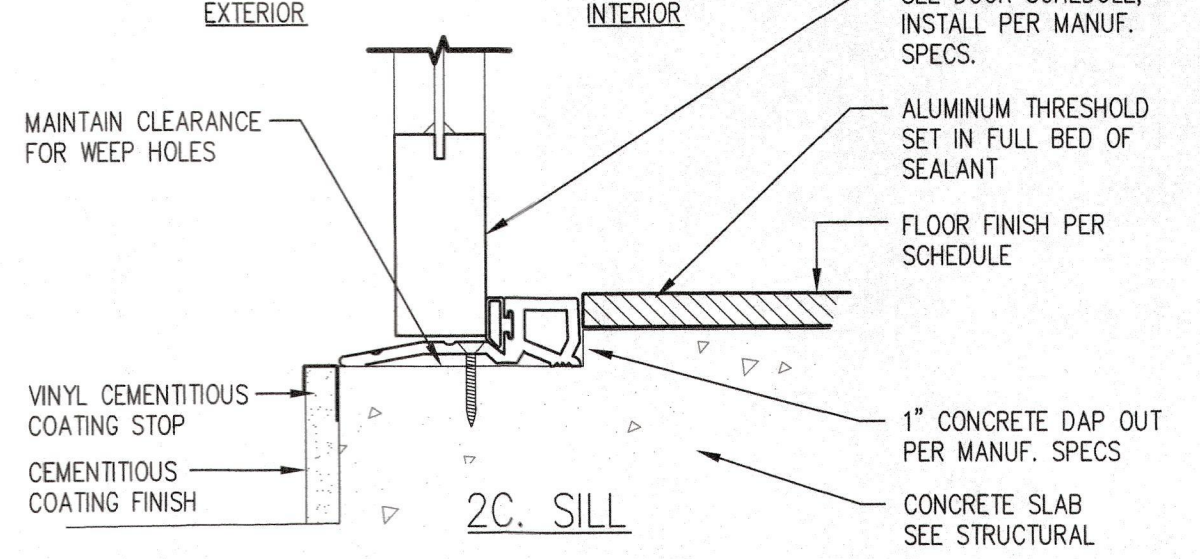
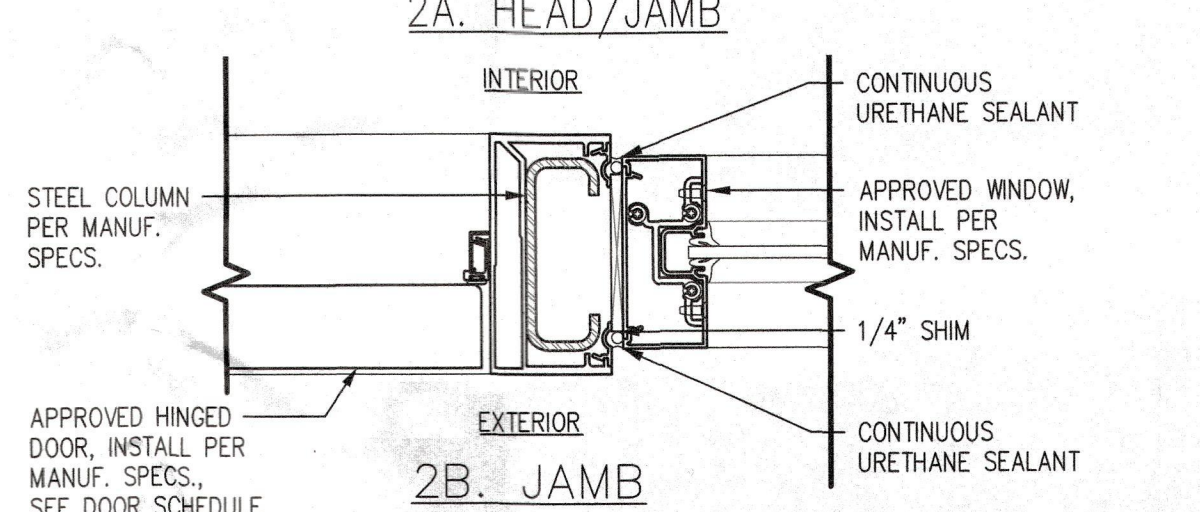
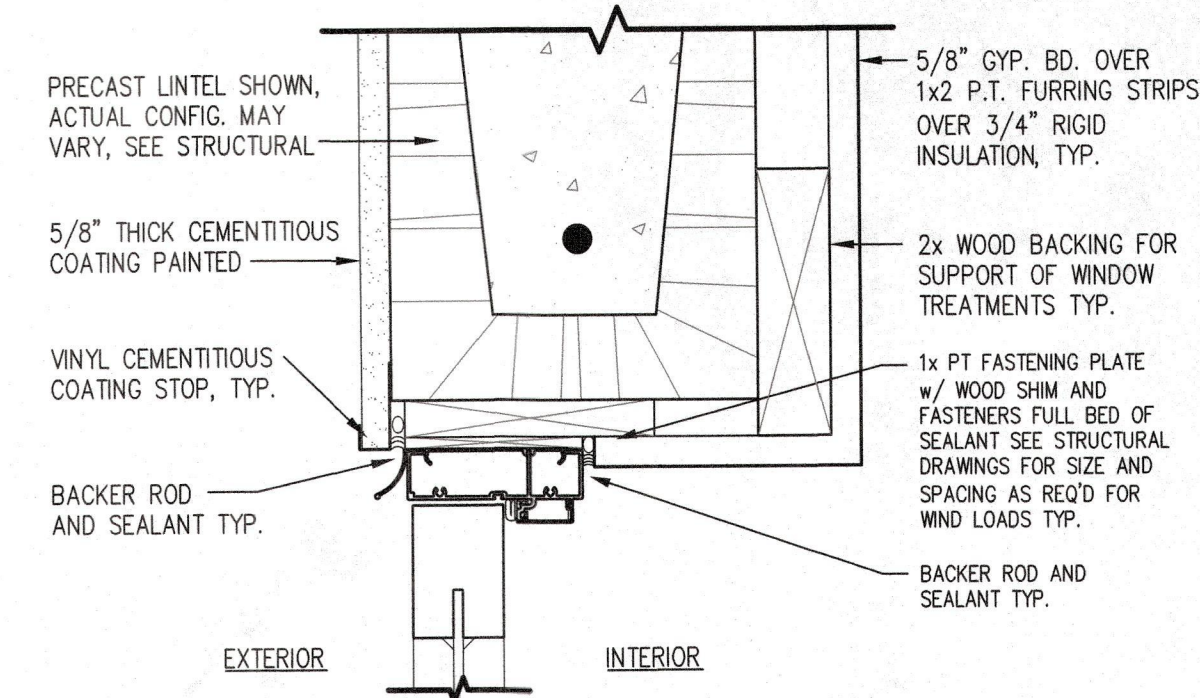
OVERHEAD COILING GARAGE DOOR JAMB DETAIL
3" = 1'-0"



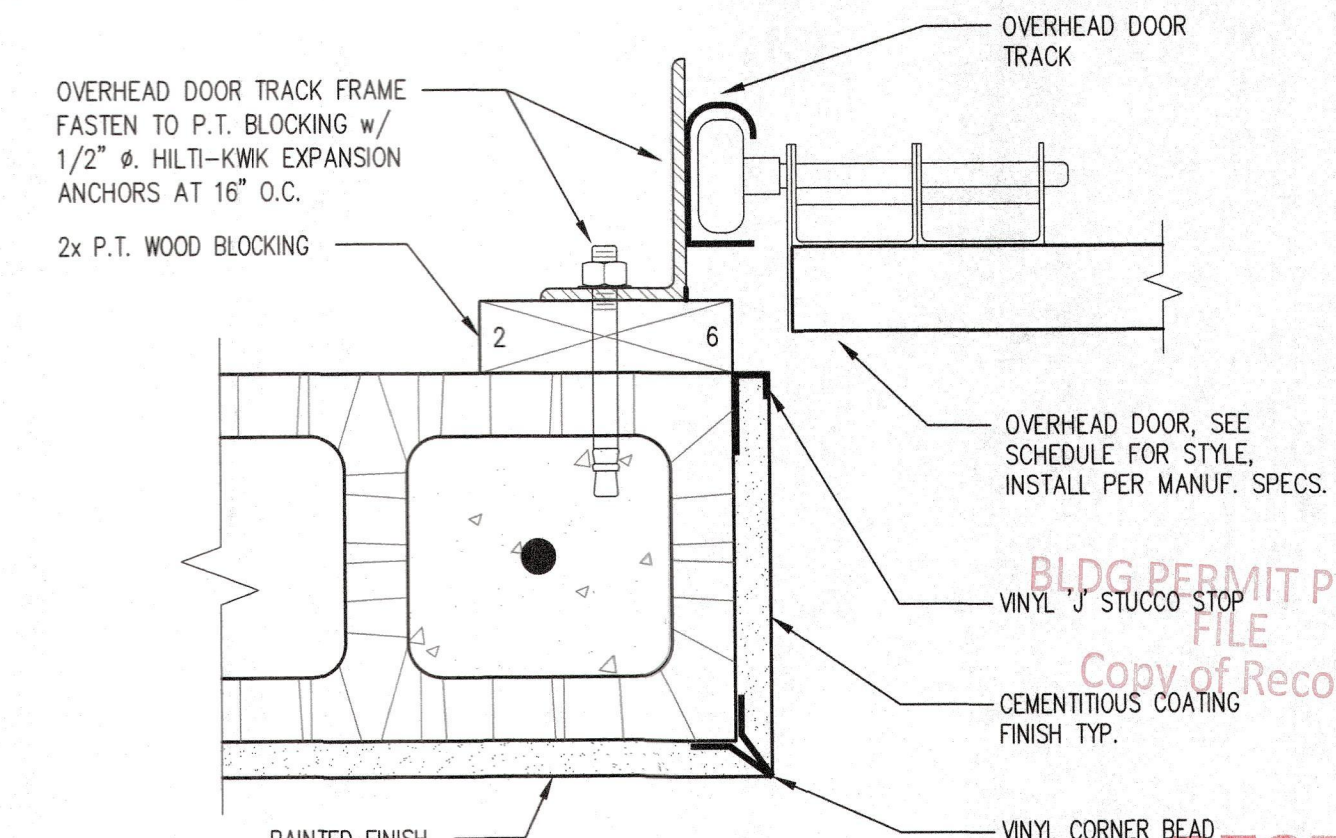
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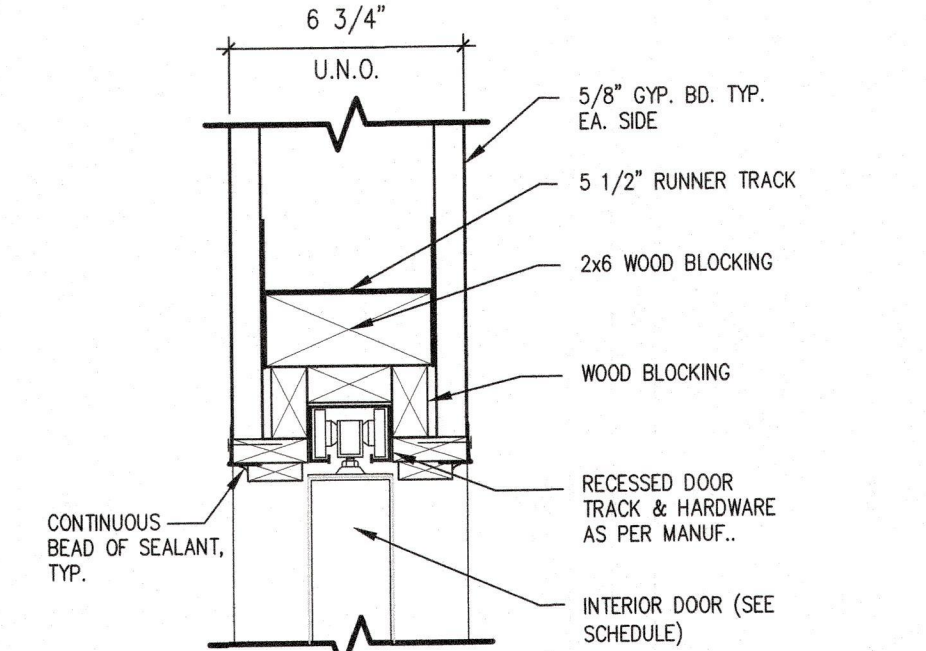
ALUMINUM SILL FLASHING DETAIL
N.T.S.



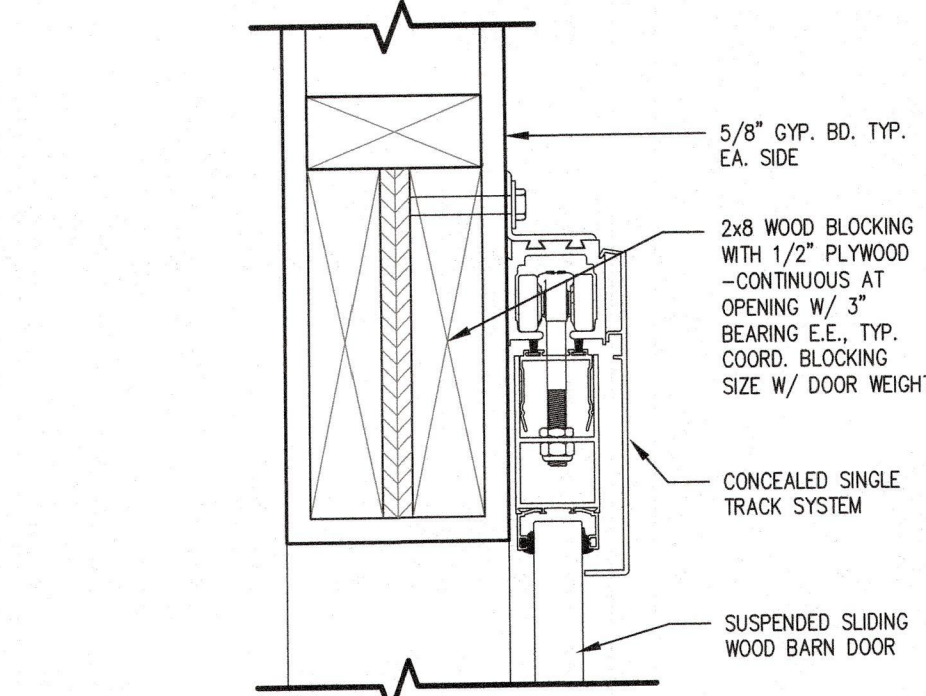
EXTERIOR DOOR DETAIL
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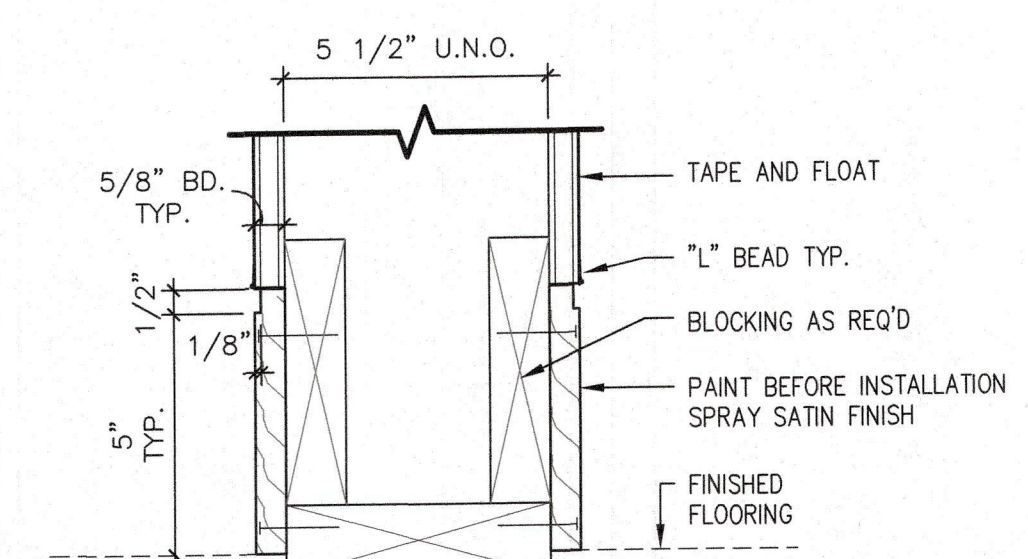
OVERHEAD GARAGE DOOR JAMB DETAIL
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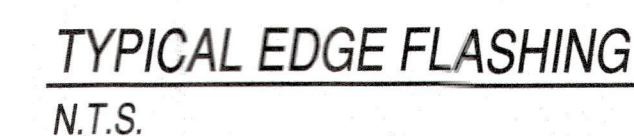
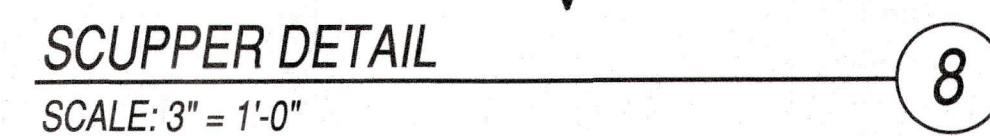
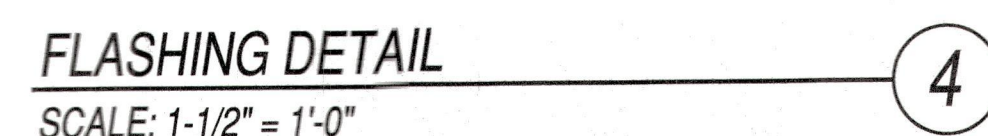
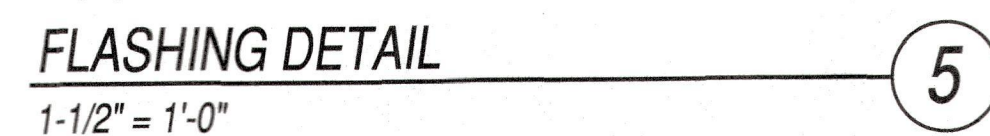
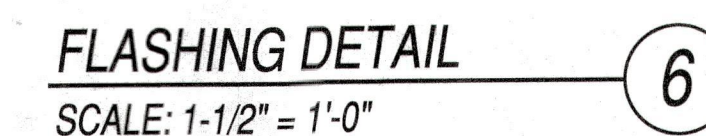
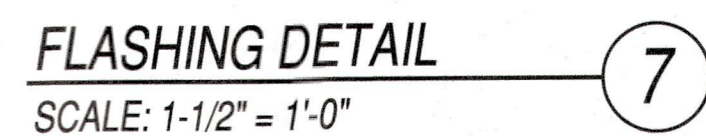
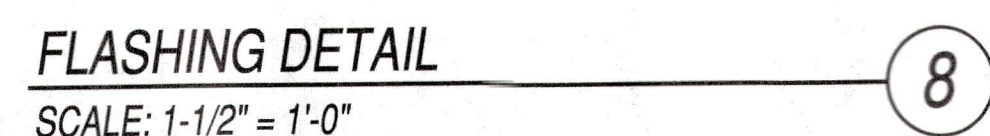
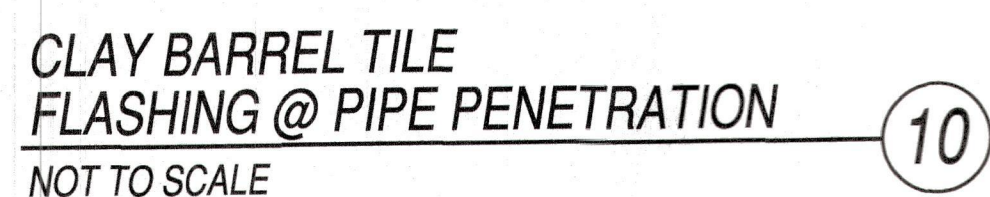
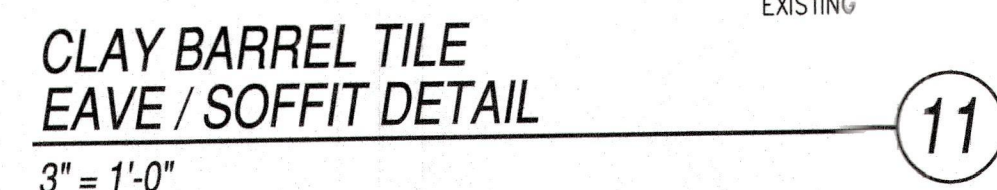
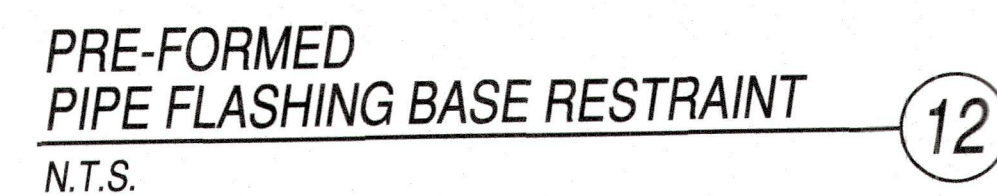
POCKET DOOR HEAD DETAIL
3" = 1'-0"



BARN DOOR HEAD DETAIL
N.T.S.



INTERIOR BASE DETAIL
3" = 1'-0"



DOOR AND FRAME SCHEDULE														
DOOR NO.	TYPE	DOOR					FRAME					HARDWARE SET	STYLE	REMARKS
		SIZE			MATL	FINISH	DETAILS			MATL	FINISH			
		WD	HGT	THK			HEAD	JAMB	SILL					
101	2	2'-8"	8'-0"	1-3/4"	WOOD	PAINT	6A/A5.00	6B/A5.00	6C/A5.00	WOOD	PAINT	PRIVACY	HINGED - SINGLE	PREHUNG SOLID CORE
103	6	16'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4B/A5.00	4C/A5.00	AL	PF	LOCK	SLIDING - QUADRUPL - FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
103A	6	16'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4B/A5.00	4C/A5.00	AL	PF	LOCK	SLIDING - QUADRUPL BI-PARTING - FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
104	5	16'-0"	7'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4B/A5.00	4C/A5.00	AL	PF	LOCK	SLIDING - DOUBLE - FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
105	7	5'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4B/A5.00	4C/A5.00	AL	PF	LOCK	SLIDING - DOUBLE - FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
105A	7	5'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4B/A5.00	4C/A5.00	AL	PF	LOCK	SLIDING - DOUBLE - FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
106	2	2'-8"	8'-0"	1-3/4"	WOOD	PAINT	6A/A5.00	6B/A5.00	6C/A5.00	WOOD	PAINT	PASS	HINGED - SINGLE	PREHUNG SOLID CORE
107	2	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	6A/A5.00	6B/A5.00	6C/A5.00	WOOD	PAINT	PRIVACY	HINGED - SINGLE	PREHUNG SOLID CORE
108	3	6'-0"	8'-0"	1-3/4"	WOOD	PAINT	7/A5.00	--	--	WOOD	PAINT	PRIVACY	POCKET - DOUBLE	PREHUNG SOLID CORE
108A	2	2'-6"	8'-0"	1-3/4"	WOOD	PAINT	6A/A5.00	6B/A5.00	6C/A5.00	WOOD	PAINT	PRIVACY	HINGED - SINGLE	PREHUNG SOLID CORE
108B	1	3'-0"	8'-0"	1-3/4"	AL/GL	PF	2A/A5.00	--	--	AL	PF	LOCK	HINGED - SINGLE - EXTERIOR FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
109	4	3'-6"	8'-0"	1-3/4"	WOOD	PAINT	11/A5.00	--	--	WOOD	PAINT	PASS	BARN - DOUBLE	PREHUNG SOLID CORE
110A	8	4'-0"	8'-0"	1-3/4"	WOOD	PAINT	7/A5.00	--	--	WOOD	PAINT	PASS	BI-PASS - DOUBLE	PREHUNG SOLID CORE
113	11	6'-0"	6'-8"	1-3/4"	AL	PF	5/A5.00	--	--	AL	PF	LOCK	OVERHEAD - COILING	CUSTOM ROOL UP DOOR
202	2	2'-6"	8'-0"	1-3/4"	WOOD	PAINT	6A/A5.00	6B/A5.00	6C/A5.00	WOOD	PAINT	PRIVACY	HINGED - SINGLE	PREHUNG SOLID CORE
207	7	6'-0"	6'-8"	1-3/4"	AL/GL	PF	4A/A5.00	4B/A5.00	4C/A5.00	AL	PF	LOCK	SLIDING - DOUBLE - FULL LITE	LOW-E CLEAR IMPACT INSULATED GLASS
207A	8	4'-0"	8'-0"	1-3/4"	WOOD	PAINT	7/A5.00	--	--	WOOD	PAINT	PASS	BI-PASS - DOUBLE	--
210	9	2'-4"	8'-0"	1-3/4"	WOOD	PAINT	7/A5.00	--	--	WOOD	PAINT	PRIVACY	POCKET - SINGLE	PREHUNG SOLID CORE
210A	10	1'-6"	8'-0"	1-3/4"	WOOD	PAINT	7/A5.00	--	--	WOOD	PAINT	PASS	BIFOLD - SINGLE	PREHUNG SOLID CORE

WINDOW SCHEDULE													
WINDOW NO.	TYPE	WINDOW				FRAME					STYLE	REMARKS	
		SIZE		MATL	GLAZING	DETAILS			MATL	FINISH			
		WD.	HGT.			HEAD	JAMB	SILL					
W05	A	3'-0"	2'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	FIXED - HALFROUND	IMPACT INSULATED	
W06	B	8'-0"	2'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	FIXED - DOUBLE	IMPACT INSULATED	
W07	C	4'-0"	5'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	FIXED	IMPACT INSULATED	
W08	D	16'-0"	5'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	CASEMENT - QUADRUPL PANEL (CASEMENT - CASEMENT - CASEMENT - CASEMENT)	IMPACT INSULATED	
W10	E	3'-0"	5'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	CASEMENT - ARCHED	IMPACT INSULATED EGRESS	
W11	E	3'-0"	5'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	CASEMENT - ARCHED	IMPACT INSULATED EGRESS	
W12	E	3'-0"	5'-0"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	CASEMENT - ARCHED	IMPACT INSULATED EGRESS	
W20	C	2'-0"	3'-9"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	FIXED	IMPACT INSULATED	
W21	C	2'-0"	3'-9"	AL/GL	PF/CLEAR	8A/A5.00	8B/A5.00	8D/A5.00	AL	PF	FIXED	IMPACT INSULATED	

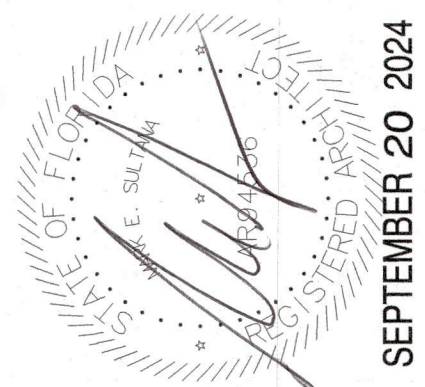
- DOOR NOTES:
- 1.) REPLACE ALL EXISTING DOORS WITH NEW DOORS OF LIKE SIZE.
 - 2.) G.C. TO VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING. SEE EXTERIOR ELEVATIONS FOR NEW DOOR STYLE.
 - 3.) G.C. TO PROVIDE SHOP DRAWINGS FOR ALL DOORS TO ARCHITECT BEFORE ORDERING.
 - 4.) DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
 - 5.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS.
 - 6.) GLASS FOR ALL EXTERIOR DOORS TO BE SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SCP).
 - 7.) ALL SLIDING GLASS DOORS TO HAVE FLUSH PULLS AND LOCKS.
 - 8.) DOORS WITH WINDOWS LISTED AS OPAQUE TO BE MADE WITH A TRANSLUCENT WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR.
 - 9.) WATER PROOFING AT EXTERNAL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13.

- WINDOW NOTES:
- 1.) REPLACE ALL EXISTING WINDOWS WITH NEW WINDOWS OF LIKE SIZE.
 - 2.) G.C. TO VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING. SEE EXTERIOR ELEVATIONS FOR NEW WINDOWS STYLE.
 - 3.) EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER.
 - 4.) WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
 - 5.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS.
 - 6.) GLASS FOR ALL EXTERIOR WINDOWS TO BE SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SCP).
 - 7.) WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10.
 - 8.) WINDOWS LISTED AS OPAQUE TO BE MADE WITH A TRANSLUCENT WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR.
 - 9.) WINDOWS LABELLED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.

ABBREVIATIONS:

PNT - PAINTED
WD - WOOD
FG - FIBERGLASS
AL - ALUMINUM
PH - PRE-HUNG
SCWD - SOLID CORE WOOD DOOR
ST - STAIN
PF - PREFINISHED
MFG - MANUFACTURER
GL - GLASS
CP - COMPOSITE
WC - WOOD INSIDE
ALUM CLAD OUTSIDE

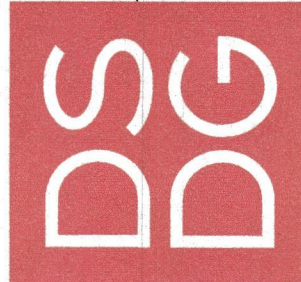
3 - REVISION PER CLIENT AND STRUCTURAL COMMENTS



Revisions	DATE	DESCRIPTION
1	09/20/2024	REVISED PER CLIENT AND STRUCTURAL COMMENTS

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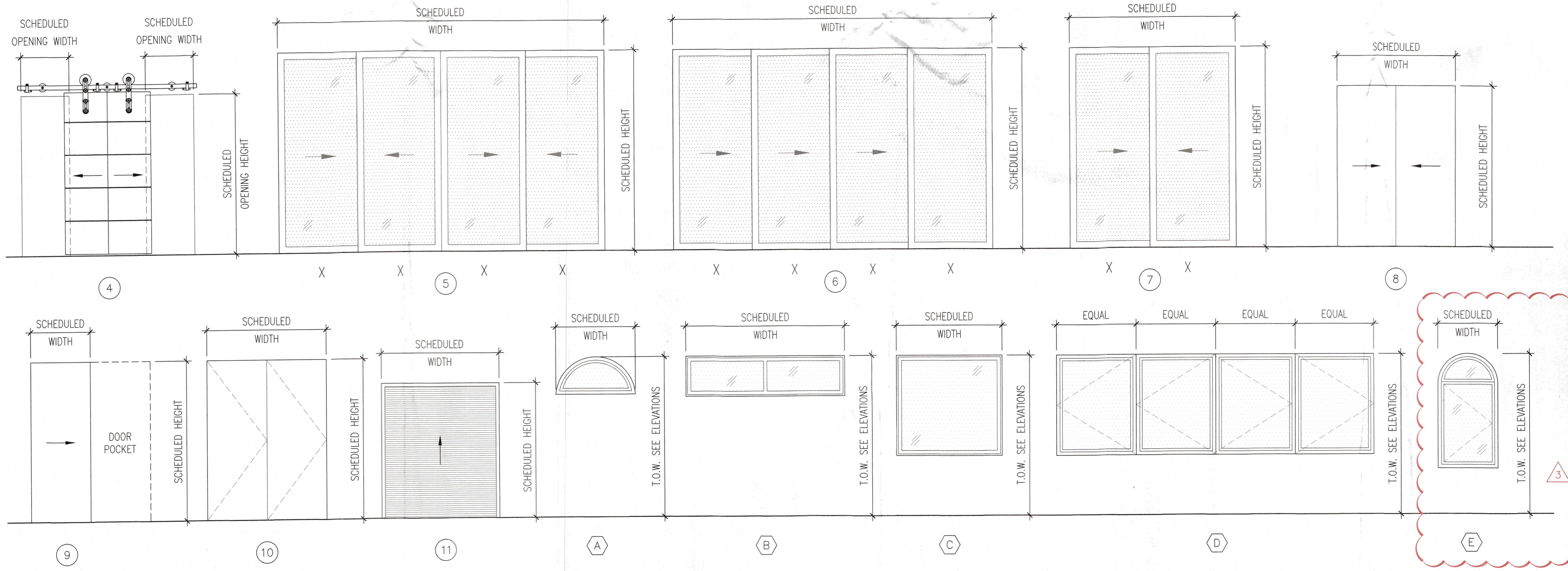


PERMIT SET 8.15.2024
A NEW RENOVATION AND ADDITION FOR:
PILCH RESIDENCE
LAS SIRENAS
784 DREAM ISLAND ROAD LONGBOAT KEY, FLORIDA 34228

DOOR & WINDOW SCHEDULE

Project Ref: PILCH
Drawn by: AM
Checked by: MES
Date Issued: 3.14.2024
Sheet Number:

A6.00



SCHEDULES
N.T.S.

1

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1.01 DESIGN LOADS

- A. THE STRUCTURAL SYSTEM FOR THIS STRUCTURE DEPICTED HEREIN HAS BEEN DESIGNED ACCORDING TO THE 2023 FLORIDA BUILDING CODE 8TH EDITION OF THE AND ASCE 7-22, NDS, ACI 318, AND THE STANDARDS AS CONTAINED HEREIN IN THESE DOCUMENTS.
- B. THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS:
1. ROOF
 - a. LIVE LOAD: 20 PSF
 - b. DEAD LOAD: 25 PSF
 2. CEILING
 - a. DEAD LOAD: 10 PSF
 3. FLOOR
 - a. LIVE LOAD: 40 PSF
 - b. ADDITIONAL DEAD LOAD: 15 PSF
 - c. BALCONY LIVE LOAD: 60 PSF
 - C. WIND

1. ASCE 7, BASIC WIND SPEED 160 MPH 3-SEC. GUST, RISK FACTOR II, EXPOSURE CATEGORY B, ENCLOSED BUILDING.

TRIBUTARY AREA [SF]	ZONE					WINDOWS & DOORS				
	1	2	3	4	5	6	7	8	9	10
10	14.2	45.5	14.2	66.3	14.2	66.3	73.0	88.0	24.6	28.8
20	13.0	45.5	13.0	58.0	13.0	58.0	67.0	83.7	23.4	27.0
30	11.2	28.8	11.2	45.5	11.2	45.5	58.1	62.3	21.6	24.3
40	10.0	14.2	10.0	37.1	10.0	37.1	52.1	48.0	20.4	22.5

- D. A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, WALLS, AND ROOFS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED.
- E. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS, AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, TIE-DOWNS, TEMPORARY BRACING, ETC.
- F. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- G. ALL WORK PREPARED BY DE STEFANO ENGINEERING GROUP, P.L. (DEG) IS THE ENGINEER'S PROPERTY AND MAY ONLY BE USED FOR ITS INTENDED USE OF THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ENGINEER AND THE ENGINEER'S CONSULTANTS ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK TO BE EXECUTED BY THE CONTRACTOR OR OTHER ENTITY AS DESCRIBED REMAIN THE PROPERTY OF THE ENGINEER. SAID WORK MAY NOT BE USED AT ANY OTHER LOCATION OR FOR ANY OTHER USE WITHOUT PRIOR WRITTEN AUTHORIZATION. THIS DESIGN HAS BEEN SPECIFICALLY PROVIDED TO THE CONTRACTOR FOR THEIR SOLE USE ON THIS PROJECT, AND ANY UNAUTHORIZED USE SHALL RENDER THE ENGINEER'S SEAL VOID.
- H. THE ENGINEER WILL HAVE NO RESPONSIBILITY FOR THE CONTRACTORS', CLIENTS', OR OTHER ENTITIES', MEANS, METHODS, TECHNIQUES, AND PROCEDURES USED IN CONSTRUCTION AND WILL NOT BE HELD LIABLE FOR THE CONTRACTOR'S INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK. THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES NOT SPECIFICALLY MENTIONED HEREIN. IF THERE ARE ANY DISCREPANCIES THEREIN, CONTACT THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

1.02 SUBMITTAL PROCEDURES

- A. SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES ARE TO BE SUBMITTED SUFFICIENTLY IN ADVANCE OF THE PERFORMANCE OF RELATED CONSTRUCTION ACTIVITY TO AVOID DELAY. ALLOW SUFFICIENT REVIEW TIME FOR PROCESSING SUBMITTALS AND RE-SUBMITTALS SO NOT TO DELAY INSTALLATION. ALLOW 2 WEEKS FOR INITIAL REVIEW.
- B. PRODUCT SUBSTITUTIONS - PRODUCTS, MATERIALS, COMPONENTS, EQUIPMENT, AND SYSTEMS IDENTIFIED AS "BASIS-OF-DESIGN" ARE INTENDED TO ESTABLISH THE GENERAL DEGREE OF QUALITY, PERFORMANCE, AND COST REQUIRED BY THE CONSTRUCTION DOCUMENTS. THE OWNER MAY ENTERTAIN SUBSTITUTIONS ONLY IF COMPARABLE ITEMS MEET OR EXCEED THE CHARACTERISTICS OF THE ORIGINALLY SPECIFIED ITEM. ANY ADDITIONAL COORDINATION, COST MODIFICATIONS, OR DELAYS NECESSARY TO ACCOMMODATE THE PROPOSED SUBSTITUTION SHALL BE THE LIABILITY OF THE CONTRACTOR.
- C. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THESE PLANS AND SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
- D. ALL SHOP DRAWINGS WILL BE REVIEWED BY THE CONTRACTOR BEFORE SUBMISSION TO THE ENGINEER. IN ALL INSTANCES, THESE PLANS SHALL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

1.03 QUALITY REQUIREMENTS

- A. THE CONTRACTOR SHALL PROVIDE INSPECTIONS, TESTS, AND SIMILAR QUALITY CONTROL SERVICES, AS REQUIRED BY GOVERNING AUTHORITIES AND AS MAY BE STIPULATED BY MANUFACTURERS OF THE COMPONENTS AND SYSTEMS OFFERING EXTENDED WARRANTIES OR PERFORMANCE, INCLUDING FIRE RATINGS. THE OWNER WILL ENGAGE AND PAY FOR THE SERVICES OF AN INDEPENDENT AGENCY TO PERFORM INSPECTIONS AND TESTS SPECIFIED AS THE OWNER'S RESPONSIBILITY. THE CONTRACTOR SHALL NOT ENGAGE THE SAME ENTITY FOR INSPECTING AND TESTING FOR THE SAME OR RELATED WORK.
- B. THE CONTRACTOR SHALL SCHEDULE WORK FOR SPEEDY COMPLETION AND TO CAUSE MINIMUM DISRUPTION DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS.
- D. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS.
- E. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR TWO YEARS AFTER SUBSTANTIAL COMPLETION OR FOLLOWING THE FLORIDA STATUTES AND LAWS WHICHEVER IS GREATER.
- F. THE CONTRACTOR SHALL PERFORM WORK USING PERSONNEL SKILLED IN THE TRADES.
- G. THE CONTRACTOR SHALL CARRY ALL NECESSARY INSURANCE TO FULLY INDEMNIFY THE OWNER AND OWNERS' REPRESENTATIVES HARMLESS AGAINST ALL LOSSES, EXPENSES, AND CLAIMS FOR DEATH, PERSONAL INJURY, AND PROPERTY DAMAGE ARISING OUT OF WORK DONE BY THE CONTRACTOR OR SUBCONTRACTORS.
- H. THE CONTRACTOR SHALL SUPPLY, LOCATE, AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.

DIVISION 2 - SITE WORK

2.01 FOUNDATIONS

- A. THE FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL-BEARING PRESSURE OF 2000 PSF MINIMUM ON A COMPACTED FILL. BEFORE CONSTRUCTION COMMENCES, ALLOWABLE SOIL-BEARING CAPACITY AND COMPACTION OF THE BUILDING PAD SHALL BE VERIFIED BY AN INDEPENDENT GEOTECHNICAL CONSULTANT. THE BUILDING PAD SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY DETERMINED FOLLOWING ASTM D-1557. THIS SHALL ALSO BE PERFORMED AFTER ANY DISTURBANCE OF THE SOIL HAS BEEN MADE FOR FOOTINGS, PLUMBING, ETC.
- B. BEFORE ANY WORK, THE CONTRACTOR SHALL ENGAGE A SOIL LABORATORY TO CONDUCT TEST BORINGS TO DETERMINE THE CONSISTENCY OF THE SUBSURFACE SOIL AND THE ABSENCE OF UNSUITABLE MATERIAL. SUPPOSE ANY MATERIALS OTHER THAN CLEAN, COMPACT, WELL-GRADED SAND THAT PRESENT IN THAT CASE, PROVIDE THE TESTED MATERIALS SHALL BE REMOVED AND REPLACED WITH CLEAN, COMPACTED, PRE-ENGINEERED FILL AT THE DIRECTION OF THE SOIL LABORATORY.
- C. THE SUBSURFACE SOIL CONDITION INFORMATION IS AVAILABLE FROM THE OWNER OR SHALL BE SUPPLIED BY THE LICENSED SOIL ENGINEER.
- D. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ENGINEER BEFORE BEGINNING WORK.

DIVISION 3 - CONCRETE

- A. SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.
- B. PERFORM ALL CONCRETE WORK FOLLOWING ACI 318 - THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- C. CONCRETE SHALL BE AN APPROVED MIX PROPORTIONED TO ACHIEVE A DESIGN STRENGTH AT 28 DAYS, AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX.
1. 4000 PSI FOR FOUNDATIONS AND SLABS-ON-GRADE
 2. 4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE
- D. THE CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE-HALF (1-1/2) HOURS.
- E. NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28-DAY STRENGTH. DESIGN, ERECTION, AND REMOVAL OF ALL FORMWORK, SHORES, AND RE-SHORES SHALL MEET THE REQUIREMENTS OUTLINED IN ACI STANDARDS 347 AND 301.
- F. CONCRETE SLABS ON GRADE: THICKNESS AS INDICATED ON DRAWINGS OVER MINIMUM VAPOR BARRIER (10-MIL) AND RELATED ACCESSORIES BY THE MANUFACTURER.

- G. INSTEAD OF WELDED WIRE FABRIC, USE TUFF-STRAND STRUCTURAL MACRO-FIBERS AS MANUFACTURED BY EUCUD FOR A MINIMUM DOSAGE RATE OF 3.5 POUNDS PER CUBIC FOOT OR EQUIVALENT TO 1.4 X1.4 6X6 WELDED WIRE FABRIC OR AT THE DIRECTION OF THE MACRO-FIBER MANUFACTURER AND APPROVED BY THE ENGINEER. MICRO-FIBERS ARE NOT EQUIVALENT TO MACRO-FIBERS.

3.02 INSTALLATION TOLERANCES

- A. FOUNDATION WALLS: 1/8 INCH IN 10 FEET.
- B. SLABS, BEAMS, AND COLUMNS: 1/8 INCH IN 10 FEET.

3.03 REINFORCING STEEL

- A. REINFORCING STEEL: ASTM A615, GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, 318, AND CRSI MANUAL OF STANDARD PRACTICE.
- B. THE REINFORCING STEEL SHALL BE FREE FROM SCALE, RUST AND PLACED FOLLOWING THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.
- C. CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTINGS, BEAMS, AND COLUMNS: LAP SPlice MINIMUM 45 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER, OR IN ACCORDANCE TO ACI 318.
- D. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCEMENT FOLLOWING ACI 318
1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES.
 2. CONCRETE EXPOSED TO WEATHER IN CONTACT WITH GROUND, SLABS, JOIST, AND WALLS: 1 INCH ALL OTHERS 1-1/2 INCHES.
 3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR PRIMARY REINFORCEMENT, BEAMS, COLUMNS, AND TENSION TIES: 1-1/2 INCHES, STRIPUPS, TIES, SPIRALS, AND HOOPS: 1 INCH.
 4. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR SLABS, JOISTS, AND WALLS: 3/4 INCHES.

- E. HORIZONTAL BEAM AND FOOTING BARS: BEND 12 INCHES AROUND CORNERS OR PROVIDE CORNER BARS WITH 24-INCH LAP.

- F. PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC., NECESSARY TO SUPPORT REINFORCING STEEL.

- G. PROVIDE PLASTIC-TEXTURED OR STAINLESS-STEEL ENDS FOR SUPPORT ITEMS BEAR ON EXPOSED CONCRETE SURFACES.

- H. ALL REINFORCING DETAILS SHALL CONFORM TO ACI 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES UNLESS OTHERWISE DETAILED ON STRUCTURAL DRAWINGS.

- I. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC., AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
- J. WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, THE LENGTH OF ANY HOOK, IF REQUIRED, IS NOT INCLUDED. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS AND SLAB EDGES.

3.04 FORMWORK

- A. ADEQUATELY TIED AND BRACED TO FORM TRUE LINES AND SQUARE CORNERS.

3.05 FOOTINGS

- A. FORM TO MEET SPECIFIED DIMENSIONS.

3.06 CONCRETE PLACEMENT

- A. POUR CONTINUOUSLY WITH FOOTINGS ON UNDISTURBED SOIL AND SLABS ON COMPACTED SOILS.
- B. FINISH OF SLABS: FLOAT INTERIOR FLOOR SLABS AND BROOM FINISH EXTERIOR WALLS.
- C. DO NOT PLACE CONCRETE ON FROZEN GROUND OR IN FREEZING CONDITIONS.

3.07 CONCRETE TESTING

- A. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING LABORATORY THAT SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE: ASTM C-39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS."
- B. THE SLUMP TESTS SHALL BE MADE FOR EACH TRUCKLOAD OF CONCRETE PLACED, AND MORE OFTEN AT THE OPTION OF THE ENGINEER, FOLLOWING THE PROCEDURE IN ASTM C143. SLUMP TESTS SHALL ALWAYS BE MADE FROM THE SAME BATCH, FROM WHICH STRENGTH TESTS ARE MADE. IF THE SLUMP MEASURE FALLS OUTSIDE THE LIMITS SPECIFIED, A CHECK TEST SHALL BE IMMEDIATELY ON ANOTHER PORTION OF THE SAMPLE. IN THE EVENT OF A SECOND FAILURE, THE CONCRETE SHALL BE CONSIDERED TO HAVE FAILED TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND SHALL NOT BE USED IN THE STRUCTURE.
- C. CYLINDERS FOR STRENGTH TESTS SHALL BE MADE FOLLOWING ASTM C31. DURING THE FIRST 24 HOURS, ALL TEST SPECIMENS SHALL BE COVERED AND KEPT AT AIR TEMPERATURES BETWEEN 60° AND 80 °F. AT THE END OF 24 HOURS, THE SPECIMENS SHALL BE REMOVED, AND CYLINDERS SHALL BE CURED AT THE LABORATORY WHERE MOLDS SHALL BE REMOVED, AND CYLINDERS SHALL BE CURED IN A MOIST CONDITION AT 65° TO 75 °F UNTIL TIME OF TEST. THE STRENGTH TESTS SHALL BE MADE AS NOTED BELOW, EXCEPT THAT IN NO CASE SHALL A GIVEN CLASS OF CONCRETE BE REPRESENTED BY LESS THAN FIVE TESTS FOR THE ENTIRE PROJECT.
- D. A STRENGTH TEST FOR ANY CLASS OF CONCRETE SHALL CONSIST OF FOUR STANDARD CYLINDERS FROM A COMPOSITE SAMPLE SECURED FROM A SINGLE LOAD OF CONCRETE FOLLOWING ASTM METHOD C172, WITH ONE CYLINDER TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE SPARE.
- E. STRENGTH TESTS SHALL BE MADE FOR EACH OF THE FOLLOWING CONDITIONS: EACH DAY'S POUR, EACH CLASS OF CONCRETE, EACH CHANGE OF SUPPLIES OR SOURCE, AND FOR EACH 50 CU. YD. OF CONCRETE OR FRACTION THEREOF.
- F. TESTING LABORATORY SHALL SUBMIT ONE COPY OF ALL CONCRETE TEST REPORTS DIRECTLY TO THE ENGINEER.

3.08 CONCRETE LINTELS AND BEAMS

- A. PROVIDE POURED OR PRECAST LINTELS IN MASONRY WALLS AS SHOWN ON THE STRUCTURAL DRAWINGS.
1. TIE BEAMS SHALL BE PLACED AFTER THE BLOCK WALLS BELOW ARE IN PLACE.
 2. REINFORCING SHALL BE CONTINUOUS THROUGH THE BEAMS WITH MINIMUM LAP SPICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE GROUT/CONCRETE TO THE AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, PROVIDE MINIMUM 8-INCH BEARING AT ALL CONCRETE BEAM SUPPORTS.
- B. CONCRETE LINTELS WITH (2) #5 REINFORCING BARS TOP AND BOTTOM OR 8X8 PRECAST LINTELS IN CONJUNCTION WITH REINFORCED MASONRY, DESIGNED BY THE PRE-CAST MANUFACTURER TO RESIST APPLIED LOADS.
- C. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8 INCHES AT EACH END.

DIVISION 4 - MASONRY

- A. SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS OF THIS SECTION.
- B. ALL REINFORCED MASONRY SHALL BE INSTALLED IN ACCORDANCE WITH ACI 530 AND ACI 530.1.
- C. CONCRETE UNIT MASONRY SHALL MEET ASTM C-90 FOR HOLLOW LOAD-BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (F_m=1500 PSI).
- D. MORTAR SHALL BE TYPE S AND MEET ASTM C-270. GROUT SHALL BE 2000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET PROPORTION SPECIFICATION ASTM C-476 OR PROPERTY SPECIFICATION TESTED IN ACCORDANCE WITH ASTM C-1019. SLUMP RANGE SHALL BE BETWEEN 8 AND 11 INCHES.
- E. WHERE SHOWN ON PLANS, FILL CORES OF BLOCK MASONRY WITH COARSE GROUT OR PEA GRAVEL. CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- F. PROVIDE HOOKED DOWELS IN FOUNDATIONS AND BEAMS FOR ALL REINFORCING ABOVE LAP. REINFORCING SPLICES 48 BAR DIAMETERS, BLOCK CELLS TO BE REINFORCED AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH (1) #5 REINFORCING BAR UNLESS NOTED OTHERWISE AND SHALL BE CONTINUOUS.
- G. PROVIDE 9-GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DURO-Q-WALL OR ENGINEER-APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.
- H. RETAINING WALLS SHALL BE GROUT-FILLED IN EVERY CELL.

4.02 PRECAST CONCRETE LINTELS

- A. PROVIDE OVERALL OPENINGS, UNLESS NOTED OTHERWISE ON DRAWINGS, OF SUFFICIENT SIZE AND REINFORCEMENT FOR GIVEN SPANS AND LOADING CONDITIONS.
- B. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ENGINEER FOR REVIEW.

4.03 INSTALLATION OF UNIT MASONRY

- A. COURSING
1. PLACE MASONRY IN THE LINES AND LEVELS INDICATED.
 2. MAINTAIN COURSES TO UNIFORM WIDTH.
 3. MAKE VERTICAL AND HORIZONTAL JOINTS EQUAL AND UNIFORMLY THICK.
 4. PATTERN BOND: RUNNING UNLESS OTHERWISE INDICATED.
 5. BOND UNEXPOSED MASONRY UNITS IN WYTHE BY LAPPING A MINIMUM 2 INCHES.
- B. TOOLING
- C. TOOL EXPOSED JOINTS WHERE "THUMB-PRINT" HARD WITH JOINTER SLIGHTLY LARGER THAN WIDTH OF JOINT.
- D. FLUSH CUT ALL JOINTS NOT TOOLED.

4.04 INSTALLATION TOLERANCES

- A. VARIATION FROM UNIT TO ADJACENT UNIT: MAXIMUM 1/32 INCH.
- B. VARIATION FROM PLANE OF WALL: 1/4 INCH IN 10 FEET
- C. JOINT THICKNESS: 3/8 INCH.

DIVISION 5 - METALS

5.01 METAL FABRICATIONS

- A. PROVIDE ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT TO PERFORM ALL WORK AND SERVICES FOR WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED OR AS RECOMMENDED BY MANUFACTURERS' INSTALLATION INSTRUCTIONS FOR ITEMS SPECIFIED IN OTHER SECTIONS.
- B. COORDINATE WITH WORK OF ALL OTHER TRADES.
- C. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR MISCELLANEOUS ACCESSORIES, APPLIQUANCES, AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE, AND COMPLETE INSTALLATION.

5.02 FASTENERS

A. GENERAL

1. PROVIDE HOT-DIPPED GALVANIZED FASTENERS.
2. SELECT FASTENERS FOR TYPE, GRADE, AND CLASS REQUIRED.
- B. MACHINE AND LAG BOLTS
1. MACHINE AND LAG BOLTS SHALL BE ASTM A307 HOT-DIP-GALVANIZED OR STAINLESS STEEL, WITH WASHERS, BEAMS, COLUMNS, AND TENSION TIES: 1-1/2 INCHES, STRIPUPS, TIES, SPIRALS, AND HOOPS: 1 INCH.

2. REGULAR HEXAGON-HEAD TYPE, ASTM A307, GRADE A, WITH HEX NUTS, PER ASTM A563, AND FLAT WASHERS.

3. MACHINE SCREWS: CADMIUM PLATED STEEL, ASME B18.6.3.

4. PLAIN WASHERS: ROUND, CARBON STEEL, ASME B18.22.1.

5. DRILLED-IN EXPANSION ANCHORS: COMPLY WITH FS FF-S-325, GROUP III (ANCHORS, EXPANSION, NON-DRILLING), TYPE I (INTERNALLY THREADED TUBULAR EXPANSION ANCHOR); AND MACHINE BOLTS COMPLYING WITH FS FF-B-575, GRADE 5.

6. LOCK WASHERS: HELICAL-SPRING-TYPE CARBON STEEL, ASME B18.21.1.

7. BOLTS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN SOCIETY OF TESTING AND MATERIALS "SPECIFICATION FOR HIGH-STRENGTH BOLTS AND STRUCTURAL STEEL JOINTS" ASTM A325, OR SPECIFICATION FOR HEAT-TREATED STEEL BOLTS ASTM A490.

8. BOLT DIMENSIONS SHALL CONFORM TO THE CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD, HEAVY HEX STRUCTURAL BOLTS.

9. ANSI / ASME STANDARD B18.2.1 SQUARE AND HEX BOLTS AND SCREWS (INCH SERIES) IS THE QUALITY REFERENCES STANDARD FOR BOLT, LAG SCREWS, AND WOOD SCREWS.

- C. NAILS AND SPIKES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

5.03 POST-INSTALLED ANCHORS

- A. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD BEFORE INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED FOLLOWING THE MANUFACTURER'S WRITTEN INSTRUCTIONS, SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD, ALONG WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE PROPOSED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

5.04 CONCRETE ANCHORS

- A. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC109. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:

1. SIMPSON STRONG-TIE "STRONG-BOLT" (ICC-ES ESR-1771)
2. SIMPSON STRONG-TIE "TITAN-HD" (ICC-ES ESR-2713)
3. ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
4. SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)

5.05 MASONRY ANCHORS

- A. ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY.
- B. MECHANICAL AND CONCRETE SCREW ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC109. PRE-APPROVED MECHANICAL AND CONCRETE SCREW ANCHORS INCLUDE:
1. SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
 2. SIMPSON STRONG-TIE "TITAN-HD" (ICC-ES ESR-1056)
 3. ADHESIVE ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
 1. SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
 2. SIMPSON STRONG-TIE "ACRYLIC-TIE"
 3. SIMPSON STRONG-TIE "TITAN-HD" (ICC-ES ESR-1056)
- E. ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
1. SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
 2. SIMPSON STRONG-TIE "ACRYLIC-TIE" (ICC-ES ESR-5791)
 3. SIMPSON STRONG-TIE "ET" (ICC-ES ESR-4645)

DIVISION 6 - WOOD AND PLASTICS

- A. SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS OF THIS SECTION.

6.02 LUMBER - GENERAL

A. LUMBER STANDARDS

1. FURNISH LUMBER MANUFACTURED TO COMPLY WITH DOC PS20 AMERICAN SOFTWOOD LUMBER STANDARDS AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE (ALSC).

B. GRADE STAMPS

1. PROVIDE LUMBER WITH EACH PIECE FACTORY-MARKED WITH A GRADE STAMP, EVIDENCING COMPLIANCE WITH GRADING REQUIREMENTS AND IDENTIFYING GRADING AGENCY, GRADE, SPECIES, AND MOISTURE CONTENT AT THE TIME OF SURFACING AND MILLING.
 2. EXPOSED LUMBER: FURNISH PIECES WITH GRADE STAMPS APPLIED TO THE ENDS OR BACK OF EACH PIECE OR OMIT STAMPS AND PROVIDE A CERTIFICATE OF GRADE COMPLIANCE ISSUED BY THE INSPECTION AGENCY.
- C. SIZING AND MOISTURE CONTENT
1. WHERE NOMINAL SIZES ARE INDICATED, PROVIDE ACTUAL SIZES AS REQUIRED BY DOC PS20 FOR MOISTURE CONTENT SPECIFIED FOR EACH USE.
 2. WHERE ACTUAL SIZES ARE INDICATED, THEY ARE MINIMUM DRESSED SIZES FOR DRY LUMBER.
 3. DRESSED ROUGH LUMBER: S4S, UNLESS OTHERWISE INDICATED.
 4. DRY ROUGH LUMBER: MAXIMUM 19% MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES MAXIMUM 2 INCHES NOMINAL THICKNESS, UNLESS OTHERWISE INDICATED.
 5. PRESSURE-TREAT ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL.

D. CONSTRUCTION PANELS

1. APA-RATED ROOF SHEATHING: EXTERIOR EXPOSURE CLASS, AND AS FOLLOWS:
- a. STRUCTURAL I
 - b. SPAN RATING: 2400 (E100).
- c. PLYWOOD WALL SHEATHING: PS 1, GRADE C-D, EXPOSURE I.

6.03 PRE-ENGINEERED WOOD TRUSSES

- A. THE PRE-ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY THE SUPPLIER'S SPECIALTY ENGINEER TO THE LOAD-CARRYING CAPACITY SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. LAYOUTS OF TRUSSES SHOWN ON THE PLAN ARE PRELIMINARY AND MAY BE ALTERED BY THE SPECIALTY ENGINEER, HOWEVER, CHANGES TO TRUSS SYSTEM LAYOUTS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER BEFORE INSTALLATION TO VERIFY THE STRUCTURAL CAPACITY OF SUPPORTING ELEMENTS.
- C. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM.
- D. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN. ENGINEERED TRUSS DRAWINGS SHALL BEAR THE IMPRESSED SEAL OF A FLORIDA-REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. 2X BLOCKING SHALL BE INSTALLED ON THE EDGE AND WITHIN 6 INCHES OF THE BEARING POINT BETWEEN TRUSSES BEARING ON EXTERIOR WALLS.

6.04 DIAPHRAGMS

- A. PLYWOOD FLOOR, WALL, AND ROOF SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE, UNLESS SHOWN OTHERWISE. SPAN-RATED PANELS SHALL BE FASTENED TO SUPPORTING FRAMING AS FOLLOWS:

1. PANELS UP TO 1/2 INCHES THICK: 8D, COMMON NAILS AT 6 INCHES AT EDGES, AT 6 INCHES ELSEWHERE UNLESS OTHERWISE NOTED.
2. PANELS FROM 1/2 INCH THICK TO 3/4 INCH THICK: 10D, COMMON NAILS AT 6 INCHES AT EDGES, AT 6 INCHES ELSEWHERE UNLESS OTHERWISE NOTED.

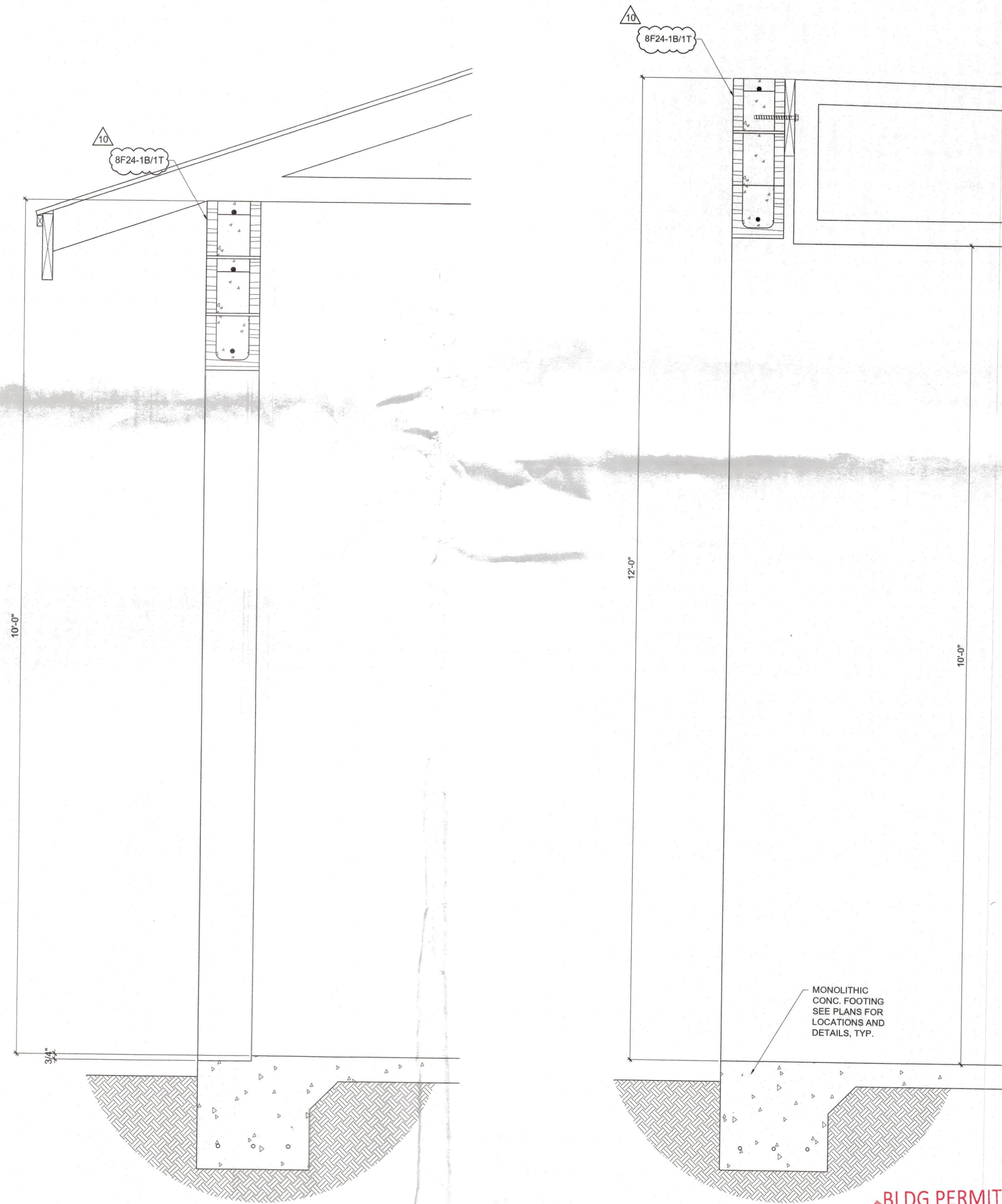
B. INSTALL 1/2 INCH DIAMETER ANCHOR BOLTS OR ENGINEER-APPROVED EXPANSION ANCHORS THROUGH BOTTOM PLATE TO SUPPORTING CONCRETE SPACED AT 18 INCHES WITH 6 INCHES MINIMUM EMBEDMENT AND 3 INCHES WASHERS ROOF SHEATHING SHALL BE BLOCKED AT RIDGE AND NAILED WITH 8D.

6.05 CONNECTORS

- A. CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DIRECTIONS TO RESIST THE SPECIFIED LOADS.
- B. CONNECTORS EXPOSED TO THE ELEMENTS SHALL BE EITHER Z-MAX COATED OR STAINLESS. FASTENERS SHALL BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

6.06 UPLIFT CONNECTIONS

- A. UPLIFT CONNECTIONS SHALL BE INSTALLED TO RESIST UPLIFT FORCES INDICATED BY THE SPECIALTY ENGINEER OR AS FOLLOWS:
- B. WOOD TO WOOD:
1. FOR UPLIFT LOADS UP TO 1000W, MTS12
 2. FOR UPLIFT LOADS OF 1000W TO 2000W, (2) MTS12
 3. FOR UPLIFT LOADS OF 2000W TO 2800W, (2) HTS 20
 4. FOR UPLIFT LOADS OF 2800W TO 10530W, HGT-2HGT-3 W/ 2 HTT22
- C. WOOD TO CONCRETE:
1. FOR UPLIFT LOADS UP TO 1500W, META 18
 2. FOR UPLIFT LOADS OF 1500W TO 3000W, (2) META18
 3. FOR UPLIFT LOADS OF 2000W TO 10530W, HGT-2HGT-3
- D. THE CONTRACTOR MAY USE APPROPRIATE SIMPSON CONNECTORS WITH LESS CAPACITY THAN SPECIFIED ABOVE WHEN LESS UPLIFT LOAD IS SHOWN ON THE INDIVIDUAL TRUSS DETAIL SHEETS (PROVIDED BY THE SPECIALTY ENGINEER)
- E. TWENTY FEET OR 3/8 INCH IN FORTY FEET.



3 SECTION
S1 SCALE: 1" = 1'-0"

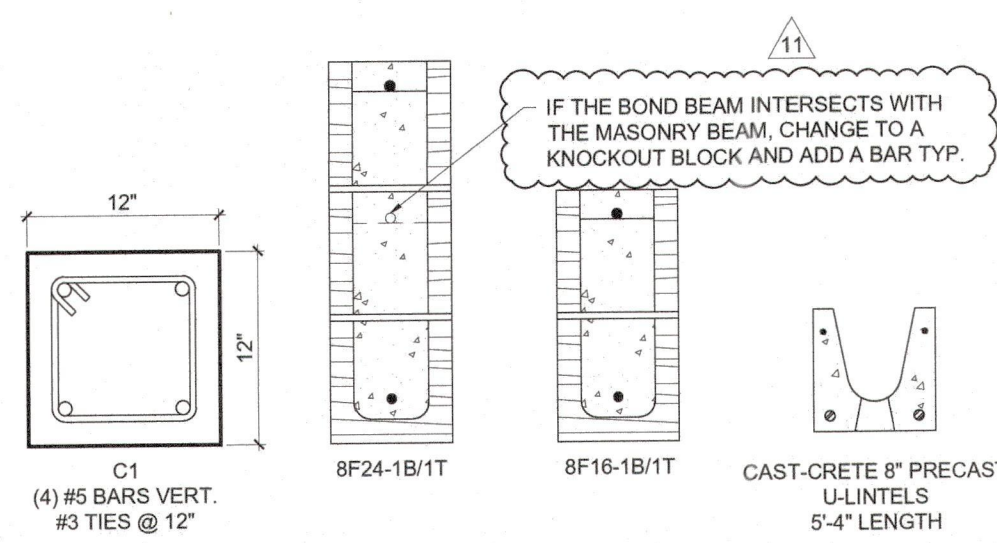
1 SECTION
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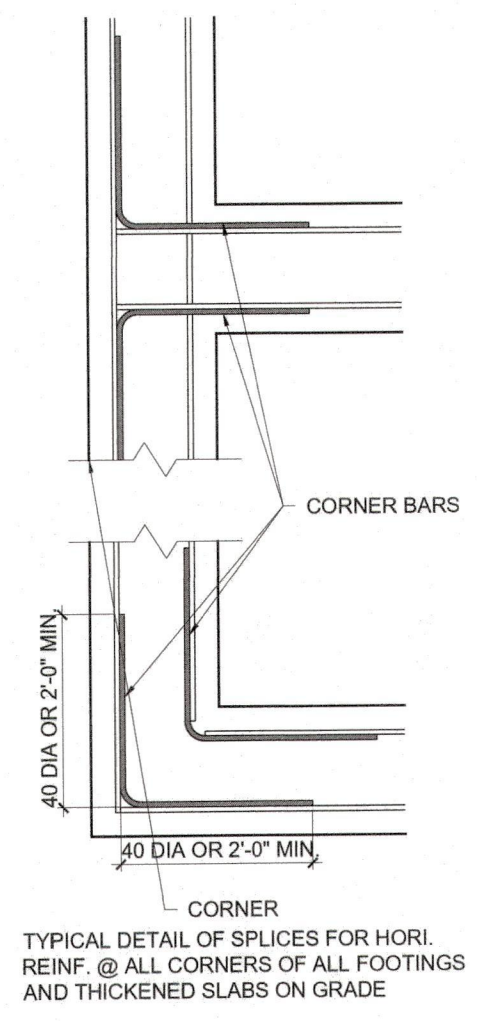
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Mar 19, 2024	Sep 19, 2024
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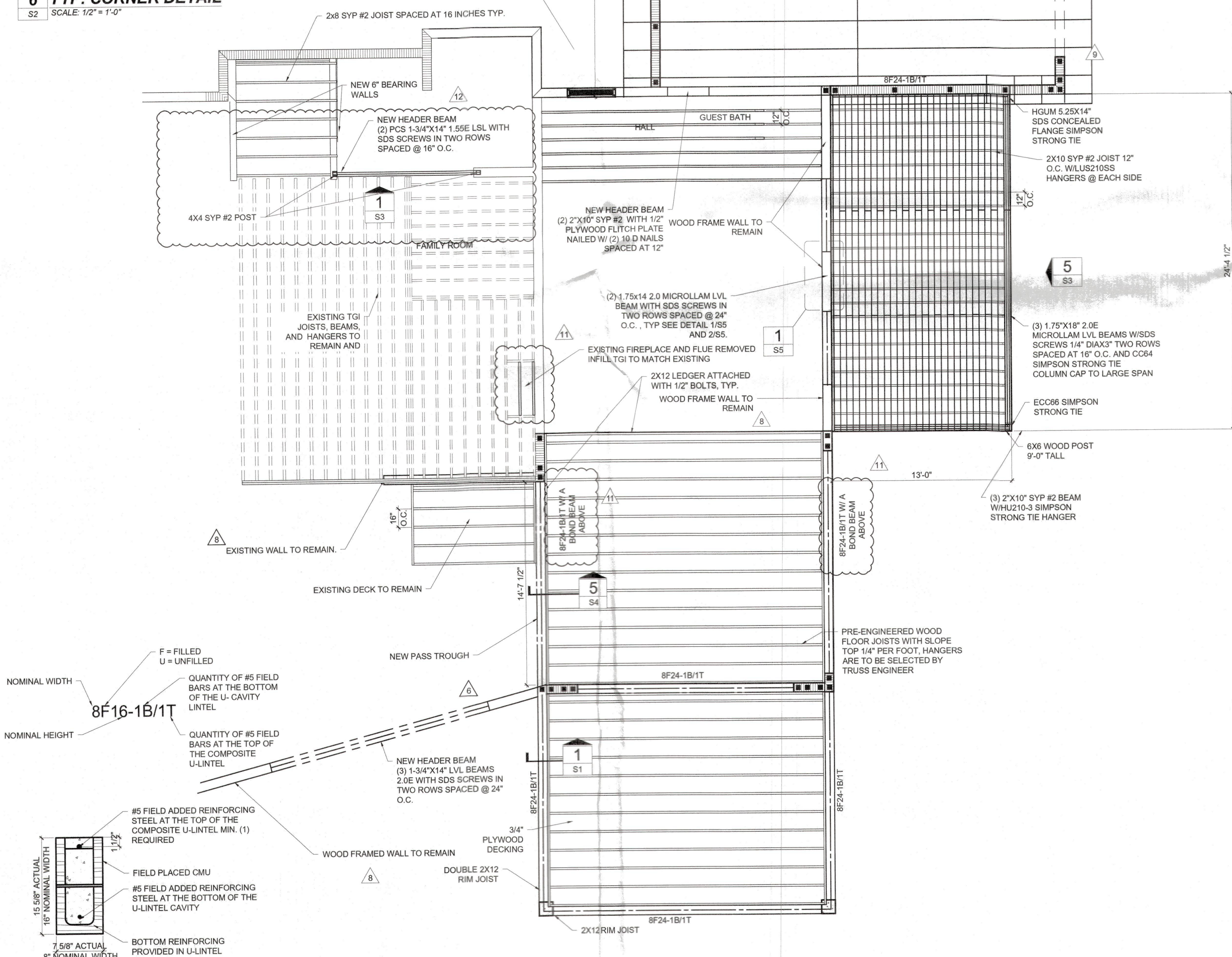
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ENGINEERING GROUP, P.L.
341 Interstate Blvd.
Longboat Key, FL 34228
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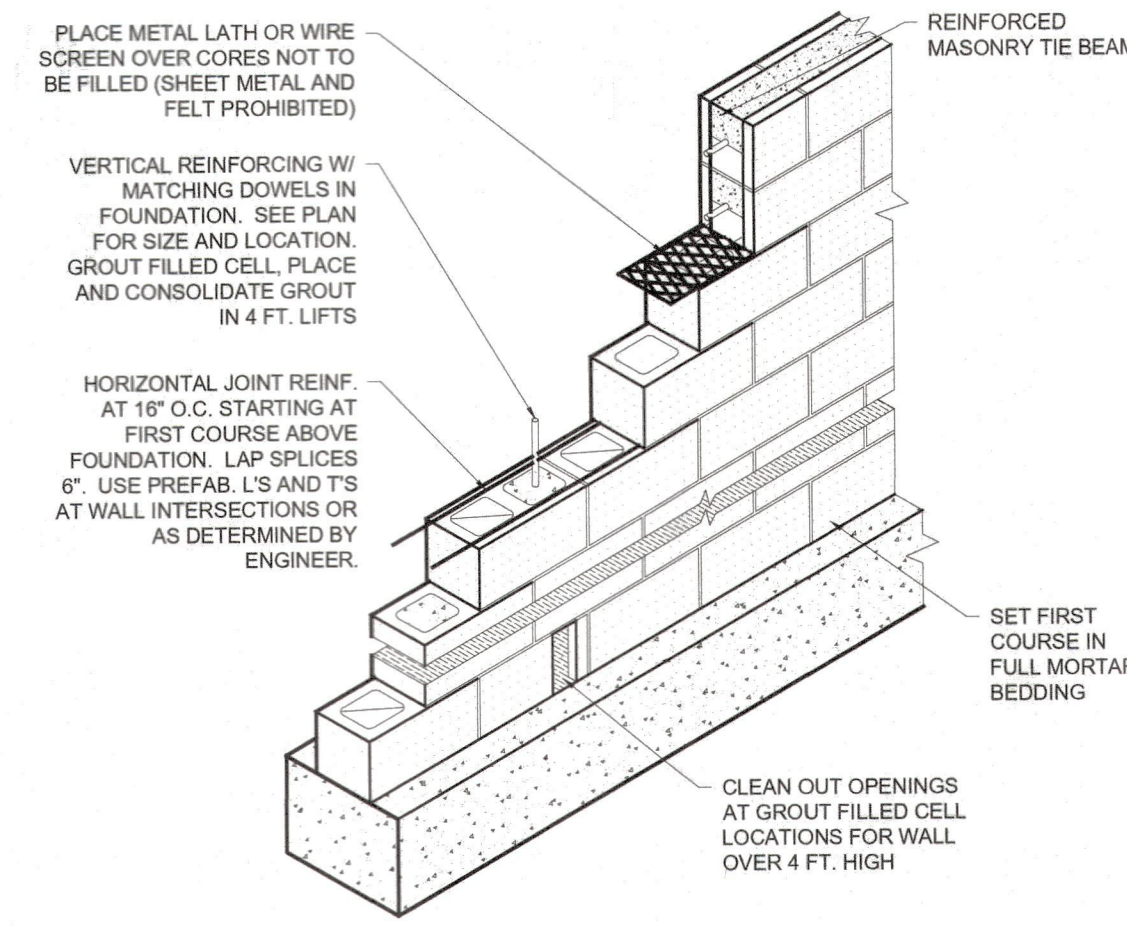
7 BEAM AND COLUMN DETAILS
S2 SCALE: 1" = 1'-0"



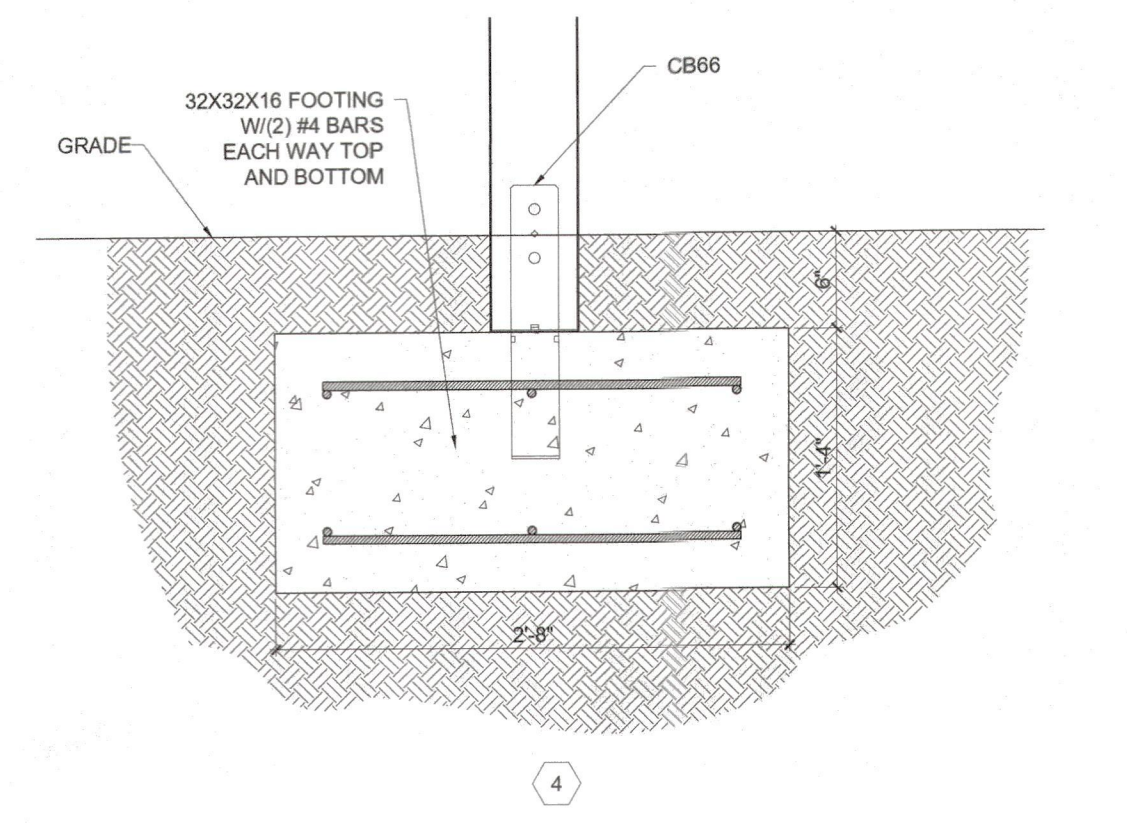
6 TYP. CORNER DETAIL
S2 SCALE: 1" = 1'-0"



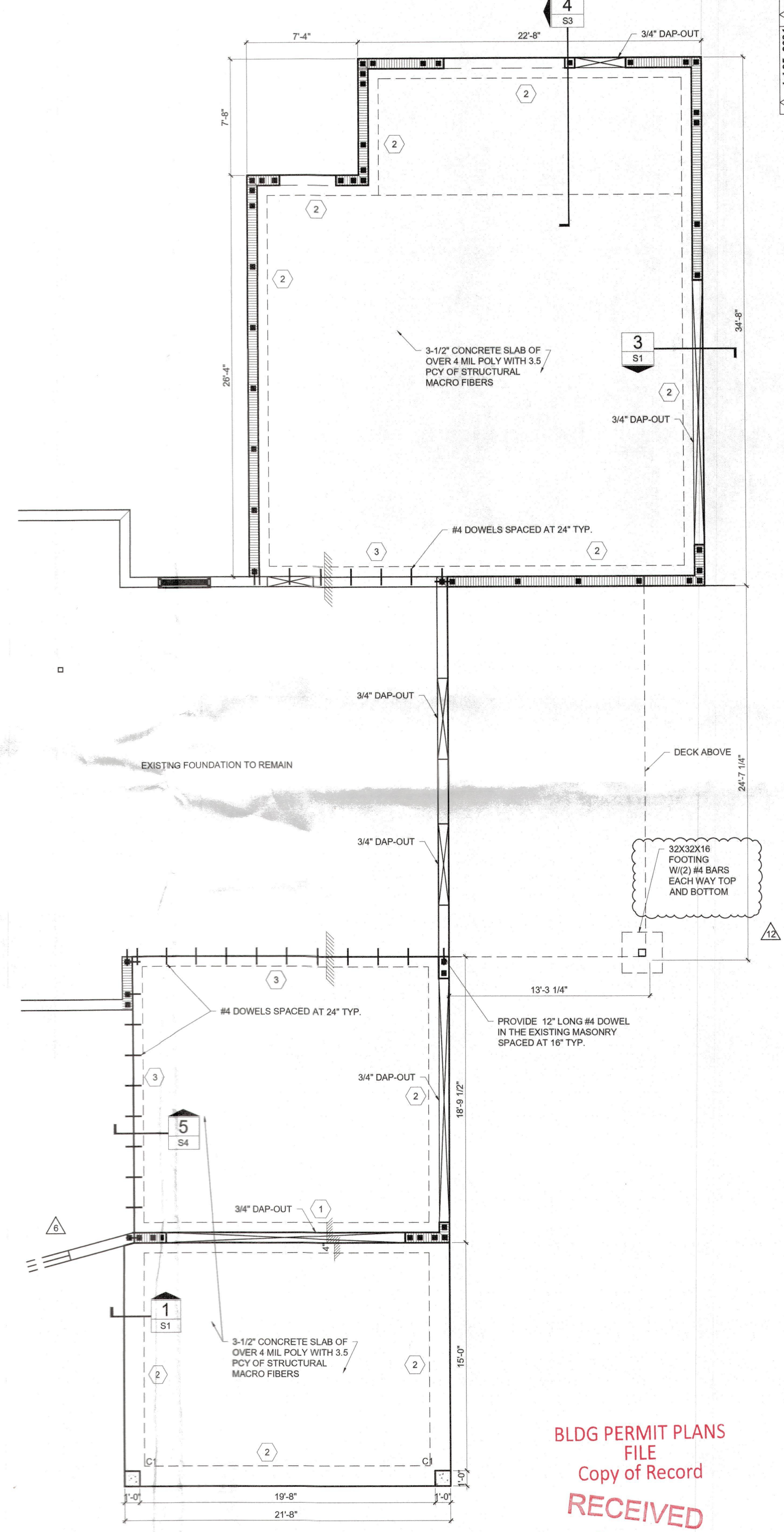
4 FLOOR AND ROOF FRAMING PLAN
S2 SCALE: 3" = 1'-0"



3 TYP. MASONRY WALL DETAIL
S2 SCALE: 1" = 1'-0"

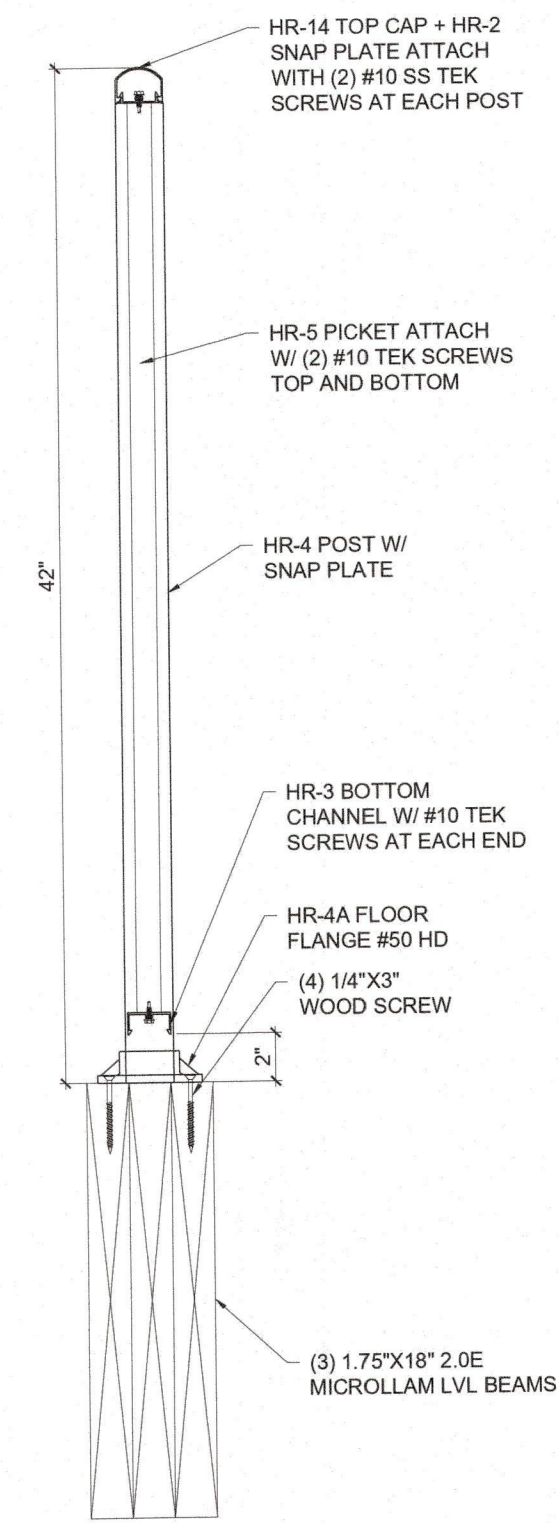


2 FOUNDATIONS SECTIONS
S2 SCALE: 1" = 1'-0"

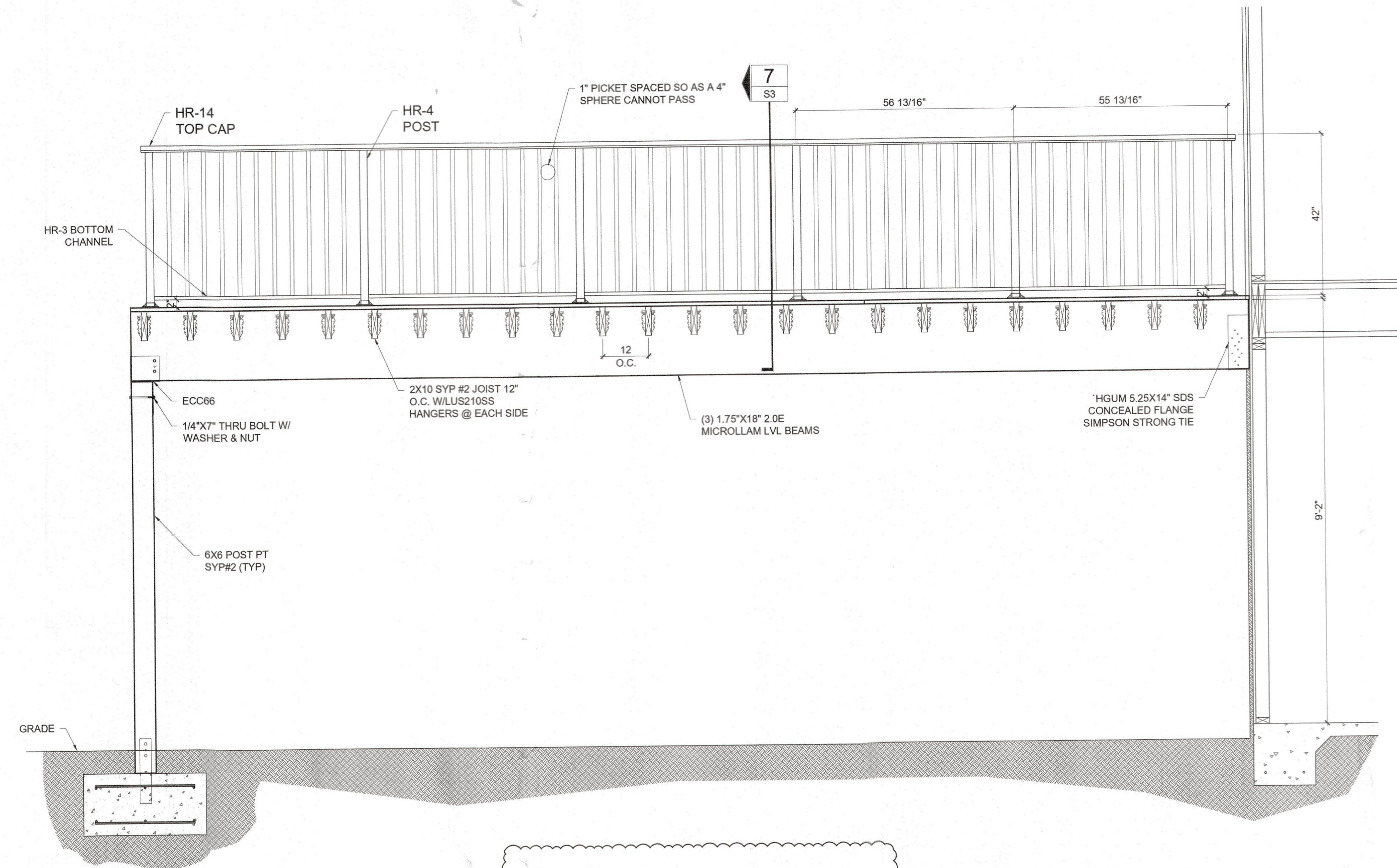


1 FOUNDATION PLAN
S2 SCALE: 3" = 1'-0"

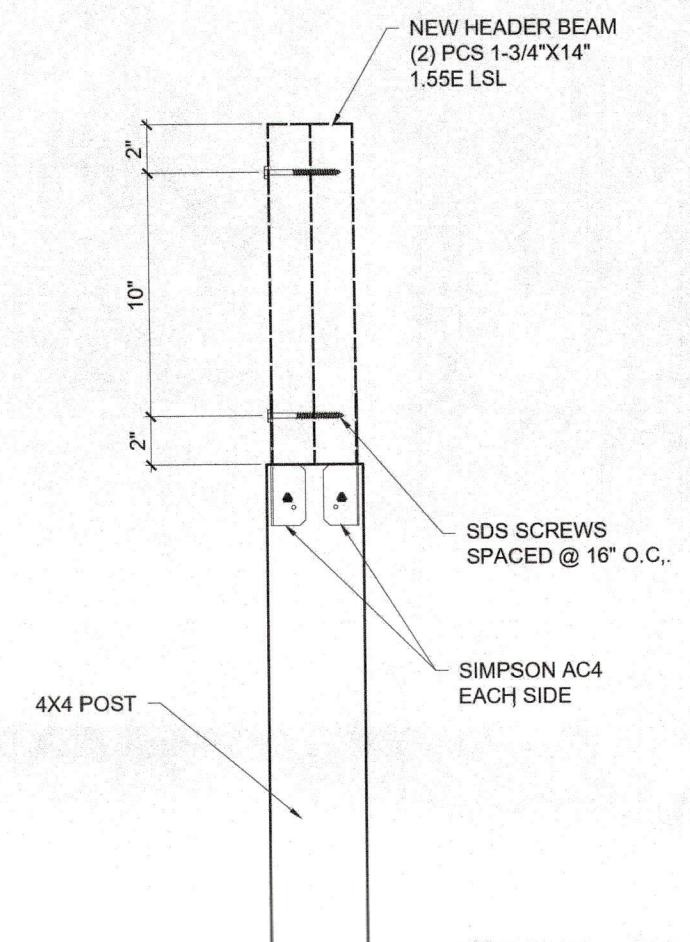
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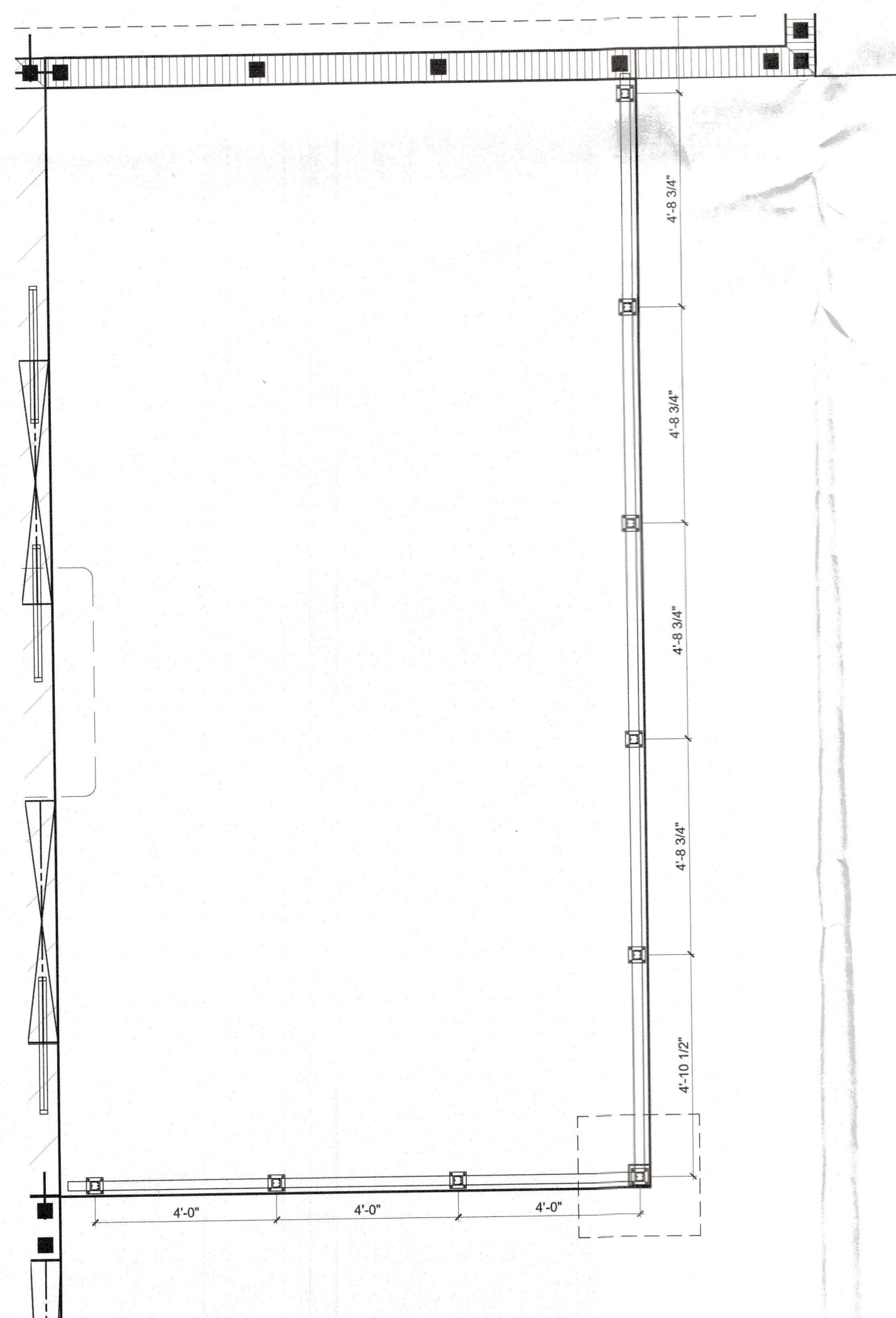
7 RAILING SECTION
S3 SCALE: 1-1/2" = 1'-0"



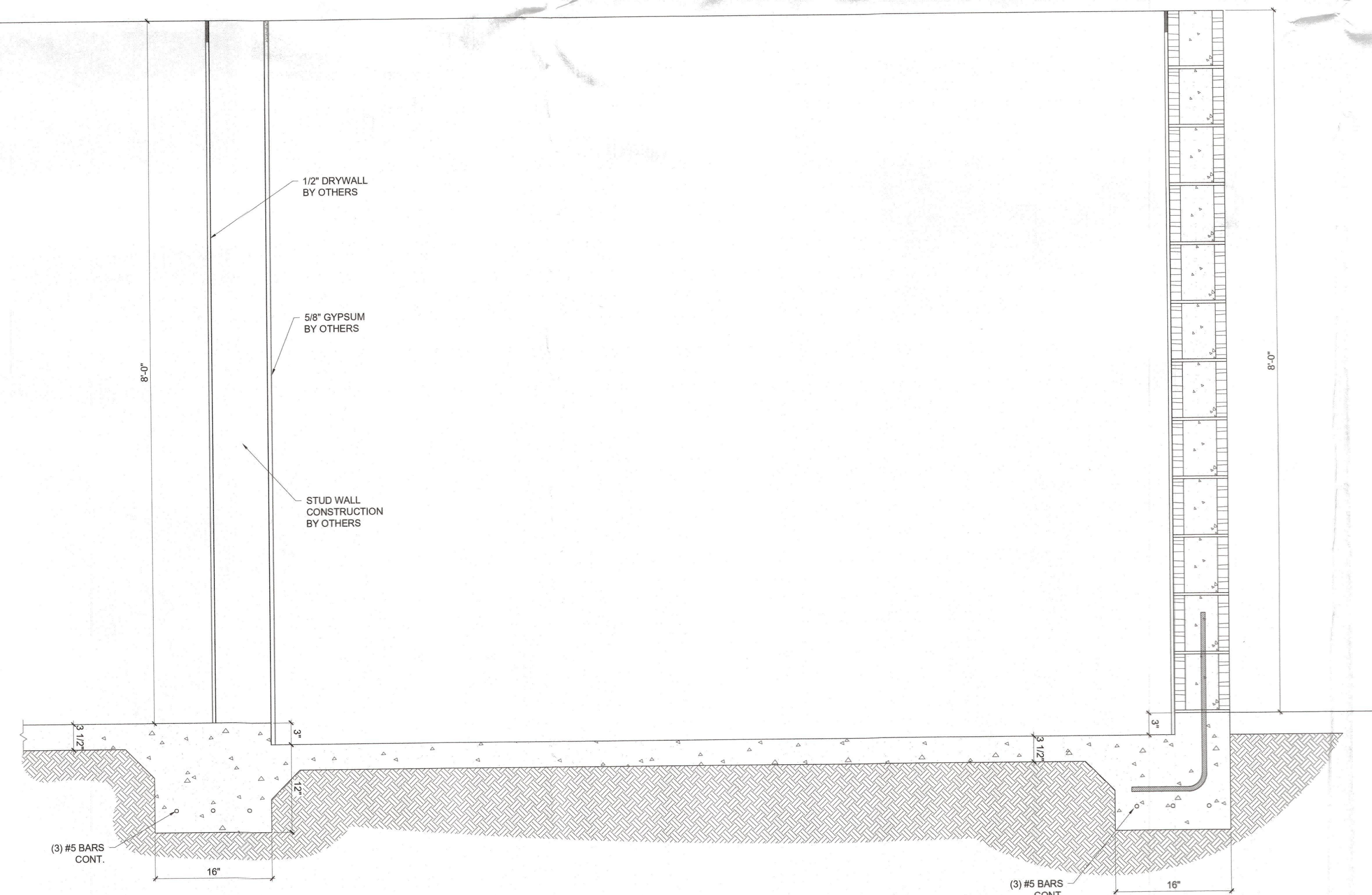
5 ELEVATION VIEW NEW DECK
S3 SCALE: 1-1/2" = 1'-0"



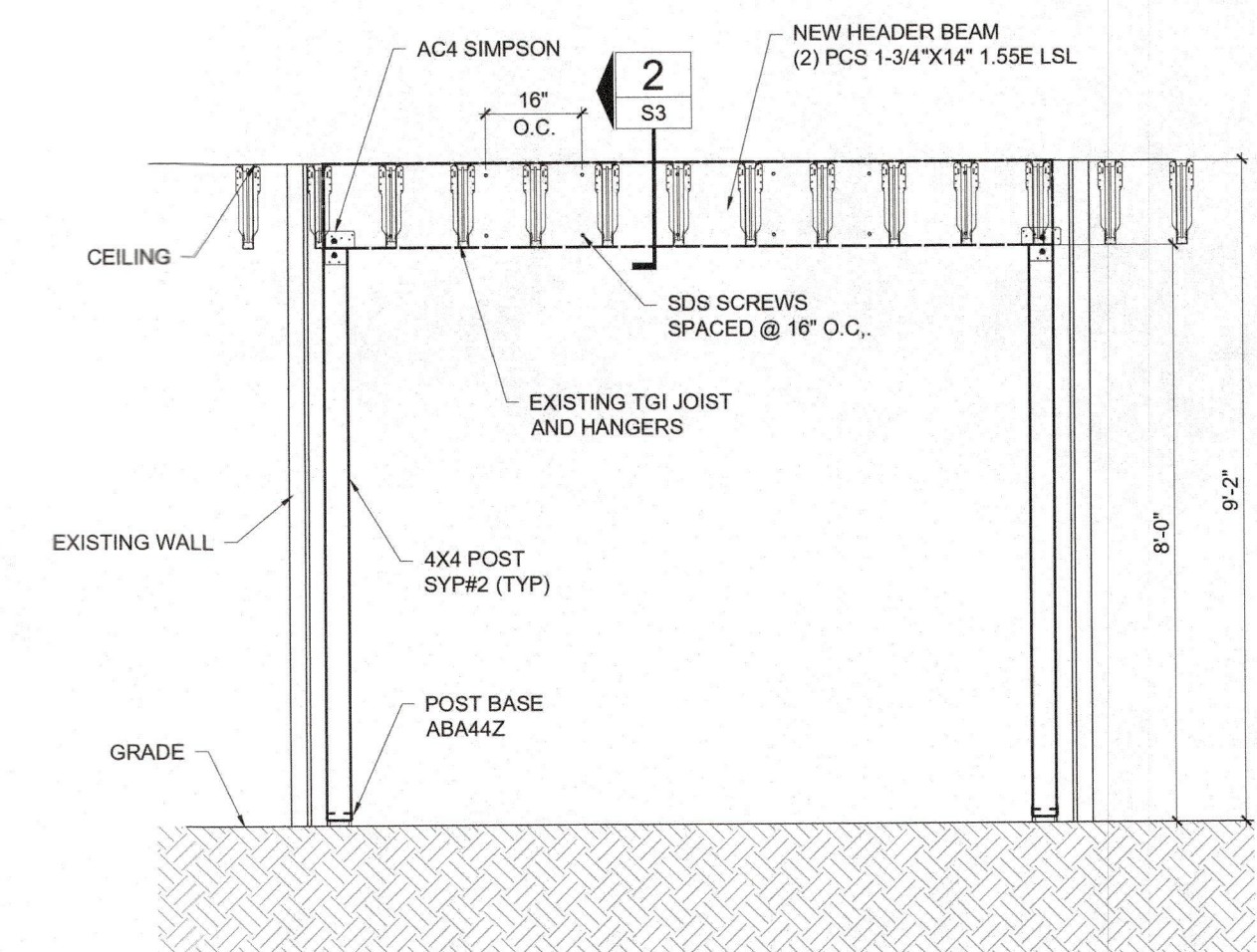
2 NEW HEADER BEAM SECTION
S3 SCALE: 1-1/2" = 1'-0"



6 RAILING PLAN VIEW
S3 SCALE: 3/8" = 1'-0"



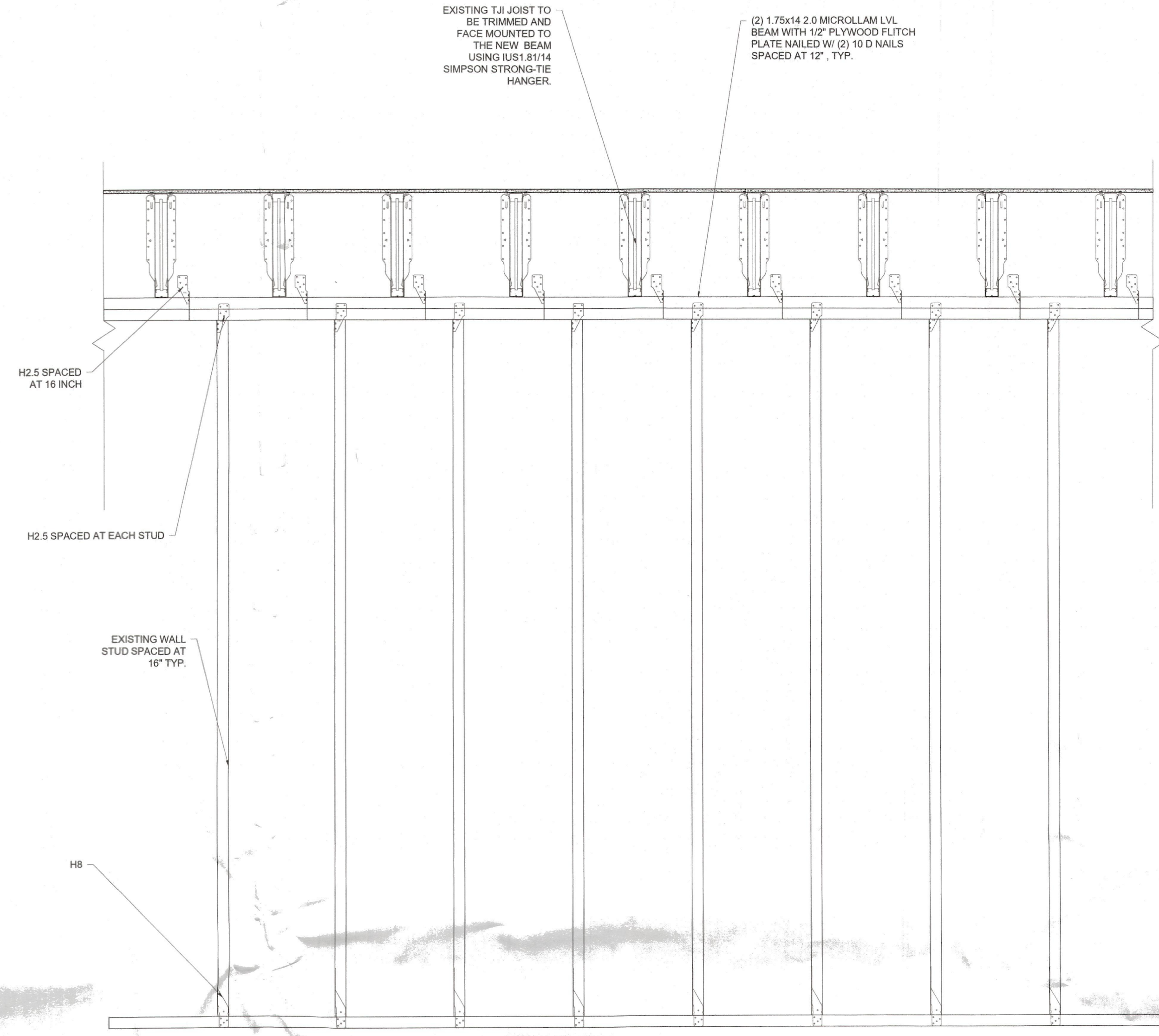
4 MASTER BATHROOM FOUNDATION SECTION
S3 SCALE: 1" = 1'-0"



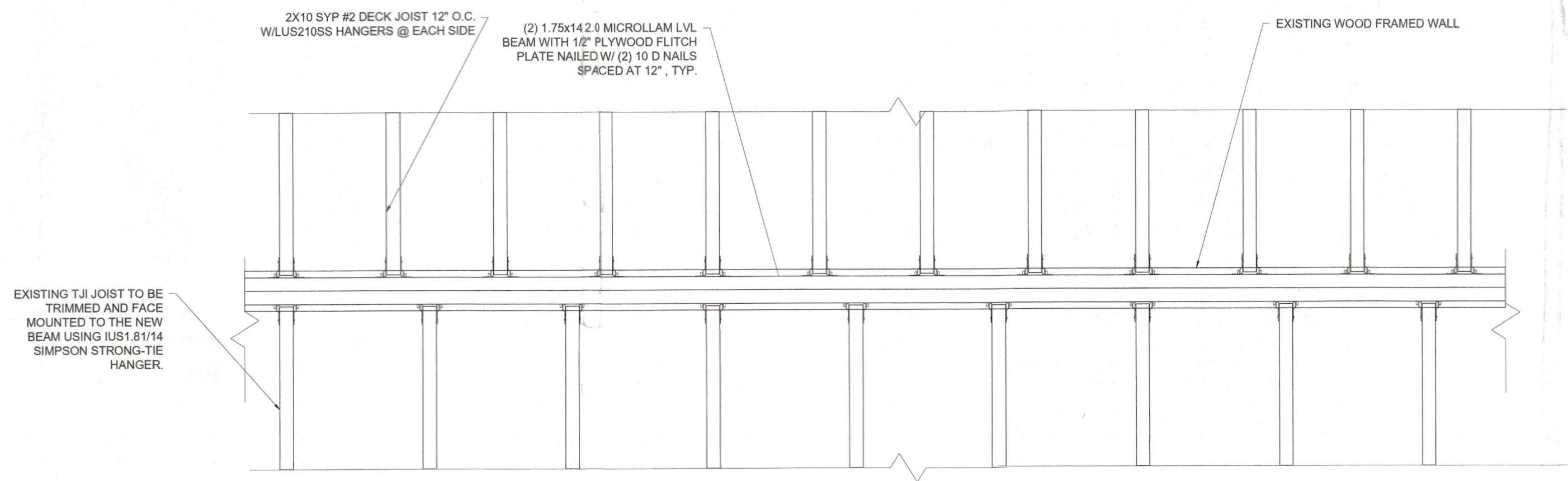
1 NEW HEADER BEAM ELEVATION
S3 SCALE: 3/8" = 1'-0"

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2 NEW BEAM ON TOP OF THE EXTERIOR WALL ELEVATION DETAIL
SS SCALE: 3/8" = 1'-0"



1 NEW BEAM ON TOP OF THE EXTERIOR WALL
SS SCALE: 1" = 1'-0"

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